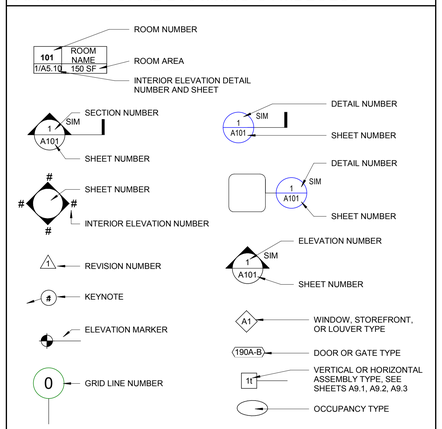
ABBREVIATIONS

AB	ANCHOR BOLT	JAN	JANITOR
ABV	ABOVE	JT	JOINT
A/C	AIR CONDITIONING	KD	KILN DRIED
AC	ASPHALTIC CONCRETE	KIT	KITCHEN
ACC	ACCESSIBLE	KPL	KICK PLATE
A.C.P.	ACOUSTIC CEILING PANEL	L	ANGLE
A.C.T.	ACOUSTIC CEILING TILE	LAU	LAUNDRY
A.D.	AREA DRAIN	LAV	LAVATORY
ADDL	ADDITIONAL	LIN	LINOLEUM
ADDM	ADDENDUM	LVT	LUXURY VINYL TILE
ADH	ADHESIVE	LVL	LEVEL
ADJ	ADJACENT OR ADJUSTABLE	MAX	MAXIMUM
AFF	ABOVE FINISHED FLOOR	MB	MACHINE BOLT
ALUM	ALUMINIUM	MC	MEDICINE CABINET
ALT	ALTERNATIVE	MECH	MECHANICAL
AMT	AMOUNT	MTL	METAL
ANOD	ANODIZED	MFR	MANUFACTURER
AP	ACCESS PANEL	MIN	MINIMUM
APL	ASSUMED PROPERTY LINE	MTD	MOUNTED
APPROX	APPROXIMATE	(N)	NEW
ARCH	ARCHITECT(URAL)	N/A	NOT APPLICABLE
ASSY	ASSEMBLY	NIC	NOT IN CONTRACT
A/V	AUDIO VISUAL	NTS	NOT TO SCALE
AUTO	AUTOMATIC	O/	OVER
BALC	BALCONY	OC	ON CENTER
BATT	BATTING	OD	OUTSIDE DIAMETER
BD	BOARD	OFC	OFFICE
BLDG	BUILDING	OFD	OVERFLOW DRAIN
BLKG	BLOCKING	OH	OVERHEAD
BM	BEAM	OITC	OUTSIDE-INSIDE TRANSMISSION CLASS
B.O.	BOTTOM OF		
B.O.C.	BOTTOM OF CURB	OPP	OPPOSITE
B.O.D.	BASIS OF DESIGN	OPP HD/OPH	OPPOSITE HAND
BOT	BOTTOM	OPNG	OPENING
B.O.W.	BACK OF SIDEWALK	PCC	PRECAST CONCRETE
BRKT	BRACKET	PERF	PERFORATED
BTW, B/W	BETWEEN	PL	PLATE
BUR	BUILT UP ROOFING	P.L.	PROPERTY LINE
CAB	CABINET	PLAM	PLASTIC LAMINATE
CEM	CEMENT	(P)	PROPOSE
CEM PLAS	CEMENT PLASTER	PR	PAIR
CIP	CAST IN PLACE	PT	PRESSURE TREATED
CJ	CONTROL JOINT		OR POST TENSIONED
CL	CENTERLINE	PTD	PAINT
CL.	CLOSET	PLYWD, PLY	PLYWOOD
CLG	CEILING	PREFAB	PREFABRICATED
CLKG	CAULKING	PV	PHOTOVOLTAIC
CLR	CLEAR	PVC	POLYVINYL CHLORIDE (RIGID)
CMU	CONCRETE MASONRY UNIT	QTY	QUANTITY
COL	COLUMN	R	RISER
CONC	CONCRETE	(R)	REPLACED
CONN	CONNECTION	RCP	REFLECTED CEILING PLAN
CONT	CONTINUOUS	REF	REFER(ENCE) OR REFRIGERATOR
CONST	CONSTRUCTION	REINF	REINFORCE(D) (ING) (MENT)
CONTR	CONTRACTOR	REQ	REQUIRED
C.O.	CORNER OF	RESIL	RESILIENT
CSMT	CASEMENT	RFG	ROOFING
CT	CERAMIC TILE	RM	ROOM
CTSK	COUNTERSINK	RO	ROUGH OPENING
D	DRYER	RWL	RAINWATER LEADER
DBL	DOUBLE	SAF	SELF-ADHERED FLASHING
DEMO / (D)	DEMOLISH OR DEMOLITION	SC	SOLID CORE
DF	DOUGLAS FIR	S.C.D	SEE CIVIL DRAWINGS OR SEE CONCRETE DRAWINGS
DIA	DIAMETER		
DIM	DIMENSION	SD	STORM DRAIN
DN	DOWN	SHV	SHELVES (ING)
DS	DOWNSPOUT	SQ IN	SQUARE INCH
DTL	DETAIL	S.S.D	SEE STRUCTURAL DRAWINGS
DW	DISHWASHER	SECT	SECTION
DWG	DRAWING	S.E.D.	SEE ELECTRICAL DRAWINGS
(E)	EXISTING	SF	SQUARE FOOT OR SUBFLOOR
EA	EACH	SG	SAFETY GLAZING
EB	EXPANSION BOLT	SIM	SIMILAR
EJ	EXPANSION JOINT	S.L.D.	SEE LANDSCAPE DRAWINGS
ELEV	ELEVATION OR ELEVATOR	SM	SHEET METAL
ELEC	ELECTRIC	S.M.D.	SEE MECHANICAL DRAWINGS
ENCL	ENCLOSURE, ENCLOSED	SP	STANDPIPE
E.O.	EDGE OF	S.P.D.	SEE PLUMBING DRAWINGS
EP	ELECTRIC PANEL	SPECS	SPECIFICATIONS
EQ	EQUAL	SQ	SQUARE
EQPT	EQUIPMENT	SS	SANITARY SEWER
EXP	EXPANSION	SSTL, SS	STAINLESS STEEL
EXT	EXTERIOR	STC	SOUND TRANSMISSION CLASS
FACP	FIRE ALARM CONTROL PANEL	STD	STANDARD
FAU	FORCED AIR UNIT	STL	STEEL
FCB	FIBER CEMENT BOARD	STOR	STORAGE
FCP	FIBER CEMENT PANEL	STRUCT, STR'L	STRUCTURAL
FD	FLOOR DRAIN OR FIRE DEPARTMENT	SUSP	SUSPENDED
FDN	FOUNDATION	SUSP CLG	SUSPENDED CEILING
FE	FIRE EXTINGUISHER	SV	SHEET VINYL
FEC	FIRE EXTINGUISHER CABINET	SYS	SYSTEM
FF	FINISHED FLOOR	T&G	TONGUE AND GROOVE
FIN	FINISH OR FINISHED	TDS	TIE DOWN SYSTEM
FLEX	FLEXIBLE	TEL	TELEPHONE
FLR	FLOOR	TEMP	TEMPERATURE OR TEMPORARY
F.O.B.	FACE OF BEAM	TEMP GL	TEMPERED GLASS
F.O.C.	FACE OF CONCRETE	THK	THICK(NESS)
F.O.F.	FACE OF FINISH	T.O.	TOP OF
F.O.S.	FACE OF STUD	T.O.C.	TOP OF CONCRETE
F.O.W.	FACE OF WALL	T.O.PL	TOP OF PLATE
FR	FIRE RESISTANCE	T.O.S.	TOP OF SLAB
FRTW	FIRE RETARDANT TREATED WOOD	T.O.SF.	TOP OF SUBFLOOR
FRP	FIBER REINFORCED PLASTIC	T.O.W.	TOP OF WALL
FT	FOOT	TPD	TOILET PAPER DISPENSER
FTG	FOOTING	T	TREAD OR TEMPERED
GA	GAUGE	TYP	TYPICAL
GALV	GALVINIZED	UL	UNDERWRITERS LABORATORY
GAR	GARAGE	UON	UNLESS OTHERWISE NOTED
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	VCT	VINYL COMPOSITION TILE
GLAZ	GLAZING	VERT	VERTICAL
GSM	GALVINIZED SHEET METAL	VEST	VESTIBULE
GWB	GYPSUM WALL BOARD	VGDF	VERTICAL GRAIN DOUGLAS FIR
GYP	GYPSUM	VIF	VERIFY IN FIELD
HB	HOSE BIB	W	WASHER
HC	HOLLOW CORE	W/	WITH
HD	HOLD-DOWN	WC	WATER CLOSET
HM	HOLLOW METAL	W/D	STACKED WASHER AND DRYER
HORIZ	HORIZONTAL	WD	WOOD
H PLAM	HIGH PRESSURE LAMINATE	WDW	WINDOW
HR	HOUR OR HANDRAIL	WH	WATER HEATER
HSS	TUBE STEEL	W/O	WITHOUT
HT	HEIGHT	W.O.	WHERE OCCURS
HVAC	HEATING, VENTILATION, AIR-CONDITIONING	WP	WATERPROOF
HYD	HYDRANT	WRB	WEATHER RESISTIVE BARRIER
IIC	IMPACT INSULATION CLASS	WS	WHEELSTOP
IN	INCHES	WSCT	WAINSCOT
INSUL	INSULATION	WWF	WELDED WIRE FABRIC
INT	INTERIOR		

ARCHITECTURAL DRAWING SYMBOLS



PROJECT DESCRIPTION

MIDTOWN PARK APARTMENTS IS A 100% AFFORDABLE RENTAL RESIDENTIAL DEVELOPMENT OWNED BY THE CITY OF SAN FRANCISCO AND MANAGED BY MERCY HOUSING AND THE MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT. THE 2.3 ACRE SITE (PARCEL 1099/031) IS BOUNDED BY GEARY BOULEVARD TO THE NORTH, DIVISADERO STREET TO THE WEST, O'FARRELL STREET TO THE SOUTH, AND SCOTT STREET TO THE EAST. CONSTRUCTED IN 1964, MIDTOWN PARK APARTMENTS CONSISTS OF 140 AFFORDABLE HOUSING UNITS IN SIX FOUR-STORY RESIDENTIAL BUILDINGS SURROUNDING A LANDSCAPED COURTYARD. ALL UNITS ARE CURRENTLY ACCESSED BY STAIR, WITH NO EXISTING ELEVATORS ON SITE. THE BUILDINGS CONSIST OF A COMBINATION OF CONCRETE, STEEL, AND WOOD-FRAME CONSTRUCTION, OVER PARTIALLY BELOW GRADE CONCRETE PARKING STRUCTURES. THERE ARE 135 EXISTING PARKING SPACES ON SITE. GARAGES AND CORRIDORS ARE EQUIPPED WITH FIRE SPRINKLER SYSTEMS. THE PROJECT PROPOSES RENOVATIONS OF ALL EXISTING BUILDINGS, ACCESSIBILITY & LIFE-SAFETY IMPROVEMENTS, AND CONSTRUCTION OF A NEW 2400 SQUARE FOOT ADMINISTRATIVE & COMMUNITY BUILDING.

ACCESSIBILITY IMPROVEMENTS ARE TO INCLUDE THE CONVERSION OF 14 UNITS TO MOBILITY ACCESSIBLE FLATS AND 6 UNITS TO COMMUNICATION ACCESSIBLE FLATS, ALL CONCENTRATED IN BUILDING 1, LOCATED AT 1415 SCOTT STREET. AN ELEVATOR WILL BE ADDED TO THIS BUILDING, CONNECTING ALL STORIES INCLUDING THE GARAGE. THE NEW COMMUNITY BUILDING WILL BE A FULLY SPRINKLERED, AT-GRADE STRUCTURE. IT WILL INCLUDE ADMINISTRATIVE SPACE FOR BUILDING MANAGEMENT AND RESIDENT SERVICES; A COMMUNITY ROOM; AND A CENTRAL LAUNDRY ROOM. RENOVATION WORK TO THE EXISTING BUILDINGS WILL INCLUDE SEISMIC IMPROVEMENTS; NEW ROOFING; NEW EXTERIOR DOORS AND WINDOWS; NEW INTERIOR FIXTURES AND FINISHES; IMPROVEMENTS TO MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS; AND REPAIRS TO THE EXISTING COURTYARD WALKWAYS AND LANDSCAPE AREAS. THE EXISTING FIRE ALARM SYSTEM WILL BE REPLACED WITH A NEW SYSTEM.

100% OF THE RESIDENTIAL UNITS IN THIS PROJECT ARE AFFORDABLE DWELLING UNITS.

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA ENERGY CODE (TITLE 24 ENERGY)
2016 CALIFORNIA FIRE CODE (CFC)
2016 CALIFORNIA GREEN BUILDING STANDARD CODE (CALGREEN)
2016 CALIFORNIA REFERENCE STANDARDS CODE
SAN FRANCISCO AMENDMENTS TO THE ABOVE MODEL CODES
SFPUC STORMWATER MANAGEMENT REQUIREMENTS
2010 AMERICANS WITH DISABILITIES ACT GUIDELINES (ADA)
2010 UNIFORM FEDERAL ACCESSIBILITY STANDARDS

ADDENDUM SCHEDULE

PROJECT DATA

BUILDING AREA (PER 2016 CBC)

BUILDING AREA (PER 2016 CBC SECTION 202 DEFINITIONS): THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS (OR EXTERIOR WALLS AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

BUILDING AREA (PER CBC) - EXISTING

BUILDING	AREA
RESIDENTIAL	
BUILDING 1	36,012 SF
BUILDING 2	27,209 SF
BUILDING 3	27,209 SF
BUILDING 4	27,209 SF
BUILDING 5	27,209 SF
BUILDING 6	27,209 SF
	172,056 SF
GARAGE	
BUILDING 1	9,711 SF
BUILDING 2	7,391 SF
BUILDING 3	7,514 SF
BUILDING 4	7,291 SF
BUILDING 5	7,392 SF
BUILDING 6	7,514 SF
	46,813 SF
TOTAL PROJECT AREA	218,868 SF

BUILDING AREA (PER CBC) - PROPOSED

BUILDING	AREA
RESIDENTIAL	
BUILDING 1	36,745 SF
BUILDING 2	27,209 SF
BUILDING 3	27,209 SF
BUILDING 4	27,209 SF
BUILDING 5	27,209 SF
BUILDING 6	27,209 SF
	172,789 SF
GARAGE	
BUILDING 1	9,812 SF
BUILDING 2	7,391 SF
BUILDING 3	7,514 SF
BUILDING 4	7,291 SF
BUILDING 5	7,392 SF
BUILDING 6	7,514 SF
	46,914 SF
AMENITY	
COMMUNITY BUILDING	2,121 SF
	2,121 SF
TOTAL PROJECT AREA	221,824 SF

UNIT MIX

UNIT MIX - EXISTING

Notes	COUNT
1-BR FLAT	24
2-BR TOWNHOME	56
3-BR TOWNHOME	60
TOTAL	140

UNIT MIX - PROPOSED

Notes	COUNT
1-BR FLAT	28
2-BR FLAT	4
2-BR TOWNHOME	48
3-BR FLAT	4
3-BR TOWNHOME	56
TOTAL	140

PARKING

PARKING COUNT - EXISTING

TYPE	COUNT
STANDARD	135
TOTAL	135

PARKING COUNT - PROPOSED

TYPE	COUNT
ACCESSIBLE	6
STANDARD	126
TOTAL	132

PLANNING CODE SUMMARY

PROJECT ADDRESSES: 1415 SCOTT ST., 2121 GEARY BLVD., 2141 GEARY BLVD., 1450 DIVISADERO ST., 2060 O'FARRELL ST., 2040 O'FARRELL ST.
SAN FRANCISCO, CA 94115

SITE AREA: 99,591 SF (+/-2.3 ACRES)

PARCEL/BLOCK: 1099/031

STANDARD	REQUIREMENT OR GUIDELINE	PROPOSED
ZONING DISTRICT	RM-3 RESIDENTIAL - MIXED, MEDIUM DENSITY	N/A
HEIGHT & BULK DISTRICT	50-X	N/A
USE	RESIDENTIAL	RESIDENTIAL
DENSITY	3 UNITS PER LOT OR 1 UNIT PER 400 SF OF LOT AREA 99,591 SF LOT AREA = 248 ALLOWABLE UNITS	COMPLIES: 140 UNITS ON SITE
HEIGHT LIMIT	50' HEIGHT LIMIT	COMPLIES: 48' MAXIMUM HEIGHT AT NEW ELEVATOR
AUTOMOBILE PARKING	NONE REQUIRED FOR 100% AFFORDABLE HOUSING PER PLANNING CODE TABLE 151	COMPLIES: 132 TOTAL SPACES PROVIDED
BICYCLE PARKING	NONE REQUIRED TO BE ADDED TO PER PLANNING CODE SECTION 155.2(a)	NO ADDITIONAL BICYCLE PARKING PROPOSED
OPEN SPACE	60 SF OF PRIVATE OPEN SPACE PER UNIT or 80 SF OF COMMON OPEN SPACE PER UNIT 140 UNITS x 80 SF = 11,200 SF MIN. COMMON OPEN SPACE	COMPLIES: 26,793 SF OF COMMON OPEN SPACE PROVIDED
FRONT SETBACK	BASED ON AVERAGE OF ADJACENT PROPERTIES, NOT TO BE GREATER THAN 15'	COMPLIES: THERE ARE NO ADJACENT PROPERTIES
REAR YARD	25% OF LOT DEPTH = 68.78'	COMPLIES: LOT DEPTH = 78'
SIDE YARD	NOT REQUIRED	N/A
SETBACK LANDSCAPING	50% OF FRONT SETBACK TO BE PERMEABLE 20% OF FRONT SETBACK TO BE UNPAVED & PLANTED	COMPLIES

FLOOR AREA (PER SAN FRANCISCO PLANNING CODE)

GROSS FLOOR AREA (PER PLANNING CODE SECTION 102 DEFINITIONS) IS MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS. GROSS FLOOR AREA EXCLUDES PARKING (102.b.6), BALCONIES 102.b.10.C), & GROUND LEVEL EXTERIOR STAIRS (102.b.5).

EXISTING GROSS FLOOR AREA

BUILDING	AREA
BUILDING 1	33,404 SF
BUILDING 2	25,343 SF
BUILDING 3	25,343 SF
BUILDING 4	25,343 SF
BUILDING 5	25,343 SF
BUILDING 6	25,343 SF
TOTAL:	160,119 SF

PROPOSED GROSS FLOOR AREA

BUILDING	AREA
BUILDING 1	35,174 SF
BUILDING 2	25,343 SF
BUILDING 3	25,343 SF
BUILDING 4	25,343 SF
BUILDING 5	25,343 SF
BUILDING 6	27,829 SF
TOTAL:	164,375 SF

EXISTING USES - GROSS AREA (ZONING)

RESIDENTIAL	
BUILDING 1	32,439 SF
BUILDING 2	24,378 SF
BUILDING 3	24,378 SF
BUILDING 4	24,378 SF
BUILDING 5	24,378 SF
BUILDING 6	24,378 SF
	154,329 SF
PARKING	
BUILDING 1	9,134 SF
BUILDING 2	7,173 SF
BUILDING 3	7,173 SF
BUILDING 4	7,078 SF
BUILDING 5	7,173 SF
BUILDING 6	7,290 SF
	45,021 SF
PRIVATE OPEN SPACE	
BUILDING 1	3,398 SF
BUILDING 2	2,555 SF
BUILDING 3	2,555 SF
BUILDING 4	2,555 SF
BUILDING 5	2,555 SF
BUILDING 6	2,555 SF
	16,173 SF
COMMON OPEN SPACE	
COURTYARD	28,370 SF
	28,370 SF

PROPOSED USES - GROSS AREA (ZONING)

RESIDENTIAL	
BUILDING 1	34,330 SF
BUILDING 2	24,378 SF
BUILDING 3	24,378 SF
BUILDING 4	24,378 SF
BUILDING 5	24,378 SF
BUILDING 6	25,810 SF
	157,652 SF
OFFICE (ACCESSORY)	
BUILDING 6	1,054 SF
	1,054 SF
PARKING	
BUILDING 1	8,621 SF
BUILDING 2	7,173 SF
BUILDING 3	7,173 SF
BUILDING 4	7,078 SF
BUILDING 5	7,173 SF
BUILDING 6	7,273 SF
	44,490 SF
PRIVATE OPEN SPACE	
BUILDING 1	3,398 SF
BUILDING 2	2,555 SF
BUILDING 3	2,555 SF
BUILDING 4	2,555 SF
BUILDING 5	2,555 SF
BUILDING 6	2,555 SF
	16,173 SF
COMMON OPEN SPACE	
COURTYARD	22,983 SF
	22,983 SF

MIDTOWN PARK APARTMENTS

100% DESIGN DEVELOPMENT

PROJECT TEAM

OWNER	PROJECT SPONSOR	PROJECT MANAGER	ARCHITECT
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LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94547 CONTACT: JACKIE LUK PHONE: 510-724-3388 FAX: 510-724-3383 EMAIL: jackie@lukassociates.com	MILLER COMPANY LANDSCAPE ARCHITECTS 1585 FOLSOM STREET SAN FRANCISCO, CA 94103 CONTACT: JEFFREY MILLER PHONE: 415-252-7288 FAX: 415-795-1079 EMAIL: jmiller@millercomp.com	HOLMES STRUCTURES 235 MONTGOMERY STREET SAN FRANCISCO, CA 94104 CONTACT: BILL TREMAYNE PHONE: 415-693-1600 FAX: 415-693-1760 EMAIL: bill.tremayne@holmesstructures.com	EDesignC 582 MARKET STREET SUITE 400 SAN FRANSCISCO, CA 94104 CONTACT:ROSANNA LERMA PHONE: 415-963-4303 FAX: 415-963-4341 EMAIL: rosanna@edesignc
SUSTAINABILITY & ENERGY	**WATERPROOFING**	**GEOTECHNICAL ENGINEER**	**ACOUSTICAL ENGINEER**
BEYOND EFFICIENCY 710 CHANNING WAY BERKELEY, CA 94710 CONTACT: JENNIFER LOVE / KATY HOLLBACHER PHONE: (415) 236-1333	SIMPSON GUMPERTZ & HEGER 100 PINE STREET, SUITE 1600 SAN FRANCISCO, CA 94111 CONTACT: JUSTIN deWOLFE PHONE: 415-495-3700 FAX: 415-495-3550 EMAIL: jdewolfe@sgh.com	LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC 555 MONTGOMERY STREET, SUITE 1300 SAN FRANCISCO, CA 94111 CONTACT: KATRINA WATKINS PHONE: 415-955-5200 FAX: 415-955-5201 EMAIL: kwatkins@langan.com	WILSON IHRIG 6001 SHELLMOUND SUITE 400 EMERYVILLE, CA 94608 CONTACT: PABLO DAROUX PHONE: (510) 658-6719 FAX: (510) 652-4441

VICINITY MAP

PROJECT LOCATION

PYATOK
1611 Telegraph Avenue, Suite 200
Oakland, CA 94612
T. 510.465.7010
www.pyatok.com

mercy HOUSING

MIDTOWN PARK LP

MIDTOWN PARK APARTMENTS
1415 Scott Street, San Francisco, CA 94115

STAMP:

NO.	ISSUE	DATE
	100% SD	21/12/18
	100% DD	03/22/19

JOB NUMBER: 1213
DRAWN BY: Author
CHECKED BY: Checker
DATE: 3/22/2019
SCALE: 12" = 1'-0"
TITLE: **TITLE SHEET**
SHEET: **G0.00**

3/22/2019 4:06:41 PM

SHEET INDEX - 100% DD

Sheet Number	Sheet Name	50% DD	100% DD
00-GENERAL			
G0.00	TITLE SHEET	•	•
G0.02	SHEET INDEX		•
G0.10	SITE PHOTOS	•	•
G0.20	PROJECT VIEWS	•	•
G1.00	ZONING SUMMARY & DIAGRAMS		•
G1.01	ACCESSIBLE UNIT & PATH OF TRAVEL DIAGRAMS		•
G1.10	BLDG 1 CONSTRUCTION TYPE & ALLOWABLE AREA, OCCUPANT LOAD, & EXITING DIAGRAMS		•
G1.11	FIRE SEPARATION DISTANCE & ALLOWABLE OPENINGS		•
G1.20	COMMUNITY BLDG CONSTRUCTION TYPE & ALLOWABLE AREA & OCCUPANT LOAD DIAGRAM		•
G2.00	DBI PRE-APPLICATION LETTER		•
G2.10	GREEN BUILDING SUBMITTAL FORM - BUILDING 1		•
G2.11	GREEN BUILDING SUBMITTAL FORM - COMMUNITY BUILDING		•
G3.01	ACCESSIBILITY DETAILS - 2016 CBC 11B		•
G3.02	ACCESSIBILITY DETAILS - 11B-11A 2016 REST FACILITIES		•
G3.03	ACCESSIBILITY DETAILS - CBC 10 & 11B - 2016 SIGNAGE - EXITING		•
G3.04	ACCESSIBILITY DETAILS - CBC 11A 2016 DWELLING UNITS		•
G3.05	ACCESSIBILITY DETAILS - ELEVATORS, ETC.		•
01-SURVEY			
SS.1	ALTA / NSPS LAND TITLE SURVEY		•
SS.2	ALTA / NSPS LAND TITLE SURVEY		•
SS.3	ALTA / NSPS LAND TITLE SURVEY		•
02-CIVIL			
C.3	PRELIMINARY SLOPE ANALYSIS		•
C.4	PRELIMINARY GRADING PLAN TITLE4		•
03-LANDSCAPE			
L1.0	LANDSCAPE MATERIALS PLAN		•
L2.0	LANDSCAPE LAYOUT PLAN		•
L4.0	PLANTING PLAN, SCHEUDLE, AND NOTES		•
L5.0	LANDSCAPE CONSTRUCTION DETAILS		•
L6.0	PLANTING DETAILS		•
04-DEMOLITION			
D1.00	DEMOLITION SITE PLAN	•	•
D2.10	DEMOLITION PLANS - BUILDING 1 - GARAGE & LEVEL 1	•	•
D2.11	DEMOLITION PLANS - BUILDING 1 - LEVEL 2 & LEVEL 3	•	•
D2.12	DEMOLITION PLANS - BUILDING 1 - LEVEL 4 & ROOF	•	•
D2.20	DEMOLITION PLANS - BUILDING 2 - GARAGE & LEVEL 1	•	•
D2.21	DEMOLITION PLANS - BUILDING 2 - LEVEL 2 & LEVEL 3	•	•
D2.22	DEMOLITION PLANS - BUILDING 2 - LEVEL 4 & ROOF	•	•
D2.30	DEMOLITION PLANS - BUILDING 3 - GARAGE & LEVEL 1		•
D2.31	DEMOLITION PLANS - BUILDING 3 - LEVEL 2 & LEVEL 3		•
D2.32	DEMOLITION PLANS - BUILDING 3 - LEVEL 4 & ROOF		•
D2.40	DEMOLITION PLANS - BUILDING 4 - GARAGE & LEVEL 1		•
D2.41	DEMOLITION PLANS - BUILDING 4 - LEVEL 2 & LEVEL 3		•
D2.42	DEMOLITION PLANS - BUILDING 4 - LEVEL 4 & ROOF		•
D2.50	DEMOLITION PLANS - BUILDING 5 - GARAGE & LEVEL 1		•
D2.51	DEMOLITION PLANS - BUILDING 5 - LEVEL 2 & 3		•
D2.52	DEMOLITION PLANS - BUILDING 5 - LEVEL 4 & ROOF		•
D2.60	DEMOLITION PLANS - BUILDING 6 - GARAGE & LEVEL 1		•
D2.61	DEMOLITION PLANS - BUILDING 6 - LEVEL 2 & 3		•
D2.62	DEMOLITION PLANS - BUILDING 6 - LEVEL 4 & ROOF		•
D3.10	DEMOLITION ELEVATIONS - BUILDING 1	•	•
D3.11	DEMOLITION ELEVATIONS - BUILDING 1	•	•
D3.20	DEMOLITION ELEVATIONS - BUILDING 2	•	•
D3.30	DEMOLITION ELEVATIONS - BUILDING 3		•
D3.40	DEMOLITION ELEVATIONS - BUILDING 4		•
D3.50	DEMOLITION ELEVATIONS - BUILDING 5		•
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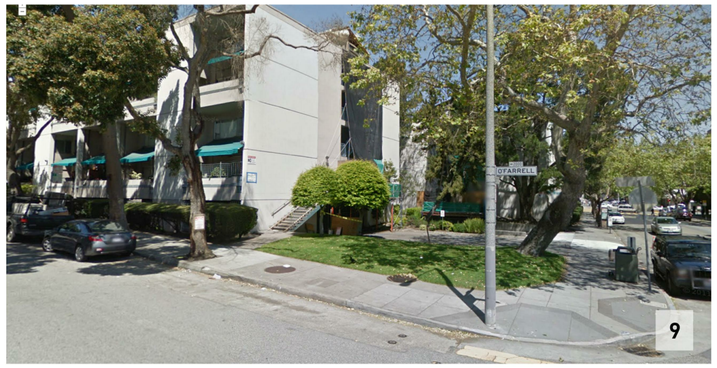

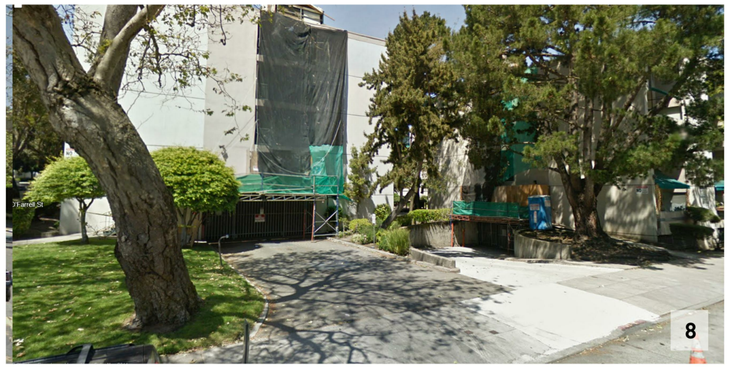

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SITE PHOTOS

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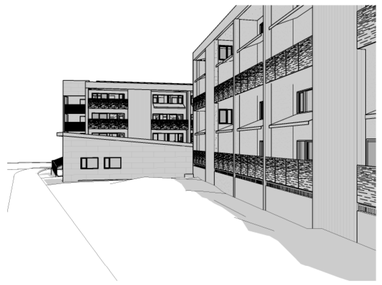
3D VIEW - BUILDING 1 EAST FACADE 8

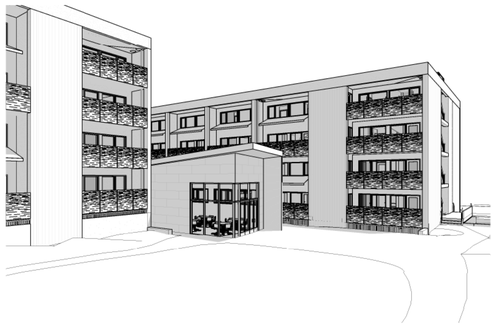
3D VIEW - CORNER OF GEARY & SCOTT 4



3D VIEW - GEARY SIDEWALK 7

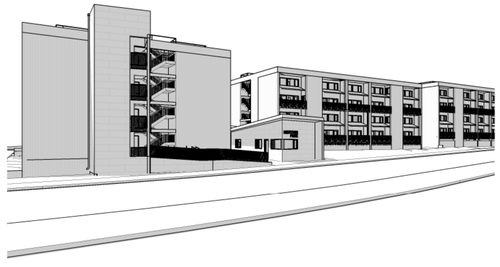
3D VIEW - COMMUNITY BUILDING FROM BUILDING 1 3

3D VIEW - COMMUNITY BLDG FROM BLDG 2 BALCONY 6

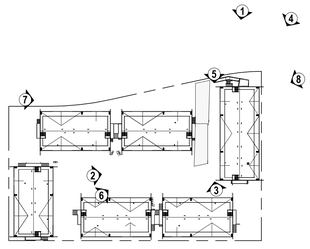


3D VIEW - COMMUNITY BUILDING FROM COURTYARD 2

3D VIEW - COMMUNITY BLDG 5



3D VIEW - BLDG 1/COMMUNITY BLDG FROM GEARY 1



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PROJECT VIEWS

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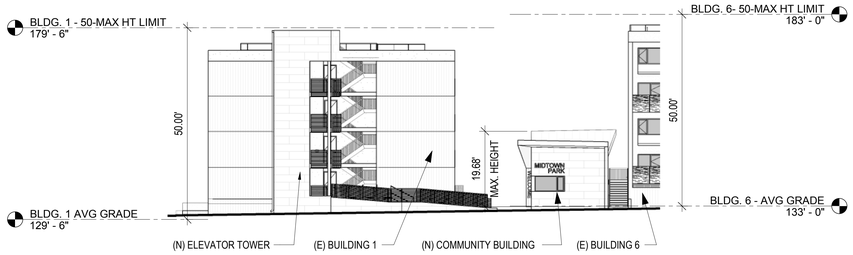
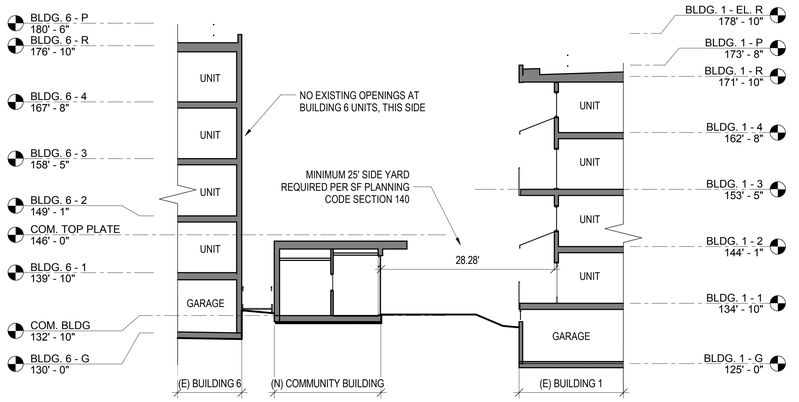
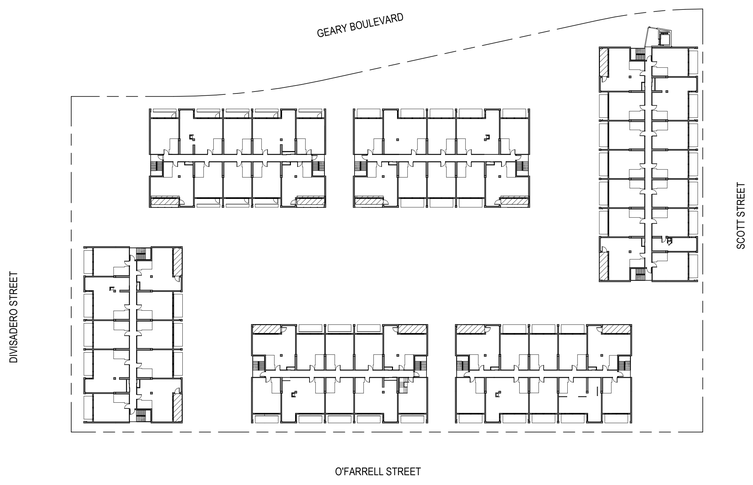


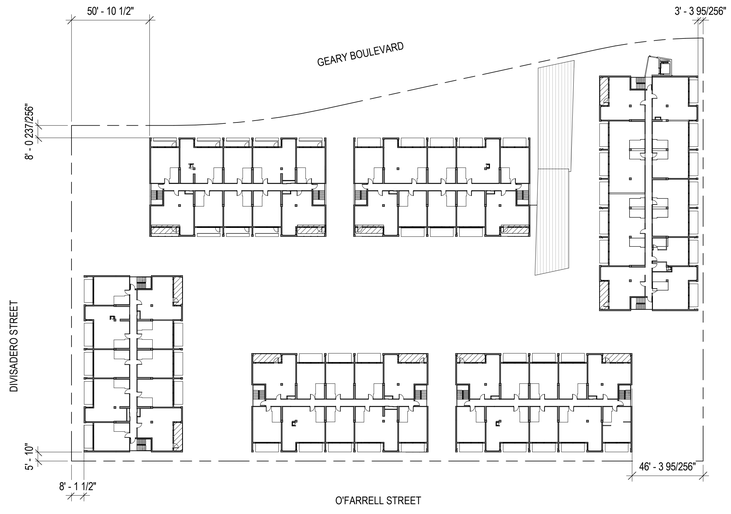
DISTRICT 50-X BUIDLING HEIGHT LIMIT DIAGRAM 6
1/16" = 1'-0"



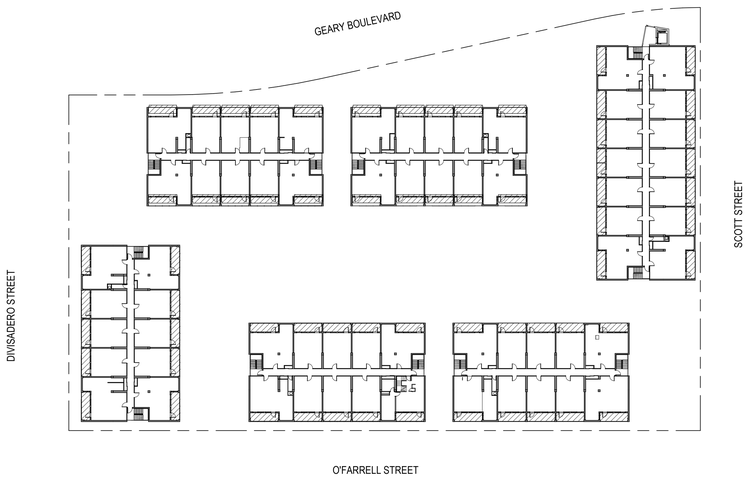
RESIDENTIAL EXPOSURE DIAGRAM - SF PLANNING CODE, SECT. 140 5
1" = 10'-0"



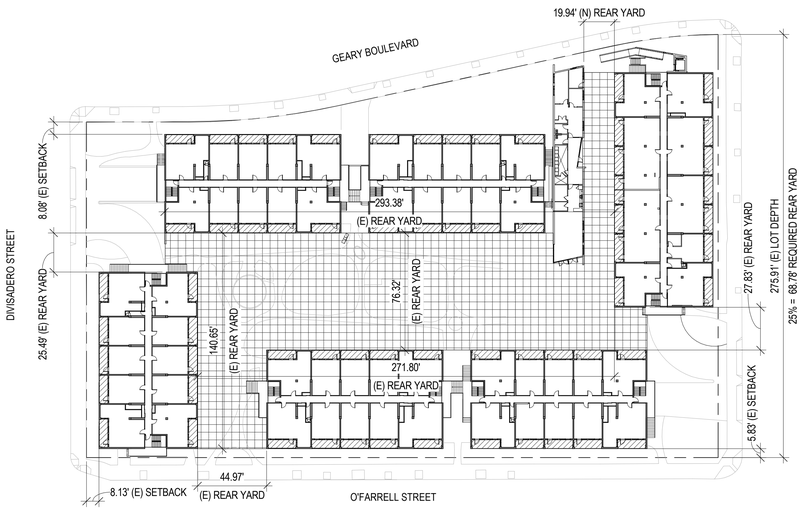
BLDG 1 OPEN SPACE DIAGRAM - LEVEL 4 4
1" = 40'-0"



BLDG 1 OPEN SPACE DIAGRAM - LEVEL 2 2
1" = 40'-0"



BLDG 1 OPEN SPACE DIAGRAM - LEVEL 3 3
1" = 40'-0"



BLDG 1 OPEN SPACE DIAGRAM - LEVEL 1 1
1" = 40'-0"

SETBACK REQUIREMENTS

ZONE RM-3 RESIDENTIAL:

FRONT: BASED ON AVERAGE OF ADJACENT PROPERTIES, NOT TO BE GREATER THAN 15'. THERE ARE NO ADJACENT PROPERTIES ON THIS BLOCK, SO NO FRONT SETBACK REQUIRED.
REAR: 25% OF LOT DEPTH = 68.75' MINIMUM
SIDE: NOT REQUIRED

OPEN SPACE REQUIREMENTS

ZONE RM-3 RESIDENTIAL:
60 SF OF PRIVATE OPEN SPACE PER UNIT or
80 SF OF COMMON OPEN SPACE PER UNIT
140 UNITS x 80 SF = 11,200 SF MIN. COMMON OPEN SPACE REQ'D.

OPEN SPACE AREA SCHEDULE

Type	Area
COMMON OPEN SPACE	26,322 SF
PRIVATE OPEN SPACE	15,432 SF
TOTAL OPEN SPACE	41,754 SF

OPEN SPACE LEGEND

COMMON OPEN SPACE
PRIVATE OPEN SPACE

PROJECT NORTH
TRUE NORTH

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TITLE:
ZONING SUMMARY & DIAGRAMS

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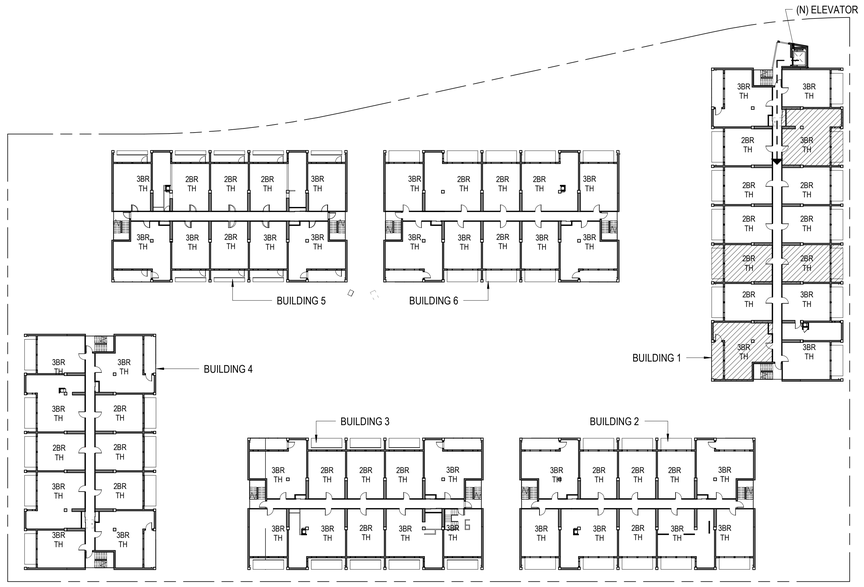
Total Project Unit Data: Existing & Proposed

Units		Quantity		Percentage		Avg. Area (Gross Sq. Ft.)	
		Existing	*Proposed*	*Existing*	*Proposed*	*Existing*	*Proposed*
1 BR	Mobility Accessible	0	6	0.0%	21.4%	665	695
	Communication Accessible	0	2	0.0%	7.1%		
	Units with Adaptable Features*	0	10	0.0%	35.7%		
	Non-Accessible	24	10	100.0%	35.7%		
	Subtotal	24	28	17.1%	20.0%		
2 BR	Mobility Accessible	0	4	0.0%	7.7%	920	924
	Communication Accessible	0	2	0.0%	3.8%		
	Units with Adaptable Features*	0	28	0.0%	53.8%		
	Non-Accessible	56	18	100.0%	34.6%		
	Subtotal	56	52	40.0%	37.1%		
3 BR	Mobility Accessible	0	4	0.0%	6.7%	1,208	1,148
	Communication Accessible	0	2	0.0%	3.3%		
	Units with Adaptable Features*	0	26	0.0%	43.3%		
	Non-Accessible	60	28	100.0%	46.7%		
	Subtotal	60	60	42.9%	42.9%		
Total	Mobility Accessible	0	14	0.0%	10.0%		
	Communication Accessible	0	6	0.0%	4.3%		
	Units with Adaptable Features*	0	64	0.0%	45.7%		
	Non-Accessible	140	56	100.0%	40.0%		
	Total	**140**	**140**				

* In Units with Adaptable Features, adaptable features per CBC Chapter 11A are to be provided on a scope-driven basis to the maximum extent feasible without removing or relocating walls.

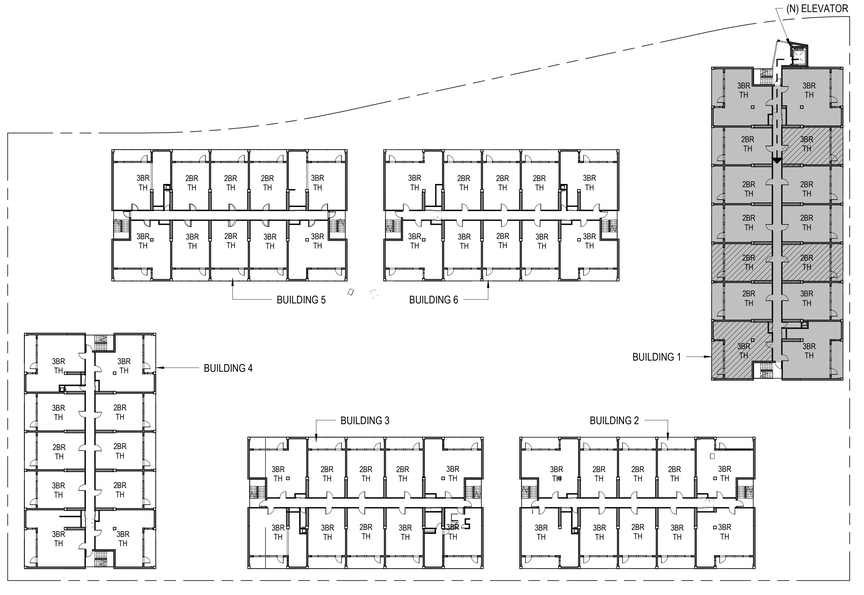
ACCESSIBILITY DIAGRAM LEGEND

- MOBILITY ACCESSIBLE
- COMMUNICATION ACCESSIBLE (H&V)
- UNITS WITH ADAPTABLE FEATURES
- ACCESSIBLE PATH OF TRAVEL



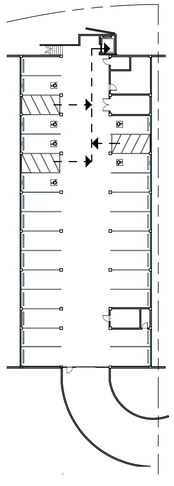
LEVEL 4 PLAN 5
1" = 30'-0"

LEVEL 2 PLAN 3
1" = 30'-0"



LEVEL 3 PLAN 4
1" = 30'-0"

LEVEL 1 PLAN 2
1" = 30'-0"



GARAGE LEVEL PLAN 1
1" = 30'-0"

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ACCESSIBLE UNIT & PATH OF TRAVEL DIAGRAMS

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BUILDING 1 ALLOWABLE AREA - BASEMENT				
Level	Occupancy	Construction Type	Area	Base Allowable Area (NS)
GARAGE	S-2	III-B	9790 SF	26,000
BASEMENT TOTAL AREA			9790 SF	

2016 CBC SECTION 506.1.3 BASEMENTS
BASEMENTS NEED NOT BE INCLUDED IN THE TOTAL ALLOWABLE FLOOR AREA OF A BUILDING PROVIDED THE TOTAL AREA OF SUCH BASEMENTS DOES NOT EXCEED THE AREA PERMITTED FOR A ONE-STORY ABOVE GRADE PLANE BUILDING.

BUILDING 1 ALLOWABLE AREA - LEVELS 1 - 4 NON-SPRINKLERED								
Level	Occupancy	Construction Type	Area	Base Allowable Area (NS)	Frontage Increase Factor (If)	Tabular Allowable Area (At)	Allowable Area Per Story	Building Allowable Area (Aa)
BUILDING 1								
LEVEL 1	R-2	III-B	9,922 SF	16,000	0.26	16,000	20,160	40,320
LEVEL 2	R-2	III-B	8,454 SF	16,000	0.26	16,000	20,160	40,320
LEVEL 3	R-2	III-B	9,924 SF	16,000	0.26	16,000	20,160	40,320
LEVEL 4	R-2	III-B	8,454 SF	16,000	0.26	16,000	20,160	40,320
BUILDING 1 TOTAL AREA:			36,755 SF					

BUILDING 1 OCCUPANCY LOAD					
Name	Occupancy	Function	Area	Occupant Load Factor	No. of Occupants
GARAGE					
MECHANICAL	S-2	MECHANICAL - ACCESSORY	181 SF	300	1
MECHANICAL	S-2	MECHANICAL - ACCESSORY	547 SF	300	2
PARKING	S-2	PARKING GARAGE	9062 SF	200	46
			9790 SF		49
LEVEL 1					
RESIDENTIAL	R-2	RESIDENTIAL USE	9922 SF	200	50
			9922 SF		50
LEVEL 2					
RESIDENTIAL	R-2	RESIDENTIAL USE	8454 SF	200	43
			8454 SF		43
LEVEL 3					
RESIDENTIAL	R-2	RESIDENTIAL USE	9924 SF	200	50
			9924 SF		50
LEVEL 4					
RESIDENTIAL	R-2	RESIDENTIAL USE	8454 SF	200	43
			8454 SF		43

FRONTAGE INCREASE CALCS

If = AREA INCREASE DUE TO FRONTAGE
F = BUILDING PERIMETER FRONTING ON A PUBLIC WAY OF 20' MIN.
P = TOTAL PERIMETER OF THE ENTIRE BUILDING
W = WIDTH OF PUBLIC WAY OR OPEN SPACE

BUILDING 1, TYPE III-B ALLOWABLE AREA W/ FRONTAGE INCREASE:
P = P1 + P2 + P3 + P4 = 445'
F1 + F2 = 228'

If = [F/P - 0.25]W/30 = .26
(F = 228', P = 445', W = 30)

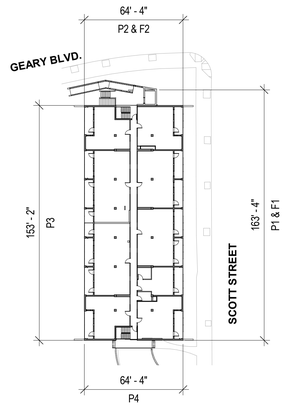
At = 16,000
NS = 16,000
Sa = 2
if = 0.26
Building 1 Aa = [16,000 + (16,000 × .26)] × 2 = 40,320SF

EXIT DIAGRAM LEGEND

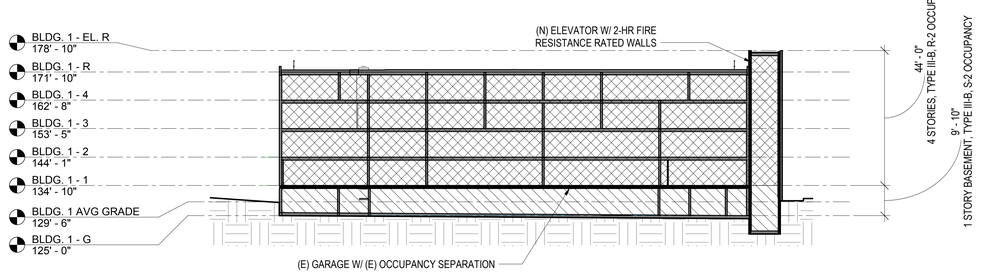
- POINT OF TRAVEL
- COMMON PATH OF TRAVEL
- EXIT ACCESS TRAVEL DISTANCE
- EXIT STAIRS
- HORIZONTAL AND VERTICAL EXITS
- EXIT TO COMMON PATH OF TRAVEL

OCCUPANCY TYPE LEGEND

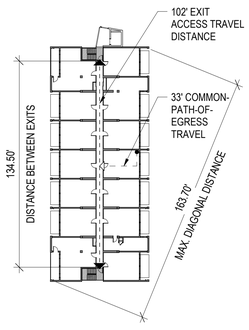
- S-2
- R-2
- B



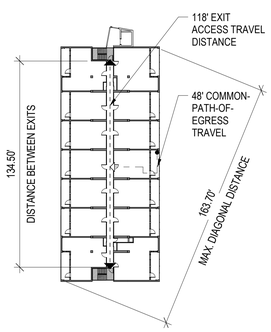
BUILDING 1 FRONTAGE INCREASE DIAGRAM (12)
1" = 40'-0"



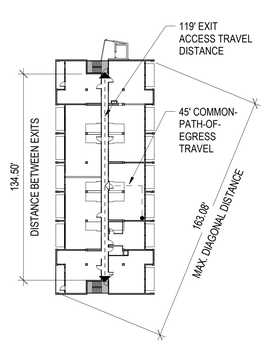
BUILDING HEIGHT AND OCCUPANCY SEPARATION SECTION DIAGRAM (11)
1" = 20'-0"



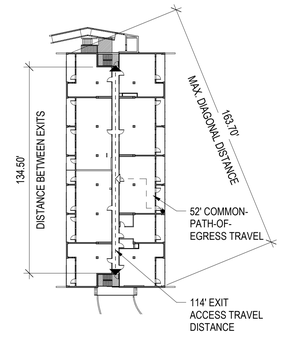
BLDG 1 EXITING DIAGRAM - LEVEL 4 (10)
1" = 40'-0"



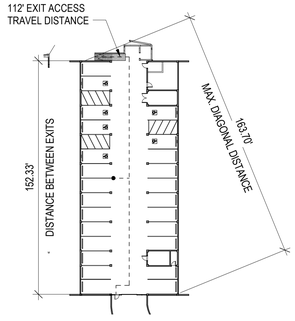
BDLG 1 EXITING DIAGRAM - LEVEL 3 (9)
1" = 40'-0"



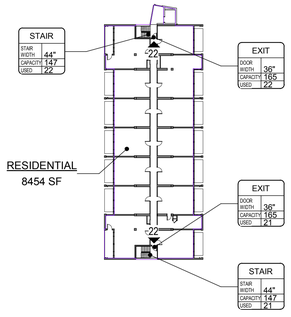
BLDG 1 EXITING DIAGRAM - LEVEL 2 (8)
1" = 40'-0"



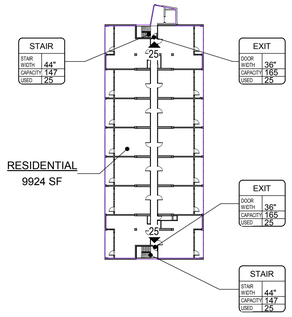
BLDG 1 EXITING DIAGRAM - LEVEL 1 (7)
1" = 40'-0"



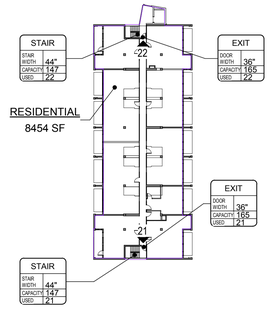
BLDG 1 EXITING DIAGRAM - GARAGE LEVEL (6)
1" = 40'-0"



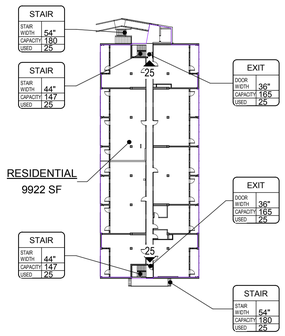
BLDG 1 OCCUPANCY LOAD DIAGRAM - LEVEL 4 (5)
1" = 40'-0"



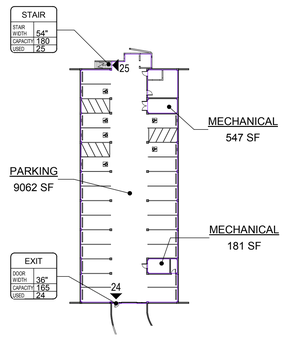
BLDG 1 OCCUPANCY LOAD DIAGRAM - LEVEL 3 (4)
1" = 40'-0"



BLDG 1 OCCUPANCY LOAD DIAGRAM - LEVEL 2 (3)
1" = 40'-0"



BLDG 1 OCCUPANCY LOAD DIAGRAM - LEVEL 1 (2)
1" = 40'-0"



BLDG 1 OCCUPANCY LOAD DIAGRAM - GARAGE LEVEL (1)
1" = 40'-0"

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BLDG 1 CONSTRUCTION TYPE & ALLOWABLE AREA, OCCUPANT LOAD, & EXITING DIAGRAMS

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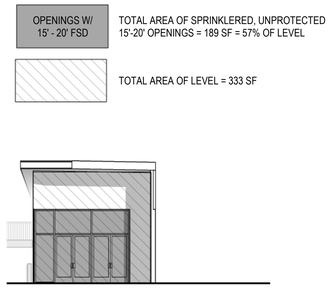
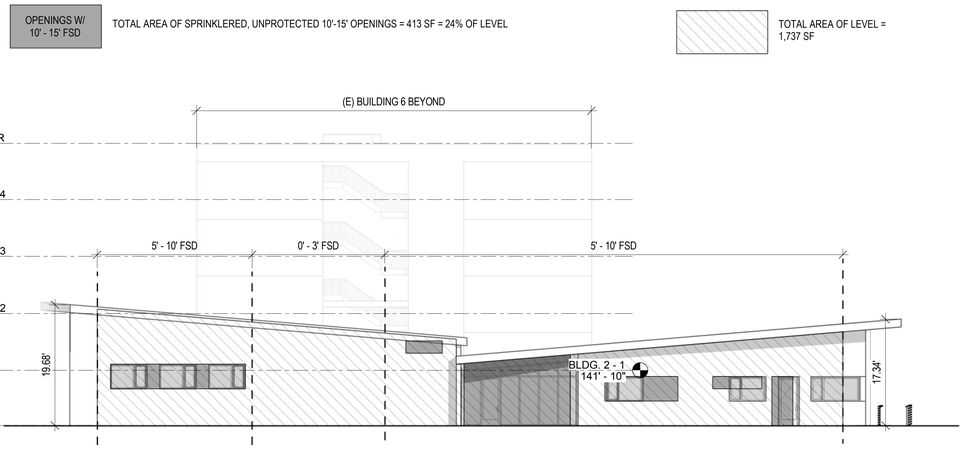
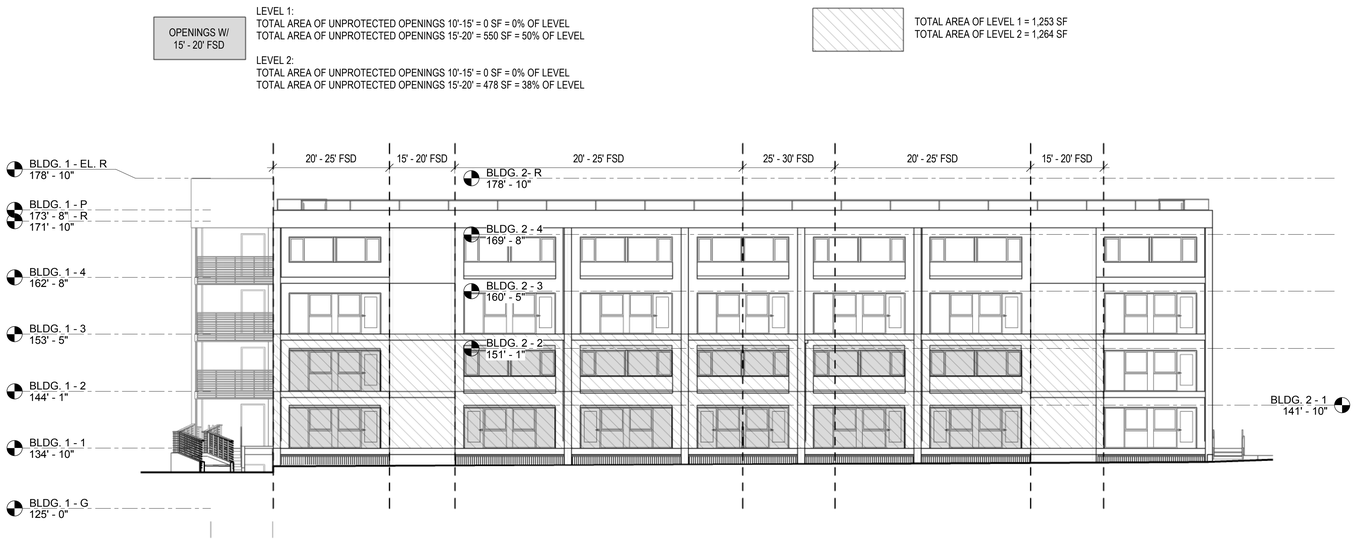


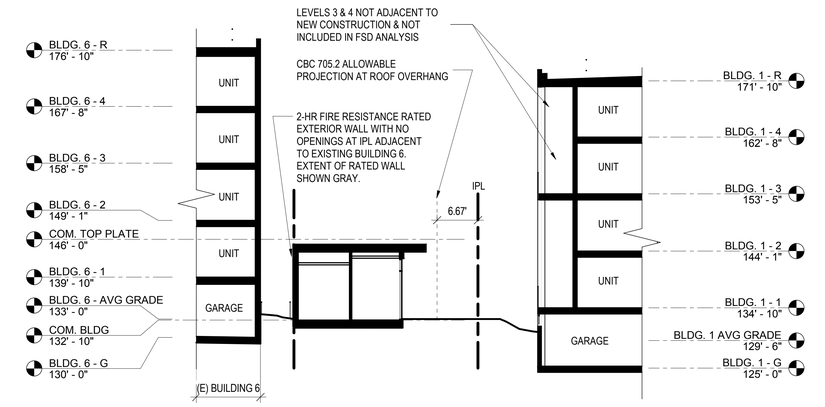
ALLOWABLE OPENINGS - COMMUNITY BUILDING ELEVATION
(FACING BUILDING 2) 5
1" = 10'-0"



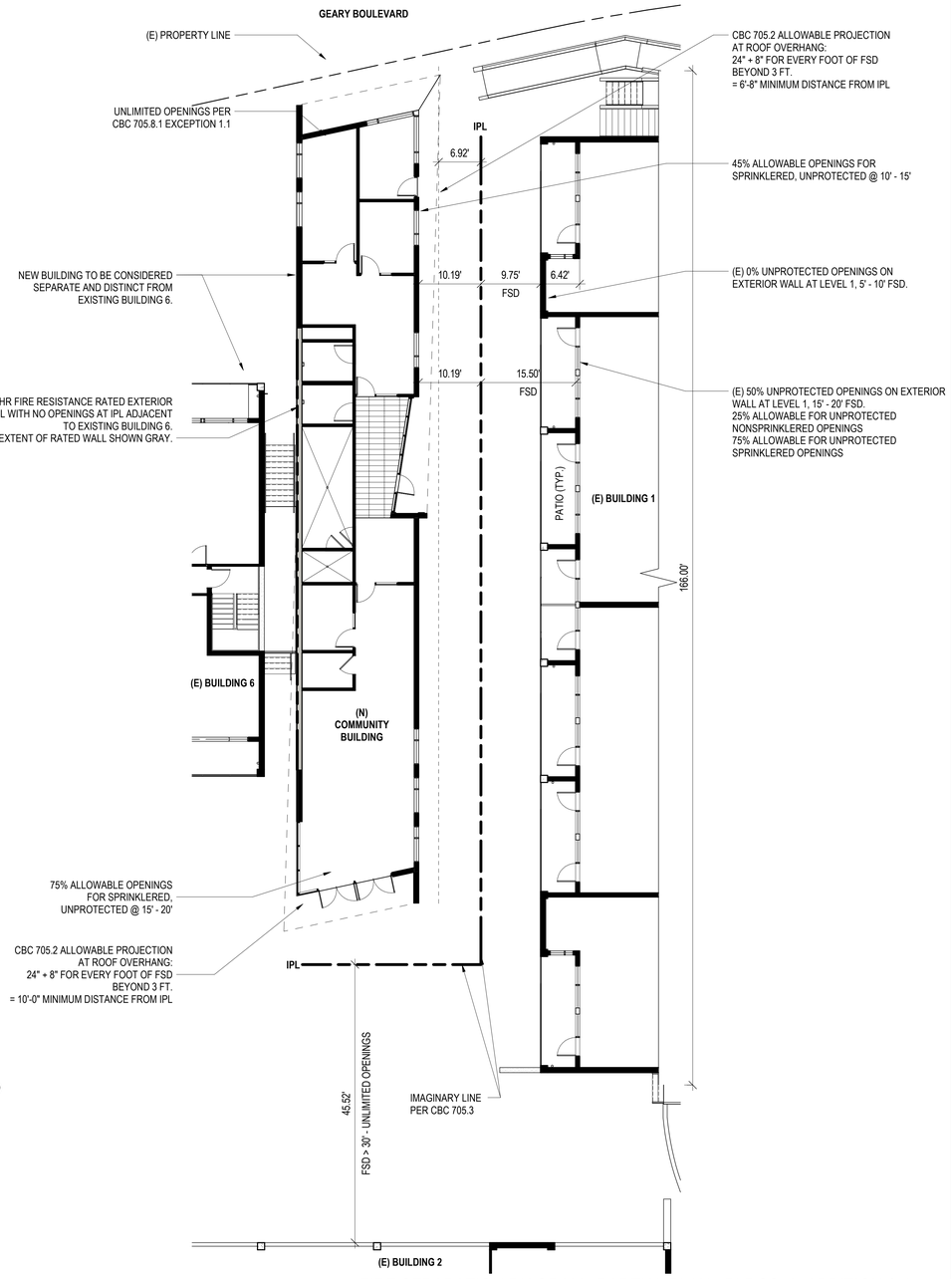
ALLOWABLE OPENINGS - COMMUNITY BUILDING ELEVATION
(FACING BUILDING 1) 4
1" = 10'-0"



ALLOWABLE OPENINGS - COURTYARD ELEVATION - BUILDING 1
(FACING COMMUNITY BUILDING) 3
1" = 10'-0"



FIRE SEPARATION DIAGRAM - SECTION - BLDGS. 6, ADDITION AND 1 2
1" = 10'-0"



FIRE SEPARATION DIAGRAM - PARTIAL PLAN - BLDGS. 6, ADDITION & 1 1
1" = 10'-0"

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FIRE SEPARATION DISTANCE & ALLOWABLE OPENINGS

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COMMUNITY BUILDING ALLOWABLE AREA - TYPE VB FULLY SPRINKLERED SINGLE STORY BUILDING

Name	Occupancy	Construction Type	Area	Allowable Area Per Story (S1)
COMMUNITY ROOM	B	V-B	744 SF	36000
LAUNDRY	B	V-B	175 SF	36000
LOBBY	B	V-B	256 SF	36000
MECHANICAL	B	V-B	48 SF	36000
OFFICE	B	V-B	119 SF	36000
OFFICE	B	V-B	95 SF	36000
OFFICE SUITE	B	V-B	673 SF	36000
STORAGE	B	V-B	53 SF	36000
W.C.	B	V-B	60 SF	36000
TOTAL COMMUNITY BUILDING AREA:			2223 SF	

COMMUNITY BUILDING OCCUPANCY LOAD

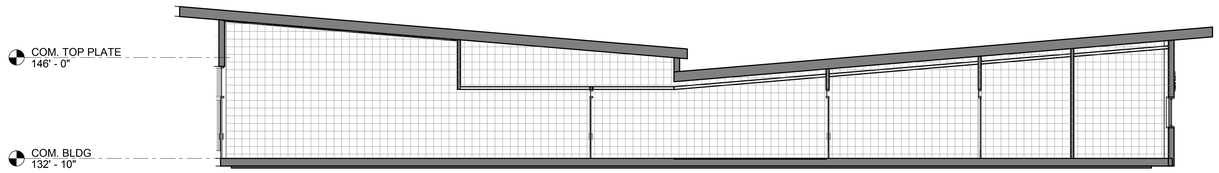
Name	Occupancy	Function	Area	Occupant Load Factor	No. of Occupants
COMMUNITY ROOM	B	ASSEMBLY - UNCONCENTRATED	744 SF	15	50
LAUNDRY	B	LAUNDRY ROOM - INCIDENTAL	175 SF	15	12
LOBBY	B	BUSINESS AREA - ACCESSORY	256 SF	100	3
MECHANICAL	B	MECHANICAL ACCESSORY	48 SF	300	1
OFFICE	B	BUSINESS AREA	119 SF	100	2
OFFICE	B	BUSINESS AREA	95 SF	100	1
OFFICE SUITE	B	BUSINESS AREA	673 SF	100	7
STORAGE	B	STORAGE - ACCESSORY	53 SF	300	1
W.C.	B	BUSINESS AREA - ACCESSORY	60 SF	100	1
			2223 SF		78

OCCUPANCY TYPE LEGEND

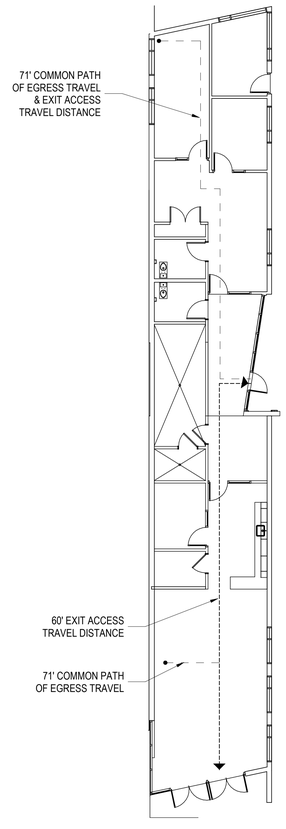
- S-2
- R-2
- B

EXIT DIAGRAM LEGEND

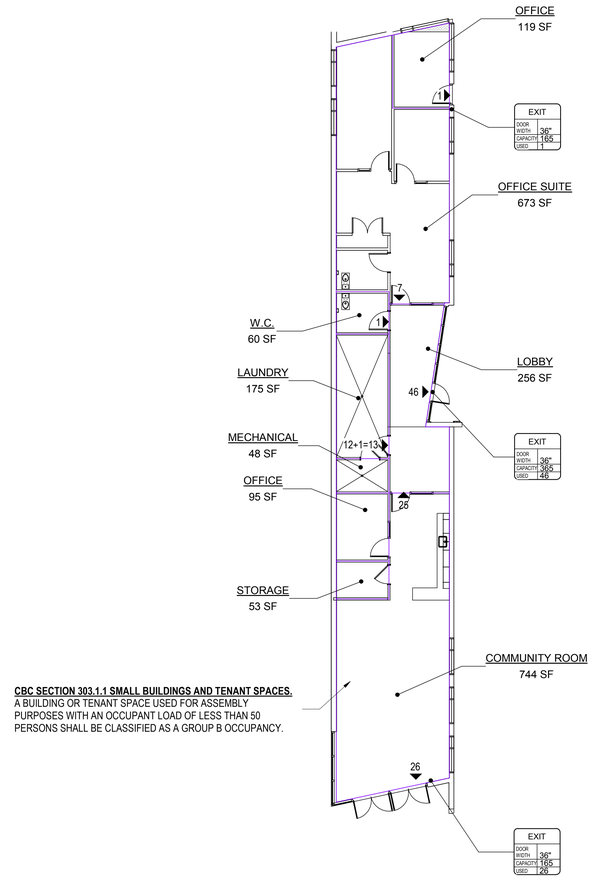
- POINT OF TRAVEL
- COMMON PATH OF TRAVEL
- EXIT ACCESS TRAVEL DISTANCE
- EXIT STAIRS
- HORIZONTAL AND VERTICAL EXITS
- EXIT TO COMMON PATH OF TRAVEL



BUILDING HEIGHT AND OCCUPANCY SECTION DIAGRAM 3
1/8" = 1'-0"



COMMUNITY BLDG EXITING DIAGRAM 2
1" = 10'-0"



CBC SECTION 303.1.1 SMALL BUILDINGS AND TENANT SPACES.
A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY.

COMMUNITY BLDG OCCUPANCY LOAD DIAGRAM 1
1" = 10'-0"

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COMMUNITY BLDG CONSTRUCTION TYPE & ALLOWABLE AREA & OCCUPANT LOAD DIAGRAM

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Subject: **Pre-Application Plan Review Meeting Minutes**
Midtown Park Apartments, San Francisco, CA
Questions Raised in Letter of January 2, 2019

Meeting Date: January 23, 2019

Meeting Time: 2:00 pm – 4:00 pm

Location: S.F.DBI – 1660 Mission Street, 2nd Floor, San Francisco, CA

Present: Jeffrey Ma, S.F. Department of Building Inspections (JM)
Tom Haney, S.F. Fire Department (TH)
Justin Chen, S.F. Department of Building Inspections, Electrical (JC)
Mohsin Shaikh, S.F. Department of Building Inspections, Mechanical (MS-DBI)
Harry Wong, S.F. Mayor's Office of Housing and Community Development (HW)
Michael Simmons, Mercy Housing (MS-Mercy)
Leadron Koo, Cahill Contractors (LK)
Adrianne Steichen, Pyatok Architects (AS)
Ben Harth, Pyatok Architects (BH)
Bill Tremayne, Holmes Structures (BT)
Jared Ellis, Holmes Structures (JE)

Notes by: Ben Harth, Pyatok Architects

PROJECT INFORMATION

Parcel/Block:	1099 / 031
Zoning:	RM-3 Residential – Mixed, Medium Density
Addresses:	1415 Scott Street, 2121 Geary Blvd. and 2141 Geary Blvd., 1450 Divisadero Street, 2040 O'Farrell St. and 2060 O'Farrell St., San Francisco, CA 94115
Owner:	SF Mayor's Office of Housing and Community Development
Construction Type:	Existing Non-Conforming Type III-A, sprinklered in garages and corridors Proposed: Type V-A Fully Sprinklered for new construction Proposed: Type III-A Existing Non-Conforming for existing building renovations
Occupancy:	Existing R-2 (4 stories) and S-2 (1 story) Proposed new B (single story office and community building)

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PROJECT BACKGROUND

Midtown Park Apartments is an existing residential development owned by the City of San Francisco and managed by Mercy Housing and the Mayor's Office of Housing and Community Development. The 2.3 acre site (Parcel 1099/031) is bounded by Geary Boulevard to the North, Divisadero Street to the West, O'Farrell Street to the South, and Scott Street to the East.

Constructed in 1964, Midtown Park Apartments consists of 140 affordable housing units in a mix of 116 townhomes and 24 flats, in six (6) four-story over basement parking residential buildings surrounding a landscaped courtyard. Buildings 1 and 4 are independent structures (1415 Scott & 1450 Divisadero), of 33,404 sf (30 units) and 25,343 sf (22 units) respectively. Buildings 2 and 3 (2040 and 2060 O'Farrell Street) are connected to each other at the garage and grade levels, and Buildings 5 and 6 are connected (2121 and 2141 Geary Boulevard) to each other at the garage and grade levels, with each building of approximately 26,000 sf containing 22 units.

The buildings consist of a combination of concrete, steel, and wood-frame construction (4 stories), over partially below-grade concrete parking structures (1 story). All dwelling units are on double-loaded corridors, currently accessed by stairs, with no existing elevators on site. There are 135 existing parking spaces on site, distributed across all six buildings. While the garages and corridors are equipped with fire sprinkler systems, the residential units are not currently sprinklered.

Structural Background
The Midtown Apartments buildings have wood floor diaphragms supported on steel beams and columns and concrete shear walls at the upper levels. The lower level is concrete deck with pan joists supported on reinforced concrete beams, columns, and shear walls. This structure is classified as Building Type C2A: Concrete Shear Walls with Flexible Diaphragms per ASCE 41. The buildings are not currently subject to any mandatory seismic retrofit ordinances.

Scope of Work
The project proposes renovations of all existing buildings, similar to the San Francisco RAD program with accessibility and life-safety improvements that may include adding sprinklers to the units, and a 2,400 sf addition for amenity spaces. Accessibility improvements are to include the conversion of 14 units to mobility accessible flats and six (6) units to communication accessible flats, all concentrated in a single building (Building 1 at 1415 Scott Street). An elevator will be added to this building, connecting all floors to the garage and grade level. The above direction for accessibility improvements has been accepted by the Mayor's Office on Disability.

Renovation work will address deferred maintenance that will extend the physical viability of the building and improve residents' quality of life. This work will include: voluntary seismic improvements; new roofs; new exterior doors and windows; new interior fixtures and finishes; improvements to mechanical, electrical, and plumbing systems; and, repairs to the existing courtyard walkways and landscape areas. If the construction budget allows, the existing fire sprinkler system will be expanded for full sprinkler protection in all buildings. The existing fire alarm system will be replaced with a new system with low-frequency devices.

The 2,400 sf amenity addition will be a fully sprinklered, at-grade structure (attached to Building 6, 2121 Geary Blvd.). It will include administrative space for building management and resident services, a community room, central package delivery storage, and a central laundry room.

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QUESTIONS

1. The project proposes the determination of the type of construction be classified as Type V-A existing non-conforming per Table 503, CBC-504.2. The existing buildings are typically less than 50 feet above grade. Building 1 (Scott Street address) has 45,700 sf while the remaining Buildings 2 through 6 (Divisadero, O'Farrell and Geary addresses)are each approximately 34,725 sf, which is more than the tabular area allowed by Table 506.2 for R-2 Type V-A construction non-sprinklered. However, the existing buildings included a 2-hour fire-rated area separation wall along column line 1.5 with a fire-rated door held open with a fusible link at the interior corridor. The project proposes to add sprinklers to each building and with increases for frontage (most buildings have at least one primary façade of 115 ft. on a public right of way with a W > 30 feet) the allowable area total would be 73,680 sf per CBC 506.2.3 Equation 5-2, for multi-story buildings of single occupancy (R-2), and CBC 506.3.2, for frontage increase.

   Sec. 506.3.3 indicates that "F = Building perimeter that fronts on a public way or open space having minimum distance of 20 feet (6096 mm)." F should equal the entire perimeter and this value would be equal to one which would allow a frontage increase factor of 1.75. The maximum single floor area = 12,000SF. For multi-story buildings, 12,000SF x 2 = 24,000SF. With frontage increase factor, 24,000SF x 1.75 = 42,000 SF. For Scott Street Building, either maintaining the existing area separation wall or a new fire sprinkler would need to be incorporated for the existing 45,700 SF. The remaining buildings do not need a new fire sprinkler system for the existing building area and while the existing 2-hour fire-rated area separation wall will remain, SFDBI and SFFD will need to confirm that the existing corridor's door can be removed (See Question 3 below).

   Unless an imminent life-safety issue is present, SFDBI and SFFD recognize the Code in-effect-at-the-time of the buildings' original construction and have not required correction/retroactive renovation of non-conforming areas, heights, stairs, etc.

   F = 115', P = 358', W=30
   I_f [F/P – 0.25]W/30 = [217.5/358 – 0.25] 30/30 = [0.32 – 0.25] 1 = 0.07

   A_w = [A_t + (NS x I_f)] x S_s
   = [36,000 + (12,000 * .35) x 2 = 80,400 sf

   Confirm determination of type of construction and allowable area calculations.

   Discussion and Conclusions:
   JM noted that because the buildings were built to the Code in effect at the time of original construction, these buildings are to be classified as existing and non-conforming. Therefore, the new permit application drawings for the renovations of Buildings 2, 3, 4, 5, & 6 would not be required to include building area tabulations, occupancy calculations, or egress diagrams. These diagrams will be provided for Building 1, where an addition is proposed, and for the new community structure.
   The existing buildings conform to the requirements of materials for Type III existing non-conforming construction. Per the definitions in the San Francisco Building Code and the Green Building Code, the

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proposed scope of work is not considered a Major Alteration or a Substantial Change, so it was furthermore noted by JM and TH that SFDBI and SFFD does not require Mercy Housing to upgrade the existing buildings to be fully sprinklered, assuming no change in building occupancy classification, use classification, or building area.
All existing sprinklers are to remain. Where corridor closets are to be removed from Building 1, any existing sprinklers in these closets may need to be relocated in the corridors. The project will study this issue and determine if it will proceed with a voluntary upgrade of the existing buildings to be fully sprinklered. All new construction (the new community structure and new elevator addition at Building 1) are to be fully sprinklered. The new community structure is to comply with all applicable codes.

Unless noted otherwise, the above conclusion is accepted by: SFDBI TH SFFD

2. The existing buildings 2 & 3 and 5 & 6 are connected below grade and at grade level where the stairs join together. The buildings are not connected above grade level. Each building has two exit stairs that are connected by an interior corridor. If the buildings are calculated together (2&3, and 5&6 respectively), the buildings exceed the allowable area for Type VA of 36,000 sf for R-2 buildings. If calculated separately, they comply with allowable area calculations above.

   SFDBI and SFFD may consider existing Buildings 2&3 (and 5&6) together as one building due to common continuous foundation. However, SFDBI and SFFD may also accept the Type I podium as a separate component to allow Buildings 2 & 3 to be considered separate buildings since they are not connected above the parking level and therefore, their area calculations could be separated.

   Confirm Buildings 2 & 3 and Buildings 5 & 6 can be calculated for the purposes of area as separate buildings.

   Discussion and Conclusions:
   As noted in response to item 1, the project does not need to analyze Buildings 2, 3, 4 , 5 or 6 for the purposes of allowable area compliance as they are existing non-conforming Type III structures with no change of use, occupancy, or building area.

Unless noted otherwise, the above conclusion is accepted by: SFDBI TH SFFD

Based upon their determination, please confirm if SFDBI and SFFD will require separate building permit applications (BPA) for buildings 2 & 3 or will require only one BPA for Buildings 2 & 3 and 5 & 6.

Discussion and Conclusions:
Even though Buildings 2 & 3 and Building 5 & 6 each have shared foundation and mechanical/electrical systems, SFDBI and SFFD will allow separate building permit applications for each building.

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compliance with the requirements of the Energy Code for the addition. The new community structure is to comply with requirements of Title 24.

Unless noted otherwise, the above is accepted by: JM SFDBI N/A SFFD Mech

11. The following may need to be answered by DPH as well: The project location is subject to SF Health Code's Chapter 38 for enhanced ventilation.

    If the Scott Street building's renovation is not considered a "major alteration" as defined by the SF Green Building Code (less than 25,000 GSF of renovated areas), please confirm that Article 38 would not be applicable to any of the buildings on-site.

    Discussion and Conclusions:
    The project does not propose significant upgrades to the structural system. The renovation is therefore not considered a "major alteration." Article 38 therefore does not apply to the Scott Street Building (Building 1). Further, the new community structure is also exempt for Article 38. There are no "sensitive uses" as defined by the SF Health Code. The occupancy classification of the new community structure, B occupancy, as the community room is less than 750 sf (and not considered an Assembly Occupancy) and the remaining uses of the building are offices and support spaces.

Unless noted otherwise, the above is accepted by: JM SFDBI N/A SFFD Mech

12. Patching & Repairing: The project will have new partitions or patches to existing walls or ceilings that tie into potentially non-compliant existing walls or ceilings. As the project proposes to follow the RAD program for improvements, the project assumes that the new partition or patch will be constructed to current codes, but would not require the adjoining surfaces (walls or ceilings) to be improved as well.

    Discussion and Conclusions:
    Where patching and repairing is performed, the project will not be required to upgrade adjacent wall or ceiling surfaces to current code, only the portion of the wall or ceiling affected.

Unless noted otherwise, the above is accepted by: SFDBI TH SFFD

13. Electrical: As the project proposes to follow the RAD program for improvements, the project assumes that all electrical work in the units, corridors and electrical rooms will be approached similar to the RAD program projects: For example: New GFCI outlets in bathrooms and kitchens; Select units with load centers in closets will be replaced in approved locations.

    Discussion and Conclusions:
    Load centers located in closets will be required to be relocated. Where load centers are moved, breakers must be upgraded to arc fault. If a closet containing a load center is reconfigured to no longer be a closet, and the required clearances are met, load centers can remain in place. New GFCI outlets are to be provided in bathrooms and kitchens. Load centers shall be upgraded if it is no longer in operable condition.

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Unless noted otherwise, the above conclusion is accepted by: SFDBI TH SFFD

3. The buildings currently have a number of mid-corridor doors. According to our egress and building area analysis, with the addition of fire sprinklers throughout the buildings, all structures are within the maximum area allowances for Type V-A fully sprinklered R-2 buildings. We therefore see no need to separate the buildings in this way, and in fact consider the door a possible impediment to emergency egress.

   Confirm it is acceptable to remove the mid-corridor doors.

   Discussion and Conclusions:
   In the event that the buildings remain nonsprinklered, the existing mid-corridor doors are to remain and are to be repaired so as to function as originally intended, closing automatically when triggered by the fire alarm system. If Buildings will be sprinklered then the 2-hr area separation walls and corridor doors will be omitted.

Unless noted otherwise, the above conclusion is accepted by: SFDBI TH SFFD

4. The project currently interprets the new community structure as an addition to Building 6 (2121 Geary Blvd.).
   Per CBC 503.1.2: Two or more buildings on the same lot shall be regulated as separate buildings or shall be considered as portions of one building where the building height, number of stories of each building and the aggregate building area of the buildings are within the limitations specified in Sections 504 and 506.

   Given that the proposed scope of work includes an upgrade to full sprinklered buildings, the aggregate area and stories are within the limits for Type V-A, R-2 construction.

   Building 6 Type VA Fully Sprinklered Allowable Area w/ Frontage Increase = 73,680 sf
   Aggregate Area (Building 6 + addition) = 45,700 sf

   Allowable Max height = 60' (with area increase)
   Actual Max Height = 47'-6" from Average Grade Plan

   Max allowable stories = 4 (with area increase)
   Actual stories = 4 plus basement

   Confirm it is acceptable to consider the new community building as an addition to Building 6 per CBC 503.1.2 and 705.3 exception1.

   Discussion and Conclusions:
   While the new community structure could be interpreted as an addition to Building 6, this would trigger a requirement to fully sprinkler the existing Building 6, which is otherwise not required (see item 1). It was therefore determined that the new community structure will be a separate building. The new building is to

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remain separate and independent of Building 6 for allowable fire area, allowable building area and exiting. A 2-hour fire resistance rated exterior wall will be provided along the west side of the new community structure where it is adjacent to the exterior stairs at Building 6, and there will be no roof over the stairs from Building 6 (see item 6).

Unless noted otherwise, the above conclusion is accepted by: SFDBI TH SFFD

5. The project proposes an imaginary property line between the new addition and Building 1 for the purposes of calculation area and fire separation distance for allowable openings. The addition is located 20.04 feet from the exterior face of Building 1. In addition the openings for Building 1 are perpendicular to this imaginary property line (IPL) or an additional 5.75' from the IPL for a total distance of 15.75 ft. The overhang of the addition is approximately 5.18 ft. from the imaginary property line.

   Per CBC 705.3 Exception 1, the project proposes considering the new community room and management offices as an addition to Building 6. See diagrams on G1.15 for fire separation strategy and calculations. Please confirm.

   Discussion and Conclusions:
   Per the discussion of items 1 and 4, the allowable openings and fire separation distance analysis will differ if Building 1 is to remain a non-sprinklered building. Per revised sheet G1.15, the existing openings on Building 1, Levels 1 and 2 exceed the allowable area for unprotected, nonsprinklered openings. A number of potentially acceptable strategies were discussed to address this issue and will be implemented in consultation with SFDBI in the event that the existing sprinkler system is not fully expanded:
   1. Provide sprinkler coverage at the exterior openings of Building 1, Levels 1 & 2
   2. Provide fire-resistance rated glass at the Building 1, Level 1 & 2 openings
   3. Reduce the size of the existing Building 1, Level 1 & 2 openings

Unless noted otherwise, the above is accepted by: SFDBI TH SFFD

6. Per CBC 1027.5, exterior exit stairways have a minimum fire separation distance of 10 feet. The proposed addition to Building 6 will be within that distance at the ground level.

   The project proposes to enclose the stair at existing building 6 with a 2-hr rated wall assembly, alter the existing exit path and reconstruct the exit stairs from Building 6 Level 1 to grade, and enclose the exit corridor and stair with a roof, approximately 18 feet above grade between the new addition and the existing building.

   Discussion and Conclusions:
   In order to mitigate the proximity of the new community structure to existing Building 6, a 2-hour fire resistance rated exterior wall will be provided along the west side of the new community structure where it

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is adjacent to the exterior stairs at Building 6. It is not necessary or required to enclose the existing exterior exit stairs at Building 6 with a 2-hour rated wall. It is also not necessary to enclose the exterior stairs connecting level 1 to grade with an exit corridor or roof.

Unless noted otherwise, the above conclusion is accepted by: SFDBI TH SFFD

7. In order to access the elevator, occupants need to utilize the stair landing as part of the path of travel to the elevator. The stair landing would remain open air and proposed elevator landing would be open air, and no exterior walls are within 10-feet of the exterior exit stair per CBC 1027.5.

   Please confirm it is acceptable to extend the exterior exit stair landing to provide access to the elevator.
   Discussion and Conclusions:
   It is acceptable to extend the exterior exit stair landing to provide access to the elevator. Elevator walls are to be 2-hour fire resistance rated and the elevator door is to be 90-minute rated.

Unless noted otherwise, the above is accepted by: SFDBI TH SFFD

Please also confirm that with an open-to-the-air stair landing to the elevator that an enclosed elevator lobby is not required and that the elevator opening does not need a "Smokeguard curtain" or additional smoke door.

Discussion and Conclusions:
A smoke guard curtain or additional smoke door is not required at this location.

Unless noted otherwise, the above is accepted by: SFDBI TH SFFD

8. Providing a handrail extension that complies with CBC 1014.6 is not feasible as it would block access to the proposed new elevator. Due to structural and site constraints, there is no other feasible location for the elevator. We do not propose any other alterations to the handrail configuration, including height of railing.

   The project proposes to provide a handrail extension at the landing that turns 90 degrees. Please confirm this is acceptable given existing conditions.

   Discussion and Conclusions:
   It is acceptable to provide a handrail extension that turns 90 degrees at the stair landing locations near the new elevator to allow unobstructed access to the elevator landing.

Unless noted otherwise, the above is accepted by: SFDBI N/A SFFD

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9. The proposed seismic improvements are to be implemented on a voluntary basis to mitigate identified vulnerabilities in each building's lateral force resisting system, and reduce the Probable Maximum Loss to levels acceptable to the project sponsor's financial partners. The improvements are described on the attached concept drawings, and include: floor diaphragm to shear wall connectivity, addressing "captive" (short) concrete column conditions, and localized floor diaphragm strengthening at areas of high stress. These measures are not intended to bring the buildings into conformance with current San Francisco Existing Building Code requirements for fully retrofitted construction (i.e. the improvements do not constitute a full seismic upgrade.)

   A. **Please confirm that the proposed scope of non-structural alterations to each of the buildings, including alterations related to the implementation of the proposed voluntary seismic improvements, are not considered to be a "substantial change" per section 403.12.1 of the 2016 San Francisco Existing Building Code.**

   Discussion and Conclusions:
   The proposed scope of work is not considered to be a "substantial change" per section 403.12.1 of the 2016 San Francisco Existing Building Code.

Unless noted otherwise, the above is accepted by: SFDBI TH SFFD

   B. **Please confirm that the proposed voluntary seismic improvements are not considered to be a "substantial structural alteration" per section 403.12.2 of the 2016 San Francisco Existing Building Code.**

   Discussion and Conclusions:
   The proposed voluntary seismic improvements are not considered to be a "substantial structural alteration" per section 403.12.2 of the 2016 San Francisco Existing Building Code.

Unless noted otherwise, the above is accepted by: SFDBI TH SFFD

10. **For the Scott Street Building, will only the renovated floors be required to comply with Title 24 energy compliance and conservation for building envelope and systems or will the entire building need to upgraded?**

    Discussion and Conclusions:
    The project does not propose a change in occupancy or use in the existing buildings nor does it alter the existing total unit count.

    The proposed renovations in the existing buildings, including Building 1, will not be required to comply with performance requirements of Title 24 energy for entire building envelope and systems. Individual replacements elements, such as windows or mechanical equipment, are required to conform to the prescriptive requirements of the Energy Code. However, if the scope of work includes newly conditioned space, this will trigger

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Unless noted otherwise, the above is accepted by: ZC SFDBI N/A SFFD Elec.

14. ERRCS/DAS Requirements

    Discussion and Conclusions:

    SFFD recommends project do a preliminary test to determine compliance with CFC 510 even though there may be exceptions for existing buildings. Low frequency devices are required for fire alarm system.

Unless noted otherwise, the above is accepted by: N/A SFDBI TH SFFD

15. 2-Way Communication Requirements:

    Discussion and Conclusions:

    The existing Buildings 1, 2, 3, 4, 5, & 6 are exempt from providing an accessible means of egress per CBC 1009.1 Exception 1. 2-Way Communication is therefore not required at the proposed new elevator at Building 1. The new Community Building must comply. New elevator at Building 1 must be sized to accept 24x84 gurney. No back-up power is required as the elevator is not a required accessible means of egress.

Unless noted otherwise, the above is accepted by: SFDBI TH SFFD

Accepted by:

Jeffrey Ma 2/21/19
S.F. Department of Building Inspections

Tom Haney 3/1/19
Tom Haney
S.F. Fire Department

2/26/19
Justin Chen
S.F. Department of Building Inspections, Electrical

2/25/19
Mohsin Shaikh
S.F. Department of Building Inspections, Mechanical

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MIDTOWN PARK APARTMENTS

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	100% DD	03/22/19

JOB NUMBER: 1213
DRAWN BY: Author
CHECKED BY: Checker
DATE: 3/22/2019
SCALE:

TITLE:
DBI PRE-APPLICATION LETTER

SHEET:
G2.00

3/22/2019 4:08:30 PM

GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:

1. **Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.**
2. **Provide the Project Information in the box at the right.**
3. **A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended.**
4. **To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".**

Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	NEW CONSTRUCTION				ALTERATIONS + ADDITIONS				
				☐ LOW-RISE RESIDENTIAL R 1-3 Floors	☐ HIGH-RISE RESIDENTIAL R 4+ Floors	☐ LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	☐ OTHER NON-RESIDENTIAL F,H,L,S,U *or* A,B,E,I,M less than 25,000 sq.ft.	☐ RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	☒ OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	☐ NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	☐ FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	☐ OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or $200,000
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	*n/r*	LEED GOLD (60+) or GPR (75+) CERTIFIED	*n/r*	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	*n/r*
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.	____	____	____	*n/r*	____	*n/r*	____	____	*n/r*
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).	•	•	LEED WEc2 (2 pts)	•	•	•	•	•	•
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	*n/r*	•	•	*n/r*	*n/r*	*n/r*	*n/r*	*n/r*	*n/r*
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•	•
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	*n/r*	*n/r*	•	•	*n/r*	*n/r*	•	•	•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.	•	•	•	•	•	•	•	•	•
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.	•	≤10 floors	•	•	*n/r*	*n/r*	*n/r*	*n/r*	*n/r*
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	*n/r*	*n/r*	•	•	*n/r*	*n/r*	*n/r*	*n/r*	*n/r*
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft, include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	*n/r*	*n/r*	LEED EAc1 opt. 1	•	*n/r*	*n/r*	•	•	•
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	*n/r*	*n/r*	•	•	*n/r*	*n/r*	•	•	if >10 stalls added
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required.	•	•	•	•	applicable for permit application January 2018 or after	*n/r*	applicable for permit application January 2018 or after	*n/r*	*n/r*
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•	•	•	•
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.	•	75% diversion	75% diversion	•	•	•	•	75% diversion	•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	•	•	*n/r*	*n/r*	•	•	*n/r*	*n/r*	*n/r*
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	•	*n/r*	*n/r*	•	•	*n/r*	*n/r*	*n/r*
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	*n/r*	*n/r*	•	•	*n/r*	*n/r*	•	•	•
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	*n/r*	*n/r*	•	•	*n/r*	*n/r*	•	•	•
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•	•	•	•
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•	•	•	•
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	•	*n/r*	*n/r*	•	•	•
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	•	•	•
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	•	•	if applicable	*n/r*	•	•	•
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	*n/r*	*n/r*	LEED EQc3	*n/r*	*n/r*	*n/r*	*n/r*	*n/r*	*n/r*
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	*n/r*	*n/r*	if applicable	if applicable	*n/r*	*n/r*	*n/r*
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	*n/r*	*n/r*	•	•	*n/r*	*n/r*	*n/r*
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	*n/r*	*n/r*	•	•	*n/r*	*n/r*	*n/r*
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•	•	*n/r*	*n/r*	•	•	*n/r*	*n/r*	*n/r*
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	*n/r*	*n/r*	•	•	*n/r*	*n/r*	*n/r*
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•	•	*n/r*	*n/r*	•	•	*n/r*	*n/r*	*n/r*

PROJECT INFO

MIDTOWN PARK APARTMENTS - BUILDING 1
PROJECT NAME

1099/031
BLOCK/LOT

1415 SCOTT STREET
SAN FRANCISCO, CA 94115
ADDRESS

R-2 RESIDENTIAL
PRIMARY OCCUPANCY

36,947 SF
GROSS BUILDING AREA

DESIGN PROFESSIONAL *or* PERMIT APPLICANT *(sign & date)*

PYATOK
1611 Telegraph Avenue, Suite 200
Oakland, CA 94612
T. 510.465.7010
www.pyatok.com

mercy HOUSING

MIDTOWN PARK LP

MIDTOWN PARK APARTMENTS
1415 Scott Street, San Francisco, CA 94115

STAMP:

NO.	ISSUE	DATE
	100% SD	21/12/18
	100% DD	03/22/19

JOB NUMBER: 1213
DRAWN BY: BH
CHECKED BY: AS
DATE: 3/22/2019
SCALE:

TITLE:
GREEN BUILDING SUBMITTAL FORM - BUILDING 1

SHEET:
G2.10

3/22/2019 4:08:32 PM

GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:

1. **Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.**
2. **Provide the Project Information in the box at the right.**
3. **A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended.**
4. **To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".**

Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT ➡

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	NEW CONSTRUCTION ☐ LOW-RISE RESIDENTIAL R 1-3 Floors	☐ HIGH-RISE RESIDENTIAL R 4+ Floors	☐ LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	☒ OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	ALTERATIONS + ADDITIONS ☐ RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	☐ OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	☐ NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	☐ FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	☐ OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or $200,000
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	*n/r*	LEED GOLD (60+) or GPR (75+) CERTIFIED	*n/r*	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	*n/r*
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.				*n/r*		*n/r*			*n/r*
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).	•	•	LEED WEc2 (2 pts)	•	•	•	•	•	•
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	*n/r*	•	•	*n/r*	*n/r*	*n/r*	*n/r*	*n/r*	*n/r*
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•	•
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	*n/r*	*n/r*	•	•	*n/r*	*n/r*	•	•	•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.	•	•	•	•	•	•	•	•	•
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.	•	≤10 floors	•	•	*n/r*	*n/r*	*n/r*	*n/r*	*n/r*
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	*n/r*	*n/r*	•	•	*n/r*	*n/r*	*n/r*	*n/r*	*n/r*
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft, include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	*n/r*	*n/r*	LEED EAc1 opt. 1	•	*n/r*	*n/r*	•	•	•
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	*n/r*	*n/r*	•	•	*n/r*	*n/r*	•	•	if >10 stalls added
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required.	•	•	•	•	applicable for permit application January 2018 or after	*n/r*	applicable for permit application January 2018 or after	*n/r*	*n/r*
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•	•	•	•
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.	•	75% diversion	75% diversion	•	•	•	•	75% diversion	•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	•	•	*n/r*	*n/r*	•	•	*n/r*	*n/r*	*n/r*
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	•	*n/r*	*n/r*	•	•	*n/r*	*n/r*	*n/r*
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	*n/r*	*n/r*	•	•	*n/r*	*n/r*	•	•	•
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	*n/r*	*n/r*	•	•	*n/r*	*n/r*	•	•	•
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•	•	•	•
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•	•	•	•
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	•	*n/r*	*n/r*	•	•	•
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	•	•	•
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	•	•	if applicable	*n/r*	•	•	•
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	*n/r*	*n/r*	LEED EQc3	*n/r*	*n/r*	*n/r*	*n/r*	*n/r*	*n/r*
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	*n/r*	*n/r*	if applicable	if applicable	*n/r*	*n/r*	*n/r*
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	*n/r*	*n/r*	•	•	*n/r*	*n/r*	*n/r*
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	*n/r*	*n/r*	•	•	*n/r*	*n/r*	*n/r*
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•	•	*n/r*	*n/r*	•	•	*n/r*	*n/r*	*n/r*
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	*n/r*	*n/r*	•	•	*n/r*	*n/r*	*n/r*
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•	•	*n/r*	*n/r*	•	•	*n/r*	*n/r*	*n/r*

PROJECT INFO

MIDTOWN PARK APARTMENTS - COMMUNITY BUILDING
PROJECT NAME

1099/031
BLOCK/LOT

2101 GEARY BOULEVARD SAN FRANCISCO, CA 94115
ADDRESS

R-2 RESIDENTIAL
PRIMARY OCCUPANCY

36,947 SF
GROSS BUILDING AREA

DESIGN PROFESSIONAL *or* PERMIT APPLICANT *(sign & date)*

PYATOK
1611 TELEGRAPH AVE. SUITE 200
OAKLAND, CA 94612
510.465.7010 p | 510.465.8575 f
www.pyatok.com

MIDTOWN PARK APARTMENTS
1415 Scott Street, San Francisco, CA 94115

STAMP:

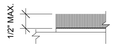
JOB NUMBER: 1213
DRAWN BY: BH
CHECKED BY: AS
DATE: 3/22/2019
SCALE:

TITLE:
GREEN BUILDING SUBMITTAL FORM - COMMUNITY BUILDING

SHEET:
G2.11

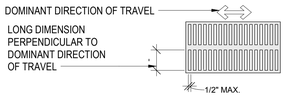
FLOOR AND GROUND SURFACES (11B-302) *(1110A)*

GENERAL
FLOOR AND GROUND SURFACE SHALL BE STABLE, FIRM, AND SLIP RESISTANT
CARPET
CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING, OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH 11B-303.



CARPET PILE HEIGHT

OPENINGS.
OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH DIAMETER. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.



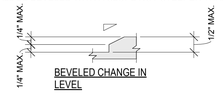
ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES

CHANGES IN LEVEL (11B-303) & *(11A-1F)*

VERTICAL
CHANGES IN LEVEL OF 1/4 INCH HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.

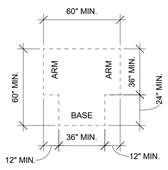
VERTICAL CHANGE IN LEVEL

BEVELED
CHANGES IN LEVEL BETWEEN 1/4 INCH HIGH MINIMUM AND 1/2 INCH HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

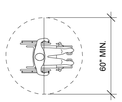


BEVELED CHANGE IN LEVEL

TURNING SPACE (11B-304) *(11A-1D)*

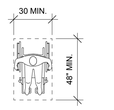


T SHAPED TURNING SPACE

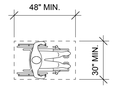


CIRCULAR SPACE

CLEAR FLOOR /GROUND SPACE (11B-305) *(11A-1G)*

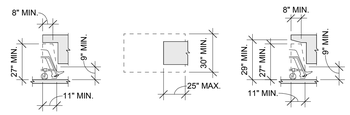


FORWARD



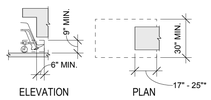
PARALLEL

TOE AND KNEE SPACE (11B-306)



ELEVATION PLAN ELEVATION @ LAVATORY

KNEE CLEARANCE

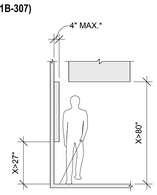


ELEVATION PLAN

TOE CLEARANCE

*19" MIN. @ DINING AND WORK SURFACES

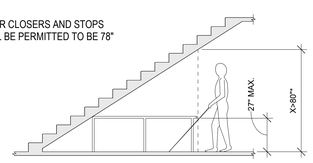
PROTRUDING OBJECTS (11B-307)



* EXCEPTION:
HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4 1/2" MAX.

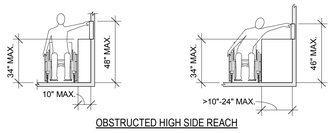
LIMITS OF PROTRUDING OBJECTS

* DOOR CLOSERS AND STOPS SHALL BE PERMITTED TO BE 78" A.F.F.

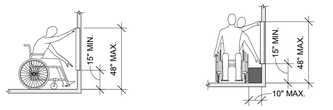


VERTICAL CLEARANCE

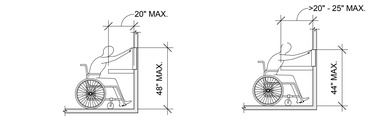
REACH RANGES (11B-308) *(11A-1I & 11A-1J)*



OBSTRUCTED HIGH SIDE REACH



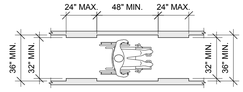
UNOBSTRUCTED HIGH FORWARD REACH UNOBSTRUCTED HIGH SIDE REACH



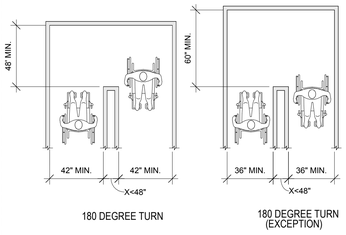
OBSTRUCTED HIGH FORWARD REACH

WALKING SURFACES (11B-403) *(11A-1E & 11A-1C)*

SLOPE
THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.
EXCEPTION:
- THE RUNNING SLOPE OF SIDEWALKS SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY.
CHANGES IN LEVEL
CHANGES IN LEVEL SHALL COMPLY WITH 11B-303.
CLEAR WIDTH
THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES MINIMUM.
EXCEPTIONS:
- THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 INCHES MINIMUM FOR A LENGTH OF 24 INCHES MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 INCHES LONG MINIMUM AND 36 INCHES WIDE MINIMUM.
- THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44 INCHES MINIMUM.
- THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48" MINIMUM. WHEN BECAUSE OF RIGHT OF WAY RESTRICTIONS, NATURAL BARRIERS, OR OTHER EXISTING CONDITIONS, THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THE 48 INCH CLEAR SIDEWALK WIDTH WOULD CREATE AN UNREASONABLE HARDSHIP, THE CLEAR WIDTH MAY BE REDUCED TO 36 INCHES
- THE CLEAR WIDTH OF AISLES SHALL BE 36 INCHES MINIMUM IF SERVING ELEMENTS ON ONLY ONE SIDE, AND 44 INCHES MINIMUM IF SERVING ELEMENTS ON BOTH SIDES



CLEAR WIDTH OF AN ACCESSIBLE ROUTE



180 DEGREE TURN 180 DEGREE TURN (EXCEPTION)

CLEAR WIDTH AT TURN

DOORS (11B-404)

DOOR AND GATE HARDWARE
- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

- DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.

- DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

- THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
  1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM.
  2. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM.
  3. EXTERIOR HINGED DOORS: 5 POUNDS MAXIMUM
  4. FIRE DOORS: 15 POUNDS MAXIMUM

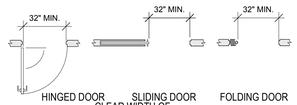
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.

- SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE.

- DOORS, GATES, AND SIDE LIGHTS ADJACENT TO DOORS OR GATES, CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR.

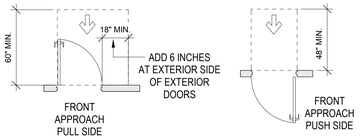
DOORS CONT'D (11B-404) *(11A-8B THRU 11A-8H)*

DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM.
CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES

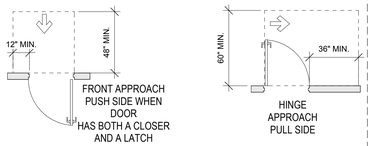


HINGED DOOR SLIDING DOOR FOLDING DOOR

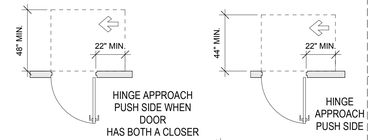
CLEAR WIDTH OF DOORWAYS



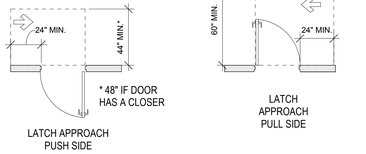
FRONT APPROACH PULL SIDE FRONT APPROACH PUSH SIDE



FRONT APPROACH PUSH SIDE WHEN DOOR HAS BOTH A CLOSER AND A LATCH HINGE APPROACH PULL SIDE



HINGE APPROACH PUSH SIDE WHEN DOOR HAS BOTH A CLOSER AND A LATCH HINGE APPROACH PUSH SIDE



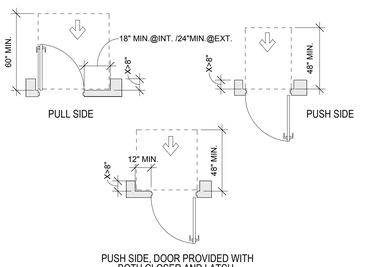
* 48" IF DOOR HAS A CLOSER

LATCH APPROACH PUSH SIDE LATCH APPROACH PULL SIDE

MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES DOORS AND GATES

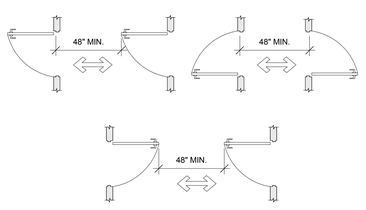
FRONT APPROACH SIDE APPROACH POCKET OR HINGE APPROACH STOP OR LATCH APPROACH

MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES AND FOLDING DOORS



PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH

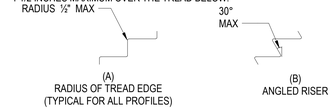
MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES



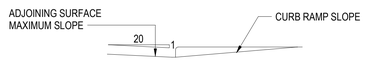
DOORS IN SERIES AND GATES IN SERIES

STAIRWAYS (11B-504)

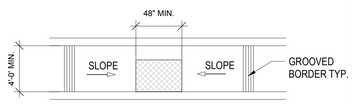
TREADS AND RISERS
ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE 4 INCHES HIGH MINIMUM AND 7 INCHES HIGH MAXIMUM. TREADS SHALL BE 11 INCHES DEEP MINIMUM.
OPEN RISERS
OPEN RISERS ARE NOT PERMITTED.
TREAD SURFACE
STAIR TREADS SHALL COMPLY WITH 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED.
CONTRASTING STRIPE
INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIPE SHALL BE A MINIMUM OF 2 INCHES WIDE TO A MAXIMUM OF 4 INCHES WIDE PLACED PARALLEL TO AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT.
NOSINGS
THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE 1/2 INCH MAXIMUM. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL EXTEND
1 1/2 INCHES MAXIMUM OVER THE TREAD BELOW.



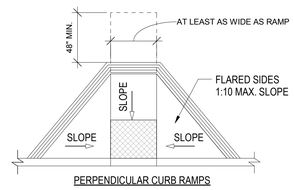
STAIR NOSINGS



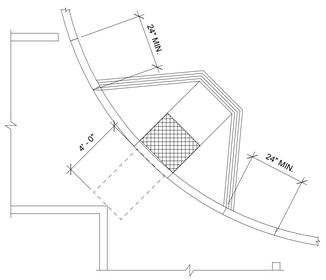
COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS



PARALLEL CURB RAMPS



PERPENDICULAR CURB RAMPS



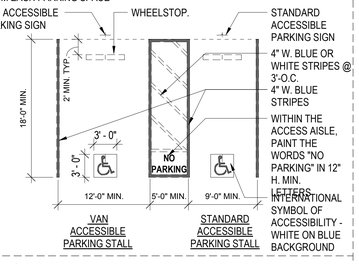
DIAGONAL OR CORNER TYPE CURB RAMPS

CURB RAMPS 11B-406 *(&1112A)*

CURB RAMPS LOCATION
CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
LANDINGS.
LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS. THE LANDING CLEAR LENGTH SHALL BE 48 INCHES MINIMUM. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING. SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM
WIDTH
THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES) SHALL BE 48" MINIMUM
SLOPE
RAMP RUNS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:12 WHERE PROVIDED CURB RAMP FLARES SHALL NOT BE STEEPER THAN 1:10
CROSS SLOPE OF CURB RAMP SHALL BE 1:48 MAXIMUM
GROOVED BORDER
CURB RAMPS SHALL HAVE A GROOVED BORDER 12 INCHES WIDE ALONG THE TOP OF THE CURB RAMP AT THE LEVEL SURFACE OF THE TOP LANDING AND AT THE OUTSIDE EDGES OF THE FLARED SIDES. THE GROOVED BORDER SHALL CONSIST OF A SERIES OF GROOVES 1/4 INCH WIDE BY 1/4 INCH DEEP AT 3/4 INCH ON CENTER
DIAGONAL CURB RAMPS
DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL-DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24 INCHES LONG MINIMUM LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.

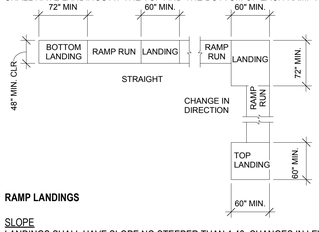
PARKING SPACES (11B-502) *(ALSO APPLIES TO 1109A)*

GENERAL . WHERE PARKING SPACES ARE MARKED WITH LINES, WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS.
EXCEPTION: WHERE PARKING SPACES OR ACCESS AISLES ARE NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE, MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE PARKING SPACE OR ACCESS AISLE.
VEHICLE SPACES
CAR AND VAN PARKING SPACES SHALL BE 216 INCHES LONG MINIMUM. CAR PARKING SPACES SHALL BE 108 INCHES WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 144 INCHES WIDE MINIMUM, SHALL BE MARKED TO DEFINE THE WIDTH, AND SHALL HAVE AN ADJACENT ACCESS AISLE.
EXCEPTION: VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES WIDE MINIMUM WHERE THE ACCESS AISLE IS 96 INCHES WIDE MINIMUM.
ACCESS AISLES
ACCESS AISLES SERVING PARKING SPACES SHALL BE 60 INCHES WIDE MINIMUM. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE. ACCESS AISLES SHALL BE PERMITTED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES. ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. *(NOTE: PER 1109A.8.5, SINGLE SPACE ACCESS AISLE LOCATED ON PASSENGER SIDE OF VEHICLE)*
FLOOR OR GROUND SURFACES
PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH 11B-302. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.
EXCEPTION: - SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.
VERTICAL CLEARANCE. PARKING SPACES FOR VANS AND ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98 INCHES MINIMUM.
IDENTIFICATION
PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE." SIGNS SHALL BE 60 INCHES (80 INCHES MIN. IF IN P.O.T.) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.
RELATIONSHIP TO ACCESSIBLE ROUTES
PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT CARS AND VANS, WHEN PARKED, CANNOT OBSTRUCT THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.
ADDITIONAL SIGNAGE
AN "UNAUTHORIZED PARKING" SIGN SHALL BE POSTED EITHER ; 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFFSET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO AN ON SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE



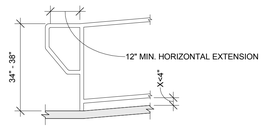
RAMPS (11B-405)

SLOPE
RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.
CROSS SLOPE
CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
CLEAR WIDTH
THE CLEAR WIDTH OF A RAMP SHALL BE 48 INCHES
EXCEPTIONS:
- HANDRAILS MAY PROJECT INTO THE REQUIRED CLEAR WIDTH OF THE RAMP AT EACH SIDE BY 3 1/2 INCHES MAXIMUM
- THE CLEAR WIDTH OF RAMPS IN RESIDENTIAL USES SERVING AN OCCUPANT LOAD OF 50 OR LESS SHALL BE 36" MINIMUM BETWEEN HANDRAILS
RISE
THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES MAXIMUM. LANDINGS. RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN.



RAMP LANDINGS

SLOPE
LANDINGS SHALL HAVE SLOPE NO STEEPER THAN 1:48. CHANGES IN LEVEL ARE NOT PERMITTED.
WIDTH
THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.
LENGTH
THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MINIMUM.
CHANGE IN DIRECTION
RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES MINIMUM BY 72 INCHES MINIMUM IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN
DOORWAYS
WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA:
- DOORS FULLY OPEN SHALL NOT REDUCE THE REQUIRED RAMP LANDING BY MORE THAN 3 INCHES
- DOORS IN ANY POSITION SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES
HANDRAILS
RAMP RUNS SHALL HAVE HANDRAILS COMPLYING WITH 11B-505
EDGE PROTECTION
SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND EACH SIDE OF RAMP LANDINGS. A CURB 2 INCHES HIGH MINIMUM OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4INCH DIAMETER SPHERE. TO PREVENT WHEEL ENTRAPMENT THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP

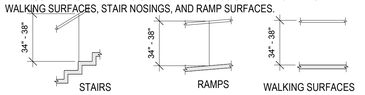


CURB OR BARRIER EDGE PROTECTION

HANDRAILS (11B-505)

HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
EXCEPTIONS:
- IN ASSEMBLY AREAS, HANDRAILS SHALL NOT BE REQUIRED ON BOTH SIDE OF AISLE RAMP WHERE A HANDRAIL IS PROVIDED AT EITHER SIDE OR WITHIN THE AISLE WIDTH
- CURB RAMPS DO NOT REQUIRE HANDRAILS
- AT DOOR LANDINGS, HANDRAILS ARE NOT REQUIRED WHEN A RAMP RUN IS LESS THAN 6 INCHES IN RISE OR 72 INCHES IN LENGTH
- STAIRWAYS WITHIN DWELLING UNITS ARE PERMITED TO HAVE A HANDRAIL ON ONE SIDE ONLY (1009.15)

CONTINUITY . HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS. IN ASSEMBLY AREAS, RAMP HANDRAILS ADJACENT TO SEATING OR WITHIN THE AISLE ARE NOT REQUIRED TO BE CONTINUOUS
HEIGHT
TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES MINIMUM AND 38 INCHES MAXIMUM VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES.



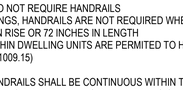
HANDRAIL HEIGHT

CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1 1/2 INCHES MINIMUM

HANDRAIL CLEARANCE

HORIZONTAL PROJECTIONS BELOW GRIPPING SURFACE

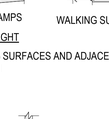
GRIPPING SURFACE
HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. WHERE PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1 1/2 INCHES MINIMUM BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE.
CIRCULAR CROSS SECTION
HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES MINIMUM AND 2 INCHES MAXIMUM.
SURFACES
HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
FITTINGS
HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
HANDRAIL EXTENSIONS
HANDRAIL GRIPPING SURFACES SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS AND RAMP RUNS
EXCEPTIONS:
- EXTENSIONS SHALL NOT BE REQUIRED FOR CONTINUOUS HANDRAILS AT THE INSIDE TURN OF SWITCH BACK OR DOGLEG STAIRS AND RAMPS
- IN ASSEMBLY AREAS EXTENSIONS SHALL NOT BE REQUIRED FOR RAMP HANDRAILS IN AISLES SERVING SEATING WHERE THE HANDRAILS ARE DISCONTINUOUS TO PROVIDE ACCESS TO SEATING AND TO PERMIT CROSSOVER WITHIN AISLES
- IN ALTERATIONS WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF RAMP RUN WOULD CREATE A HAZARD THE EXTENSION OF THE HANDRAIL MAY BE TURNED 90 DEG. FROM THE RAMP RUN TOP AND BOTTOM
EXTENSION AT RAMPS
RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.



TOP AND BOTTOM HANDRAIL EXTENSION AT RAMPS

TOP EXTENSION AT STAIRS
AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

TOP HANDRAIL EXTENSION OF STAIRS



NOTE: X = TREAD DEPTH

BOTTOM HANDRAIL EXTENSION AT STAIRS

BOTTOM EXTENSION AT STAIRS
AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. SUCH EXTENSION SHALL CONTINUE WITH A HORIZONTAL EXTENSION OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AND ADJACENT STAIR FLIGHT OR SHALL RETURN TO THE WALL, GUARD, OR THE WALKING SURFACE. AT THE BOTTOM OF A STAIR FLIGHT, A HORIZONTAL EXTENSION SHALL BE 12 INCHES LONG MINIMUM AND A HEIGHT EQUAL TO THAT OF THE SLOPING PORTION OF THE HANDRAIL AS MEASURED ABOVE THE STAIR NOSINGS. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

OPERABLE PARTS (11B-309)

CLEAR FLOOR SPACE
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11B-305 SHALL BE PROVIDED.

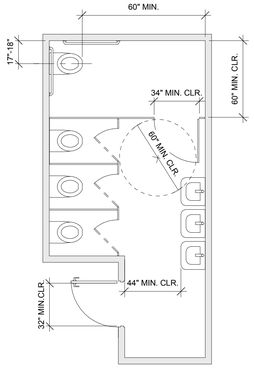
HEIGHT
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES (11B-308)

OPERATION
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

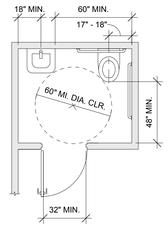
FOR REFERENCE
BASED ON CBC 11A & 11B ONLY

PYATO

COMMON USE TOILET FACILITIES (11A-9A)

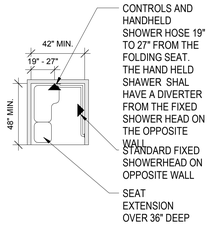


MULTIPLE ACCOMMODATION TOILET FACILITY



SINGLE ACCOMMODATION TOILET FACILITY

SHOWERS (11A-9H)



42" X 48" ROLL-IN SHOWER
(11A ONLY)

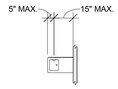
TOILET AND BATHING ROOMS (11B-603)

TURNING SPACE
TURNING SPACE COMPLYING WITH 11B-304 SHALL BE PROVIDED WITHIN THE ROOM.
OVERLAP
REQUIRED CLEAR FLOOR SPACES, CLEARANCE AT FIXTURES, AND TURNING SPACE SHALL BE PERMITTED TO OVERLAP.
DOOR SWING
DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE OTHER THAN THE DOOR TO THE ACCESSIBLE WATER CLOSET COMPARTMENT, A DOOR IN ANY POSITION MAY ENCROACH INTO THE TURNING SPACE BY 12 INCHES MAXIMUM
EXCEPTION:
- WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR SPACE COMPLYING WITH 11B-305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE
MIRRORS
MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
COAT HOOKS, SHELVES AND MEDICINE CABINETS
COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN 11B-308 SHELVES SHALL BE LOCATED 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR. MEDICINE CABINETS SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR
ACCESSORIES
WHERE TOWEL OR SANITARY NAPKINS DISPENSERS, WASTE RECEPTACLES OR OTHER ACCESSORIES ARE PROVIDED IN TOILET FACILITIES, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON THE ACCESSIBLE ROUTE. ALL OPERABLE PARTS, INCLUDING COIN SLOTS SHALL BE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR. ACCESSORIES SHALL NOT PROTRUDE MORE THAN 4" ONTO PATH OFTRAVEL OR CLEAR SPACES

WATER CLOSET LOCATION

DRINKING FOUNTAIN (11B-602)

CLEAR FLOOR SPACE
UNITS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11B-305 POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306 SHALL BE PROVIDED. SPOUT HEIGHT. SPOUT OUTLETS SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SPOUT LOCATION. THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING THE BUMPERS

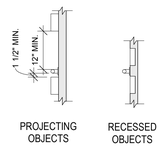


DRINKING FOUNTAIN SPOUT LOCATION

DRINKING FOUNTAINS FOR STANDING PERSONS. SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR

GRAB BARS (11B-609)

GRAB BARS SPACING
THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 INCHES. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1 1/2 INCHES MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12 INCHES MINIMUM.

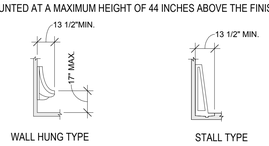


SPACING OF GRAB BARS

POSITION OF GRAB BARS . GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES MINIMUM AND 36 INCHES ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE.
SURFACE HAZARDS
GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
FITTINGS
GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
INSTALLATION
GRAB BARS SHALL BE INSTALLED IN ANY MANNER THAT PROVIDES A GRIPPING SURFACE AT THE SPECIFIED LOCATIONS AND THAT DOES NOT OBSTRUCT THE REQUIRED CLEAR FLOOR SPACE.
STRUCTURAL STRENGTH
ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS (1112 N) IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

URINALS (11B-605)

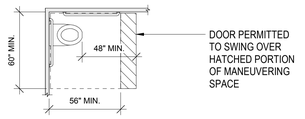
HEIGHT AND DEPTH
URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 13 1/2 INCHES DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.
CLEAR FLOOR SPACE
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11B-305 POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED.
FLUSH CONTROLS
SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS SHALL COMPLY WITH 11B-309 EXCEPT THAT THE FLUSH CONTROL SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 44 INCHES ABOVE THE FINISH FLOOR



HEIGHT AND DEPTH OF URINALS

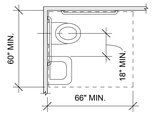
WATER CLOSETS AND TOILET COMPARTMENTS (11B-604)

SIZE
CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A 60 INCH WIDE AND 48 INCH DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET



SIZE OF CLEARANCE AT WATER CLOSETS

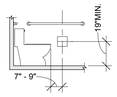
OVERLAP
THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE
EXCEPTION:
- IN RESIDENTIAL DWELLING UNITS , A LAVATORY COMPLYING WITH 11B-606 SHALL BE PERMITTED ON THE REAR WALL 18 INCHES MINIMUM FROM THE WATER CLOSET CENTERLINE WHERE THE CLEARANCE AT THE WATER CLOSET IS 66 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL



OVERLAP OF WATER CLOSET CLEARANCE IN RESIDENTIAL DWELLING UNITS ONLY

SEATS
THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.
SEATS SHALL 2" HIGH MAXIMUM
EXCEPTION:
- IN RESIDENTIAL DWELLING UNITS THE HEIGHT OF THE WATER CLOSET SHALL BE PERMITTED TO BE 15 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE SEAT
GRAB BARS
GRAB BARS SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL.
EXCEPTIONS:
- IN RESIDENTIAL DWELLING UNITS , GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN TOILET OR BATHROOMS PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS
- THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24 INCHES LONG MINIMUM CENTERED ON THE WATER CLOSET WHERE WALL SPACE DOES NOT PERMIT A LENGTH OF 36 INCHES MINIMUM DUE TO LOCATION OF A RECESSED FIXTURE ADJACENT TO THE WATER CLOSET

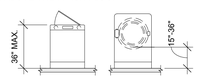
FLUSH CONTROLS
FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH 11B-309. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH 11B-604.8.2.
DISPENSERS
TOILET PAPER DISPENSERS SHALL COMPLY WITH 309.4 AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES MINIMUM ABOVE THE FINISH FLOOR, AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.



DISPENSER OUTLET LOCATION

WASHING MACHINES AND CLOTHES DRYERS (11B-611)

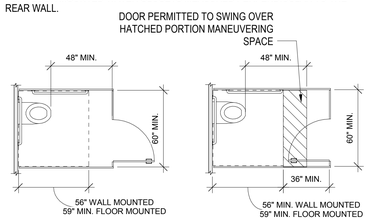
CLEAR FLOOR SPACE
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11B-305 POSITIONED FOR PARALLEL APPROACH SHALL BE PROVIDED. THE CLEAR FLOOR OR GROUND SPACE SHALL BE CENTERED ON THE APPLIANCE.
OPERABLE PARTS
OPERABLE PARTS, INCLUDING DOORS, LINT SCREENS, AND DETERGENT AND BLEACH COMPARTMENTS SHALL COMPLY WITH 11B-309.
HEIGHT
TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT LOCATED 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT LOCATED 15 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.



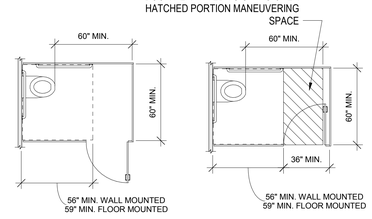
HEIGHT OF LAUNDRY COMPARTMENT OPENING

WHEELCHAIR ACCESSIBLE COMPARTMENTS

SIZE
WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 56 INCHES DEEP MINIMUM FOR WALL HUNG WATER CLOSETS AND 59 INCHES DEEP MINIMUM FOR FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL.

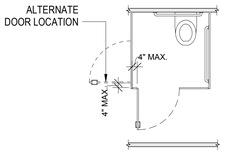


SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT WITH END OPENING DOOR



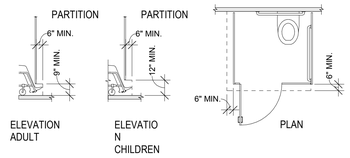
SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT WITH SIDE OPENING DOOR

DOORS
TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH 11B-404 EXCEPT THAT IF THE APPROACH IS FROM THE PUSH SIDE OF THE COMPARTMENT DOOR CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 48 INCHES MINIMUM MEASURED PERPENDICULAR TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION. DOORS SHALL BE LOCATED IN THE FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE FRONT PARTITION. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL COMPLYING WITH 11B-404.2.7 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS MAY SWING INTO THAT PORTION OF MANEUVERING WHICH DOES NOT OVERLAP THE CLEARANCE REQUIRED AT A WATER CLOSET.

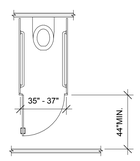


WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS

TOE CLEARANCE
AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES MINIMUM ABOVE THE FINISH FLOOR AND 6 INCHES DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. PARTITION COMPONENTS AT TOE CLEARANCES SHALL BE SMOOTH WITHOUT SHARP EDGES OR ABRASIVE SURFACES. COMPARTMENTS FOR CHILDREN'S USE SHALL PROVIDE A TOE CLEARANCE OF 12 INCHES MINIMUM ABOVE THE FINISH FLOOR
EXCEPTION:
- TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 66 INCHES WIDE
APPROACH
COMPARTMENTS SHALL BE ARRANGED FOR LEFT-HAND OR RIGHT-HAND APPROACH TO THE WATER CLOSET.



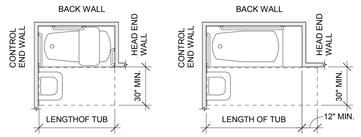
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

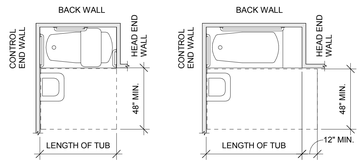


AMBULATORY ACCESSIBLE TOILET COMPARTMENT

BATH TUBS (11B-607)

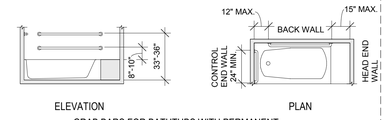
CLEARANCE
CLEARANCE IN FRONT OF BATHTUBS SHALL EXTEND THE LENGTH OF THE BATHTUB AND SHALL BE 48 INCHES WIDE MINIMUM FOR FORWARD APPROACH AND 30 INCHES WIDE MINIMUM FOR PARALLEL APPROACH. A LAVATORY COMPLYING WITH 11B-606 SHALL BE PERMITTED AT THE CONTROL END OF THE CLEARANCE. WHERE A PERMANENT SEAT IS PROVIDED AT THE HEAD END OF THE BATHTUB, THE CLEARANCE SHALL EXTEND 12 INCHES MINIMUM BEYOND THE WALL AT THE HEAD END OF THE BATHTUB



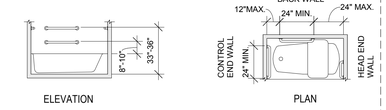


CLEARANCES FOR BATHTUBS

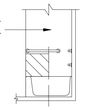
SEAT
A PERMANENT SEAT AT THE HEAD END OF THE BATHTUB OR A REMOVABLE IN-TUB SEAT SHALL BE PROVIDED.
GRAB BARS
WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT AN L- SHAPED OR U SHAPED GRAB BAR SHALL BE PERMITTED
EXCEPTION:
- IN RESIDENTIAL DWELLING UNITS GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN BATH TUBS LOCATED IN BATHING FACILITIES PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS



GRAB BARS FOR BATHTUBS WITH PERMANENT SEATS



GRAB BARS FOR BATHTUBS WITH REMOVABLE IN-TUB SEATS



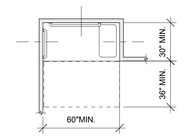
BATHTUB CONTROL LOCATION

CONTROLS
CONTROLS, OTHER THAN DRAIN STOPPERS, SHALL BE LOCATED ON AN END WALL. CONTROLS SHALL BE BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE CENTERLINE OF THE WIDTH OF THE BATHTUB. CONTROLS SHALL COMPLY WITH 11B-309.4.
SHOWER SPRAY UNIT AND WATER
A SHOWER SPRAY UNIT WITH A HOSE 59 INCHES LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. BATHTUB SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120°F MAXIMUM.

LAVATORIES AND SINKS (11B-606)

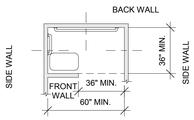
CLEAR FLOOR SPACE
A CLEAR FLOOR SPACE COMPLYING WITH 11B-305, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306 SHALL BE PROVIDED.
EXCEPTIONS:
- A PARALLEL APPROACH COMPLYING WITH 11B-305 SHALL BE PERMITTED TO A KITCHEN SINK IN A SPACE WHERE A COOK TOP OR CONVENTIONAL RANGE IS NOT PROVIDED AND TO WET BARS
- IN RESIDENTIAL UNITS CABINETRY SHALL BE PERMITTED UNDER LAVATORIES AND KITCHEN SINKS PROVIDED THAT ALL THE FOLLOWING CONDITIONS ARE MET:
  (A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE FIXTURE
  (B) THE FLOOR EXTENDS UNDER THE CABINETRY AND
  (C) THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED
- THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN CONSIDERING KNEE AND TOE CLEARANCE - THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN CONSIDERING KNEE AND TOE CLEARANCE
- NO MORE THAN ONE BOWL OF A MULTI-BOWL SINK SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306
HEIGHT
LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
FAUCETS
CONTROLS FOR FAUCETS SHALL COMPLY WITH 11B-309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.
EXPOSED PIPES AND SURFACES
WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
ADJACENT SIDE WALL OR PARTITION
LAVATORIES, WHEN LOCATED ADJACENT TO A SIDE WALL OR PARTITION SHALL BE A MINIMUM OF 18 INCHES TO THE CENTERLINE OF THE FIXTURE SINK DEPTH . SINKS SHALL BE 6 1/2 INCHES DEEP MAXIMUM

SHOWERS (11B-608)



NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES

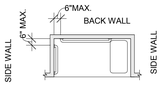
STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE



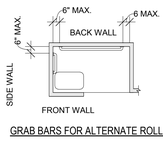
NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES

ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

GRAB BARS
WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT AN L- SHAPED OR U SHAPED GRAB BAR SHALL BE PERMITTED
EXCEPTION:
- IN RESIDENTIAL DWELLING UNITS GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN BATHTUBS/SHOWERS LOCATED IN BATHING FACILITIES PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS

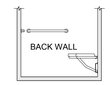


GRAB BARS FOR STANDARD ROLL-IN TYPE SHOWERS

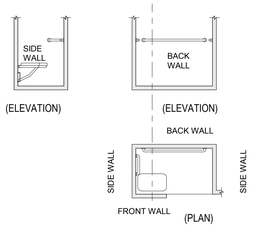


GRAB BARS FOR ALTERNATE ROLL-IN TYPE SHOWERS

SEATS
A FOLDING SEAT SHALL BE PROVIDED IN ROLL-IN TYPE SHOWERS.
EXCEPTION:
- IN RESIDENTIAL DWELLING UNITS SEATS SHALL NOT BE REQUIRED TO BE INSTALLED IN SHOWER COMPARTMENTS PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS
CONTROLS
CONTROLS AND FAUCETS SHALL BE OF A SINGLE LEVER DESIGN



STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION



ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

SHOWER SPRAY UNIT AND WATER
A SHOWER SPRAY UNIT WITH A HOSE 59 INCHES LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120°F MAXIMUM.
THRESHOLDS
THRESHOLDS IN ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 1/2 INCH HIGH MAXIMUM IN ACCORDANCE WITH 11B-303.
SHOWER FLOOR OR GROUND SURFACE
SHALL BE SLOPED 1:48 MAXIMUM IN ANY DIRECTION. WHERE DRAINS ARE PROVIDED, GRATE OPENINGS SHALL BE 1/4 INCH MAXIMUM AND FLUSH WITH THE FLOOR SURFACE
SOAP DISH
WHERE PROVIDED IT SHALL BE LOCATED ON THE CONTROL WALL AT 40 INCHES MAXIMUM ABOVE THE SHOWER FLOOR AND WITHIN THE REACH LIMITS FROM THE SEAT

FOR REFERENCE
BASED ON CBC 11A & 11B ONLY

PYATOK
1611 Telegraph Avenue, Suite 200
Oakland, CA 94612
T. 510.465.7010
www.pyatok.com

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MIDTOWN PARK APARTMENTS

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NO.	ISSUE	DATE
	100% SD	21/12/18
	100% DD	03/22/19

JOB NUMBER:	1213
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	3/22/2019
SCALE:	1/4" = 1'-0"

TITLE:
ACCESSIBILITY DETAILS - 11B-11A 2016 REST FACILITIES

SHEET:
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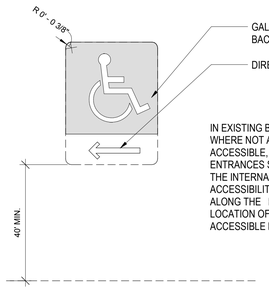
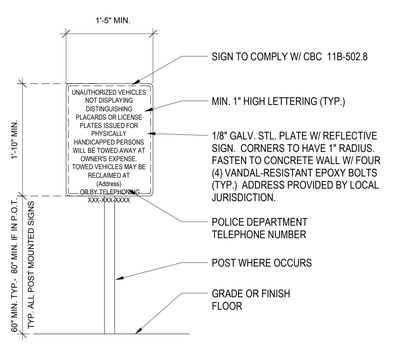
THE INTERNATIONAL SYMBOL OF ACCESSIBILITY CONSISTS OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE COLOR 15090 IN FEDERAL STANDARD 595B.
EXCEPTION:
- THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE OTHER COLORS TO COMPLEMENT DECOR OR UNIQUE DESIGN. THE SYMBOL CONTRAST SHALL BE LIGHT ON DARK OR DARK ON LIGHT

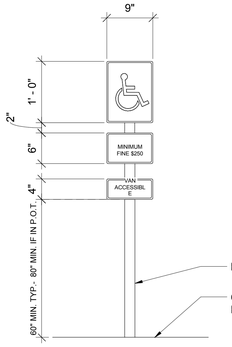
INTERNATIONAL SYMBOL OF ACCESSIBILITY 21
3" = 1'-0"



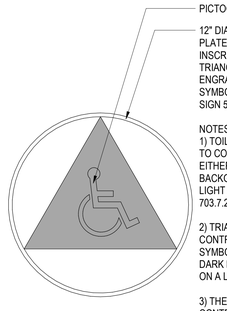
DIRECTIONAL SIGN 20
3" = 1'-0"



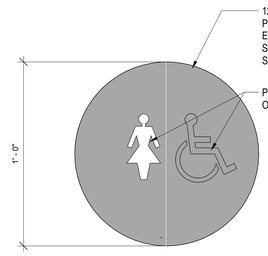
UNAUTHORIZED PARKING SIGNAGE 19
1" = 1'-0"



ACCESSIBLE PARKING SIGN 18
1" = 1'-0"

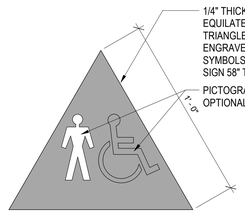


UNISEX ACCESS. RESTROOM DOOR SIGN 17
3" = 1'-0"



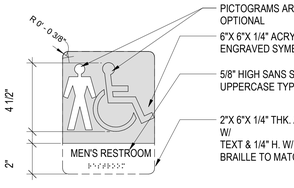
NOTES:
1) TOILET FACILITIES SYMBOLS TO CONTRAST WITH THE DOOR, EITHER LIGHT ON DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND (CBC 11B-703.7.2.6).

WOMEN'S ACCESS. RESTROOM DOOR SIGN 16
3" = 1'-0"



NOTES:
1) TOILET FACILITIES SYMBOLS TO CONTRAST WITH THE DOOR, EITHER LIGHT ON DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND (CBC 11B-703.7.2.6).

MEN'S ACCESS. RESTROOM DOOR SIGN 15
3" = 1'-0"

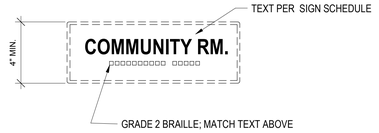


NOTES:
1) TOILET FACILITIES SYMBOLS TO CONTRAST WITH THE DOOR, EITHER LIGHT ON DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND (CBC 11B-703.7.2.6).

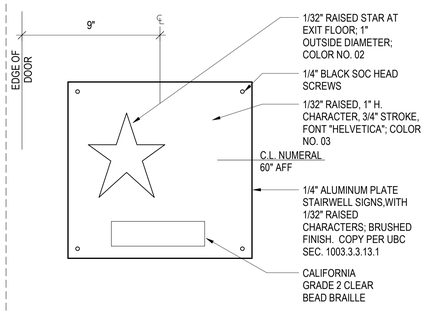
2) TACTILE SIGNAGE SHALL BE LOCATED 48" MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS (CBC 11b-703.4.1)

ACCESSIBLE RESTROOM WALL SIGNAGE 14
3" = 1'-0"

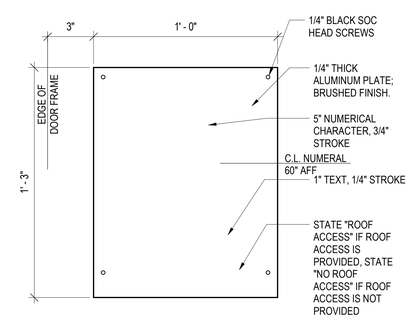
TACTILE SIGNAGE IDENTIFYING PERMANENT ROOMS AND SPACES IS REQUIRED TO BE POSITIONED AT A MAXIMUM OF 60" TO THE BASELINE OF THE HIGHEST LINE OF RAISED ALPHA CHARACTERS AND MINIMUM 48" TO THE BASELINE OF THE BRAILLE CELLS



ROOM IDENTIFICATION SIGN 12
3" = 1'-0"



STAIRWELL ID TACTILE 11
3" = 1'-0"



STAIRWELL ID 10
3" = 1'-0"

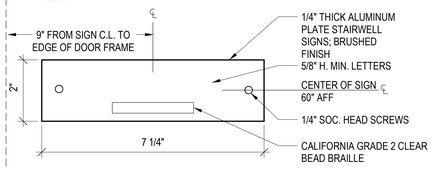
TYPE 1: EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN SIMILAR TO BELOW WITHE THE WORD **"EXIT"**

TYPE 2: EACH EXIT DOORS THAT LEAD DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN SIMILAR TO BELOW WITH THE FOLLOWING WORDS, AS APPROPRIATE, **"EXIT STAIR DOWN"**, **"EXIT RAMP DOWN"**, **"EXIT STAIR UP"**, **"EXIT RAMP UP"**

TYPE 3: EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEAN OF AN EXIT ENCLOSURE OR AN EXIT PASSAGE-WAY SHALL BE IDENTIFIED BY A TACTILE SIGN SIMILAR TO BELOW WITH THE WORDS **"EXIT ROUTE"**

TYPE 4: EACH EXIT ACCESS DOOR FROM AND INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT SHALL BE IDENTIFIED BY A TACTILE SIGN SIMILAR TO BELOW WITH THE WORDS **"EXIT ROUTE"**

TYPE 5: EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A TACTILE SIGN SIMILAR TO BELOW WITH THE WORDS **"TO EXIT"**



TACTILE EXIT SIGNS 9
6" = 1'-0"

COMMUNICATION ELEMENTS AND FEATURES

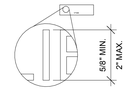
FIRE ALARM SYSTEMS (11B-702)

GENERAL
FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISIBLE ALARMS COMPLYING WITH NFPA 72 AND CHAPTER 9 SECTIONS 907.5.2.1 AND 907.5.2.3 OF THE 2013 CALIFORNIA BUILDING CODE

SIGNS (11B 703)

GENERAL
WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.

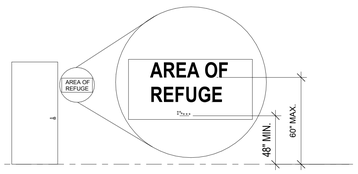
RAISED CHARACTERS
RAISED CHARACTERS SHALL BE DUPLICATED IN BRAILLE
DEPTH
RAISED CHARACTERS SHALL BE 1/32 INCH MINIMUM ABOVE THEIR BACKGROUND.
CASE
CHARACTERS SHALL BE UPPERCASE.
STYLE
CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS. CHARACTER HEIGHT.
CHARACTER HEIGHT
MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH (16 MM) MINIMUM AND 2 INCHES (51 MM) MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".



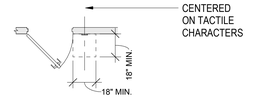
LINE SPACING
SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.
BRAILLE
BRAILLE SHALL BE CONTRACTED (GRADE 2)

INSTALLATION HEIGHT AND LOCATION
- TACTILE SIGNAGE SHALL BE LOCATED 48" MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS (CBC 11b-703.4.1)

- LOCATION. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED ON THE RIGHT SIDE OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE ON THE RIGHT SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL.
SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18" MINIMUM CENTERED ON THE TACTILE CHARACTERS IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

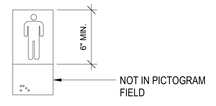


HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND



LOCATION OF TACTILE SIGNS AT DOORS

PICTOGRAMS
- PICTOGRAM FIELDS SHALL HAVE A FIELD HEIGHT OF 6 INCHES MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD
- FINISH AND CONTRAST. PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD.
- TEXT DESCRIPTORS. PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD.



PICTOGRAM FIELD DARK-ON-LIGHT

SYMBOLS OF ACCESSIBILITY
FINISH AND CONTRAST. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND.
VISUAL CHARACTERS

- FINISH AND CONTRAST. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- CASE. CHARACTERS SHALL BE UPPERCASE OR LOWERCASE OR A COMBINATION OF BOTH.
- STYLE. CHARACTERS SHALL BE CONVENTIONAL IN FORM. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.
- HEIGHT FROM FINISH FLOOR OR GROUND. VISUAL CHARACTERS SHALL BE 40 INCHES (1015 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.
- STROKE THICKNESS. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10 PERCENT MINIMUM AND 30 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER.
- CHARACTER SPACING. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT CHARACTERS, EXCLUDING WORD SPACES. SPACING BETWEEN INDIVIDUAL CHARACTERS SHALL BE 10 PERCENT MINIMUM AND 35 PERCENT MAXIMUM OF CHARACTER HEIGHT.
- LINE SPACING. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE CHARACTER HEIGHT.

EXIT SIGNS (1011)

EXIT AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN

EXCEPTION 1. EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS.
EXCEPTION 3. EXIT SIGNS ARE NOT REQUIRED IN GROUP U AND INDIVIDUAL SLEEPING UNITS OR DWELLING UNITS IN GROUPS R-1, R-2, R-3 OR R-3.1.

ILLUMINATION
-EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED, EXCEPT THOSE REQUIRED BY SECTION 1011.4 NEED NOT BE PROVIDED WITH ILLUMINATION.

- INTERNALLY ILLUMINATED EXIT SIGNS: ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTOLUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

- EXTERNALLY ILLUMINATED EXIT SIGNS SHALL HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6 INCHES HIGH WITH PRINCIPAL STROKES OF THE LETTERS NOT LESS THAN 3/4 INCH WIDE. THE WORD "EXIT" SHALL HAVE LETTERS WITH A WIDTH OF NOT LESS THAN 2 INCHES, EXCEPT FOR THE LETTER "I", AND THE MINIMUM SPACING SHALL NOT BE LESS THAN 3/8 INCH. LARGER SIGNS SHALL HAVE WIDTH, STROKE AND SPACING IN PROPORTION TO THEIR HEIGHT. THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND. THE FACE OF THE SIGN SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOTCANDLES, AND SHALL BE ILLUMINATED AT ALL TIMES.

RAISED CHARACTER AND BRAILLE EXIT SIGNS
TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
-GRADE LEVEL EXTERIOR EXIT DOOR REQUIRED TO COMPLY WITH THIS SECTIO SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT".
-EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED WITH A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE: "EXIT STAIR DOWN", "EXIT RAMP DOWN", "EXIT STAIR UP", "EXIT RAMP UP".
-EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR EXIT PASSAGEWAY; OR, FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY; SHALL BE IDENTIFIED WITH A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE".
-EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE INDIFIED BY A SIGN WITH THE WORDS "TO EXIT".
-RAISED CHARACTER AND BRAILLE EXIT SIGNS SHALL COMPLY WITH CHAPTER 11A, SECTION 1143A OR CHAPTER 11B, SECTIONS 11B-703.1, 11B-703.2, AND 11B-703.5.

FLOOR LEVEL EXIT SIGNS
WHERE EXIT SIGNS ARE REQUIRED, APPROVED LOW-LEVEL EXIT SIGNS, ILLUMINATED INTERNALLY OR EXTERNALLY, SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS OF GROUP A, E, R2.1, AND ALL AREAS SERVING GUEST ROOMS OF GROUP R, DIVISION 1 OCCUPANCIES.

STAIRWAY IDENTIFICATION SIGNS (1022.9)

A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING MORE THAN THREE STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE INTERIOR EXIT STAIRWAY AND RAMP AND THE IDENTIFICATION OF THE STAIR OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF AND THE DIRECTION TO THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FROM THE INTERIOR EXIT STAIRWAY AND RAMP FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE THE OPEN AND CLOSED POSITIONS.

IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, RAISED CHARACTERS AND BRAILLE FLOOR IDENTIFICATION SIGNS SHALL BE LOCATED AT THE LANDING OF EACH FLOOR LEVEL , PLACED ADJACENT TO THE DOOR ON THE LATCH SIDE, IN ALL ENCLOSED STAIRWAYS IN BUILDING TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL.
AT THE EXIT DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME AS THE HEIGHT OF THE RAISED CHARACTERS

SIGNAGE REQUIREMENTS.
STAIRWAY IDENTIFICTIONSIGNS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

- THE SIGNS SHALL BE A MINIMUM SIZE OF 18 INCHES BY 12INCHES

- THE LETTERS DESIGNATING THE IDENTIFICATIONOF THE STAIR ENCLOSURE SUCH AS *STAIR NO. 1* OR *WEST STAIR* SHALL BE PLACED AT THE TOP OF THE SIGN AND SHALL BE A MINIMUM OF 1 1/2 INCHES IN HEIGHT BLOCK LETTERING WITH 1/4 INCH STROKES.

- THE NUMBER DESIGNATING THE FLOOR LEVEL SHALL BE A MINIMUM OF 5 INCHES IN EIGHTH WITH 3/4 INCH STROKES AND LOCATED IN THE CENTER OF THE SIGN. THE MEZZANINE LEVELS SHALL HAVE THE LETTER "M" PRECEDING THE FLOOR LEVEL. BASEMENT LEVELS SHALL HAVE THE LETTER "B" PRECEDING THE FLOOR NUMBER.

- ALL OTHER LETTERING SHALL BE A MINIMUM OF 1 INCH IN HEIGHT.

- THE STAIRWAY UPPER TERMINUS SUCH AS *ROOF ACCESS* OR *NO ROOF ACCESS* SHALL BE PLACED UNDER THE STAIRWAY IDENTIFICATION IN 1 INCH HIGH BLOCK LETTERING WITH 1/4 INCH STROKES.

- THE LOWER AND UPPER TERMINUS OF THE STAIRWAY SHALL BE PLACED AT THE BOTTOM OF THE SIGN IN 1 INCH HIGH BLOCK LETTERING WITH 1/4 INCH STROKES.

- CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUNDWITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

FOR REFERENCE

BASED ON CBC 10 & 11B ONLY

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RESIDENTIAL DWELLING UNITS (11B-809)

ACCESSIBLE ROUTES
ACCESSIBLE ROUTES COMPLYING WITH DIVISION 4 SHALL BE PROVIDED WITHIN RESIDENTIAL DWELLING UNITS.
EXCEPTION:
- ACCESSIBLE ROUTES SHALL NOT BE REQUIRED TO OR WITHIN UNFINISHED ATTICS OR UNFINISHED BASEMENTS.

LOCATION
AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS WHICH ARE A PART OF THE RESIDENTIAL DWELLING UNIT. WHERE ONLY ONE ACCESSIBLE ROUTE IS PROVIDED, IT SHALL NOT PASS THROUGH BATHROOMS, CLOSETS, OR SIMILAR SPACES.

TURNING SPACE
ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE COMPLYING WITH 11B-304.
EXCEPTION:
- TURNING SPACE SHALL NOT BE REQUIRED IN EXTERIOR SPACES 30 INCHES (760 MM) MAXIMUM IN DEPTH OR WIDTH.

KITCHEN
WHERE A KITCHEN IS PROVIDED, IT SHALL COMPLY WITH 11B-804.

TOILET FACILITIES AND BATHING FACILITIES
AT LEAST ONE BATHROOM SHALL COMPLY WITH 11B-603. NO FEWER THAN ONE OF EACH TYPE OF FIXTURE PROVIDED SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF 11B-603 THROUGH 11B-610. TOILET AND BATHING FIXTURES REQUIRED TO COMPLY WITH 11B-603 THROUGH 11B-610 SHALL BE LOCATED IN THE SAME TOILET AND BATHING AREA, SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL BETWEEN OTHER PARTS OF THE RESIDENTIAL DWELLING UNIT.

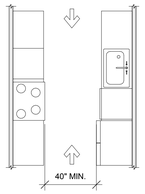
SUBSEQUENT BATHROOMS
IN RESIDENTIAL DWELLINGS WITH MORE THAN ONE BATHROOM, WHEN A BATH TUB IS INSTALLED IN THE FIRST BATHROOM AND A SHOWER COMPARTMENT IS PROVIDED IN A SUBSEQUENT BATHROOM, AT LEAST ONE SHOWER SHALL COMPLY WITH 11B-608

RESIDENTIAL DWELLING UNITS WITH COMMUNICATION FEATURES
RESIDENTIAL DWELLING UNITS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL COMPLY WITH THIS SECTION.
- BUILDING FIRE ALARM SYSTEM. WHERE A BUILDING FIRE ALARM SYSTEM IS PROVIDED, THE SYSTEM WIRING SHALL BE EXTENDED TO A POINT WITHIN THE RESIDENTIAL DWELLING UNIT IN THE VICINITY OF THE RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEM.
- RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEM. RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEMS SHALL COMPLY WITH CHAPTER 9, SECTION 907.2.11
- RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE. COMMUNICATION FEATURES SHALL BE PROVIDED AT THE RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE .
- NOTIFICATION. A HARD-WIRED ELECTRIC DOORBELL SHALL BE PROVIDED. A BUTTON OR SWITCH SHALL BE PROVIDED OUTSIDE THE RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE. ACTIVATION OF THE BUTTON OR SWITCH SHALL INITIATE AN AUDIBLE TONE AND VISIBLE SIGNAL WITHIN THE RESIDENTIAL DWELLING UNIT. WHERE VISIBLE DOORBELL SIGNALS ARE LOCATED IN SLEEPING AREAS, THEY SHALL HAVE CONTROLS TO DEACTIVATE THE SIGNAL.
- IDENTIFICATION. A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE RESIDENTIAL DWELLING UNIT ENTRY DOOR SHALL BE PROVIDED AND SHALL ALLOW FOR A MINIMUM 180 DEGREE RANGE OF VIEW.
- SITE, BUILDING, OR FLOOR ENTRANCE. WHERE A SYSTEM, INCLUDING A CLOSED-CIRCUIT SYSTEM, PERMITTING VOICE COMMUNICATION BETWEEN A VISITOR AND THE OCCUPANT OF THE RESIDENTIAL DWELLING UNIT IS PROVIDED, THE SYSTEM SHALL COMPLY WITH 708.4.

KITCHENS AND KITCHENETTES (11B-804)

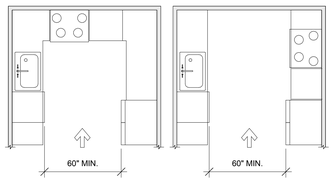
CLEARANCE
CLEARANCES ARE MEASURED FROM THE FURTHEST PROJECTING FACE OF ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS, EXCLUDING HARDWARE
EXCEPTION:
SPACES THAT DO NOT PROVIDE A COOKTOP OR CONVENTIONAL RANGE SHALL NOT BE REQUIRED TO COMPLY.

PASS THROUGH KITCHEN
IN PASS THROUGH KITCHENS WHERE COUNTERS, APPLIANCES OR CABINETS ARE ON TWO OPPOSING SIDES, OR WHERE COUNTERS, APPLIANCES OR CABINETS ARE OPPOSITE A PARALLEL WALL, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40 INCHES MINIMUM. PASS THROUGH KITCHENS SHALL HAVE TWO ENTRIES.



PASS THROUGH KITCHENS

U-SHAPED KITCHEN
IN U-SHAPED KITCHENS ENCLOSED ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60 INCHES MINIMUM.



U-SHAPED KITCHENS

KITCHEN WORK SURFACE
IN RESIDENTIAL DWELLING UNITS REQUIRED TO COMPLY WITH 11B-809, AT LEAST ONE 30 INCHES WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE .

CLEAR FLOOR OR GROUND SPACE
A CLEAR FLOOR SPACE COMPLYING WITH 11B-305 POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED. THE CLEAR FLOOR OR GROUND SPACE SHALL BE CENTERED ON THE KITCHEN WORK SURFACE AND SHALL PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306.
EXCEPTION:
- CABINETRY SHALL BE PERMITTED UNDER THE KITCHEN WORK SURFACE PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:
  - (A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE;
  - (B) THE FINISH FLOOR EXTENDS UNDER THE CABINETRY; AND
  - (C) THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.

HEIGHT
THE KITCHEN WORK SURFACE SHALL BE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
EXCEPTION:
- A COUNTER THAT IS ADJUSTABLE TO PROVIDE A KITCHEN WORK SURFACE AT VARIABLE HEIGHTS, 29 INCHES MINIMUM AND 36 INCHES MAXIMUM, SHALL BE PERMITTED.

EXPOSED SURFACES
THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE WORK SURFACE COUNTERS.

SINKS
SINKS SHALL COMPLY WITH 11B-606.

STORAGE
AT LEAST 50 PERCENT OF SHELF SPACE IN STORAGE FACILITIES SHALL COMPLY WITH 11B-811.

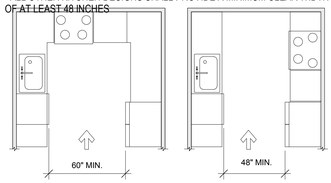
APPLIANCES
WHERE PROVIDED, KITCHEN APPLIANCES SHALL COMPLY WITH THIS SECTION:
- CLEAR FLOOR OR GROUND SPACE. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11B-305 SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE. CLEAR FLOOR OR GROUND SPACES SHALL BE PERMITTED TO OVERLAP.
- OPERABLE PARTS. ALL APPLIANCE CONTROLS SHALL COMPLY WITH 11B-309.
EXCEPTIONS:
1. APPLIANCE DOORS AND DOOR LATCHING DEVICES SHALL NOT BE REQUIRED TO COMPLY WITH 11B-309.4.
2. BOTTOM-HINGED APPLIANCE DOORS, WHEN IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO COMPLY WITH 11B-309.3.
- DISHWASHER. CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR. THE DISHWASHER DOOR, IN THE OPEN POSITION, SHALL NOT OBSTRUCT THE CLEAR FLOOR OR GROUND SPACE FOR THE DISHWASHER OR THE SINK
- RANGE OR COOKTOP. WHERE A FORWARD APPROACH IS PROVIDED, THE CLEAR FLOOR OR GROUND SPACE SHALL PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306. WHERE KNEE AND TOE SPACE IS PROVIDED, THE UNDERSIDE OF THE RANGE OR COOKTOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT BURNS, ABRASIONS, OR ELECTRICAL SHOCK. THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS.
- OVENS.
- SIDE-HINGED DOOR OVENS. SIDE-HINGED DOOR OVENS SHALL HAVE THE WORK SURFACE REQUIRED BY 11B-804.3 POSITIONED ADJACENT TO THE LATCH SIDE OF THE OVEN DOOR.
- BOTTOM-HINGED DOOR OVENS. BOTTOM-HINGED DOOR OVENS SHALL HAVE THE WORK SURFACE REQUIRED BY 11B-804.3 POSITIONED ADJACENT TO ONE SIDE OF THE DOOR. - CONTROLS. OVENS SHALL HAVE CONTROLS ON FRONT PANELS.
- REFRIGERATOR/FREEZER. COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE 54 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. THE CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH TO THE SPACE DEDICATED TO A REFRIGERATOR/FREEZER WITH THE CENTERLINE OF THE CLEAR FLOOR OR GROUND SPACE OFFSET 24 INCHES MAXIMUM FROM THE CENTERLINE OF THE DEDICATED SPACE.

KITCHENS AT DWELLING UNITS (1133A)

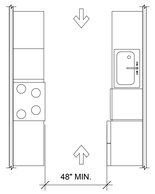
GENERAL
KITCHENS SHALL BE ON AN ACCESSIBLE ROUTE

CLEAR FLOOR SPACE
- A CLEAR FLOOR SPACE AT LEAST 30 INCHES BY 48 INCHES THAT ALLOWS A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR SHALL BE PROVIDED AT THE RANGE OR COOKTOP
- A CLEAR FLOOR SPACE AT LEAST 30 INCHES BY 48 INCHES THAT ALLOWS FOR EITHER A PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED AT THE KITCHEN SINK AND ALL OTHER FIXTURES OR APPLIANCES INCLUDING THE OVEN, DISHWASHER, REFRIGERATOR/FREEZER AND TRASH COMPACTOR
- THE CENTERLINE OF CLEAR FLOOR SPACE SHALL BE ALIGNED WITH THE CENTERLINE OF THE APPLIANCE

CLEAR WIDTH
- MINIMUM CLEAR WIDTH ARE MEASURED FROM THE FURTHEST PROJECTING FACE OF ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS, EXCLUDING HARDWARE
- U-SHAPED KITCHENS DESIGNED WITH A PARALLEL APPROACH AT A RANGE OR COOKTOP LOCATED AT THE BASE OF THE U SHALL HAVE A MINIMUM CLEAR WIDTH OF AT LEAST 60 INCHES
- U-SHAPED KITCHENS DESIGNED WITH A COOKTOP OR SINK LOCATED AT THE BASE OF THE U WHICH PROVIDES A KNEE OR TOE SPACE FOR A FORWARD APPROACH SHALL HAVE A MINIMUM CLEAR WIDTH OF AT LEAST48 INCHES
- ALL OTHER KITCHEN DESIGNS SHALL PROVIDE A MINIMUM CLEAR WIDTH OF AT LEAST 48 INCHES



U-SHAPED KITCHENS



PASS THROUGH KITCHENS

REMOVABLE BASE CABINETS
BASE CABINETS DIRECTLY UNDER THE KITCHEN SINK COUNTER AREA INCLUDING TOE BOARD AND SHELVING SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR KNOWLEDGE. THE FINISHED FLOOR SHALL EXTEND TO THE WALL.

COUNTERTOPS
- A MINIMUM LINEAR LENGTH OF 30 INCHES OF COUNTERTOP SHALL BE PROVIDED FOR THE KITCHEN SINK
- A MIINIMUM LINEAR LENGTH OF 30 INCHES OF COUNTERTOP SHALL BE PROVIDED FOR A WORK SURFACE\
- THE SINK AND WORK SURFACE MAY BE A SINGLE INTEGRAL UNIT A MINIMUM OF 60 INCHES IN LENGTH OR BE SEPARATE COMPONENTS
EXCEPTION:
- TWO 15 INCH MINIMUM WIDTH BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30 INCHES OF COUNTERTOP WORK SURFACE

-REPOSITIONABLE COUNTERTOPS
- REPOSITIONABLE COUNTERTOPS SHALL BE PROVIDED IN A MINIMUM OF 5% OF DWELLING UNITS
- THE KITCHEN SINK AND WORK SURFACE SPACE SHALL BE DESIGNED TO UNABLE REPOSITIONING TO A MINIMUM HEIGHT OF 28 INCHES
- BASE CABINETS UNDER THESE ARES SHALL BE REMOVABLE
- THE SIDES OF ADJACENT CABINETS AND THE BACK WALL SHALL BE CONSTRUCTED OF DURABLE NON ABSORBENT MATERIALS
- FINISHED FLOORS SHALL EXTEND TO THE WALL
EXCEPTIONS:
- STONE, CULTURED STONE OR TILED COUNTERTOPS MAY BE USED WITHOUT MEETING THE REPOSITIONING REQUIREMENTS
- TWO 15 INCH MINIMUM WIDTH BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30 INCHES OF COUNTERTOP WORK SURFACE

LOWER SHELVING
- LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED IN THE KITCHEN AT A HEIGHT OF NO MORE THAN 48 INCHES ABOVE THE FLOOR

KITCHEN SINK FAUCET CONTROLS
- FAUCET CONTROLS AND MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
- THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS

KNEE AND TOE SPACE
SEE 11B-306

PLUMBING PROTECTION
- WATER SUPPLIES AND DRAIN PIPES UNDER THE SINK SHALL BE INSULATED
- THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE KITCHEN SINK

ELECTRICAL RECEPTACLE, SWITCH AND CONTROLS (1136A)

RECEPTACLE, SWITCH AND CONTROL HEIGHTS
- RECEPTACLES, SWITCHES AND CONTROLS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED TO THE TOP OF THE OUTLET BOX NOR NO LESS THAN 15 INCHES MEASURED TO THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISH FLOOR
- IF THE REACH IS OVER A PHYSICAL BARRIER (FOR EXAMPLE, A KITCHEN BASE CABINET), RECEPTACLES, SWITCHES AND CONTROLS SHALL BE LOCATED WITHIN REACH RANGE SPECIFIED IN 11B-308
- RECEPTACLES, SWITCHES AND CONTROLS THAT DO NOT SATISFY THESE SPECIFICATIONS ARE ACCEPTABLE PROVIDED THAT COMPARABLE RECEPTACLES, SWITCHES AND CONTROLS PERFORMING THE SAME FUNCTIONS ARE PROVIDES WITHIN THE SAME AREA AND ARE ACCESSIBLE

BATHING AND TOILET FACILITIES AT DWELLING UNITS (1134A)

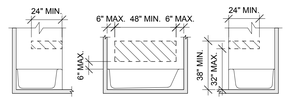
NUMBER OF COMPLYING BATHROOMS:
TWO OPTIONS:
- OPTION 1: ALL BATHROOMS SHALL BE DESIGNED TO COMPLY
- OPTION 2: ONLY ONE BATHROOM WITHIN THE DWELLING UNIT SHALL BE DESIGN TO COMPLY.
- WHERE TWO OR MORE BATHROOMS ARE PROVIDED, WITHIN THE SAME UNIT, AND A BATHTUB IS INSTALLED IN ONE BATHROOM AND A SHOWER IS INSTALLED IN ANOTHER, BOTH THE TUB AND SHOWER SHALL BE ACCESSIBLE
- WHEN TWO OR MORE LAVATORIES ARE PROVIDED AT LEAST ONE SHALL BE MADE ACCESSIBLE
- BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM
- A MINIMUM 18 INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR
- REINFORCED WALLS TO ALLOW THE INSTALLATION OF GRAB BARS SHALL BE PROVIDED

POWDER ROOMS
POWDER ROOMS LOCATED ON AN ACCESSIBLE FLOOR SHALL BE ACCESSIBLE

MANEUVERING SPACE
BATHING AND TOILET FACILITIES REQUIRED TO BE ADAPTABLE SHALL PROVIDE SUFFICIENT MANEUVERING SPACE FOR A PERSON USING A WHEELCHAIR TO ENTER AND CLOSE THE DOOR, USE THE FIXTURES, REOPEN THE DOOR AND EXIT.
WHERE THE DOOR SWINGS INTO THE BATHROOM OR POWDER ROOM, THERE SHALL BE A CLEAR MANEUVERING SPACE (30" X 48") OUTSIDE THE SWING OF THE DOOR
DOORS MAY SWING INTO THE REQUIRED SPACE OF ANY FIXTURE.
MANEUVERING SPACE MAY INCLUDE ANY KNEE OR TOE SPACE AVAILABLE

BATHTUBS
- FLOOR SPACE. THERE SHALL BE MINIMUM CLEAR FLOOR SPACE 48 INCHES PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF THE BATHTUB MEASURED FROM THE DRAIN END OF THE TUB. THE AREA UNDER THE LAVATORY MAY BE INCLUDED IN THE CLEAR FLOOR SPACE IF KNEE AND TOE CLEARANCES ARE PROVIDED.

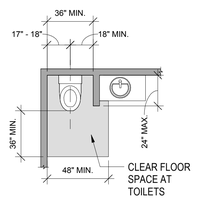
REINFORCED WALL FOR GRAB BARS



BATHTUB CONTROLS
FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS

SHOWERS
SHOWERS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THIS SECTION.
- SIZE.
WHEN ONE OR MORE SHOWER STALLS ARE PROVIDED WITHIN THE SAME DWELLING, AT LEAST ONE SHOWER STALL SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
- STALL SHALL MEASURE AT LEAST 42 INCHES WIDE BY 48 INCHES DEEP WITH AN ENTRANCE OPENING OF AT LEAST 36 INCHES WIDE
- STALL SHALL MEASURE AT LEAST 30 INCHES DEEP BY 60 INCHES WIDE WITH AN ENTRANCE OF AT LEAST 60 INCHES. A WATER CLOSET CAN MAY PROJECT A MAXIMUM OF 12 INCHES INTO THE OPENING PROVIDED THAT A MINIMUM OF 36 INCHES IS MAINTAINED BETWEEN THE BACK WALL TO THE EDGE OF THE WATER CLOSET
- STALL SHALL MEASURE AT LEAST 36" DEEP BY 60 INCHES WIDE WITH AN ENTRANCE OPENING OF 36 INCHES
- SLOPE.
THE MAXIMUM SLOPE OF THE SHOWER FLOOR SHALL BE 1/2 INCH PER FOOT. FLOOR SURFACES SHALL BE SLIP RESISTANT
- FLOOR SPACE
A CLEAR MANEUVERING SPACE OF AT LEAST 30 INCHES BY 48 INCHES IN LENGTH SHALL BE LOCATED OUTSIDE OF THE SHOWER FLUSH AND PARALLEL TO THE CONTROL WALL
- REINFORCED WALLS FOR GRAB BARS
GRAB BAR REINFORCEMENT SHALL BE INSTALLED CONTINUOUS IN THE WALLS OF SHOWER 32INCH TO 38 INCH ABOVE THE FLOOR
- THRESHOLDS
WHEN A THRESHOLD IS USED IT SHALL BE A MAXIMUM OF 2 INCHES IN HEIGHT AND HAVE A BEVELED OR SLOPED ANGLE NOT EXCEEDING 1 UNIT VERTICAL IN 2 UNIT HORIZONTAL
SHOWER CONTROLS
FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS

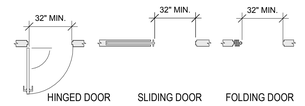
WATER CLOSETS
- FLOOR SPACE AND LOCATION
THE MINIMUM FLOOR SPACE PROVIDED AT A WATER CLOSET SHALL BE 48" WIDE IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36 INCHES
EXCEPTION:
THE 48 INCH MINIMUM CLEAR MAY BE REDUCED TO 36 INCHES FOR LAVATORIES, CABINETS, WING WALLS OR PRIVACY WALLS LOCATED IMMEDIATELY ADJACENT TO A WATER CLOSET WHICH EXTENDS NO MORE THAN 24 INCHES IN DEPTH
- SEAT HEIGHT
THE MINIMUM HEIGHT OF WATER CLOSET SEATS SHALL BE 15 INCHES ABOVE THE FLOOR
- WATER CLOSET CONTROLS
WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS



WING WALL OR CABINET AT WATER CLOSET

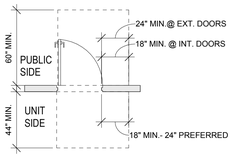
DOORS (1132A) (AT DWELLING UNITS)

DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM.
CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES

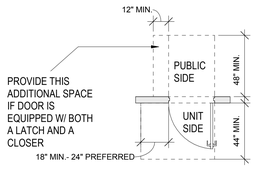


HINGED DOOR SLIDING DOOR FOLDING DOOR

CLEAR WIDTH OF DOORWAYS

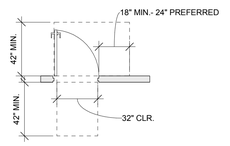


FRONT APPROACH PULL SIDE

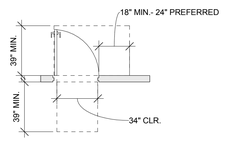


FRONT APPROACH PUSH SIDE

MANEUVERING CLEARANCES AT DWELLING UNITS PRIMARY ENTRY DOORS AND REQUIRED EXIT DOORS



MANEUVERING CLEARANCES AT DWELLING UNITS INTERIOR DOORS



MANEUVERING CLEARANCES AT DWELLING UNITS INTERIOR DOORS ALTERNATE

LAVATORIES
BATHROOMS OR POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL HAVE AT LEAST ONE ACCESSIBLE LAVATORY. WHERE MIRRORS AND TOWEL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH SHALL BE ACCESSIBLE

- LOCATION
VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 18 INCHES HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE TO ALLOW FOR FORWARD APPROACH. WHEN PARALLEL APPROACH IS PROVIDED, LAVATORIES SHALL BE INSTALLED WITHE CENTERLINE OF THE FIXTURE A MINIMUM OF 24 INCHES FROM A WALL OR FIXTURE. THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34 INCHES ABOVE THE GROUND.

- FLOOR SPACE
A CLEAR MANEUVERING SPACE AT LEAST 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT LAVATORIES AND SHALL BE CENTERED ON THE LAVATORY
- CABINETS
CABINETS UNDER LAVATORIES ARE ACCEPTABLE PROVIDED THE BATHROOM HAS SPACE TO ALLOW A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR AND THE LAVATORY CABINETS ARE DESIGNED WITH ADAPTABLE KNEE AND TOE SPACE

- KNEE AND TOE SPACE
SEE 11B-306 FOR KNEE AND TOE SPACE REQUIREMENTS
KNEE AND TOE SPACE SHALL BE PROVIDED BY ONE OF THE FOLLOWING:
- THE SPACE BENEATH THE LAVATORY SHALL BE LEFT CLEAR AND UNOBSTRUCTED;
- ANY CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED KNOWLEDGE OR TOOLS; OR
- DOORS TO THE CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE OR OPENABLE TO PROVIDE THE REQUIRED KNEE AND TOE SPACE
- THE FINISH FLOOR BENEATH THE LAVATORY SHALL BE EXTENDED TO THE WALL
- HOT WATER AND DRAIN PIPE SHALL BE INSULATED
- FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
- THE FORCE REQUIRED TO OPERATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS
- MIRRORS AND TOWEL FIXTURES SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR

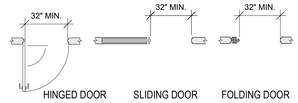
DOORS (AT COMMON USE ARES) 1126 A, 11A-8B THRU 11A-8H

WIDTH AND HEIGHT OF DOORS
DOORWAYS WHICH PROVIDE ACCESS TO COMMON USE AREAS OR COVERED MULTIFAMILY DWELLINGS SHALL PERMIT THE INSTALLATION OF A DOOR NO LESS THAN 36" WIDE AND 80" HIGH
DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES

LEVEL FLOOR OR LANDING
THE FLOOR OR LANDING ON EACH SIDE OF THE DOOR SHALL BE LEVEL

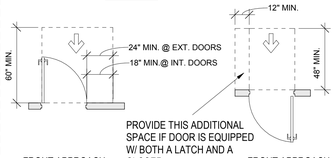
CLOSER-EFFORT TO OPERATE DOORS
MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 POUND FOR EXTERIOR DOORS, FIVE POUNDS FOR INTERIOR DOORS AND 15POUNDS FOR REQUIRED FIRE DOORS

SMOOTH SURFACE
THE BOTTOM 10" OF ALL DOORS AND GATES SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE

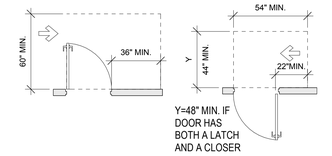


HINGED DOOR SLIDING DOOR FOLDING DOOR

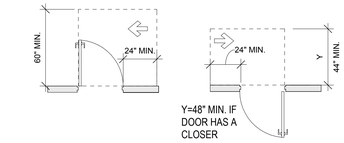
CLEAR WIDTH OF DOORWAYS



FRONT APPROACH PULL SIDE FRONT APPROACH PUSH SIDE

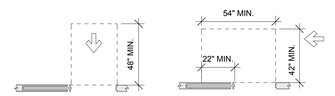


HINGE APPROACH PULL SIDE HINGE APPROACH PUSH SIDE

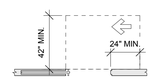


LATCH APPROACH PULL SIDE LATCH APPROACH PUSH SIDE

MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES DOORS AND GATES

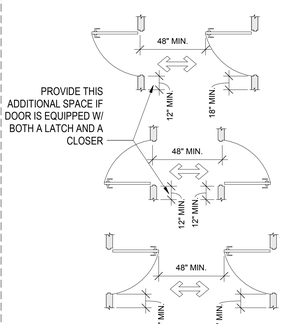


FRONT APPROACH POCKET OR HINGE APPROACH



STOP OR LATCH APPROACH

MANEUVERING CLEARANCES AT SLIDING DOORS, GATES AND FOLDING DOORS



DOORS IN SERIES AND GATES IN SERIES

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SCALE:	1/4" = 1'-0"

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ACCESSIBILITY DETAILS - CBC 11A 2016 DWELLING UNITS

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ELEVATORS 11B-407

GENERAL.
THEY SHALL BE PASSENGER ELEVATORS AS CLASSIFIED BY ASMEA17.1.ELEVATOR OPERATION SHALL BE AUTOMATIC

ELEVATOR LANDING REQUREMENTS

CALL CONTROLS

HEIGHT. CALL BUTTONS AND KEY PADS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN 11B-308

SIZE. CALL BUTTONS SHALL BE 3/4 INCH MINIMUM IN THE SMALLEST DIMENSION AND SHALL BE RAISED 1/8" ABOVE THE SURROUNDING SURFACE. THE BUTTONS SHALL BE ACTIVATED BY A MECHANICAL MOTION THAT IS DETECTABLE

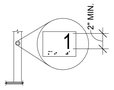
HALL SIGNALS

VISIBLE AND AUDIBLE SIGNALS. A VISIBLE AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE TO INDICATE WHICH CAR IS ANSWERING A CALL AND THE CAR'S DIRECTION OF TRAVEL. WHERE IN-CAR SIGNALS ARE PROVIDED, THEY SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTONS.

VISIBLE SIGNALS. VISIBLE SIGNAL FIXTURES SHALL BE CENTERED AT 72 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. THE VISIBLE SIGNAL ELEMENTS SHALL BE 2 1/2 INCHES MINIMUM MEASURED ALONG THE VERTICAL CENTERLINE OF THE ELEMENT. SIGNALS SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.

AUDIBLE SIGNALS. AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTIONOR SHALL HAVE A VERBAL ANNOUNCIATOR THAT INDICATES THE DIRECTION OF TRAVEL.

FLOOR DESIGNATION. FLOOR DESIGNATIONS SHALL BE PROVIDED ON BOTH JAMBS OF ELEVATOR HOISTWAY ENTRANCES. FLOOR DESIGNATIONS SHALL BE PROVIDED IN BOTH TACTILE CHARACTERS AND BRAILLE. TACTILE CHARACTERS SHALL BE 2 INCHES HIGH MINIMUM. A TACTILE STAR SHALL BE PROVIDED ON BOTH JAMBS AT THE MAIN ENTRY LEVEL.



FLOOR DESIGNATIONS ON JAMBS OF ELEVATOR HOISTWAY ENTRANCES

CAR DESIGNATIONS. DESTINATION ORIENTED ELEVATORS SHALL PROVIDE TACTILE CAR IDENTIFICATION ON BOTH JAMBS OF THE HOISTWAY IMMEDIATELY BELOW THE FLOOR DESIGNATION. cAR DESIGNATION SHALL BE PROVIDED IN BOTH RAISED CHAERACTERS AND BRAILLE

ELEVATOR DOOR REQUIREMENTS

TYPE. ELEVATOR DOORS SHALL BE THE HORIZONTAL SLIDING TYPE.

OPERATION. ELEVATOR HOISTWAY AND CAR DOORS SHALL OPEN AND CLOSE AUTOMATICALLY

REOPENING DEVICE. ELEVATOR DOORS SHALL BE PROVIDED WITH A REOPENING DEVICE THAT WILL STOP AND REOPEN A DOOR IN THE EVENT THE DOOR IS OBSTRUCTED BY AN OBJECT PLACED WITHIN 5 INCHES OF THE DOOR OPENING AT 5 INCHES NOMINAL AND 29 INCHES NOMINAL ABOVE THE FINISH FLOOR. THE DOOR SHALL BE ACTIVATED BY SENSING AN OBSTRUCTION CROSSING THROUGH THE DOOR OPENING AND SHALL POSITIVELY DOOR AUTOMATICALLY IF THE DOOR BECOMES OBSTRUCTED

DURATION. DOOR REOPENING DEVICES SHALL REMAIN EFFECTIVE FOR 20 SECONDS MINIMUM.

DOOR DELAY. ELEVATOR DOORS SHALL REMAIN FULLY OPEN IN RESPONSE TO A CAR CALL FOR 5 SECONDS MINIMUM

WIDTH. THE WIDTH OF ELEVATOR DOORS SHALL COMPLY WITH CBC TABLE 407.4.1.

ELEVATOR CAR REQUIREMENTS.

CAR DIMENSIONS. INSIDE DIMENSIONS OF ELEVATOR CARS AND CLEAR WIDTH OF ELEVATOR DOORS SHALL COMPLY WITH TABLE 407.4.1.

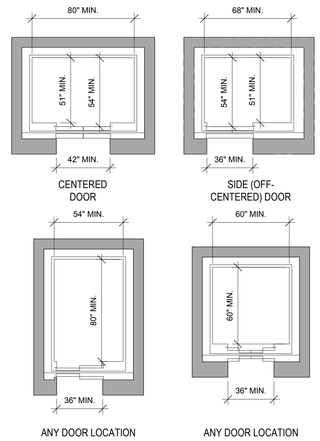


FIGURE 407.4.1 ELEVATOR CAR DIMENSIONS

PLATFORM TO HOISTWAY CLEARANCE. THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF ANY HOISTWAY LANDING SHALL BE 1 1/4 INCH MAXIMUM.

LEVELING. EACH CAR SHALL BE EQUIPPED WITH A SELF-LEVELING FEATURE THAT WILL AUTOMATICALLY BRING AND MAINTAIN THE CAR AT FLOOR LANDINGS WITHIN A TOLERANCE OF 1/2 INCH UNDER RATED LOADING TO ZERO LOADING CONDITIONS.

ILLUMINATION. THE LEVEL OF ILLUMINATION AT THE CAR CONTROLS, PLATFORM, CAR THRESHOLD AND CAR LANDING SILL SHALL BE 5 FOOT CANDLES (54 LUX) MINIMUM.

ELEVATORS 11B-407 (9)
1/4" = 1'-0"

ELEVATOR CAR CONTROLS.

LOCATION. CONTROLS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN 308.

BUTTONS.

SIZE AND SHAPE . BUTTONS SHALL HAVE A SQUARE SHOULDER , SHALL BE 3/4 INCH MINIMUM IN THEIR SMALLEST DIMENSION AND BE RAISED 1/8" ABOVE THE SURROUNDING SURFACE

ARRANGEMENT. BUTTONS SHALL BE ARRANGED WITH NUMBERS IN ASCENDING ORDER. WHEN 2 OR MORE COLUMNS ARE PROVIDED, THEY SHALL READ FROM LEFT TO RIGHT.

ILLUMINATION. CAR CONTROL BUTTONS SHALL BE ILLUMINATED

OPERATION. CAR CONTROL BUTTONS SHALL BE ACTIVATED BY A MECHANICAL MOTION THAT IS DETECTABLE

EMERGENCY CONTROLS

LOCATION EMERGENCY CONTROLS SHALL BE GROUPED AT THE BOTTOM OF THE PANEL ARRANGEMENT

HEIGHT. EMERGENCY CONTROL BUTTONS SHALL HAVE THEIR CENTERLINES 35 INCHES ABOVE THE FINISH FLOOR MINIMUM

DESIGNAGTIONS AND INDICATORS OF CAR CONTROL

BUTTONS

TYPE. CONTROL BUTTONS SHALL BE IDENTIFIED BY RAISED CHARACTERS OR SYMBOLS AND BRAILLE COMPLYING WITH 703.3.

LOCATION. RAISED CHARACTERS OR SYMBOLS AND BRAILLE DESIGNATIONS SHALL BE PLACED IMMEDIATELY TO THE LEFT OF OF THE CONTROL BUTTON TO WHICH THE DESIGNATIONS APPLY

SYMBOLS. THE CONTROL BUTTON FOR THE EMERGENCY STOP, ALARM, DOOR OPEN, DOOR CLOSE, MAIN ENTRY FLOOR, AND PHONE SHALL BE IDENTIFIED WITH TACTILE SYMBOLS AND BRAILLE

VISIBLE INDICATORS. BUTTONS WITH FLOOR DESIGNATIONS SHALL BE PROVIDED WITH VISIBLE INDICATORS TO SHOW THAT A CALL HAS BEEN REGISTERED. THE VISIBLE INDICATION SHALL EXTINGUISH WHEN THE CAR ARRIVES AT THE DESIGNATED FLOOR

BUTTON SPACING. A MINIMUM CLEAR SPACE OF 3/8" OR OTHER SUITABLE MEANS OF SEPARATION SHALL BE PROVIDED BETWEEN ROWS OF CONTROL BUTTONS

CAR POSITION INDICATORS. AUDIBLE AND VISIBLE CAR POSITION INDICATORS SHALL BE PROVIDED IN ELEVATOR CARS

VISIBLE INDICATORS

SIZE. CHARACTERS SHALL BE 1/2 INCH HIGH MINIMUM.

LOCATION. INDICATORS SHALL BE LOCATED ABOVE THE CAR CONTROL PANEL OR ABOVE THE DOOR

FLOOR ARRIVAL. AS THE CAR PASSES A FLOOR SERVED BY THE ELEVATOR AND WHEN A CAR STOPS AT A FLOOR SERVED BY THE ELEVATOR, THE CORRESPONDING CHARACTER SHALL ILLUMINATE

AUDIBLE INDICATORS

SIGNAL TYPE. THE SIGNAL SHALL BE AN AUTOMATIC VERBAL ANNUNCIATOR WHICH ANNOUNCES THE FLOOR AT WHICH THE CAR IS ABOUT TO STOP

SIGNAL LEVEL. THE VERBAL ANNUNCIATOR SHALL BE 10 DB MINIMUM ABOVE AMBIENT, BUT SHALL NOT EXCEED 80 DB, MEASURED AT THE ANNUNCIATOR.

FREQUENCY. THE VERBAL ANNUNCIATOR SHALL HAVE A FREQUENCY OF 300 HZ MINIMUM TO 3000 HZ MAXIMUM.

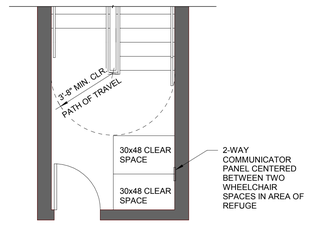
EMERGENCY COMMUNICATION. RAISED SYMBOL OR CHARACTER AND BRAILLE SHALL BE PROVIDED ADJACENT TO THE DEVICE EMERGENCY COMMUNICATION. EMERGENCY TWO-WAY COMMUNICATION SYSTEM BETWEEN THE ELEVATOR AND A POINT OUTSIDE THE HOISTWAY SHALL COMPLY WITH ASME A17.1

SUPPORT RAIL
SHALL BE PROVIDED ON AT LEAST ONE WALL OF THE CAR

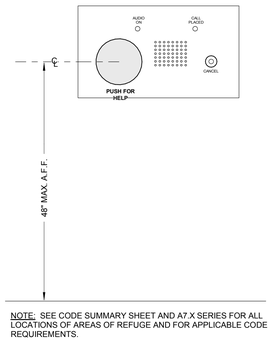
LOCATION. CLEARANCE BETWEEN SUPPORT RAILS AND ADJACENT SURFACES SHALL BE 1 1/2 INCH MINIMUM. TOP OF SUPPORT SHALL BE BETWEEN 31 AND 33 INCHES ABOVE THE FLOOR OF THE CAR. THE END OF THE SUPPORT RAIL SHALL BE 6 INCHES MAXIMUM FROM THE ADJACENT WALL

SURFACES. SUPPORT RAILS SHALL BE SMOOTH AND ANY SURFACE ADJACENT TO THEM SHALL BE FREE OF SHARP WALL OF THE CAR OR ABRASIVE ELEMENTS.

STRUCTURAL STRENGTH. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE SUPPORT RAIL, FASTENER, MOUNTING DEVICE OR SUPPORTING STRUCTURE

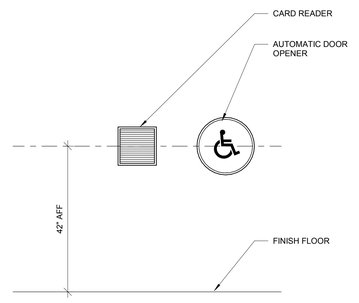


2-WAY COMMUNICATOR PLAN DIAGRAM1 (8)
1/4" = 1'-0"

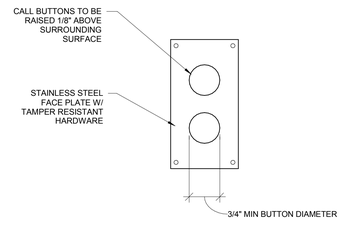


NOTE: SEE CODE SUMMARY SHEET AND A7.X SERIES FOR ALL LOCATIONS OF AREAS OF REFUGE AND FOR APPLICABLE CODE REQUIREMENTS.

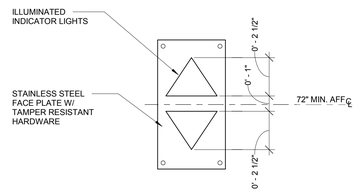
2-WAY COMMUNICATOR IN AREA OF REFUGE1 (7)
3" = 1'-0"



CARD READER & AUTOMATIC DOOR OPENER1 (6)
1 1/2" = 1'-0"

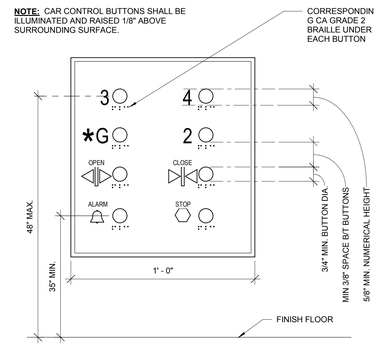


ELEVATOR CALL BUTTON1 (5)
3" = 1'-0"

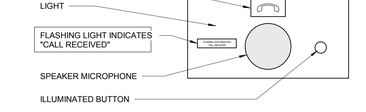


NOTE: ELEVATOR DIRECTION TO ALSO BE INDICATED BY AUDIBLE SIGNAL

ELEVATOR INDICATOR LIGHTS1 (4)
3" = 1'-0"

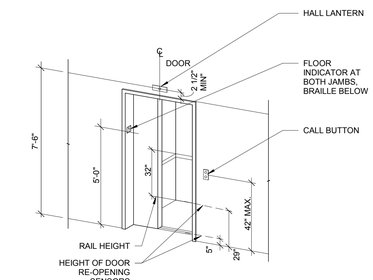


ELEVATOR CONTROL PANEL (CAB INTERIOR)1 (3)
3" = 1'-0"



NOTES:
1. IF TWO WAY INTERCOMMUNICATION DEVICE IS IN A CLOSED COMPARTMENT THEN DOOR MUST HAVE LEVER OR LOOP HARDWARE.
2. EMERGENCY INTERCOMMUNICATIONS SHALL NOT REQUIRE VOICE COMMUNICATION.
3. EMERGENCY INTERCOMMUNICATIONS SHALL BE MOUNTED 4'-0" A.F.F. MAX
4. ELEVATOR MUST BE EQUIPPED WITH DOOR OPENING DEVICE THAT REOPENS DOOR WHEN OBSTRUCTED DURING CLOSING AN AUTOMATIC DOOR REOPENING DEVICE MUST BE LOCATED VERTICALLY AT 5" AND 29" ABOVE THE THRESHOLD AND MUST BE ACTIVATED WHEN AN OBJECT PASSES THROUGH EITHER OF THE LINES.
5. DOORS SHALL REMAIN FULLY OPEN WHEN ANSWERING A CALL FOR A MINIMUM OF 5 SECONDS.
6. MUST HAVE AUDIBLE AND VERBAL ANNOUNCEMENT OR SIGNAL THAT SOUNDS TO TELL THE PASSENGER THAT THE CAR IS STOPPING OR PASSING A FLOOR.
   AUDIBLE SIGNAL:
   1 BELL = UP
   2 BELLS = DOWN
7. CONTROL PANEL SHALL BE FASHIONED WITH RAISED LETTERS & NUMBERS WHITE ON BLACK BACKGROUND. CONTROL PANEL BUTTONS SHALL BE RAISED 1/8" W/ SQUARE SHOULDERS & ILLUMINATED.
8. HIGEST OPERABLE PART OF OF TWO-WAY COMMUNICATION SYSTEM MUST BE 48" MAX AFF.

ELEVATOR TWO-WAY COMM. DEVICE1 (2)
3" = 1'-0"



ELEVATOR LOBBY & CAB RAIL HEIGHTS1 (1)
1/4" = 1'-0"

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TITLE:
ACCESSIBILITY DETAILS - ELEVATORS, ETC.

SHEET:
G3.05

3/22/2019 4:08:45 PM

EXCEPTIONS TO TITLE

1. THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE PROPOSED BOUNDARIES OF THE CITY AND COUNTY OF SAN FRANCISCO SPECIAL TAX DISTRICT NO. 2009–1 (SAN FRANCISCO SUSTAINABLE FINANCING), AS FOLLOWS, DISTRICT NO. 2009–1, FOR SAN FRANCISCO SUSTAINABLE FINANCING, DISCLOSED BY MAP FILED DECEMBER 7, 2009, IN BOOK 1 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 33 (EXC. 5 – NOT PLOTTABLE).

2. COVENANTS, CONDITIONS AND RESTRICTIONS, ENTITLED DECLARATION OF RESTRICTIONS, EXECUTED BY REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, DATED APRIL 12, 1955, RECORDED MAY 3, 1960 IN BOOK A119 OF OFFICIAL RECORDS, PAGE 81 UNDER RECORDER'S SERIAL NUMBER 178198

   SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

   MODIFICATION THEREOF, EXECUTED BY REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, DATED MAY 10, 1960, RECORDED MAY 10, 1960 IN BOOK A121 OF OFFICIAL RECORDS, PAGE 513 UNDER RECORDER'S SERIAL NUMBER 79830 (EXC. 6 – NOT PLOTTABLE).

3. AGREEMENT FOR DISPOSITION OF LAND FOR PRIVATE DEVELOPMENT, EXECUTED BY THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO AND BETWEEN BARTON WESTERN, INC.

   ON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN, DATED SEPTEMBER 13, 1961, RECORDED SEPTEMBER 13, 1961 IN BOOK A316 OF OFFICIAL RECORDS, PAGE 206 UNDER RECORDER'S SERIAL NUMBER 20133, AND RE–RECORDED SEPTEMBER 13, 1961 IN BOOK A318 OF OFFICIAL RECORDS, PAGE 76, AND AS MODIFIED BY AN INSTRUMENT, EXECUTED BY THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO AND BARTON WESTERN, INC., RECORDED APRIL 23, 1962 IN BOOK A410 OF OFFICIAL RECORDS, PAGE 964 UNDER RECORDER'S SERIAL NUMBER 83114 (EXC. 7 – NOT PLOTTABLE).

4. MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT, ENTITLED DEED, EXECUTED BY REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED SEPTEMBER 12, 1962 IN BOOK A475 OF OFFICIAL RECORDS, PAGE 433 UNDER RECORDER'S SERIAL NUMBER 21946

   AND AS MODIFIED BY AN INSTRUMENT, EXECUTED BY REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED JUNE 29, 1964 IN BOOK A781 OF OFFICIAL RECORDS, PAGE 697 UNDER RECORDER'S SERIAL NUMBER M115078 (EXC. 8 – NOT PLOTTABLE).

5. REDEVELOPMENT PLAN, AS FOLLOWS, ENTITLED WESTERN ADDITION APPROVED DEVELOPMENT PROJECT AREA A–1, EXECUTED BY SAN FRANCISCO REDEVELOPMENT AGENCY, RECORDED AUGUST 27, 1985 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER D685735 (EXC. 11 – NOT PLOTTABLE).

TABLE A NOTES

1. FOUND MONUMENTS ARE SHOWN ON THIS SHEET OF THE SURVEY.
2. THE STREET ADDRESS OF THE PROPERTY IS ALL OF BLOCK 1099 (2040 O'FARRELL STREET), SAN FRANCISCO, CA 94115
3. FLOOD ZONE: THIS SITE IS NOT LOCATED IN A FLOOD ZONE PER THE 100–YEAR STORM FLOOD RISK MAP ADOPTED BY SFPUC COMMISSION ON SEPTEMBER 25, 2018. FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THIS LOCATION.
4. THE TOTAL GROSS LAND AREA IS: 99,591 SQUARE FEET +/– OR 2.286 ACRES MORE OR LESS.
6. (A/B) ZONING REQUIREMENTS: PER THE CITY OF SAN FRANCISCO PLANNING AND DEVELOPMENT, THE PROPERTIES ARE ZONED "RM–3", DEFINED AS RESIDENTIAL–MIXED, MEDIUM DENSITY.

   REFERENCE IS MADE HERE TO THE CITY OF SAN FRANCISCO ZONING CODE, ARTICLE 2, SECTION 209.2, TABLE 209.2, REGARDING PROPERTY DEVELOPMENT STANDARDS, MINIMUM YARDS, BUILDING HEIGHT LIMITATION, BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:

   MINIMUM FRONT YARD: BASED ON AVERAGE OF ADJACENT PROPERTIES OR IF SUBJECT PROPERTY HAS A LEGISLATED SETBACK. WHEN FRONT SETBACK IS BASED ON ADJACENT PROPERTIES, IN NO CASE SHALL THE REQUIRED SETBACK BE GREATER THAN 15 FEET.
   MINIMUM SIDE YARD: NONE REQUIRED.
   REAR YARD: 25% OF LOT DEPTH, BUT IN NO CASE LESS THAN 15 FEET.

   HEIGHT AND BULK DISTRICT: 50–X

   PARKING REQUIREMENTS: ONE SPACE FOR EVERY DWELLING UNIT.

7. (A/B1/C) EXTERIOR DIMENSIONS, HEIGHT, AND SQUARE FOOTAGE OF BUILDING AT GROUND LEVEL ARE SHOWN ON SHEETS 2 AND 3.
8. SUBSTANTIAL IMPROVEMENTS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN.
9. THERE ARE NO PARKING SPACES LOCATED ON THE SUBJECT PROPERTY
10. (A) THERE ARE NO DIVISIONS OR PARTY WALLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO ADJOINING PROPERTIES.
11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLAN OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT ARE SHOWN ON SHEETS 2 AND 3.
13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON THIS SHEET OF THE SURVEY.
14. DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON THIS SHEET OF THE SURVEY.
16. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
17. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18. THERE ARE NO WETLAND AREAS IN THE SUBJECT PROPERTY.
19. THERE ARE NO OFFSITE EASEMENTS TO THE SUBJECT PROPERTY.
20. PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF $2,000,000 IS HELD BY THE SURVEYOR.

NOTES

1. DATE OF FIELD SURVEY: DECEMBER 18, 19, 21, 2018 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
2. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
3. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
   STORM DRAINS: CITY AND COUNTY OF SAN FRANCISCO
   SANITARY SEWER: CITY AND COUNTY OF SAN FRANCISCO
   WATER: CITY AND COUNTY OF SAN FRANCISCO
   ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY
   NATURAL GAS: PACIFIC GAS & ELECTRIC COMPANY
4. THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY
5. THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT.
6. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
7. ALL DISTANCES AND DIMENSIONS WITHIN THIS DRAWING ARE BASED ON THE U.S. SURVEY FOOT AND DECIMALS THEREOF.
8. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. ANGLES AND DISTANCES MEASURED ARE IN AGREEMENT WITH RECORD INFORMATION UNLESS OTHERWISE NOTED.
9. THE MONUMENT LINE ON DIVISADERO STREET, AS ESTABLISHED BASED ON FOUND REFERENCE POINTS TO MONUMENTS AT GEARY AND DIVISADERO AND O'FARRELL AND DIVISADERO PER CORNER RECORD OF AB 1099, LOT 031, WAS USED AS THE BASIS OF SURVEY.

TITLE REPORT

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY OLD REPUBLIC TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 0227021299–MN, DATED AS OF DECEMBER 20, 2018, AT 7:30 AM, REFERRED TO HEREON AS THE "PTR".

TITLE TO SAID ESTATE IS VESTED IN:

CITY AND COUNTY OF SAN FRANCISCO, A MUNICIPAL CORPORATION

THE ESTATE OR INTEREST IN THE LAND IS:

FEE

SURVEYOR'S CERTIFICATE

TO CITY AND COUNTY OF SAN FRANCISCO, A MUNICIPAL CORPORATION; AND OLD REPUBLIC TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 18, 19 AND 21, 2018.

JACQUELINE LUK P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

DATE JANUARY 25, 2019

PROFESSIONAL LAND SURVEYOR
JACQUELINE LINONEMA LUK
No. 8934
STATE OF CALIFORNIA

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SAN FRANCISCO, CITY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1099 AS SHOWN ON OFFICIAL MAP OF WESTERN ADDITION REDEVELOPMENT PROJECT AREA A–1, AS FILED IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, DECEMBER 13, 1960, IN BOOK S OF MAPS, PAGES 78–82 INCLUSIVE.

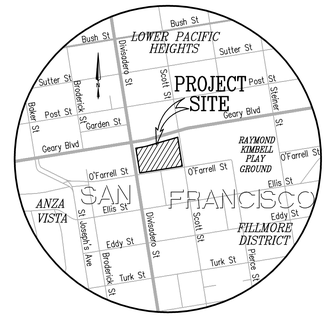
ASSESSOR'S LOT 031; BLOCK 1099

RECORD REFERENCES

R1) MONUMENT MAP NO. 36, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
R2) OFFICIAL MAP OF WESTERN ADDITION REDEVELOPMENT PROJECT AREA A–1, BOOK S OF MAPS, PAGES 78–82.
R3) CORNER RECORD, AB 1099, LOT 031, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

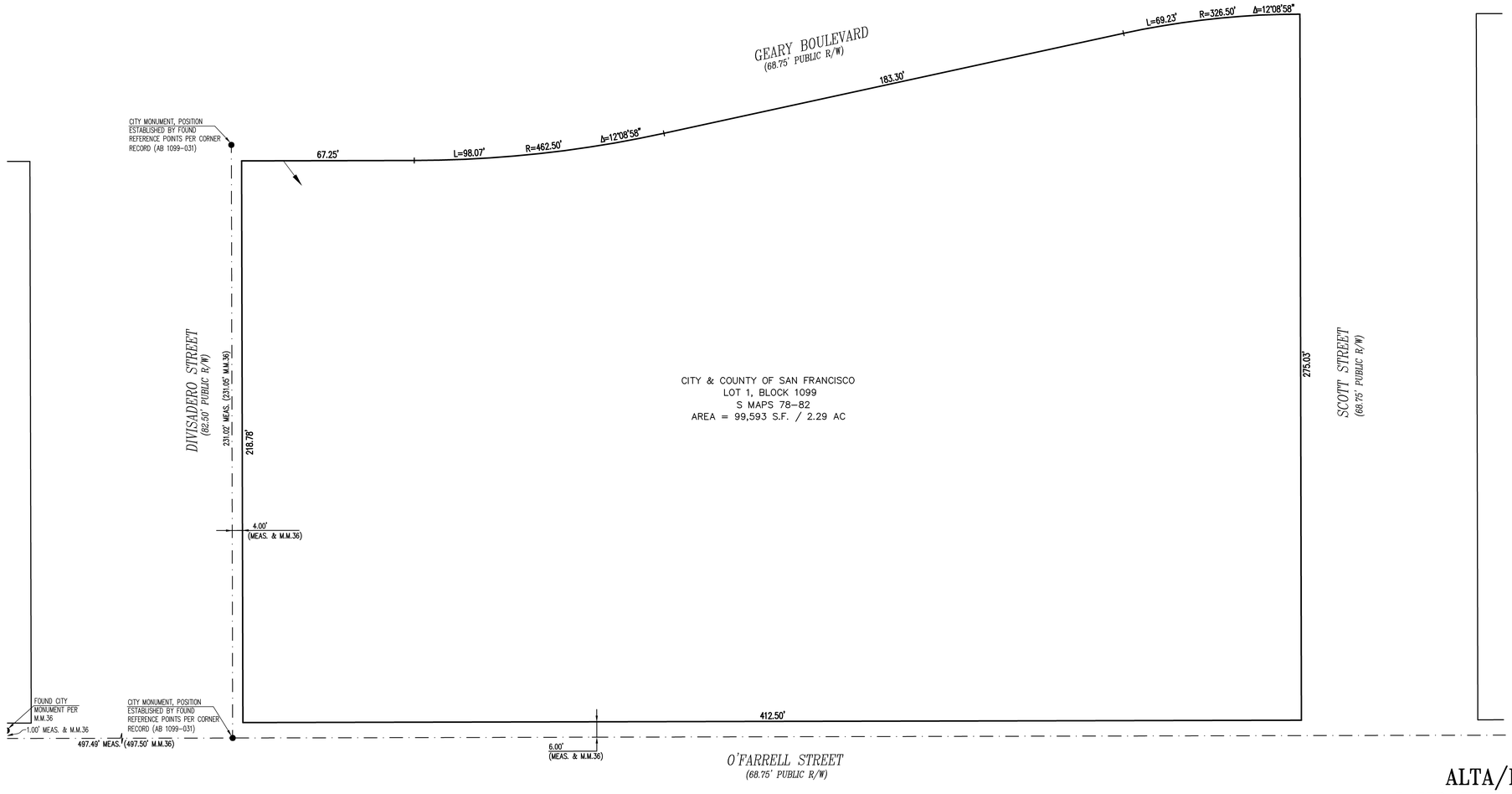
BENCHMARK

BM11121, BEING SET 1/2" DOMED STEEL ANCHOR PIN LOCATED AT THE NORTHEAST CORNER OF SCOTT STREET AND O'FARRELL STREET, IN CONCRETE SIDEWALK, 6.0' NORTHEAST OF FACE OF CURB AT CATCH BASIN, 8.8' NORTHWEST OF FIRE HYDRANT, AND 9.2' SOUTHEAST OF STREET LIGHT. ELEVATION = 143.533 FEET, SAN FRANCISCO VERTICAL DATUM OF 2013 (SFVD13).



VICINITY MAP
NO SCALE

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.



ALTA/NSPS LAND TITLE SURVEY

OF

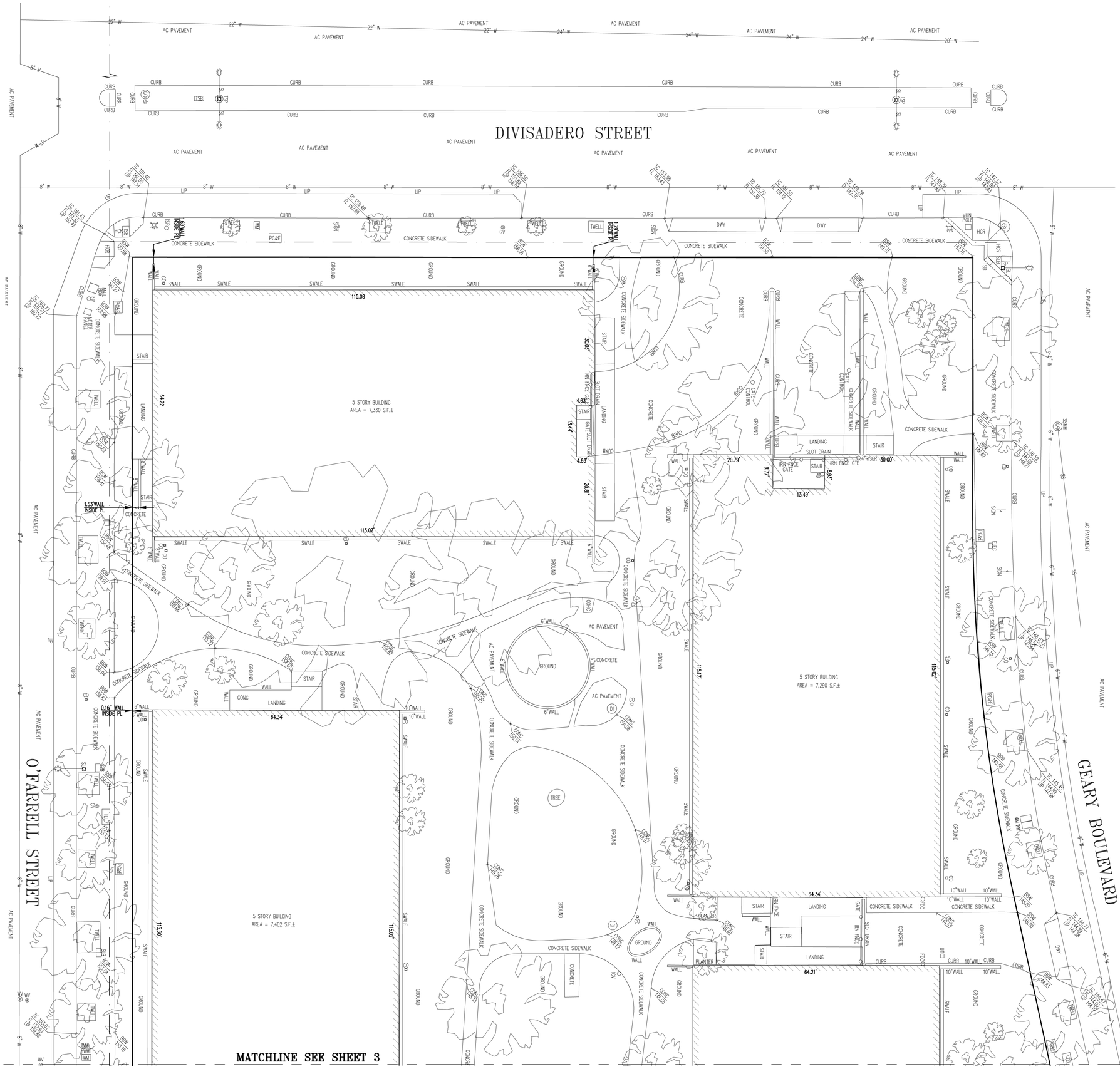
MIDTOWN PARK APARTMENTS
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

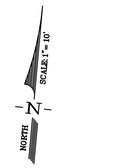
JANUARY 2019
PREPARED BY

LUK AND ASSOCIATES
CIVIL ENGINEER – LAND PLANNERS – LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724–3388

F:\Jobs\FILE2018\18188A10\ALTA–18188A10.dwg

JOB NO.: 18188A10 PLOT DATE: JANUARY 25, 2019





GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

LEGEND

SYMBOLS	DESCRIPTION
	BOUNDARY – SUBJECT PROPERTY
	RIGHT-OF-WAY LINE
	MONUMENT LINE
30.04'	MEASURED DISTANCE
(30.00' (1))	RECORDED DISTANCE PER RECORD REFERENCE
MEAS.	MEASURED
PL	PROPERTY LINE
AB	ASSESSORS BLOCK
	BUILDING LINE
WM	WATER METER
AC	ASPHALT CONCRETE
BSW	BACK OF SIDEWALK
CONC	CONCRETE
HCR	HANDICAP RAMP
CB	CATCH BASIN
GRD	GROUND
RW	RIGHT OF WAY
GV	GAS VALVE
SLB	STREET LIGHT BOX
WV	WATER VALVE
TEL	TELEPHONE BOX
TWELL	TREE WELL
SL	STREET LIGHT
CO	CLEAN OUT
TSP	TRAFFIC SIGNAL POST
DWY	DRIVEWAY
TSB	TRAFFIC SIGNAL BOX
ICV	IRRIGATION CONTROL VALVE
UT	UTILITY BOX
DI	DRAIN INLET
IRN FNCE	IRON FENCE
FDC	FIRE DEPARTMENT CONNECTION
CATV	CABLE TELEVISION BOX
AD	AREA DRAIN
WD WALL	WOOD WALL
WD RET	WOOD RETENTION WALL
WD DECK	WOOD DECK
WALL DRN	WALL DRAIN
MH	MANHOLE
FL 101.55	FLOW LINE ELEVATION
LIP 101.55	LIP OF GUTTER ELEVATION
TC 101.55	TOP OF CURB ELEVATION
TP 101.09	TOP OF PAVEMENT ELEVATION
BSW 101.94	BACK OF SIDEWALK ELEVATION
CONC 102.92	CONCRETE ELEVATION
	TREE

ALTA/NSPS
LAND TITLE SURVEY

OF

MIDTOWN PARK APARTMENTS
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
JANUARY 2019

PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER – LAND PLANNERS – LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

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JOB NO.: 18188A10 PLOT DATE: JANUARY 25, 2019

MATCHLINE SEE SHEET 2

O'FARRELL STREET

GEARY BOULEVARD

SCOTT STREET

5 STORY BUILDING
AREA = 7,404 S.F.±

5 STORY BUILDING
AREA = 7,275 S.F.±

5 STORY BUILDING
AREA = 9,715 S.F.±

N
NORTH
SCALE 1" = 10'

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

NOTE
SEE LEGEND ON SHEET 2

ALTA/NSPS
LAND TITLE SURVEY
OF
MIDTOWN PARK APARTMENTS
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
JANUARY 2019

PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER – LAND PLANNERS – LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

SCALE: 1" = 20'

NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

GEARY BOULEVARD
(68.75' PUBLIC R/W)

DIVISADERO STREET
(82.50' PUBLIC R/W)

SCOTT STREET
(68.75' PUBLIC R/W)

O'FARRELL STREET
(68.75' PUBLIC R/W)

LEGEND

APPROXIMATE AREA OF PRIVATE ON-SITE SIDEWALK RECONSTRUCTION TO MAKE SLOPES ADA COMPLIANT

CITY ROW/PROPERTY LINE

XREF: BDRY, PNTS, MASTOPO, LBASE, S-PLAN

SNAP SHOT: GP

PYATOK
1611 Telegraph Avenue, Suite 200
Oakland, CA 94612
T. 510.465.7010
www.pyatok.com

mercy HOUSING

Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383
email: jackie@lukassociates.com

MIDTOWN PARK LP

MIDTOWN PAKR APARTMENTS

1415 Scott Street, San Francisco, CA 94115

STAMP:

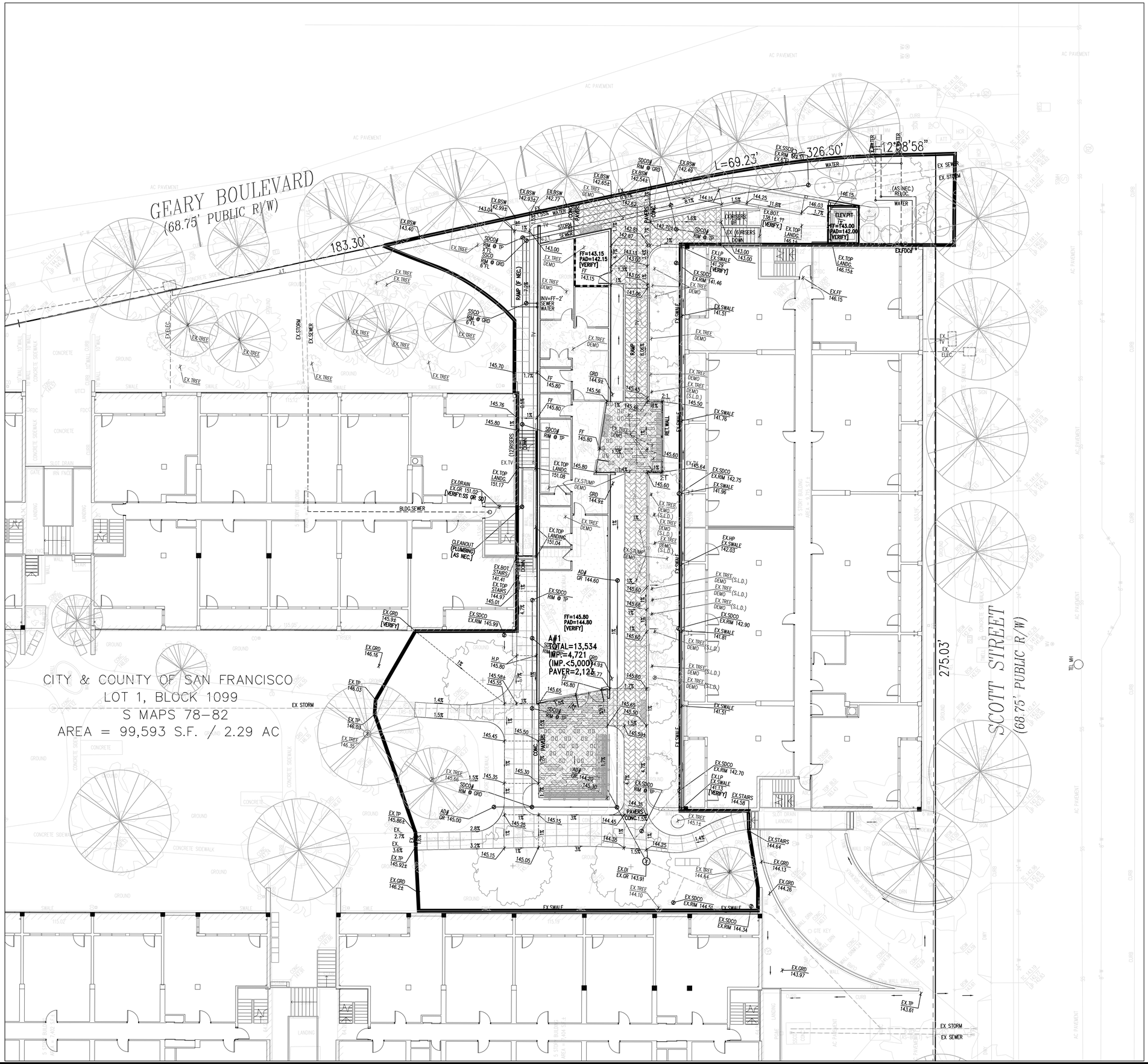
NO.	ISSUE	DATE
	100% DESIGN DEVELOPMENT	3/22/2019

JOB NUMBER:	18188A10
DRAWN BY:	D.A.D.
CHECKED BY:	M.D.
DATE:	MARCH 22, 2019
SCALE:	1" = 20'
File No.:	S-ANALYSIS-18188A10.dwg

TITLE:
PRELIMINARY SLOPE ANALYSIS PLAN

SHEET:
C-3
SHEET OF

Plot Date: MARCH 21, 2019


GEARY BOULEVARD
(68.75' PUBLIC R/W)
183.30'
L=69.23'
R=326.50'
Δ=12°8'58"
SCOTT STREET
(68.75' PUBLIC R/W)
275.03'
CITY & COUNTY OF SAN FRANCISCO
LOT 1, BLOCK 1099
S MAPS 78-82
AREA = 99,593 S.F. / 2.29 AC
EX STORM
EX SEWER
EX STORM
EX SEWER
EX TV
EX ELEC
EX TELE
EX WATER
EX FDC
EX DRAIN
BLDG SEWER
CLEANOUT (PLUMBING) [AS NEC.]
RAMP (IF NEC.)
RAMP 8.00%
RET. WALL
CONC. PAVERS
PAVERS CONC. 1.5%
EX SWALE
EX STAIRS
EX TOP LANDG. 151.08
EX TOP LANDING 151.04
EX TOP LANDG. 151.17
EX BOT STAIRS 141.41
EX TOP STAIRS 144.97
EX TOP LANDG. 146.15
EX BOT 138.1± ?? [VERIFY.]
ELEV.PIT TF=143.00 PAD=142.00 [VERIFY]
EX.FDC@
EX.TOP LANDG. 146.15±
EX.FF 146.15
EX.LP EX.SWALE 141.75 [VERIFY]
EX.SDCO EX.RIM 141.46
EX.SWALE 141.51
EX.SWALE 141.76
EX.SDCO EX.RIM 142.75
EX.SWALE 141.96
EX.HP EX.SWALE 142.03
EX.SDCO EX.RIM 142.90
EX.SWALE 141.81
EX.SWALE 141.51
EX.SDCO EX.RIM 142.70
EX.LP EX.SWALE 141.75 [VERIFY]
EX.STAIRS 144.58
EX.SDCO EX.RIM 144.51
EX.SDCO EX.RIM 144.34
EX.STAIRS 144.64
EX.GRD 144.13
EX.GRD 144.26
EX.GRD 143.97
EX.TP 143.61
EX.DI EX.GR 143.91
EX.GRD 146.16
EX.TP 146.03
EX.TP 146.03
EX.TREE 146.35
EX.TP 145.86±
EX. 2.7%
EX. 3.6%
EX.TP 145.92±
EX.GRD 146.2±
EX.GRD 145.92 [VERIFY]
EX.SDCO EX.RIM 145.99
EX.GR 151.02 [VERIFY: SS OR SD]
EX.BOT STAIRS 141.41
EX.TOP STAIRS 144.97
145.01
EX.GRD 145.92 [VERIFY]
EX.SDCO EX.RIM 145.99
EX.TREE 145.66
EX.TREE 145.1±
EX.TREE 144.64
EX.TREE 144.10
EX.TREE 146.35
EX.TREE 146.03
EX.TREE 146.03
EX.TREE 145.66
EX.TREE 145.70
EX.TREE 145.76
EX.TREE 145.80
EX.TREE 145.80
EX.TREE 145.80

SCHEDULE OF MATERIALS AND FURNISHINGS

SYMBOL	TYPE	MANUFACTURER	MODEL	MATERIAL	COLOR	FINISH	NOTES
WALLS AND CURBS							
	CONCRETE CURB		CAST IN PLACE CONCRETE	PORTLAND CEMENT	NATURAL	TBD	
PAVING AND SURFACING							
	CONCRETE PAVING		CAST IN PLACE CONCRETE	PORTLAND CEMENT	NATURAL	BROOM FINISH	
	UNIT PAVERS ON GRADE	TBD	TBD	CONCRETE	2 COLORS. TBD	TBD	
SITE FURNISHINGS							
	BICYCLE RACK	BIKEPARKING.COM	WELLE CIRCULAR RACK SQUARE TUBE, SURFACE FLANGE (WCR02-SQ-SF-G)	HOT-DIPPED GALVANIZED	NATURAL	GALVANIZED	EMBEDDED
	PLANTER POT	QUICKCRETE PRODUCTS (866) 703.3434	SHEAR 30" SQUARE X 30" HIGH QS-SHR-3030P	CONCRETE	TBD	TBD	
	WOOD BENCH	LANDSCAPE FORMS	STRATA BACKED BENCH WITH INTERMEDIATE ARMS	TBD	TBD	TBD	EMBEDDED
	BUILT-IN BENCH	BENCH: LANDSCAPE FORMS BASE: P.I.P. CONCRETE	PARALLEL 42	JARRAH			BENCH SHALL BE SPECIAL ORDER TO ACCOMMODATE 'L' SHAPED BENCH BASE

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL ADA REQUIREMENTS.
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL APPLICABLE LOCAL CODES AND ORDINANCES.
3. ALL PLANTED AREAS WILL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, INCLUDING BACKFLOW PREVENTOR(S), IRRIGATION SUBMETER, SMART CONTROLLER(S), WEATHER SENSOR, AND REMOTE CONTROL VALVES.
4. ALL PAVING IN LEVEL 1 COURTYARD WILL HAVE PIPED SUBSURFACE DRAINAGE.
5. OUTDOOR LIGHTING AT STREET NOT SHOWN ON PLANS, S.E.D. OUTDOOR LIGHTING IN COURTYARD AND TERRACES IS DIAGRAMMATIC ONLY, S.E.D.
6. PROJECT WILL BE GREEN POINT RATED.
7. PLANTING AND IRRIGATION WILL COMPLY WITH CURRENT WATER EFFICIENT LANDSCAPE ORDINANCE (WELO).

CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS BEFORE COMMENCING WORK AND SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
2. INSTALL ALL SIDEWALK PAVING AT THE GRADES SHOWN ON CIVIL DRAWINGS.
3. CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITIES, BELOW GRADE STRUCTURES, APPURTENANCES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING ITEMS TO REMAIN THROUGHOUT THE DURATION OF THE CONTRACT. ANY DISRUPTION OR DAMAGE TO UTILITIES SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
4. CONTRACTOR SHALL PERFORM ALL PROTECTION, DEMOLITION, REMOVAL AND SITE PREPARATION NECESSARY FOR THE EXECUTION OF ALL WORK SHOWN ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.
5. CONTRACTOR SHALL REMOVE FROM THE SITE IN A TIMELY MANNER ALL DEBRIS AND UNSUITABLE MATERIAL GENERATED BY THE CONSTRUCTION'S OPERATIONS.
6. CONTACT LANDSCAPE ARCHITECT FOR ALL INSPECTIONS OF LANDSCAPE AND IRRIGATION INSTALLATIONS.
7. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING CONNECTIONS.
8. DIMENSIONS ARE TAKEN FROM FACE OF CURBS, WALLS AND OTHER STRUCTURES, OR AS SHOWN ON PLANS.

GRADING NOTES

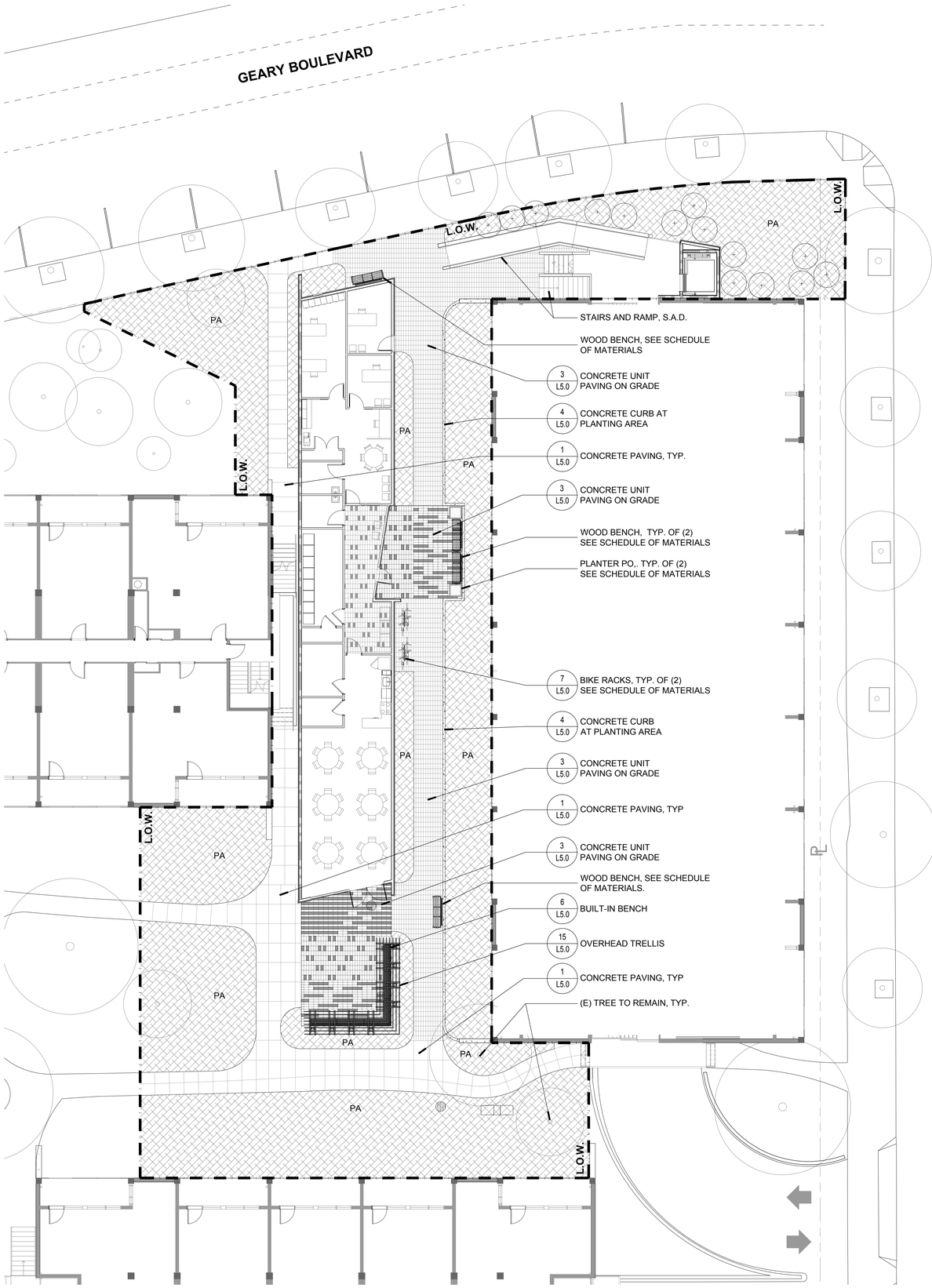
1. SEE CIVIL DRAWINGS FOR EXISTING CONDITIONS AND TOPOGRAPHIC INFORMATION, AND FOR FINISH GRADES AT PUBLIC SIDEWALK.
2. FINISH GRADES OF PLANTING AREAS SHALL BE 3" BELOW FINISH GRADES OF ADJACENT PAVING TO ALLOW FOR MULCH PLACEMENT, UNLESS OTHERWISE NOTED.
3. FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS, FOUNDATIONS AND WALLS.
4. ALL FINISH GRADES TO BE SMOOTH AND CONTINUOUS WITH NO ABRUPT CHANGES.

GENERAL LEGEND

CL	CENTER LINE
EJ	EXPANSION JOINT
EQ	EQUAL
LVL	LEVEL/BUILDING FLOOR
PA	PLANTING AREA
PL	PROPERTY LINE
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
SJ	SCORE JOINT
TBD	TO BE DETERMINED
TYP.	TYPICAL
DPW	DEPARTMENT OF PUBLIC WORKS
MEP	MECHANICAL/ELECTRICAL/PLUMBING
A20, A21	OUTDOOR LIGHTING, SEE ELECTRICAL

GRADING LEGEND

45.00	PROPOSED SPOT ELEVATION
[45.00]	PROPOSED SPOT ELEVATION SET BY CIVIL ENGINEER, S.C.D.
(45.00)	EXISTING SPOT ELEVATION
BR	BOTTOM F RAMP
BS	BOTTOM OF STAIRS
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FS	FINISH SURFACE
TB	TOP OF BENCH
TC	TOP F CURB
TR	TOP OF RAMP
TS	TOP OF STAIRS
TT	TOP OF SIDE TABLE
TW	TOP OF WALL
2%	DIRECTION & PERCENTAGE OF SLOPE



N

SCALE: 1" = 10'

0' 10' 20' 30'

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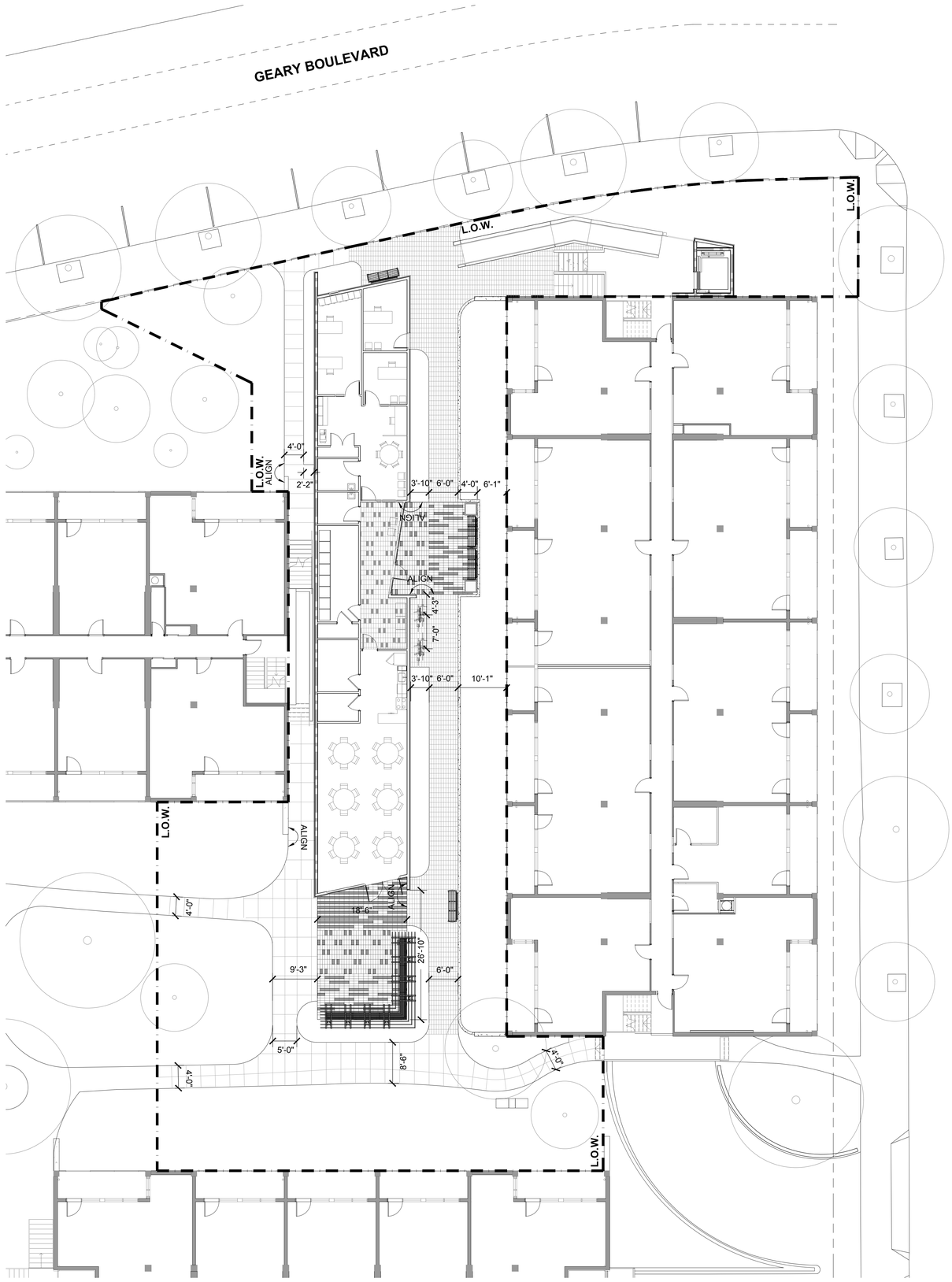
TITLE:

LANDSCAPE MATERIALS PLAN

SHEET:

L1.0



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SCALE: 1" = 10'

0' 10' 20' 30'

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TITLE:

LANDSCAPE LAYOUT PLAN

SHEET:

L2.0

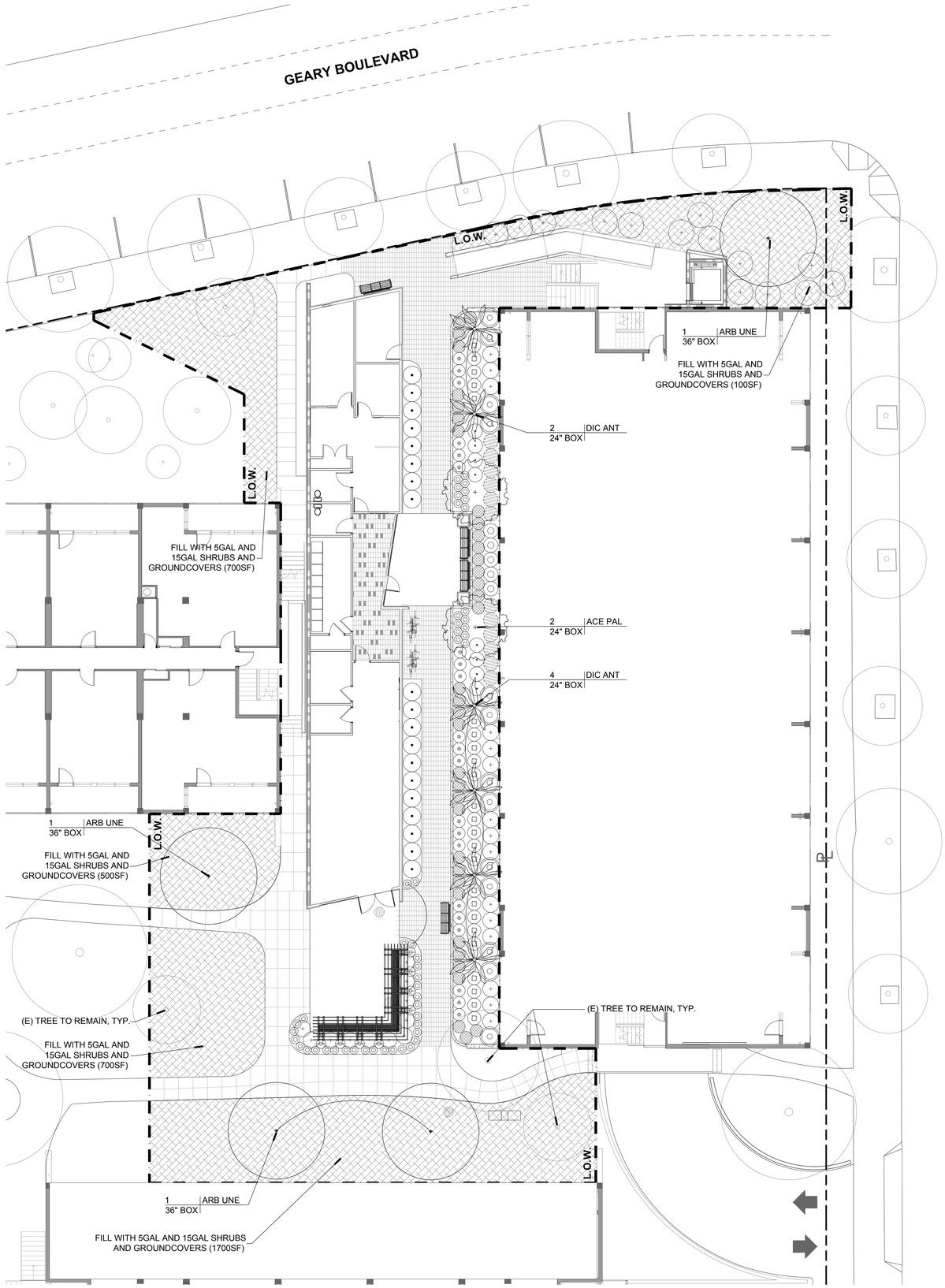
PLANTING SCHEDULE

SYMBOL	ABBREV.	SCIENTIFIC NAME	COMMON NAME	SIZE	WATER REQ.
TREES					
	ACE PAL	ACER PALMATUM 'SANGU KAKU'	CORAL BARK JAPANESE MAPLE	24" BOX	MODERATE
	ARB UNE	ARBUTUS UNEDO 'MARINA' MULTISTEM	STRAWBERRY TREE	36" BOX	LOW
	DIC ANT	DICKSONIA ANTARCTICA	TASMANIAN TREE FERN	24" BOX	HIGH
SHRUBS, PERENNIALS AND FERNS					
	ASP ELA	ASPIDISTRA ELATIOR VARIEGATA	CAST IRON PLANT	5 GAL	LOW
	AST CHA	ASTELIA CHATHAMICA 'SILVER SPEAR'	SILVER SPEAR ASTELIA	5 GAL	MODERATE
	CAR CAL	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	LOW
	COR REF	CORREA REFLEXA	AUSTRALIAN FUSCHIA	5 GAL	LOW
	IRI DOU	IRIS DOUGLASIANA 'CANYON SNOW'	CANYON SNOW IRIS	5 GAL	LOW
	LOM LON	LOMANDRA LONGIFOLIA	MAT RUSH	5 GAL	LOW
	PIT TOB	PITTOSPORUM TOBIRA 'SHIMA'	CREME DE MINT DWARF MOCK ORANGE	5 GAL	LOW
	SAR HOO	SARCOCOCCA HOOKERIANA HUMILIS	HIMALAYAN BOX	5 GAL	LOW
	TRA JAS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL	LOW
	WOO FIM	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	MODERATE

PLANTING NOTES

1. All trees shall be of uniform height and form for the species and container size.
2. Final placement of plants will be reviewed at the site by the Landscape Architect.
3. Install all planting after irrigation system is completed, fully operational, and has been reviewed by the Landscape Architect.
4. Mulch all newly planted areas with 3" of specified mulch.
5. Remove nursery stakes and tags from trees and shrubs at time of planting.
6. The contractor is responsible for taking soil samples of the topsoil to be used as planting medium for the project. This includes site soil and imported topsoils. Lab test results and recommendations to be approved by Landscape Architect prior to soil delivery to site. The Landscape Architect may request re-testing of delivered import topsoil to verify its conformance to the approved sample. Refer to specifications for soil testing methodology.
7. Plant schedule is subject to change based on plant availability and existing soil conditions.
8. Listed water requirements are based on water use classification of landscape species as per WUCOLS IV, January 2010, and Sunset Western Garden Book, 2012 edition.

NOTE: ALL PLANTING AREAS ARE 75% OR MORE COVERED BY PLANTS.



N

SCALE: 1" = 10'

0' 10' 20' 30'

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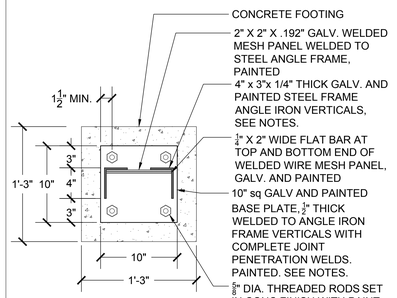
PLANTING PLAN, SCHEDULE AND NOTES

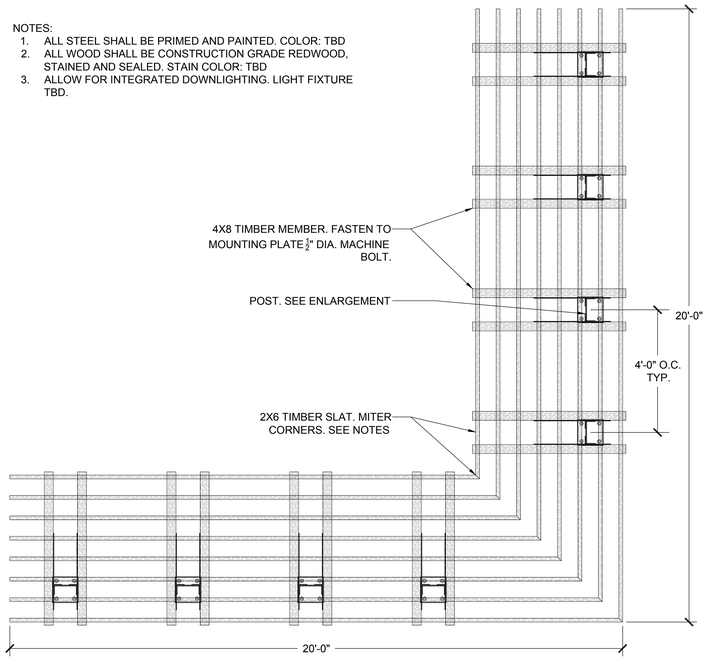
SHEET:

L4.0

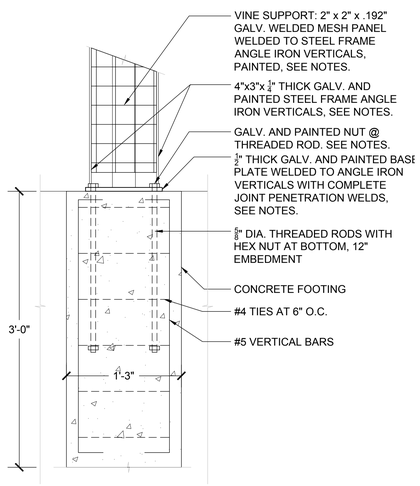


PLAN: POST BASE ENLARGEMENT
SCALE: 1 ½" = 1'-0"

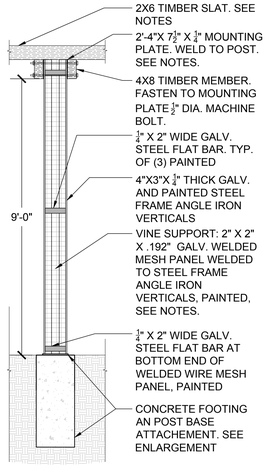
NOTES:
1. ALL STEEL SHALL BE PRIMED AND PAINTED. COLOR: TBD
2. ALL WOOD SHALL BE CONSTRUCTION GRADE REDWOOD, STAINED AND SEALED. STAIN COLOR: TBD
3. ALLOW FOR INTEGRATED DOWNLIGHTING. LIGHT FIXTURE TBD.



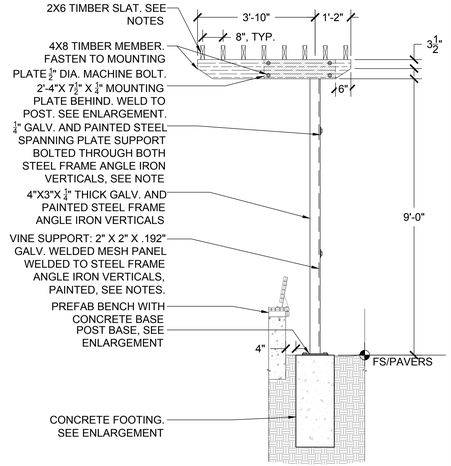
PLAN
SCALE: 1/2" = 1'-0"



SECTION: POST BASE ENLARGEMENT
SCALE: 1 ½" = 1'-0"



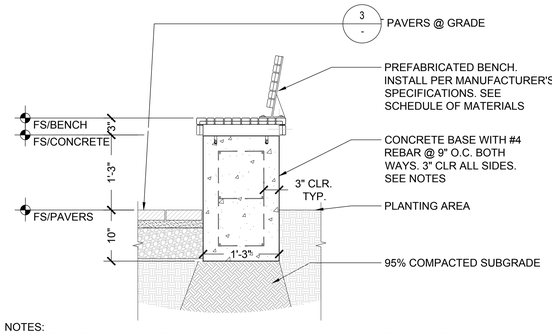
POST ELEVATION
SCALE: 1/2" = 1'-0"



SECTION
SCALE: 1/2" = 1'-0"

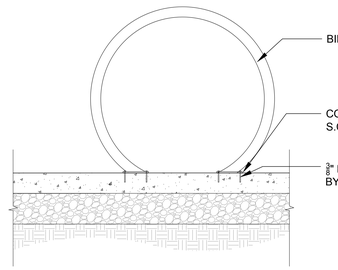
15 OVERHEAD TRELLIS
SCALE: AS SHOWN

5 NOT USED
SCALE: 1"=1'-0"



NOTES:
1. SEE SCHEDULE OF MATERIALS AND FURNISHINGS FOR BENCH TYPE AND MODEL.
2. BENCH SHALL BE SPECIAL ORDER TO ACCOMMODATE 'L' SHAPED BENCH BASE.
3. SEE SCHEDULE OF MATERIALS AND FURNISHINGS FOR CONCRETE COLOR AND FINISH.
4. SEE MANUFACTURER'S INSTALLATION GUIDE FOR INSTALLATION HARDWARE AND INSTRUCTIONS.
5. CONTRACTOR SHALL CONFIRM BENCH BASE DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS.

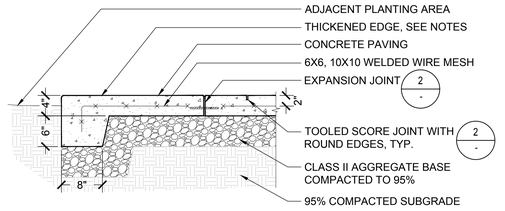
6 BUILT-IN BENCH
SCALE: 1" = 1'-0"



NOTES:
1. SEE SCHEDULE OF MATERIALS FOR BIKE RACK INFORMATION

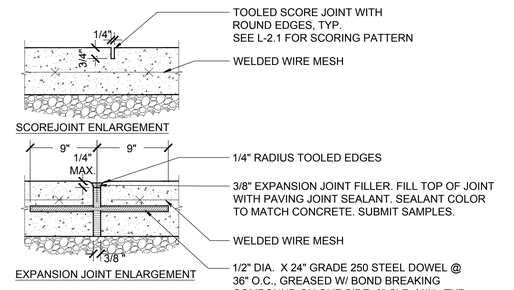
7 BIKE RACK
SCALE: 1" = 1'-0"

1 CONCRETE PAVING
SCALE: 1" = 1'-0"

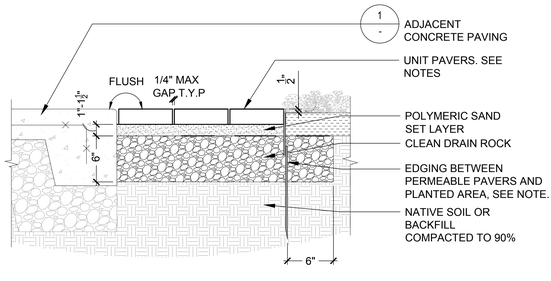


NOTES:
1. SEE GRADING PLANS FOR SLOPES.
2. SEE SCHEDULE OF MATERIALS AND SITE FURNISHINGS FOR COLOR AND FINISH.

2 CONCRETE PAVING JOINTS
SCALE: N.T.S.



3 UNIT PAVER AT GRADE
SCALE: 1 1/2" = 1'-0"

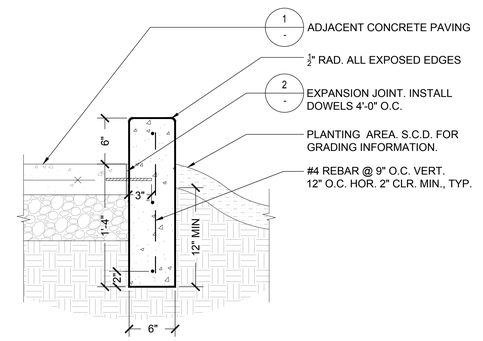


NOTES:
1. SEE SCHEDULE OF MATERIALS AND FURNISHINGS FOR PAVER TYPE.
2. INSTALL SPACERS TO MAINTAIN CONSISTENT 3/16"-1/4" GAP.
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. EDGING TO BE 'DURA EDGE' BY JD RUSSELL. STAKE 30" O.C. MAX. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

16 NOT USED
SCALE: 1" = 1'-0"

12 NOT USED
SCALE: 1/4"=1'-0"

8 NOT USED
SCALE: 1 1/2" = 1'-0"



NOTES:
1. SEE SCHEDULE OF MATIERALS OF CONCRTE FINISH AND COLOR

4 CONCRETE CURB AT PLANTING AREA
SCALE: 1 1/2" = 1'-0"

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TITLE:

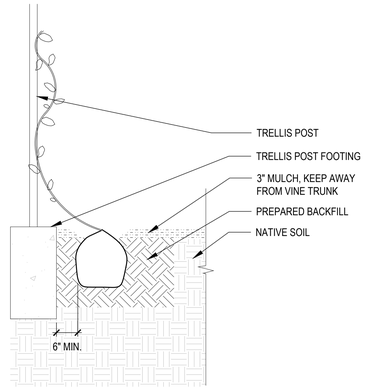
CONSTRUCTION DETAILS

SHEET:

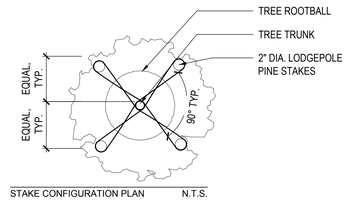
L5.0

13 NOT USED
SCALE:

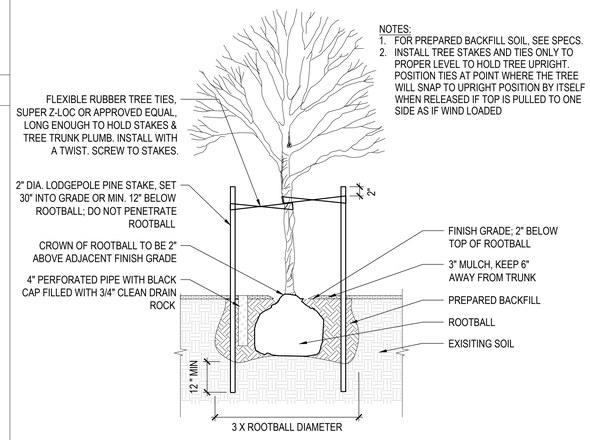
9 NOT USED
SCALE:



5 VINE PLANTING
SCALE: N.T.S.



STAKE CONFIGURATION PLAN N.T.S.



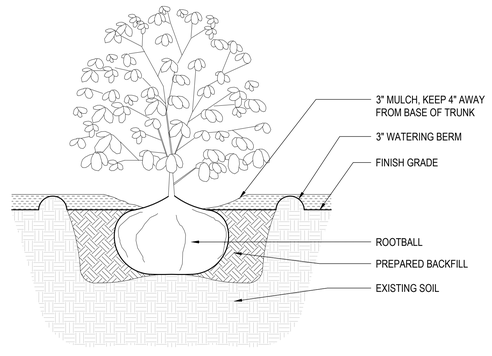
NOTES:
1. FOR PREPARED BACKFILL SOIL, SEE SPECS.
2. INSTALL TREE STAKES AND TIES ONLY TO PROPER LEVEL TO HOLD TREE UPRIGHT. POSITION TIES AT POINT WHERE THE TREE WILL SNAP TO UPRIGHT POSITION BY ITSELF WHEN RELEASED IF TOP IS PULLED TO ONE SIDE AS IF WIND LOADED

2 TREE PLANTING
SCALE: N.T.S.

14 NOT USED
SCALE:

10 NOT USED
SCALE:

6 NOT USED
SCALE:

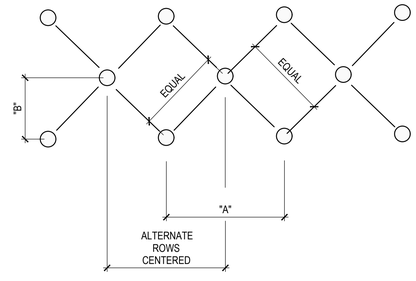


3 SHRUB PLANTING
SCALE: N.T.S.

15 NOT USED
SCALE:

11 NOT USED
SCALE:

7 NOT USED
SCALE:



NOTE:
INSTALL PLANTS IN DIAMOND (LOZENGE) PATTERN
ROW SPACING: DIMENSION "B" = 0.86 x "A"

4 GROUND COVER PLANTING
SCALE: N.T.S.

16 NOT USED
SCALE:

12 NOT USED
SCALE:

8 NOT USED
SCALE:

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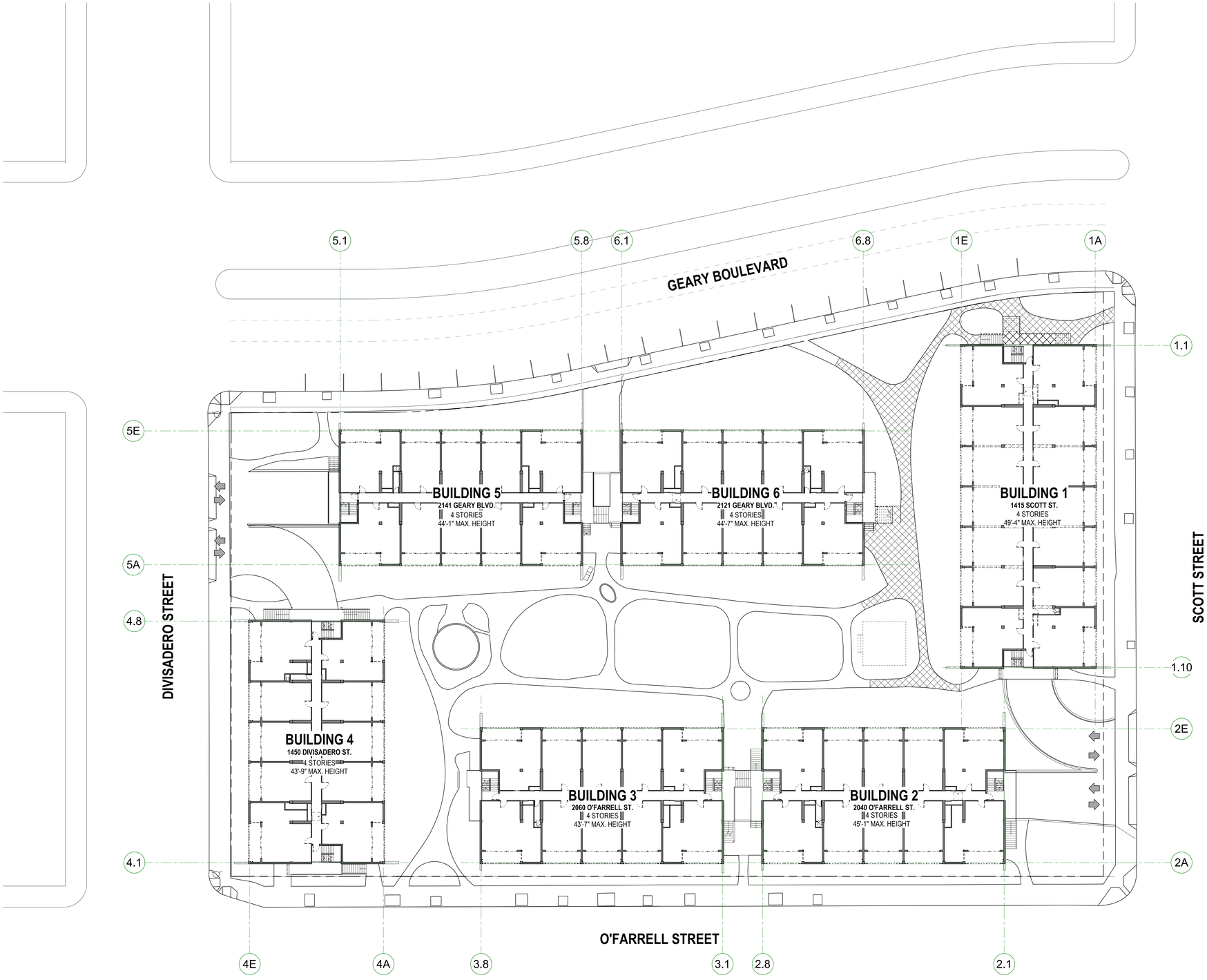

DEMOLITION SITE PLAN 1
1" = 20'-0"

DEMOLITION GENERAL NOTES

THE FOLLOWING SITE PREPARATION AND DEMOLITION WORK IS TO BE PERFORMED IN A SEPARATE AND DISTINCT PRELIMINARY STAGE OF THE PROJECT. NOTE THAT THIS SCOPE IS NOT INTENDED TO INCLUDE ALL DEMOLITION WORK REQUIRED FOR THE PROJECT AND THAT SIGNIFICANT ADDITIONAL DEMOLITION WORK WILL BE REQUIRED TO BE PERFORMED IN CONJUNCTION WITH THE MAIN CONSTRUCTION PHASE THAT WILL COMMENCE AFTER THE PRELIMINARY DEMO IS COMPLETE.

HAZARDOUS AND TOXIC MATERIALS:

1. ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS OR TOXIC MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC SUBSTANCES.
2. IF HAZARDOUS MATERIALS ARE SUSPECTED, IDENTIFIED, OR ENCOUNTERED, COORDINATE WITH OWNER'S HAZARDOUS MATERIALS CONTRACTOR TO PROVIDE FOR SUBSEQUENT TESTING AND ABATEMENT UNDER SEPARATE CONTRACT.
3. OWNER ACKNOWLEDGES THAT THE PROJECT BUILDINGS CONTAIN ASBESTOS AND POSSIBLY OTHER HAZARDOUS MATERIALS SUCH AS LEAD-BASED PAINTS AND WALL AND CEILING FINISHES. OWNER AGREES TO REQUIRE OR ENGAGE A QUALIFIED HAZARDOUS MATERIALS ABATEMENT FIRM TO PREPARE REVIEWS, TESTS, TRAINING MATERIALS, SAFETY RECOMMENDATIONS, AND OTHER NECESSARY INFORMATION AND SERVICES TO ADDRESS HAZARDOUS MATERIALS MITIGATION AT THE PROJECT SITE ("HM WORK").
4. OWNER AGREES THAT ANY INSTANCE BY ARCHITECT OF INCORPORATION OF INFORMATION OR DIRECTIONS REGARDING HM WORK INTO THE CONTRACT DOCUMENTS OR BID DOCUMENTS IS A CONVENIENCE TO OWNER AND IS NOT AN ASSUMPTION BY ARCHITECT OF ANY RESPONSIBILITY FOR HM WORK

GENERAL PRELIMINARY DEMOLITION NOTES:

1. STAGING, TREE PROTECTION, AND SITE DEMOLITION WORK SHOWN ON LANDSCAPE SHEETS.
2. ROOF AND EXTERIOR FACADE REPAIR SHOWN ON FR SHEETS.
3. INTERIOR BUILDING DEMOLITION AS INDICATED ON THE D-SHEETS.
4. IT IS INTENDED THAT THE BUILDINGS REMAIN ESSENTIALLY WEATHER TIGHT AND CAPABLE OF BEING HEATED AFTER THE PRELIMINARY DEMOLITION SCOPE IS COMPLETE. WINDOWS AND DOORS ARE TO REMAIN INTACT AND OPERABLE. ALL EXPOSED OPENINGS ARE TO BE TEMPORARILY WEATHER SEALED WITH HOUSE WRAP OR PLASTIC SHEETING.
5. CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL--ALL WORK SHALL COMPLY WITH STATE REQUIREMENTS, AND USGBC MINIMUM 50% WASTE/DEBRIS RECYCLING. CONTRACTOR WILL BE REQUIRED TO PROVIDE CONSTRUCTION IAQ MANAGEMENT PLANS.
6. PROVIDE SHORING AS REQUIRED TO PERFORM DEMOLITION WORK.

DEMO SITE PLAN LEGEND

- DEMO (E) SURFACE / AREA
- DEMO (E) WALLS
- DEMO (E) CONSTRUCTION
- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION
- (E) FIRE HYDRANT TO REMAIN

0' 10' 20' 40' 80'

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DATE:	3/22/2019
SCALE:	As indicated

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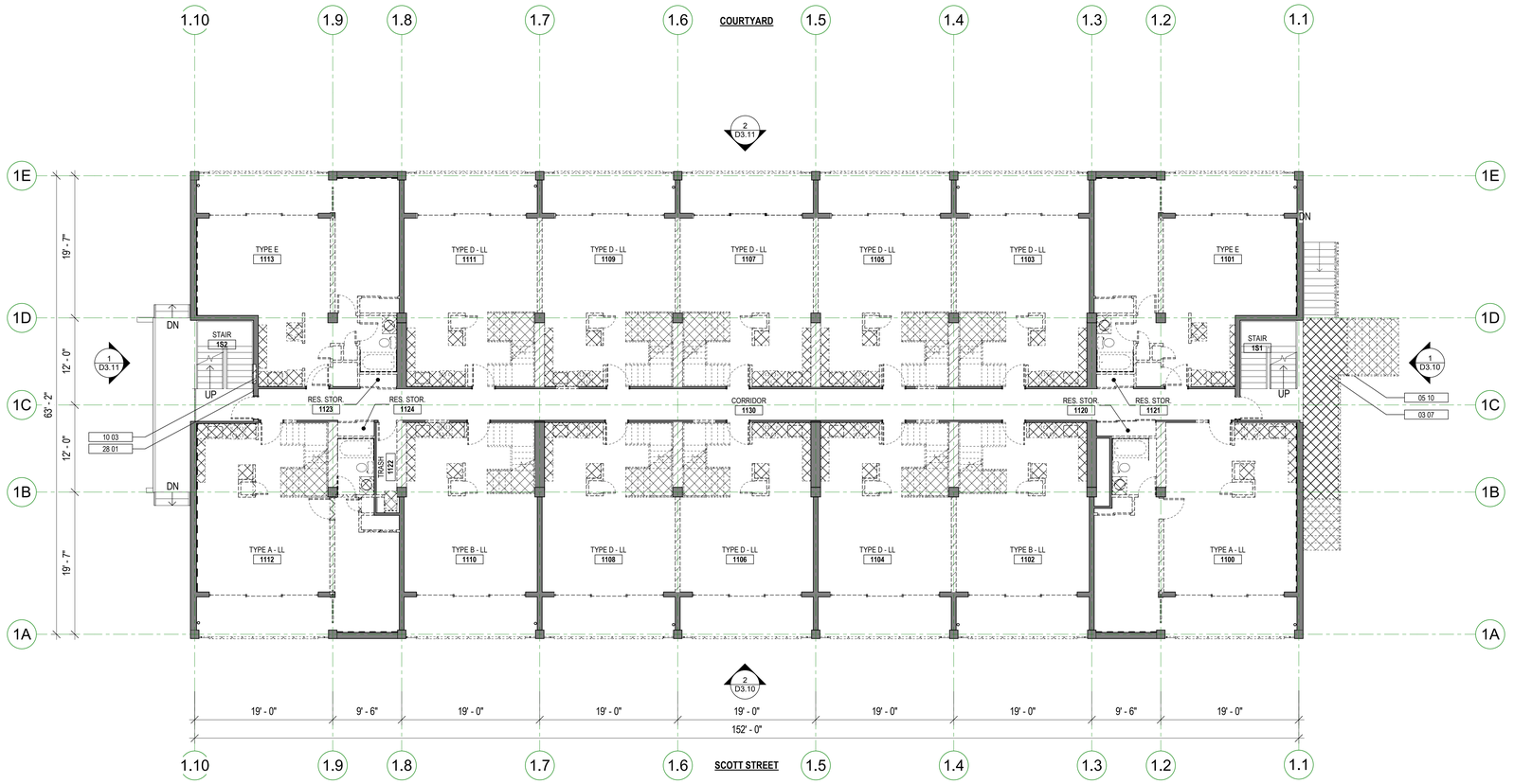
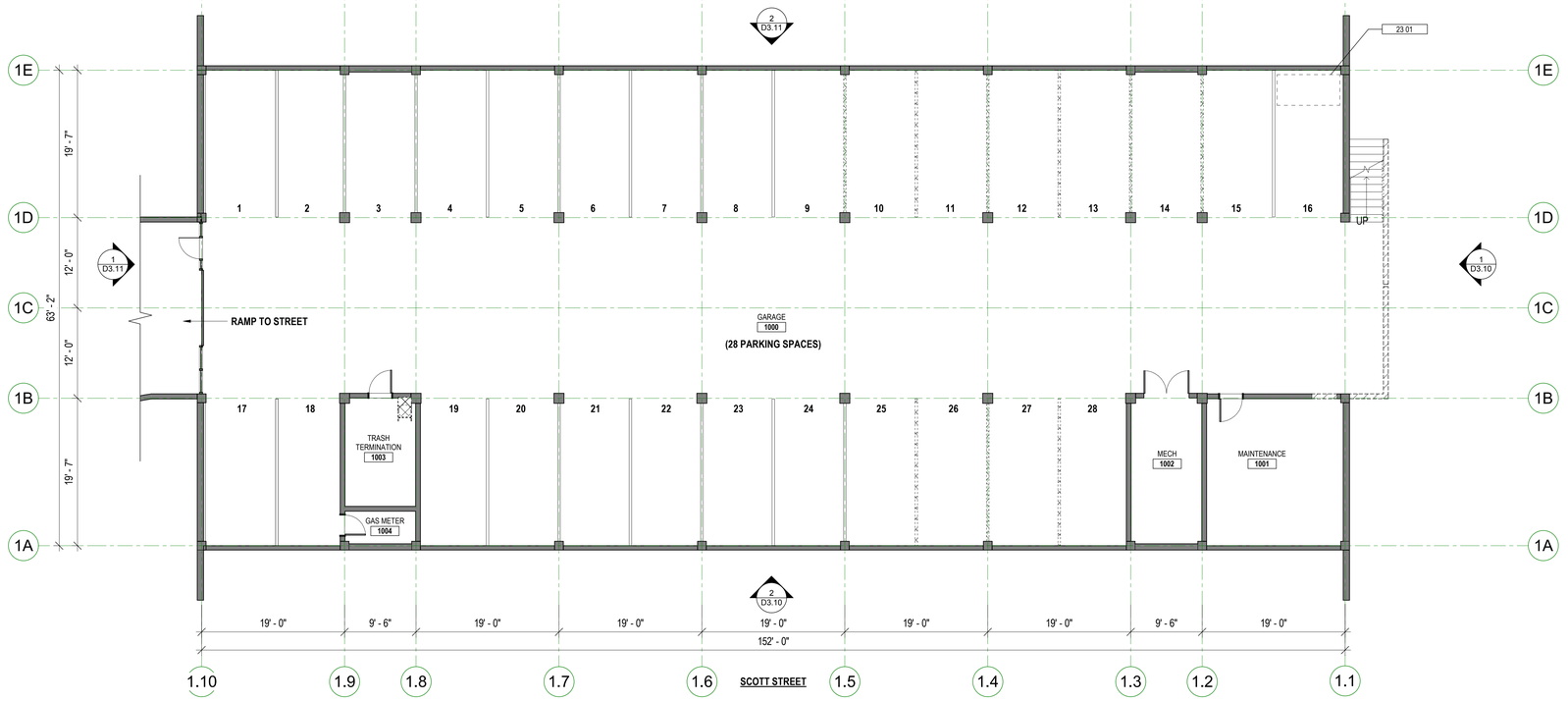
DEMOLITION SITE PLAN

SHEET:
D1.00

3/22/2019 4:12:04 PM



DEMOLITION BUILDING 1 - LEVEL 1 PLAN (2)
1/8" = 1'-0"



DEMOLITION BUILDING 1 - GARAGE LEVEL PLAN (1)
1/8" = 1'-0"

FLOOR PLAN DEMOLITION NOTES

1. REMOVE ALL (E) AWNINGS
2. REMOVE ALL (E) WINDOWS
3. REMOVE ALL (E) SLIDING GLASS BALCONY DOORS
4. REMOVE ALL (E) UNIT BALCONY RAILINGS
5. REMOVE ALL (E) BUILDING ENTRY DOORS
6. ASSESS CONDITION OF (E) CORRIDOR CLOSET DOORS. REMOVE IF DAMAGED OR SUBSTANDARD
7. REMOVE (E) BUILDING ENTRY CALL SYSTEMS
8. REMOVE ALL (E) BALCONY POCKET DOORS
9. REMOVE (E) CORRIDOR FLOORING
10. REMOVE (E) TRASH CHUTE

Keynote Legend	
Key Value	**Keynote Text**
03 07	REMOVE (E) STAIR AND LANDING
05 10	REMOVE (E) RAILING
10 03	REMOVE (E) MAILBOX
23 01	REMOVE (E) NON-FUNCTIONAL GARAGE EXHAUST FAN
28 01	REMOVE (E) CALL SYSTEM

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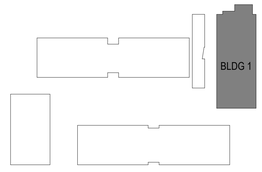
9. ALL CARPET AND BASE TO BE REMOVED IN ALL UNIT ROOMS.

KEY PLAN



DEMO PLAN LEGEND

- DEMO (E) SURFACE / AREA
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DEMOLITION PLANS - BUILDING 1 - GARAGE & LEVEL 1

SHEET:
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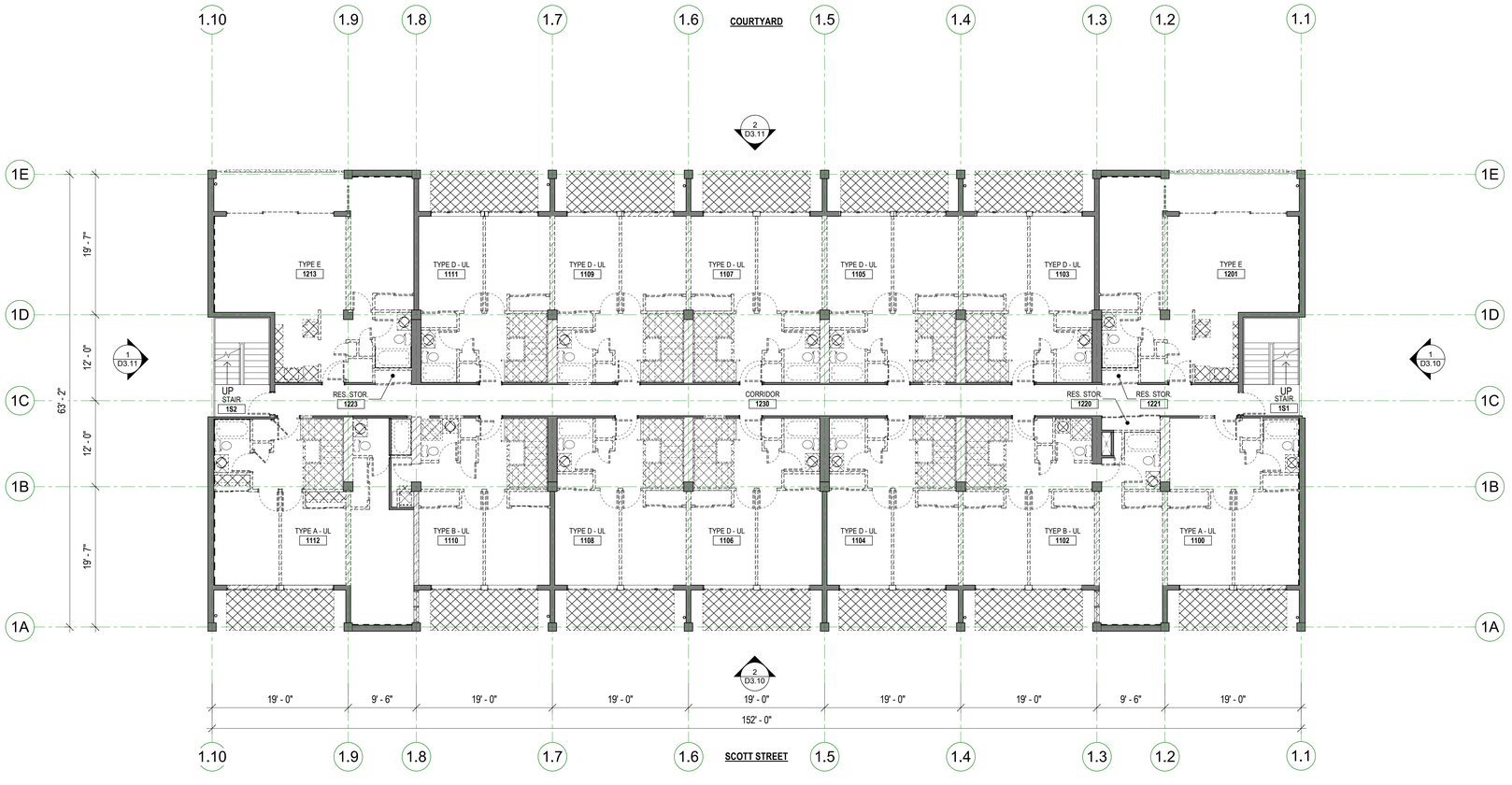
DEMOLITION BUILDING 1 - LEVEL 3 PLAN (2)
1/8" = 1'-0"



DEMOLITION BUILDING 1 - LEVEL 2 PLAN (1)
1/8" = 1'-0"

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9. REMOVE (E) CORRIDOR FLOORING
10. REMOVE (E) TRASH CHUTE

Keynote Legend	
Key Value	**Keynote Text**
28 01	REMOVE (E) CALL SYSTEM

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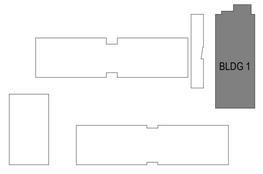

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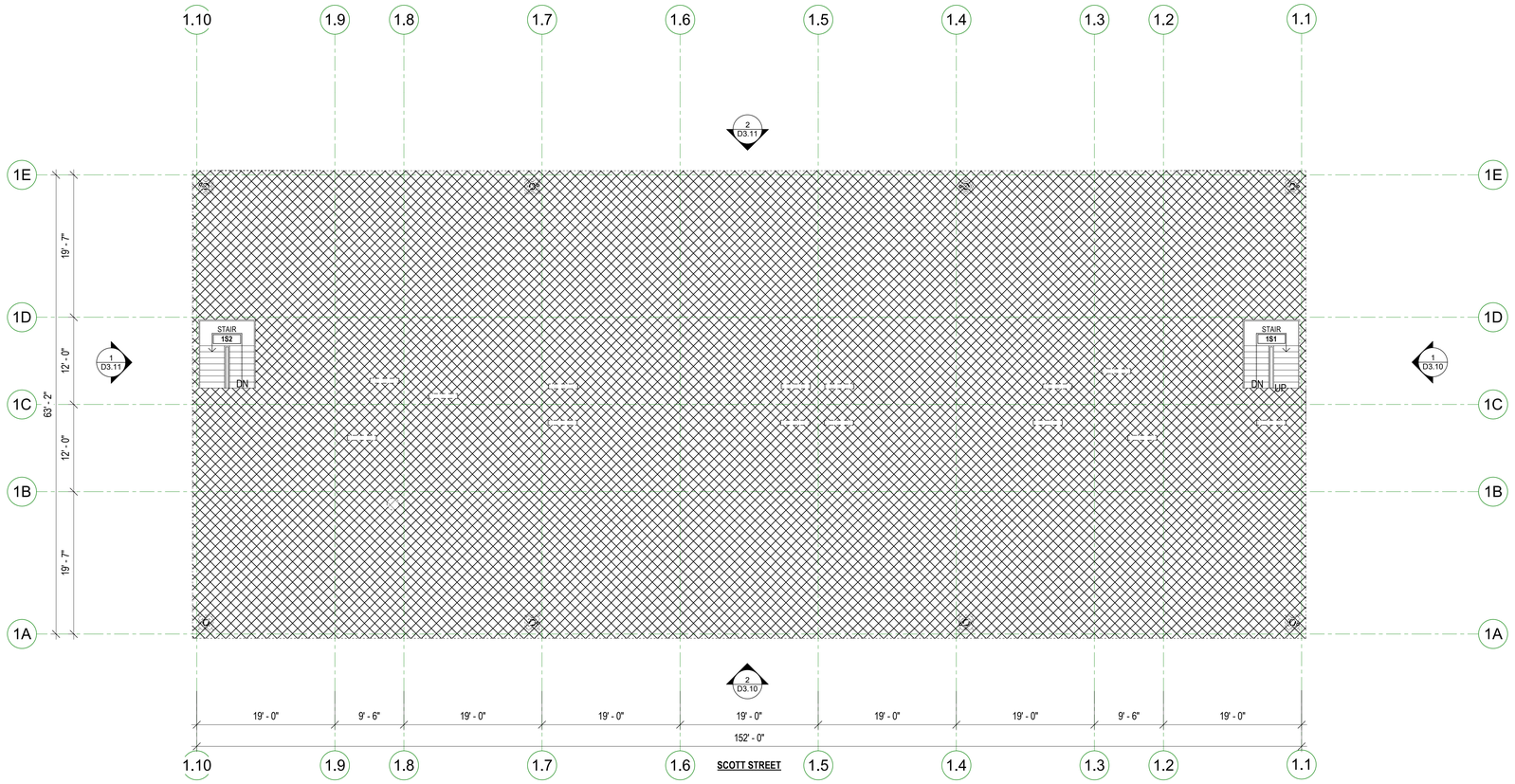

DEMOLITION BUILDING 1 - ROOF LEVEL PLAN 2
1/8" = 1'-0"

DEMOLITION BUILDING 1 - LEVEL 4 PLAN 1
1/8" = 1'-0"

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ROOF PLAN DEMOLITION NOTES

1. REMOVE (E) ROOFING AND RIGID INSULATION. ASSESS QUALITY OF (E) ROOF SHEATHING AND REMOVE IF DAMAGED OR SUBSTANDARD
2. REMOVE (E) EXHAUST TERMINATIONS
3. REMOVE (E) ROOFDRAINS

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KEY PLAN

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- DEMO (E) WALLS
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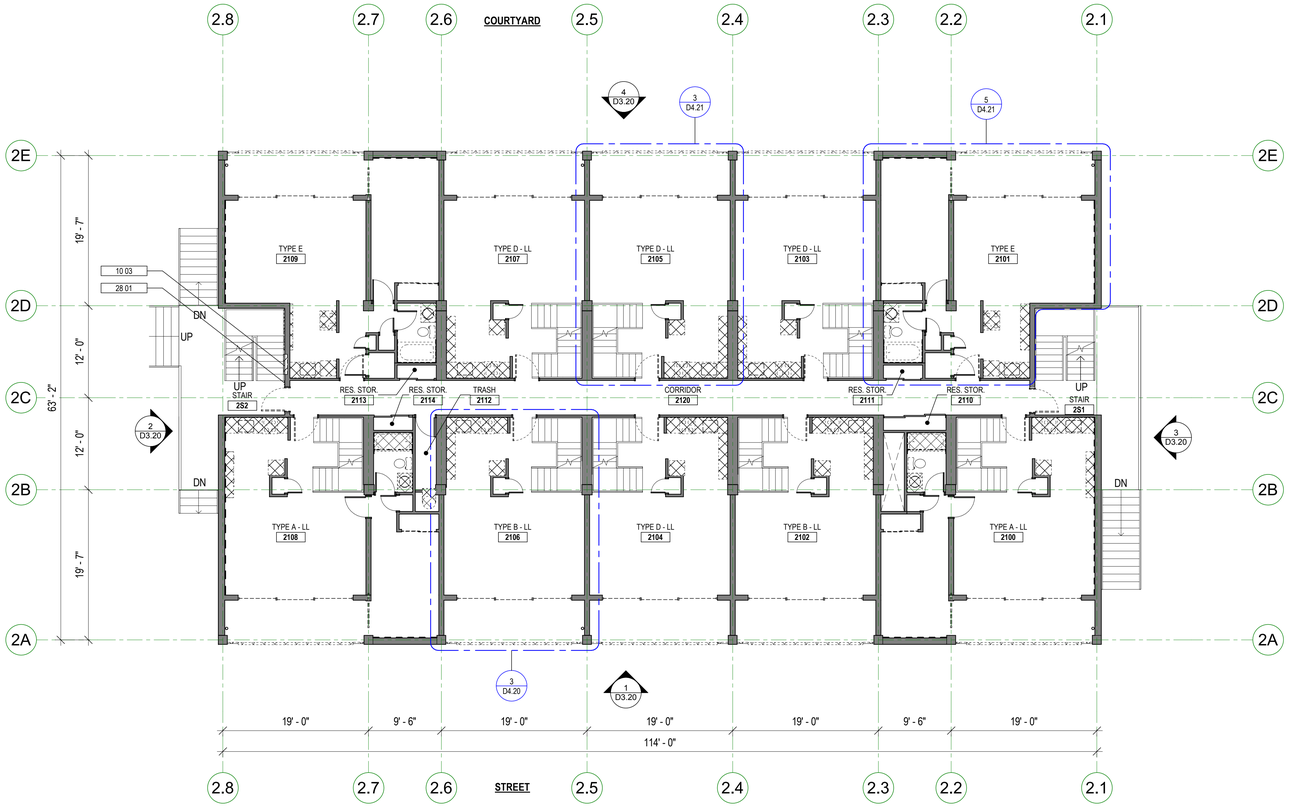
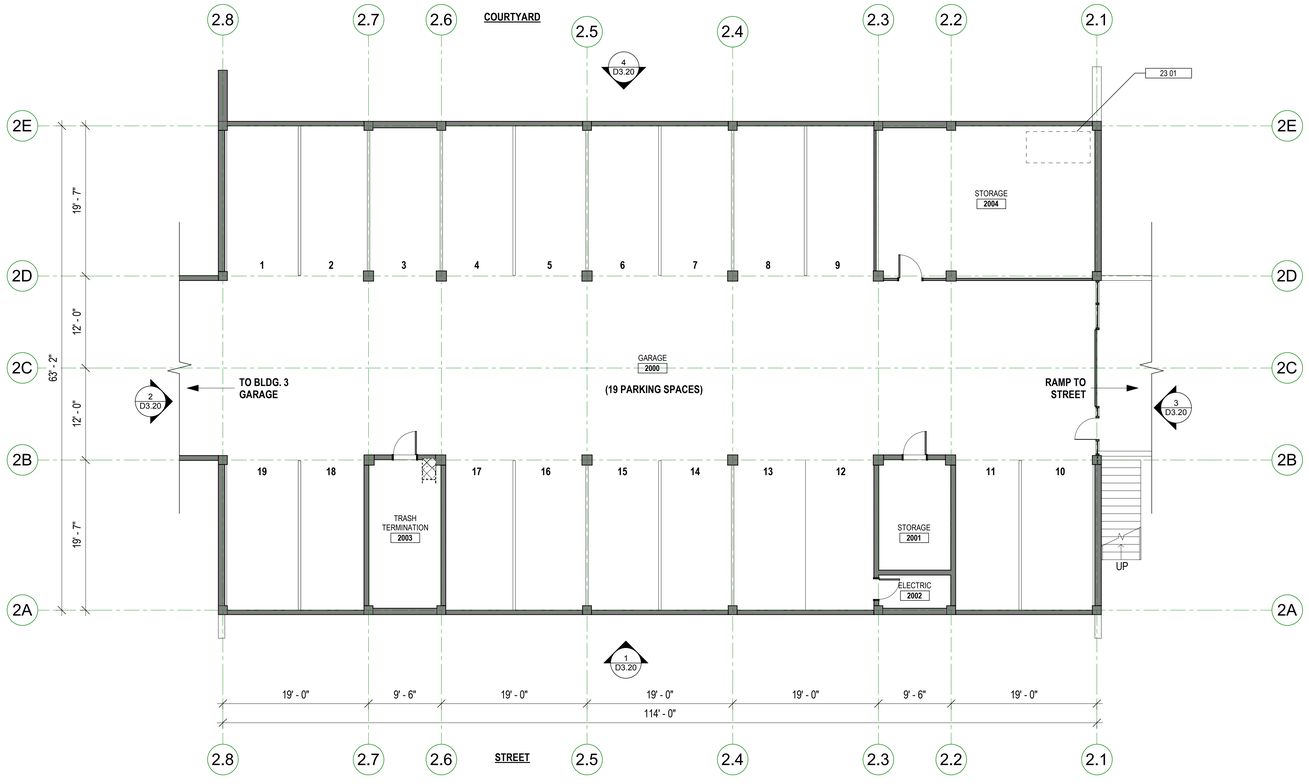


DEMOLITION BUILDING 2 - LEVEL 1 PLAN (2)
1/8" = 1'-0"



DEMOLITION BUILDING 2 - GARAGE LEVEL PLAN (1)
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Keynote Legend	
Key Value	**Keynote Text**
10 03	REMOVE (E) MAILBOX
23 01	REMOVE (E) NON-FUNCTIONAL GARAGE EXHAUST FAN
28 01	REMOVE (E) CALL SYSTEM

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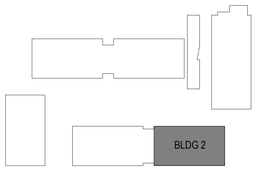
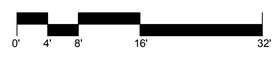


DEMO PLAN LEGEND

- DEMO (E) SURFACE / AREA
- DEMO (E) WALLS
- DEMO (E) CONSTRUCTION
- DEMO (E) LATH AND PLASTER OR DRYWALL
- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION



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STAMP:

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	100% DD	03/22/19

JOB NUMBER:	1213
DRAWN BY:	CA
CHECKED BY:	AS/BH
DATE:	3/22/2019
SCALE:	As indicated

TITLE:

DEMOLITION PLANS - BUILDING 2 - GARAGE & LEVEL 1

SHEET:

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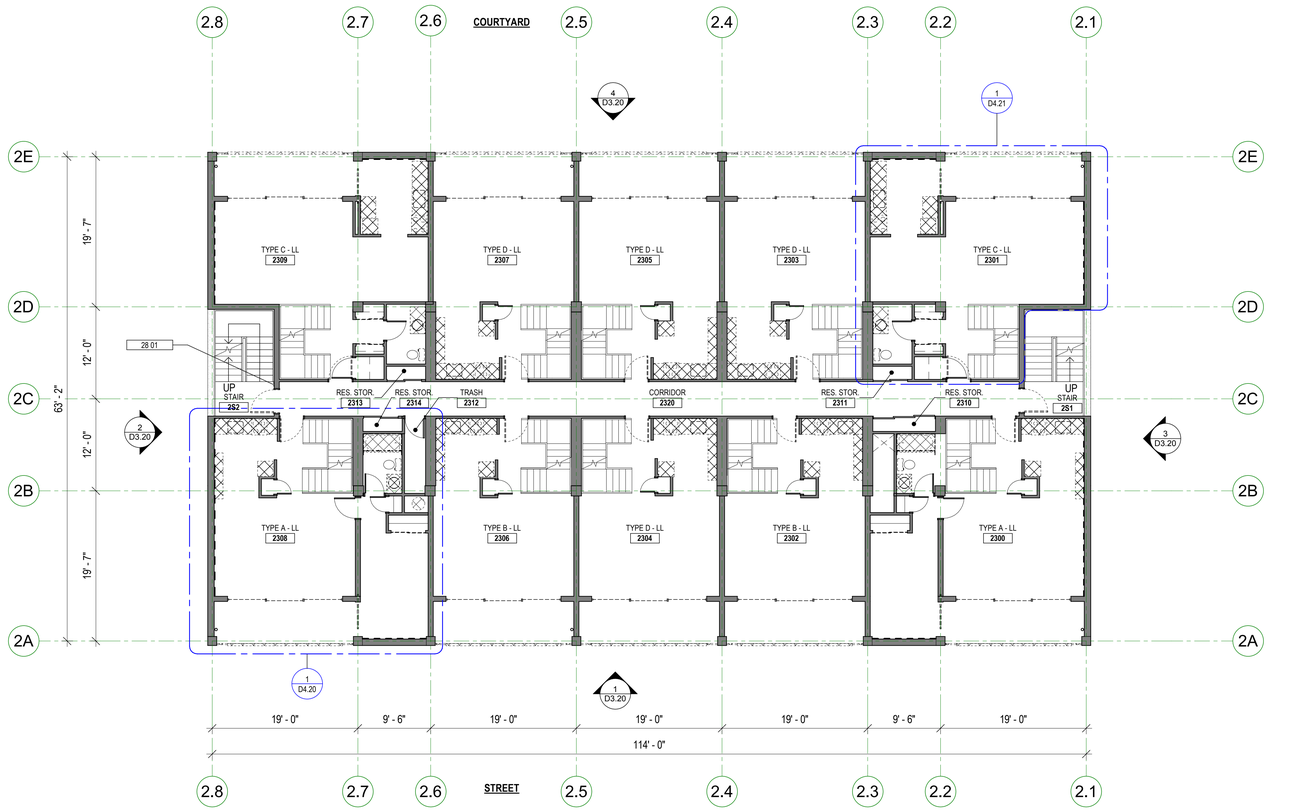
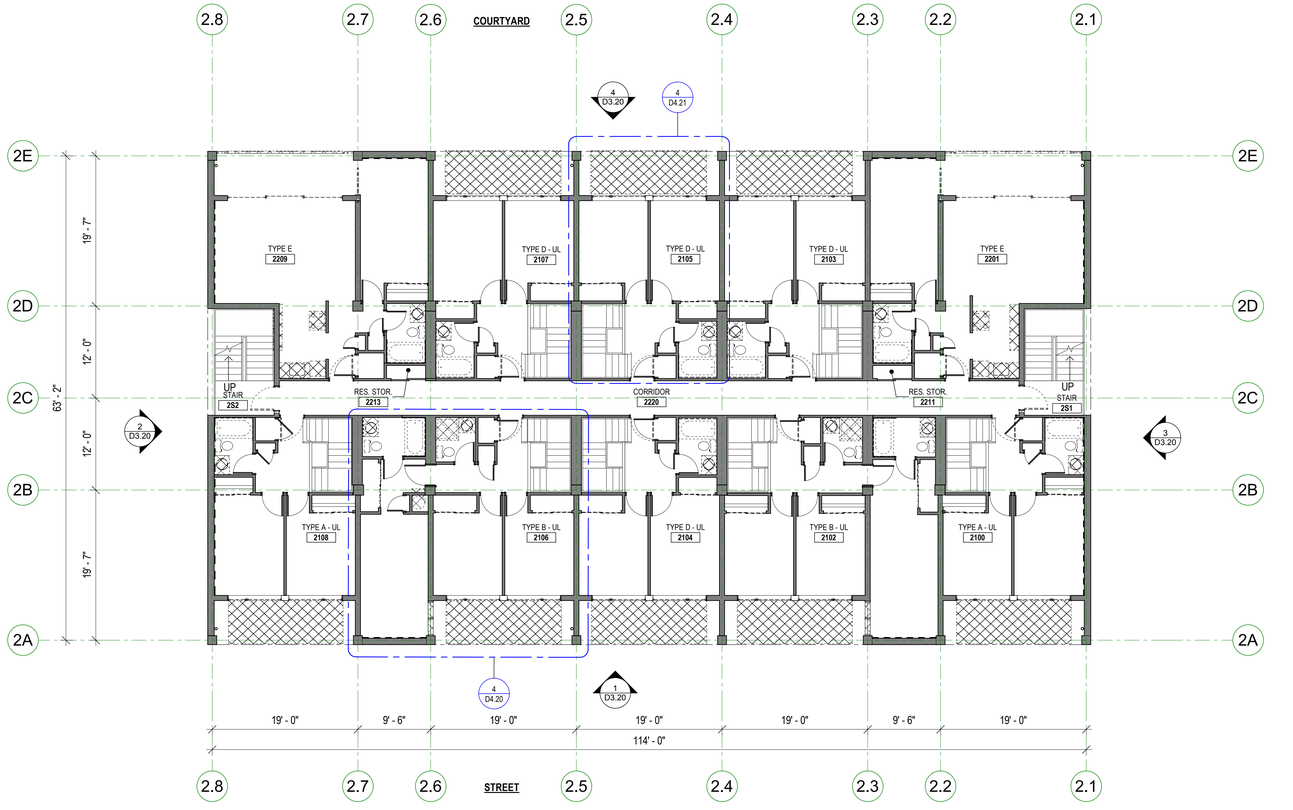


DEMOLITION BUILDING 2 - LEVEL 3 PLAN (2)
1/8" = 1'-0"



DEMOLITION BUILDING 2 - LEVEL 2 PLAN (1)
1/8" = 1'-0"

FLOOR PLAN DEMOLITION NOTES

1. REMOVE ALL (E) AWNINGS
2. REMOVE ALL (E) WINDOWS
3. REMOVE ALL (E) SLIDING GLASS BALCONY DOORS
4. REMOVE ALL (E) UNIT BALCONY RAILINGS
5. REMOVE ALL (E) BUILDING ENTRY DOORS
6. ASSESS CONDITION OF (E) CORRIDOR CLOSET DOORS. REMOVE IF DAMAGED OR SUBSTANDARD
7. REMOVE (E) BUILDING ENTRY CALL SYSTEMS
8. REMOVE ALL (E) BALCONY POCKET DOORS
9. REMOVE (E) CORRIDOR FLOORING
10. REMOVE (E) TRASH CHUTE

Keynote Legend	
Key Value	**Keynote Text**
28 01	REMOVE (E) CALL SYSTEM

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3. (E) PROTRUDING ELECTRICAL METERS ON 2ND FLOOR OF BUILDING 1 TO BE RELOCATED, LOCATION TBD.
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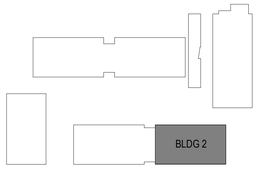
8. WHERE INDICATED, REMOVE EXISTING WALLS. REFER TO DETAILS AND SPECIFICATION ON PATCH AND REPAIR OF RETAINED WALLS, CEILINGS AND FLOORS WHERE WALLS HAVE BEEN REMOVED.
9. ALL CARPET AND BASE TO BE REMOVED IN ALL UNIT ROOMS.

KEY PLAN



DEMO PLAN LEGEND

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SHEET:
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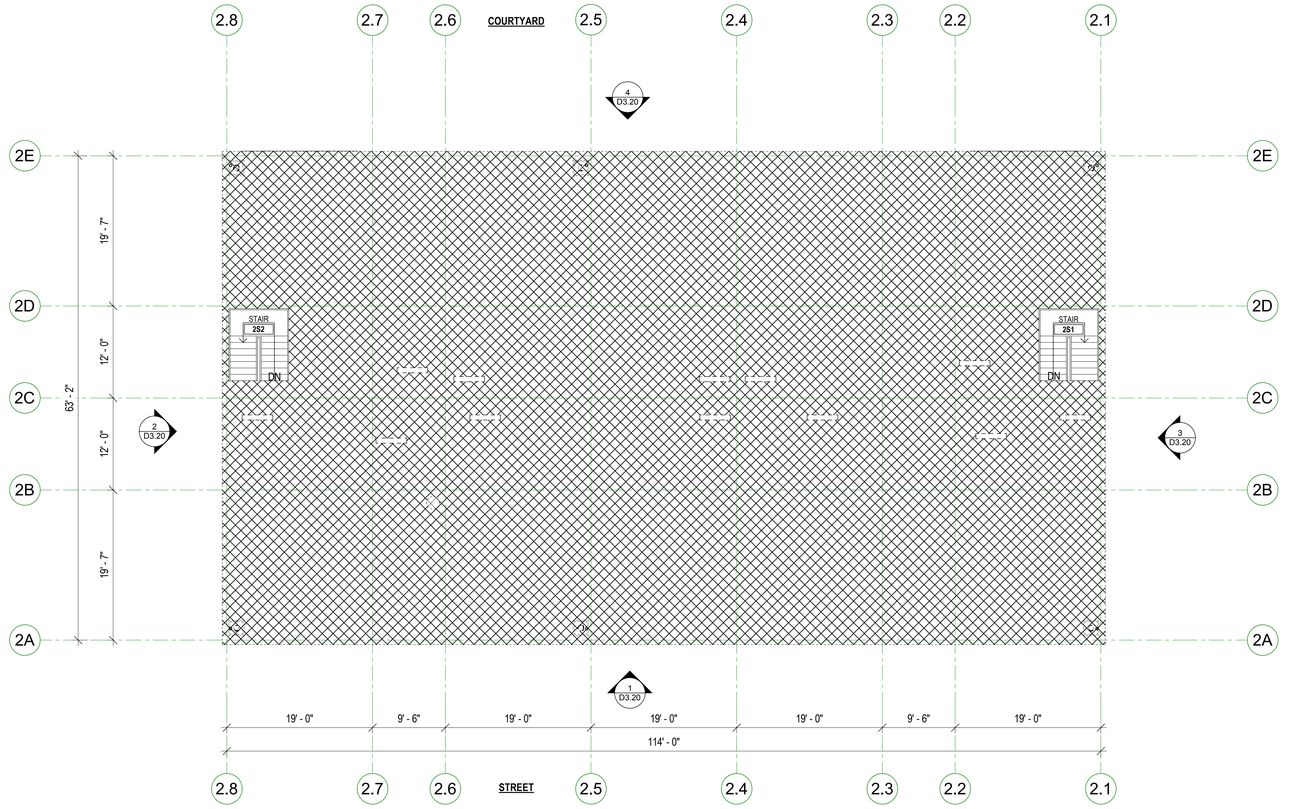

DEMOLITION BUILDING 2 - ROOF LEVEL PLAN (2)
1/8" = 1'-0"

DEMOLITION BUILDING 2 - LEVEL 4 PLAN (1)
1/8" = 1'-0"

FLOOR PLAN DEMOLITION NOTES

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2. REMOVE ALL (E) WINDOWS
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9. REMOVE (E) CORRIDOR FLOORING
10. REMOVE (E) TRASH CHUTE

ROOF PLAN DEMOLITION NOTES

1. REMOVE (E) ROOFING AND RIGID INSULATION. ASSESS QUALITY OF (E) ROOF SHEATHING AND REMOVE IF DAMAGED OR SUBSTANDARD
2. REMOVE (E) EXHAUST TERMINATIONS
3. REMOVE (E) ROOFDRAINS

Keynote Legend	
Key Value	**Keynote Text**

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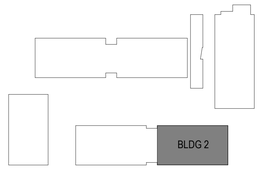
KEY PLAN



DEMO PLAN LEGEND

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0' 4' 8' 16' 32'

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SHEET:	**D2.22**

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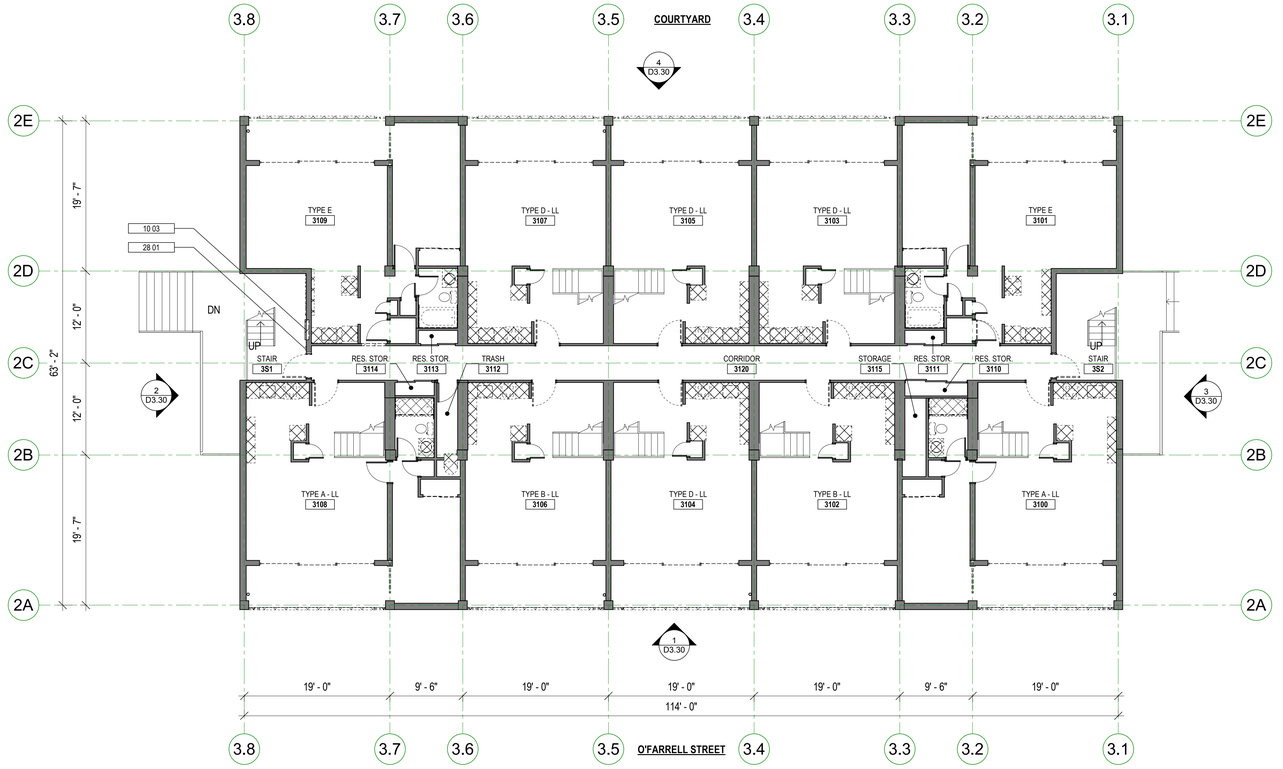
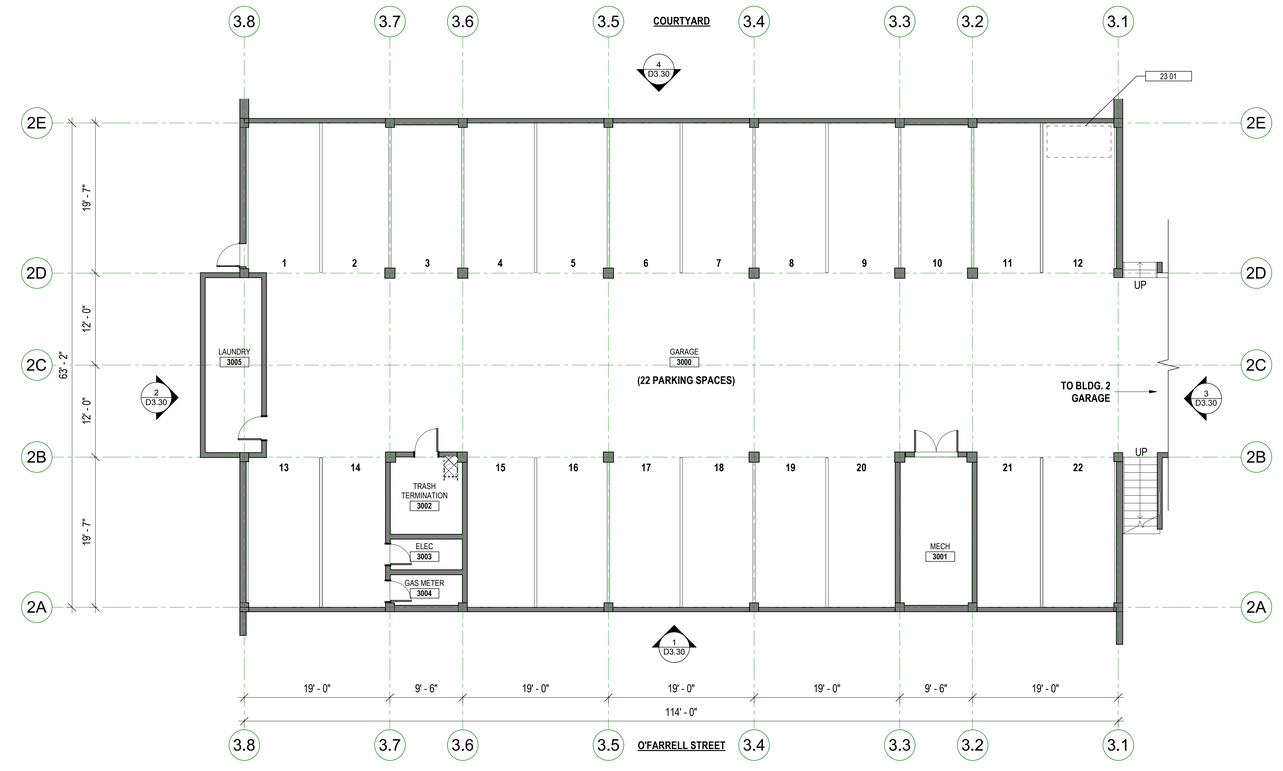


DEMOLITION BUILDING 3 - LEVEL 1 PLAN (2)
1/8" = 1'-0"



DEMOLITION BUILDING 3 - GARAGE LEVEL PLAN (1)
1/8" = 1'-0"

FLOOR PLAN DEMOLITION NOTES

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2. REMOVE ALL (E) WINDOWS
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10. REMOVE (E) TRASH CHUTE

Keynote Legend	
Key Value	**Keynote Text**
10 03	REMOVE (E) MAILBOX
23 01	REMOVE (E) NON-FUNCTIONAL GARAGE EXHAUST FAN
28 01	REMOVE (E) CALL SYSTEM

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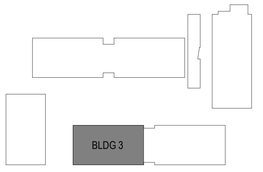

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D2.30

3/22/2019 4:12:22 PM

DEMOLITION BUILDING 3 - LEVEL 3 PLAN (2)
1/8" = 1'-0"

DEMOLITION BUILDING 3 - LEVEL 2 PLAN (1)
1/8" = 1'-0"

FLOOR PLAN DEMOLITION NOTES

1. REMOVE ALL (E) AWNINGS
2. REMOVE ALL (E) WINDOWS
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Keynote Legend	
Key Value	**Keynote Text**
28.01	REMOVE (E) CALL SYSTEM

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GENERAL PRELIMINARY DEMOLITION NOTES:

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2. INTERIOR BUILDING DEMOLITION AS INDICATED ON THE D-SHEETS.
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7. ALL STRUCTURAL SHEARWALLS TO BE INSPECTED.
8. WHERE INDICATED, REMOVE EXISTING WALLS. REFER TO DETAILS AND SPECIFICATION ON PATCH AND REPAIR OF RETAINED WALLS, CEILINGS AND FLOORS WHERE WALLS HAVE BEEN REMOVED.
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KEY PLAN

DEMO PLAN LEGEND

- DEMO (E) SURFACE / AREA
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JOB NUMBER:	1213
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	3/22/2019
SCALE:	As indicated

TITLE:
DEMOLITION PLANS - BUILDING 3 - LEVEL 2 & LEVEL 3

SHEET:
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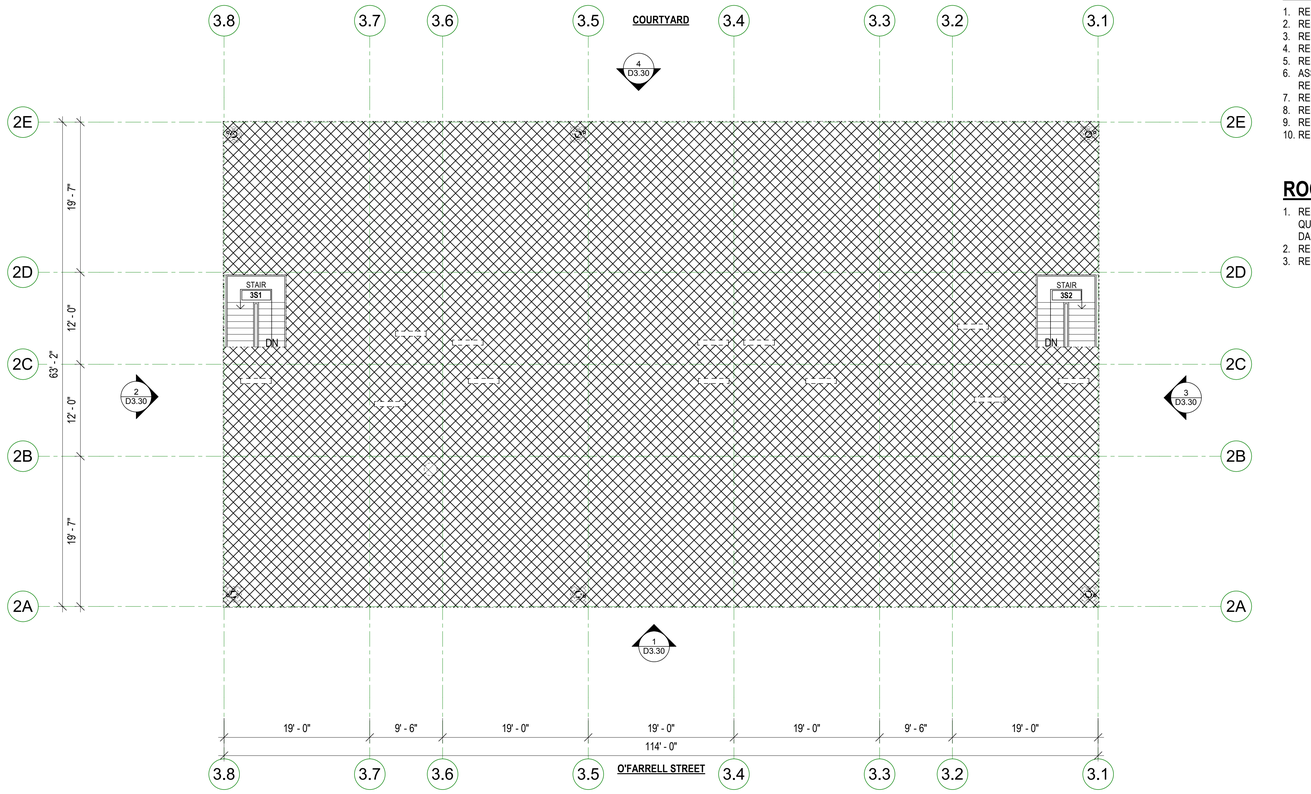

DEMOLITION BUILDING 3 - ROOF LEVEL PLAN 2
1/8" = 1'-0"

DEMOLITION BUILDING 3 - LEVEL 4 PLAN 1
1/8" = 1'-0"

FLOOR PLAN DEMOLITION NOTES

1. REMOVE ALL (E) AWNINGS
2. REMOVE ALL (E) WINDOWS
3. REMOVE ALL (E) SLIDING GLASS BALCONY DOORS
4. REMOVE ALL (E) UNIT BALCONY RAILINGS
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9. REMOVE (E) CORRIDOR FLOORING
10. REMOVE (E) TRASH CHUTE

ROOF PLAN DEMOLITION NOTES

1. REMOVE (E) ROOFING AND RIGID INSULATION. ASSESS QUALITY OF (E) ROOF SHEATHING AND REMOVE IF DAMAGED OR SUBSTANDARD
2. REMOVE (E) EXHAUST TERMINATIONS
3. REMOVE (E) ROOFDRAINS

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0' 4' 8' 16' 32'

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DEMOLITION PLANS - BUILDING 3 - LEVEL 4 & ROOF

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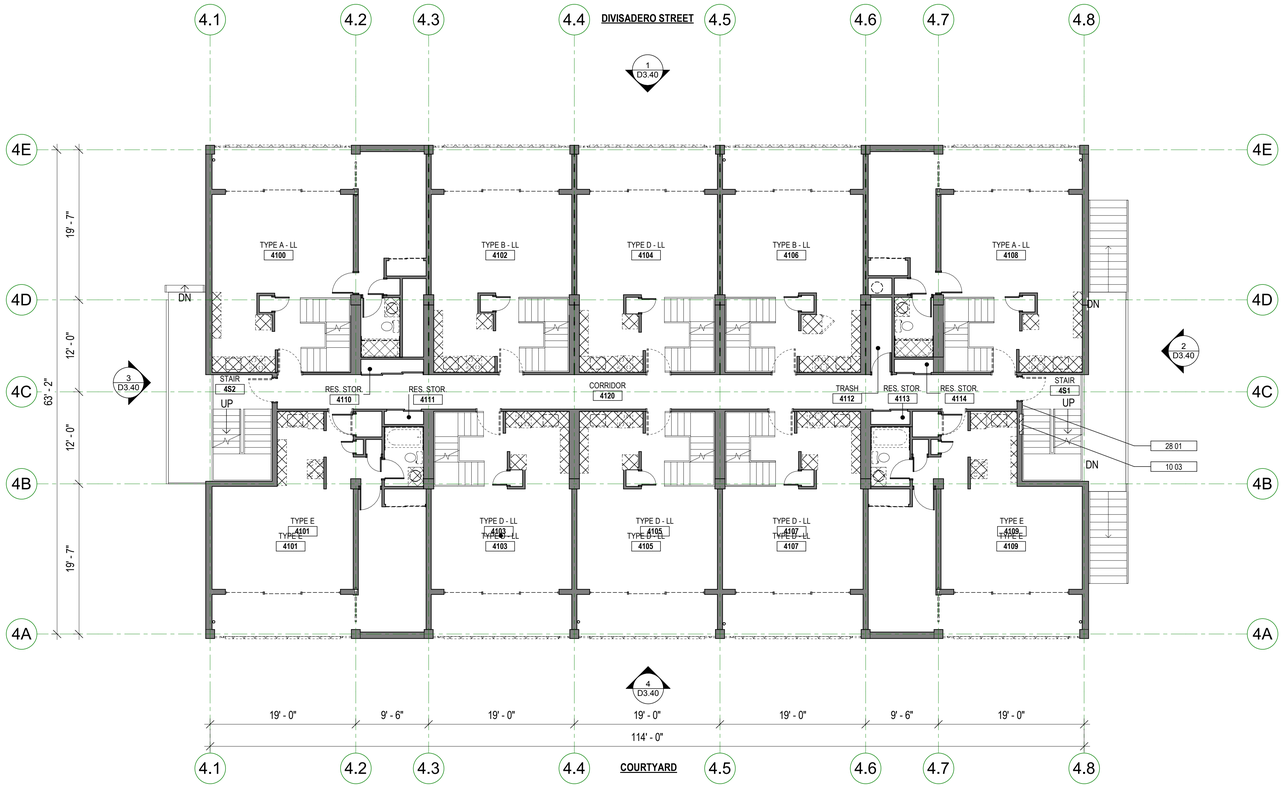

DEMOLITION BUILDING 4 - LEVEL 1 PLAN (2)
1/8" = 1'-0"

DEMOLITION BUILDING 4 - GARAGE LEVEL PLAN (1)
1/8" = 1'-0"

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Keynote Legend	
Key Value	**Keynote Text**
10 03	REMOVE (E) MAILBOX
23 01	REMOVE (E) NON-FUNCTIONAL GARAGE EXHAUST FAN
28 01	REMOVE (E) CALL SYSTEM

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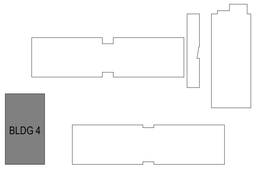
KEY PLAN



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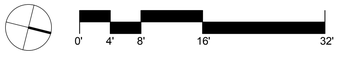

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TITLE:

DEMOLITION PLANS - BUILDING 4 - GARAGE & LEVEL 1

SHEET:

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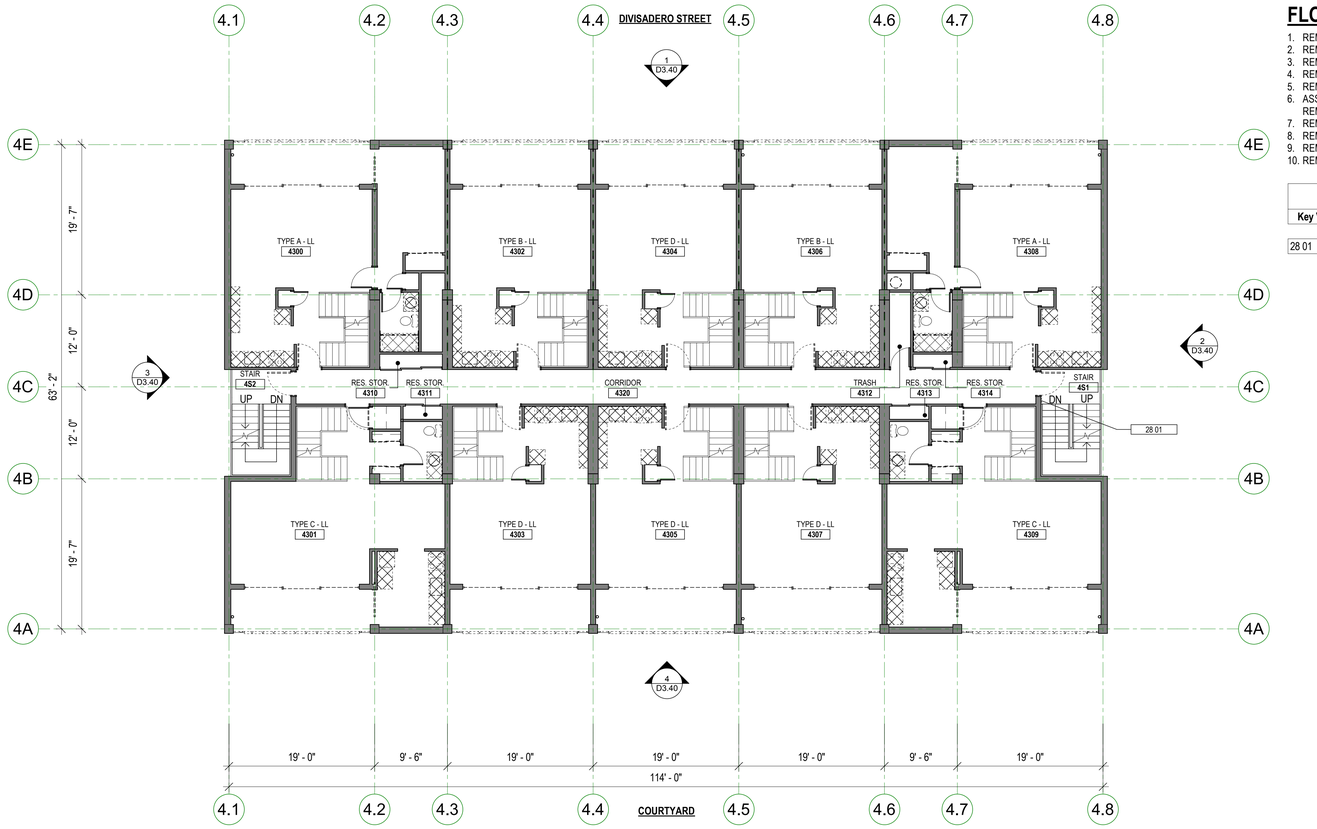
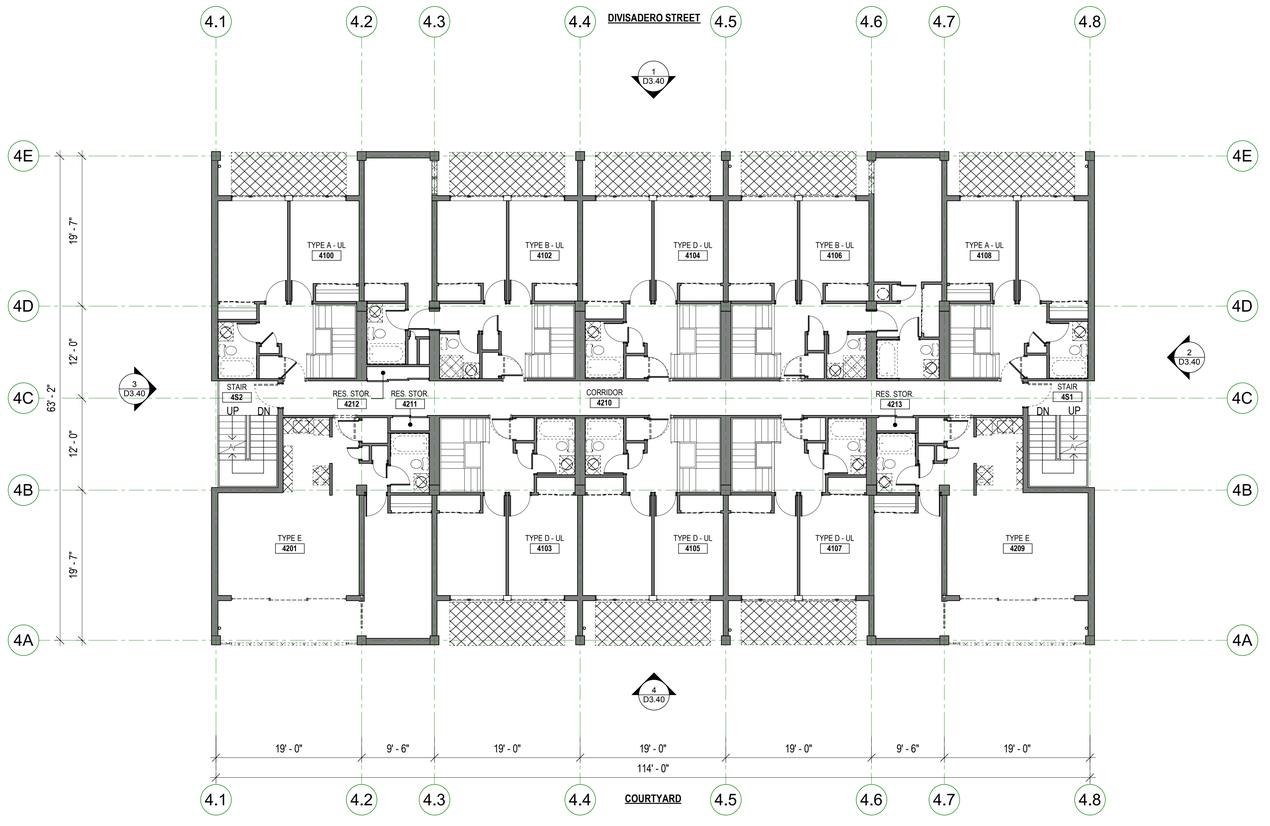


DEMOLITION BUILDING 4 - LEVEL 3 PLAN (2)
1/8" = 1'-0"



DEMOLITION BUILDING 4 - LEVEL 2 PLAN (1)
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FLOOR PLAN DEMOLITION NOTES

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Keynote Legend	
Key Value	**Keynote Text**
28 01	REMOVE (E) CALL SYSTEM

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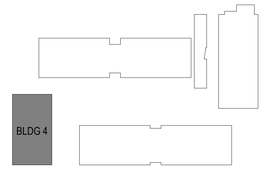

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- DEMO (E) WALLS
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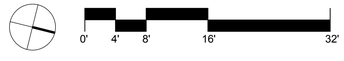
- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION



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DATE:	3/22/2019
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DEMOLITION PLANS - BUILDING 4 - LEVEL 2 & LEVEL 3

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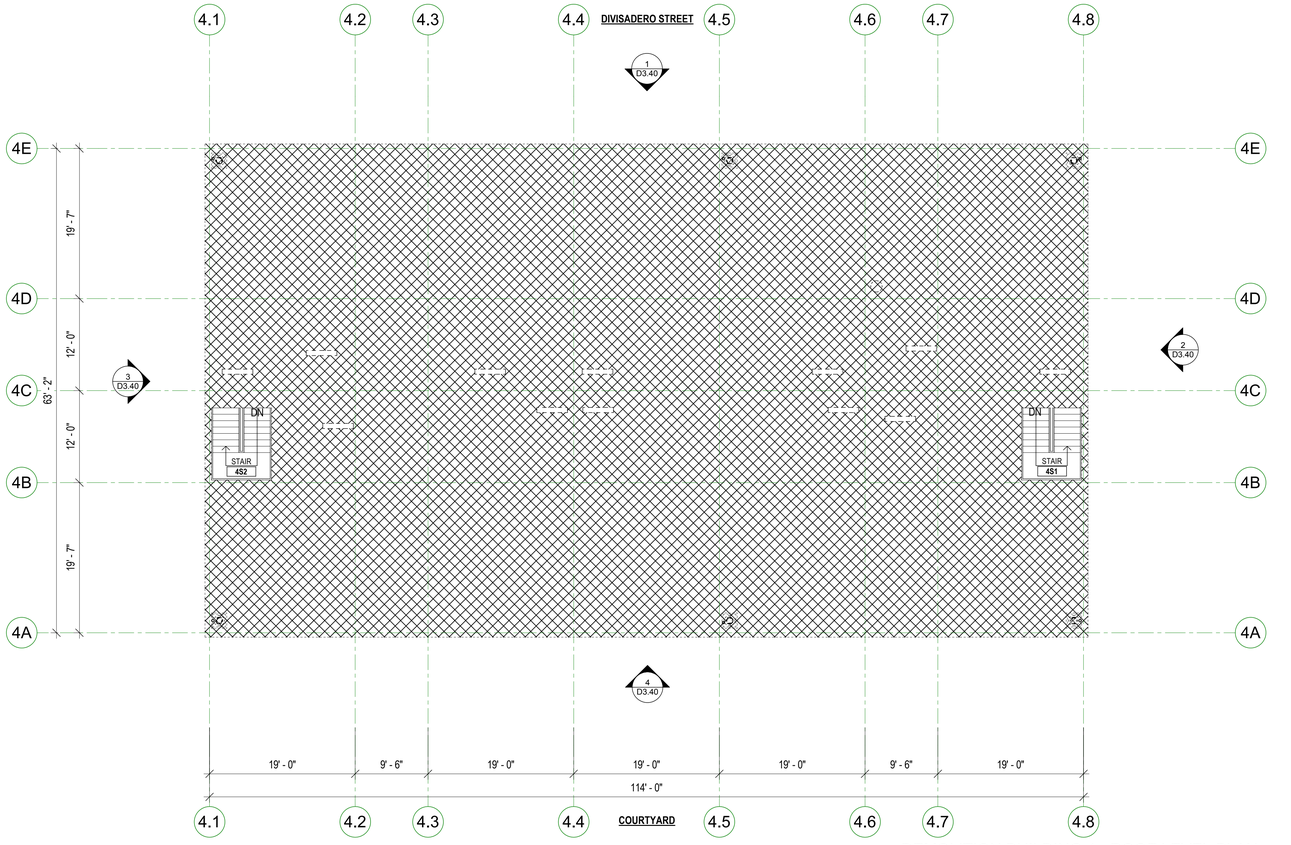
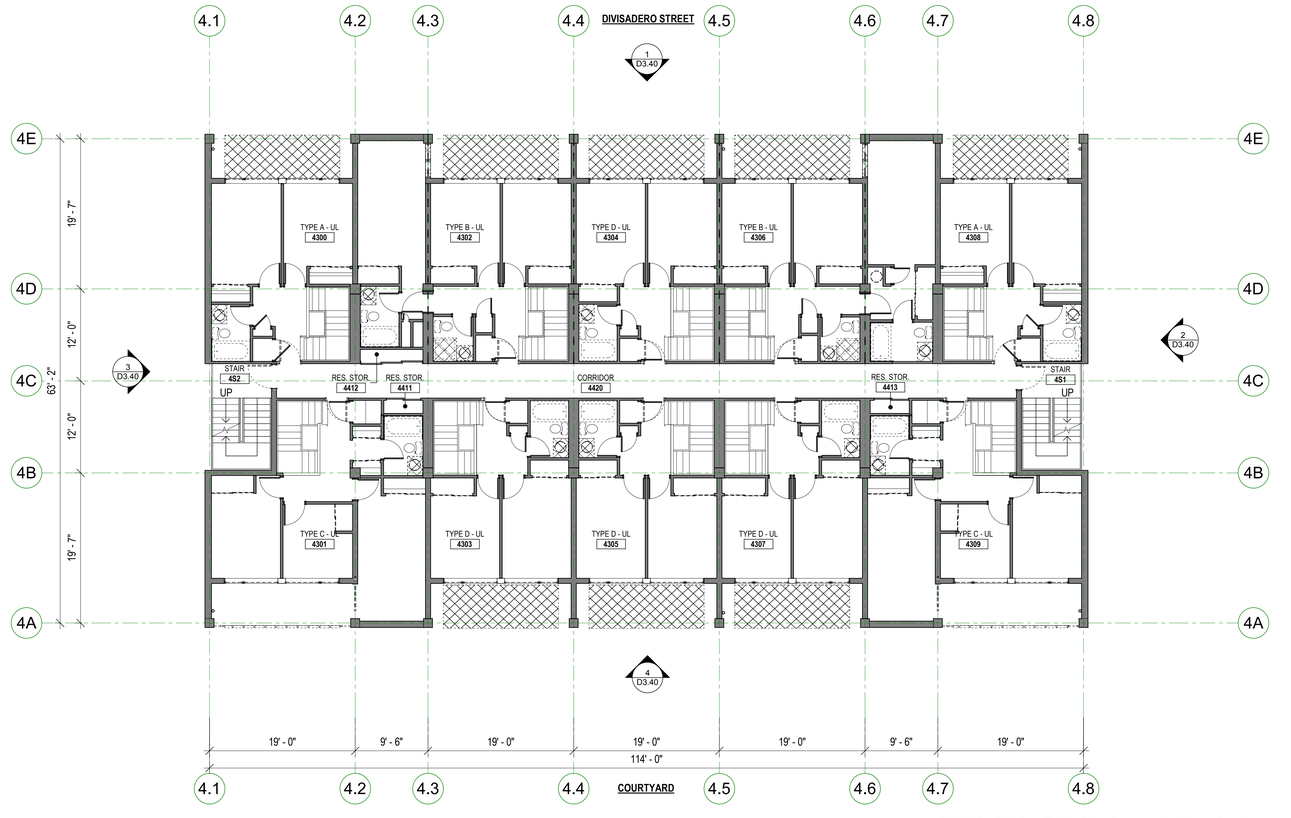


DEMOLITION BUILDING 4 - ROOF LEVEL PLAN (2)
1/8" = 1'-0"



DEMOLITION BUILDING 4 - LEVEL 4 PLAN (1)
1/8" = 1'-0"

FLOOR PLAN DEMOLITION NOTES

1. REMOVE ALL (E) AWNINGS
2. REMOVE ALL (E) WINDOWS
3. REMOVE ALL (E) SLIDING GLASS BALCONY DOORS
4. REMOVE ALL (E) UNIT BALCONY RAILINGS
5. REMOVE ALL (E) BUILDING ENTRY DOORS
6. ASSESS CONDITION OF (E) CORRIDOR CLOSET DOORS. REMOVE IF DAMAGED OR SUBSTANDARD
7. REMOVE (E) BUILDING ENTRY CALL SYSTEMS
8. REMOVE ALL (E) BALCONY POCKET DOORS
9. REMOVE (E) CORRIDOR FLOORING
10. REMOVE (E) TRASH CHUTE

ROOF PLAN DEMOLITION NOTES

1. REMOVE (E) ROOFING AND RIGID INSULATION. ASSESS QUALITY OF (E) ROOF SHEATHING AND REMOVE IF DAMAGED OR SUBSTANDARD
2. REMOVE (E) EXHAUST TERMINATIONS
3. REMOVE (E) ROOFDRAINS

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3. (E) PROTRUDING ELECTRICAL METERS ON 2ND FLOOR OF BUILDING 1 TO BE RELOCATED, LOCATION TBD.
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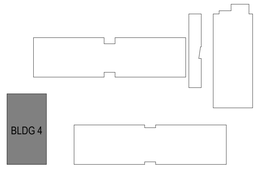
9. ALL CARPET AND BASE TO BE REMOVED IN ALL UNIT ROOMS.

KEY PLAN



DEMO PLAN LEGEND

- DEMO (E) SURFACE / AREA
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DEMOLITION PLANS - BUILDING 4 - LEVEL 4 & ROOF

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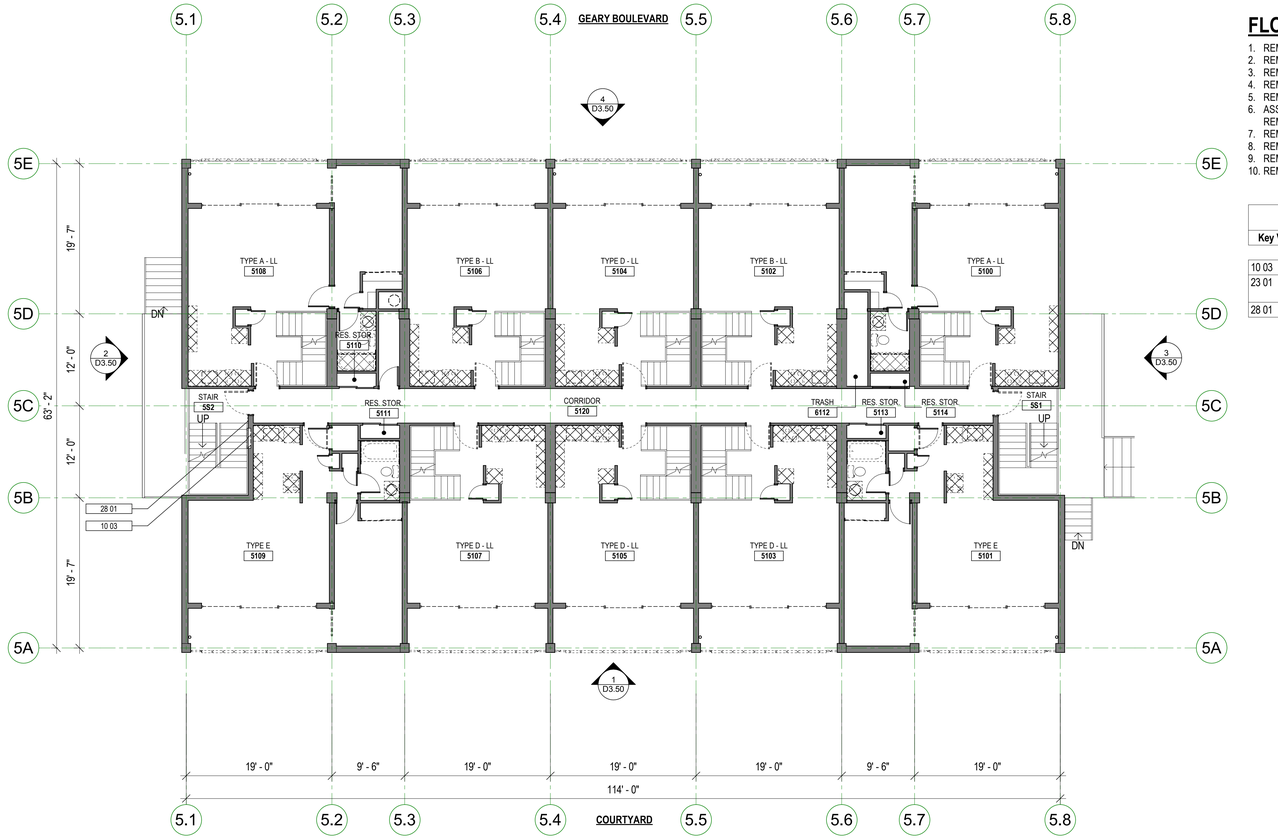
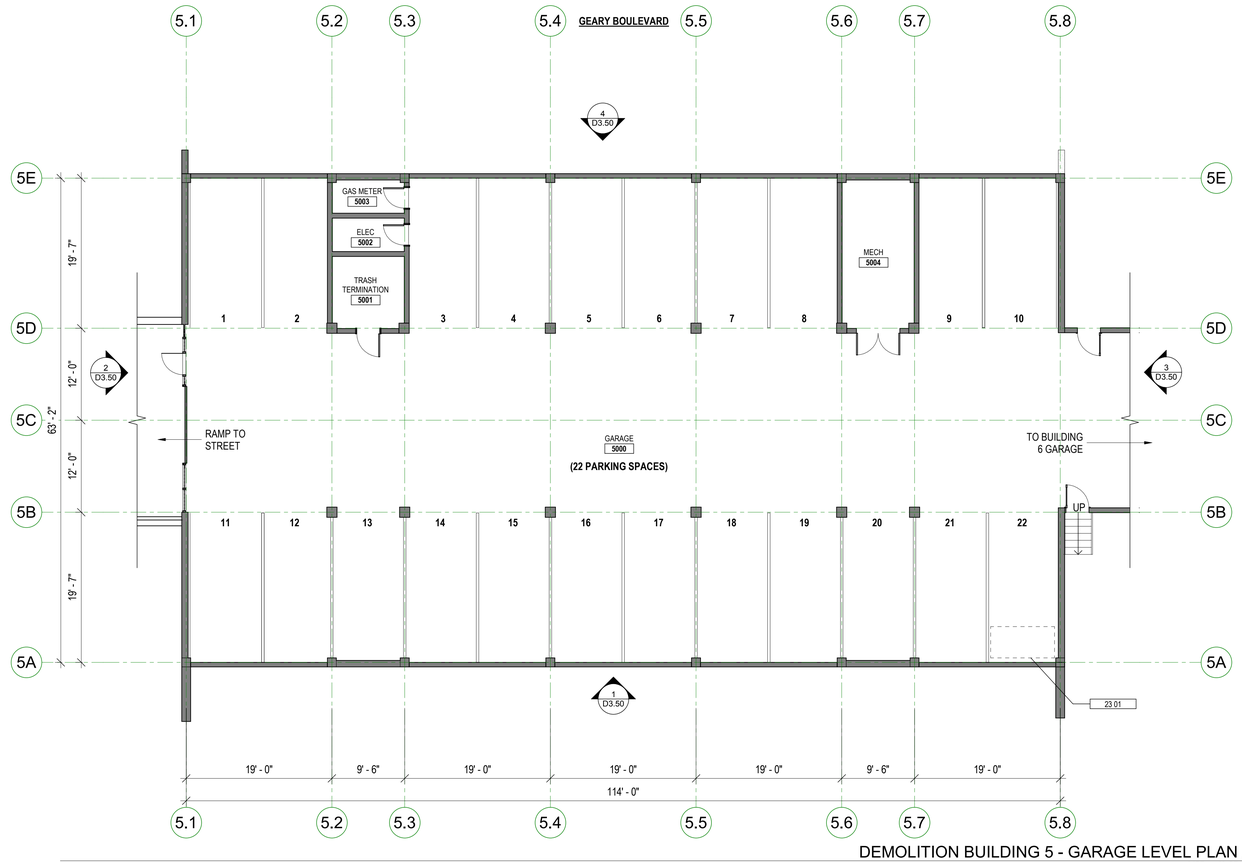


DEMOLITION BUILDING 5 - LEVEL 1 PLAN (2)
1/8" = 1'-0"



DEMOLITION BUILDING 5 - GARAGE LEVEL PLAN (1)
1/8" = 1'-0"

FLOOR PLAN DEMOLITION NOTES

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9. REMOVE (E) CORRIDOR FLOORING
10. REMOVE (E) TRASH CHUTE

Keynote Legend	
Key Value	**Keynote Text**
10 03	REMOVE (E) MAILBOX
23 01	REMOVE (E) NON-FUNCTIONAL GARAGE EXHAUST FAN
28 01	REMOVE (E) CALL SYSTEM

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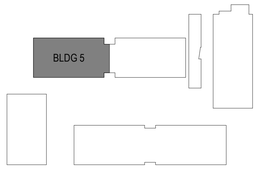
KEY PLAN



DEMO PLAN LEGEND

- DEMO (E) SURFACE / AREA
- DEMO (E) WALLS
- DEMO (E) CONSTRUCTION
- DEMO (E) LATH AND PLASTER OR DRYWALL
- EXISTING WALLS TO REMAIN
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0' 4' 8' 16' 32'

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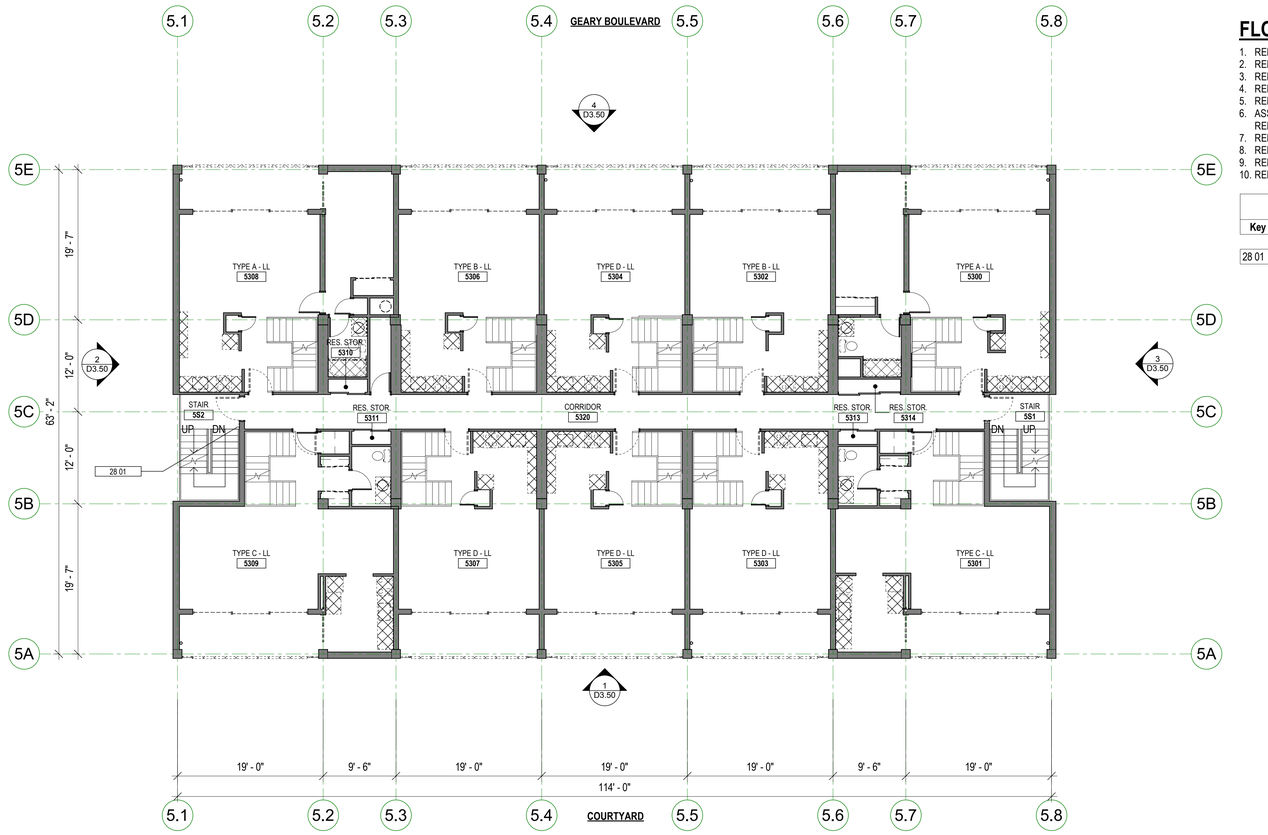
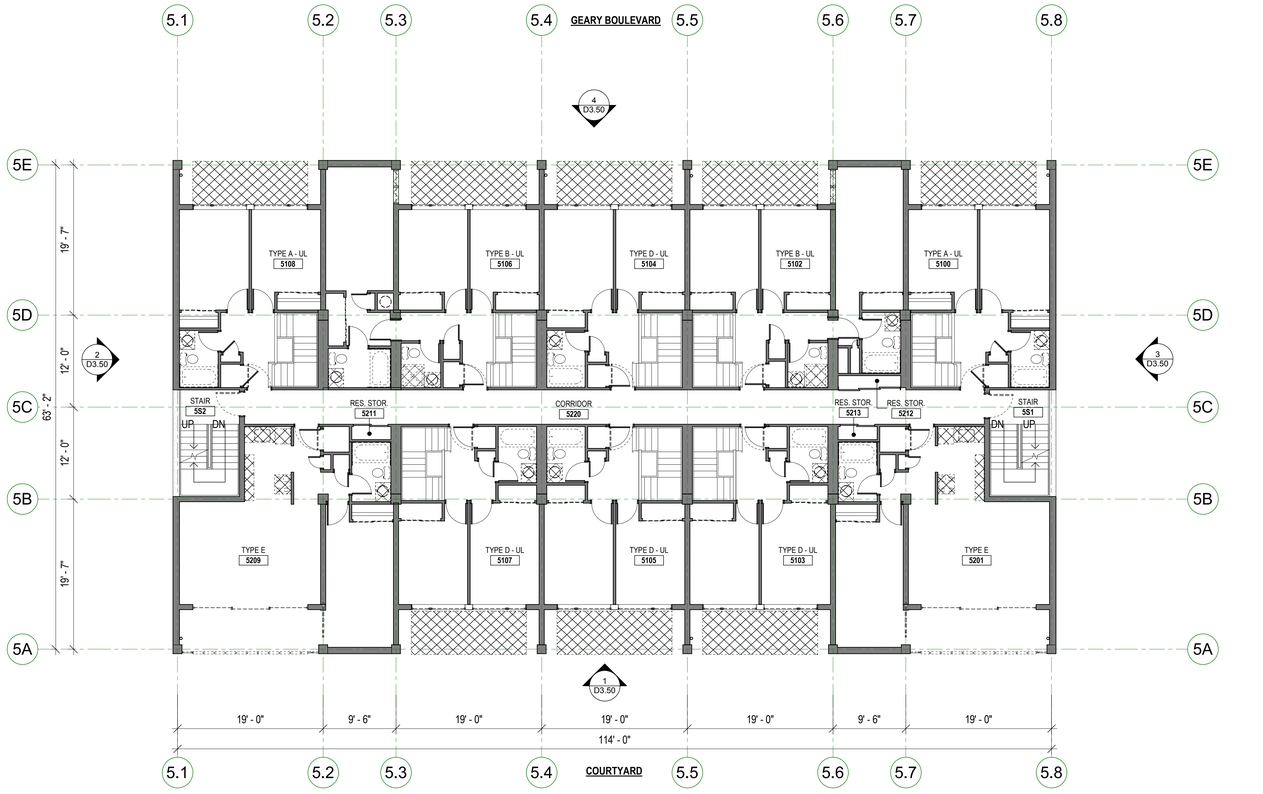


DEMOLITION BUILDING 5 - LEVEL 3 PLAN (2)
1/8" = 1'-0"



DEMOLITION BUILDING 5 - LEVEL 2 PLAN (1)
1/8" = 1'-0"

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10. REMOVE (E) TRASH CHUTE

Keynote Legend	
Key Value	**Keynote Text**
28 01	REMOVE (E) CALL SYSTEM

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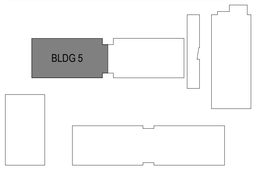

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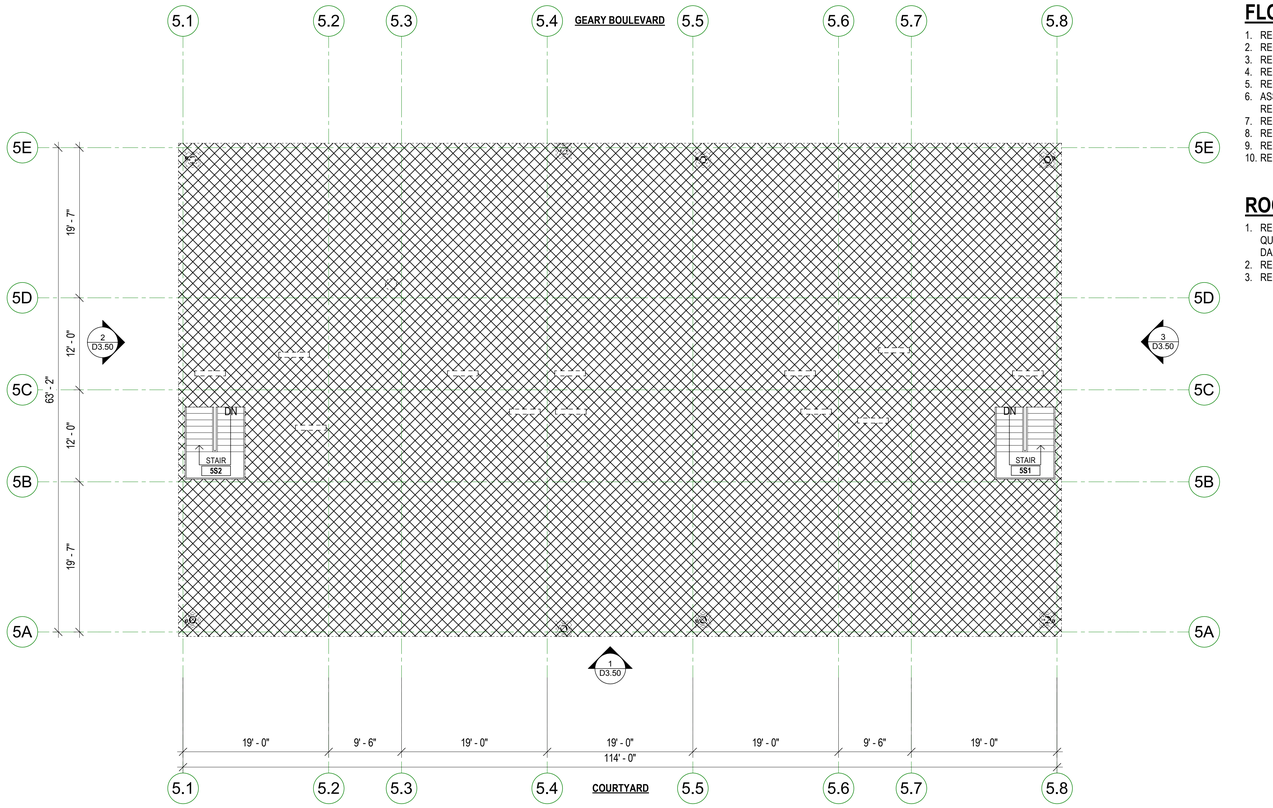
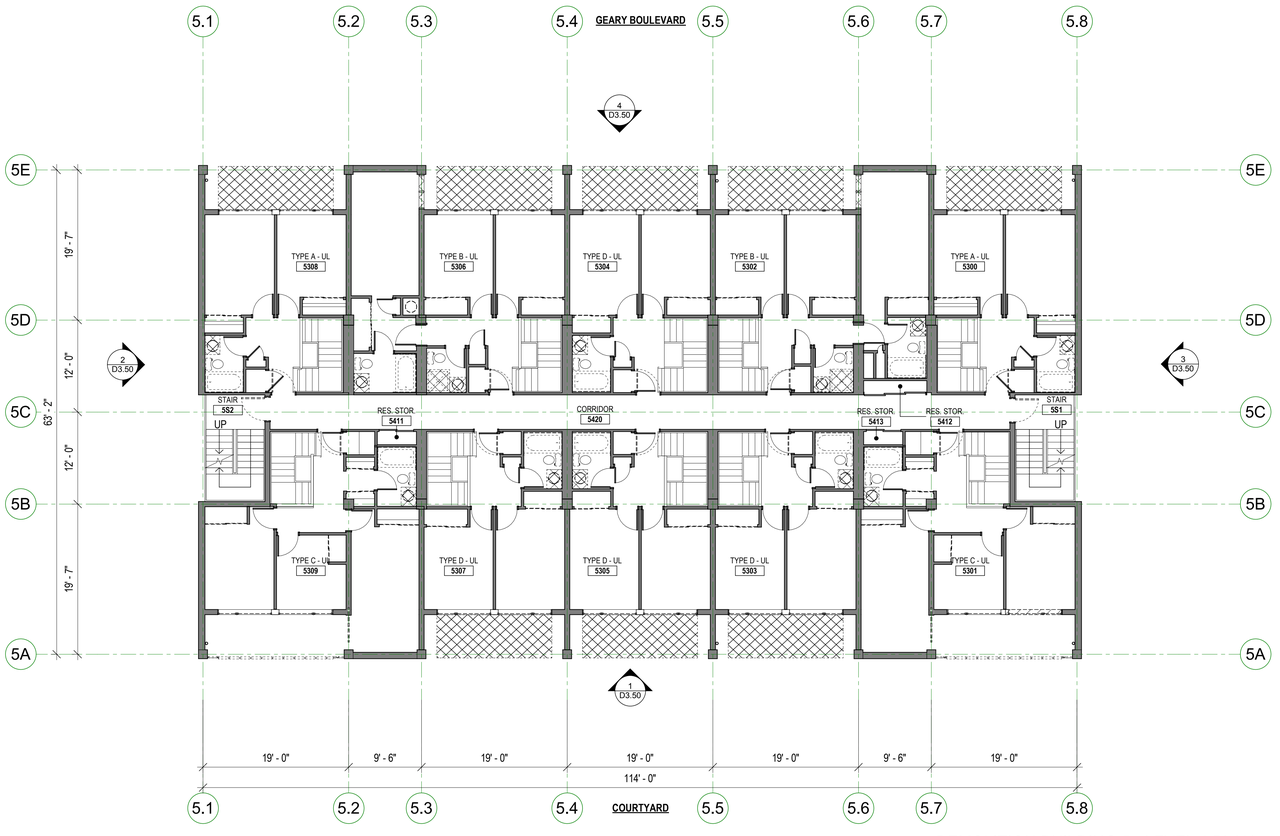


DEMOLITION BUILDING 5 - ROOF LEVEL PLAN 2

1/8" = 1'-0"



DEMOLITION BUILDING 5 - LEVEL 4 PLAN 1

1/8" = 1'-0"

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10. REMOVE (E) TRASH CHUTE

ROOF PLAN DEMOLITION NOTES

1. REMOVE (E) ROOFING AND RIGID INSULATION. ASSESS QUALITY OF (E) ROOF SHEATHING AND REMOVE IF DAMAGED OR SUBSTANDARD
2. REMOVE (E) EXHAUST TERMINATIONS
3. REMOVE (E) ROOFDRAINS

DEMOLITION GENERAL NOTES

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2. IF HAZARDOUS MATERIALS ARE SUSPECTED, IDENTIFIED, OR ENCOUNTERED, COORDINATE WITH OWNER'S HAZARDOUS MATERIALS CONTRACTOR TO PROVIDE FOR SUBSEQUENT TESTING AND ABATEMENT UNDER SEPARATE CONTRACT.
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GENERAL PRELIMINARY DEMOLITION NOTES:

1. STAGING, TREE PROTECTION, AND SITE DEMOLITION WORK SHOWN ON LANDSCAPE SHEETS.
2. INTERIOR BUILDING DEMOLITION AS INDICATED ON THE D-SHEETS.
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5. PROVIDE SHORING AS REQUIRED TO PERFORM DEMOLITION WORK.

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2. CONTRACTOR SHALL VERIFY IN FIELD THE NATURE AND LOCATIONS OF BUILDING ASSEMBLIES AND ELECTRICAL / MECHANICAL / PLUMBING / FIRE PROTECTION SYSTEMS AND EQUIPMENT SHALL BE PROTECTED FROM DAMAGE. SYSTEMS SHALL BE REPAIRED OR MODIFIED ACCORDING TO ELECTRICAL, MECHANICAL, AND PLUMBING ENGINEERS.
3. (E) PROTRUDING ELECTRICAL METERS ON 2ND FLOOR OF BUILDING 1 TO BE RELOCATED, LOCATION TBD.
4. STRUCTURAL BUILDING ELEMENTS -- BEAMS, COLUMNS, SHEARWALLS, ETC. -- SHALL NOT BE CUT, DRILLED, OR OTHERWISE DAMAGED UNLESS EXPLICITLY SHOWN OR DESCRIBED ON THE STRUCTURAL DRAWINGS OR BY WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
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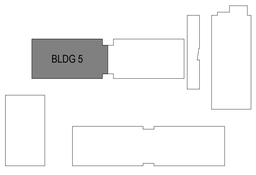
8. WHERE INDICATED, REMOVE EXISTING WALLS. REFER TO DETAILS AND SPECIFICATION ON PATCH AND REPAIR OF RETAINED WALLS, CEILINGS AND FLOORS WHERE WALLS HAVE BEEN REMOVED.
9. ALL CARPET AND BASE TO BE REMOVED IN ALL UNIT ROOMS.

KEY PLAN



DEMO PLAN LEGEND

- DEMO (E) SURFACE / AREA
- DEMO (E) WALLS
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- DEMO (E) LATH AND PLASTER OR DRYWALL
- EXISTING WALLS TO REMAIN
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0' 4' 8' 16' 32'

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STAMP:

NO.	ISSUE	DATE
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	100% DD	03/22/19

JOB NUMBER:	1213
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	3/22/2019
SCALE:	As indicated

TITLE:

DEMOLITION PLANS - BUILDING 5 - LEVEL 4 & ROOF

SHEET:

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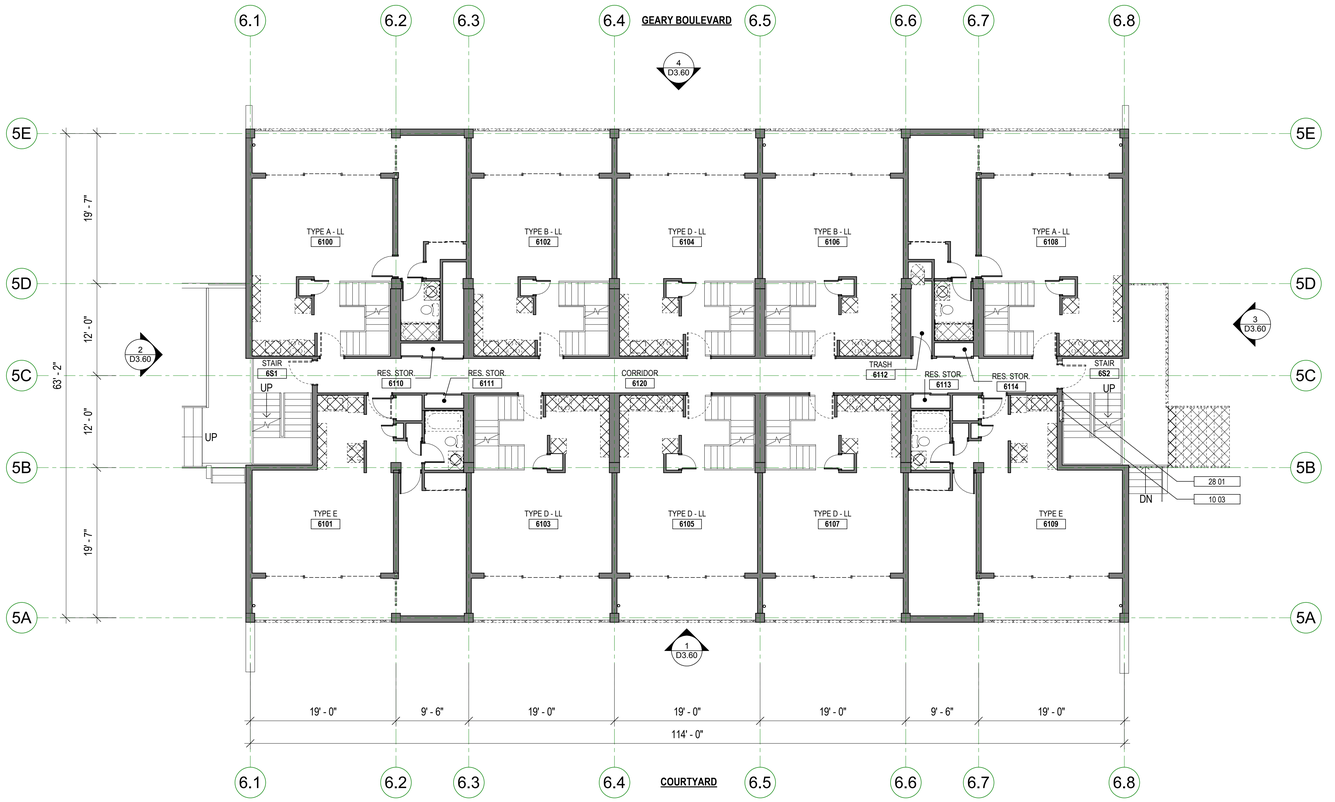

DEMOLITION BUILDING 6 - LEVEL 1 PLAN (2)
1/8" = 1'-0"

DEMOLITION BUILDING 6 - GARAGE LEVEL PLAN (1)
1/8" = 1'-0"

FLOOR PLAN DEMOLITION NOTES

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2. REMOVE ALL (E) WINDOWS
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4. REMOVE ALL (E) UNIT BALCONY RAILINGS
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6. ASSESS CONDITION OF (E) CORRIDOR CLOSET DOORS. REMOVE IF DAMAGED OR SUBSTANDARD
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8. REMOVE ALL (E) BALCONY POCKET DOORS
9. REMOVE (E) CORRIDOR FLOORING
10. REMOVE (E) TRASH CHUTE

Keynote Legend	
Key Value	**Keynote Text**
10 03	REMOVE (E) MAILBOX
23 01	REMOVE (E) NON-FUNCTIONAL GARAGE EXHAUST FAN
28 01	REMOVE (E) CALL SYSTEM

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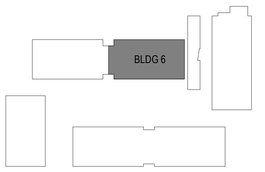
KEY PLAN



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JOB NUMBER:	1213
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DATE:	3/22/2019
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TITLE:
DEMOLITION PLANS - BUILDING 6 - GARAGE & LEVEL 1

SHEET:
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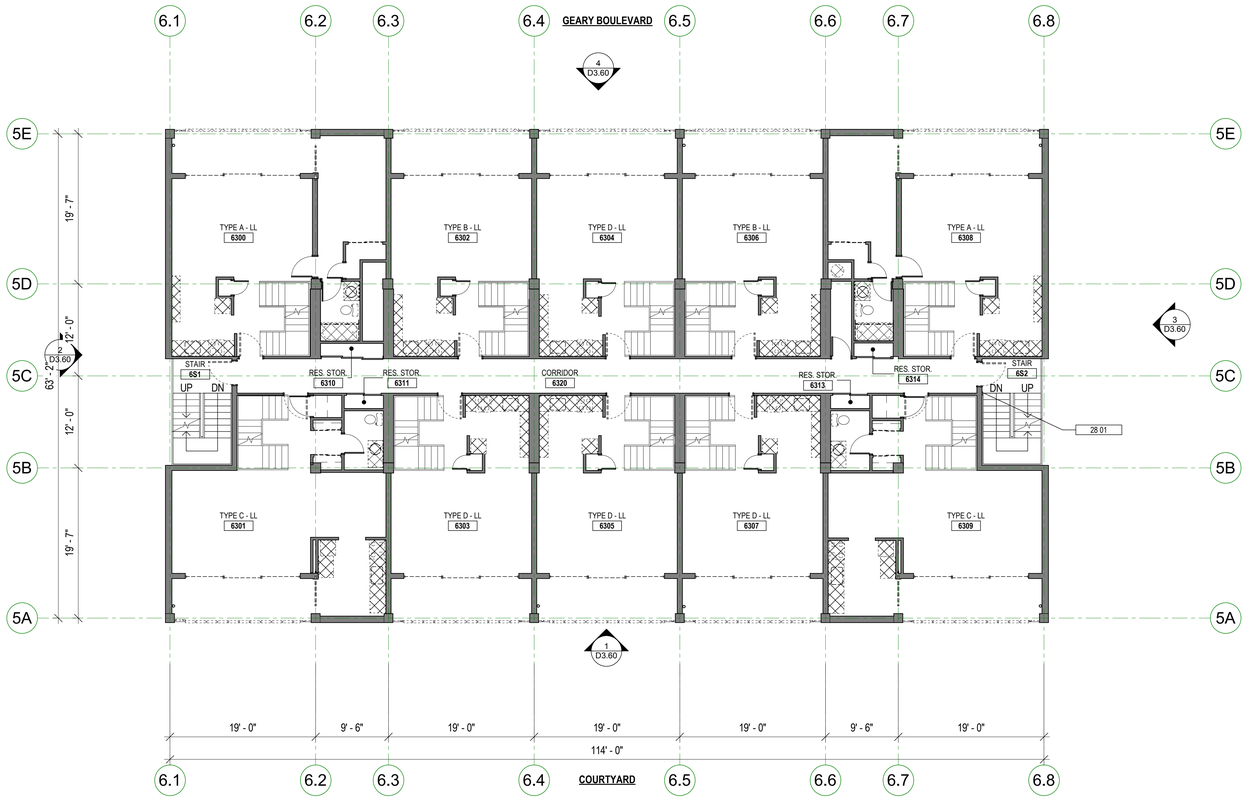

DEMOLITION BUILDING 6 - LEVEL 3 PLAN (2)
1/8" = 1'-0"

DEMOLITION BUILDING 6 - LEVEL 2 PLAN (1)
1/8" = 1'-0"

FLOOR PLAN DEMOLITION NOTES

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Keynote Legend	
Key Value	**Keynote Text**
28.01	REMOVE (E) CALL SYSTEM

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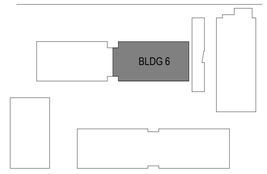

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SCALE:	As indicated

TITLE:
DEMOLITION PLANS - BUILDING 6 - LEVEL 2 & 3

SHEET:
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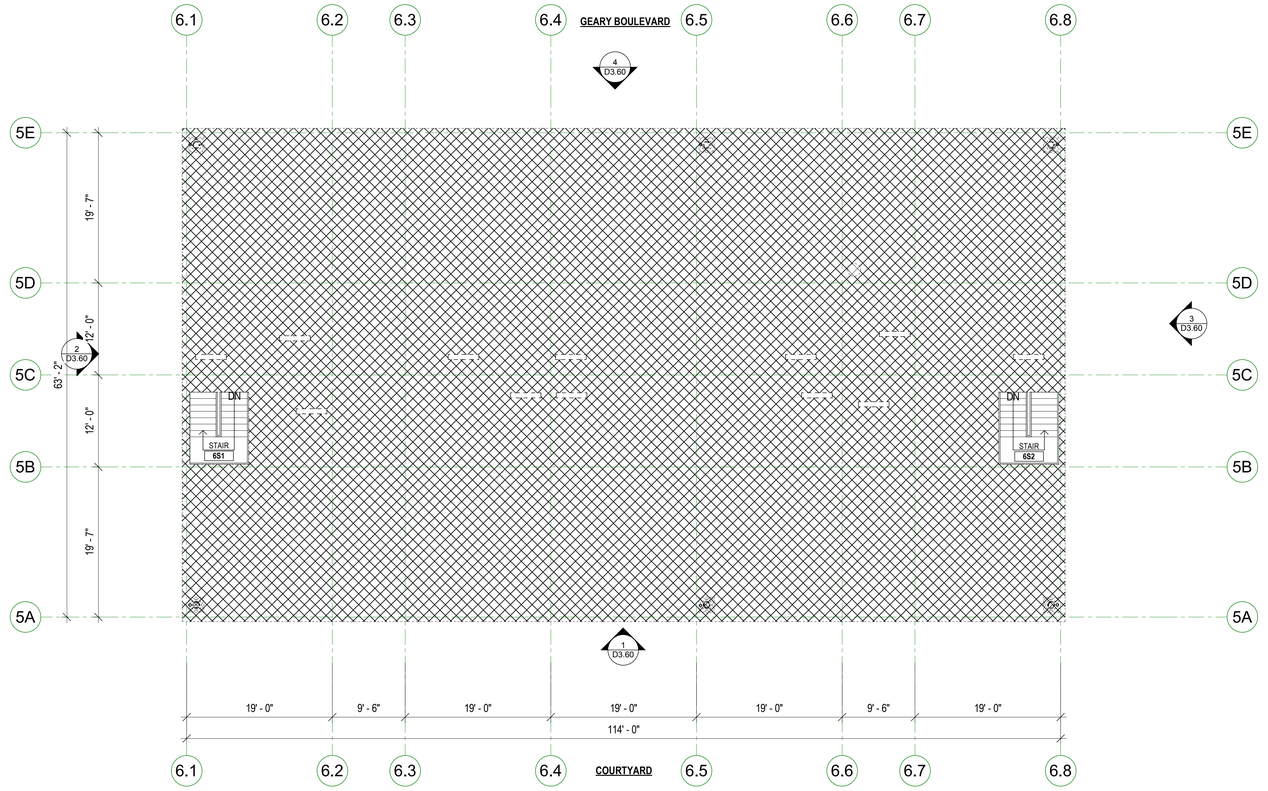

DEMOLITION BUILDING 6 - ROOF LEVEL PLAN 2

1/8" = 1'-0"

DEMOLITION BUILDING 6 - LEVEL 4 PLAN 1

1/8" = 1'-0"

FLOOR PLAN DEMOLITION NOTES

1. REMOVE ALL (E) AWNINGS
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8. WHERE INDICATED, REMOVE EXISTING WALLS. REFER TO DETAILS AND SPECIFICATION ON PATCH AND REPAIR OF RETAINED WALLS, CEILINGS AND FLOORS WHERE WALLS HAVE BEEN REMOVED.
9. ALL CARPET AND BASE TO BE REMOVED IN ALL UNIT ROOMS.

KEY PLAN

DEMO PLAN LEGEND

- DEMO (E) SURFACE / AREA
- DEMO (E) WALLS
- DEMO (E) CONSTRUCTION
- DEMO (E) LATH AND PLASTER OR DRYWALL
- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION

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NO.	ISSUE	DATE
	100% SD	21/12/18
	100% DD	03/22/19

JOB NUMBER:	1213
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	3/22/2019
SCALE:	As indicated
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SHEET:	D2.62

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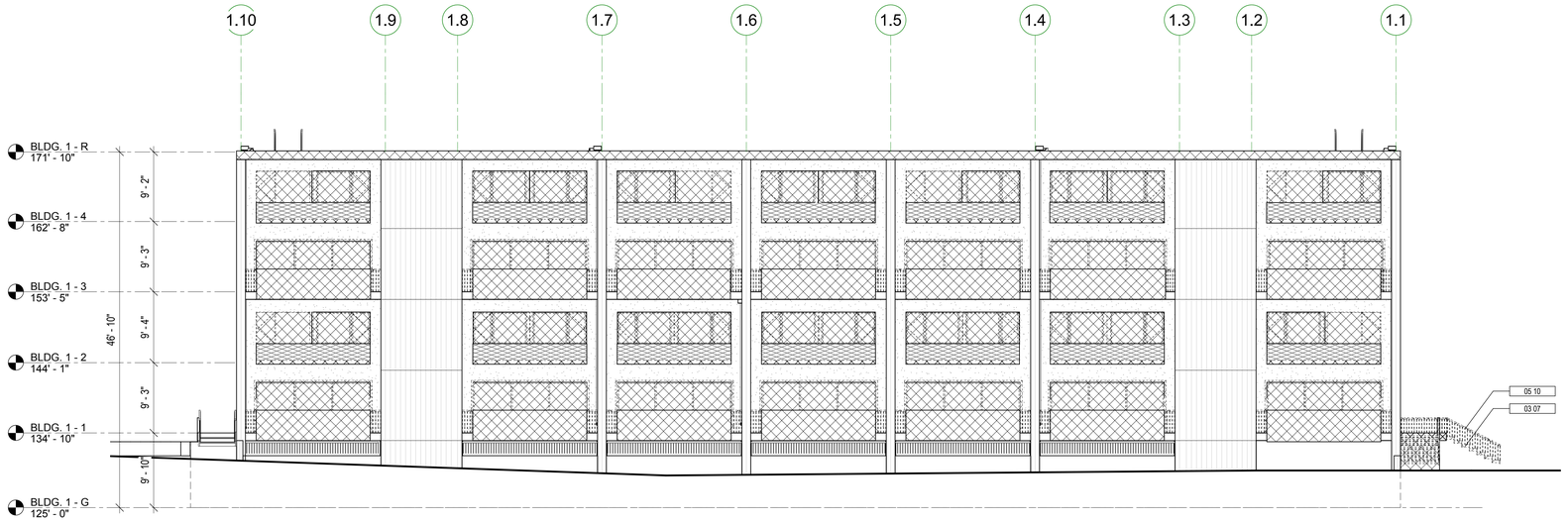
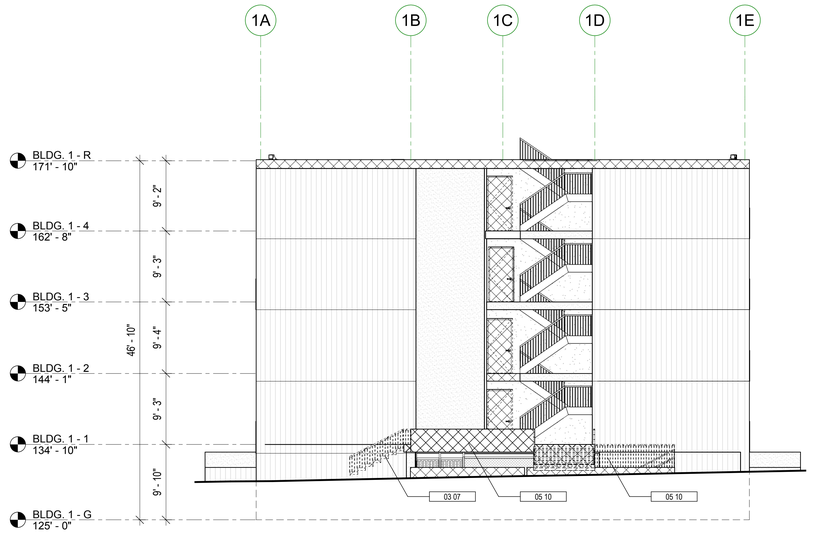


DEMOLITION ELEVATION - BUILDING 1 EAST (SCOTT STREET) (2)
1/8" = 1'-0"



DEMOLITION ELEVATION - BUILDING 1 NORTH (GEARY BLVD) (1)
1/8" = 1'-0"

ELEVATION DEMOLITION NOTES

1. REMOVE ALL (E) AWNINGS
2. REMOVE ALL (E) WINDOWS
3. REMOVE ALL (E) SLIDING GLASS BALCONY DOORS
4. REMOVE ALL (E) UNIT BALCONY RAILINGS
5. REMOVE ALL (E) BUILDING ENTRY DOORS
6. REMOVE (E) MAILBOXES
7. REMOVE (E) BUILDING ENTRY CALL SYSTEMS

Keynote Legend	
Key Value	**Keynote Text**
03 07	REMOVE (E) STAIR AND LANDING
05 10	REMOVE (E) RAILING

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2. INTERIOR BUILDING DEMOLITION AS INDICATED ON THE D-SHEETS.
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3. (E) PROTRUDING ELECTRICAL METERS ON 2ND FLOOR OF BUILDING 1 TO BE RELOCATED, LOCATION TBD.
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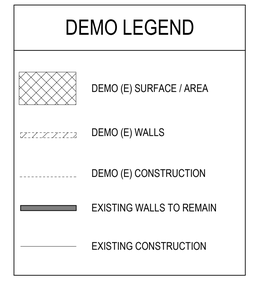
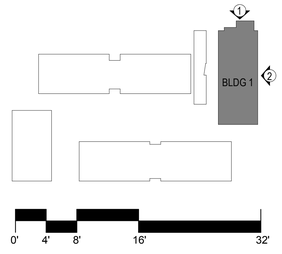


KEY PLAN



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SCALE:	As indicated
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SHEET:	**D3.10**

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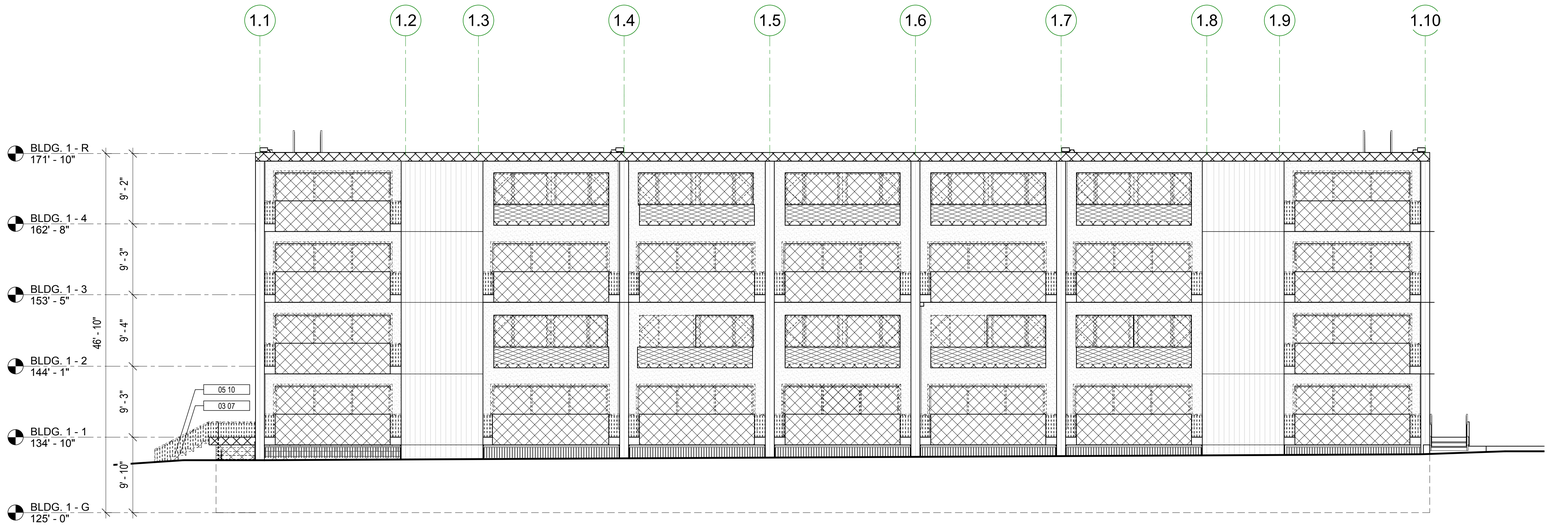
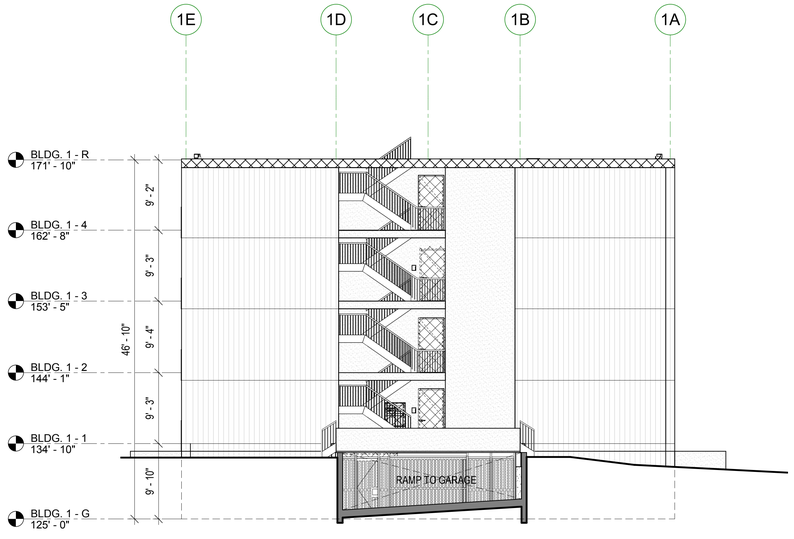


DEMOLITION ELEVATION - BUILDING 1 WEST (COURTYARD) (2)

1/8" = 1'-0"



DEMOLITION ELEVATION - BUILDING 1 SOUTH (O'FARRELL STREET) (1)

1/8" = 1'-0"

ELEVATION DEMOLITION NOTES

1. REMOVE ALL (E) AWNINGS
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5. REMOVE ALL (E) BUILDING ENTRY DOORS
6. REMOVE (E) MAILBOXES
7. REMOVE (E) BUILDING ENTRY CALL SYSTEMS

Keynote Legend	
Key Value	**Keynote Text**
03 07	REMOVE (E) STAIR AND LANDING
05 10	REMOVE (E) RAILING

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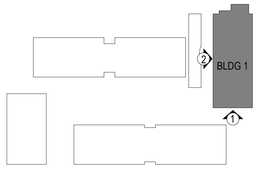
- DEMO (E) WALLS
- DEMO (E) CONSTRUCTION
- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION

KEY PLAN



0' 4' 8' 16' 32'

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TITLE:	**DEMOLITION ELEVATIONS - BUILDING 1**
SHEET:	**D3.11**

3/22/2019 4:12:50 PM

ELEVATION DEMOLITION NOTES

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2. REMOVE ALL (E) WINDOWS
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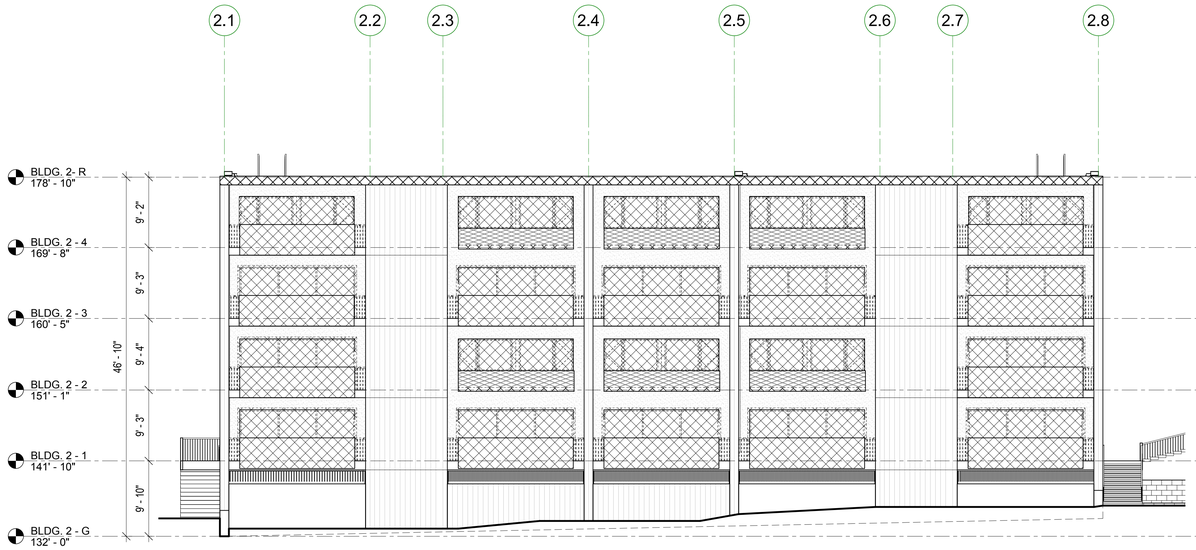
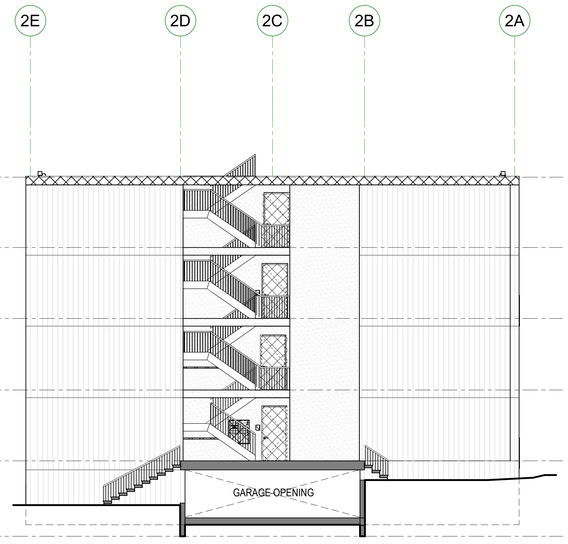
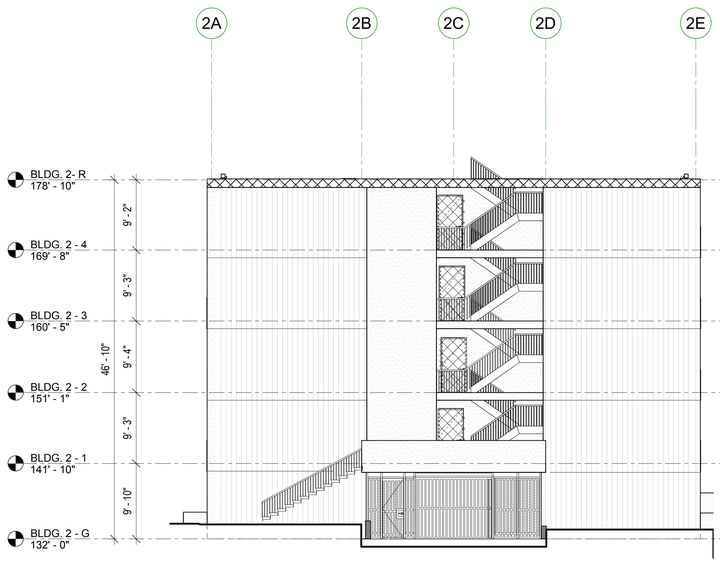


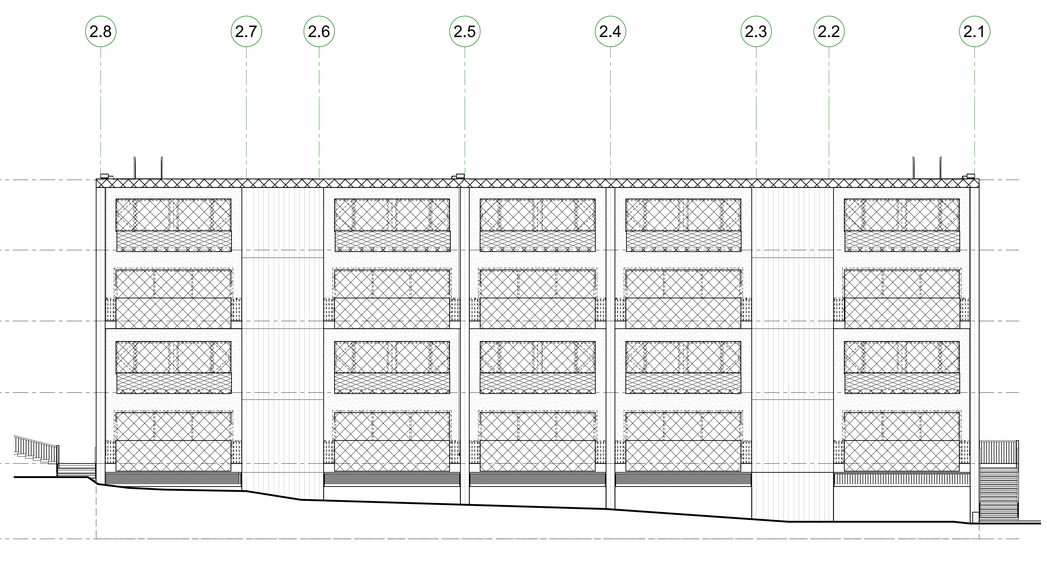
DEMOLITION BUILDING 2 - NORTH ELEVATION AT COURTYARD 4
1/8" = 1'-0"



(DEMOLITION BUILDING 2 - WEST ELEVATION AT BUILDING 3 2
1/8" = 1'-0"



DEMOLITION BUILDING 2 - EAST ELEVATION AT SCOTT STREET 3
1/8" = 1'-0"



DEMOLITION BUILDING 2 - SOUTH ELEVATION AT O'FARRELL STREET 1
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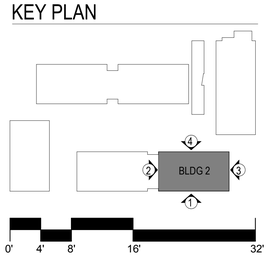

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TITLE:
DEMOLITION ELEVATIONS - BUILDING 2

SHEET:
D3.20

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ELEVATION DEMOLITION NOTES

1. REMOVE ALL (E) AWNINGS
2. REMOVE ALL (E) WINDOWS
3. REMOVE ALL (E) SLIDING GLASS BALCONY DOORS
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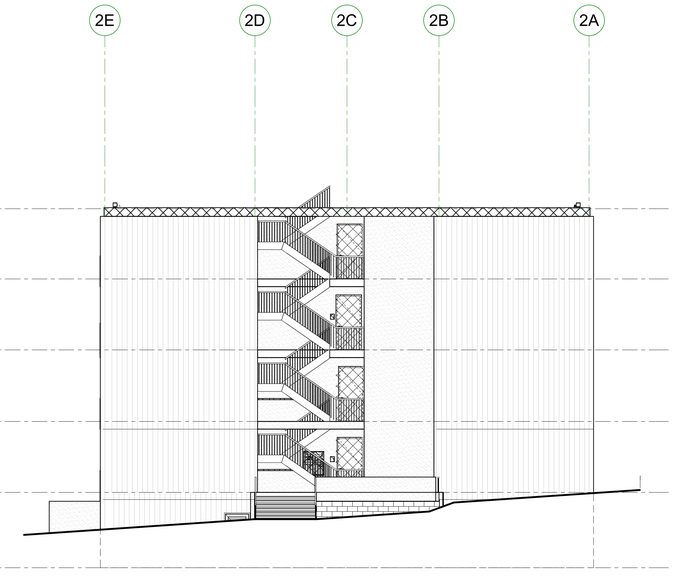
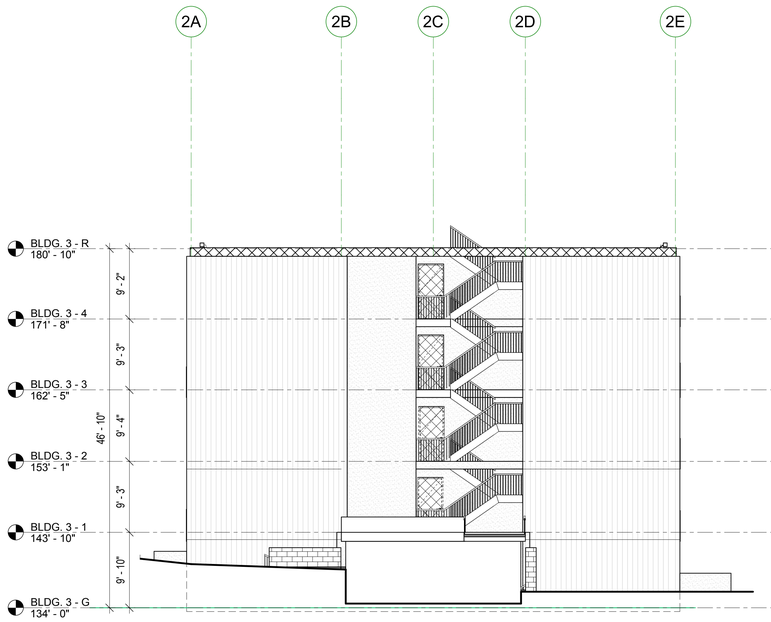
7. REMOVE (E) BUILDING ENTRY CALL SYSTEMS

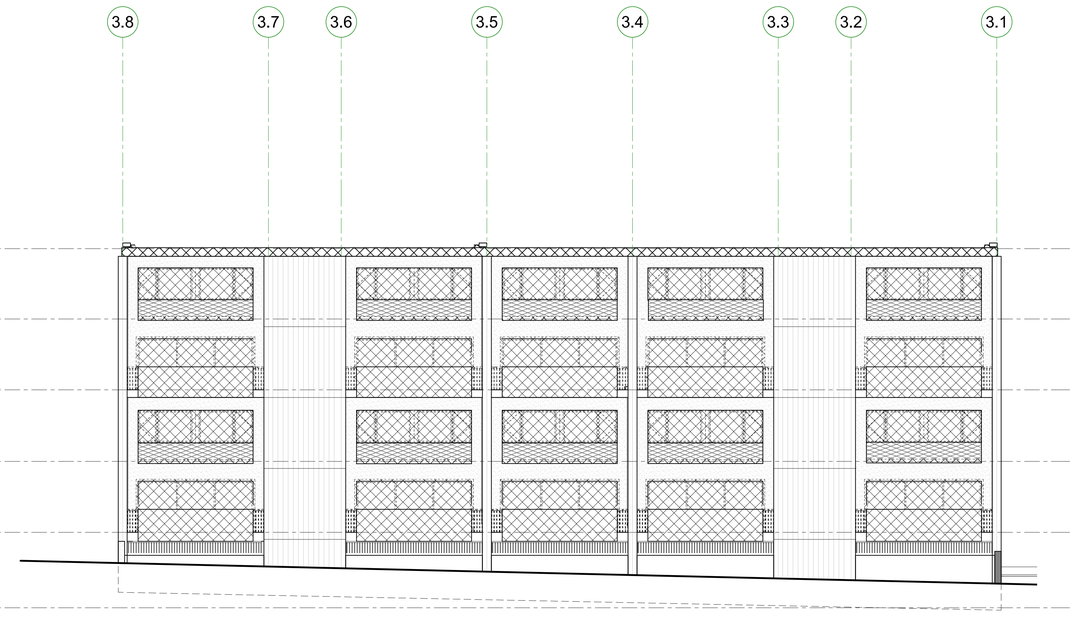
DEMOLITION BUILDING 3 - NORTH ELEVATION AT COURTYARD 4
1/8" = 1'-0"



DEMOLITION BUILDING 3 - WEST ELEVATION AT BUILDING 4 2
1/8" = 1'-0"



DEMOLITION BUILDING 3 - EAST ELEVATION AT BUILDING 2 3
1/8" = 1'-0"



DEMOLITION BUILDING 3 - SOUTH ELEVATION AT O'FARRELL STREET 1
1/8" = 1'-0"

DEMOLITION GENERAL NOTES

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2. IF HAZARDOUS MATERIALS ARE SUSPECTED, IDENTIFIED, OR ENCOUNTERED, COORDINATE WITH OWNER'S HAZARDOUS MATERIALS CONTRACTOR TO PROVIDE FOR SUBSEQUENT TESTING AND ABATEMENT UNDER SEPARATE CONTRACT.
3. OWNER ACKNOWLEDGES THAT THE PROJECT BUILDINGS CONTAIN ASBESTOS AND POSSIBLY OTHER HAZARDOUS MATERIALS SUCH AS LEAD-BASED PAINTS AND WALL AND CEILING FINISHES. OWNER AGREES TO REQUIRE OR ENGAGE A QUALIFIED HAZARDOUS MATERIALS ABATEMENT FIRM TO PREPARE REVIEWS, TESTS, TRAINING MATERIALS, SAFETY RECOMMENDATIONS, AND OTHER NECESSARY INFORMATION AND SERVICES TO ADDRESS HAZARDOUS MATERIALS MITIGATION AT THE PROJECT SITE ("HM WORK").
4. OWNER AGREES THAT ANY INSTANCE BY ARCHITECT OF INCORPORATION OF INFORMATION OR DIRECTIONS REGARDING HM WORK INTO THE CONTRACT DOCUMENTS OR BID DOCUMENTS IS A CONVENIENCE TO OWNER AND IS NOT AN ASSUMPTION BY ARCHITECT OF ANY RESPONSIBILITY FOR HM WORK

GENERAL PRELIMINARY DEMOLITION NOTES:

1. STAGING, TREE PROTECTION, AND SITE DEMOLITION WORK SHOWN ON LANDSCAPE SHEETS.
2. INTERIOR BUILDING DEMOLITION AS INDICATED ON THE D-SHEETS.
3. IT IS INTENDED THAT THE BUILDINGS REMAIN ESSENTIALLY WEATHER TIGHT AND CAPABLE OF BEING HEATED AFTER THE PRELIMINARY DEMOLITION SCOPE IS COMPLETE. WINDOWS AND DOORS ARE TO REMAIN INTACT AND OPERABLE, U.O.N. ALL EXPOSED OPENINGS ARE TO BE TEMPORARILY WEATHER SEALED WITH HOUSE WRAP OR PLASTIC SHEETING.
4. CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL--ALL WORK SHALL COMPLY WITH STATE AND CITY REQUIREMENTS, AND USGBC MINIMUM 50% WASTE/DEBRIS RECYCLING. CONTRACTOR WILL BE REQUIRED TO PROVIDE CONSTRUCTION IAQ MANAGEMENT PLANS.
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GENERAL INTERIOR DEMOLITION NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO SHOW GENERAL LOCATIONS OF WORK THAT IS DESCRIBED OR SHOWN IN MORE DETAIL ON OTHER SHEETS. SEE LANDSCAPE, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL WORK THAT MAY NOT BE REFERENCED IN THESE DRAWINGS.
2. CONTRACTOR SHALL VERIFY IN FIELD THE NATURE AND LOCATIONS OF BUILDING ASSEMBLIES AND ELECTRICAL / MECHANICAL / PLUMBING / FIRE PROTECTION SYSTEMS AND EQUIPMENT SHALL BE PROTECTED FROM DAMAGE. SYSTEMS SHALL BE REPAIRED OR MODIFIED ACCORDING TO ELECTRICAL, MECHANICAL, AND PLUMBING ENGINEERS.
3. (E) PROTRUDING ELECTRICAL METERS ON 2ND FLOOR OF BUILDING 1 TO BE RELOCATED, LOCATION TBD.
4. STRUCTURAL BUILDING ELEMENTS -- BEAMS, COLUMNS, SHEARWALLS, ETC. -- SHALL NOT BE CUT, DRILLED, OR OTHERWISE DAMAGED UNLESS EXPLICITLY SHOWN OR DESCRIBED ON THE STRUCTURAL DRAWINGS OR BY WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
5. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT CONTRUCTION AND FINISHES NOT INCLUDED IN THE SCOPE OF THIS PROJECT FROM DAMAGE.
6. EXTERIOR WALL INSULATION IN EXISTING FURRING WALL TO BE NEW OR REPLACED.
7. ALL STRUCTURAL SHEARWALLS TO BE INSPECTED.
8. WHERE INDICATED, REMOVE EXISTING WALLS. REFER TO DETAILS AND SPECIFICATION ON PATCH AND REPAIR OF RETAINED WALLS, CEILINGS AND FLOORS WHERE WALLS HAVE BEEN REMOVED.
9. ALL CARPET AND BASE TO BE REMOVED IN ALL UNIT ROOMS.

DEMO LEGEND

- DEMO (E) SURFACE / AREA
- DEMO (E) WALLS
- DEMO (E) CONSTRUCTION
- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION

KEY PLAN

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STAMP:

NO.	ISSUE	DATE
	100% SD	21/12/18
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JOB NUMBER:	1213
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	3/22/2019
SCALE:	As indicated

TITLE:
DEMOLITION ELEVATIONS - BUILDING 3

SHEET:
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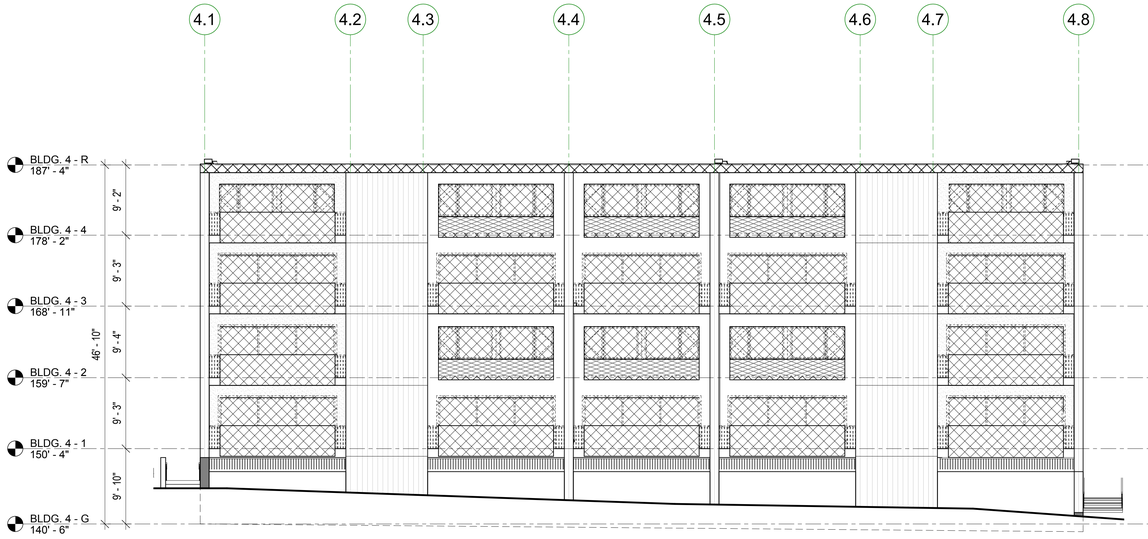
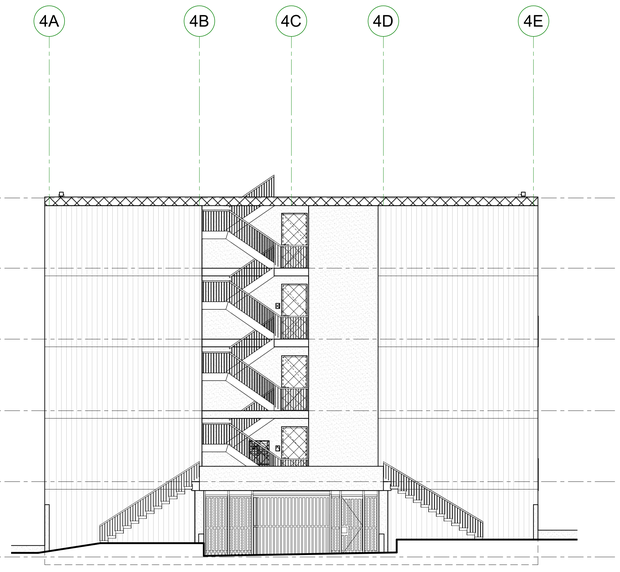
ELEVATION DEMOLITION NOTES

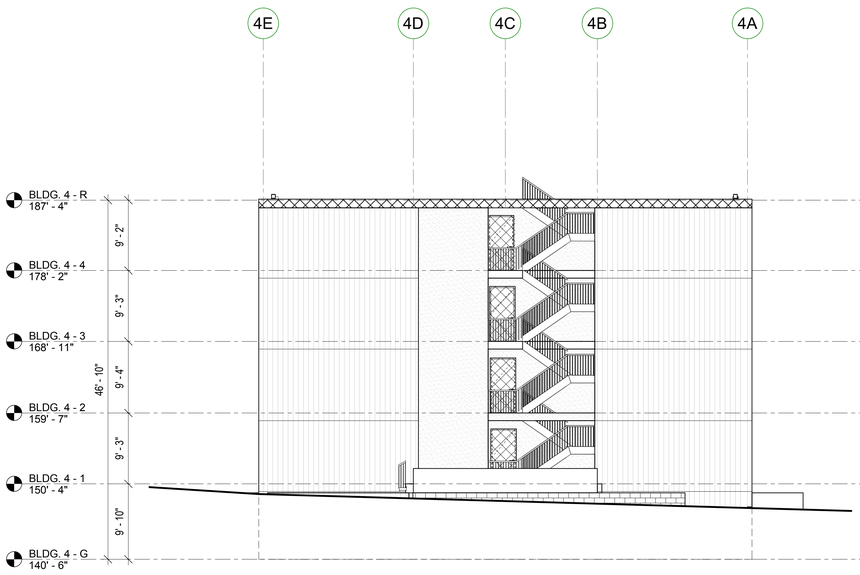
1. REMOVE ALL (E) AWNINGS
2. REMOVE ALL (E) WINDOWS
3. REMOVE ALL (E) SLIDING GLASS BALCONY DOORS
4. REMOVE ALL (E) UNIT BALCONY RAILINGS
5. REMOVE ALL (E) BUILDING ENTRY DOORS
6. REMOVE (E) MAILBOXES
7. REMOVE (E) BUILDING ENTRY CALL SYSTEMS



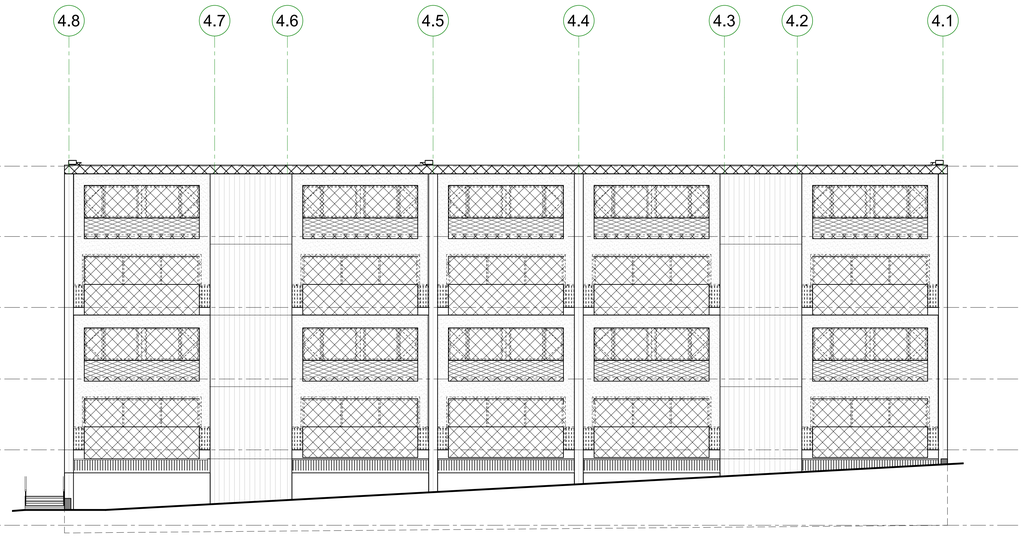
DEMOLITION BUILDING 4 - EAST ELEVATION AT COURTYARD 4
1/8" = 1'-0"



DEMOLITION BUILDING 4 - NORTH ELEVATION AT GEARY BLVD. 2
1/8" = 1'-0"



DEMOLITION BUILDING 4 - SOUTH ELEVATION AT O'FARRELL STREET 3
1/8" = 1'-0"



DEMOLITION BUILDING 4 - WEST ELEVATION AT DIVISADERO STREET 1
1/8" = 1'-0"

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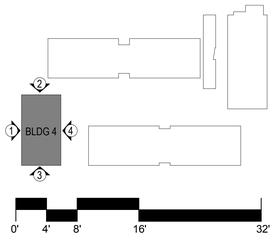
DEMO LEGEND

- DEMO (E) SURFACE / AREA
- DEMO (E) WALLS
- DEMO (E) CONSTRUCTION
- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION

KEY PLAN



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DRAWN BY:	Author
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TITLE:
DEMOLITION ELEVATIONS - BUILDING 4

SHEET:
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3/22/2019 4:12:59 PM

ELEVATION DEMOLITION NOTES

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3. REMOVE ALL (E) SLIDING GLASS BALCONY DOORS
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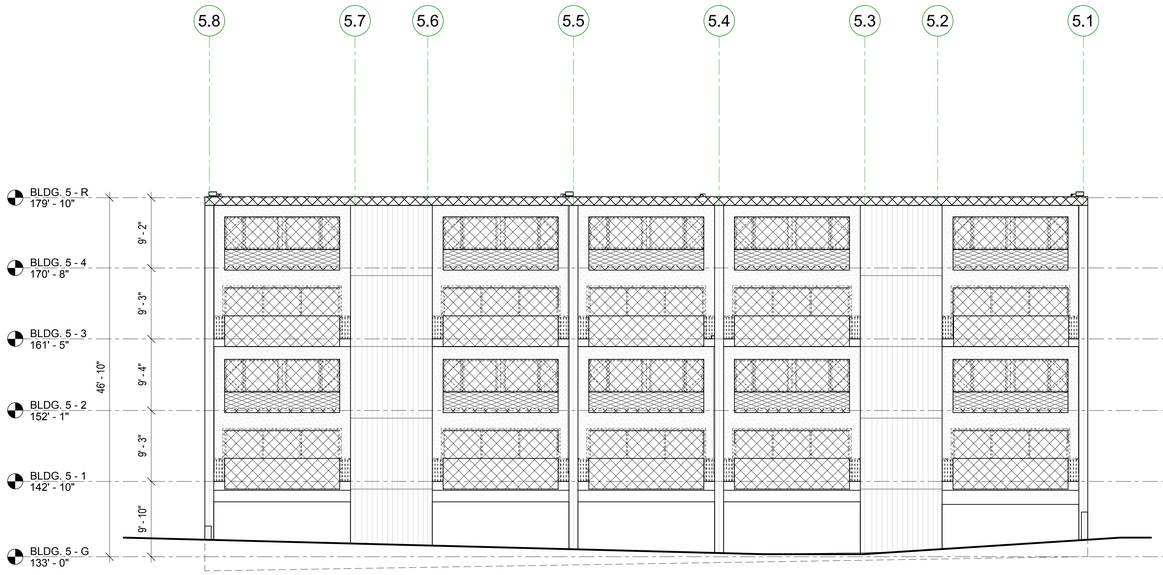
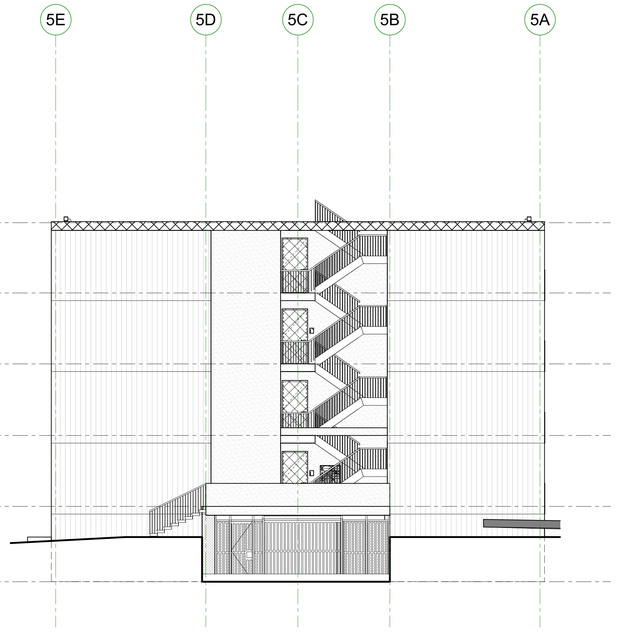
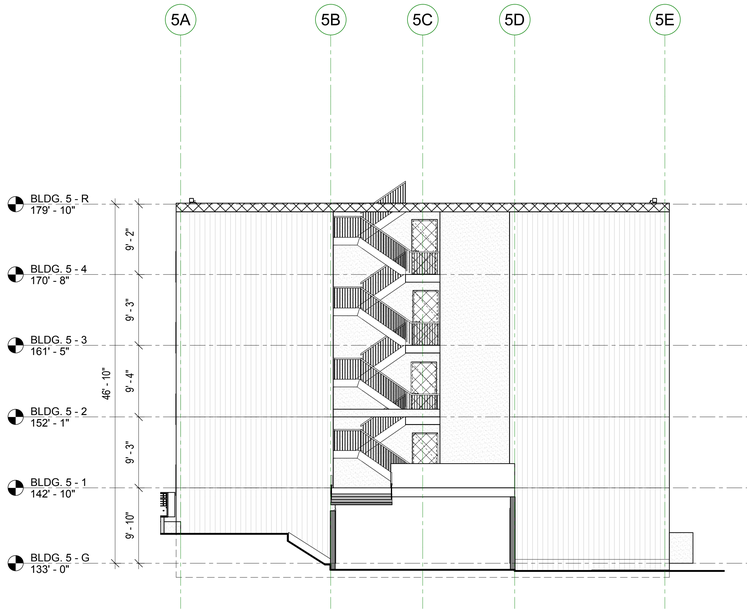


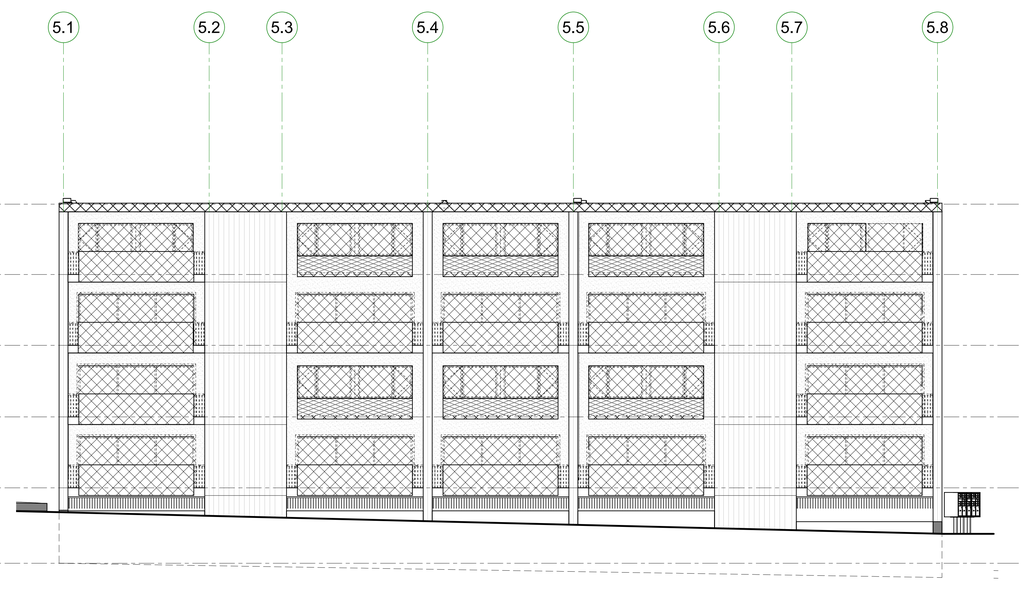
DEMOLITION BUILDING 5 - NORTH ELEVATION AT GEARY BLVD. (4)
1/8" = 1'-0"



DEMOLITION BUILDING 5 - WEST ELEVATION AT DIVISADERO STREET (2)
1/8" = 1'-0"



DEMOLITION BUILDING 5 - EAST ELEVATION AT BUILDING 6 (3)
1/8" = 1'-0"



DEMOLITION BUILDING 5 - SOUTH ELEVATION AT COURTYARD (1)
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DEMO LEGEND

- DEMO (E) SURFACE / AREA
- DEMO (E) WALLS
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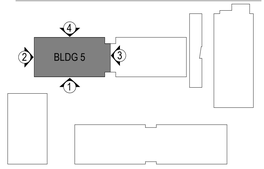
KEY PLAN



0' 4' 8' 16' 32'

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TITLE:
DEMOLITION ELEVATIONS - BUILDING 5

SHEET:
D3.50

3/22/2019 4:13:01 PM

ELEVATION DEMOLITION NOTES

1. REMOVE ALL (E) AWNINGS
2. REMOVE ALL (E) WINDOWS
3. REMOVE ALL (E) SLIDING GLASS BALCONY DOORS
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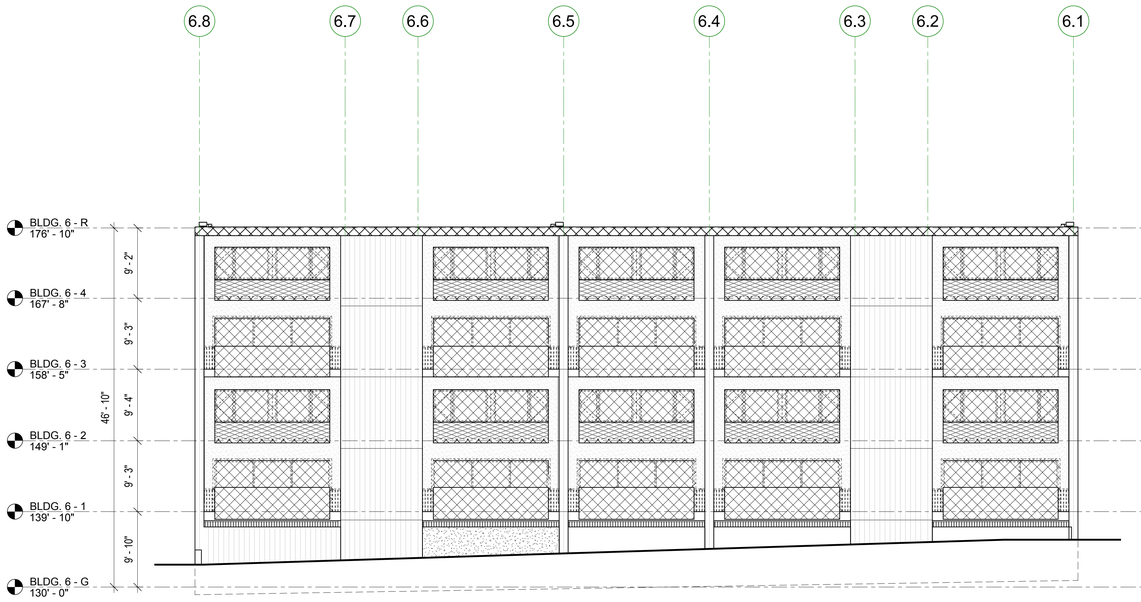
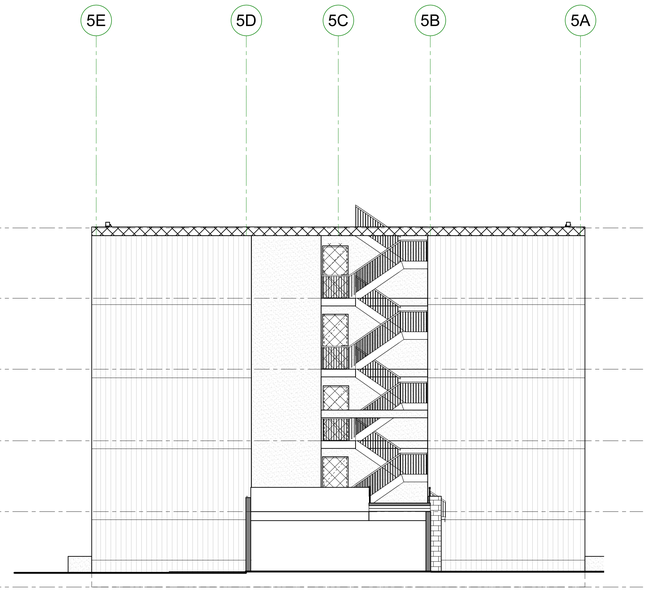
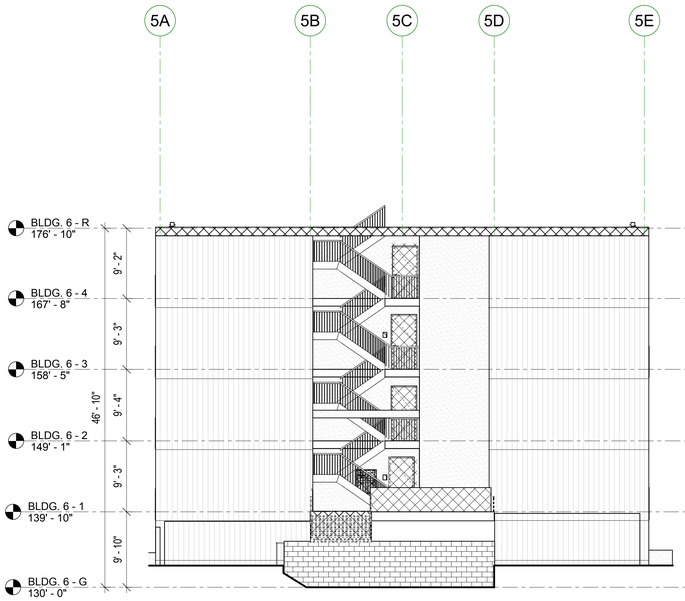


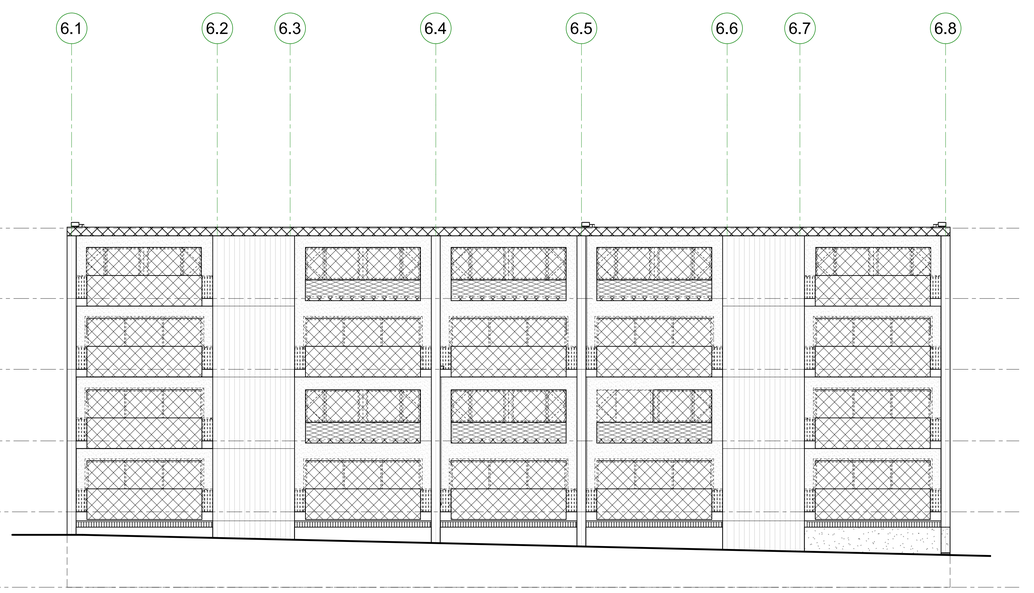
DEMOLITION BUILDING 6 - NORTH ELEVATION AT GEARY BLVD. (4)
1/8" = 1'-0"



DEMOLITION BUILDING 6 - WEST ELEVATION AT BUILDING 5 (2)
1/8" = 1'-0"



DEMOLITION BUILDING 6 - EAST ELEVATION AT BUILDING 1 (3)
1/8" = 1'-0"



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1/8" = 1'-0"

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HAZARDOUS AND TOXIC MATERIALS:

1. ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS OR TOXIC MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC SUBSTANCES.
2. IF HAZARDOUS MATERIALS ARE SUSPECTED, IDENTIFIED, OR ENCOUNTERED, COORDINATE WITH OWNER'S HAZARDOUS MATERIALS CONTRACTOR TO PROVIDE FOR SUBSEQUENT TESTING AND ABATEMENT UNDER SEPARATE CONTRACT.
3. OWNER ACKNOWLEDGES THAT THE PROJECT BUILDINGS CONTAIN ASBESTOS AND POSSIBLY OTHER HAZARDOUS MATERIALS SUCH AS LEAD-BASED PAINTS AND WALL AND CEILING FINISHES. OWNER AGREES TO REQUIRE OR ENGAGE A QUALIFIED HAZARDOUS MATERIALS ABATEMENT FIRM TO PREPARE REVIEWS, TESTS, TRAINING MATERIALS, SAFETY RECOMMENDATIONS, AND OTHER NECESSARY INFORMATION AND SERVICES TO ADDRESS HAZARDOUS MATERIALS MITIGATION AT THE PROJECT SITE ("HM WORK").
4. OWNER AGREES THAT ANY INSTANCE BY ARCHITECT OF INCORPORATION OF INFORMATION OR DIRECTIONS REGARDING HM WORK INTO THE CONTRACT DOCUMENTS OR BID DOCUMENTS IS A CONVENIENCE TO OWNER AND IS NOT AN ASSUMPTION BY ARCHITECT OF ANY RESPONSIBILITY FOR HM WORK

GENERAL PRELIMINARY DEMOLITION NOTES:

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2. INTERIOR BUILDING DEMOLITION AS INDICATED ON THE D-SHEETS.
3. IT IS INTENDED THAT THE BUILDINGS REMAIN ESSENTIALLY WEATHER TIGHT AND CAPABLE OF BEING HEATED AFTER THE PRELIMINARY DEMOLITION SCOPE IS COMPLETE. WINDOWS AND DOORS ARE TO REMAIN INTACT AND OPERABLE, U.O.N. ALL EXPOSED OPENINGS ARE TO BE TEMPORARILY WEATHER SEALED WITH HOUSE WRAP OR PLASTIC SHEETING.
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5. PROVIDE SHORING AS REQUIRED TO PERFORM DEMOLITION WORK.

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2. CONTRACTOR SHALL VERIFY IN FIELD THE NATURE AND LOCATIONS OF BUILDING ASSEMBLIES AND ELECTRICAL / MECHANICAL / PLUMBING / FIRE PROTECTION SYSTEMS AND EQUIPMENT SHALL BE PROTECTED FROM DAMAGE. SYSTEMS SHALL BE REPAIRED OR MODIFIED ACCORDING TO ELECTRICAL, MECHANICAL, AND PLUMBING ENGINEERS.
3. (E) PROTRUDING ELECTRICAL METERS ON 2ND FLOOR OF BUILDING 1 TO BE RELOCATED, LOCATION TBD.
4. STRUCTURAL BUILDING ELEMENTS -- BEAMS, COLUMNS, SHEARWALLS, ETC. -- SHALL NOT BE CUT, DRILLED, OR OTHERWISE DAMAGED UNLESS EXPLICITLY SHOWN OR DESCRIBED ON THE STRUCTURAL DRAWINGS OR BY WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
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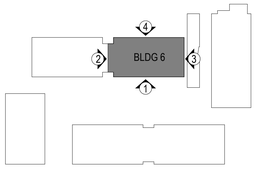
7. ALL STRUCTURAL SHEARWALLS TO BE INSPECTED.
8. WHERE INDICATED, REMOVE EXISTING WALLS. REFER TO DETAILS AND SPECIFICATION ON PATCH AND REPAIR OF RETAINED WALLS, CEILINGS AND FLOORS WHERE WALLS HAVE BEEN REMOVED.
9. ALL CARPET AND BASE TO BE REMOVED IN ALL UNIT ROOMS.

DEMO LEGEND

- DEMO (E) SURFACE / AREA
- DEMO (E) WALLS
- DEMO (E) CONSTRUCTION
- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION

KEY PLAN



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STAMP:

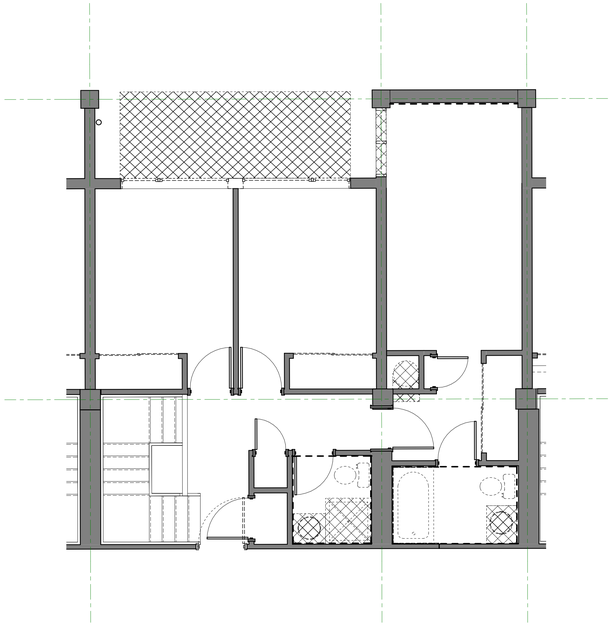
NO.	ISSUE	DATE
	100% SD	21/12/18
	100% DD	03/22/19

JOB NUMBER: 1213
DRAWN BY: Author
CHECKED BY: Checker
DATE: 3/22/2019
SCALE: As indicated

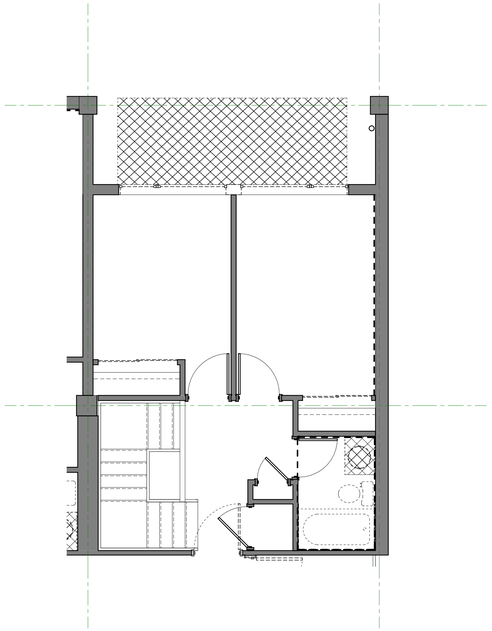
TITLE:
DEMOLITION ELEVATIONS - BUILDING 6

SHEET:
D3.60

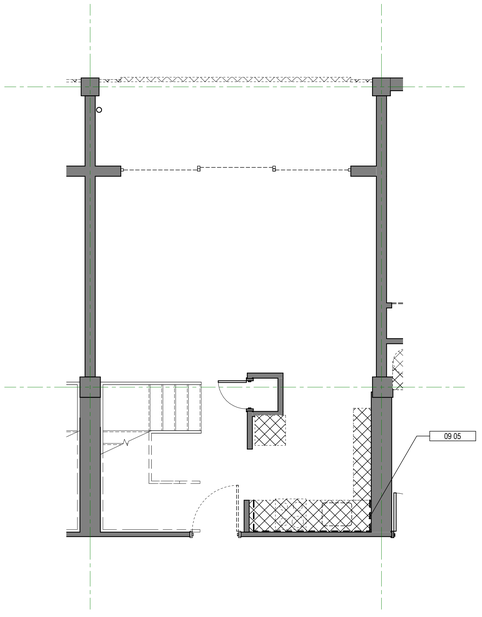
3/22/2019 4:13:03 PM



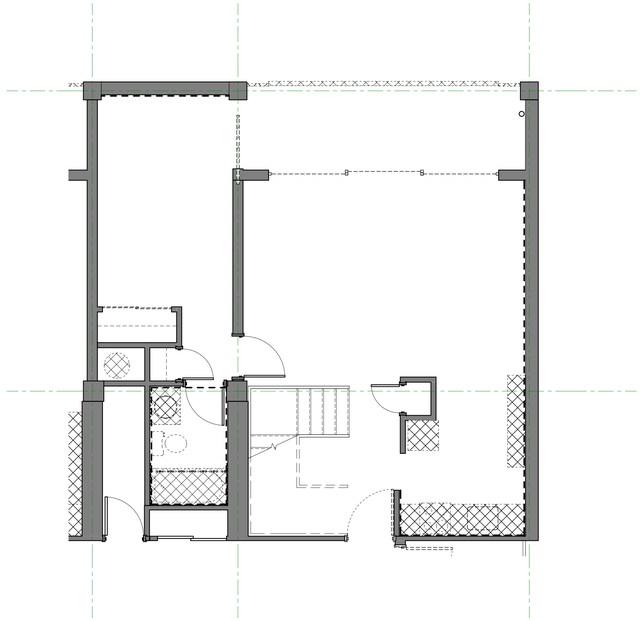
DEMOLITION UNIT PLAN - TYPE B UPPER LEVEL 4
1/4" = 1'-0"



DEMOLITION UNIT PLAN - TYPE A UPPER LEVEL 2
1/4" = 1'-0"



DEMOLITION UNIT PLAN - TYPE B LOWER LEVEL 3
1/4" = 1'-0"



DEMOLITION UNIT PLAN - TYPE A LOWER LEVEL 1
1/4" = 1'-0"

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UNIT DEMOLITION NOTES

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2. REMOVE (E) "POPCORN" FINISH FROM CEILINGS THROUGHOUT ALL UNITS
3. REMOVE DRYWALL AT KITCHENS AND BATHS AS NEEDED TO REPLACE PLUMBING AND ADD GRAB BAR BLOCKING
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10. REMOVE ALL (E) RANGES
11. REMOVE ALL (E) REFRIGERATORS
12. REMOVE (E) INTERIOR LATH ADN PALSTER AT CONCRETE SHEAR WALLS

DEMO PLAN LEGEND

- DEMO (E) SURFACE / AREA
- DEMO (E) WALLS
- DEMO (E) CONSTRUCTION
- DEMO (E) LATH AND PLASTER OR DRYWALL
- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION

0' 2' 4' 8' 16'

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JOB NUMBER:	1213
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TITLE:
DEMOLITION UNIT PLANS - TYPE A, B

SHEET:
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Keynote Legend	
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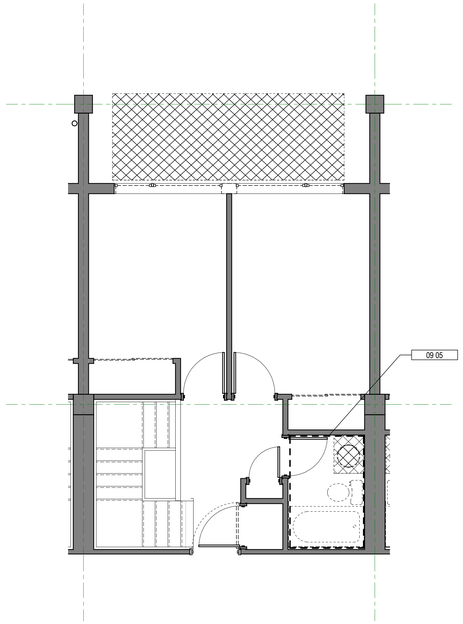
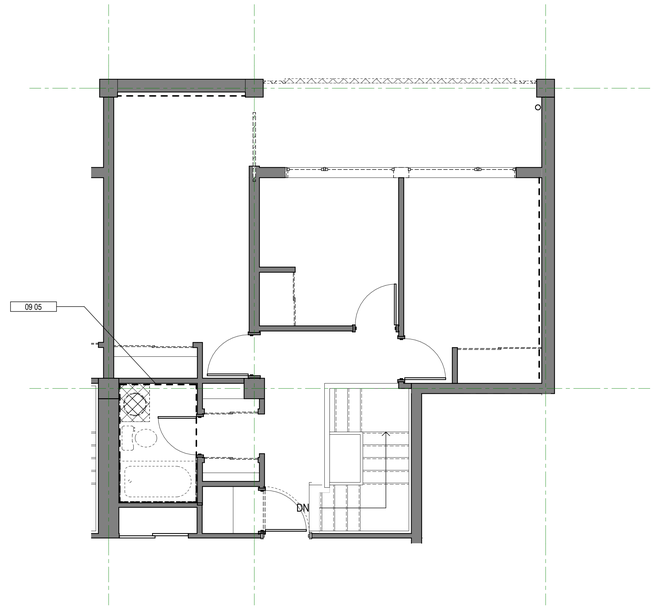
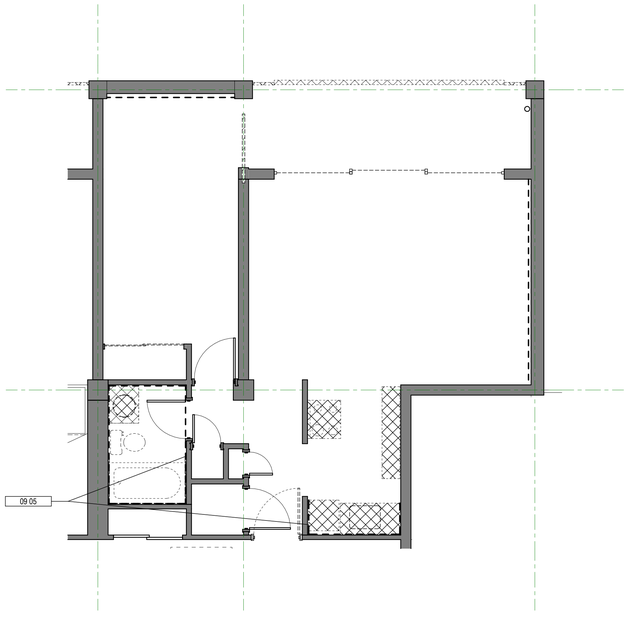


DEMOLITION UNIT PLAN - TYPE D UPPER LEVEL 4
1/4" = 1'-0"



DEMOLITION UNIT PLAN - TYPE C UPPER LEVEL 2
1/4" = 1'-0"



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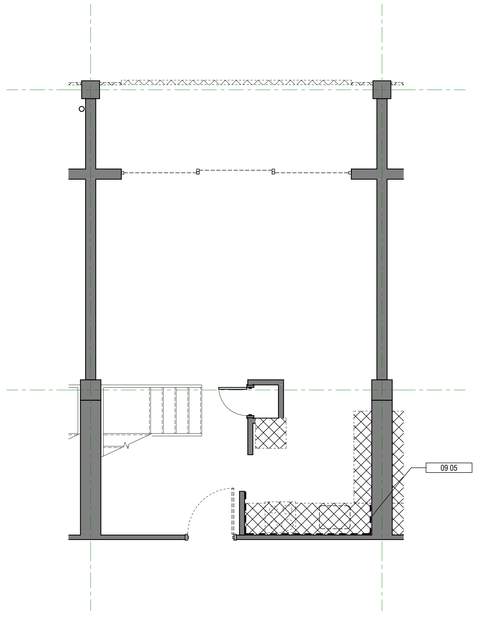
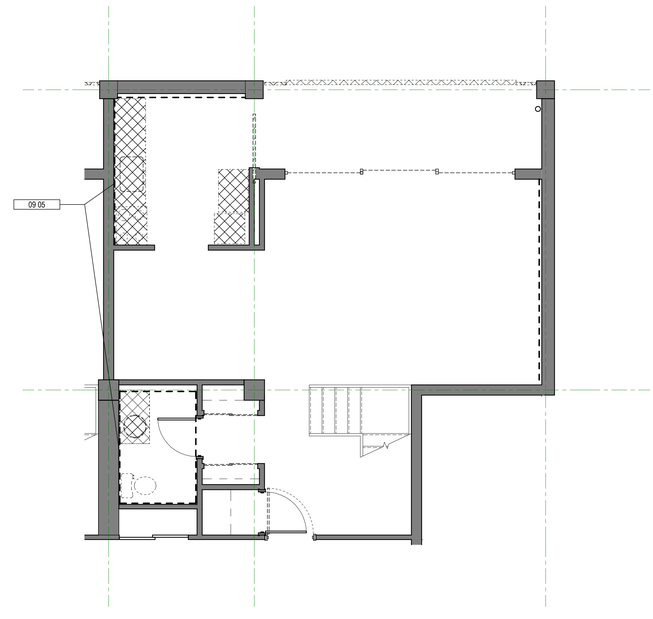


DEMOLITION UNIT PLAN - TYPE D LOWER LEVEL 3
1/4" = 1'-0"



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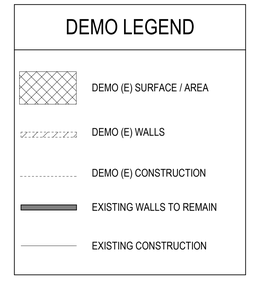

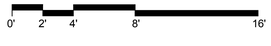

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DATE:	3/22/2019
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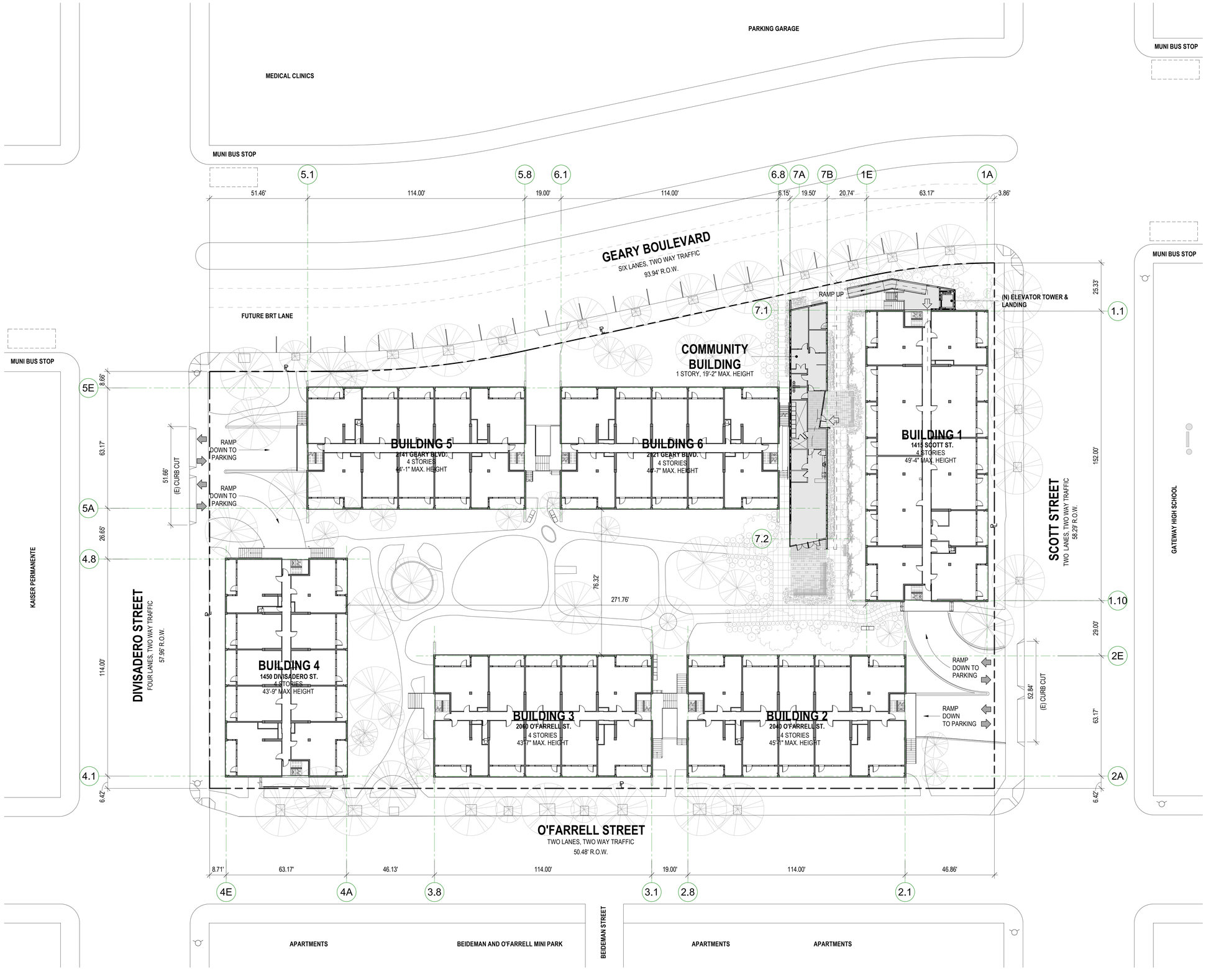
TITLE:
DEMOLITION UNIT PLANS - TYPE C, D, E

SHEET:
D4.21

3/22/2019 4:13:10 PM



SITE PLAN - PROPOSED 1
1" = 20'-0"

SITE PLAN GENERAL NOTES

1. PROVIDE BARRIER-FREE 'ACCESSIBLE ROUTE OF TRAVEL FOR SITE ACCESSIBILITY PER THE CBC CHAPTER 11A AND/OR CHAPTER 11B.
2. SITE LIGHTING TO BE ON-BUILDING OR ON POLES, BAFFLED AND DIRECTED DOWNWARD TO PROTECT AGAINST OFF-SITE LIGHTING IMPACTS. LIGHTING LEVELS AND ILLUMINATION SHALL BE DESIGNED TO REDUCE GLARE.
3. CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).
4. ENTRANCE RAMPS TO BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS RAILINGS ARE SHOWN ON THE ARCHITECTURAL SITE PLAN, IN WHICH CASE, THE SLOPE SHALL NOT EXCEED 1:12 (8.33%).
5. A MAXIMUM 2% SLOPE LANDING SHALL BE PROVIDED AT PEDESTRIAN ENTRANCES TO BUILDINGS.
6. THE MAXIMUM CROSS SLOPE AT ANY RAMP OR SIDEWALK SHALL NOT EXCEED 2%. THE MAXIMUM SLOPE WITHIN PARKING STALLS SHALL BE 2% IN ANY DIRECTION.
7. ALL ELEVATIONS ARE BASED ON SEA LEVEL, U.O.N.
8. SEE CIVIL FOR SIGNIFICANT (E) UTILITIES AND ADD TO SITE PLAN

SITE PLAN LEGEND

- PEDESTRIAN ENTRY
- AUTOMOBILE ENTRY
- FIRE HYDRANT
- ACCESSIBLE PATH OF TRAVEL
- NEW CONSTRUCTION

PROJECT NORTH TRUE NORTH

0' 10' 20' 40' 80'

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DATE:	3/22/2019
SCALE:	As indicated
TITLE:	SITE PLAN

SHEET:

A1.00

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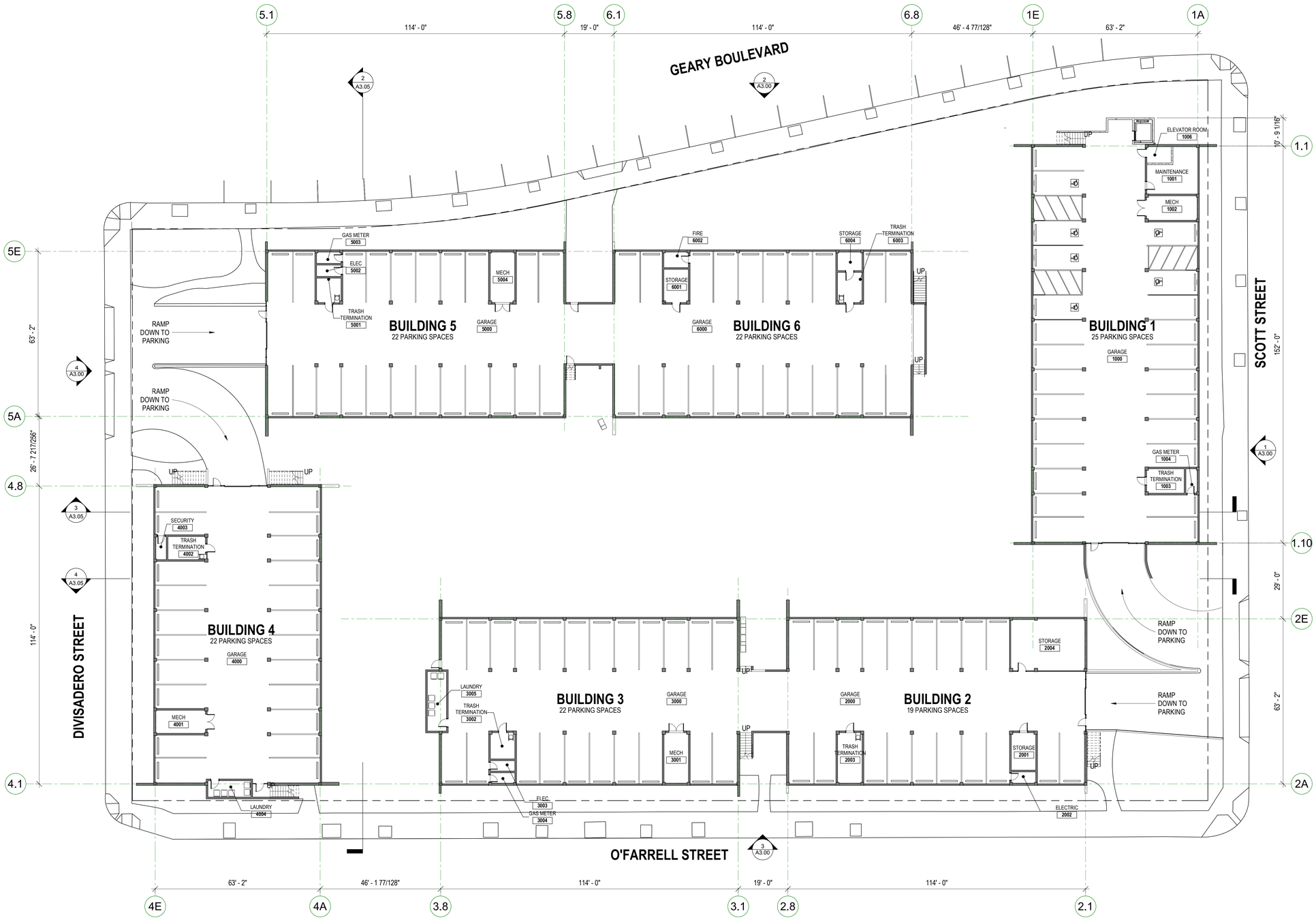

OVERALL PLAN - GARAGE LEVEL 1
1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
3. REFERENCE ACCESSIBILITY CODE SHEETS G3.01, G3.02, G3.03, G3.04, G3.05 FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS
4. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
5. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
6. ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE G0.00 SHEETS AND ASSEMBLIES. SHEETS A9.01, A9.02. NEW UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL. FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
7. ALL NEW STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.
8. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS A2.10, A2.11, A2.12, A2.20, A2.21, A2.22, A4.10, A4.11, A4.20, A4.21 & A8.01, A8.02, A8.03 FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.01, A9.02, & A9.05.
9. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
10. ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
11. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN – REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.01, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNG ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
12. THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA
13. CLASS 1 STANDPIPES TO BE INTERCONNECTED.
14. PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
15. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
16. INTERIOR FINISHES SHALL COMPLY WITH CBC 803.1
17. FLAME SPREAD PROVISION, SEE INTERIOR DRAWINGS. FOR DOOR & WINDOW SCHEDULES SEE SHEET A9.10 & A9.20.
18. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
19. ALL NEW EXIT STAIRS TO COMPLY WITH CBC CHAPTERS 10, 11A AND/OR 11B. NEW EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH,NEW STAIR RISERS TO BE MAXIMUM 7 INCHES HIGH, AND TREADS TO BE 11 INCHES MINIMUM DEEP.
20. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
21. SEE SIGNAGE PLANS AND DETAILS ON **A10.20, A10.21, A10.25** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.
22. NOTE: FOR BUILDING 1 TOWHNHOMES AT LEVEL 3, AND LEVEL 1 UNITS AT BUILDINGS 2 - 6, PROVIDE ADAPTABILITY FEATURES ON A SCOPE DRIVEN BASIS. ADAPTABLE FEATURES ARE TO BE PROVIDED TO THE MAXIMUM EXTENT FEASIBLE WITHOUT REMOVING OR RELOCATING WALLS.

PARKING SCHEDULE

Mark	TYPE	COUNT
BUILDING 1	ACCESSIBLE	6
BUILDING 1	STANDARD	19
BUILDING 2	STANDARD	19
BUILDING 3	STANDARD	22
BUILDING 4	STANDARD	22
BUILDING 5	STANDARD	22
BUILDING 6	STANDARD	22
TOTAL PARKING		132

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

PROJECT NORTH TRUE NORTH

0' 8' 16' 32' 64'

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MIDTOWN PARK APARTMENTS

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STAMP:

NO.	ISSUE	DATE
	100% SD	21/12/18
	100% DD	03/22/19

JOB NUMBER: 1213
DRAWN BY: CA
CHECKED BY: BH
DATE: 3/22/2019
SCALE: As indicated
TITLE: **OVERALL PLAN - GARAGE LEVEL**
SHEET: **A2.00**

3/22/2019 4:34:15 PM

OVERALL PLAN - LEVEL 1 (1)
1/16" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

PROJECT NORTH
TRUE NORTH

0' 8' 16' 32' 64'

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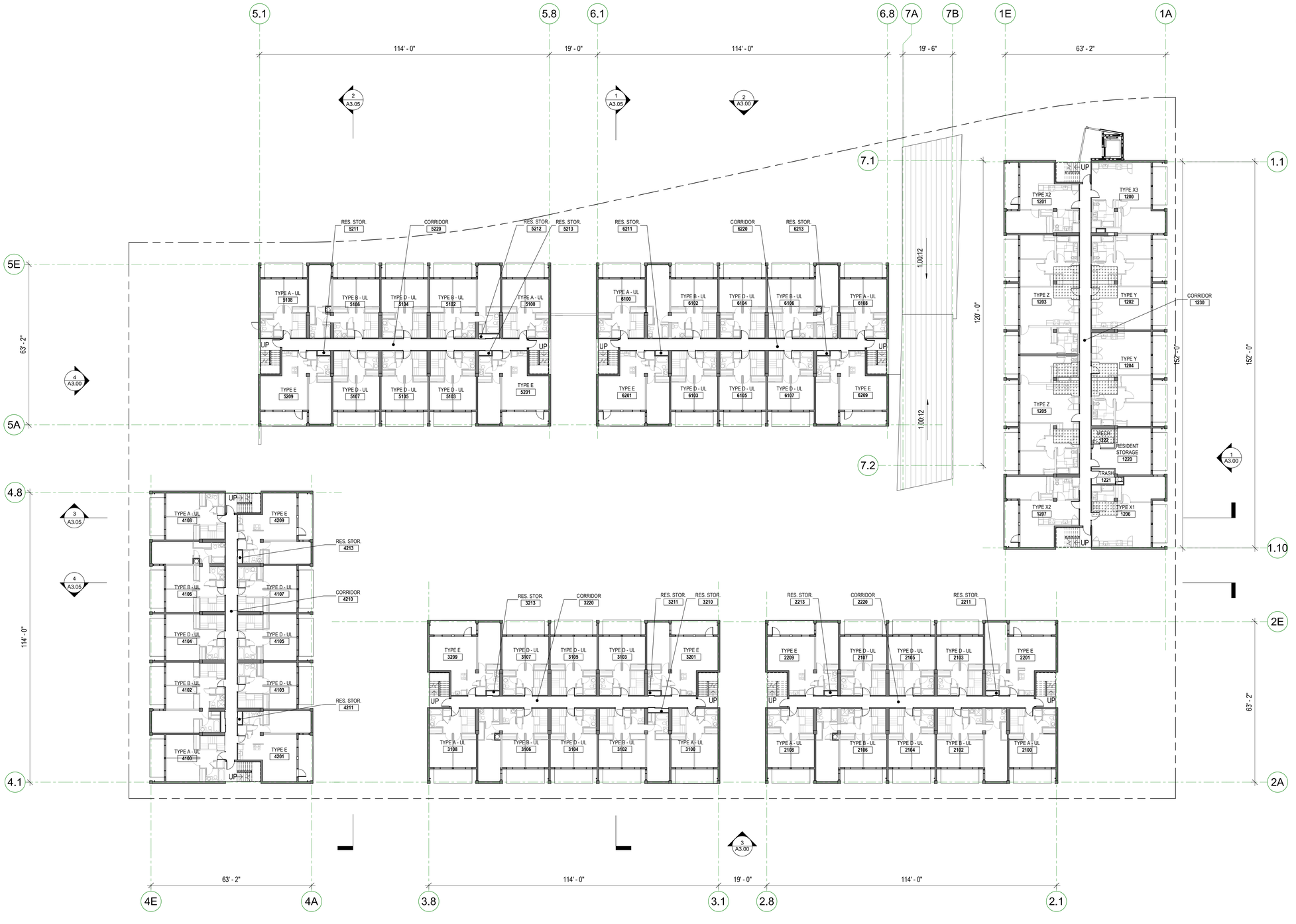
JOB NUMBER:	1213
DRAWN BY:	CA
CHECKED BY:	BH
DATE:	3/22/2019
SCALE:	As indicated
TITLE:	OVERALL PLAN - LEVEL 1
SHEET:	A2.01

3/22/2019 4:34:27 PM



FLOOR PLAN GENERAL NOTES

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FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

OVERALL PLAN - LEVEL 2 (1)
1/16" = 1'-0"

PROJECT NORTH
TRUE NORTH
0' 8' 16' 32' 64'

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	100% DD	03/22/19

JOB NUMBER:	1213
DRAWN BY:	CA
CHECKED BY:	BH
DATE:	3/22/2019
SCALE:	As indicated
TITLE:	**OVERALL PLAN - LEVEL 2**
SHEET:	**A2.02**

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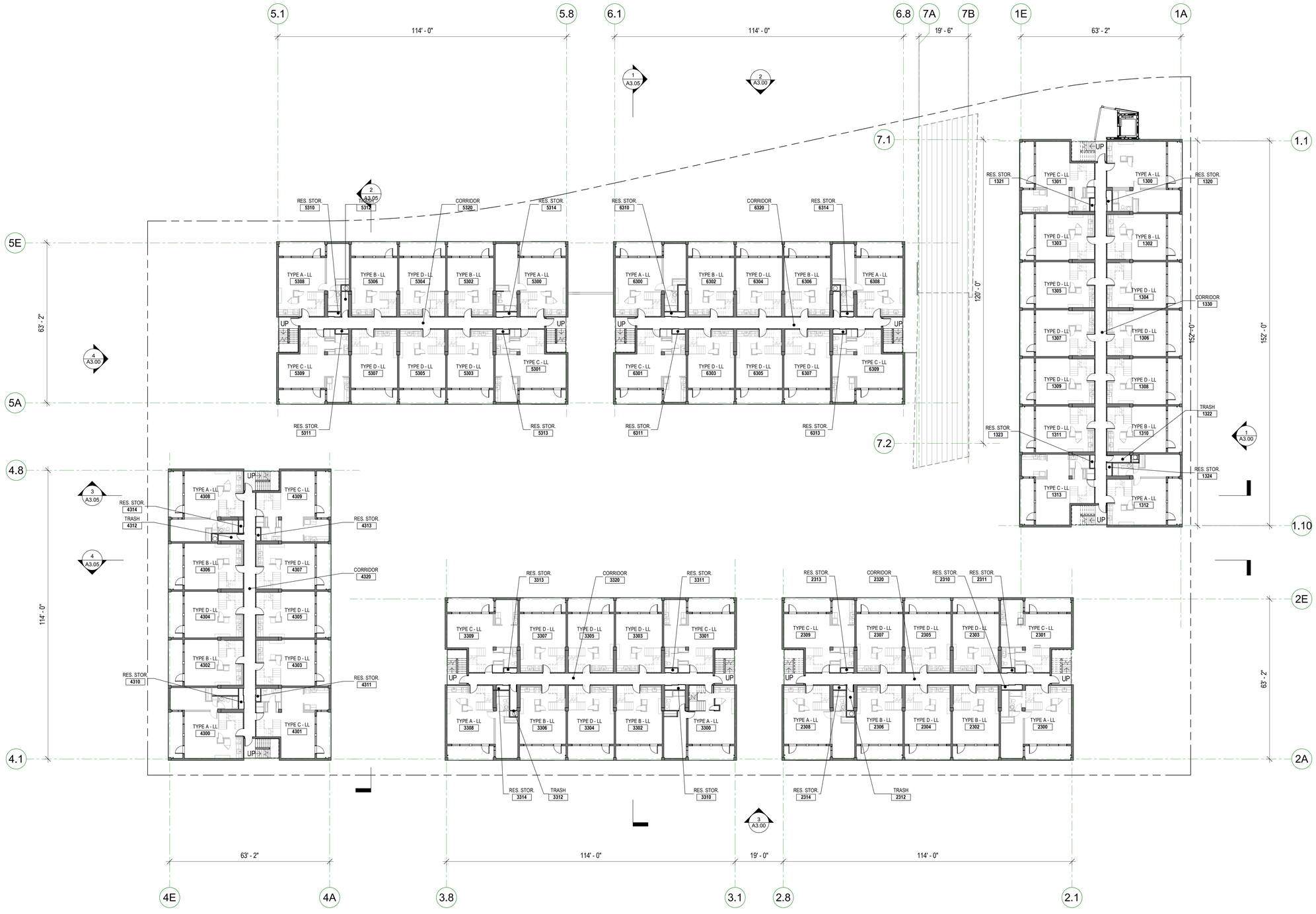

FLOOR PLAN GENERAL NOTES

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2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
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FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
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OVERALL PLAN - LEVEL 3 (1)
1/16" = 1'-0"

PROJECT NORTH
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0' 8' 16' 32' 64'

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JOB NUMBER:	1213
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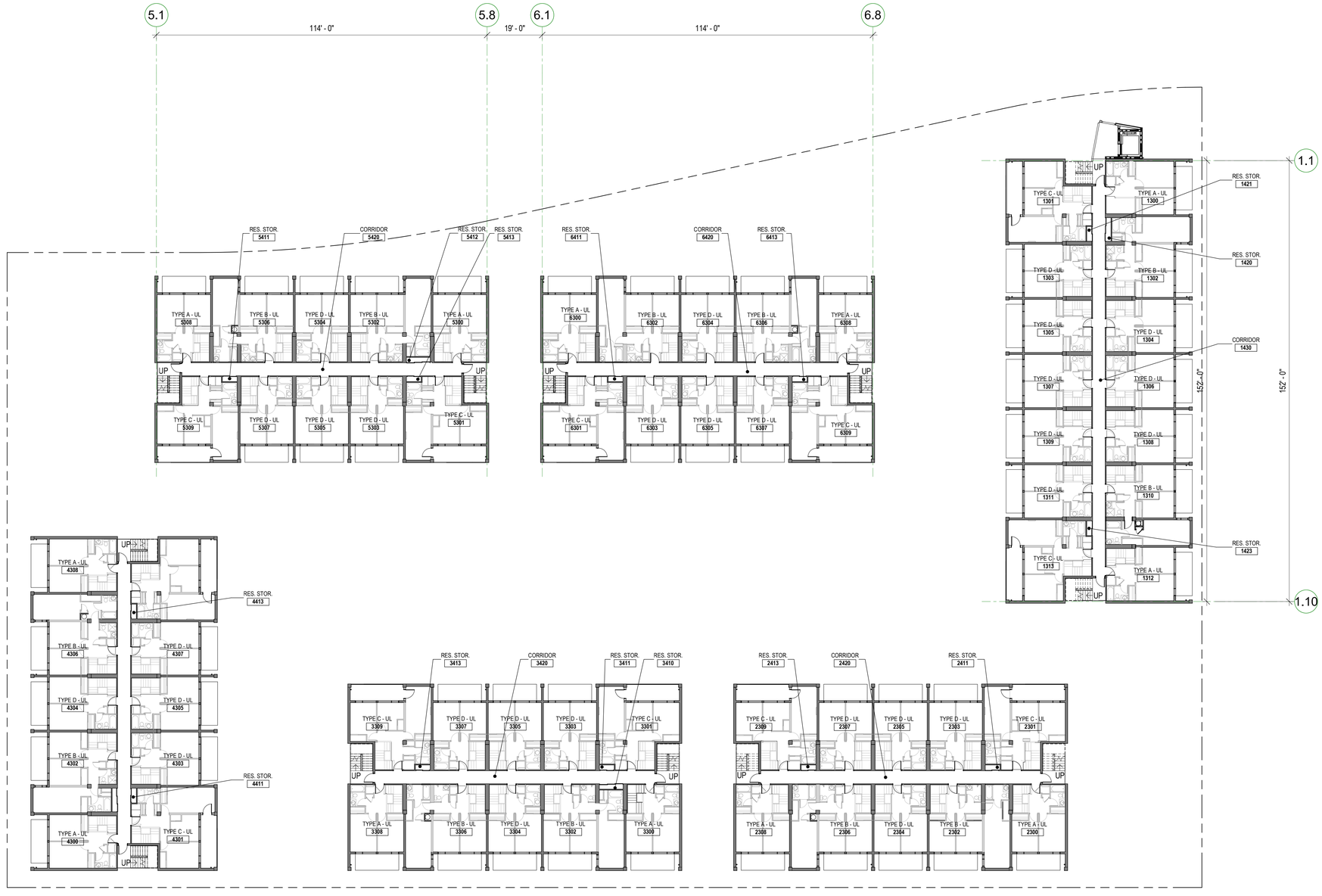
CHECKED BY:	BH
DATE:	3/22/2019
SCALE:	As indicated

TITLE:
OVERALL PLAN - LEVEL 3

SHEET:
A2.03

3/22/2019 4:34:53 PM



OVERALL PLAN - LEVEL 4 (1)
1/16" = 1'-0"

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20. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
21. SEE SIGNAGE PLANS AND DETAILS ON **A10.20, A10.21, A10.25** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.
22. NOTE: FOR BUILDING 1 TOWHNHOMES AT LEVEL 3, AND LEVEL 1 UNITS AT BUILDINGS 2 - 6, PROVIDE ADAPTABILITY FEATURES ON A SCOPE DRIVEN BASIS. ADAPTABLE FEATURES ARE TO BE PROVIDED TO THE MAXIMUM EXTENT FEASIBLE WITHOUT REMOVING OR RELOCATING WALLS.

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

PROJECT NORTH TRUE NORTH

0' 8' 16' 32' 64'

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1415 Scott Street, San Francisco, CA 94115

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NO.	ISSUE	DATE
	100% SD	21/12/18
	100% DD	03/22/19

JOB NUMBER: 1213
DRAWN BY: CA
CHECKED BY: BH
DATE: 3/22/2019
SCALE: As indicated
TITLE: **OVERALL PLAN - LEVEL 4**
SHEET: **A2.04**

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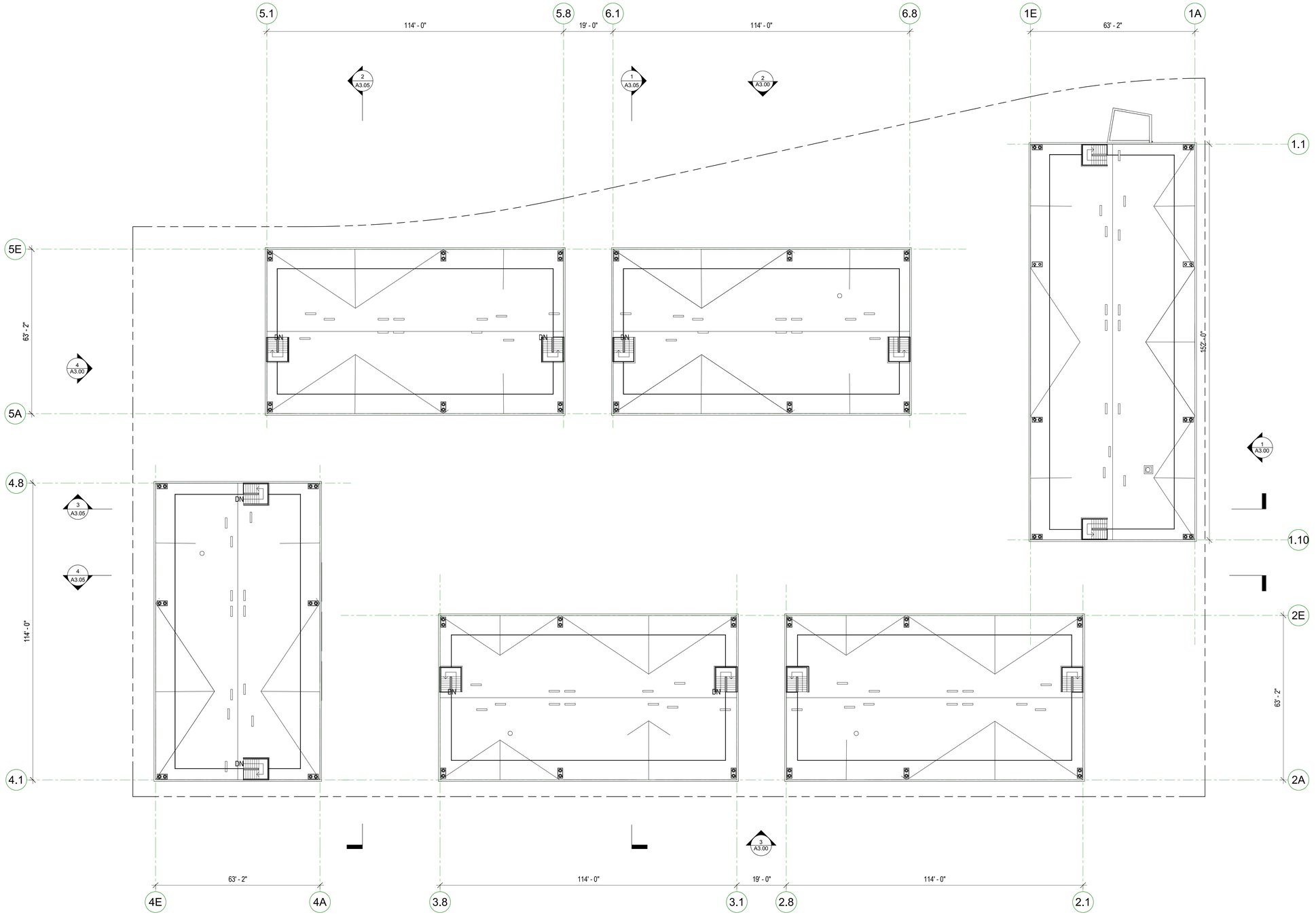

ROOF PLAN GENERAL NOTES

1. ROOF DRAWINGS ARE DIAGRAMMATIC AND MAY NOT SHOW ALL PENETRATIONS OF EQUIPMENT. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PRIOR TO COMMENCEMENT OF ROOFING WORK, CONTRACTOR SHALL INSPECT ROOF SUBSTRATE AND REPORT ALL DEFECTS OR UNACCEPTABLE CONDITIONS. CONTRACTOR SHALL CONFIRM THAT ALL SURFACES SLOPE AT LEAST 1/8" PER FOOT TO DRAIN LOCATIONS PRIOR TO APPLICATION OF ROOFING MEMBRANES.
3. FLASH ALL ROOF EDGES AND PENETRATIONS PER CURRENT SMACNA MANUAL. FLASH AND SEAL WATER TIGHT ALL FLASHINGS, PENETRATIONS AND MECHANICAL EQUIPMENT MOUNTINGS. PROVIDE COMPLETE WATERTIGHT SYSTEM.
4. PAINT ALL EXPOSED METAL (NOT FACTORY PRE-FINISHED) INCLUDING FLASHING, COPINGS, PIPING, DUCTWORK AND SUPPORT STRUCTURES.
5. PROVIDE CLASS 'A' MINIMUM ROOFING SYSTEMS AT ALL ROOFS.
6. ROOF SLOPES TO BE AS FOLLOWS:
   a. FLAT SLOPE: 3/8" : 1 FT.
   b. HIGH SLOPE: VERIFY PER ROOF PLAN /ELEVATIONS.
   c. LOW SLOPE: VERIFY PER ROOF PLAN /ELEVATIONS.
   d. CRICKETS: 1/4" : 1 FT MIN.
   e. TERRACES, BALCONIES, DECKS: 1/4" : 1 FT.
7. FOR PLATE HEIGHTS, SEE BUILDING SECTIONS AND ELEVATIONS, SHEET SERIES **A3.X.**
8. PROVIDE VAPOR BARRIER NOT EXCEEDING 1-PERM TO BE INSTALLED ON THE WARM SIDE OF CONDITIONED SPACES.
9. ATTIC VENTILATION REQUIRED AT ALL ENCLOSED ATTIC OR RAFTER SPACES. PROVIDE CONTINUOUS VENTING ALL ALL ROOF ATTIC SPACES. NOTCH AND/OR PROVIDE ROOF VENTILATORS, WALL TO ROOF VENTS, OR OTHER MEANS AS REQUIRED AND SHOWN ON THE ATTIC VENTILATION CALCULATIONS CHART. PROVIDE CROSS VENTILATION AND MINIMUM NET FREE VENTING AREA: 1/150 SF OF ATTIC AREA PER **CBC SECTION 1505.3** OR MINIMUM NET FREE VENTING AREA 1/300 SF OF ATTIC AREA PER **CBC SECTION 1505.3 EXCEPTION 1 OR 2**.
10. PROVIDE ATTIC ACCESS OPENING(S) PER **CBC SECTION 1505.1**. ATTIC ACCESS PANEL ASSEMBLY SHALL BE LISTED AS REQUIRED FOR FIRE-RESISTANCE RATING. ATTIC ACCESS SHALL HAVE A MINIMUM CLEAR OPENING OF 22 INCHES BY 30 INCHES WITH A MINIMUM HEAD CLEARANCE OF 30 INCHES ABOVE THE OPENING. PROVIDE INSULATION, INSULATION DAM, AND WEATHER STRIPPING AS REQUIRED.
11. PROVIDE ATTIC DRAFT STOPS FOR SEPARATION AT ATTIC AND CONCEALED ROOF SPACES PER **CBC SECTIONS 1505.2 AND 708.3**.
12. ALL ROOF DRAINAGE SHALL BE TIGHT-LINED TO STORM DRAIN SYSTEM. SEE GROUND FLOOR PLAN FOR DOWNSPOUT TERMINATIONS. SEE CIVIL AND PLUMBING DRAWINGS FOR MORE INFORMATION AND CONNECT TO STORM DRAIN SYSTEM.
13. DOWNSPOUTS AND GUTTERS TO BE DESIGNED PER THE DRAWINGS AS SHOWN AND/OR SHALL BE SUBMITTED AS A 'BIDDER DESIGN / DEFERRED SUBMITTAL' ITEM PER NOTES.
14. SET ALL ROOF EQUIPMENT AND CURBS (FANS, CONDENSORS, MECHANICAL UNITS, ROOF HATCHES, ETC) LEVEL UNLESS NOTED OTHERWISE.
15. ELEVATOR SHAFT HOISTWAY. **LOUVERED VENT 18" x 24" DIMENSION. REFER TO XX.XX FOR LOCATION.**
16. **SECONDARY AND OVERFLOW ROOF DRAINAGE IS PROVIDED FOR BY OVERSIZING SCUPPERS TO ACCOMODATE DOUBLE THE RAINFALL IN THE LOCAL AREA PER CPC 1101.11.2.2.2.**

ROOF PLAN LEGEND

- EXISTING WALLS
- NEW WALLS
- WALL BELOW
- (N) GSM SHROUD @ KITCHEN AND BATH VENTS
- AREA ROOF DRAIN, S.P.D.

PROJECT NORTH TRUE NORTH

0' 8' 16' 32' 64'

OVERALL PLAN - ROOF LEVEL (1)
1/16" = 1'-0"

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SCALE:	As indicated
TITLE:	OVERALL PLAN - ROOF LEVEL
SHEET:	A2.05

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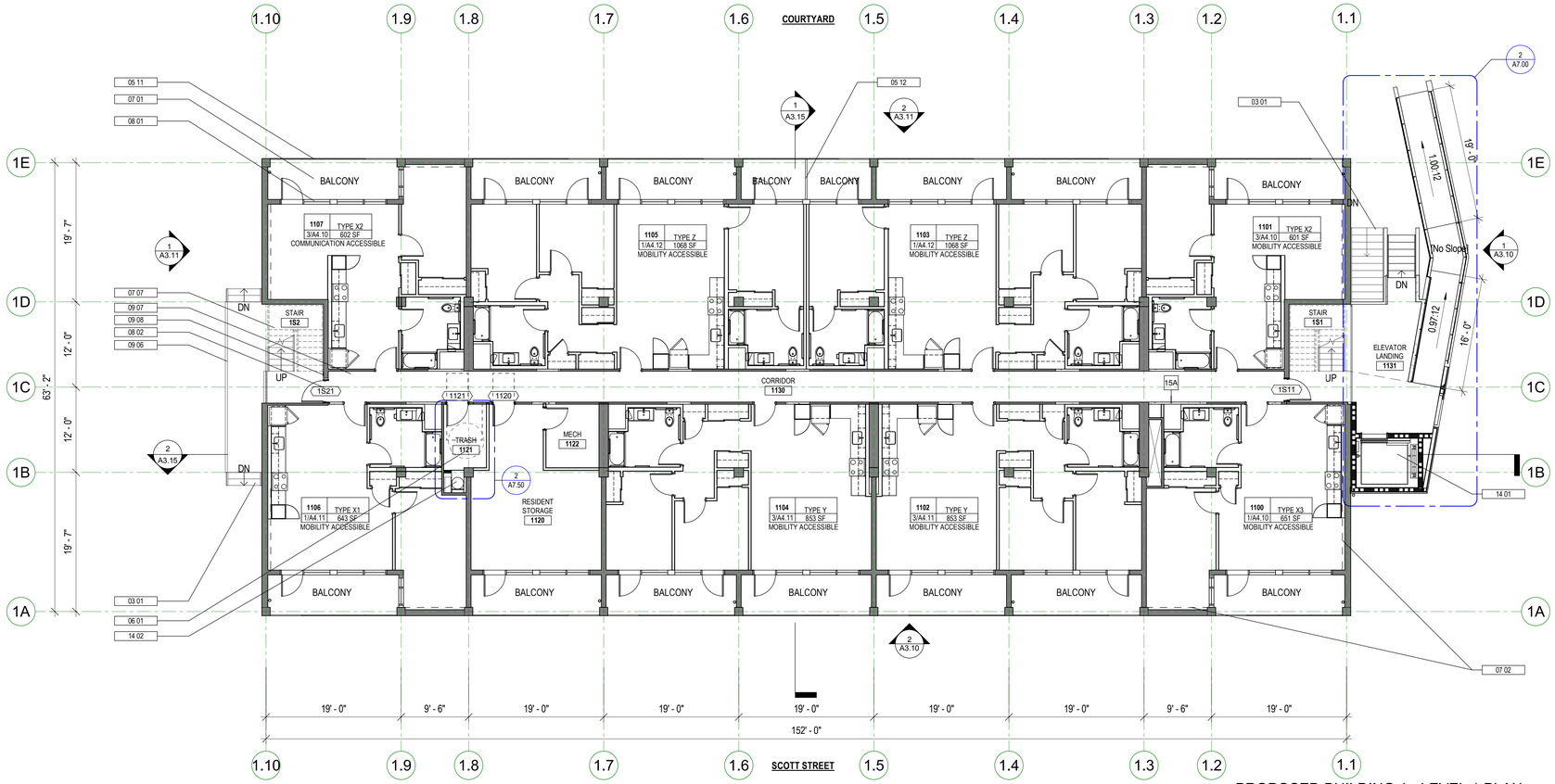
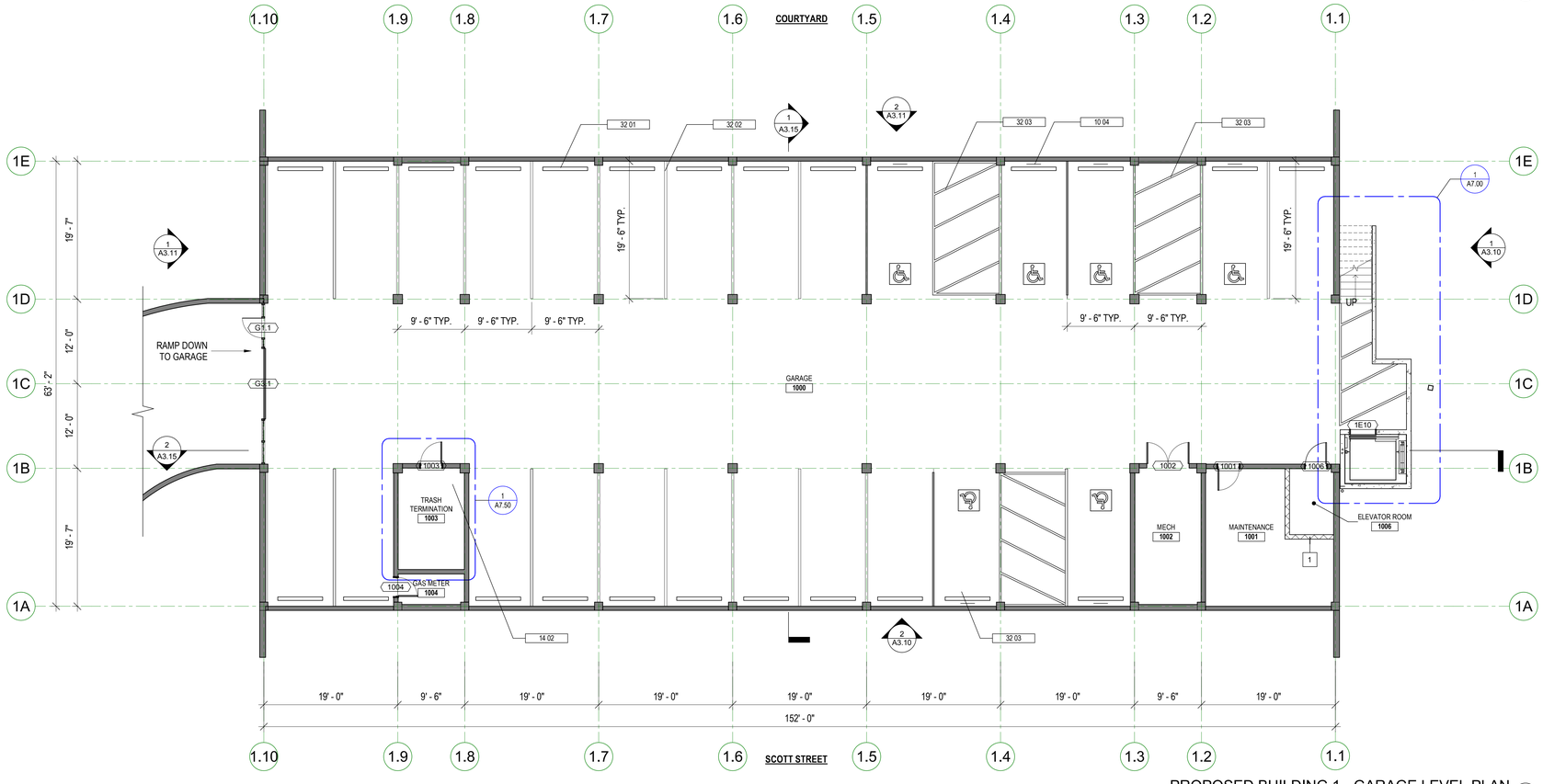


PROPOSED BUILDING 1 - LEVEL 1 PLAN (2)
1/8" = 1'-0"



PROPOSED BUILDING 1 - GARAGE LEVEL PLAN (1)
1/8" = 1'-0"

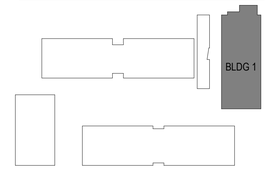
Keynote Legend

Key Value	Keynote Text
03 01	REPAIR (E) CONCRETE STAIRS & LANDING AS REQD. PROVIDE (N) TRAFFIC COATING.
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
05 12	(N) PERFORATED ALUMINUM PANEL PRIVACY FENCE
06 01	(N) ENLARGED TRASH CHUTE ROOM W/ (N) RESILIENT FLOORING & (N) FRP WALL COVERING
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
07 02	(N) FURRED WALL WITH RIGID INSULATION & (N) DRYWALL ON THE INTERIOR FACE OF (E) CONCRETE WALLS
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 02	REPLACE BUILDING ENTRY DOORS. PROVIDE (N) KEY CARD AND DOORKING SYSTEM, TYP.
09 06	REPAIR (E) GUARDRAIL
09 07	REPLACE CORRIDOR FLOORING. REPAIR (E) SUBFLOOR AS REQUIRED.
09 08	REPAIR WALL WHERE (E) MAILBOXES AND / OR BUILDING ENTRY CALL SYSTEM WERE REMOVED. PAINT AS NEEDED. PROVIDE (N) ENTRY CALL SYSTEM.
10 04	NEW ACCESSIBLE PARKING SIGN. SEE 18/G3.03 FOR SIGNAGE DETAILS
14 01	(N) ELEVATOR
14 02	REPLACE TRASH CHUTE IN (E) SHAFT. PROVIDE (N) MOTION ACTIVATED TRASH CHUTE DOOR.
32 01	(N) WHEELSTOPS, TYP.
32 02	(N) PARKING STRIPING, TYP.
32 03	(N) ACCESSIBLE PARKING. SEE SHEET G3.01 FOR STRIPING REQUIREMENTS

FLOOR PLAN GENERAL NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
3. REFERENCE ACCESSIBILITY CODE SHEETS G3.01, G3.02, G3.03, G3.04, G3.05 FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS
4. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
5. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
6. ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE G0.00 SHEETS AND ASSEMBLIES, SHEETS A9.01, A9.02. NEW UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
7. ALL NEW STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.
8. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS A2.10, A2.11, A2.12, A2.20, A2.21, A2.22, A4.10, A4.11, A4.20, A4.21 & A8.01, A8.02, A8.03 FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.01, A9.02, & A9.05.
9. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
10. ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
11. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN – REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.01, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNG ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
12. THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA
13. CLASS 1 STANDPIPES TO BE INTERCONNECTED.
14. PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
15. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
16. INTERIOR FINISHES SHALL COMPLY WITH CBC 803.1 FLAME SPREAD PROVISION, SEE INTERIOR DRAWINGS.
17. FOR DOOR & WINDOW SCHEDULES SEE SHEET A9.10 & A9.20.
18. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
19. ALL NEW EXIT STAIRS TO COMPLY WITH CBC CHAPTERS 10, 11A AND/OR 11B. NEW EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH,NEW STAIR RISERS TO BE MAXIMUM 7 INCHES HIGH, AND TREADS TO BE 11 INCHES MINIMUM DEEP.
20. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
21. SEE SIGNAGE PLANS AND DETAILS ON **A10.20, A10.21, A10.25** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.
22. NOTE: FOR BUILDING 1 TOWHNHOMES AT LEVEL 3, AND LEVEL 1 UNITS AT BUILDINGS 2 - 6, PROVIDE ADAPTABILITY FEATURES ON A SCOPE DRIVEN BASIS. ADAPTABLE FEATURES ARE TO BE PROVIDED TO THE MAXIMUM EXTENT FEASIBLE WITHOUT REMOVING OR RELOCATING WALLS.

KEY PLAN



FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

0' 4' 8' 16' 32'

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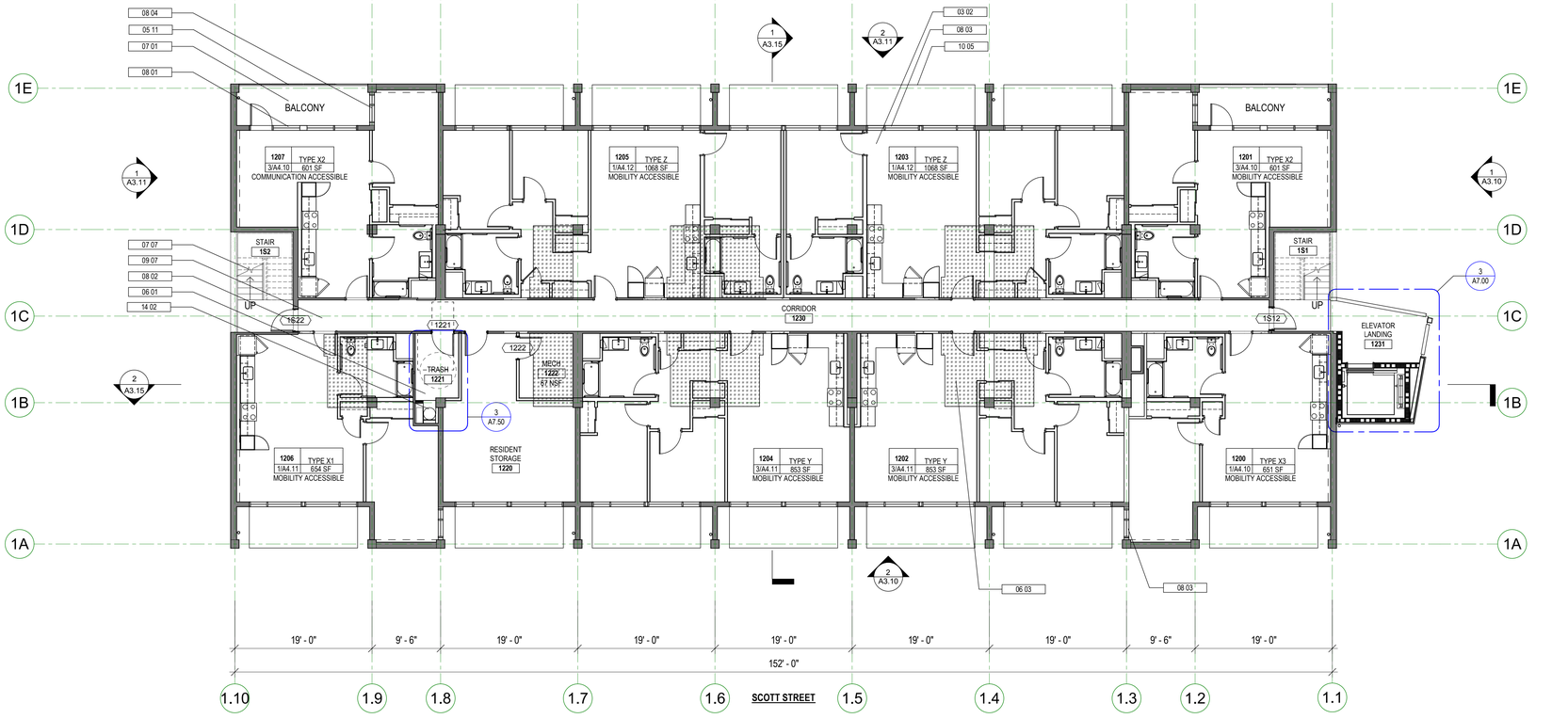
DATE:	3/22/2019
SCALE:	As indicated
TITLE:	FLOOR PLANS - BUILDING 1 - GARAGE & LEVEL 1
SHEET:	A2.10

3/22/2019 4:35:22 PM

PROPOSED BUILDING 1 - LEVEL 3 PLAN (2)
1/8" = 1'-0"



PROPOSED BUILDING 1 - LEVEL 2 PLAN (1)
1/8" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
03 02	(N) GYPCRETE THROUGHOUT LEVEL 2 UNITS.
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
06 01	(N) ENLARGED TRASH CHUTE ROOM W/ (N) RESILIENT FLOORING & (N) FRP WALL COVERING
06 02	REPLACE RESILIENT SHEET FLOORING & FRP WALL COVERING IN TRASH ROOM
06 03	(N) FLOOR INFILL @ (E) UNIT STAIR OPENINGS
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
07 02	(N) FURRED WALL WITH RIGID INSULATION & (N) DRYWALL ON THE INTERIOR FACE OF (E) CONCRETE WALLS
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 02	REPLACE BUILDING ENTRY DOORS. PROVIDE (N) KEY CARD AND DOORKING SYSTEM, TYP.
08 03	REPLACE ALUM WINDOWS IN (E) OPENINGS, TYP.
08 04	REPLACE (E) POCKET DOORS WITH (N) ALUM. WINDOWS, TYP.
09 07	REPLACE CORRIDOR FLOORING. REPAIR (E) SUBFLOOR AS REQUIRED.
09 08	REPAIR WALL WHERE (E) MAILBOXES AND / OR BUILDING ENTRY CALL SYSTEM WERE REMOVED. PAINT AS NEEDED. PROVIDE (N) ENTRY CALL SYSTEM.
10 05	REPLACE FABRIC AWNING & SUPPORTS, TYP.
14 02	REPLACE TRASH CHUTE IN (E) SHAFT. PROVIDE (N) MOTION ACTIVATED TRASH CHUTE DOOR.

FLOOR PLAN GENERAL NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
3. REFERENCE ACCESSIBILITY CODE SHEETS G3.01, G3.02, G3.03, G3.04, G3.05 FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS
4. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
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8. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS A2.10, A2.11, A2.12, A2.20, A2.21, A2.22, A4.10, A4.11, A4.20, A4.21 & A8.01, A8.02, A8.03 FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.01, A9.02, & A9.05.
9. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
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13. CLASS 1 STANDPIPES TO BE INTERCONNECTED.
14. PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
15. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
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17. FOR DOOR & WINDOW SCHEDULES SEE SHEET A9.10 & A9.20.
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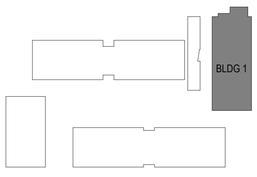
20. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
21. SEE SIGNAGE PLANS AND DETAILS ON **A10.20, A10.21, A10.25** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.
22. NOTE: FOR BUILDING 1 TOWNHNOMES AT LEVEL 3, AND LEVEL 1 UNITS AT BUILDINGS 2 - 6, PROVIDE ADAPTABILITY FEATURES ON A SCOPE DRIVEN BASIS. ADAPTABLE FEATURES ARE TO BE PROVIDED TO THE MAXIMUM EXTENT FEASIBLE WITHOUT REMOVING OR RELOCATING WALLS.

KEY PLAN



FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

0' 4' 8' 16' 32'

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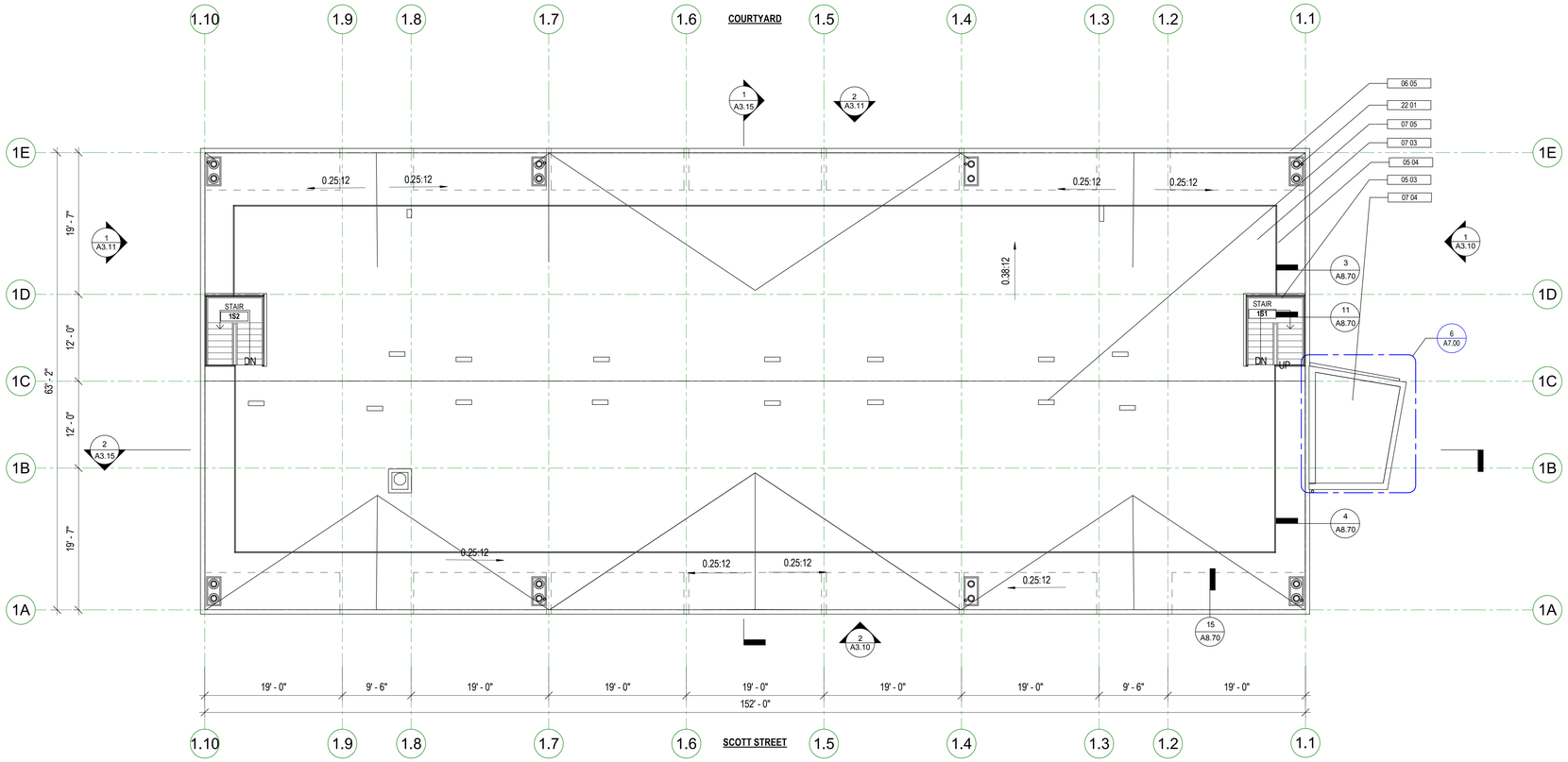
DATE: 3/22/2019
SCALE: As indicated

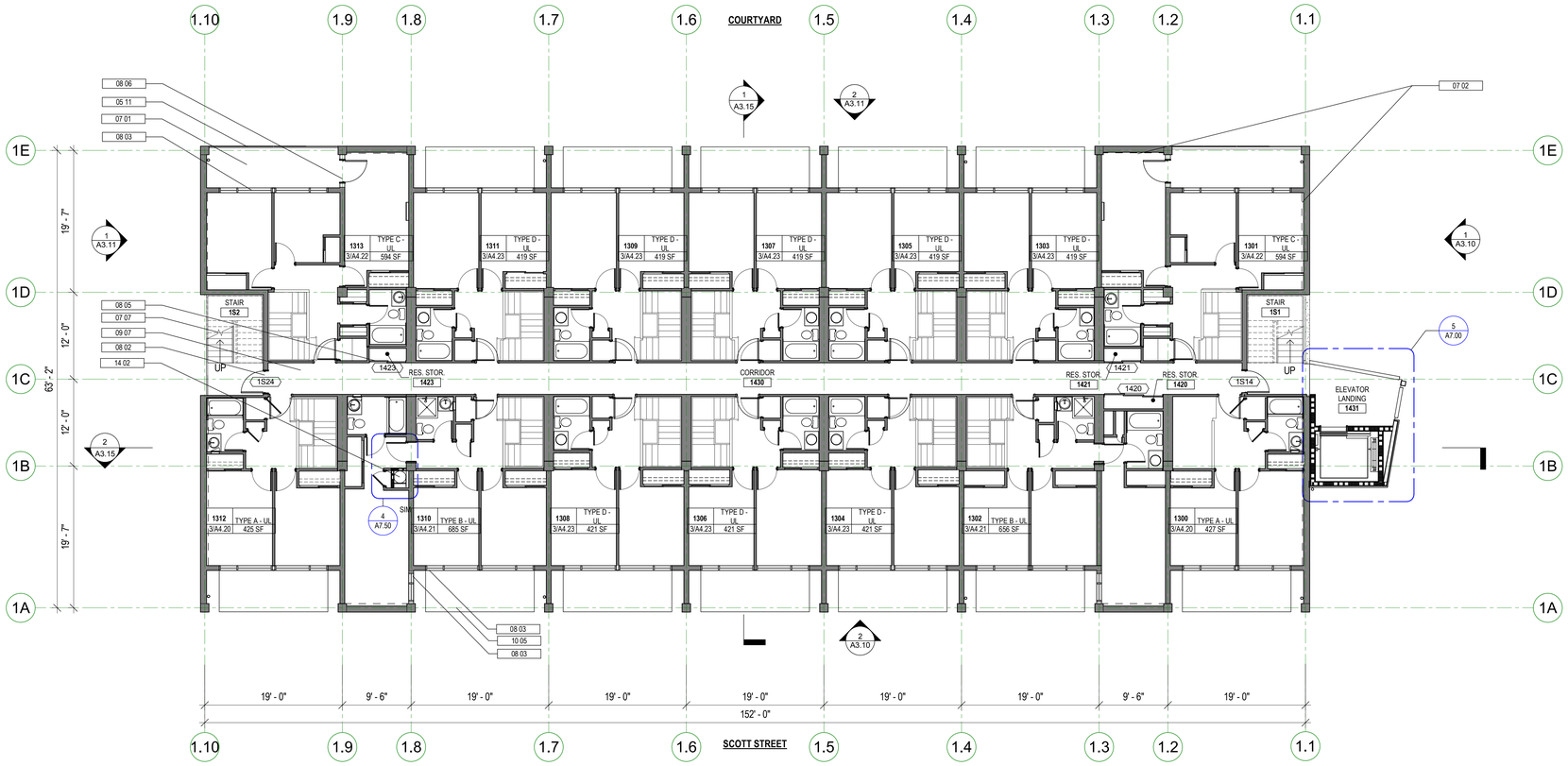
TITLE:
FLOOR PLANS - BUILDING 1 - LEVEL 2 & LEVEL 3

SHEET:
A2.11

3/22/2019 4:35:30 PM



PROPSED BUILDING 1 - ROOF LEVEL PLAN (2)
1/8" = 1'-0"



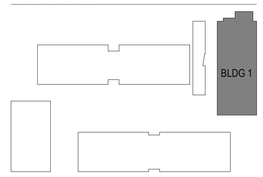
PROPOSED BUILDING 1 - LEVEL 4 PLAN (1)
1/8" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
05 03	REPLACE CURB AND RAILING AT (E) STAIRS, TYP.
05 04	(N) OSHA RAILING + 42" TO TOP RAIL ABOVE FINISHED ROOF
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
06 05	(N) CONTINUOUS ROOF CURB AT FASCIA LEVEL W/ (N) PAINTED GSM CAP AND MTL FASCIA
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
07 02	(N) FURRED WALL WITH RIGID INSULATION & (N) DRYWALL ON THE INTERIOR FACE OF (E) CONCRETE WALLS
07 03	(N) ROOF WITH SLOPED SINGLE PLY COOL ROOFING SYSTEM (3/8"/FT. TYP.) O/ RIGID INSULATION SLOPED TO DRAINS
07 04	(N) ELEVATOR OVERRUN ROOF SHED, DRAINS THROUGH WALL SCUPPER W/ RWL
07 05	(N) GSM SHROUD AT (N) BATH AND KITCHEN VENTS, TYP.
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 02	REPLACE BUILDING ENTRY DOORS. PROVIDE (N) KEY CARD AND DOORKING SYSTEM, TYP.
08 03	REPLACE ALUM WINDOWS IN (E) OPENINGS, TYP.
08 05	REPLACE (E) RESIDENT STORAGE CLOSET DOORS & HARDWARE AS NEEDED, TYP.
08 06	REPLACE (E) POCKET DOORS WITH (N) ALUM. SWING DOOR, TYP.
09 07	REPLACE CORRIDOR FLOORING. REPAIR (E) SUBFLOOR AS REQUIRED.
10 05	REPLACE FABRIC AWNING & SUPPORTS, TYP.
14 02	REPLACE TRASH CHUTE IN (E) SHAFT. PROVIDE (N) MOTION ACTIVATED TRASH CHUTE DOOR.
22 01	REPLACE AND ADD (N) ROOF DRAINS WITH INTEGRAL OVER-FLOW IN (E) DRAIN LOCATIONS

FLOOR PLAN GENERAL NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
3. REFERENCE ACCESSIBILITY CODE SHEETS G3.01, G3.02, G3.03, G3.04, G3.05 FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS
4. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
5. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
6. ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE G0.00 SHEETS AND ASSEMBLIES, SHEETS A9.01, A9.02. NEW UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL. FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
7. ALL NEW STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.
8. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS A2.10, A2.11, A2.12, A2.20, A2.21, A2.22, A4.10, A4.11, A4.20, A4.21 & A8.01, A8.02, A8.03 FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.01, A9.02, & A9.05.
9. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
10. ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
11. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN – REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.01, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNG ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
12. THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA
13. CLASS 1 STANDPIPES TO BE INTERCONNECTED.
14. PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
15. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
16. INTERIOR FINISHES SHALL COMPLY WITH CBC 803.1
17. FLAME SPREAD PROVISION, SEE INTERIOR DRAWINGS.
18. FOR DOOR & WINDOW SCHEDULES SEE SHEET A9.10 & A9.20.
19. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
20. ALL NEW EXIT STAIRS TO COMPLY WITH CBC CHAPTERS 10, 11A AND/OR 11B. NEW EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH,NEW STAIR RISERS TO BE MAXIMUM 7 INCHES HIGH, AND TREADS TO BE 11 INCHES MINIMUM DEEP.
21. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
22. SEE SIGNAGE PLANS AND DETAILS ON **A10.20, A10.21, A10.25** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.
23. NOTE: FOR BUILDING 1 TOWHNHOMES AT LEVEL 3, AND LEVEL 1 UNITS AT BUILDINGS 2 - 6, PROVIDE ADAPTABILITY FEATURES ON A SCOPE DRIVEN BASIS. ADAPTABLE FEATURES ARE TO BE PROVIDED TO THE MAXIMUM EXTENT FEASIBLE WITHOUT REMOVING OR RELOCATING WALLS.

KEY PLAN



ROOF PLAN LEGEND

- EXISTING WALLS
- NEW WALLS
- WALL BELOW
- (N) GSM SHROUD @ KITCHEN AND BATH VENTS
- AREA ROOF DRAIN, S.P.D.

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

0' 4' 8' 16' 32'

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MIDTOWN PARK APARTMENTS

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STAMP:

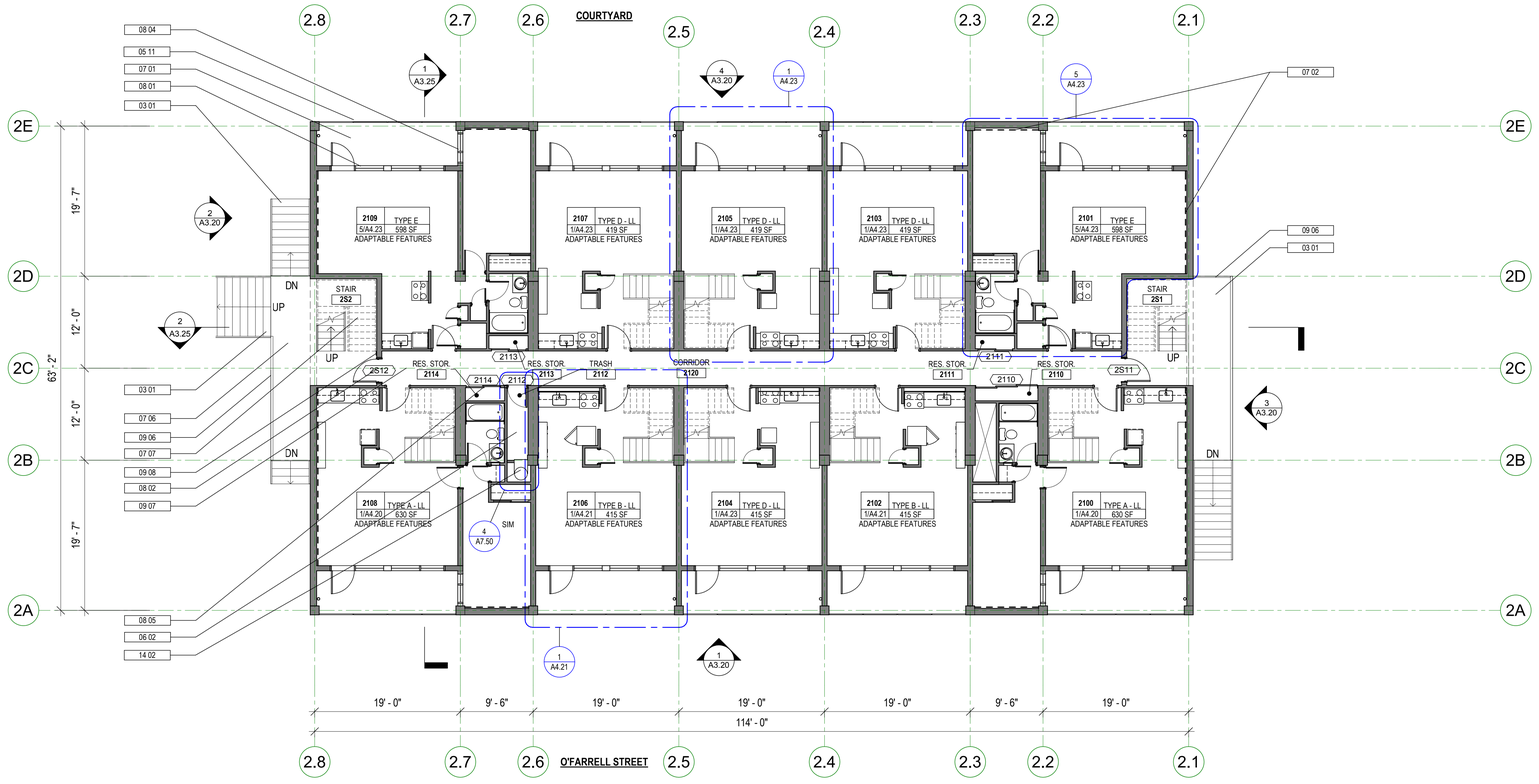
NO.	ISSUE	DATE
	100% SD	21/12/18
	100% DD	03/22/19

JOB NUMBER:	1213
DRAWN BY:	CA
CHECKED BY:	BH
DATE:	3/22/2019
SCALE:	As indicated

TITLE:
FLOOR PLANS - BUILDING 1 - LEVEL 4 & ROOF

SHEET:
A2.12

3/22/2019 4:35:37 PM



PROPOSED BUILDING 2 - LEVEL 1 PLAN (2)
1/8" = 1'-0"

PROPOSED BUILDING 2 - GARAGE LEVEL PLAN (1)
1/8" = 1'-0"

Keynote Legend

Key Value	Keynote Text
03 01	REPAIR (E) CONCRETE STAIRS & LANDING AS REQD. PROVIDE (N) TRAFFIC COATING.
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
06 02	REPLACE RESILIENT SHEET FLOORING & FRP WALL COVERING IN TRASH ROOM
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
07 02	(N) FURRED WALL WITH RIGID INSULATION & (N) DRYWALL ON THE INTERIOR FACE OF (E) CONCRETE WALLS
07 06	RESLOPE LANDINGS AS NEEDED FOR DRAINAGE. (N) TRAFFIC COATING, TYP.
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 02	REPLACE BUILDING ENTRY DOORS. PROVIDE (N) KEY CARD AND DOORKING SYSTEM, TYP.
08 04	REPLACE (E) POCKET DOORS WITH (N) ALUM. WINDOWS, TYP.
08 05	REPLACE (E) RESIDENT STORAGE CLOSET DOORS & HARDWARE AS NEEDED, TYP.
09 06	REPAIR (E) GUARDRAIL
09 07	REPLACE CORRIDOR FLOORING. REPAIR (E) SUBFLOOR AS REQUIRED.
09 08	REPAIR WALL WHERE (E) MAILBOXES AND / OR BUILDING ENTRY CALL SYSTEM WERE REMOVED. PAINT AS NEEDED. PROVIDE (N) ENTRY CALL SYSTEM.
14 02	REPLACE TRASH CHUTE IN (E) SHAFT. PROVIDE (N) MOTION ACTIVATED TRASH CHUTE DOOR.
32 01	(N) WHEELSTOPS, TYP.
32 02	(N) PARKING STRIPING, TYP.

FLOOR PLAN GENERAL NOTES

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2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
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7. ALL NEW STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.
8. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS A2.10, A2.11, A2.12, A2.20, A2.21, A2.22, A4.10, A4.11, A4.20, A4.21 & A8.01, A8.02, A8.03 FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.01, A9.02, & A9.05.
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20. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
21. SEE SIGNAGE PLANS AND DETAILS ON **A10.20, A10.21, A10.25** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.
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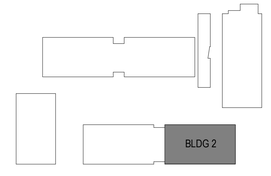
KEY PLAN



FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

0' 4' 8' 16' 32'

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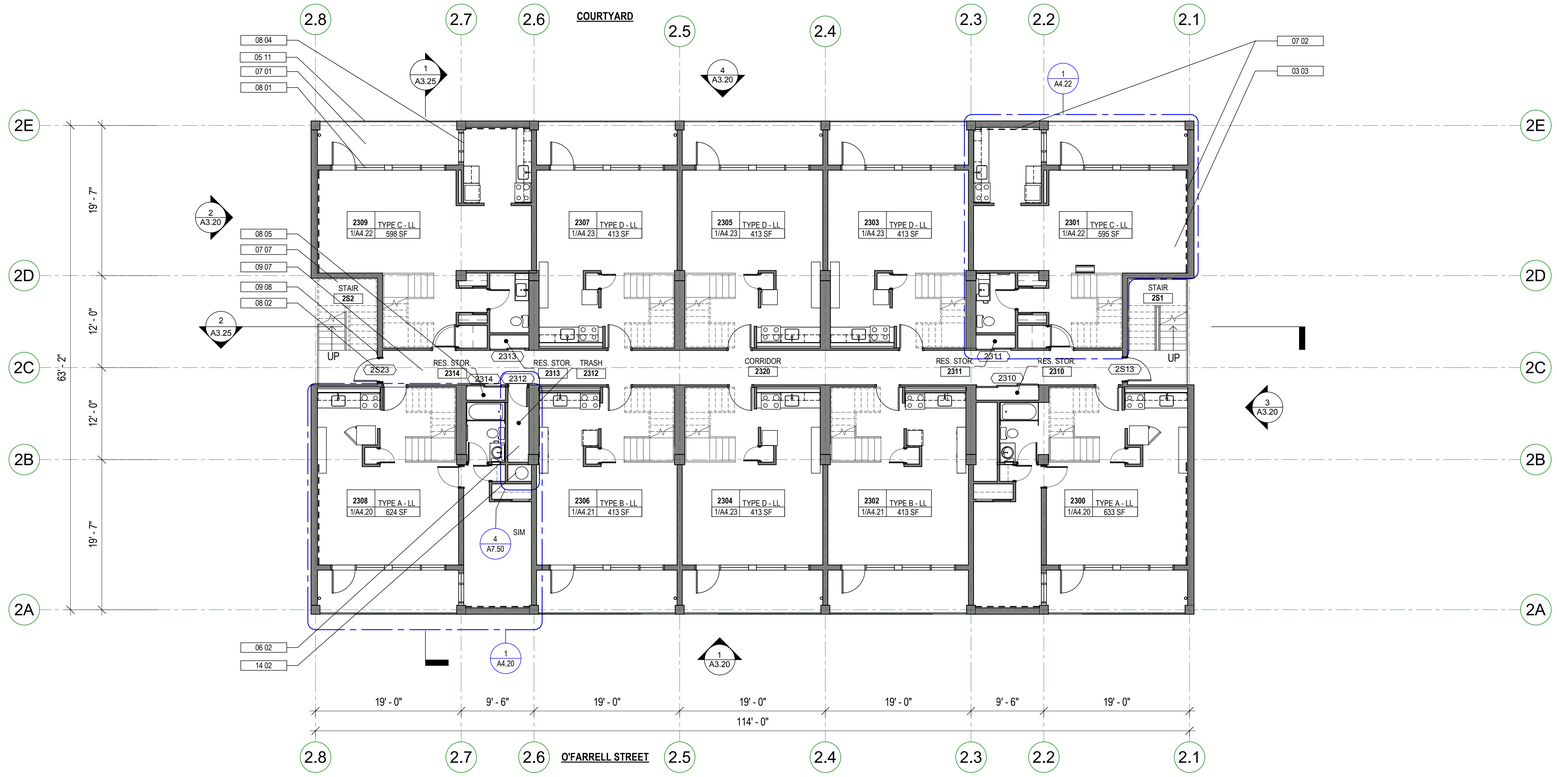
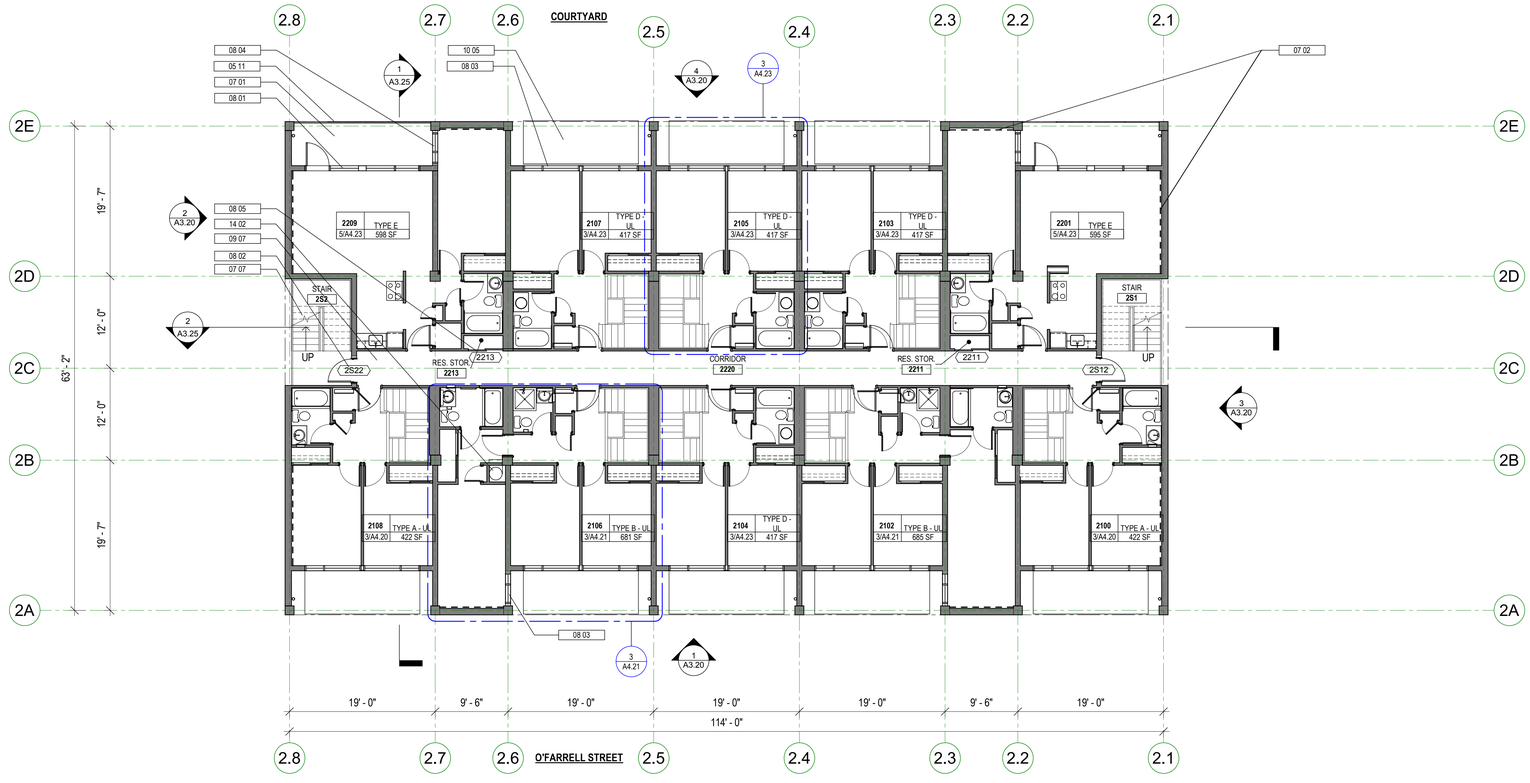
JOB NUMBER:	1213
DRAWN BY:	CA
CHECKED BY:	BH
DATE:	3/22/2019
SCALE:	As indicated
TITLE:	FLOOR PLANS - BUILDING 2 - GARAGE & LEVEL 1
SHEET:	A2.20

3/22/2019 4:35:42 PM



PROPOSED BUILDING 2 - LEVEL 3 PLAN (2)
1/8" = 1'-0"



PROPOSED BUILDING 2 - LEVEL 2 PLAN (1)
1/8" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
03 03	REPAIR (E) GYPCRETE FLOOR AS NEEDED, TYP.
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
06 02	REPLACE RESILIENT SHEET FLOORING & FRP WALL COVERING IN TRASH ROOM
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
07 02	(N) FURRED WALL WITH RIGID INSULATION & (N) DRYWALL ON THE INTERIOR FACE OF (E) CONCRETE WALLS
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 02	REPLACE BUILDING ENTRY DOORS. PROVIDE (N) KEY CARD AND DOORKING SYSTEM, TYP.
08 03	REPLACE ALUM WINDOWS IN (E) OPENINGS, TYP.
08 04	REPLACE (E) POCKET DOORS WITH (N) ALUM. WINDOWS, TYP.
08 05	REPLACE (E) RESIDENT STORAGE CLOSET DOORS & HARDWARE AS NEEDED, TYP.
09 07	REPLACE CORRIDOR FLOORING. REPAIR (E) SUBFLOOR AS REQUIRED.
09 08	REPAIR WALL WHERE (E) MAILBOXES AND / OR BUILDING ENTRY CALL SYSTEM WERE REMOVED. PAINT AS NEEDED. PROVIDE (N) ENTRY CALL SYSTEM.
10 05	REPLACE FABRIC AWNING & SUPPORTS, TYP.
14 02	REPLACE TRASH CHUTE IN (E) SHAFT. PROVIDE (N) MOTION ACTIVATED TRASH CHUTE DOOR.

FLOOR PLAN GENERAL NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
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6. ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE G0.00 SHEETS AND ASSEMBLIES, SHEETS A9.01, A9.02, NEW UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL. FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
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20. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
21. SEE SIGNAGE PLANS AND DETAILS ON **A10.20, A10.21, A10.25** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.
22. NOTE: FOR BUILDING 1 TOWNHOMES AT LEVEL 3, AND LEVEL 1 UNITS AT BUILDINGS 2 - 6, PROVIDE ADAPTABILITY FEATURES ON A SCOPE DRIVEN BASIS. ADAPTABLE FEATURES ARE TO BE PROVIDED TO THE MAXIMUM EXTENT FEASIBLE WITHOUT REMOVING OR RELOCATING WALLS.

KEY PLAN

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

0' 4' 8' 16' 32'

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JOB NUMBER:	1213
DRAWN BY:	CA
CHECKED BY:	BH
DATE:	3/22/2019
SCALE:	As indicated
TITLE:	**FLOOR PLANS - BUILDING 2 - LEVEL 2 & LEVEL 3**
SHEET:	**A2.21**

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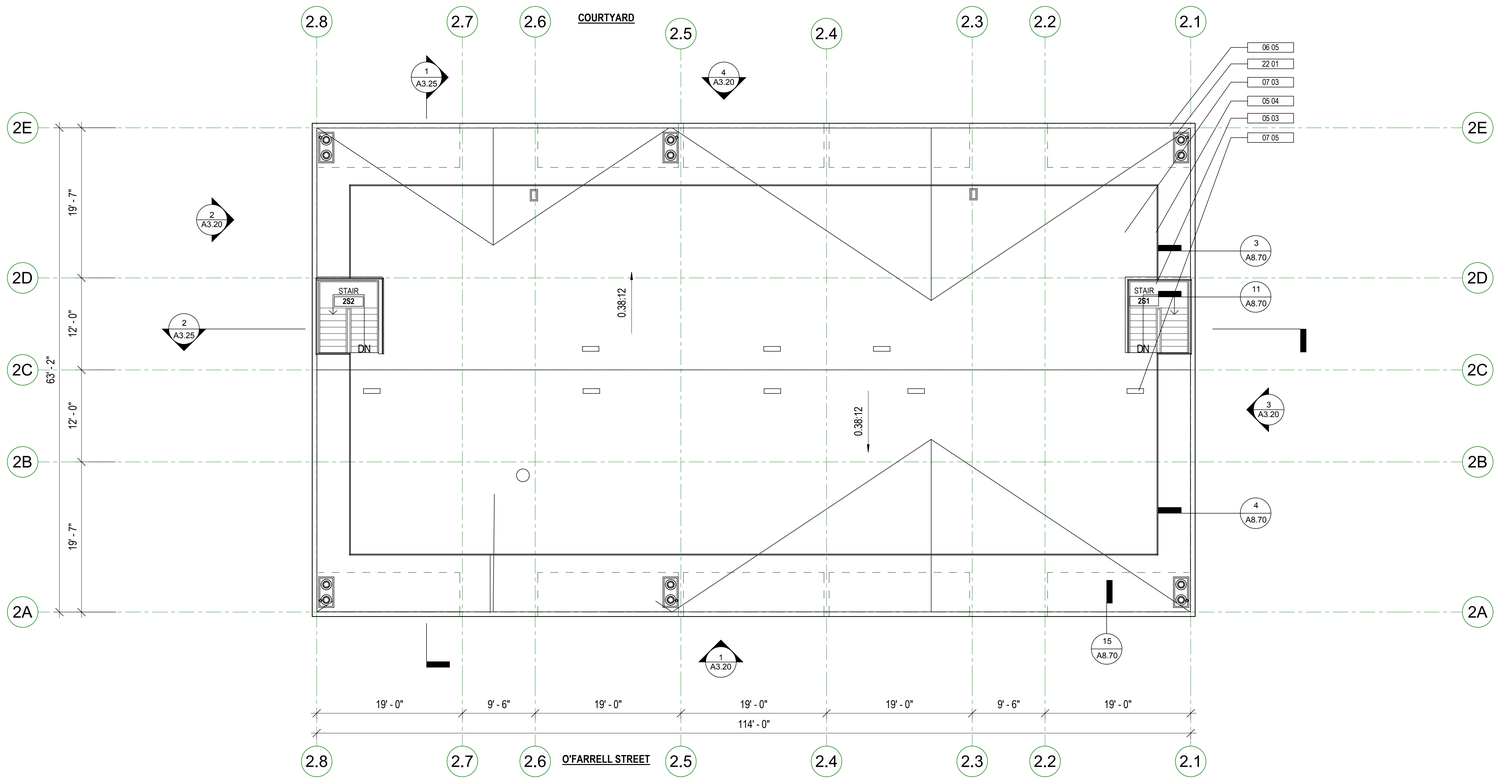
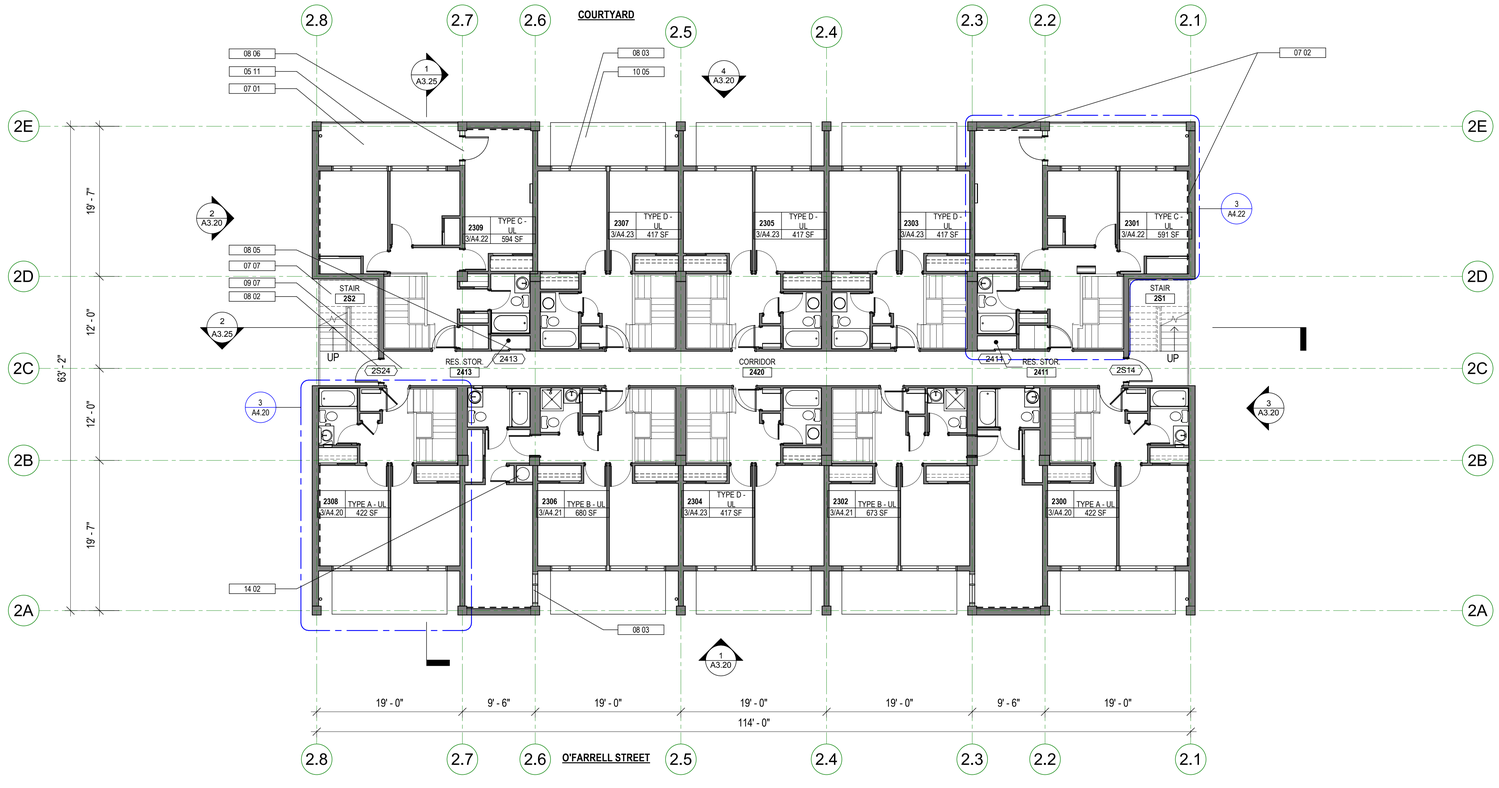


PROPOSED BUILDING 2 - ROOF LEVEL PLAN (2)
1/8" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
05 03	REPLACE CURB AND RAILING AT (E) STAIRS, TYP.
05 04	(N) OSHA RAILING + 42" TO TOP RAIL ABOVE FINISHED ROOF
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
06 05	(N) CONTINUOUS ROOF CURB AT FASCIA LEVEL W/ (N) PAINTED GSM CAP AND MTL FASCIA
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
07 02	(N) FURRED WALL WITH RIGID INSULATION & (N) DRYWALL ON THE INTERIOR FACE OF (E) CONCRETE WALLS
07 03	(N) ROOF WITH SLOPED SINGLE PLY COOL ROOFING SYSTEM (3/8"/FT. TYP.) O/ RIGID INSULATION SLOPED TO DRAINS
07 05	(N) GSM SHROUD AT (N) BATH AND KITCHEN VENTS, TYP.
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 02	REPLACE BUILDING ENTRY DOORS. PROVIDE (N) KEY CARD AND DOORKING SYSTEM, TYP.
08 03	REPLACE ALUM WINDOWS IN (E) OPENINGS, TYP.
08 05	REPLACE (E) RESIDENT STORAGE CLOSET DOORS & HARDWARE AS NEEDED, TYP.
08 06	REPLACE (E) POCKET DOORS WITH (N) ALUM. SWING DOOR, TYP.
09 07	REPLACE CORRIDOR FLOORING. REPAIR (E) SUBFLOOR AS REQUIRED.
10 05	REPLACE FABRIC AWNING & SUPPORTS, TYP.
14 02	REPLACE TRASH CHUTE IN (E) SHAFT. PROVIDE (N) MOTION ACTIVATED TRASH CHUTE DOOR.
22 01	REPLACE AND ADD (N) ROOF DRAINS WITH INTEGRAL OVER-FLOW IN (E) DRAIN LOCATIONS



PROPOSED BUILDING 2 - LEVEL 4 PLAN (1)
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
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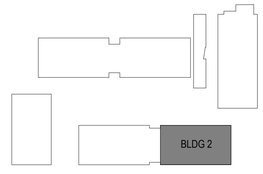
9. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
10. ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
11. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN – REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.01, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNG ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
12. THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA
13. CLASS 1 STANDPIPES TO BE INTERCONNECTED.
14. PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
15. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
16. INTERIOR FINISHES SHALL COMPLY WITH CBC 803.1 FLAME SPREAD PROVISION. SEE INTERIOR DRAWINGS.
17. FOR DOOR & WINDOW SCHEDULES SEE SHEET A9.10 & A9.20.
18. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
19. ALL NEW EXIT STAIRS TO COMPLY WITH CBC CHAPTERS 10, 11A AND/OR 11B. NEW EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH,NEW STAIR RISERS TO BE MAXIMUM 7 INCHES HIGH, AND TREADS TO BE 11 INCHES MINIMUM DEEP.
20. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
21. SEE SIGNAGE PLANS AND DETAILS ON **A10.20, A10.21, A10.25** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.
22. NOTE: FOR BUILDING 1 TOWHNHOMES AT LEVEL 3, AND LEVEL 1 UNITS AT BUILDINGS 2 - 6, PROVIDE ADAPTABILITY FEATURES ON A SCOPE DRIVEN BASIS. ADAPTABLE FEATURES ARE TO BE PROVIDED TO THE MAXIMUM EXTENT FEASIBLE WITHOUT REMOVING OR RELOCATING WALLS.

KEY PLAN



ROOF PLAN LEGEND

- EXISTING WALLS
- NEW WALLS
- WALL BELOW
- (N) GSM SHROUD @ KITCHEN AND BATH VENTS
- AREA ROOF DRAIN, S.P.D.

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

0' 4' 8' 16' 32'

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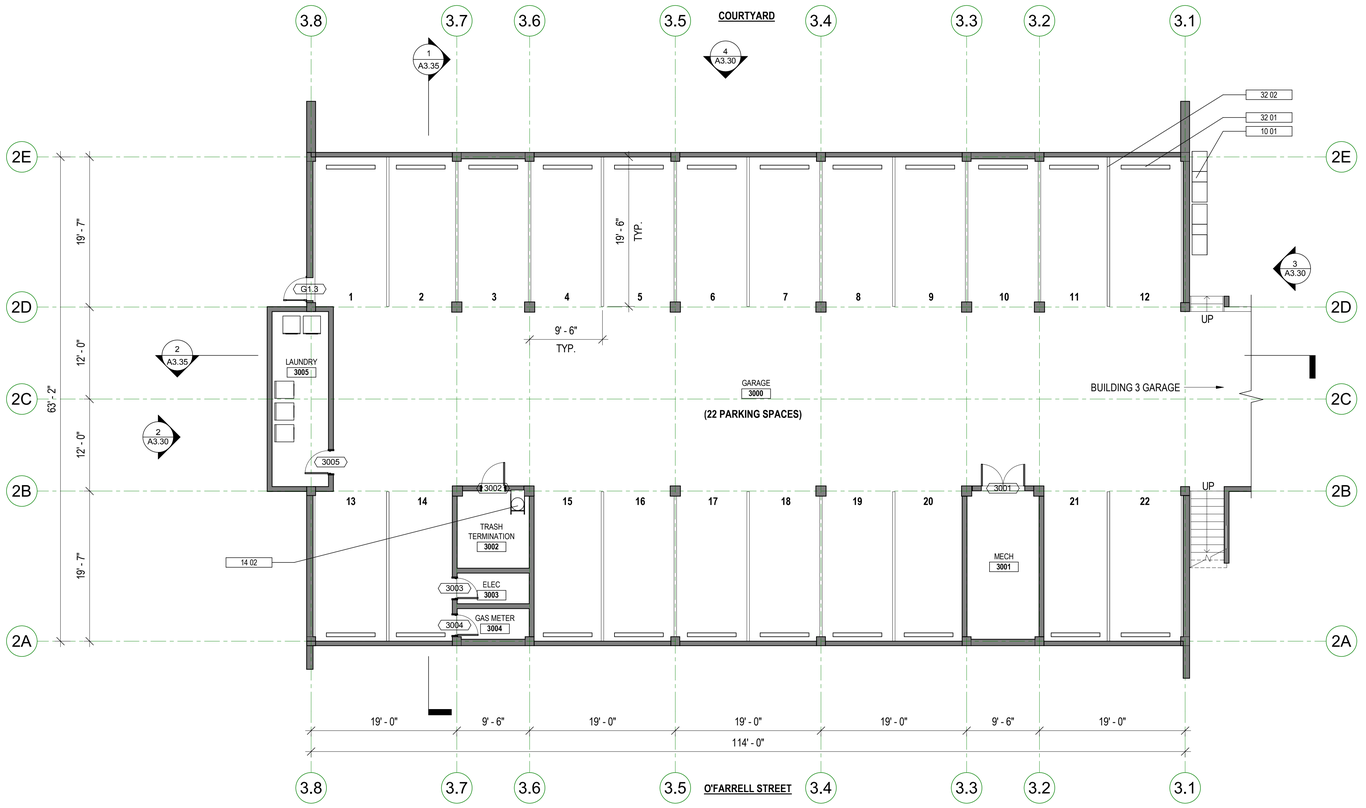
STAMP:

NO.	ISSUE	DATE
	100% SD	21/12/18
	100% DD	03/22/19

JOB NUMBER:	1213
DRAWN BY:	CA
CHECKED BY:	BH
DATE:	3/22/2019
SCALE:	As indicated
TITLE:	**FLOOR PLANS - BUILDING 2 - LEVEL 4 & ROOF**
SHEET:	**A2.22**

3/22/2019 4:35:53 PM

PROPOSED BUILDING 3 - LEVEL 1 PLAN (2)
1/8" = 1'-0"



PROPOSED BUILDING 3 - GARAGE LEVEL PLAN (1)
1/8" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
03 01	REPAIR (E) CONCRETE STAIRS & LANDING AS REQD. PROVIDE (N) TRAFFIC COATING.
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
06 02	REPLACE RESILIENT SHEET FLOORING & FRP WALL COVERING IN TRASH ROOM
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
07 02	(N) FURRED WALL WITH RIGID INSULATION & (N) DRYWALL ON THE INTERIOR FACE OF (E) CONCRETE WALLS
07 06	RESLOPE LANDINGS AS NEEDED FOR DRAINAGE. (N) TRAFFIC COATING, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 02	REPLACE BUILDING ENTRY DOORS. PROVIDE (N) KEY CARD AND DOORKING SYSTEM, TYP.
08 04	REPLACE (E) POCKET DOORS WITH (N) ALUM. WINDOWS, TYP.
08 05	REPLACE (E) RESIDENT STORAGE CLOSET DOORS & HARDWARE AS NEEDED, TYP.
09 06	REPAIR (E) GUARDRAIL
09 07	REPLACE CORRIDOR FLOORING. REPAIR (E) SUBFLOOR AS REQUIRED.
09 08	REPAIR WALL WHERE (E) MAILBOXES AND / OR BUILDING ENTRY CALL SYSTEM WERE REMOVED. PAINT AS NEEDED. PROVIDE (N) ENTRY CALL SYSTEM.
10 01	MAILBOXES
14 02	REPLACE TRASH CHUTE IN (E) SHAFT. PROVIDE (N) MOTION ACTIVATED TRASH CHUTE DOOR.
32 01	(N) WHEELSTOPS, TYP.
32 02	(N) PARKING STRIPING, TYP.

FLOOR PLAN GENERAL NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
3. REFERENCE ACCESSIBILITY CODE SHEETS G3.01, G3.02, G3.03, G3.04, G3.05 FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS
4. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
5. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
6. ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE G0.00 SHEETS AND ASSEMBLIES, SHEETS A9.01, A9.02. NEW UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL. FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
7. ALL NEW STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.
8. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS A2.10, A2.11, A2.12, A2.20, A2.21, A2.22, A4.10, A4.11, A4.20, A4.21 & A8.01, A8.02, A8.03 FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.01, A9.02, & A9.05.
9. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
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20. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
21. SEE SIGNAGE PLANS AND DETAILS ON **A10.20, A10.21, A10.25** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.
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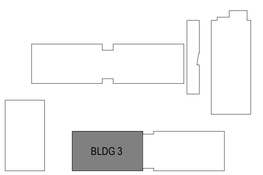
KEY PLAN



FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

0' 4' 8' 16' 32'

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STAMP:

NO.	ISSUE	DATE
	100% SD	21/12/18
	100% DD	03/22/19

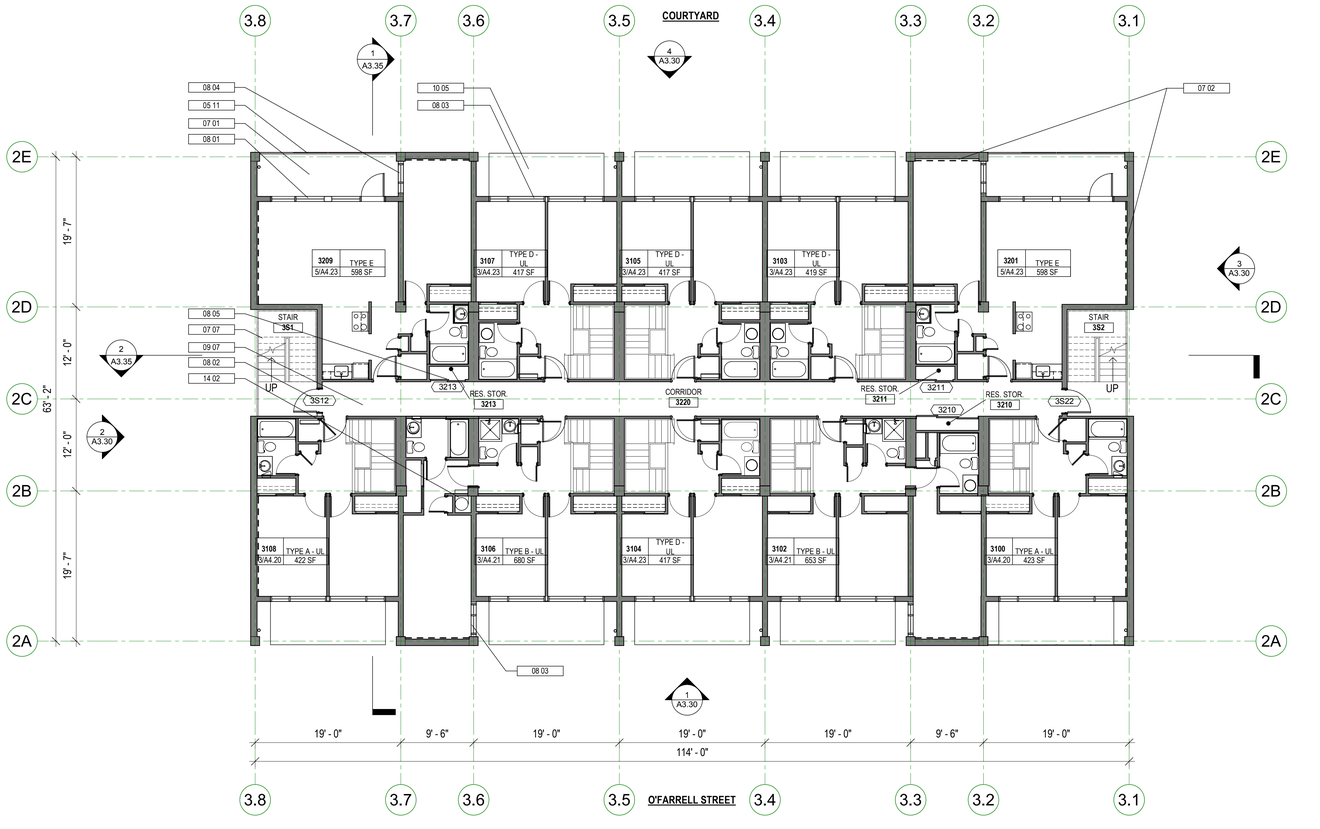
JOB NUMBER:	1213
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	3/22/2019
SCALE:	As indicated

TITLE: **FLOOR PLANS - BUILDING 3 - GARAGE & LEVEL 1**

SHEET: **A2.30**

3/22/2019 4:35:58 PM

PROPOSED BUILDING 3 - LEVEL 3 PLAN (2)
1/8" = 1'-0"



PROPOSED BUILDING 3 - LEVEL 2 PLAN (1)
1/8" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
03 03	REPAIR (E) GYPCRETE FLOOR AS NEEDED, TYP.
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
06 02	REPLACE RESILIENT SHEET FLOORING & FRP WALL COVERING IN TRASH ROOM
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
07 02	(N) FURRED WALL WITH RIGID INSULATION & (N) DRYWALL ON THE INTERIOR FACE OF (E) CONCRETE WALLS
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 02	REPLACE BUILDING ENTRY DOORS. PROVIDE (N) KEY CARD AND DOORKING SYSTEM, TYP.
08 03	REPLACE ALUM WINDOWS IN (E) OPENINGS, TYP.
08 04	REPLACE (E) POCKET DOORS WITH (N) ALUM. WINDOWS, TYP.
08 05	REPLACE (E) RESIDENT STORAGE CLOSET DOORS & HARDWARE AS NEEDED, TYP.
09 07	REPLACE CORRIDOR FLOORING. REPAIR (E) SUBFLOOR AS REQUIRED.
09 08	REPAIR WALL WHERE (E) MAILBOXES AND / OR BUILDING ENTRY CALL SYSTEM WERE REMOVED. PAINT AS NEEDED. PROVIDE (N) ENTRY CALL SYSTEM.
10 05	REPLACE FABRIC AWNING & SUPPORTS, TYP.
14 02	REPLACE TRASH CHUTE IN (E) SHAFT. PROVIDE (N) MOTION ACTIVATED TRASH CHUTE DOOR.

FLOOR PLAN GENERAL NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
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8. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS A2.10, A2.11, A2.12, A2.20, A2.21, A2.22, A4.10, A4.11, A4.20, A4.21 & A8.01, A8.02, A8.03 FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.01, A9.02, & A9.05.
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17. FOR DOOR & WINDOW SCHEDULES SEE SHEET A9.10 & A9.20.
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20. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
21. SEE SIGNAGE PLANS AND DETAILS ON **A10.20, A10.21, A10.25** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.
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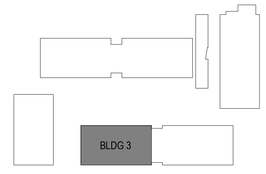
KEY PLAN



FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

0' 4' 8' 16' 32'

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NO.	ISSUE	DATE
	100% SD	21/12/18
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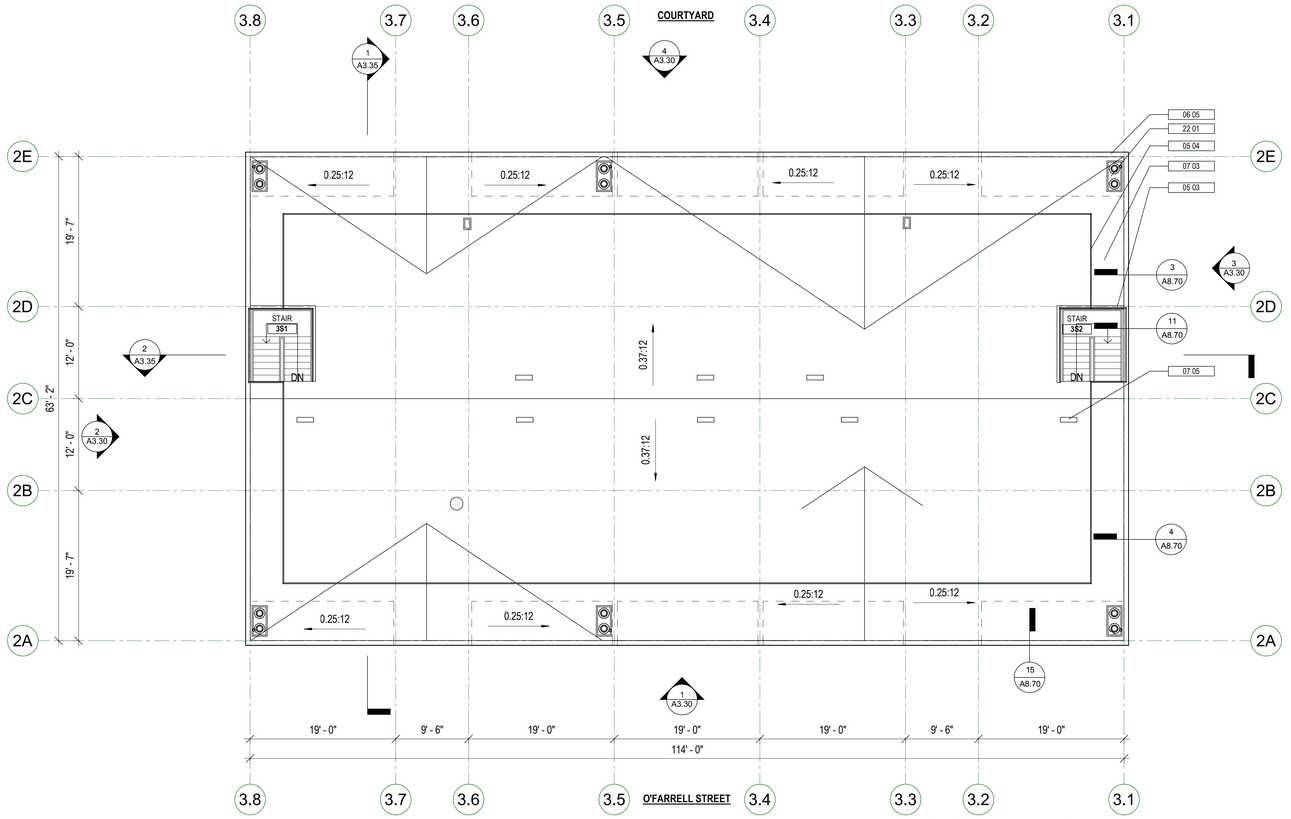
JOB NUMBER:	1213
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	3/22/2019
SCALE:	As indicated

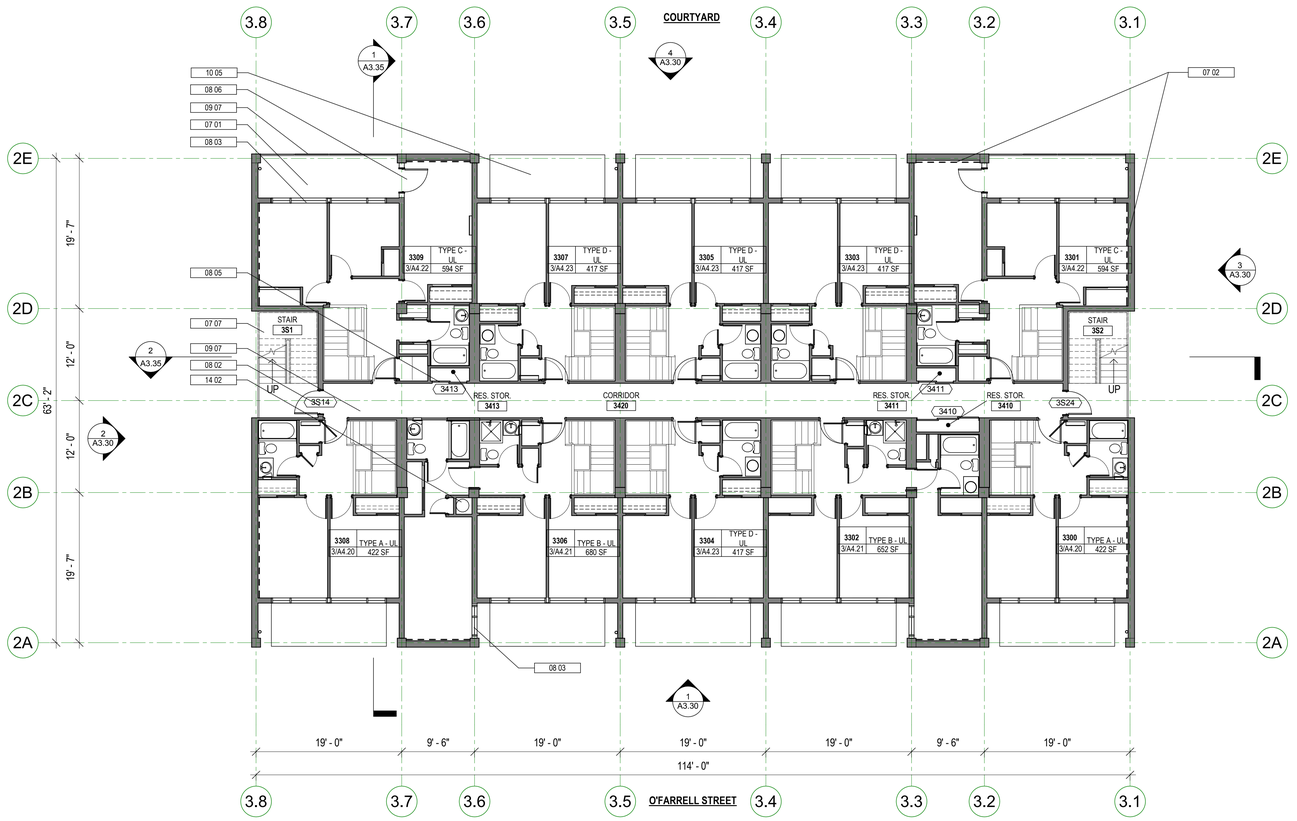
TITLE:
FLOOR PLANS - BUILDING 3 - LEVEL 2 & LEVEL 3

SHEET:
A2.31

3/22/2019 4:36:04 PM



PROPOSED BUILDING 3 - ROOF LEVEL PLAN (2)
1/8" = 1'-0"



PROPOSED BUILDING 3 - LEVEL 4 PLAN (1)
1/8" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
05 03	REPLACE CURB AND RAILING AT (E) STAIRS, TYP.
05 04	(N) OSHA RAILING + 42" TO TOP RAIL ABOVE FINISHED ROOF
06 05	(N) CONTINUOUS ROOF CURB AT FASCIA LEVEL W/ (N) PAINTED GSM CAP AND MTL FASCIA
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
07 02	(N) FURRED WALL WITH RIGID INSULATION & (N) DRYWALL ON THE INTERIOR FACE OF (E) CONCRETE WALLS
07 03	(N) ROOF WITH SLOPED SINGLE PLY COOL ROOFING SYSTEM (3/8"/FT. TYP.) O/ RIGID INSULATION SLOPED TO DRAINS
07 05	(N) GSM SHROUD AT (N) BATH AND KITCHEN VENTS, TYP.
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 02	REPLACE BUILDING ENTRY DOORS. PROVIDE (N) KEY CARD AND DOORKING SYSTEM, TYP.
08 03	REPLACE ALUM WINDOWS IN (E) OPENINGS, TYP.
08 05	REPLACE (E) RESIDENT STORAGE CLOSET DOORS & HARDWARE AS NEEDED, TYP.
08 06	REPLACE (E) POCKET DOORS WITH (N) ALUM. SWING DOOR, TYP.
09 07	REPLACE CORRIDOR FLOORING. REPAIR (E) SUBFLOOR AS REQUIRED.
10 05	REPLACE FABRIC AWNING & SUPPORTS, TYP.
14 02	REPLACE TRASH CHUTE IN (E) SHAFT. PROVIDE (N) MOTION ACTIVATED TRASH CHUTE DOOR.
22 01	REPLACE AND ADD (N) ROOF DRAINS WITH INTEGRAL OVER-FLOW IN (E) DRAIN LOCATIONS

FLOOR PLAN GENERAL NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
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3. REFERENCE ACCESSIBILITY CODE SHEETS G3.01, G3.02, G3.03, G3.04, G3.05 FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS
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7. ALL NEW STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.
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20. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
21. SEE SIGNAGE PLANS AND DETAILS ON **A10.20, A10.21, A10.25** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.
22. NOTE: FOR BUILDING 1 TOWHNHOMES AT LEVEL 3, AND LEVEL 1 UNITS AT BUILDINGS 2 - 6, PROVIDE ADAPTABILITY FEATURES ON A SCOPE DRIVEN BASIS. ADAPTABLE FEATURES ARE TO BE PROVIDED TO THE MAXIMUM EXTENT FEASIBLE WITHOUT REMOVING OR RELOCATING WALLS.

KEY PLAN

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

0' 4' 8' 16' 32'

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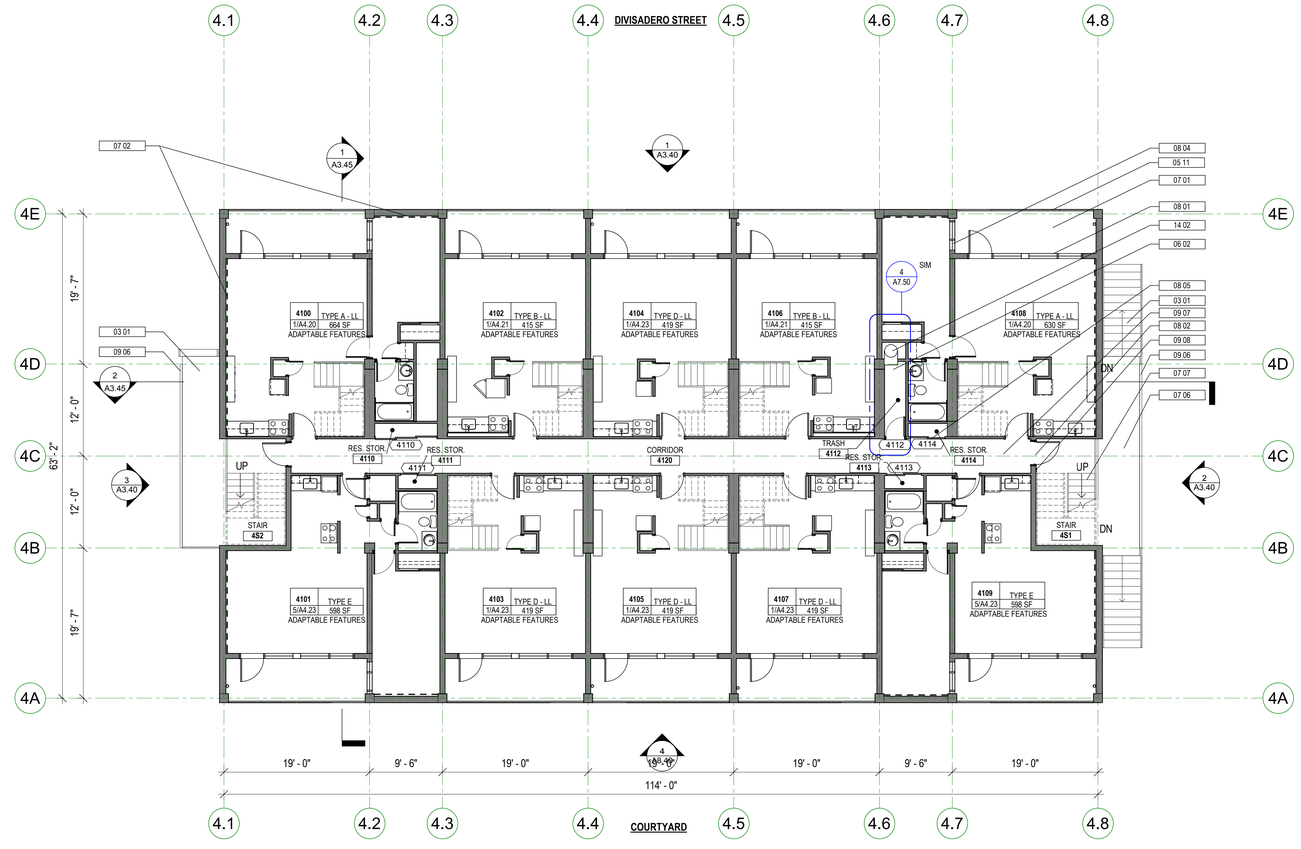
	100% SD	21/12/18
	100% DD	03/22/19

JOB NUMBER:	1213
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	3/22/2019
SCALE:	As indicated
TITLE:	**FLOOR PLANS - BUILDING 3 - LEVEL 4 & ROOF**

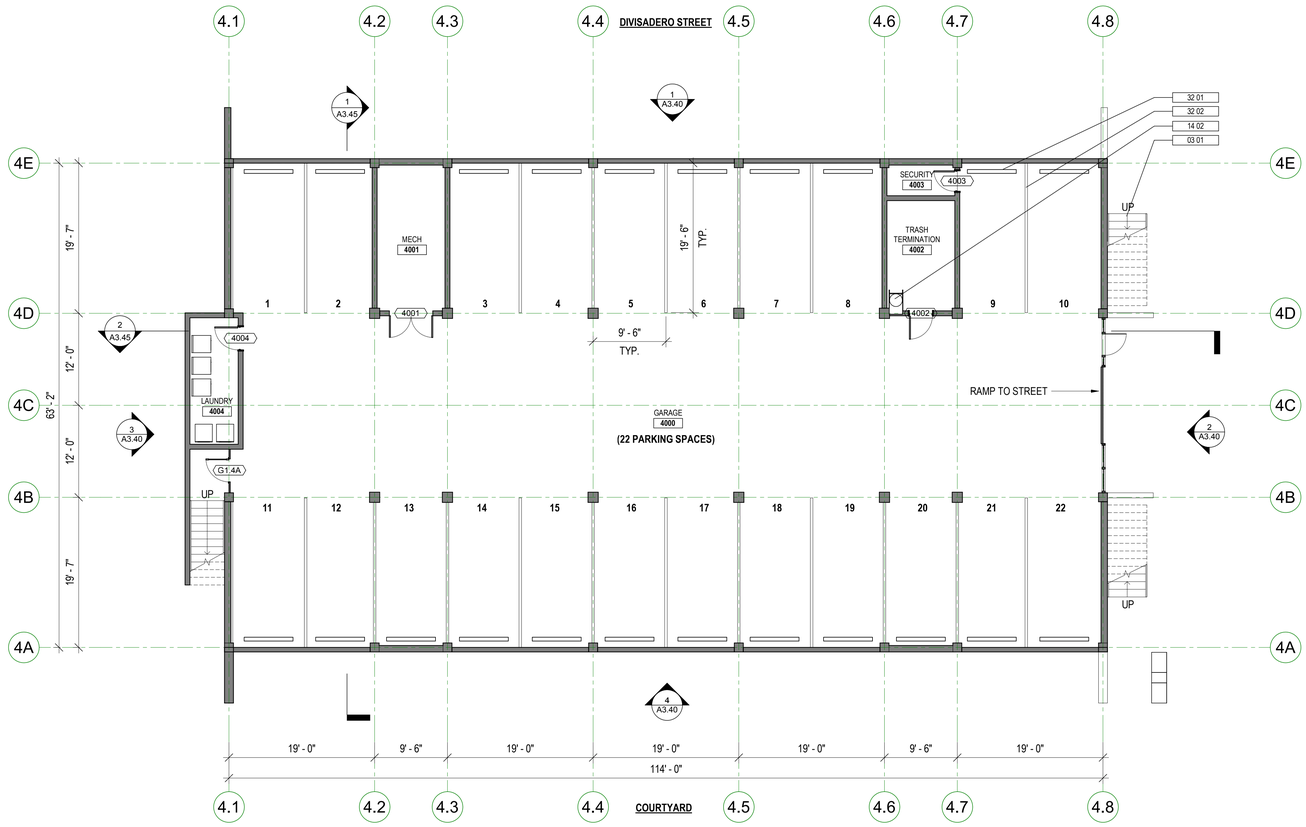
SHEET:

A2.32

3/22/2019 4:36:09 PM



PROPOSED BUILDING 4 - LEVEL 1 PLAN 2
1/8" = 1'-0"



PROPOSED BUILDING 4 - GARAGE LEVEL PLAN 1
1/8" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
03 01	REPAIR (E) CONCRETE STAIRS & LANDING AS REQD. PROVIDE (N) TRAFFIC COATING.
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
06 02	REPLACE RESILIENT SHEET FLOORING & FRP WALL COVERING IN TRASH ROOM
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
07 02	(N) FURRED WALL WITH RIGID INSULATION & (N) DRYWALL ON THE INTERIOR FACE OF (E) CONCRETE WALLS
07 06	RESLOPE LANDINGS AS NEEDED FOR DRAINAGE. (N) TRAFFIC COATING, TYP.
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 02	REPLACE BUILDING ENTRY DOORS. PROVIDE (N) KEY CARD AND DOORKING SYSTEM, TYP.
08 04	REPLACE (E) POCKET DOORS WITH (N) ALUM. WINDOWS, TYP.
08 05	REPLACE (E) RESIDENT STORAGE CLOSET DOORS & HARDWARE AS NEEDED, TYP.
09 06	REPAIR (E) GUARDRAIL
09 07	REPLACE CORRIDOR FLOORING. REPAIR (E) SUBFLOOR AS REQUIRED.
09 08	REPAIR WALL WHERE (E) MAILBOXES AND / OR BUILDING ENTRY CALL SYSTEM WERE REMOVED. PAINT AS NEEDED. PROVIDE (N) ENTRY CALL SYSTEM.
14 02	REPLACE TRASH CHUTE IN (E) SHAFT. PROVIDE (N) MOTION ACTIVATED TRASH CHUTE DOOR.
32 01	(N) WHEELSTOPS, TYP.
32 02	(N) PARKING STRIPING, TYP.

FLOOR PLAN GENERAL NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
3. REFERENCE ACCESSIBILITY CODE SHEETS G3.01, G3.02, G3.03, G3.04, G3.05 FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS
4. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
5. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
6. ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE G0.00 SHEETS AND ASSEMBLIES, SHEETS A9.01, A9.02. NEW UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL. FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
7. ALL NEW STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.
8. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS A2.10, A2.11, A2.12, A2.20, A2.21, A2.22, A4.10, A4.11, A4.20, A4.21 & A8.01, A8.02, A8.03 FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.01, A9.02, & A9.05.
9. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE. U.O.N.
10. ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
11. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN – REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.01, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQURIEMENTS FOR ALL WALL-HUNG ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
12. THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA
13. CLASS 1 STANDPIPES TO BE INTERCONNECTED.
14. PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
15. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
16. INTERIOR FINISHES SHALL COMPLY WITH CBC 803.1 FLAME SPREAD PROVISION, SEE INTERIOR DRAWINGS.
17. FOR DOOR & WINDOW SCHEDULES SEE SHEET A9.10 & A9.20.
18. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
19. ALL NEW EXIT STAIRS TO COMPLY WITH CBC CHAPTERS 10, 11A AND/OR 11B. NEW EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH,NEW STAIR RISERS TO BE MAXIMUM 7 INCHES HIGH, AND TREADS TO BE 11 INCHES MINIMUM DEEP.
20. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
21. SEE SIGNAGE PLANS AND DETAILS ON **A10.20, A10.21, A10.25** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.
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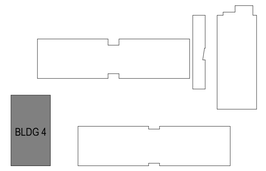

FLOOR PLAN LEGEND

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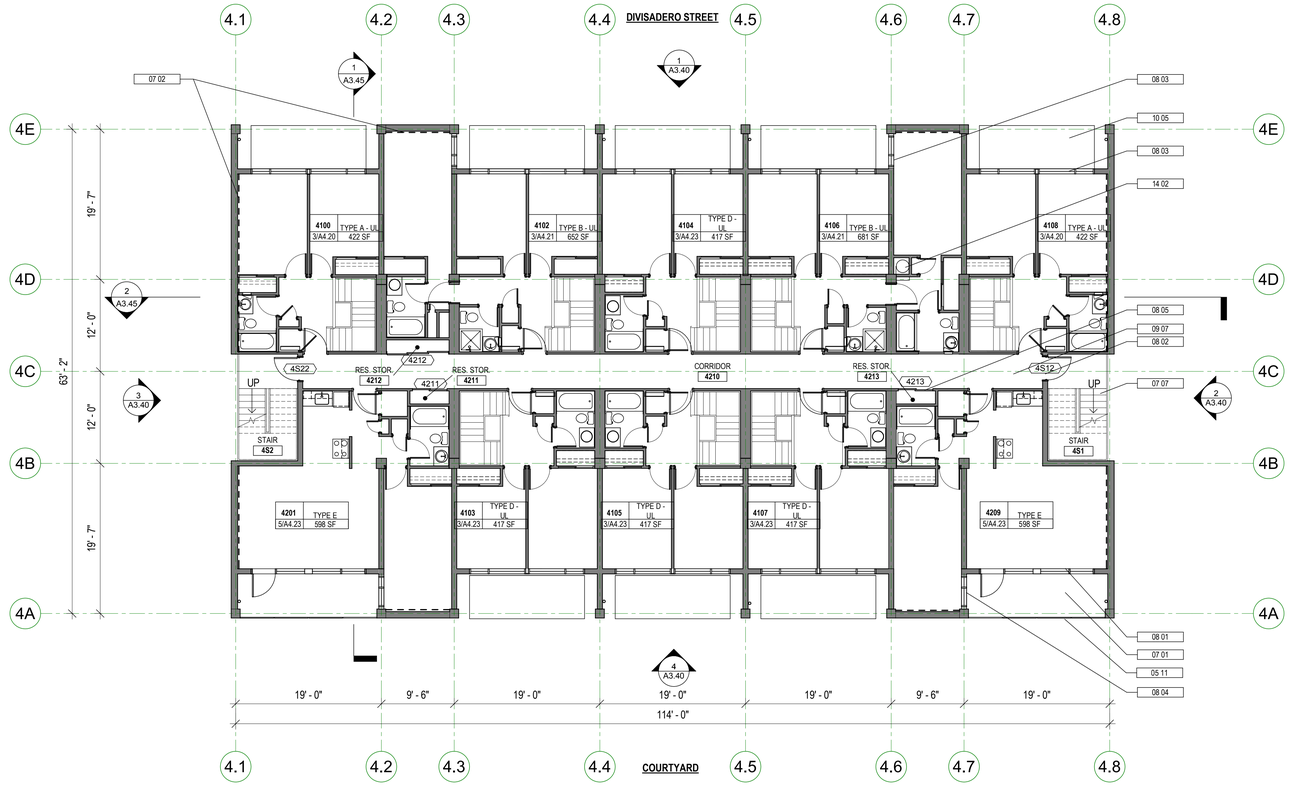
SHEET:	**A2.40**

3/22/2019 4:36:14 PM

PROPOSED BUILDING 4 - LEVEL 3 PLAN (2)
1/8" = 1'-0"



PROPOSED BUILDING 4 - LEVEL 2 PLAN (1)
1/8" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
03 03	REPAIR (E) GYPCRETE FLOOR AS NEEDED, TYP.
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
06 02	REPLACE RESILIENT SHEET FLOORING & FRP WALL COVERING IN TRASH ROOM
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
07 02	(N) FURRED WALL WITH RIGID INSULATION & (N) DRYWALL ON THE INTERIOR FACE OF (E) CONCRETE WALLS
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 02	REPLACE BUILDING ENTRY DOORS. PROVIDE (N) KEY CARD AND DOORKING SYSTEM, TYP.
08 03	REPLACE ALUM WINDOWS IN (E) OPENINGS, TYP.
08 04	REPLACE (E) POCKET DOORS WITH (N) ALUM. WINDOWS, TYP.
08 05	REPLACE (E) RESIDENT STORAGE CLOSET DOORS & HARDWARE AS NEEDED, TYP.
09 07	REPLACE CORRIDOR FLOORING. REPAIR (E) SUBFLOOR AS REQUIRED.
09 08	REPAIR WALL WHERE (E) MAILBOXES AND / OR BUILDING ENTRY CALL SYSTEM WERE REMOVED. PAINT AS NEEDED. PROVIDE (N) ENTRY CALL SYSTEM.
10 05	REPLACE FABRIC AWNING & SUPPORTS, TYP.
14 02	REPLACE TRASH CHUTE IN (E) SHAFT. PROVIDE (N) MOTION ACTIVATED TRASH CHUTE DOOR.

FLOOR PLAN GENERAL NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
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8. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS A2.10, A2.11, A2.12, A2.20, A2.21, A2.22, A4.10, A4.11, A4.20, A4.21 & A8.01, A8.02, A8.03 FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.01, A9.02, & A9.05.
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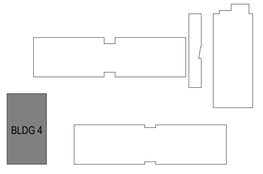
KEY PLAN



FLOOR PLAN LEGEND

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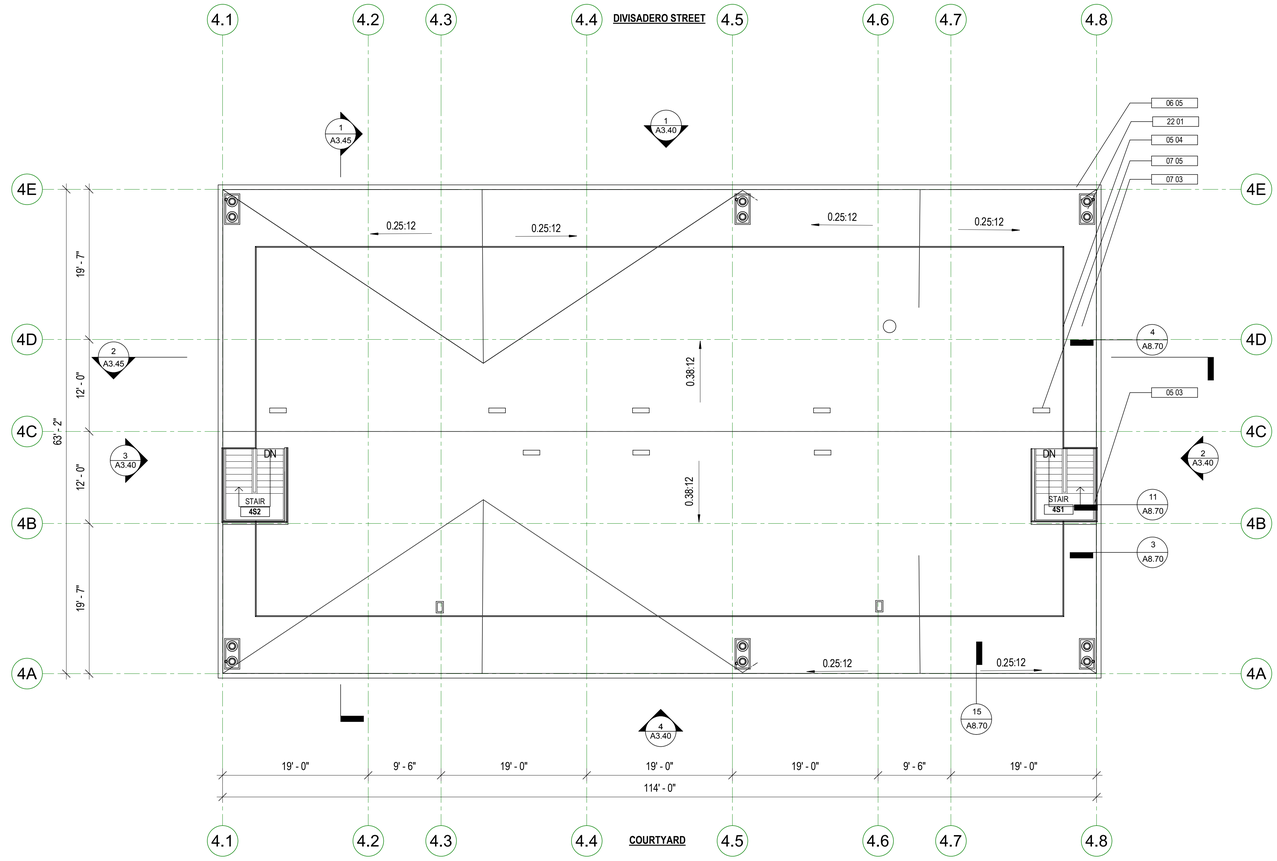
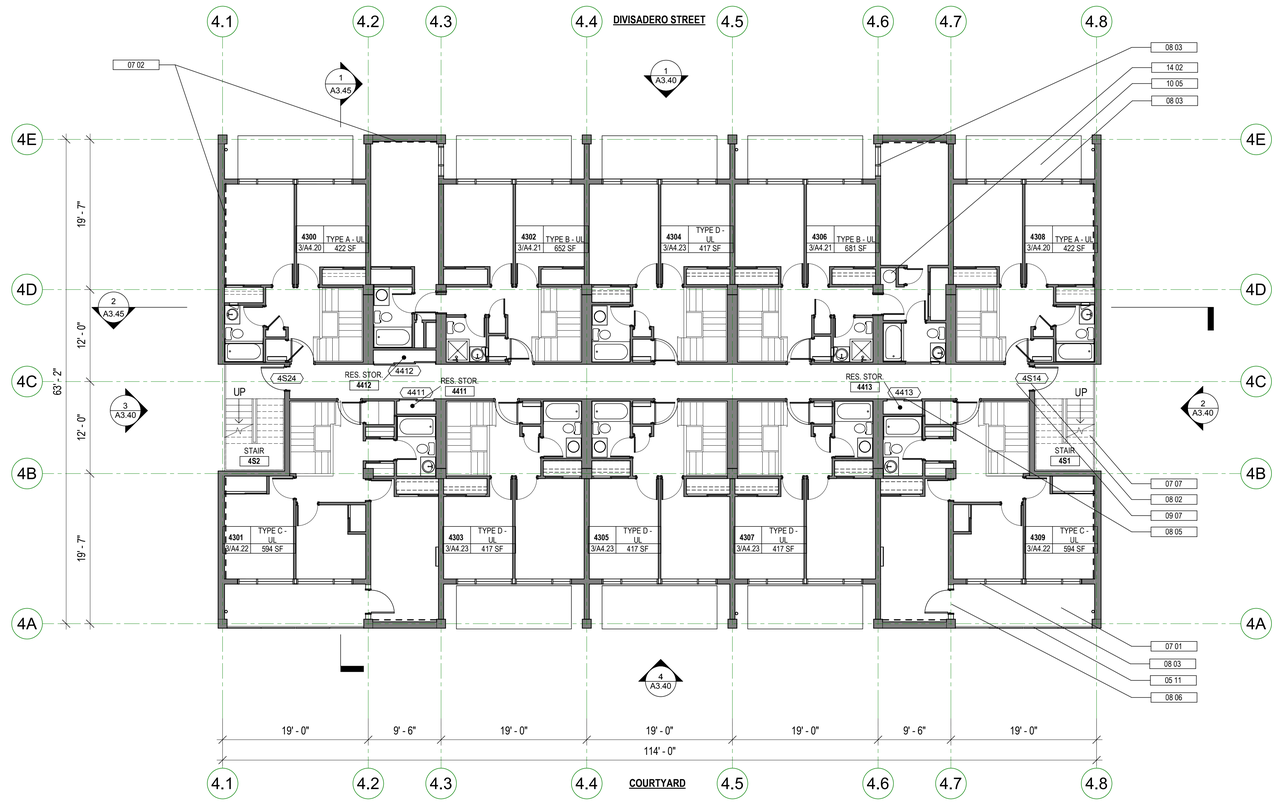
TITLE:
FLOOR PLANS - BUILDING 4 - LEVEL 2 & LEVEL 3

SHEET:
A2.41

3/22/2019 4:36:20 PM



PROPOSED BUILDING 4 - ROOF LEVEL PLAN (2)
1/8" = 1'-0"



PROPOSED BUILDING 4 - LEVEL 4 PLAN (1)
1/8" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
05 03	REPLACE CURB AND RAILING AT (E) STAIRS, TYP.
05 04	(N) OSHA RAILING + 42" TO TOP RAIL ABOVE FINISHED ROOF
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
06 05	(N) CONTINUOUS ROOF CURB AT FASCIA LEVEL W/ (N) PAINTED GSM CAP AND MTL FASCIA
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
07 02	(N) FURRED WALL WITH RIGID INSULATION & (N) DRYWALL ON THE INTERIOR FACE OF (E) CONCRETE WALLS
07 03	(N) ROOF WITH SLOPED SINGLE PLY COOL ROOFING SYSTEM (3/8"/FT. TYP.) O/ RIGID INSULATION SLOPED TO DRAINS
07 05	(N) GSM SHROUD AT (N) BATH AND KITCHEN VENTS, TYP.
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 02	REPLACE BUILDING ENTRY DOORS. PROVIDE (N) KEY CARD AND DOORKING SYSTEM, TYP.
08 03	REPLACE ALUM WINDOWS IN (E) OPENINGS, TYP.
08 05	REPLACE (E) RESIDENT STORAGE CLOSET DOORS & HARDWARE AS NEEDED, TYP.
08 06	REPLACE (E) POCKET DOORS WITH (N) ALUM. SWING DOOR, TYP.
09 07	REPLACE CORRIDOR FLOORING. REPAIR (E) SUBFLOOR AS REQUIRED.
10 05	REPLACE FABRIC AWNING & SUPPORTS, TYP.
14 02	REPLACE TRASH CHUTE IN (E) SHAFT. PROVIDE (N) MOTION ACTIVATED TRASH CHUTE DOOR.
22 01	REPLACE AND ADD (N) ROOF DRAINS WITH INTEGRAL OVER-FLOW IN (E) DRAIN LOCATIONS

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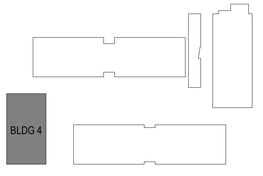

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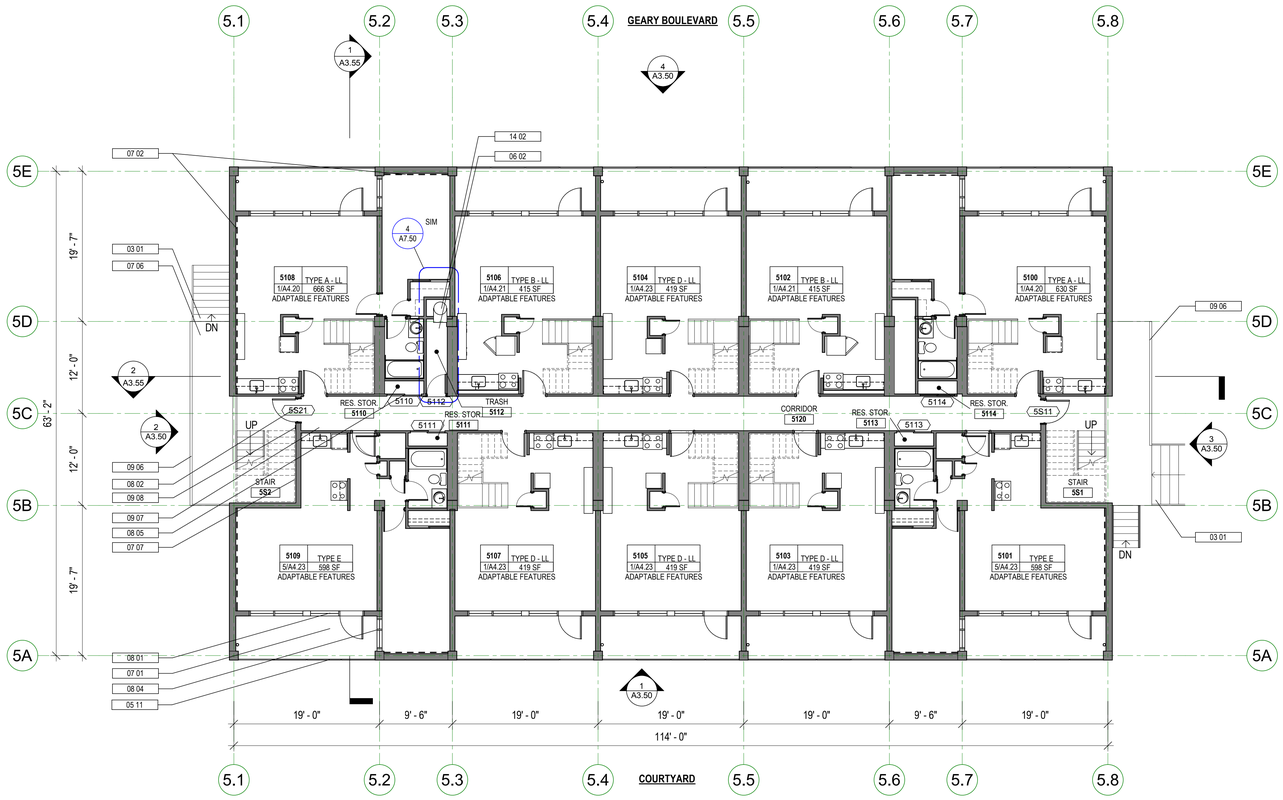
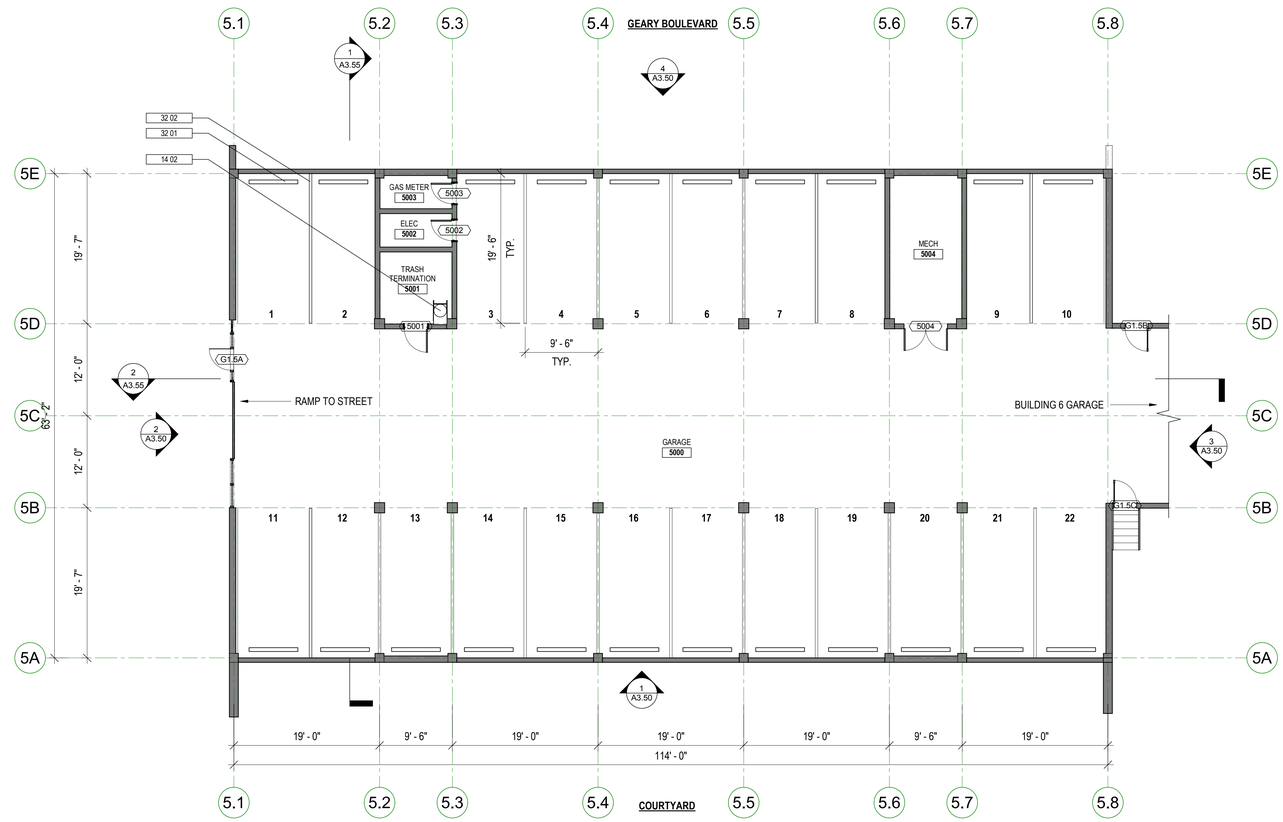
A2.42

3/22/2019 4:36:26 PM



PROPOSED BUILDING 5 - LEVEL 1 PLAN (2)
1/8" = 1'-0"



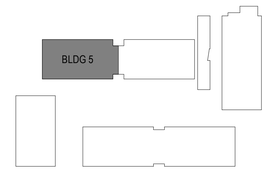
PROPOSED BUILDING 5 - GARAGE LEVEL PLAN (1)
1/8" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
03 01	REPAIR (E) CONCRETE STAIRS & LANDING AS REQD. PROVIDE (N) TRAFFIC COATING.
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
06 02	REPLACE RESILIENT SHEET FLOORING & FRP WALL COVERING IN TRASH ROOM
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
07 02	(N) FURRED WALL WITH RIGID INSULATION & (N) DRYWALL ON THE INTERIOR FACE OF (E) CONCRETE WALLS
07 06	RESLOPE LANDINGS AS NEEDED FOR DRAINAGE. (N) TRAFFIC COATING, TYP.
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 02	REPLACE BUILDING ENTRY DOORS. PROVIDE (N) KEY CARD AND DOORKING SYSTEM, TYP.
08 04	REPLACE (E) POCKET DOORS WITH (N) ALUM. WINDOWS, TYP.
08 05	REPLACE (E) RESIDENT STORAGE CLOSET DOORS & HARDWARE AS NEEDED, TYP.
09 06	REPAIR (E) GUARDRAIL
09 07	REPLACE CORRIDOR FLOORING. REPAIR (E) SUBFLOOR AS REQUIRED.
09 08	REPAIR WALL WHERE (E) MAILBOXES AND / OR BUILDING ENTRY CALL SYSTEM WERE REMOVED. PAINT AS NEEDED. PROVIDE (N) ENTRY CALL SYSTEM.
14 02	REPLACE TRASH CHUTE IN (E) SHAFT. PROVIDE (N) MOTION ACTIVATED TRASH CHUTE DOOR.
32 01	(N) WHEELSTOPS, TYP.
32 02	(N) PARKING STRIPING, TYP.

FLOOR PLAN GENERAL NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
3. REFERENCE ACCESSIBILITY CODE SHEETS G3.01, G3.02, G3.03, G3.04, G3.05 FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS
4. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
5. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
6. ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE G0.00 SHEETS AND ASSEMBLIES, SHEETS A9.01, A9.02. NEW UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL. FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
7. ALL NEW STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.
8. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS A2.10, A2.11, A2.12, A2.20, A2.21, A2.22, A4.10, A4.11, A4.20, A4.21 & A8.01, A8.02, A8.03 FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.01, A9.02, & A9.05.
9. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
10. ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
11. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN – REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.01, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNG ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
12. THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA
13. CLASS 1 STANDPIPES TO BE INTERCONNECTED.
14. PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
15. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
16. INTERIOR FINISHES SHALL COMPLY WITH CBC 803.1 FLAME SPREAD PROVISION, SEE INTERIOR DRAWINGS.
17. FOR DOOR & WINDOW SCHEDULES SEE SHEET A9.10 & A9.20.
18. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
19. ALL NEW EXIT STAIRS TO COMPLY WITH CBC CHAPTERS 10, 11A AND/OR 11B. NEW EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH,NEW STAIR RISERS TO BE MAXIMUM 7 INCHES HIGH, AND TREADS TO BE 11 INCHES MINIMUM DEEP.
20. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
21. SEE SIGNAGE PLANS AND DETAILS ON **A10.20, A10.21, A10.25** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.
22. NOTE: FOR BUILDING 1 TOWHNHOMES AT LEVEL 3, AND LEVEL 1 UNITS AT BUILDINGS 2 - 6, PROVIDE ADAPTABILITY FEATURES ON A SCOPE DRIVEN BASIS. ADAPTABLE FEATURES ARE TO BE PROVIDED TO THE MAXIMUM EXTENT FEASIBLE WITHOUT REMOVING OR RELOCATING WALLS.

KEY PLAN



FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

0' 4' 8' 16' 32'

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STAMP:

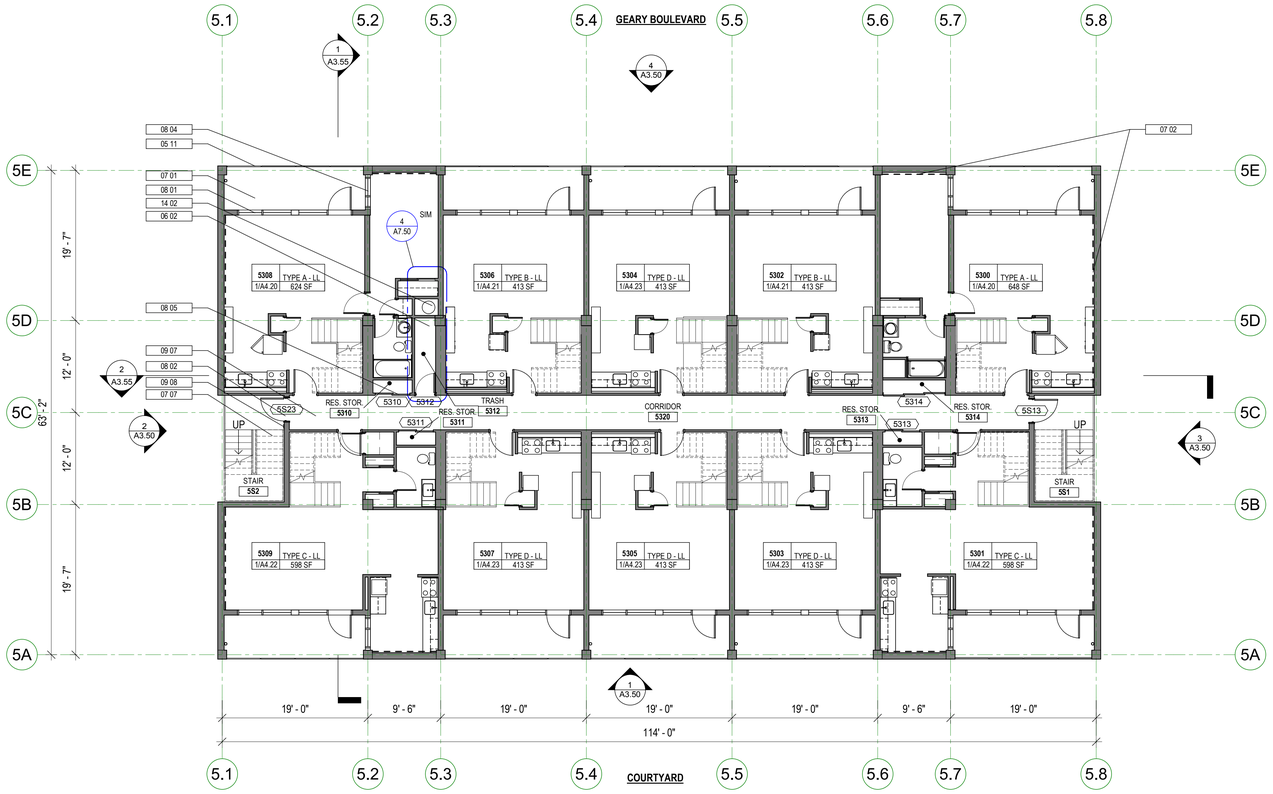
NO.	ISSUE	DATE
	100% SD	21/12/18
	100% DD	03/22/19

JOB NUMBER:	1213
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	3/22/2019
SCALE:	As indicated

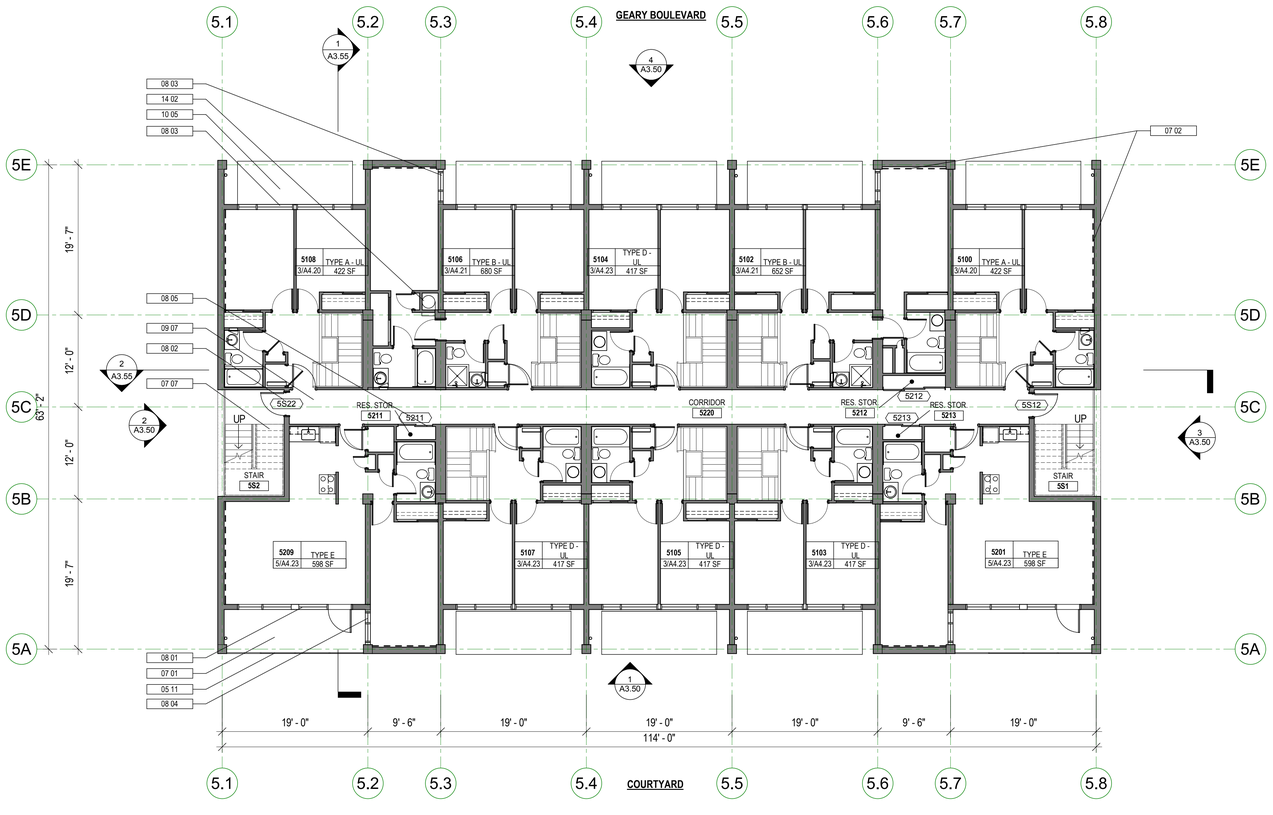
TITLE:
FLOOR PLANS - BUILDING 5 - GARAGE & LEVEL 1

SHEET:
A2.50

3/22/2019 4:36:31 PM



PROPOSED BUILDING 5 - LEVEL 3 PLAN (2)
1/8" = 1'-0"



PROPOSED BUILDING 5 - LEVEL 2 PLAN (1)
1/8" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
06 02	REPLACE RESILIENT SHEET FLOORING & FRP WALL COVERING IN TRASH ROOM
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
07 02	(N) FURRED WALL WITH RIGID INSULATION & (N) DRYWALL ON THE INTERIOR FACE OF (E) CONCRETE WALLS
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 02	REPLACE BUILDING ENTRY DOORS. PROVIDE (N) KEY CARD AND DOORKING SYSTEM, TYP.
08 03	REPLACE ALUM WINDOWS IN (E) OPENINGS, TYP.
08 04	REPLACE (E) POCKET DOORS WITH (N) ALUM. WINDOWS, TYP.
08 05	REPLACE (E) RESIDENT STORAGE CLOSET DOORS & HARDWARE AS NEEDED, TYP.
09 07	REPLACE CORRIDOR FLOORING. REPAIR (E) SUBFLOOR AS REQUIRED.
09 08	REPAIR WALL WHERE (E) MAILBOXES AND / OR BUILDING ENTRY CALL SYSTEM WERE REMOVED. PAINT AS NEEDED. PROVIDE (N) ENTRY CALL SYSTEM.
10 05	REPLACE FABRIC AWNING & SUPPORTS, TYP.
14 02	REPLACE TRASH CHUTE IN (E) SHAFT. PROVIDE (N) MOTION ACTIVATED TRASH CHUTE DOOR.

FLOOR PLAN GENERAL NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
3. REFERENCE ACCESSIBILITY CODE SHEETS G3.01, G3.02, G3.03, G3.04, G3.05 FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS
4. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
5. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
6. ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE G0.00 SHEETS AND ASSEMBLIES, SHEETS A9.01, A9.02. NEW UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL. FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
7. ALL NEW STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.
8. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS A2.10, A2.11, A2.12, A2.20, A2.21, A2.22, A4.10, A4.11, A4.20, A4.21 & A8.01, A8.02, A8.03 FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.01, A9.02, & A9.05.
9. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
10. ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
11. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN – REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.01, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNG ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
12. THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA
13. CLASS 1 STANDPIPES TO BE INTERCONNECTED.
14. PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
15. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
16. INTERIOR FINISHES SHALL COMPLY WITH CBC 803.1 FLAME SPREAD PROVISION. SEE INTERIOR DRAWINGS.
17. FOR DOOR & WINDOW SCHEDULES SEE SHEET A9.10 & A9.20.
18. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
19. ALL NEW EXIT STAIRS TO COMPLY WITH CBC CHAPTERS 10, 11A AND/OR 11B. NEW EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH,NEW STAIR RISERS TO BE MAXIMUM 7 INCHES HIGH, AND TREADS TO BE 11 INCHES MINIMUM DEEP.
20. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
21. SEE SIGNAGE PLANS AND DETAILS ON **A10.20, A10.21, A10.25** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.
22. NOTE: FOR BUILDING 1 TOWHNHOMES AT LEVEL 3, AND LEVEL 1 UNITS AT BUILDINGS 2 - 6, PROVIDE ADAPTABILITY FEATURES ON A SCOPE DRIVEN BASIS. ADAPTABLE FEATURES ARE TO BE PROVIDED TO THE MAXIMUM EXTENT FEASIBLE WITHOUT REMOVING OR RELOCATING WALLS.

KEY PLAN

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

0' 4' 8' 16' 32'

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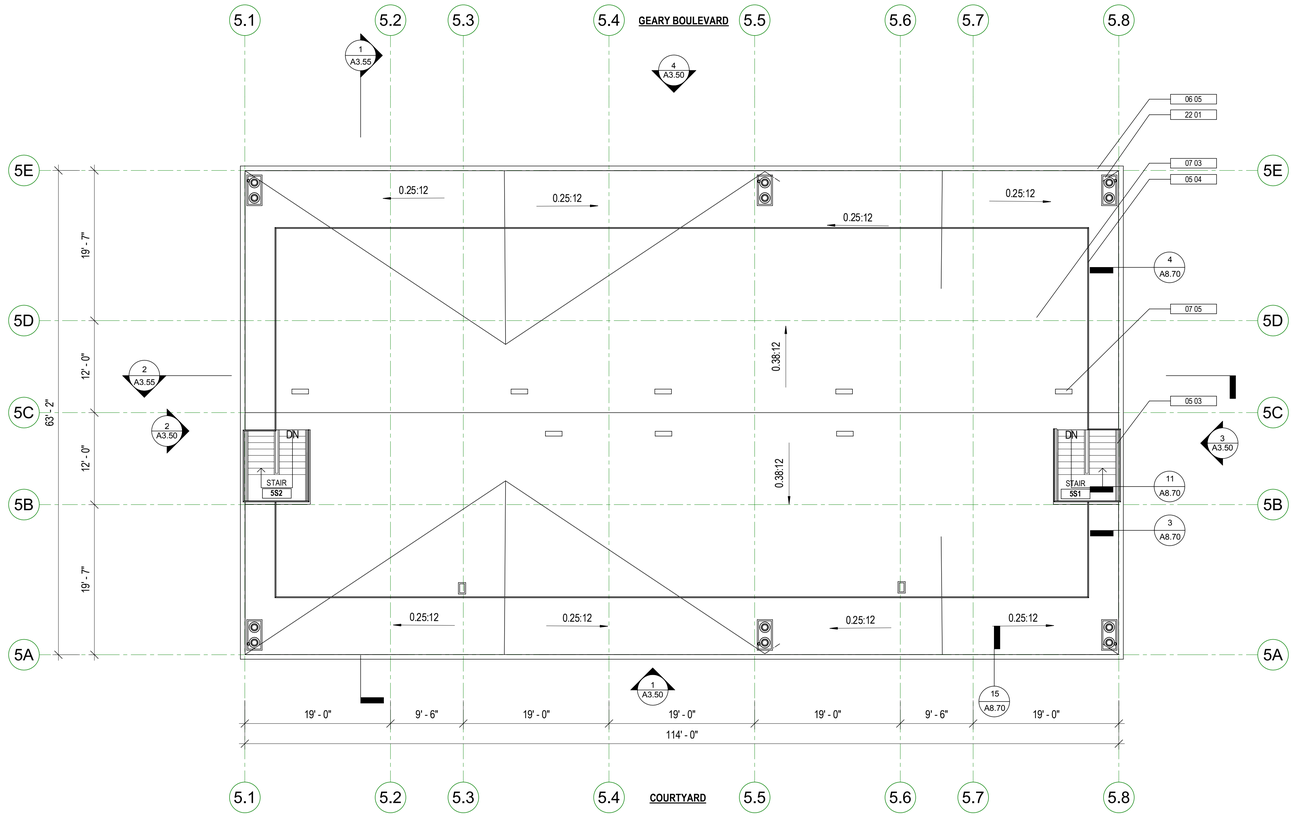
STAMP:

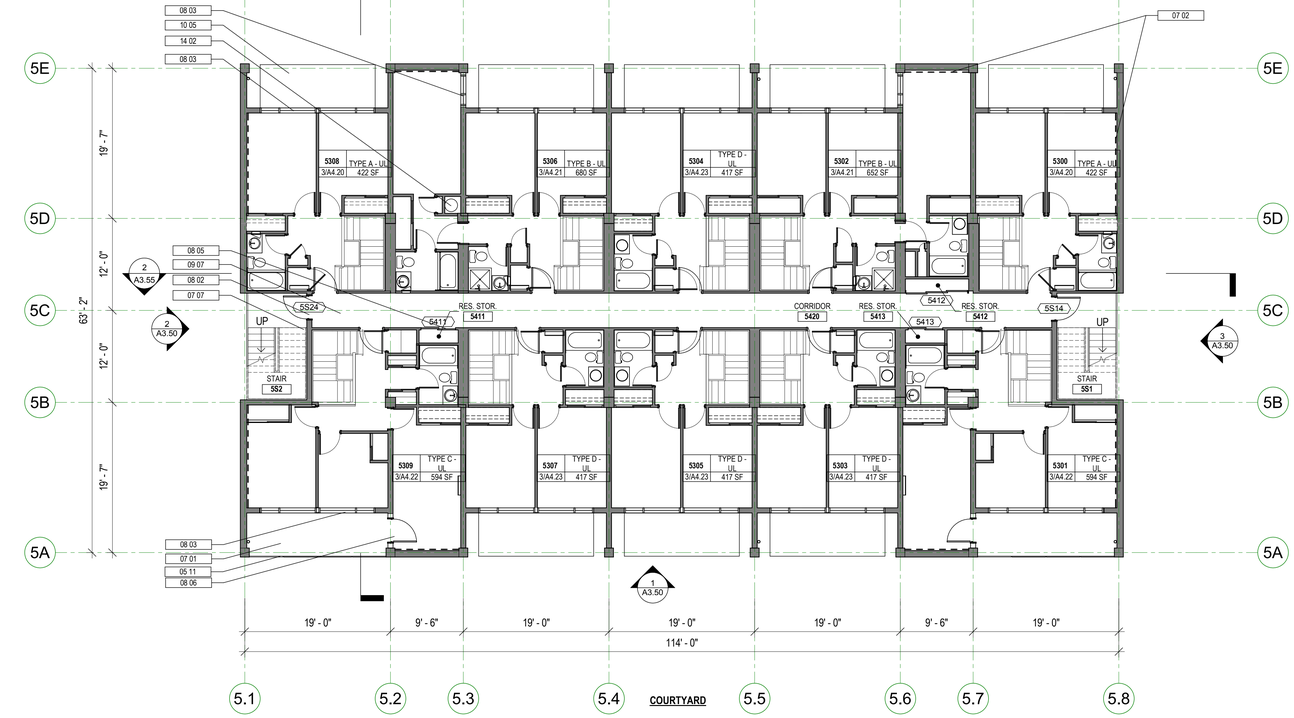
NO.	ISSUE	DATE
	100% SD	21/12/18
	100% DD	03/22/19

JOB NUMBER:	1213
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	3/22/2019
SCALE:	As indicated
TITLE:	**FLOOR PLANS - BUILDING 5 - LEVEL 2 & LEVEL 3**
SHEET:	**A2.51**

3/22/2019 4:36:38 PM



PROPOSED BUILDING 5 - ROOF LEVEL PLAN (2)
1/8" = 1'-0"



PROPOSED BUILDING 5 - FLOOR 4 PLAN (1)
1/8" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
05 03	REPLACE CURB AND RAILING AT (E) STAIRS, TYP.
05 04	(N) OSHA RAILING + 42" TO TOP RAIL ABOVE FINISHED ROOF
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
06 05	(N) CONTINUOUS ROOF CURB AT FASCIA LEVEL W/ (N) PAINTED GSM CAP AND MTL FASCIA
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
07 02	(N) FURRED WALL WITH RIGID INSULATION & (N) DRYWALL ON THE INTERIOR FACE OF (E) CONCRETE WALLS
07 03	(N) ROOF WITH SLOPED SINGLE PLY COOL ROOFING SYSTEM (3/8"/FT. TYP.) O/ RIGID INSULATION SLOPED TO DRAINS
07 05	(N) GSM SHROUD AT (N) BATH AND KITCHEN VENTS, TYP.
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 02	REPLACE BUILDING ENTRY DOORS. PROVIDE (N) KEY CARD AND DOORKING SYSTEM, TYP.
08 03	REPLACE ALUM WINDOWS IN (E) OPENINGS, TYP.
08 05	REPLACE (E) RESIDENT STORAGE CLOSET DOORS & HARDWARE AS NEEDED, TYP.
08 06	REPLACE (E) POCKET DOORS WITH (N) ALUM. SWING DOOR, TYP.
09 07	REPLACE CORRIDOR FLOORING. REPAIR (E) SUBFLOOR AS REQUIRED.
10 05	REPLACE FABRIC AWNING & SUPPORTS, TYP.
14 02	REPLACE TRASH CHUTE IN (E) SHAFT. PROVIDE (N) MOTION ACTIVATED TRASH CHUTE DOOR.
22 01	REPLACE AND ADD (N) ROOF DRAINS WITH INTEGRAL OVER-FLOW IN (E) DRAIN LOCATIONS

FLOOR PLAN GENERAL NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
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3. REFERENCE ACCESSIBILITY CODE SHEETS G3.01, G3.02, G3.03, G3.04, G3.05 FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS.
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7. ALL NEW STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.
8. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS A2.10, A2.11, A2.12, A2.20, A2.21, A2.22, A4.10, A4.11, A4.20, A4.21 & A8.01, A8.02, A8.03 FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.01, A9.02, & A9.05.
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11. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN – REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.01, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNG ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
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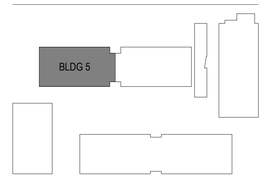
20. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
21. SEE SIGNAGE PLANS AND DETAILS ON **A10.20, A10.21, A10.25** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.
22. NOTE: FOR BUILDING 1 TOWNHOMES AT LEVEL 3, AND LEVEL 1 UNITS AT BUILDINGS 2 - 6, PROVIDE ADAPTABILITY FEATURES ON A SCOPE DRIVEN BASIS. ADAPTABLE FEATURES ARE TO BE PROVIDED TO THE MAXIMUM EXTENT FEASIBLE WITHOUT REMOVING OR RELOCATING WALLS.

KEY PLAN



FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

0' 4' 8' 16' 32'

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JOB NUMBER:	1213
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	3/22/2019
SCALE:	As indicated

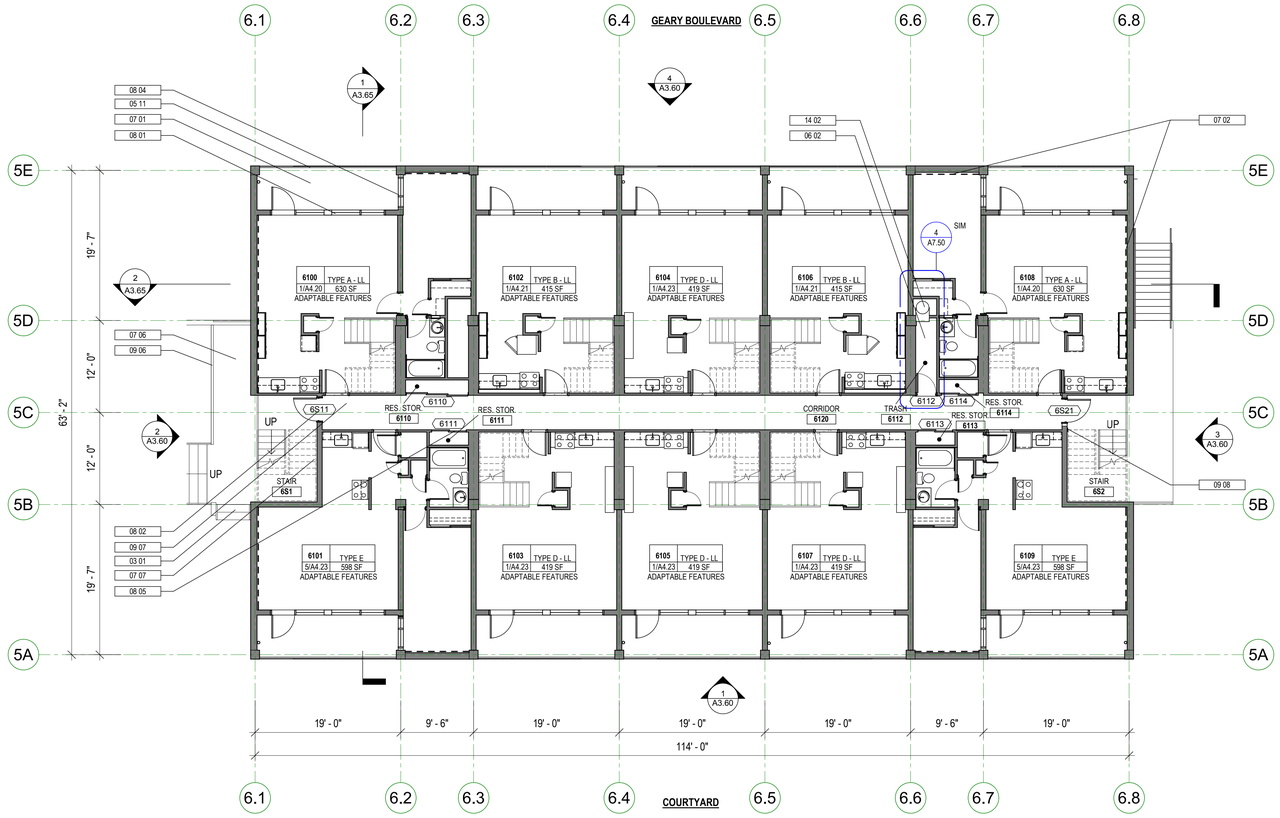
TITLE:

FLOOR PLANS - BUILDING 5 - LEVEL 4 & ROOF

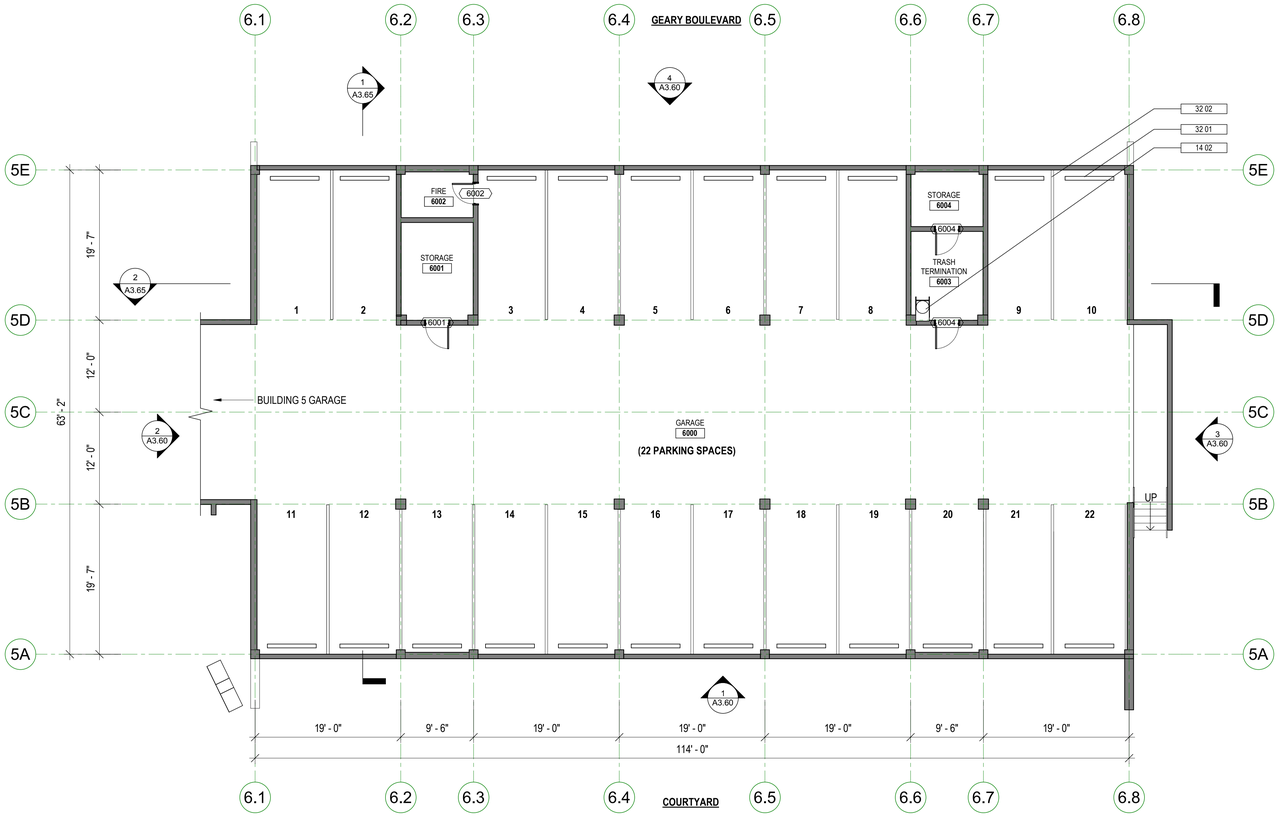
SHEET:

A2.52

3/22/2019 4:36:44 PM



PROPOSED BUILDING 6 - LEVEL 1 PLAN (2)
1/8" = 1'-0"



PROPOSED BUILDING 6 - GARAGE LEVEL PLAN (1)
1/8" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
03 01	REPAIR (E) CONCRETE STAIRS & LANDING AS REQD. PROVIDE (N) TRAFFIC COATING.
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
06 02	REPLACE RESILIENT SHEET FLOORING & FRP WALL COVERING IN TRASH ROOM
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
07 02	(N) FURRED WALL WITH RIGID INSULATION & (N) DRYWALL ON THE INTERIOR FACE OF (E) CONCRETE WALLS
07 06	RESLOPE LANDINGS AS NEEDED FOR DRAINAGE. (N) TRAFFIC COATING, TYP.
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 02	REPLACE BUILDING ENTRY DOORS. PROVIDE (N) KEY CARD AND DOORKING SYSTEM, TYP.
08 04	REPLACE (E) POCKET DOORS WITH (N) ALUM. WINDOWS, TYP.
08 05	REPLACE (E) RESIDENT STORAGE CLOSET DOORS & HARDWARE AS NEEDED, TYP.
09 06	REPAIR (E) GUARDRAIL
09 07	REPLACE CORRIDOR FLOORING. REPAIR (E) SUBFLOOR AS REQUIRED.
09 08	REPAIR WALL WHERE (E) MAILBOXES AND / OR BUILDING ENTRY CALL SYSTEM WERE REMOVED. PAINT AS NEEDED. PROVIDE (N) ENTRY CALL SYSTEM.
14 02	REPLACE TRASH CHUTE IN (E) SHAFT. PROVIDE (N) MOTION ACTIVATED TRASH CHUTE DOOR.
32 01	(N) WHEELSTOPS, TYP.
32 02	(N) PARKING STRIPING, TYP.

FLOOR PLAN GENERAL NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
3. REFERENCE ACCESSIBILITY CODE SHEETS G3.01, G3.02, G3.03, G3.04, G3.05 FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS
4. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
5. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
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7. ALL NEW STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.
8. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS A2.10, A2.11, A2.12, A2.20, A2.21, A2.22, A4.10, A4.11, A4.20, A4.21 & A8.01, A8.02, A8.03 FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.01, A9.02, & A9.05.
9. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
10. ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
11. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN – REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.01, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNG ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
12. THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA
13. CLASS 1 STANDPIPES TO BE INTERCONNECTED.
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15. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
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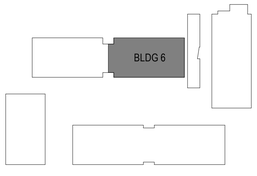
17. FOR DOOR & WINDOW SCHEDULES SEE SHEET A9.10 & A9.20.
18. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
19. ALL NEW EXIT STAIRS TO COMPLY WITH CBC CHAPTERS 10, 11A AND/OR 11B. NEW EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH,NEW STAIR RISERS TO BE MAXIMUM 7 INCHES HIGH, AND TREADS TO BE 11 INCHES MINIMUM DEEP.
20. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
21. SEE SIGNAGE PLANS AND DETAILS ON **A10.20, A10.21, A10.25** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.
22. NOTE: FOR BUILDING 1 TOWHNHOMES AT LEVEL 3, AND LEVEL 1 UNITS AT BUILDINGS 2 - 6, PROVIDE ADAPTABILITY FEATURES ON A SCOPE DRIVEN BASIS. ADAPTABLE FEATURES ARE TO BE PROVIDED TO THE MAXIMUM EXTENT FEASIBLE WITHOUT REMOVING OR RELOCATING WALLS.

KEY PLAN



FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

0' 4' 8' 16' 32'

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STAMP:

NO.	ISSUE	DATE
	100% SD	21/12/18
	100% DD	03/22/19

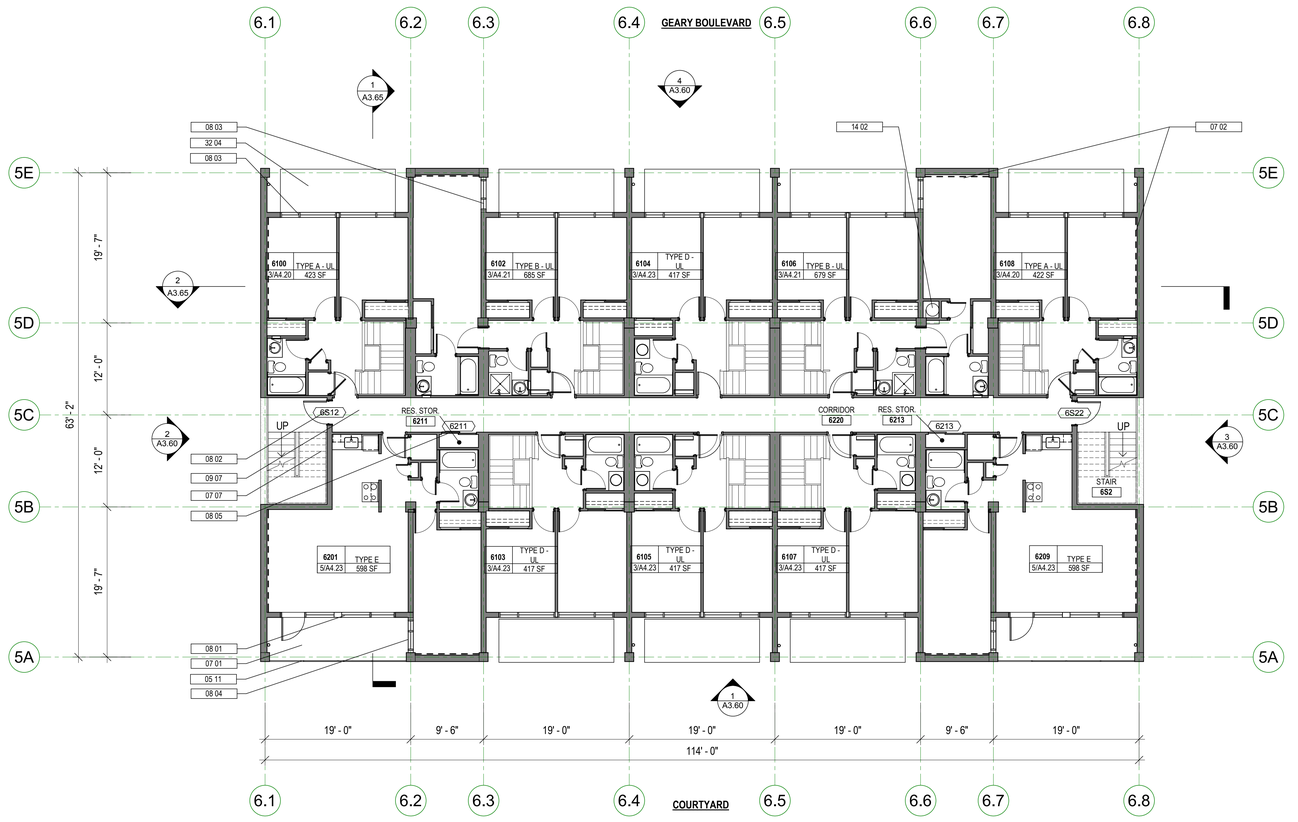
JOB NUMBER:	1213
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	3/22/2019
SCALE:	As indicated

TITLE:
FLOOR PLANS - BUILDING 6 - GARAGE & LEVEL 1

SHEET:
A2.60

3/22/2019 4:36:48 PM

PROPOSED BUILDING 6 - LEVEL 3 PLAN (2)
1/8" = 1'-0"



PROPOSED BUILDING 6 - LEVEL 2 PLAN (1)
1/8" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
06 02	REPLACE RESILIENT SHEET FLOORING & FRP WALL COVERING IN TRASH ROOM
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
07 02	(N) FURRED WALL WITH RIGID INSULATION & (N) DRYWALL ON THE INTERIOR FACE OF (E) CONCRETE WALLS
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 02	REPLACE BUILDING ENTRY DOORS. PROVIDE (N) KEY CARD AND DOORKING SYSTEM, TYP.
08 03	REPLACE ALUM WINDOWS IN (E) OPENINGS, TYP.
08 04	REPLACE (E) POCKET DOORS WITH (N) ALUM. WINDOWS, TYP.
08 05	REPLACE (E) RESIDENT STORAGE CLOSET DOORS & HARDWARE AS NEEDED, TYP.
09 07	REPLACE CORRIDOR FLOORING. REPAIR (E) SUBFLOOR AS REQUIRED.
09 08	REPAIR WALL WHERE (E) MAILBOXES AND / OR BUILDING ENTRY CALL SYSTEM WERE REMOVED. PAINT AS NEEDED. PROVIDE (N) ENTRY CALL SYSTEM.
14 02	REPLACE TRASH CHUTE IN (E) SHAFT. PROVIDE (N) MOTION ACTIVATED TRASH CHUTE DOOR.
32 04	

FLOOR PLAN GENERAL NOTES

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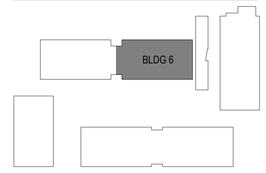
KEY PLAN



FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

0' 4' 8' 16' 32'

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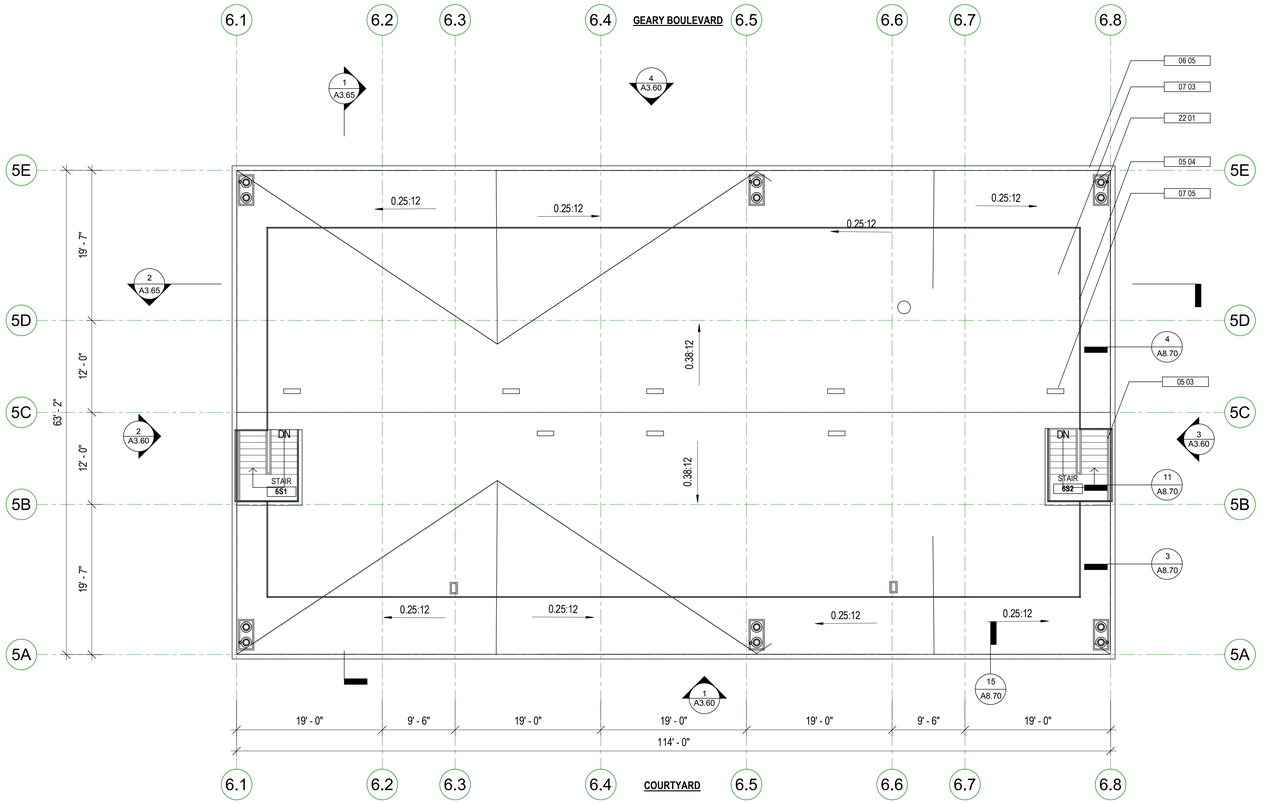
JOB NUMBER:	1213
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	3/22/2019
SCALE:	As indicated

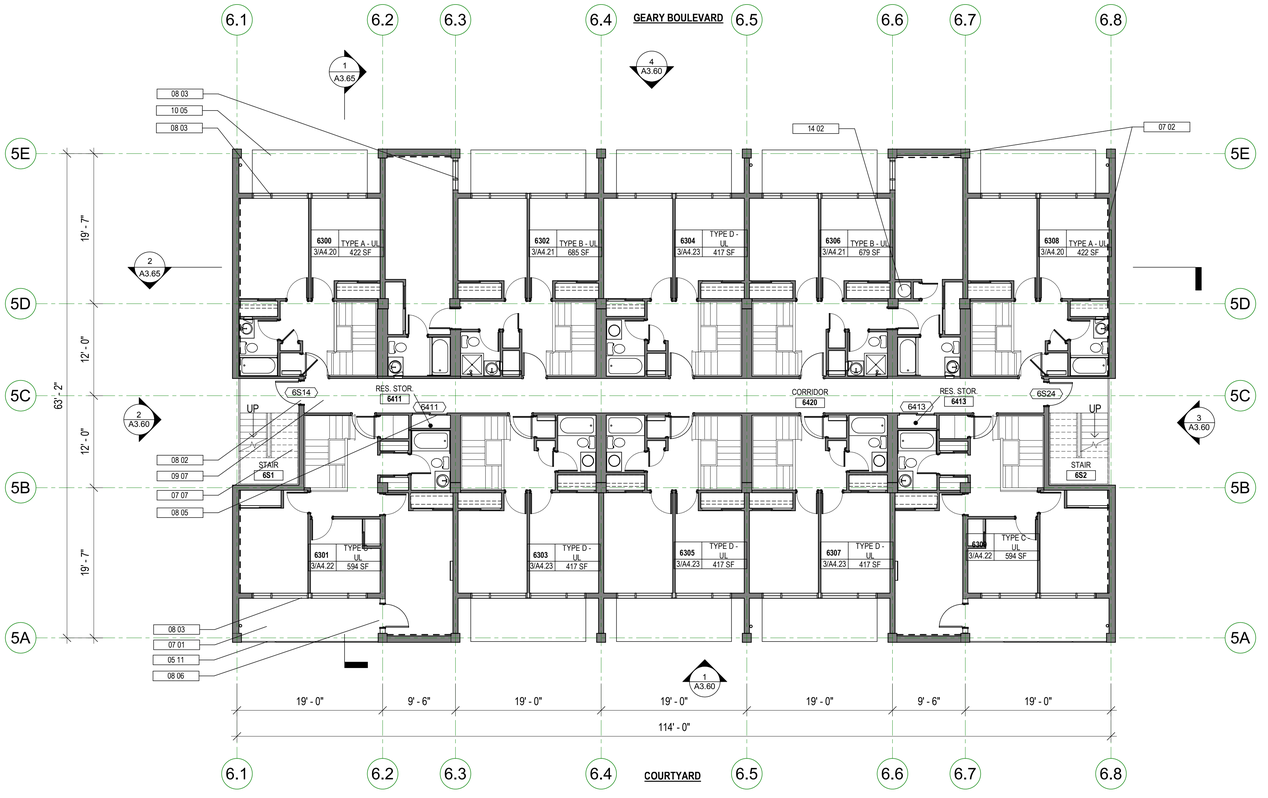
TITLE:
FLOOR PLANS - BUILDING 6 - LEVEL 2 & LEVEL 3

SHEET:
A2.61

3/22/2019 4:36:54 PM



PROPOSED BUILDING 6 - ROOF LEVEL PLAN (2)
1/8" = 1'-0"



PROPOSED BUILDING 6 - LEVEL 4 PLAN (1)
1/8" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
05 03	REPLACE CURB AND RAILING AT (E) STAIRS, TYP.
05 04	(N) OSHA RAILING + 42" TO TOP RAIL ABOVE FINISHED ROOF
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
06 05	(N) CONTINUOUS ROOF CURB AT FASCIA LEVEL W/ (N) PAINTED GSM CAP AND MTL FASCIA
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
07 02	(N) FURRED WALL WITH RIGID INSULATION & (N) DRYWALL ON THE INTERIOR FACE OF (E) CONCRETE WALLS
07 03	(N) ROOF WITH SLOPED SINGLE PLY COOL ROOFING SYSTEM (3/8"/FT. TYP.) O/ RIGID INSULATION SLOPED TO DRAINS
07 05	(N) GSM SHROUD AT (N) BATH AND KITCHEN VENTS, TYP.
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 02	REPLACE BUILDING ENTRY DOORS. PROVIDE (N) KEY CARD AND DOORKING SYSTEM, TYP.
08 03	REPLACE ALUM WINDOWS IN (E) OPENINGS, TYP.
08 05	REPLACE (E) RESIDENT STORAGE CLOSET DOORS & HARDWARE AS NEEDED, TYP.
08 06	REPLACE (E) POCKET DOORS WITH (N) ALUM. SWING DOOR, TYP.
09 07	REPLACE CORRIDOR FLOORING. REPAIR (E) SUBFLOOR AS REQUIRED.
10 05	REPLACE FABRIC AWNING & SUPPORTS, TYP.
14 02	REPLACE TRASH CHUTE IN (E) SHAFT. PROVIDE (N) MOTION ACTIVATED TRASH CHUTE DOOR.
22 01	REPLACE AND ADD (N) ROOF DRAINS WITH INTEGRAL OVER-FLOW IN (E) DRAIN LOCATIONS

FLOOR PLAN GENERAL NOTES

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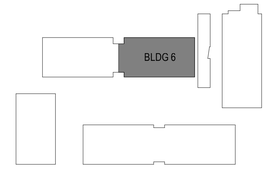

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JOB NUMBER:	1213
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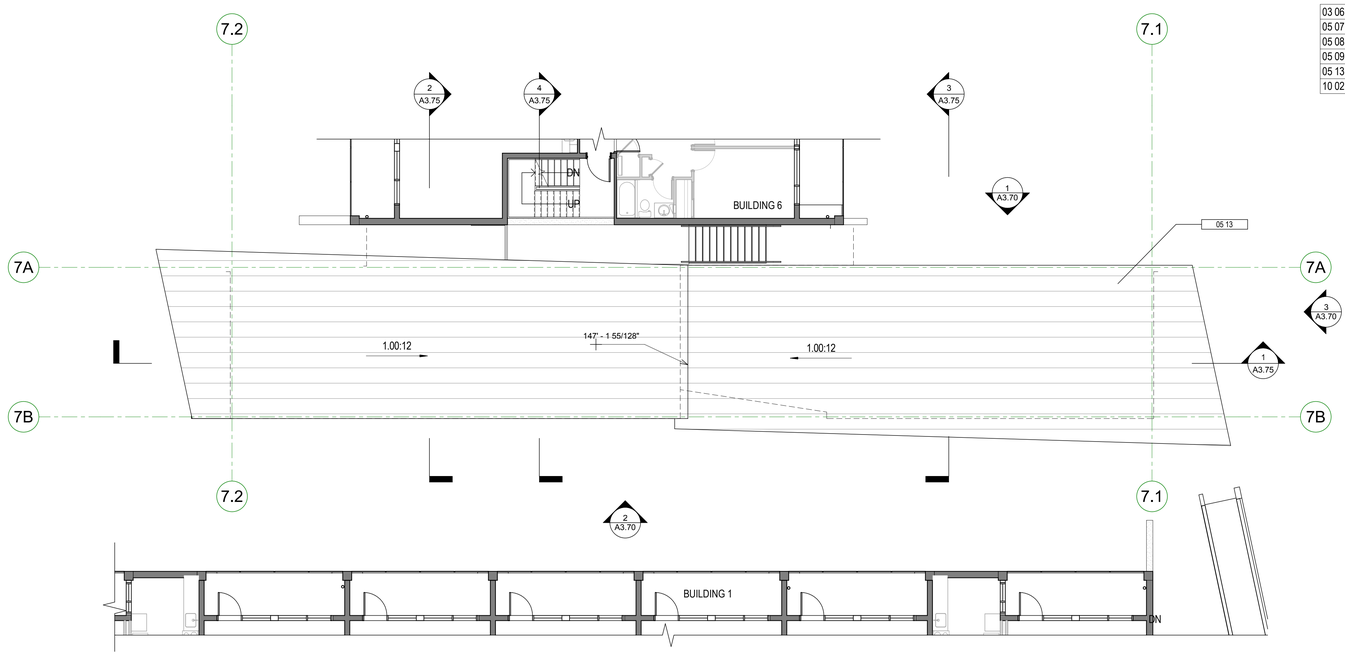
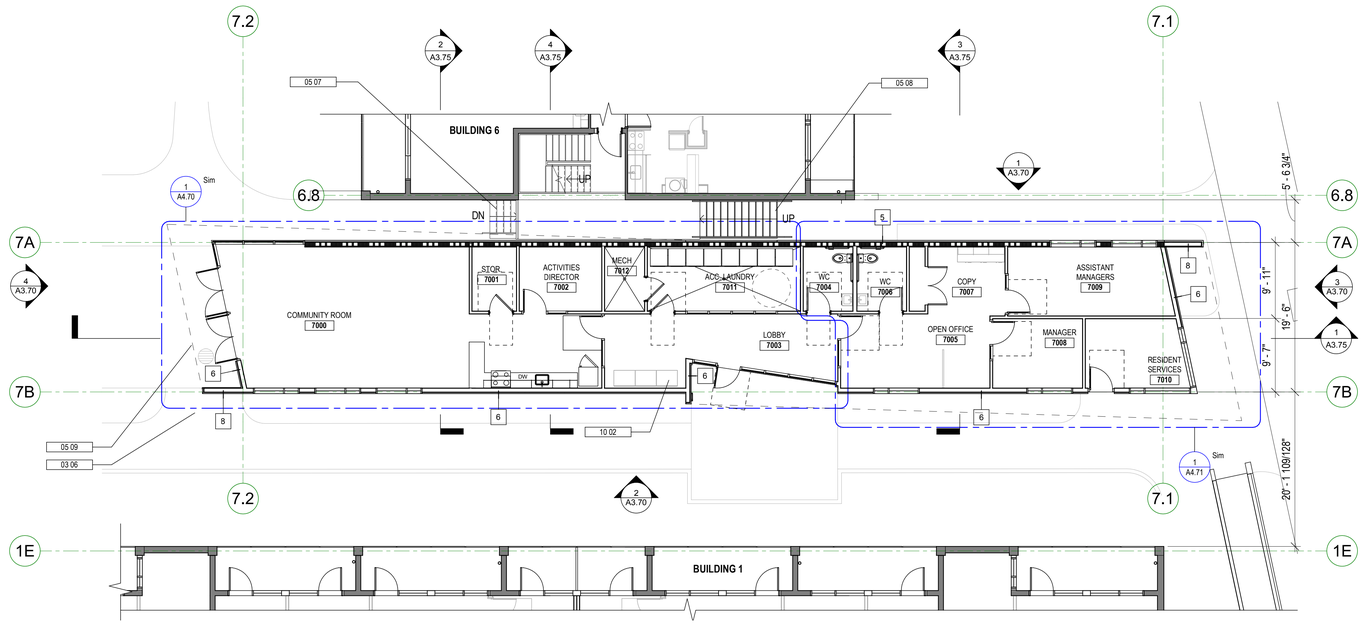
CHECKED BY:	Checker
DATE:	3/22/2019
SCALE:	As indicated
TITLE:	FLOOR PLANS - BUILDING 6 - LEVEL 4 & ROOF
SHEET:	A2.62

3/22/2019 4:37:00 PM

Keynote Legend	
Key Value	**Keynote Text**
03 06	(N) ACCESSBILE WALKWAY
05 07	(E) STAIR TO BUILDING 6 PARKING
05 08	(N) STAIR TO BUILDING 6
05 09	ROOF OVERHANG ABOVE
05 13	STANDING SEAM METAL ROOF
10 02	PACKAGE DELIVERY LOCKER



PROPOSED COMMUNITY BUILDING - ROOF PLAN (2)
1/8" = 1'-0"



PROPOSED COMMUNITY BUILDING - LEVEL 1 PLAN (1)
1/8" = 1'-0"

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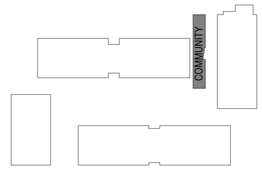
9. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
10. ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
11. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN – REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.01, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQURIEMENTS FOR ALL WALL-HUNG ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
12. THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA
13. CLASS 1 STANDPIPES TO BE INTERCONNECTED.
14. PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
15. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
16. INTERIOR FINISHES SHALL COMPLY WITH CBC 803.1 FLAME SPREAD PROVISION, SEE INTERIOR DRAWINGS.
17. FOR DOOR & WINDOW SCHEDULES SEE SHEET A9.10 & A9.20.
18. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
19. ALL NEW EXIT STAIRS TO COMPLY WITH CBC CHAPTERS 10, 11A AND/OR 11B. NEW EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH,NEW STAIR RISERS TO BE MAXIMUM 7 INCHES HIGH, AND TREADS TO BE 11 INCHES MINIMUM DEEP.
20. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
21. SEE SIGNAGE PLANS AND DETAILS ON **A10.20, A10.21, A10.25** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.
22. NOTE: FOR BUILDING 1 TOWHNHOMES AT LEVEL 3, AND LEVEL 1 UNITS AT BUILDINGS 2 - 6, PROVIDE ADAPTABILITY FEATURES ON A SCOPE DRIVEN BASIS. ADAPTABLE FEATURES ARE TO BE PROVIDED TO THE MAXIMUM EXTENT FEASIBLE WITHOUT REMOVING OR RELOCATING WALLS.

KEY PLAN



ROOF PLAN LEGEND

- EXISTING WALLS
- NEW WALLS
- WALL BELOW
- (N) GSM SHROUD @ KITCHEN AND BATH VENTS
- AREA ROOF DRAIN, S.P.D.

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

0' 4' 8' 16' 32'

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SCALE:	As indicated

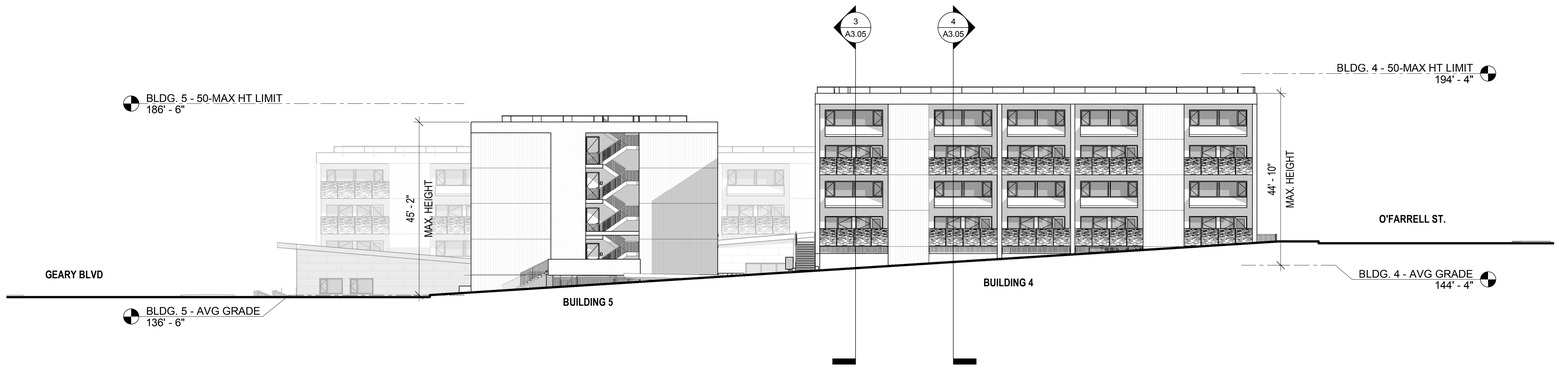
TITLE:

FLOOR PLANS - COMMUNITY BUILDING - LEVEL 1 & ROOF

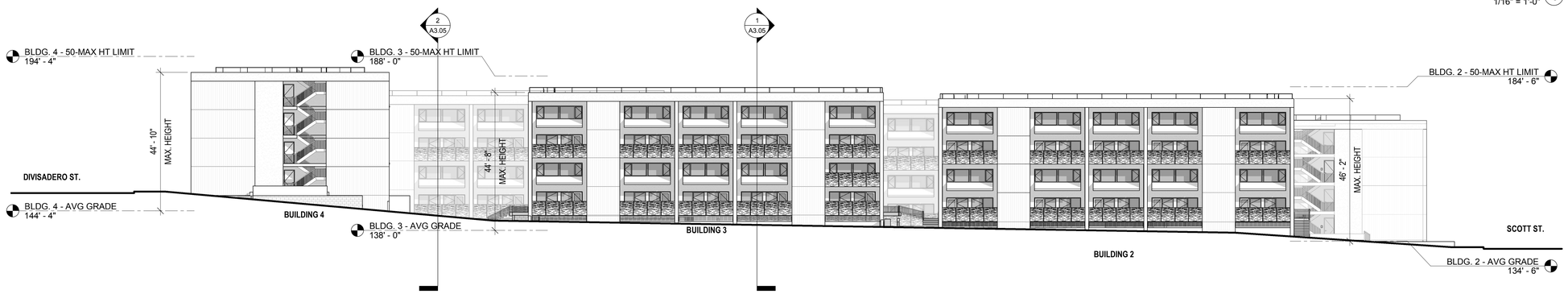
SHEET:

A2.71

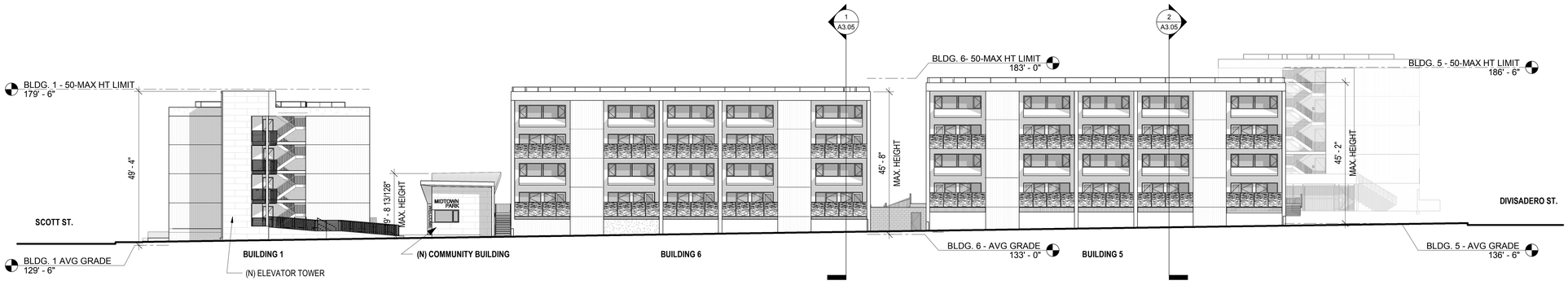
3/22/2019 4:37:05 PM



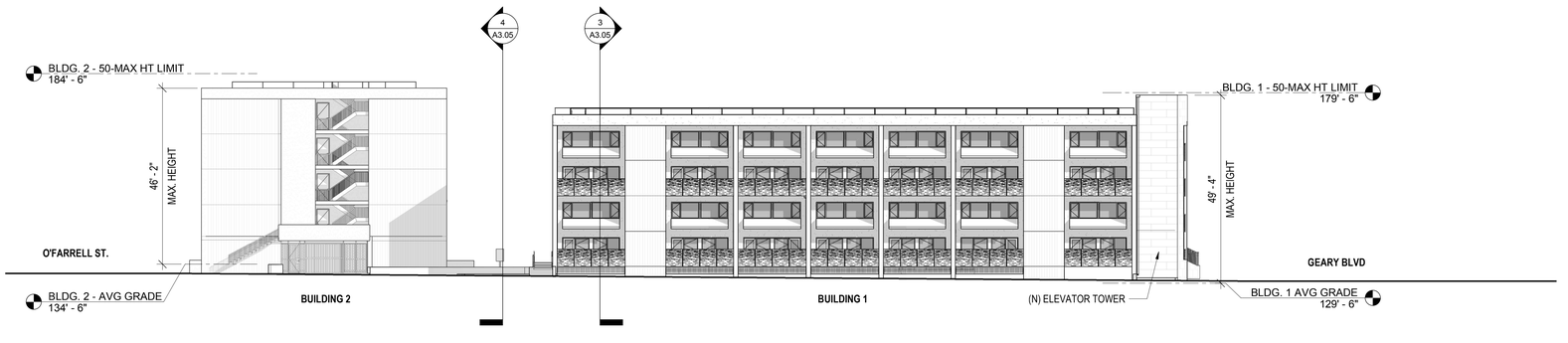
SITE ELEVATION - WEST (DIVISADERO ST.) 4
1/16" = 1'-0"



SITE ELEVATION - SOUTH (O'FARRELL ST.) 3
1/16" = 1'-0"



SITE ELEVATION - NORTH (GEARY BLVD) 2
1/16" = 1'-0"



SITE ELEVATION - EAST (SCOTT ST.) 1
1/16" = 1'-0"

ELEVATION GENERAL NOTES

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7. ALL GUTTERS SHALL BE LEVEL U.O.N. AND RAINWATER LEADERS SHALL VERTICALLY ALIGN WITH WALLS INCLUDING PRIVATE DECKS AND STAIRS OPENINGS
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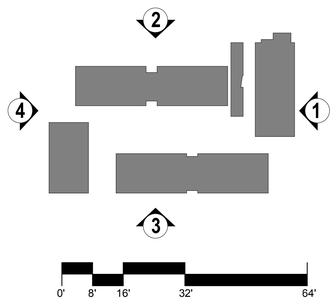
12. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
13. FOR DOOR AND WINDOW TYPES AND SIZES, SEE SCHEDULES AND LEGENDS ON A9.10, A9.11, & A9.20.

KEY PLAN



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SHEET:

A3.00

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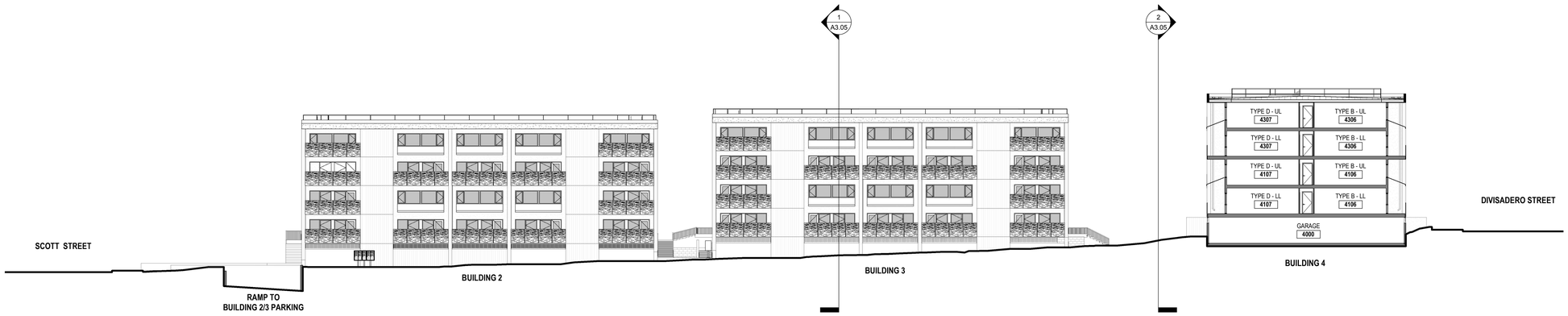
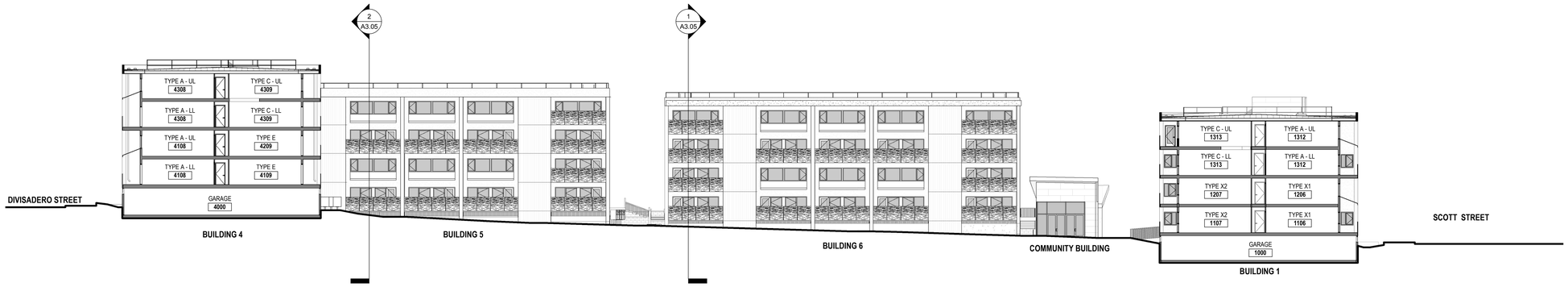
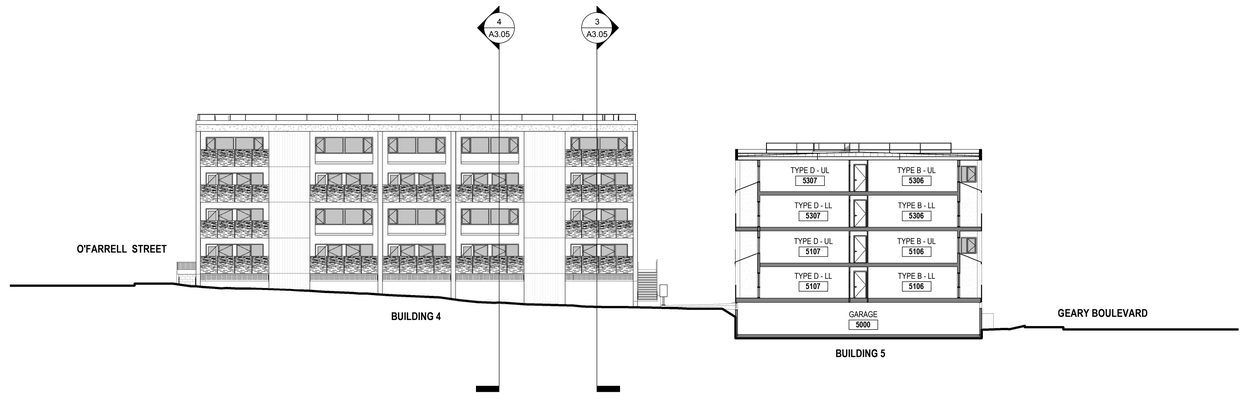


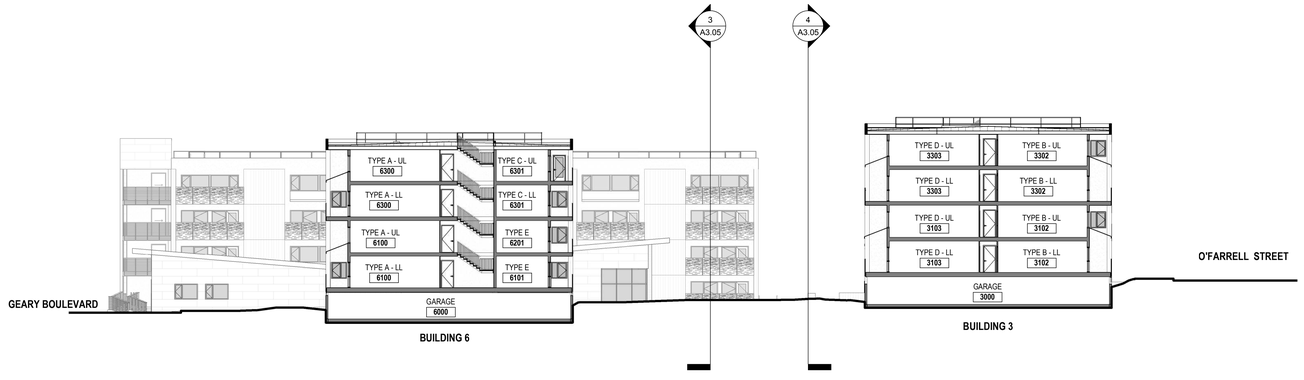
SITE SECTION - EAST WEST 2
1/16" = 1'-0" (4)



SITE SECTION - EAST WEST
1/16" = 1'-0" (3)

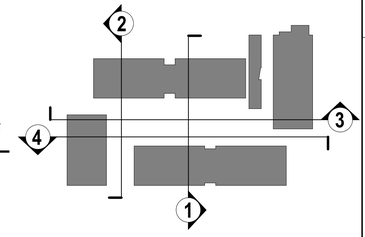


SITE SECTION - NORTH SOUTH 2
1/16" = 1'-0" (2)



SITE SECTION - NORTH SOUTH
1/16" = 1'-0" (1)

KEY PLAN



0' 8' 16' 32' 64'

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SHEET:

A3.05

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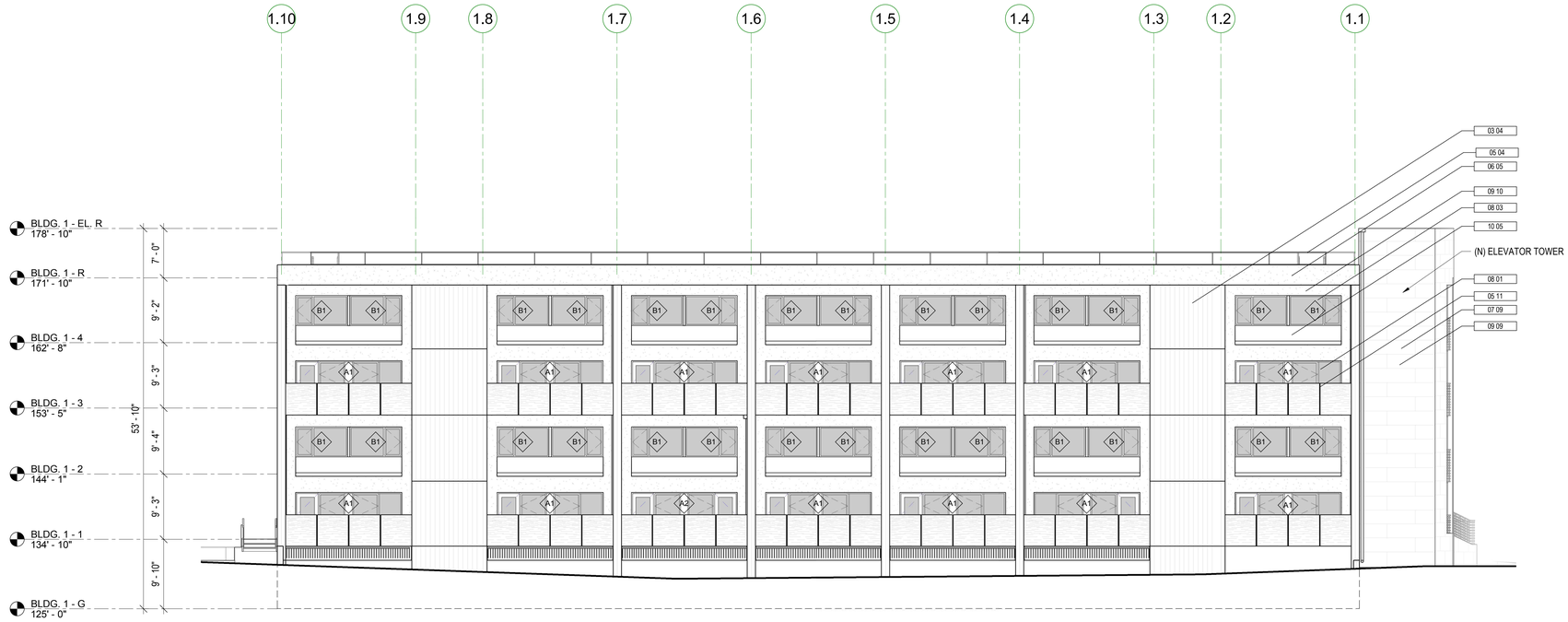
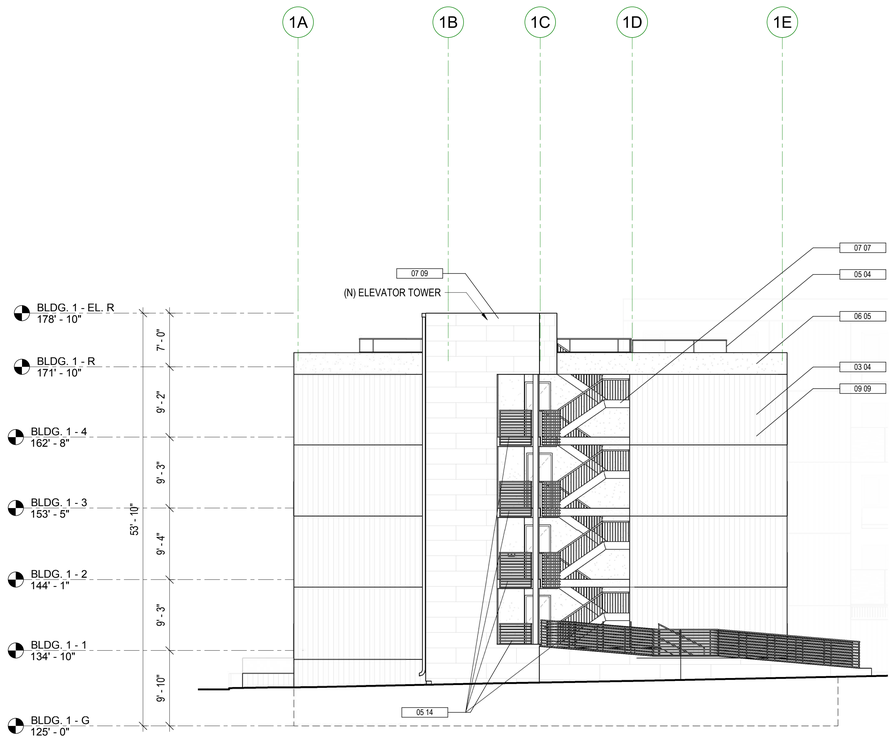


PROPOSED BUILDING 1 - EAST ELEVATION AT SCOTT STREET (2)
1/8" = 1'-0"



PROPOSED BUILDING 1 - NORTH ELEVATION AT GEARY BOULEVARD (1)
1/8" = 1'-0"

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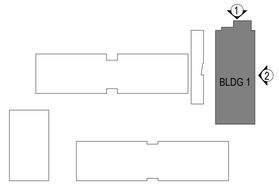
13. FOR DOOR AND WINDOW TYPES AND SIZES, SEE SCHEDULES AND LEGENDS ON A9.10, A9.11, & A9.20.

Keynote Legend	
Key Value	**Keynote Text**
03 04	REPAIR EXTERIOR FACE OF CONC. WALLS AS NEEDED, TYP.
05 04	(N) OSHA RAILING + 42" TO TOP RAIL ABOVE FINISHED ROOF
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
05 14	(N) STEEL RAIL W/ WOOD SLATS
06 05	(N) CONTINUOUS ROOF CURB AT FASCIA LEVEL W/ (N) PAINTED GSM CAP AND MTL FASCIA
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
07 09	METAL PANEL CLADDING
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 03	REPLACE ALUM WINDOWS IN (E) OPENINGS, TYP.
09 09	(N) EXTERIOR PAINT THROUGHOUT
09 10	PATCH & REPAIR (E) STUCCO AS REQUIRED
10 05	REPLACE FABRIC AWNING & SUPPORTS, TYP.

KEY PLAN



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TITLE:
BUILDING ELEVATIONS - BUILDING 1

SHEET:
A3.10

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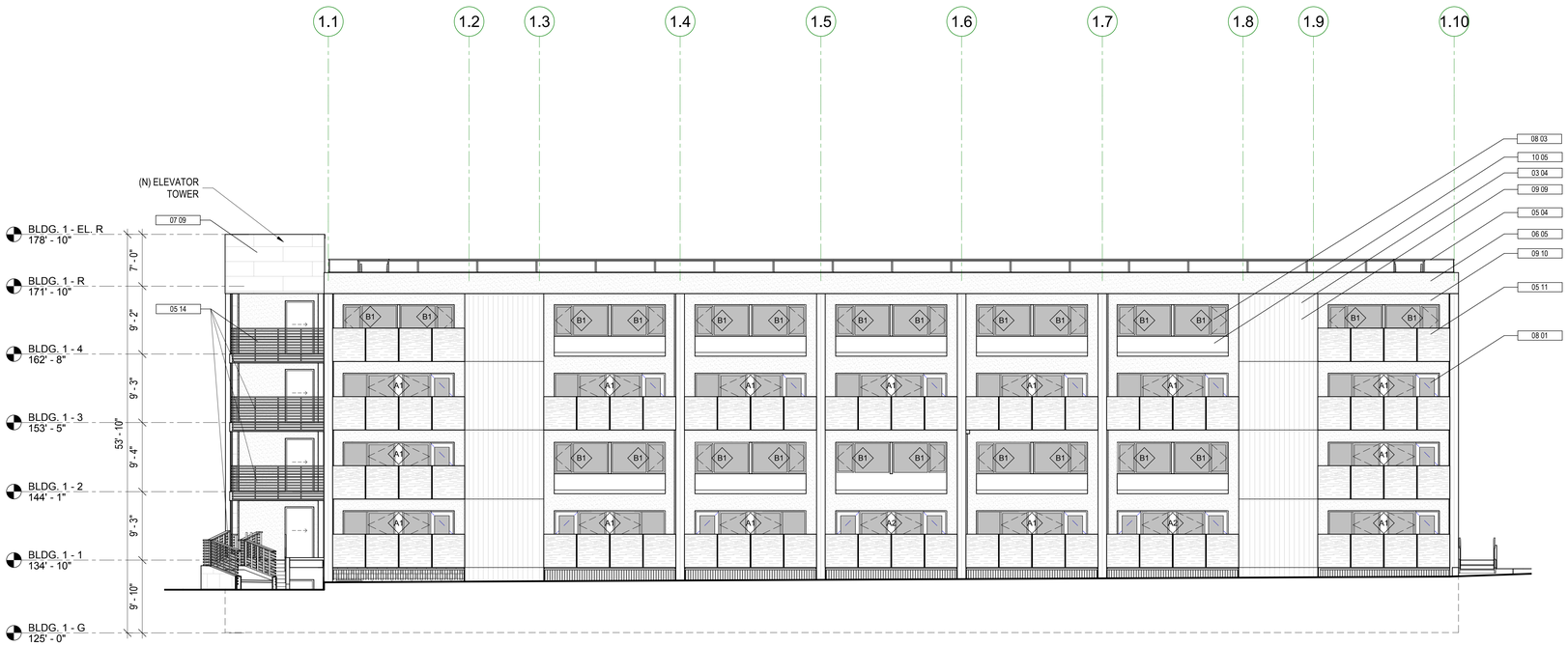
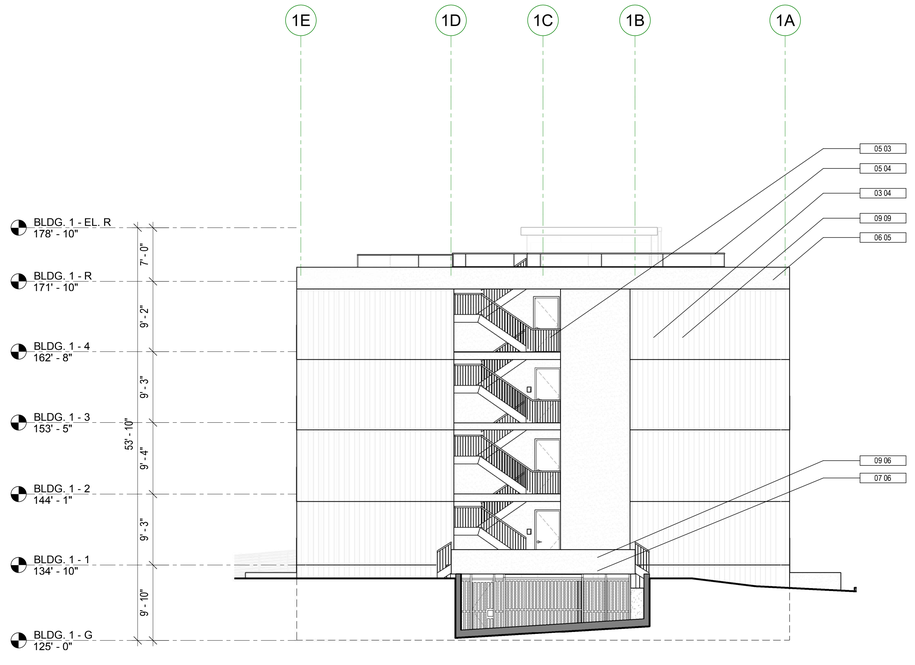


PROPOSED BUILDING 1 - WEST ELEVATION AT COURTYARD (2)
1/8" = 1'-0"



PROPOSED BUILDING 1 - SOUTH ELEVATION AT O'FARRELL STREET (1)
1/8" = 1'-0"

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Keynote Legend	
Key Value	**Keynote Text**
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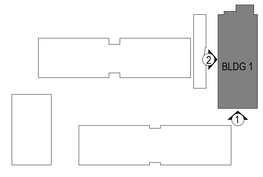
05 03	REPLACE CURB AND RAILING AT (E) STAIRS, TYP.
05 04	(N) OSHA RAILING + 42" TO TOP RAIL ABOVE FINISHED ROOF
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
05 14	(N) STEEL RAIL W/ WOOD SLATS
06 05	(N) CONTINUOUS ROOF CURB AT FASCIA LEVEL W/ (N) PAINTED GSM CAP AND MTL FASCIA
07 06	RESLOPE LANDINGS AS NEEDED FOR DRAINAGE. (N) TRAFFIC COATING, TYP.
07 09	METAL PANEL CLADDING
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 03	REPLACE ALUM WINDOWS IN (E) OPENINGS, TYP.
09 06	REPAIR (E) GUARDRAIL
09 09	(N) EXTERIOR PAINT THROUGHOUT
09 10	PATCH & REPAIR (E) STUCCO AS REQUIRED
10 05	REPLACE FABRIC AWNING & SUPPORTS, TYP.

KEY PLAN



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MIDTOWN PARK APARTMENTS

1415 Scott Street, San Francisco, CA 94115

STAMP:

NO.	ISSUE	DATE
	100% SD	21/12/18
	100% DD	03/22/19

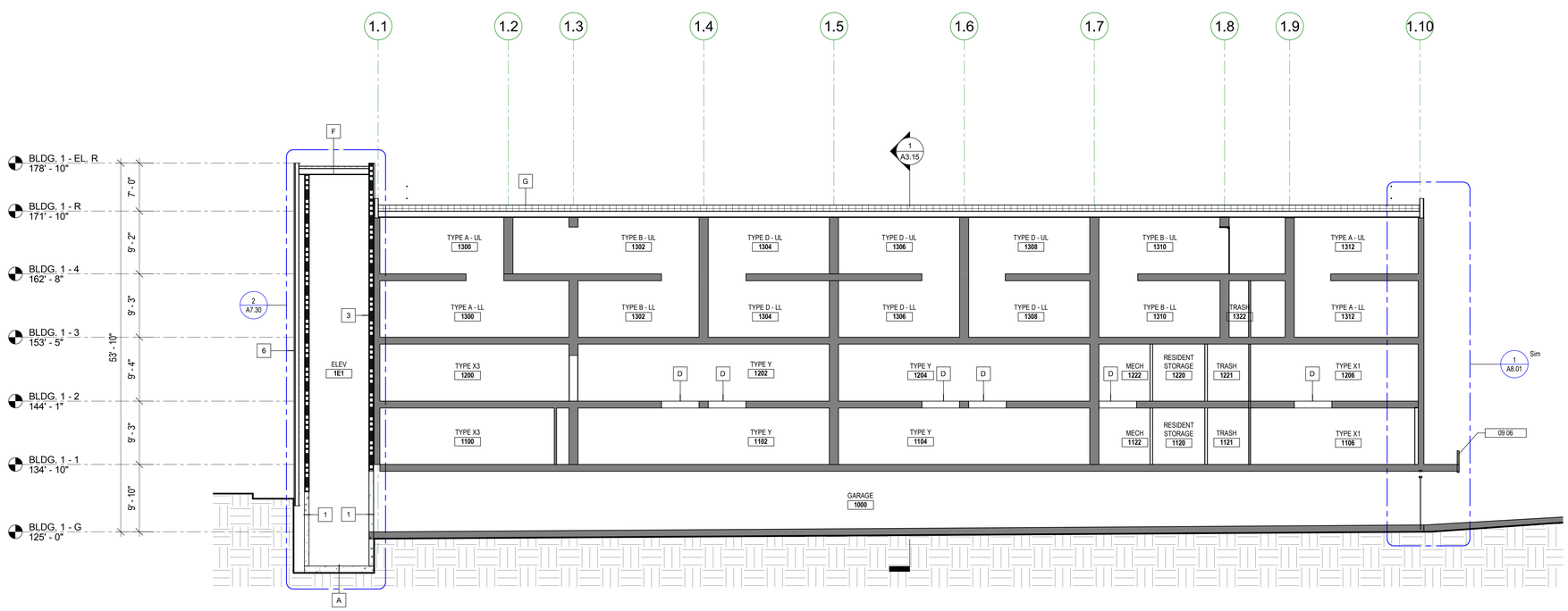
JOB NUMBER:	1213
DRAWN BY:	CA
CHECKED BY:	BH
DATE:	3/22/2019
SCALE:	As indicated

TITLE:
BUILDING ELEVATIONS - BUILDING 1

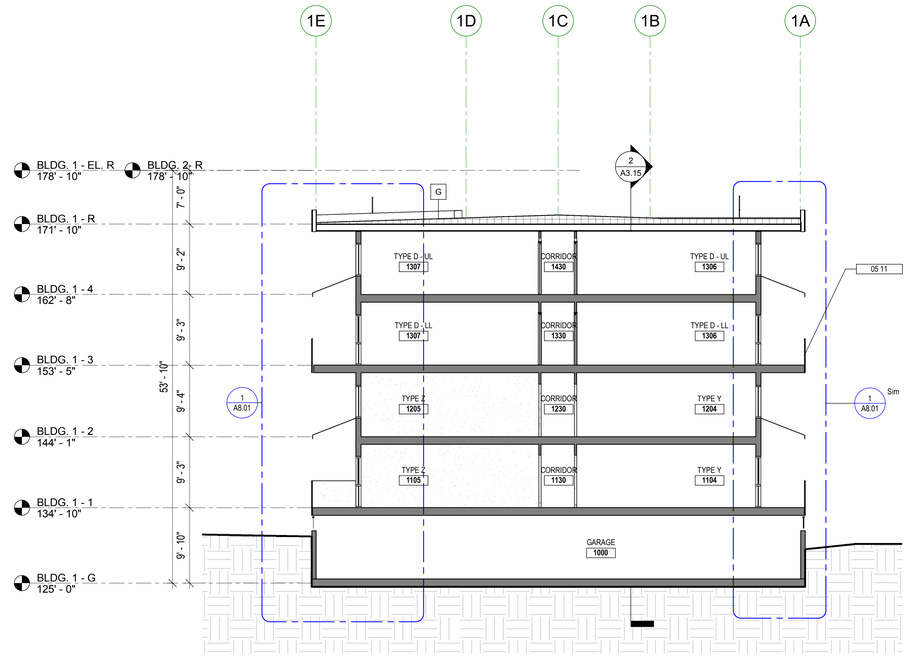
SHEET:
A3.11

3/22/2019 4:38:30 PM

Keynote Legend	
Key Value	**Keynote Text**
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
09 06	REPAIR (E) GUARDRAIL



BUILDING 1 - LONGITUDINAL SECTION (2)
1/8" = 1'-0"

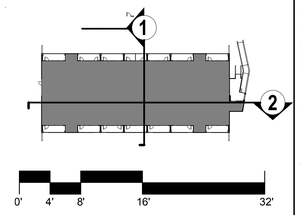


PROPOSED BUILDING 1 - TRANSVERSE SECTION (1)
1/8" = 1'-0"

SECTION LEGEND

- EXISTING WALLS
- NEW WALLS

SECTION KEY PLAN BLDG 1



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TITLE:	**BUILDING SECTIONS - BUILDING 1**
SHEET:	**A3.15**

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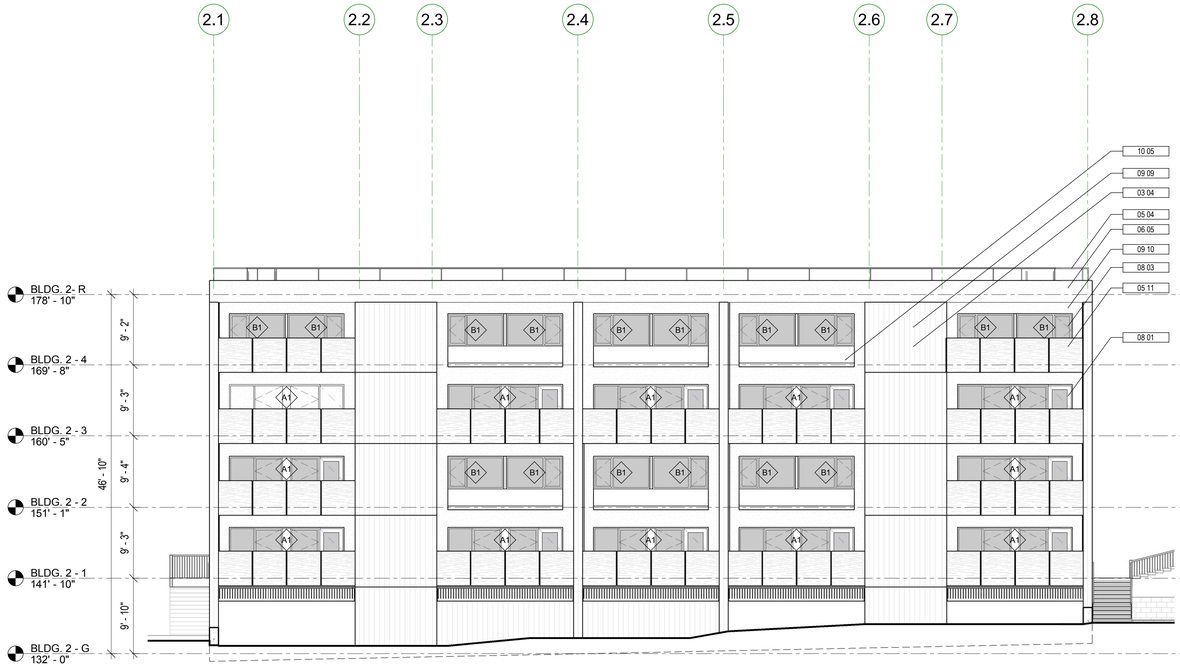
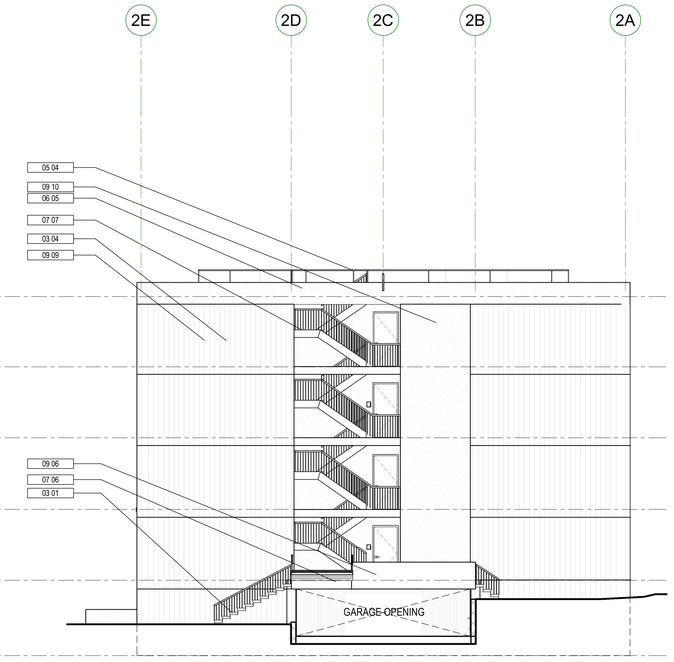


PROPOSED BUILDING 2 - NORTH ELEVATION AT COURTYARD 4
1/8" = 1'-0"



PROPOSED BUILDING 2 - WEST ELEVATION AT BUILDING 3 2
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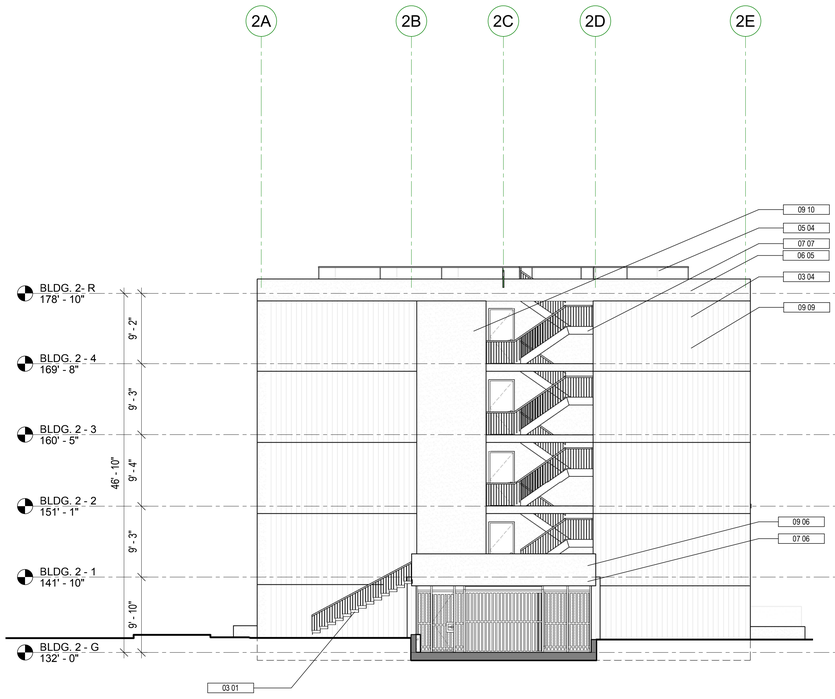
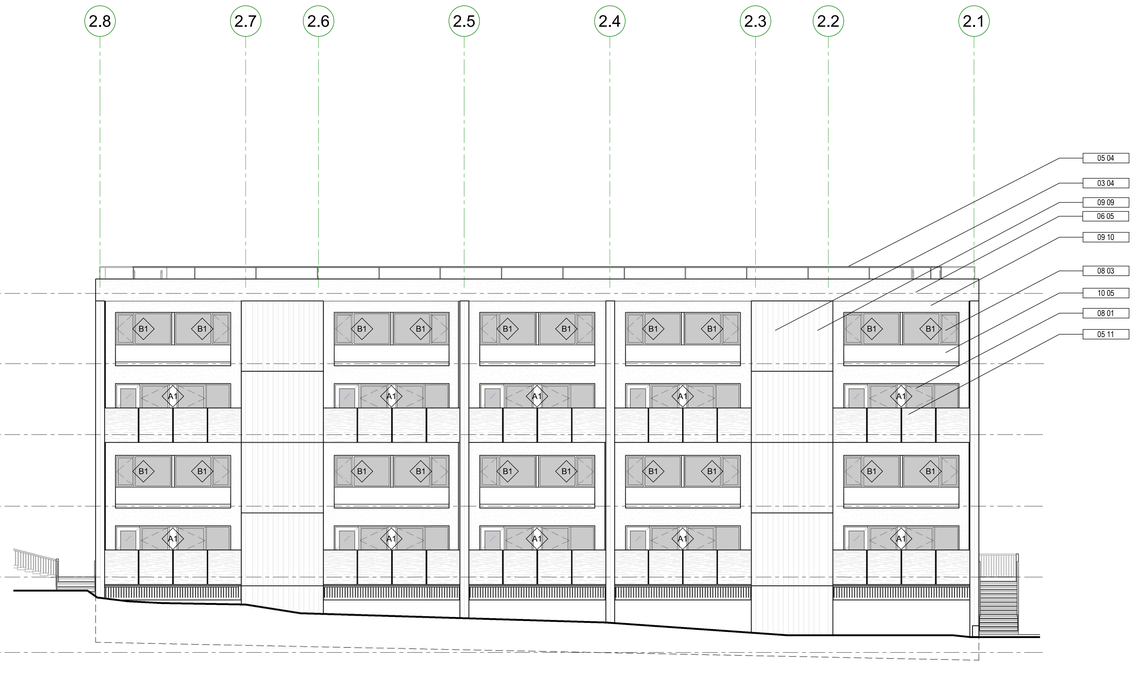


PROPOSED BUILDING 2 - EAST ELEVATION AT SCOTT STREET 3
1/8" = 1'-0"



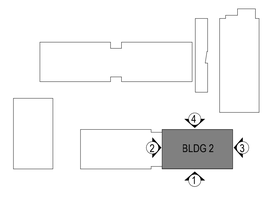
PROPOSED BUILDING 2 - SOUTH ELEVATION AT O'FARREL STREET 1
1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
2. THESE ELEVATIONS SHOW OVERALL INFORMATION AND UNIT-TO-UNIT RELATIONSHIPS ONLY, SEE ENLARGED ELEVATIONS FOR INFORMATION NOT SHOWN.
3. ALL CONTROL JOINTS AND FINISH MATERIALS SHALL WRAP AROUND CORNERS AND CONTINUE ONTO ADJACENT WALLS WHETHER SHOWN OR NOT, UNLESS NOTED OTHERWISE. PER ASTM C 1063 INSTALL CONTROL JOINTS WHERE AN EXPANSION JOINT OCCURS IN THE BASE EXTERIOR WALL. INSTALL CONTROL JOINTS WHERE CEILING FRAMING OR FURRING CHANGES DIRECTION.
4. PER ASTM C 1063, EXTERIOR PLASTER CONTROL JOINTS TO BE INSTALLED IN VERTICAL SURFACES EXCEEDING 144 SQUARE FEET IN AREA AND HORIZONTAL SURFACES EXCEEDING 100 SQUARE FEET IN AREA. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1.
5. ALL WEEP SCREED LINES SHALL BE LEVEL AND STEP WITH ADJACENT GRADE. STEPPING OF WEEP SCREED TO OCCUR AT INSIDE CORNERS. BOTTOM EDGE OF WEEP SCREED SHALL BE INSTALLED NOT LESS THAN 1 INCH BELOW THE JOINT FORMED BY THE FOUNDATION AND FRAMING. NOSE OF SCREED SHALL BE PLACED 6 INCHES MINIMUM ABOVE GRADE OR 2 INCHES MINIMUM ABOVE PAVED SURFACE.
6. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED.
7. ALL GUTTERS SHALL BE LEVEL U.O.N. AND RAINWATER LEADERS SHALL VERTICALLY ALIGN WITH WALLS INCLUDING PRIVATE DECKS AND STAIRS OPENINGS
8. REFER TO WINDOW SCHEDULE FOR WINDOW STC RATINGS.
9. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10. FRAMING SUB-CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
11. FAÇADE ACCESS PLAN SHALL BE PROVIDED BY OWNER TO COMPLY WITH OSHA REGULATIONS FOR BUILDING MAINTENANCE.
12. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
13. FOR DOOR AND WINDOW TYPES AND SIZES, SEE SCHEDULES AND LEGENDS ON A9.10, A9.11, & A9.20.

Keynote Legend	
Key Value	**Keynote Text**
03 01	REPAIR (E) CONCRETE STAIRS & LANDING AS REQD. PROVIDE (N) TRAFFIC COATING.
03 04	REPAIR EXTERIOR FACE OF CONC. WALLS AS NEEDED, TYP.
05 04	(N) OSHA RAILING + 42" TO TOP RAIL ABOVE FINISHED ROOF
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
06 05	(N) CONTINUOUS ROOF CURB AT FASCIA LEVEL W/ (N) PAINTED GSM CAP AND MTL FASCIA
07 06	RESLOPE LANDINGS AS NEEDED FOR DRAINAGE. (N) TRAFFIC COATING, TYP.
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 03	REPLACE ALUM WINDOWS IN (E) OPENINGS, TYP.
09 06	REPAIR (E) GUARDRAIL
09 09	(N) EXTERIOR PAINT THROUGHOUT
09 10	PATCH & REPAIR (E) STUCCO AS REQUIRED
10 05	REPLACE FABRIC AWNING & SUPPORTS, TYP.

KEY PLAN



0' 4' 8' 16' 32'

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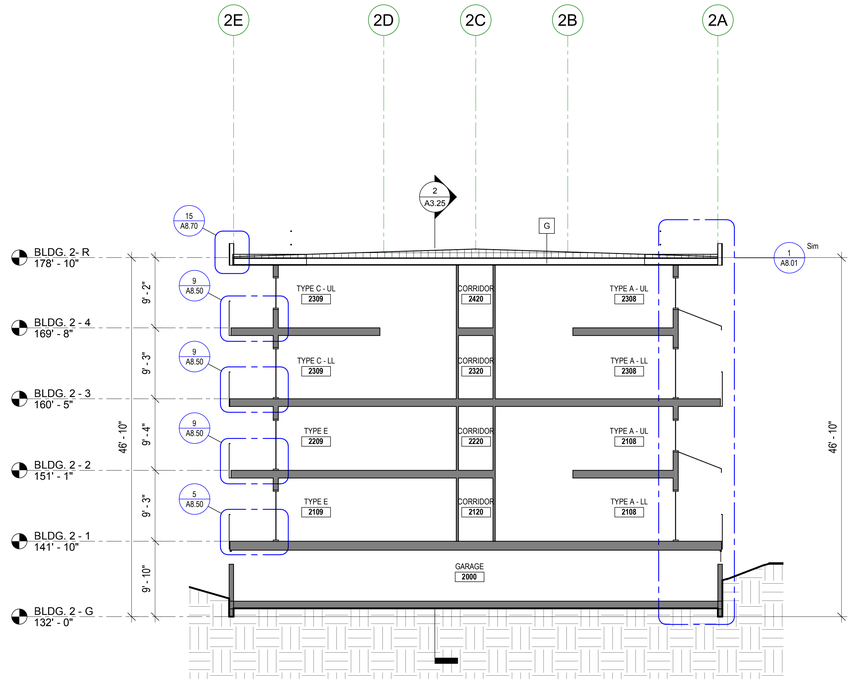
TITLE: **BUILDING ELEVATIONS - BUILDING 2**
SHEET: **A3.20**

3/22/2019 4:38:49 PM

Keynote Legend	
Key Value	Keynote Text

PROPOSED BUILDING 2 - LONGITUDINAL SECTION (2)
1/8" = 1'-0"

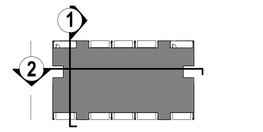


PROPOSED BUILDING 2 - TRANSVERSE SECTION (1)
1/8" = 1'-0"

SECTION LEGEND

- EXISTING WALLS
- NEW WALLS

SECTION KEY PLAN



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BUILDING SECTIONS - BUILDING 2
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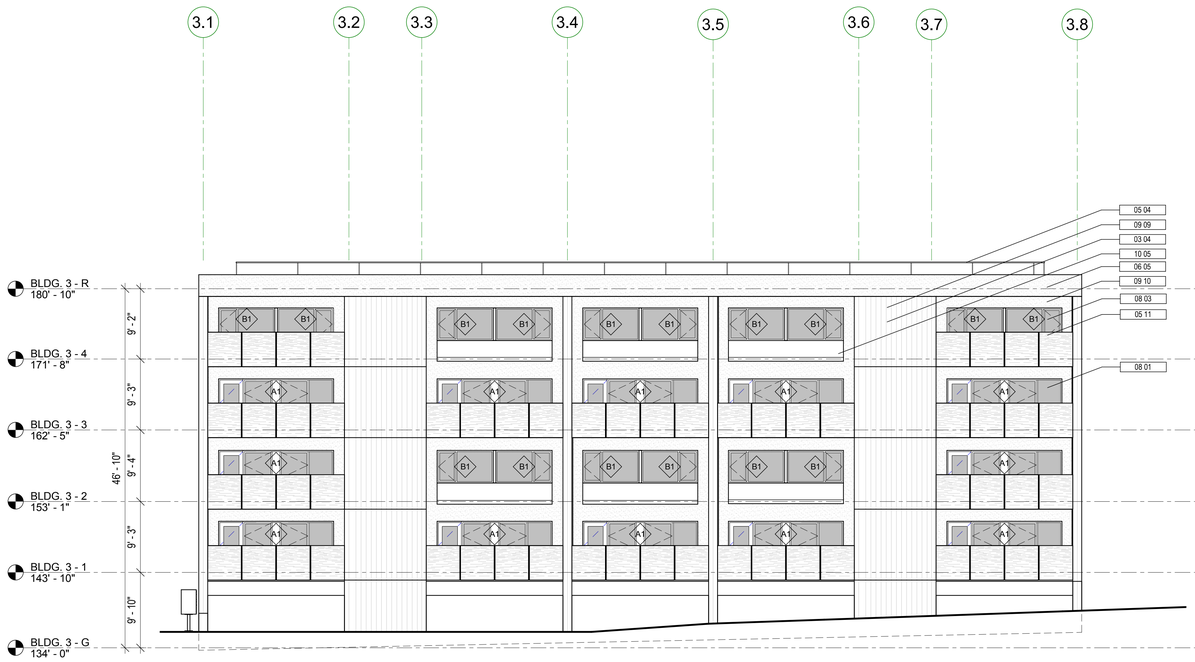
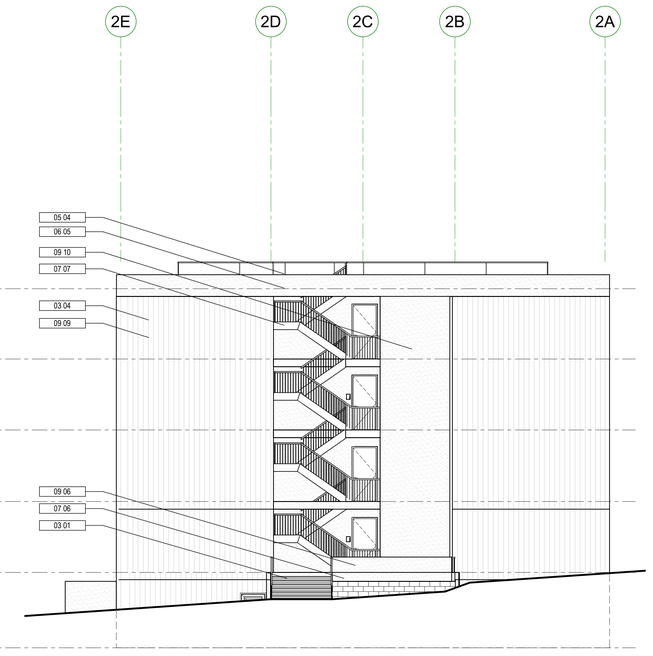
A3.25

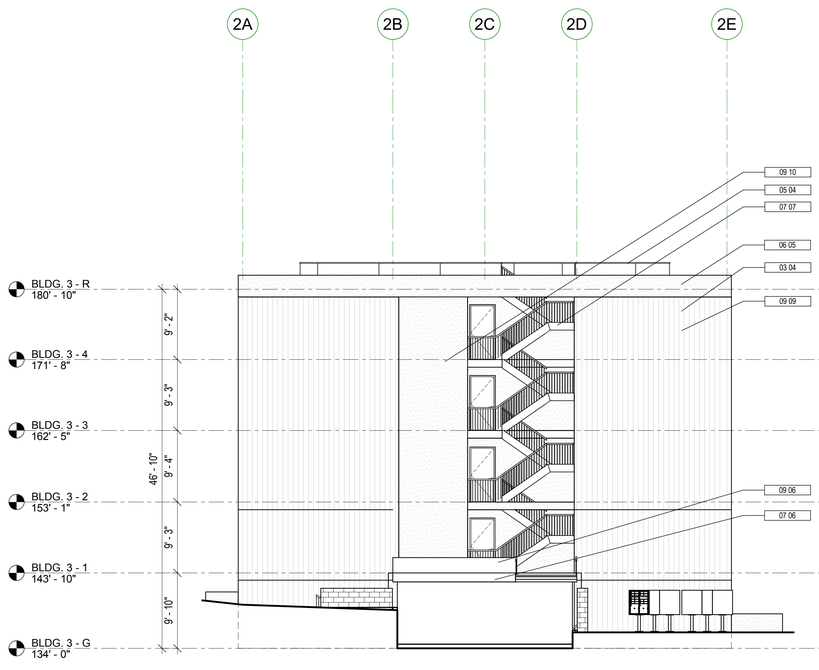
3/22/2019 4:38:53 PM



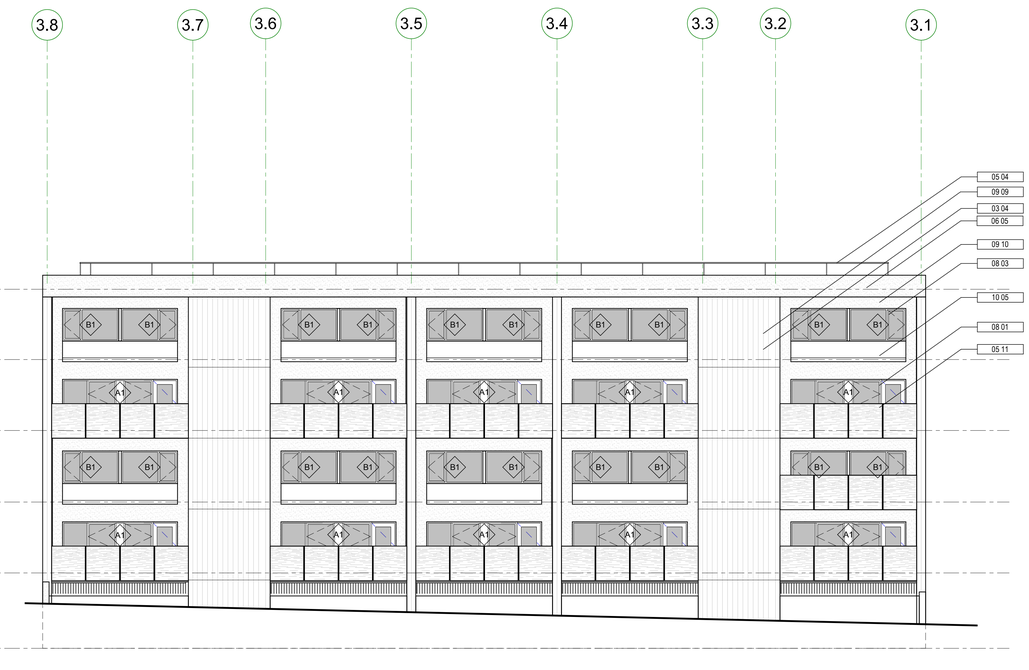
PROPOSED BUILDING 3 - NORTH ELEVATION AT COURTYARD (4)
1/8" = 1'-0"



PROPOSED BUILDING 3 -WEST ELEVATION AT BUILDING 4 (2)
1/8" = 1'-0"



PROPOSED BUILDING 3 - EAST ELEVATION AT BUILDING 2 (3)
1/8" = 1'-0"



PROPOSED BUILDING 3 - SOUTH ELEVATION AT O'FARRELL STREET (1)
1/8" = 1'-0"

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Keynote Legend	
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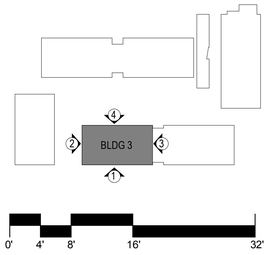
KEY PLAN



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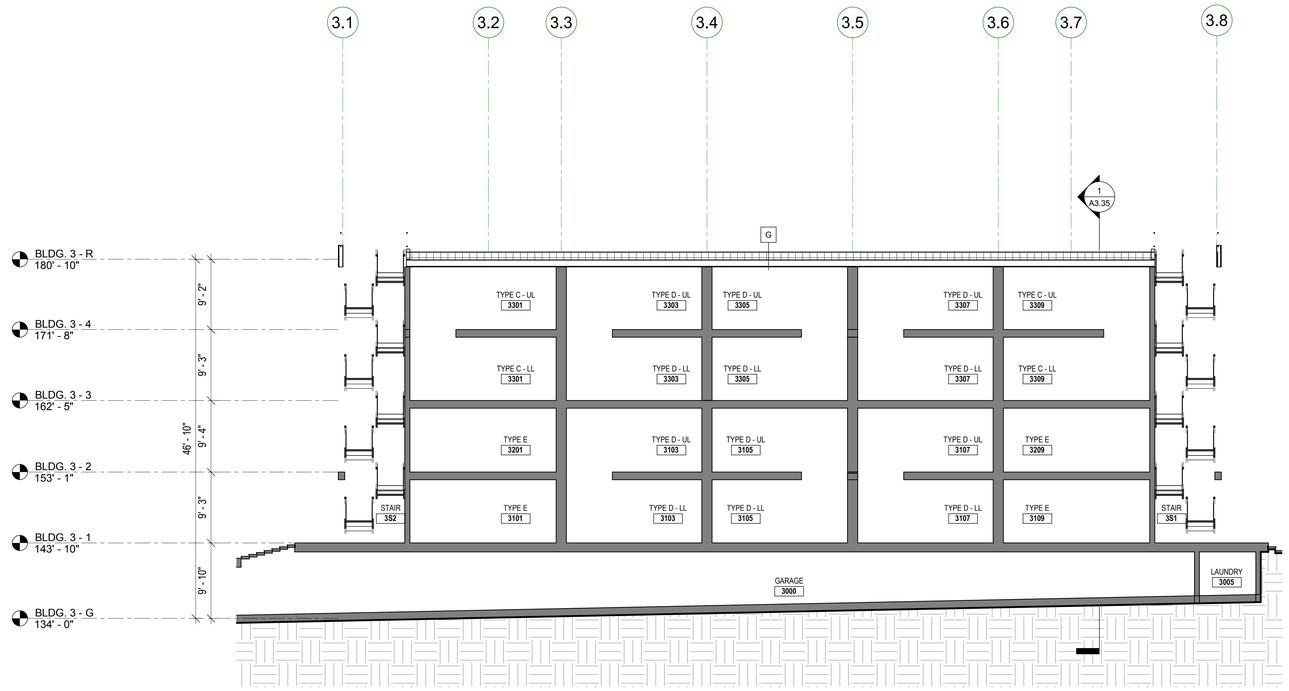
BUILDING ELEVATIONS - BUILDING 3

SHEET:

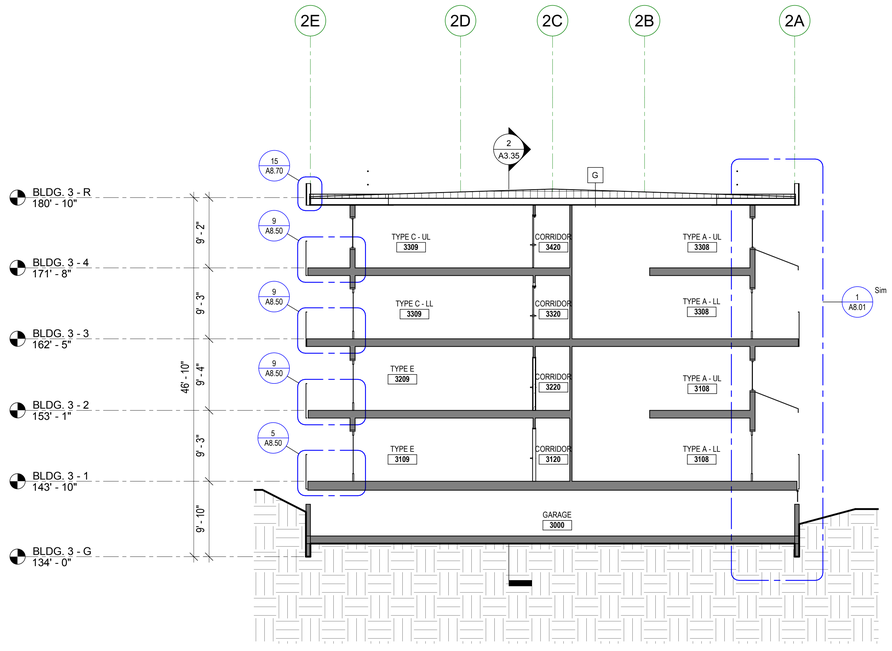
A3.30

3/22/2019 4:39:00 PM

Keynote Legend	
Key Value	Keynote Text



PROPOSED BUILDING 3 - LONGITUDINAL SECTION (2)
1/8" = 1'-0"



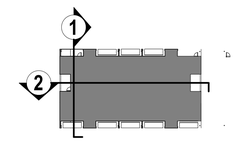
PROPOSED BUILDING 3 - TRANSVERSE SECTION (1)
1/8" = 1'-0"

SECTION LEGEND

EXISTING WALLS

NEW WALLS

SECTION KEY PLAN



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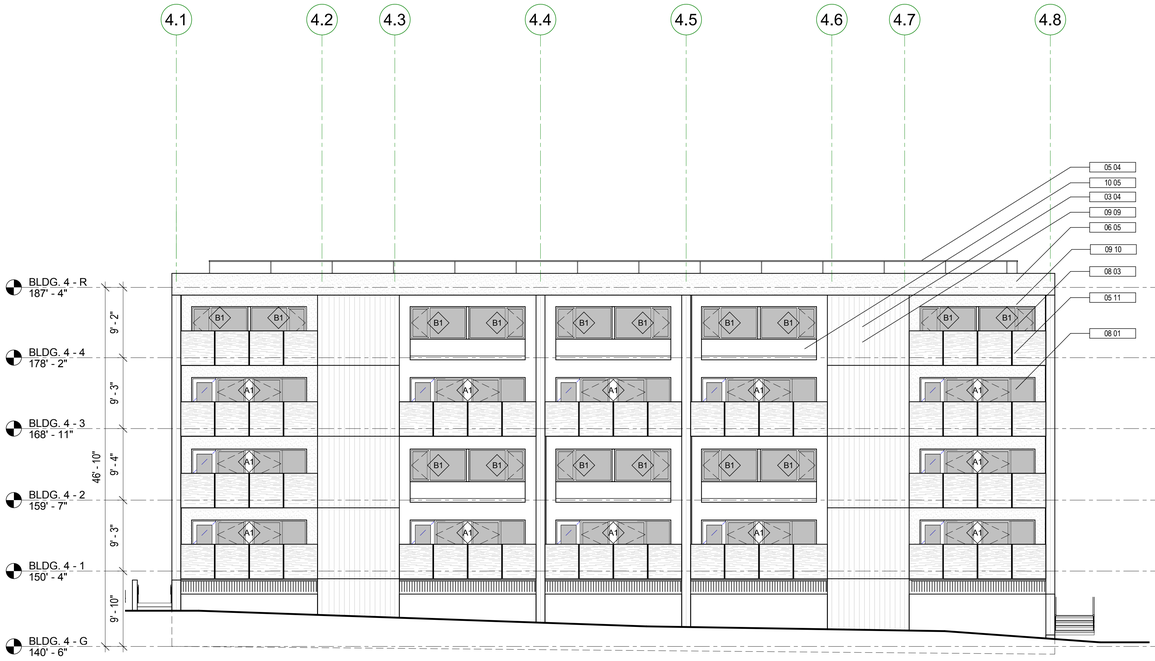
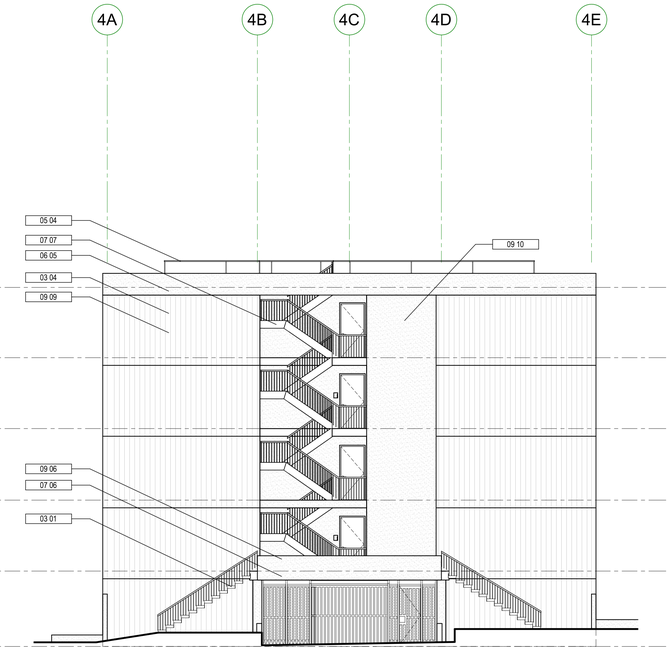
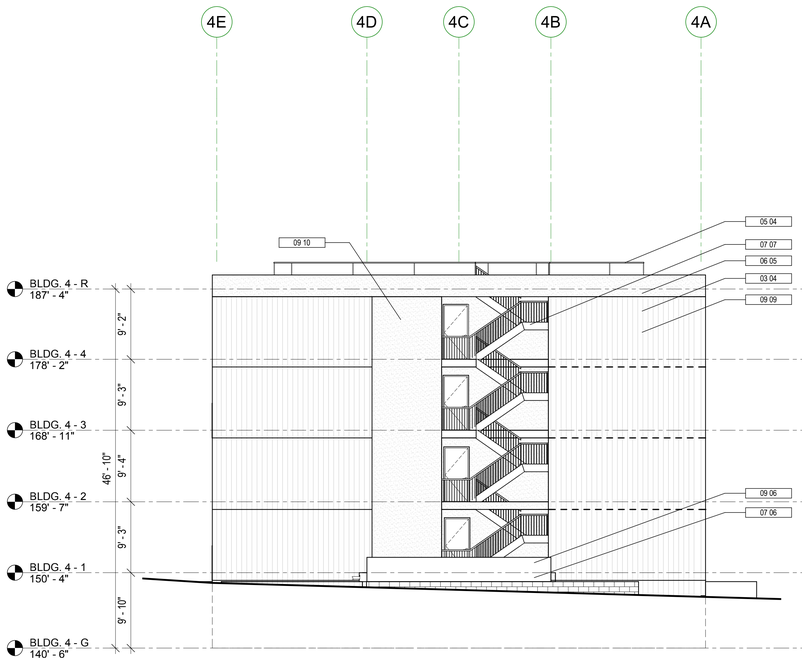
3/22/2019 4:39:05 PM



PROPOSED BUILDING 4 - EAST ELEVATION AT COURTYARD 4
1/8" = 1'-0"



PROPOSED BUILDING 4 - NORTH ELEVATION AT GEARY BLVD. 2
1/8" = 1'-0"



PROPOSED BUILDING 4 - SOUTH ELEVATION AT O'FARRELL STREET 3
1/8" = 1'-0"

PROPOSED BUILDING 4 - WEST ELEVATION AT DIVISADERO STREET 1
1/8" = 1'-0"

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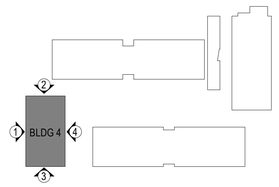
06 05	(N) CONTINUOUS ROOF CURB AT FASCIA LEVEL W/ (N) PAINTED GSM CAP AND MTL FASCIA
07 06	RESLOPE LANDINGS AS NEEDED FOR DRAINAGE. (N) TRAFFIC COATING, TYP.
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 03	REPLACE ALUM WINDOWS IN (E) OPENINGS, TYP.
09 06	REPAIR (E) GUARDRAIL
09 09	(N) EXTERIOR PAINT THROUGHOUT
09 10	PATCH & REPAIR (E) STUCCO AS REQUIRED
10 04	NEW ACCESSIBLE PARKING SIGN. SEE 18/G3.03 FOR SIGNAGE DETAILS
10 05	REPLACE FABRIC AWNING & SUPPORTS, TYP.

KEY PLAN



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	100% DD	03/22/19

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SCALE:	As indicated

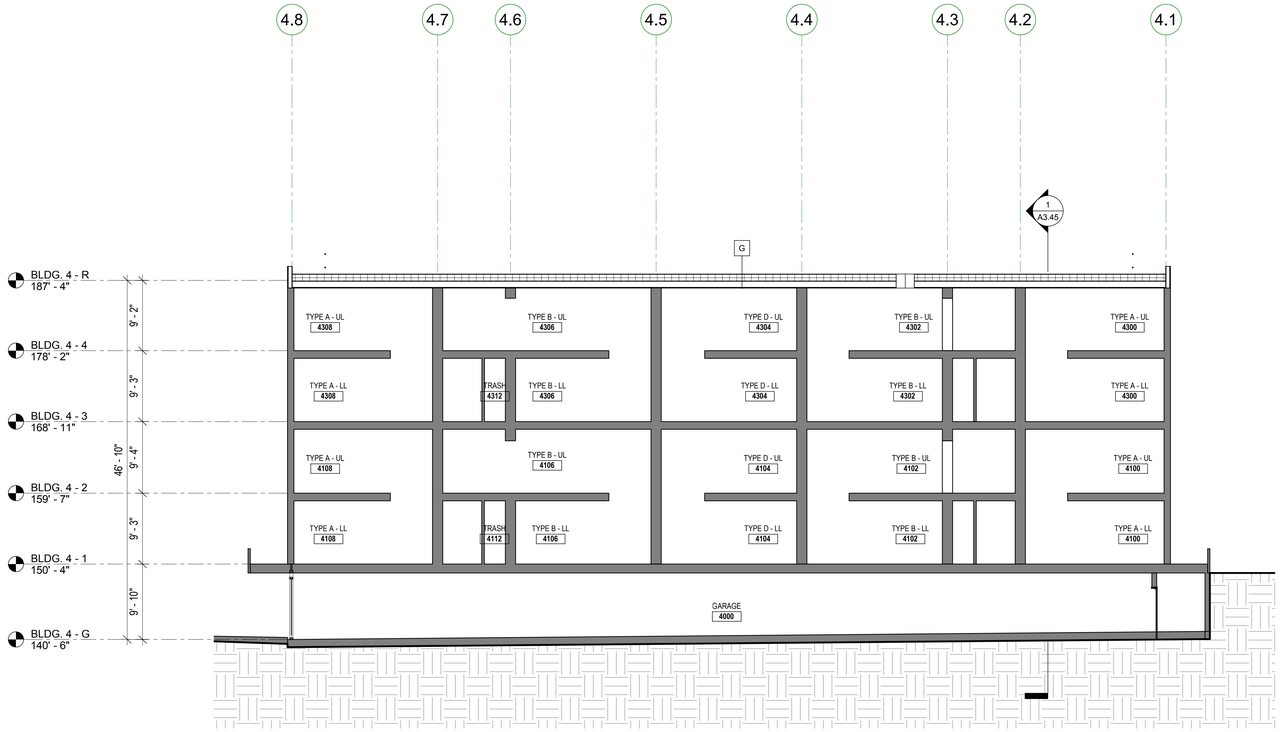
TITLE:

BUILDING ELEVATIONS - BUILDING 4

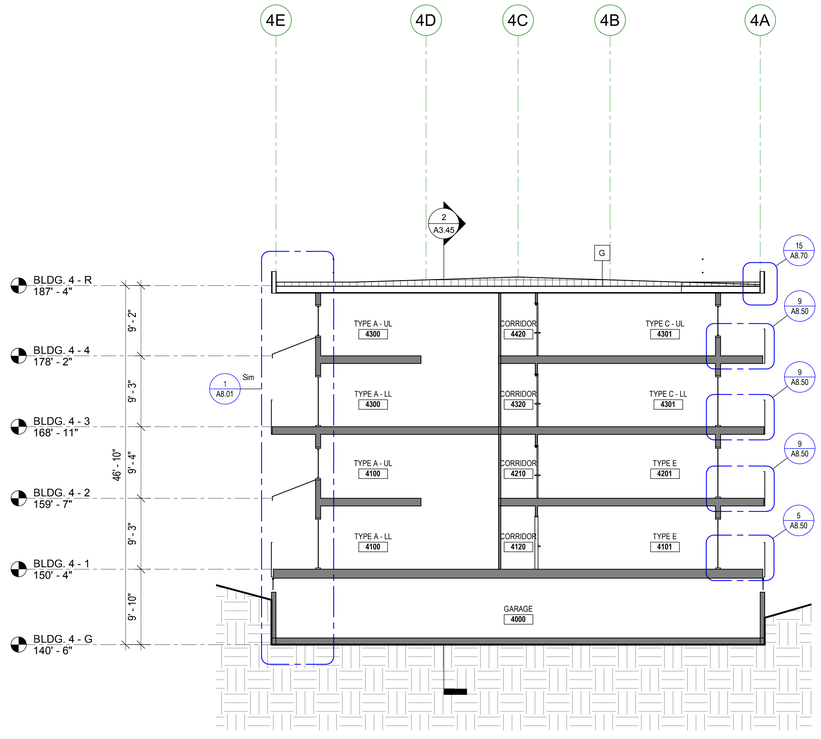
SHEET:

A3.40

3/22/2019 4:39:11 PM



PROPOSED BUILDING 4 - LONGITUDINAL SECTION (2)
1/8" = 1'-0"



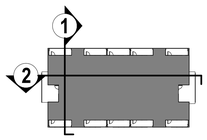
PROPOSED BUILDING 4 - TRANSVERSE SECTION (1)
1/8" = 1'-0"

SECTION LEGEND

EXISTING WALLS

NEW WALLS

SECTION KEY PLAN



0' 4' 8' 16' 32'

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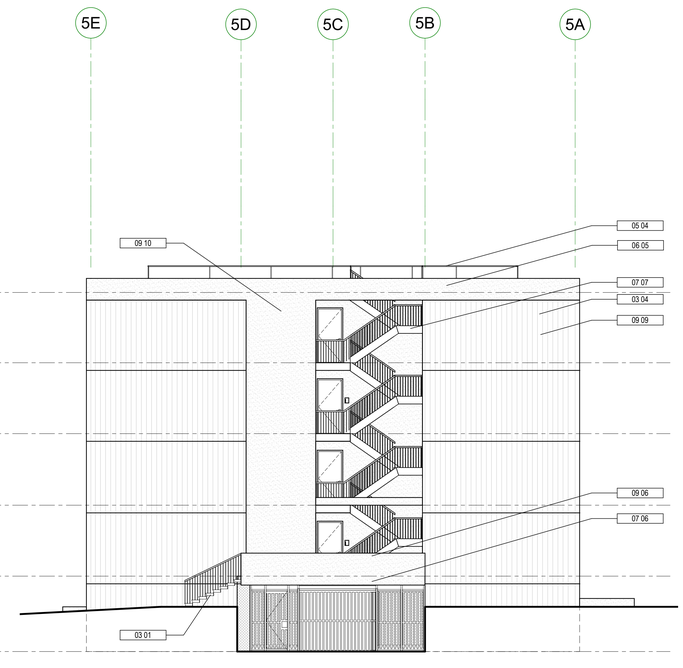
BUILDING SECTIONS - BUILDING 4
SHEET:

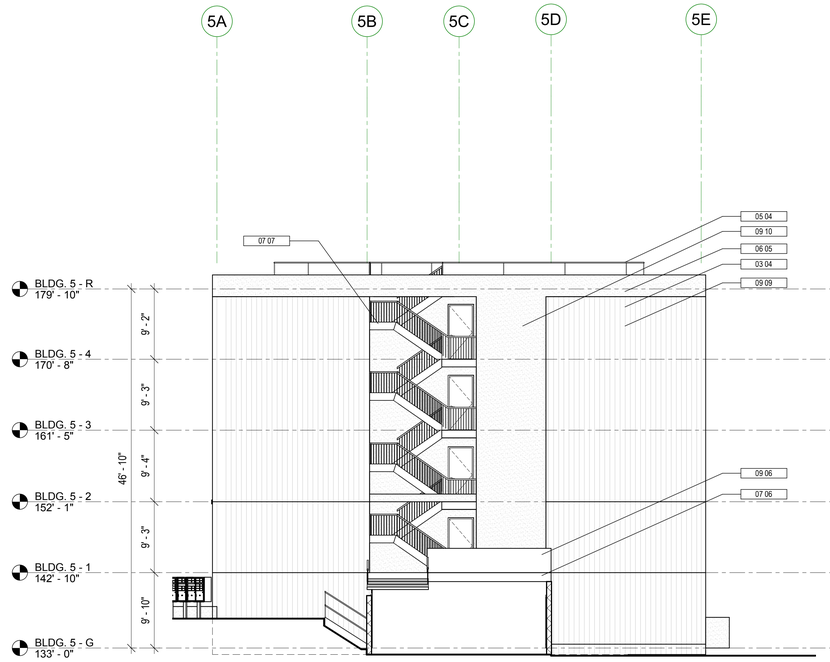
A3.45

3/22/2019 4:39:14 PM

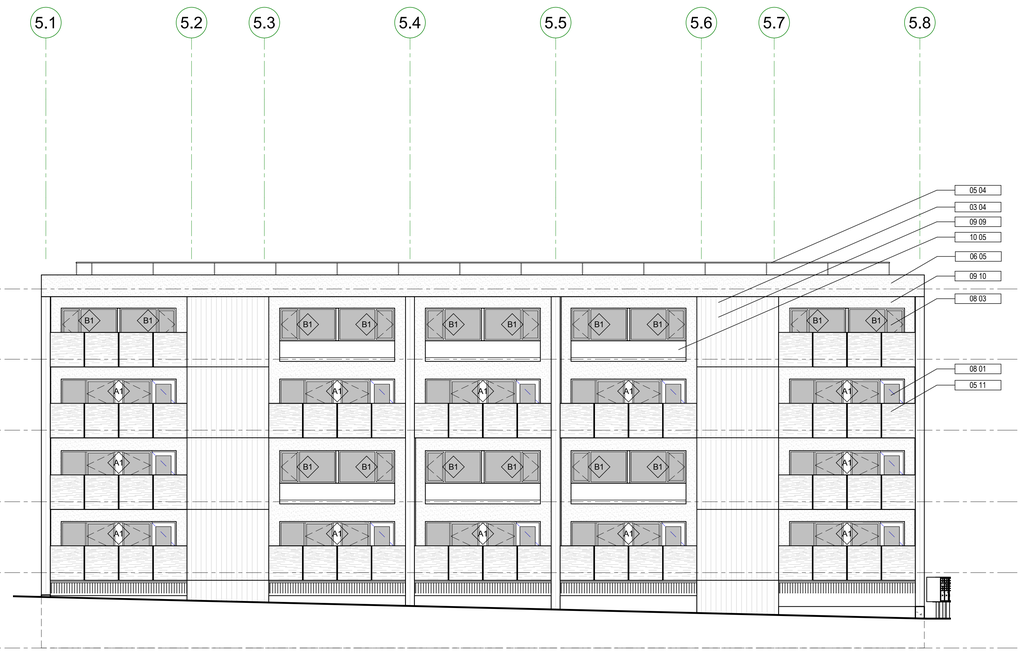
PROPOSED BUILDING 5 - NORTH ELEVATION AT GEARY BLVD. 4
1/8" = 1'-0"



PROPOSED BUILDING 5 - WEST ELEVATION AT DIVISADERO STREET 2
1/8" = 1'-0"



PROPOSED BUILDING 5 - EAST ELEVATION 3
1/8" = 1'-0"



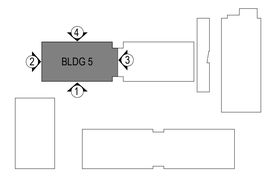
PROPOSED BUILDING 5 - SOUTH ELEVATION AT COURTYARD 1
1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
2. THESE ELEVATIONS SHOW OVERALL INFORMATION AND UNIT-TO-UNIT RELATIONSHIPS ONLY, SEE ENLARGED ELEVATIONS FOR INFORMATION NOT SHOWN.
3. ALL CONTROL JOINTS AND FINISH MATERIALS SHALL WRAP AROUND CORNERS AND CONTINUE ONTO ADJACENT WALLS WHETHER SHOWN OR NOT, UNLESS NOTED OTHERWISE. PER ASTM C 1063 INSTALL CONTROL JOINTS WHERE AN EXPANSION JOINT OCCURS IN THE BASE EXTERIOR WALL. INSTALL CONTROL JOINTS WHERE CEILING FRAMING OR FURRING CHANGES DIRECTION.
4. PER ASTM C 1063, EXTERIOR PLASTER CONTROL JOINTS TO BE INSTALLED IN VERTICAL SURFACES EXCEEDING 144 SQUARE FEET IN AREA AND HORIZONTAL SURFACES EXCEEDING 100 SQUARE FEET IN AREA. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1.
5. ALL WEEP SCREED LINES SHALL BE LEVEL AND STEP WITH ADJACENT GRADE. STEPPING OF WEEP SCREED TO OCCUR AT INSIDE CORNERS. BOTTOM EDGE OF WEEP SCREED SHALL BE INSTALLED NOT LESS THAN 1 INCH BELOW THE JOINT FORMED BY THE FOUNDATION AND FRAMING. NOSE OF SCREED SHALL BE PLACED 6 INCHES MINIMUM ABOVE GRADE OR 2 INCHES MINIMUM ABOVE PAVED SURFACE.
6. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED.
7. ALL GUTTERS SHALL BE LEVEL U.O.N. AND RAINWATER LEADERS SHALL VERTICALLY ALIGN WITH WALLS INCLUDING PRIVATE DECKS AND STAIRS OPENINGS
8. REFER TO WINDOW SCHEDULE FOR WINDOW STC RATINGS.
9. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10. FRAMING SUB-CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
11. FAÇADE ACCESS PLAN SHALL BE PROVIDED BY OWNER TO COMPLY WITH OSHA REGULATIONS FOR BUILDING MAINTENANCE.
12. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
13. FOR DOOR AND WINDOW TYPES AND SIZES, SEE SCHEDULES AND LEGENDS ON A9.10, A9.11, & A9.20.

Keynote Legend	
Key Value	**Keynote Text**
03 01	REPAIR (E) CONCRETE STAIRS & LANDING AS REQD. PROVIDE (N) TRAFFIC COATING.
03 04	REPAIR EXTERIOR FACE OF CONC. WALLS AS NEEDED, TYP.
05 04	(N) OSHA RAILING + 42" TO TOP RAIL ABOVE FINISHED ROOF
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
06 05	(N) CONTINUOUS ROOF CURB AT FASCIA LEVEL W/ (N) PAINTED GSM CAP AND MTL FASCIA
07 06	RESLOPE LANDINGS AS NEEDED FOR DRAINAGE. (N) TRAFFIC COATING, TYP.
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 03	REPLACE ALUM WINDOWS IN (E) OPENINGS, TYP.
09 06	REPAIR (E) GUARDRAIL
09 09	(N) EXTERIOR PAINT THROUGHOUT
09 10	PATCH & REPAIR (E) STUCCO AS REQUIRED
10 05	REPLACE FABRIC AWNING & SUPPORTS, TYP.

KEY PLAN



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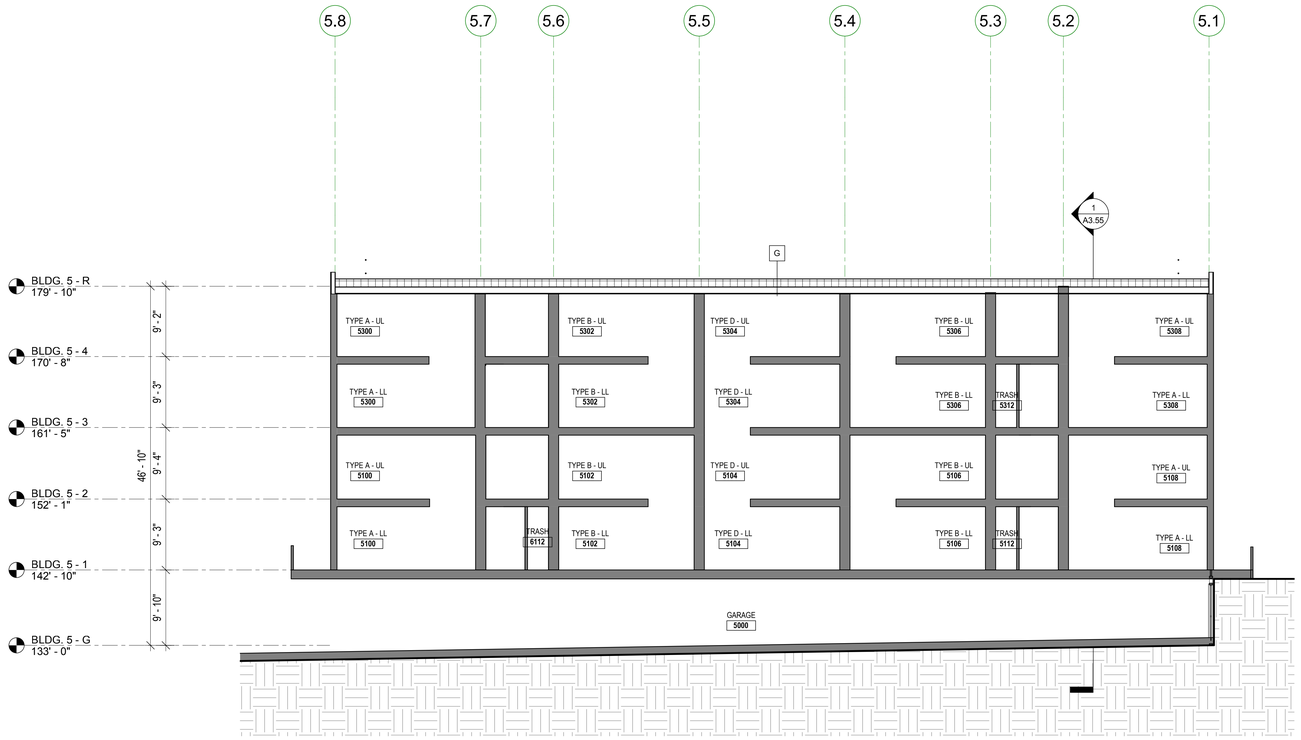
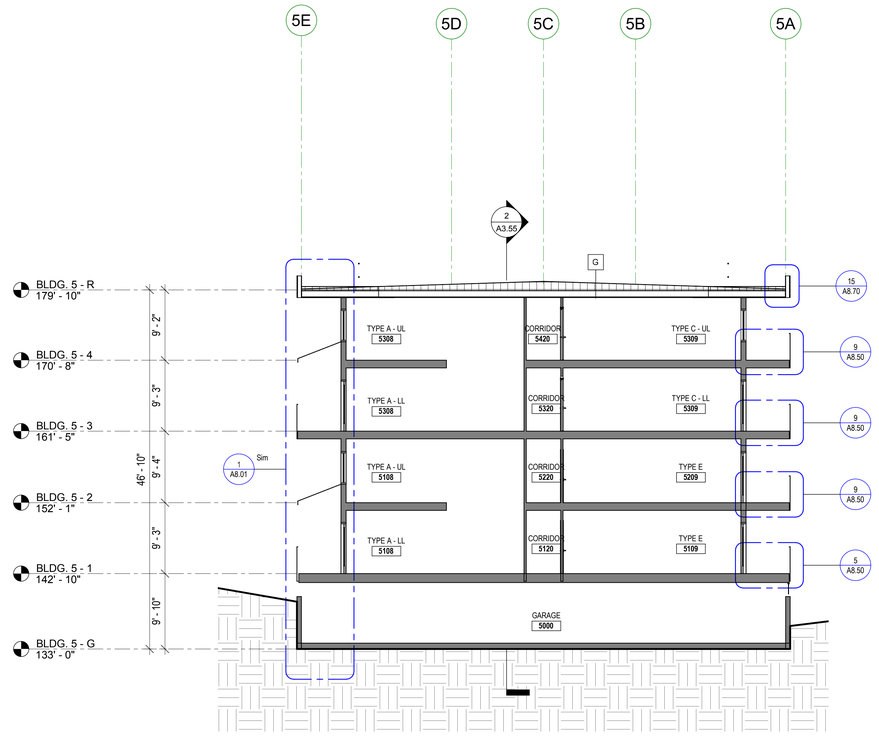
A3.50

3/22/2019 4:39:21 PM



PROPOSED BUILDING 5 - LONGITUDINAL SECTION (2)
1/8" = 1'-0"



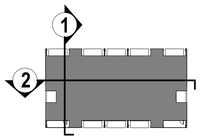
PROPOSED BUILDING 5 - TRANSVERSE SECTION (1)
1/8" = 1'-0"

SECTION LEGEND

EXISTING WALLS

NEW WALLS

ELEVATION KEY PLAN



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BUILDING SECTIONS - BUILDING 5

SHEET:
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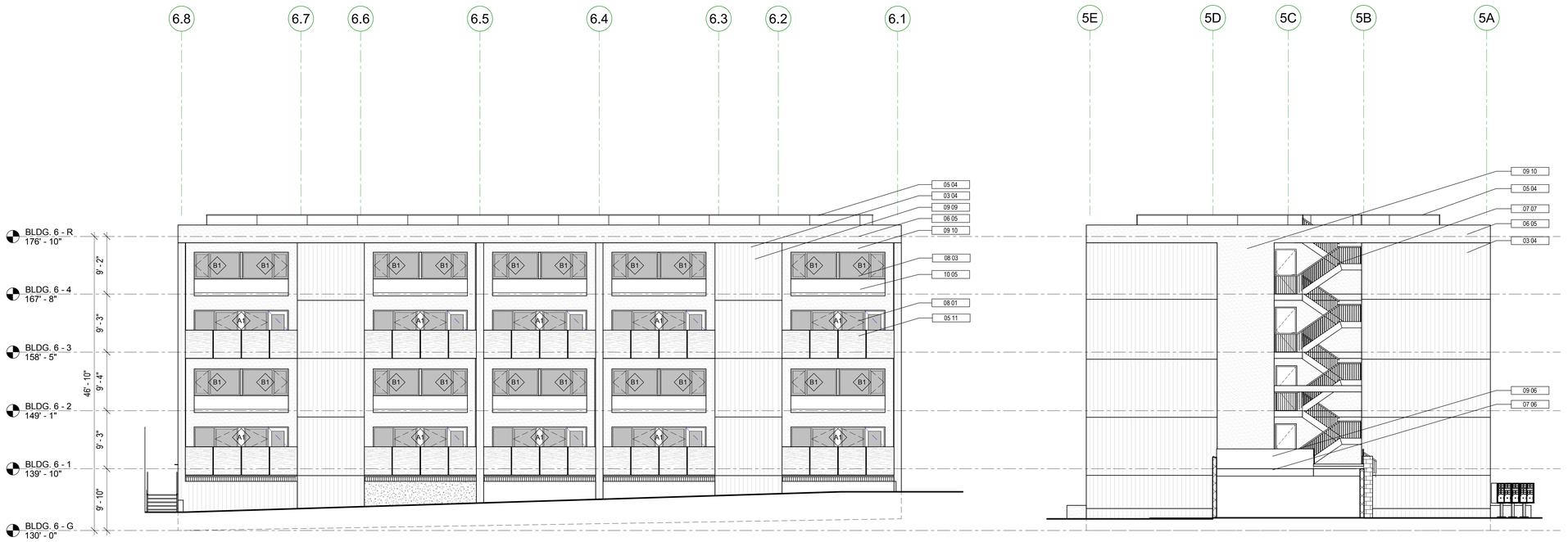
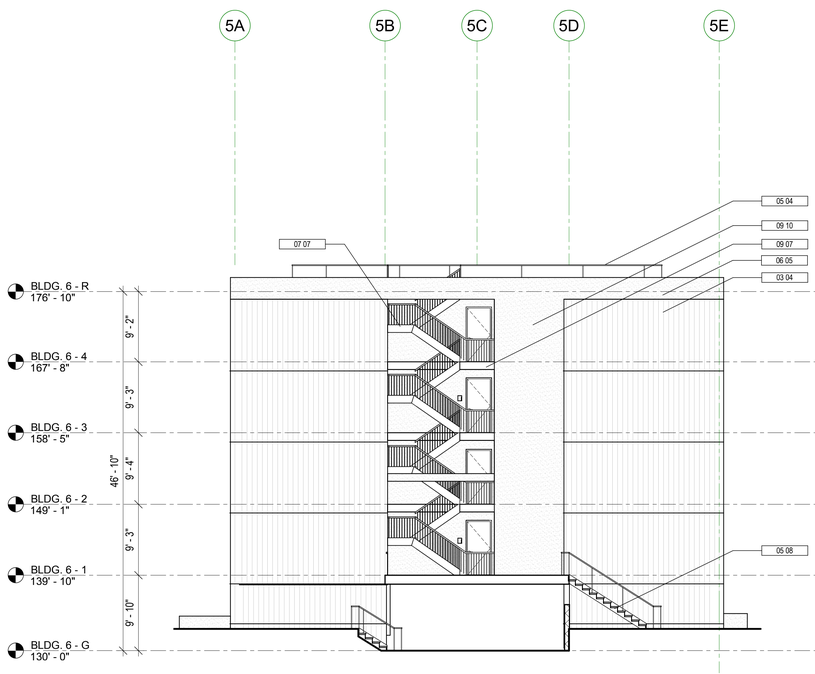
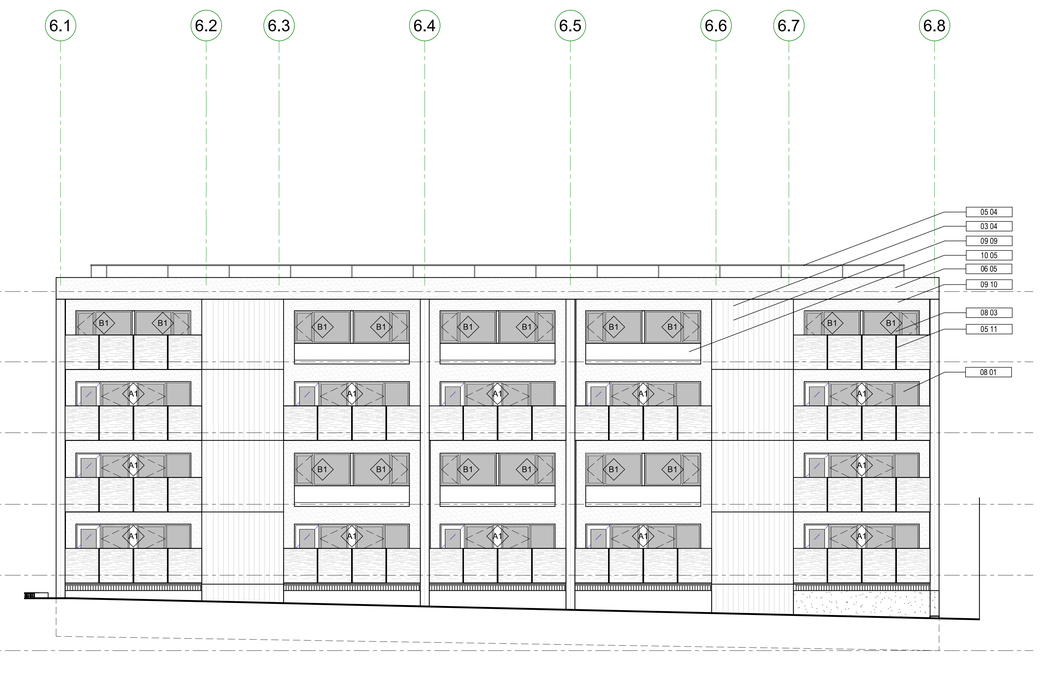


PROPOSED BUILDING 6 - NORTH ELEVATION AT GEARY BLVD. (4)
1/8" = 1'-0"

PROPOSED BUILDING 6 - WEST ELEVATION AT BUILDING 5 (2)
1/8" = 1'-0"



PROPOSED BUILDING 6 - EAST ELEVATION AT COMMUNITY BUILDING (3)
1/8" = 1'-0"



PROPOSED BUILDING 6 - SOUTH ELEVATION AT COURTYARD (1)
1/8" = 1'-0"

ELEVATION GENERAL NOTES

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4. PER ASTM C 1063, EXTERIOR PLASTER CONTROL JOINTS TO BE INSTALLED IN VERTICAL SURFACES EXCEEDING 144 SQUARE FEET IN AREA AND HORIZONTAL SURFACES EXCEEDING 100 SQUARE FEET IN AREA. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1.
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6. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED.
7. ALL GUTTERS SHALL BE LEVEL U.O.N. AND RAINWATER LEADERS SHALL VERTICALLY ALIGN WITH WALLS INCLUDING PRIVATE DECKS AND STAIRS OPENINGS
8. REFER TO WINDOW SCHEDULE FOR WINDOW STC RATINGS.
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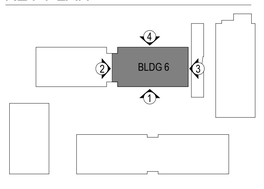
13. FOR DOOR AND WINDOW TYPES AND SIZES, SEE SCHEDULES AND LEGENDS ON A9.10, A9.11, & A9.20.

Keynote Legend	
Key Value	**Keynote Text**
03 04	REPAIR EXTERIOR FACE OF CONC. WALLS AS NEEDED, TYP.
05 04	(N) OSHA RAILING + 42" TO TOP RAIL ABOVE FINISHED ROOF
05 08	(N) STAIR TO BUILDING 6
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
06 05	(N) CONTINUOUS ROOF CURB AT FASCIA LEVEL W/ (N) PAINTED GSM CAP AND MTL FASCIA
07 06	RESLOPE LANDINGS AS NEEDED FOR DRAINAGE. (N) TRAFFIC COATING, TYP.
07 07	(N) FLASHING & WATERPROOFING AT ALL METAL STAIR CONNECTION POINTS. REPAIR ADJACENT STUCCO AS REQUIRED AND PAINT, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 03	REPLACE ALUM WINDOWS IN (E) OPENINGS, TYP.
09 06	REPAIR (E) GUARDRAIL
09 07	REPLACE CORRIDOR FLOORING. REPAIR (E) SUBFLOOR AS REQUIRED.
09 09	(N) EXTERIOR PAINT THROUGHOUT
09 10	PATCH & REPAIR (E) STUCCO AS REQUIRED
10 05	REPLACE FABRIC AWNING & SUPPORTS, TYP.

KEY PLAN



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BUILDING ELEVATIONS - BUILDING 6

SHEET:

A3.60

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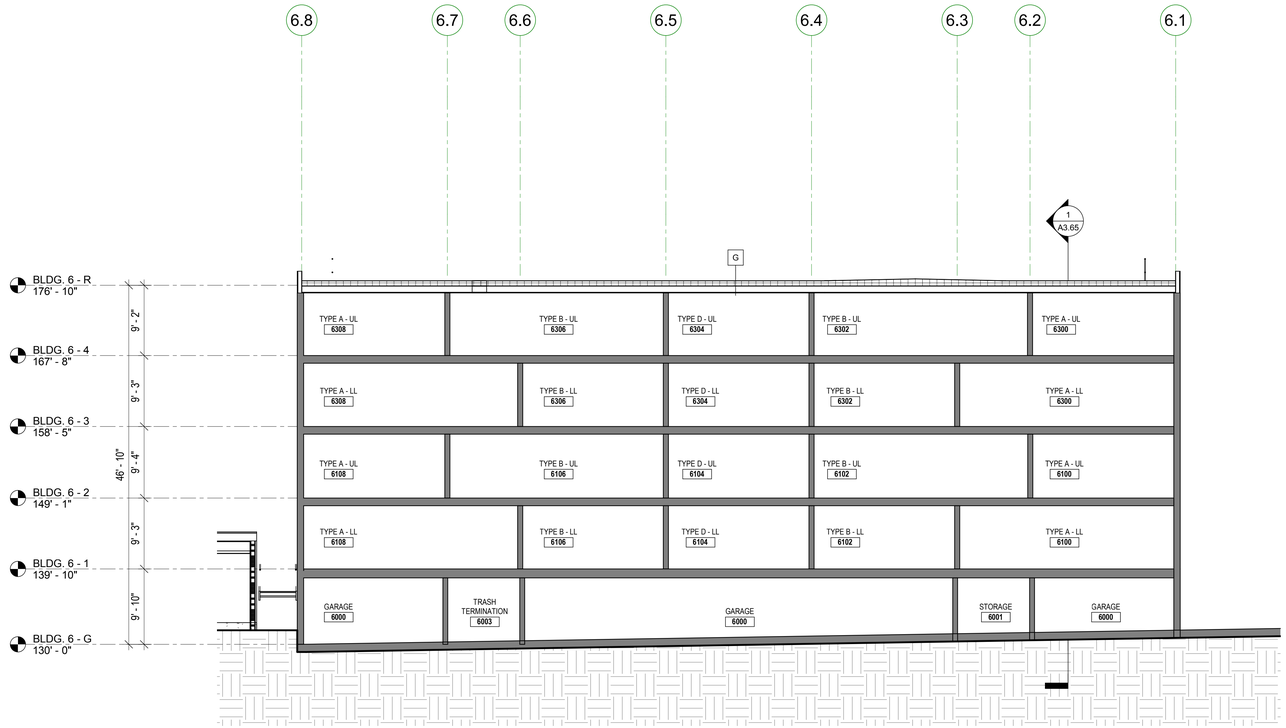
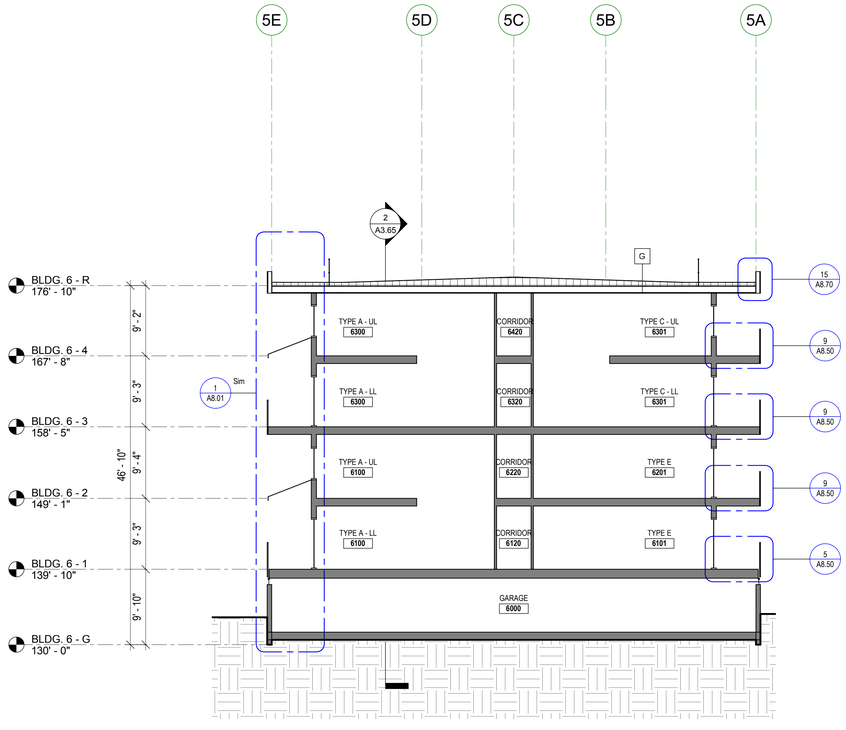
Keynote Legend	
Key Value	Keynote Text



PROPOSED BUILDING 6 - LONGITUDINAL SECTION (2)
1/8" = 1'-0"



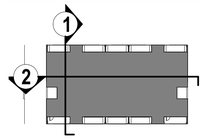
PROPOSED BUILDING 6 - TRANSVERSE SECTION (1)
1/8" = 1'-0"

SECTION LEGEND

EXISTING WALLS

NEW WALLS

SECTION KEY PLAN



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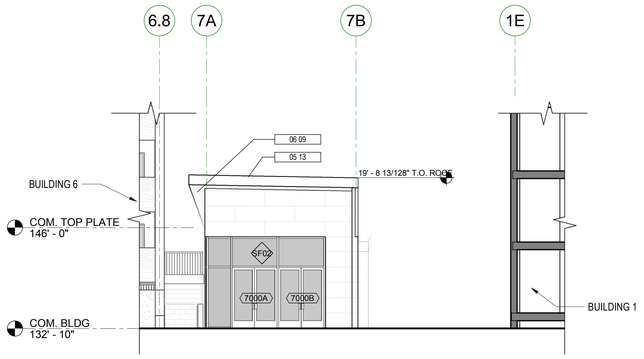
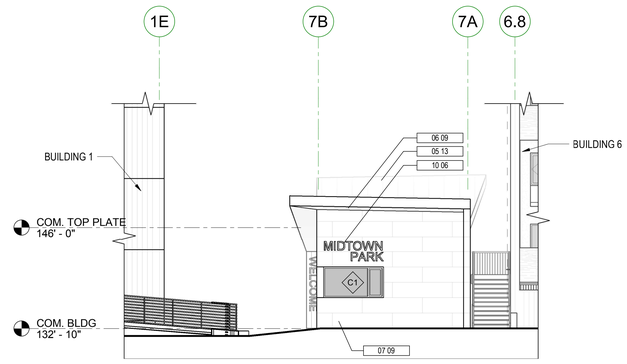
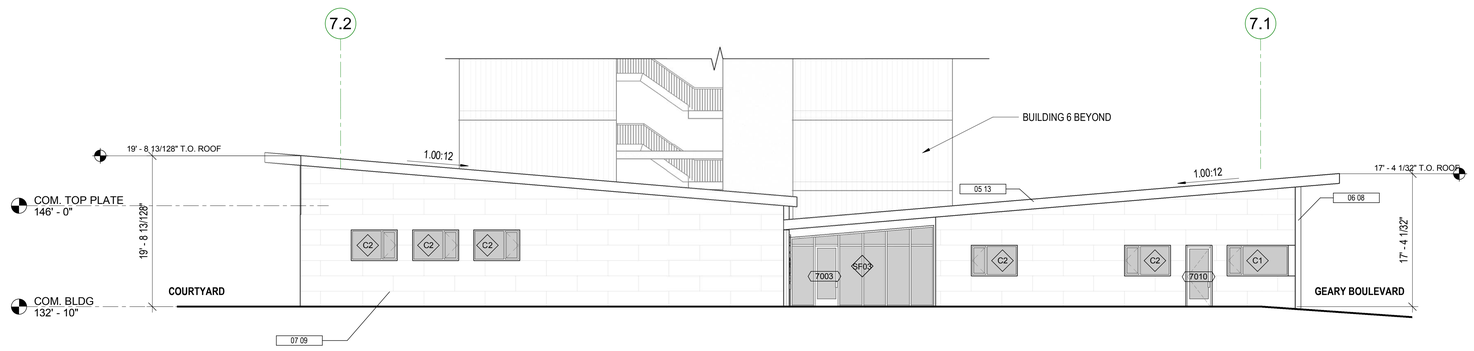


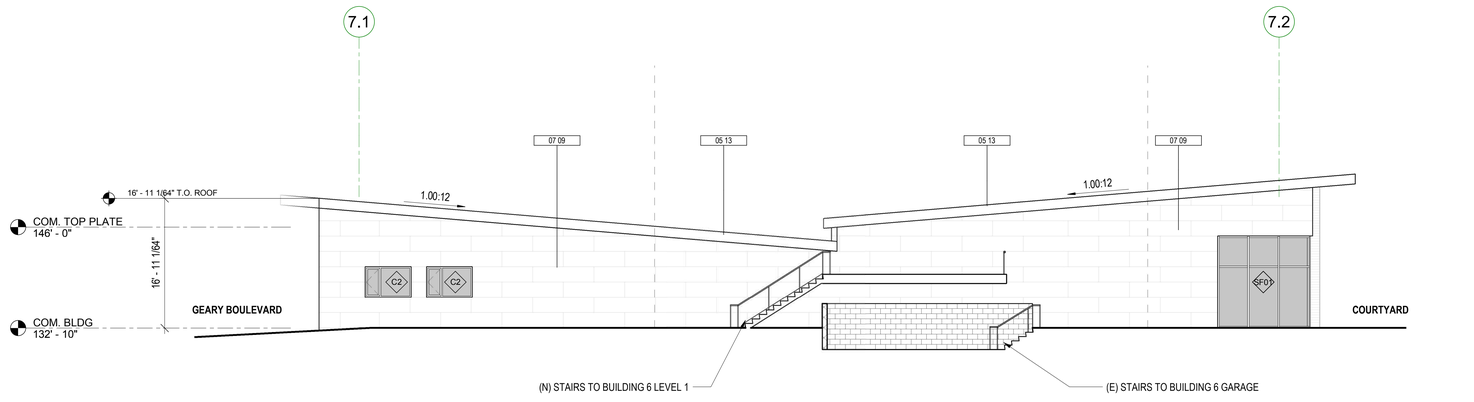
COMMUNITY BUILDING - SOUTH ELEVATION - COURTYARD 4
1/8" = 1'-0"



COMMUNITY BUILDING - NORTH ELEVATION 3
1/8" = 1'-0"



COMMUNITY BUILDING - EAST ELEVATION 2
1/8" = 1'-0"



COMMUNITY BUILDING - WEST ELEVATION 1
1/8" = 1'-0"

ELEVATION GENERAL NOTES

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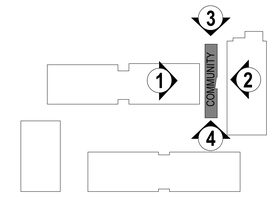
4. PER ASTM C 1063, EXTERIOR PLASTER CONTROL JOINTS TO BE INSTALLED IN VERTICAL SURFACES EXCEEDING 144 SQUARE FEET IN AREA AND HORIZONTAL SURFACES EXCEEDING 100 SQUARE FEET IN AREA. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1.
5. ALL WEEP SCREED LINES SHALL BE LEVEL AND STEP WITH ADJACENT GRADE. STEPPING OF WEEP SCREED TO OCCUR AT INSIDE CORNERS. BOTTOM EDGE OF WEEP SCREED SHALL BE INSTALLED NOT LESS THAN 1 INCH BELOW THE JOINT FORMED BY THE FOUNDATION AND FRAMING. NOSE OF SCREED SHALL BE PLACED 6 INCHES MINIMUM ABOVE GRADE OR 2 INCHES MINIMUM ABOVE PAVED SURFACE.
6. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED.
7. ALL GUTTERS SHALL BE LEVEL U.O.N. AND RAINWATER LEADERS SHALL VERTICALLY ALIGN WITH WALLS INCLUDING PRIVATE DECKS AND STAIRS OPENINGS
8. REFER TO WINDOW SCHEDULE FOR WINDOW STC RATINGS.
9. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10. FRAMING SUB-CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
11. FAÇADE ACCESS PLAN SHALL BE PROVIDED BY OWNER TO COMPLY WITH OSHA REGULATIONS FOR BUILDING MAINTENANCE.
12. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
13. FOR DOOR AND WINDOW TYPES AND SIZES, SEE SCHEDULES AND LEGENDS ON A9.10, A9.11, & A9.20.

Keynote Legend	
Key Value	**Keynote Text**
05 13	STANDING SEAM METAL ROOF
06 08	TOUNGUE AND GROOVE WOOD FEATURE WALL
06 09	TOUNGUE AND GROOVE WOOD SOFFIT
07 09	METAL PANEL CLADDING
10 06	(N) BUILDING SIGNAGE

KEY PLAN



0' 4' 8' 16' 32'

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STAMP:

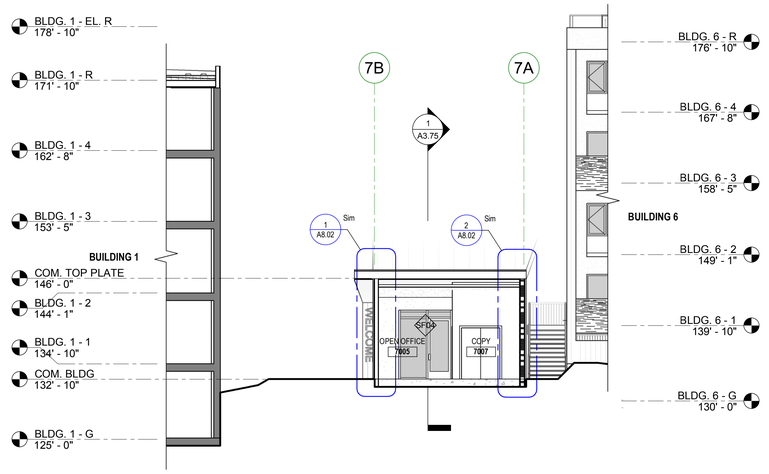
NO.	ISSUE	DATE
	100% SD	21/12/18
	100% DD	03/22/19

JOB NUMBER:	1213
DRAWN BY:	CA
CHECKED BY:	BH
DATE:	3/22/2019
SCALE:	As indicated

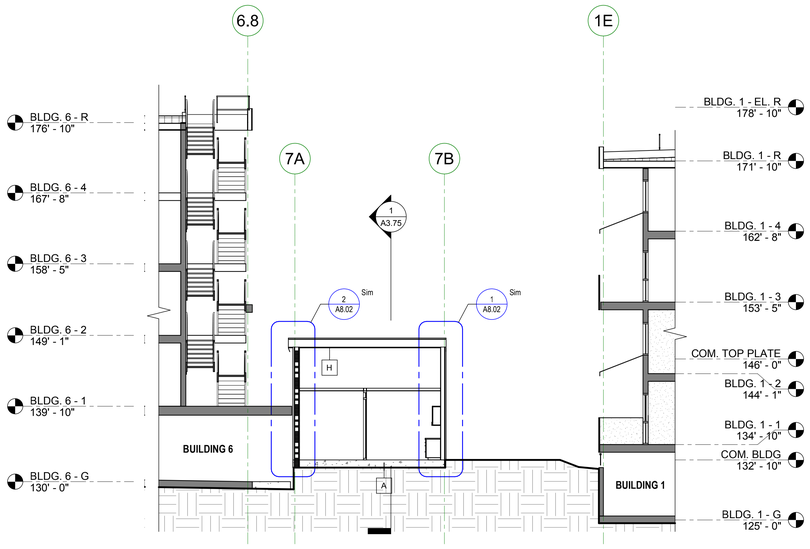
TITLE:
ELEVATIONS - COMMUNITY BUILDING

SHEET:
A3.70

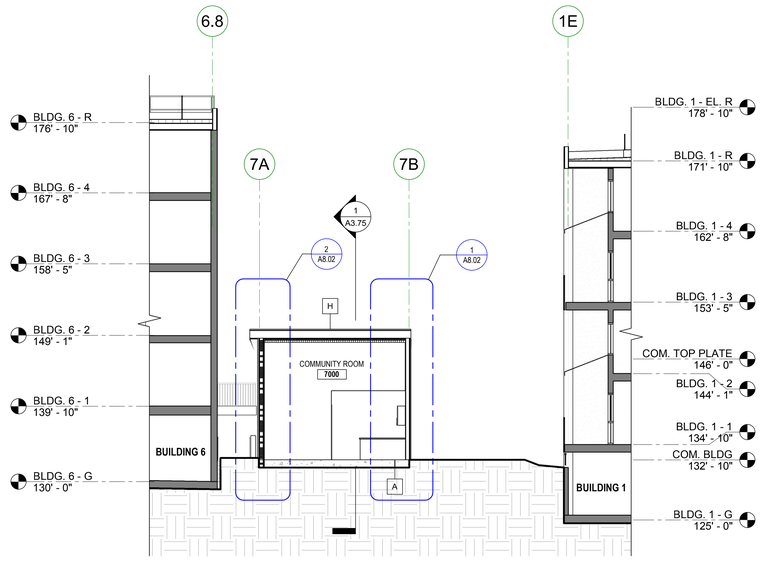
3/22/2019 4:39:37 PM



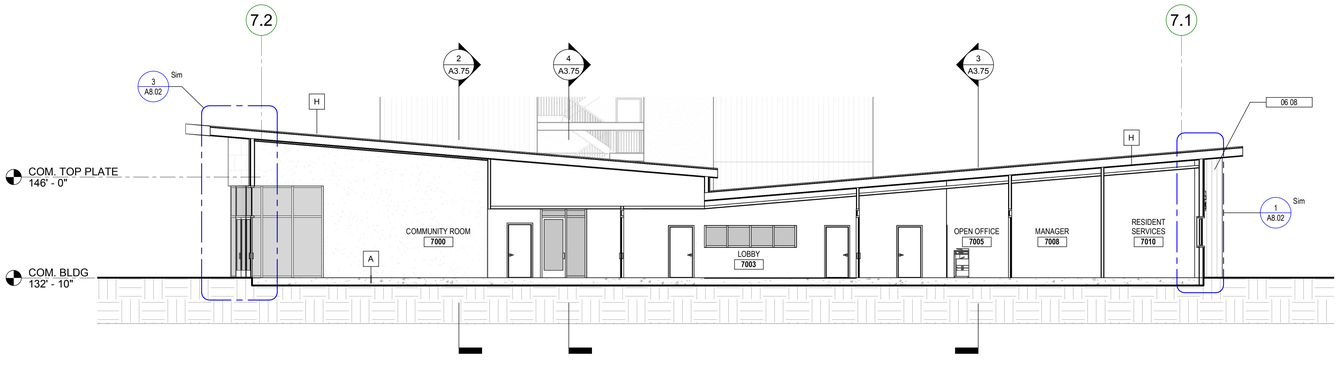
COMMUNITY BUILDING - TRANSVERSE SECTION 2 (3)
1/8" = 1'-0"



COMMUNITY BUILDING - TRANSVERSE SECTION 3 (4)
1/8" = 1'-0"



COMMUNITY BUILDING - TRANSVERSE SECTION 1 (2)
1/8" = 1'-0"



COMMUNITY BUILDING - LONGITUDINAL SECTION (1)
1/8" = 1'-0"

SECTION LEGEND

- EXISTING WALLS
- NEW WALLS

0' 4' 8' 16' 32'

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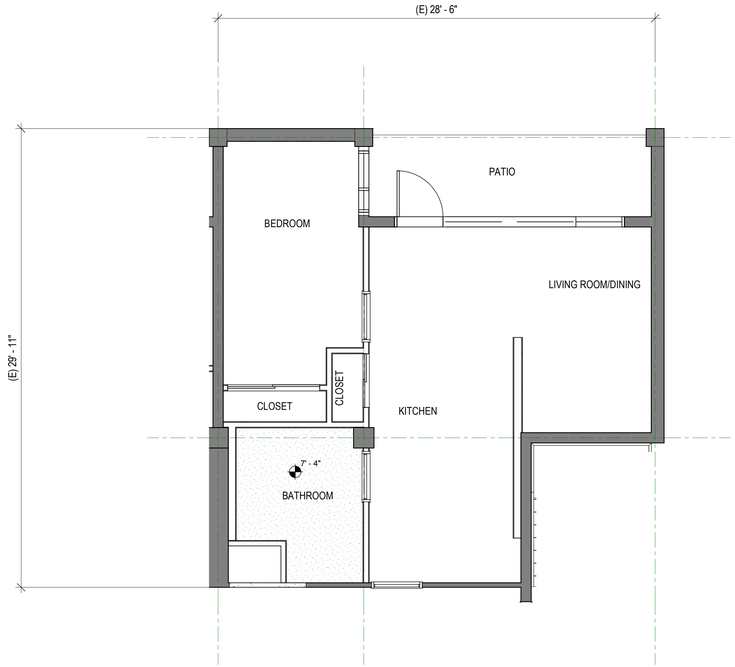
DRAWN BY:	CA
CHECKED BY:	BH
DATE:	3/22/2019
SCALE:	1/8" = 1'-0"

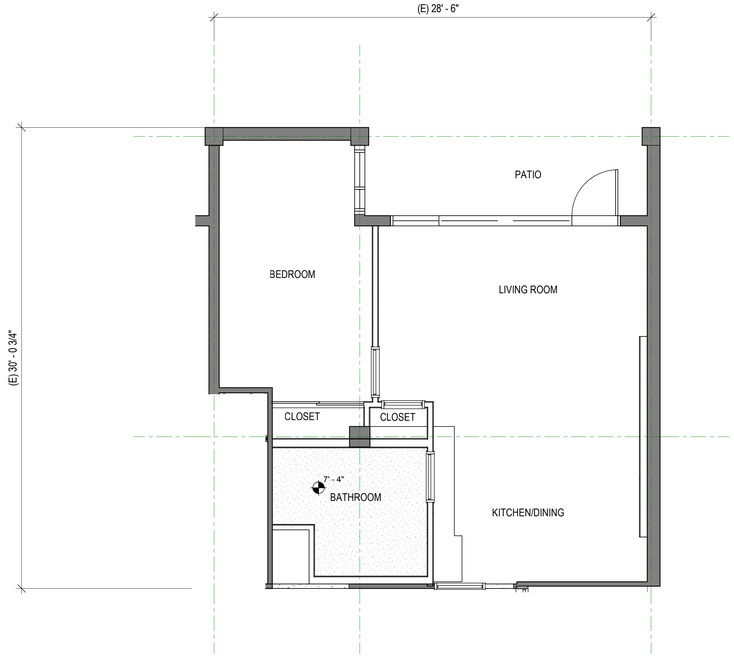
TITLE:
BUILDING SECTIONS - COMMUNITY BUILDING

SHEET:
A3.75

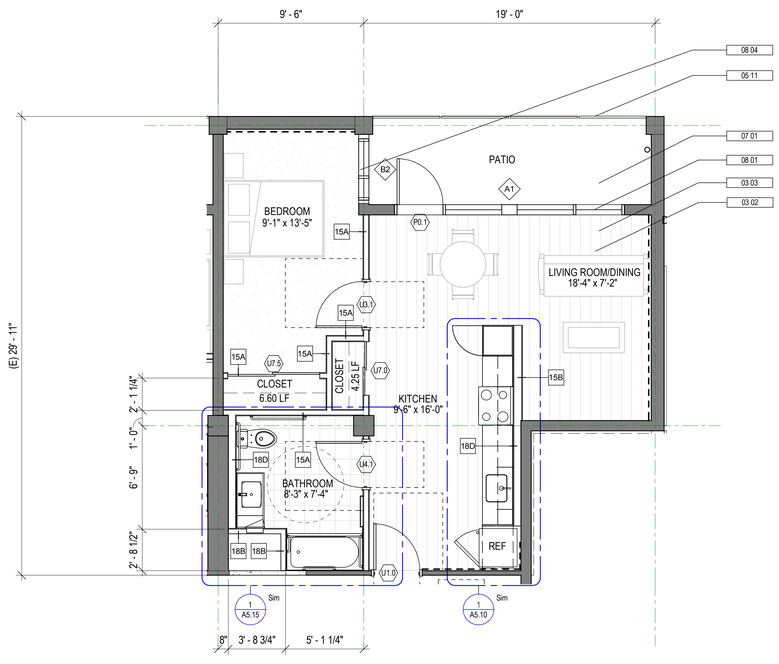
3/22/2019 4:39:42 PM



UNIT RCP - TYPE X2 - 1BR ACCESSIBLE FLAT 4
1/4" = 1'-0"

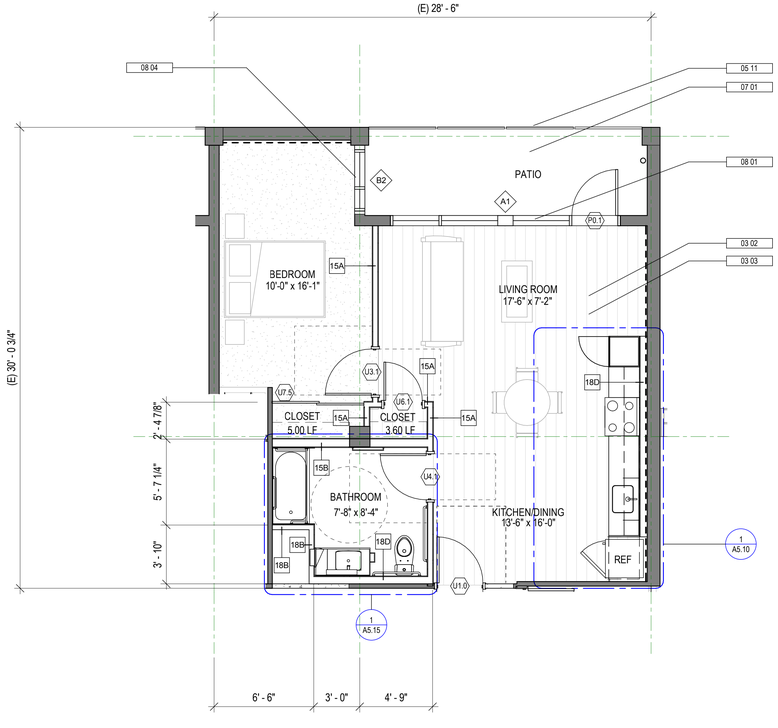


UNIT RCP - TYPE X1 - 1BR ACCESSIBLE FLAT 2
1/4" = 1'-0"



4 UNITS
677 GSF

UNIT PLAN - TYPE X2 - 1BR ACCESSIBLE FLAT 3
1/4" = 1'-0"



2 UNITS
718 GSF

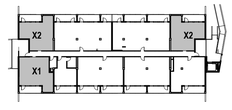
UNIT PLAN - TYPE X1 - 1BR ACCESSIBLE FLAT 1
1/4" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
03 02	(N) GYPCRETE THROUGHOUT LEVEL 2 UNITS.
03 03	REPAIR (E) GYPCRETE FLOOR AS NEEDED, TYP.
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 04	REPLACE (E) POCKET DOORS WITH (N) ALUM. WINDOWS, TYP.

UNIT PLAN GENERAL NOTES

1. REFER TO TITLE SHEET G0.00 FOR SYMBOLS AND ABBREVIATIONS. SEE SHEETS G3.01-G3.05 FOR ADDITIONAL CODE REFERENCED DIAGRAMS.
2. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, AND STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL. DIMENSIONS NOTED AS 'CLEAR' ARE TO FINISH FACE OF WALL, U.O.N.
3. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT
4. REFER TO G3.01 SHEETS FOR ACCESSIBILITY NOTES AND REQUIREMENTS. REFER TO G3.02 & G3.04 SHEETS FOR KITCHEN AND BATHROOM ACCESSIBILITY INFORMATION. CLEARANCES ARE TO FACE OF FINISH SURFACES
5. TYPICAL PASSAGE DOORS IN NEW CONSTRUCTION ARE 3'-0" WIDE AND PROVIDED WITH COMPLIANT LEVER HARDWARE.
6. WHERE CLOSETS ARE REACH-IN ONLY, THEY COMPLY WITH REACH RANGE LIMITATIONS PER ACCESSIBILITY DIAGRAMS, SHEET G3.01
7. CONTRACTOR TO VERIFY TUB/SHOWER ENCLOSURE DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING.
8. REFER TO BUILDING PLANS FOR FIRE BARRIER AND FIRE WALL LOCATIONS.
9. TYPICAL WALL ASSEMBLIES REFERENCED ON UNIT PLAN SHEETS. SEE ASSEMBLIES ON SHEET A9.01 & A9.02 FOR ADDITIONAL INFORMATION.
10. UNIT PLANS SHOWN ARE TYPICAL; REFER TO OVERALL BUILDING PLANS A2.10-A2.71 TO VERIFY VARYING PERIMETER CONDITIONS, EXTERIOR DOOR AND WINDOW DIMENSIONS, CONDITIONS OR LOCATIONS. REFER TO OVERALL REFLECTED CEILING PLANS A6.10-A6.42 FOR CEILING SOFFITS.
11. SEE SHEET A5.X SERIES FOR ENLARGED TYPICAL KITCHEN AND BATHROOM FLOOR PLANS.
12. PROVIDE MINIMUM (1) 24" LONG TOWEL BAR PER BATHROOM, MOUNTED AT 44" MAXIMUM ABOVE FINISH FLOOR. PROVIDE SOLID BACKING WHERE REQUIRED.
13. WHERE OCCURS, VERIFY WING WALL LENGTH WITH REFRIGERATOR MANUFACTURER TO ENSURE 135-DEGREE REFRIGERATOR DOOR SWING IS UNOBSTRUCTED.
14. PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS AS REQUIRED FOR AIR CONDITIONING, PLUMBING, FIRE SPRINKLER, AND ELECTRICAL SYSTEMS. IN FIRE-RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF-CLOSING DEVICES.
15. EVERY DWELLING UNIT MUST BE PROVIDED WITH SMOKE ALARM DEVICES ON BOTH SIDES OF BEDROOM DOORS. REFER TO PLANS AND ELECTRICAL DRAWINGS.
16. SEE ELECTRICAL DRAWINGS FOR OUTLET TYPES AND LOCATIONS. OUTLET AND THERMOSTATS TO MEET THE FOLLOWING REQUIREMENTS:
    - A. THE HEIGHT OF THE THERMOSTAT TO BE MAXIMUM 48" A.F.F. AS MEASURED TO THE HIGHEST CONTROL.
    - B. HEIGHT OF TYPICAL FLOOR OUTLET TO BE MINIMUM 15" A.F.F. TO THE BOTTOM OF THE BOX (NOT THE CENTERLINE).
    - C. HEIGHT AND LOCATION OF TYPICAL KITCHEN OUTLETS TO BE MAXIMUM 46" H. MEASURED FROM FINISH FLOOR TO THE TOP OF THE OUTLET BOX AND TO BE LOCATED AT LEAST 36" FROM INSIDE CORNER COUNTERTOP CONDITIONS (L-SHAPE AND U-SHAPE KITCHENS) IN ORDER TO PROVIDE CLEAR FLOOR SPACE FOR A WHEELCHAIR USER TO REACH THE OUTLET.
17. FOR CHASE AND SHAFT PLANS, SEE SHEETS **A8.XX - A8.XX**.
18. OPERABLE PORTIONS OF ANY WINDOW MUST BE 3'-0" MINIMUM AWAY FROM ANY UNIT EXHAUST VENT OR DUCT. EXHAUST DUCTS SHALL TERMINATE A MINIMUM OF 3'-0" FROM OPENINGS INTO THE BUILDING AND PROPERTY LINES.

KEY PLAN



FLOOR FINISH LEGEND

- CARPET
- LAMINATE VINYL PLANK
- SHEET VINYL

RCP FINISH LEGEND

- GWB DROP CEILING
- EXISTING CEILING

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

0' 2' 4' 8' 16'

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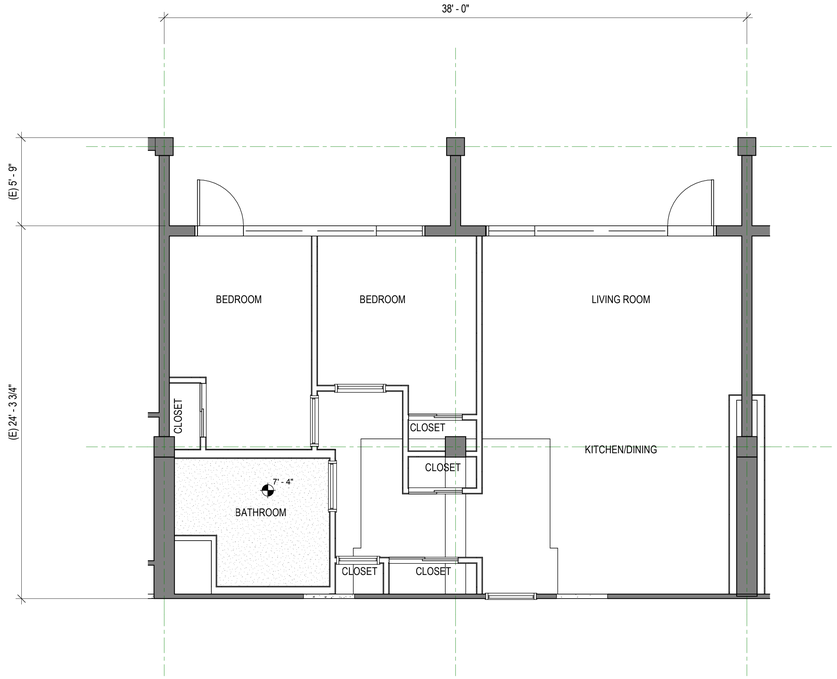
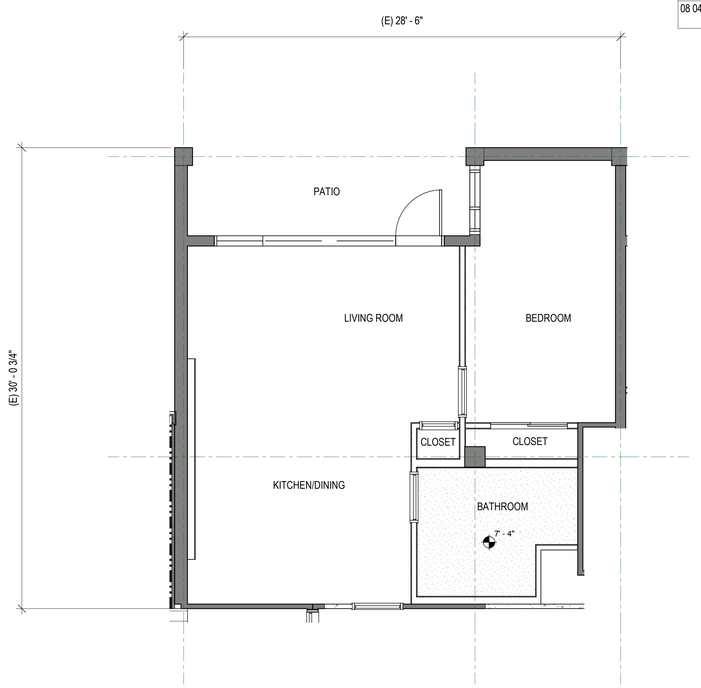
SCALE:	As indicated
TITLE:	UNIT PLANS - NEW BUILDING 1 FLATS
SHEET:	A4.10

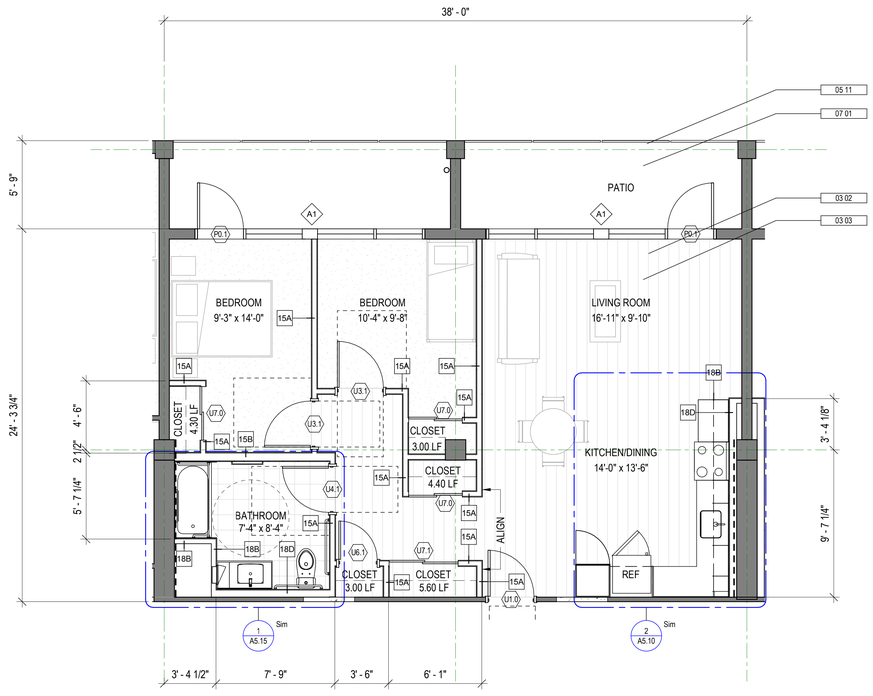
3/22/2019 4:39:49 PM



UNIT RCP - TYPE Y - 2BR ACCESSIBLE FLAT 4
1/4" = 1'-0"

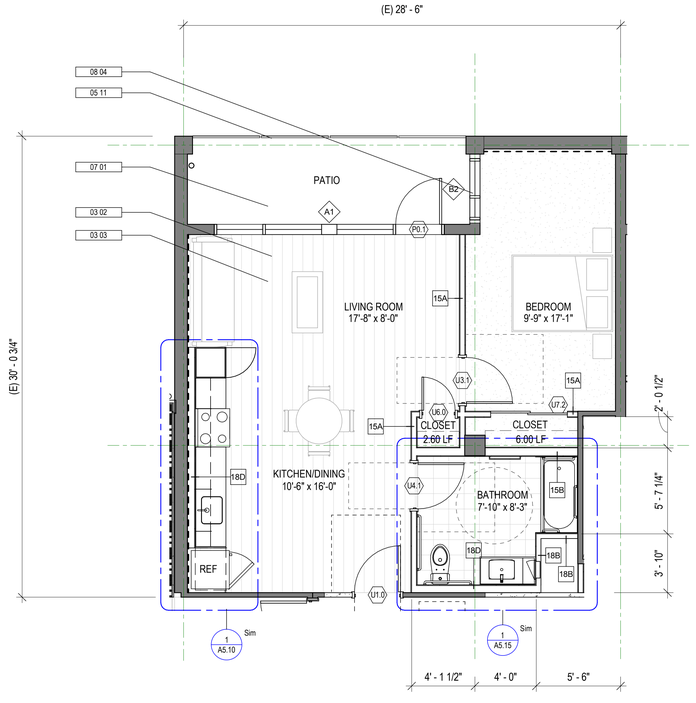


UNIT RCP - TYPE X3 - 1BR ACCESSIBLE FLAT 2
1/4" = 1'-0"



4 UNITS
924 GSF

UNIT PLAN - TYPE Y - 2BR ACCESSIBLE FLAT 3
1/4" = 1'-0"



2 UNITS
724 GSF

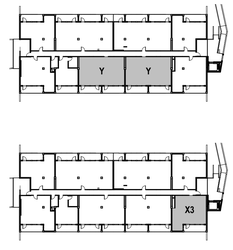
UNIT PLAN - TYPE X3 - 1BR ACCESSIBLE FLAT 1
1/4" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
03 02	(N) GYPCRETE THROUGHOUT LEVEL 2 UNITS.
03 03	REPAIR (E) GYPCRETE FLOOR AS NEEDED, TYP.
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
08 04	REPLACE (E) POCKET DOORS WITH (N) ALUM. WINDOWS, TYP.

UNIT PLAN GENERAL NOTES

1. REFER TO TITLE SHEET G0.00 FOR SYMBOLS AND ABBREVIATIONS. SEE SHEETS G3.01-G3.05 FOR ADDITIONAL CODE REFERENCED DIAGRAMS.
2. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, AND STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL. DIMENSIONS NOTED AS 'CLEAR' ARE TO FINISH FACE OF WALL, U.O.N.
3. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT
4. REFER TO G3.01 SHEETS FOR ACCESSIBILITY NOTES AND REQUIREMENTS. REFER TO G3.02 & G3.04 SHEETS FOR KITCHEN AND BATHROOM ACCESSIBILITY INFORMATION. CLEARANCES ARE TO FACE OF FINISH SURFACES
5. TYPICAL PASSAGE DOORS IN NEW CONSTRUCTION ARE 3'-0" WIDE AND PROVIDED WITH COMPLIANT LEVER HARDWARE.
6. WHERE CLOSETS ARE REACH-IN ONLY, THEY COMPLY WITH REACH RANGE LIMITATIONS PER ACCESSIBILITY DIAGRAMS, SHEET G3.01
7. CONTRACTOR TO VERIFY TUB/SHOWER ENCLOSURE DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING.
8. REFER TO BUILDING PLANS FOR FIRE BARRIER AND FIRE WALL LOCATIONS.
9. TYPICAL WALL ASSEMBLIES REFERENCED ON UNIT PLAN SHEETS. SEE ASSEMBLIES ON SHEET A9.01 & A9.02 FOR ADDITIONAL INFORMATION.
10. UNIT PLANS SHOWN ARE TYPICAL; REFER TO OVERALL BUILDING PLANS A2.10-A2.71 TO VERIFY VARYING PERIMETER CONDITIONS, EXTERIOR DOOR AND WINDOW DIMENSIONS, CONDITIONS OR LOCATIONS. REFER TO OVERALL REFLECTED CEILING PLANS A6.10-A6.42 FOR CEILING SOFFITS.
11. SEE SHEET A5.X SERIES FOR ENLARGED TYPICAL KITCHEN AND BATHROOM FLOOR PLANS.
12. PROVIDE MINIMUM (1) 24" LONG TOWEL BAR PER BATHROOM, MOUNTED AT 44" MAXIMUM ABOVE FINISH FLOOR. PROVIDE SOLID BACKING WHERE REQUIRED.
13. WHERE OCCURS, VERIFY WING WALL LENGTH WITH REFRIGERATOR MANUFACTURER TO ENSURE 135-DEGREE REFRIGERATOR DOOR SWING IS UNOBSTRUCTED.
14. PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS AS REQUIRED FOR AIR CONDITIONING, PLUMBING, FIRE SPRINKLER, AND ELECTRICAL SYSTEMS. IN FIRE-RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF-CLOSING DEVICES.
15. EVERY DWELLING UNIT MUST BE PROVIDED WITH SMOKE ALARM DEVICES ON BOTH SIDES OF BEDROOM DOORS. REFER TO PLANS AND ELECTRICAL DRAWINGS.
16. SEE ELECTRICAL DRAWINGS FOR OUTLET TYPES AND LOCATIONS. OUTLET AND THERMOSTATS TO MEET THE FOLLOWING REQUIREMENTS:
    - A. THE HEIGHT OF THE THERMOSTAT TO BE MAXIMUM 48" A.F.F. AS MEASURED TO THE HIGHEST CONTROL.
    - B. HEIGHT OF TYPICAL FLOOR OUTLET TO BE MINIMUM 15" A.F.F. TO THE BOTTOM OF THE BOX (NOT THE CENTERLINE).
    - C. HEIGHT AND LOCATION OF TYPICAL KITCHEN OUTLETS TO BE MAXIMUM 46" H. MEASURED FROM FINISH FLOOR TO THE TOP OF THE OUTLET BOX AND TO BE LOCATED AT LEAST 36" FROM INSIDE CORNER COUNTERTOP CONDITIONS (L-SHAPE AND U-SHAPE KITCHENS) IN ORDER TO PROVIDE CLEAR FLOOR SPACE FOR A WHEELCHAIR USER TO REACH THE OUTLET.
17. FOR CHASE AND SHAFT PLANS, SEE SHEETS **A8.XX - A8.XX**.
18. OPERABLE PORTIONS OF ANY WINDOW MUST BE 3'-0" MINIMUM AWAY FROM ANY UNIT EXHAUST VENT OR DUCT. EXHAUST DUCTS SHALL TERMINATE A MINIMUM OF 3'-0" FROM OPENINGS INTO THE BUILDING AND PROPERTY LINES.

KEY PLAN



FLOOR FINISH LEGEND

- CARPET
- LAMINATE VINYL PLANK
- SHEET VINYL

RCP FINISH LEGEND

- GWB DROP CEILING
- EXISTING CEILING

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

0' 2' 4' 8' 16'

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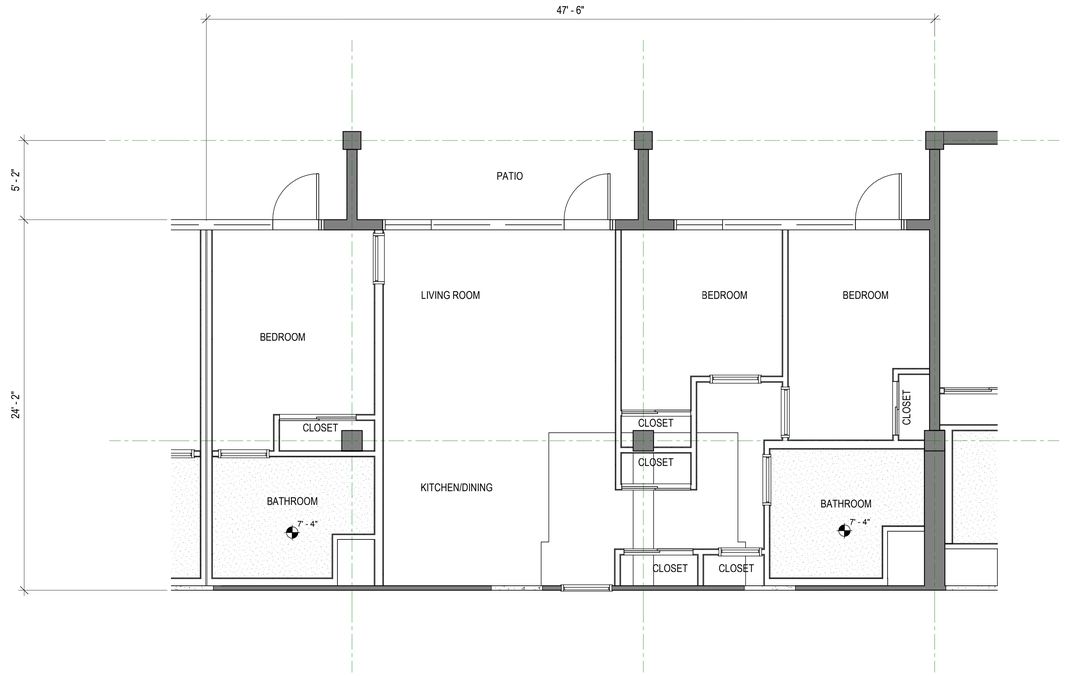
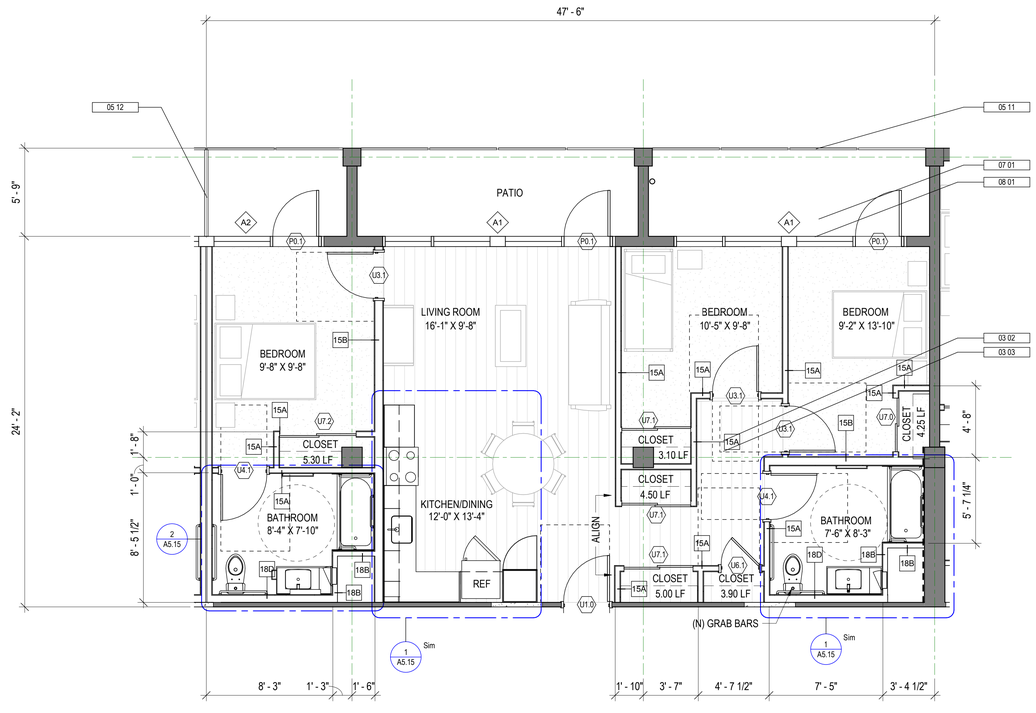
TITLE:	**UNIT PLANS - NEW BUILDING 1 FLATS**
SHEET:	**A4.11**

3/22/2019 4:39:56 PM

Keynote Legend	
Key Value	**Keynote Text**
03 02	(N) GYPCRETE THROUGHOUT LEVEL 2 UNITS.
03 03	REPAIR (E) GYPCRETE FLOOR AS NEEDED, TYP.
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
05 12	(N) PERFORATED ALUMINUM PANEL PRIVACY FENCE
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.



UNIT RCP - TYPE Z - 3BR ACCESSIBLE FLAT (2)
1/4" = 1'-0"



UNIT PLAN - TYPE Z - 3BR ACCESSIBLE FLAT (1)
1/4" = 1'-0"

4 UNITS
1148 GSF

UNIT PLAN GENERAL NOTES

1. REFER TO TITLE SHEET G0.00 FOR SYMBOLS AND ABBREVIATIONS. SEE SHEETS G3.01-G3.05 FOR ADDITIONAL CODE REFERENCED DIAGRAMS.
2. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, AND STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL. DIMENSIONS NOTED AS 'CLEAR' ARE TO FINISH FACE OF WALL, U.O.N.
3. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT
4. REFER TO G3.01 SHEETS FOR ACCESSIBILITY NOTES AND REQUIREMENTS. REFER TO G3.02 & G3.04 SHEETS FOR KITCHEN AND BATHROOM ACCESSIBILITY INFORMATION. CLEARANCES ARE TO FACE OF FINISH SURFACES
5. TYPICAL PASSAGE DOORS IN NEW CONSTRUCTION ARE 3'-0" WIDE AND PROVIDED WITH COMPLIANT LEVER HARDWARE.
6. WHERE CLOSETS ARE REACH-IN ONLY, THEY COMPLY WITH REACH RANGE LIMITATIONS PER ACCESSIBILITY DIAGRAMS, SHEET G3.01
7. CONTRACTOR TO VERIFY TUB/SHOWER ENCLOSURE DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING.
8. REFER TO BUILDING PLANS FOR FIRE BARRIER AND FIRE WALL LOCATIONS.
9. TYPICAL WALL ASSEMBLIES REFERENCED ON UNIT PLAN SHEETS. SEE ASSEMBLIES ON SHEET A9.01 & A9.02 FOR ADDITIONAL INFORMATION.
10. UNIT PLANS SHOWN ARE TYPICAL; REFER TO OVERALL BUILDING PLANS A2.10-A2.71 TO VERIFY VARYING PERIMETER CONDITIONS, EXTERIOR DOOR AND WINDOW DIMENSIONS, CONDITIONS OR LOCATIONS. REFER TO OVERALL REFLECTED CEILING PLANS A6.10-A6.42 FOR CEILING SOFFITS.
11. SEE SHEET A5.X SERIES FOR ENLARGED TYPICAL KITCHEN AND BATHROOM FLOOR PLANS.
12. PROVIDE MINIMUM (1) 24" LONG TOWEL BAR PER BATHROOM, MOUNTED AT 44" MAXIMUM ABOVE FINISH FLOOR. PROVIDE SOLID BACKING WHERE REQUIRED.
13. WHERE OCCURS, VERIFY WING WALL LENGTH WITH REFRIGERATOR MANUFACTURER TO ENSURE 135-DEGREE REFRIGERATOR DOOR SWING IS UNOBSTRUCTED.
14. PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS AS REQUIRED FOR AIR CONDITIONING, PLUMBING, FIRE SPRINKLER, AND ELECTRICAL SYSTEMS. IN FIRE-RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF-CLOSING DEVICES.
15. EVERY DWELLING UNIT MUST BE PROVIDED WITH SMOKE ALARM DEVICES ON BOTH SIDES OF BEDROOM DOORS. REFER TO PLANS AND ELECTRICAL DRAWINGS.
16. SEE ELECTRICAL DRAWINGS FOR OUTLET TYPES AND LOCATIONS. OUTLET AND THERMOSTATS TO MEET THE FOLLOWING REQUIREMENTS:
    - A. THE HEIGHT OF THE THERMOSTAT TO BE MAXIMUM 48" A.F.F. AS MEASURED TO THE HIGHEST CONTROL.
    - B. HEIGHT OF TYPICAL FLOOR OUTLET TO BE MINIMUM 15" A.F.F. TO THE BOTTOM OF THE BOX (NOT THE CENTERLINE).
    - C. HEIGHT AND LOCATION OF TYPICAL KITCHEN OUTLETS TO BE MAXIMUM 46" H. MEASURED FROM FINISH FLOOR TO THE TOP OF THE OUTLET BOX AND TO BE LOCATED AT LEAST 36" FROM INSIDE CORNER COUNTERTOP CONDITIONS (L-SHAPE AND U-SHAPE KITCHENS) IN ORDER TO PROVIDE CLEAR FLOOR SPACE FOR A WHEELCHAIR USER TO REACH THE OUTLET.
17. FOR CHASE AND SHAFT PLANS, SEE SHEETS **A8.XX - A8.XX**.
18. OPERABLE PORTIONS OF ANY WINDOW MUST BE 3'-0" MINIMUM AWAY FROM ANY UNIT EXHAUST VENT OR DUCT. EXHAUST DUCTS SHALL TERMINATE A MINIMUM OF 3'-0" FROM OPENINGS INTO THE BUILDING AND PROPERTY LINES.

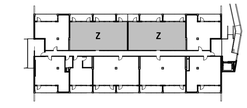
FLOOR FINISH LEGEND

- CARPET
- LAMINATE VINYL PLANK
- SHEET VINYL

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

KEY PLAN



0' 2' 4' 8' 16'

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STAMP:

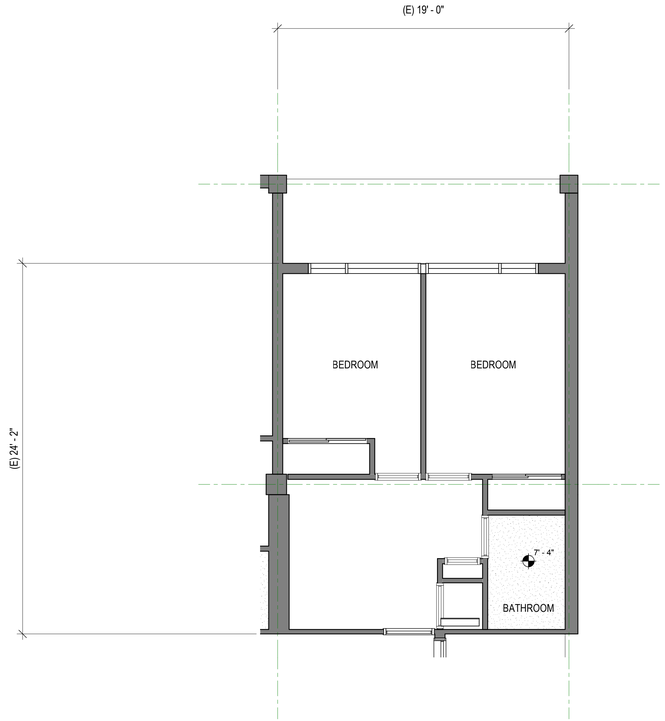
NO.	ISSUE	DATE
	100% SD	21/12/18
	100% DD	03/22/19

JOB NUMBER:	1213
DRAWN BY:	CA
CHECKED BY:	AS/BH
DATE:	3/22/2019
SCALE:	As indicated

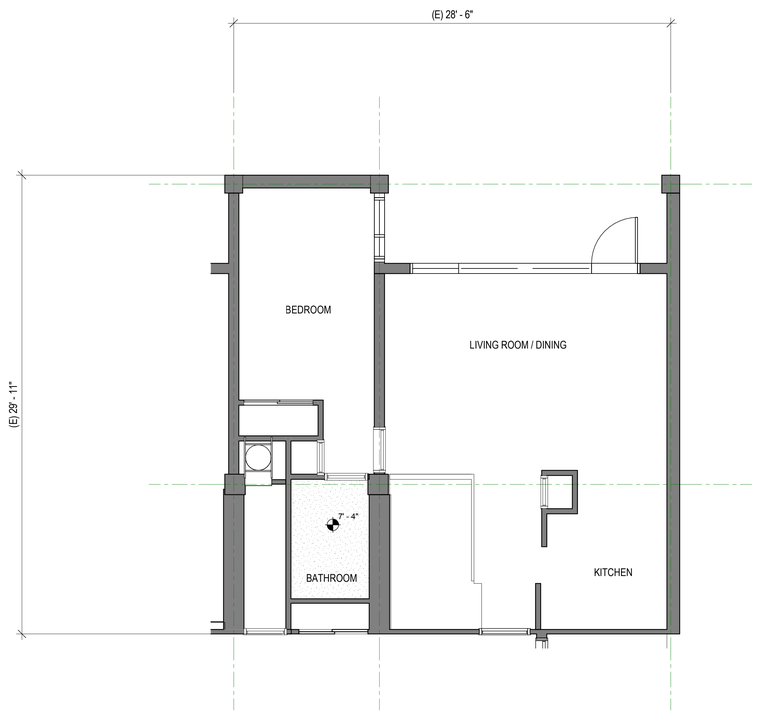
TITLE:
UNIT PLANS - NEW BUILDING 1 FLATS

SHEET:
A4.12

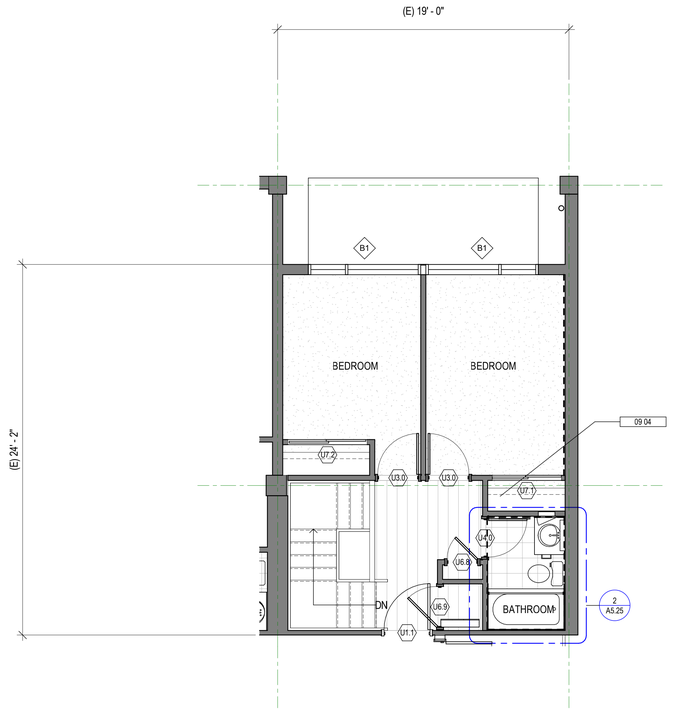
3/22/2019 4:40:00 PM



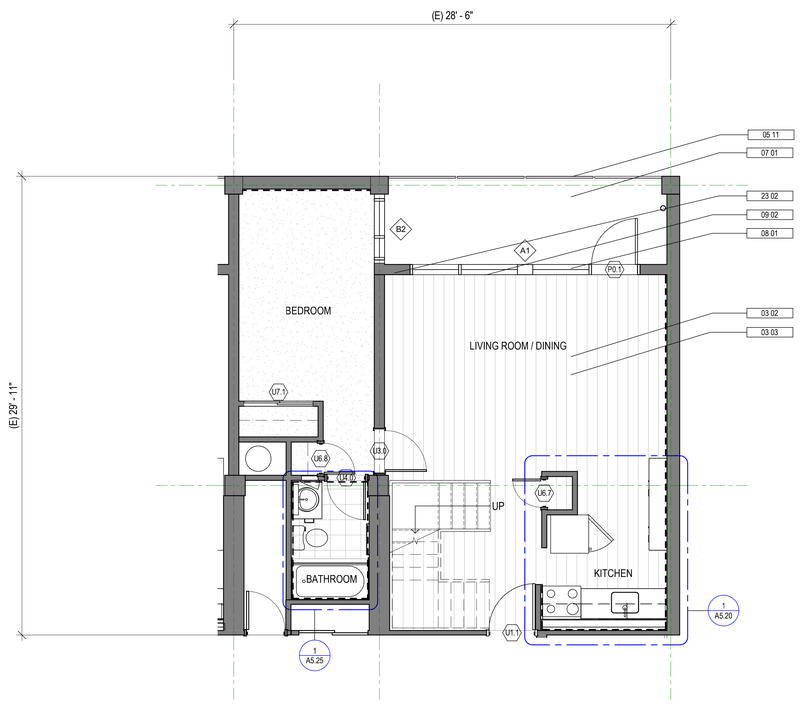
UNIT RCP - TYPE A UPPER LEVEL 4
1/4" = 1'-0"



UNIT RCP - TYPE A LOWER LEVEL 2
1/4" = 1'-0"



UNIT PLAN - TYPE A UPPER LEVEL 3
1/4" = 1'-0"



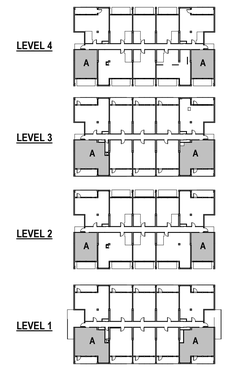
UNIT PLAN - TYPE A LOWER LEVEL 1
1/4" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
03 02	(N) GYPCRETE THROUGHOUT LEVEL 2 UNITS.
03 03	REPAIR (E) GYPCRETE FLOOR AS NEEDED, TYP.
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
09 02	(N) BLINDS THROUGHOUT
09 04	(N) CLOSET POLES AND SHELVING WHERE MISSING OR DAMAGED
23 02	(N) HYDRONIC HEATERS THROUGHOUT, WITH WALL THERMOSTATS FOR INDIVIDUAL CONTROL. TYP FOR ALL UNITS.

UNIT PLAN GENERAL NOTES

1. REFER TO TITLE SHEET G0.00 FOR SYMBOLS AND ABBREVIATIONS. SEE SHEETS G3.01-G3.05 FOR ADDITIONAL CODE REFERENCED DIAGRAMS.
2. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, AND STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL. DIMENSIONS NOTED AS 'CLEAR' ARE TO FINISH FACE OF WALL, U.O.N.
3. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT
4. REFER TO G3.01 SHEETS FOR ACCESSIBILITY NOTES AND REQUIREMENTS. REFER TO G3.02 & G3.04 SHEETS FOR KITCHEN AND BATHROOM ACCESSIBILITY INFORMATION. CLEARANCES ARE TO FACE OF FINISH SURFACES
5. TYPICAL PASSAGE DOORS IN NEW CONSTRUCTION ARE 3'-0" WIDE AND PROVIDED WITH COMPLIANT LEVER HARDWARE.
6. WHERE CLOSETS ARE REACH-IN ONLY, THEY COMPLY WITH REACH RANGE LIMITATIONS PER ACCESSIBILITY DIAGRAMS, SHEET G3.01
7. CONTRACTOR TO VERIFY TUB/SHOWER ENCLOSURE DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING.
8. REFER TO BUILDING PLANS FOR FIRE BARRIER AND FIRE WALL LOCATIONS.
9. TYPICAL WALL ASSEMBLIES REFERENCED ON UNIT PLAN SHEETS. SEE ASSEMBLIES ON SHEET A9.01 & A9.02 FOR ADDITIONAL INFORMATION.
10. UNIT PLANS SHOWN ARE TYPICAL; REFER TO OVERALL BUILDING PLANS A2.10-A2.71 TO VERIFY VARYING PERIMETER CONDITIONS, EXTERIOR DOOR AND WINDOW DIMENSIONS, CONDITIONS OR LOCATIONS. REFER TO OVERALL REFLECTED CEILING PLANS A6.10-A6.42 FOR CEILING SOFFITS.
11. SEE SHEET A5.X SERIES FOR ENLARGED TYPICAL KITCHEN AND BATHROOM FLOOR PLANS.
12. PROVIDE MINIMUM (1) 24 " LONG TOWEL BAR PER BATHROOM, MOUNTED AT 44" MAXIMUM ABOVE FINISH FLOOR. PROVIDE SOLID BACKING WHERE REQUIRED.
13. WHERE OCCURS, VERIFY WING WALL LENGTH WITH REFRIGERATOR MANUFACTURER TO ENSURE 135-DEGREE REFRIGERATOR DOOR SWING IS UNOBSTRUCTED.
14. PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS AS REQUIRED FOR AIR CONDITIONING, PLUMBING, FIRE SPRINKLER, AND ELECTRICAL SYSTEMS. IN FIRE-RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF-CLOSING DEVICES.
15. EVERY DWELLING UNIT MUST BE PROVIDED WITH SMOKE ALARM DEVICES ON BOTH SIDES OF BEDROOM DOORS. REFER TO PLANS AND ELECTRICAL DRAWINGS.
16. SEE ELECTRICAL DRAWINGS FOR OUTLET TYPES AND LOCATIONS. OUTLET AND THERMOSTATS TO MEET THE FOLLOWING REQUIREMENTS:
    - A. THE HEIGHT OF THE THERMOSTAT TO BE MAXIMUM 48" A.F.F. AS MEASURED TO THE HIGHEST CONTROL.
    - B. HEIGHT OF TYPICAL FLOOR OUTLET TO BE MINIMUM 15" A.F.F. TO THE BOTTOM OF THE BOX (NOT THE CENTERLINE).
    - C. HEIGHT AND LOCATION OF TYPICAL KITCHEN OUTLETS TO BE MAXIMUM 46" H. MEASURED FROM FINISH FLOOR TO THE TOP OF THE OUTLET BOX AND TO BE LOCATED AT LEAST 36" FROM INSIDE CORNER COUNTERTOP CONDITIONS (L-SHAPE AND U-SHAPE KITCHENS) IN ORDER TO PROVIDE CLEAR FLOOR SPACE FOR A WHEELCHAIR USER TO REACH THE OUTLET.
17. FOR CHASE AND SHAFT PLANS, SEE SHEETS **A8.XX - A8.XX**.
18. OPERABLE PORTIONS OF ANY WINDOW MUST BE 3'-0" MINIMUM AWAY FROM ANY UNIT EXHAUST VENT OR DUCT. EXHAUST DUCTS SHALL TERMINATE A MINIMUM OF 3'-0" FROM OPENINGS INTO THE BUILDING AND PROPERTY LINES.

KEY PLAN



FLOOR FINISH LEGEND

- CARPET
- LAMINATE VINYL PLANK
- SHEET VINYL

RCP FINISH LEGEND

- GWB DROP CEILING
- EXISTING CEILING

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
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0' 2' 4' 8' 16'

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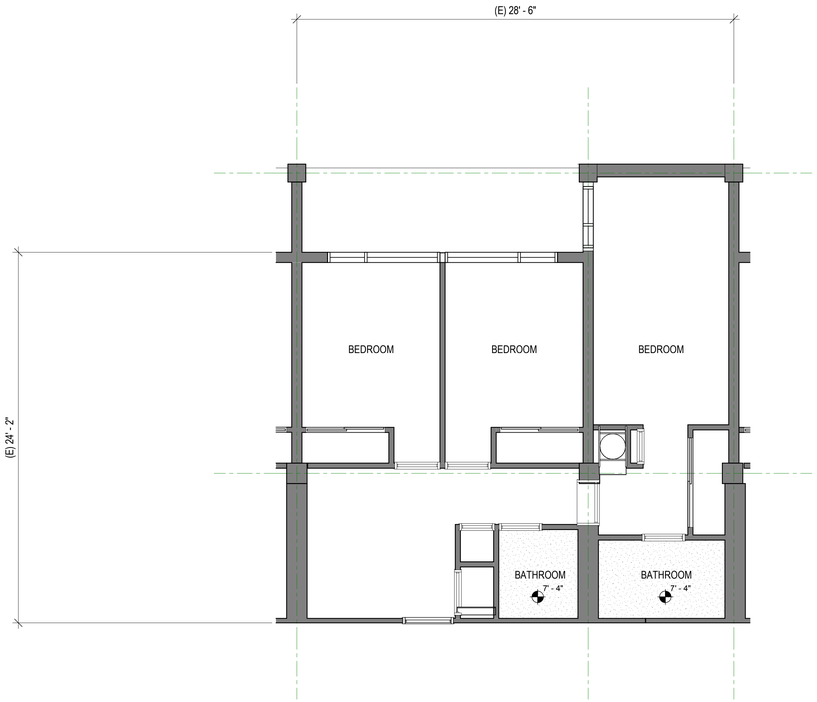
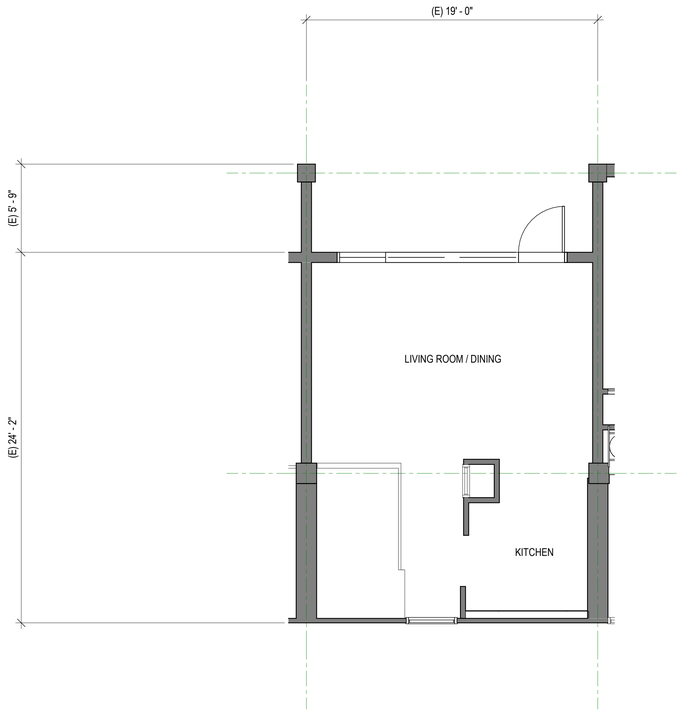
TITLE:
UNIT PLANS - EXISTING TYPE A

SHEET:
A4.20

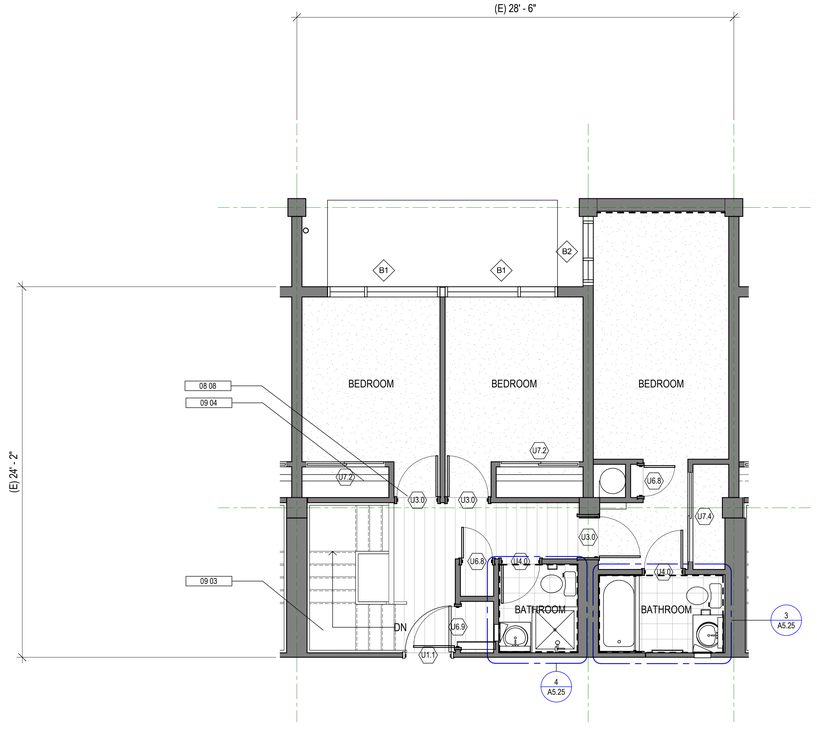
3/22/2019 4:40:08 PM



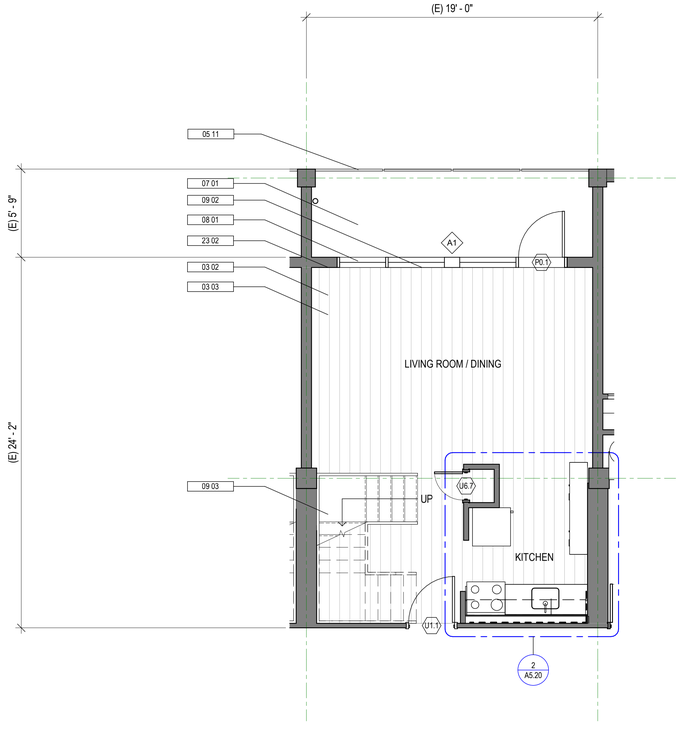
UNIT RCP - TYPE B UPPER LEVEL 4
1/4" = 1'-0"



UNIT RCP - TYPE B LOWER LEVEL 2
1/4" = 1'-0"



UNIT PLAN - TYPE B UPPER LEVEL 3
1/4" = 1'-0"



UNIT PLAN - TYPE B LOWER LEVEL 1
1/4" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
03 02	(N) GYPCRETE THROUGHOUT LEVEL 2 UNITS.
03 03	REPAIR (E) GYPCRETE FLOOR AS NEEDED, TYP.
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 08	REPLACE UNIT INTERIOR DOORS AS NEEDED. (N) DOOR HARDWARE AT ALL UNIT INTERIOR DOORS.
09 02	(N) BLINDS THROUGHOUT
09 03	(N) CARPET ON STAIRCASES, TYP.
09 04	(N) CLOSET POLES AND SHELVING WHERE MISSING OR DAMAGED
23 02	(N) HYDRONIC HEATERS THROUGHOUT, WITH WALL THERMOSTATS FOR INDIVIDUAL CONTROL. TYP FOR ALL UNITS.

UNIT PLAN GENERAL NOTES

1. REFER TO TITLE SHEET G0.00 FOR SYMBOLS AND ABBREVIATIONS. SEE SHEETS G3.01-G3.05 FOR ADDITIONAL CODE REFERENCED DIAGRAMS.
2. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, AND STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL. DIMENSIONS NOTED AS 'CLEAR' ARE TO FINISH FACE OF WALL, U.O.N.
3. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT
4. REFER TO G3.01 SHEETS FOR ACCESSIBILITY NOTES AND REQUIREMENTS. REFER TO G3.02 & G3.04 SHEETS FOR KITCHEN AND BATHROOM ACCESSIBILITY INFORMATION. CLEARANCES ARE TO FACE OF FINISH SURFACES
5. TYPICAL PASSAGE DOORS IN NEW CONSTRUCTION ARE 3'-0" WIDE AND PROVIDED WITH COMPLIANT LEVER HARDWARE.
6. WHERE CLOSETS ARE REACH-IN ONLY, THEY COMPLY WITH REACH RANGE LIMITATIONS PER ACCESSIBILITY DIAGRAMS, SHEET G3.01
7. CONTRACTOR TO VERIFY TUB/SHOWER ENCLOSURE DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING.
8. REFER TO BUILDING PLANS FOR FIRE BARRIER AND FIRE WALL LOCATIONS.
9. TYPICAL WALL ASSEMBLIES REFERENCED ON UNIT PLAN SHEETS. SEE ASSEMBLIES ON SHEET A9.01 & A9.02 FOR ADDITIONAL INFORMATION.
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11. SEE SHEET A5.X SERIES FOR ENLARGED TYPICAL KITCHEN AND BATHROOM FLOOR PLANS.
12. PROVIDE MINIMUM (1) 24" LONG TOWEL BAR PER BATHROOM, MOUNTED AT 44" MAXIMUM ABOVE FINISH FLOOR. PROVIDE SOLID BACKING WHERE REQUIRED.
13. WHERE OCCURS, VERIFY WING WALL LENGTH WITH REFRIGERATOR MANUFACTURER TO ENSURE 135-DEGREE REFRIGERATOR DOOR SWING IS UNOBSTRUCTED.
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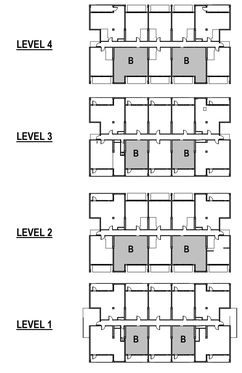
15. EVERY DWELLING UNIT MUST BE PROVIDED WITH SMOKE ALARM DEVICES ON BOTH SIDES OF BEDROOM DOORS. REFER TO PLANS AND ELECTRICAL DRAWINGS.
16. SEE ELECTRICAL DRAWINGS FOR OUTLET TYPES AND LOCATIONS. OUTLET AND THERMOSTATS TO MEET THE FOLLOWING REQUIREMENTS:
    - A. THE HEIGHT OF THE THERMOSTAT TO BE MAXIMUM 48" A.F.F. AS MEASURED TO THE HIGHEST CONTROL.
    - B. HEIGHT OF TYPICAL FLOOR OUTLET TO BE MINIMUM 15" A.F.F. TO THE BOTTOM OF THE BOX (NOT THE CENTERLINE).
    - C. HEIGHT AND LOCATION OF TYPICAL KITCHEN OUTLETS TO BE MAXIMUM 46" H. MEASURED FROM FINISH FLOOR TO THE TOP OF THE OUTLET BOX AND TO BE LOCATED AT LEAST 36" FROM INSIDE CORNER COUNTERTOP CONDITIONS (L-SHAPE AND U-SHAPE KITCHENS) IN ORDER TO PROVIDE CLEAR FLOOR SPACE FOR A WHEELCHAIR USER TO REACH THE OUTLET.
17. FOR CHASE AND SHAFT PLANS, SEE SHEETS **A8.XX - A8.XX**.
18. OPERABLE PORTIONS OF ANY WINDOW MUST BE 3'-0" MINIMUM AWAY FROM ANY UNIT EXHAUST VENT OR DUCT. EXHAUST DUCTS SHALL TERMINATE A MINIMUM OF 3'-0" FROM OPENINGS INTO THE BUILDING AND PROPERTY LINES.

KEY PLAN



FLOOR FINISH LEGEND

- CARPET
- LAMINATE VINYL PLANK
- SHEET VINYL

RCP FINISH LEGEND

- GWB DROP CEILING
- EXISTING CEILING

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

0' 2' 4' 8' 16'

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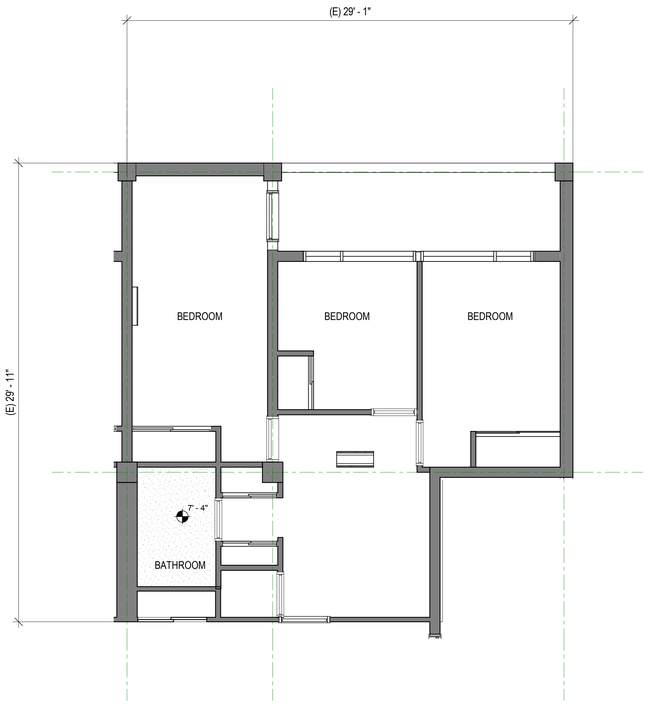
TITLE:

UNIT PLANS - EXISTING TYPE B

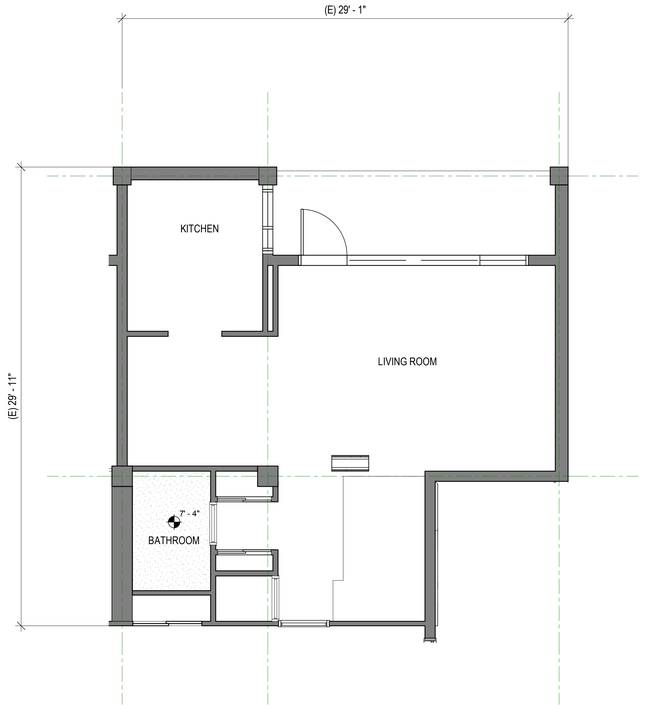
SHEET:

A4.21

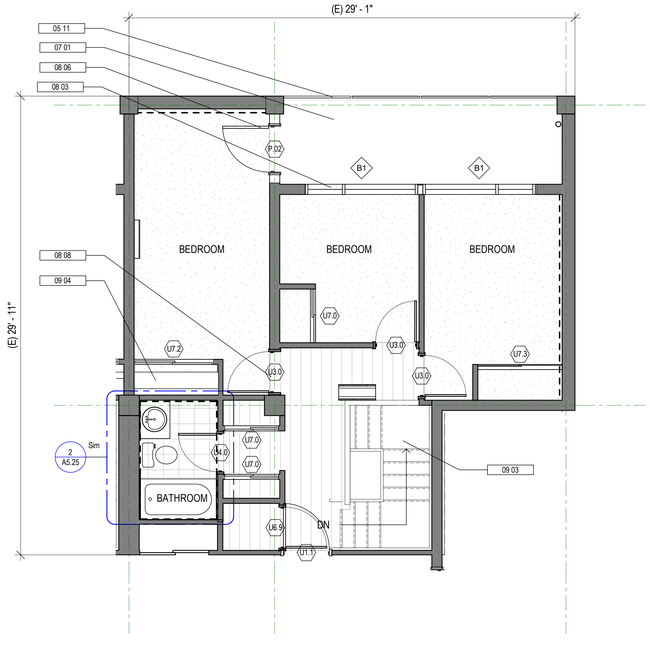
3/22/2019 4:40:16 PM



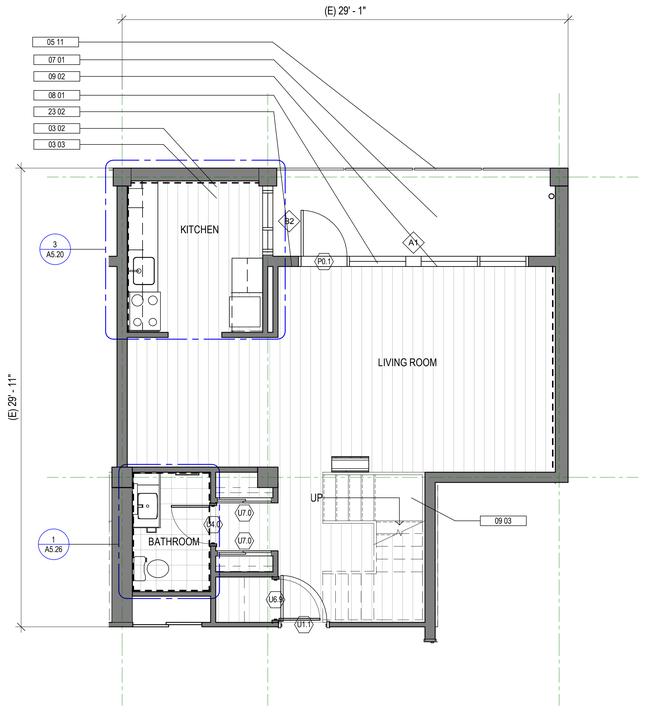
UNIT RCP - TYPE C UPPER LEVEL 4
1/4" = 1'-0"



UNIT RCP - TYPE C LOWER LEVEL 2
1/4" = 1'-0"



UNIT PLAN - TYPE C UPPER LEVEL 3
1/4" = 1'-0"



UNIT PLAN - TYPE C LOWER LEVEL 1
1/4" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
03 02	(N) GYPCRETE THROUGHOUT LEVEL 2 UNITS.
03 03	REPAIR (E) GYPCRETE FLOOR AS NEEDED, TYP.
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 03	REPLACE ALUM WINDOWS IN (E) OPENINGS, TYP.
08 06	REPLACE (E) POCKET DOORS WITH (N) ALUM. SWING DOOR, TYP.
08 08	REPLACE UNIT INTERIOR DOORS AS NEEDED. (N) DOOR HARDWARE AT ALL UNIT INTERIOR DOORS.
09 02	(N) BLINDS THROUGHOUT
09 03	(N) CARPET ON STAIRCASES, TYP.
09 04	(N) CLOSET POLES AND SHELVING WHERE MISSING OR DAMAGED
23 02	(N) HYDRONIC HEATERS THROUGHOUT, WITH WALL THERMOSTATS FOR INDIVIDUAL CONTROL. TYP FOR ALL UNITS.

UNIT PLAN GENERAL NOTES

1. REFER TO TITLE SHEET G0.00 FOR SYMBOLS AND ABBREVIATIONS. SEE SHEETS G3.01-G3.05 FOR ADDITIONAL CODE REFERENCED DIAGRAMS.
2. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, AND STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL. DIMENSIONS NOTED AS 'CLEAR' ARE TO FINISH FACE OF WALL, U.O.N.
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5. TYPICAL PASSAGE DOORS IN NEW CONSTRUCTION ARE 3'-0" WIDE AND PROVIDED WITH COMPLIANT LEVER HARDWARE.
6. WHERE CLOSETS ARE REACH-IN ONLY, THEY COMPLY WITH REACH RANGE LIMITATIONS PER ACCESSIBILITY DIAGRAMS, SHEET G3.01
7. CONTRACTOR TO VERIFY TUB/SHOWER ENCLOSURE DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING. REFER TO BUILDING PLANS FOR FIRE BARRIER AND FIRE WALL LOCATIONS.
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10. SEE SHEET A5.X SERIES FOR ENLARGED TYPICAL KITCHEN AND BATHROOM FLOOR PLANS.
11. PROVIDE MINIMUM (1) 24" LONG TOWEL BAR PER BATHROOM, MOUNTED AT 44" MAXIMUM ABOVE FINISH FLOOR. PROVIDE SOLID BACKING WHERE REQUIRED.
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13. PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS AS REQUIRED FOR AIR CONDITIONING, PLUMBING, FIRE SPRINKLER, AND ELECTRICAL SYSTEMS. IN FIRE-RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF-CLOSING DEVICES.
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15. SEE ELECTRICAL DRAWINGS FOR OUTLET TYPES AND LOCATIONS. OUTLET AND THERMOSTATS TO MEET THE FOLLOWING REQUIREMENTS:
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    B. HEIGHT OF TYPICAL FLOOR OUTLET TO BE MINIMUM 15" A.F.F. TO THE BOTTOM OF THE BOX (NOT THE CENTERLINE).
    C. HEIGHT AND LOCATION OF TYPICAL KITCHEN OUTLETS TO BE MAXIMUM 46" H. MEASURED FROM FINISH FLOOR TO THE TOP OF THE OUTLET BOX AND TO BE LOCATED AT LEAST 36" FROM INSIDE CORNER COUNTERTOP CONDITIONS (L-SHAPE AND U-SHAPE KITCHENS) IN ORDER TO PROVIDE CLEAR FLOOR SPACE FOR A WHEELCHAIR USER TO REACH THE OUTLET.
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17. OPERABLE PORTIONS OF ANY WINDOW MUST BE 3'-0" MINIMUM AWAY FROM ANY UNIT EXHAUST VENT OR DUCT. EXHAUST DUCTS SHALL TERMINATE A MINIMUM OF 3'-0" FROM OPENINGS INTO THE BUILDING AND PROPERTY LINES.

KEY PLAN

RCP FINISH LEGEND

- GWB DROP CEILING
- EXISTING CEILING

FLOOR FINISH LEGEND

- CARPET
- LAMINATE VINYL PLANK
- SHEET VINYL

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
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0' 2' 4' 8' 16'

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UNIT PLANS - EXISTING TYPE C

SHEET:
A4.22

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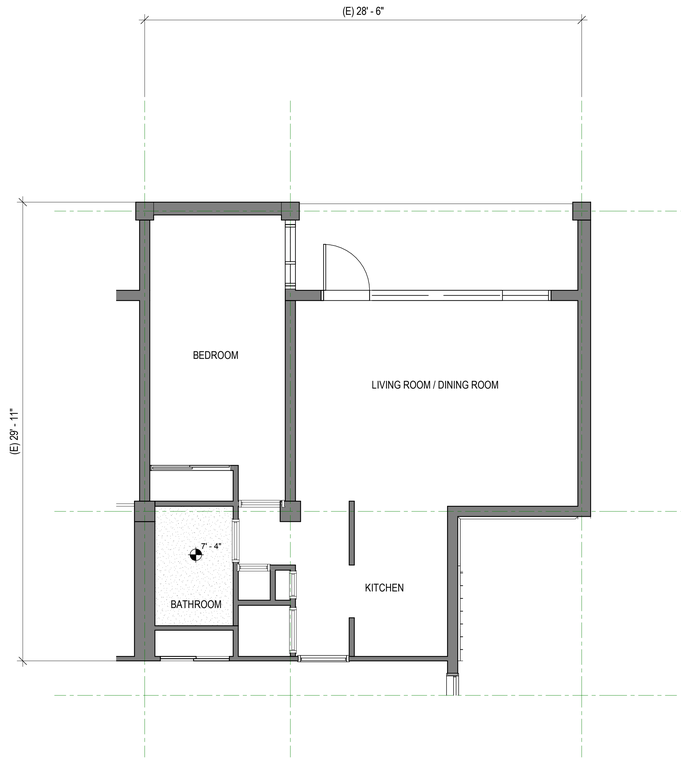
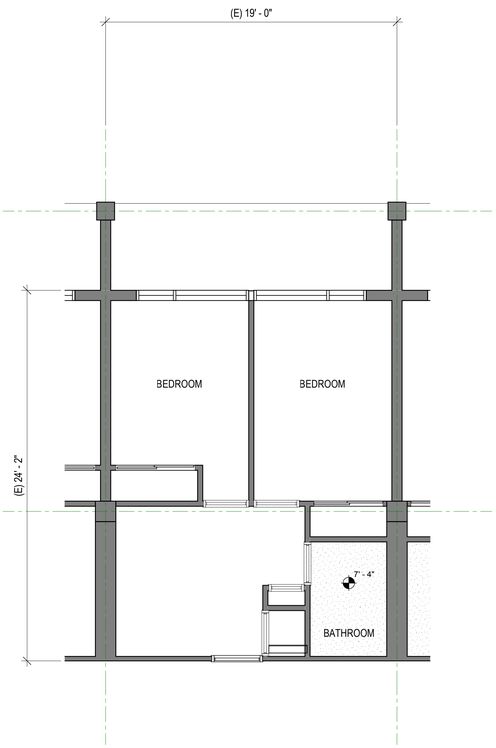
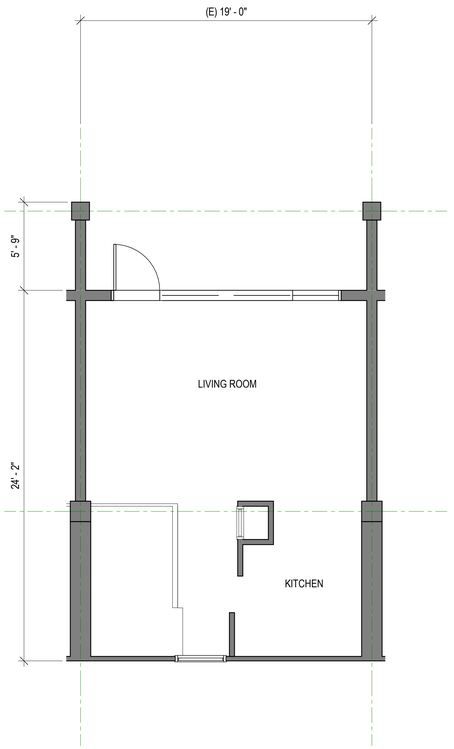


UNIT RCP - TYPE E 6
1/4" = 1'-0"



UNIT RCP - TYPE D UPPER LEVEL 4
1/4" = 1'-0"



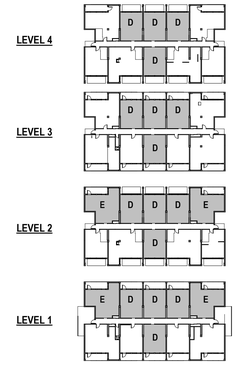
UNIT RCP - TYPE D LOWER LEVEL 2
1/4" = 1'-0"

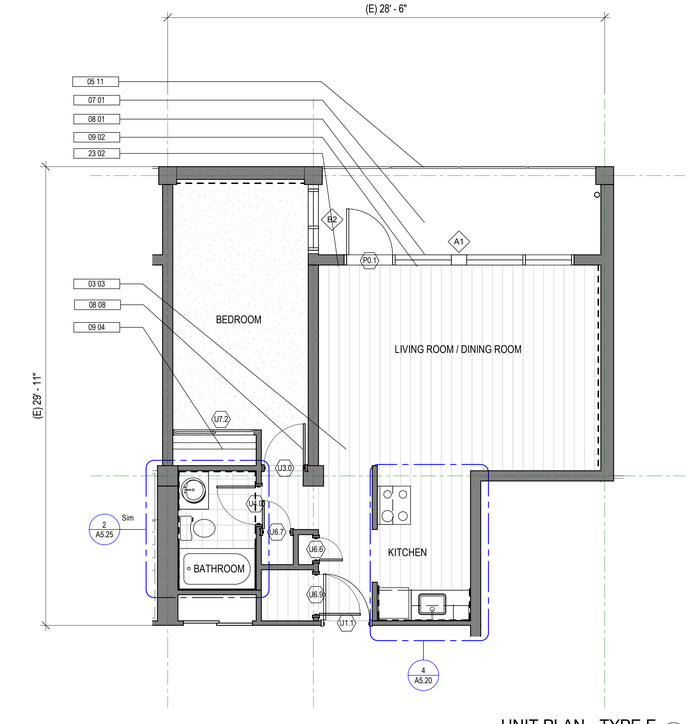
Keynote Legend	
Key Value	**Keynote Text**
03 02	(N) GYPCRETE THROUGHOUT LEVEL 2 UNITS.
03 03	REPAIR (E) GYPCRETE FLOOR AS NEEDED, TYP.
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
07 01	REPLACE BALCONY DECK SURFACE & DRAINAGE, TYP.
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 08	REPLACE UNIT INTERIOR DOORS AS NEEDED. (N) DOOR HARDWARE AT ALL UNIT INTERIOR DOORS.
09 02	(N) BLINDS THROUGHOUT
09 03	(N) CARPET ON STAIRCASES, TYP.
09 04	(N) CLOSET POLES AND SHELVING WHERE MISSING OR DAMAGED
23 02	(N) HYDRONIC HEATERS THROUGHOUT, WITH WALL THERMOSTATS FOR INDIVIDUAL CONTROL. TYP FOR ALL UNITS.

UNIT PLAN GENERAL NOTES

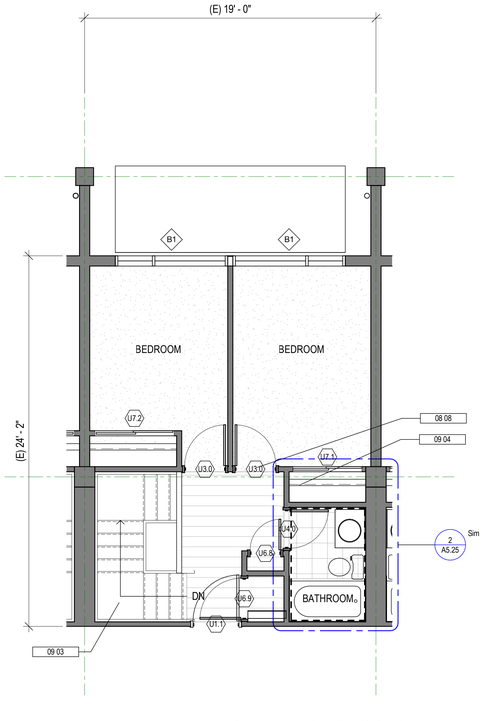
1. REFER TO TITLE SHEET G0.00 FOR SYMBOLS AND ABBREVIATIONS. SEE SHEETS G3.01-G3.05 FOR ADDITIONAL CODE REFERENCED DIAGRAMS.
2. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, AND STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL. DIMENSIONS NOTED AS 'CLEAR' ARE TO FINISH FACE OF WALL, U.O.N.
3. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT
4. REFER TO G3.01 SHEETS FOR ACCESSIBILITY NOTES AND REQUIREMENTS. REFER TO G3.02 & G3.04 SHEETS FOR KITCHEN AND BATHROOM ACCESSIBILITY INFORMATION. CLEARANCES ARE TO FACE OF FINISH SURFACES
5. TYPICAL PASSAGE DOORS IN NEW CONSTRUCTION ARE 3'-0" WIDE AND PROVIDED WITH COMPLIANT LEVER HARDWARE.
6. WHERE CLOSETS ARE REACH-IN ONLY, THEY COMPLY WITH REACH RANGE LIMITATIONS PER ACCESSIBILITY DIAGRAMS, SHEET G3.01
7. CONTRACTOR TO VERIFY TUB/SHOWER ENCLOSURE DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING.
8. REFER TO BUILDING PLANS FOR FIRE BARRIER AND FIRE WALL LOCATIONS.
9. TYPICAL WALL ASSEMBLIES REFERENCED ON UNIT PLAN SHEETS. SEE ASSEMBLIES ON SHEET A9.01 & A9.02 FOR ADDITIONAL INFORMATION.
10. UNIT PLANS SHOWN ARE TYPICAL; REFER TO OVERALL BUILDING PLANS A2.10-A2.71 TO VERIFY VARYING PERIMETER CONDITIONS, EXTERIOR DOOR AND WINDOW DIMENSIONS, CONDITIONS OR LOCATIONS. REFER TO OVERALL REFLECTED CEILING PLANS A6.10-A6.42 FOR CEILING SOFFITS.
11. SEE SHEET A5.X SERIES FOR ENLARGED TYPICAL KITCHEN AND BATHROOM FLOOR PLANS.
12. PROVIDE MINIMUM (1) 24" LONG TOWEL BAR PER BATHROOM, MOUNTED AT 44" MAXIMUM ABOVE FINISH FLOOR. PROVIDE SOLID BACKING WHERE REQUIRED.
13. WHERE OCCURS, VERIFY WING WALL LENGTH WITH REFRIGERATOR MANUFACTURER TO ENSURE 135-DEGREE REFRIGERATOR DOOR SWING IS UNOBSTRUCTED.
14. PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS AS REQUIRED FOR AIR CONDITIONING, PLUMBING, FIRE SPRINKLER, AND ELECTRICAL SYSTEMS. IN FIRE-RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF-CLOSING DEVICES.
15. EVERY DWELLING UNIT MUST BE PROVIDED WITH SMOKE ALARM DEVICES ON BOTH SIDES OF BEDROOM DOORS. REFER TO PLANS AND ELECTRICAL DRAWINGS.
16. SEE ELECTRICAL DRAWINGS FOR OUTLET TYPES AND LOCATIONS. OUTLET AND THERMOSTATS TO MEET THE FOLLOWING REQUIREMENTS:
    - A. THE HEIGHT OF THE THERMOSTAT TO BE MAXIMUM 48" A.F.F. AS MEASURED TO THE HIGHEST CONTROL.
    - B. HEIGHT OF TYPICAL FLOOR OUTLET TO BE MINIMUM 15" A.F.F. TO THE BOTTOM OF THE BOX (NOT THE CENTERLINE).
    - C. HEIGHT AND LOCATION OF TYPICAL KITCHEN OUTLETS TO BE MAXIMUM 46" H. MEASURED FROM FINISH FLOOR TO THE TOP OF THE OUTLET BOX AND TO BE LOCATED AT LEAST 36" FROM INSIDE CORNER COUNTERTOP CONDITIONS (L-SHAPE AND U-SHAPE KITCHENS) IN ORDER TO PROVIDE CLEAR FLOOR SPACE FOR A WHEELCHAIR USER TO REACH THE OUTLET.
17. FOR CHASE AND SHAFT PLANS, SEE SHEETS **A8.XX - A8.XX**.
18. OPERABLE PORTIONS OF ANY WINDOW MUST BE 3'-0" MINIMUM AWAY FROM ANY UNIT EXHAUST VENT OR DUCT. EXHAUST DUCTS SHALL TERMINATE A MINIMUM OF 3'-0" FROM OPENINGS INTO THE BUILDING AND PROPERTY LINES.

KEY PLAN

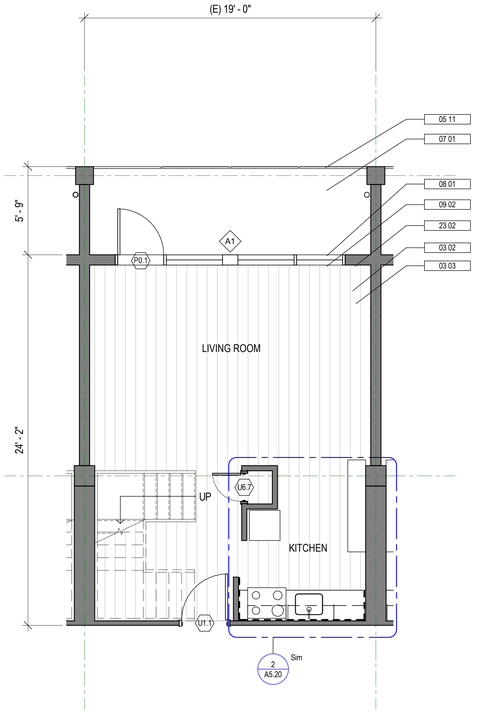




UNIT PLAN - TYPE E 5
1/4" = 1'-0"



UNIT PLAN - TYPE D UPPER LEVEL 3
1/4" = 1'-0"



UNIT PLAN - TYPE D LOWER LEVEL 1
1/4" = 1'-0"

RCP FINISH LEGEND

- GWB DROP CEILING
- EXISTING CEILING

FLOOR FINISH LEGEND

- CARPET
- LAMINATE VINYL PLANK
- SHEET VINYL

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

0' 2' 4' 8' 16'

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NO.	ISSUE	DATE
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	100% DD	03/22/19

JOB NUMBER:	1213
DRAWN BY:	Author
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DATE:	3/22/2019
SCALE:	As indicated

TITLE:
UNIT PLANS - EXISTING TYPE D, E

SHEET:
A4.23

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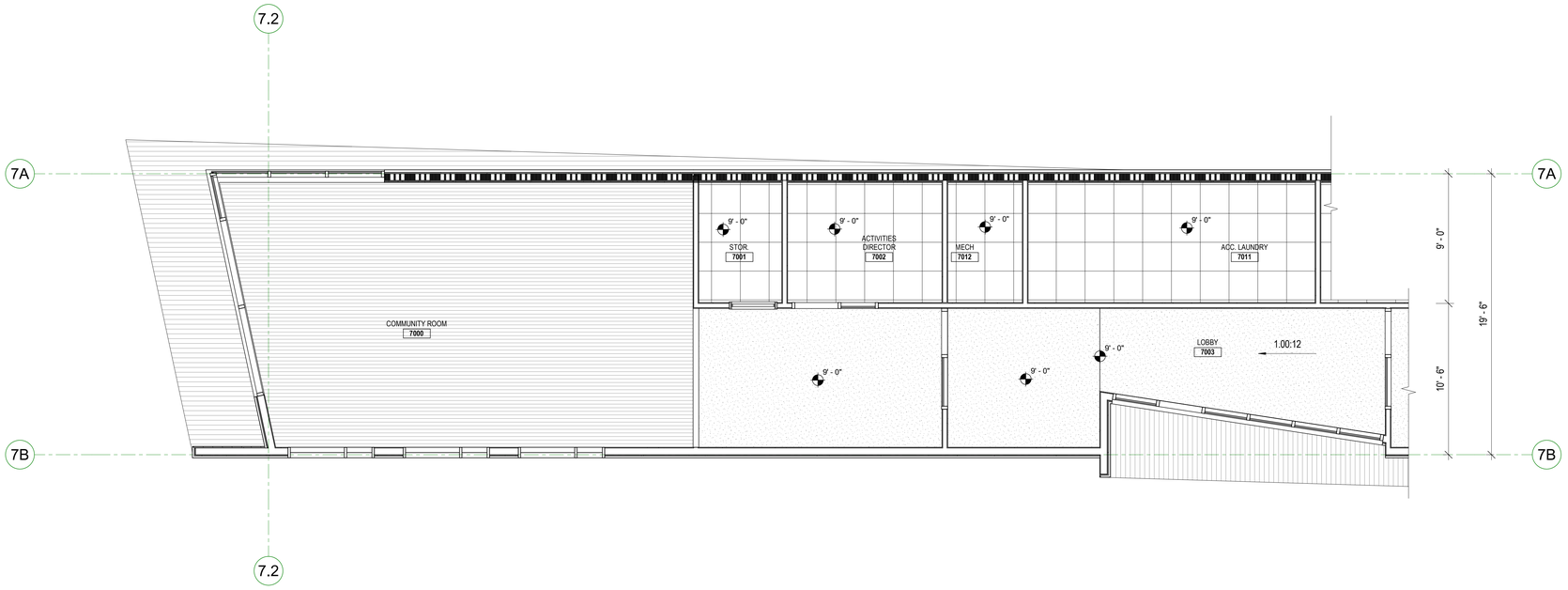
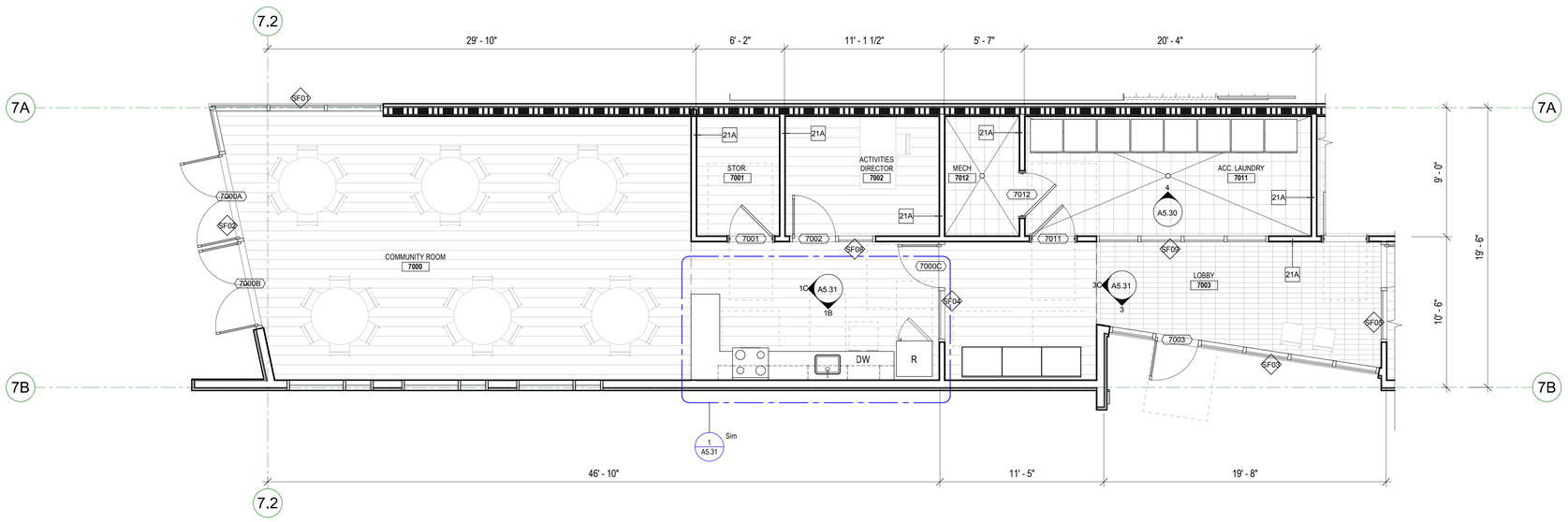


RCP - COMMUNITY ROOM, LAUNDRY, LOBBY (2)
1/4" = 1'-0"

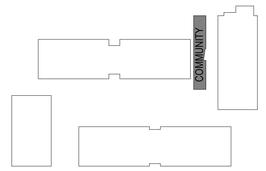


ENLARGED PLAN - COMMUNITY ROOM, LAUNDRY, LOBBY (1)
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
3. REFERENCE ACCESSIBILITY CODE SHEETS G3.01, G3.02, G3.03, G3.04, G3.05 FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS
4. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
5. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
6. ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE G0.00 SHEETS AND ASSEMBLIES, SHEETS A9.01, A9.02. NEW UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL. FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
7. ALL NEW STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.
8. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS A2.10, A2.11, A2.12, A2.20, A2.21, A2.22, A4.10, A4.11, A4.20, A4.21 & A8.01, A8.02, A8.03 FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.01, A9.02, & A9.05.
9. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
10. ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
11. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN – REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.01, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQURIEMENTS FOR ALL WALL-HUNG ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
12. THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA
13. CLASS 1 STANDPIPES TO BE INTERCONNECTED.
14. PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
15. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
16. INTERIOR FINISHES SHALL COMPLY WITH CBC 803.1 FLAME SPREAD PROVISION, SEE INTERIOR DRAWINGS.
17. FOR DOOR & WINDOW SCHEDULES SEE SHEET A9.10 & A9.20.
18. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
19. ALL NEW EXIT STAIRS TO COMPLY WITH CBC CHAPTERS 10, 11A AND/OR 11B. NEW EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH,NEW STAIR RISERS TO BE MAXIMUM 7 INCHES HIGH, AND TREADS TO BE 11 INCHES MINIMUM DEEP.
20. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
21. SEE SIGNAGE PLANS AND DETAILS ON **A10.20, A10.21, A10.25** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.
22. NOTE: FOR BUILDING 1 TOWHNHOMES AT LEVEL 3, AND LEVEL 1 UNITS AT BUILDINGS 2 - 6, PROVIDE ADAPTABILITY FEATURES ON A SCOPE DRIVEN BASIS. ADAPTABLE FEATURES ARE TO BE PROVIDED TO THE MAXIMUM EXTENT FEASIBLE WITHOUT REMOVING OR RELOCATING WALLS.

KEY PLAN



RCP LEGEND

- NEW WALLS
- NEW CONSTRUCTION
- GYPSUM WALL BOARD
- ACOUSTIC TILE CEILING
- ACOUSTIC WOOD SLAT
- TONGUE AND GROOVE WOOD

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

FLOOR FINISH LEGEND

- CARPET
- LAMINATE VINYL PLANK
- SHEET VINYL
- STONE TILE

0' 2' 4' 8' 16'

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DATE:	3/22/2019
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TITLE:
ENLARGED PLANS - COMMUNITY BUILDING

SHEET:
A4.70

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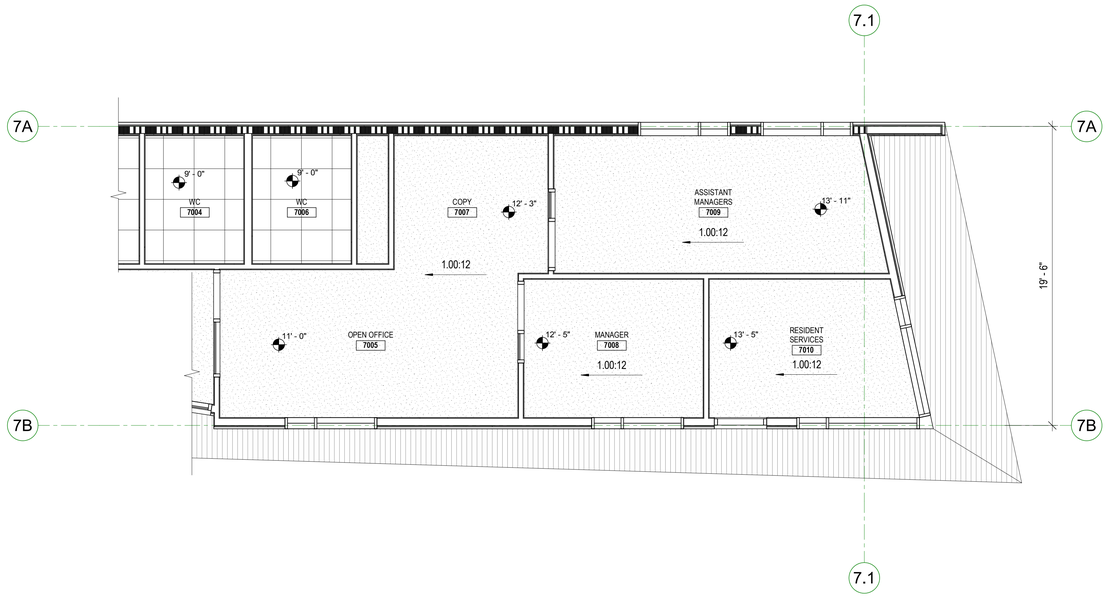
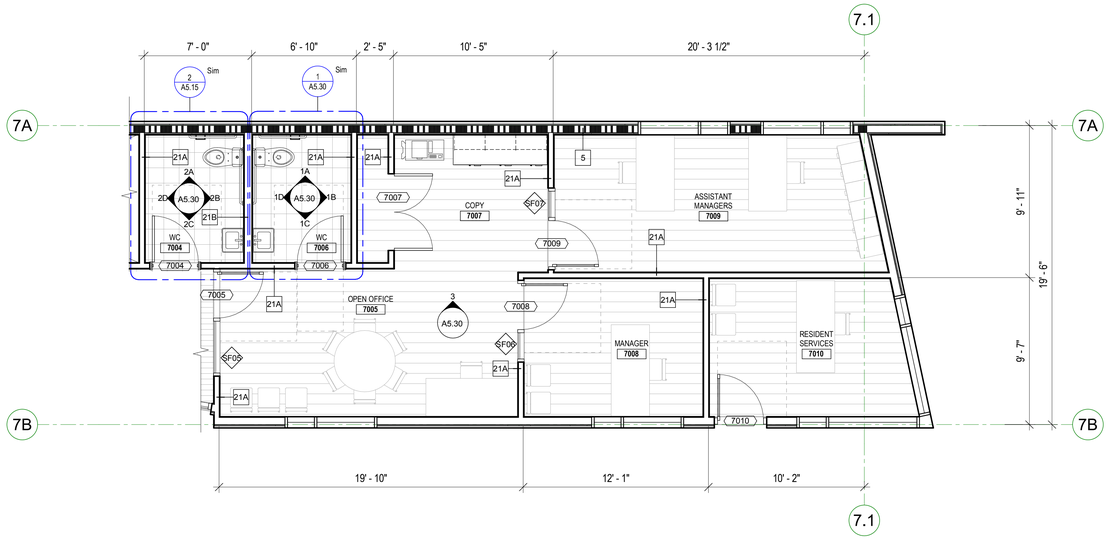


RCP - OFFICE
1/4" = 1'-0" 2



ENLARGED PLAN - OFFICE
1/4" = 1'-0" 1

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7. ALL NEW STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.
8. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS A2.10, A2.11, A2.12, A2.20, A2.21, A2.22, A4.10, A4.11, A4.20, A4.21 & A8.01, A8.02, A8.03 FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.01, A9.02, & A9.05.
9. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
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20. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
21. SEE SIGNAGE PLANS AND DETAILS ON **A10.20, A10.21, A10.25** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.
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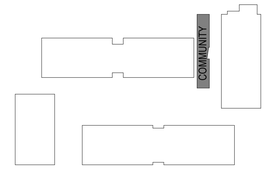

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- CARPET
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- SHEET VINYL

0' 2' 4' 8' 16'

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SHEET:	**A4.71**

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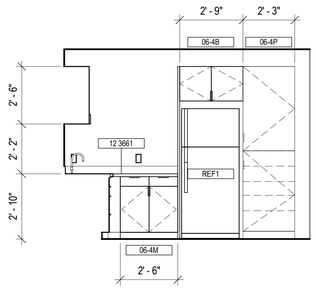
UNIT - KITCHEN & BATH NOTES

1. SEE **G0.XX** FOR INFORMATION RELATED TO ACCESSIBILITY IN KITCHENS AND BATHROOMS IN BOTH ADAPTABLE AND ACCESIBLE UNITS AND COMMON AREAS.
2. PROVIDE BLOCKING FOR ALL ADJUSTABLE HEIGHT AND WALL-HUNG CABINETRY, GRAB BARS, MILLWORK AND ACCESSORIES. FOR GRAB BAR LOCATIONS AND BLOCKING REQUIRED IN ADAPTABLE AND ACCESSIBLE BATHROOMS, REFER TO **G0.XX** SHEETS.
3. PROVIDE GRAB BAR BLOCKING AT ALL DWELLING UNIT BATHROOM TOILETS SHOWERS AND TUBS. PROVIDE BLOCKING FOR FOLD-DOWN GRAB BARS AT ALL TOILETS WHEN ADJACENT TO TUBS. NOTE THAT NOT ALL BLOCKING IS SHOWN ON ALL INTERIOR ELEVATIONS.
4. REFERENCE UNIT PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS.
5. PIPE CHASES BEHIND TUB BULKHEADS ARE NOT REQUIRED TO BE SPRINKLERED PER **NFPA 13: 5-13.1 EXCEPTION 12.** SUCH PIPE CHASES SHALL BE LESS THAN 10 SQUARE FEET IN AREA AND FORMED BY STUDS OR WOOD JOISTS. PIPE CHASES SHALL BE FIRE-STOPPED AT EACH FLOOR USING MATERIALS EQUIVALENT TO THE FLOOR CONSTRUCTION. PIPE PENETRATIONS AT EACH FLOOR SHALL BE PROPERLY SEALED. PIPE CHASES SHALL CONTAIN NO SOURCES OF IGNITION. PIPING SHALL BE NON-COMBUSTIBLE.
6. REMOVABLE CABINETS - AT ALL ADAPTABLE UNITS & ACCESSIBLE UNITS BASE CABINETS AT KITCHEN SINKS AND WORK SURFACES, INCLUDING TOE BOARD & SHELVING SHALL BE REMOVABLE WITHOUT USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE TO PROVIDE 30" MIN. CLEARANCE. PROVIDE FINISHED CABINET SIDE PANELS, AND CONTINUOUS FLOORING & WALL FINISHES UNDER & BEHIND INDICATED LENGTH OF REMOVABLE BASE CABINETS.
7. PIPES AT SINK - HOT WATER & DRAIN PIPES ACCESSIBLE UNDER SINKS SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS. SEE DETAIL **X/A5.XX.**
8. FAUCET CONTROLS - SINKS SHALL BE PROVIDED WITH FAUCET CONTROLS WHICH DO NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND CAN BE USED WITH A SINGLE HAND.
9. COUNTERTOPS - AT ALL ADAPTABLE AND ACCESSIBLE UNITS, COUNTERTOPS SHALL INCLUDE A MIN. 30" WIDTH AT KITCHEN SINK AND 30" MIN. WIDTH WORK SURFACE.
10. SINK & WORK SURFACE. COUNTERTOPS AT SINK & WORK SURFACE NOT REPOSITIONABLE DUE TO USE OF SOLID-SURFACE MATERIAL & ALLOWED PER CBC 1133A.4.1, EXC. 1.
11. BREADBOARDS ARE ACCEPTABLE IN LIEU OF 30" WORK SURFACE. PROVIDE TWO 15" MINIMUM WIDE BREADBOARDS INSIDE TOP OF DRAWER OF BASE CABINET WHERE INDICATED.
12. COUNTERTOPS TO BE 24" MAX DEPTH INCLUDING BACKSLPASH. CABINETS TO BE 23" MAX DEPTH
13. AT ACCESSIBLE UNITS, THE DEPTH OF A KITCHEN SINK BOWL SHALL BE NO GREATER THAN 6 1/2".
14. HEIGHT AND LOCATION OF TYPICAL KITCHEN OUTLETS TO BE MAXIMUM 46" H. MEASURED FROM FINISH FLOOR TO THE TOP OF THE OUTLET BOX AND TO BE LOCATED AT LEAST 36" FROM CORNER COUNTERTOP CONDITIONS (L-SHAPE AND U-SHAPE KITCHENS). **SEE DETAIL X/AX.XX.**
15. THE TOP OF THE LAVATORY SHALL BE NO MORE THAN 2'-10" A.F.F.PENINGS INTO THE BUILDING AND PROPERTY LINES.



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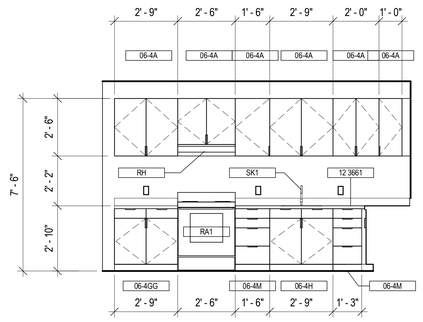

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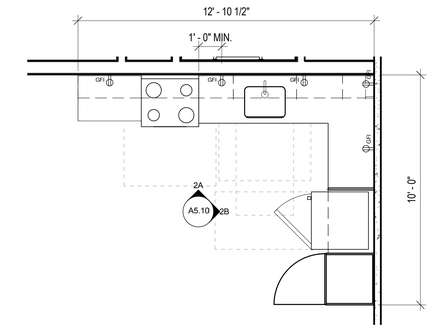
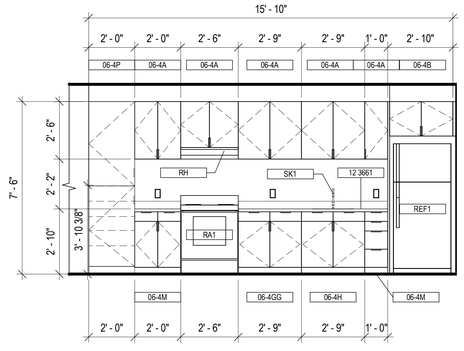


MOBILITY ACC. L KITCHEN PLAN (2) 3/8" = 1'-0"

21.5 SQ FT ACCESSIBLE STORAGE **8 TOTAL**
21.5 SQ FT INACCESSIBLE STORAGE

Keynote Legend	
Key Value	**Keynote Text**
06-4A	UPPER CABINET DOUBLE DOOR, WITH (1) BASE SHELF, 12" DEEP
06-4B	UPPER CABINET DOUBLE DOOR ABOVE FRIDGE, 32" DEEP
06-4GG	23" DEEP BASE CABINET, REMOVABLE WORKSPACE AT KITCHENS IN BUIDLING 1 AND GROUND FLOOR KITCHENS IN BUILDING 2-6
06-4H	23" DEEP BASE CABINET DRAWER W/ SINK UNIT, REMOVABLE SINK UNIT AT KITCHENS IN BUIDLING 1 AND GROUND FLOOR KITCHENS IN BUILDING 2-6
06-4M	BASE CABINET W/ 4 DRAWERS, 23" DEEP
06-4P	PANTRY CABINET, (2) STACKED SINGLE DOOR CABINETS, 25" DEEP, (4) ADJUSTABLE SHELVES IN LOWER CABINET
12 3661	SOLID SURFACING COUNTERTOP, 24" MAX DEPTH
RA1	KITCHEN RANGE, 30 IN. WIDE
REF1	REFRIGERATOR WITH BOTTOM FREEZER
RH	RANGE HOOD, 30 IN. WIDE
SK1	KITCHEN SINK, SINGLE BOWL WITH DISPOSAL AND LOW-FLOW FAUCET



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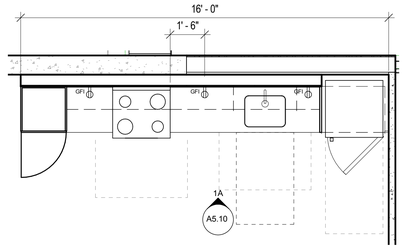

MOBILITY ACC. LINEAR KITCHEN PLAN (1) 3/8" = 1'-0"

25.5 SQ FT ACCESSIBLE STORAGE **8 TOTAL**
24.5 SQ FT INACCESSIBLE STORAGE

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NO.	ISSUE	DATE
	100% SD	21/12/18
	100% DD	03/22/19

JOB NUMBER: 1213
DRAWN BY: CA
CHECKED BY: BH
DATE: 3/22/2019
SCALE: As indicated
TITLE:

INTERIOR ELEVATIONS - NEW BUILDING 1 KITCHENS

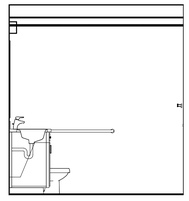
SHEET:

A5.10

3/22/2019 4:40:43 PM

UNIT - KITCHEN & BATH NOTES

1. SEE **G0.XX** FOR INFORMATION RELATED TO ACCESSIBILITY IN KITCHENS AND BATHROOMS IN BOTH ADAPTABLE AND ACCESIBLE UNITS AND COMMON AREAS.
2. PROVIDE BLOCKING FOR ALL ADJUSTABLE HEIGHT AND WALL-HUNG CABINETRY, GRAB BARS, MILLWORK AND ACCESSORIES. FOR GRAB BAR LOCATIONS AND BLOCKING REQUIRED IN ADAPTABLE AND ACCESSIBLE BATHROOMS, REFER TO **G0.XX** SHEETS.
3. PROVIDE GRAB BAR BLOCKING AT ALL DWELLING UNIT BATHROOM TOILETS SHOWERS AND TUBS. PROVIDE BLOCKING FOR FOLD-DOWN GRAB BARS AT ALL TOILETS WHEN ADJACENT TO TUBS. NOTE THAT NOT ALL BLOCKING IS SHOWN ON ALL INTERIOR ELEVATIONS.
4. REFERENCE UNIT PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS.
5. PIPE CHASES BEHIND TUB BULKHEADS ARE NOT REQUIRED TO BE SPRINKLERED PER **NFPA 13: 5-13.1 EXCEPTION 12**, SUCH PIPE CHASES SHALL BE LESS THAN 10 SQUARE FEET IN AREA AND FORMED BY STUDS OR WOOD JOISTS. PIPE CHASES SHALL BE FIRE-STOPPED AT EACH FLOOR USING MATERIALS EQUIVALENT TO THE FLOOR CONSTRUCTION. PIPE PENETRATIONS AT EACH FLOOR SHALL BE PROPERLY SEALED. PIPE CHASES SHALL CONTAIN NO SOURCES OF IGNITION. PIPING SHALL BE NON-COMBUSTIBLE.
6. REMOVABLE CABINETS - AT ALL ADAPTABLE UNITS & ACCESSIBLE UNITS BASE CABINETS AT KITCHEN SINKS AND WORK SURFACES, INCLUDING TOE BOARD & SHELVING SHALL BE REMOVABLE WITHOUT USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE TO PROVIDE 30" MIN. CLEARANCE. PROVIDE FINISHED CABINET SIDE PANELS, AND CONTINUOUS FLOORING & WALL FINISHES UNDER & BEHIND INDICATED LENGTH OF REMOVABLE BASE CABINETS.
7. PIPES AT SINK - HOT WATER & DRAIN PIPES ACCESSIBLE UNDER SINKS SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS. SEE DETAIL **X/A5.XX.**
8. FAUCET CONTROLS - SINKS SHALL BE PROVIDED WITH FAUCET CONTROLS WHICH DO NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND CAN BE USED WITH A SINGLE HAND.
9. COUNTERTOPS - AT ALL ADAPTABLE AND ACCESSIBLE UNITS, COUNTERTOPS SHALL INCLUDE A MIN. 30" WIDTH AT KITCHEN SINK AND 30" MIN. WIDTH WORK SURFACE.
10. SINK & WORK SURFACE. COUNTERTOPS AT SINK & WORK SURFACE NOT REPOSITIONABLE DUE TO USE OF SOLID-SURFACE MATERIAL & ALLOWED PER CBC 1133A.4.1. EXC. 1.
11. BREADBOARDS ARE ACCEPTABLE IN LIEU OF 30" WORK SURFACE. PROVIDE TWO 15" MINIMUM WIDE BREADBOARDS INSIDE TOP OF DRAWER OF BASE CABINET WHERE INDICATED.
12. COUNTERTOPS TO BE 24" MAX DEPTH INCLUDING BACKSLPASH. CABINETS TO BE 23" MAX DEPTH
13. AT ACCESSIBLE UNITS, THE DEPTH OF A KITCHEN SINK BOWL SHALL BE NO GREATER THAN 6 1/2".
14. HEIGHT AND LOCATION OF TYPICAL KITCHEN OUTLETS TO BE MAXIMUM 46" H. MEASURED FROM FINISH FLOOR TO THE TOP OF THE OUTLET BOX AND TO BE LOCATED AT LEAST 36" FROM CORNER COUNTERTOP CONDITIONS (L-SHAPE AND U-SHAPE KITCHENS). **SEE DETAIL X/AX.XX.**
15. THE TOP OF THE LAVATORY SHALL BE NO MORE THAN 2'-10" A.F.F.PENINGS INTO THE BUILDING AND PROPERTY LINES.



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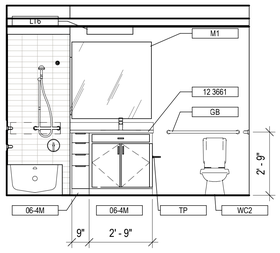

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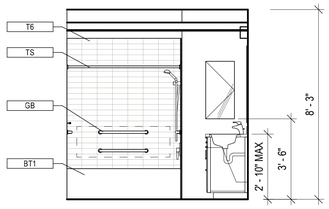

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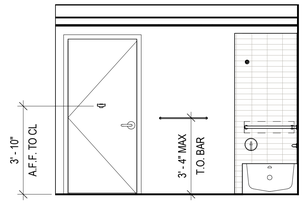

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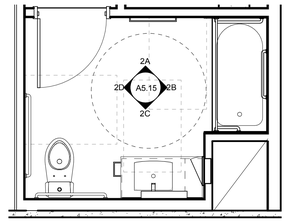
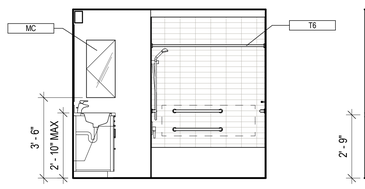


BATHROOM 2 PLAN
4 TOTAL 3/8" = 1'-0" (2)

Keynote Legend	
Key Value	**Keynote Text**
06-4M	BASE CABINET W/ 4 DRAWERS, 23" DEEP
06-4XA	22" DEEP VANITY BASE CABINET DOUBLE DOOR W/ SINK UNIT, REMOVABLE SINK UNIT AT BATHS IN BUIDLING 1 AND GROUND FLOOR BATHS IN BUILDING 2-6
12 3661	SOLID SURFACING COUNTERTOP, 24" MAX DEPTH
BT1	BATH TUB
GB	GRAB BAR
LT6	UNIT BATH VANITY LIGHT, S.E.D.
M1	MIRROR
MC	MEDICINE CABINET
T6	TILE SURROUND IN SHOWER
TP	TOILET PAPER HOLDER
TS	SHOWER ROD
WC2	WATER CLOSET, S.P.D.



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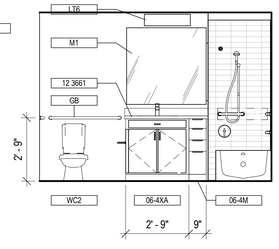

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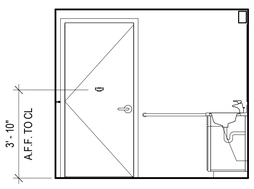

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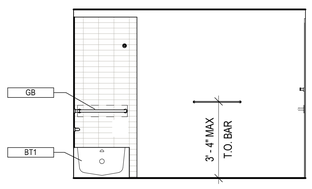

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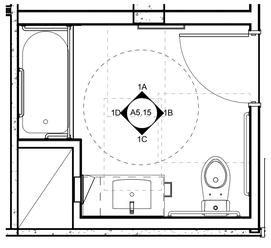

BATHROOM 1 PLAN
16 TOTAL 3/8" = 1'-0" (1)

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SCALE:	As indicated

TITLE:

INTERIOR ELEVATIONS - NEW BUILDING 1 BATHROOMS

SHEET:

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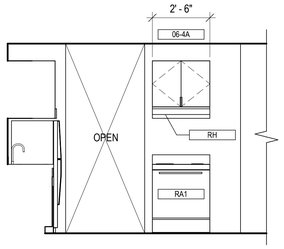

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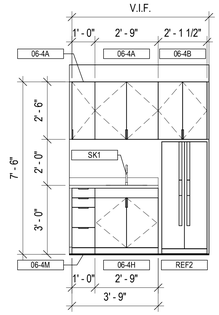

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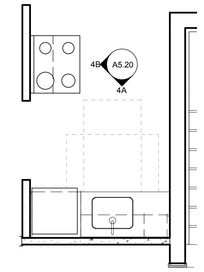
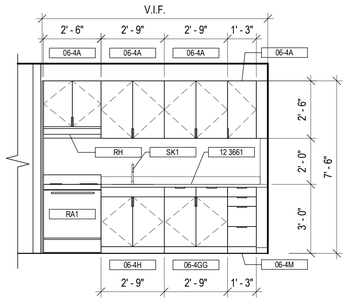


KITCHEN 4 - UNIT TYPE E (4)
20 TOTAL 3/8" = 1'-0"



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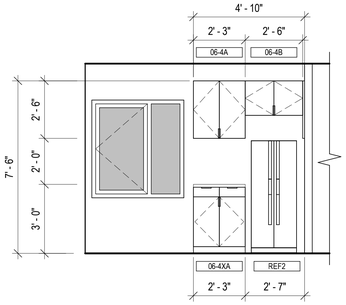

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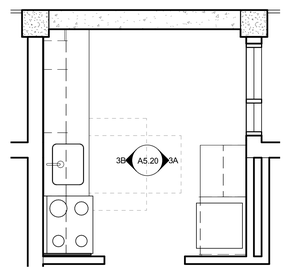
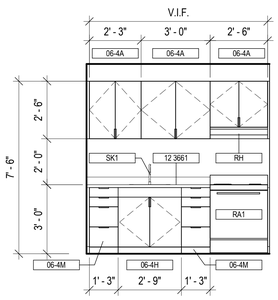


KITCHEN 3 - UNIT TYPE C (3)
12 TOTAL 3/8" = 1'-0"



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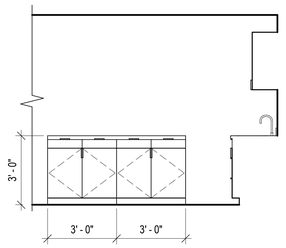

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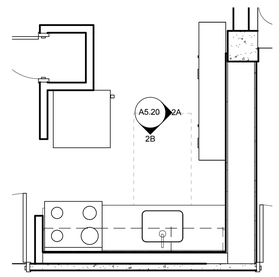
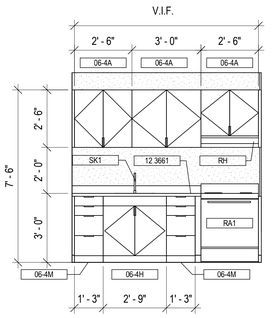


KITCHEN 2 - UNIT TYPE B (2)
22 TOTAL 3/8" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
06-4A	UPPER CABINET DOUBLE DOOR, WITH (1) BASE SHELF, 12" DEEP
06-4B	UPPER CABINET DOUBLE DOOR ABOVE FRIDGE, 32" DEEP
06-4GG	23" DEEP BASE CABINET, REMOVABLE WORKSPACE AT KITCHENS IN BUIDLING 1 AND GROUND FLOOR KITCHENS IN BUILDING 2-6
06-4H	23" DEEP BASE CABINET DRAWER W/ SINK UNIT, REMOVABLE SINK UNIT AT KITCHENS IN BUIDLING 1 AND GROUND FLOOR KITCHENS IN BUILDING 2-6
06-4M	BASE CABINET W/ 4 DRAWERS, 23" DEEP
06-4XA	22" DEEP VANITY BASE CABINET DOUBLE DOOR W/ SINK UNIT, REMOVABLE SINK UNIT AT BATHS IN BUIDLING 1 AND GROUND FLOOR BATHS IN BUILDING 2-6
12 3661	SOLID SURFACING COUNTERTOP, 24" MAX DEPTH
RA1	KITCHEN RANGE, 30 IN. WIDE
REF2	FRENCH-DOOR REFIGERATOR
RH	RANGE HOOD, 30 IN. WIDE
SK1	KITCHEN SINK, SINGLE BOWL WITH DISPOSAL AND LOW-FLOW FAUCET



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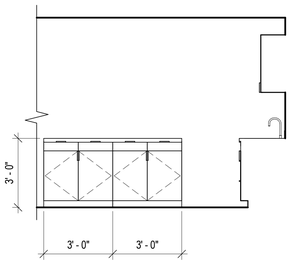

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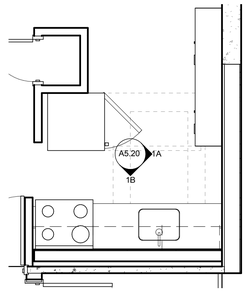

KITCHEN 1 - UNIT TYPE A, D (1)
70 TOTAL 3/8" = 1'-0"

UNIT - KITCHEN & BATH NOTES

1. SEE **G0.XX** FOR INFORMATION RELATED TO ACCESSIBILITY IN KITCHENS AND BATHROOMS IN BOTH ADAPTABLE AND ACCESIBLE UNITS AND COMMON AREAS.
2. PROVIDE BLOCKING FOR ALL ADJUSTABLE HEIGHT AND WALL-HUNG CABINETRY, GRAB BARS, MILLWORK AND ACCESSORIES. FOR GRAB BAR LOCATIONS AND BLOCKING REQUIRED IN ADAPTABLE AND ACCESSIBLE BATHROOMS, REFER TO **G0.XX** SHEETS.
3. PROVIDE GRAB BAR BLOCKING AT ALL DWELLING UNIT BATHROOM TOILETS SHOWERS AND TUBS. PROVIDE BLOCKING FOR FOLD-DOWN GRAB BARS AT ALL TOILETS WHEN ADJACENT TO TUBS. NOTE THAT NOT ALL BLOCKING IS SHOWN ON ALL INTERIOR ELEVATIONS.
4. REFERENCE UNIT PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS.
5. PIPE CHASES BEHIND TUB BULKHEADS ARE NOT REQUIRED TO BE SPRINKLERED PER **NFPA 13: 5-13.1 EXCEPTION 12.** SUCH PIPE CHASES SHALL BE LESS THAN 10 SQUARE FEET IN AREA AND FORMED BY STUDS OR WOOD JOISTS. PIPE CHASES SHALL BE FIRE-STOPPED AT EACH FLOOR USING MATERIALS EQUIVALENT TO THE FLOOR CONSTRUCTION. PIPE PENETRATIONS AT EACH FLOOR SHALL BE PROPERLY SEALED. PIPE CHASES SHALL CONTAIN NO SOURCES OF IGNITION. PIPING SHALL BE NON-COMBUSTIBLE.
6. REMOVABLE CABINETS - AT ALL ADAPTABLE UNITS & ACCESSIBLE UNITS BASE CABINETS AT KITCHEN SINKS AND WORK SURFACES, INCLUDING TOE BOARD & SHELVING SHALL BE REMOVABLE WITHOUT USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE TO PROVIDE 30" MIN. CLEARANCE. PROVIDE FINISHED CABINET SIDE PANELS, AND CONTINUOUS FLOORING & WALL FINISHES UNDER & BEHIND INDICATED LENGTH OF REMOVABLE BASE CABINETS.
7. PIPES AT SINK - HOT WATER & DRAIN PIPES ACCESSIBLE UNDER SINKS SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS. SEE DETAIL **X/A5.XX.**
8. FAUCET CONTROLS - SINKS SHALL BE PROVIDED WITH FAUCET CONTROLS WHICH DO NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND CAN BE USED WITH A SINGLE HAND.
9. COUNTERTOPS - AT ALL ADAPTABLE AND ACCESSIBLE UNITS, COUNTERTOPS SHALL INCLUDE A MIN. 30" WIDTH AT KITCHEN SINK AND 30" MIN. WIDTH WORK SURFACE. SINK & WORK SURFACE. COUNTERTOPS AT SINK & WORK SURFACE NOT REPOSITIONABLE DUE TO USE OF SOLID-SURFACE MATERIAL & ALLOWED PER CBC 1133A.4.1. EXC. 1.
10. BREADBOARDS ARE ACCEPTABLE IN LIEU OF 30" WORK SURFACE. PROVIDE TWO 15" MINIMUM WIDE BREADBOARDS INSIDE TOP OF DRAWER OF BASE CABINET WHERE INDICATED.
11. COUNTERTOPS TO BE 24" MAX DEPTH INCLUDING BACKSLPASH. CABINETS TO BE 23" MAX DEPTH
12. AT ACCESSIBLE UNITS, THE DEPTH OF A KITCHEN SINK BOWL SHALL BE NO GREATER THAN 6 1/2".
13. HEIGHT AND LOCATION OF TYPICAL KITCHEN OUTLETS TO BE MAXIMUM 46" H. MEASURED FROM FINISH FLOOR TO THE TOP OF THE OUTLET BOX AND TO BE LOCATED AT LEAST 36" FROM CORNER COUNTERTOP CONDITIONS (L-SHAPE AND U-SHAPE KITCHENS). **SEE DETAIL X/AX XX.**
14. THE TOP OF THE LAVATORY SHALL BE NO MORE THAN 2'-10" A.F.F.PENINGS INTO THE BUILDING AND PROPERTY LINES.

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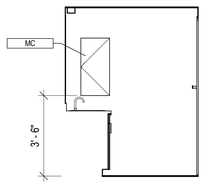
SCALE: As indicated

TITLE:
INTERIOR ELEVATIONS - RENOVATION KITCHENS

SHEET:
A5.20

3/22/2019 4:40:59 PM



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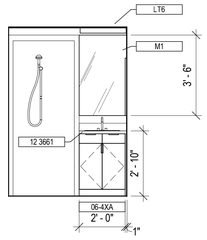

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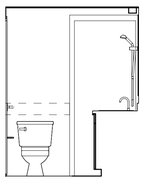

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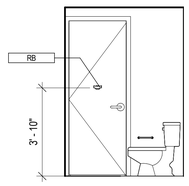

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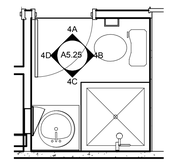
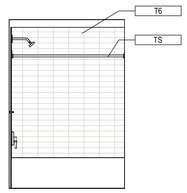


BATH PLAN - UNIT TYPE B UPPER LEVEL - SHOWER
22 TOTAL
3/8" = 1'-0" 4



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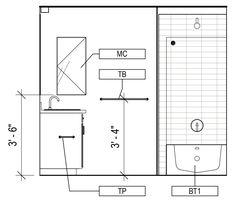

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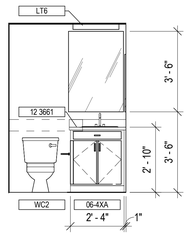

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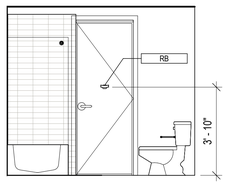

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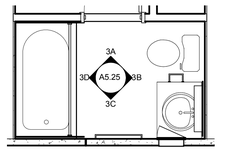
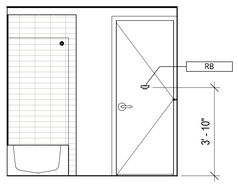


BATH PLAN - UNIT TYPE B UPPER LEVEL
22 TOTAL
3/8" = 1'-0" 3



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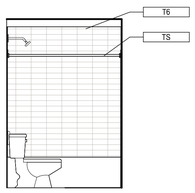

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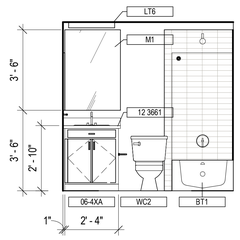

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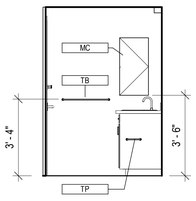

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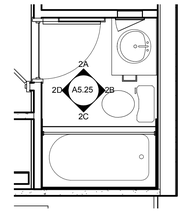
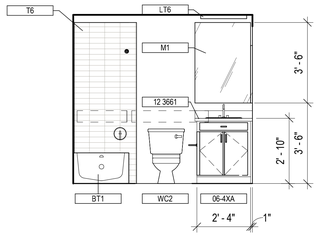


BATH PLAN - UNIT TYPE A, C, D, & E UPPER LEVEL
54 TOTAL
3/8" = 1'-0" 2



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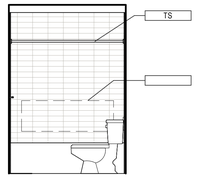

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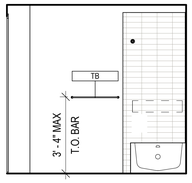

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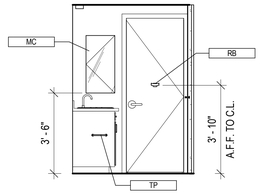

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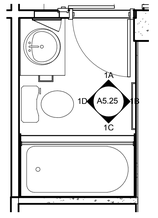

BATH PLAN - UNIT TYPE A LOWER LEVEL
22 TOTAL
3/8" = 1'-0" 1

RENOVATION INTERIOR ELEVATION NOTES

1. PROVIDE BLOCKING FOR ALL WALL-HUNG UNITS, ADJUSTABLE HEIGHT CABINETRY, MILLWORK, GRAB BARS AND ACCESSORIES.
2. SEE UNIT PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS.
3. AT LEVEL 1 BATHROOMS IN BUILDINGS 2 - 6 & LEVEL 3 & 4 BATHROOMS IN BUILDING 1, PROVIDE ADAPTABILITY FEATURES TO THE GREATEST EXTENT FEASIBLE WITHOUT REMOVING OR RELOCATING WALLS. PROVIDE GRAB BAR BACKING WHERE DRYWALL IS REMOVED & PROVIDE ADAPTABLE PLUMBING FIXTURES AND CASEWORK WHERE SPACE ALLOWS.

Keynote Legend	
Key Value	**Keynote Text**
06-4XA	22" DEEP VANITY BASE CABINET DOUBLE DOOR W/ SINK UNIT, REMOVABLE SINK UNIT AT BATHS IN BUIDLING 1 AND GROUND FLOOR BATHS IN BUILDING 2-6
12 3661	SOLID SURFACING COUNTERTOP, 24" MAX DEPTH
BT1	BATH TUB
LT6	UNIT BATH VANITY LIGHT, S.E.D.
M1	MIRROR
MC	MEDICINE CABINET
RB	
T6	TILE SURROUND IN SHOWER
TB	TOWEL BAR - PROVIDE BLOCKING
TP	TOILET PAPER HOLDER
TS	SHOWER ROD
WC2	WATER CLOSET, S.P.D.

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STAMP:

NO.	ISSUE	DATE
	100% SD	21/12/18
	100% DD	03/22/19

JOB NUMBER: 1213
DRAWN BY: CA
CHECKED BY: BH
DATE: 3/22/2019
SCALE: As indicated

TITLE:
INTERIOR ELEVATIONS - RENOVATION BATHROOMS

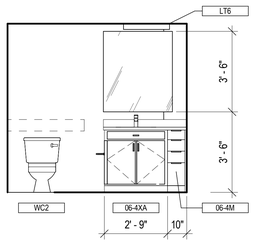
SHEET:
A5.25

3/22/2019 4:41:10 PM

RENOVATION INTERIOR ELEVATION NOTES

1. PROVIDE BLOCKING FOR ALL WALL-HUNG UNITS, ADJUSTABLE HEIGHT CABINETRY, MILLWORK, GRAB BARS AND ACCESSORIES.
2. SEE UNIT PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS.
3. AT LEVEL 1 BATHROOMS IN BUILDINGS 2 - 6 & LEVEL 3 & 4 BATHROOMS IN BUILDING 1, PROVIDE ADAPTABILITY FEATURES TO THE GREATEST EXTENT FEASIBLE WITHOUT REMOVING OR RELOCATING WALLS. PROVIDE GRAB BAR BACKING WHERE DRYWALL IS REMOVED & PROVIDE ADAPTABLE PLUMBING FIXTURES AND CASEWORK WHERE SPACE ALLOWS.

Keynote Legend	
Key Value	**Keynote Text**
06-4M	BASE CABINET W/ 4 DRAWERS, 23" DEEP
06-4XA	22" DEEP VANITY BASE CABINET DOUBLE DOOR W/ SINK UNIT, REMOVABLE SINK UNIT AT BATHS IN BUIDLING 1 AND GROUND FLOOR BATHS IN BUILDING 2-6
12 3661	SOLID SURFACING COUNTERTOP, 24" MAX DEPTH
LT6	UNIT BATH VANITY LIGHT, S.E.D.
RB	
TB	TOWEL BAR - PROVIDE BLOCKING
TP	TOILET PAPER HOLDER
WC2	WATER CLOSET, S.P.D.



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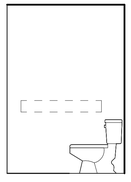

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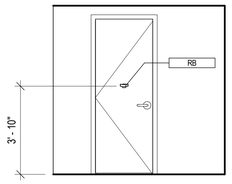

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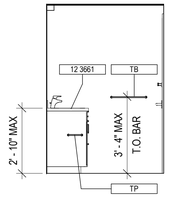

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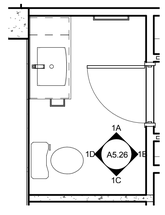

BATH PLAN - UNIT TYPE C LOWER LEVEL (1)
12 TOTAL
3/8" = 1'-0"

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JOB NUMBER:	1213
DRAWN BY:	CA
CHECKED BY:	BH
DATE:	3/22/2019
SCALE:	As indicated

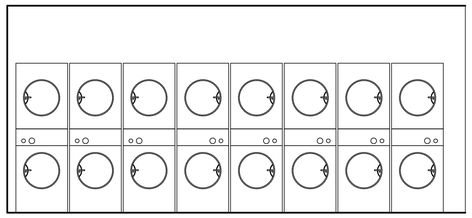
TITLE:

INTERIOR ELEVATIONS - RENOVATION BATHROOMS

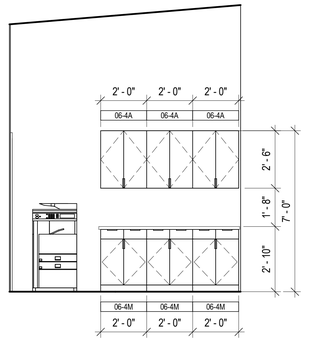
SHEET:

A5.26

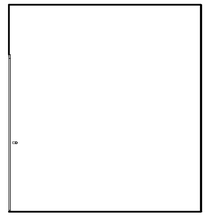
3/22/2019 4:41:15 PM



LAUNDRY ROOM (4)
3/8" = 1'-0"



OFFICE (3)
3/8" = 1'-0"



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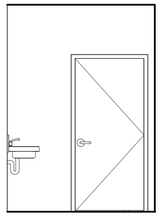

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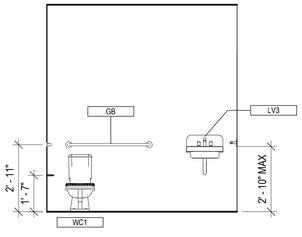

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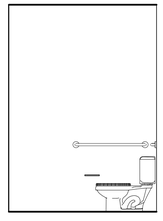

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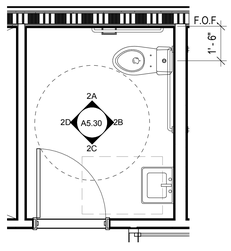
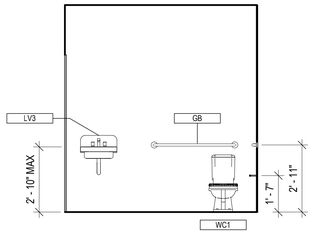


ENLARGED PLAN - BATHROOM 2 (2)
3/8" = 1'-0"



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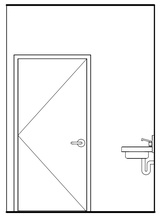

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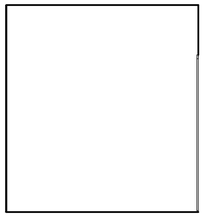

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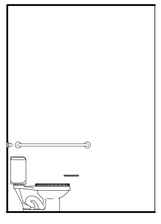

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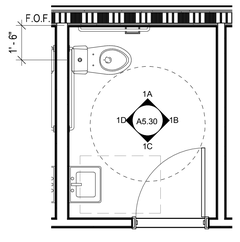

ENLARGED PLAN - BATHROOM 1 (1)
3/8" = 1'-0"

Keynote Legend	
Key Value	**Keynote Text**
06-4A	UPPER CABINET DOUBLE DOOR, WITH (1) BASE SHELF, 12" DEEP
06-4M	BASE CABINET W/ 4 DRAWERS, 23" DEEP
GB	GRAB BAR
LV3	WALL HUNG SINK
WC1	ELONGATED WATER CLOSET, S.P.D.

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	100% DD	03/22/19

JOB NUMBER: 1213
DRAWN BY: CA
CHECKED BY: AS/BH
DATE: 3/22/2019
SCALE: 3/8" = 1'-0"

TITLE:
INTERIOR ELEVATIONS - COMMUNITY BUILDING

SHEET:

A5.30

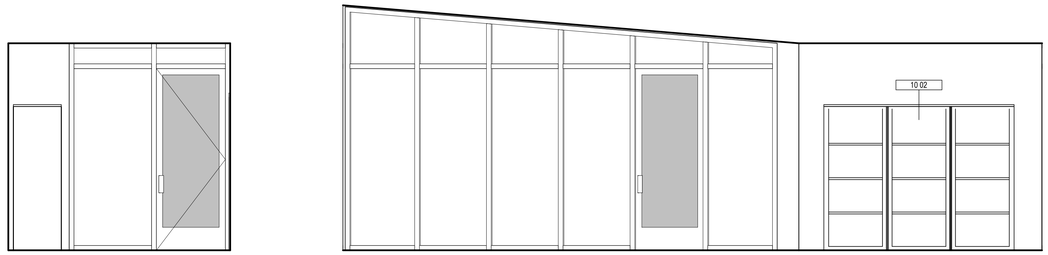
3/22/2019 4:41:16 PM

GENERAL NOTES

1. PROVIDE BLOCKING FOR ALL WALL-HUNG UNITS, ADJUSTABLE HEIGHT CABINETRY, MILLWORK AND ACCESSORIES.
2. REFERENCE UNIT PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS.
3. 30" X 48" CLEAR SPACE PERPENDICULAR AND CENTERED ON ALL MAJOR APPLIANCES.

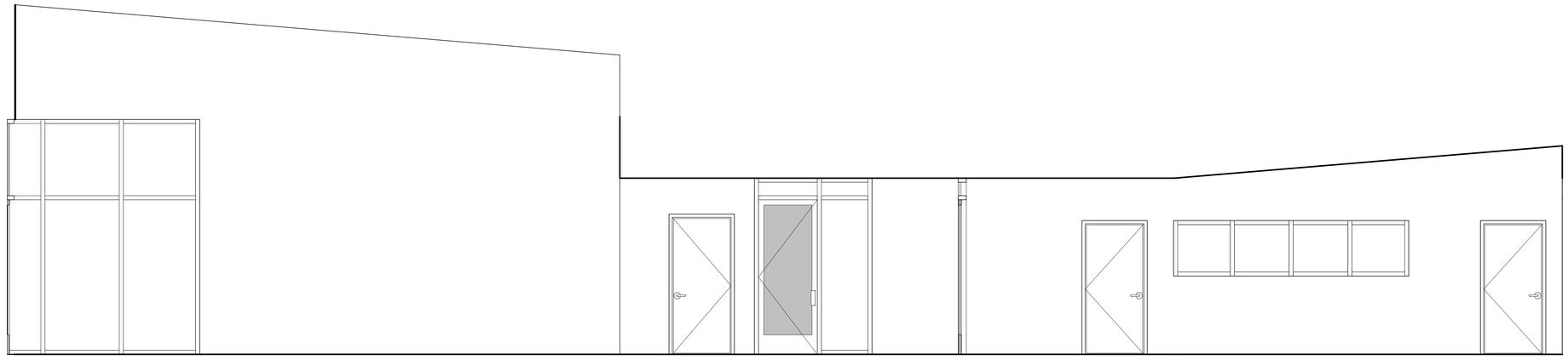
ACCESSIBILITY NOTES

1. REMOVABLE CABINETS
   AT ALL BUILDING 1 UNITS AND 1ST FLOOR UNITS IN BUILDINGS 2-6, BASE CABINETS AT KITCHEN SINKS, INCLUDING TOE BOARD & SHELVING, SHALL BE REMOVABLE WITHOUT USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE TO PROVIDE 30" MIN. CLEARANCE FOR WHEELCHAIRS. PROVIDE FINISHED CABINET SIDE PANELS, AND CONTINUOUS FLOORING & WALL FINISHES UNDER & BEHIND INDICATED LENGTH OF REMOVABLE BASE CABINETS. **SEE DETAIL X/A9.XX.**
2. PIPES AT SINK
   HOT WATER & DRAIN PIPES ACCESSIBLE UNDER SINKS SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.
3. FAUCET CONTROLS
   SINKS SHALL BE PROVIDED WITH FAUCET CONTROLS WHICH DO NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND CAN BE USED WITH A SINGLE HAND.
4. COUNTERTOP ACCESSIBILITY
   COUNTERTOPS SHALL INCLUDE A MIN. 30" WIDTH AT KITCHEN SINK AND 30" MIN. WIDTH WORK SURFACE. PROVIDE FINISHED SIDES AT CABINETS ON EITHER END OF A REMOVABLE COUNTER OR ANY COUNTER @ 2'-10" AFF. OR LOWER. COUNTERTOPS @ SINK & WORK SURFACE NOT REPOSITIONABLE DUE TO USE OF GRANITE MATERIAL & ALLOWED PER CBC 1133A.4.1. EXC. 1. SINK & WORK SURFACE @ ALL MOBILITY ACCESSIBLE UNITS TO BE INSTALLED @ MAX. 2'-10" AFF.-SEE ELEVATIONS IN ALL APPLICABLE UNITS.
5. THE DEPTH OF A SINK BOWL SHALL BE NO GREATER THAN 6-1/2". ONLY ONE BOWL OF A DOUBLE- OR TRIPLE-BOWL SINK NEEDS TO MEET THIS REQUIREMENT.
6. ROUGH-IN PLUMBING SHALL BE LOCATED TO ACCEPT CONNECTIONS OF SUPPLY AND DRAIN PIPES FOR SINKS MOUNTED AT THE HEIGHT OF 28" A.F.F.



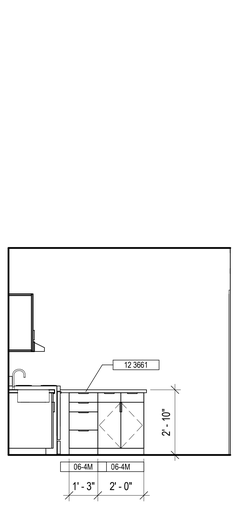
3C

COMMUNITY BUILDING LOBBY
3/8" = 1'-0" (3)



COMMUNITY ROOM
3/8" = 1'-0" (2)

Keynote Legend	
Key Value	**Keynote Text**
06 09	TOUNGUE AND GROOVE WOOD SOFFIT
06-4A	UPPER CABINET DOUBLE DOOR, WITH (1) BASE SHELF, 12" DEEP
06-4GG	23" DEEP BASE CABINET, REMOVABLE WORKSPACE AT KITCHENS IN BUIDLING 1 AND GROUND FLOOR KITCHENS IN BUILDING 2-6
06-4M	BASE CABINET W/ 4 DRAWERS, 23" DEEP
10 02	PACKAGE DELIVERY LOCKER
12 3661	SOLID SURFACING COUNTERTOP, 24" MAX DEPTH
DW1	DISHWASHER, 24 IN. WIDE
RA1	KITCHEN RANGE, 30 IN. WIDE
REF1	REFRIGERATOR WITH BOTTOM FREEZER
RH	RANGE HOOD, 30 IN. WIDE
SK1	KITCHEN SINK, SINGLE BOWL WITH DISPOSAL AND LOW-FLOW FAUCET



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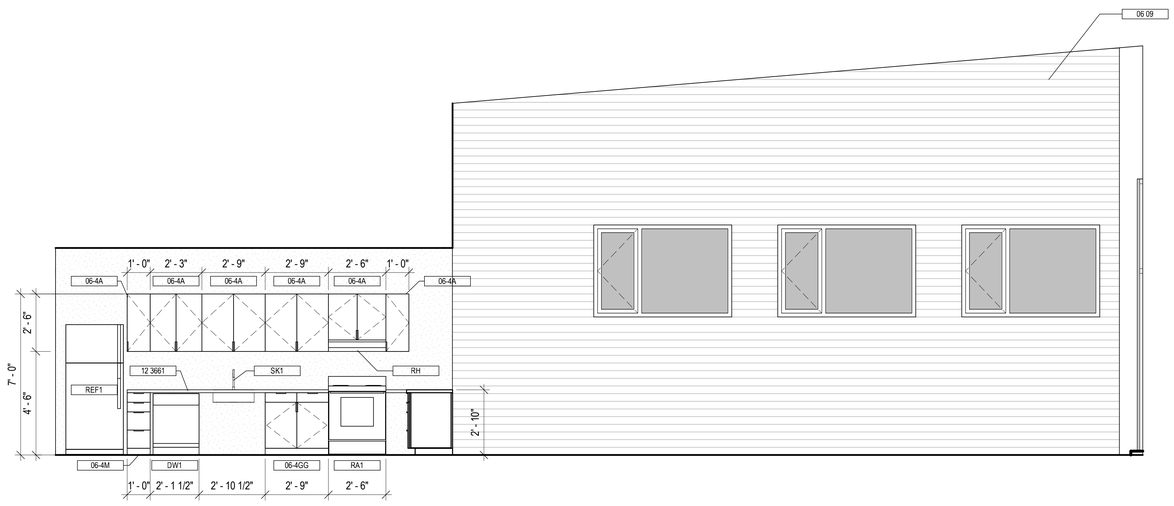
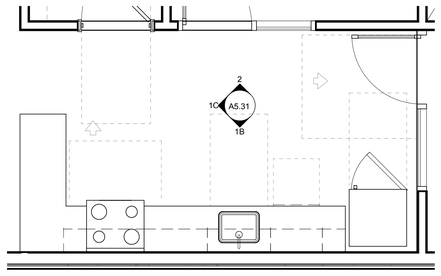


1B



COMMUNITY BUILDING KITCHEN
3/8" = 1'-0" (1)

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JOB NUMBER:	1213
DRAWN BY:	CA
CHECKED BY:	AS/BH
DATE:	3/22/2019
SCALE:	As indicated

TITLE:
INTERIOR ELEVATIONS - COMMUNITY BUILDING

SHEET:
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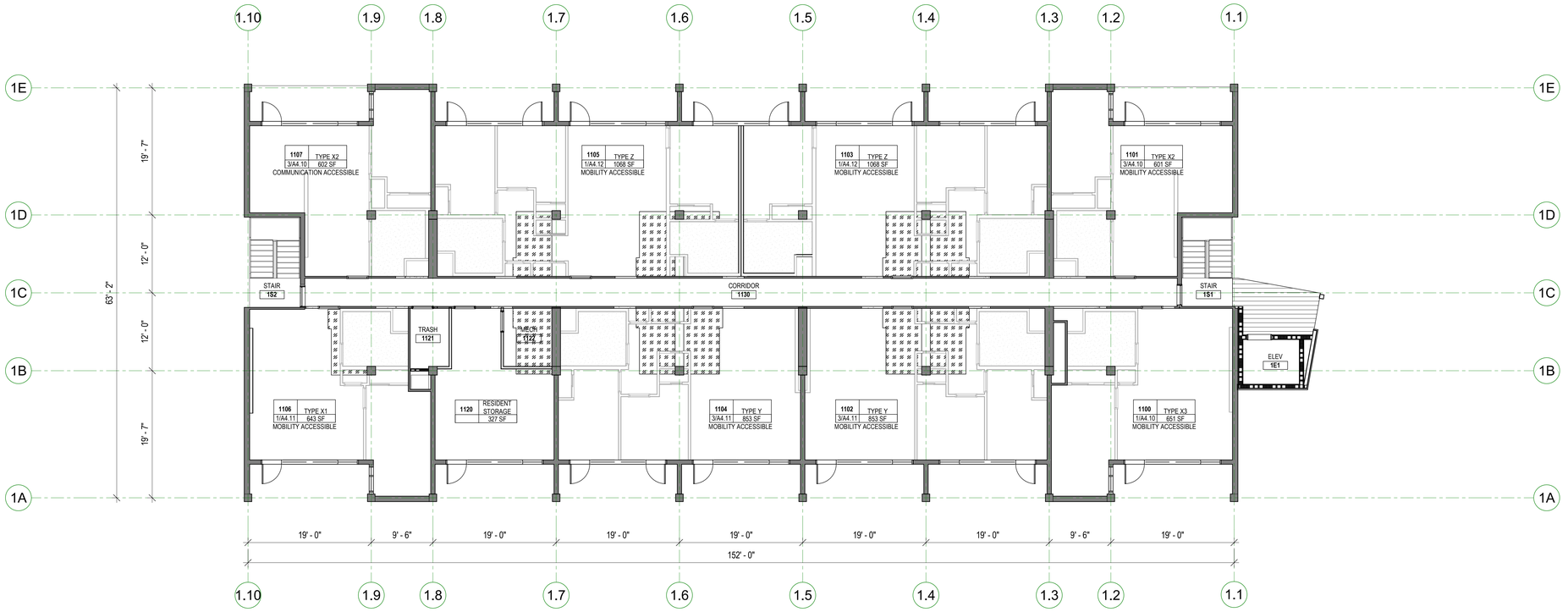
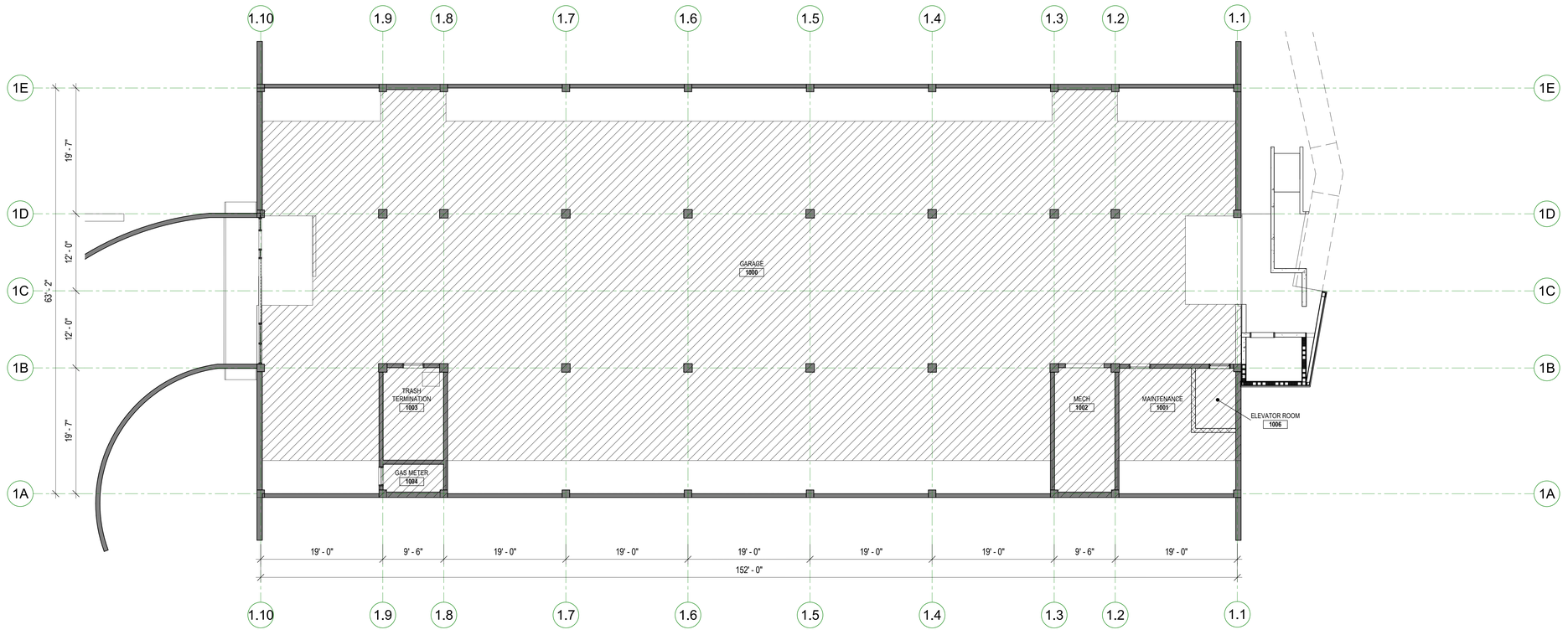


RCP - BUILDING 1 - LEVEL 1 RCP (2)
1/8" = 1'-0"



BUILDING 1 - GARAGE LEVEL RCP (1)
1/8" = 1'-0"

RCP GENERAL NOTES

1 THESE PLANS ARE FOR COORDINATION OF LIGHT FIXTURES, SPRINKLERS, HVAC REGISTERS, SOFFITS AND OTHER CEILING DESIGN FEATURES. REFER TO MECHANICAL, ELECTRICAL, SPRINKLER, STRUCTURAL AND INTERIOR DRAWINGS FOR ADDITIONAL INFORMATION.

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14 CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF CEILING.

15 PROVIDE 2" OVERSIZE RING, SLEEVE OR ADAPTOR AT FIRE SPRINKLER HEADS AND OTHER PENETRATIONS.

16 SHOP DRAWINGS SHALL IDENTIFY LOCATIONS WHERE CEILING IS FIXED OR FREE TO MOVE AT CLOSURE ANGLES. ANGLES TO BE A MINIMUM OF 2" WIDE; OPEN SIDE TO BE 0.75" CLEAR OF WALL.

KEY PLAN

RCP LEGEND

- EXISTING WALLS
- EXISTING CONSTRUCTION
- NEW FLOOR (INFILL EXISITNG)
- NEW WALLS
- NEW CONSTRUCTION
- SPRAY APPLIED INSULATION
- GWB DROP CEILING

0' 4' 8' 16' 32'

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RCP - BUILDING 1 - GARAGE & LEVEL 1

SHEET:
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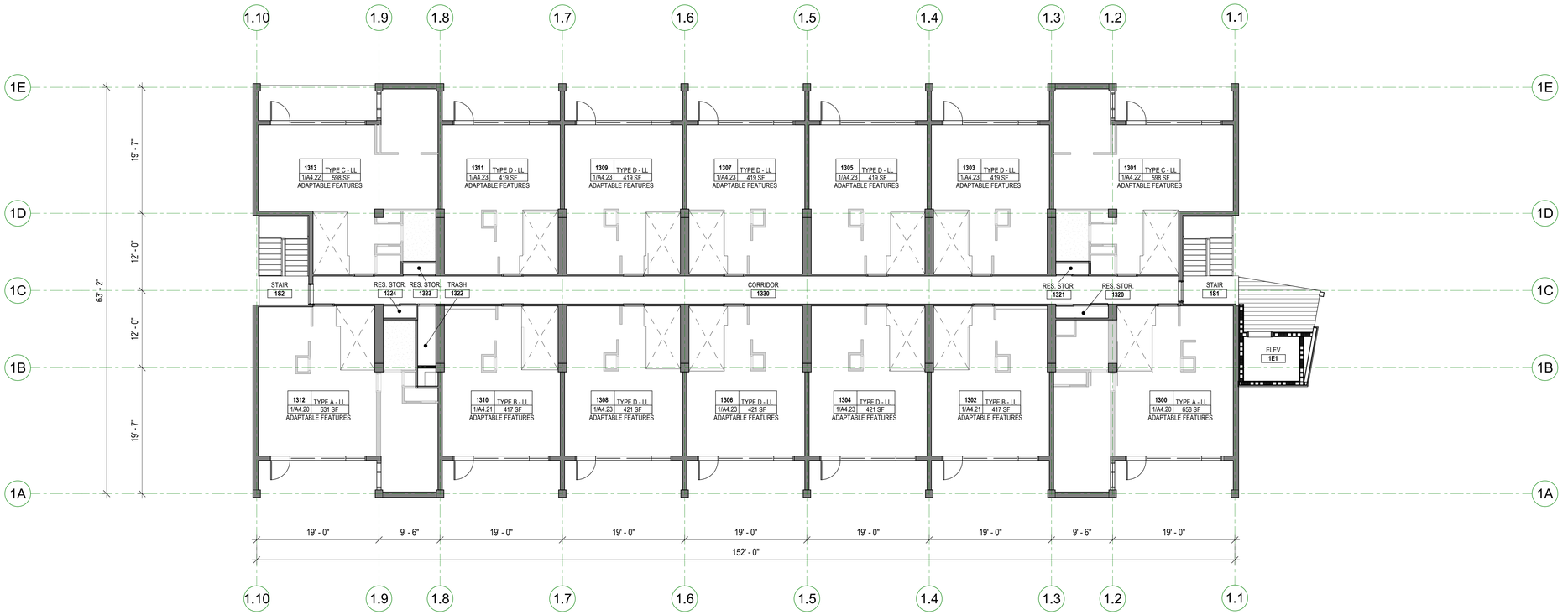
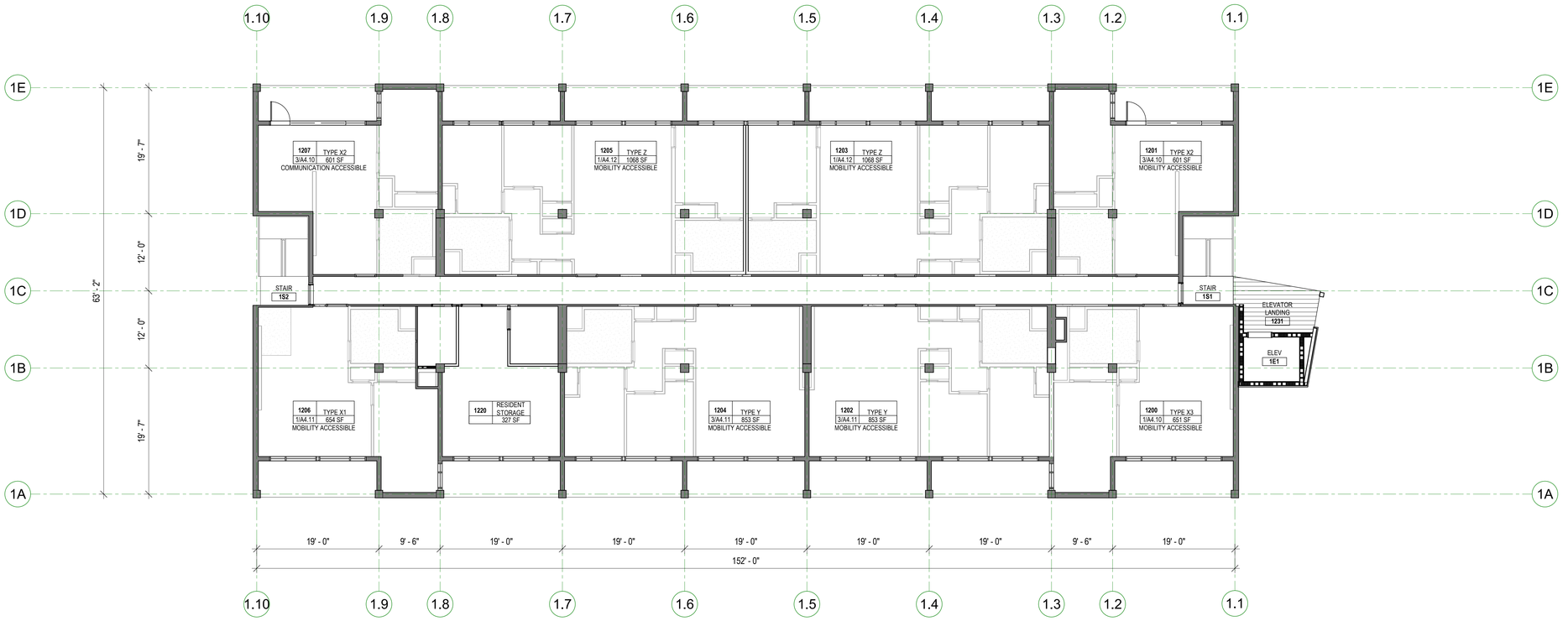


BUILDING 1 - LEVEL 3 RCP (2)
1/8" = 1'-0"



BUILDING 1 - LEVEL 2 RCP (1)
1/8" = 1'-0"

RCP GENERAL NOTES

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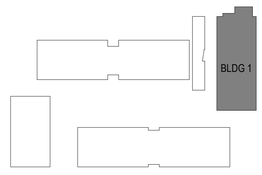
KEY PLAN



RCP LEGEND

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- NEW WALLS
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RCP - BUILDING 1 - LEVEL 2 & LEVEL 3

SHEET:
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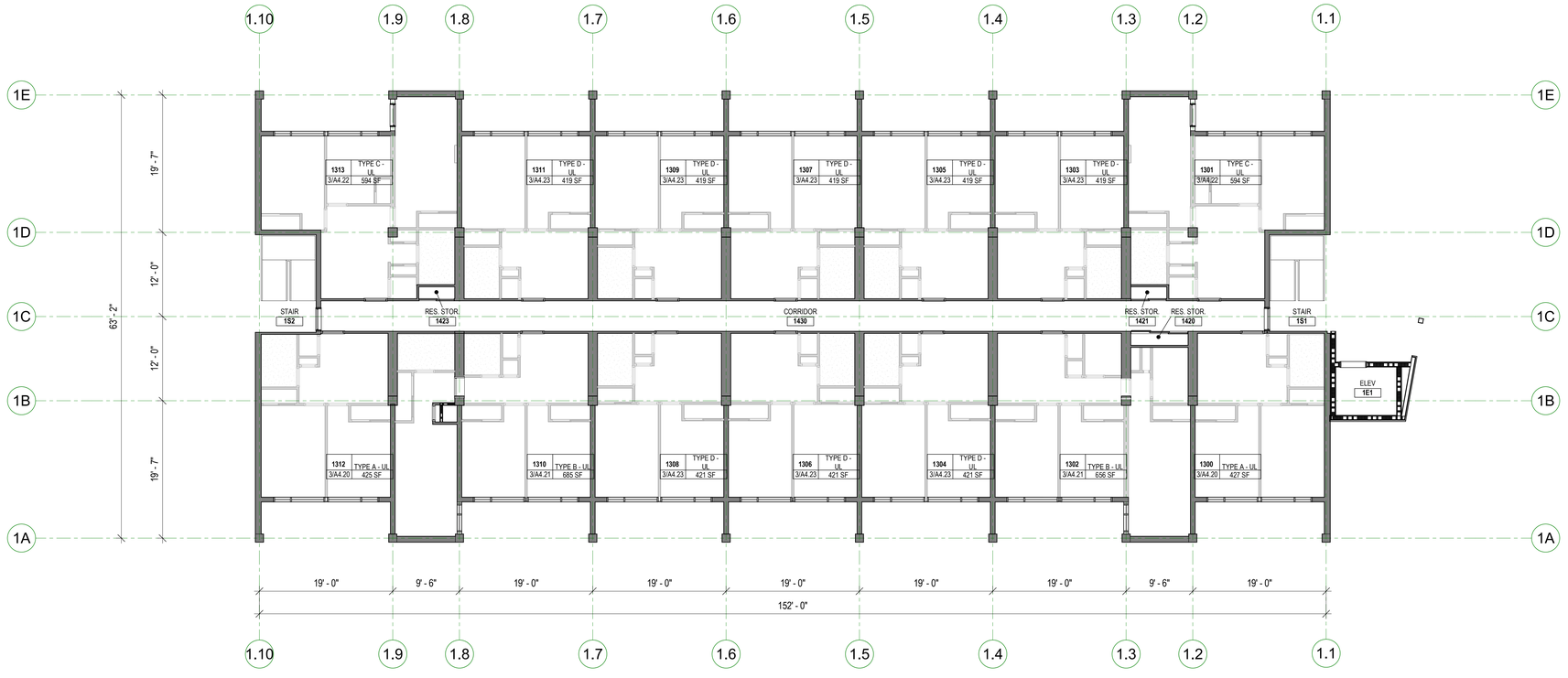

BUILDING 1 - LEVEL 4 RCP (1)
1/8" = 1'-0"

KEY PLAN

RCP LEGEND

- EXISTING WALLS
- EXISTING CONSTRUCTION
- NEW FLOOR (INFILL EXISITNG)
- NEW WALLS
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TITLE:	RCP - BUILDING 1 - LEVEL 4
SHEET:	A6.12

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PROPOSED BUILDING 2 - LEVEL 1 RCP (2)
1/8" = 1'-0"

PROPOSED BUILDING 2 - GARAGE LEVEL RCP (1)
1/8" = 1'-0"

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KEY PLAN

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- NEW WALLS
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RCP - BUILDING 2 - GARAGE & LEVEL 1

SHEET:
A6.20

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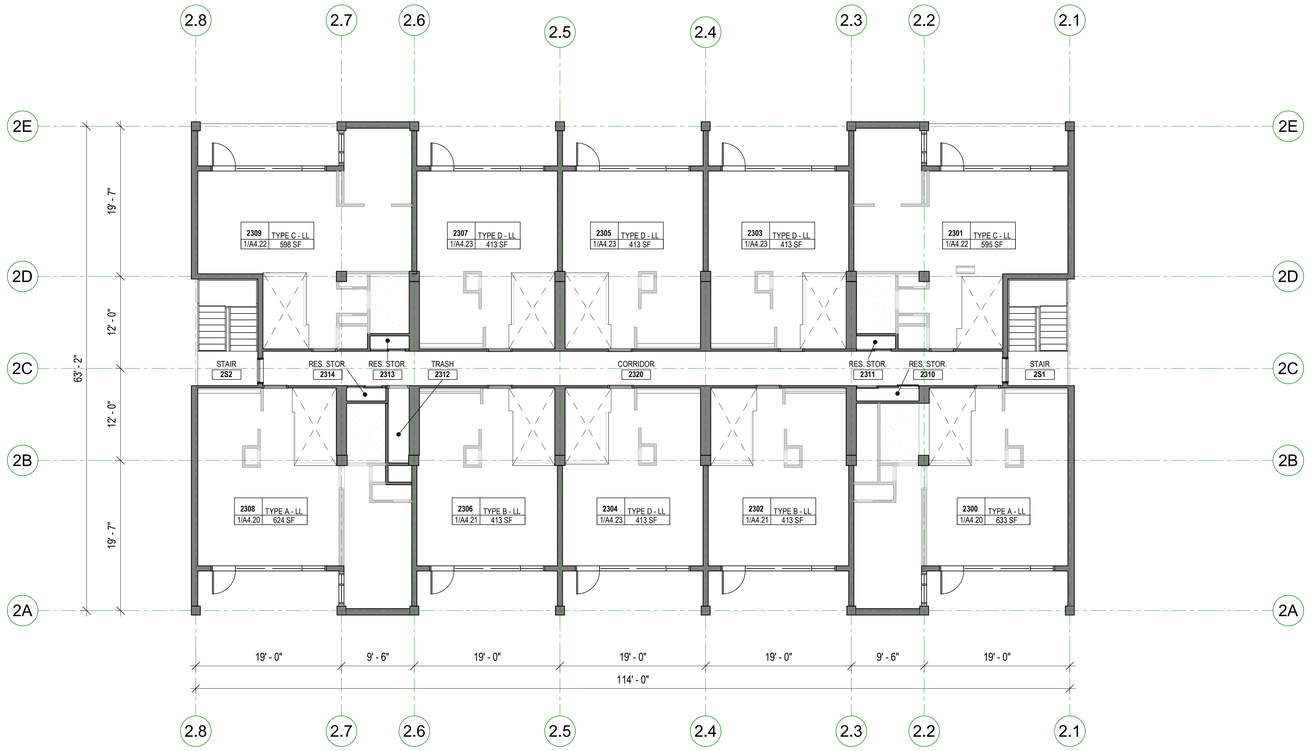
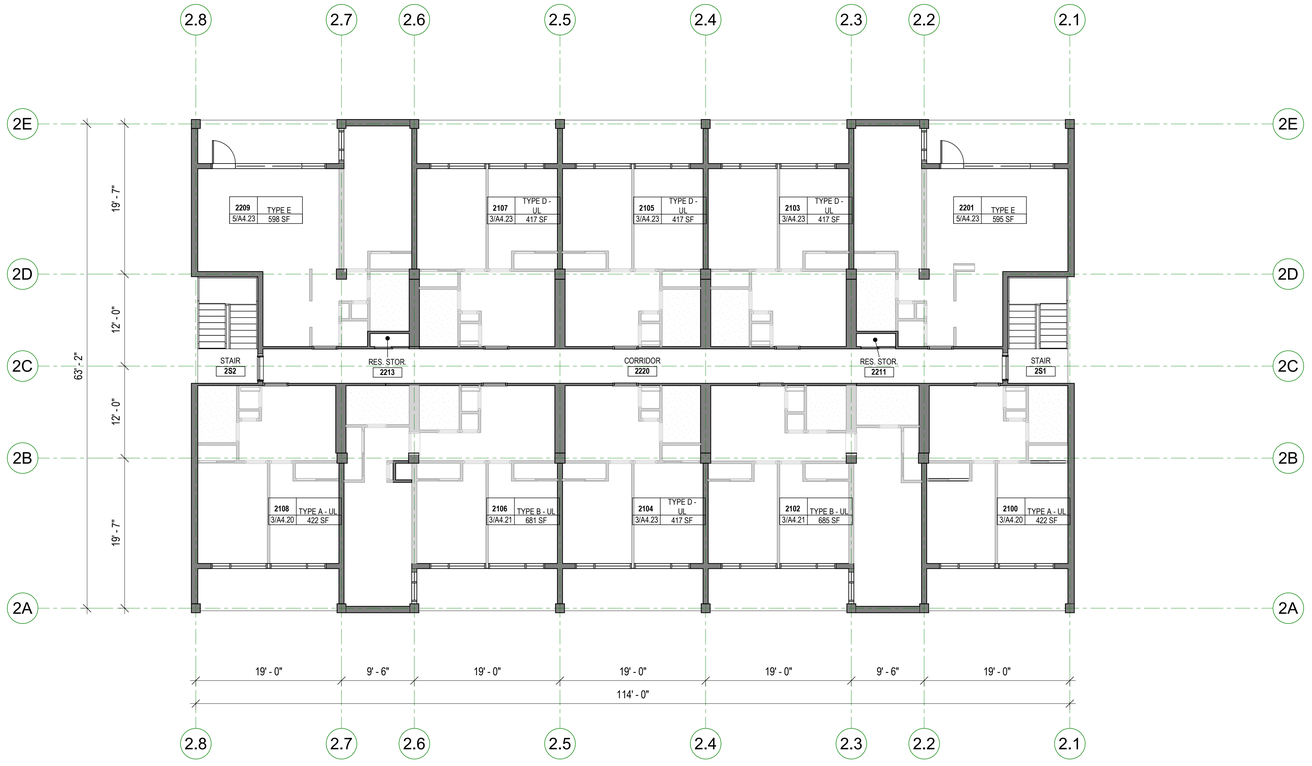


PROPOSED BUILDING 2 - LEVEL 3 RCP (2)
1/8" = 1'-0"



PROPOSED BUILDING 2 - LEVEL 2 RCP (1)
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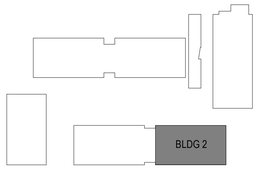

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RCP - BUILDING 2 - LEVEL 2 & LEVEL 3

SHEET:
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3/22/2019 4:41:49 PM

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PROPOSED BUILDING 2 - LEVEL 4 RCP
1/8" = 1'-0" (1)

0' 4' 8' 16' 32'

KEY PLAN

RCP LEGEND

- EXISTING WALLS
- EXISTING CONSTRUCTION
- NEW FLOOR (INFILL EXISITNG)
- NEW WALLS
- NEW CONSTRUCTION
- SPRAY APPLIED INSULATION
- GWB DROP CEILING

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JOB NUMBER: 1213
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SCALE: As indicated
TITLE:
RCP - BUILDING 2 - LEVEL 4

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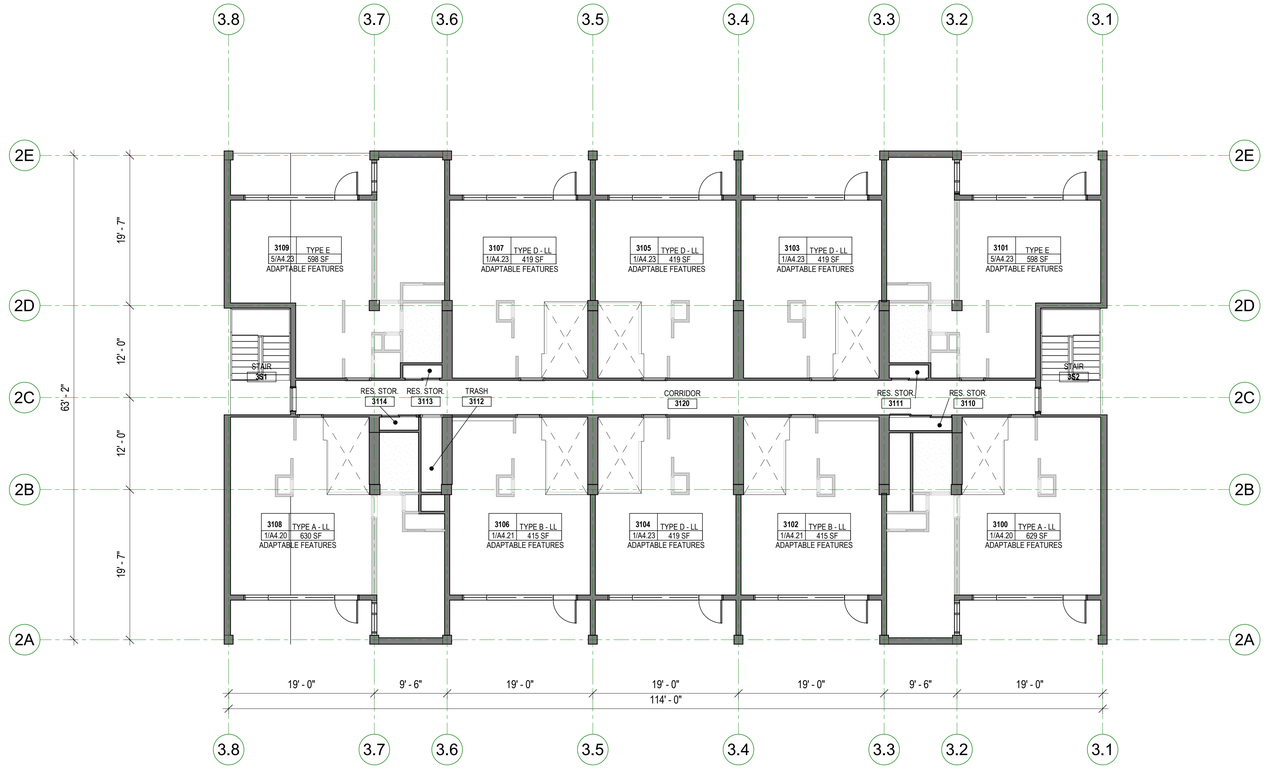
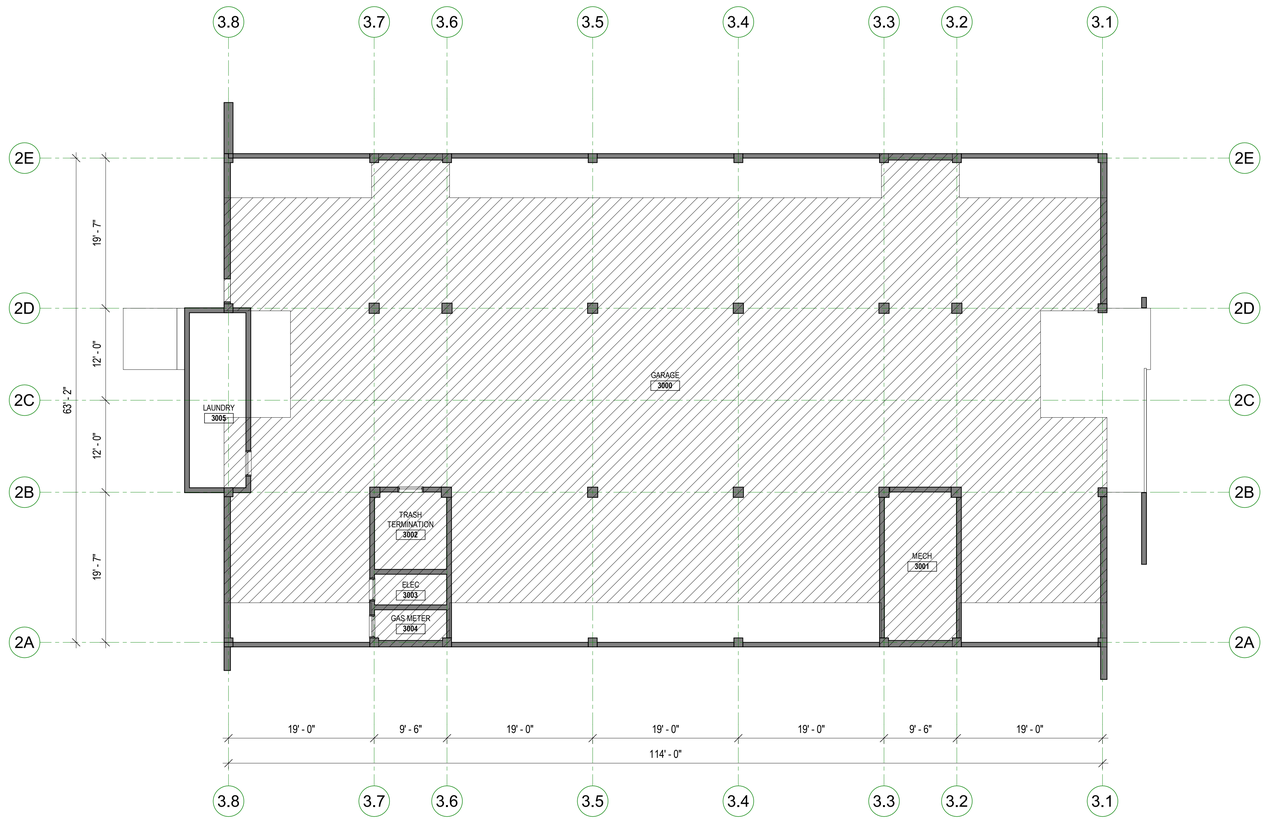


PROPOSED BUILDING 3 - LEVEL 1 RCP (2)
1/8" = 1'-0"



PROPOSED BUILDING 3 - GARAGE LEVEL RCP (1)
1/8" = 1'-0"

RCP GENERAL NOTES

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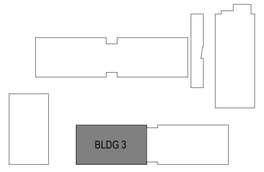

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RCP - BUILDING 3 - GARAGE & LEVEL 1

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PROPOSED BUILDING 3 - LEVEL 3 RCP (2)
1/8" = 1'-0"

PROPOSED BUILDING 3 - LEVEL 2 RCP (1)
1/8" = 1'-0"

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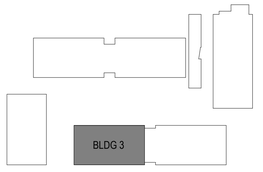

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PROPOSED BUILDING 3 - LEVEL 4 RCP (1)
1/8" = 1'-0"

KEY PLAN

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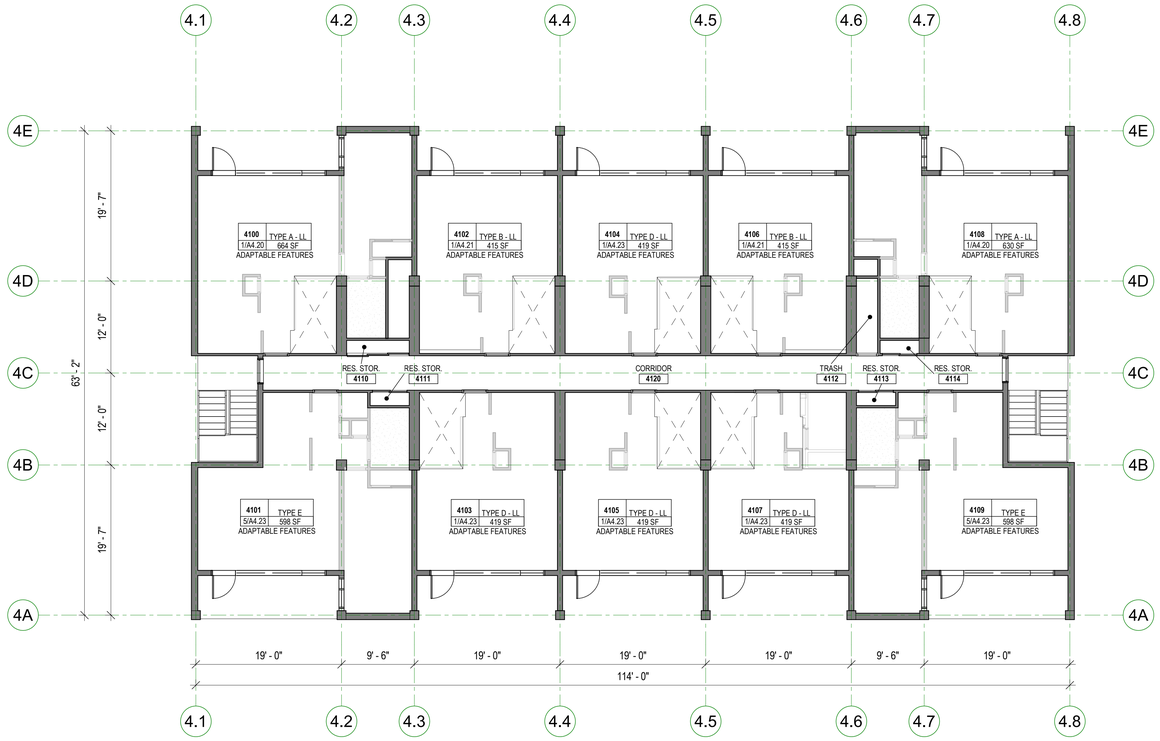
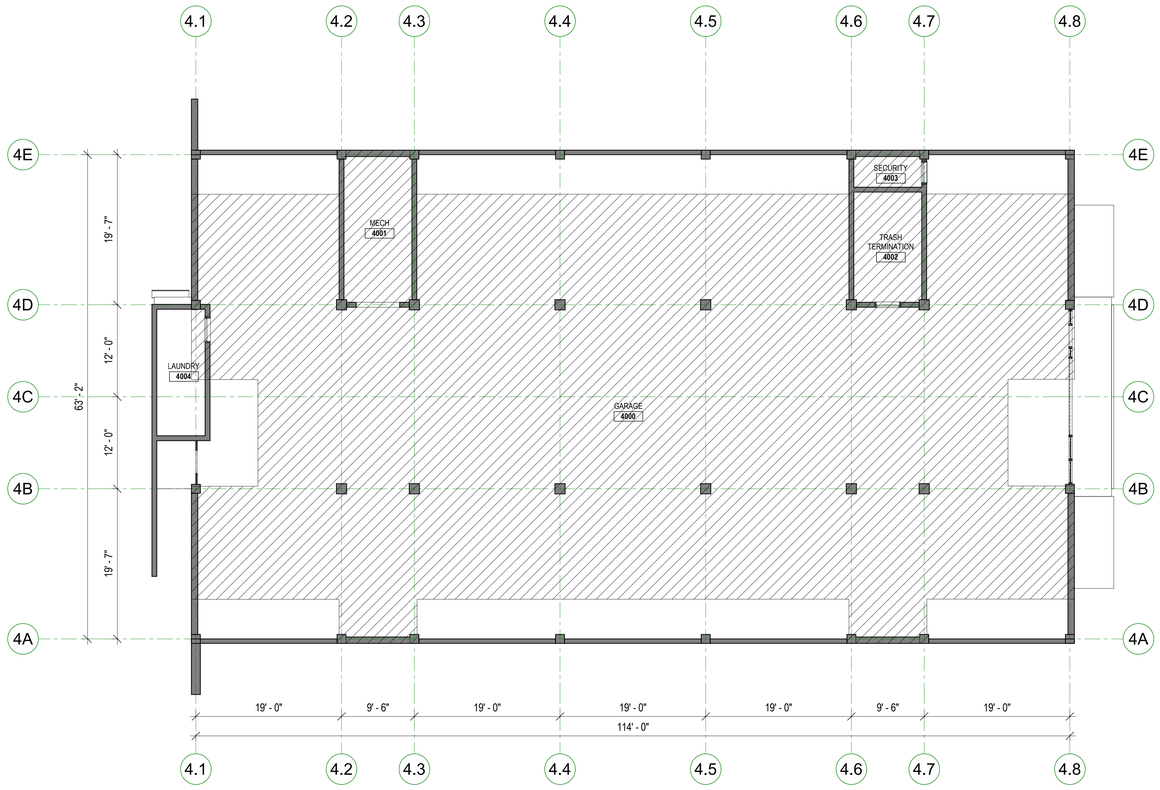


PROPOSED BUILDING 4 - LEVEL 1 RCP (2)
1/8" = 1'-0"



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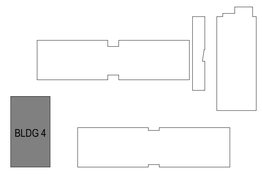

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RCP - BUILDING 4 - GARAGE & LEVEL 1

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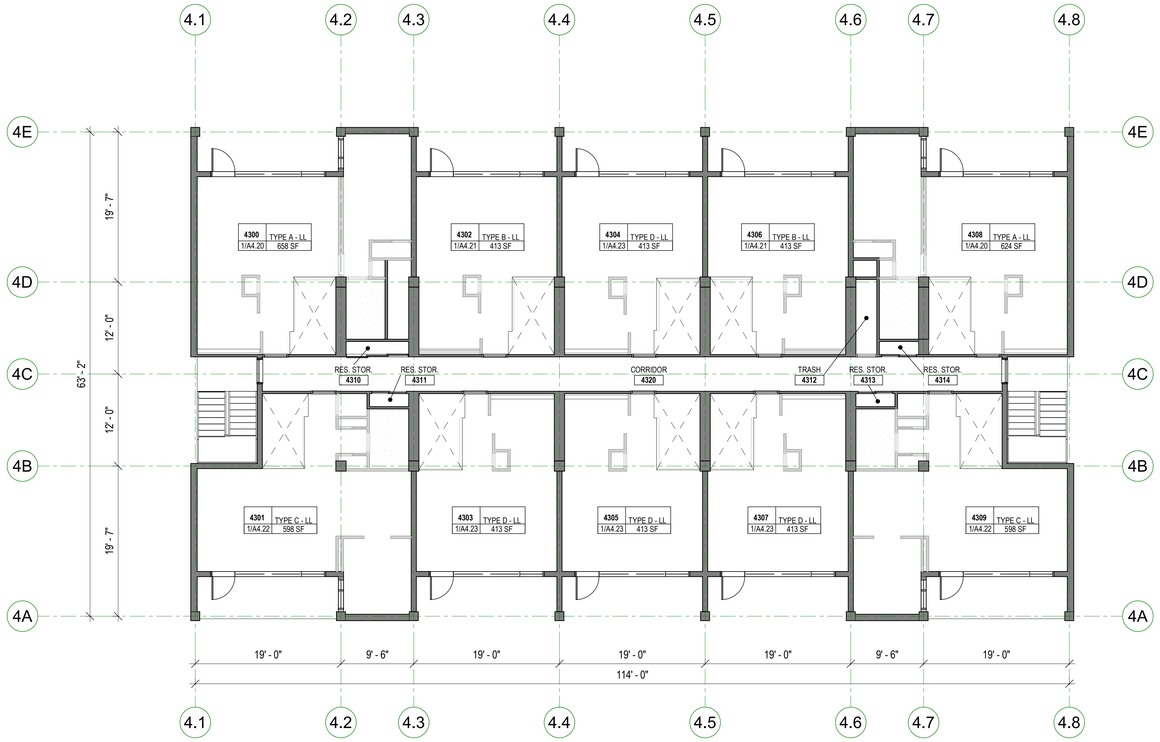

PROPOSED BUILDING 4 - LEVEL 3 RCP (2)
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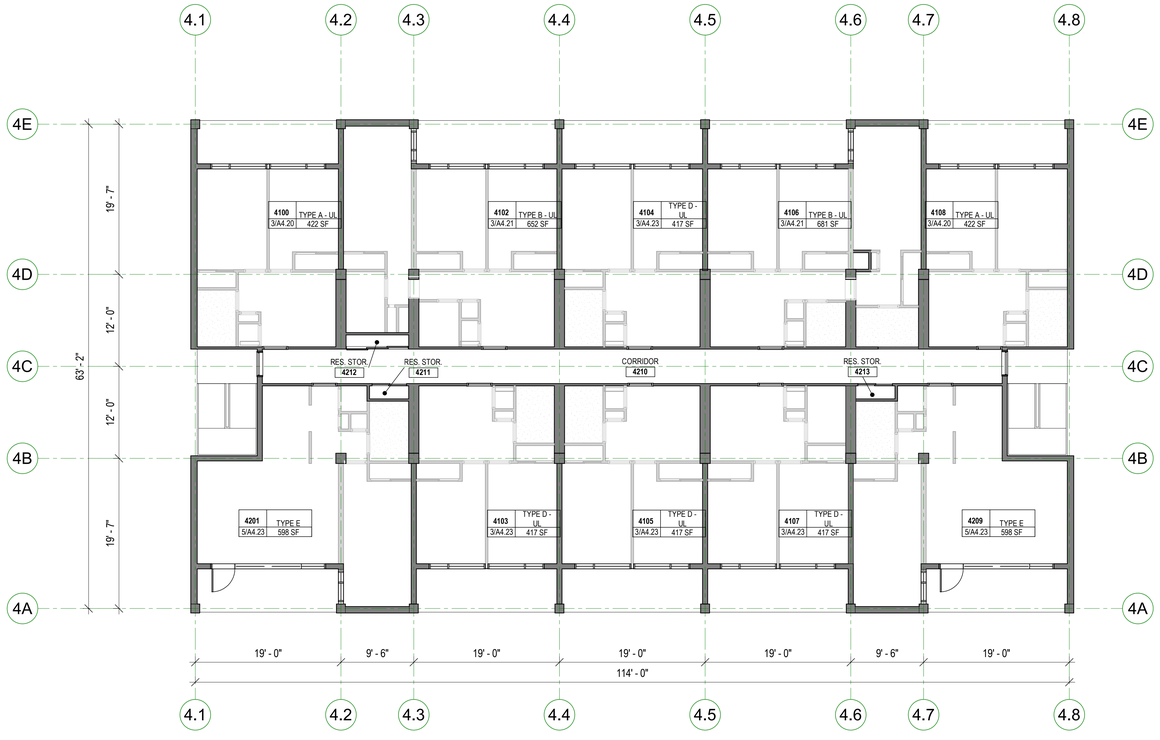

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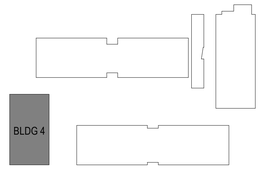

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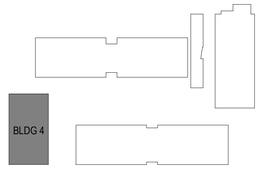

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DATE:	3/22/2019
SCALE:	As indicated
TITLE:	RCP - BUILDING 4 - LEVEL 4

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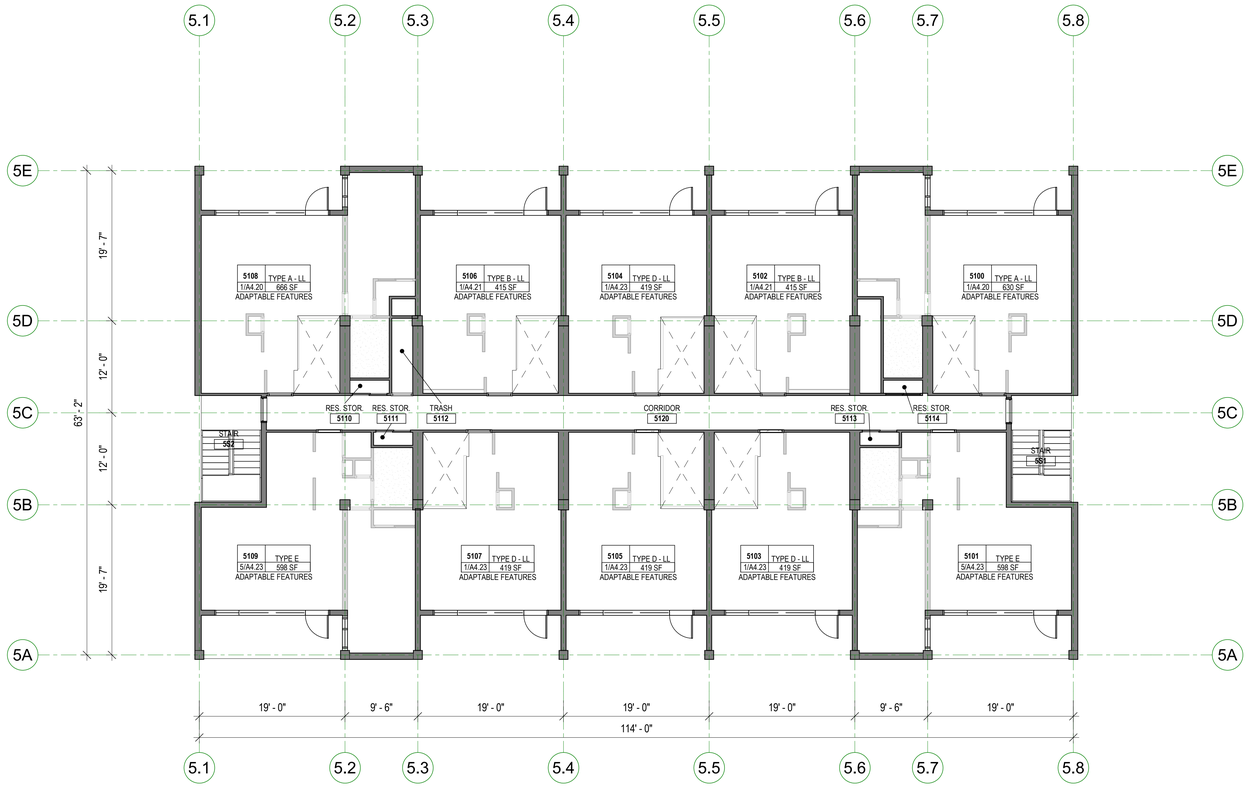
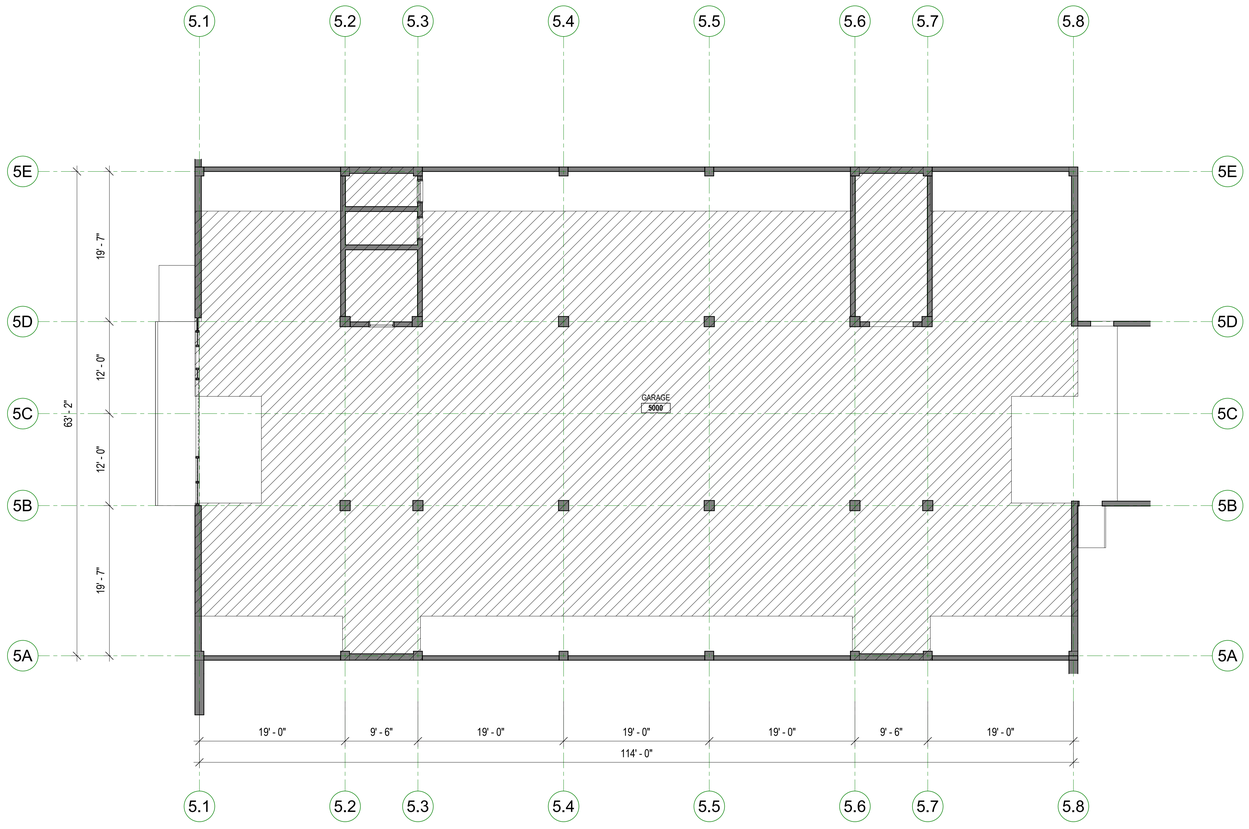


PROPOSED BUILDING 5 - LEVEL 1 RCP (2)
1/8" = 1'-0"



PROPOSED BUILDING 5 - GARAGE LEVEL RCP (1)
1/8" = 1'-0"

RCP GENERAL NOTES

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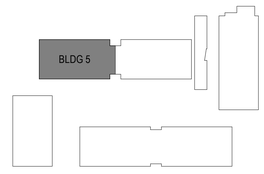
KEY PLAN



RCP LEGEND

- EXISTING WALLS
- EXISTING CONSTRUCTION
- NEW FLOOR (INFILL EXISITNG)
- NEW WALLS
- NEW CONSTRUCTION
- SPRAY APPLIED INSULATION
- GWB DROP CEILING

0' 4' 8' 16' 32'

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TITLE:
RCP - BUILDING 5 - GARAGE & LEVEL 1

SHEET:
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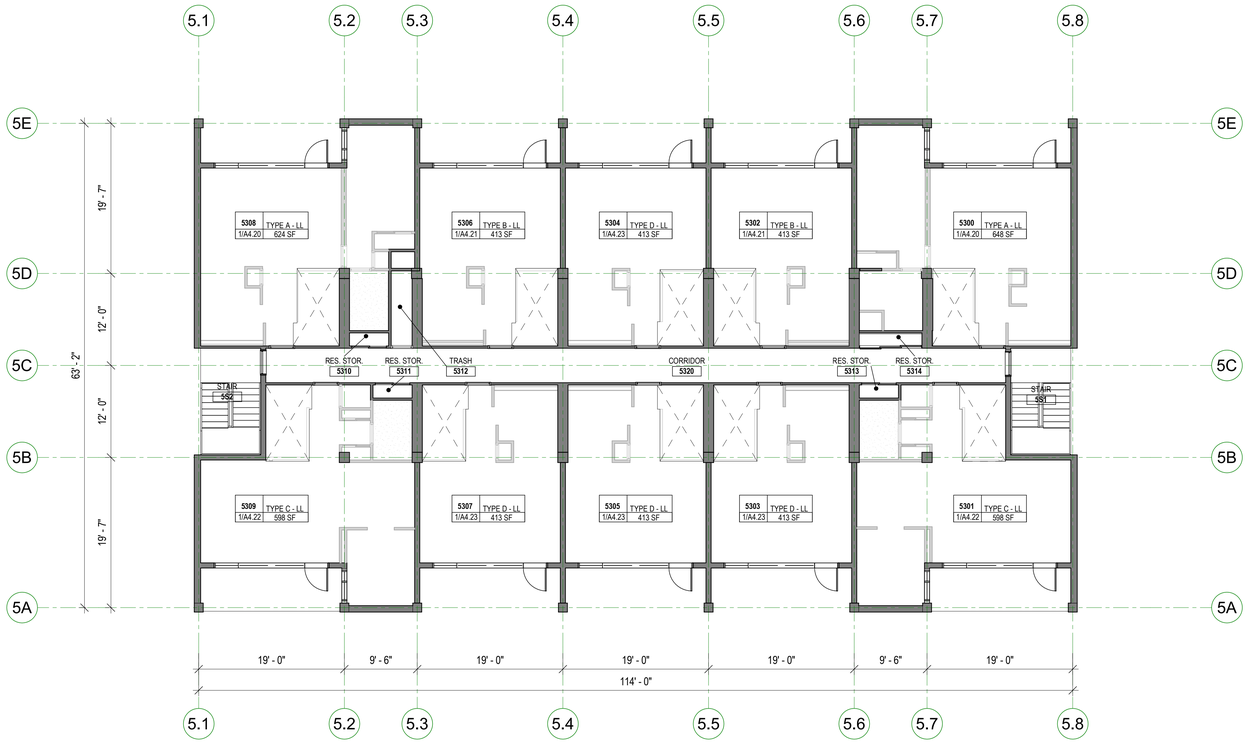
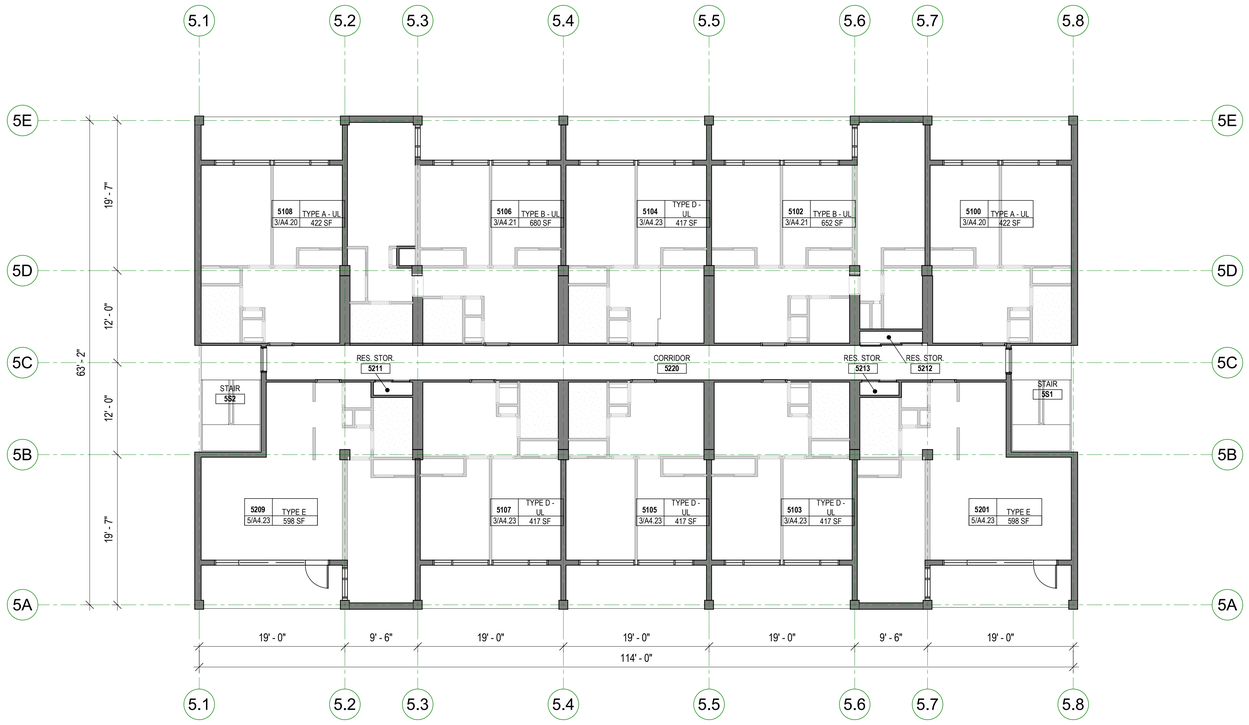


PROPOSED BUILDING 5 - LEVEL 3 RCP (2)
1/8" = 1'-0"



PROPOSED BUILDING 5 - LEVEL 2 RCP (1)
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RCP GENERAL NOTES

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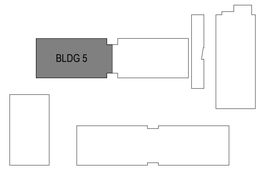
KEY PLAN



RCP LEGEND

- EXISTING WALLS
- EXISTING CONSTRUCTION
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- NEW WALLS
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0' 4' 8' 16' 32'

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SHEET: **A6.51**

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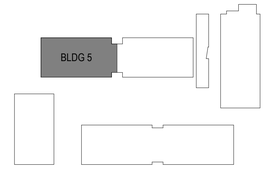
PROPOSED BUILDING 5 - LEVEL 4 RCP (1)
1/8" = 1'-0"

0' 4' 8' 16' 32'

KEY PLAN



RCP LEGEND

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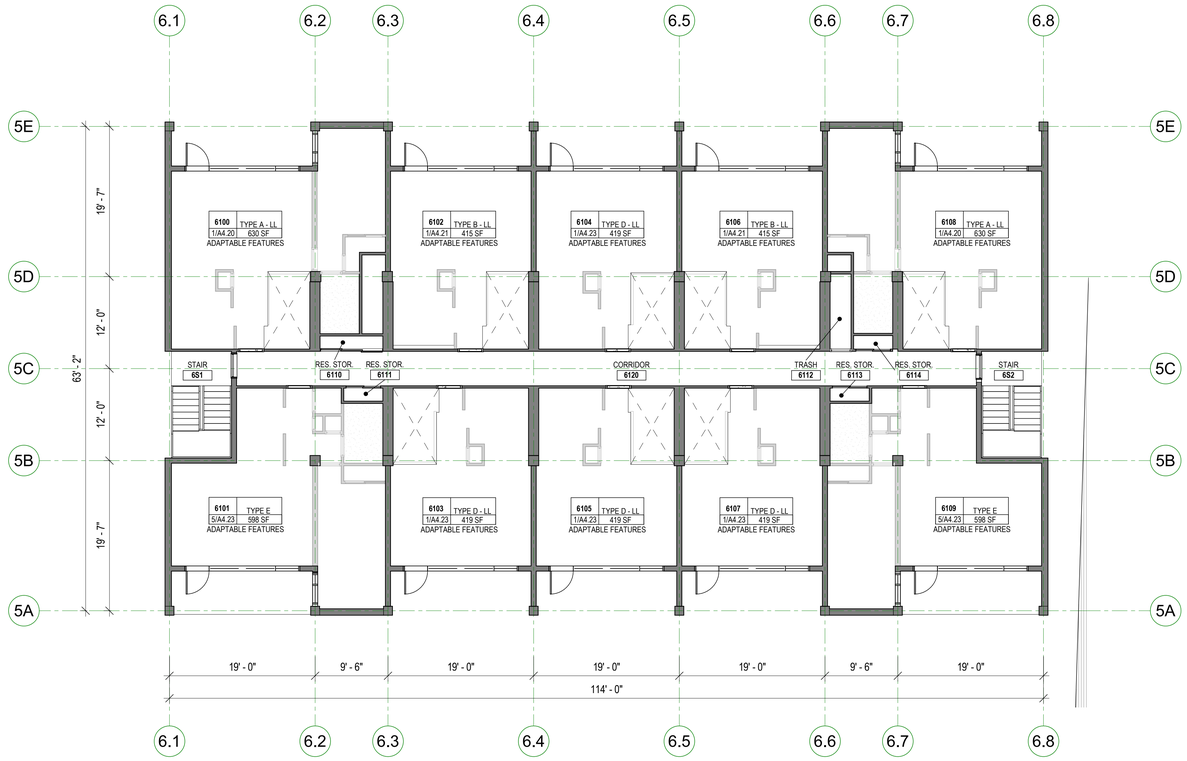
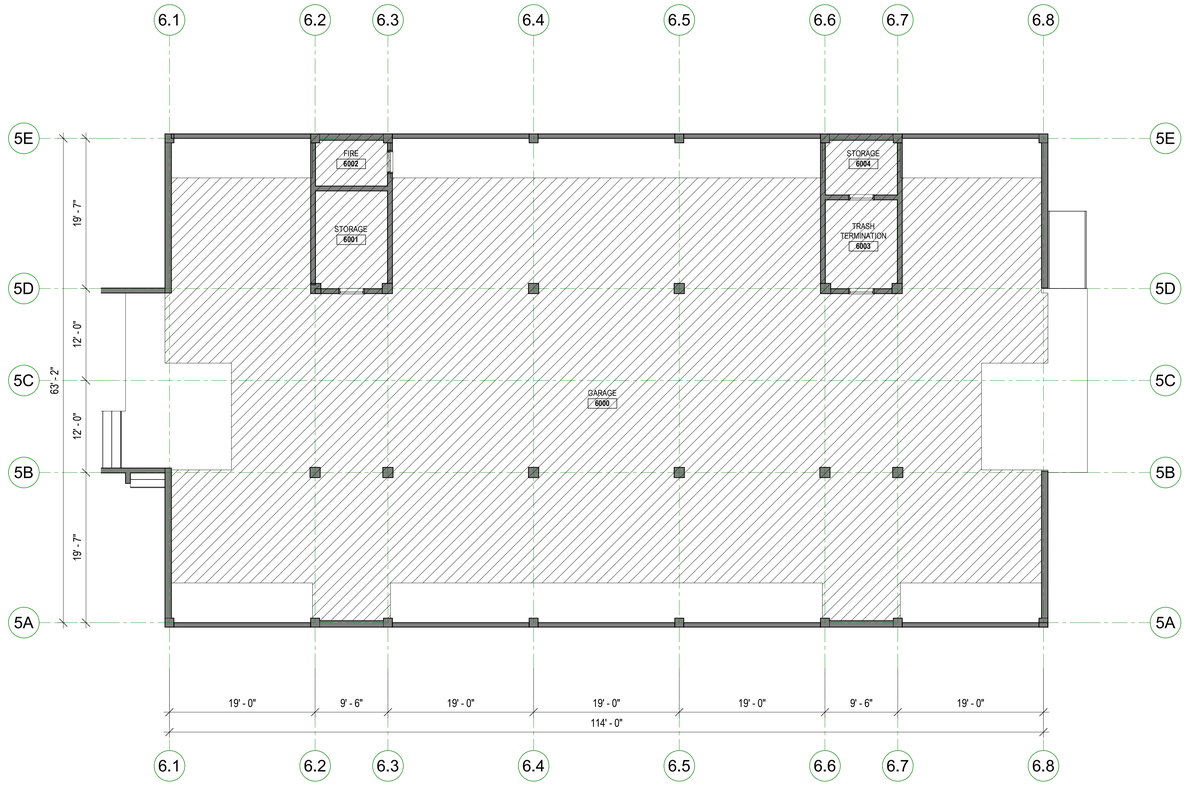


PROPOSED BUILDING 6 - LEVEL 1 RCP (2)
1/8" = 1'-0"



PROPOSED BUILDING 6 - GARAGE LEVEL RCP (1)
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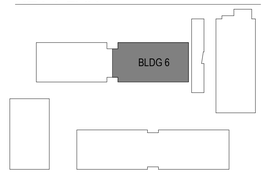

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RCP - BUILDING 6 - GARAGE & LEVEL 1

SHEET:
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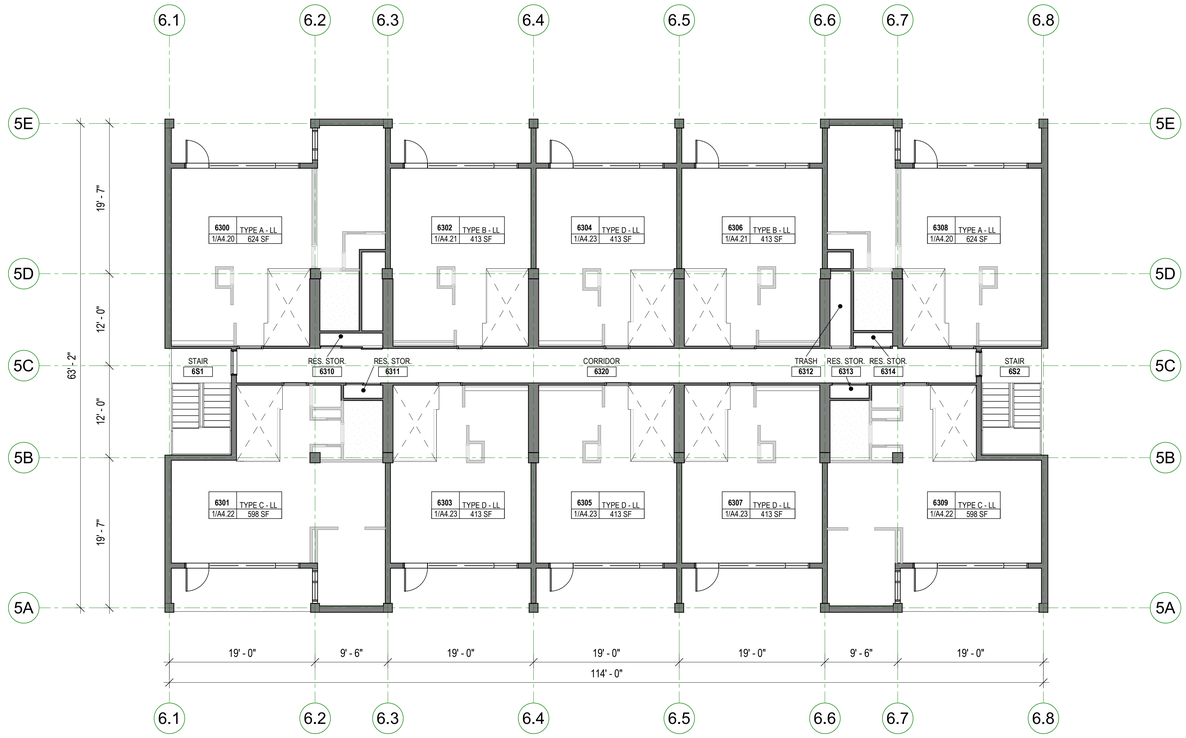
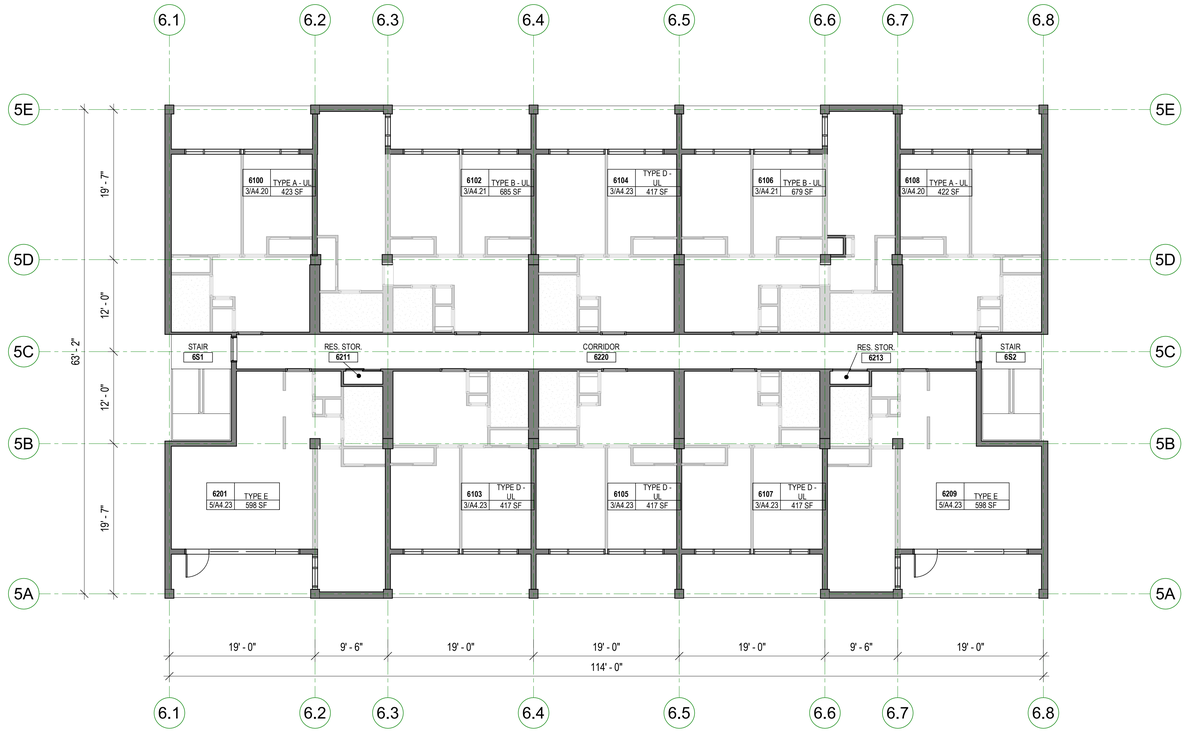


PROPOSED BUILDING 6 - LEVEL 3 RCP (2)
1/8" = 1'-0"



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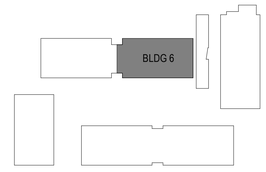

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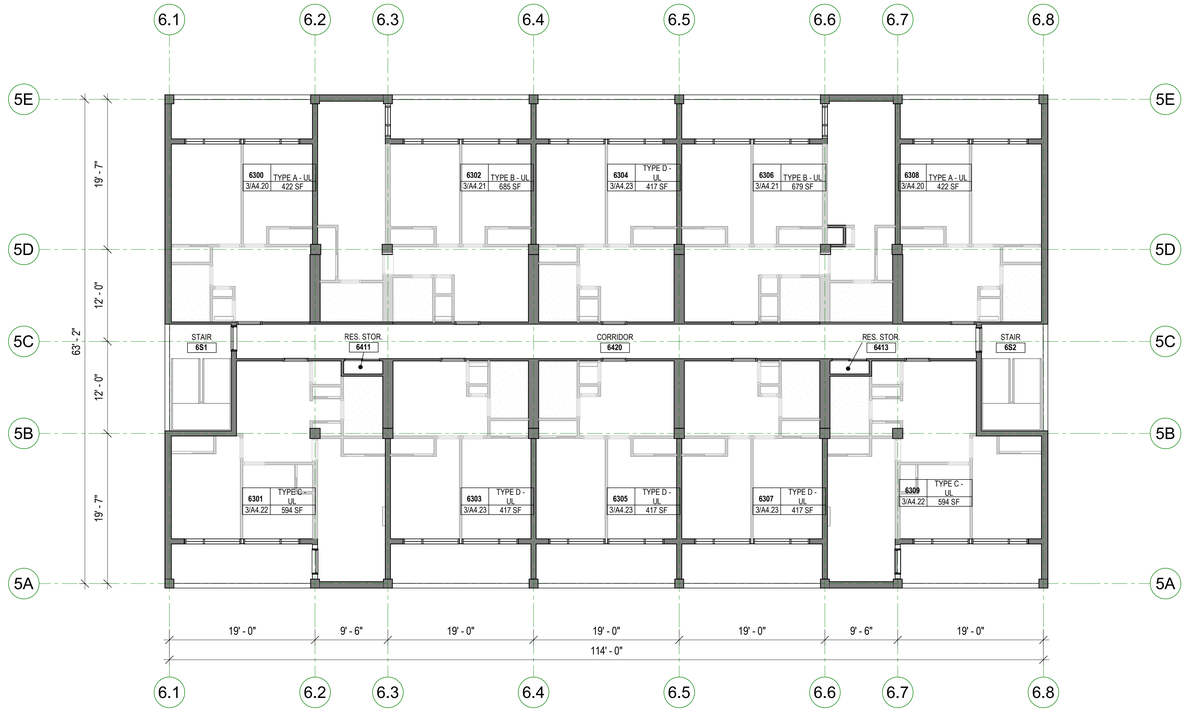
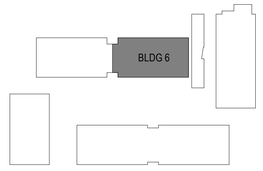


PROPOSED BUILDING 6 - LEVEL 4 RCP
1/8" = 1'-0" (1)

0' 4' 8' 16' 32'

KEY PLAN



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- NEW WALLS
- NEW CONSTRUCTION
- SPRAY APPLIED INSULATION
- GWB DROP CEILING

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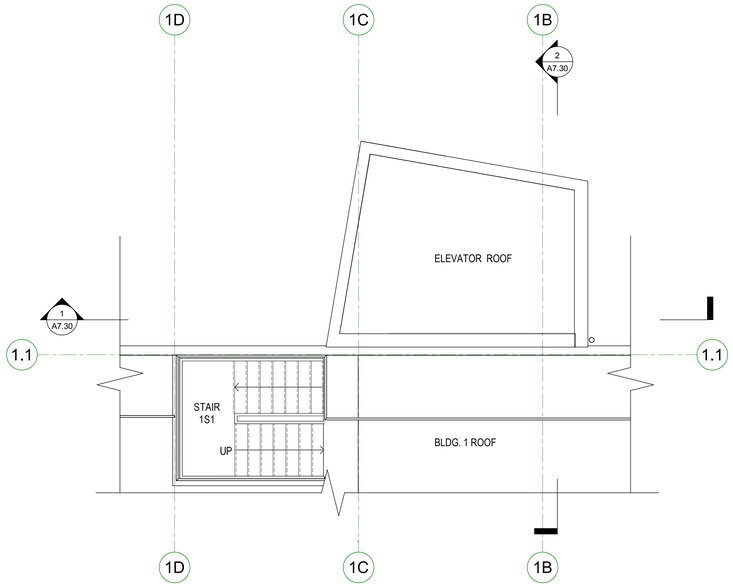
JOB NUMBER: 1213
DRAWN BY: Author
CHECKED BY: Checker
DATE: 3/22/2019
SCALE: As indicated
TITLE: **RCP - BUILDING 6 - LEVEL 4**

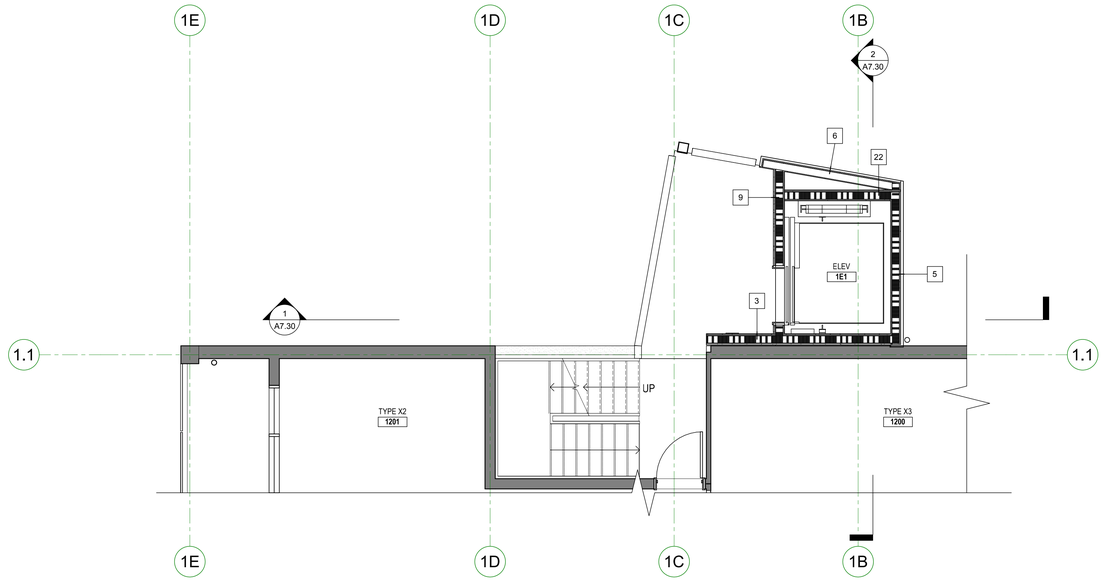
SHEET:

A6.62

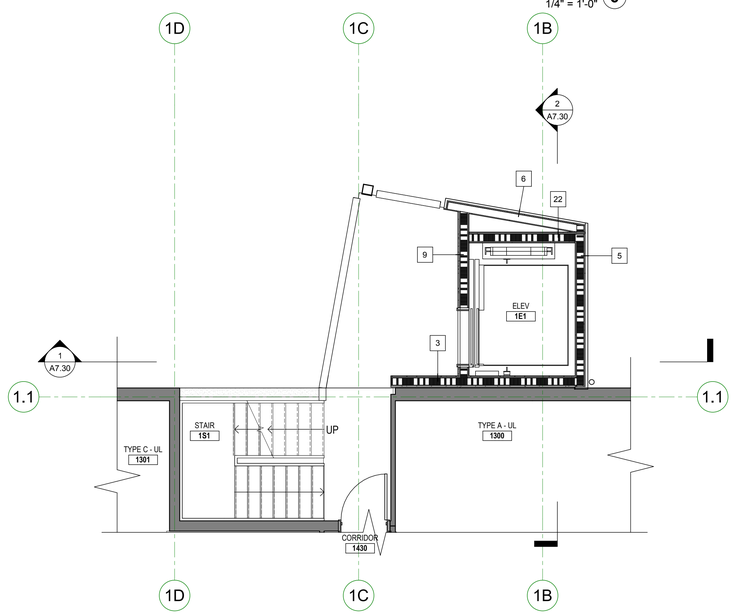
3/22/2019 4:42:49 PM



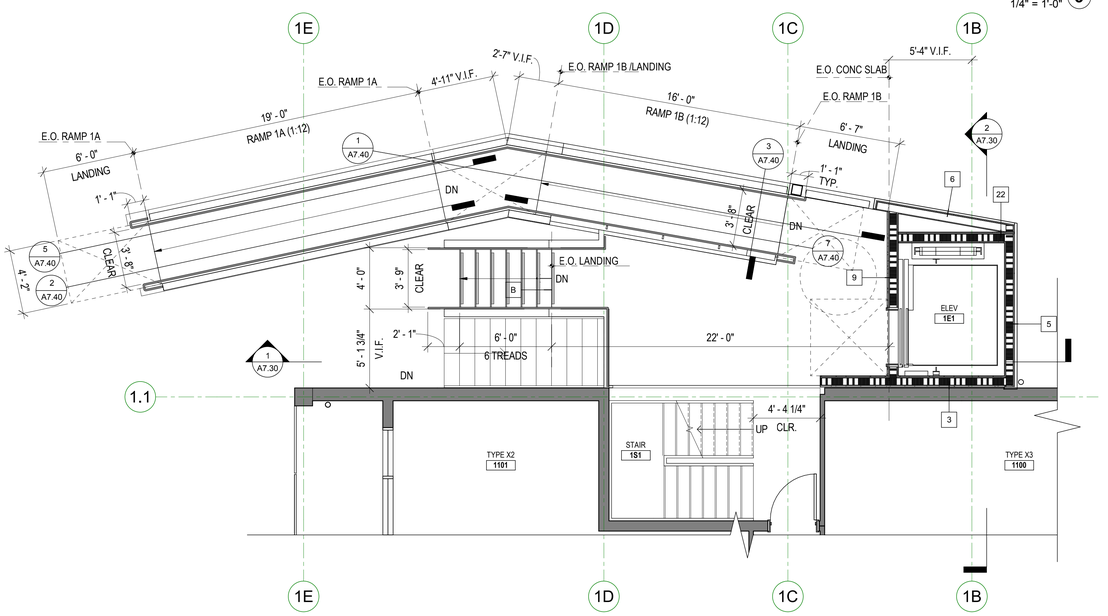
BUILDING 1 NORTH VERTICAL CIRCULATION - ROOF PLAN 6
1/4" = 1'-0"



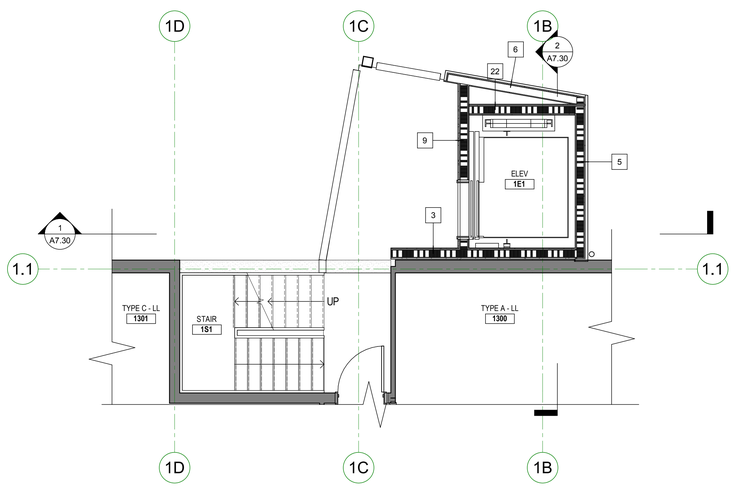
BUILDING 1 NORTH VERTICAL CIRCULATION - LEVEL 2 PLAN 3
1/4" = 1'-0"



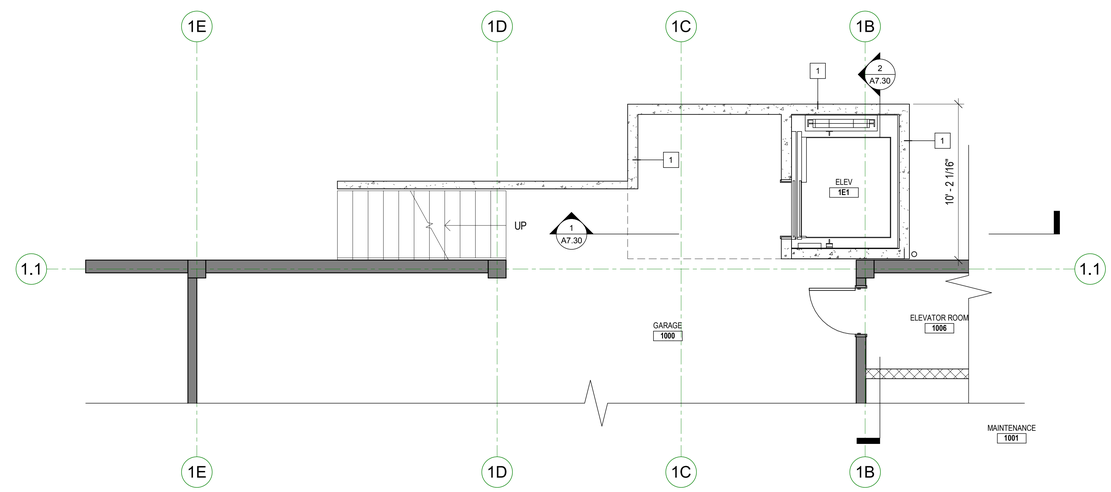
BUILDING 1 NORTH VERTICAL CIRCULATION - LEVEL 4 PLAN 5
1/4" = 1'-0"



BUILDING 1 NORTH VERTICAL CIRCULATION - LEVEL 1 PLAN 2
1/4" = 1'-0"



BUILDING 1 NORTH VERTICAL CIRCULATION - LEVEL 3 PLAN 4
1/4" = 1'-0"



BUILDING 1 NORTH VERTICAL CIRCULATION - GARAGE PLAN 1
1/4" = 1'-0"

0' 2' 4' 8' 16'

ELEVATOR GENERAL NOTES

1. PROVIDE 2-HOUR CONSTRUCTION FOR ALL WALLS AT ELEVATOR SHAFT. REFER TO PLAN FOR WALL TYPES.
2. ALL PASSENGER ELEVATORS SHALL COMPLY WITH CBC 1009, 1124A AND 11B-407 AND CHAPTER 30.
3. MACHINE ROOMS TO COMPLY WITH SECTION 3005.
4. TO COMPLY WITH CBC SECTION 3006 FOR ELEVATOR LOBBIES AND HOISTWAY OPENING PROTECTION, PROVIDE SMOKE DOOR ON HOLD-OPENS TIED TO FIRE ALARM AT ALL LEVELS ABOVE THE EXITING LEVEL (GROUND FLOOR) CBC 3006.3.3.
5. AUDIBLE FIRE ALARMS TO COMPLY WITH SECTION 907.5.2.1 AND NFPA 72.
6. ELEVATOR HOISTWAY THAT PENETRATE MORE THAN 3 STORIES SHALL BE VENTED TO THE OUTSIDE. THE AREA OF THE VENT SHALL NOT BE LESS THAN 3.5% OF THE ELEVATOR HOISTWAY AREA, WITH A MINIMUM OF 3 SF PER ELEVATOR CAR, PER CBC 3004.
7. PROVIDE AN APPROVED, LISTED, SMOKE DETECTOR FOR ELEVATOR RECALL PURPOSE ONLY IN ACCORDANCE WITH THE CBC SECTION 30.
8. FOR CONCRETE SLAB FOUNDATIONS AND FRAMING, SEE STRUCTURAL DRAWINGS.
9. THE ELEVATOR SHALL BE SIZED TO ACCOMMODATE A GURNEY THAT IS 24 INCHES BY 84 INCHES (WITH A MINIMUM 5 INCH RADIUS CORNERS). THE ELEVATOR ENTRANCE SHALL HAVE A CLEAR ENTRANCE OF NOT LESS THAN 42" WIDE BY 78 INCHES HIGH. THE ELEVATOR CAR SHALL HAVE A MINIMUM CLEAR DISTANCE BETWEEN WALLS OR BETWEEN WALLS AND DOOR EXCLUDING RETURN PANELS OF NOT LESS THAN 80 INCHES BY 65 INCHES.
10. PROVIDE APPROVED 1-HOUR FIRE-RATED ASSEMBLY AT POSTS, BEAMS AND HANGERS AS REQUIRED FOR INDIVIDUAL FIRE PROTECTION REQUIRED BY CBC. SEE STRUCTURAL DRAWINGS FOR POST AND BEAM LOCATION AND SIZE.
11. PROVIDE TWO-WAY COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC 1007.8.
12. VERIFY LOCATIONS, DIMENSIONS AND CONSTRUCTION OF SUMP, PIT LADDER, CONVEYANCE OUTLET AND LIGHT WITH ELEVATOR MANUFACTURER PRIOR TO INSTALLATION.

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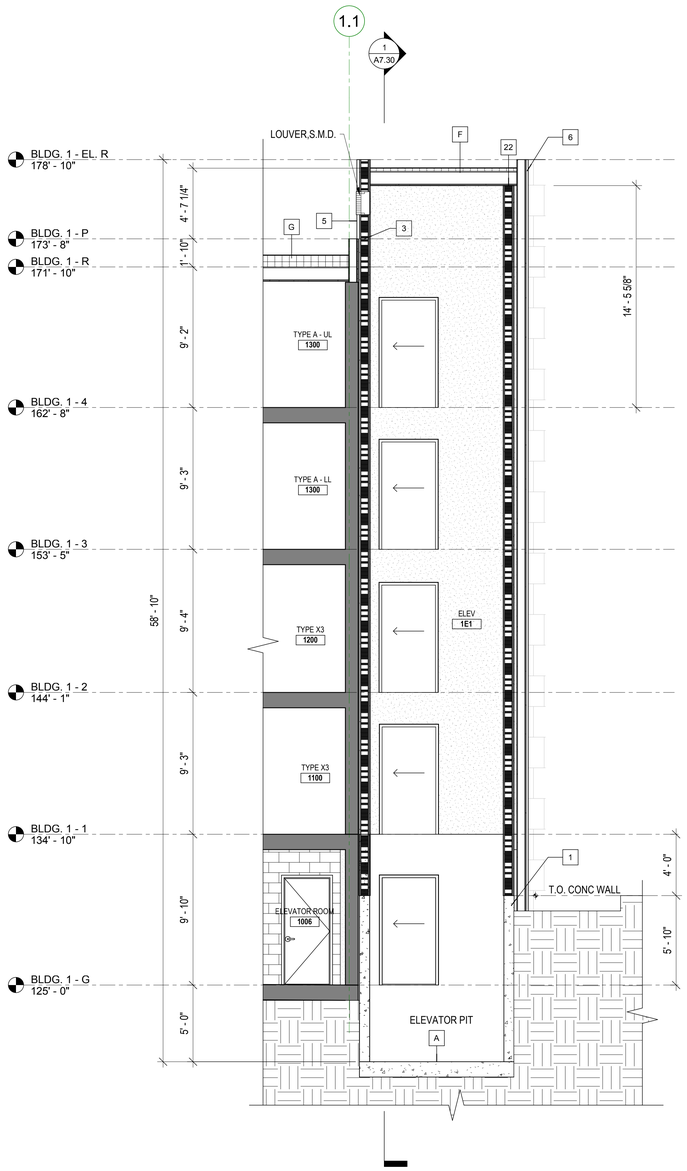
TITLE:

VERTICAL CIRCULATION PLANS - BUILDING 1 NORTH

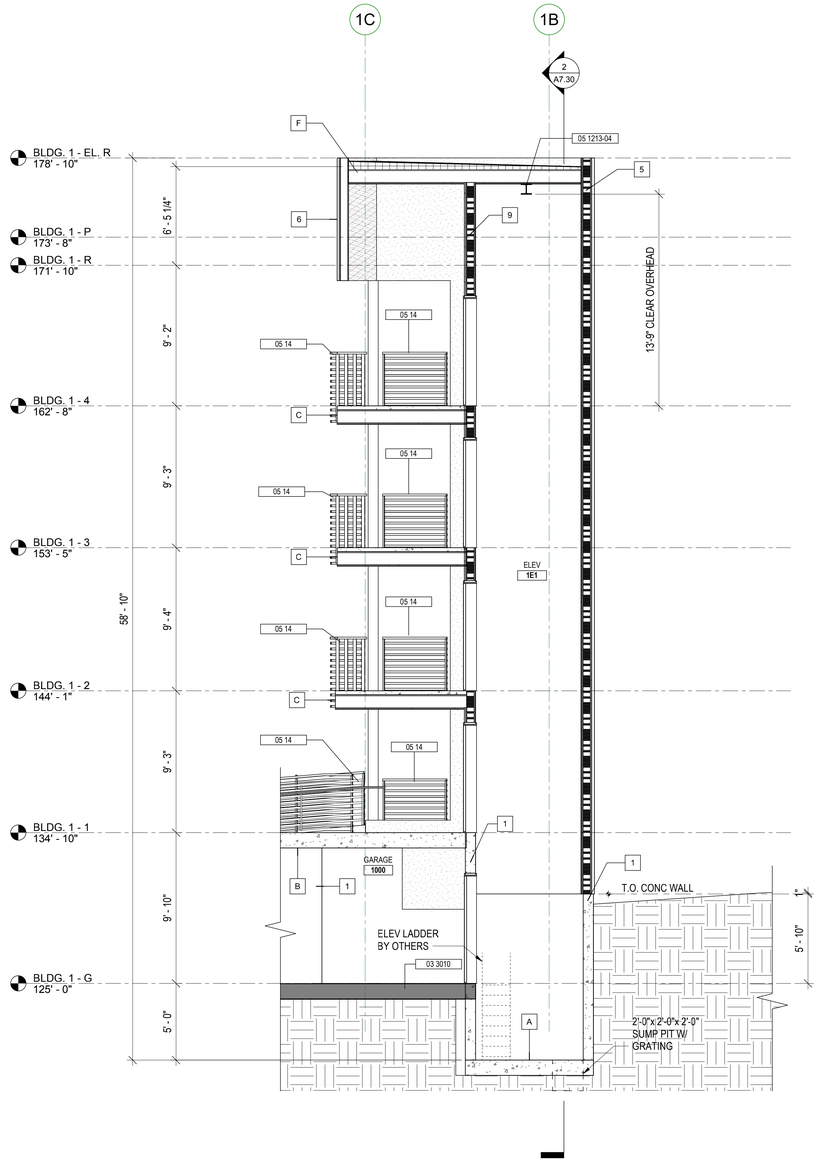
SHEET:

A7.00

3/22/2019 4:42:54 PM



BUILDING 1 NORTH VERTICAL CIRCULATION SECTION 4 (2)
1/4" = 1'-0"



BUILDING 1 NORTH VERTICAL CIRCULATION SECTION 1 (1)
1/4" = 1'-0"

ELEVATION GENERAL NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
2. THESE ELEVATIONS SHOW OVERALL INFORMATION AND UNIT-TO-UNIT RELATIONSHIPS ONLY, SEE ENLARGED ELEVATIONS FOR INFORMATION NOT SHOWN.
3. ALL CONTROL JOINTS AND FINISH MATERIALS SHALL WRAP AROUND CORNERS AND CONTINUE ONTO ADJACENT WALLS WHETHER SHOWN OR NOT, UNLESS NOTED OTHERWISE. PER ASTM C 1063 INSTALL CONTROL JOINTS WHERE AN EXPANSION JOINT OCCURS IN THE BASE EXTERIOR WALL. INSTALL CONTROL JOINTS WHERE CEILING FRAMING OR FURRING CHANGES DIRECTION.
4. PER ASTM C 1063, EXTERIOR PLASTER CONTROL JOINTS TO BE INSTALLED IN VERTICAL SURFACES EXCEEDING 144 SQUARE FEET IN AREA AND HORIZONTAL SURFACES EXCEEDING 100 SQUARE FEET IN AREA. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1.
5. ALL WEEP SCREED LINES SHALL BE LEVEL AND STEP WITH ADJACENT GRADE. STEPPING OF WEEP SCREED TO OCCUR AT INSIDE CORNERS. BOTTOM EDGE OF WEEP SCREED SHALL BE INSTALLED NOT LESS THAN 1 INCH BELOW THE JOINT FORMED BY THE FOUNDATION AND FRAMING. NOSE OF SCREED SHALL BE PLACED 6 INCHES MINIMUM ABOVE GRADE OR 2 INCHES MINIMUM ABOVE PAVED SURFACE.
6. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED.
7. ALL GUTTERS SHALL BE LEVEL U.O.N. AND RAINWATER LEADERS SHALL VERTICALLY ALIGN WITH WALLS INCLUDING PRIVATE DECKS AND STAIRS OPENINGS
8. REFER TO WINDOW SCHEDULE FOR WINDOW STC RATINGS.
9. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10. FRAMING SUB-CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
11. FAÇADE ACCESS PLAN SHALL BE PROVIDED BY OWNER TO COMPLY WITH OSHA REGULATIONS FOR BUILDING MAINTENANCE.
12. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
13. FOR DOOR AND WINDOW TYPES AND SIZES, SEE SCHEDULES AND LEGENDS ON A9.10, A9.11, & A9.20.

SECTION LEGEND

EXISTING WALLS

NEW WALLS

Keynote Legend	
Key Value	**Keynote Text**

03 3010	CAST IN PLACE CONCRETE
05 14	(N) STEEL RAIL W/ WOOD SLATS
05 1213-04	ARCH. EXPOSED STRUCT. STEEL FRAMING - HOISTWAY BEAM

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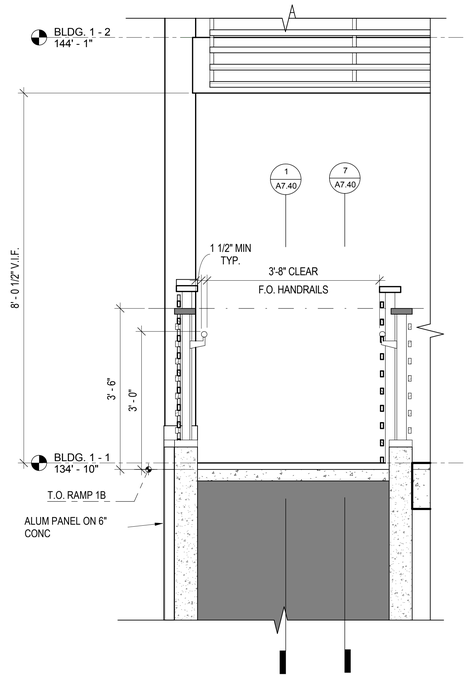
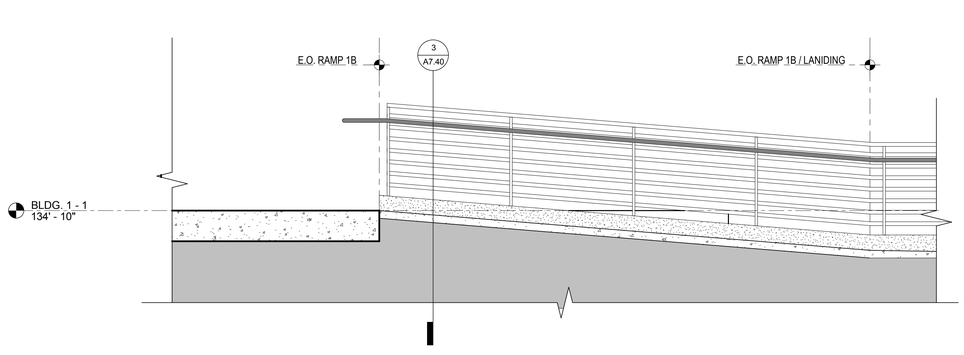
TITLE:
ELEVATOR SECTIONS - BUILDING 1 NORTH

SHEET:
A7.30

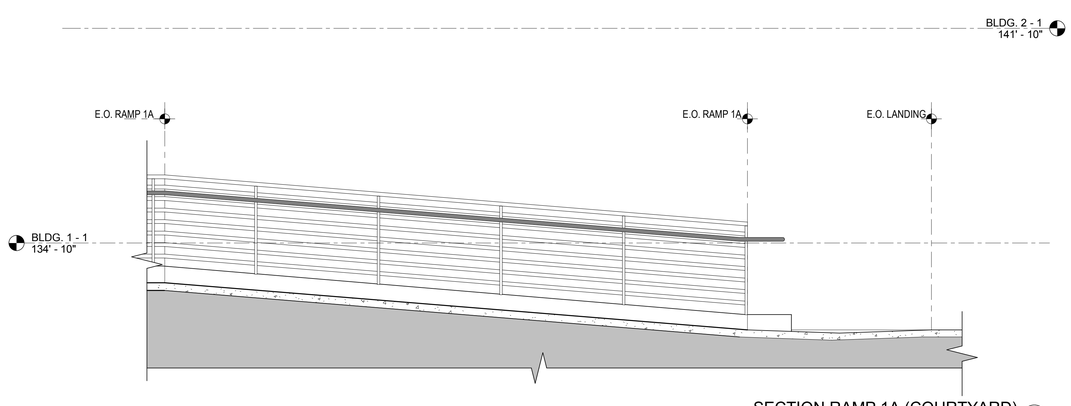
3/22/2019 4:42:58 PM



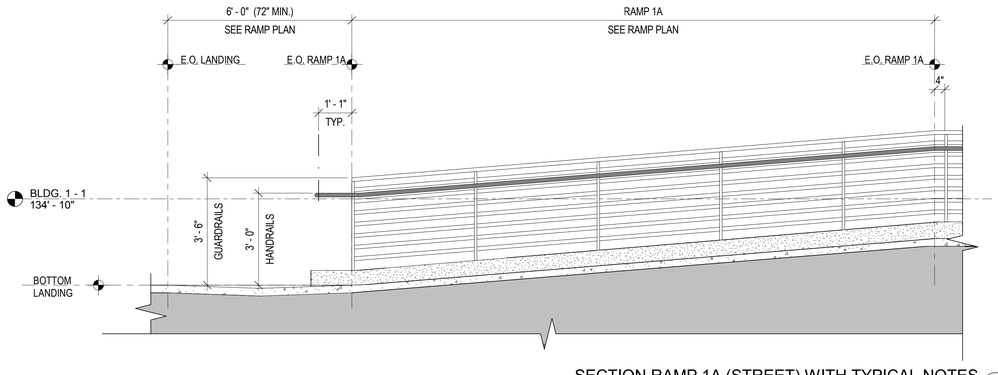
CROSS SECTION RAMP 1B (3)
3/4" = 1'-0"



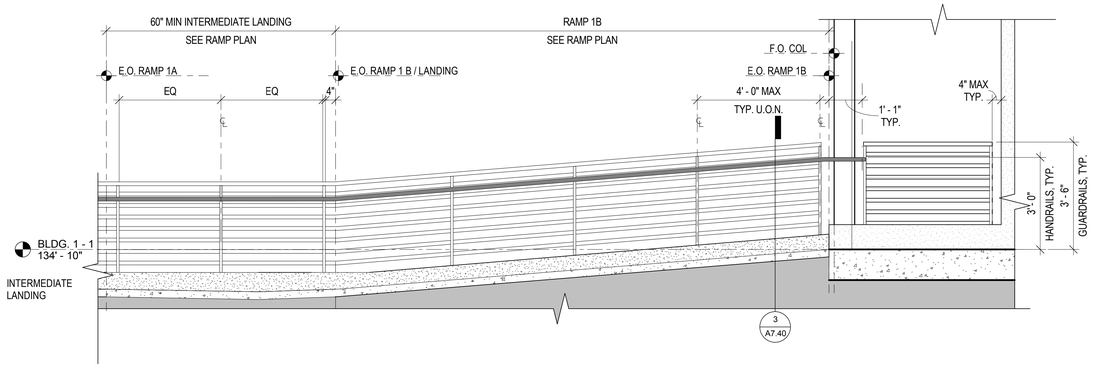
W_XC_Ramp 1B - Sect to Courtyard (7)
1/2" = 1'-0"



SECTION RAMP 1A (COURTYARD) (2)
1/2" = 1'-0"



SECTION RAMP 1A (STREET) WITH TYPICAL NOTES (5)
1/2" = 1'-0"



SECTION RAMP 1B (STREET) WITH TYPICAL NOTES (1)
1/2" = 1'-0"

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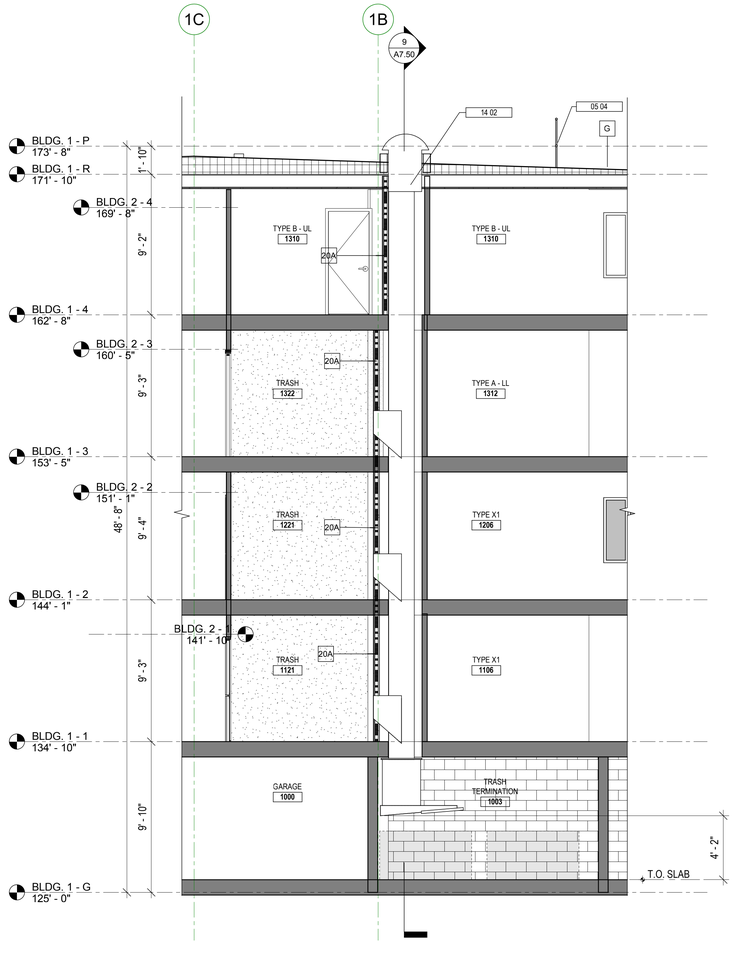
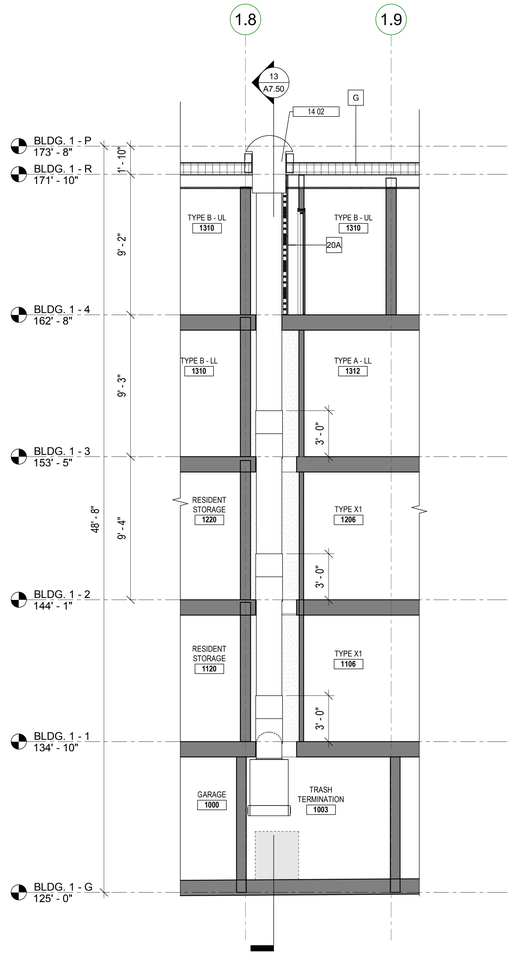
TITLE:
RAMP SECTIONS - BUILDING 1 NORTH

SHEET:
A7.40

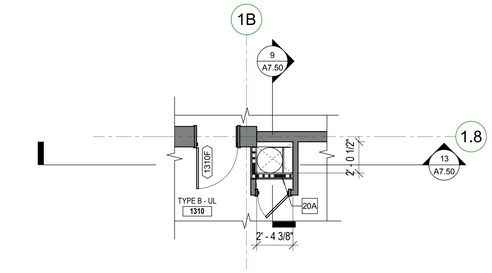
3/22/2019 4:43:02 PM



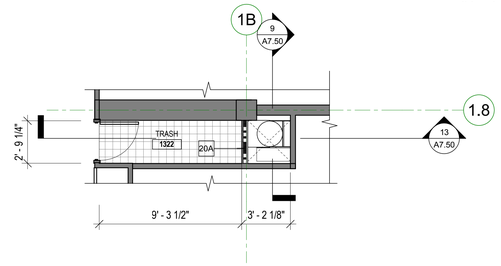
BUILDING 1 - TRASH ROOM - SECTION 2 (13)
1/4" = 1'-0"



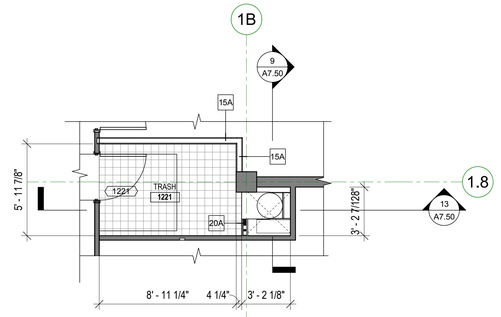
BUILDING 1 - TRASH ROOM - SECTION 1 (9)
1/4" = 1'-0"



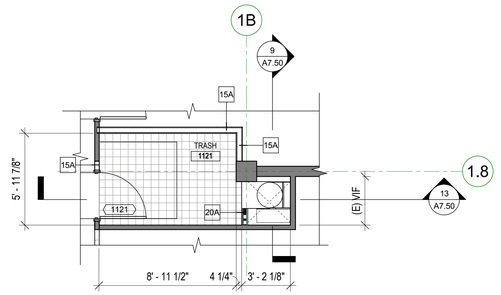
BUILDING 1 - TRASH ROOM- LEVEL 4 (5)
1/4" = 1'-0"



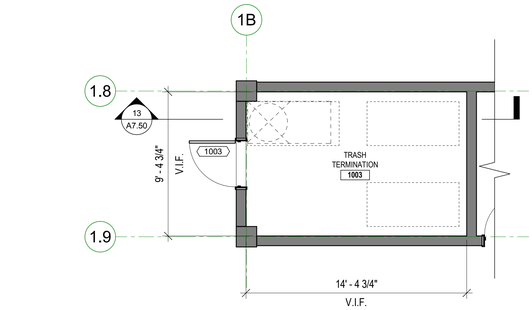
BUILDING 1 - TRASH ROOM - LEVEL 3 (4)
1/4" = 1'-0"



BUILDING 1 - TRASH ROOM - LEVEL 2 (3)
1/4" = 1'-0"



BUILDING 1 - TRASH ROOM - LEVEL 1 (2)
1/4" = 1'-0"



BUILDING 1 - TRASH ROOM - GARAGE LEVEL (1)
1/4" = 1'-0"

TRASH ROOM GENERAL NOTES

1. PROVIDE 2-HOUR CONSTRUCTION FOR ALL NEW WALLS AT TRASH CHUTE SHAFT. REFER TO PLAN FOR WALL TYPES.
2. PROVIDE AND INSTALL NEW FLOOR FOR ALL TRASH ROOMS.
3. PROVIDE AND INSTALL NEW FLOOR TO CEILING FRP WALL FINISH FOR ALL TRASH ROOMS.

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW FLOOR INFILL
- NEW WALL
- NEW 2- HR RATED WALL

FLOOR FINISH LEGEND

- CARPET
- LAMINATE VINYL PLANK
- SHEET VINYL

Keynote Legend	
Key Value	**Keynote Text**
05 04	(N) OSHA RAILING + 42" TO TOP RAIL ABOVE FINISHED ROOF
14 02	REPLACE TRASH CHUTE IN (E) SHAFT. PROVIDE (N) MOTION ACTIVATED TRASH CHUTE DOOR.

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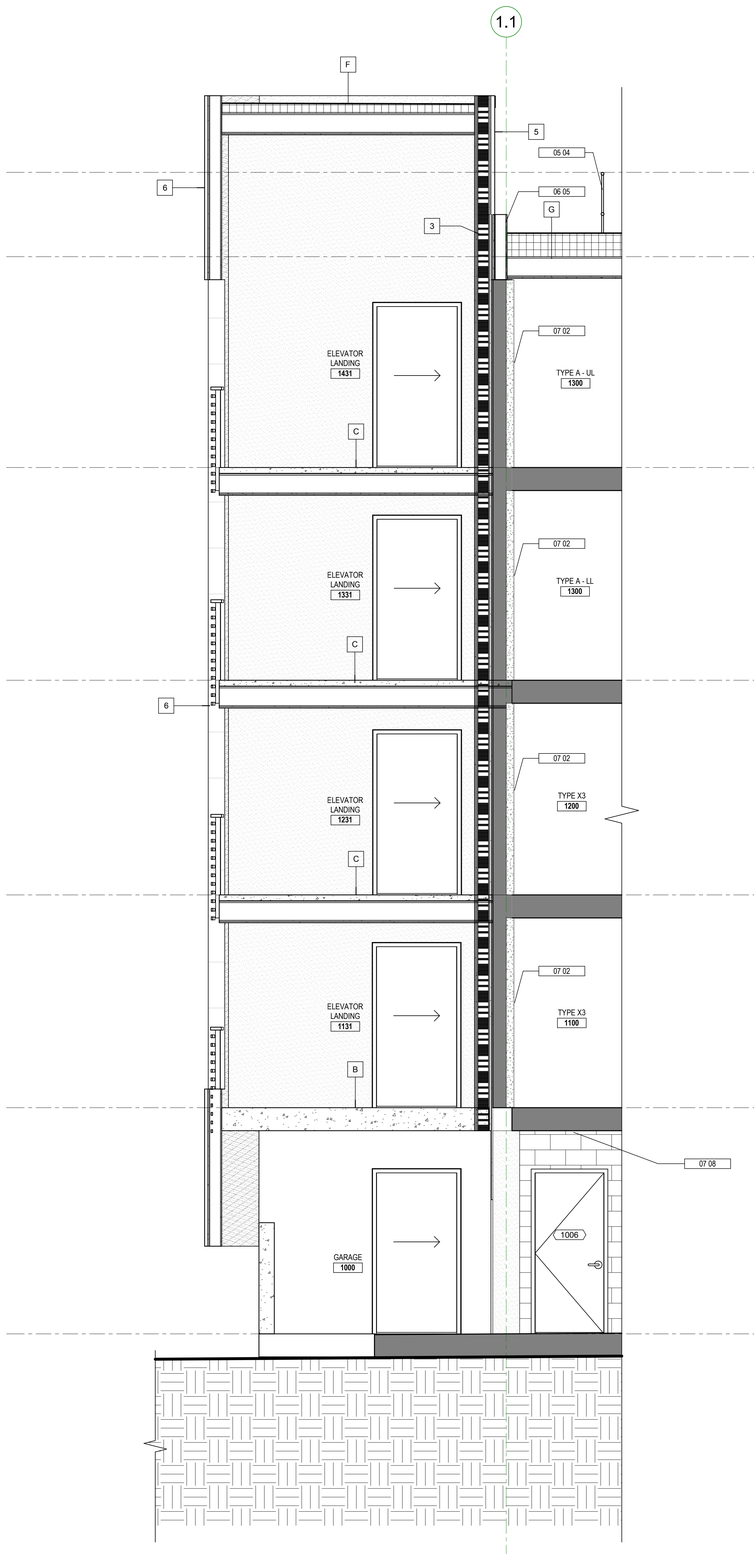
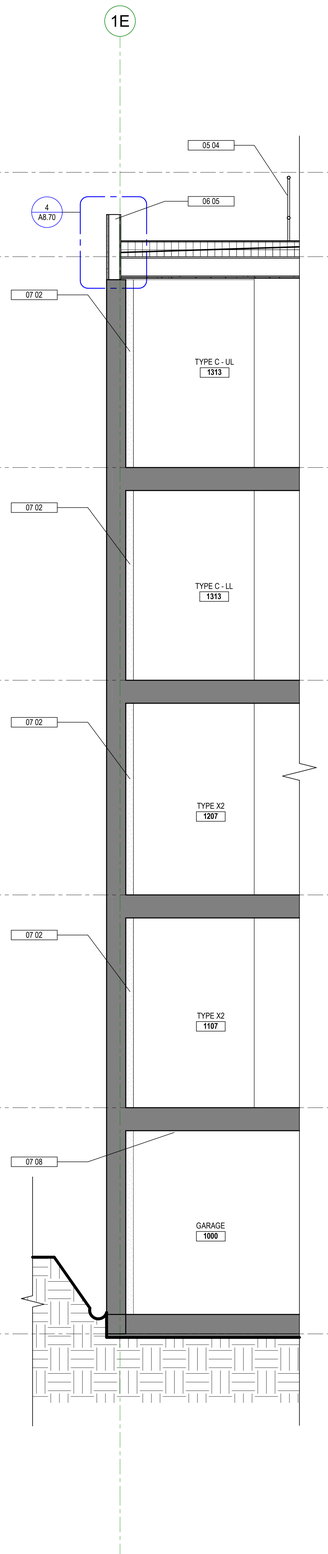
TITLE:
BUILDING 1 TRASH ROOM PLANS & SECTIONS

SHEET:
A7.50

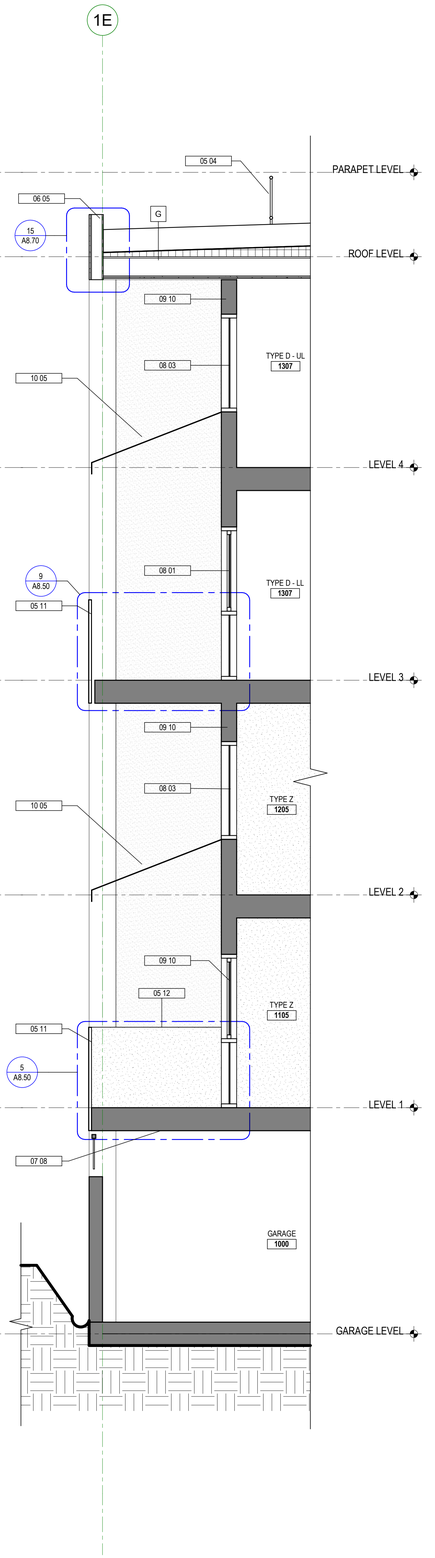
3/22/2019 4:43:08 PM



SIDE WALL SECTION 3
3/8" = 1'-0"



SHEAR WALL SECTION 2
3/8" = 1'-0"



BALCONY WALL SECTION 1
3/8" = 1'-0"

WALL SECTION GENERAL NOTES

1. FOR WALL ASSEMBLY LOCATIONS, SEE BUILDING AND UNIT FLOOR PLANS, SHEET SERIES A2.X AND 4.X RESPECTIVELY. FOR WALL ASSEMBLY TYPES, SEE SHEETS A9.01 & A9.02.
2. FOR FLOOR/CEILING ASSEMBLY LOCATIONS SEE BUILDING SECTIONS, SHEET SERIES A3.X AND A8.X. FOR FLOOR/ASSEMBLY TYPES, SEE SHEET A9.05.
3. FOR ROOF/CEILING ASSEMBLY LOCATIONS, SEE BUILDING SECTIONS, SHEET SERIES A3.X AND A8.X. FOR ROOF/CEILING ASSEMBLY TYPES, SEE SHEET A9.05.
4. SEE STRUCTURAL DRAWINGS FOR FOUNDATION INFORMATION AND RELATED STRUCTURAL INFORMATION.
5. SEE ROOF PLAN, SHEETS A2.12, A2.22, A2.32, A2.42, A2.52, & A2.62 FOR PARAPET HEIGHTS, SLOPES, VENTILATION, ETC.

Keynote Legend	
Key Value	**Keynote Text**
05 04	(N) OSHA RAILING + 42" TO TOP RAIL ABOVE FINISHED ROOF
05 11	(N) EXTERIOR PERFORATED ALUMINUM PANEL RAILING,TYP.
05 12	(N) PERFORATED ALUMINUM PANEL PRIVACY FENCE
06 05	(N) CONTINUOUS ROOF CURB AT FASCIA LEVEL W/ (N) PAINTED GSM CAP AND MTL FASCIA
07 02	(N) FURRED WALL WITH RIGID INSULATION & (N) DRYWALL ON THE INTERIOR FACE OF (E) CONCRETE WALLS
07 08	(N) SPRAY ON INSULATION BELOW RESIDENTAIL SPACES
08 01	(N) ALUMINUM BALCONY DOORS & WINDOWS IN (E) OPENINGS, TYP.
08 03	REPLACE ALUM WINDOWS IN (E) OPENINGS, TYP.
09 10	PATCH & REPAIR (E) STUCCO AS REQUIRED
10 05	REPLACE FABRIC AWNING & SUPPORTS, TYP.

SECTION LEGEND

EXISTING WALLS

NEW WALLS

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TITLE:
WALL SECTIONS - RESIDENTIAL BUILDINGS
SHEET:

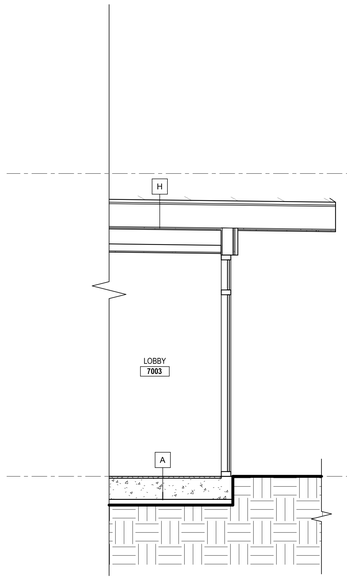
A8.01

3/22/2019 4:43:13 PM

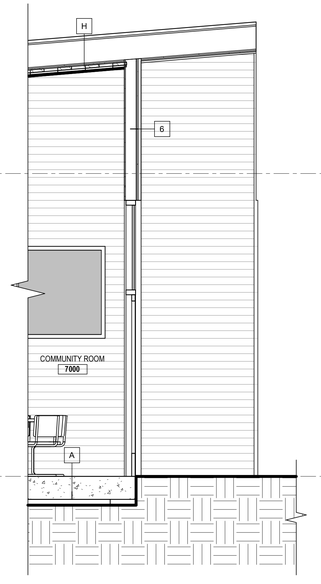
WALL SECTION GENERAL NOTES

1. FOR WALL ASSEMBLY LOCATIONS, SEE BUILDING AND UNIT FLOOR PLANS, SHEET SERIES A2.X AND 4.X RESPECTIVELY. FOR WALL ASSEMBLY TYPES, SEE SHEETS A9.01 & A9.02.
2. FOR FLOOR/CEILING ASSEMBLY LOCATIONS SEE BUILDING SECTIONS, SHEET SERIES A3.X AND A8.X. FOR FLOOR/ASSEMBLY TYPES, SEE SHEET A9.05.
3. FOR ROOF/CEILING ASSEMBLY LOCATIONS, SEE BUILDING SECTIONS, SHEET SERIES A3.X AND A8.X. FOR ROOF/CEILING ASSEMBLY TYPES, SEE SHEET A9.05.
4. SEE STRUCTURAL DRAWINGS FOR FOUNDATION INFORMATION AND RELATED STRUCTURAL INFORMATION.
5. SEE ROOF PLAN, SHEETS A2.12, A2.22, A2.32, A2.42, A2.52, & A2.62 FOR PARAPET HEIGHTS, SLOPES, VENTILATION, ETC.

Keynote Legend	
Key Value	**Keynote Text**



FULL WALL STOREFRONT WALL SECTION 4
3/8" = 1'-0"



STOREFRONT WALL SECTION 3
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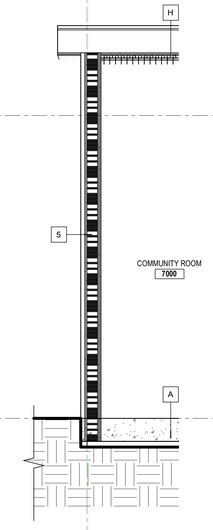
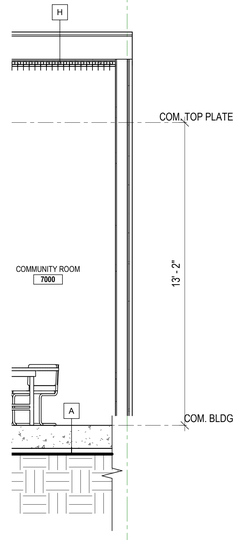


2HR WALL SECTION 2
3/8" = 1'-0"



1HR WALL SECTION 1
3/8" = 1'-0"

SECTION LEGEND

EXISTING WALLS

NEW WALLS

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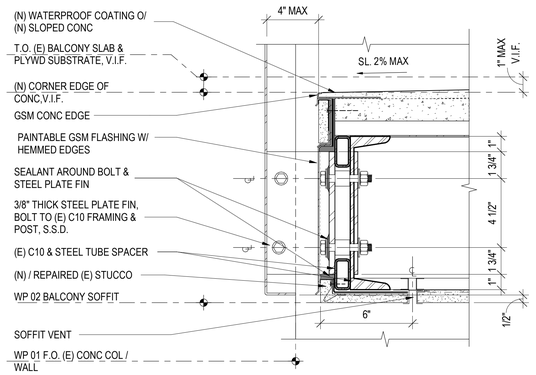
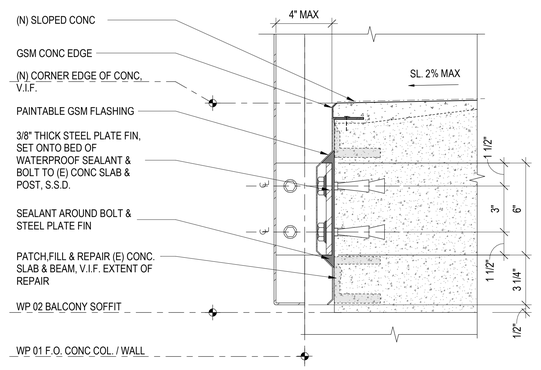
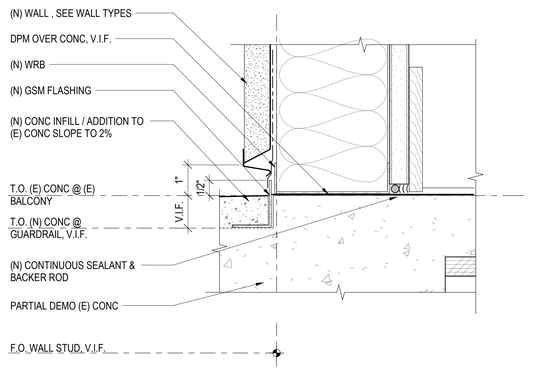


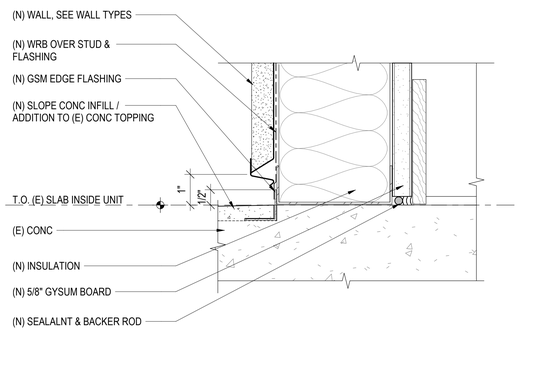
GUARDRAIL POST TO (E) LEVELS 2 - 4 (11)
3" = 1'-0"



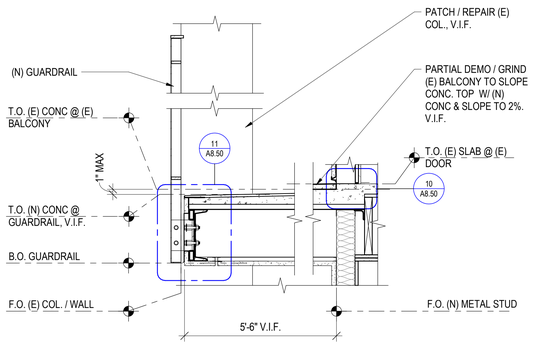
GUARDRAIL POST TO (E) LEVEL 1 (7)
3" = 1'-0"



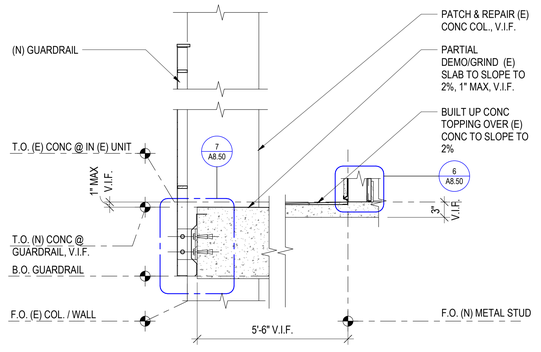
(E) BALCONY (N) WALL & FLASHING @ LEVELS 2 - 4 (10)
6" = 1'-0"



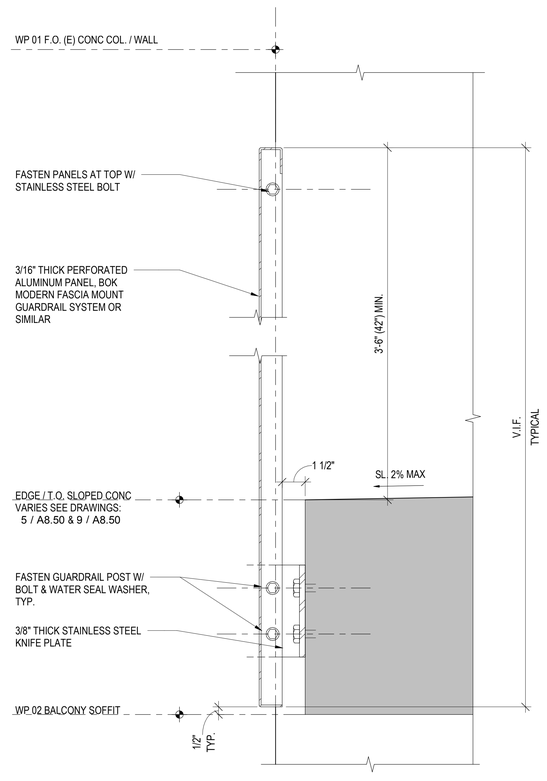
(E) BALCONY (N) WALL & FLASHING @ LEVEL 1 (6)
6" = 1'-0"



GUARDRAILS @ (E) BALCONY - LEVELS 2 - 4 (9)
1" = 1'-0"



GUARDRAILS @ (E) BALCONY - LEVEL 1 (5)
1" = 1'-0"



PROPOSE GUARDRAILS @ (E) BALCONY W/ TYPICAL NOTES (1)
3" = 1'-0"

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GUARDRAILS - (E) UNIT BALCONY

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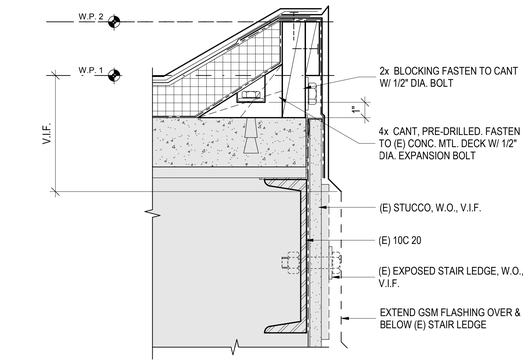
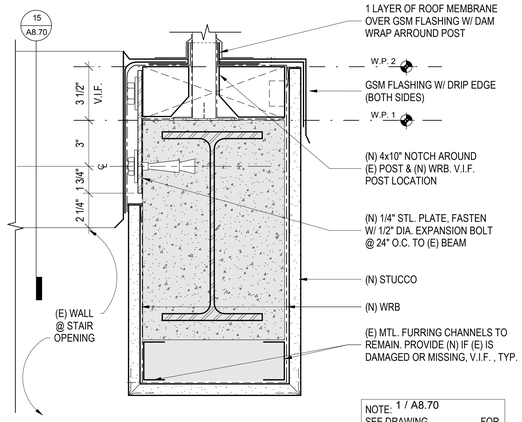


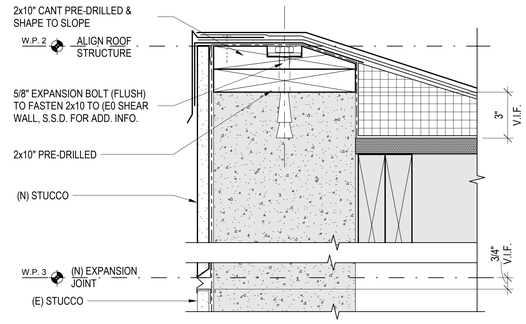
NOTE:
SEE DRAWING 1 / A8.70 FOR TYPICAL NOTES.

PROPOSE ROOF PARAPET @ (E) STUCCO WALL 15
3" = 1'-0"



NOTE: SEE DRAWING 1 / A8.70 FOR TYPICAL NOTES.

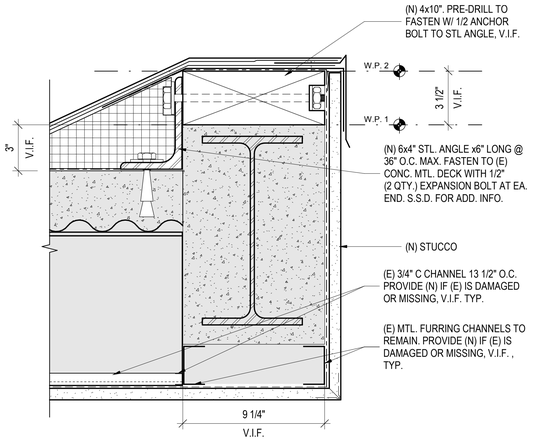
PROPOSE ROOF @ (E) STAIR BEAM W/ POST 11
3" = 1'-0"



NOTE:
SEE DRAWING FOR TYPICAL NOTES.

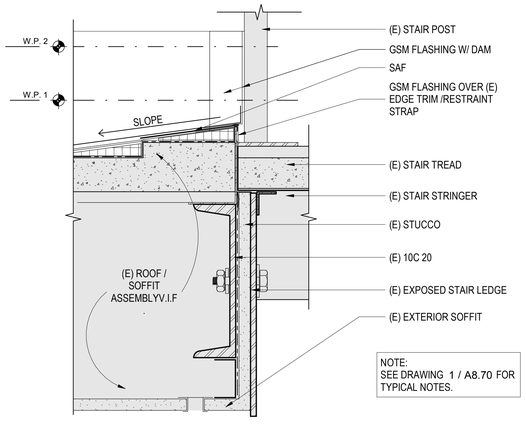
1 / A8.70

PROPOSE ROOF @ (E) CONC. SHEAR WALL 4
3" = 1'-0"



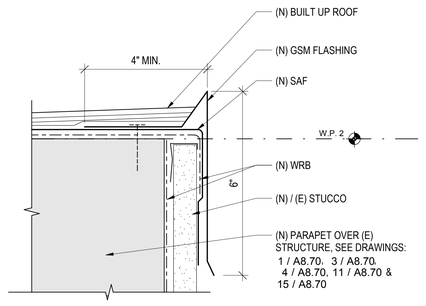
NOTE:
SEE DRAWING 1 / A8.70 FOR TYPICAL NOTES.

PROPOSE ROOF @ (E) STAIR BEAM & ROOF 3
3" = 1'-0"

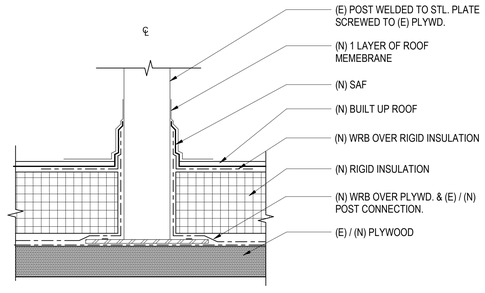


NOTE:
SEE DRAWING 1 / A8.70 FOR TYPICAL NOTES.

PROPOSE ROOF @ (E) STAIR TOP TREAD & SOFFIT 13
3" = 1'-0"

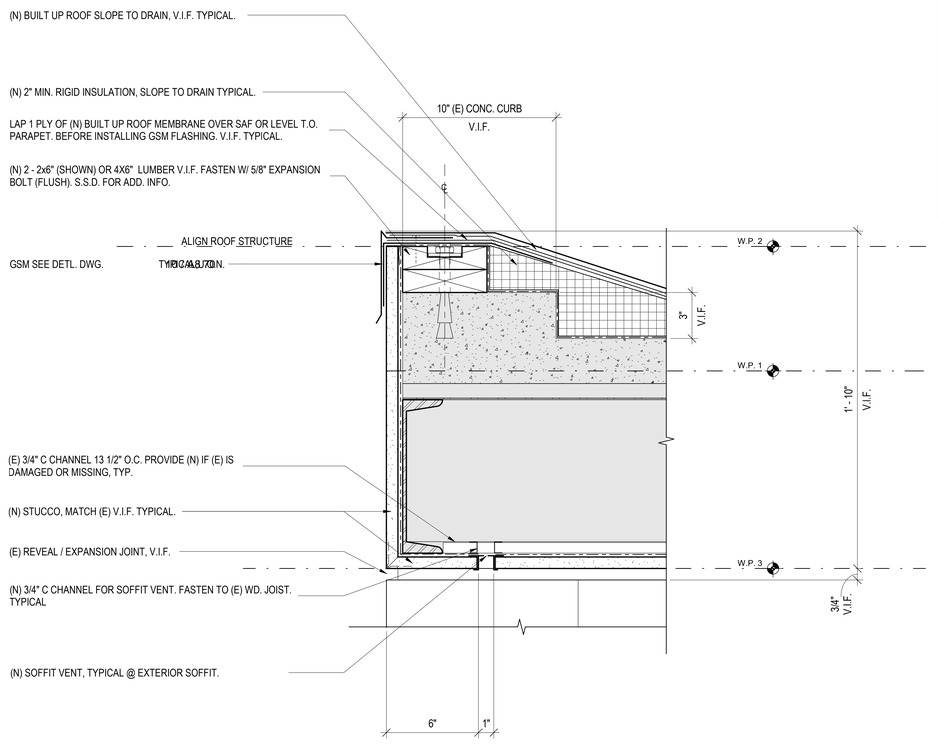


PROPOSE ROOF PARAPET FLASHING @ (E) BLDG. - TYP. U.O.N. 10
6" = 1'-0"



PROPOSE (E) POST WATERPROOFING / MOUNTING 9
6" = 1'-0"

PARAPET @ CONCRETE SHEAR WALL PER 12/A12 & @ Stair 20/A16



PER (E) DWG. 11/A12

PROPOSE ROOF WITH TYPICAL NOTES - ABOVE (E) BALCONY 1
3" = 1'-0"

ADDITIONAL TYPICAL NOTES:

1. GRAY AREA IS (E) STRUCTURE TO REMAIN, U.O.N.

2. SEE DEMOLITION DRAWINGS AND DETAILS FOR ADD. INFO.

3. S.S.D. FOR ADD. INFO.

4. NOTES AND DIMENSIONS INDICATED WITH "V.I.F." ARE ITEMS TO BE VERIFIED IN FIELD BY GENERAL CONTRACTOR DURING DEMOLITION OR CONSTRUCTION, AND COORDINATED WITH ARCHITECT & ROOFING CONTRACTOR.

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ROOF DETAILS - PROPOSE FOR (E) BLDG.

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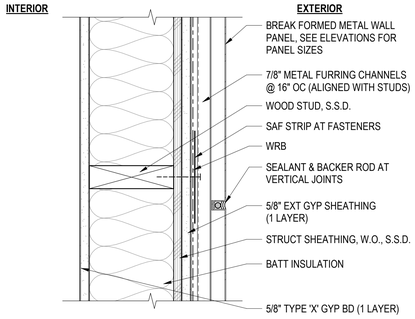
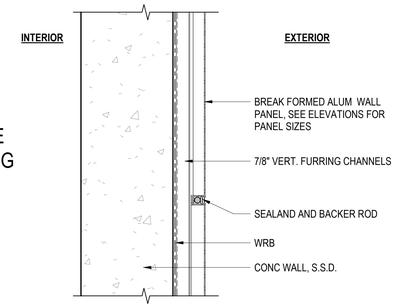


1 HR FR	GA (21ST ED.) #WP 8105	STC	--

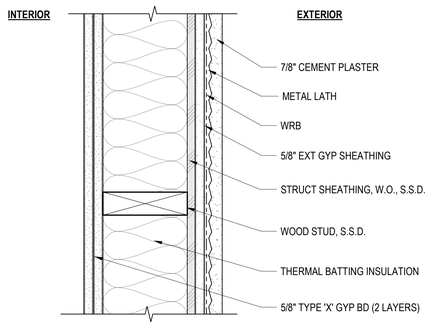
1 HR EXT WD STUD W/ METAL WALL PANEL 6
3" = 1'-0"

NOT SURE WE NEED FURRING CHANNEL.



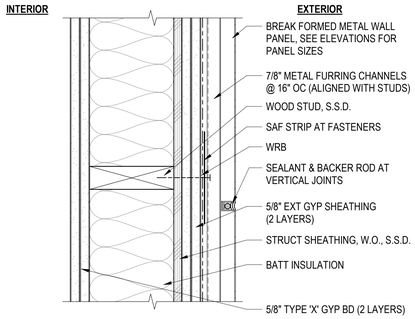
1-4 HR FR	CBC (2016) TABLE 721.1(2) ITEM 4-1.1		

FURRED ALUM PANELS AT 2 HR MIN CONC WALL 2
3" = 1'-0"



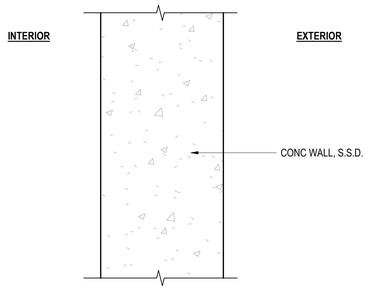
2 HR FR	GA (21ST ED.) #WP 8420	STC	--

2 HR EXT WOOD STUD WALL W/ CEM PLAS 9
3" = 1'-0"



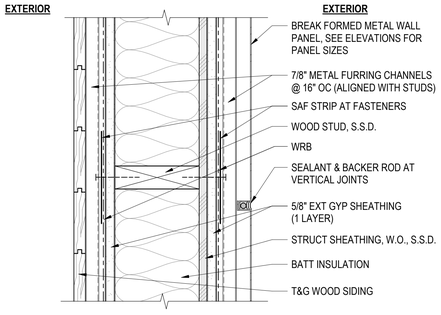
2 HR FR	GA (21ST ED.) #WP 8418	STC	--

2 HR EXT WD STUD W/ METAL WALL PANEL 5
3" = 1'-0"



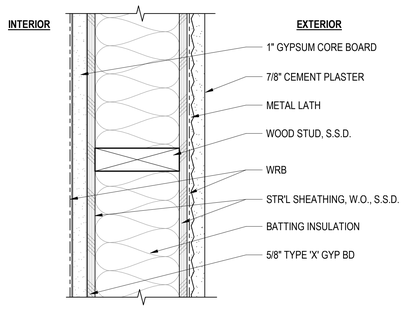
1-4 HR FR	CBC (2016) TABLE 721.1(2) ITEM 4-1.1	STC	--

2 HR MIN EXT CONCRETE WALL 1
3" = 1'-0"



1 HR FR	GA (21ST ED.) #WP 8105	STC	--

1 HR EXT WD STUD W/ METAL WALL PANEL & WD SIDING 8
3" = 1'-0"

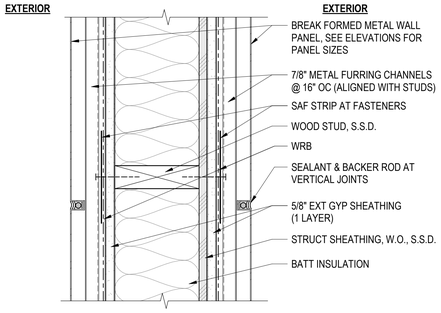


1 HR FR	GA (21ST ED.) #WP 8105	STC	--

1 HR EXT WD STUD WALL BLIND CONDITION W/ CEM PLASTER 4
3" = 1'-0"

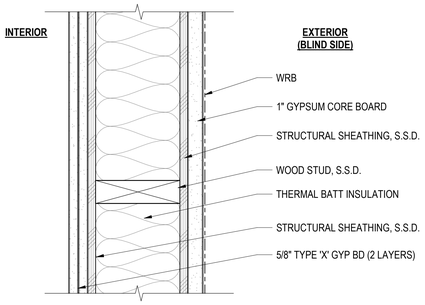
WALL ASSEMBLY NOTES

1. WALL ASSEMBLIES ARE DIAGRAMMATIC AND NOT INTENDED AS CONSTRUCTION DETAILS. SEE ARCHITECTURAL BUILDING FLOOR PLANS AND UNIT PLANS FOR WALL ASSEMBLY LOCATIONS AND DESIGNATIONS.
2. ALL WALL FRAMING IS 16" O.C. - UNLESS NOTED OTHERWISE. REFER TO STRUCTURAL FRAMING PLANS, SHEAR WALL SCHEDULE AND DETAILS FOR DETAILED STRUCTURAL INFORMATION.
3. ADDITIONAL STRUCTURAL SHEATHING LAYERS MAY OCCUR AT INTERIOR AND EXTERIOR WALLS - SEE STRUCTURAL DRAWINGS FOR SIZE AND LOCATION OF STRL. SHEATHING. WHERE REQUIREMENTS FOR SHEATHING FOR STRUCTURAL OR FIRE-RESISTANCE END MID-WALL, EXTEND LAYER TO NEAREST CORNER OR ADJACENT WALL.
4. FIRE-RATED WALLS AND PARTITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SYSTEM LISTING. CONSULT INDIVIDUAL LISTINGS FOR SPECIFIC REQUIREMENTS. STAGGER JOINTS OF GYPSUM BOARD WHERE MULTIPLE LAYERS OCCUR. DO NOT GLUE MULTIPLE LAYERS OF GYPSUM BOARD TOGETHER. REFER TO ASSEMBLY TEST REPORTS FOR ADDITIONAL DETAIL INSTALLATION REQUIREMENTS.
5. SEE SECTION 09 29 00 FOR ADDITIONAL REQUIREMENTS AT ACOUSTIC PARTITIONS.
6. WHERE THE WORD "PROPRIETARY" APPEARS IN THE SYSTEM DESCRIPTION, EACH PROPRIETARYSYSTEM SHALL BE CONSTRUCTED USING THE COMPONENTS SPECIFIED BY THE MANUFACTURER LISTED UNDER THE DETAILED DESCRIPTION FOR THAT SYSTEM.
7. EXTEND GYPSUM BOARD LAYERS ABOVE DROPPED CEILINGS TO STRUCTURE - UNLESS NOTED OTHERWISE.
8. SEE EXTERIOR DETAILS FOR DETAILED INFORMATION REGARDING EXTERIOR WALL WATERPROOFING LAYERS - BUILDING PAPER, FLEXIBLE FLASHING, ETC.
9. FIREBLOCKING NOT REQUIRED PER CBC 717.2.1. WALL, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES SHALL COMPLY AS REQUIRED WITH CBC CHAPTER 7: FIRE-RESISTANT MATERIALS AND CONSTRUCTION, AND ALL APPLICABLE LOCAL AND MUNICIPAL CODES.
10. ATYPICAL PARTITION TYPES ARE KEYED ON THE BUILDING AND UNIT FLOOR PLANS. FOR TYPICAL PARTITION TYPES, SEE LEGEND ON PLANS.
11. ALL ELECTRICAL BOXES AND RECESSED DEVICES IN ACOUSTIC WALL ASSEMBLIES ARE TO BE WRAPPED WITH LOWRY PADS AND SEALED WITH ACOUSTICAL SEALANT ALL AROUND AFTER GYPSUM BOARD INSTALLATION. SPACE MINIMUM 24" APART. GYPSUM BOARD AROUND ELECTRICAL BOXES TO BE HELD BACK 1/4" AND SEALED WITH ACOUSTICAL SEALANT. 24-INCH SPACING IS REQUIRED ONLY WHERE ELECTRICAL BOXES ARE ON OPPOSITE SIDES OF ACOUSTIC PARTITIONS.
12. ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES ARE TO RECEIVE FIRE CAULKING. FIRE CAULKING SHALL MEET ACOUSTICAL REQUIREMENTS AT PARTY WALLS AND FLOORS.
13. ACOUSTIC ASSEMBLIES ARE NOTED WITH MINIMUM STC RATING. PROVIDE ACOUSTICAL INSULATION AS DESCRIBED IN SPECIFICATIONS.
14. G.A. FILE NUMBERS REFER TO GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, 13TH EDITION.
15. FRAMING CONTRACTOR TO REVIEW AND BE RESPONSIBILE FOR ALL NOTATIONS OF FINISH ALIGNMENTS IN DRAWINGS. MISALIGNED FRAMING TO BE CORRECTED AT CONTRACTOR'S EXPENSE.
16. PROVIDE MOISTURE-RESISTANT GYPSUM BOARD AT ALL WALLS TO RECEIVE TILE FINISH. FOR WALL ASSEMBLIES AT 1 HR. FIRE-RESISTIVE CONSTRUCTION AT TUBS AND SHOWERS, EXTEND TYPE 'X' GYPSUM BOARD TO BOTTOM OF BASE PLATE TO ACHIEVE FIRE RATING. USE WATER-RESISTANT GYPSUM BOARD OVER SUCH TYPE 'X' LAYER AS REQUIRED.
17. FOR INSULATION TYPE AND R-VALUE, SEE ENERGY COMPLIANCE DOCUMENT AND CALCULATIONS.
18. FOR WALL ASSEMBLIES, SEE ARCHITECTURAL ELEVATIONS FOR EXTERIOR FINISHES.
19. U.O.N. FINISH SYSTEMS TO INCLUDE WEATHER-RESISTIVE BARRIER (I.E. BUILDING PAPER OR FELT, 15# MIN., TYP.)
20. ALL EXTERIOR WOOD FRAMING AT TYPE III CONSTRUCTION TO BE FIRE RESISTANCE TREATED.



1 HR FR	GA (21ST ED.) #WP 8105	STC	--

1 HR EXT WD STUD W/ METAL WALL PANEL BOTH SIDES 7
3" = 1'-0"



2 HR FR	GA (21ST ED.) #WP 8420	STC	--

2 HR EXT WD STUD WALL BLIND CONDITION 3
3" = 1'-0"

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DATE:	3/22/2019
SCALE:	As indicated
TITLE:	WALL ASSEMBLIES - EXTERIOR
SHEET:	A9.01

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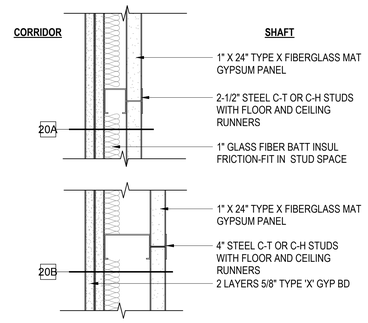
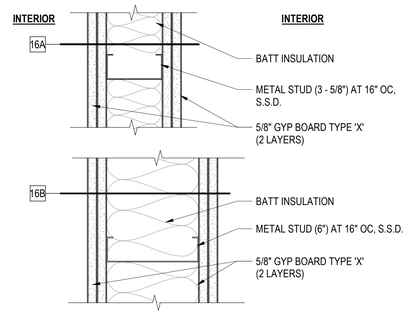


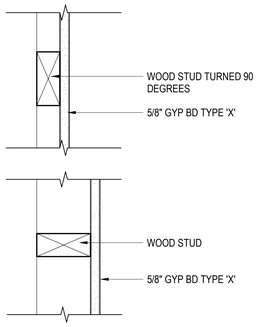
2 HR FR	GA (21ST ED.) #WP 7076 (PROPRIETARY)	STC 45-49	--

2 HR SHAFTWALL 20
3" = 1'-0"



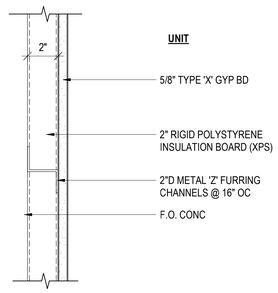
2 HR FR	GA (21ST ED.) #WP 1522	STC 55-59	NRRC 818-NV, 2-3-81

2 HR INT METAL STUD WALL 16
3" = 1'-0"



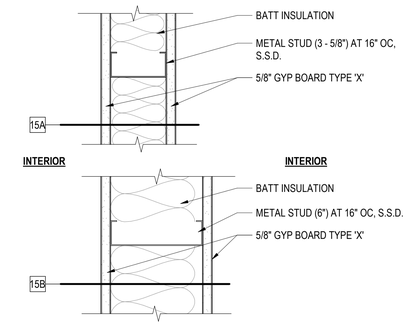
NR	--	STC --	

INT WOOD STUD FURRING WALL 23
3" = 1'-0"



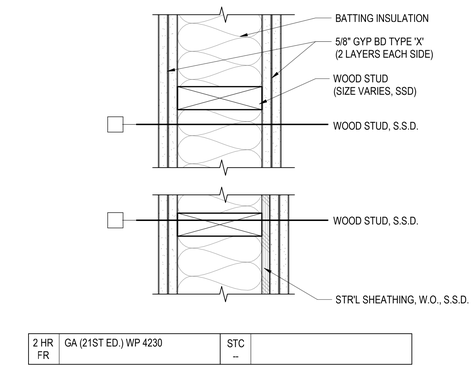
		STC --	

Z-FURRING WITH FINISH 19
3" = 1'-0"



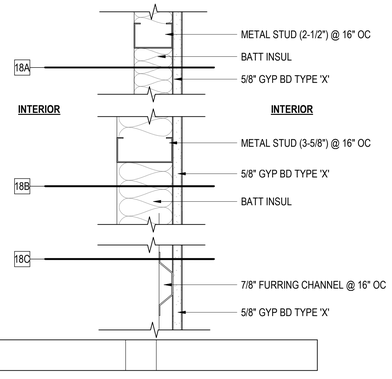
1 HR FR	GA (21ST ED.) #WP 1072	STC 45-49	NRCC 816-NV, 2-3-81

1 HR INT METAL STUD WALL 15
3" = 1'-0"



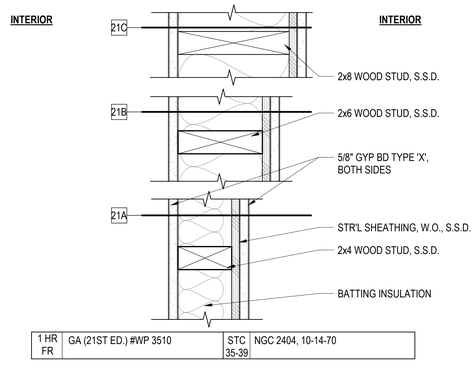
2 HR FR	GA (21ST ED.) WP 4230	STC --	

2 HR INT WOOD STUD WALL 22
3" = 1'-0"



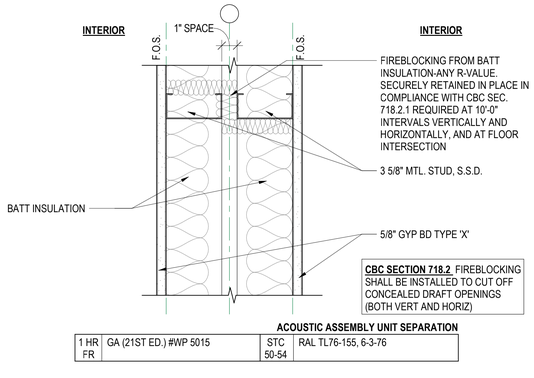
NR			

INT MTL STUD FURRING WALL 18
3" = 1'-0"



1 HR FR	GA (21ST ED.) #WP 3510	STC 35-39	NGC 2404, 10-14-70

1 HR INT WOOD STUD WALL 21
3" = 1'-0"



ACOUSTIC ASSEMBLY UNIT SEPARATION

1 HR FR	GA (21ST ED.) #WP 5015	STC 50-54	RAL TL76-155, 6-3-76

1 HR INT MTL DOUBLE STUD PARTY WALL 17
3" = 1'-0"

WALL ASSEMBLY NOTES

1. WALL ASSEMBLIES ARE DIAGRAMMATIC AND NOT INTENDED AS CONSTRUCTION DETAILS. SEE ARCHITECTURAL BUILDING FLOOR PLANS AND UNIT PLANS FOR WALL ASSEMBLY LOCATIONS AND DESIGNATIONS.
2. ALL WALL FRAMING IS 16" O.C. - UNLESS NOTED OTHERWISE. REFER TO STRUCTURAL FRAMING PLANS, SHEAR WALL SCHEDULE AND DETAILS FOR DETAILED STRUCTURAL INFORMATION.
3. ADDITIONAL STRUCTURAL SHEATHING LAYERS MAY OCCUR AT INTERIOR AND EXTERIOR WALLS - SEE STRUCTURAL DRAWINGS FOR SIZE AND LOCATION OF STRL. SHEATHING. WHERE REQUIREMENTS FOR SHEATHING FOR STRUCTURAL OR FIRE-RESISTANCE END MID-WALL, EXTEND LAYER TO NEAREST CORNER OR ADJACENT WALL.
4. FIRE-RATED WALLS AND PARTITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SYSTEM LISTING. CONSULT INDIVIDUAL LISTINGS FOR SPECIFIC REQUIREMENTS. STAGGER JOINTS OF GYPSUM BOARD WHERE MULTIPLE LAYERS OCCUR. DO NOT GLUE MULTIPLE LAYERS OF GYPSUM BOARD TOGETHER. REFER TO ASSEMBLY TEST REPORTS FOR ADDITIONAL DETAIL INSTALLATION REQUIREMENTS.
5. SEE SECTION 09 29 00 FOR ADDITIONAL REQUIREMENTS AT ACOUSTIC PARTITIONS.
6. WHERE THE WORD "PROPRIETARY" APPEARS IN THE SYSTEM DESCRIPTION, EACH PROPRIETARYSYSTEM SHALL BE CONSTRUCTED USING THE COMPONENTS SPECIFIED BY THE MANUFACTURER LISTED UNDER THE DETAILED DESCRIPTION FOR THAT SYSTEM.
7. EXTEND GYPSUM BOARD LAYERS ABOVE DROPPED CEILINGS TO STRUCTURE - UNLESS NOTED OTHERWISE.
8. SEE EXTERIOR DETAILS FOR DETAILED INFORMATION REGARDING EXTERIOR WALL WATERPROOFING LAYERS - BUILDING PAPER, FLEXIBLE FLASHING, ETC.
9. FIREBLOCKING NOT REQUIRED PER CBC 717.2.1. WALL, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES SHALL COMPLY AS REQUIRED WITH CBC CHAPTER 7: FIRE-RESISTANT MATERIALS AND CONSTRUCTION, AND ALL APPLICABLE LOCAL AND MUNICIPAL CODES.
10. ATYPICAL PARTITION TYPES ARE KEYED ON THE BUILDING AND UNIT FLOOR PLANS. FOR TYPICAL PARTITION TYPES, SEE LEGEND ON PLANS.
11. ALL ELECTRICAL BOXES AND RECESSED DEVICES IN ACOUSTIC WALL ASSEMBLIES ARE TO BE WRAPPED WITH LOWRY PADS AND SEALED WITH ACOUSTICAL SEALANT ALL AROUND AFTER GYPSUM BOARD INSTALLATION. SPACE MINIMUM 24" APART. GYPSUM BOARD AROUND ELECTRICAL BOXES TO BE HELD BACK 1/4" AND SEALED WITH ACOUSTICAL SEALANT. 24-INCH SPACING IS REQUIRED ONLY WHERE ELECTRICAL BOXES ARE ON OPPOSITE SIDES OF ACOUSTIC PARTITIONS.
12. ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES ARE TO RECEIVE FIRE CAULKING. FIRE CAULKING SHALL MEET ACOUSTICAL REQUIREMENTS AT PARTY WALLS AND FLOORS.
13. ACOUSTIC ASSEMBLIES ARE NOTED WITH MINIMUM STC RATING. PROVIDE ACOUSTICAL INSULATION AS DESCRIBED IN SPECIFICATIONS.
14. G.A. FILE NUMBERS REFER TO GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, 13TH EDITION.
15. FRAMING CONTRACTOR TO REVIEW AND BE RESPONSIBILE FOR ALL NOTATIONS OF FINISH ALIGNMENTS IN DRAWINGS. MISALIGNED FRAMING TO BE CORRECTED AT CONTRACTOR'S EXPENSE.
16. PROVIDE MOISTURE-RESISTANT GYPSUM BOARD AT ALL WALLS TO RECEIVE TILE FINISH. FOR WALL ASSEMBLIES AT 1 HR. FIRE-RESISTIVE CONSTRUCTION AT TUBS AND SHOWERS, EXTEND TYPE 'X' GYPSUM BOARD TO BOTTOM OF BASE PLATE TO ACHIEVE FIRE RATING. USE WATER-RESISTANT GYPSUM BOARD OVER SUCH TYPE 'X' LAYER AS REQUIRED.
17. FOR INSULATION TYPE AND R-VALUE, SEE ENERGY COMPLIANCE DOCUMENT AND CALCULATIONS.
18. FOR WALL ASSEMBLIES, SEE ARCHITECTURAL ELEVATIONS FOR EXTERIOR FINISHES.
19. U.O.N. FINISH SYSTEMS TO INCLUDE WEATHER-RESISTIVE BARRIER (I.E. BUILDING PAPER OR FELT, 15# MIN., TYP.)
20. ALL EXTERIOR WOOD FRAMING AT TYPE III CONSTRUCTION TO BE FIRE RESISTANCE TREATED.

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	100% DD	03/22/19

JOB NUMBER:	1213
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	3/22/2019
SCALE:	As indicated

TITLE:

WALL ASSEMBLIES - INTERIOR

SHEET:

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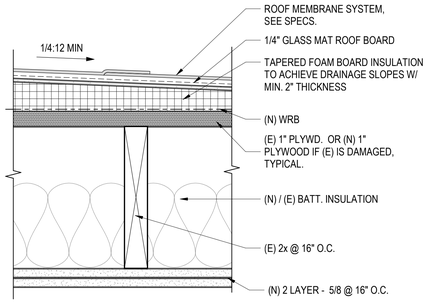
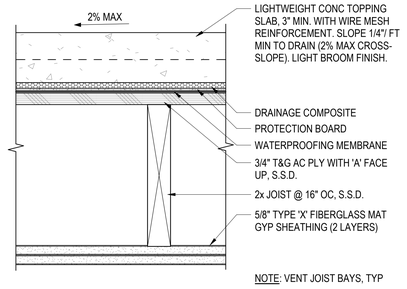


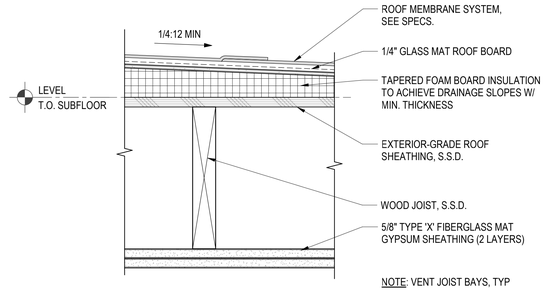
1 HR FR	CBC (2016) TABLE 721.1(3) ITEM 21-1.1	STC -	IIC 54	XX

(N) ROOF MEMBRANE @ (E) WD FRAME ROOF **G**
3" = 1'-0"



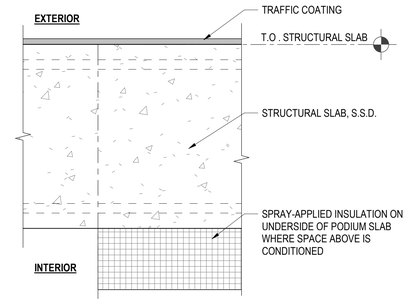
1 HR FR	GA (21ST ED.) #FC 5529	STC --	IIC --	GA FC 5600

ELEVATOR LANDING LEVELS 2 - 4 **C**
3" = 1'-0"



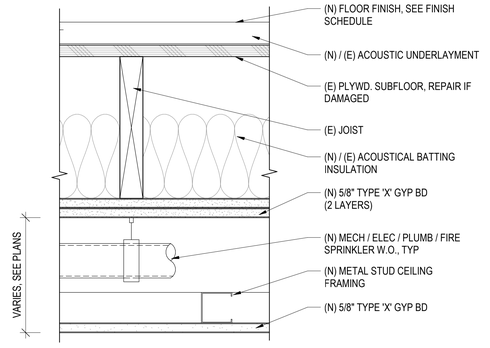
1 HR FR	CBC (2016) TABLE 721.1(3) ITEM 21-1.1	STC --	IIC 54	

ADHERED MEMBRANE ROOF ASSEMBLY @ ELEVATOR TOWER **F**
3" = 1'-0"



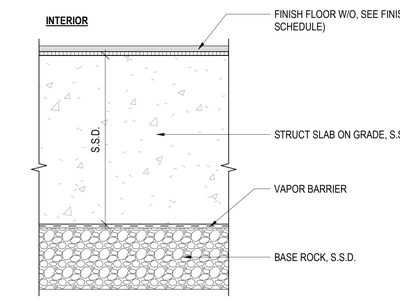
1-4 HR FR	CBC (2016) TABLE 722.2.2.1	STC --	IIC XX	

ELEVATOR LANDING @ LEVEL 1 **B**
3" = 1'-0"



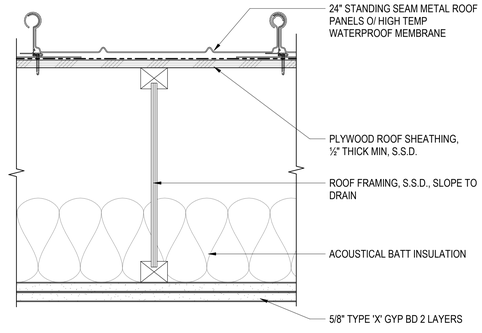
1 HR FR	-	STC 58	IIC 54	

(N) DROP CEILING @ (E) 1HR FLOOR **E**
3" = 1'-0"



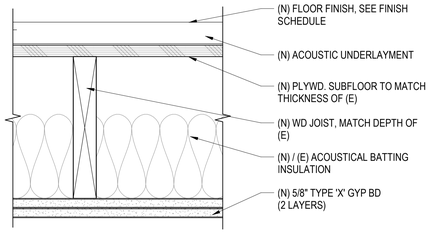
1-4 HR FR	CBC (2016) TABLE 722.2.2.1	STC XX	IIC XX	XX

STRUCT SLAB ON GRADE AT INT SPACE **A**
3" = 1'-0"



1 HR FR	CBC (2016) TABLE 721.1(3) ITEM 21-1.1	-	-	

1 HR STANDING SEAM METAL ROOF **H**
3" = 1'-0"



1 HR FR	-	STC 58	IIC 54	

1HR FLOOR INFILL @ (E) UNIT STAIR OPENING **D**
3" = 1'-0"

FLOOR ASSEMBLY NOTES

1. FLOOR ASSEMBLIES ARE DIAGRAMMATIC AND NOT INTENDED AS CONSTRUCTION DETAILS. SEE BUILDING AND WALL SECTIONS FOR FLOOR/CEILING AND ROOF/CEILING ASSEMBLY LOCATIONS.
2. SEE STRUCTURAL DRAWINGS FOR ALL SPACING AND DETAILED STRUCTURAL INFORMATION.
3. FIRE-RATED ASSEMBLIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SYSTEM LISTING. CONSULT INDIVIDUAL LISTINGS FOR SPECIFIC REQUIREMENTS. REFER TO ASSEMBLY TEST REPORTS FOR ADDITIONAL DETAILED INSTALLATION REQUIREMENTS.
4. SEE EXTERIOR DETAILS FOR DETAILED INFORMATION REGARDING WATERPROOFING LAYERS.
5. ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES ARE TO RECEIVE FIRE CAULKING. FIRE CAULKING SHALL MEET ACOUSTICAL REQUIREMENTS AT PARTY WALLS AND FLOORS.
6. ACOUSTIC ASSEMBLIES ARE NOTED WITH MINIMUM STC RATING. PROVIDE ACOUSTICAL INSULATION AS DESCRIBED IN SPECIFICATIONS.
7. G.A. FILE NUMBERS REFER TO GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
8. FRAMING CONTRACTOR TO REVIEW AND BE RESPONSIBILE FOR ALL NOTATIONS OF FINISH ALIGNMENTS IN DRAWINGS. MISALIGNED FRAMING TO BE CORRECTED AT CONTRACTOR'S EXPENSE.
9. PROVIDE MOISTURE-RESISTANT GYPSUM BOARD AT ALL ASSEMBLIES TO RECEIVE TILE FINISH.
10. FOR INSULATION TYPE AND R-VALUE, SEE ENERGY COMPLIANCE DOCUMENTS AND CALCULATIONS.
11. WALL, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES SHALL COMPLY WITH THE CBC CHAPTER 7 AND ALL APPLICABLE LOCAL MUNICIPAL CODES.

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JOB NUMBER:	1213
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DATE:	3/22/2019
SCALE:	As indicated
TITLE:	FLOOR & ROOF ASSEMBLIES
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DOOR SCHEDULE - UNITS

MARK	DESCRIPTION	FIRE RATING	DIMENSIONS			DOOR PANEL			FRAME			HARDWARE	COMMENTS
			WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH		
P0.1	(N) BALCONY DOOR	0	3' - 0"	6' - 8"	0' - 1 3/4"	FG	AL	AN-D	1	AL	AN-D		
P.02	(N) BALCONY DOOR	0	3' - 0"	6' - 8"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		TO REPLACE (E) POCKET DOOR @ BALCONY
U1.0	(N) UNIT ENTRY DOOR	20	3' - 0"	6' - 8"	0' - 1 3/4"	F	SC	PTD	1	HM	PTD		
U1.1	(R) UNIT ENTRY DOOR	20	3' - 0"	6' - 8"	0' - 1 3/4"	F	SC	PTD	1	WD	PTD		(R) DOOR LEAF & HARDWARE, (E) FRAME TO REMAIN
U3.0	(E) BEDROOM DOOR	0	2' - 8"	6' - 8"	0' - 1 3/8"	F	HC	PTD	1	WD	PTD		
U3.1	(N) BEDROOM DOOR	0	3' - 0"	6' - 8"	0' - 1 3/8"	F	HC	PTD	1	WD	PTD		
U4.0	(E) BATHROOM DOOR	0	2' - 6"	6' - 8"	0' - 1 3/8"	F	HC	PTD	1	WD	PTD		
U4.1	(N) BATHROOM DOOR	0	3' - 0"	6' - 8"	0' - 1 3/8"	F	HC	PTD	1	WD	PTD		
U6.0	(N) SWING CLOSET DOOR	0	2' - 2"	6' - 8"	0' - 1 3/8"	F	HC	PTD	1	WD	PTD		
U6.1	(N) SWING CLOSET DOOR	0	2' - 6"	6' - 8"	0' - 1 3/8"	F	HC	PTD	1	WD	PTD		
U6.5	(E) SWING CLOSET DOOR	0	0' - 9"	6' - 8"	0' - 1 3/8"	F	HC	PTD	1	WD			(E) CLOSET
U6.6	(E) SWING CLOSET DOOR	0	1' - 6"	6' - 8"	0' - 1 3/8"	F	HC	PTD	1	WD	PTD		
U6.7	(E) SWING CLOSET DOOR	0	1' - 10"	6' - 8"	0' - 1 3/8"	F	HC	PTD	1	WD	PTD		
U6.8	(E) SWING CLOSET DOOR	0	2' - 0"	6' - 8"	0' - 1 3/8"	F	HC	PTD	1	WD	PTD		
U6.9	(E) SWING CLOSET DOOR	0	2' - 8"	6' - 8"	0' - 1 3/8"	F	HC	PTD	1	WD	PTD		
U7.0	(N) SLIDING CLOSET DOOR	0	3' - 6"	6' - 8"	0' - 1 3/8"	BP	HC	PTD	2	WD	PTD		
U7.1	(N) SLIDING CLOSET DOOR	0	4' - 6"	6' - 8"	0' - 1 3/8"	BP	HC	PTD	2	WD	PTD		
U7.2	(N) SLIDING CLOSET DOOR	0	5' - 0"	6' - 8"	0' - 1 3/8"	BP	HC	PTD	2	WD	PTD		
U7.3	(N) SLIDING CLOSET DOOR	0	5' - 6"	6' - 8"	0' - 0 3/4"	BP	HC	PTD	2	WD	PTD		
U7.4	(N) SLIDING CLOSET DOOR	0	5' - 10"	6' - 8"	0' - 1 3/8"	BP	HC	PTD	2	WD	PTD		
U7.5	(N) SLIDING CLOSET DOOR	0	6' - 0"	6' - 8"	0' - 1 3/8"	BP	HC	PTD	2	WD	PTD		

DOOR SCHEDULE - COMMUNITY BUILDING COMMON DOORS

MARK	LOCATION	FIRE RATING	DIMENSIONS			DOOR PANEL			DOOR FRAME			HARDWARE	COMMENTS
			WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH		
7001	STORAGE	0	3' - 0"	7' - 0"	0' - 1 3/4"	F	HM	P-X	1	HM	HM		
7004	RESTROOM	0	3' - 0"	6' - 8"	0' - 1 3/4"	F	HM	P-X	1	HM	HM		
7006	RESTROOM	0	3' - 0"	6' - 8"	0' - 1 3/4"	F	HM	P-X	1	HM	HM		
7007	CLOSET		5' - 0"	6' - 8"	0' - 1 3/4"	DF	HM	P-X	1	HM	HM		
7011	LAUNDRY	0	3' - 0"	6' - 8"	0' - 1 3/4"	F	HM	P-X	1	HM	HM		
7012	MECHANICAL	0	3' - 0"	6' - 8"	0' - 1 3/4"	F	HM	P-X	1	HM	HM		

DOOR SCHEDULE - COMMUNITY BUILDING STOREFRONT DOORS

MARK	LOCATION	FIRE RATING	DIMENSIONS			DOOR PANEL			DOOR FRAME			HARDWARE	COMMENTS
			WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH		
7000C	COMMUNITY ROOM ENTRY		3' - 0"	7' - 10 3/4"	0' - 1 3/4"	FG	AL	AN-D	1	AL	AN-D		
7002	ACTIVITY DIRECTOR		3' - 0"	7' - 10 3/4"	0' - 1 3/4"	FG	AL	AN-D	1	AL	AN-D		
7003	MAIN ENTRANCE		3' - 0"	7' - 10 3/4"	0' - 1 3/4"	FG	AL	AN-D	1	AL	AN-D		AUTOMATIC ASSIST OPENER
7005	OFFICE ENTRANCE		3' - 0"	7' - 10 3/4"	0' - 1 3/4"	FG	AL	AN-D	1	AL	AN-D		
7008	MANAGER'S OFFICE		3' - 0"	7' - 10 3/4"	0' - 1 3/4"	FG	AL	AN-D	1	AL	AN-D		
7009	ASST. MANAGER OFFICE		3' - 0"	7' - 10 3/4"	0' - 1 3/4"	FG	AL	AN-D	1	AL	AN-D		
7010	RESIDENT SERVICES		3' - 0"	7' - 9 1/2"	0' - 1 3/4"	FG	AL	AN-D	1	AL	AN-D		

DOOR GENERAL NOTES

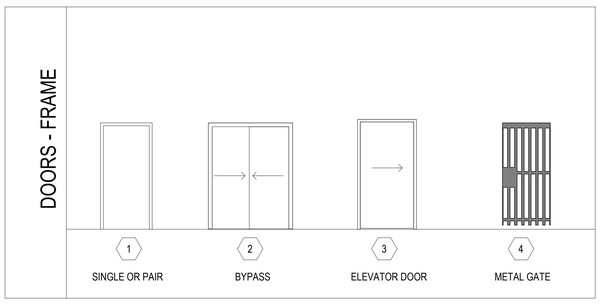
1. SEE ARCHITECTURAL FLOOR PLANS FOR DOOR LOCATIONS AND DESIGNATIONS. SEE DOOR SCHEDULE FOR DOOR & FRAME SIZE, TYPE, GLAZING, HARDWARE GROUPS, ETC.
2. INTERIOR UNIT DOOR HEIGHTS SHALL BE 6'-8" TYPICAL, UNLESS OTHERWISE NOTED.
3. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED LIMITS SET FORTH IN CBC SECTION 1010.1.3. EXIT DOOR HARDWARE SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT IN ACCORDANCE WITH CBC SECTION 1010.1.9. ALL DOORS MUST BE OPERABLE BY WRIST OR ARM PRESSURE. SEE CBC SECTION 1010 FOR MORE INFORMATION
4. SEE PLANS FOR DOOR HANDING.
5. ALL DOORS REQUIRED TO BE ACCESSIBLE SHALL BE EQUIPED WITH HARDWARE THAT COMPLIES WITH BARRIER-FREE REQUIREMENTS PER CBC 1010.1.9.1
6. ALL FIRE-RESISTIVE DOOR ASSEMBLIES SHALL BE LABELED ACCORDINGLY.
7. SEE SCHEDULE FOR PROTECTION OF DOOR OPENINGS, SMOKE/DRAFT CONTROL AND FIRE PROTECTION RATING. SEE CBC SECTION 716 FOR ADDITIONAL INFORMATION.
8. AT ALL HAND-ACTIVATED LATCHING DOORS, PROVIDE LEVER-TYPE HARDWARE MOUNTED 36" ABOVE THE FINISH FLOOR
9. SEE CBC SECTION 1010.1.10 FOR PANIC HARDWARE REQUIREMENTS
10. ALL BATHROOM AND RESTROOM LOCKS TO HAVE EMERGENCY RELEASE MECHANISM.
11. PROVIDE MAGNETIC HOLD-OPENS WHERE INDICATED ON PLANS, IN DOOR SCHEDULE AND ON ELECTRICAL DRAWINGS.
12. ALL FIRE-RATED DOORS TO HAVE GASKETING PER HARDWARE SCHEDULE AND FIRE-RATING REQUIREMENTS.
13. SEE SCHEDULE AND ELECTRICAL DRAWINGS FOR DOORS AND/OR GATES SCHEDULED TO RECEIVE AUTOMATIC OPERATORS.
14. CLEARANCES FOR FIRE-RATED SWINGING - DOORS SHALL BE AS FOLLOWS: WITH A MINUS 1/16 TOLERANCE: 1/8 INCH ALONG THE TOP, 1/8 INCH ALONG THE HINGE AND LATCH JAMBS, 1/8 INCH ALONG THE MEETING EDGE OF DOORS IN PAIRS, AND 3/8 INCH AT THE BOTTOM EDGE OF A SINGLE SWING DOOR, AND 1/4 INCH AT THE BOTTOM OF A PAIR OF DOORS, PER UBC STANDARDS 7.206.6.
15. SEE SIGNAGE SCHEDULE AND DETAILS FOR SIGNAGE INFORMATION.
16. CARD READERS TO BE PROVIDED AS INDICATED ON SECURITY PLANS AND/OR WHERE INDICATED IN STOREFRONT AND DOOR SCHEDULES.
17. SEE GLAZING GENERAL NOTES FOR GLAZING INFORMATION
18. FOR ALL REPLACEMENT DOORS, GC TO VERIFY EXISTING DIMENSIONS IN THE FIELD.

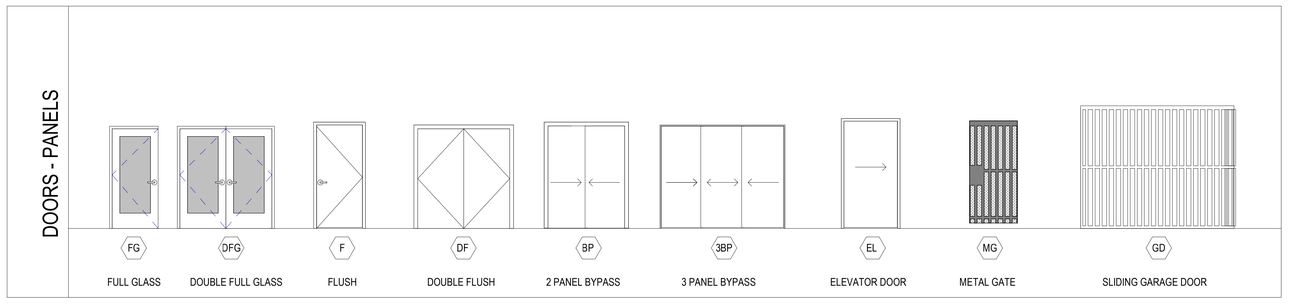
DOOR GLAZING GENERAL NOTES

1. GLAZING TO BE PER ENERGY COMPLIANCE REQUIREMENTS AND PER NOTES IN SCHEDULE.
2. PROVIDE SAFETY GLAZING PER GENERAL NOTES.
3. **AAMA C-25 STRUCTURAL RATING**

DOOR MATERIAL & FINISH KEY

AL	ALUMINUM
AL/G	ALUMINUM / TEMPERED GLASS
FRP	FIBERGLASS PANEL
HC	HOLLOW CORE WOOD
HM	HOLLOW METAL
HM/G	HOLLOW METAL / TEMPERED GLASS
MFR	MANUFACTURER
PF	PRE-FINISHED FRAME SYSTEM
PS	PAINTED STEEL
SC	SOLID CORE WOOD / COMPOSITE
STL	STEEL
WD	WOOD
WL	WOOD LOUVER
PERF	PERFORATED METAL
PERF-C	PERFORATED METAL - CUSTOM
PTD	PAINTED
STN	STAINED
AN-D	DARK ANODIZED - DARK BRONZE
PC-DB	POWDER COATED - DARK BRONZE
HPL	HIGH-PRESSURE LAMINATE (WOOD GRAIN)





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JOB NUMBER: 1213
DRAWN BY: Author
CHECKED BY: Checker
DATE: 3/22/2019
SCALE: As indicated

TITLE:
DOOR SCHEDULE

SHEET:
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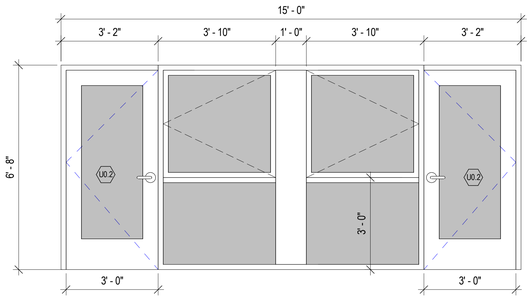
DOOR SCHEDULE - RESIDENTIAL BUILDING COMMON AREAS

	MARK	LOCATION	FIRE RATING	DIMENSIONS			DOOR PANEL			DOOR FRAME			HARDWARE	COMMENTS
				WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH		
1														
BLDG. 1 - 1	1E11	ELEVATOR	90	3' - 6"	7' - 0"	0' - 1 3/4"	EL	MFR	MFR	3	HM	PTD		CARD READER ACCESS
BLDG. 1 - 1	1S11	STAIR 1	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 1 - 1	1S21	STAIR 2	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 1 - 1	1120	RESIDENT STORAGE	20	3' - 0"	6' - 8"	0' - 1 3/4"	F	HM	PTD	1	HM	PTD		(N) DOOR & HARDWARE
BLDG. 1 - 1	1121	TRASH ROOM	20	3' - 0"	6' - 8"	0' - 1 3/4"	F	HM	PTD	1	HM	PTD		(N) DOOR & HARDWARE
BLDG. 1 - 1	1122	MECHANICAL	20	3' - 0"	6' - 8"	0' - 1 3/4"	F	HM	PTD	1	HM	PTD		(N) DOOR & HARDWARE
BLDG. 1 - 2	1E12	ELEVATOR	90	3' - 6"	7' - 0"	0' - 1 3/4"	EL	MFR	MFR	3	MFR	MFR		CARD READER ACCESS
BLDG. 1 - 2	1S12	STAIR 1	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 1 - 2	1S22	STAIR 2	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 1 - 2	1220	STORAGE	20	3' - 0"	6' - 8"	0' - 1 3/4"	F	HM	PTD	1	HM	PTD		(N) DOOR & HARDWARE
BLDG. 1 - 2	1221	TRASH ROOM	20	3' - 0"	6' - 8"	0' - 1 3/4"	F	HM	PTD	1	HM	PTD		(N) DOOR & HARDWARE
BLDG. 1 - 2	1222	MECHANICAL	20	3' - 0"	6' - 8"	0' - 1 3/4"	F	HM	PTD	1	HM	PTD		(N) DOOR & HARDWARE
BLDG. 1 - 3	1E13	ELEVATOR	90	3' - 6"	7' - 0"	0' - 1 3/4"	EL	MFR	MFR	3	MFR	MFR		CARD READER ACCESS
BLDG. 1 - 3	1S13	STAIR 1	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 1 - 3	1S23	STAIR 2	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 1 - 3	1320	RESIDENT STORAGE	(E)	8' - 0"	6' - 8"	0' - 1 3/4"	3BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 1 - 3	1321	RESIDENT STORAGE	(E)	5' - 0"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 1 - 3	1322	TRASH ROOM	(E)	2' - 6"	6' - 8"	0' - 1 3/4"	F	SC	PTD	1	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 1 - 3	1323	RESIDENT STORAGE	(E)	5' - 0"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 1 - 4	1E14	ELEVATOR	90	3' - 6"	7' - 0"	0' - 1 3/4"	EL	MFR	MFR	3	MFR	MFR		CARD READER ACCESS
BLDG. 1 - 4	1S14	STAIR 1	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 1 - 4	1S24	STAIR 2	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 1 - 4	1420	RESIDENT STORAGE	(E)	8' - 0"	6' - 8"	0' - 1 3/4"	3BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 1 - 4	1421	RESIDENT STORAGE	(E)	5' - 0"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 1 - 4	1423	RESIDENT STORAGE	(E)	5' - 0"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 1 - G	1E10	ELEVATOR	90	3' - 6"	7' - 0"	0' - 1 3/4"	EL	MFR	MFR	3	MFR	MFR		CARD READER ACCESS
BLDG. 1 - G	1001	MAINTENANCE	(E)	3' - 0"	6' - 8"	0' - 1 3/4"	F	HM	PTD	1	HM	HM		(E) TO REMAIN, PENDING CONDITION
BLDG. 1 - G	1002	MECH	(E)	6' - 0"	6' - 6"	0' - 1 3/4"	DF	HM	PTD	1	HM	HM		(E) TO REMAIN, PENDING CONDITION
BLDG. 1 - G	1003	TRASH TERMINATION	(E)	3' - 0"	6' - 8"	0' - 1 3/4"	F	HM	PTD	1	HM	HM		(E) TO REMAIN, PENDING CONDITION
BLDG. 1 - G	1004	GAS METER	(E)	2' - 8"	6' - 8"	0' - 1 3/4"	F	HM	PTD	1	HM	HM		(E) TO REMAIN, PENDING CONDITION
BLDG. 1 - G	1006	ELEVATOR ROOM	45	3' - 0"	7' - 0"	0' - 1 3/4"	F	HM	PTD	1	HM	HM		(N) DOOR & HARDWARE
BLDG. 1 - G	G1.1	GARAGE GATE	-	2' - 9 1/2"	7' - 8 1/4"	0' - 1"	MG			4	STL			(E) TO REMAIN
BLDG. 1 - G	G3.1	GARAGE ENTRY	(E)	10' - 0"	9' - 0"	0' - 1 3/4"	GD			-	STL			(E) TO REMAIN, (N) CARD READER
2														
BLDG. 1 - G	G1.2	GARAGE GATE	-	2' - 9 1/2"	7' - 10 3/4"	0' - 1"	MG			4	STL			(E) TO REMAIN
BLDG. 2 - 1	2S11	STAIR 1	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 2 - 1	2S12	STAIR 2	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 2 - 1	2110	RESIDENT STORAGE	(E)	8' - 0"	6' - 8"	0' - 1 3/4"	3BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 2 - 1	2111	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 2 - 1	2112	TRASH ROOM	(E)	2' - 6"	6' - 8"	0' - 1 3/4"	F	SC	PTD	1	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 2 - 1	2113	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 2 - 1	2114	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 2 - 2	2S12	STAIR 1	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 2 - 2	2S22	STAIR 2	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 2 - 2	2211	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 2 - 2	2213	RES	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 2 - 3	2S13	STAIR 1	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 2 - 3	2S23	STAIR 2	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 2 - 3	2310	RESIDENT STORAGE	(E)	8' - 0"	6' - 8"	0' - 1 3/4"	3BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 2 - 3	2311	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 2 - 3	2312	TRASH ROOM	(E)	2' - 6"	6' - 8"	0' - 1 3/4"	F	SC	PTD	1	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 2 - 3	2313	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 2 - 3	2314	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 2 - 4	2S14	STAIR 1	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 2 - 4	2S24	STAIR 2	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 2 - 4	2411	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 2 - 4	2413	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 2 - G	2001	STORAGE	(E)	3' - 0"	6' - 8"	0' - 1 3/4"	F	HM	PTD	1	HM	PTD		(E) TO REMAIN, PENDING CONDITION
BLDG. 2 - G	2002	ELECTRICAL	0	2' - 8"	6' - 8"	0' - 1 3/4"	F	HM	PTD	1	HM	PTD		(E) TO REMAIN, PENDING CONDITION
BLDG. 2 - G	2003	TRASH TERMINATION	(E)	3' - 0"	6' - 8"	0' - 1 3/4"	F	HM	PTD	1	HM	PTD		(E) TO REMAIN, PENDING CONDITION
BLDG. 2 - G	2004	MAINTENANCE	(E)	3' - 0"	6' - 8"	0' - 1 3/4"	F	HM	PTD	1	HM	PTD		(E) TO REMAIN, PENDING CONDITION
BLDG. 2 - G	G3.2	GARAGE ENTRY	(E)	10' - 0"	9' - 0"	0' - 1 3/4"	GD			-	STL			(E) TO REMAIN, (N) CARD READER
3														
BLDG. 3 - 1	3S11	STAIR 1	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 3 - 1	3S12	STAIR 2	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 3 - 1	3110	RESIDENT STORAGE	(E)	8' - 0"	6' - 8"	0' - 1 3/4"	3BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 3 - 1	3111	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 3 - 1	3112	TRASH ROOM	0	2' - 6"	6' - 8"	0' - 1 3/4"	F	SC	PTD	1	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 3 - 1	3113	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 3 - 1	3114	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 3 - 2	3S12	STAIR 1	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 3 - 2	3S22	STAIR 2	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 3 - 2	3210	RESIDENT STORAGE	(E)	8' - 0"	6' - 8"	0' - 1 3/4"	3BP	SC	PTD	2	WD	WD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 3 - 2	3211	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 3 - 2	3213	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 3 - 3	3S13	STAIR 1	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 3 - 3	3S23	STAIR 2	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 3 - 3	3310	RESIDENT STORAGE	(E)	8' - 0"	6' - 8"	0' - 1 3/4"	3BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 3 - 3	3311	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 3 - 3	3312	TRASH ROOM	(E)	2' - 6"	6' - 8"	0' - 1 3/4"	F	SC	PTD	1	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 3 - 3	3313	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 3 - 3	3314	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 3 - 4	3S14	STAIR 1	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 3 - 4	3S24	STAIR 2	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 3 - 4	3410	RESIDENT STORAGE	(E)	8' - 0"	6' - 8"	0' - 1 3/4"	3BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 3 - 4	3411	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 3 - 4	3413	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 3 - G	3001	MECHANICAL		5' - 8"	6' - 8"	0' - 1 3/4"	DF	HM	PTD	1	HM	PTD		(E) TO REMAIN, PENDING CONDITION
BLDG. 3 - G	3002	TRASH TERMINATION	(E)	3' - 0"	6' - 8"	0' - 1 3/4"	F	HM	PTD	1	HM	PTD		(E) TO REMAIN, PENDING CONDITION
BLDG. 3 - G	3003	ELECTRICAL	0	2' - 8"	6' - 8"	0' - 1 3/4"	F	HM	PTD	1	HM	PTD		(E) TO REMAIN, PENDING CONDITION
BLDG. 3 - G	3004	GAS METER	(E)	2' - 8"	6' - 8"	0' - 1 3/4"	F	HM	PTD	1	HM	PTD		(E) TO REMAIN, PENDING CONDITION
BLDG. 3 - G	3005	LAUNDRY	(E)	3' - 0"	6' - 8"	0' - 1 3/4"	F	HM	PTD	1	HM	PTD		(E) TO REMAIN, PENDING CONDITION
BLDG. 3 - G	G1.3	GARAGE GATE	(E)	3' - 0"	7' - 0"	0' - 1 3/4"	MG			4				(E) TO REMAIN

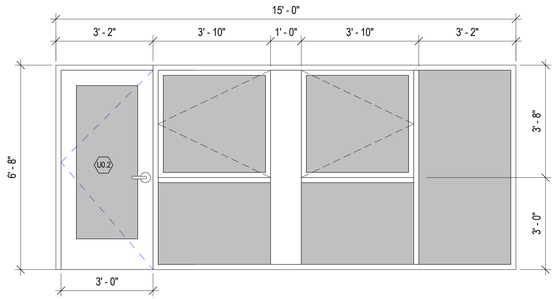
DOOR SCHEDULE - RESIDENTIAL BUILDING COMMON AREAS

	MARK	LOCATION	FIRE RATING	DIMENSIONS			DOOR PANEL			DOOR FRAME			HARDWARE	COMMENTS
				WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH		
4														
BLDG. 1 - G	G1.4B	GARAGE GATE	-	2' - 9 1/2"	7' - 8 1/4"	0' - 1"	MG			4	STL			(E) TO REMAIN
BLDG. 4 - 1	4S11	STAIR 1	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 4 - 1	4S12	STAIR 2	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 4 - 1	4110	RESIDENT STORAGE	(E)	8' - 0"	6' - 8"	0' - 1 3/4"	3BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 4 - 1	4111	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 4 - 1	4112	TRASH ROOM	(E)	2' - 6"	6' - 8"	0' - 1 3/4"	F	SC	PTD	1	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 4 - 1	4113	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 4 - 1	4114	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 4 - 2	4S12	STAIR 1	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 4 - 2	4S22	STAIR 2	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 4 - 2	4211	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 4 - 2	4212	RESIDENT STORAGE	(E)	8' - 0"	6' - 8"	0' - 1 3/4"	3BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 4 - 2	4213	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 4 - 3	4S13	STAIR 1	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 4 - 3	4S23	STAIR 2	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 4 - 3	4310	RESIDENT STORAGE	(E)	8' - 0"	6' - 8"	0' - 1 3/4"	3BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 4 - 3	4311	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 4 - 3	4312	TRASH ROOM	(E)	2' - 6"	6' - 8"	0' - 1 3/4"	F	SC	PTD	1	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 4 - 3	4313	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 4 - 3	4314	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 4 - 4	4S14	STAIR 1	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 4 - 4	4S24	STAIR 2	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 4 - 4	4411	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 4 - 4	4412	RESIDENT STORAGE	(E)	8' - 0"	6' - 8"	0' - 1 3/4"	3BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 4 - 4	4413	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 4 - G	4001	MECHANICAL		5' - 8"	6' - 8"	0' - 1 3/4"	DF	HM	PTD	1	HM	PTD		(E) TO REMAIN, PENDING CONDITION
BLDG. 4 - G	4002	TRASH TERMINATION	(E)	3' - 0"	6' - 8"	0' - 1 3/4"	F	HM	PTD	1	HM	PTD		(E) TO REMAIN, PENDING CONDITION
BLDG. 4 - G	4003	SECURITY	0	2' - 8"	6' - 8"	0' - 1 3/4"	F	HM	PTD	1	HM	PTD		(E) TO REMAIN, PENDING CONDITION
BLDG. 4 - G	4004	LAUNDRY	(E)	3' - 0"	6' - 8"	0' - 1 3/4"	F	HM	PTD	1	HM	PTD		(E) TO REMAIN, PENDING CONDITION
BLDG. 4 - G	G1.4A	GARAGE GATE	(E)	3' - 0"	7' - 0"	0' - 1 3/4"	MG			4	STL			(E) TO REMAIN
BLDG. 4 - G	G3.4	GARAGE ENTRY	(E)	10' - 0"	9' - 0"	0' - 1 3/4"	GD			-	STL			(E) TO REMAIN, (N) CARD READER
5														
BLDG. 1 - G	G1.5A	GARAGE GATE	-	2' - 9 1/2"	7' - 8 1/4"	0' - 1"	MG			4	STL			(E) TO REMAIN
BLDG. 5 - 1	5S11	STAIR 1	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 5 - 1	5S21	STAIR 2	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 5 - 1	5110	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 5 - 1	5111	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 5 - 1	5112	TRASH ROOM	0	2' - 6"	6' - 8"	0' - 1 3/4"	F	SC	PTD	1	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 5 - 1	5113	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 5 - 1	5114	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 5 - 2	5S12	STAIR 1	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 5 - 2	5S22	STAIR 2	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 5 - 2	5211	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 5 - 2	5212	RESIDENT STORAGE	(E)	8' - 0"	6' - 8"	0' - 1 3/4"	3BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 5 - 2	5213	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 5 - 3	5S13	STAIR 1	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 5 - 3	5S23	STAIR 2	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 5 - 3	5310	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 5 - 3	5311	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 5 - 3	5312	TRASH ROOM	(E)	2' - 6"	6' - 8"	0' - 1 3/4"	F	SC	PTD	1	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 5 - 3	5313	RESIDENT STORAGE	(E)	4' - 6"	6' - 8"	0' - 1 3/4"	BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 5 - 3	5314	RESIDENT STORAGE	(E)	8' - 0"	6' - 8"	0' - 1 3/4"	3BP	SC	PTD	2	WD	PTD		(E) DOOR TO REMAIN, (N) HARDWARE
BLDG. 5 - 4	5S14	STAIR 1	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"	FG	HM	PTD	1	HM	PTD		REPLACE (E) DR. & DR. FRAME, (N) CARD READER
BLDG. 5 - 4	5S24	STAIR 2	V.I.F.	3' - 0"	7' - 0"	0' - 1 3/4"

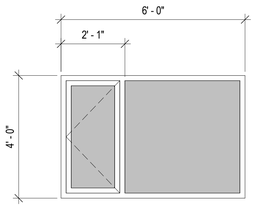
WINDOW LEGEND



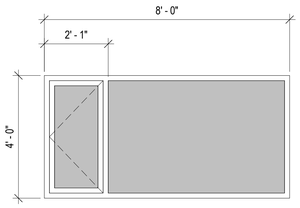
TYPE A2
ALUMINUM FRAME BALCONY WINDOW W/ TWO SWING DOORS
CASEMENT OVER FIXED



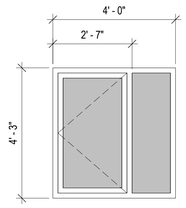
TYPE A1
ALUMINUM FRAME BALCONY WINDOW W/ ONE SWING DOOR
CASEMENT OVER FIXED + FIXED



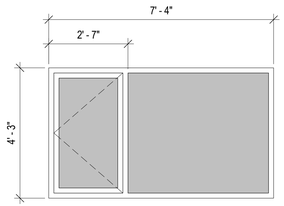
TYPE C2
ALUMINUM FRAME WINDOW
CASEMENT + FIXED



TYPE C1
ALUMINUM FRAME WINDOW
CASEMENT + FIXED



TYPE B2
ALUMINUM FRAME WINDOW
CASEMENT + FIXED



TYPE B1
ALUMINUM FRAME WINDOW
CASEMENT + FIXED

WINDOW SCHEDULE

TYPE	DESCRIPTION	OPERATION	DIMENSIONS WIDTH	DIMENSIONS HEIGHT	HEAD HEIGHT	OPERABLE AREA (SF)	GLAZED AREA	COUNT
A1	ALUMINUM FRAME BALCONY WINDOW WITH ONE SWING DOOR	CASEMENT	15' - 0"	6' - 8"	6' - 8"	12.85	100 SF	137
A2	ALUMINUM FRAME BALCONY WINDOW WITH TWO SWING DOORS	CASEMENT	15' - 0"	6' - 8"	6' - 8"	12.85	100 SF	3
B1	ALUMINUM FRAME WINDOW - UNITS	CASEMENT	7' - 4"	4' - 3"	6' - 8"	9.00	31 SF	232
B2	ALUMINUM FRAME WINDOW - UNITS	CASEMENT	4' - 0"	4' - 3"	6' - 8"	9.00	17 SF	84
C1	ALUMINUM FRAME WINDOW - COMMUNITY BUILDING	CASEMENT	8' - 0"	4' - 0"	8' - 0"	19.25	32 SF	2
C2	ALUMINUM FRAME WINDOW - COMMUNITY BUILDING	CASEMENT	6' - 0"	4' - 0"		19.25	24 SF	7
GRAND TOTAL								465

WINDOW GENERAL NOTES

1. SEE ARCHITECTURAL FLOOR PLANS, SHEET SERIES A2.X, AND UNIT FLOOR PLANS, SHEET SERIES A4.X, FOR WINDOW LOCATIONS AND DESIGNATIONS.
2. ALL VINYL WINDOWS ARE BASED UPON **X SERIES X**, U-VALUE PER ENERGY COMPLIANCE REQUIREMENTS. ALL ALUMINUM-FRAME WINDOWS ARE BASED ON **X SERIES X**. SEE ENERGY MODEL FOR REQUIRED U-VALUE AND SHGC VALUES. INTERNAL PRESSURE COEFFICIENT TO BE **0.18 +/-**.
3. ALL RESIDENTIAL WINDOWS SHALL MEET **AAMA STANDARD LC-25** OR BETTER.
4. WINDOW SIZE, TYPE OF OPERATION (I.E. SLIDER, CASEMENT, ETC.) SHALL BE PER WINDOW SCHEDULE. ASYMMETRICAL WINDOW ASSEMBLIES, THE REVERSE CONDITION IS SHOWN IN LEGEND (EX: NN1 IS THE REVERSE OF NN). SEE ELEVATIONS FOR OPERATION DIRECTION AND ADDITIONAL INFORMATION.
5. PROVIDE SAFETY GLAZING PER CBC 2406.4 AS REQUIRED
6. FOR PROTECTION OF WINDOW OPENINGS, SMOKE/DRAFT CONTROL AND FIRE PROTECTION RATING, SEE SCHEDULE AND SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL OPENING SIZES PRIOR TO FABRICATION.
8. DIMENSIONING IS BASED ON WINDOW SIZE DESIGNATION EQUAL TO ROUGH OPENING. IF CONDITIONS VARY, CONTRACTOR MUST NOTIFY ARCHITECT PRIOR TO FABRICATION.
9. WHERE "PARTIALLY OPERABLE" WINDOW OCCURS, LIMIT WINDOW OPERATION TO ALLOW MAXIMUM 4" OPENING. SEE BUILDING PLANS FOR LOCATIONS.
10. SEE GLAZING GENERAL NOTES FOR GLAZING INFORMATION

GLAZING GENERAL NOTES

1. GLAZING TO BE PER ENERGY COMPLIANCE REQUIREMENTS AND PER SPECIFICATIONS
2. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLAZING. SEE CBC 2406.4 FOR INFORMATION ON HAZARDOUS LOCATIONS
3. SEE DOOR, WINDOW, STOREFRONT, CURTAIN WALL SCHEDULES FOR FIRE RATING INFORMATION

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STAMP:

NO.	ISSUE	DATE
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	100% DD	03/22/19

JOB NUMBER: 1213
DRAWN BY: Author
CHECKED BY: Checker
DATE: 3/22/2019
SCALE: As indicated
TITLE:
WINDOWS SCHEDULE

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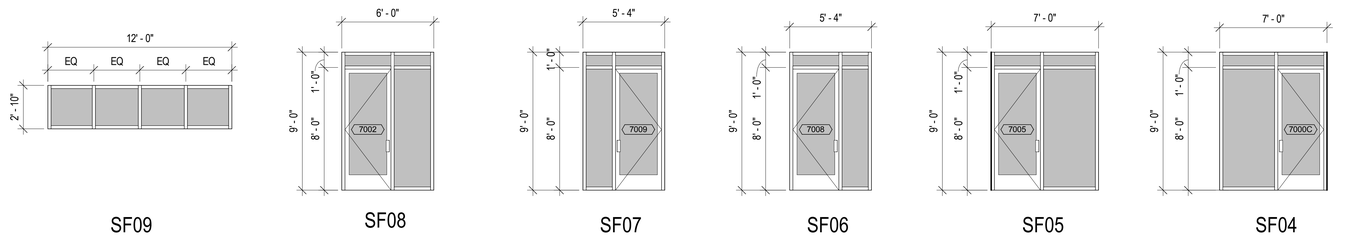
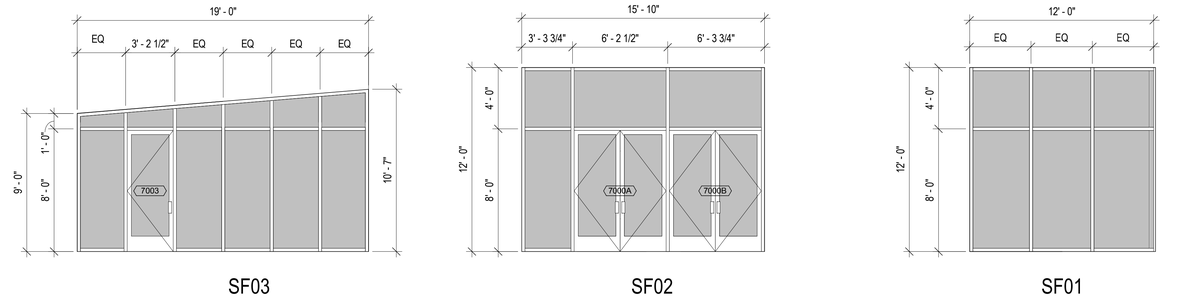
STOREFRONT SCHEDULE							
MARK	LOCATION	FRAME FINISH	FRAME TYPE	GLASS TYPE	DOOR	STC	FIRE RAITING
EXTERIOR							
SF01	COMMUNITY ROOM	AN-D	AL	1" GLAZING	-		-
SF02	COMMUNITY ROOM	AN-D	AL	1" GLAZING	7000A, 7000B		-
SF03	MAIN ENTRY	AN-D	AL	1" GLAZING	7003		-
INTERIOR							
SF04	COMMUNITY ROOM	AN-D	AL	1/4" GLAZING	7000C		-
SF05	OPEN OFFICE	AN-D	AL	1/4" GLAZING	7005		-
SF06	MANAGER OFFICE	AN-D	AL	1/4" GLAZING	7008		-
SF07	ASSISTANT MANAGER OFFICE	AN-D	AL	1/4" GLAZING	7009		-
SF08	ACTIVITY DIRECTOR	AN-D	AL	1/4" GLAZING	7002		-
SF09	LAUNDRY	AN-D	AL	1/4" GLAZING	-		-



INTERIOR STOREFRONT ELEVATIONS
1/4" = 1'-0" (2)



EXTERIOR STOREFRONT ELEVATIONS
1/4" = 1'-0" (1)

STOREFRONT GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO FABRICATION OF ANY STOREFRONT
2. TOP OF CONCRETE CURB ELEVATION MAY VARy. SEE SLAB PLANS FOR CURB ELEVATIONS.
3. COORDINATE WITH OTHER MANFUCTURED ITEMS FOR ATTACHMENT POINTS OF SIGNAGE, SUNSHADES, ETC.
4. SEE SIGNAGE SCHEDULE AND DETAILS FOR SIGNAGE INFORMATION.
5. CARD READERS TO BE PROVIDED AS INDICATED ON ELECTRICAL/SECURITY PLANS AND/OR WHERE INDICATED IN STOREFRONT AND DOOR SCHEDULES.
6. SEE STOREFRONT SCHEDULE FOR FIRE RATING INFORMATION.
7. DOORS IN STOREFRONT ASSEMBLIES TO COMPLY WITH ALL REQUIREMENTS NOTED IN THE DOOR GENERAL NOTES
8. DIMENSIONING IS BASED ON STOREFRONT WINDOW BEING EQUAL TO ROUGH OPENING.
9. SEE DETAILS FOR MORE INFORMATION.
10. SEE GLAZING GENERAL NOTES FOR GLAZING INFORMATION

GLAZING GENERAL NOTES

1. GLAZING TO BE PER ENERGY COMPLIANCE REQUIREMENTS AND PER SPECIFICATIONS
2. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLAZING. SEE CBC 2406.4 FOR INFORMATION ON HAZARDOUS LOCATIONS
3. SEE DOOR, WINDOW, STOREFRONT, CURTAIN WALL SCHEDULES FOR FIRE RATING INFORMATION

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Community Bldg Finish Schedule

Name	FLOOR		BASE	WALL		CEILING	
	MATERIAL	FINISH	FINISH	MATERAIL	FINISH	MATERIAL	FINISH
Community							
COMMUNITY ROOM	LVP	-	MDF	GWB / TGW	PES	AWS / GWB	PF
STOR.	LVP	-	RBB	GWB	PSG	GWB	PF
ACTIVITIES DIRECTOR	LVP	-	MDF	GWB	PES	GWB	PF
LOBBY	ST/LVP	-	MDF	GWB	PES	GWB	PF
WC	SV	-	RBB	GWB / T	PSG	GWB	PF
OPEN OFFICE	LVP	-	MDF	GWB	PES	ACT	PF
WC	SV	-	RBB	GWB / T	PSG	GWB	PF
COPY	LVP	-	MDF	GWB	PES	ACT	PF
MANAGER	LVP	-	MDF	GWB	PES	ACT	PF
ASSISTANT MANAGERS	LVP	-	MDF	GWB	PES	ACT	PF
RESIDENT SERVICES	LVP	-	MDF	GWB	PES	ACT	PF
ACC. LAUNDRY	SV	-	RBB	GWB	PSG	GWB	PF
MECH	SV	-	RBB	GWB	PSG	GWB	PF

FINISH SCHEDULE NOTES

1. DWELLING UNITS: MAXIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISHES AT DWELLING UNITS SHALL BE CLASS III.
2. STAIRWELLS, CORRIDORS AND PUBLIC SPACES: MAXIMUM CLASSIFICATION OF INTERIOR FINISHES ENCLOSED IN STAIR WELLS SHALL BE CLASS I. CORRIDORS AND PUBLIC SPACES SHALL BE CLASS II.
3. SEE SHEET A9.02 FOR RATED WALL AND FLOOR ASSEMBLIES.
4. SEE INTERIOR ELEVATIONS FOR WAINSCOT LOCATION AND HEIGHT.
5. SEE SPECIFICATION SECTION **092500** FOR REQUIRED GYP. BD. FINISH LEVELS.
6. ALL 'WET AREAS' TO HAVE WATER-RESISTANT (W.R.) GYP. BOARD AT WALLS
7. REFER TO UNIT PLANS AND ELEVATIONS FOR LIMIT OF FINISHES AT DWELLING UNITS.
8. ALL CEILING FINISHES ARE AT UNDERSIDE OF STRUCTURE, U.O.N.
9. CLOSETS AND STORAGE SHALL HAVE THE SAME FINISH AS ROOM TO WHICH THEY ARE ANCILLARY INCLUDING FLOORING, U.O.N.
10. SEE SPECS FOR SHEET VINYL ACOUSTIC ABSORPTION REQUIREMENTS
11. ALL CARPETING TO HAVE ADA-COMPLIANT FIRM CUSHION, A MAXIMUM PILE HEIGHT OF 1/2" MAX. AND SHALL BE SECURELY ATTACHED TO THE FLOOR
12. ALL CERAMIC TILE FLOORS IN PUBLIC RESTROOMS AND SHOWERS TO BE CONSTRUCTED OF GRIT-FACED, SLIP RESISTANT TILE, WITH MAXIMUM SLOPE TO ANY DRAIN OF 2%
13. STARTING POINT FOR FULL FLOOR TILES SHALL ALIGN WITH THE CENTERLINE OF DOOR OPENING AND TILE GROUT JOINT.
14. PAINT ALL EXPOSED GYPSUM BOARD SURFACES, INCLUDING SOFFITS AND FASCIA, TYP. U.O.N. TO MATCH ADJACENT SURFACES.
15. PAINT ALL INTERIOR GALVANIZED STEEL PIPE HANDRAILS AND BRACKETS, U.O.N.
16. PAINT ANY EXPOSED SPRINKLER PIPING, METAL DUCTWORK, OR ELECTRICAL CONDUIT (UNLESS FACTORY PRE-FINISHED) ON THE INTERIOR TO MATCH THE BASE COLOR OF THE ADJACENT SURFACE, U.O.N.
17. ALL FLOOR SURFACES ARE TO BE SLIP RESISTANT
18. CONTRASTING STRIPING TO BE PROVIDED AT EACH STEP AND LANDING ON ALL EXTERIOR STAIRS AND AT LOWEST STEP AND LANDING ON INTERIOR STAIRS PER 11B-504
19. SEE FLOORING TRANSITION DETAILS ON **A10.X**
20. SEE INTERIOR FINISH PLANS FOR ADDITIONAL INFORMATION ON FINISH MATERIALS WHERE NOTED.
21. **SEE APPENDIX IN SPECIFICATIONS FOR INTERIOR FINISHES AT COMMON AREAS AND UNITS. FOR FLOORING EXTENTS SEE UNIT PLAN AND ENLARGED PLANS FOR COMMON AREAS ON SHEETS IN THE A4.X SERIES.**
22. PROVIDE LEVEL **X** FINISH AT GYPSUM BOARD WALLS AND CEILINGS AREAS, AS IDENTIFIED PER SPECIFICATION SECTION **09 29 00**.

FINISH SCHEDULE ABREVIATIONS

ACT	ACOUSTIC TILE CEILING
AWS	ACOUSTIC WOOD SLAT
C	CARPET
CL	COVED LINOLEUM
CT	CERAMIC TILE
CV	INTEGRAL BASE W/SCHEDULED FLOORING
CBU	CEMENT-BASED UNDERLAYMENT
CLK	CHAINLINK
CON	CONCRETE
CPS	CEMENT PLASTER STUCCO
CPT	CARPET TILE
BF	BOARD FORM
EP	EPOXY COATING
FCP	FIBER CEMENT PANEL
FRP	FIBERGLASS REINFORCED PLASTIC PANEL
GB	GYP BD. TAPED ONLY
GSM	GALVANIZED SHEET METAL
GWB	GYPSUM WALL BOARD
LB	LIGHT BROOM
LVP	LAMINATE VINYL PLANK
LIN	LINOLEUM
MP	METAL PANEL
MS	METAL SIDING
MDF	MEDIUM DENSITY FIBERBOARD, PAINTED
MSF	MEDIUM SAND FLOAT, W/ ACRYLIC-BASED FINISH COAT
MTL	METAL
PAV	PAVERS
PCS	PAINT, CLEAR SEALANT
PSG	PAINT, SEMI-GLOSS
PG	PAINT, GLOSSY
PES	PAINT, EGGSHELL
PF	PAINT, FLAT
RBB	RUBBER BASE (TOP SET, CAULK WALL TO FLOOR JOINT BEHIND BASE)
RBF	RUBBER FLOORING
RF	RESILIENT FLOORING
RM	RUBBER MAT
SCC	SEALED COLORED CONCRETE
SG	DIGITAL SUPER GRAPHIC
SV	SHEET VINYL
SKP	SKIM COAT PLASTER
STB	STONE BASE
STC	STUCCO
S-CON	SEALED CONCRETE
ST	STONE TILE
ST/SC	STAINED AND SEALED CONCRETE
ST-CON	STAINED CONCRETE
ST/SC-CON	STAINED AND SCORED CONCRETE
SW	SWIRL FINISH - CONCRETE
T	TILE
TC	TRAFFIC COATING
TGW	TOUNGE & GROOVE WOOD
U	UNFINISHED
VCT	VINYL COMPOSITION TILE
WB	WOOD BASE
WD	WOOD FLOOR
WS	WOOD SLATS
WCT	WAINSCOT

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MIDTOWN PARK APARTMENTS

1415 Scott Street, San Francisco, CA 94115

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NO.	ISSUE	DATE
	100% SD	21/12/18
	100% DD	03/22/19

JOB NUMBER: 1213
DRAWN BY: Author
CHECKED BY: Checker
DATE: 3/22/2019
SCALE: As indicated
TITLE:

FINISH SCHEDULE

SHEET:

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GENERAL STRUCTURAL NOTES

THE FOLLOWING IS INTENDED AS A SUMMARY SPECIFICATION. REFER TO THE PROJECT SPECIFICATION FOR FULL DETAILS. NOTIFY THE ARCHITECT WHERE THERE IS A CONFLICT BETWEEN THE PROJECT SPECIFICATION AND THE STRUCTURAL GENERAL NOTES.

SCOPE OF WORK:
VOLUNTARY SEISMIC STRENGTHENING OF EXISTING BUILDING 1-6, INCL.
-CONCRETE WALL ANCHORAGE TO FLEXIBLE DIAPHRAGM
-DIAPHRAGM STRENGTHENING AT CONC. SHEAR WALLS
-CAPTIVE COLUMN STRENGTHENING

NON-SEISMIC VOLUNTARY UPGRADES
-STRENGTHEN EXISTING ROOF FRAMING TO SUPPORT PV AND OSHA GUARDRAILS.
-BALCONY RAIL REPLACEMENT
-NEW FABRIC AWNING SUPPORT
-NEW EXTERIOR FENCE AND GATES

NEW ELEVATOR AT BLDG 1
-NEW FOUNDATION
-NEW ELEVATOR
-NEW LANDINGS

NEW 1-STORY COMMUNITY CENTER AT BLDG 6

GOVERNING CODE:

THE STRUCTURAL DESIGN OF BUILDING COMPONENTS DESCRIBED ON THESE DRAWINGS IS IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE (CBC) WITH CITY OF SAN FRANCISCO AMENDMENTS.

NEW COMMUNITY CENTER DESIGN LIMITATIONS:

THE LATERAL FORCE RESISTING SYSTEM SHOWN ON THESE DRAWINGS IS DESIGNED TO ACHIEVE MINIMUM REQUIRED STANDARDS FOR STRUCTURAL SEISMIC RESISTANCE, AND IS INTENDED TO REDUCE THE RISK OF LIFE LOSS OR INJURY. THIS WORK WILL NOT NECESSARILY PREVENT LOSS OF LIFE OR INJURY, NOR PREVENT EARTHQUAKE DAMAGE TO NEW OR REHABILITATED BUILDINGS.

1. GENERAL

MATERIALS AND WORKMANSHIP TO CONFORM TO THE BUILDING CODE DEFINED ABOVE AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

A. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED. WHENEVER THERE APPEARS TO BE A CONFLICT BETWEEN THE NOTES, DRAWINGS, OR SPECIFICATIONS, CONTACT THE OWNER'S REPRESENTATIVE AND ENGINEER FOR CLARIFICATION.

B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE. COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS BEFORE COMMENCING WORK. NOTIFY OWNER'S REPRESENTATIVE AND ENGINEER OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED. DO NOT SCALE DRAWINGS.

C. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER.

D. DETAILS NOTED AS "TYPICAL" IN THEIR TITLE OR ON SHEETS TITLED "TYPICAL DETAILS" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.

E. ALL ELEMENTS INDICATED ON THE DRAWINGS SHALL BE ASSUMED "NEW" UNLESS OTHERWISE NOTED.

F. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING, BUT NOT LIMITED TO:
a) SAFETY OF THE PERSONS AND PROPERTY,
b) MEANS AND METHODS OF CONSTRUCTION,
c) COMPLIANCE WITH APPLICABLE CAL/OSHA REQUIREMENTS AND GUIDELINES,
d) ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS.

THE CONTRACTOR SHALL BRACE OR SHORE THE CONSTRUCTION AS REQUIRED TO PROVIDE A SAFE AND TRUE STRUCTURE. WHERE BRACING OR SHORING IS INDICATED IN THE DRAWINGS, IT IS DONE SO ONLY AS A COURTESY TO THE CONTRACTOR AND SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO COORDINATE THE WORK WITH THE AFOREMENTIONED PROVISIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

2. SUBMITTALS

A. SUBMIT ELECTRONIC PORTABLE DOCUMENT FORMAT (PDF) COPY OF REQUIRED SUBMITTALS TO OWNER'S REPRESENTATIVE FOR REVIEW. HARD COPIES OF THE SAME SUBMITTAL WILL NOT BE RETURNED. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR MAKING ANY ADDITIONAL COPIES OF REVIEWED SUBMITTALS, AS MAY BE REQUIRED. THE ENGINEER SHALL HAVE 15 WORKING DAYS FROM DATE OF RECEIPT TO COMPLETE AND RETURN THE SUBMITTAL REVIEW.

B. SUBSTITUTION REQUESTS SHALL DEMONSTRATE THE REQUESTED SUBSTITUTION'S ABILITY TO MEET OR EXCEED THE REQUIREMENTS OF THE ORIGINALLY SPECIFIED ITEM. THE REQUEST SHALL ALSO INCLUDE A ROUGH COST SAVINGS ESTIMATE TO THE OWNER, REFERENCES TO DETAILS WHERE SUBSTITUTION IS PROPOSED TO BE APPLIED, AND ALL SUPPORTING DOCUMENTATION REQUIRED FOR THE ITEM BY THIS SECTION OF THE NOTES.

C. SHOP DRAWINGS, MILL CERTIFICATES, AND/OR OTHER RELEVANT CERTIFICATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BEFORE FABRICATION, FOR THE FOLLOWING ITEMS:

NOTE: SUBMITTING COPIES OF THE STRUCTURAL DRAWINGS IS UNACCEPTABLE AND WILL BE REJECTED FOR COMPLETE REVISION.

1) STRUCTURAL AND MISCELLANEOUS STEEL

a. MILL CERTIFICATIONS FOR ALL STEEL AND ALL FASTENERS.
b. SHOP DRAWINGS INCLUDING AT A MINIMUM ASTM MATERIAL DESIGNATIONS, MEMBER SIZES, SIZES AND TYPES OF WELDS, SIZES AND TYPES OF BOLTS, AND DIMENSIONS.
c. WELD PROCEDURE SPECIFICATIONS FOR EACH TYPE OF WELD TO BE USED AND PRODUCT DATA FOR WELDING FILLER METAL.
d. MANUFACTURER'S PRODUCT DATA FOR PRIMER AND FINISH PAINT, INCLUDING COLOR CHARTS.
e. CONTRACTOR SHALL ESTABLISH AND VERIFY REQUIRED TOP OF STEEL (T.O.S.) ELEVATIONS, WHETHER INDICATED ON THE DRAWINGS OR NOT, AGAINST ARCHITECTURAL FINISHED FLOOR AND ROOF ELEVATIONS, AND THE STRUCTURAL DETAILS, INCLUDING ANY SPECIFIED OFFSET OR PRE-CAMBER. NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.

2) REINFORCING STEEL

a. MATERIAL CERTIFICATES FOR REINFORCING STEEL.
b. DRAWINGS FOR FABRICATION, BENDING, AND PLACEMENT OF REINFORCING STEEL IN ACCORDANCE WITH ACI 315.

3) GLUED LAMINATED BEAMS AND PREFABRICATED WOOD JOISTS/BEAMS

a. SHOP DRAWINGS INDICATING FRAMING SIZES AND SPACING OF MEMBERS, CAMBERS, CONNECTION INFORMATION, APPEARANCE CLASSIFICATION, ETC.
b. MATERIAL CERTIFICATES, INCLUDING GRADE, STRENGTH, AND STIFFNESS.

6) CAST-IN-PLACE CONCRETE (IF REQ'D)

a. MIX DESIGNS FOR EACH TYPE OF CONCRETE ON THE PROJECT INCLUDING RESULTS OF SLUMP, COMPRESSION, AND SHRINKAGE TESTS AND OTHER PROJECT SPECIFIC CRITERIA
b. MATERIAL CERTIFICATES
c. PROPOSED CONSTRUCTION AND CONTROL JOINT LOCATIONS
d. CURING MATERIALS AND METHODS
e. PRODUCT DATA FOR NON-SHRINK GROUT
f. FORMWORK TYPE, FORMWORK, JOINT LOCATIONS, CHAIRS, FORM TIES, ETC.
g. PROPOSED ROUGHENING METHODS AND TECHNIQUES TO PREPARE EXISTING SURFACES TO RECEIVE NEW CONCRETE, IN ACCORDANCE WITH AMPLITUDE NOTED IN THE CONCRETE SECTION OF THESE NOTES.

7) UNIT MASONRY (IF REQ'D)

a. MASONRY UNIT MANUFACTURERS MATERIAL CERTIFICATION
b. GROUT MIX DESIGN INCLUDING SLUMP AND COMPRESSION TESTS
c. PROPOSED CONSTRUCTION JOINT LOCATIONS

8) METAL DECKING (IF REQ'D)

a. MATERIAL CERTIFICATIONS
b. MANUFACTURER'S SPECIFICATIONS
c. SHOP DRAWINGS ILLUSTRATING LAYOUT, GAUGE, FINISH, TYPES OF DECKING, ANCHORAGE AND FASTENING DETAILS, SUPPLEMENTARY FRAMING, EDGE OF DECK, CLOSURES, CUT OPENINGS, DECK REINFORCING, AND OTHER ACCESSORIES.
d. MANUFACTURER'S PRODUCT DATA FOR SHEAR CONNECTORS AND WELD ELECTRODES

9) MECHANICAL ANCHORS AND EPOXY ANCHORS

a. PRODUCT DATA FOR EACH TYPE OF SYSTEM INCLUDING ANCHOR TESTING IN ACCORDANCE WITH ACI 355.2 FOR MECHANICAL ANCHORS AND ACI 355.4 FOR EPOXY ANCHORS.
b. CERTIFICATION OF ANCHOR INSTALLERS PER ACI/CRSI WHERE ANCHORS ARE INSTALLED IN HORIZONTAL OR VERTICAL CONDITIONS WITH SUSTAINED TENSION.

12) UNDERSLAB VAPOR-BARRIER

3. SPECIAL INSPECTION REQUIREMENTS AND TESTING

A. PROVIDE SPECIAL INSPECTIONS AND TESTING FOR ALL ITEMS AS REQUIRED BY THE GOVERNING JURISDICTION. JURISDICTION SPECIFIC SPECIAL INSPECTION FORM SHALL SUPPLEMENT SPECIAL INSPECTION REQUIREMENTS NOTED IN THIS SECTION.

B. THE OWNER SHALL BE RESPONSIBLE FOR RETAINING AN INDEPENDENT, QUALIFIED INSPECTOR AND/OR TESTING LAB TO PERFORM ALL REQUIRED TESTING AND SPECIAL INSPECTIONS.

C. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER OF NON-CONFORMING WORK. THIS NOTIFICATION SHALL SPECIFICALLY ADDRESS THE NON-CONFORMING WORK AND SHALL BE SEPARATE FROM THE SPECIAL INSPECTION REPORTS.

D. SPECIAL INSPECTION REPORTS SHALL BE SENT TO THE ENGINEER AT THE TIME OF COMPLETION FOR REVIEW OF CONFORMANCE WITH THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS.

E. THE CONTRACTOR SHALL NOTIFY THE TESTING LAB A MINIMUM OF 48 HOURS PRIOR TO TIME OF INSPECTION.

F. THE FOLLOWING SPECIFIC ITEMS SHALL BE INSPECTED AND/OR TESTED BY THE TESTING LAB:

1) CONCRETE (IF REQ'D):

a. SAMPLE AND TEST CONCRETE AS FOLLOWS:

1 FABRICATE SPECIMENS FOR STRENGTH TESTS PER ACI 318.
2 PERFORM SLUMP AND AIR CONTENT TESTS.
3 DETERMINE TEMPERATURE OF THE CONCRETE.

b. REINFORCING STEEL AND WELDED WIRE MESH (INCLUDING PRE STRESSING TENDONS).

1 PLACEMENT.
2 OBTAIN AND REVIEW MILL TEST REPORTS.
3 WELDING.

c. CONCRETE PLACEMENT.

d. CAST-IN-PLACE ANCHOR BOLTS.

e. CURING TEMPERATURE AND TECHNIQUES.

f. REVIEW MIX DESIGN FOR EACH CLASS OF CONCRETE.

g. REVIEW THE TICKET OF EACH BATCH OF CONCRETE DELIVERED.

i. FORMWORK

1 SHAPE
2 LOCATION
3 DIMENSIONS

2) NON-SHRINK GROUT

a. PLACEMENT
b. CAST AND TEST SPECIMENS FOR COMPRESSION STRENGTH

3) ALL STRUCTURAL WELDING INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

a. CONTINUOUS INSPECTION FOR ALL BUTT WELDS, COMPLETE AND PARTIAL PENETRATION WELDS, GROOVE WELDS AND PLUG WELDS, INCLUDING WELDING OF REINFORCEMENT.

b. CONTINUOUS INSPECTION AND 100% ULTRASONIC TESTING FOR ALL COMPLETE PENETRATION WELDS BETWEEN THE PRIMARY MEMBERS OF MOMENT-RESISTING FRAMES, EXCEPT WHEN THE THICKNESS OF THE MATERIALS TO BE WELDED IS LESS THAN 5/16". IN ADDITION, MAGNETIC PARTICLE TESTING SHALL BE PERFORMED ON 25% OF ALL BEAM-TO-COLUMN COMPLETE PENETRATION WELDS.

c. CONTINUOUS INSPECTION OF ALL FILLET WELDS EXCEEDING 5/16".

d. PERIODIC VISUAL INSPECTION OF THE FOLLOWING ITEMS:

1 SINGLE-PASS FILLET WELDS NOT EXCEEDING 5/16".
2 FLOOR AND ROOF DECK WELDING.
3 WELDED STUDS WHEN USED FOR THE STRUCTURAL DIAPHRAGM OR COMPOSITE CONNECTIONS.
4 WELDED SHEET METAL STEEL FOR COLD-FORMED STUDS AND JOISTS.
5 WELDING OF STAIRS AND RAILING SYSTEMS.

4) HIGH STRENGTH BOLTING.

5) MASONRY (CMU)

a. STRENGTH

b. REINFORCEMENT PLACEMENT

c. BLOW-OUT HOLES

d. MORTAR & GROUT

1 STRENGTH
2 APPLICATION

6) POST INSTALLED ANCHORS. WHERE ANCHORS ARE LOADED IN SUSTAINED TENSION, INSPECTION SHALL BE CONTINUOUS. REFER TO THE DRAWINGS FOR LOCATIONS.

a. BRICK MASONRY

1 EPOXY THREADED RODS SHALL BE TESTED PER TESTING SCHEDULE IN TYPICAL DETAILS.

b. CONCRETE

1 EPOXY REBAR AND THREADED RODS
2 MECHANICAL ANCHORS

7) STRUCTURAL WOOD

a. PERIODIC SPECIAL INSPECTION FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD-DOWNS.

9) ALL EXCAVATIONS AND EARTH FORMS SHALL BE INSPECTED BY THE LOCAL BUILDING INSPECTOR AND INSPECTED BY THE GEOTECHNICAL ENGINEER AND/OR ENGINEER PRIOR TO PLACING CONCRETE.

12) FIREPROOFING OF STRUCTURAL SYSTEM.

4. STRUCTURAL OBSERVATIONS

A. STRUCTURAL OBSERVATIONS WILL BE UNDERTAKEN BY PERSONNEL UNDER THE SUPERVISION OF THE ENGINEER OF RECORD. STRUCTURAL OBSERVATIONS ARE SEPARATE FROM THE SPECIAL INSPECTION REQUIREMENTS OUTLINED ABOVE.

B. THE PURPOSE OF STRUCTURAL OBSERVATIONS IS TO REVIEW THE OVERALL PROGRESS OF CONSTRUCTION AND ASCERTAIN ITS GENERAL COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, THESE GENERAL NOTES, AND OTHER SPECIFICATIONS, WHERE APPLICABLE. OBSERVATIONS WILL BE NOTED IN REGULAR SITE REPORTS ISSUED TO THE OWNER'S REPRESENTATIVE AND OWNER.

C. UNLESS OTHERWISE AGREED UPON, THE ENGINEER OF RECORD SHALL BE ENGAGED TO PROVIDE, AT MINIMUM, A LEVEL OF CONSTRUCTION INVOLVEMENT NEEDED TO OBSERVE THE FOLLOWING AT SIGNIFICANT MILESTONES DURING THE CONSTRUCTION PROCESS:

1) FOUNDATION REINFORCEMENT AND CONSTRUCTION
2) MASONRY/CONCRETE WALL/SLAB REINFORCEMENT AND CONSTRUCTION
3) STRUCTURAL STEEL FRAMING
4) LATERAL FORCE RESISTING ELEMENTS (VOLUNTARY SEISMIC UPGRADES)
5) WOOD FRAMING

ADDITIONAL ENGINEER INVOLVEMENT MAY BE DESIRED. ANY AGREEMENT TO THAT EFFECT SHALL BE MADE PRIOR TO THE START OF CONSTRUCTION.

D. THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 3 DAYS PRIOR TO TIME OF OBSERVATION AND PROVIDE ACCESS FOR THE OBSERVATIONS.

E. AN OWNER'S REPRESENTATIVE MAY BE DESIGNATED, BY THE OWNER'S SPECIFIC AUTHORIZATION PRIOR TO THE START OF CONSTRUCTION. WHO WILL HAVE THE AUTHORITY TO REQUEST ADDITIONAL ENGINEER INVOLVEMENT OUTSIDE OF THE NORMAL DUTIES ASSOCIATED WITH STRUCTURAL OBSERVATION.

5. DESIGN BASIS

A. CONSTRUCT IN CONFORMANCE WITH THE BUILDING CODE NOTED ABOVE.

B. DESIGN LIVE LOADS (PSF) :

ROOF	20
FLOOR	40
CORRIDOR	100

C. DESIGN DEAD LOADS (PSF), FOR REFERENCE ONLY:

1) ROOF (INCL. WALLS) APROX. 38 PSF
2) FLOOR (INCL. WALLS) ARPPXO. 50 PSF

D. EARTHQUAKE DESIGN DATA (FOR REFERENCE ONLY)

1)	SEISMIC IMPORTANCE FACTOR, I:	1.0
2)	RISK CATEGORY:	II
3)	MAPPED SPECTRAL RESPONSE ACCELERATIONS	
	i. Ss = 1.500 g	
	ii. S1 = 0.667 g	
4)	SITE CLASS:	
5)	SPECTRAL RESPONSE COEFFICIENTS:	
	i. SDS = 1.000 g	
	ii. SD1 = 0.667 g	
6)	SEISMIC DESIGN CATEGORY:	**D**
7)	BASIC SEISMIC-FORCE RESISTING SYSTEM:	(E) CONC. SHEAR WALL
8)	RESPONSE MODIFICATION FACTOR, R:	NA
9)	SEISMIC RESPONSE COEFFICIENT, Cs (AT STRENGTH LEVEL):	NA
10)	DESIGN BASE SHEAR:	NA
11)	ANALYSIS PROCEDURE USED:	NA

E. WIND:

1)	RISK CATEGORY:	II
2)	BASIC WIND SPEED:	110 MPH
3)	WIND DIRECTIONALITY FACTOR, Kd:	0.85
4)	EXPOSURE CATEGORY TYPE:	B
5)	TOPOGRAPHIC FACTOR, Kzt:	1.0
6)	ENCLOSURE CLASSIFICATION:	ENCLOSED

F. FOUNDATIONS:
1) SPREAD & STRIP FOOTING (D+L): 3000 PSF
2) SPREAD & STRIP FOOTING (E,W): 4000 PSF

G. RETAINING WALLS:

1) ACTIVE PRESSURES: 35 PSF
2) PASSIVE PRESSURES: 390 PCF; 3000 PSF MAX.
3) SURCHARGE COEFF: NA
4) SEISMIC PRESSURES: NA

6. FOUNDATION, FILL, AND SITE WORK

FOUNDATION DESIGN IS BASED ON A GEOTECHNICAL REPORT PREPARED BY: LANGAN

DATED: MARCH 8 2019

A. EXCEPT WHERE OTHERWISE SHOWN, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. ALL FOUNDATIONS SHALL BE POURED WITHOUT THE USE OF SIDE FORMS WHEREVER POSSIBLE. IF THE TRENCHES CANNOT STAND, FULLY FORM SIDES TO DIMENSIONS SHOWN.

B. DO NOT ALLOW WATER TO STAND IN TRENCHES. IF BOTTOMS OF TRENCHES BECOME SOFTENED DUE TO RAIN OR SLURRY OR OTHER WATER BEFORE CONCRETE IS CAST, EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPACTED BACKFILL OR CONCRETE AT NO COST TO OWNER.

C. WHERE SITEWORK IS REQUIRED, COMPLY WITH THE FOLLOWING:

1) STRIP THE AREA TO BE BUILT OVER OF ALL ORGANIC MATERIAL AND TOP SOIL.
2) SCARIFY THE TOP 6 INCHES OF STRIPPED SURFACE; BRING TO CORRECT MOISTURE CONTENT; THEN RE-COMPACT TO AT LEAST 95% UNDER FOOTINGS AND 90% ELSEWHERE.
3) FILL MATERIAL TO BE PLACED IN 6 INCH LAYERS AND COMPACTED.
4) FILL MATERIAL SHALL BE FREE OF PLASTIC CLAYS, VEGETATION, AND OTHER DELETERIOUS MATERIAL; IT SHALL BE OF SUCH QUALITY THAT IT WILL COMPACT THOROUGHLY WHEN WATERED AND ROLLED. THE FILL SHALL NOT CONTAIN ROCKS OR LUMPS OVER 2 INCHES IN GREATEST DIMENSION.

D. PLACE BACKFILL BEHIND RETAINING WALLS AFTER CONCRETE HAS ATTAINED FULL DESIGN STRENGTH. BRACE BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHED FLOORS AND SLABS ON GRADE HAVE ATTAINED FULL DESIGN STRENGTH.

E. FOR SHALLOW FOUNDATIONS, THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10-PERCENT SLOPE). FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTING OR WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL.

7. UNDER-SLAB VAPOR BARRIER

SEE GEOTECHNICAL REPORT NOTED ABOVE FOR SUBGRADE PREPARATION AND EARTHWORK REQUIRED.

8. CONCRETE

A. EXCEPT WHERE NOTED OTHERWISE ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301 - SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.

B. REINFORCE ALL CONCRETE. INSTALL ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING AND SECURELY TIE PRIOR TO PLACING CONCRETE.

C. PORTLAND CEMENT SHALL CONFORM TO GEOTECHNICAL REQUIREMENTS OR ASTM C-150 TYPE I OR II, IF NO RECOMMENDATION IS PROVIDED.

D. CONCRETE SHALL BE HARDROCK CONCRETE AND CONFORM TO ALL REQUIREMENTS OF ASTM C-33, UNLESS OTHERWISE NOTED. WHERE LIGHTWEIGHT CONCRETE IS SPECIFIED, IT SHALL CONFORM TO ASTM C-330. PROPORTION CONCRETE IN ACCORDANCE WITH ACI 211.1, INCLUDING ANY REQUIRED ADMIXTURES. CONCRETE SHALL SATISFY THE FOLLOWING PROPERTIES:

ADMIXTURES WITH CHLORIDE IONS: NOT PERMITTED
MAX. WATER/CEMENTITIOUS (W/CM) RATIO: 0.50
CONCRETE WEIGHT SHALL NOT EXCEED 150 PCY, EXCEPT WHEN DESIGNATED AS LIGHTWEIGHT, AND SHALL NOT EXCEED 120 PCY
MIN. FLY ASH OR SLAG REPLACEMENT: 20%
MAX. SHRINKAGE AT 28 DAYS: 0.040% PER ASTM C157 (SEAONC METHOD)

LOCATION	MIN. STRENGTH @ 28 DAYS PSI	MAX. AGGREGATE SIZE - INCHES	MAX. SLUMP INCHES
FOUNDATION	4000	1-1/2"	4
SLAB ON GRADE	4000	1"	7
CONC. OVER MTL. DECK (LTWT.)	4000	1-1/2"	4
COLUMNS	4000	1-1/2"	4

E. THE ACTUAL SLUMP AND TOLERANCE SHALL BE ESTABLISHED BY THE CONTRACTOR AND CONCRETE SUPPLIER, AS REQUIRED TO SATISFY THE CONTRACTOR'S MEANS AND-METHODS FOR PLACEMENT, FIELD AND INSTALLATION CONDITIONS (INCLUDING REINFORCING CONGESTION), FINISH REQUIREMENTS, AND AS REQUIRED TO SATISFY THE PERFORMANCE CRITERIA SPECIFIED ABOVE.

F. IN AREAS OF HEAVY REINFORCING AND CONGESTION, CONTRACTOR SHALL PROVIDE ADEQUATE MEANS AND METHODS TO PROPERLY INSTALL CONCRETE (I.E., HIGH-RANGE WATER-REDUCING ADMIXTURE, FORM VIBRATORS, ETC.) AT SUCH LOCATIONS, THE CONTRACTOR MAY USE 3/8" MINIMUM CRUSHED ROCK OF NOT LESS THAN 1500 POUNDS/CU. YD. NO WATER SHALL BE ADDED AT THE TIME OF INSTALLATION WITHOUT WRITTEN APPROVAL OF THE ENGINEER OF RECORD.ALL CONCRETE WITH EXPOSED SURFACES SHALL HAVE HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER): ASTM C494, TYPE F OR TYPE G. PRODUCTS INCLUDE THE FOLLOWING: 1) EUCON 37/1037 OR PLASTOLSERIES, EUCLID CHEMICAL COMPANY, 2) DARACEM, W.R. GRACE COMPANY, OR 3) SIKAMENT 300, SIKA CORP.

G. WHEN PLACING NEW CONCRETE OR SHOTCRETE AGAINST EXISTING CONCRETE, AND/OR CONCRETE MASONRY, ROUGHEN EXISTING MATERIAL TO 1/4" AMPLITUDE. REMOVE ALL LOOSE CEMENTITIOUS MATERIALS AND AGGREGATES. PRESSURE WASH SURFACE AND REMOVE STANDING WATER IMMEDIATELY PRIOR TO PLACING NEW CONCRETE. AT EXISTING BRICK, ROUGHENING IS NOT REQUIRED IF EXISTING BRICK HAS A NATURAL ROUGH SURFACE (APPROXIMATELY 1/4" AMPLITUDE). THE ROUGHENED SURFACE IS SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER.

I. CONTRACTOR SHALL CONSTRUCT CONCRETE FLOORS AND SLABS PER RECOMMENDATIONS OF ACI 302.1R. CONTRACTOR SHALL SUBMIT LOCATIONS OF PROPOSED CONSTRUCTION JOINTS FOR ENGINEERS REVIEW AND APPROVAL.

J. FINISH SCHEDULE, UNLESS NOTED OTHERWISE BY ARCHITECT:

1) EXPOSED SLABS: MEDIUM BROOM FINISH
2) EXPOSED BEAMS, WALLS, AND COLUMNS: SMOOTH FORMED
3) CONCEALED CONCRETE: ROUGH FORMED
4) FORMED SURFACES TO RECEIVE:
i. PAINT: SMOOTH FORMED
ii. WATERPROOFING: FGATED
iii. PLASTER: ROUGH FORMED AND ROUGHENED BY SANDBLASTING

5) SLABS TO RECEIVE:
i. RESILIENT FLOORING: TROWELED
ii. CARPET OR MAT: TROWELED
iii. TOPPINGS: SCRATCHED

6) EXPOSED STAIR: NONSLIP

9. FORMWORK

A. DESIGN AND CONSTRUCT FORMWORK IN ACCORDANCE WITH ACI 347 "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK" AND ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE", UNLESS OTHERWISE NOTED.

B. AS REQUIRED, PROVIDE POUR POCKETS IN FORMS AND UNDER EXISTING MEMBERS TO PREVENT AIR POCKETS OR "HONEYCOMBS". CONCRETE CAST WITH AIR POCKETS OR HONEYCOMBS IS NOT ACCEPTABLE.

C. PROVIDE ¾ INCH BY ¾ INCH CHAMFER STRIPS ON ALL EXTERNAL CORNERS OF BEAMS, COLUMNS, AND WALLS, UNLESS OTHERWISE NOTED.

NOT FOR CONSTRUCTION

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mercy HOUSING

Holmes

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MIDTOWN PARK APARTMENTS

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STAM
P:

NO.	ISSUE	DATE
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D. REMOVE FORMS AND SHORES IN ACCORDANCE WITH THE FOLLOWING:

1) POST-TENSIONED SLABS, BEAMS, AND GIRDERS – REMOVE FORMS AND SHORES NO SOONER THAN 72 HOURS, F'C = 4000 PSI MINIMUM, OR MEMBERS HAVE BEEN TENSIONED.
2) BOTTOM FORMS AND SHORES FOR MILDLY REINFORCED SLABS, BEAMS, AND GIRDERS – REMOVE FORMS AND SHORES NO SOONER THAN 7 DAYS AND F'C = 3000 PSI MINIMUM.
3) COLUMNS AND WALLS – REMOVE FORMS AND SHORES NO SOONER THAN 72 HOURS.
4) FOOTINGS, PILE CAPS, AND GRADE BEAMS – REMOVE FORMS AND SHORES NO SOONER THAN 48 HOURS.

E. CONCRETE SHALL BE CONTINUOUSLY CURED FOR 10 DAYS AFTER PLACING IN ANY APPROVED MANNER IN ACCORDANCE WITH ACI 301, INCLUDING CURING COMPOUND, CURING PAPER, WATER SPRAY, FLOODING WITH WATER (FOR SLABS), ETC. PROVIDE CURING WHERE FORMS ARE REMOVED IN LESS THAN 7 DAYS.
NOTE: FOOTINGS ARE EXEMPTED FROM THIS REQUIREMENT.

11. REINFORCING STEEL

A. ALL REINFORCING STEEL BARS, UNLESS OTHERWISE NOTED, SHALL CONFORM WITH THE LATEST STANDARD SPECIFICATIONS FOR DEFORMED BILLET STEEL FOR CONCRETE REINFORCEMENT, ASTM DESIGNATION A615 AND SHALL BE MINIMUM GRADE 60.
HEADED SHEAR STUD REINFORCING SHALL COMPLY WITH ASTM A1044

B. ALL REINFORCING STEEL THAT IS TO BE WELDED, OR USED IN SEISMIC FRAME MEMBERS AND SHEARWALL BOUNDARY ELEMENTS, SHALL CONFORM TO THE LATEST STANDARD FOR LOW-ALLOY STEEL DEFORMED BARS FOR CONCRETE REINFORCEMENT ASTM A706 (GRADE 60 ONLY). BILLET STEEL ASTM A615 REINFORCEMENT MAY BE SUBSTITUTED FOR LOW ALLOY ASTM A706 IF (1) THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI, (2) THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25, AND (3) MINIMUM ELONGATION IN 8 INCHES SHALL BE AT LEAST 14 PERCENT FOR BAR SIZES #3 THROUGH #6, AT LEAST 12 PERCENT FOR BAR SIZES #7 THROUGH #11, AND AT LEAST 10 PERCENT FOR BAR SIZES #14 AND #18.

C. WELDED WIRE MESH SHALL CONFORM TO LATEST EDITION OF ASTM A1064.

D. SUITABLE DEVICES (DOBIES, CHAIRS, ETC.) OF SOME STANDARD MANUFACTURE SHALL BE USED TO HOLD REINFORCEMENTS IN ITS TRUE HORIZONTAL AND VERTICAL POSITIONS. THESE DEVICES SHALL BE SUFFICIENTLY RIGID AND NUMEROUS TO PREVENT DISPLACEMENT OF THE REINFORCING DURING PLACING OF CONCRETE. ALL SUCH DEVICES HAVE PRIOR APPROVAL FROM THE ARCHITECT AND ENGINEER.

E. LAP SPLICE ALL BARS IN CONCRETE PER STANDARD DETAILS SCHEDULE, USING LAP TYPE "TOP" UNLESS OTHERWISE NOTED. WHEN LAPPING BARS OF DIFFERENT SIZES, USE THE LAP LENGTH OF THE LARGER BAR.

F. UNLESS OTHERWISE DEMONSTRATED BY SUCCESSFUL PLACEMENT OF A REPRESENTATIVE TEST PANEL, LAP SPLICES FOR SHOTCRETE WALLS SHALL BE PER NON-CONTACT SPLICE METHOD. THE LAPPED BARS SHALL BE SPACED A MINIMUM OF 2 INCHES BETWEEN
THEM AND THE LAP LENGTH SHALL BE PER THE SCHEDULE USING LAP CLASS B, "TOP".

G. IN LIEU OF LAP SPLICES, REBAR COUPLERS MAY BE USED. ERICO'S AND/ OR ERICO'S CADWELD LENTON. DAYTON BAR-LOCKS AND SIMILAR DEVICES MAY BE USED ONLY IF REINFORCING DETAILER ACCOUNTS FOR COUPLER SIZE, 24 INCH STAGGERING OF COUPLERS AND REINFORCING BAR SPACING. ALTERNATES WILL BE CONSIDERED UPON SUBMITTAL OF MANUFACTURER'S TESTING REPORT. FOR APPLICATIONS IN SEISMIC FRAME MEMBERS AND BOUNDARY ELEMENTS OF SHEAR WALLS, THE COUPLERS SHALL DEVELOP THE LARGER OF 100% OF THE ULTIMATE TENSILE STRENGTH OR 125% OF THE SPECIFIED YIELD STRENGTH OF THE REBAR. FOR ALL OTHER APPLICATIONS, THE COUPLERS SHALL DEVELOP 125% OF THE SPECIFIED YIELD STRENGTH OF THE REBAR.

H. IN LIEU OF COUPLERS, MAIN LONGITUDINAL REINFORCING BARS OF ASTM A706 STEEL MAY BE WELDED PER AWS D1.4. WELDED SPLICES SHALL NOT BE USED WITHIN A JOINT OF THE SEISMIC FRAME, OR WITHIN A DISTANCE OF ONE BEAM/COLUMN DEPTH FROM A JOINT.

I. SPIRAL REINFORCEMENT

1) LAP SPLICES FOR SPIRAL REINFORCEMENT ARE NOT PERMITTED WITHOUT SPECIFIC AUTHORIZATION FROM ENGINEER.
2) SPIRALS SHALL BE TERMINATED WITH A MINIMUM OF (3) TIGHT TIES AND A 135° HOOK UNLESS OTHERWISE NOTED.

J. HOOK DISCONTINUOUS ENDS OF REINFORCING STEEL PER TYPICAL DETAIL, UNLESS OTHERWISE NOTED. WHERE SPECIFIED OR WHERE REINFORCING IS IN A CONGESTED ZONE SO AS NOT TO PERMIT HOOK BARS, PROVED A "T-HEAD" TERMINATOR: LENTON "D16" TERMINATOR OR APPROVED EQUAL.

K. DETAIL ACCORDING TO THE LATEST ACI STANDARD 315, MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. PLACE REINFORCEMENT PER ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE", UNLESS OTHERWISE NOTED.

L. REBAR PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.

M. REBAR SHALL ONLY BE BENT ONCE. REBAR SHALL NOT BE BENT AND STRAIGHTENED FOR CONSTRUCTION UNLESS EXPLICITLY NOTED ON THE CONSTRUCTION DOCUMENTS.

N. MAINTAIN COVERAGE TO FACE OF BARS, INCLUDING SLEEVES AND PENETRATIONS, AS FOLLOWS, UNLESS OTHERWISE NOTED:

1) CAST-IN-PLACE CONCRETE
   a. 3 INCHES WHERE CONCRETE IS DEPOSITED AGAINST EARTH EXCEPT SLAB-ON-GRADE.
   b. 2-1/2 INCHES FOR CAST-IN-PLACE DEEP FOUNDATION ELEMENTS NOT ENCLOSED BY A STEEL PIPE, TUBE OR PERMANENT CASING.
   c. 2 INCHES FOR FORMED CONCRETE WHICH IS EXPOSED TO EARTH OR WEATHER FOR #6 BAR THROUGH #18 BAR. REDUCED TO 1-1/2 FOR #5 BAR, W31 OR D31 WIRE AND SMALLER.
   d. 1-1/2 INCHES FOR INTERIOR BEAMS AND COLUMNS.
   e. 1-1/2 INCHES FOR INTERIOR SLABS AND WALLS FOR #14 AND #18 BAR. REDUCED TO 3/4 INCH FOR #11 BAR AND SMALLER.
   f. 1-1/2 INCHES FOR SLAB-ON-GRADE.

2) PRESTRESSED CONCRETE
   a. 3 INCHES WHERE CONCRETE IS DEPOSITED AGAINST EARTH.
   b. 1 INCH WHERE FORMED CONCRETE IS EXPOSED TO EARTH OR WEATHER FOR SLABS AND WALLS.
   c. 1-1/2 INCHES WHERE FORMED CONCRETE IS EXPOSED TO EARTH OR WEATHER FOR BEAMS AND COLUMNS.
   d. 3/4 INCH FOR INTERIOR SLABS AND WALLS.
   e. 1-1/2 INCHES FOR PRIMARY REINFORCEMENT IN INTERIOR BEAMS AND COLUMNS. 1 INCH FOR TIES AND STIRRUPS.

13. NON-SHRINK GROUT

A. NON-SHRINK GROUT SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS (F'c) OF 7,000 PSI.

B. NON-SHRINK GROUT SHALL COMPLY WITH ONE OF THE FOLLOWING.

1) DRY PACK NON-SHRINK GROUT SHALL BE EUCLID CHEMICAL COMPANY'S "EUCO-NS", L&M CRYSTEX, MASTER BUILDERS' "MASTERFLOW 713", SIMPSON'S "FX-228", OR FIVE STAR GROUT.

2) WHERE HIGH FLUIDITY OR INCREASED PLACING TIME IS REQUIRED, USE EUCLID CHEMICAL COMPANY'S "EUCO HI-FLOW GROUT" OR MASTER BUILDERS' "MASTERFLOW 928".

C. COMPLY WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND REQUIREMENTS.

14. PATCHING OF CONCRETE

A. ALL INSERT HOLES, SHE-BOLTS, ETC., AND OTHER IMPERFECTIONS ON THE SURFACES OF THE CONCRETE SHALL BE FILLED WITH GROUT, BRUSHED AND SACKED TO A UNIFORM FINISH. ALL HOLES THROUGH TO THE OUTSIDE OF THE BUILDING MUST BE MADE WATERTIGHT.

B. MATERIALS AND METHODS USED FOR PATCHING OF CONCRETE IN THE EVENT OF SPALLING, HONEYCOMBING, LARGE CRACKS, ETC., SHALL BE BY MASTER BUILDERS, SIKA, OR EQUIVALENT. FINAL FINISHED APPEARANCE SUBJECT TO APPROVAL. SUBSTITUTES WILL BE CONSIDERED UPON SUBMITTAL OF MANUFACTURER'S TESTING REPORT.

15. FRAMING LUMBER

A. ALL FRAMING LUMBER SHALL BE GRADED PER WCLIB GRADING RULES NO. 17.

B. ALL FRAMING LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF INSTALLATION.

C. ALL POSTS AND BEAMS SHALL BE DOUGLAS FIR, #1.

D. ALL FLOOR AND ROOF JOISTS SHALL BE DOUGLAS FIR, #1.

E. ALL STUDS, PLATES, ETC., SHALL BE DOUGLAS FIR, CONSTRUCTION GRADE.

F. ENGINEERED WOOD PRODUCTS MAY BE USED AS SUBSTITUTES FOR SAWN LUMBER UPON REQUEST BY THE CONTRACTOR AND APPROVAL FROM THE ARCHITECT AND ENGINEER OF RECORD. CONTRACTOR SHALL SUBMIT MANUFACTURER'S TESTING REPORTS FOR APPROVAL.

16. ENGINEERED WOOD PRODUCTS (EWP)

A. ALL ENGINEERED WOOD PRODUCTS (EWP) SUPPLIED ON THIS PROJECT SHALL BE SUPPLIED BY ONE MANUFACTURER.

B. ALL MICROLLAM LVL FRAMING MEMBERS SHALL BE FABRICATED BY TRUS JOIST WITH THE FOLLOWING ALLOWABLE STRESSES: Fb = 2600 PSI, Fv = 285 PSI, E = 2,000,000 PSI. MOISTURE CONTENT AT THE TIME OF FABRICATION SHALL NOT EXCEED 9%.

C. ALL PARALLAM PSL FRAMING MEMBERS SHALL BE FABRICATED BY TRUS JOIST WITH THE FOLLOWING ALLOWABLE STRESSES: Fb = 2900 PSI, Fv = 290 PSI, E = 2,000,000 PSI. MOISTURE CONTENT AT THE TIME OF FABRICATION SHALL NOT EXCEED 9%.

D. ALL TJI PREFABRICATED WOOD I-JOISTS SHALL BE FABRICATED BY TRUS JOIST.

18. PLYWOOD (PW) OR ORIENTED STRAND BOARD (OSB)

A. EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE, TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PS-1. PLYWOOD GRADE SHALL CONFORM TO CD-X FOR PLYWOOD OR TYPE 2-M-W FOR ORIENTED STRAND BOARD, UNLESS OTHERWISE NOTED.

B. WHERE PLYWOOD IS PERMANENTLY EXPOSED TO WEATHER, IT SHALL BE EXTERIOR TYPE. OTHERWISE, PANEL SHEATHING SHALL BE EXPOSURE 1. PLYWOOD TO BE CC GRADE AT LOCATIONS EXPOSED TO WEATHER; CC OR CD GRADE ELSEWHERE.

C. PANELS TO BE 5-PLY MINIMUM, EXCEPT 3/8" PANELS TO BE 3-PLY MINIMUM.

D. PLYWOOD SHEETS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS.

E. PLYWOOD SHEETS ON WALLS SHALL BE LAID WITH LONG DIMENSION VERTICAL. BLOCK ALL EDGES WITH A MINIMUM OF 3X BLOCK AND/MEMBERS. ALL NAILING SHALL HAVE 3/8 INCH EDGE DISTANCE FOR FRAMING, BLOCKING AND PLYWOOD EDGES.

F. STAPLES FOR PLYWOOD DIAPHRAGMS SHALL BE 14 GAGE ROUND SEMI-FLATTENED OR FLATTENED, PLAIN OR ZINC-COATED STEEL WIRE, WITH A NOMINAL CROWN WIDTH OF 7/16", DRIVEN BY PNEUMATIC OR MECHANICAL DEVICE.

G. PROVIDE 1/8" GAP BETWEEN PANELS UNLESS OTHERWISE NOTED.

H. PANELS SHALL HAVE THE FOLLOWING PROPERTIES UNLESS OTHERWISE NOTED.

1) 3/8 INCH NOMINAL SHALL BE 3/8 INCH ACTUAL THICKNESS WITH 24/0 SPAN RATING.

2) 1/2 INCH NOMINAL SHALL BE 15/32 INCH ACTUAL THICKNESS WITH 32/16 SPAN RATING.

3) 5/8 INCH NOMINAL SHALL BE 19/32 INCH ACTUAL THICKNESS WITH 40/20 SPAN RATING.

4) 3/4 INCH NOMINAL SHALL BE 23/32 INCH ACTUAL THICKNESS WITH 48/24 SPAN RATING.

5) 1-1/8 INCH NOMINAL SHALL BE 1-1/8 INCH ACTUAL THICKNESS WITH 48 O.C. FLOOR SPAN RATING.

19. ROUGH CARPENTRY

A. FOR SCHEDULE OF MINIMUM NAILING TABLE 2304.10.1 OF THE 2016 CALIFORNIA BUILDING CODE. 16d VINYL COATED SINKERS MAY BE SUBSTITUTED FOR 16d BOX OR COMMON NAILS FOR ROUGH FRAMING. SINKERS SHALL NOT BE USED WITH METAL CONNECTORS.

B. SILLS AND LEDGERS ON CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED DOUGLAS FIR. SILLS AND LEDGERS SHALL BE FASTENED TO THE CONCRETE WITH A MINIMUM OF TWO FASTENERS PER PIECE AND A FASTENER NO FURTHER THAN 9 INCHES FROM END OF EACH PIECE, UNLESS OTHERWISE NOTED.

C. PLACE JOISTS WITH CROWN UP.

D. RE-TIGHTEN ALL BOLTS PRIOR TO CLOSING IN WALLS.

E. WHEN METAL CONNECTORS, ANCHORS OR FASTENERS ITEMS ARE EXPOSED TO WEATHER AND/OR PRESSURE TREATED LUMBER THE METAL ITEMS ARE TO BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153. SEE ADDITIONAL COATING REQUIREMENTS AS NOTED IN THE PRESSURE TREATMENT SECTION.

F. DOUBLE ALL JOISTS UNDER ALL PARALLEL PARTITIONS UNLESS NOTED OTHERWISE.

G. BLOCK ALL JOISTS AT SUPPORTS AND UNDER ALL PARTITIONS WITH MINIMUM 2x SOLID BLOCKING. BLOCK AND BRIDGE ROOF JOISTS AT 10 FEET AND FLOOR JOISTS AT 8 FEET UNLESS OTHERWISE NOTED.

H. 2x JOISTS SHALL BE SISTERED (VERTICAL NAIL LAMINATED) WITH SDWS 0.220x3 MIN. LENGTH AT 6" O.C. IN (2) ROWS STAGGERED UNLESS OTHERWISE NOTED.

I. ALL POSTS LOCATED OVER WOOD WALLS SHALL HAVE A POST OF EQUAL OR GREATER SIZE LOCATED IN THE WALL DIRECTLY BELOW UNLESS OTHERWISE NOTED.

J. THE STRUCTURAL DESIGN ASSUMES THAT ALL FLOORS AND ROOFS ARE CONSTRUCTED AND LOADED WITH FINISHES (OR EQUIVALENT WEIGHT) FOR A MINIMUM OF SEVEN (7) DAY PRIOR TO THE TIME OF DOOR AND WINDOW INSTALLATION.

K. ALL TIMBER FASTENERS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMPSON STRONG-TIE'S STANDARD FASTENERS OR APPROVED EQUIVALENT INSTALLER PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. USP LUMBER CONNECTORS WITH REFERENCE NUMBERS FOR SUBSTITUTION MAY BE USED IN LIEU OF SIMPSON HARDWARE. ENGINEER MAY APPROVE OF OTHER SUBSTITUTIONS UPON THE FOLLOWING: 1) WRITTEN REQUEST FOR OTHER BRANDS, 2) SUBMISSION OF MANUFACTURER'S TESTING REPORTS, 3) REFERENCES TO PERTINENT DETAILS WHERE SUBSTITUTIONS ARE TO BE APPLIED.

L. ALL STRUCTURAL WOOD WALLS SHALL BE FRAMED WITH 2x4 MINIMUM STUDS AT 16" ON CENTER UNLESS OTHERWISE NOTED.

20. PRESSURE TREATMENT

A. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH A.W.P.A. C-2 WITH A PRESERVATIVE AND RETENTION SUITABLE FOR THE APPLICATION ABOVE THE GROUND. ALL CUT ENDS SHALL ALSO BE FIELD TREATED WITH A PRESERVATIVE. AS AN ALTERNATE, CONTRACTOR MAY USE REDWOOD OF EQUIVALENT STRENGTH PROPERTIES AS THOSE SHOWN ABOVE, AND AN APPROVED PRIMER.

B. ALL EXTERIOR GLUED LAMINATED BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED WITH A PRESERVATIVE, PENTACHLOROPHENOL WITH A MINIMUM NET RETENTION OF 0.40#/CU. FT. FOR BOTH GROUND USE. ALL CUT ENDS SHALL ALSO BE TREATED WITH A PRESERVATIVE. AS AN ALTERNATE, GLU-LAM BEAMS MAY BE FABRICATED OF ALASKAN, OR PORT ORFORD CEDAR, AND FIELD PAINTED WITH AN APPROVED PRIMER.

C. ALL PLYWOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.

D. WHEN METAL CONNECTOR, ANCHOR OR FASTENER ITEMS ARE IN CONTACT WITH PRESSURE TREATED LUMBER AND/OR CORROSIVE ENVIRONMENTS THE CONTRACTOR SHALL USE CORROSION RESISTANT METAL ITEMS AS NOTED:

1) WHEN LUMBER IS TREATED WITH CHROMATED COPPER ARSENATE (CCA-C) OR DOT SODIUM ARSENATE (SBX) THE METAL ITEMS SHALL HAVE A MINIMUM G90 (0.90 OZ/SQFT) ZINC COATING OR ENGINEER APPROVED EQUIVALENT.

2) WHEN LUMBER IS TREATED WITH ALKALINE COPPER QUAT (ACQ-C OR ACQ-D), COPPER AZOLE (CBA-A OR CA-B) OR OTHER BORATE (NON-DOT) TREATMENT THE METAL ITEMS SHALL HAVE A MINIMUM G185 (1.85 OZ/SQFT) ZINC COATING OR ENGINEER APPROVED EQUIVALENT.

3) WHEN LUMBER IS TREATED WITH OTHER TREATMENTS (NOT AMMONIACAL COPPER ZINC ARSENATE (ACZA) SEE 4 BELOW) OR IS EXPOSED TO CORROSIVE ENVIRONMENTS NOT LIST ABOVE THE METAL ITEMS SHALL BE TYPE 316L STAINLESS STEEL OR ENGINEER APPROVED EQUIVALENT.

4) AMMONIACAL COPPER ZINC ARSENATE (ACZA) IS NOT PERMITTED UNLESS APPROVED BY THE ENGINEER.

5) CONTRACTOR IS TO CONFIRM LUMBER PRESSURE TREATMENT TYPE PRIOR TO PURCHASE OF METAL ITEMS.

6) AS AN ALTERNATIVE, FOR THE SITUATION WHEN THE BASE OF A HOLDOWN IS IN CONTACT WITH A PRESSURE TREATED SILL PLATE THE CONTRACTOR CAN PROVIDE A PRESSURE TREATMENT BARRIER BETWEEN THE BASE OF THE HOLDOWN AND THE SILL PLATE.

21. STRUCTURAL STEEL

A. STRUCTURAL STEEL SHALL CONFORM TO FOLLOWING ASTM DESIGNATIONS, UNLESS OTHERWISE NOTED:

1) PLATES AND BARS, INCLUDING DOUBLER PLATES, CONTINUITY PLATES, BASE PLATES, GUSSET PLATES, AND SHEAR TABS: ASTM A572 GRADE 50.

2) WIDE FLANGES (W): ASTM A992 (Fy = 50 KSI).

3) MISCELLANEOUS (M), AMERICAN STANDARD (S), CHANNEL (C), MISCELLANEOUS CHANNEL (MC), AND ANGLES (L): ASTM A36 (Fy = 36 KSI).

4) BEARING PILES (HP): ASTM A572 GRADE 50 (Fy = 50 KSI).

5) RECTANGULAR HSS (HSS): ASTM A500 GRADE B (Fy = 46 KSI).

6) ROUND HSS (HSS): ASTM A500 GRADE B (Fy = 42 KSI).

7) PIPE (P): ASTM A53 GRADE B (Fy = 35 KSI)

8) STRUCTURAL TEES (WT, MT, AND ST) SHALL CONFORM TO THE ASTM SPECIFICATION OF THE CORRESPONDING FULL DEPTH SHAPE (WT SHALL CONFORM TO ASTM SPECIFICATION FOR W, ETC.)

B. STRUCTURAL FASTENERS INCLUDING BOLTS, THREADED RODS, AND ANCHOR RODS SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS, UNLESS OTHERWISE NOTED.

1) ERECTION, GROUTED, AND TIMBER CONNECTION BOLTS: ASTM A307 GRADE A.

2) HIGH STRENGTH BOLTS: ASTM A325; WHERE TWIST-OFF TYPE BOLTS ARE SPECIFIED, PROVIDE ASTM F1852.

3) THREADED RODS: ASTM A36.

4) HIGH STRENGTH THREADED RODS: ASTM A193 GRADE B7.

5) STEEL HEADED STUD ANCHORS: ASTM A108.

6) ANCHOR RODS AND ANCHOR BOLTS: ASTM F1554 WITH WELDABILITY SUPPLEMENT S1 GRADE 55.

C. WHEN PRETENSIONED A490 BOLTS ARE SPECIFIED F436 WASHERS SHALL BE USED UNDER BOTH THE BOLT HEAD AND NUT.

D. ALL BOLTS FOR EXTERIOR USE SHALL BE ZINC-COATED BY THE BOLT MANUFACTURER BY EITHER THE HOT-DIP PROCESS IN ACCORDANCE WITH ASTM A153, CLASS C OR THE MECHANICAL DEPOSIT PROCESS IN ACCORDANCE WITH ASTM B695, CLASS 50.

E. ALL STRUCTURAL STEEL MEMBERS EXPOSED TO WEATHER OR CALLED OUT AS HOT DIP GALVANIZED (HDG) ON PLAN OR STRUCTURAL STEEL MEMBERS LOCATED IN EXTERIOR ENVIRONMENTS SHALL BE HDG IN ACCORDANCE WITH ASTM A 123. ANY MEMBER THAT HAS HAD ITS HDG COATING DAMAGED OR REMOVED DURING TRANSPORT OR ERECTION SHALL HAVE ITS COATING REPAIRED USING ZRC GALVILITE REPAIR COMPOUND OR EQUAL. REPAIR GALVANIZING AFTER WELDING IN ACCORDANCE WITH ASTM A780.

F. PAINT STEEL (EXCEPT GALVANIZED STEEL AND PORTIONS TO BE ENCASED IN CONCRETE) WITH ONE COAT OF PRIMER STANDARD TNEMEC P10-99 OR EQUIVALENT SUBJECT TO ENGINEER'S APPROVAL. ALTERNATES WILL BE CONSIDERED UPON REQUEST AND SUBMISSION OF THE MANUFACTURER'S SPECIFICATIONS.

G. ALL CONCRETE ENCASED STEEL SHALL BE CLEAN OF GREASE, PAINT AND OTHER CONTAMINANTS.

H. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST AISC 'SPECIFICATIONS' FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

I. WELDING SHALL CONFORM TO THE LATEST EDITION OF THE A.N.S.I./A.W.S. D1.1 STRUCTURAL WELDING CODE. USE E70XX ELECTRODES. WELDING OF METAL DECK AND OTHER SHEET METAL SHALL CONFORM TO THE LATEST EDITION OF A.W.S D1.3, USE E70XX ELECTRODES.

J. ALL STAIR STRINGERS SHALL BE EITHER A CHANNEL OR MISCELLANEOUS CHANNEL SECTION OR BENT PLATE WITH TOP AND BOTTOM FLANGES OF MINIMUM WIDTH OF 3/4 INCH. THE DESIGN AND USE OF STAIR STRINGERS, TREADS, GUARDRAILS, AND THEIR ATTACHMENTS TO THE BASE BUILDING STRUCTURE SHALL BE DOCUMENTED AND SUPPORTED WITH CALCULATIONS AND DRAWINGS THAT ARE STAMPED AND SIGNED BY A CIVIL/STRUCTURAL ENGINEER LICENSED IN THE STATE OF CONSTRUCTION.

K. LOCATE AND INSTALL ALL ANCHOR BOLTS, EPOXY ANCHORS, AND MECHANICAL ANCHORS BEFORE FABRICATING STEEL CONNECTION ELEMENTS.

L. STRUCTURAL STEEL AND CONNECTIONS EXPOSED TO VIEW IN THE COMPLETED BUILDING ARE DESIGNATED ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) AND ARE SUBJECT TO THE AISC AESS REQUIREMENTS.

24. METAL DECKING

A. ALL METAL DECKING SHALL BE FORMED FROM STEEL SHEETS CONFORMING TO ASTM A446-72. THE STEEL SHALL HAVE A METAL PROTECTIVE COATING OF ZINC CONFORMING TO ASTM A525-73 AND TO FEDERAL SPECIFICATION QQ-2-775D, TYPE 1, CLASS E. PROVIDE SLOTS FOR DROP THROUGH HANGERS AS REQUIRED.

B. ALL FLOOR METAL DECKING (UNLESS OTHERWISE NOTED IN DRAWINGS) SHALL BE VERCO W3 FORMLOCK 18 GA. (ICC ESR-1735) OR ASC STEEL DECK 3W 18 GA. (ICC ESR-1414) OR EQUIVALENT, WITH 3-1/2 INCH LIGHT WEIGHT (UNLESS OTHERWISE NOTED) CONCRETE TOPPING, AND #3 @ 18" O.C. EACH WAY OR 6 X 6-W2.9 X W2.9 WWF. WHEN USING MESH, USE PLASTIC CHAIRS TO MAINTAIN PROPER CENTERING OF MESH IN SLAB DEPTH. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO MANUFACTURER'S STANDARD SPECIFICATIONS. SEE DETAILS FOR WELDING. UNLESS OTHERWISE NOTED, DECKING WITH CONCRETE TOPPING SHALL BE VENTED.

C. ALL ROOF METAL DECKING (UNLESS OTHERWISE NOTED IN DRAWINGS) SHALL BE VERCO N24 FORMLOCK 18 GA. (ICBO No. 2078) OR BHP (ASC PACIFIC) 24N 18 GA. (ICBO No. 2757) OR EQUIVALENT, WITH 2-1/2 INCH LIGHT WEIGHT (UNLESS OTHERWISE NOTED) CONCRETE TOPPING, AND #3 @ 18" O.C. EACH WAY OR 6 X 6-W2.9 X W2.9 WWF. WHEN USING MESH, USE PLASTIC CHAIRS TO MAINTAIN PROPER CENTERING OF MESH IN SLAB DEPTH. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO MANUFACTURER'S STANDARD SPECIFICATIONS. SEE DETAILS FOR WELDING.

D. ALL WELDING SHALL BE DONE BY COMPETENT, EXPERIENCED, CERTIFIED WELDERS.

E. METAL DECKING SHALL BE INSTALLED IN LENGTHS AS LONG AS PRACTICAL, WITH MINIMUM LENGTHS TO SPAN THREE OR MORE SUPPORTS.

F. ALL DAMAGED COATINGS SHALL BE REPAIRED.

26. CONCRETE UNIT MASONRY

A. THE COMPRESSIVE STRENGTH OF THE MASONRY ASSEMBLY, F'm SHALL BE 2500 PSI.

B. CONCRETE BLOCK MASONRY UNITS SHALL BE GRADE N, AND CONFORM TO ASTM C90-70 AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3750 PSI.

C. ALL MASONRY UNITS SHALL BE CHANNEL BLOCKS, UNLESS OTHERWISE NOTED.

D. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

E. MORTAR SHALL CONFORM TO ASTM C270-80A, TYPE M. MORTAR SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS.

F. GROUT SHALL CONFORM TO ASTM C476.

G. ALL CELLS SHALL BE FILLED SOLID WITH GROUT AND REINFORCED AS SHOWN IN SPECIFIC DETAILS UNLESS OTHERWISE NOTED.

H. PROVIDE CLEAN-OUT HOLES FOR HIGH LIFT GROUT APPLICATIONS AND GROUT POUR OVER 5 FEET. CLEAN-OUT HOLES, WHEN REQUIRED, ARE TO BE PROVIDED AT EVERY VERTICAL BAR, 32 INCHES MAXIMUM SPACING.

I. LAP SPLICE ALL REINFORCING BARS IN MASONRY A MINIMUM OF 48 BAR DIAMETERS, UNLESS OTHERWISE NOTED. STAGGER ALL SPLICES FOR A MINIMUM OF 24 INCHES OR LAP LENGTH, WHICHEVER IS LONGER. IN LIEU OF LAP SPLICES, REBAR COUPLERS MAY BE USED WITH THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD ON A CASE BY CASE BASIS.

J. FOR THE PRISM TEST (REQUIRED UNLESS OTHERWISE NOTED), THE CONCRETE MASONRY UNIT ASSEMBLY SHALL ATTAIN THE SPECIFIED MASONRY COMPRESSIVE STRENGTH F'm.

K. WHERE WALLS > 25'-0" LONG, BUILD CONTINUOUS VERTICAL CONTROL JOINTS AT 25'-0" O.C. UNLESS OTHERWISE NOTED ON DRAWINGS. THE CONTRACTOR SHALL SUBMIT LOCATIONS OF ALL JOINT LOCATIONS FOR REVIEW AND APPROVAL.

27. MECHANICAL ANCHORS

A. EXPANSION ANCHORS INTO CONCRETE SHALL BE HILTI KB-TZ, SIMPSON STRONG-BOLT 2, OR POWERS POWER-STUD+ SD2. INSTALL ANCHORS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. SCREW ANCHORS INTO CONCRETE SHALL BE HILTI KH-EZ, SIMPSON TITEN HD, OR POWERS WEDGEBOLT+. INSTALL SCREWS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

C. PRIOR TO INSTALLING MECHANICAL ANCHORS IN POST TENSIONED CONCRETE ELEMENTS THE CONTRACTOR SHALL SCAN THE STRUCTURE AND LOCATE THE TENDONS. THE CONTRACTOR SHALL AVOID TENDON LOCATIONS.

D. PROVIDE STAINLESS (AISI 316) STEEL FASTENERS FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER OR IN CHEMICALLY CORROSIVE ENVIRONMENTS. PROVIDE ZINC COATED OR GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED. WHERE STAINLESS STEEL FASTENERS ARE USED IN CONJUNCTION WITH GALVANIZED OR OTHER DISSIMILAR BASE METALS, PROVIDE ELECTRICAL ISOLATION AS NOTED ON THE DRAWINGS. NOTIFY THE ENGINEER FOR CLARIFICATION IF NO ELECTRICAL ISOLATION IS SPECIFIED.

E. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. DO NOT CUT EXISTING REINFORCEMENT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.

F. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.

28. EPOXY GROUTING OF DOWELS, REBAR AND ANCHOR BOLTS

A. INSTALLATION OF POST-INSTALLED DOWELS, REBAR AND ANCHOR BOLTS (EPOXY ANCHORS) SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII). WHERE THERE IS A CONFLICT BETWEEN THESE NOTES AND THE MPII, SEE MPII FOR CLARIFICATION.

B. EPOXY ANCHORS SHALL MEET THE REQUIREMENTS OF ACI 355.4 AND THE FOLLOWING INSTALLATION REQUIREMENTS, UNLESS OTHERWISE NOTED.

1) MINIMUM AGE OF CONCRETE: 21 DAYS

2) CONCRETE TEMPERATURE RANGE: 50-80 DEGREES FAHRENHEIT

3) MOISTURE CONDITION OF CONCRETE: DRY

C. EPOXY GROUTING WILL BE USED IN ALL LOCATIONS WHERE EITHER ALL-THREAD ROD OR REBAR ARE BEING EMBEDDED INTO EXISTING C

F. EPOXY GROUT FOR DOWNWARD HOLES SHALL BE EITHER NON-SAG OR LIQUID TYPE, NORMAL SET. HORIZONTAL OR OVERHEAD HOLES SHALL BE NON-SAG TYPE. FOR OVERHEAD APPLICATIONS A PISTON PLUG SHALL BE USED.

G. UNLESS OTHERWISE NOTED, EPOXY TYPES SHALL BE AS FOLLOWS:
FOR DOWELS AND REBAR IN CONCRETE, EPOXY SHALL BE HILTI HIT-RE 500 V3.
FOR ANCHOR BOLTS IN CONCRETE, EPOXY SHALL BE
SIMPSON SET-XP, HILTI HIT-HY 200, OR POWERS PURE 110+.
FOR UNREINFORCED MASONRY (URM), EPOXY
SHALL BE SIMPSON SET, HILTI HIT-HY 70, OR POWERS T308+.
FOR CONCRETE MASONRY UNITS (CMU), EPOXY SHALL BE SIMPSON SET OR POWERS PURE 100+.
ALTERNATES WILL BE CONSIDERED UPON REQUEST AND
SUBMISSION OF PRODUCT EVALUATION REPORT IN ACCORDANCE WITH ACI 355.4.

1) WHEN INSTALLING ANCHORS, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS OR POST TENSIONING TENDONS. IN POST TENSION ELEMENTS THE CONTRACTOR SHALL SCAN PRIOR TO LOCATE THE EXISTING TENDONS PRIOR TO INSTALLING THE ANCHOR.

2) IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED, THE ENGINEER WILL DETERMINE A NEW LOCATION.

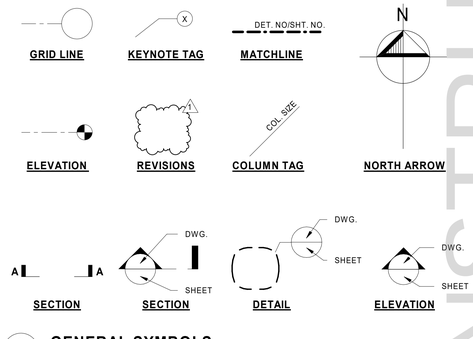
3) LOCATE EXISTING REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH ANCHORS.

29. FINISHES - FOR WORK ON EXISTING BUILDINGS

A. REPLACE ALL DAMAGED FINISH MATERIALS WITH NEW MATERIALS OF EQUIVALENT QUALITY AND KIND. SUBMIT SAMPLES AND/OR PRESENT SAMPLE INSTALLATION TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.

GENERAL NOTES

GENERAL NOTES



2 S0.03 **GENERAL SYMBOLS**

1/4" = 1'-0"

NOT FOR CONSTRUCTION

PYATOK
1611 Telegraph Avenue, Suite 200
Oakland, CA 94612
T: 510.465.7010
www.pyatok.com

mercy HOUSING

Holmes

Holmes Structures
235 Montgomery St, STE 1250
San Francisco, CA 94104 USA
T: 415 693 1600 holmesstructures.com

MIDTOWN PARK APARTMENTS

1415 Scott Street, San Francisco, CA 94115

STAM
P:

NO.	ISSUE	DATE
	DESIGN DEVELOPMENT	03/22/19

JOB NUMBER: PROJECT #
DRAWN BY: Author
CHECKED BY: Checker
DAT E: 12/04/2018
SCAL E: As indicated
TITL E:

SPECIAL INSPECTION FORM, ABBREVIATIONS AND GENERAL SYMBOLS

SHEE T:

S0.03

3/22/2019 9:15:40 AM

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Tom C. Hui, S.E., C.B.O., Director

NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspections are required *in addition to* the called inspections performed by the Department of Building Inspection. The name of the special inspector shall be furnished to the district building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or **415-558-6132**. If there are any field problems regarding special inspection, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner should request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. ***The permit will not be finalized without compliance with the special inspection requirements.***

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.6. **The building permit will not be finalized without compliance with the structural observation requirements.**

Special Inspection Services Contact Information

1. **Telephone: (415) 558-6132**
2. **Fax: (415) 558-6474**
3. **Email: dbi.specialinspections@sfgov.org**
4. **In person: 3rd floor at 1660 Mission Street**

Note: We are moving towards a "paperless" mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Special Inspection Services
1660 Mission Street – San Francisco CA 94103
Office (415) 558-6132 – FAX (415) 558-6474 – www.sfdbi.org

Updated 11/01/2018

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS: ADDRESS APPLICATION NO.: # ADDENDUM NO.: #

OWNER NAME: NAME OWNER PHONE NO.: (415)

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec.1704 . Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.6. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and highrise projects, and for projects utilizing new processes or materials.

In accordance with Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

1. ☒ Concrete (Placement & sampling
2. ☐ Bolts installed in concrete
3. ☐ Special moment-Resisting concrete frame
4. ☐ Reinforcing steel and prestressing tendons
5. **Structural welding:**
   A. Periodic visual inspection
   ☒ Single pass fillet welds 5/16" or smaller
   ☐ Steel deck
   ☐ Welded studs
   ☐ Cold formed studs and joists
   ☐ Stair and railing systems
   ☐ Reinforcing steel
   B. Continuous visual inspection and NDT (Section 1704)
   ☐ All other welding (NDT exception: Fillet weld)
   ☐ Reinforcing steel, and [ ] NDT required
   ☐ Moment-resisting frames
   ☐ Others
6. ☐ High-strength bolting
7. ☐ Structural masonry
8. ☐ Reinforced gypsum concrete
9. ☐ Insulating concrete fill
10. ☐ Sprayed-on fireproofing
11. ☐ Piling, drilled piers and caissons
12. ☐ Shotcrete
13. ☐ Special grading, excavation
    ☐ And filling (Geo. Engineered)
14. ☐ Smoke-control system
15. ☐ Demolition
16. ☐ Exterior Facing
17. **Retrofit of unreinforced masonry buildings:**
    ☐ Testing of mortar quality and shear tests
    ☐ Inspection of repointing operations
    ☐ Installation inspection of new shear bolts
    ☐ Pre-installation inspection for embedded bolts
    ☐ Pullforque tests per SFBC Sec.1607C & 1615C
18. **Bolts Installed in existing concrete masonry:**
    ☒ Concrete ☐ Masonry
    ☒ Pullforque tests
19. ☒ Shear walls and floor systems used as shear diaphragms
20. ☒ Holdowns
21. **Special cases:**
    ☐ Shoring
    ☐ Underpinning: ☐ Not affecting adjacent property
    ☐ Affecting adjacent property: PA
    ☐ Others
22. ☐ Crane safety (Apply to the operation of Tower cranes on highrise building) (Section 1705.21)
23. ☐ Others: "As recommended by professional of record"
24. **Structural observation per Sec. 1704.6 for the following:** ☒ Foundations ☒ Steel framing
    ☒ Concrete construction ☐ Masonry construction ☒ Wood framing
    ☐ Other:
25. Certification is required for: ☐ Glu-lam components
26. ☐ Firestops in high-rise building

Prepared by: NAME Phone: (415)
Engineer/Architect of Record

Required information:
FAX: (415) 693 - 1760 Email: EMAIL@HOLMESSTRUCTURES.COM

Review by: William Tremayne Phone: (415) 558-
DBI Engineer or Plan Checker

****

APPROVAL (Based on submitted reports.)

DATE DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:
Special Inspection Services (415) 558-6132; or, dbi.specialinspections@sfgov.org ; or FAX (415) 558-6474

Revised 9-22-17

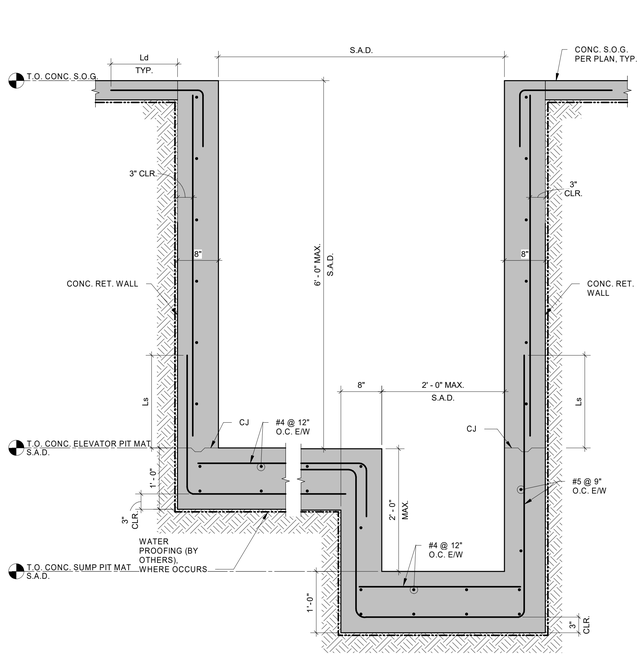
5 S0.03 **SPECIAL INSPECTION FORM**

N.T.S.

(A)	ABOVE
A.B.	ANCHOR BOLT
ADD'L	ADDITIONAL
ADJ.	ADJACENT
A.F.F.	ARCHITECTURAL FINISHED FLOOR
APPROX.	APPROXIMATE
ARCH.	ARCHITECT
A.T.R.	ALL THREAD ROD
(B)	BELOW
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
B.O.	BOTTOM OF
BOT	BOTTOM
BTWN.	BETWEEN
℄	CENTERLINE
C.F.	CUBIC FEET
C.I.P.	CAST IN PLACE
C.J.	CONSTRUCTION JOINT
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR.	CENTER
COL.	COLUMN
CNTRSNK.	COUNTER SUNK
COLL.	COLLECTOR
COMP.	COMPACTED
CONC.	CONCRETE
COND.	CONDITION
CONN.	CONNECTION
CONT.	CONTINUOUS
DBL.	DOUBLE
DET.	DETAIL
DIA. Ø	DIAMETER
DIAPH.	DIAPHRAGM
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
(E)	EXISTING
EA.	EACH
E/E	EACH END
E/F	EACH FACE
EL.	ELEVATION
EMB.	EMBEDMENT
E.N.	EDGE NAILING
EQ.	EQUAL
EQUIV.	EQUIVALENT
E/S	EACH SIDE
E/W	EACH WAY
EXT.	EXTERIOR
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
F.N.	FIELD NAILING
F.S.	FAR SIDE
F.I.	FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.L.	GRID LINE
GLB	GLUED LAMINATED BEAM
HD	HOLDOWN
H.D.G.	HOT DIP GALVANIZED
HDR.	HEADER
HORIZ.	HORIZONTAL
HT.	HEIGHT
HSS	HOLLOW STRUCTURAL STEEL
I.D.	INSIDE DIAMETER
IN.	INCH
INT.	INTERIOR
LB	POUND
LONG.	LONGITUDINAL
LLV	LONG LEG VERTICAL
LV.	LEVEL
L.S.	LAG SCREW
LVL	LAMINATED VENEER LUMBER
L.W.	LIGHT WEIGHT
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
ML.	MICROLLAM
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.S.	NEAR SIDE
N.T.S	NOT TO SCALE
N.W.	NORMAL WEIGHT
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
PAR.	PARALLEL
PERP.	PERPENDICULAR
PL	PLATE
PSL	PARALLEL STRAND LUMBER
PLYWD.	PLYWOOD
P.T.	PRESSURE TREATED
P/T	POST TENSIONED
REF.	REFERENCE
R.C.	RELATIVE COMPACTION
REINF.	REINFORCING
REQ'D	REQUIRED
REV.	REVISION
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D	SEE MECHANICAL DRAWINGS
SCH.	SCHEDULE
SHT.	SHEET
SHTG.	SHEATHING
SIMP.	SIMPSON
SIM.	SIMILAR
S.O.G.	SLAB ON GRADE
SPEC.	SPECIFICATIONS
SQ.	SQUARE
STAG.	STAGGERED
STD.	STANDARD
STIFF.	STIFFENER
STL.	STEEL
S.W.	SHEAR WALL
SYM.	SYMMETRIC
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THK.	THICK
THRD.	THREADED
THRU	THROUGH
T.O.	TOP OF
T.O.C	TOP OF CONCRETE
T.O.S.	TOP OF SLAB/STEEL
TRNSV.	TRANSVERSE
TS	TUBE STEEL
TYP.	TYPICAL
U.O.N	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
V.W.A.	VERIFY WITH ARCHITECT
W/	WITH
WD.	WOOD
W/O	WITHOUT
W.P.	WORKING POINT
WT.	WEIGHT

1 S0.03 **ABBREVIATIONS**

N.T.S.

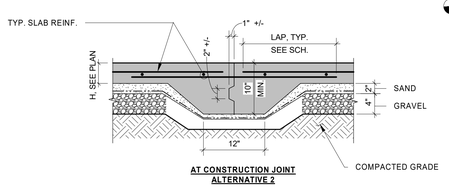


NOTES:

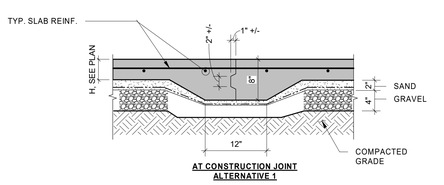
1. CONC. S.O.G. REINF. NOT SHOWN FOR CLARITY.

10 S1.02 **TYPICAL CONCRETE ELEVATOR PIT W/ SUMP PIT**

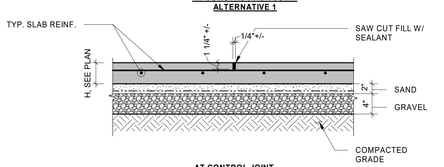
1" = 1'-0"



AT CONSTRUCTION JOINT ALTERNATIVE 2



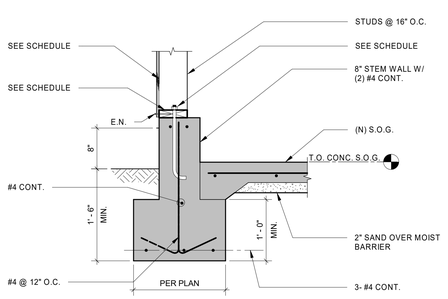
AT CONSTRUCTION JOINT ALTERNATIVE 1



AT CONTROL JOINT

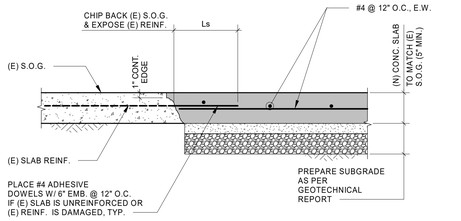
13 S1.02 **TYPICAL SLAB ON GRADE**

1" = 1'-0"



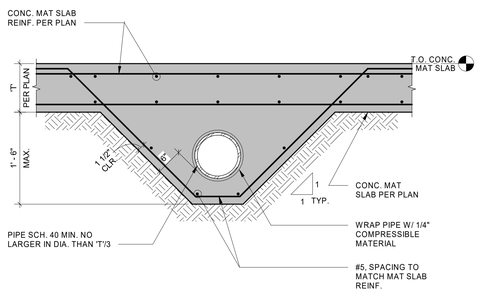
9 S1.02 **TYP. (N) EXTERIOR WALL FOUNDATION**

1" = 1'-0"



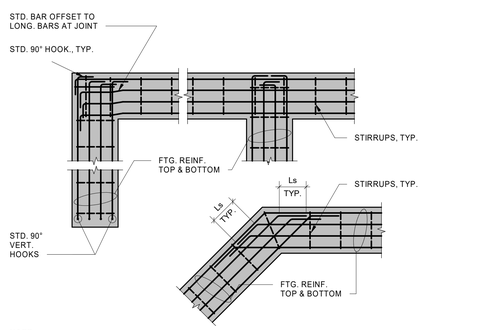
7 S1.02 **NEW SLAB ON GRADE TO EXISTING SLAB ON GRADE**

1" = 1'-0"



6 S1.02 **TYPICAL EMBEDED PIPE WITHIN MAT SLAB**

1" = 1'-0"

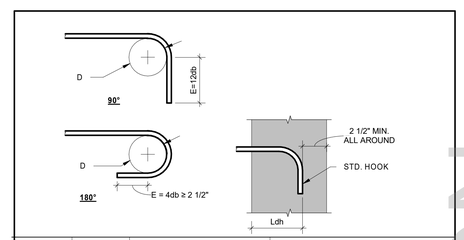


NOTE:

1. SEE TYP. WALL REINF. DETAIL FOR REINF. IN STEM WALL

5 S1.02 **FOOTING REINFORCING AT CORNER AND INTERSECTION**

3/8" = 1'-0"



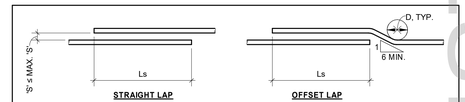
BAR SIZE	D (BEND ø)	E (HOOK EXTENSION)		Ldh (HOOK DEVELOPMENT LENGTH)		
		90° BEND	180° BEND	f'c=3000psi	f'c=4000psi	f'c≥5000psi
#3	2 1/4"	4 1/2"	2 1/2"	6"	6"	6"
#4	3"	6"	2 1/2"	8"	7"	6"
#5	3 3/4"	7 1/2"	2 1/2"	10"	9"	8"
#6	4 1/2"	9"	3"	12"	10"	9"
#7	5 1/4"	10 1/2"	3 1/2"	14"	12"	11"
#8	6"	12"	4"	16"	14"	12"
#9	9 1/2"	14"	5"	18"	15"	14"
#10	10 1/4"	15 1/2"	5 1/2"	20"	17	16"
#11	11 1/2"	17"	6"	22"	19"	17"
#14	17"	20 1/2"	7"	38"	33"	29"
#18	22 3/4"	27 1/2"	9 1/2"	50"	43"	39"

NOTES:

1. db = BAR DIAMETER
2. UNCOATED BARS
3. NORMAL WEIGHT CONCRETE
4. MULTIPLY HOOK DEVELOPMENT LENGTH BY 1.33 FOR LIGHTWEIGHT CONCRETE
5. DO NOT FIELD BEND REINFORCEMENT PARTALLY EMBEDDED IN CONCRETE

3 S1.02 **STANDARD HOOK DIM. / DEVELOPMENT SCHED.**

N.T.S.



BAR SIZE	D (BEND ø)	Ls = SPLICE LENGTH								
		f'c=3000 PSI			f'c=4000 PSI			f'c≥5000 PSI		
		TOP	OTHER	MAX. 'S'	TOP	OTHER	MAX. 'S'	TOP	OTHER	MAX. 'S'
#3	2 1/4"	28"	22"	4"	25"	19"	3"	22"	17"	3"
#4	3"	38"	29"	5"	33"	25"	4"	29"	23"	4"
#5	3 3/4"	47"	36"	6"	41"	31"	6"	36"	28"	5"
#6	4 1/2"	56"	43"	6"	49"	37"	6"	44"	34"	6"
#7	5 1/4"	81"	63"	6"	71"	54"	6"	63"	49"	6"
#8	6"	93"	72"	6"	81"	62"	6"	72"	56"	6"
#9	9 1/2"	105"	81"	6"	91"	70"	6"	81"	63"	6"
#10	10 3/4"	118"	91"	6"	102"	79"	6"	92"	71"	6"
#11	12"	131"	101"	6"	114"	87"	6"	102"	78"	6"
#14	18 1/4"	157"	121"	6"	136"	105"	6"	122"	94"	6"
#18	24"	209"	161"	6"	181"	140"	6"	162"	125"	6"

NOTES:

1. THIS TABLE CONTAINS MIN. LENGTHS FOR LAP SPLICES & BAR DEVELOPMENT NOT OTHERWISE SPECIFIEDON THESE DRAWINGS THESE LENGTHS MAY BE REDUCED IN CERTAIN SITUATIONS, SUBJECT TO PRIOR REVIEW & APPROVAL OF THE ENGINEER
2. SPLICE LENGTHS ARE FOR NORMAL WEIGHT CONC. W/ GRADE 60 REINF.
3. MULTIPLY SPLICE LENGTHS BY 1.33 FOR LIGHTWEIGHT CONC.
4. SPLICE LENGTHS ARE FOR UNCOATED BARS
5. DIVIDE LENGTHS IN TABLE BY 1.3 TO OBTAIN SINGLE STRAIGHT BAR, DEVELOPMENT LENGTHS IN CONCRETE
6. USE "TOP" FOR WALL BOUNDARIES & WHEN MORE THAN 12" OF FRESH CONC. IS PLACED BELOW SPLICE, "OTHER" FOR ALL OTHER SITUATIONS
7. 'S' = SPACING
8. PROVIDE MIN. COVER PER GENERAL NOTES, BUT NOT LESS THAN 1x BAR DIAMETER

2 S1.02 **LAP SPLICE / DEVELOPMENT SCHEDULE**

NO SCALE

REBAR SIZE-BOLT DIA.	TORQUE REQUIREMENT (FT./LBS.)	TEST QUANITITY (MIN. 2 PER 500 S.F. OR 4 PER WALL/BEAM/COL.)*	PULL-TEST REQUIREMENT (LBS.)	TEST QUANITITY OF BARS (RANDOMLY SELECTED)
#3 - 3/8"	20	25%	3200	10%
#4 - 1/2"	40	25%	5700	10%
#5 - 5/8"	60	25%	8900	10%
#6 - 3/4"	80	25%	12800	10%
#7 - 7/8"	100	25%	17500	10%
#8 - 1"	150	25%	22800	10%
#9 - 1 1/8"	180	25%	29000	10%
#10 - 1 1/4"	240	25%	36800	10%
#11 - 1 3/8"	300	25%	45300	10%

NOTE:

1. THE QUANTITY OF TORQUE-TESTED BOLTS MAY BE REDUCED TO 10% WHEN PERIODIC SPECIAL INSPECTION IS PROVIDED

1 S1.02 **BOLT/REBAR TESTING SCHEDULE**

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NO.	ISSUE	DATE
	DESIGN DEVELOPMENT	03/22/19

JOB NUMBER: PROJECT #
DRAWN BY: Author
CHECKED BY: Checker
DATE 12/04/2018
SCALE As indicated
TITLE TYPICAL CONCRETE DETAILS
SHEET S1.02

3/22/2019 9:15:43 AM

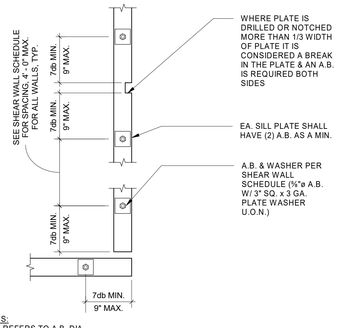
MEMBER	HANGER	
	FACE MOUNT	TOP FLANGE
2x ROOF RAFTER	LUS OR U[1]	JB OR HUTF[3]
DBL. 2x ROOF RAFTER	HU[3]	HUTF[3]
TJI ROOF RAFTER	IUS OR HU[3]	ITS OR LBV[3]
LVL ROOF RAFTER	HU[3]	LBV[3]
2x FLOOR JOIST	LUS OR U	LB OR JB
TJI FLOOR JOIST (SPAN < 18'-0")	IUS	ITS
TJI FLOOR JOIST (SPAN ≥ 18'-0")	MIU OR HU	LBV OR BA
LVL OR DBL. LVL FLOOR JOIST	HU	LBV
4x OR 6x BEAM	HU	BA
GLULAM OR PSL BEAM	HUCQ	HB

NOTES:

1. ALL HANGERS BY SIMPSON OR APPROVED EQUIVALENT. INSTALL PER MANUFACTURER'S INSTRUCTIONS, FILL ALL HOLES U.O.N.
2. USE LARGEST HANGER ALLOWED FOR FRAMING MEMBER.
3. HANGER MAY BE SLOPED UP TO 45°

15 S1.05 TYPICAL HANGER SCHEDULE

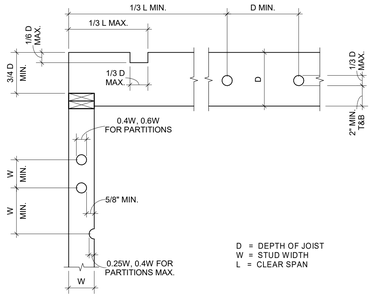
N.T.S.



NOTES:
1. db REFERS TO A.B. DIA.
2. SILL PLATES IN CONTACT W/ CONCRETE SHALL BE P.T.D.F. OR FOUNDATION GRADE REDWOOD.
3. IF 7db MIN./12" MAX. DIM. W/ HD THEN MEASURE FROM CENTERLINE HD A.B.
4. SILL BOLTS SHALL BE 5/8" Ø L-BOLTS W/ 7" EMB. INTO FTG. (BELOW SLAB WHERE OCCURS) @ 4'-0" MAX. SPACING

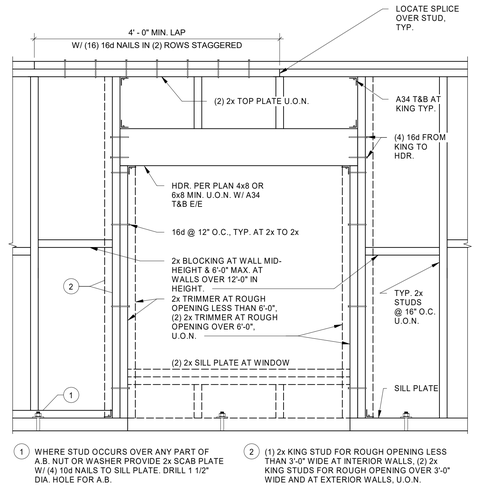
14 S1.05 TYP. SILL BOLTING LAYOUT

1" = 1'-0"



13 S1.05 HOLES & NOTCHES IN STUDS & JOIST

N.T.S.

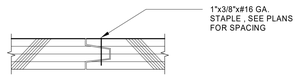


1 WHERE STUD OCCURS OVER ANY PART OF A.B. NUT OR WASHER PROVIDE 2x SCAB PLATE W/ (4) 10d NAILS TO SILL PLATE. DRILL 1 1/2" DIA. HOLE FOR A.B.

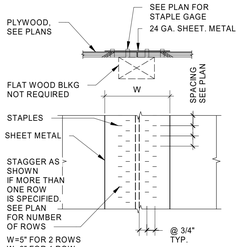
2 (1) 2x KING STUD FOR ROUGH OPENING LESS THAN 3'-0" WIDE AT INTERIOR WALLS, (2) 2x KING STUDS FOR ROUGH OPENING OVER 3'-0" WIDE AND AT EXTERIOR WALLS, U.O.N.

12 S1.05 TYPICAL FRAMING @ DOOR & WINDOW OPNG.

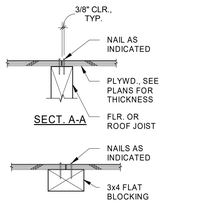
N.T.S.



STAPLE IN TONGUE & GROOVE JOINT

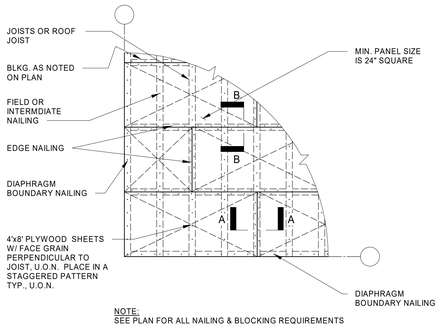


SECT. B-B
@ SHEET METAL BLKG.



SECT. A-A

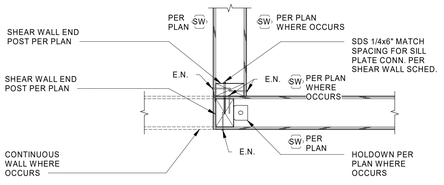
SECT. B-B
@ FLR. DIAPH. W/ WD. BLKG.



NOTE:
SEE PLAN FOR ALL NAILING & BLOCKING REQUIREMENTS

10 S1.05 TYP. FLR. & ROOF PLYWD. DIAPHRAGM NAILING

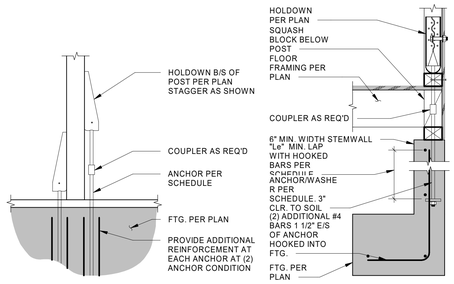
N.T.S.



9 S1.05 SHEAR WALL INTERSECTION

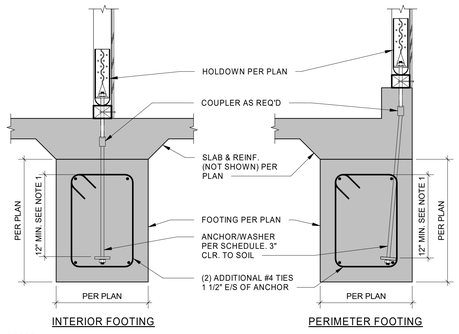
1" = 1'-0"

HOLDOWN	ANCHOR DIA.	WASHER SIZE	CAPACITY (LBS.)	MIN. POST SIZE	Le
HDU2	5/8"	3x3x3/8"	3075	4x4	12"
HDU4	5/8"	3x3x3/8"	4565	4x4	12"
HDU5	5/8"	3x3x1/2"	5645	4x4	13"
HDU8	7/8"	3x3x1/2"	7870	4x6	17"
HDU11	1"	3x3x1/2"	11175	4x8	25"
HDU14	1"	3x3x1/2"	14375	4x8 OR 6x6	31"



(2) ANCHOR CONDITION

STEMWALL



INTERIOR FOOTING

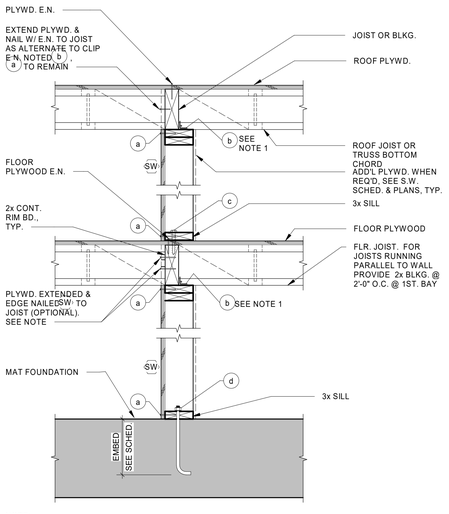
PERIMETER FOOTING

NOTES:

1. IF REQUIRED EMBEDMENT IS DEEPER THAN FOOTING THEN FOOTING SHALL BE LOCALLY DEEPENED TO PROVIDE 3" CLR. BETWEEN ANCHOR AND SOIL. DIMENSION IS TAKEN FROM TOP OF REBAR TIE NOT TOP OF FOOTING.
2. POST SIZE INDICATED ON PLAN SHALL BE USED UNLESS IT IS SMALLER THAN MIN. POST SIZE INDICATED IN SCHEDULE.
3. ALL HARDWARE (ALL THREAD ROD, COUPLERS, WASHERS, NUTS) IN CONTACT WITH CONCRETE TO BE HOT DIPPED GALVANIZED.

7 S1.05 HOLDOWN SCHEDULE

1" = 1'-0"

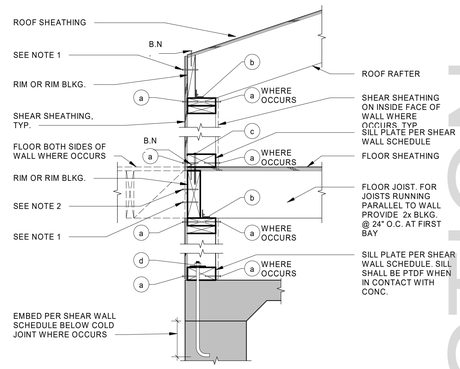


NOTE:
1.THIS CONN. MAY BE OMITTED @ FLR. (NOT @ ROOF) IF JOISTS ARE PARALLEL TO WALL & PLYWD. IS EXTENDED UP & EDGE NAILED,TO JOISTS. DOES NOT APPLY TO WALLS W/ PLYWD. ON BOTH SIDES.

2.CONNECTIONS INDICATED W/ LETTERS ARE DEFINED IN S.W. SCHED.

5 S1.05 TYPICAL INTERIOR SHEAR WALL

1" = 1'-0"

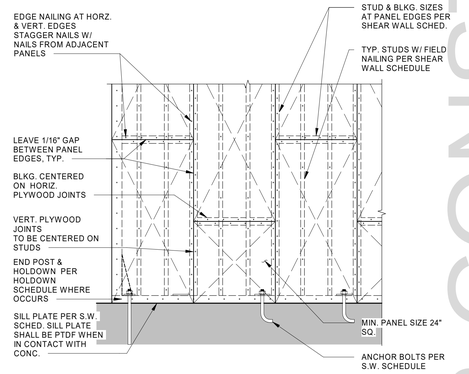


NOTES:

1. WHERE SHEAR SHEATHING IS EXTENDED ABOVE TOP PLATE AND E.N. IS PROVIDED TO RIM, RIM CLIPS NOTED "b" MAY BE OMITTED. RIM MUST BE 3x MIN. DOES NOT APPLY WHEN SHEAR SHEATHING OCCURS ON BOTH SIDES OF WALL. EDGE NAILING SHALL ALWAYS BE APPLIED TO TOP PLATE.
2. WHERE SHEAR SHEATHING IS EXTENDED BELOW SILL PLATE AND E.N. IS PROVIDED TO RIM, SILL PLATE CONNECTION NOTED "c" MAY BE OMITTED. RIM MUST BE 3x MIN. DOES NOT APPLY WHEN SHEAR SHEATHING OCCURS ON BOTH SIDES OF WALL. EDGE NAILING SHALL ALWAYS BE APPLIED TO SILL PLATE.
3. CONNECTIONS INDICATED WITH LETTERS ARE DEFINED IN SHEAR WALLS SCHEDULE.

3 S1.05 TYPICAL EXTERIOR SHEAR WALL

1" = 1'-0"



2 S1.05 TYPICAL PLYWD. SHEAR WALL ELEV.

N.T.S.

MARK	(a) EDGE NAILING (E.N.) SEE NOTE 2	CAPACITY (PLF)	(b) RIM CONN. SPACING (SIMP. A35, LTP4 OR LS50)	(c) SILL PL CONN. SPACING (SIMP. SDWS 0.220 x 6) SEE NOTE 5	(d) FDN. ANCHOR SPACING. SEE NOTE 4
6	10d @ 6" O.C.	310	24" O.C.	16" O.C.	48" O.C.
4	10d @ 4" O.C.	460	16" O.C.	12" O.C.	48" O.C.
3	10d @ 3" O.C.	600	12" O.C.	8" O.C.	32" O.C.
2	10d @ 2" O.C.	770	8" O.C.	8" O.C.	24" O.C.
6 / 6	10d @ 6" O.C. B/S	620	12" O.C.	8" O.C.	32" O.C.
4 / 4	10d @ 4" O.C. B/S	920	8" O.C.	6" O.C.	24" O.C.
3 / 3	10d @ 3" O.C. B/S	1200	6" O.C.	4" O.C.	16" O.C.
2 / 2	10d @ 2" O.C. B/S	1540	4" O.C.	4" O.C.	12" O.C.

NOTES:

1. USE ½" CDX PLYWD
2. E.N. ACROSS ALL PANEL EDGES, FIELD NAILING IS 12" O.C. ALL NAILS ARE COMMON WIRE NAILS, MAY USE 10d SHORTS (2 1/8" MIN. LENGTH) W/ FULL HEADS.
3. ALL MEMBERS RECEIVING E.N. INCLUDING SILL PLATE SHALL BE 3x AS A MIN. NAILING SHALL BE STAGGERED. EXCEPTION: WHERE PLYWOOD IS APPLIED TO ONLY ONE SIDE OF WALL AND NAIL SPACING IS 6" O.C. MEMBERS RECEIVING EDGE NAILING CAN BE 2x.
4. ALL FDN. ANCHOR BOLTS ARE ⅝"ø L-BOLTS W/ A 2" HOOK OR ALL THREAD ROD WITH A NUT, WASHER AND NUT ON THE EMBEDDED END. WHEN SHEAR WALLS ARE LOCATED ON (E) CONCRETE ⅝"ø ALL THREAD ROD WITH SIMPSON SET-XP EPOXY MAY BE USED. ANCHORS SHALL HAVE A MIN. EMBEDMENT OF 7", A MIN. EDGE DISTANCE OF 1¾" AND SHALL HAVE A 3" SQ. x 3 GA. PLATE WASHER AT THE SILL. CONTRACTOR MAY USE BP¾-3 OR BPS¾-3 SIMPSON WASHERS. PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING. WHERE WALL IS GREATER THAN 2x4 AND SHEATHING OCCURS ON BOTH SIDES, ANCHOR BOLTS SHALL BE STAGGERED. A.B. & WASHER SHALL BE HOT DIPPED GALVANIZED.
5. SILL CONNECTION IS FOR WOOD TO WOOD CONNECTION ONLY, TYP. BTWN. FLOORS. WHERE SPACING IS CLOSER THAN 8" O.C. RIM OR RIM BLOCKING SHALL BE 3½" MIN WIDTH AND FASTENERS SHALL BE STAGGERED. SDS 1/4 x 6 MAY BE USED IN LIEU OF SDWS 0.220 x 6 AT CONTRACTOR'S DISCRETION.

1 S1.05 SHEAR WALL SCHEDULE

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NO.	ISSUE	DATE
	DESIGN DEVELOPMENT	03/22/19

JOB NUMBER: UNKNOWN
PROJECT #
DRAWN BY: Author
CHECKED BY: Checker
DATE: 12/04/2018
SCALE: N.T.S.
TITLE: TYPICAL WOOD DETAILS

SHEET: S1.05

3/22/2019 9:15:47 AM

NAILING SCHEDULE	
CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOE NAIL	(3) 8d
2. BRIDGING TO JOIST, TOE NAIL E/E	(2) 8d
3. 1" x 6" SUBFLOOR OR LESS TO EA. JOIST, FACE NAIL	(2) 8d
4. WIDER THAN 1" x 6" SUBFLOOR TO EA. JOIST, FACE NAIL	(3) 8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	(2) 16d
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL SOLE PLATE TO JOIST, AT BRACED WALL PANELS	16d @ 16" O.C. (3) 16d @ 16" O.C.
7. TOP PLATE TO STUD, END NAIL	(2) 16d
8. STUD TO SOLE PLATE	(4) 8d TOE NAIL OR (2) 16d END NAIL
9. DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
10. DOUBLE TOP PLATES, FACE NAIL DOUBLE TOP PLATES, LAP SPLICE (PARTITION)	16d @ 16" O.C. (8) 16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	(3) 8d
12. RIM JOIST TO TOP PLATE, TOE NAIL	8d @ 16" O.C.
13. TOP PLATES, LAP AND INTERSECTIONS, FACE NAIL	(2) 16d
14. CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C. ALONG EACH EDGE
15. CEILING JOISTS TO PLATE, TOE NAIL	(3) 8d
16. CONTINUOUS HEADER TO STUD, TOE NAIL	(4) 8d
17. CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	(3) 16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d MIN. SEE 2010 CBC TABLE 2308.10.4.1
19. RAFTER TO PLATE, TOE NAIL	(3) 8d
20.1" DIAGONAL BRACE TO EA. STUD & PLATE, FACE NAIL	(2) 8d
21.1" x 8" SHEATHING OR LESS TO EA. BEARING, FACE NAIL	(2) 8d
22.WIDER THAN 1" x 8" SHEATHING TO EA. BEARING, FACE NAIL	(3) 8d
23.BUILT-UP CORNER STUDS	16d @ 24" O.C.
24.BUILT-UP GIRDER & BEAMS	20d @ 32" O.C. FACE NAIL T&B STAGG. ON OPP SIDES & (2) 20d FACE NAIL AT ENDS AND SPLICES
25.2" PLANKS, FACE NAIL	16d @ EACH BEARING
26.COLLAR TIE TO RAFTER, FACE NAIL	(3) 10d
27.JACK RAFTER TO HIP	(3) 10d TOE NAIL (2) 16d FACE NAIL
28.ROOF RAFTER TO 2x RIDGE BEAM	(2) 16d TOE NAIL (2) 16d FACE NAIL
29.JOIST TO BAND JOIST, FACE NAIL	(3) 16d
30.LEDGER STRIP, FACE NAIL AT EACH JOIST	(3) 16d
31.WOOD STRUCTURAL PANELS SUBFLOOR, ROOF & WALL SHEATHING (TO FRAMING)	10d
32.PANEL SIDING (TO FRAMING)	8d
33.FIBERBOARD SHEATHING	8d
34.INTERIOR PANELING	6d

1 S1.06 **NAILING SCHEDULE**

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STAM P:

NO.	ISSUE	DATE
	DESIGN DEVELOPMENT	03/22/19

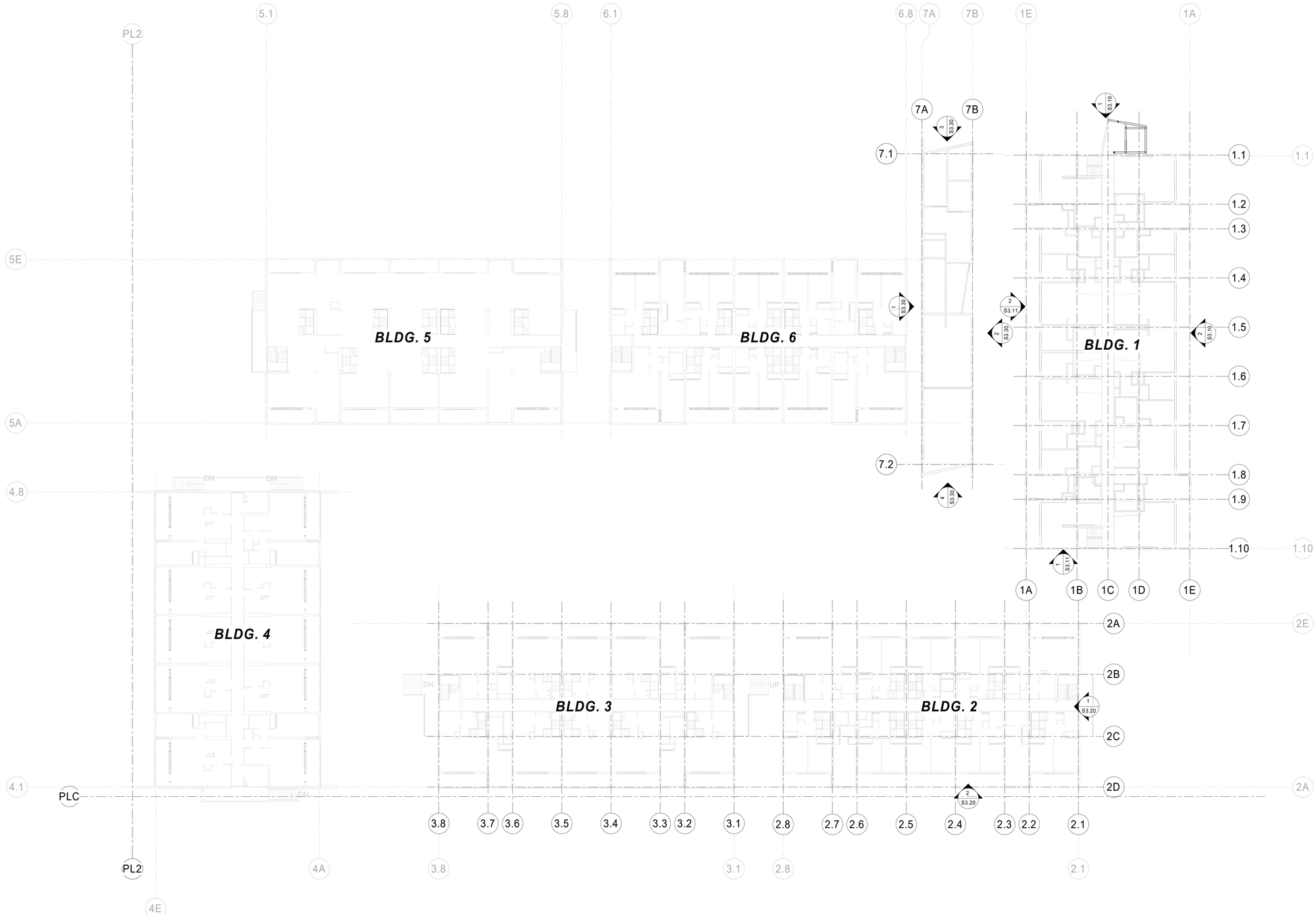
JOB NUMBER: PROJECT #
DRAWN BY: Author
CHECKED BY: Checker
DATE: 12/04/2018
SCALE: N.T.S.
TITLE: **TYPICAL WOOD DETAILS**

SHEET: **S1.06**

3/22/2019 9:15:48 AM

SHEET NOTES:

1. SEE 1 / S5.01 FOR GATE POST FOUNDATION.
2. SEE 3 / S5.01 FOR GARAGE COLUMN STRENGTHENING, TYPICAL OF BUILDINGS 1-6



1 S2.01 **OVERALL PLAN - LEVEL 01**

1/16" = 1'-0"

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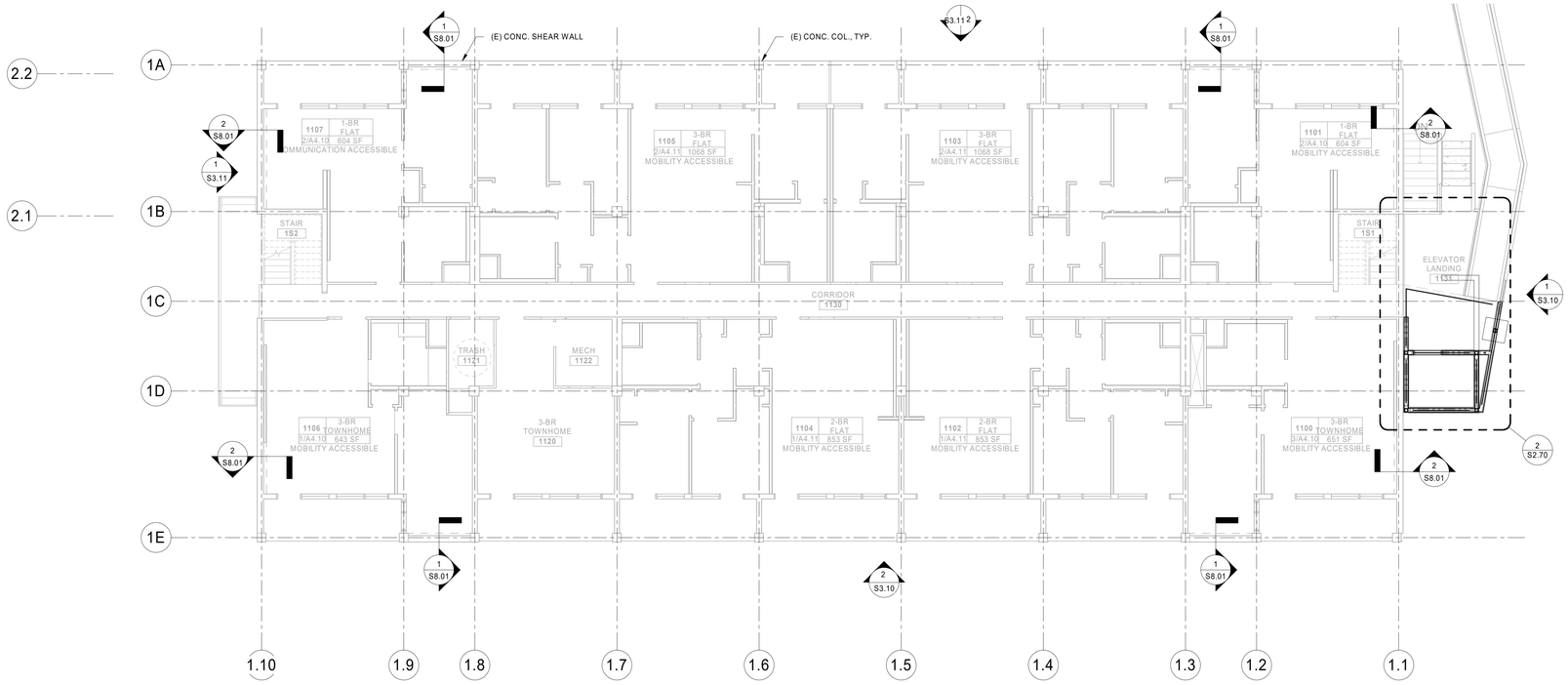
NO.	ISSUE	DATE
	DESIGN DEVELOPMENT	03/22/19

JOB NUMBER: PROJECT #
DRAWN BY: KN
CHECKED BY: JE/BT
DATE: 12/04/2018
SCALE: As indicated
TITLE: OVERALL PLAN - LEVEL 01

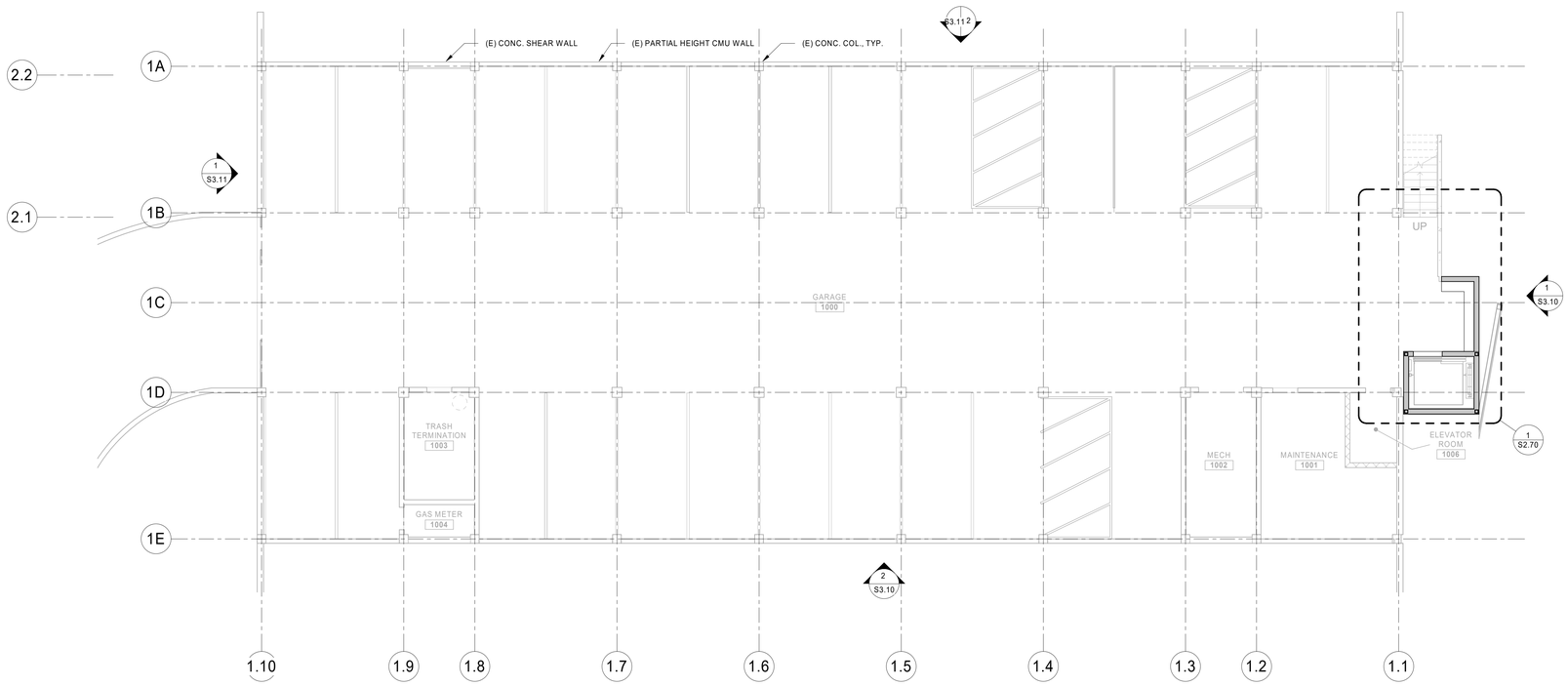
SHEET: **S2.01**

3/22/2019 9:15:53 AM



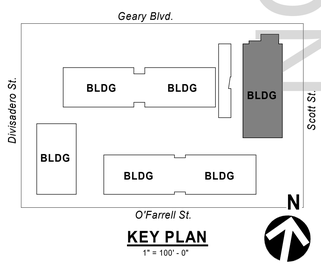
2 S2.10 **BUILDING 1 -LEVEL 1 FRAMING PLAN**

1/8" = 1'-0"



1 S2.10 **BUILDING 1 - GARAGE LEVEL PLAN**

1/8" = 1'-0"



KEY PLAN

1" = 100' - 0"

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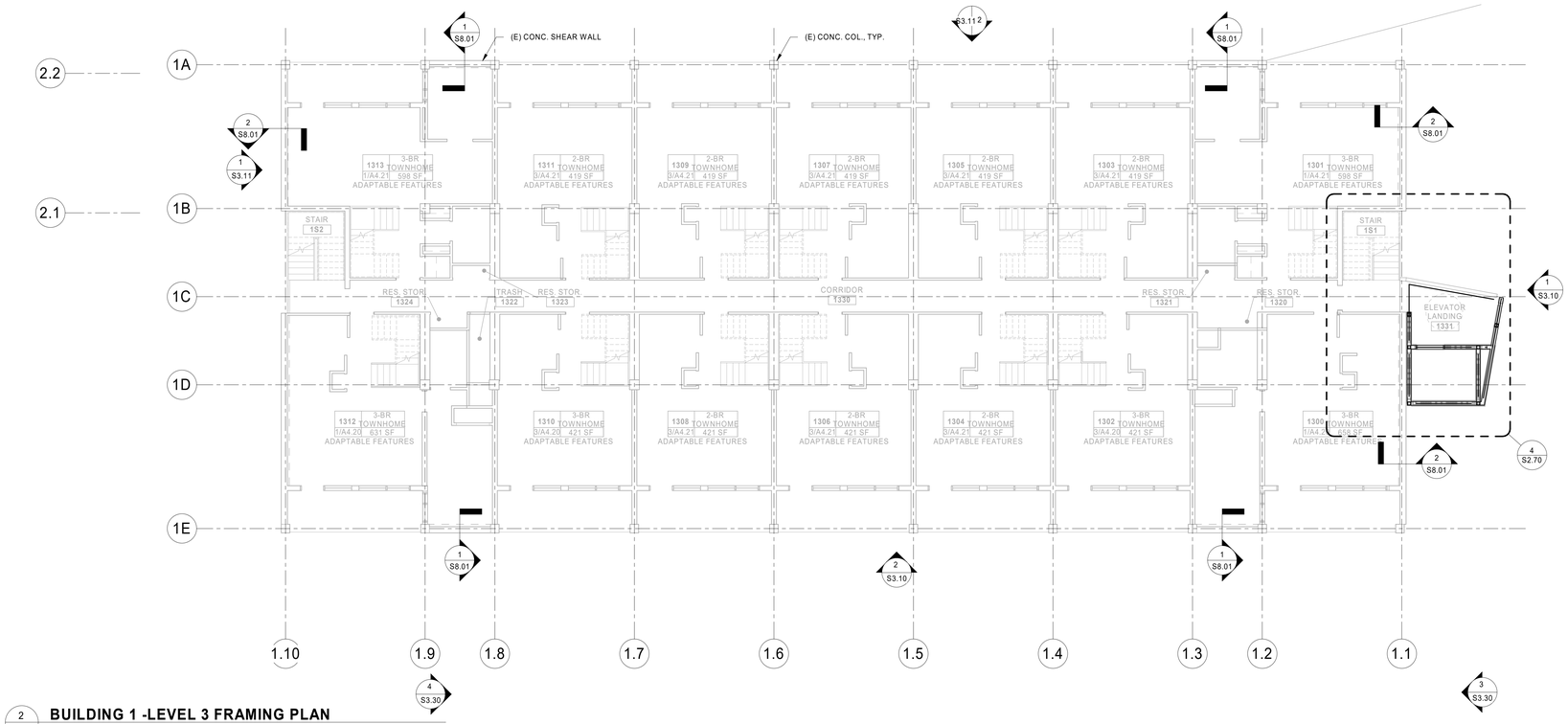
NO.	ISSUE	DATE
	DESIGN DEVELOPMENT	03/22/19

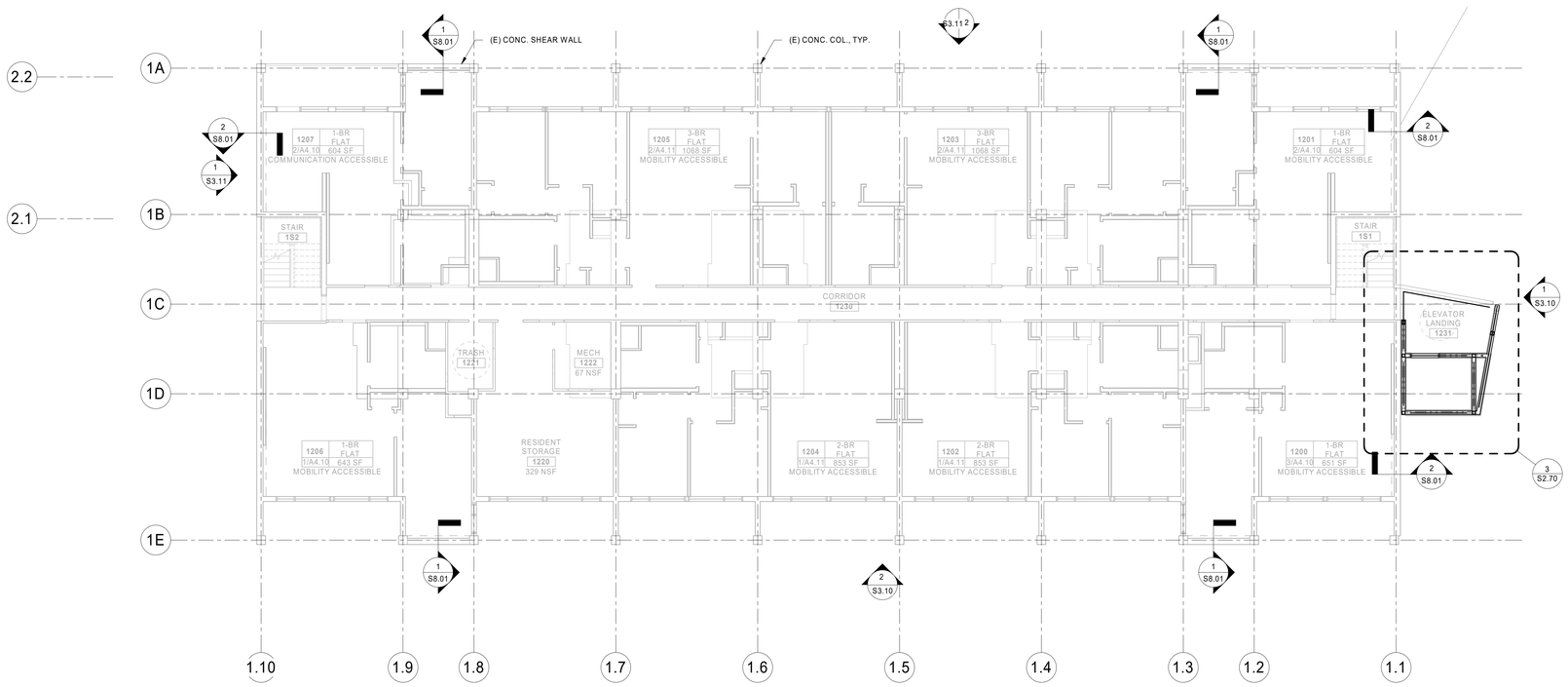
JOB NUMBER: PROJECT #
DRAWN BY: Author
CHECKED BY: Checker
DATE: 12/04/2018
SCALE: As indicated
TITLE: FLOOR PLANS - BUILDING 1 GARAGE & LEVEL 1
SHEET: **S2.10**

3/22/2019 9:15:55 AM



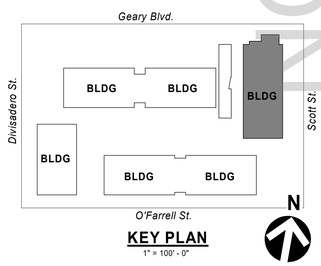
2 S2.11 **BUILDING 1 -LEVEL 3 FRAMING PLAN**

1/8" = 1'-0"



1 S2.11 **BUILDING 1 -LEVEL 2 FRAMING PLAN**

1/8" = 1'-0"



KEY PLAN

1" = 100' - 0"

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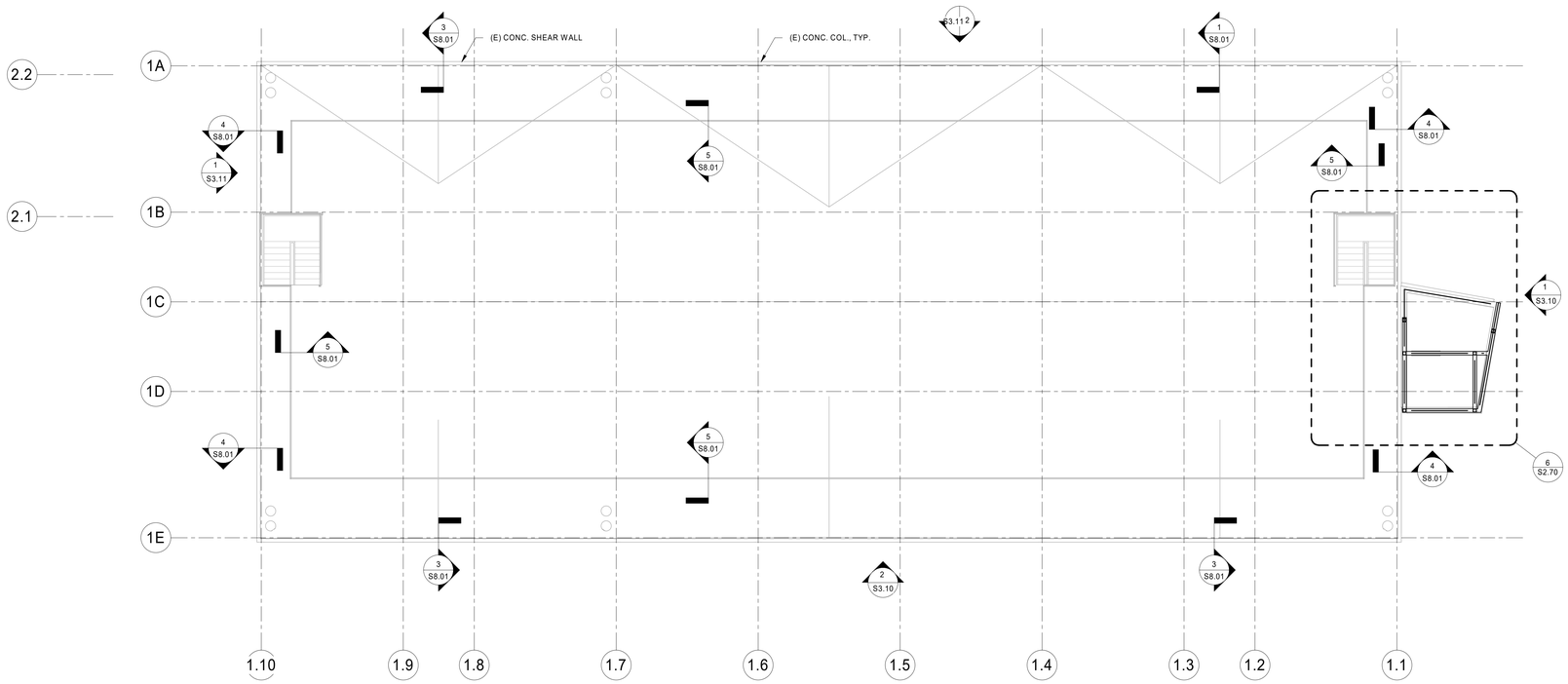
NO.	ISSUE	DATE
	DESIGN DEVELOPMENT	03/22/19

JOB NUMBER: PROJECT #
DRAWN BY: Author
CHECKED BY: Checker
DATE: 12/04/2018
SCALE: As indicated
TITLE: FLOOR PLANS - BUILDING 1 LEVEL 2 & LEVEL 3

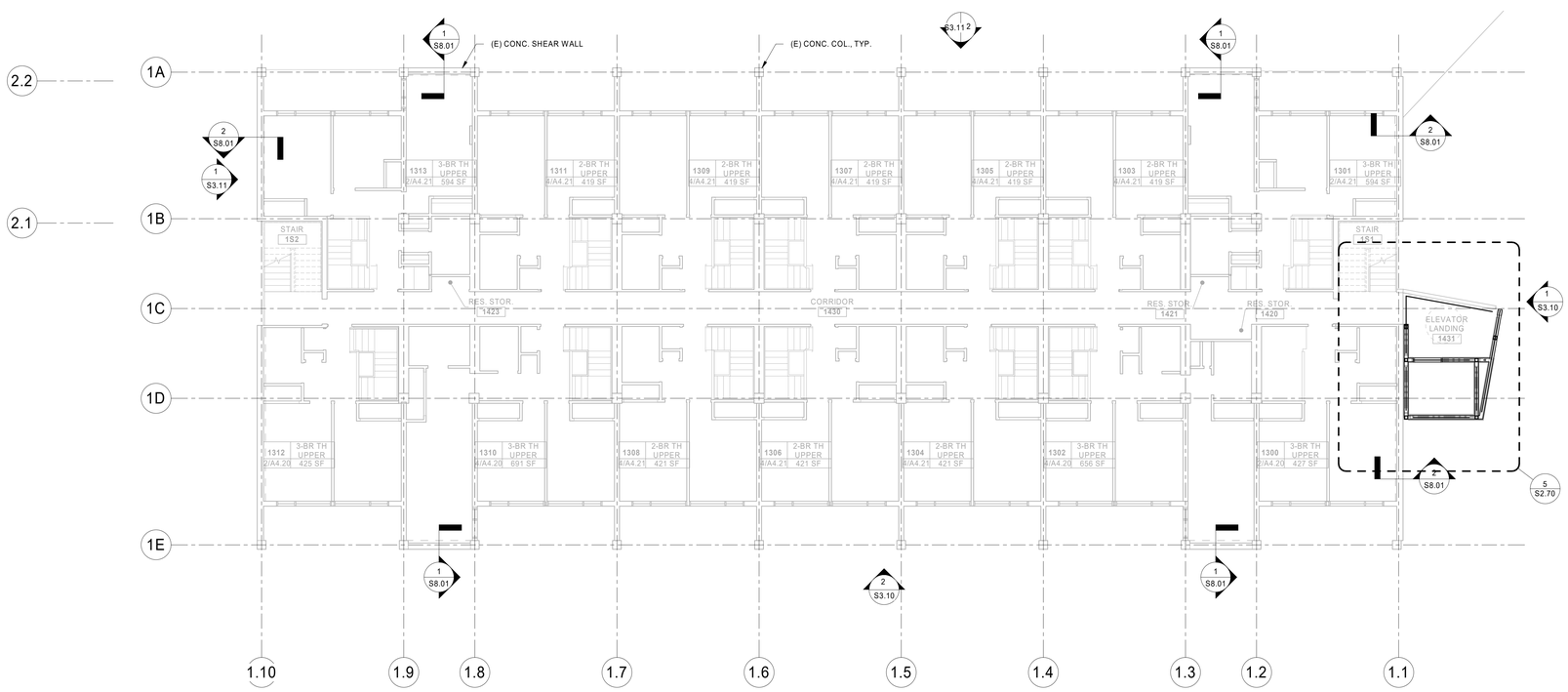
SHEET: **S2.11**

3/22/2019 9:15:56 AM



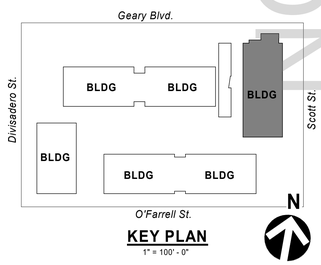
2 S2.12 **BUILDING 1 -ROOF FRAMING PLAN**

1/8" = 1'-0"



1 S2.12 **BUILDING 1 -LEVEL 4 FRAMING PLAN**

1/8" = 1'-0"



KEY PLAN

1" = 100' - 0"

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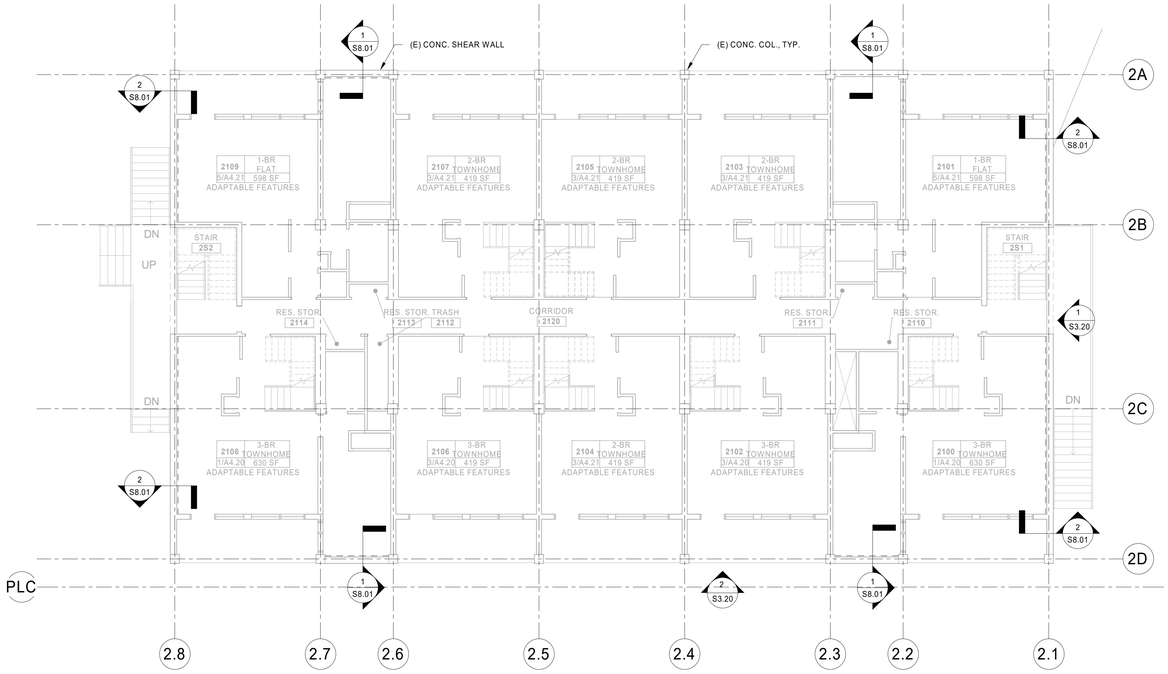
	DESIGN DEVELOPMENT	03/22/19

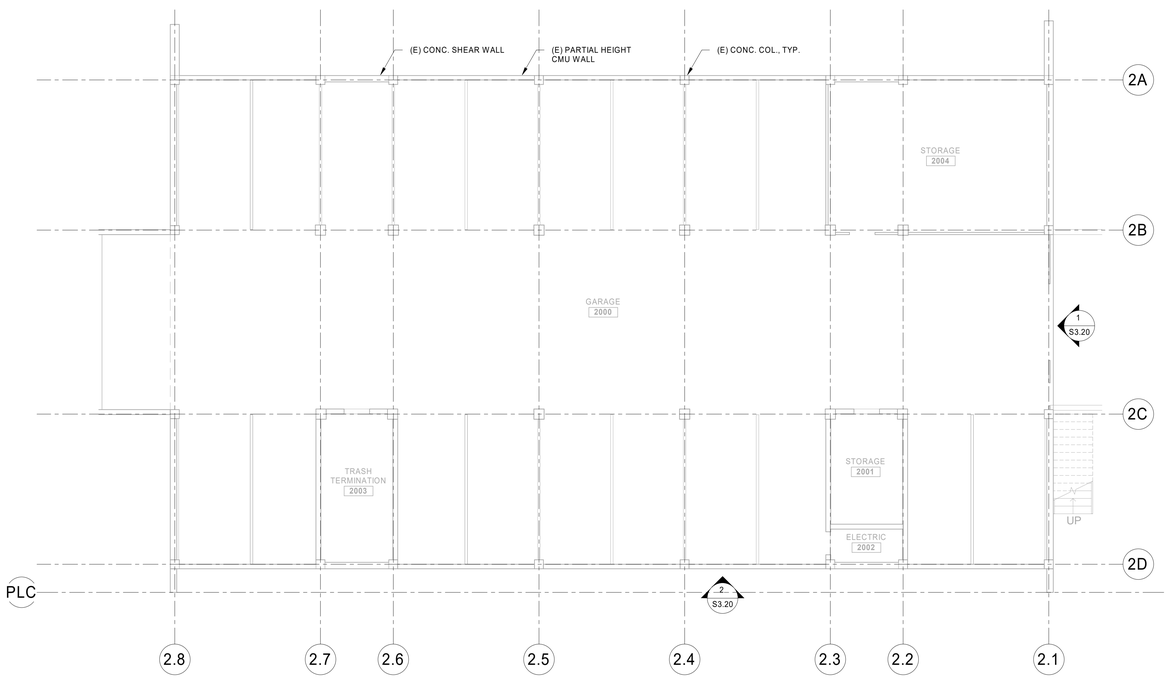
JOB NUMBER: PROJECT #
DRAWN BY: Author
CHECKED BY: Checker
DAT E: 12/04/2018
SCAL E: As indicated
TITL E: FLOOR PLANS - BUILDING 1 LEVEL 4 & ROOF

SHEE T: **S2.12**

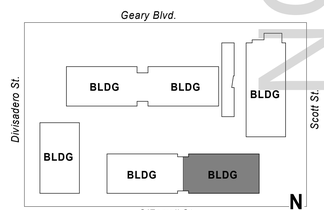
3/22/2019 9:15:58 AM



2 S2.20 **BUILDING 2 -LEVEL 1 FRAMING PLAN**
TYP. OF BLDG 2-6
1/8" = 1'-0"



1 S2.20 **BUILDING 2 - GARAGE LEVEL PLAN**
TYP. OF BLDG 2-6
1/8" = 1'-0"



KEY PLAN
1" = 100' - 0"

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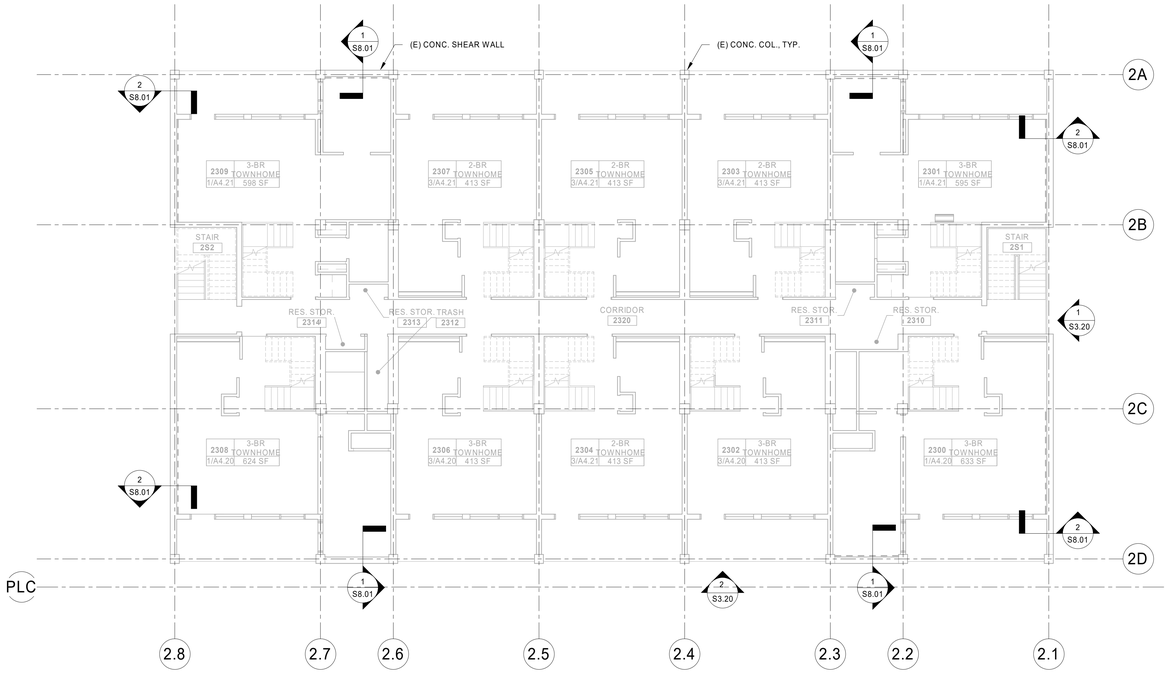
	DESIGN DEVELOPMENT	03/22/19

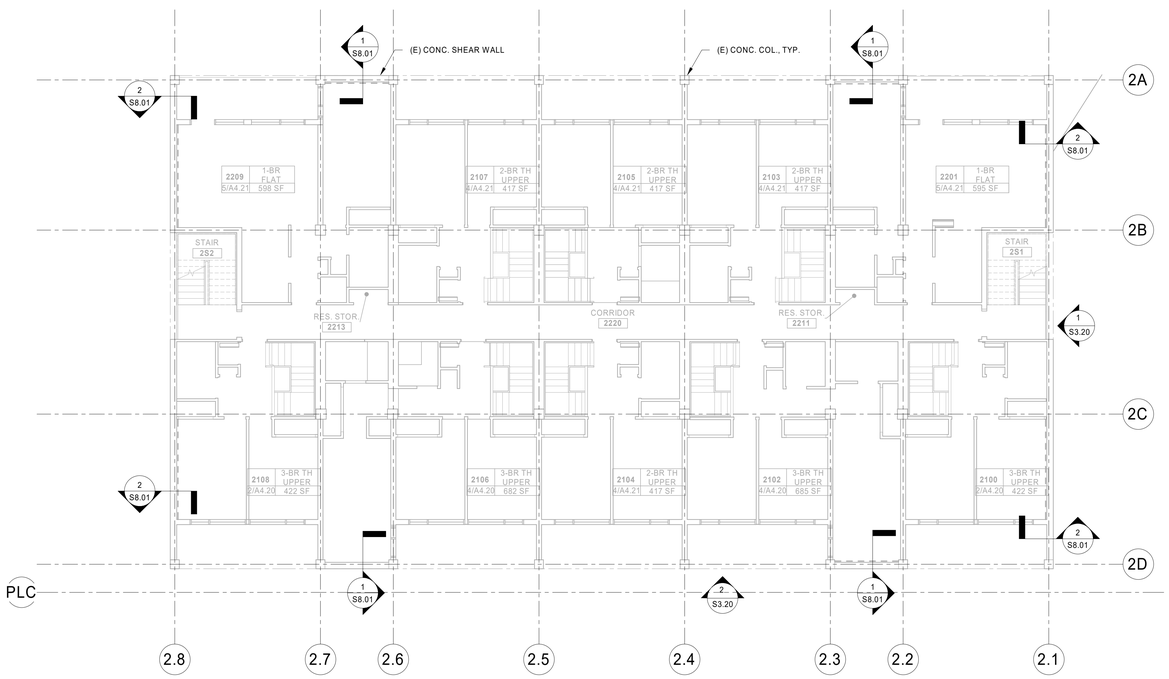
JOB NUMBER: PROJECT #
DRAWN BY: Author
CHECKED BY: Checker
DAT E: 12/04/2018
SCAL E: As indicated
TITL E: **FLOOR PLANS - BUILDING 2 GARAGE & LEVEL 1**

SHEE T: **S2.20**

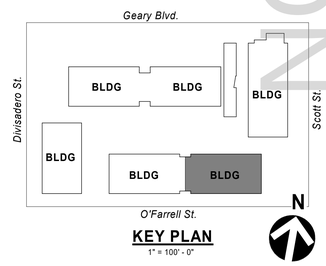
3/22/2019 9:15:59 AM



2 S2.21 **BUILDING 2 -LEVEL 3 FRAMING PLAN**
TYP. OF BLDG 2-6
1/8" = 1'-0"



1 S2.21 **BUILDING 2 -LEVEL 2 FRAMING PLAN**
TYP. OF BLDG 2-6
1/8" = 1'-0"



KEY PLAN
1" = 100' - 0"

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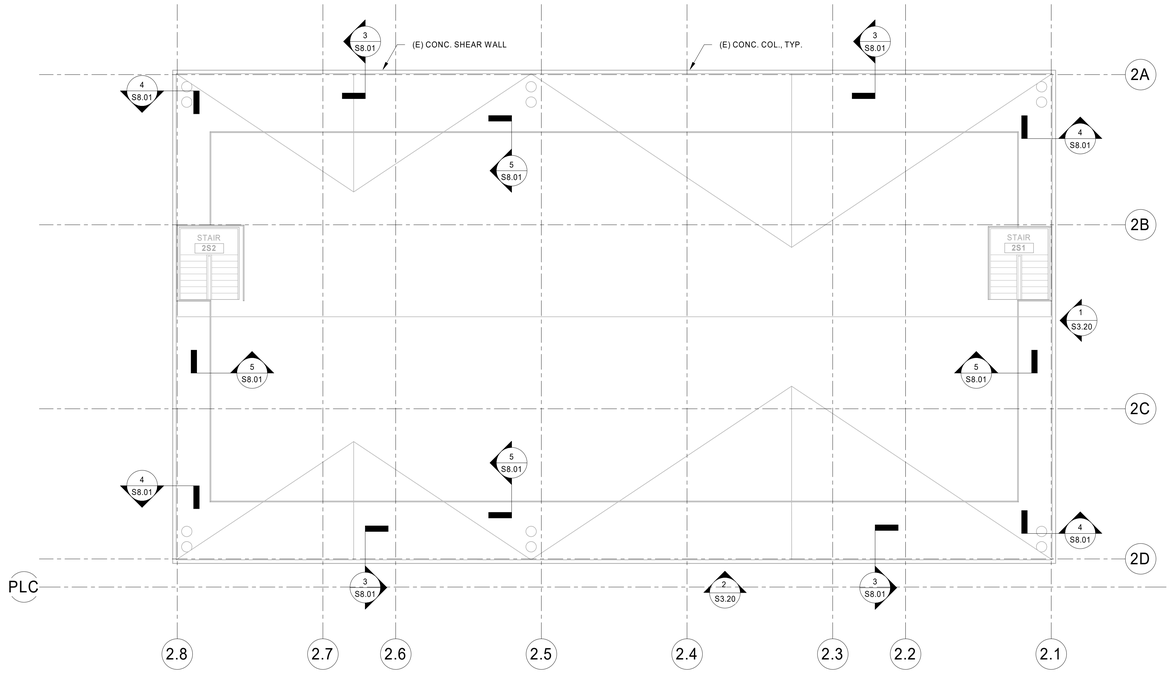
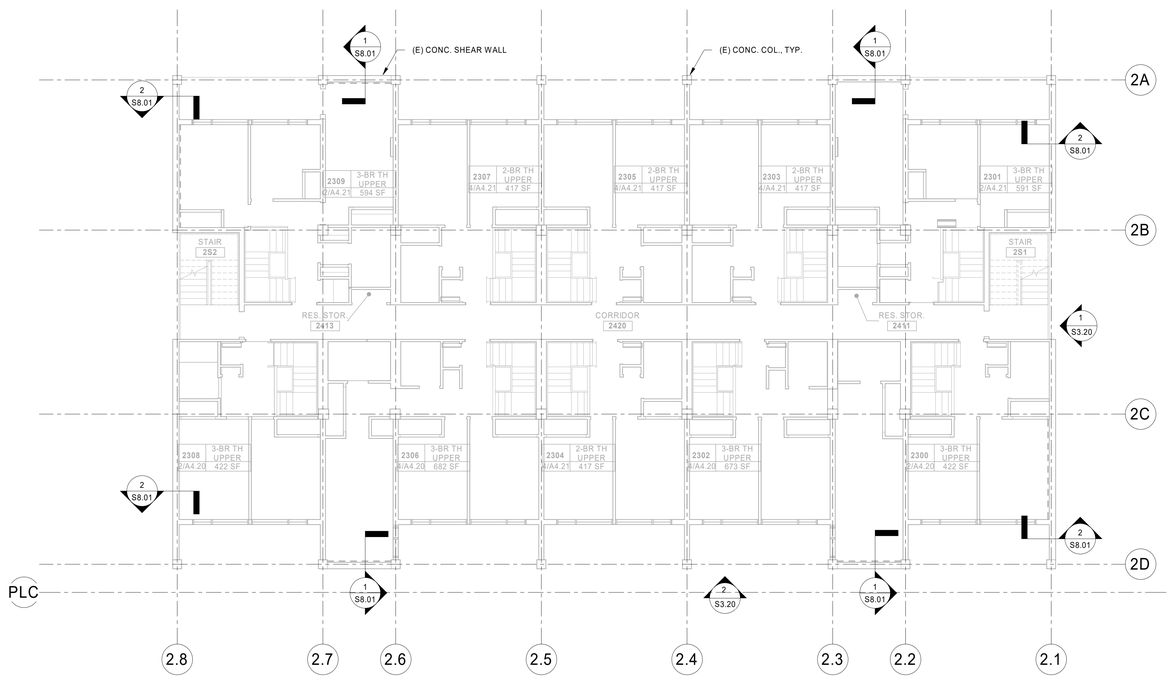
SCAL E: As indicated
TITL E: **FLOOR PLANS - BUILDING 2 LEVEL 2 & LEVEL 3**

SHEE T: **S2.21**

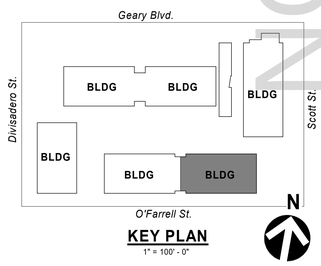
3/22/2019 9:16:00 AM



2 S2.22 **BUILDING 2 -ROOF FRAMING PLAN**
TYP. OF BLDG 2-6
1/8" = 1'-0"



1 S2.22 **BUILDING 2 - LEVEL 4 FRAMING PLAN**
TYP. OF BLDG 2-6
1/8" = 1'-0"



KEY PLAN
1" = 100' - 0"

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DAT E: 12/04/2018
SCAL E: As indicated
TITL E: **FLOOR PLANS - BUILDING 2 LEVEL 4 & ROOF**

SHEE T: **S2.22**

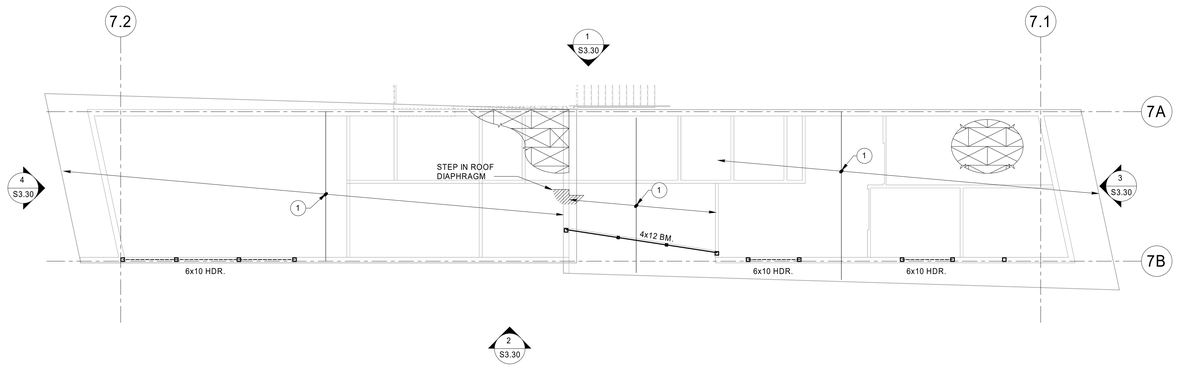
3/22/2019 9:16:01 AM

KEY NOTES:

1. 11 7/8 TJI 110 @ 16" O.C.
2. SIMPSON HOLDOWN REQUIRED AT EACH END OF SHEAR WALL U.O.N. HOLDOWN POST TO RECEIVE EDGE NAILING MIN. POST SIZE NOTED BELOW U.O.N., SEE SHEET S1.2 FOR TYP. DETAILS
   - 2A HDU2 W/ 4x4 POST
   - 2B HDU4 W/ 4x4 POST
   - 2C HDU8 W/ 4x6 POST

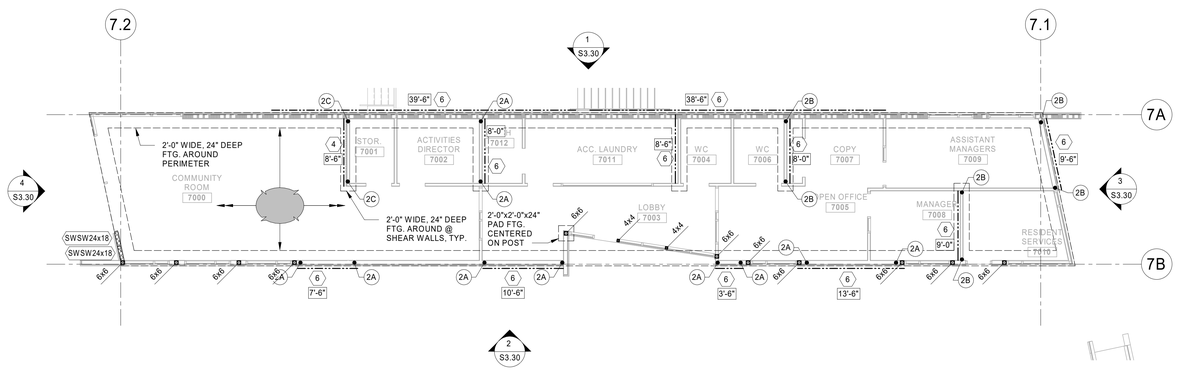
LEGEND:

- STUD STUD WALL
- STRUCTURAL WALL (B)
- WD. OR STL. BEAM
- SIZE — POST/ COL. (A) (TAGGED)
- POST/ COL. (B)
- SW X'-XX" — SUREBOARD SHEAR WALL S.W. MARK, SEE SCH. X/SX.X MIN. LENGTH
- X — SIMP. 'HDU' HOLDOWN, SEE NOTE
- MOMENT CONN., SEE DET. X/SX.XX
- 3/4" PLYWOOD SHTG. W/ 10d @ 6" O.C., E.N. @ 12" F.N.
- 5" THK. SLAB ON GRADE W/ #4 @ 12" O.C., E/W
- (N) CONC. FOOTING OR GRADE BEAM



2 S2.31 **COMMUNITY ROOM - ROOF FRAMING PLAN**

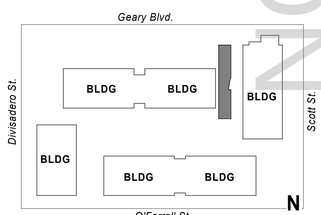
1/8" = 1'-0"



1 S2.31 **COMMUNITY ROOM - GROUND FLOOR/ SLAB FRAMING PLAN**

1/8" = 1'-0"

N



KEY PLAN

1" = 100' - 0"

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DRAWN BY: Author
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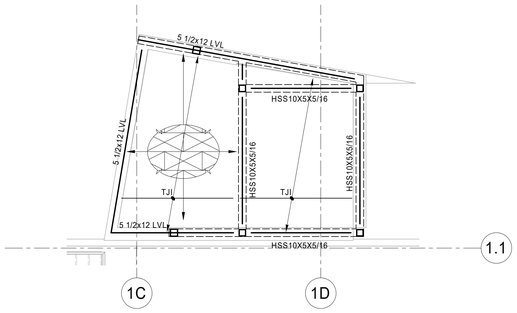
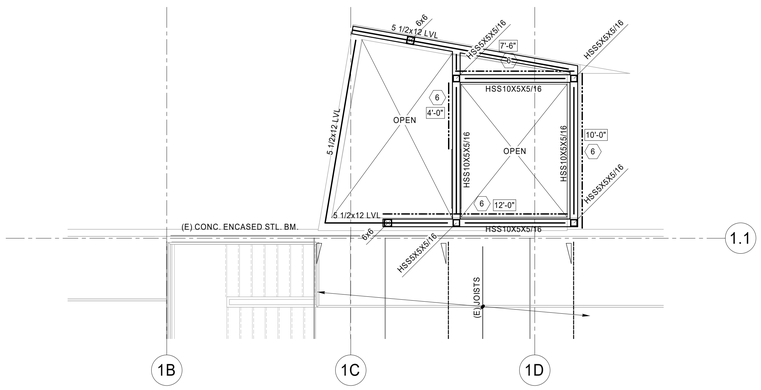
DATE: 12/04/2018
SCALE: As indicated
TITLE: **FLOOR PLANS - COMMUNITY BUILDING LEVEL 1 & ROOF**
SHEET: **S2.31**

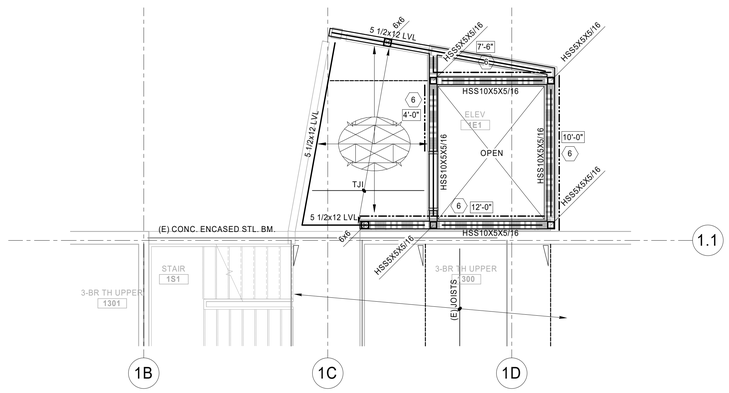
3/22/2019 9:16:05 AM



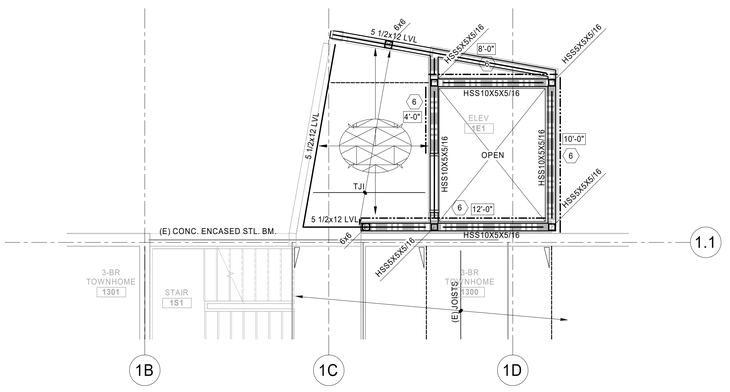
7 S2.70 **BUILDING 1 - HIGH ROOF PARTIAL FRAMING PLAN**
1/4" = 1'-0"



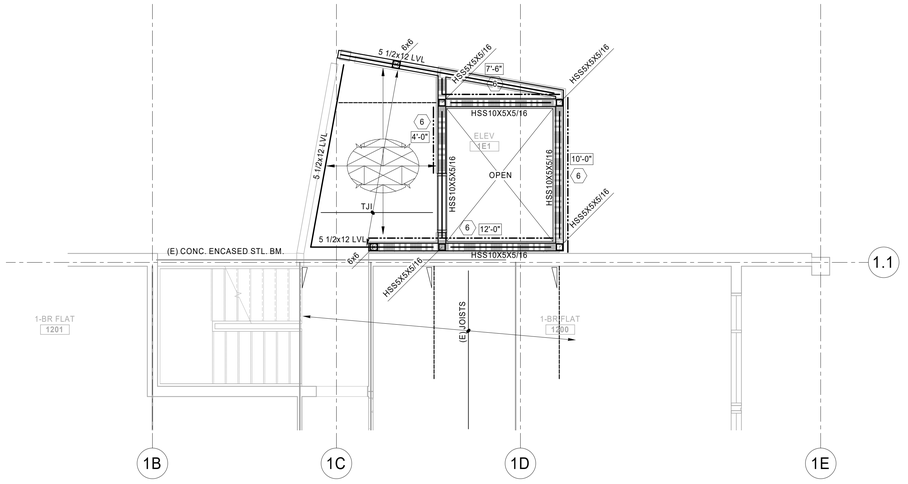
6 S2.70 **BUILDING 1 - ROOF PARTIAL FRAMING PLAN**
1/4" = 1'-0"



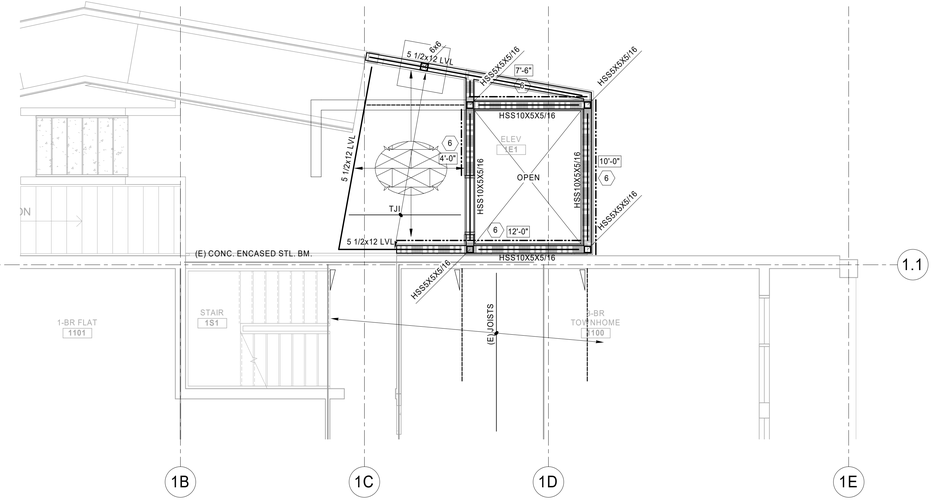
5 S2.70 **BUILDING 1 - LEVEL 4 PARTIAL FRAMING PLAN**
1/4" = 1'-0"



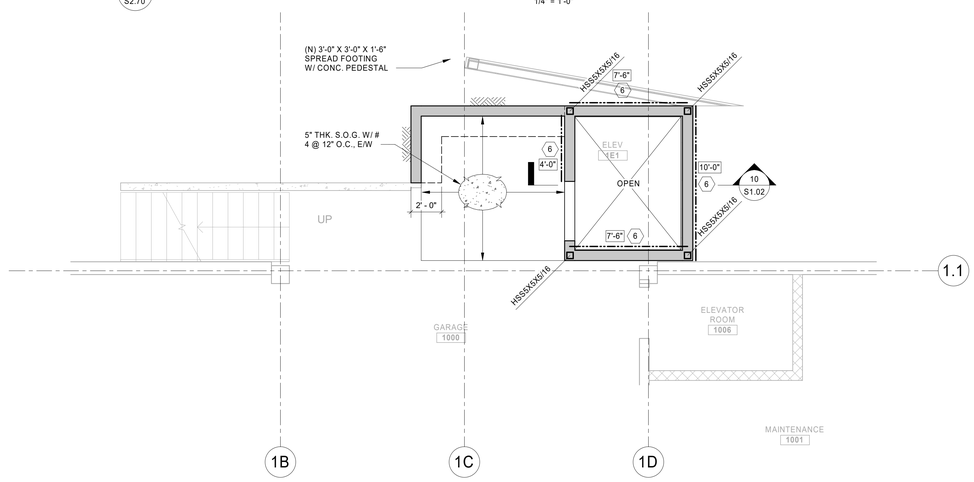
4 S2.70 **BUILDING 1 - LEVEL 3 PARTIAL FRAMING PLAN**
1/4" = 1'-0"



3 S2.70 **BUILDING 1 - LEVEL 2 PARTIAL FRAMING PLAN**
1/4" = 1'-0"



2 S2.70 **BUILDING 1 - LEVEL 1 PARTIAL FRAMING PLAN**
1/4" = 1'-0"



1 S2.70 **BUILDING 1 - PARTIAL GARAGE LEVEL PLAN**
1/4" = 1'-0"

LEGEND:

- (N) CONC. WALL
- STRUCTURAL WALL (B)
- WD. OR STL. BEAM
- SW x'-xx" — SHEAR WALL SHTG. S.W. MARK, SEE SCH. X/SX.X MIN. LENGTH
- HEADER / COLLECTOR
- SIMPSON STRAP, SEE NOTE
- C1 — POST / COLUMN ABOVE (TAGGED)
- POST / COLUMN BELOW
- JOIST SPAN
- DRAG CONNECTION
- PLYWOOD
- (N) CONC. FOOTING OR GRADE BEAM

SHEET NOTES:

1. ALL LUMBER TO BE PRESSURE TREATED FOR EXTERIOR USE OR EQUIVALENT

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	DESIGN DEVELOPMENT	03/22/19

JOB NUMBER: PROJECT #
DRAWN BY: Author
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DATE: 12/04/2018
SCALE: 1/4" = 1'-0"
TITLE: **VERTICAL CIRCULATION PLANS BUILDING 1 NORTH**

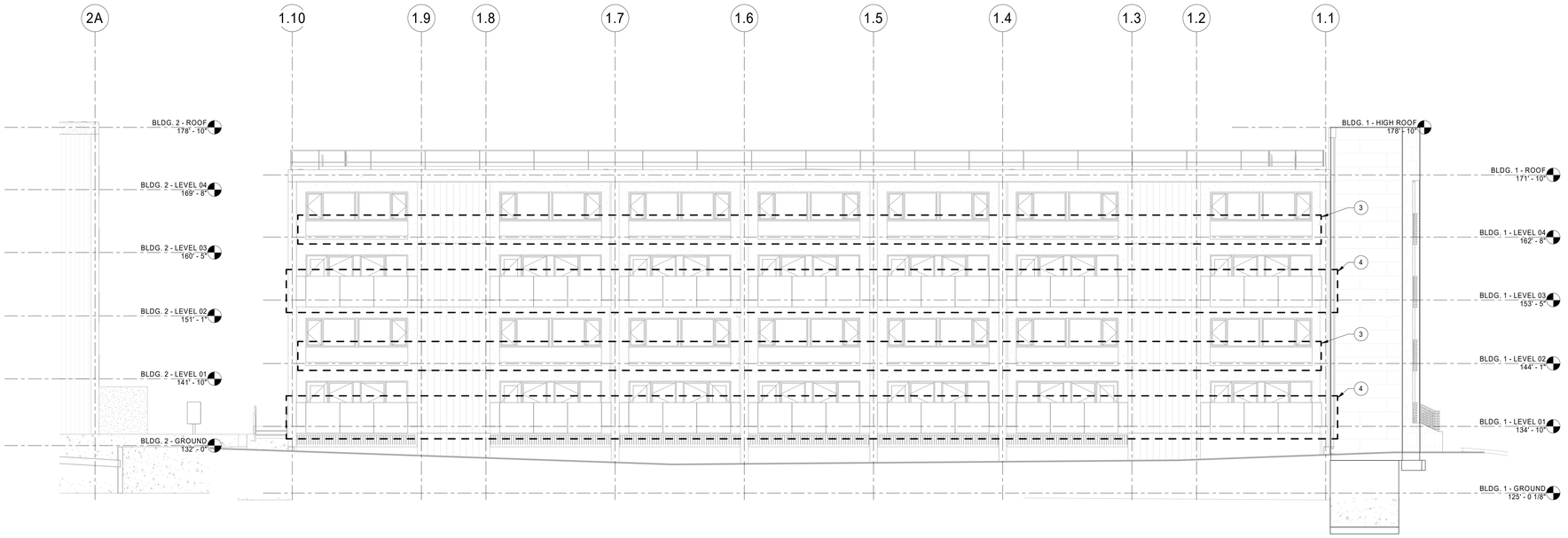
SHEET: **S2.70**

3/22/2019 9:16:18 AM

KEY NOTES:

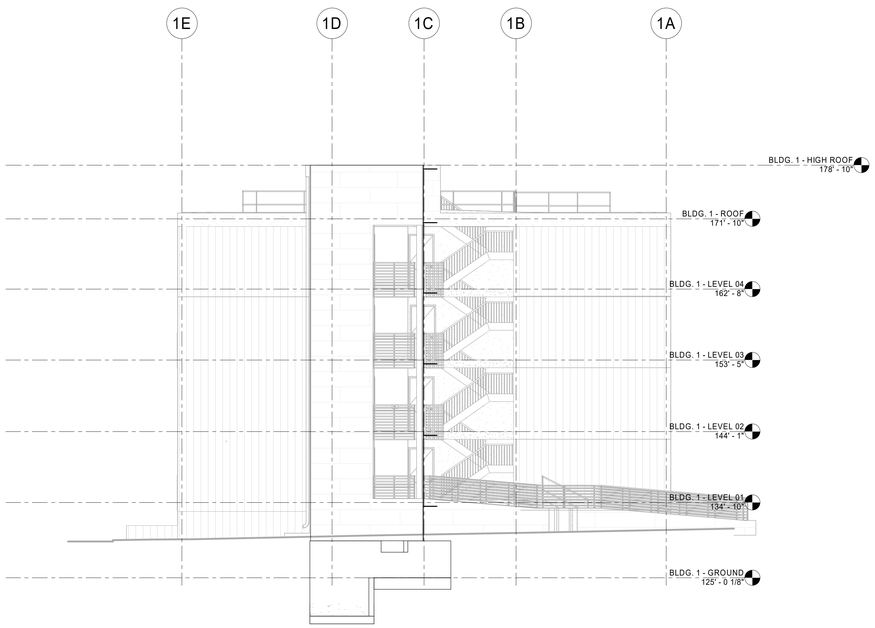
3 (N) FABRIC AWNING BY OTHERS. CONC. SEE -/- FOR STRUCTURAL ANCHORAGE (PENDING).

4 (N) EXTERIOR METAL PANEL GUARDRAIL BY OTHERS. SEE -/- FOR STRUCTURAL ANCHORAGE (PENDING).



2 / S3.10 **BUILDING 1 - EAST ELEVATION AT SCOTT STREET**

1/8" = 1'-0"



1 / S3.10 **BUILDING 1 - NORTH ELEVATION AT GEARY BLVD.**

1/8" = 1'-0"

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NO.	ISSUE	DATE
	DESIGN DEVELOPMENT	03/22/19

JOB NUMBER: PROJECT #
DRAWN BY: Author
CHECKED BY: Checker
DATE: 12/04/2018
SCALE: 1/8" = 1'-0"
TITLE: ELEVATIONS - BUILDING 1

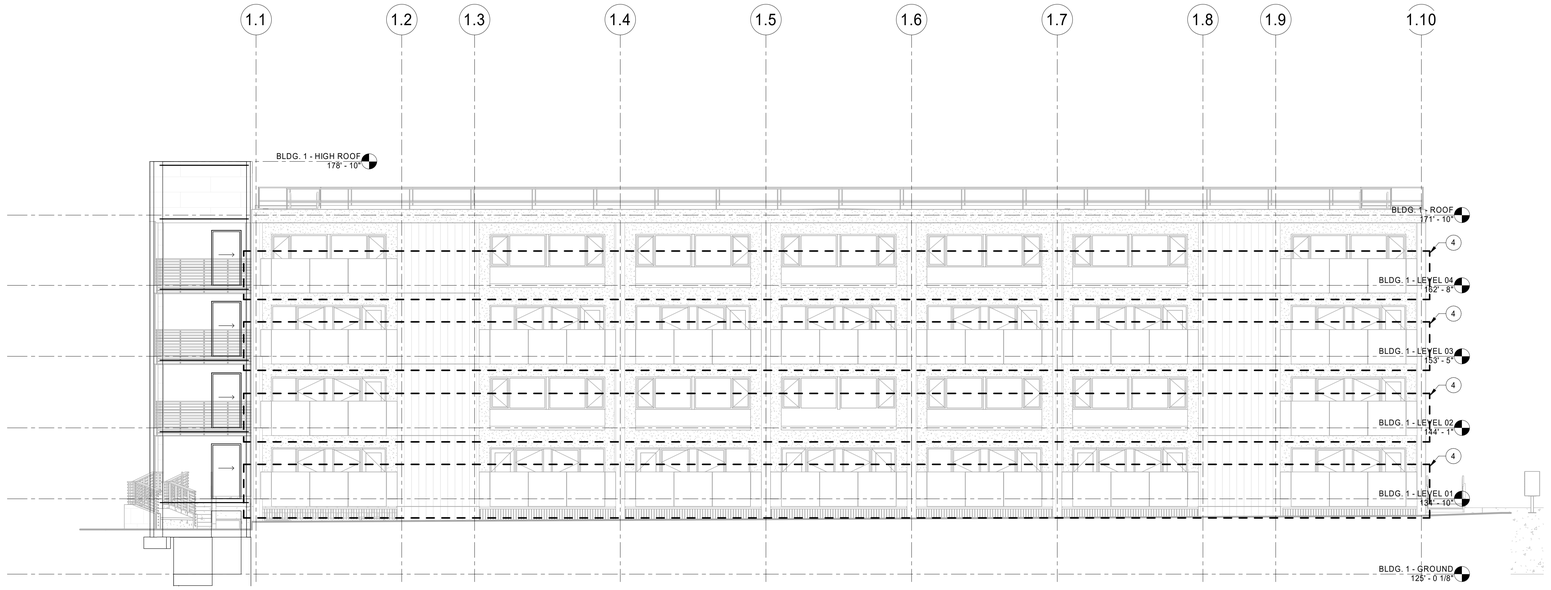
SHEET: **S3.10**

3/22/2019 9:16:24 AM

KEY NOTES:

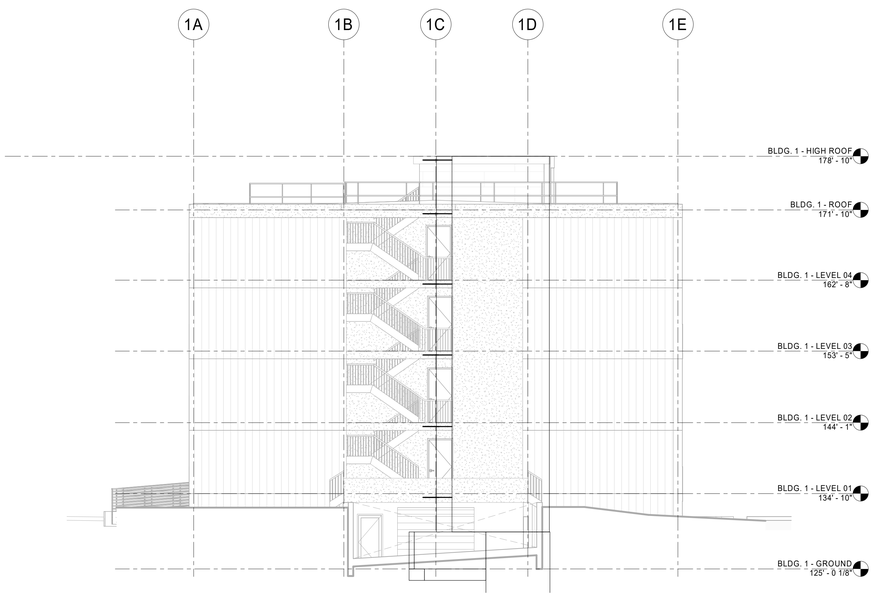
3 (N) FABRIC AWNING BY OTHERS. CONC. SEE -/- FOR STRUCTURAL ANCHORAGE (PENDING).

4 (N) EXTERIOR METAL PANEL GUARDRAIL BY OTHERS. SEE -/- FOR STRUCTURAL ANCHORAGE (PENDING).



2 S3.11 **BUILDING 1 - WEST ELEVATION AT COURTYARD**

1/8" = 1'-0"



1 S3.11 **BUILDING 1 - SOUTH ELEVATION AT O'FARRELL STREET**

1/8" = 1'-0"

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DRAWN BY: Author
CHECKED BY: Checker
DATE: 12/04/2018
SCALE: 1/8" = 1'-0"
TITLE: ELEVATIONS - BUILDING 1

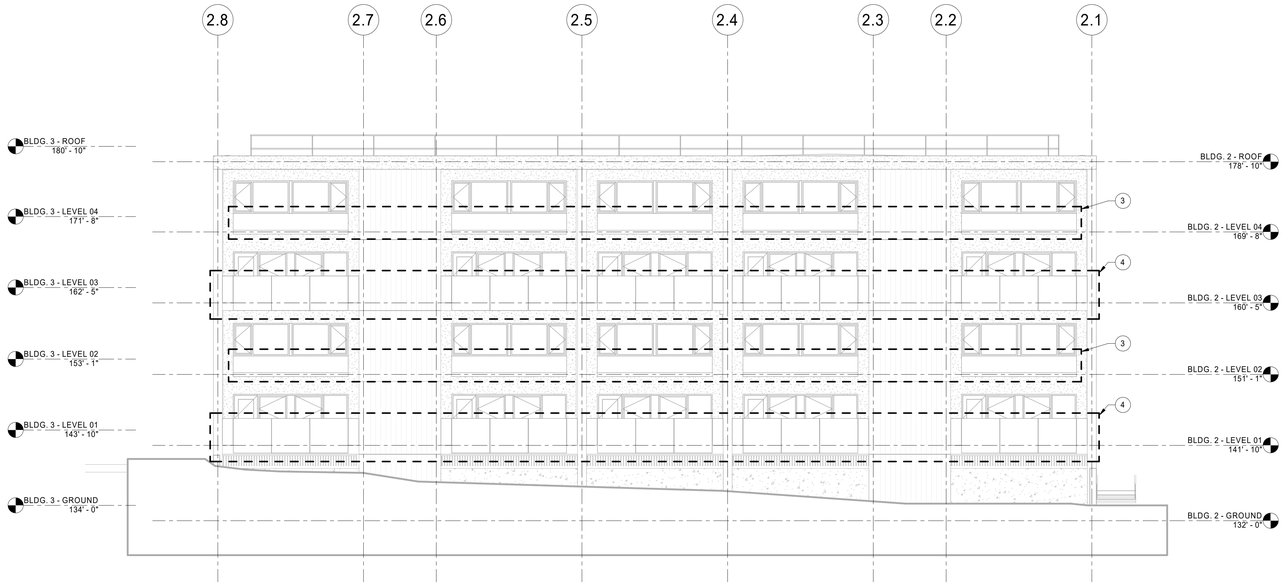
SHEET: **S3.11**

3/22/2019 9:16:29 AM

KEY NOTES:

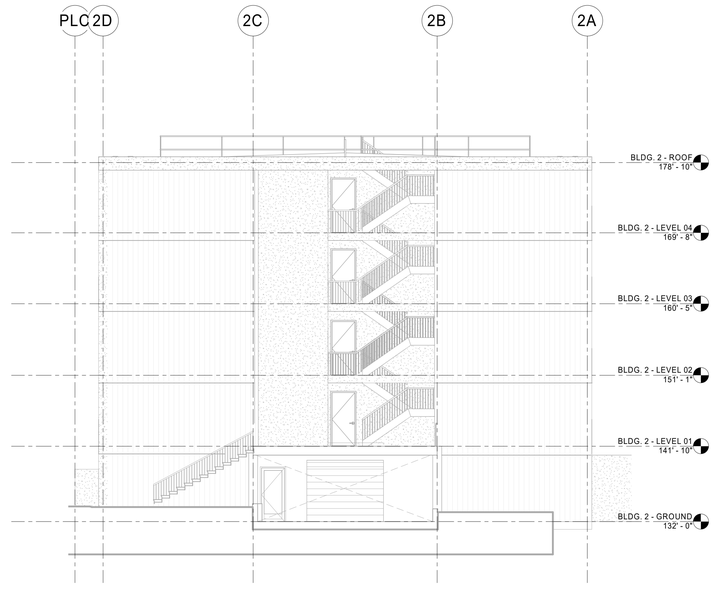
3 (N) FABRIC AWNING BY OTHERS. CONC. SEE -/- FOR STRUCTURAL ANCHORAGE (PENDING).

4 (N) EXTERIOR METAL PANEL GUARDRAIL BY OTHERS. SEE -/- FOR STRUCTURAL ANCHORAGE (PENDING).



2 / S3.20 **Elevation 1 - b**

1/8" = 1'-0"



1 / S3.20 **Elevation 1 - a**

1/8" = 1'-0"

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MIDTOWN PARK APARTMENTS

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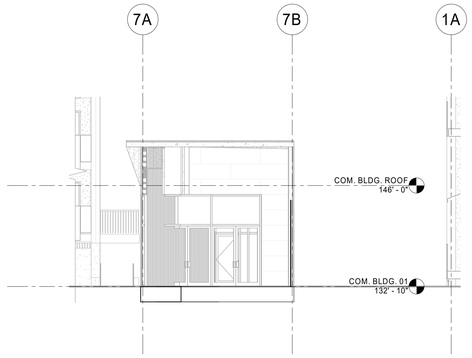
STAM P:

NO.	ISSUE	DATE
	DESIGN DEVELOPMENT	03/22/19

JOB NUMBER: PROJECT #
DRAWN BY: Author
CHECKED BY: Checker
DATE: 12/04/2018
SCALE: 1/8" = 1'-0"
TITLE: **ELEVATIONS - BUILDING 2**

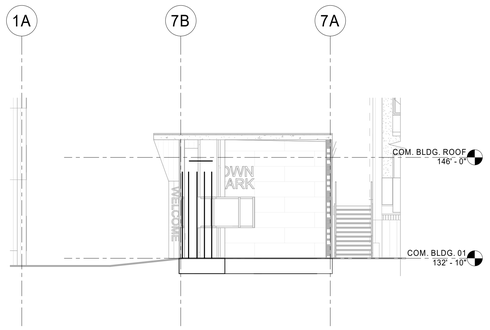
SHEET: **S3.20**

3/22/2019 9:16:32 AM



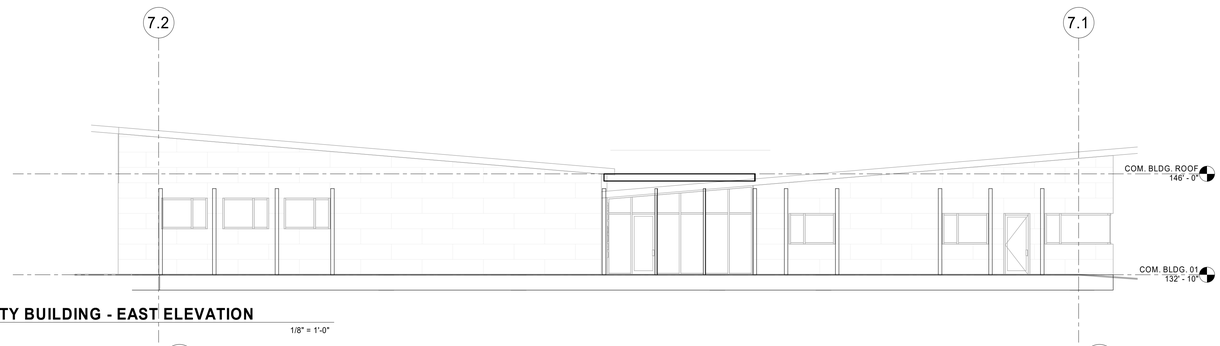
4 S3.30 **COMMUNITY BUILDING - SOUTH ELEVATION**

1/8" = 1'-0"



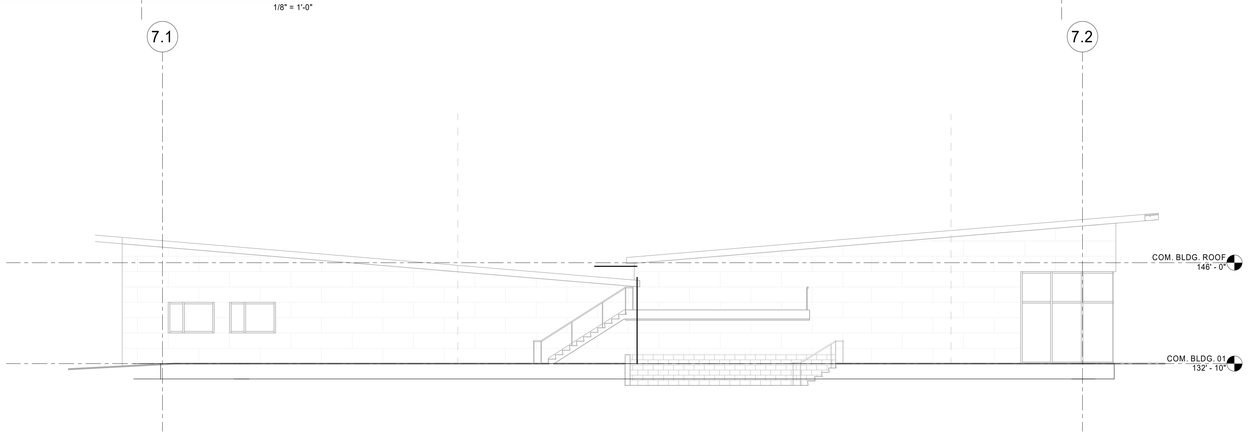
3 S3.30 **COMMUNITY BUILDING - NORTH ELEVATION**

1/8" = 1'-0"



2 S3.30 **COMMUNITY BUILDING - EAST ELEVATION**

1/8" = 1'-0"



1 S3.30 **COMMUNITY BUILDING - WEST ELEVATION**

1/8" = 1'-0"

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STAM
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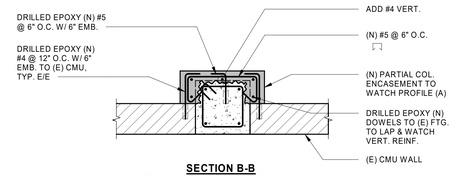
	DESIGN DEVELOPMENT	03/22/19

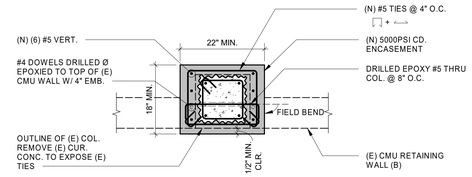
JOB NUMBER: PROJECT #
DRAWN BY: Author
CHECKED BY: Checker
DATE: 12/04/2018
SCALE: 1/8" = 1'-0"
TITLE: ELEVATIONS - COMMUNITY BUILDING

SHEET: **S3.30**

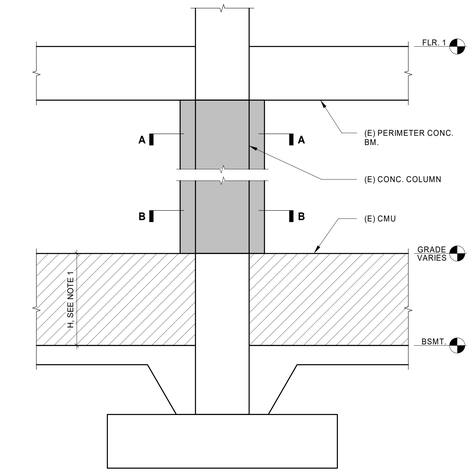
3/22/2019 9:16:36 AM



SECTION B-B
DET. (B) CMU RETAINING WALLS



SECTION A-A
DET. (A) CMU RETAINING WALLS

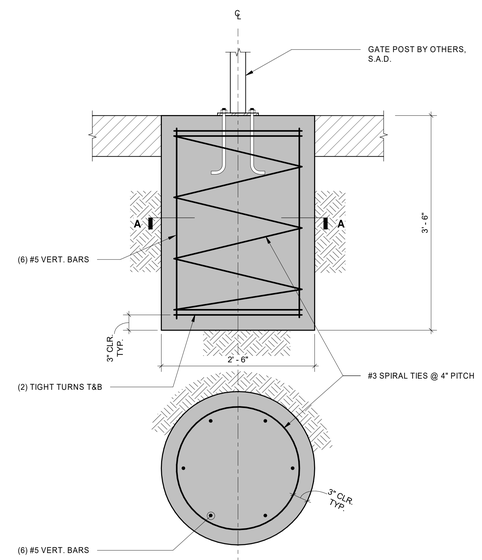


NOTE:

1. WHERE 'H' IS LESS THEN 1'-6", COLUMN STRENGTHENING MAY BE OMITTED.

3 S5.01 CAPTIVE COLUMN STRENGTHENING

3/4" = 1'-0"



PLAN VIEW A-A

1 S5.01 GATE POST FOUNDATION

1" = 1'-0"

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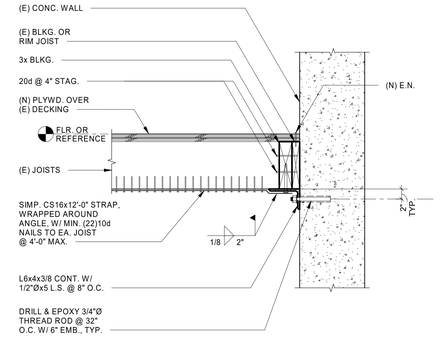
STAM P:

NO.	ISSUE	DATE
	DESIGN DEVELOPMENT	03/22/19

JOB NUMBER: PROJECT #
DRAWN BY: Author
CHECKED BY: Checker
DATE: 12/04/2018
SCALE: As indicated
TITLE: CONCRETE DETAILS

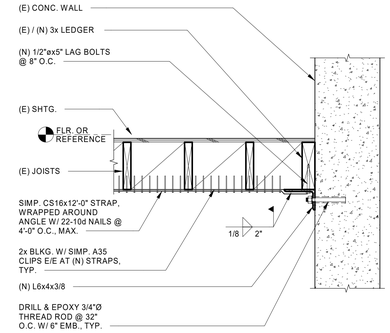
SHEET: **S5.01**

3/22/2019 9:16:37 AM



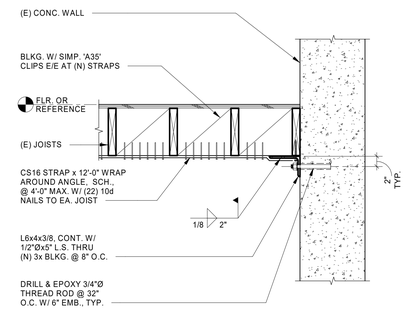
4 S8.01 **WALL ANCHORAGE DETAIL (ROOF, JOIST PERP. TO WALL)**

1" = 1'-0"



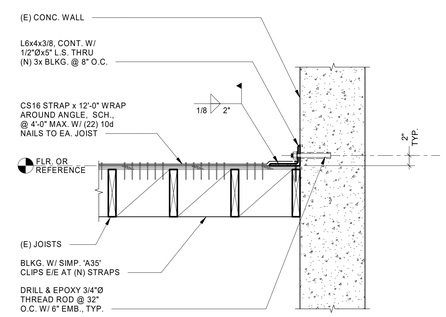
3 S8.01 **WALL ANCHORAGE DETAIL (ROOF, JOIST PARALLEL TO WALL)**

1" = 1'-0"



2 S8.01 **WALL ANCHORAGE DETAIL (FLOOR, JOIST PERP TO WALL)**

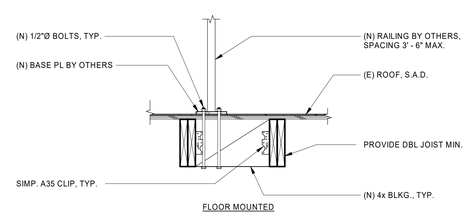
1" = 1'-0"



NOTE: ANCHOR MAY BE INSTLALED BELOW FLOOR SIMILAR TO 3/-

1 S8.01 **WALL ANCHORAGE DETAIL (FLOOR, JOIST PARALLEL TO WALL)**

1" = 1'-0"



5 S8.01 **ROOF SUPPORT**

1" = 1'-0"

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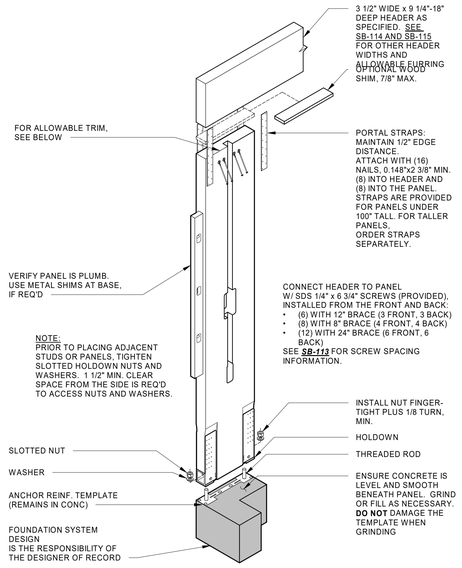
NO.	ISSUE	DATE
	DESIGN DEVELOPMENT	03/22/19

JOB NUMBER: PROJECT #
DRAWN BY: Author
CHECKED BY: Checker
DATE 12/04/2018
SCALE 1" = 1'-0"
TITLE WOOD DETAILS

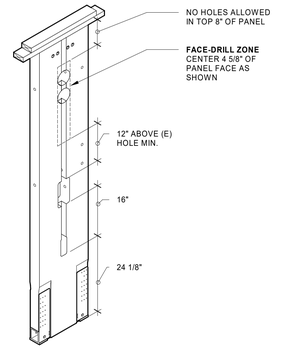
SHEET S8.01

3/22/2019 9:16:39 AM



6 S8.02 **PORTAL FRAME APPLICATION**

N.T.S.



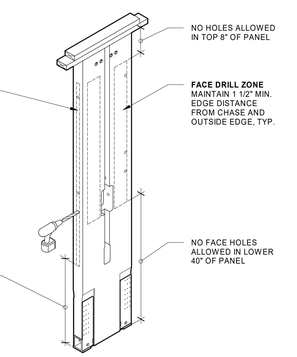
LARGE HOLES ARE IN ADDITION TO SMALL HOLES NOTED IN SB-103

HOLES
- 4 5/8" Ø HOLES, MAX.
- MAXIMUM (2) 4 5/8" Ø OR (1) 4 1/4"x12" HOLE
- NO MINIMUM ON-CENTER SPACING REQ'D

HOLES FOR SWSB24x7 BRACE ONLY
- MAXIMUM (1) 4 5/8" x 6" HOLE.
- 8" FROM TOP OF PANEL, MIN.

5 S8.02 **ALLOWABLE LARGE HOLES - ALL PANELS**

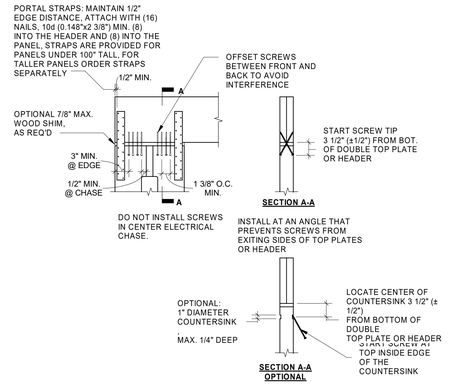
N.T.S.



HOLES
- MAXIMUM (3) HOLES IN FACE AND (3) IN EDGE
- 3/4" Ø HOLES, MAX.
- 6" O.C., MIN.

4 S8.02 **ALLOWABLE SMALL HOLES - ALL PANELS**

N.T.S.

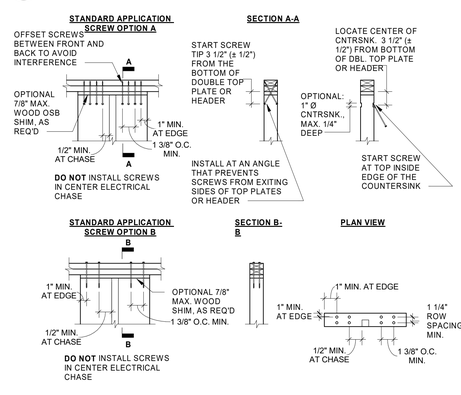


NOTE:

1. DO NOT USE OPTION B SCREW INSTALLATION WITH PORTAL APPLICATIONS.

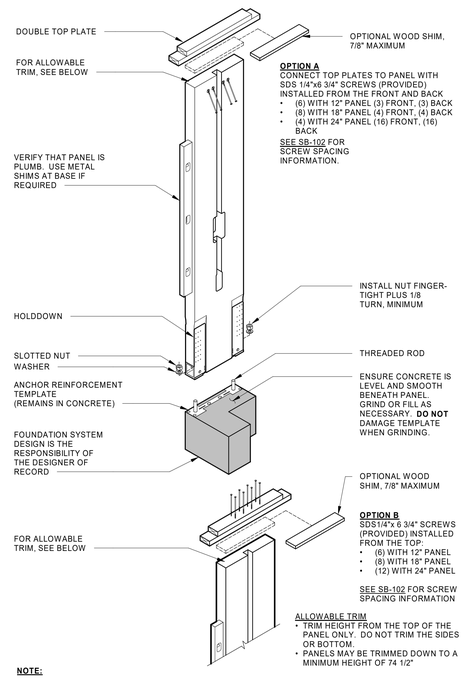
3 S8.02 **PORTAL SCREW DETAIL**

N.T.S.



2 S8.02 **STANDARD APPLICATION - SCREW OPTIONS A & B**

N.T.S.



NOTE:

1.PRIOR TO PLACING ADJACENT STUDS OR PANELS, TIGHTEN THE SLOTTED HOLDDOWN NUTS AND WASHERS. 1 1/2" MIN. CLEAR SPACE FROM THE SIDE IS REQUIRED TO ACCESS NUTS AND WASHERS.

1 S8.02 **STANDARD PANEL INSTALLATION**

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STAMP:

NO.	ISSUE	DATE
	DESIGN DEVELOPMENT	03/22/19

JOB NUMBER: | PROJECT #
DRAWN BY: | Author
CHECKED BY: | Checker
DATE: | 12/04/2018
SCALE: | N.T.S.
TITLE: | SIMPSON STRONG WALL DETAILS

SHEET: **S8.02**

3/22/2019 9:16:41 AM

GENERAL MECHANICAL NOTES

1. CONTRACTOR SHALL VISIT JOB SITE, VERIFY FIELD CONDITIONS, REVIEW PLAN AND SPECIFICATIONS AND SHALL INCLUDE IN HIS PRICE THE NECESSARY COST TO CONSTRUCT THIS PROJECT IN ACCORDANCE WITH THE MECHANICAL DRAWING AND SHALL MEET ALL APPLICABLE CODES.

2. ALL MATERIAL AND EQUIPMENT FURNISHED AND INSTALLED SHALL BE NEW, FREE FROM DEFECTS AND SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY THE OWNER. SHOULD ANY TROUBLE DEVELOP DURING THE PERIOD DUE TO FAULTY WORKMANSHIP OR MATERIAL, THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIAL AND LABOR TO CORRECT THE TROUBLE WITHOUT COST TO THE OWNER.

3. CONTRACTOR IS TO REVIEW THE PLANS OF OTHER DISCIPLINES AND COORDINATE WITH THE WORK OF OTHER TRADES PRIOR TO INSTALLATION TO AVOID ANY CONFLICT BETWEEN DUCTS, CONDUITS, PIPING, LIGHTING FIXTURES, ETC. NO EXTRAS WILL BE ALLOWED FOR CORRECTION OF CONFLICTS DUE TO LACK OF COORDINATION.

4. THE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED TO DETERMINE EXACT LOCATION OF PIPING, DUCT WORK OR DIFFUSERS.

5. THE CONTRACTOR SHALL BRING TO THE ARCHITECT'S ATTENTION ANY DISCREPANCY OR CONFLICTS IN THE PLANS OR THE SITE CONDITIONS. ALL NECESSARY CHANGES MUST BE APPROVED IN WRITING BY THE ARCHITECT BEFORE START OF WORK.

6. CONTRACTOR TO SUBMIT CATALOG CUT SHEETS OF ALL THE MATERIAL AND EQUIPMENT TO BE USED AND WORKING SHOP DRAWINGS FOR APPROVAL BEFORE START OF WORK.

7. NO FINISH WORK SHALL BE INSTALLED BEFORE CONCEALED SYSTEMS ARE FULLY OPERATIONALLY TESTED AND CONFIRMED FUNCTIONING TO THE ARCHITECT, ENGINEER AND OWNER'S SATISFACTION. CONTRACTOR IS RESPONSIBLE FOR READING AND FULLY UNDERSTANDING INSTALLATION INSTRUCTIONS FOR ALL EQUIPMENT. ANY CONFLICT BETWEEN THE DESIGN CONVEYED AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER.

8. SUPPORTS FOR ALL PIPING AND DUCTWORK SHALL BE IN ACCORDANCE WITH LATEST SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING SYSTEMS" AND CMC 2016.

9. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THE WORK.

10. CONTRACTOR TO MEET THE CURRENT APPLICABLE CALGREEN STANDARDS FOR ENERGY EFFICIENCY, WATER USE AND REDUCTION, INDOOR AIR QUALITY, MATERIALS & LABELLING, SYSTEM TESTING & BALANCING, AND PROTECTION OF EQUIPMENT DURING CONSTRUCTION, ETC. SEE THE ARCHITECTURAL PLANS FOR A SUMMARY OF THE SPECIFIC CALGREEN REQUIREMENTS APPLICABLE TO THE CURRENT PROJECT.

MECHANICAL SCHEDULES

LOW NOX GAS FIRED BOILER SCHEDULE

SYMBOL	MANUFACTURER /MODEL	MOUNTING LOCATION	NATURAL GAS			WATER DATA					FLUE (IN)	ELECTRIC				WEIGHT (LBS)	NOTES
			INPUT (MBH)	OUTPUT (MBH)	AFUE	EWT	LWT	GPM	VOLUME (GAL)	PRESS DROP (FT WATER)		VOLTS	PHASE	FLA	MOCP		
B-1	LAARS NEOTHERM	BLDG 1 MECH RM	400	384	96%	110	140	27				120	1	15	20		1,2
B-2	LAARS NEOTHERM	BLDG 2 & 5 MECH RM	500	480	96%	110	140	33				120	1	13	20		1,2
B-3	LAARS NEOTHERM	BLDG 4 MECH RM	300	288	96%	110	140	20				120	1	13	20		1,2

NOTES:
1. PROVIDE FACTORY-MOUNTED CIRCULATION PUMP.

SUPPLY FAN

SYMBOL	MANUFACTURER /MODEL	AREA SERVED	FAN			ELECTRICAL					WEIGHT (LBS)	CONTROL	NOTES
			CFM	ESP	WATTS	VOLT	PHASE	FLA	MOCP	DRIVE			
SF-1	COOK GN-188	CORRIDORS	2000	0.45	102	120	1	1	15	DIRECT	30	TIMECLOCK	1

NOTES:
1. PROVIDE WITH MERV 8 FILTER AND BOX.

EXHAUST FAN

SYMBOL	MANUFACTURER /MODEL	CONFIG	SERVING	FAN			ELECTRICAL					WEIGHT (LBS)	CONTROL	NOISE (SONES)	NOTES
				CFM	ESP	HP/ WATTS	VOLT	PHASE	FLA	MOCP	DRIVE				
EF-1	PANASONIC FV-05-11VKS2	CEILING RECESSED	RESIDENCE BATHROOM	50/80	0.1/0.25	39	120	1	0.1	15	DIRECT	20	MOTION SENSOR	0.1/0.6	1,2,3
HRV-1	RENEWAIRE EV300	CABINET	COMMUNITY BLDG STORAGE RM	300	0.4	0.1	120	1	1.5	15	DIRECT	115	24 VAC		
HRV-2	RENEWAIRE EV200	CABINET	COMMUNITY BLDG COPY RM	200	0.1	0.1	120	1	1.5	15	DIRECT	110			
KRH	BROAN 44000	UNDER CABINET	UNIT AND COMMUNITY RANGES	160		100W	120	1	2	15	DIRECT	20	SWITCH	6.5	

NOTES
1. PROVIDE WITH FV-MSVK1 MOTION SENSOR. EXHAUST FAN TO RUN CONTINOUSLY AT LOW SPEED. SET HIGH SPEED TO OPERATE FOR 10 MINUTES AFTER NO OCCUPANTS ARE SENSED.
2. PROVIDE WITH BACKDRAFT DAMPER.
3. PROVIDE WITH SPEED CONTROL AND ROOF OUTLET CAP.
6. PROVIDE WITH VIBRATION ISOLATING CURB AND FLEXIBLE DUCT CONNECTION.
6. PROVIDE WITH (2) 7 WATT LED LAMPS.
7. PROVIDE WITH ACCESS DOOR FOR MAINTENANCE OF FAN.

DIFFUSER, GRILLE AND REGISTER SCHEDULE

SYMBOL	MANUFACTURER /MODEL	AREA SERVED	FACE SIZE	TYPE	MOUNTING	NOTES
A	TITUS 50F	COOMUNITY BLDG	SEE PLANS	RETURN GRILLE	CEILING SURFACE	1/2" x 1/2" EGGCRATE, ALUMINUM.
B	TITUS 50F	COOMUNITY BLDG	SEE PLANS	SUPPLY GRILLE	CEILING SURFACE	1/2" x 1/2" EGGCRATE, ALUMINUM.
C	RUSKIN ELF375DX	VARIOUS	SEE PLANS	OUTSIDE AIR LOUVER	EXTERIOR WALL	4" DEEP EXTRUDED ALUMINUM FRAME, 37.5 DEGREE DRAINABLE BLADES, PROVIDE WITH BIRDSCREEN.

HYDRONIC RADIATORS

SYMBOL	MANUFACTURER /MODEL	AREA HEATED	MOUNT TYPE	DIMENSIONS		HEATING COIL					WEIGHT (LBS)	NOTES
				LENGTH (FT)	HEIGHT (FT)	MBH	EWT	LWT	GPM	FLUID PD (FT)		
HR-1	RUNTAL VLX 14/14	VARIOUS	WALL	6	1		140	110				1

NOTES:
1. THERMOSTATIC RADIATOR VALVE WITH REMOTE DIAL, MANUAL AIR VENTS

ROOM THERMOSTAT SCHEDULE

SYMBOL	MANUFACTURER /MODEL	AREA SERVED	ELECTRICAL	BATTERY	MOUNTING	NOTES
TRV	DANFOSS	ALL RADIATORS IN EACH UNIT	N/A	N/A	INTERIOR WALL	REMOTE WALL MOUNT DIAL

ABBREVIATIONS

Ø	DIAMETER
AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
AMP	AMPERE
ARCH	ARCHITECTURAL
BDD	BACKDRAFT DAMPERS
BHP	BRAKE HORSEPOWER
BLDG	BUILDING
BTU	BRITISH THERMAL UNIT
BTUH	BRITISH THERMAL UNIT PER HOUR
CFM	CUBIC FEET PER MINUTE
CL	CENTER LINE
CLG	CEILING
CW	COLD WATER
DBT	DRY BULB TEMPERATURE
DHW	DOMESTIC HOT WATER
DN	DOWN
DSD	DUCT MOUNTED SMOKE DETECTOR
DSP	DUCT STATIC PRESSURE
DWV	DRAIN WASTE VENT
(D)	EXISTING
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EER	ENERGY EFFICIENCY RATIO
ELEC	ELECTRICAL
ESP	EXTERNAL STATIC PRESSURE (IN WG)
EWT	ENTERING WATER TEMPERATURE
F	FAHRENHEIT
FA	FACE AREA
FAU	FORCED AIR UNIT
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FSD	FIRE SMOKE DAMPER
FLA	FULL LOAD AMPS
FPM	FEET PER MINUTE
FT	FEET
GA	GAUGE
GAL	GALLONS
GALV	GALVENIZED
GPF	GALLONS PER FLUSH
GPM	GALLONS PER MINUTE
HD	HEAD
HHWS	HEATING HOT WATER SUPPLY
HHWR	HEATING HOT WATER RETURN
HP	HORSEPOWER
HRV	HEAT RECOVERY VENTILATOR
HVAC	HEATING VENTILATING AND AC
HW	HOT WATER
HZ	HERTZ
ID	INSIDE DIAMETER
I.E.	INTERNAL ELEVATION
I.N.	INCH
A.A.A.	INCHES WATER GAGE (PRESSURE)
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LAV	LAVATORY
LBS	POUNDS
LF	LINEAR FEET
MA	MIXED AIR
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MECH	MECHANICAL
MIN	MINIMUM
MOCP	MAXIMUM OVER-CURRENT PROTECTION
(N)	NEW
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER OR NORMALLY OPEN
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OAT	OUTSIDE AIR TEMPERATURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OSA	OUTSIDE AIR
PH	PHASE
PLBG	PLUMBING
POC	POINT OF CONNECTION
POD	POINT OF DEMOLITION
PVC	POLYVINYL CHLORIDE
RA	RETURN AIR
REQ'D	REQUIRED
REV	REVISION
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
RWL	RAW WATER LINE
SA	SUPPLY AIR
SD	SMOKE DAMPER
SEER	SEASONAL ENERGY EFFICIENCY RATIO
SP	STATIC PRESSURE
SQ.FT.	SQUARE FEET
SS	SANITARY SEWER
STRUCT	STRUCTURAL
TEMP	TEMPERATURE
TP	TRAP PRIMER
TYP	TYPICAL
UC	UNDERCUT
UG	UNDERGROUND
UMC	UNITED MICROELECTRONICS CORPORATION
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
VCP	VITRIFIED CLAY PIPE
V	VOLT
VEL	VELOCITY
W	WASTE
WT	WEIGHT

SYMBOLS

DETAIL NUMBER / DRAWING NUMBER

SECTION NUMBER / DRAWING NUMBER

EQUIPMENT TYPE / UNIT NUMBER

SYMBOL AIR QUANTITY (CFM) / NECK SIZE (4-WAY UON)

CEILING SUPPLY DIFFUSER/REGISTER

CEILING RETURN GRILLE/REGISTER

CEILING EXHAUST GRILLE/REGISTER

CEILING TRANSFER DIFFUSER/GRILLE

CEILING OUTSIDE AIR GRILLE/REGISTER

SLOT DIFFUSER WITH AIR DUCT

WALL SUPPLY GRILLE/REGISTER

WALL RETURN OR EXHAUST GRILLE/REGISTER

SUPPLY AIR DUCT RISER/DROP

RETURN AIR DUCT RISER/DROP

EXHAUST AIR DUCT RISER/DROP

OUTSIDE AIR DUCT RISER/DROP

R or D — SLOPED DUCT (RISE OR DROP)

AL — ACOUSTICAL LINING (1" FIBERGLASS U.O.N.)

TV — TURNING VANES

FD — FIRE DAMPER

FS — FIRE-SMOKE DAMPER

VD — VOLUME DAMPER

BDD — BACK DRAFT DAMPER

FLEXIBLE DUCT

SQUARE TO ROUND DUCT

DUCT CONTINUATION

RL — REFRIGERANT LIQUID

RS — REFRIGERANT SUCTION

T — T-STAT — THERMOSTAT (MOUNT AT 48" AFF TO TOP OF BOX)

H — HUMIDISTAT (MOUNT AT 48" AFF)

S — TEMPERATURE SENSOR (MOUNT AT 48" AFF)

— REFERENCE NOTE

CO — CO SENSOR

MINIMUM VENTILATION RATES

CHAPTER 4 2016 CMC (EQUATION 403.2.1 AND TABLE 402.1)

#/ PER BLDG	ROOM NAME	AREA	OCC	OCCUPANCY CATEGORY	OCC OSA (cfm/person	AREA OSA (cfm/sq ft)	Ez	MINIMUM OSA (cfm)
BUILDING 1								
2	Type X1 - 1BR Accessible Flat	718	2	Dwelling Unit	5	0.06	1.0	53
4	Type X2 - 1BR Accessible Flat	677	2	Dwelling Unit	5	0.06	1.0	51
2	Type X3 - 1BR Accessible Flat	724	2	Dwelling Unit	5	0.06	1.0	53
4	Type Y - 2BR Accessible Flat	718	3	Dwelling Unit	5	0.06	1.0	58
4	Type Z - 3BR Accessible Flat	1075	4	Dwelling Unit	5	0.06	1.0	85
6	Type C - 3 bedroom townhome	1200	4	Dwelling Unit	5	0.06	1.0	92
8	Type D -2bdrm townhome	935	3	Dwelling Unit	5	0.06	1.0	71
4	Corridors	585	0	Corridors	0	0.06	1.0	35
								2668
BUILDINGS 2, 3, 4, 5 & 6								
#/ PER BLDG	ROOM NAME	AREA	OCC	OCCUPANCY CATEGORY	(cfm/person)	AREA OSA (cfm/sq ft)	Ez	MINIMUM OSA (cfm)
4	Type A - corner 3 bdrm town	1120	4	Dwelling Unit	5	0.06	1.0	87
4	Type B - interior 3 bedroom town	1095	4	Dwelling Unit	5	0.06	1.0	86
2	Type C - 3 bedroom townhome	1200	4	Dwelling Unit	5	0.06	1.0	92
8	Type D -2bdrm townhome	935	3	Dwelling Unit	5	0.06	1.0	71
4	Type E - 1 bdrm flat	600	2	Dwelling Unit	5	0.06	1.0	46
4	Corridors	434	0	Corridors	0	0.06	1.0	26
								2276
COMMUNITY ROOM								
#/ PER BLDG	ROOM NAME	AREA	OCC	OCCUPANCY CATEGORY	OCC OSA (cfm/person)	AREA OSA (cfm/sq ft)	Ez	MINIMUM OSA (cfm)
1	Community Room 7000	752	38	Conference Meeting	5	0.06	1.0	250
1	Lobby 7003	247	7	Lobbies/ Pre-Function	7.5	0.06	1.0	70
1	Community Laundry 7011	167	2	Laundry rooms, central	5	0.12	1.0	N/A
1	Activities Director Office 7002	90	2	Office Space	5	0.06	1.0	20
1	Open Office 7005	183	2	Office Space	5	0.06	1.0	30
1	Manager Office 7008	104	2	Office Space	5	0.06	1.0	20
1	Resident Services 7010	115	2	Office Space	5	0.06	1.0	20
1	Assistant Managers 7009	189	3	Office Space	5	0.06	1.0	30
								440

SCOPE OF WORK

	Existing Condition	Proposed Solution
SPACE HEATING	4 SYSTEMS, EACH WITH A BOILER, 2004 VINTAGE, 80% EFFICIENT. PRIMARY/SECONDARY DISTRIBUTION. VARIOUS FAILURE CONDITIONS EXIST.	REPLACE ALL BOILERS WITH CONDESNING BOILERS. ADD THERMOSTATIC RADIATOR VALVES. MINIMUM ONE ZONE PER APARTMENT.
HYDRONIC RADIATORS AND PIPING	EXISTING FLOOR MOUNTED HYDRONIC RADIATORS. CURRENT HYDRONIC PIPING WITH SOME ABESTOS INSULATION PRESENT.	REPLACE RADIATORS WITH NEW. REPLACE ALL HYDRONIC PIPING AND REMOVE ABESTOS.
UNIT VENTILATION	ONE KITCHEN EXHAUST FAN, MOST WALL MOUNTED WITH GREASE FILTER. CEILING MOUNTED FAN IN SOME UNIT KITCHENS. ONE BATH EXHAUST FAN, WALL MOUNTED. CEILING MOUNTED IN SOME UNIT BATHS. INDEPENDENT RISER DUCTS, APPROX. 3'X12", IN CORRIDOR/UNIT WALL PARTITION TO ROOF OUTLET.	REPLACE ALL DUCTWORK WITH INDIVIDUAL DUCTS IN FIRE PROTECTED STUD SPACES OR CHASES WHERE DUCTS PASS THROUGH UPPER UNITS. KEEP DUCTS FROM UPPER AND LOWER UNITS SEPARATE TO ROOF. INSTALL KITCHEN RANGE HOODS AT MAX 160 CFM AND CEILING MOUNT BATH FANS IN SOFFITED BATH CEILINGS WITH CONSTANT ON AT 50 CFM AND INCREASED SPEED TO 80 CFM ON OCCUPANCY WITH 10 MINUTE DWELL.
CORRIDOR VENTILATION	TWO ROOF MOUNTED DOWNBLAST EXHAUST FANS. THE FANS ARE NON-OPERABLE 12" DIAMETER FANS. EACH FLOOR WITH 4"X12" EXHAUST GRILLE WALL MOUNTED HIGH AND DUCTED TO ROOF TOP FAN. ONE SYSTEM AT EACH END OF CORRIDOR. NO SMOKE PROTECTION AT OPENINGS IS PRESENT.	REMOVE EXISTING EXHAUST FANS AND DUCTS. REPLACE WITH NEW ROOF TOP SUPPLY FANS. INSTALL NEW DUCTS IN FIRE RATED SHAFT ENCLOSURES WITH FIRE SMOKE DAMPERS AT EACH FLOOR OUTLET GRILLE PER CODE.
WATER HEATING	4 SYSTEMS, EACH WITH A DHW BOILER, 2004 VINTAGE, 80% EFFICIENT AND EACH WITH A 120 GAL STORAGE TANK.	REPLACE ALL DHW BOILERS WITH CONDENSING BOILERS TO GAIN 10-15% ENERGY USE IMPROVEMENT.
COMMUNITY ROOM	NEW CONSTRUCTION.	HEATING AND DHW FROM BUILDING 6 PLANT TO BE PIPED TO NEW BUILDING. VENTILATION VIA NEW EXHAUST FANS. COMMUNITY ROOM WILL HAVE DEMAND CONTROLLED VENTILATION EXHAUST FAN SPEED CONTROL WITH ROOM WALL CO2 SENSOR.
ELEVATOR MACHINE ROOM	NEW CONSTRUCTION.	COOLING TO BE PROVIDED VIA EXTERIOR WALL LOUVERS
PARKING GARAGE EXHAUST	NON-FUNCTIONAL EXHAUST FAN WITH UNDER-SLAB DUCTS TO FLOOR MOUNTED EXHAUST GRILLES.	PARKING GARAGE OPENINGS WILL BE ALTERED TO PROVIDE 40% OF WALL AREA AS OPENINGS PER 2016 CBC 405.6. REMOVE (E) EXHAUST FANS AND ABOVE SLAB DUCTS. CAP UNDERSLAB DUCT OPENINGS WITH TRAFFIC RATED COVERINGS.

APPLICABLE CODES

1. 2016 BUILDING STANDARD ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2. 2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.;
3. 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.;
4. 2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.;
5. 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.;
6. 2016 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.;
7. 2016 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R.;
9. 2016 CALIFORNIA EXISTING BUILDING CODE, PART 10, TITLE 24 C.C.R
10. 2016 CALIFORNIA "GREEN" BUILDING REQUIREMENTS, PART 11, TITLE 24 C.C.R
11. 2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24, C.C.R.
12. TITLE 19, CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

NFPA 13, AUTOMATIC SPRINKLER SYSTEM, 2016 EDITION
NFPA 14, STANDPIPE AND HOSE SYSTEMS, 2016 EDITION
NFPA 17-A, WET CHEMICAL EXTINGUISHING SYSTEMS, CURRENT EDITION
NFPA 24, PRIVATE FIRE SERVICE MAINS, CURRENT EDITION
NFPA 25, INSPECTION, TESTING AND MAINTENANCE OF WATER- BASED FIRE PROTECTION SYSTEMS (WITH CALIFORNIA AMENDMENTS) CURRENT EDITION
NFPA 72, NATIONAL FIRE ALARM CODE, CURRENT EDITION (AS AMENDED BY SFM. NOTE SEE UL STANDARD 1971 FOR "VISUAL DEVICES")
NFPA 253, CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS, CURRENT EDITION
NFPA 2001, CLEAN AGENT FIRE EXTINGUISHING SYSTEMS, CURRENT EDITION
REFERENCE CODE SECTION FOR NFPA STANDARDS - CBC(SFM) 3504.1
TITLE 24 C.C.R. ACCESSIBILITY STANDARDS
AMERICAN WITH DISABILITIES ACT - CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN

SHEET INDEX

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MD2.11	MECHANICAL REMOVAL BUILDING 1 LEVEL 2 & LEVEL 3
MD2.12	MECHANICAL REMOVAL BUILDING 1 LEVEL 4 AND ROOF
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MD2.21	MECHANICAL REMOVAL BUILDING 2, BUILDING 3-6 LEVEL 2 & LEVEL 3
MD2.22	MECHANICAL REMOVAL BUILDING 2, BUILDING 3-6 LEVEL 4 AND ROOF
MD2.23	MECHANICAL REMOVAL BUILDING 4 GARAGE LEVEL
MD4.30	MECHANICAL ROOM ENLARGED REMOVAL PLAN
M2.10	MECHANICAL PLAN BUILDING 1 GARAGE & LEVEL 1
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M2.22	MECHANICAL PLAN BUILDING 2, BUILDING 3-6 LEVEL 4 AND ROOF
M2.23	MECHANICAL PLAN BUILDING 4 GARAGE LEVEL
M2.71	MECHANICAL PLAN COMMUNITY BUILDING LEVEL 1 AND ROOF
M4.30	MECHANICAL ROOM ENLARGED PLAN
M5.00	MECHANICAL RISERS
M8.00	MECHANICAL DETAILS

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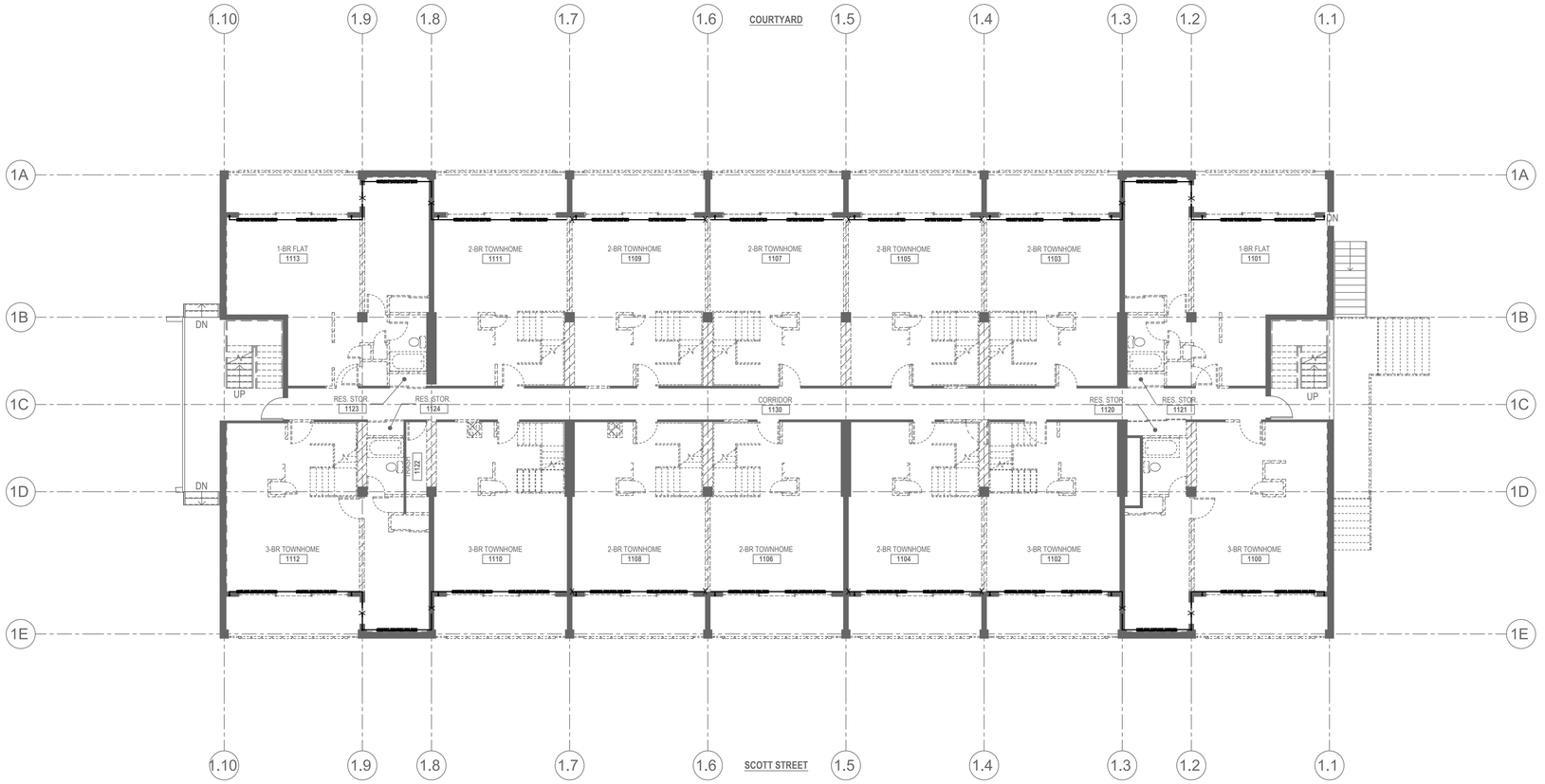
MECHANICAL TITLE SHEET

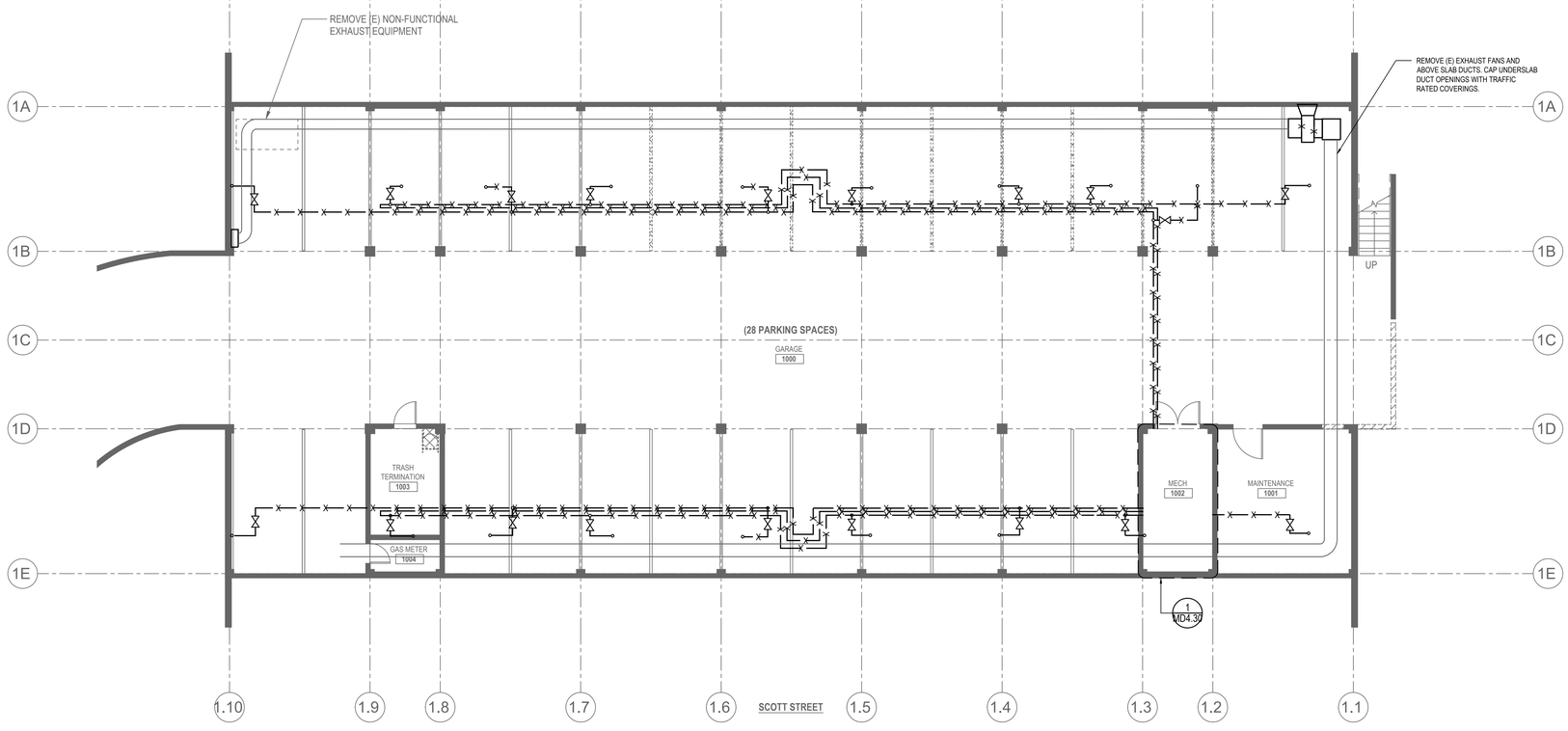
SHEET:
M0.00

PLOT DATE:



2 BUILDING 1 LEVEL 1 MECHANICAL REMOVAL PLAN

SCALE: 1/8" = 1'-0"



1 BUILDING 1 GARAGE LEVEL MECHANICAL REMOVAL PLAN

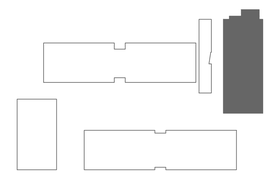
SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. REMOVE ALL HYDRONIC PIPING AND RADIATORS. VERIFY ALIGNMENT OF PIPING IN FIELD AND ALLOW FOR WALL REMOVAL AND REPAIR AS NEEDED TO ACCESS PIPE.

B. REMOVE ALL HEATING PIPES AT GARAGE CEILING LEVEL AND RISERS UP INTO APARTMENTS. RESERVE SUPPORT CONNECTIONS TO SLAB FOR NEW PIPE WORK WHERE FEASIBLE.

KEY PLAN BLDG 1



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MECHANICAL REMOVAL PLAN BUILDING 1 GARAGE & LEVEL 1

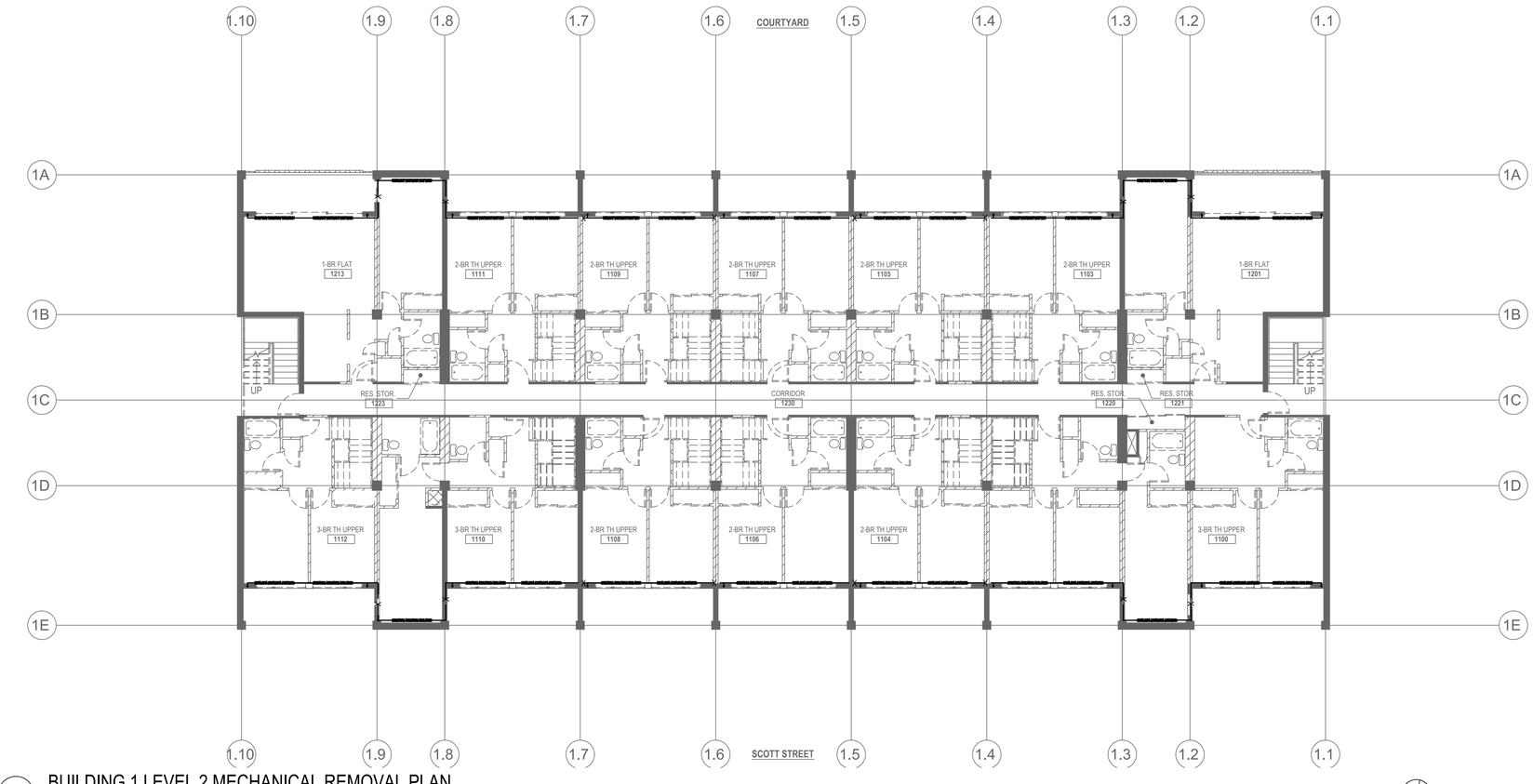
SHEET:

MD2.10

PLOT DATE:

2 BUILDING 1 LEVEL 3 MECHANICAL REMOVAL PLAN

SCALE: 1/8" = 1'-0"



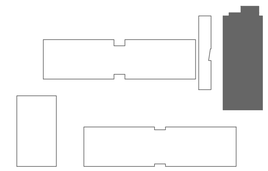
1 BUILDING 1 LEVEL 2 MECHANICAL REMOVAL PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. REMOVE ALL HYDRONIC PIPING AND RADIATORS. VERIFY ALIGNMENT OF PIPING IN FIELD AND ALLOW FOR WALL REMOVAL AND REPAIR AS NEEDED TO ACCESS PIPE.

KEY PLAN BLDG 1



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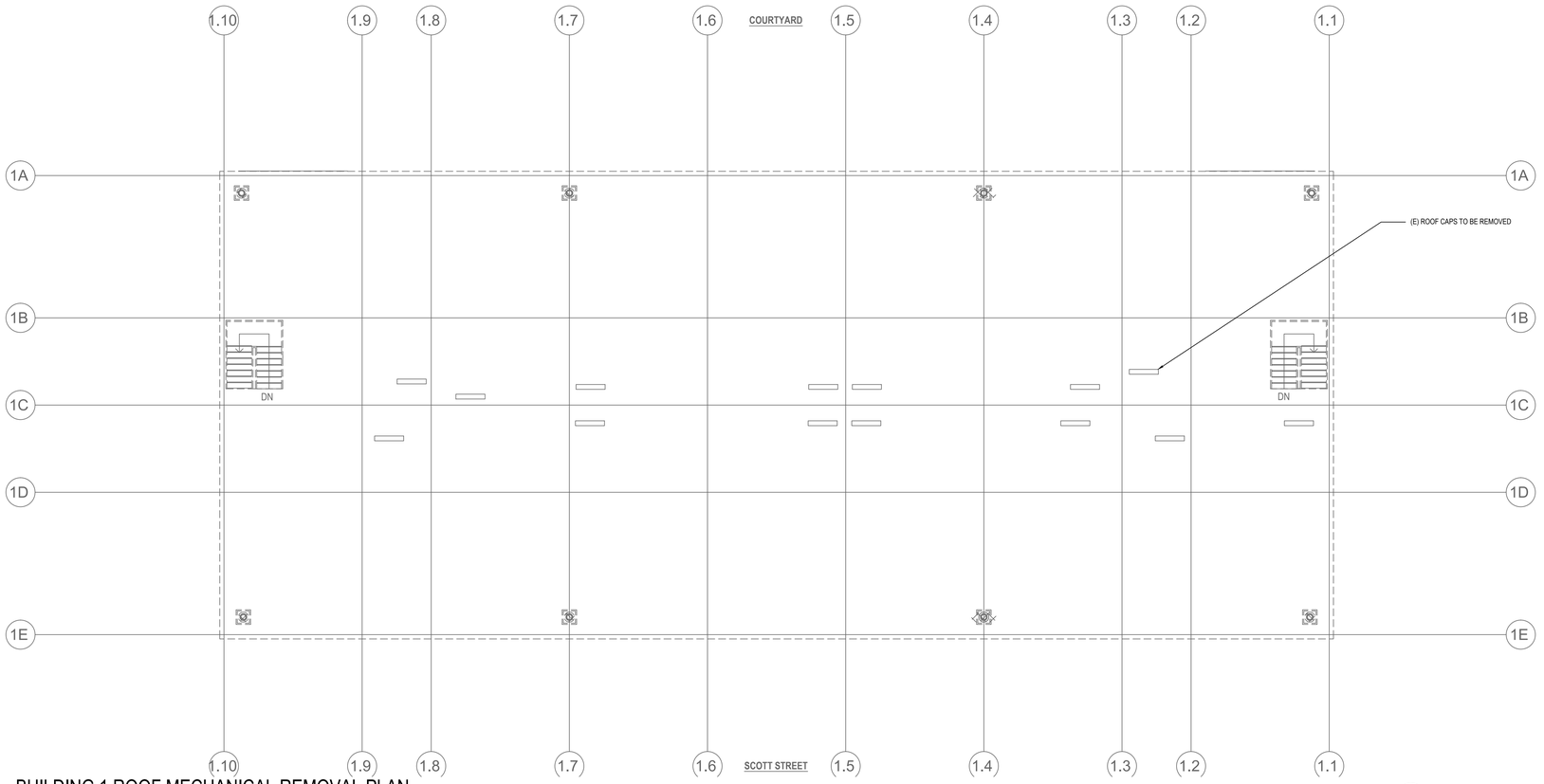
TITLE:
MECHANICAL REMOVAL PLAN BUILDING 1 LEVEL 2 & LEVEL 3

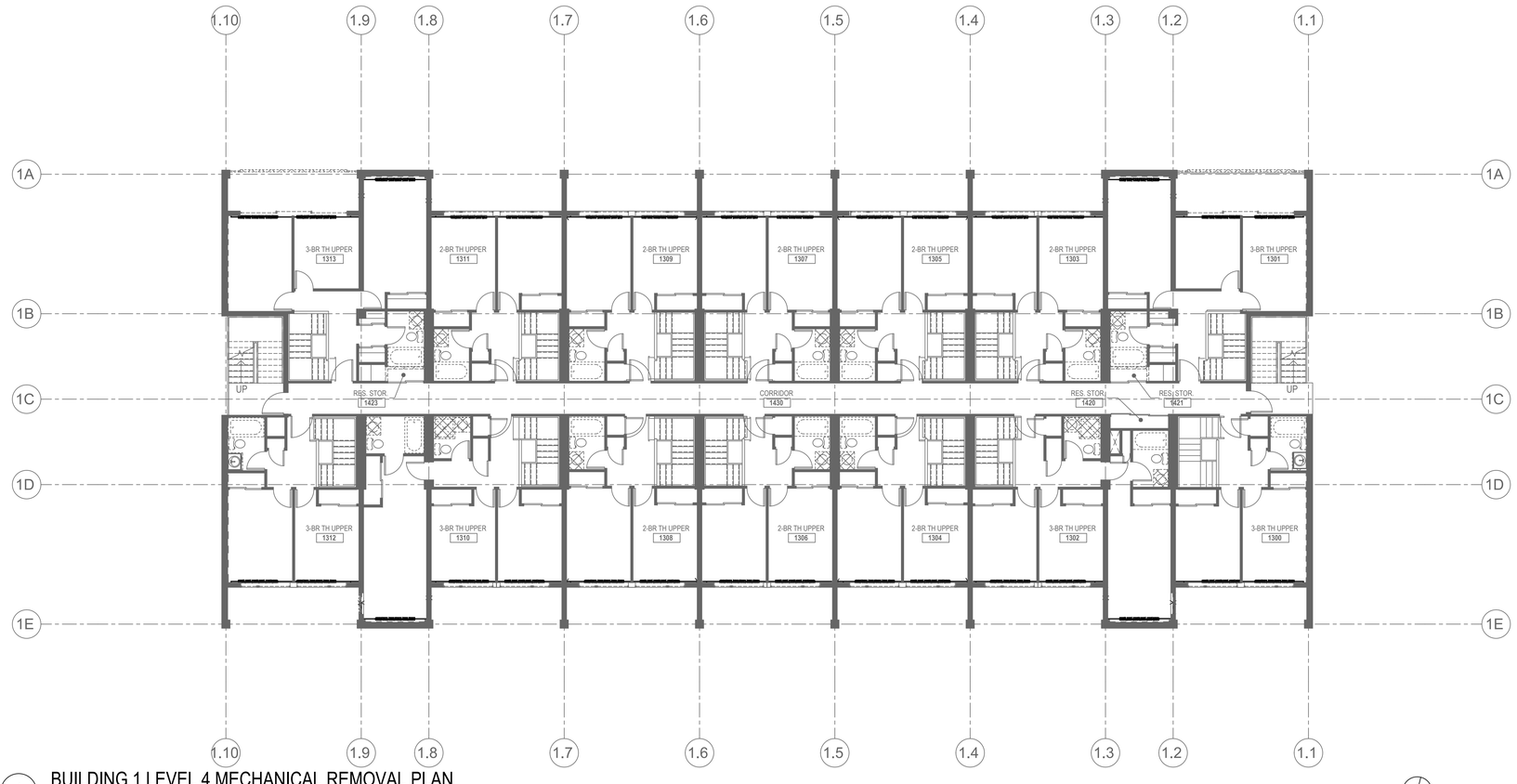
SHEET:
MD2.11

PLOT DATE:



2 BUILDING 1 ROOF MECHANICAL REMOVAL PLAN

SCALE: 1/8" = 1'-0"



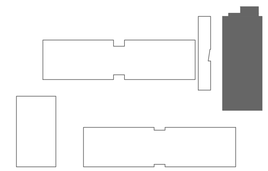
1 BUILDING 1 LEVEL 4 MECHANICAL REMOVAL PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. REMOVE ALL HYDRONIC PIPING AND RADIATORS. VERIFY ALIGNMENT OF PIPING IN FIELD AND ALLOW FOR WALL REMOVAL AND REPAIR AS NEEDED TO ACCESS PIPE.

KEY PLAN BLDG 1



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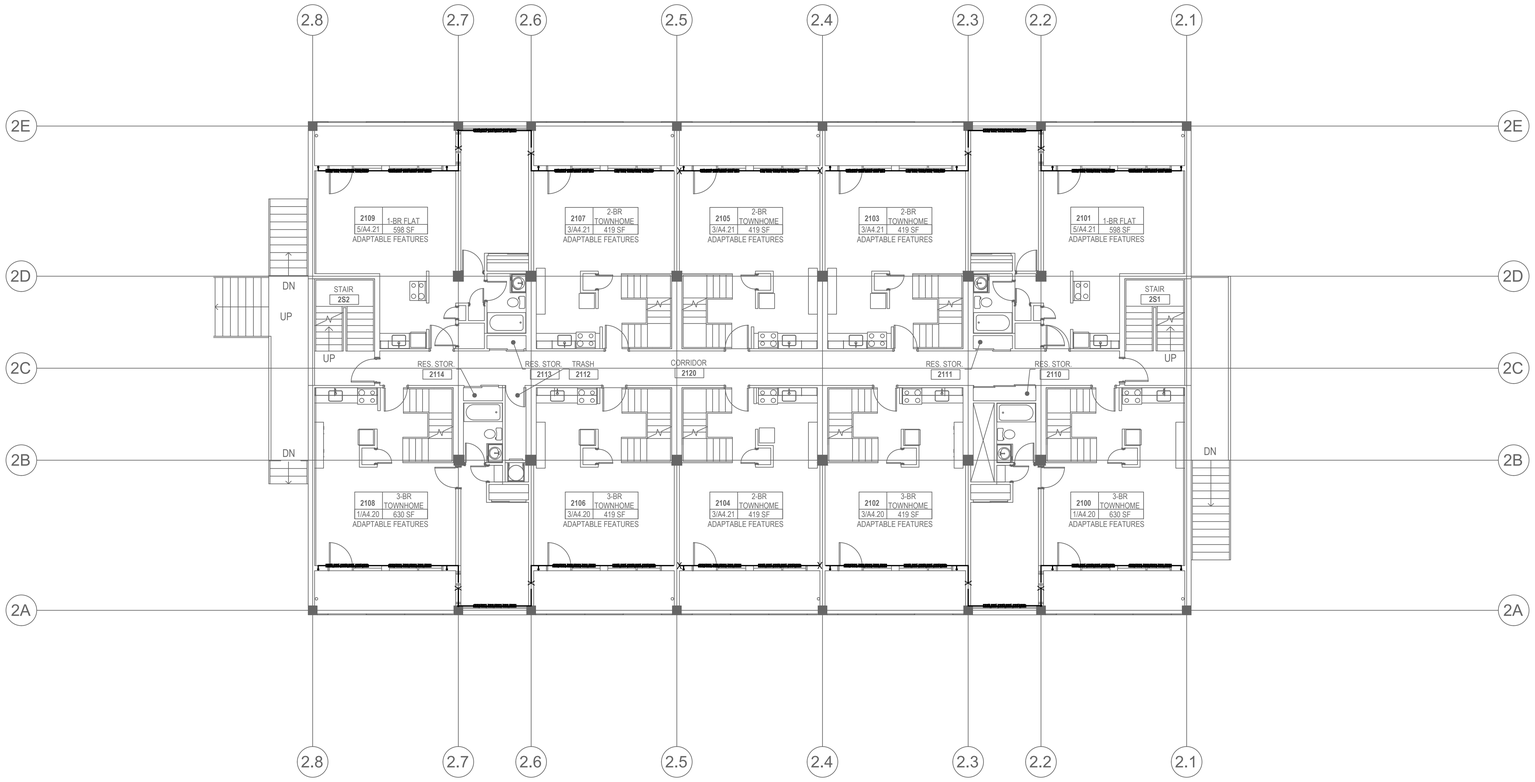
MECHANICAL REMOVAL PLAN BUILDING 1 LEVEL 4 & ROOF

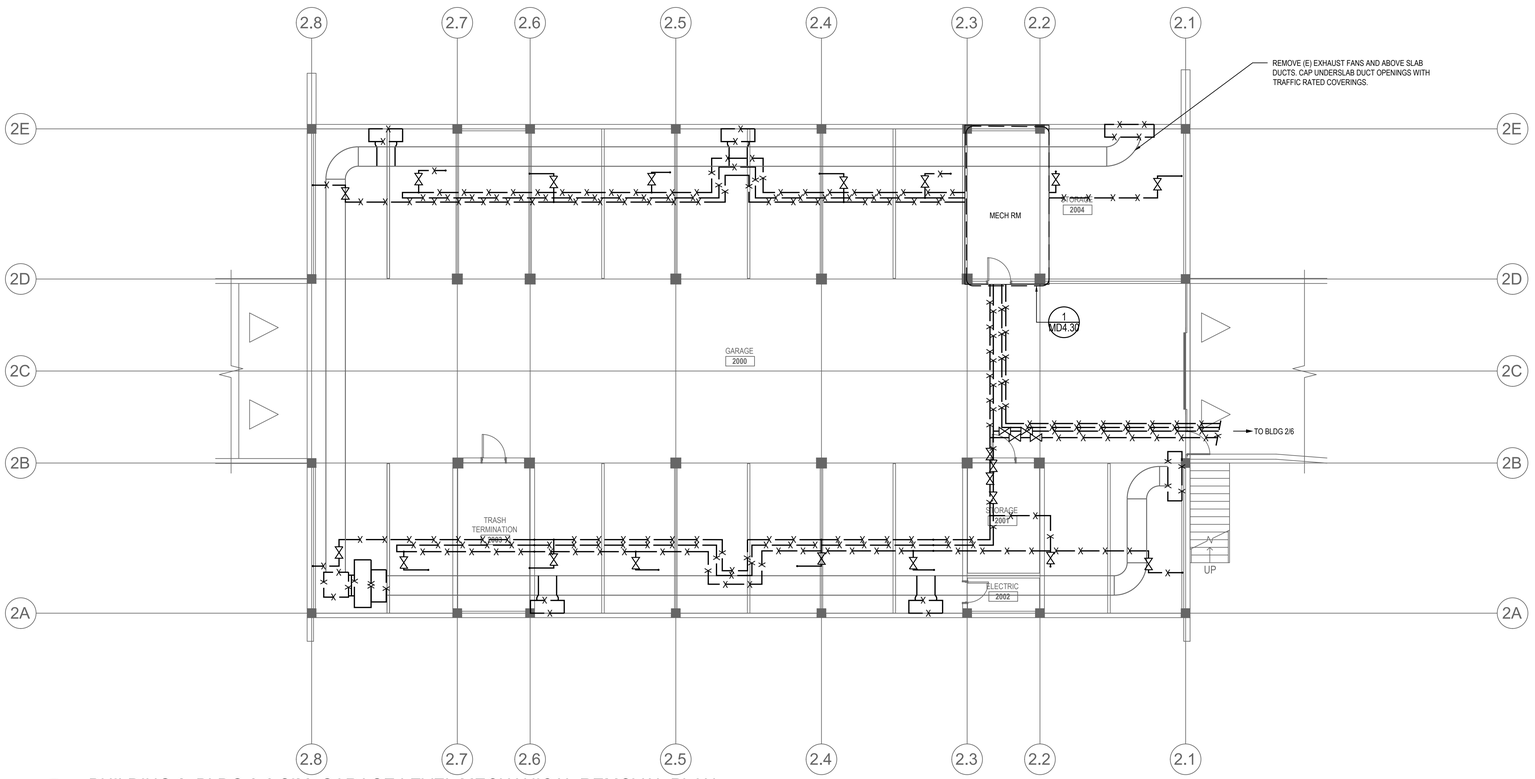
SHEET:
MD2.12

PLOT DATE:



2 BUILDING 2, BLDG 3-6 SIM, LEVEL 1 MECHANICAL REMOVAL PLAN

SCALE: 1/8" = 1'-0"



1 BUILDING 2, BLDG 3-6 SIM, GARAGE LEVEL MECHANICAL REMOVAL PLAN

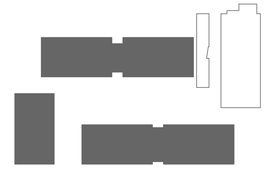
SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. REMOVE ALL HYDRONIC PIPING AND RADIATORS. VERIFY ALIGNMENT OF PIPING IN FIELD AND ALLOW FOR WALL REMOVAL AND REPAIR AS NEEDED TO ACCESS PIPE.

B. REMOVE ALL HEATING PIPES AT GARAGE CEILING LEVEL AND RISERS UP INTO APARTMENTS. RESERVE SUPPORT CONNECTIONS TO SLAB FOR NEW PIPE WORK WHERE FEASIBLE.

KEY PLAN BLDG 2-6



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TITLE:

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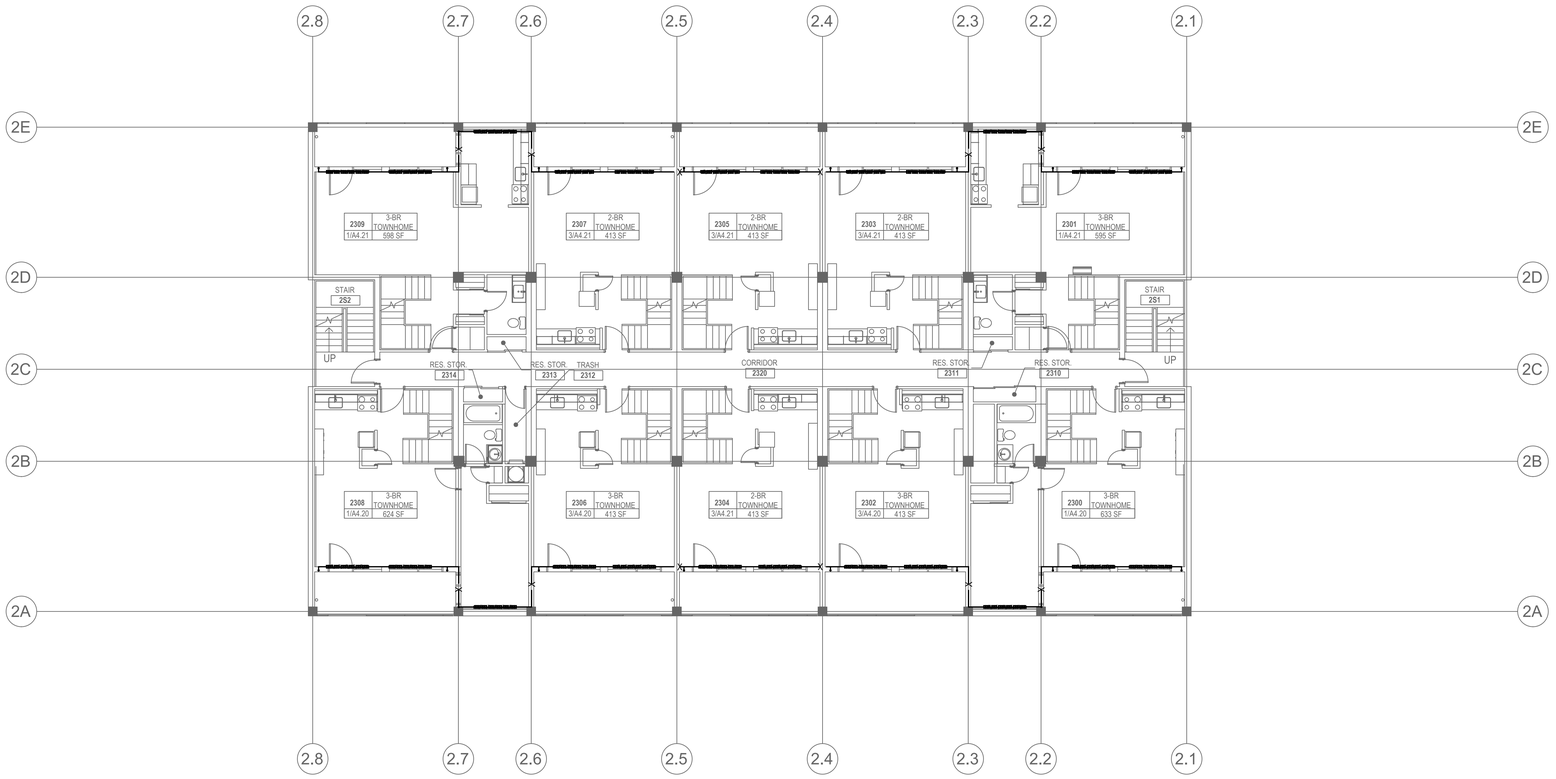
SHEET:

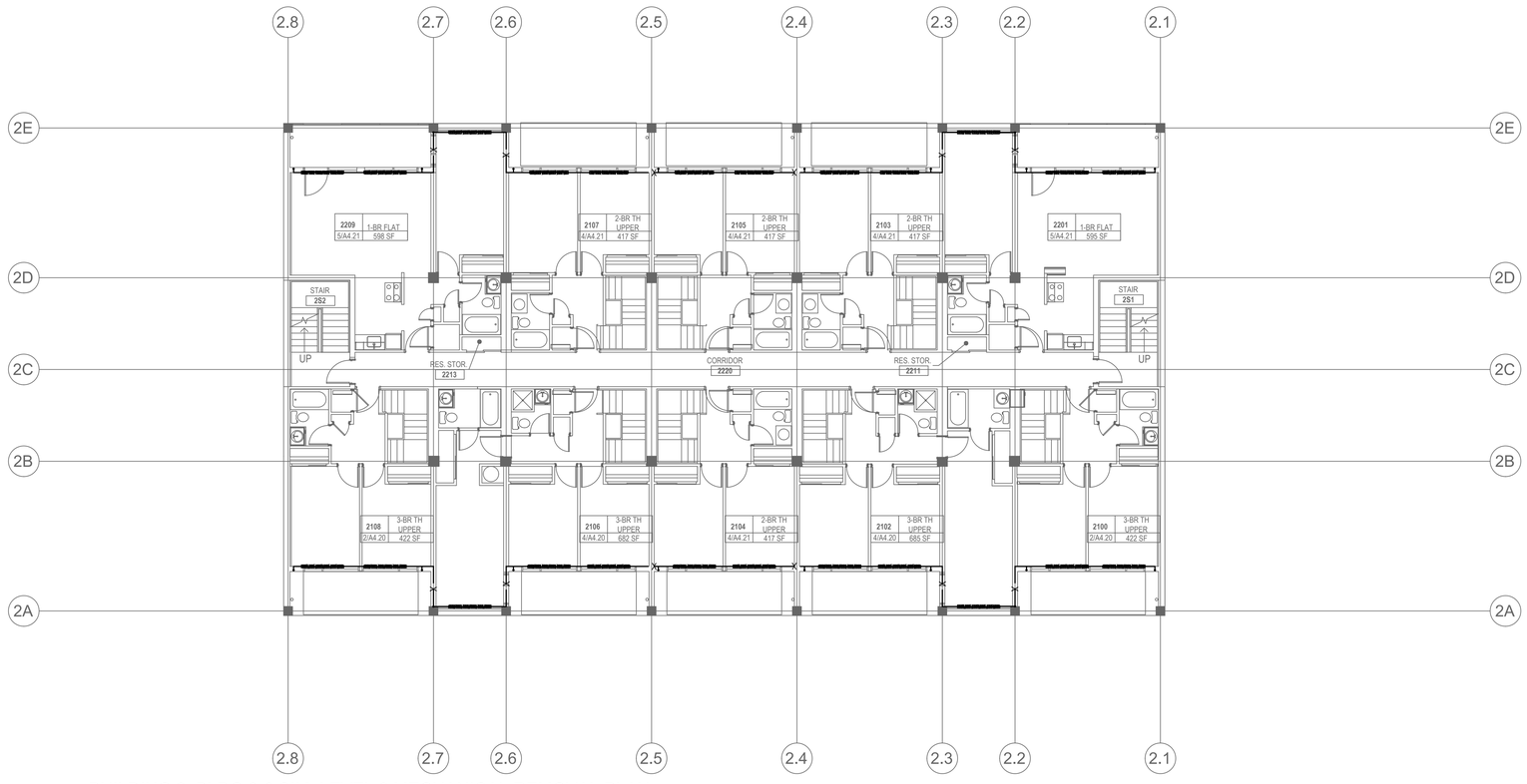
MD2.20

PLOT DATE:



2 BUILDING 2, BLDG 3-6 SIM, LEVEL 3 MECHANICAL REMOVAL PLAN

SCALE: 1/8" = 1'-0"



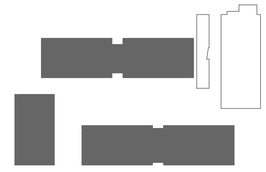
1 BUILDING 2, BLDG 3-6 SIM, LEVEL 2 MECHANICAL REMOVAL PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. REMOVE ALL HYDRONIC PIPING AND RADIATORS. VERIFY ALIGNMENT OF PIPING IN FIELD AND ALLOW FOR WALL REMOVAL AND REPAIR AS NEEDED TO ACCESS PIPE.

KEY PLAN BLDG 2-6



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DATE:	3/22/2019
SCALE:	AS NOTED

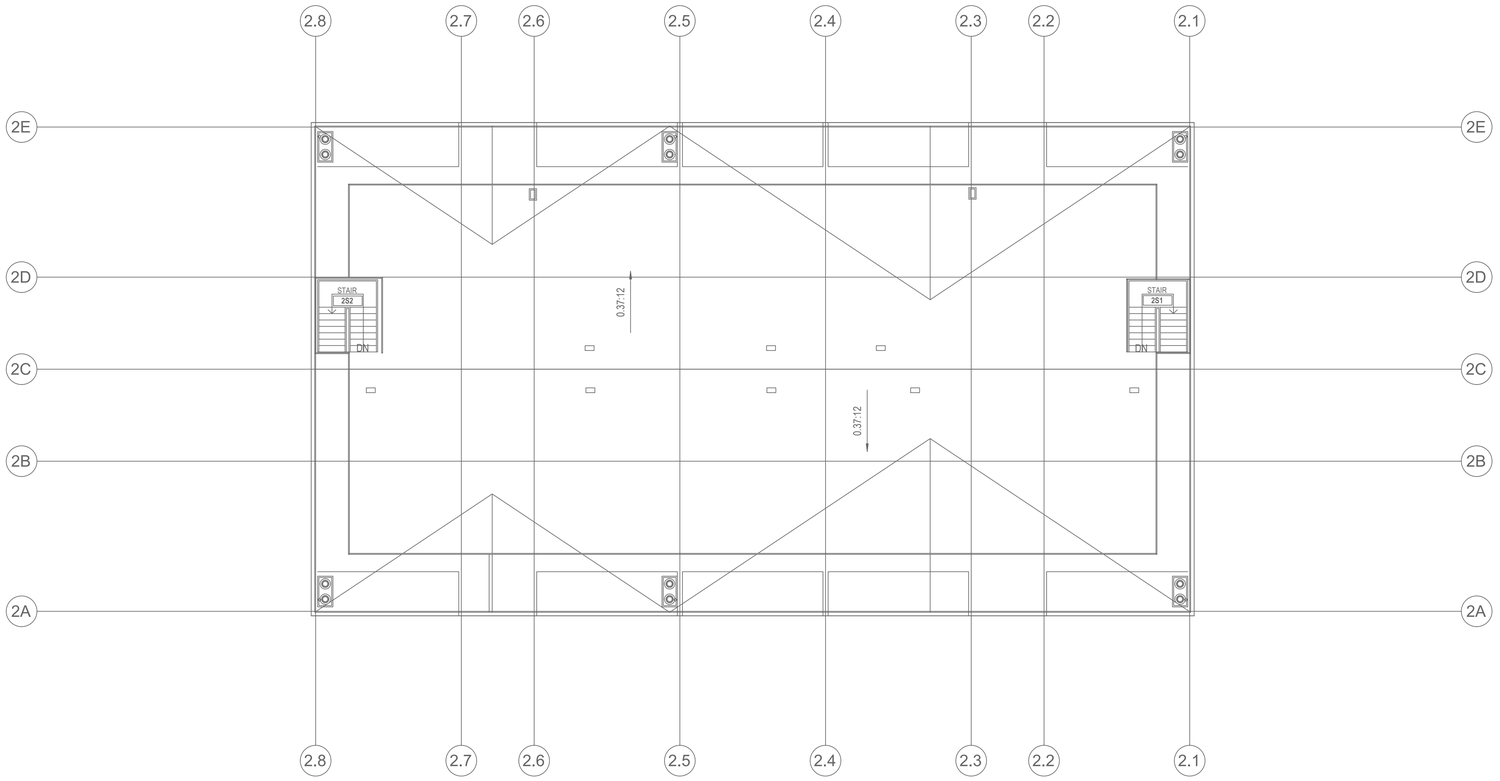
TITLE:

MECHANICAL REMOVAL PLAN BUILDING 2, BLDG 3-6 SIM LEVEL 2 & LEVEL 3

SHEET:

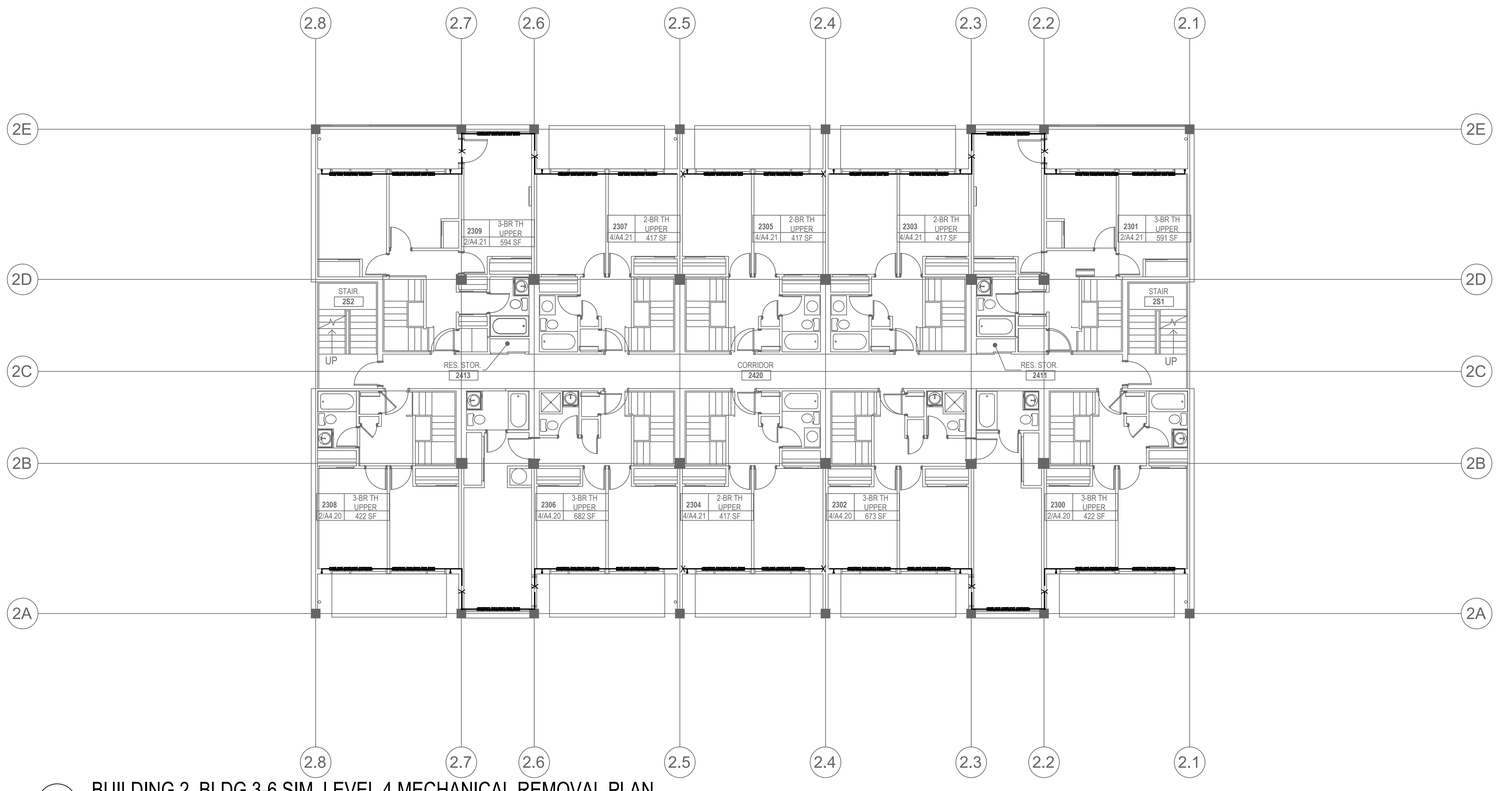
MD2.21

PLOT DATE:



2 BUILDING 2, BLDG 3-6 SIM, ROOF MECHANICAL REMOVAL PLAN

SCALE: 1/8" = 1'-0"



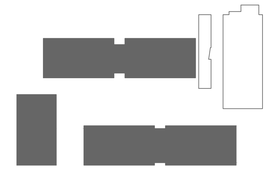
1 BUILDING 2, BLDG 3-6 SIM, LEVEL 4 MECHANICAL REMOVAL PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. REMOVE ALL HYDRONIC PIPING AND RADIATORS. VERIFY ALIGNMENT OF PIPING IN FIELD AND ALLOW FOR WALL REMOVAL AND REPAIR AS NEEDED TO ACCESS PIPE.

KEY PLAN BLDG 2-6



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SCALE:	AS NOTED

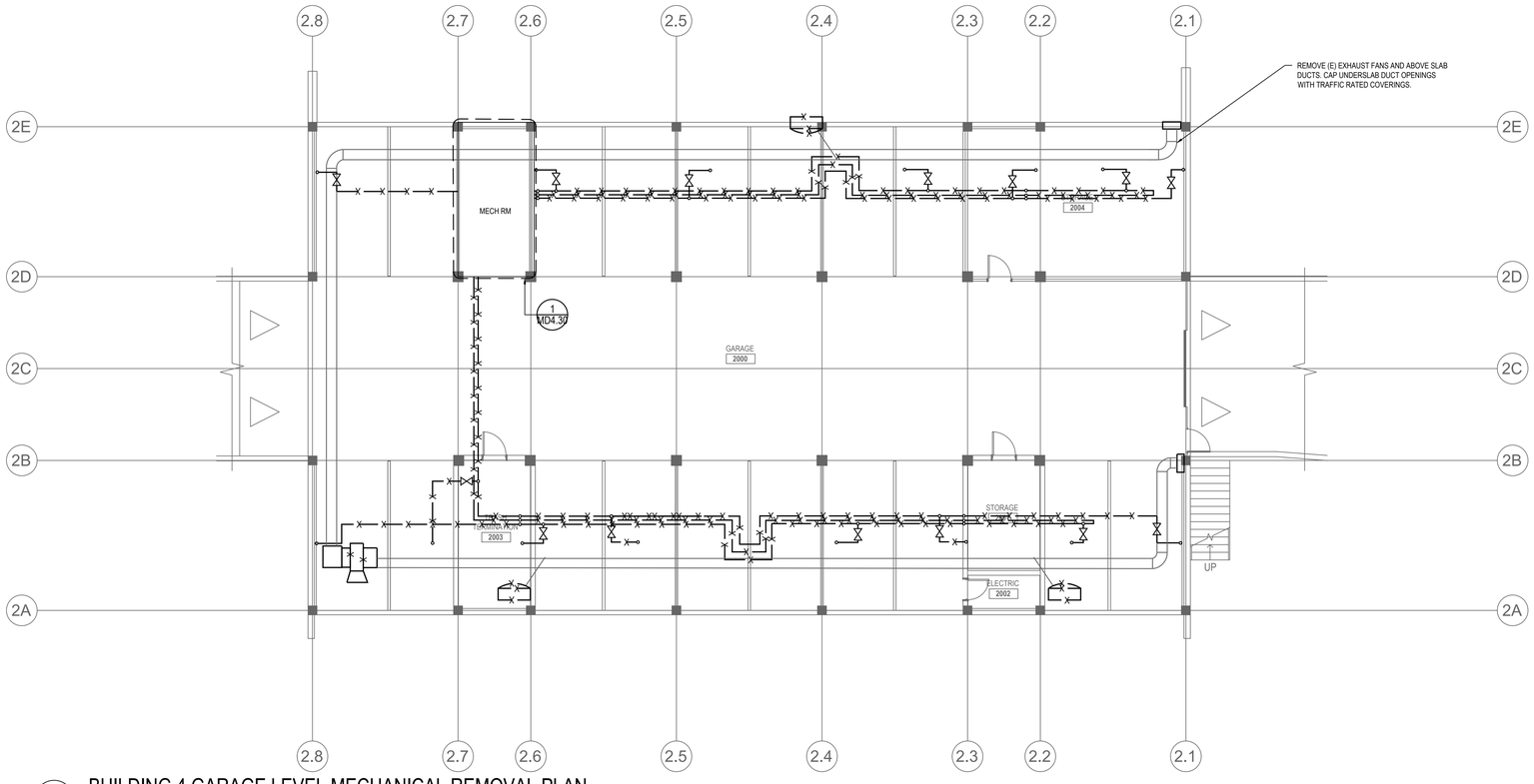
TITLE:

MECHANICAL REMOVAL PLAN BUILDING 2, BLDG 3-6 SIM LEVEL 4 & ROOF

SHEET:

MD2.22

PLOT DATE:



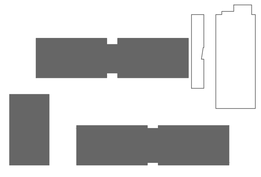
1 BUILDING 4 GARAGE LEVEL MECHANICAL REMOVAL PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. REMOVE ALL HEATING PIPES AT GARAGE CEILING LEVEL AND RISERS UP INTO APARTMENTS. RESERVE SUPPORT CONNECTIONS TO SLAB FOR NEW PIPE WORK WHERE FEASIBLE.

KEY PLAN BLDG 2-6



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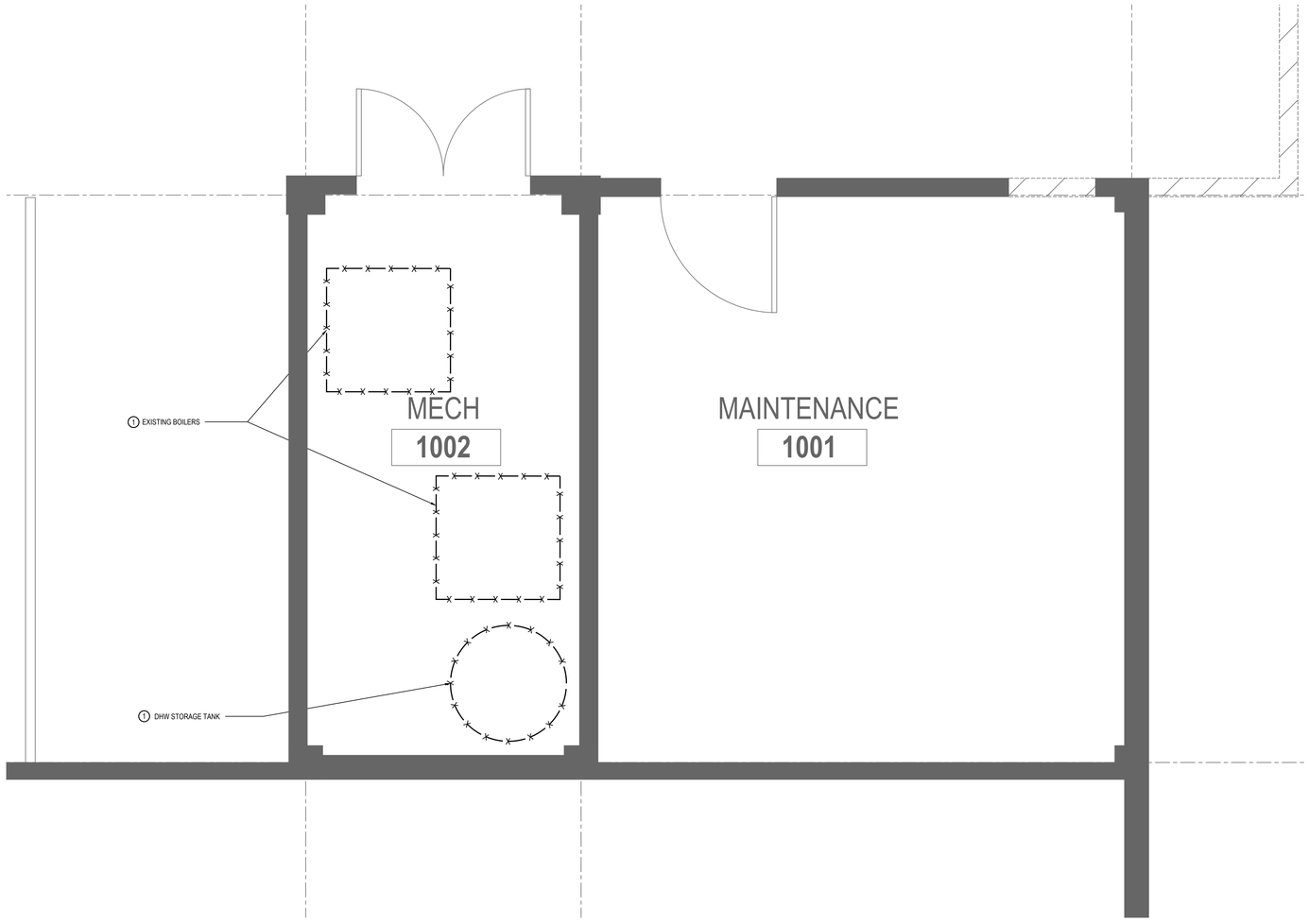
MECHANICAL REMOVAL PLAN BUILDING 4 GARAGE LEVEL

SHEET:
MD2.23

PLOT DATE:

SHEET NOTES

1. REMOVE EXISTING BOILERS, TANK AND PIPE CONNECTIONS, ACCESSORIES AND PUMPS



1 TYPICAL MECHANICAL ROOM ENLARGED REMOVAL PLAN

SCALE: 1/2" = 1'-0"

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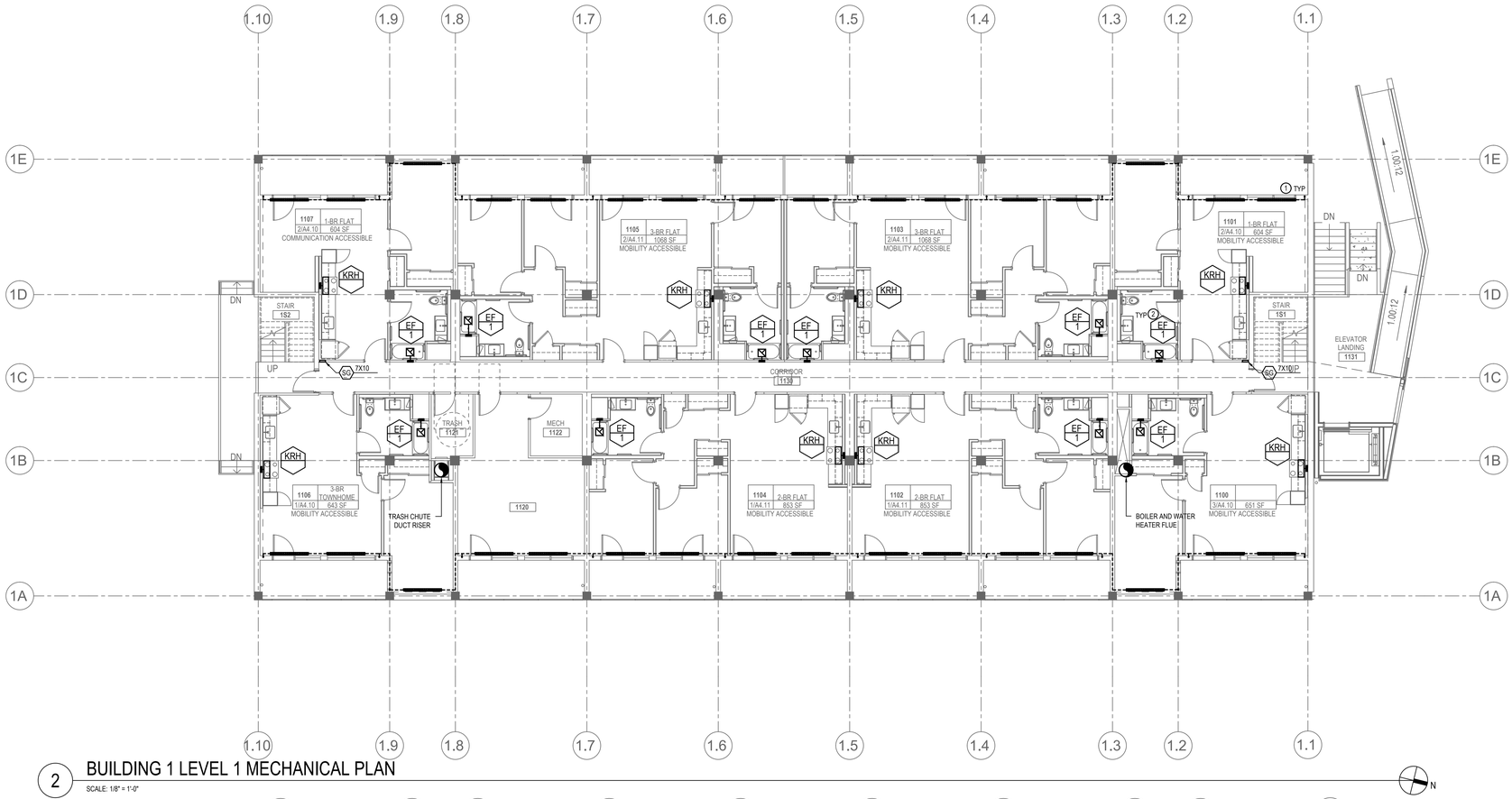
TITLE:

MECHANICAL ROOM ENLARGED REMOVAL PLAN

SHEET:

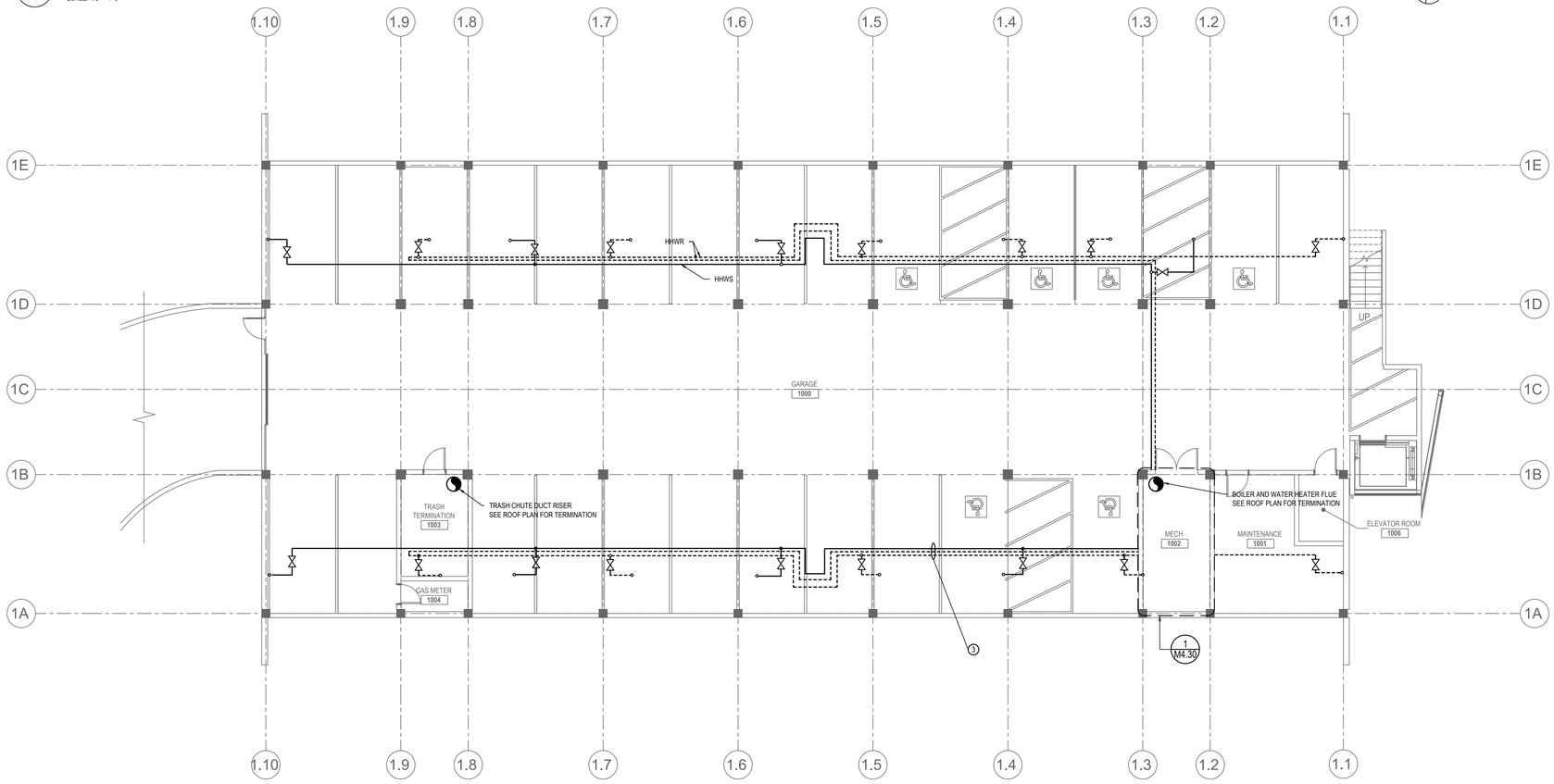
MD4.30

PLOT DATE:



2 BUILDING 1 LEVEL 1 MECHANICAL PLAN

SCALE: 1/8" = 1'-0"



1 BUILDING 1 GARAGE LEVEL MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

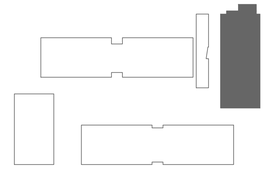
SHEET NOTES

1. NEW 6'X1' PANEL RADIATORS MOUNTED EITHER ABOVE, BELOW, OR VERTICALLY TO THE SIDE OF WINDOW (TYPICAL). TYPICAL FOR ALL UNITS.
2. EXHAUST FANS IN UNITS. TYPICAL FOR ALL UNITS.
3. NEW INSULATED COPPER HEATING HOT WATER SUPPLY AND RETURN PIPING.

GENERAL NOTES

A. GARAGE PLAN QUALIFIES AS OPEN GARAGE SPACE. NO FORCED EXHAUST VENTILATION NEEDED. SEE SCOPE OF WORK ON M0.00.

KEY PLAN BLDG 1



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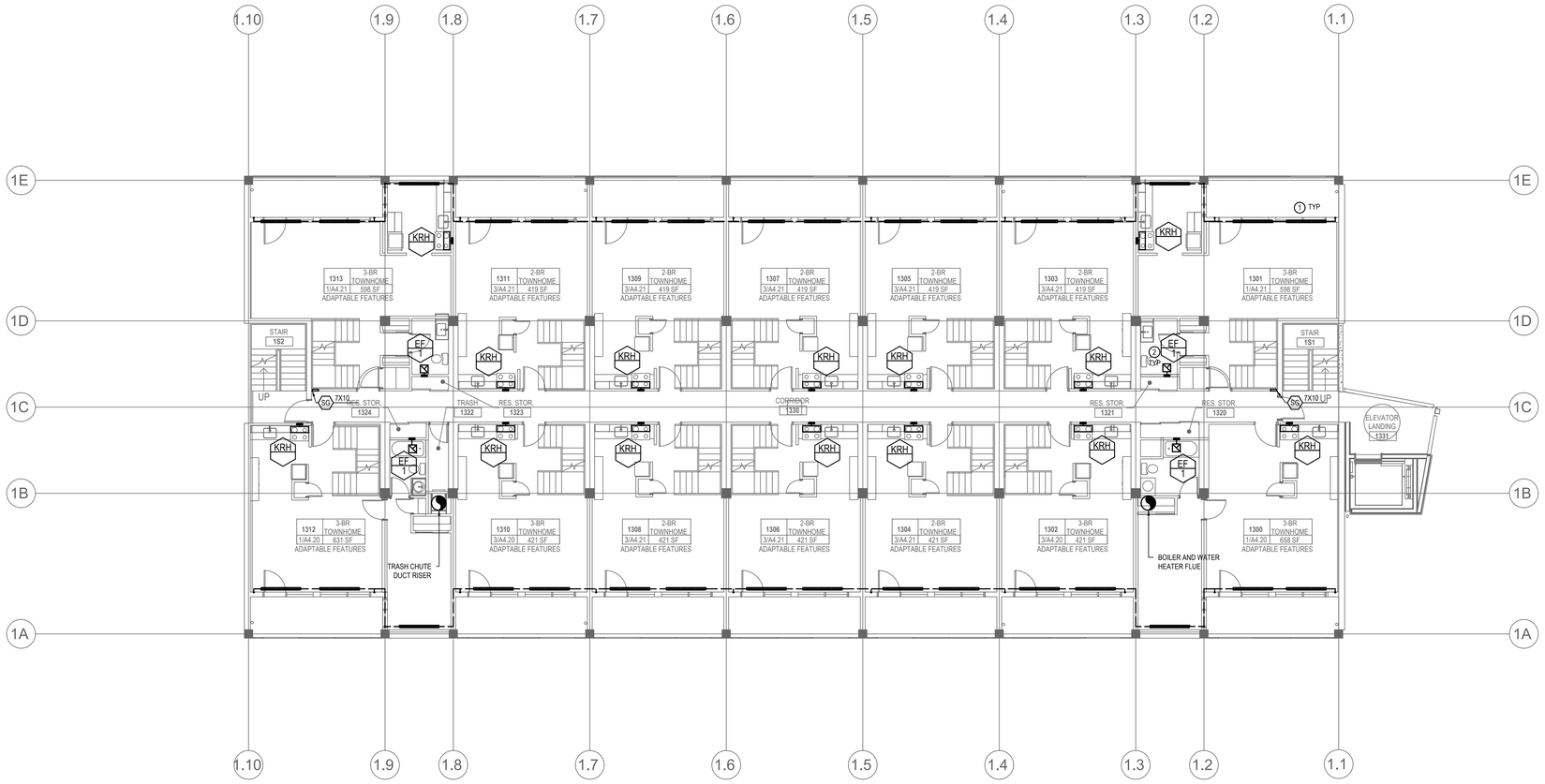
MECHANICAL PLAN BUILDING 1 GARAGE & LEVEL 1

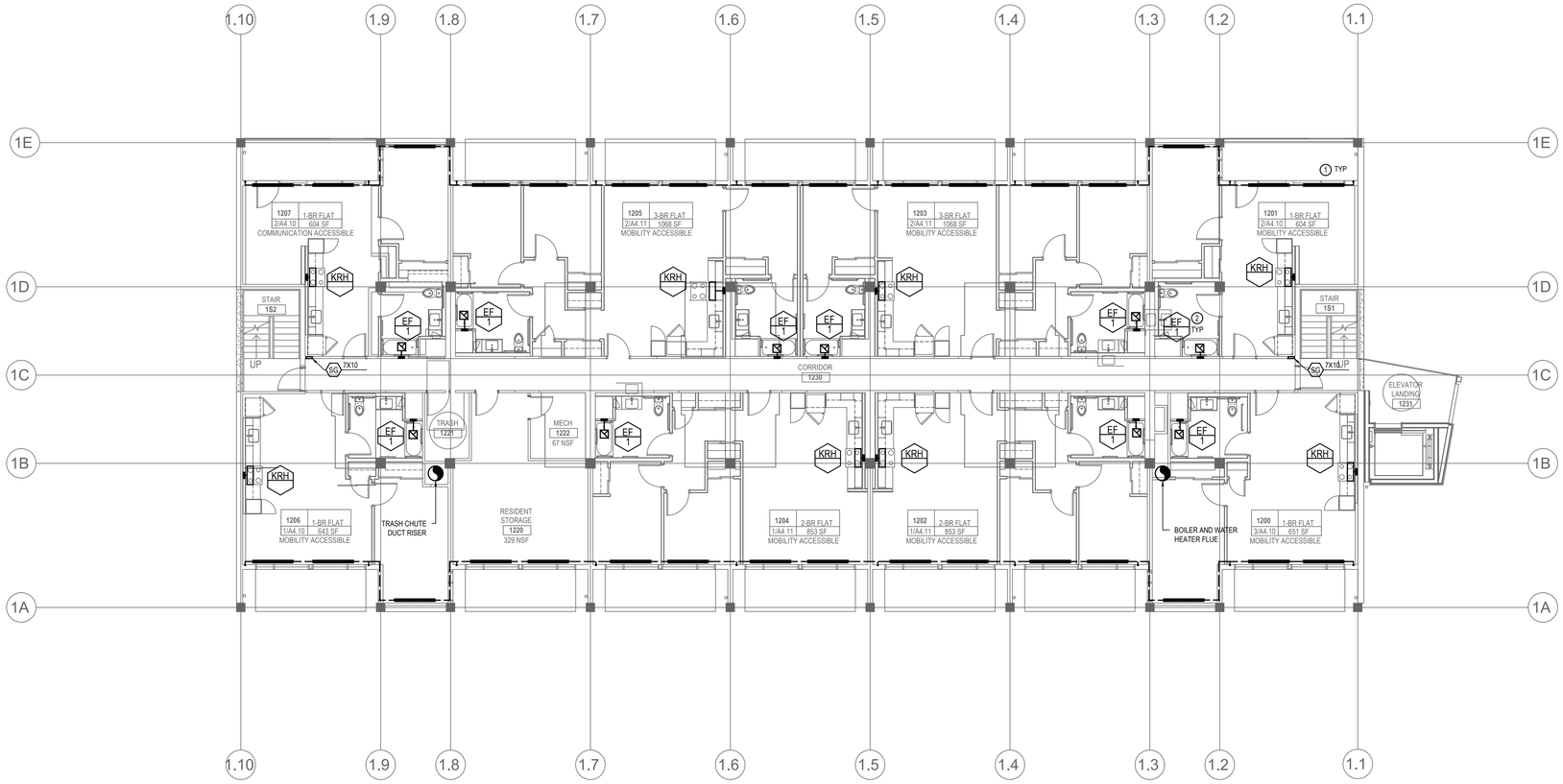
SHEET:
M2.10

PLOT DATE:



2 BUILDING 1 LEVEL 3 MECHANICAL PLAN

SCALE: 1/8" = 1'-0"



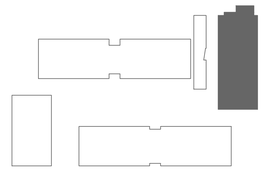
1 BUILDING 1 LEVEL 2 MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. NEW 6'X1' PANEL RADIATORS MOUNTED EITHER ABOVE, BELOW, OR VERTICALLY TO THE SIDE OF WINDOW (TYPICAL). TYPICAL FOR ALL UNITS.
2. EXHAUST FANS IN UNITS. TYPICAL FOR ALL UNITS.

KEY PLAN BLDG 1



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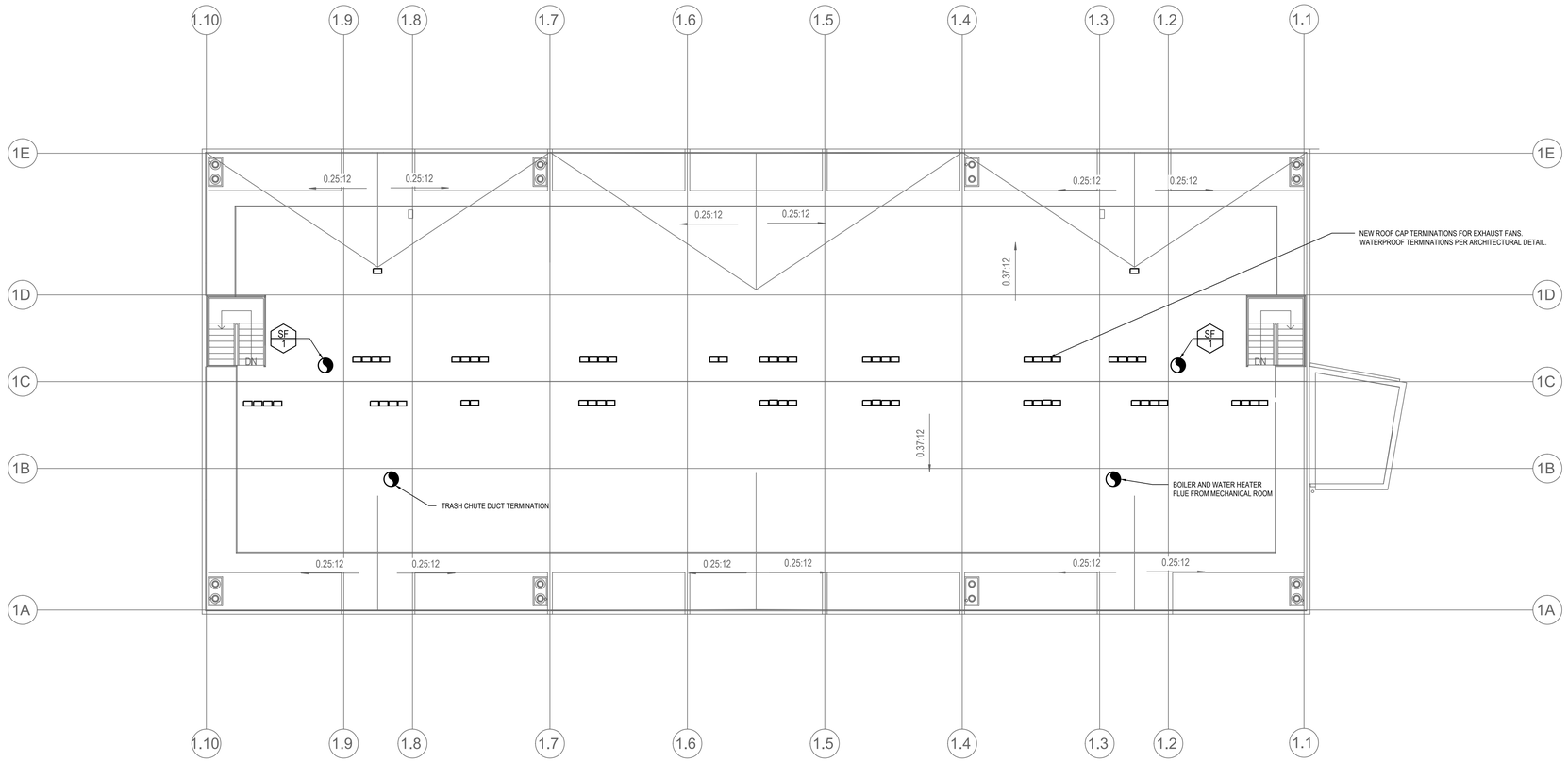
TITLE:
MECHANICAL PLAN BUILDING 1 LEVEL 2 & LEVEL 3

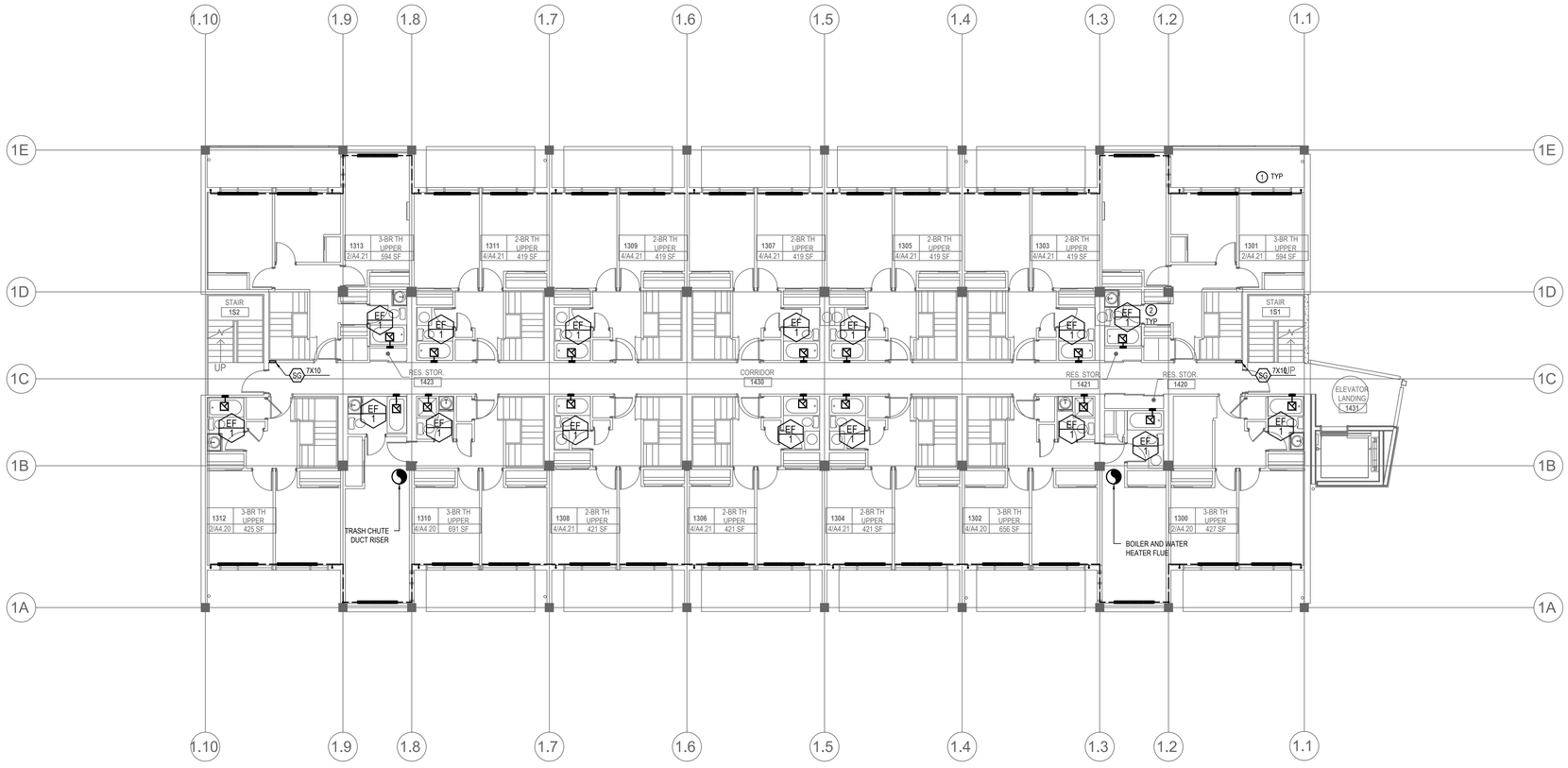
SHEET:
M2.11

PLOT DATE:



2 BUILDING 1 ROOF MECHANICAL PLAN

SCALE: 1/8" = 1'-0"



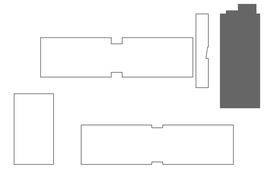
1 BUILDING 1 LEVEL 4 MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. NEW 6'X1' PANEL RADIATORS MOUNTED EITHER ABOVE, BELOW, OR VERTICALLY TO THE SIDE OF WINDOW (TYPICAL). TYPICAL FOR ALL UNITS.
2. EXHAUST FANS IN UNITS. TYPICAL FOR ALL UNITS.

KEY PLAN BLDG 1



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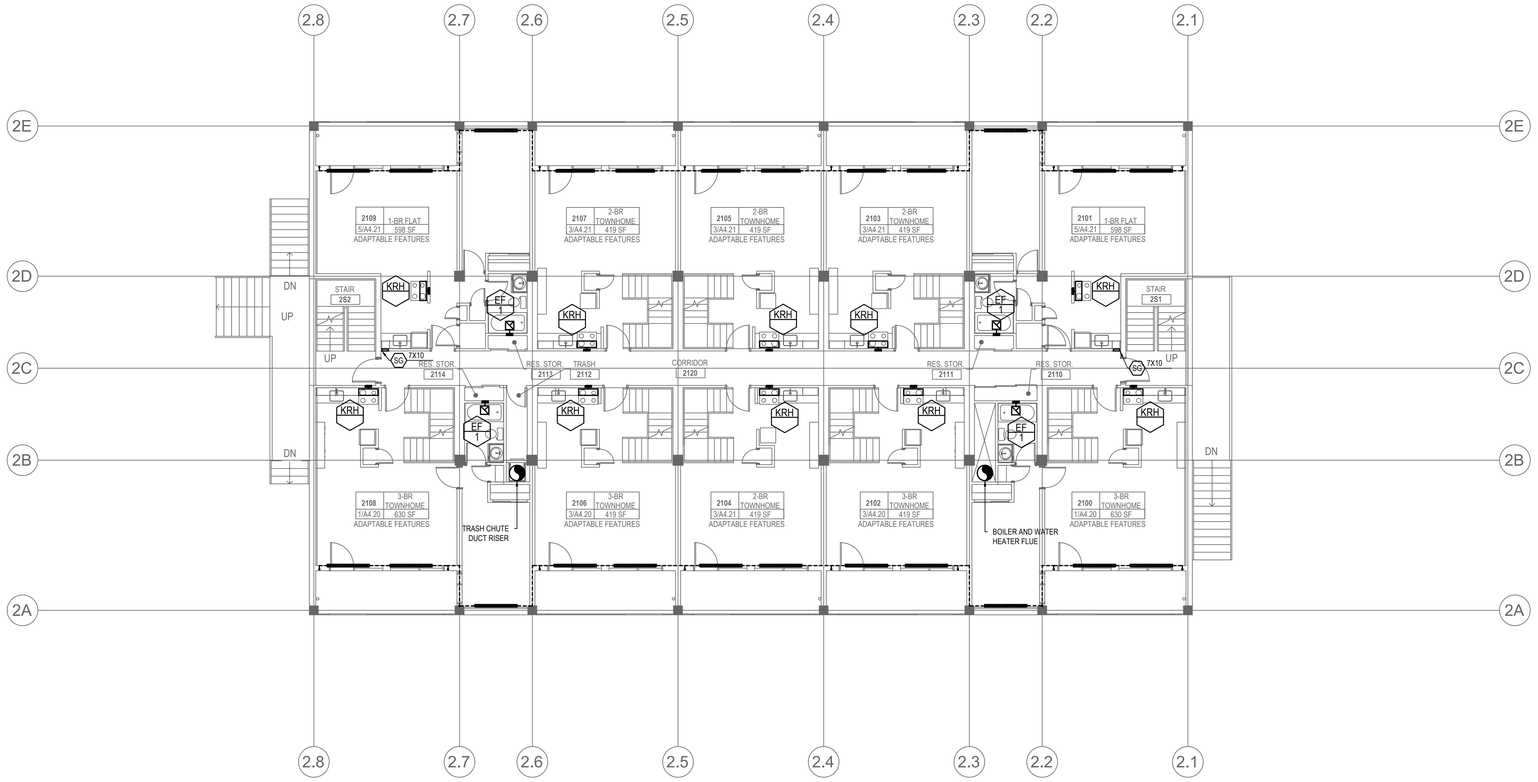
MECHANICAL PLAN BUILDING 1 LEVEL 4 & ROOF

SHEET:

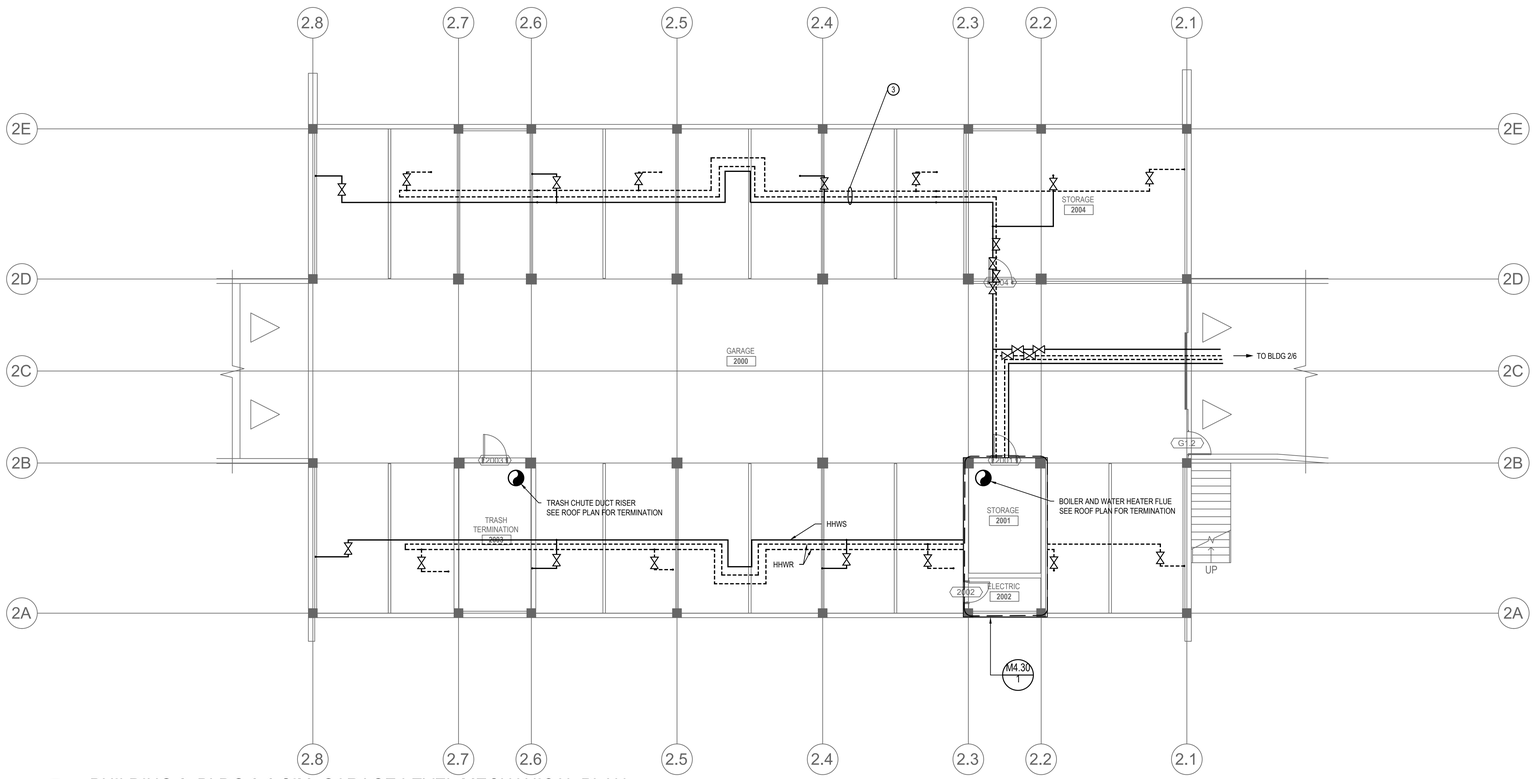
M2.12

PLOT DATE:



2 BUILDING 2, BLDG 3-6 SIM, LEVEL 1 MECHANICAL PLAN

SCALE: 1/8" = 1'-0"



1 BUILDING 2, BLDG 3-6 SIM, GARAGE LEVEL MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

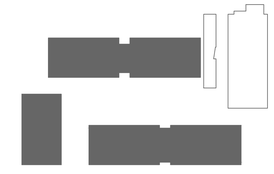
SHEET NOTES

1. NEW 6'X1' PANEL RADIATORS MOUNTED EITHER ABOVE, BELOW, OR VERTICALLY TO THE SIDE OF WINDOW (TYPICAL). TYPICAL FOR ALL UNITS.
2. EXHAUST FANS IN UNITS. TYPICAL FOR ALL UNITS.
3. NEW INSULATED COPPER HEATING HOT WATER SUPPLY AND RETURN PIPING.

GENERAL NOTES

A. GARAGE PLAN QUALIFIES AS OPEN GARAGE SPACE. NO FORCED EXHAUST VENTILATION NEEDED. SEE SCOPE OF WORK ON M0.00.

KEY PLAN BLDG 2-6



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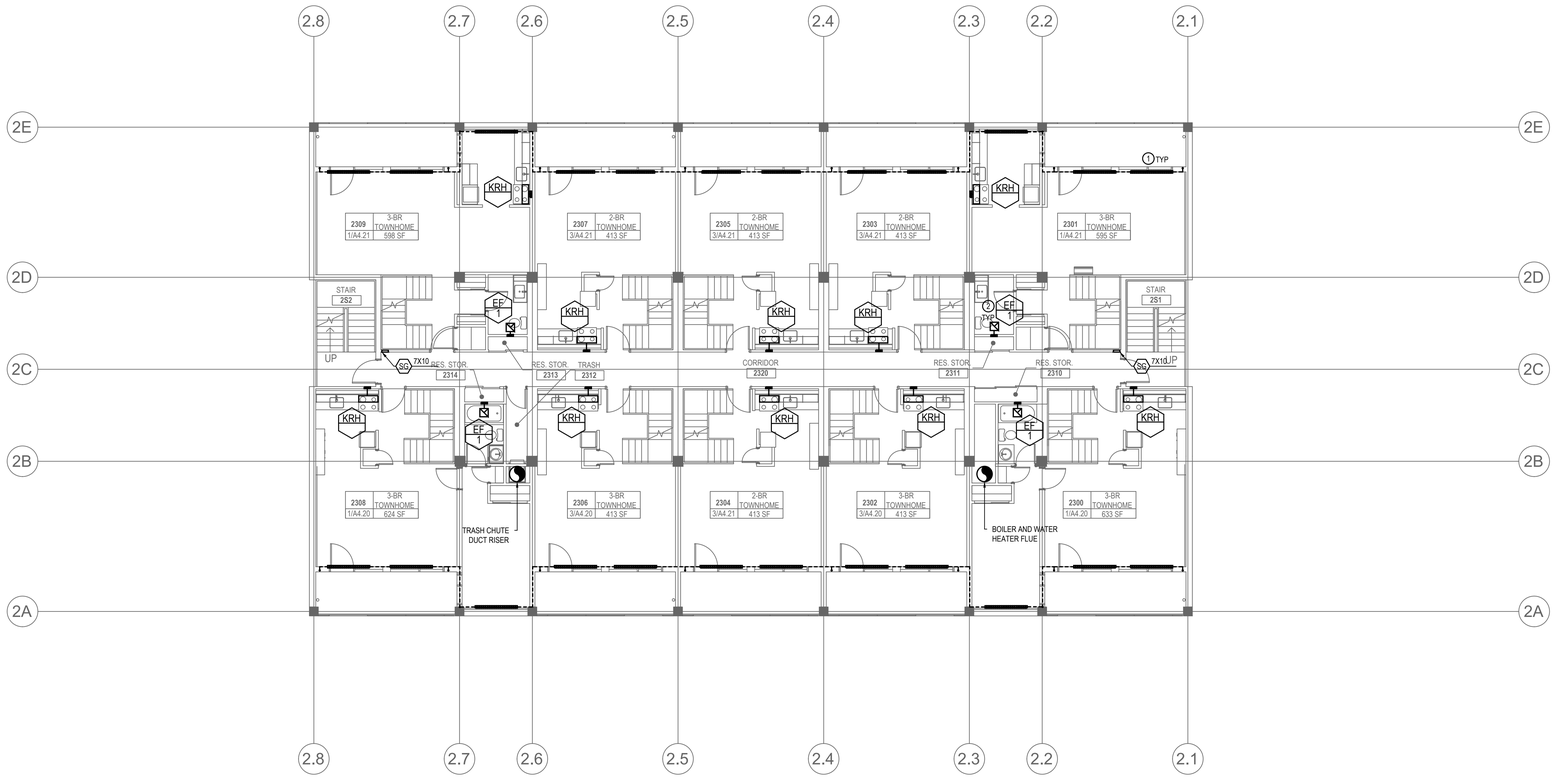
MECHANICAL PLAN BUILDING 2, BLDG 3-6 SIM GARAGE & LEVEL 1

SHEET:

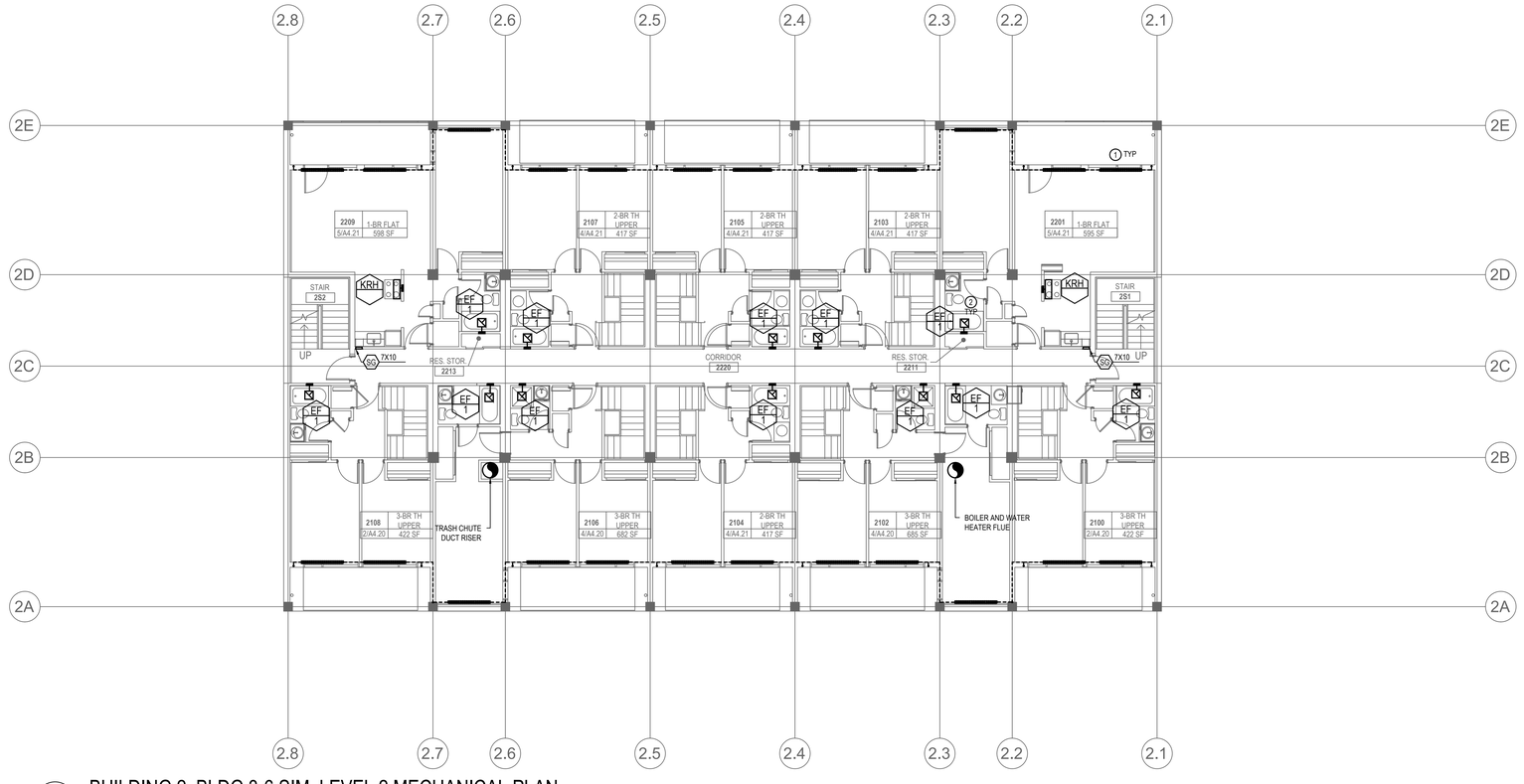
M2.20

PLOT DATE:



2 BUILDING 2, BLDG 3-6 SIM, LEVEL 3 MECHANICAL PLAN

SCALE: 1/8" = 1'-0"



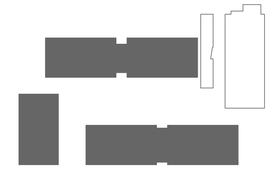
1 BUILDING 2, BLDG 3-6 SIM, LEVEL 2 MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. NEW 6'X1' PANEL RADIATORS MOUNTED EITHER ABOVE, BELOW, OR VERTICALLY TO THE SIDE OF WINDOW (TYPICAL). TYPICAL FOR ALL UNITS.
2. EXHAUST FANS IN UNITS. TYPICAL FOR ALL UNITS.

KEY PLAN BLDG 2-6



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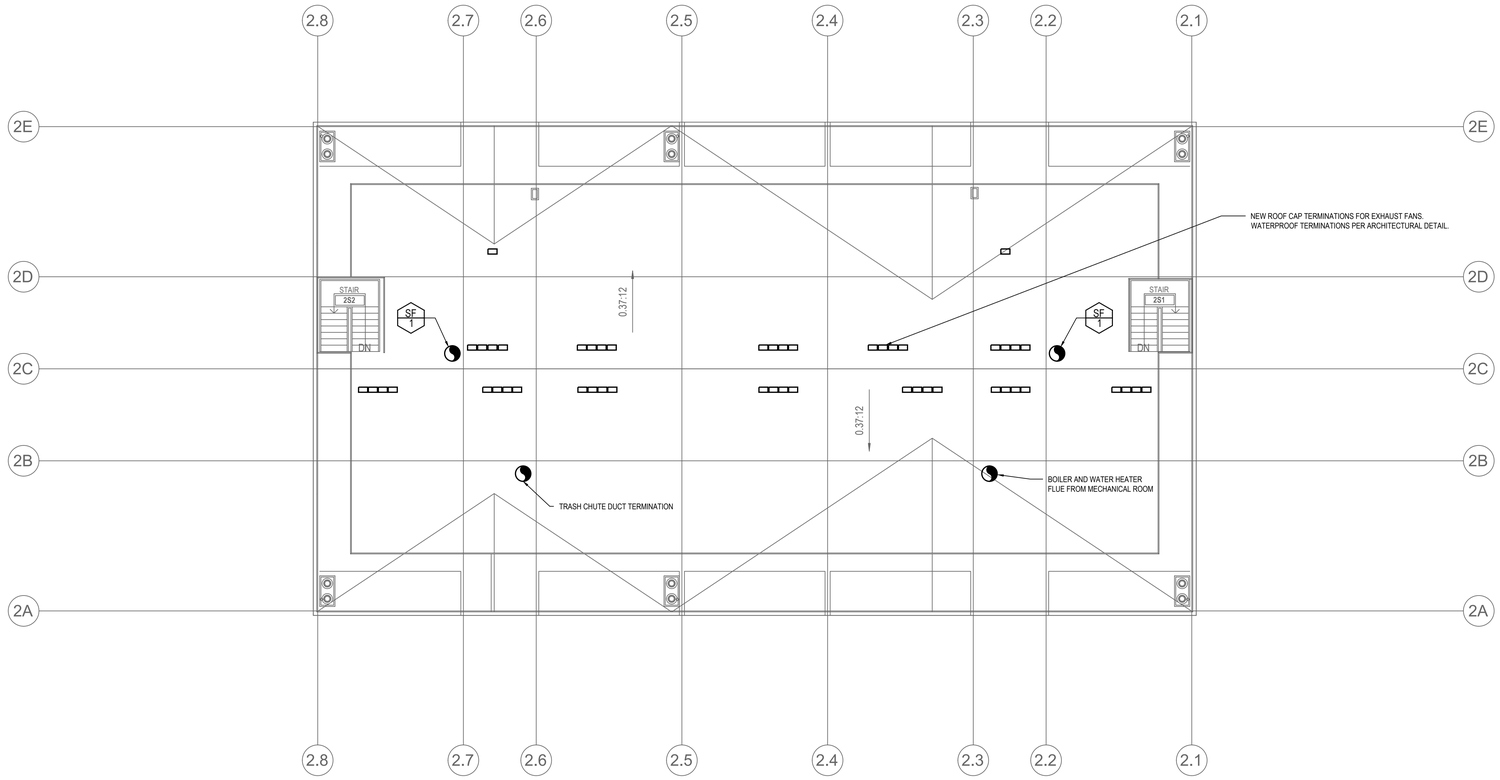
MECHANICAL **PLAN BUILDING 2, BLDG 3-6 SIM LEVEL 2 & LEVEL 3**

SHEET:

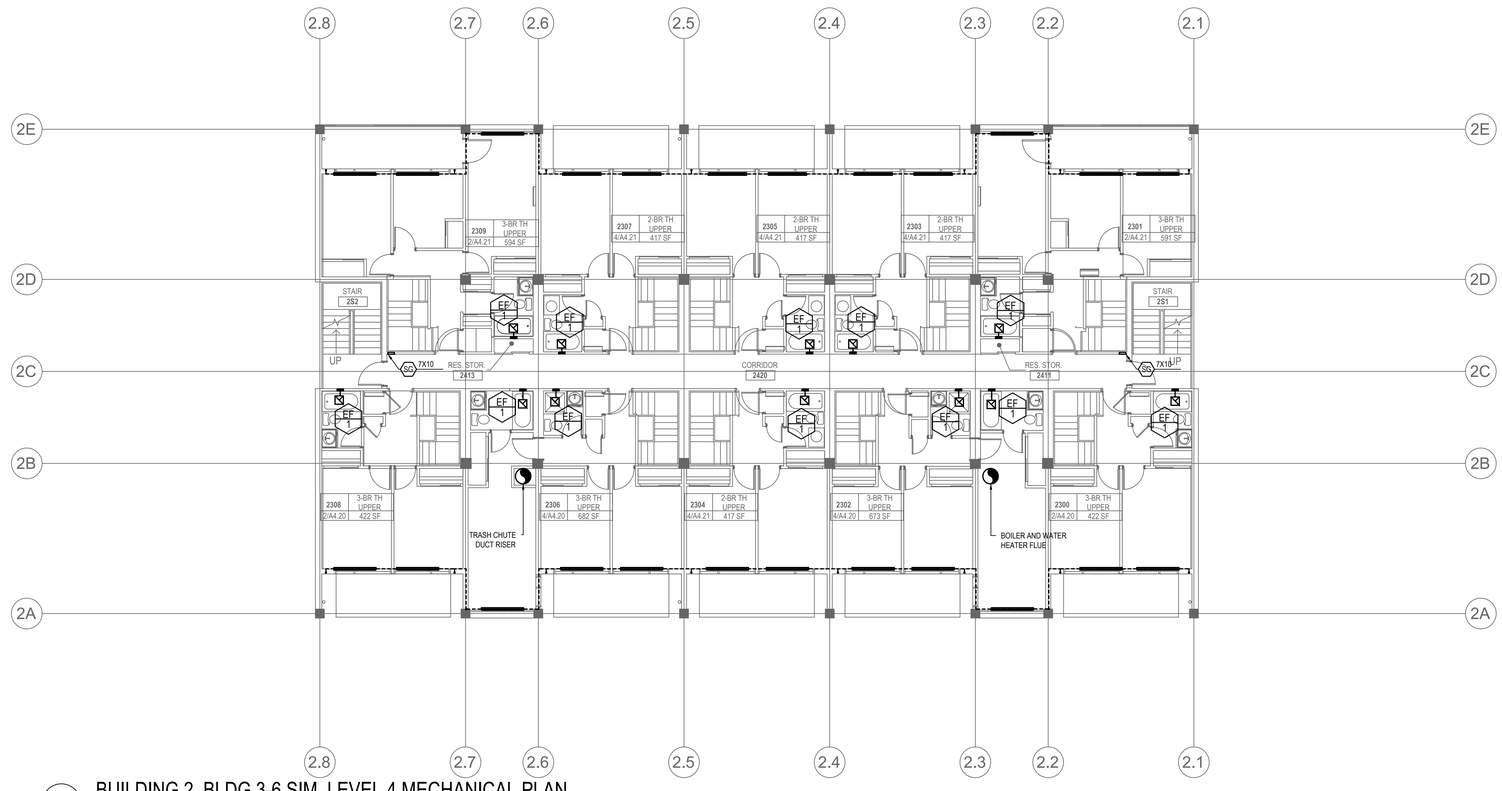
M2.21

PLOT DATE:



2 BUILDING 2, BLDG 3-6 SIM, ROOF MECHANICAL PLAN

SCALE: 1/8" = 1'-0"



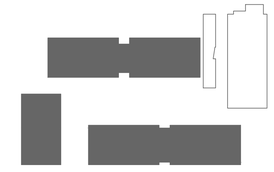
1 BUILDING 2, BLDG 3-6 SIM, LEVEL 4 MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. NEW 6'X1' PANEL RADIATORS MOUNTED EITHER ABOVE, BELOW, OR VERTICALLY TO THE SIDE OF WINDOW (TYPICAL). TYPICAL FOR ALL UNITS.
2. EXHAUST FANS IN UNITS. TYPICAL FOR ALL UNITS.

KEY PLAN BLDG 2-6



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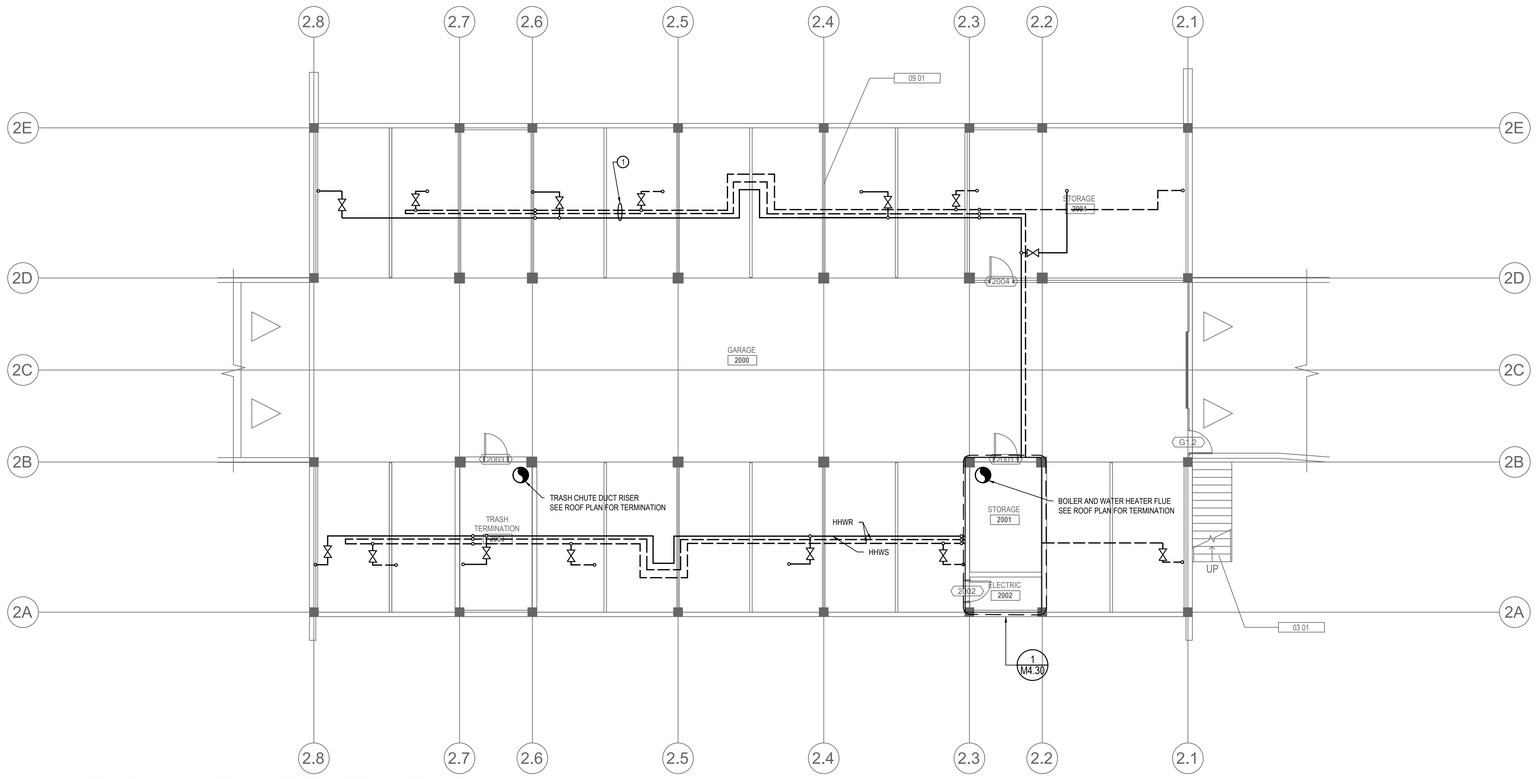
MECHANICAL **PLAN BUILDING 2, BLDG 3-6 SIM LEVEL 4 & ROOF**

SHEET:

M2.22

PLOT DATE:



1 BUILDING 4 GARAGE LEVEL MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

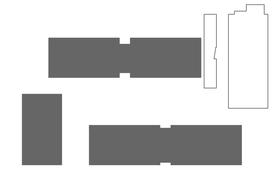
SHEET NOTES

1. NEW INSULATED COPPER HEATING HOT WATER SUPPLY AND RETURN PIPING.

GENERAL NOTES

A. GARAGE PLAN QUALIFIES AS OPEN GARAGE SPACE. NO FORCED EXHAUST VENTILATION NEEDED. SEE SCOPE OF WORK ON M0.00.

KEY PLAN BLDG 2-6



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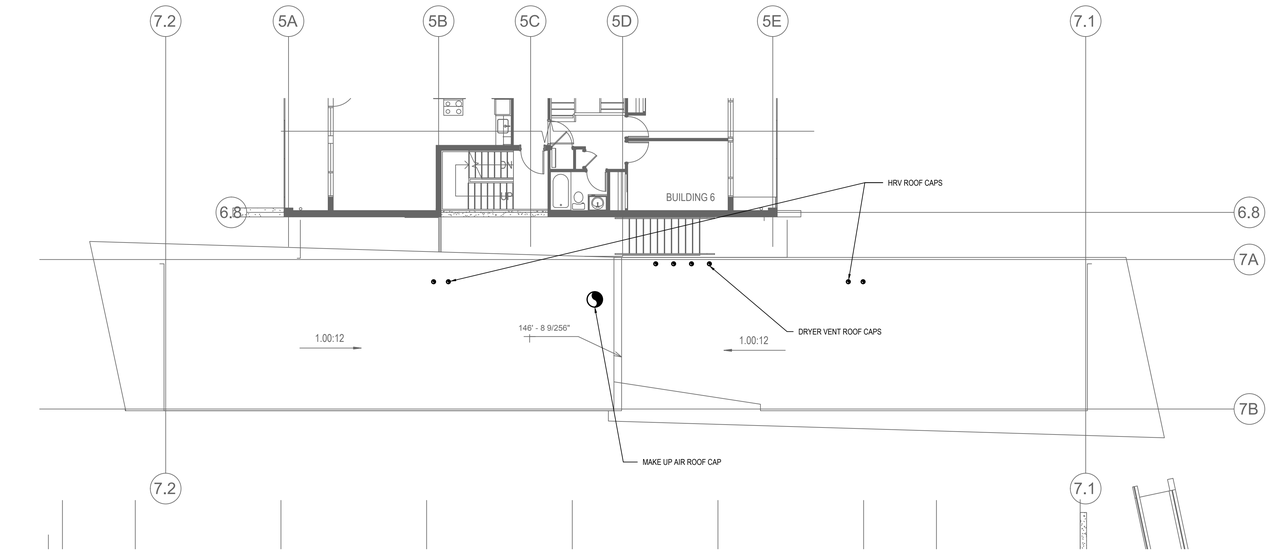
SHEET:

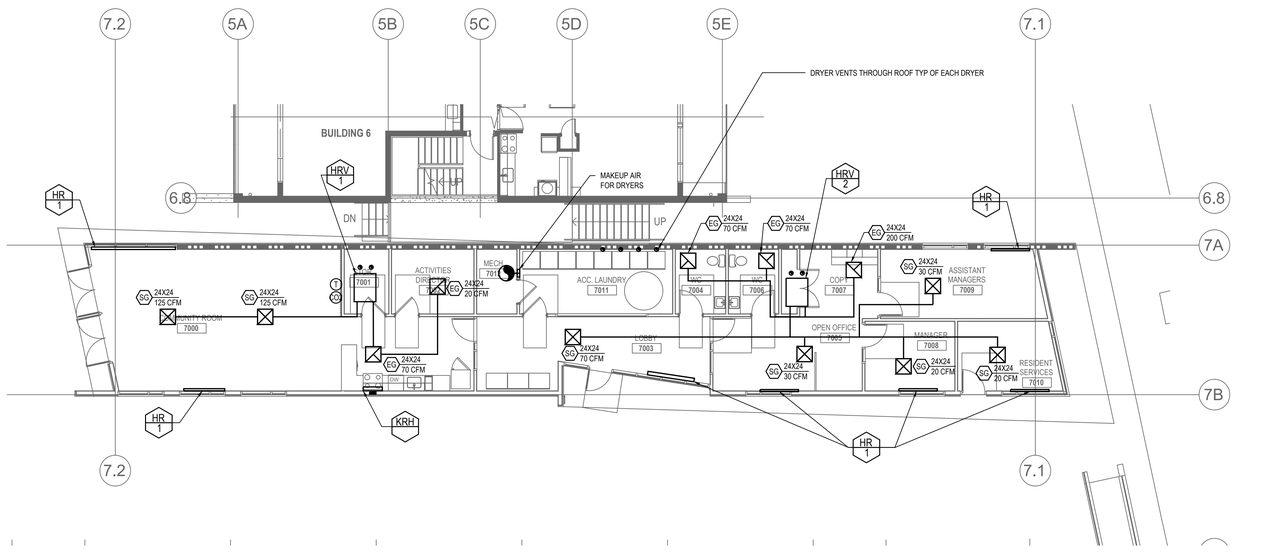
M2.23

PLOT DATE:



2 COMMUNITY BUILDING ROOF MECHANICAL PLAN

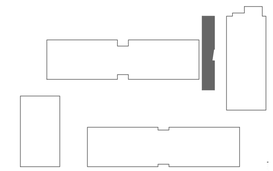
SCALE: 1/8" = 1'-0"



1 COMMUNITY BUILDING LEVEL 1 MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

KEY PLAN
COMMUNITY BUILDING



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582 MARKET STREET, SUITE 400
SAN FRANCISCO, CA 94104
(415) 963-4303

212 9TH STREET, SUITE 203
OAKLAND, CA 94607

MIDTOWN PAKR APARTMENTS

1415 Scott Street, San Francisco, CA 94115

STAMP:

NO.	ISSUE	DATE
	100% DD	3-22-2019

JOB NUMBER:	1213
DRAWN BY:	HC
CHECKED BY:	RL
DATE:	3/22/2019
SCALE:	AS NOTED

TITLE:

MECHANICAL PLAN
COMMUNITY BUILDING
LEVEL 1 & ROOF

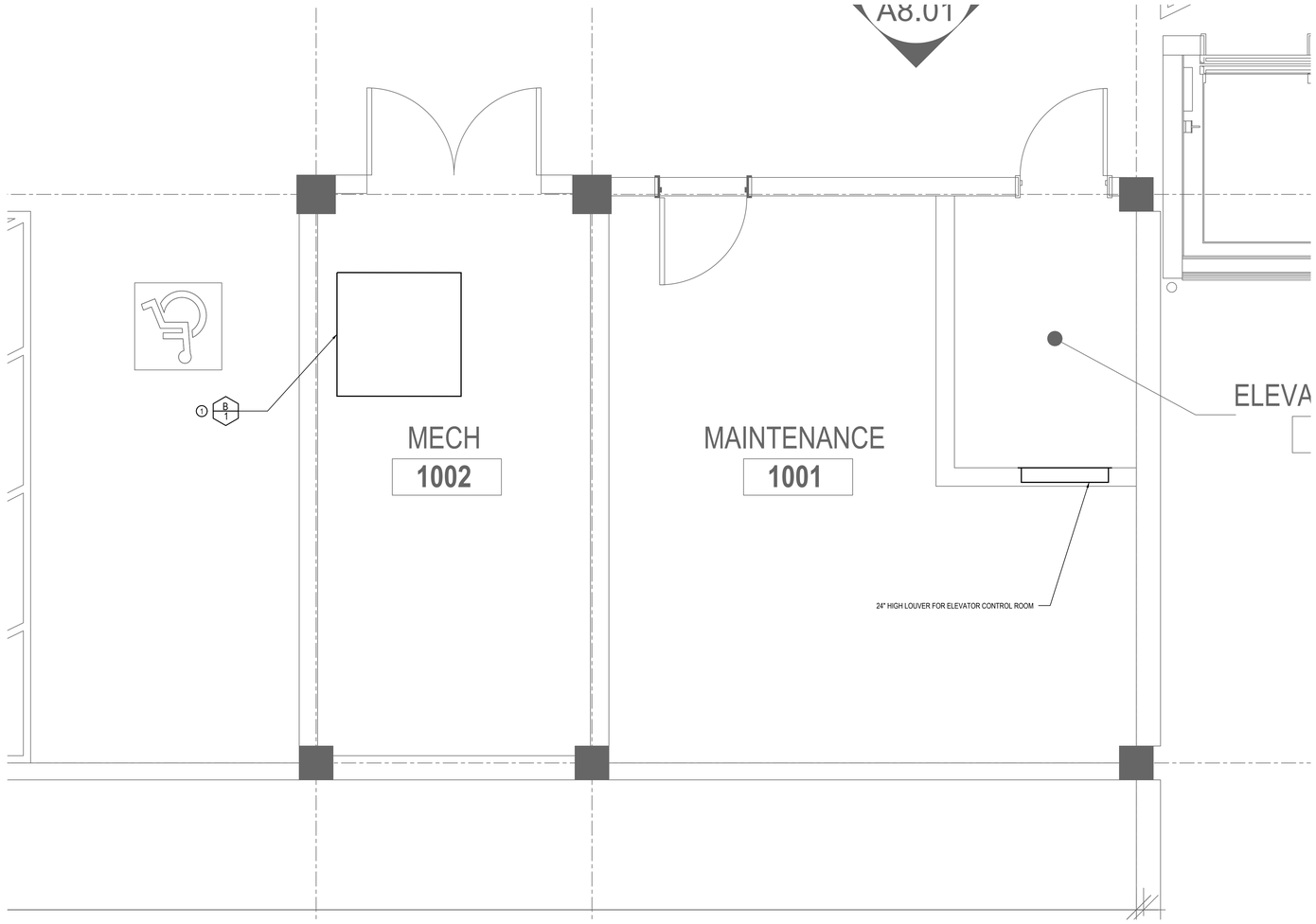
SHEET:

M2.71

PLOT DATE:

SHEET NOTES

1. INSTALL NEW CONDENSING BOILER



1 TYPICAL MECHANICAL ROOM ENLARGED PLAN
SCALE: 1/2" = 1'-0"

PYATOK
1611 Telegraph Avenue, Suite 200
Oakland, CA 94612
T. 510.465.7010
www.pyatok.com

mercy HOUSING

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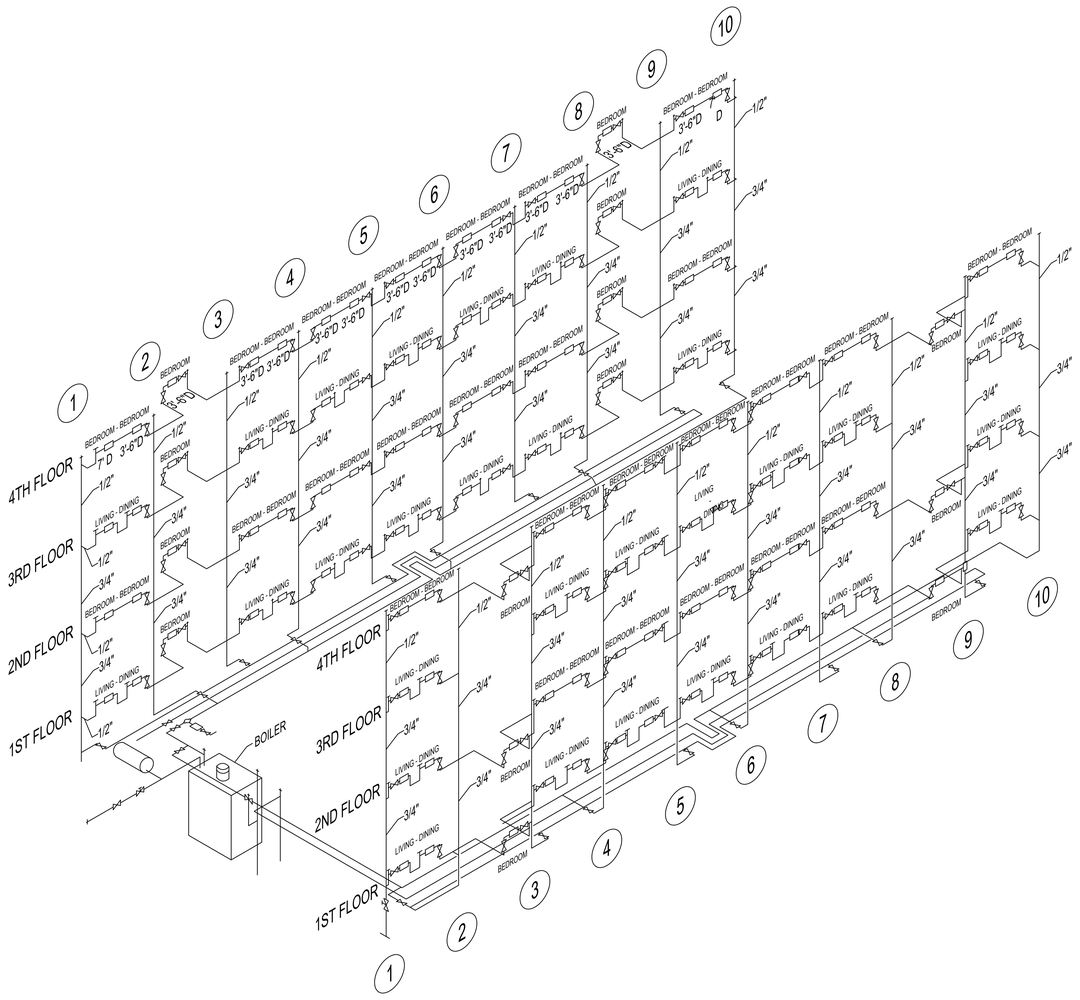
DATE:	3/22/2019
SCALE:	AS NOTED

TITLE:
MECHANICAL ROOM ENLARGED PLAN

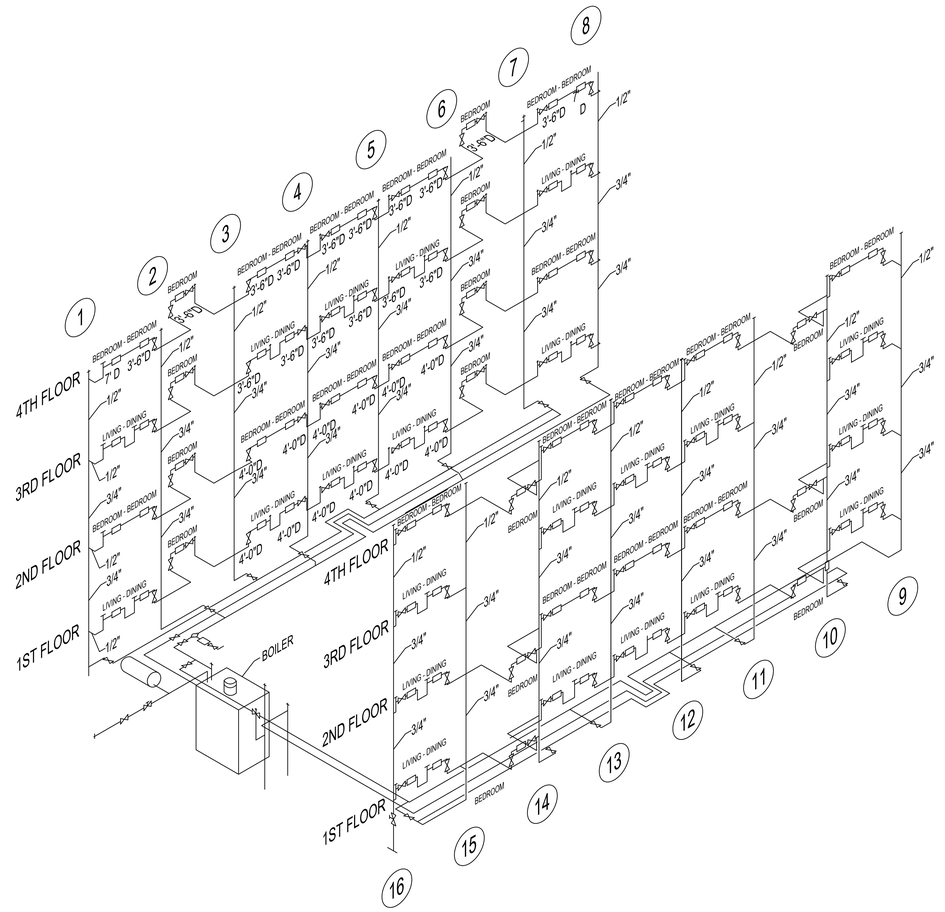
SHEET:
M4.30

PLOT DATE:



1 BUILDING 1 HYDRONIC RISER

SCALE: NO SCALE



2 BUILDING 2, BLDG 3-6 SIM, HYDRONIC RISER

SCALE: NO SCALE

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SCALE:	AS NOTED

TITLE:

MECHANICAL RISERS

SHEET:

M5.00

PLOT DATE:

GENERAL PLUMBING NOTES

1. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS (C.C.R.), 2016 CPC.
2. ALL SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, FEDERAL AND STATE CODES AND ORDINANCES, AND SHALL MEET ALL REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
3. DRAWINGS SHOWING THE LOCATIONS OF PLUMBING EQUIPMENT, PIPING, ETC. ARE DIAGRAMMATIC AND JOB CONDITIONS WILL NOT ALWAYS PERMIT THEIR INSTALLATION ON THE LOCATIONS SHOWN. THE PLUMBING DRAWINGS SHOW THE GENERAL ARRANGEMENTS OF EQUIPMENT, PIPING, ETC. AND SHALL BE FOLLOWED AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND THE WORK OF OTHER TRADES WILL PERMIT. THE ARCHITECTURAL DRAWINGS SHALL BE PART OF THE WORK INSOFAR AS THESE DRAWINGS FURNISH THE CONTRACTOR WITH INFORMATION RELATING TO DESIGN AND CONSTRUCTION OF THE BUILDING.
4. FURNISH AND INSTALL ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED WHICH ARE NECESSARY TO PROVIDE A COMPLETE AND WORKABLE SYSTEM.
5. PRIOR TO SUBMISSION OF BID, REVIEW FULL SET OF NEW CONSTRUCTION DRAWINGS (INCLUDING ALL OTHER TRADES). INCLUDE ANY ADDITIONAL PIPE OFF-SETS THAT ARE NOT CURRENTLY SHOWN ON DRAWINGS BUT MAY BE REQUIRED TO CLEAR STRUCTURE, FINISHES OR WORK OF OTHER TRADES. NO EXTRA PAYMENT WILL BE ALLOWED FOR WORK RESULTING FROM LACK OF PROPER INITIAL APPRAISAL OF ENTIRE SCOPE OF WORK. SUBMIT REQUESTS FOR INFORMATION (RFIS) AS REQUIRED TO ANSWER ANY QUESTIONS THAT MAY ARISE DURING BIDDING PHASE. CLEARLY INDICATE SCOPE INCLUSION AND EXCLUSION IN BID.
6. FOR PLUMBING PIPING PENETRATING THRU, UNDER AND PARALLEL TO JOISTS, BEAMS AND FOOTINGS, SEE STRUCTURAL DETAILS. PIPE INSTALLATION OTHER THAN SHOWN ON STRUCTURAL DETAILS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
7. FOR EXACT LOCATIONS OF PLUMBING FIXTURES, SEE ARCHITECTURAL DRAWINGS.
8. FOR EXACT LOCATIONS OF ROOF DRAINS AND OVERFLOW ROOF DRAINS, SEE ARCHITECTURAL DRAWINGS AND DETAILS.
9. COORDINATE WITH CIVIL DRAWINGS FOR SITE CONNECTIONS TO THE FIRE, COLD WATER, GAS, SANITARY SEWER AND STORM DRAIN STUBOUTS.
10. PROVIDE CLEANOUTS ON DRAINAGE LINES IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND AS INDICATED ON THE DRAWINGS.
11. ALL STORM DRAIN PIPING SHALL BE SLOPED AT 1/8" PER FOOT UNLESS OTHERWISE NOTED ON THE DRAWINGS.
12. ALL SANITARY SEWER PIPING SHALL BE SLOPED AT 1/4" PER FOOT FOR PIPING LESS THAN 4" IN DIAMETER AND AT 1/8" PER FOOT FOR PIPES 4" OR GREATER UNLESS NOTED OTHERWISE.
13. PROVIDE DEEP SEAL TRAPS ON ALL FLOOR DRAINS AND FLOOR SINKS IN THE MECHANICAL ROOMS.
14. ALL PLUMBING EQUIPMENT SHALL BE SECURELY FASTENED TO THE BUILDING STRUCTURES.
15. WHERE MAIN PIPE SIZE IS NOT INDICATED BETWEEN BRANCH CONNECTIONS ON THE DRAWING, THE PIPE SIZE SHALL BE OF THE PRECEDING PIPE SIZE.
16. ALL VALVES AND ACCESSORIES SHALL BE FULL LINE SIZE. PROVIDE ALL NECESSARY UNIONS, REDUCERS AND STOPS AS REQUIRED WHEN CONNECTING TO EACH FIXTURE AND/OR EQUIPMENT.
17. KEEP ALL PLUMBING PIPING AS HIGH AS POSSIBLE TO THE STRUCTURE ABOVE AND OFFSET PIPING AS REQUIRED.
18. INSTALL ACCESS PANELS IN ALL NON-ACCESSIBLE CEILINGS AND WALLS FOR VALVES AND OTHER MAINTENANCE ITEMS. REFER TO ARCHITECTURAL PLANS FOR TYPES OF CEILINGS AND WALLS. INSTALL SECURITY ACCESS PANELS IN SECURITY CEILINGS AND WALLS. INSTALL FIRE RATED ACCESS PANELS IN FIRE RATED CEILINGS AND WALLS, SEE SPECIFICATIONS. ALL ACCESS PANEL/DOOR LOCATIONS SHALL BE APPROVED BY THE ARCHITECT. OFFSET PLUMBING PIPING AND ACCESSORIES AS REQUIRED.
19. CLOSELY COORDINATE WORK WITH ALL TRADES.
20. FOR ANY CONFLICT IN THE DRAWINGS AND/OR SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL APPLY. ANY SUCH CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER FOR RESOLUTION PRIOR TO THE CONSTRUCTION OF SUCH ITEMS.
21. CHANGES IN THE DIRECTION OF DRAINAGE FLOW SHALL BE PER CALIFORNIA PLUMBING CODE.
22. ALL SANITARY VENTS SHALL TERMINATE AT LEAST 6" ABOVE ROOF AND AT LEAST 12" FROM ANY VERTICAL SURFACE. PROVIDE MINIMUM 10' CLEARANCE FROM VENT TERMINATIONS TO OUTSIDE AIR INLETS OR OPENINGS IN THE BUILDING.
23. PROVIDE VALVES WHERE SHOWN ON FLOOR PLAN AND PIPING DIAGRAMS.
24. ALL PIPING PENETRATION THROUGH RATED WALLS AND FLOORS SHALL BE SEALED WITH UL-LISTED AND CALIFORNIA FIRE MARSHAL LISTED SEALANTS. SEE ARCHITECTURAL DRAWINGS FOR ALL LOCATIONS.
25. PROVIDE DIELECTRIC INSULATING CONNECTIONS BETWEEN ALL DISSIMILAR METALS.
26. PROVIDE INSULATION ON HW AND HWR PIPING AS REQUIRED BY CALIFORNIA ENERGY CODES.
27. PROVIDE TEMPERATURE AND PRESSURE RELIEF VALVES AND DRAIN PIPING PER CALIFORNIA PLUMBING CODE.

SYMBOLS

SYMBOL	ABBR	DESCRIPTION
1 / M-1		DETAIL NUMBER / DRAWING NUMBER
1 / M-1		SECTION NUMBER / DRAWING NUMBER
AC / 1		EQUIPMENT TYPE / UNIT NUMBER
	SS	SANITARY SEWER (UNDERGROUND/UNDERSLAB)
		SANITARY SEWER (ABOVE FLOOR OR OVERHEAD)
	V	SANITARY VENT
CD	CD	CONDENSATE DRAIN
CW	CW	COLD WATER SUPPLY
HW	HW	HOT WATER SUPPLY
HWR	HWR	HOT WATER RECIRCULATING
G	G	GAS - LOW PRESSURE
FCO, COTG	FCO, COTG	FLOOR CLEANOUT OR CLEANOUT TO GRADE
WCO, CO	WCO, CO	WALL CLEANOUT OR CLEANOUT
		PIPE BREAK
		PIPE RISER UP (ELBOW)
		PIPE RISER DOWN (ELBOW)
		PETE'S PLUG
		MAIN WATER SHUT FOR BUILDING
UN	UN	UNION
CV	CV	CHECK VALVE
GV	GV	GATE VALVE
PRV	PRV	PRESSURE REDUCING VALVE
BV	BV	BALL VALVE
GC	GC	GAS COCK
BLNV	BLNV	BALANCING VALVE
PTRV	PTRV	PRESSURE AND TEMPERATURE RELIEF VALVE
		THERMOMETER
PG	PG	PRESSURE GAUGE WITH GAUGE COCK
RPBP	RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
HB	HB	HOSE BIBB
T-1	T-1	PLUMBING FIXTURE IDENTIFICATION
1	1	PLUMBING SHEET NOTE

ABBREVIATIONS

ABC	ABOVE CEILING
AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
AG	ABOVE GRADE
AMP	AMPERES
ARCH	ARCHITECTURAL
BFF	BELOW FINISHED FLOOR
BG	BELOW GRADE
BHP	BRAKE HORSEPOWER
BLDG	BUILDING
BOF	BOTTOM OF FOOTING
BTU	BRITISH THERMAL UNIT
BTUH	BRITISH THERMAL UNIT PER HOUR
CFH	CUBIC FEET PER HOUR
CLG	CEILING
CONC	CONCRETE
COTG	CLEAN OUT TO GRADE
DIA	DIAMETER
(E)	EXISTING
EA	EACH
EFF	EFFICIENCY
ELEC	ELECTRICAL
EWT	ENTERING WATER TEMPERATURE
FD	FLOOR DRAIN
FT	FOOT OR FEET
FU	FIXTURE UNIT
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
H&CW	HOT AND COLD WATER
HD	HEAD
HP	HORSEPOWER
HVAC	HEATING, VENT & AIR CONDITIONING
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH
KW	KILOWATTS
LAB	LABORATORY
LBS	POUNDS
LVL	LEVEL
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MIN	MINIMUM
MISC	MISCELLANEOUS
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PD	PRESSURE DROP
POC	POINT OF CONNECTION
POD	POINT OF DEMOLITION
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
RIO	ROUGH-IN ONLY
RPM	REVOLUTIONS PER MINUTE
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SED	SEE ELECTRICAL DRAWINGS
SMD	SEE MECHANCAL DRAWINGSSL SLOPE
SP	STATIC PRESSURE
SPECS	SPECIFICATIONS
STD	STANDARD
STRUCT	STRUCTURAL
TDH	TOTAL DYNAMIC HEAD
TEMP	TEMPERATURE
TYP	TYPICAL
UF	UNDERFLOOR
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
V	VENT OR VOLTS
VTR	VENT THROUGH ROOF
W	WATTS
WT	WEIGHT

FIRE SPRINKLER SYSTEM - DESIGN/BUILD SCOPE

DESIGN-BUILD SPRINKLER CONTRACTOR'S RESPONSIBILITIES INCLUDE:

1. DESIGNING ADDITIONS TO THE EXISTING SPRINKLER SYSTEM USING COMPREHENSIVE ENGINEERING ANALYSIS BY A QUALIFIED PROFESSIONAL ENGINEER, USING PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA INDICATED,
2. FABRICATING, AND INSTALLING SPRINKLER SYSTEMS,
3. COMMISSIONING AND FIELD TEST REPORTS AND
4. PROVIDING PROFESSIONAL ENGINEERING SERVICES NEEDED TO ASSUME ENGINEERING RESPONSIBILITY.
5. COORDINATE WITH POOL EQUIPMENT CONTRACTOR TO PROVIDE CONNECTION FOR THE FIRE DEPARTMENT TO DRAW POOL WATER AS NEEDED TO USE DURING TIMES OF EMERGENCY.

BASE CALCULATIONS ON RESULTS OF FIRE-HYDRANT FLOW TEST PROVIDED. MARGIN OF SAFETY FOR AVAILABLE WATER FLOW AND PRESSURE: 10 PERCENT, INCLUDING LOSSES THROUGH WATER-SERVICE PIPING, VALVES, AND BACKFLOW PREVENTERS.

SPRINKLER OCCUPANCY HAZARD CLASSIFICATIONS, MINIMUM DENSITY FOR AUTOMATIC-SPRINKLER PIPING DESIGN AND MAXIMUM PROTECTION AREA PER SPRINKLER SHALL BE PROVIDED PER CURRENT VERSION OF NFPA AND THE CALIFORNIA FIRE CODE.

SUBMIT SPRINKLER SYSTEM DESIGN TO THE AUTHORITIES HAVING JURISDICTION FOR APPROVAL AND SUBMIT APPROVED PLANS AS SHOP DRAWINGS TO ARCHITECT.

SCOPE OF WORK

	Existing Condition	Proposed Solution
PIPING	EXISTING COPPER POTABLE WATER PIPING WITH ASBESTOS INSULATION.	REPLACE ALL PIPING AND INSULATION TO MITIGATE ASBESTOS.
DRAINAGE	COMBINED SANITARY/ROOF DRAINAGE. CAST IRON AND COPPER DWV PIPING.	CAMERA SCOPE SEWER LINES. REPAIR/REPLACE SEWERS AS NEEDED. ADD BACKWATER VALVES TO SANITARY DRAINS FROM BIULDING 1 TO MITIGATE FLOODING.
BATH FIXTURES	ALL EXISTING GOOD CONDITION. LOW FLOW TOILETS WALL MOUNTED WITH 1.0 GPF PRESSURE ASSIST TANK TYPE. SHOWER VALVES/HEADS OLD, MANUAL KNOB TYPE.	REPLACE SHOWER VALVES/HEADS WITH LOW FLOW PRESSURE BALANCED, SCALD RESISTANT, ONE HANDLE MODELS. REPLACE SOME TUBS/SHOWERS WITH ADA APPROVED MODELS. REMOUNT EXISTING FIXTURES TO NEW PIPING REPLACED.
KITCHEN FIXTURES	ALL EXISTING GOOD CONDITION.	RETAIN EXISTING AND RECONNECT TO NEW PIPING REPLACED.
LAUNDRY ROOM	COIN-OP RESIDENTIAL SIZED WASHERS AND DRYERS IN MAKESHIFT LAUNDRY ROOMS. UNDERSIZED WATER AND DRAINAGE FROM LAUNDRY.	BUILD NEW ACCESIBLE ROOMS FOR LAUNDRY. INSTALL CODE COMPLIANT HOOK-UPS FOR SELECTED QUANTITY OF APPLIANCES.
FIRE PROTECTION SPRINKLERS	BUILDING 1 FP COVERAGE IN GARAGE, TRASH CHUTE, AND STOARGE CLOSETS. OTHER BUILDINGS ONLY COVERAGE IN TRASH CHUTE AND STORAGE CLOSETS.	INSTALL FULL NFPA 13 COVERAGE IN ALL BUILDINGS. ONE SITE FP SERVICE WITH SITE MAIN CONNECTING TO EACH BUILDING. REQUIRED 6" FIRE SERVICE WITH BACKFLOW PREVENTER LOCATED WITHIN 25' OF CURB. FP ZONE AT EACH BUILDING. FP SYSTEM WILL BE A DEFERRED SUBMITTAL, DESIGN/BUILD CONTRACT WITH A LICENSED FPE/CONTRACTOR.
IRRIGATION/HOSE BIBBS	SERVED BY DOMESTIC WATER METER. SITE WELL-KEPT LANDSCAPING REQUIRES GOOD AMOUNT OF IRRIGATION WATER.	INSTALL IRRIGATION METER FOR ALL SITE IRRIGATION. SEWER CHARES WILL BE REDUCED FOR IRRIGATION WATER USAGE.
COMMUNITY ROOM	NEW CONSTRUCTION.	HW AND CW WILL BE PIPED FROM BUILDING 6 PLANT. NEW LAUNDRY ROOM TO BE BUILT REFER TO LAUNDRY ROOM SECTION ABOVE. FOR SANITARY DRAINAGE NEW LATERAL CONNECTION TO AN EXISTING SITE LATERAL NEARBY.

APPLICABLE CODES

1. 2016 BUILDING STANDARD ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2. 2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.;
3. 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.;
4. 2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.;
5. 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.;
6. 2016 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.;
7. 2016 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R.;
9. 2016 CALIFORNIA EXISTING BUILDING CODE, PART 10, TITLE 24 C.C.R
10. 2016 CALIFORNIA "GREEN" BUILDING REQUIREMENTS, PART 11, TITLE 24 C.C.R
11. 2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24, C.C.R.
12. TITLE 19, CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

NFPA 13, AUTOMATIC SPRINKLER SYSTEM, 2016 EDITION
NFPA 14, STANDPIPE AND HOSE SYSTEMS, 2016 EDITION
NFPA 17-A, WET CHEMICAL EXTINGUISHING SYSTEMS, CURRENT EDITION
NFPA 24, PRIVATE FIRE SERVICE MAINS, CURRENT EDITION
NFPA 25, INSPECTION, TESTING AND MAINTENANCE OF WATER- BASED FIRE PROTECTION SYSTEMS (WITH CALIFORNIA AMENDMENTS) CURRENT EDITION
NFPA 72, NATIONAL FIRE ALARM CODE, CURRENT EDITION (AS AMENDED BY SFM. NOTE SEE UL STANDARD 1971 FOR "VISUAL DEVICES")
NFPA 253, CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS, CURRENT EDITION
NFPA 2001, CLEAN AGENT FIRE EXTINGUISHING SYSTEMS, CURRENT EDITION
REFERENCE CODE SECTION FOR NFPA STANDARDS - CBC(SFM) 3504.1
TITLE 24 C.C.R. ACCESSIBILITY STANDARDS
AMERICAN WITH DISABILITIES ACT - CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN

SHEET INDEX

P0.00	PLUMBING TITLE SHEET
PD2.10	PLUMBING DEMOLITION BUILDING 1 GARAGE & LEVEL 1
PD2.11	PLUMBING DEMOLITION BUILDING 1 LEVEL 2 & LEVEL 3
PD2.12	PLUMBING DEMOLITION BUILDING 1 LEVEL 4 AND ROOF
PD2.20	PLUMBING DEMOLITION BUILDING 2, BUILDING 3-6 GARAGE & LEVEL 1
PD2.21	PLUMBING DEMOLITION BUILDING 2, BUILDING 3-6 LEVEL 2 & LEVEL 3
PD2.22	PLUMBING DEMOLITION BUILDING 2, BUILDING 3-6 LEVEL 4 AND ROOF
~~PD4.20~~	~~PLUMBING UNIT DEMOLITION TYPE A, B~~
~~PD4.21~~	~~PLUMBING UNIT DEMOLITION TYPE C, D, E~~
P2.10	PLUMBING PLAN BUILDING 1 GARAGE & LEVEL 1
P2.11	PLUMBING PLAN BUILDING 1 LEVEL 2 & LEVEL 3
P2.12	PLUMBING PLAN BUILDING 1 LEVEL 4 AND ROOF
P2.20	PLUMBING PLAN BUILDING 2, BUILDING 3-6 GARAGE & LEVEL 1
P2.21	PLUMBING PLAN BUILDING 2, BUILDING 3-6 LEVEL 2 & LEVEL 3
P2.22	PLUMBING PLAN BUILDING 2, BUILDING 3-6 LEVEL 4 AND ROOF
P2.71	PLUMBING PLAN COMMUNITY BUILDING, LEVEL 1 & ROOF
~~P3.01~~	~~PLUMBING RISER DIAGRAM~~
~~P4.10~~	~~PLUMBING UNIT PLANS NEW BUILDING 1 FLATS~~
~~P4.11~~	~~PLUMBING UNIT PLANS NEW BUILDING 1 FLATS~~
~~P4.20~~	~~PLUMBING UNIT PLANS TYPE A, B~~
~~P4.21~~	~~PLUMBING UNIT PLANS TYPE C, D, E~~
~~P8.00~~	~~PLUMBING DETAILS~~

PLUMBING FIXTURE SCHEDULE

SYMBOL	TYPE	AREA SERVED	CONNECTIONS CW	HW	SS	V	DESCRIPTION
WC-1	WATER CLOSET (ADA)		3/4"	---	3"	2"	AMERICAN STANDARD CADET PRO #215CA.104 ELONGATED TOILET, TANK TYPE, 1.28 GPF, WHITE VITREOUS CHINA. PROVIDE WITH SEAT #5321.110 EVERCLEAN ELONGATED SEAT WITH SLOW CLOSE SNAP-OFF HINGES.
WC-2	ACCESSIBLE WATER CLOSET		3/4"	---	3	2	AMERICAN STANDARD CADET PRO #215AA.104 ELONGATED TOILET, TANK TYPE, 1.28 GPF, WHITE VITREOUS CHINA. PROVIDE WITH SEAT #5321.110 EVERCLEAN ELONGATED SEAT WITH SLOW CLOSE SNAP-OFF HINGES.
L-1	LAVATORY (ADA)		1/2"	1/2"	1-1/4"	1-1/4"	AMERICAN STANDARD OVALYN II VITREOUS CHINA UNDER MOUNT LAVATORY WITH POP-UP DRAIN LEVER. SUPPLIED WITH MOUNTING KIT. SYMMETRIX SINGLE HANDLE LAVATORY FAUCET WITH 1.5 GPM FLOW RESTRICTOR.PROVIDE COVERS ON WASTE AND WATER PIPING BELOW SINK.
L-2	LAVATORY (ADA)	PUBLIC RESTROOMS	1/2"	1/2"	1-1/4"	1-1/4"	AMERICAN STANDARD OVALYN II VITREOUS CHINA UNDER MOUNT LAVATORY WITH POP-UP DRAIN LEVER. SUPPLIED WITH MOUNTING KIT. CHICAGO 2200-4E2805ABCP FAUCET WITH HOT WATER LIMIT STOP, 0.5 GPM FLOW, 4" CENTERSET. PROVIDE COVERS ON WASTE AND WATER PIPING
KS-1	KITCHEN SINK		1/2"	1/2"	2"	1-1/2"	STERLING SOUTHHAVEN #11405, 20 GAUGE TYPE 304-STAINLESS STEEL, SELF-RIMMING, 25"x22"x8" DEEP BOWL, SINGLE COMPARTMENT UNIT WITH DRAIN LOCATED CENTER AND 3-HOLE PUNCH FOR KOHLER #K-15171 SINGLE LEVER 10" SWING SPOUT FAUCET WITH LOW FLOW AERATOR (1.5 GPM) AND DRAIN. PROVIDE WITH BADGER 5 GARBAGE DISPOSAL (120 VOLT 1/2 HP). PROVIDE COVERS ON WASTE AND WATER PIPING BELOW SINK. PROVIDE WATER HAMMER ARRESTERS ON DISHWASHER WATER SUPPLY.
KS-2	KITCHEN SINK (ADA)		1/2"	1/2"	2"	1-1/2"	STERLING SOUTHHAVEN #11403, 20 GAUGE TYPE 304-STAINLESS STEEL, TOP MOUNT, 25"x22"x6.5" DEEP BOWL, SINGLE COMPARTMENT UNIT WITH DRAIN LOCATED CENTER AND 3-HOLE PUNCH FOR KOHLER #K-15171 SINGLE LEVER 10" SWING SPOUT FAUCET WITH LOW FLOW AERATOR (1.5 GPM) AND OFFSET DRAIN. PROVIDE WITH BADGER 5 GARBAGE DISPOSAL (120 VOLT 1/2 HP). PROVIDE COVERS ON WASTE AND WATER PIPING BELOW SINK. PROVIDE WATER HAMMER ARRESTERS ON DISHWASHER CW SUPPLIES.
BT-1	BATHTUB/ SHOWER		1/2"	1/2"	2"	1-1/2"	STERLING ACCORD 4 PIECE TUB AND SURROUND, 60"x30x72". PROVIDE WITH PROVIDE WITH AMERICAN STANDARD PRINCETON SHOWER TUB TRIM KIT #T508.508 (1.5 GPM MAX) AND R120 SERIES PRESSURE BALANCE VALVE.
BT-2	BATHTUB/ SHOWER (ADA)		1/2"	1/2"	2"	1-1/2"	AQUARIUS 2 PIECE TUB AND SURROUND, 60"x34x78". PROVIDE CHICAGO FAUCET #SH-PB1-00-034 HANDHELD SHOWERHEAD (1.5 GPM MAX) WITH 36" STAINLESS STEEL SLIDE BAR AND PRESSURE BALANCING SHOWER AND TUB VALVE, STAINLESS STEEL GRAB BARS AND FOLDING SEAT TO MEET CALIFORNIA ADA REQUIREMENTS.
WB-1	WASHER BOX		1/2"	1/2"	2"	1-1/2"	SIOUX CHIEF MODEL #696G230 ABS WASHER BOX WITH GALVANIZED STEEL BRACKET, HOT AND COLD WATER BIBB CONNECTIONS AND 2" DRAIN. PROVIDE WATER HAMMER ARRESTER ON WASHER BOX CW SUPPLY.
TP-1	TRAP PRIMER		1/2"	---	---	---	PRECISION PLUMBING PRODUCTS, INC. #PR-500 PRIME RITE FOR 1 OR 2 FLOOR DRAINS AND FLOOR SINKS. PROVIDE 12"x12" ACCESS DOOR FOR CONCEALED UNITS.
FS-1	FLOOR SINK		---	---	2"	1-1/2"	JR SMITH MODEL 3100 FLOOR SINK WITH DOME BOTTOM STRAINER AND 3/4 GRATE TOP. PROVIDE WITH TRAP PRIMER CONNECTION.
RD-1	COMBINATION ROOF OVERFLOW DRAIN	ROOF	---	---	SEE PLANS	---	ZURN Z164 12" DIAMETER ROOF DRAIN AND OVERFLOW DRAIN, DURA-COATED CAST IRON BODIES WITH COMBINATION MEMBRANE FLASHING CLAMP/GRAVEL GUARDS, DOUBLE TOP-SET DECK PLATE AND LOW SILHOUETTE CAST IRON DOMES WITH 2" WATER DAM FOR OVERFLOW PIPE. PROVIDE WITH ZURN Z199 DOWNSPOUT NOZZLE ON END OF OVERFLOW DRAIN PIPE.

ULTRA-LOW NOX GAS FIRED WATER HEATER

SYMBOL	MANUFACTURER /MODEL	LOCATION	RECOVERY AT 100 DEG F (GAL/HOUR)	EFF. (%)	GAS INPUT (MBH)	ELECTRICAL VOLT	PHASE	AMPS	WEIGHT (LBS)	NOTES
GWH-1	A.O. SMITH GWH-500N	BLDG 1 GARAGE	515	85	500	120	1	12	600	PROVIDE WITH DIRECT VENT ABILITY
GWH-2	A.O. SMITH GWH-500N	BLDG 2 GARAGE	515	85	500	120	1	12	600	PROVIDE WITH DIRECT VENT ABILITY
GWH-3	A.O. SMITH GDNT-50L	COMMUNITY BLDG	41	65	38	120	1	5	610	50 GALLON STORAGE TANK. PROVIDE WITH EXPANSION TANK AND 2" POWER DIRECT VENT

WATER STORAGE TANK

SYMBOL	MANUFACTURER /MODEL	LOCATION	SYSTEM	VOLUME	NOTES
ST-1	A.O. SMITH HDVJ42-500A	BLDG 1 GARAGE	DOMESTIC HOT WATER	500	PROVIDE WITH EXPANSION TANK AND T&PR TO FLOOR DRAIN.
ST-2	A.O. SMITH HDVJ42-500A	BLDG 2 GARAGE	DOMESTIC HOT WATER	500	PROVIDE WITH EXPANSION TANK AND T&PR TO FLOOR DRAIN.

WATER AND WASTE MAINS CALCULATIONS

JOB NAME: MIDTOWN APT - BLDG 1 DATE 03/22/19

USE	FIXTURE TYPE	NO.	WASTE FU	WASTE TOTAL	WATER BOTH FU	WATER CW FU	WATER HW FU	WATER TOTAL
	BATHTUB OR BATH/SHOWER	38	2	76	4	3.0	3.0	152
R	KITCHEN SINK	30	2	60	1.5	1.1	1.1	45
	LAVATORY (SINGLE)	40	1	40	1	0.8	0.8	40
	SHOWER	2	2	4	2	1.5	1.5	4
U	WATER CLOSET, 1.6 TANK	40	4	160	2.5	2.5		100
	TOTAL FIXTURE UNITS			340.0			180.8	341.0
	EQUIVALENT COLD WATER FLOW RATE (GPM):							95
	ADDITIONAL WATER DEMAND LOAD (GPM)							0
	AVAILABLE STATIC PRESSURE IN WATER MAIN (PSI)							60
	MINIMUM REQUIRED FIXTURE PRESSURE (PSI):							8
	ELEVATION RISE (FT):							45
	METER LOSS (PSI):							0.0
	BACKFLOW PREVENTER LOSS (PSI):							10.0
	ADDITIONAL LOSSES (PSI):							0
	EQUIVALENT PIPE LENGTH FROM METER TO MOST REMOTE FIXTURE							300
	FRICTION LOSS PRESSURE AVAILABLE (PSI):							22.47
	MAXIMUM ALLOWABLE FRICTION LOSS (PSI/100 FT):							7.49
	WATER FLOW VELOCITY (FPS):							6.39
	CALCULATED FRICTION HEAD LOSS (PSI/100 FT):							3.14
	MINIMUM REQUIRED 'WATER' PIPE SIZE (INCHES):							2.5
	MINIMUM REQUIRED 'WASTE' PIPE SIZE (INCHES):							6
	(CALCULATIONS PER THE UPC/CPC)							

WATER PIPE SIZING CHART

PIPE SIZES CALCULATED BASED ON UPC/CPC APPENDIX A

SIZE: TYPE L COPPER			COLD WATER				HOT WATER		
NOMINAL DIAMETER	INTERNAL DIAMETER	GPM	FPS	FIXTURE UNITS TANK	FIXTURE UNITS VALVE	GPM	FPS	FIXTURE UNITS
1/2"	0.545	2.9	3.9	**3**	**0**	2.9	3.9	**3**
3/4"	0.785	7.5	5.0	**8**	**0**	7.5	5.0	**8**
1"	1.025	15.1	5.9	**21**	**0**	12.9	5.0	**18**
1-1/4"	1.265	26.3	6.7	**44**	**9**	19.6	5.0	**30**
1-1/2"	1.505	41.5	7.5	**95**	**31**	27.7	5.0	**49**
2"	1.985	77.2	8.0	**259**	**136**	48.2	5.0	**119**
2-1/2"	2.465	119.0	8.0	**474**	**358**	74.4	5.0	**245**
3"	2.945	169.9	8.0	**748**	**700**	106.2	5.0	**411**

WASTE AND VENT SIZING CHART

PIPE SIZES BASED ON UPC/CPC CHAPTER 7

SIZE	WASTE FIXT UNITS 1/4"SLOPE	1/8"SLOPE	VENT PIPING VERT	FU	HORIZ LENGTH	TOTAL LENGTH
1-1/4	1	-	1	1	15	45
1-1/2	1	-	2	8	20	60
2	8	-	16	24	40	120
2-1/2	14	-	32	48	60	180
3	35	-	48	81	71	212
4	216	173	256	256	100	300
5	428	342	600	600	130	390
6	720	576	1380	1380	170	510

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DATE: 3/22/2019
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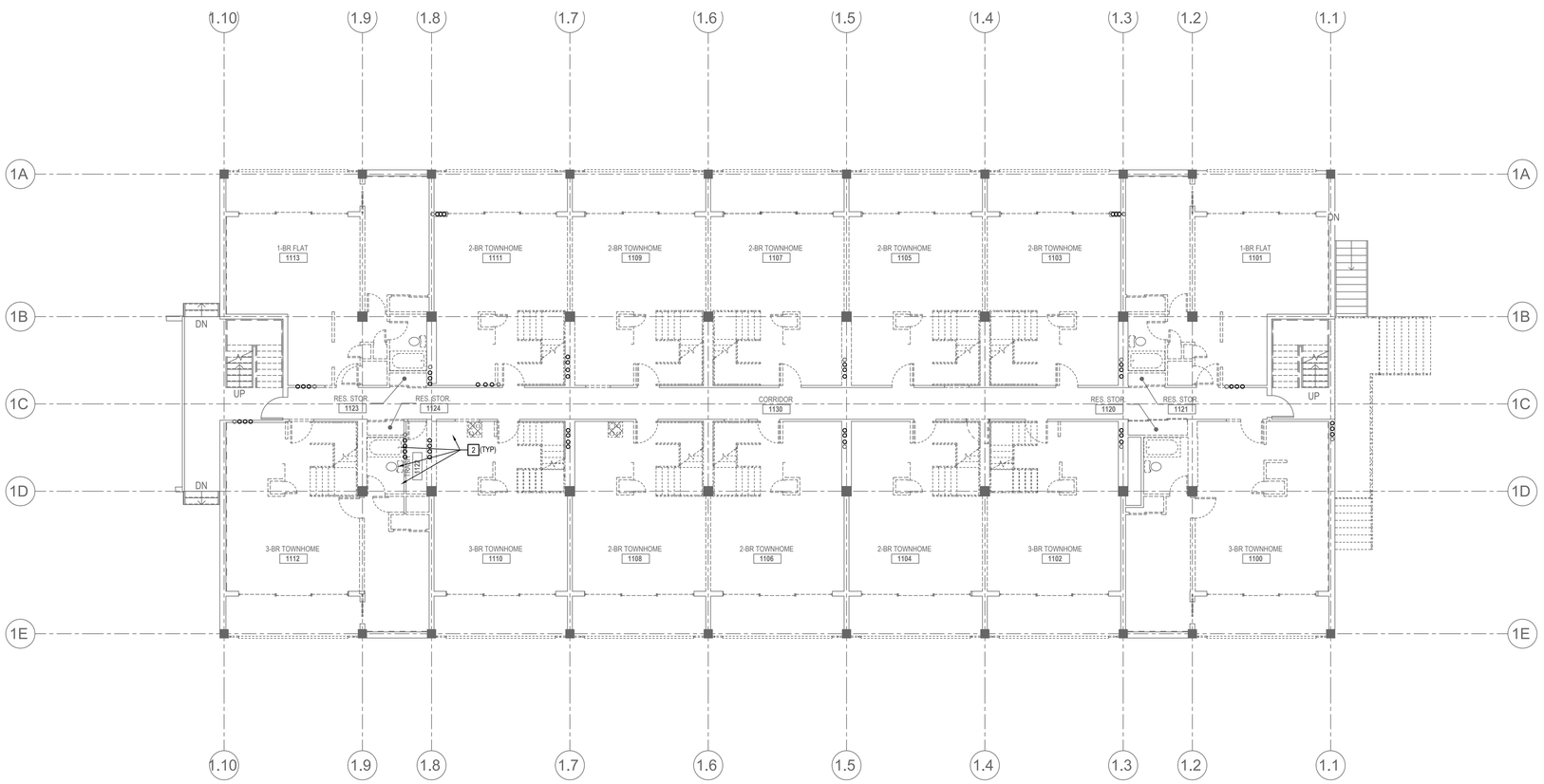
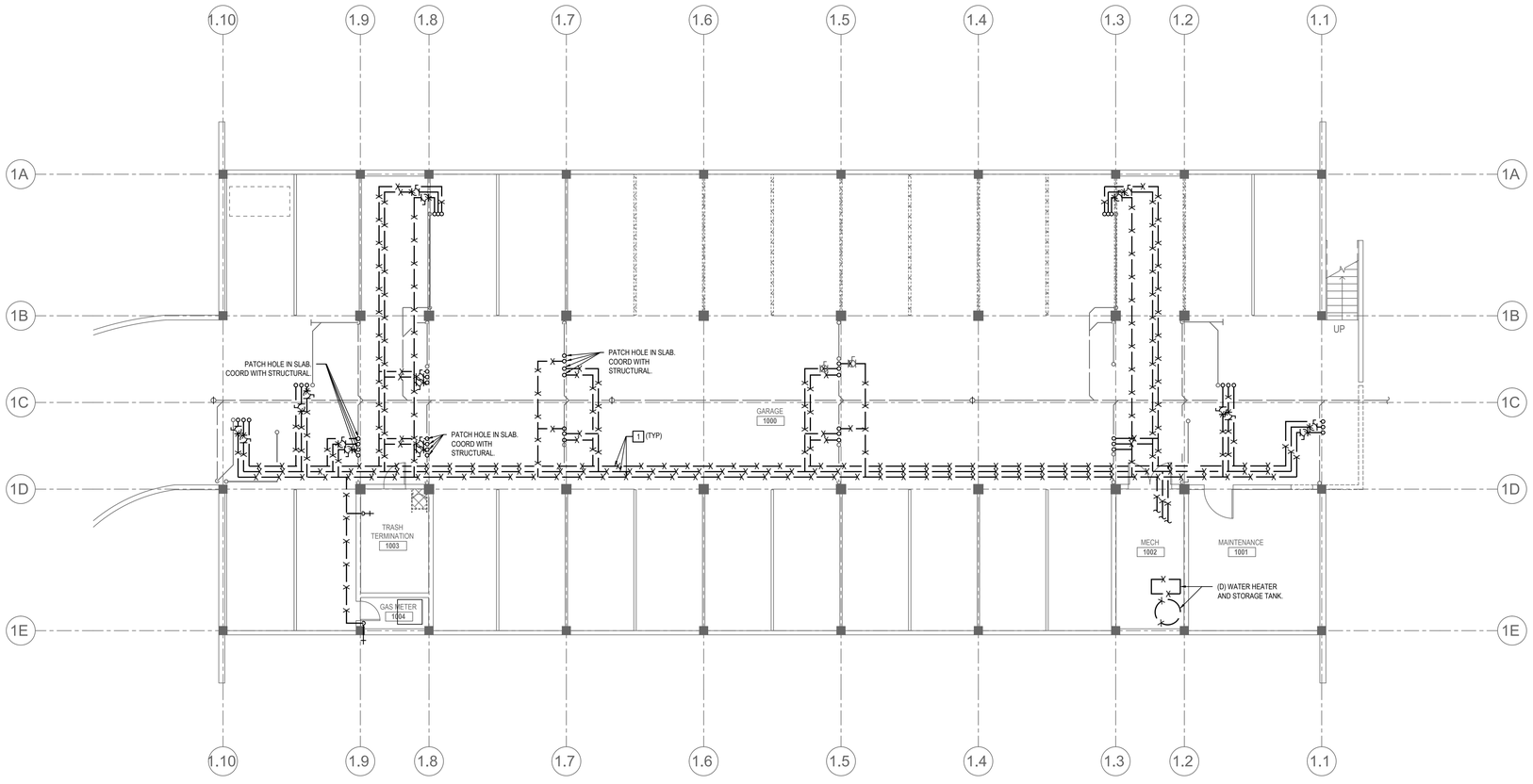
SHEET: P0.00
PLOT DATE:



2 BUILDING 1 LEVEL 1 - PLUMBING DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



1 BUILDING 1 GARAGE LEVEL - PLUMBING DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. REPLACE (E) CW, HW & HWR PIPES WITH NEW COPPER PIPES OF LIKE SIZE.
2. DEMOLISH (E) PLUMBING FIXTURES AND ASSOCIATED PLUMBING PIPING AS SHOWN.

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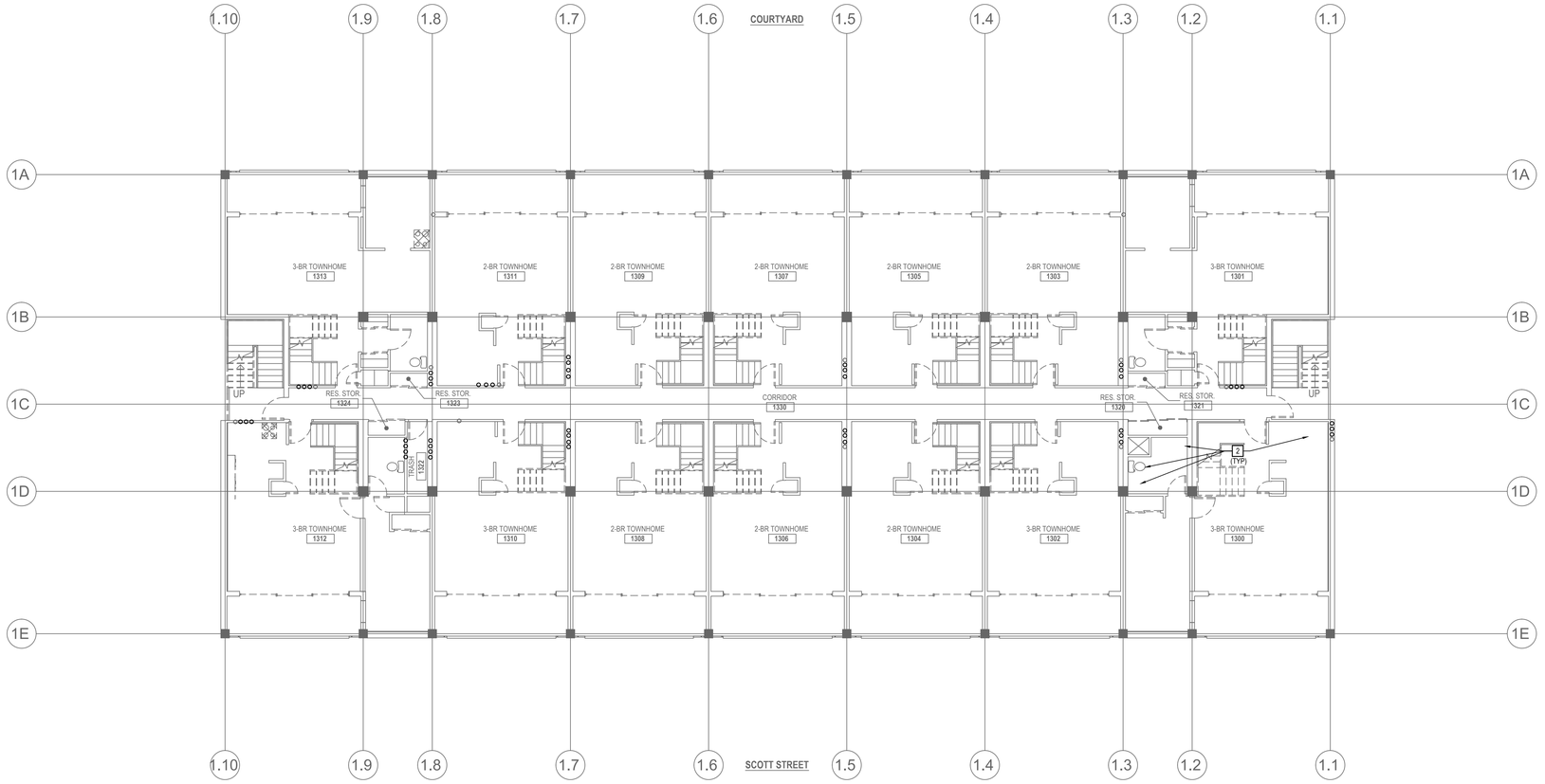
PLUMBING PLAN BUILDING 1 GARAGE & LEVEL 1 DEMO

SHEET:

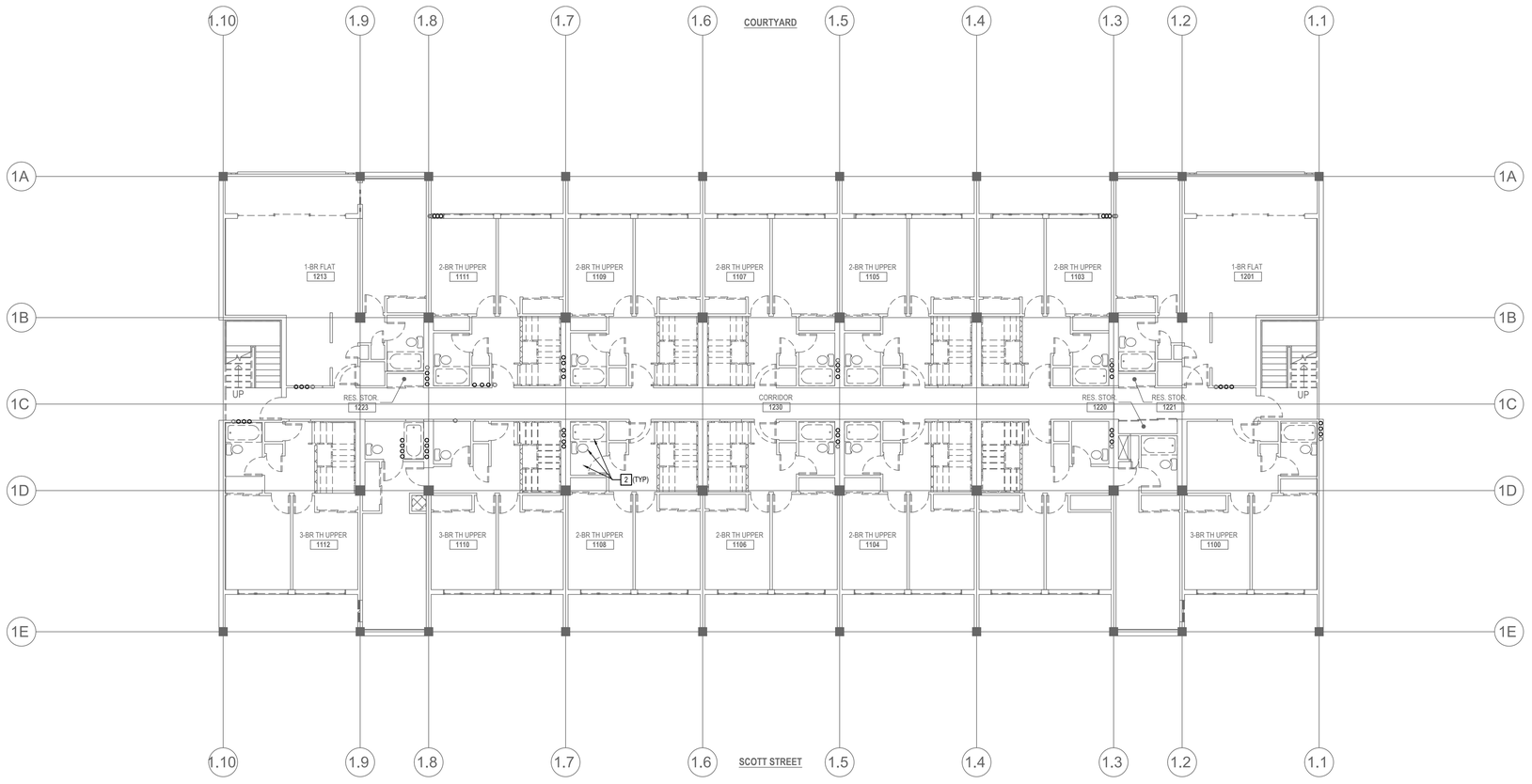
PD2-10

PLOT DATE:



2 BUILDING 1 LEVEL 3 - PLUMBING DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



1 BUILDING 1 LEVEL 2 - PLUMBING DEMOITION PLAN

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. REPLACE (E) CW, HW & HWR PIPES WITH NEW COPPER PIPES OF LIKE SIZE.
2. DEMOLISH (E) PLUMBING FIXTURES AND ASSOCIATED PLUMBING PIPING AS SHOWN.

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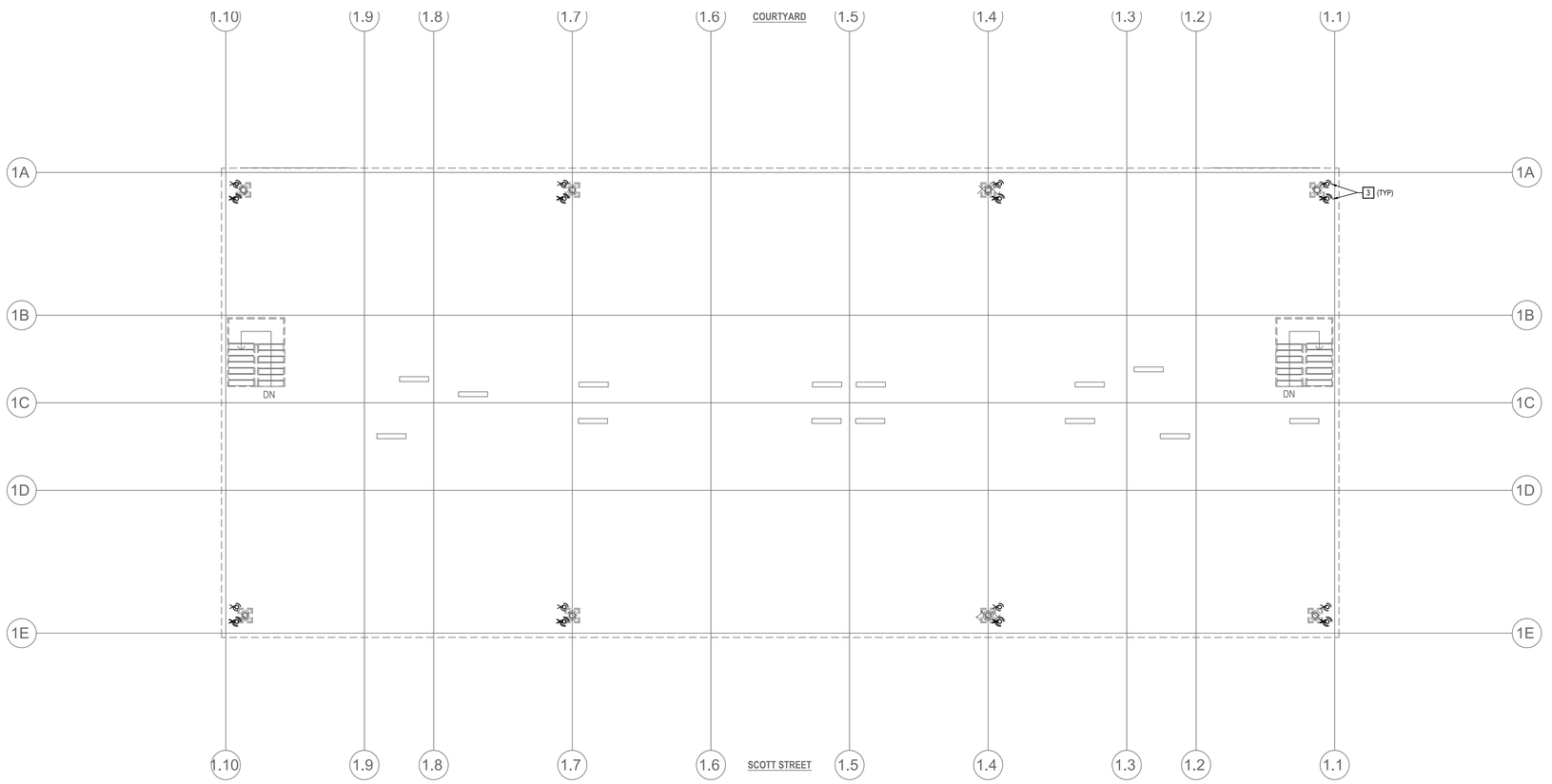
PLUMBING PLAN BUILDING 1 LEVEL 2 & LEVEL 3 DEMO

SHEET:

PD2-11

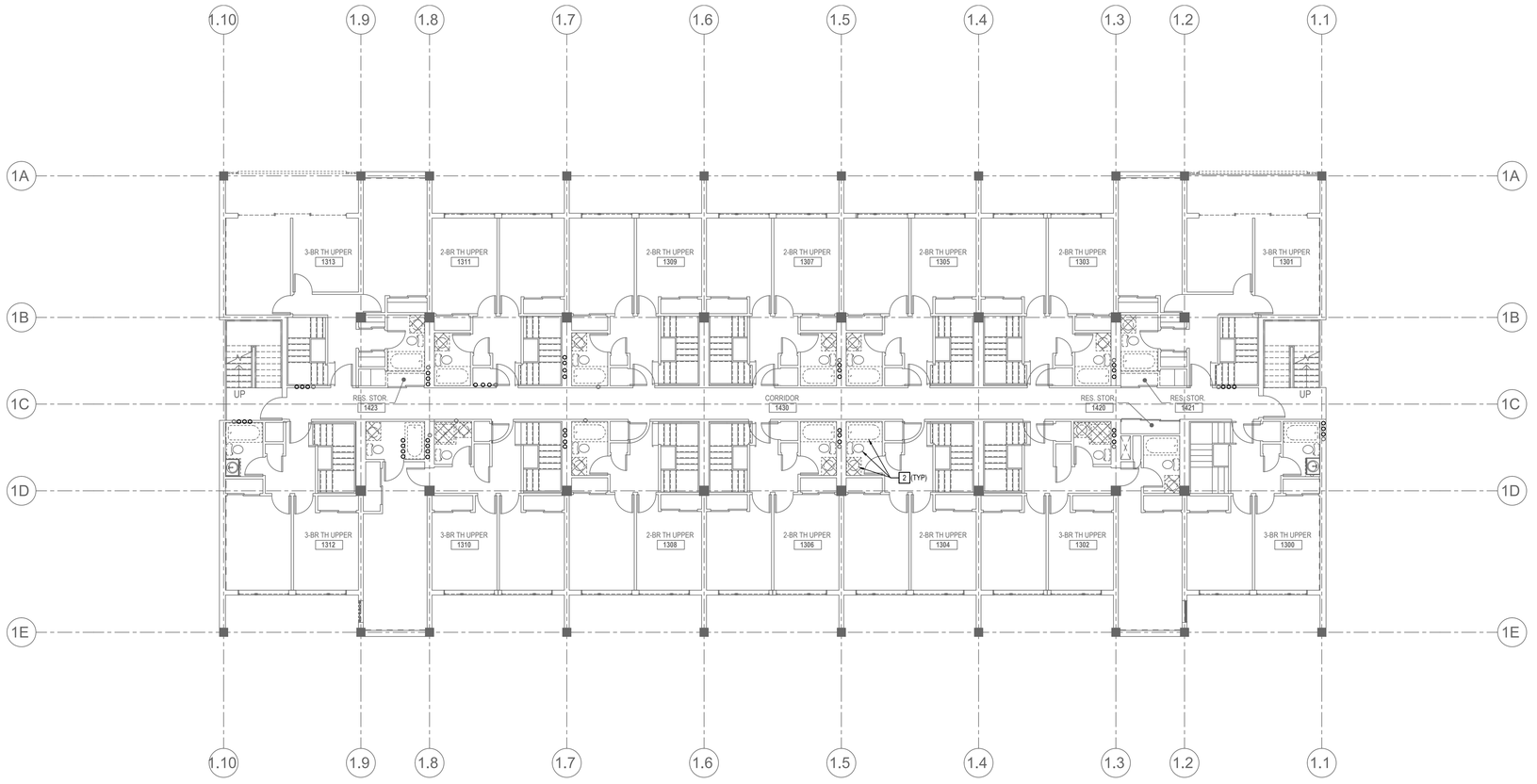
PLOT DATE:



2 BUILDING 1 ROOF - PLUMBING DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

N



1 BUILDING 1 LEVEL 4 - PLUMBING DEMOITION PLAN

SCALE: 1/8" = 1'-0"

N

SHEET NOTES

1. REPLACE (E) CW, HW & HWR PIPES WITH NEW COPPER PIPES OF LIKE SIZE.
2. DEMOLISH (E) PLUMBING FIXTURES AND ASSOCIATED PLUMBING PIPING AS SHOWN.
3. DEMOLISH (E) ROOF/OVERFLOW DRAINS. (E) DRAIN PIPING TO REMAIN FOR CONNECTION TO (N) ROOF/OVERLOW DRAINS

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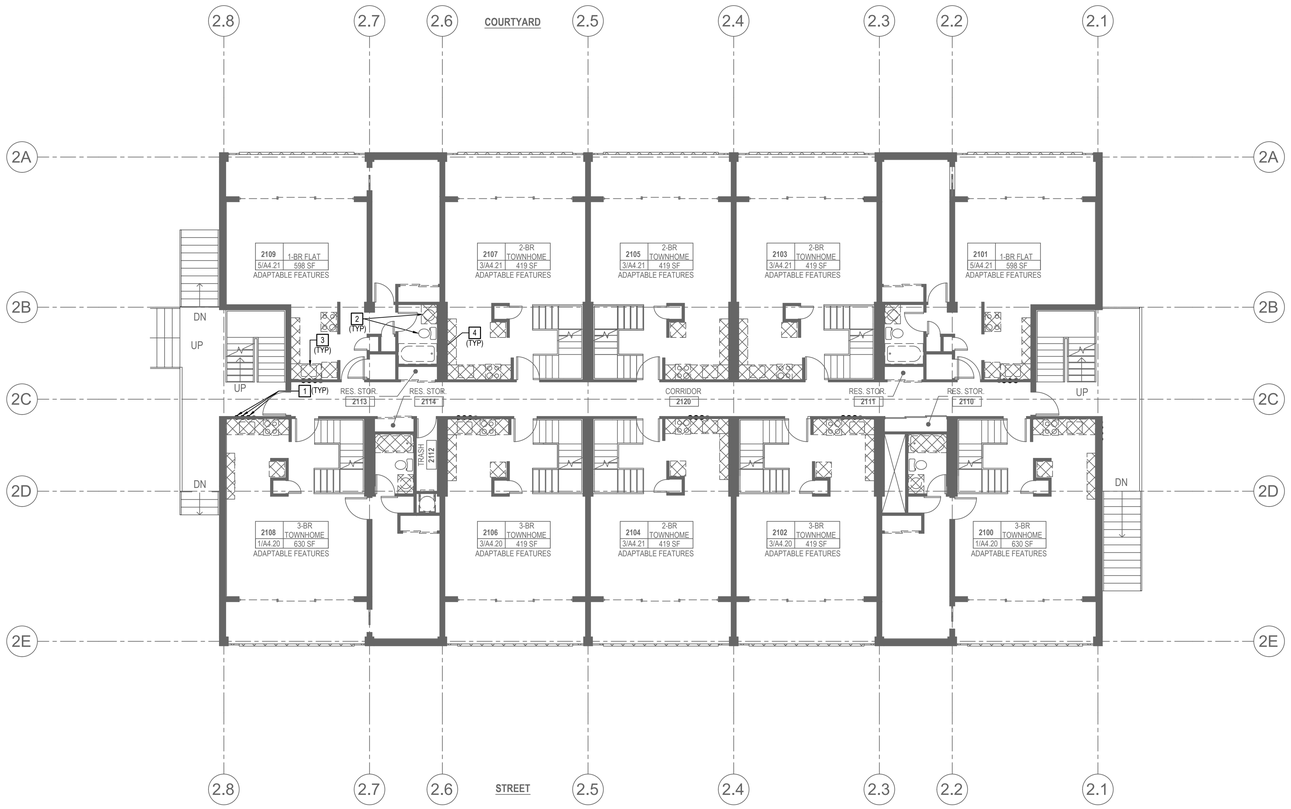
PLUMBING PLAN BUILDING 1 LEVEL 4 & ROOF DEMO

SHEET:

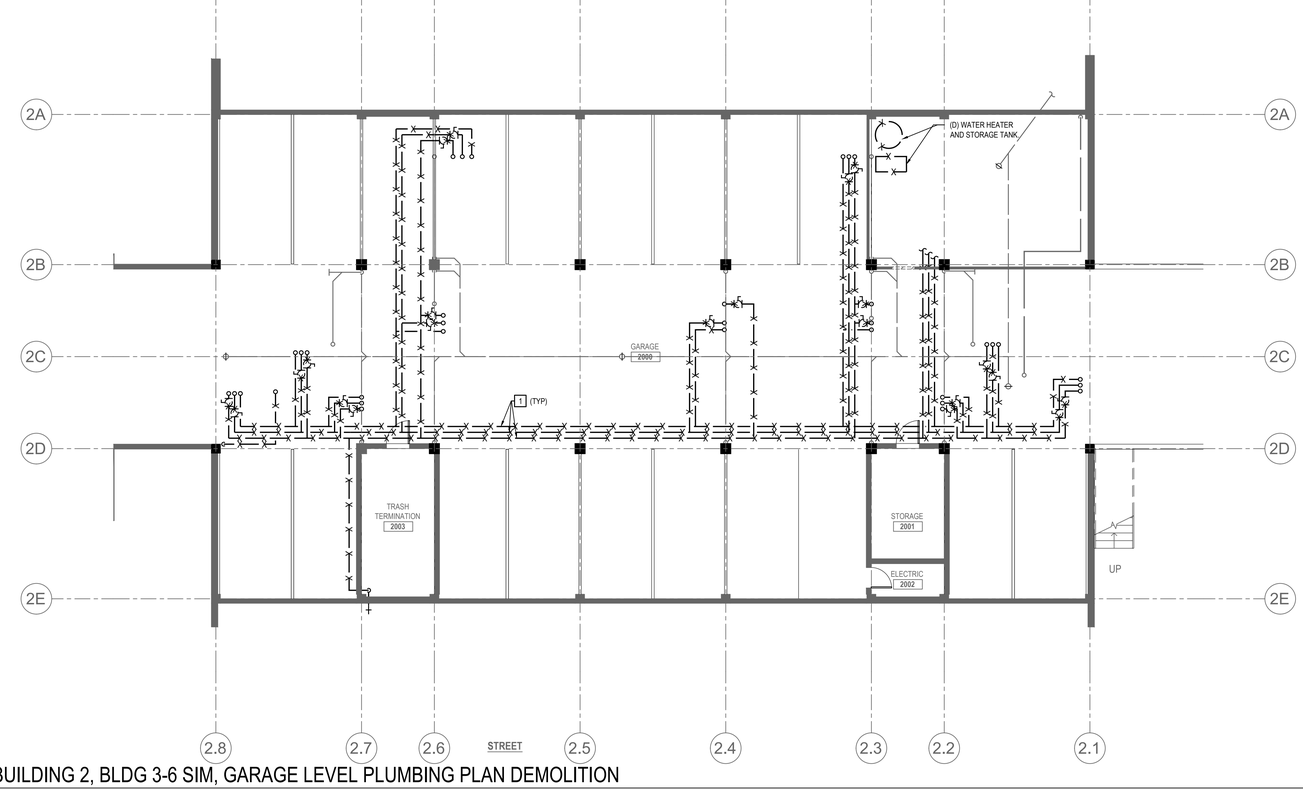
PD2-12

PLOT DATE:



2 BUILDING 2, BLDG 3-6 SIM, LEVEL 1 PLUMBING PLAN DEMOLITION

SCALE: 1/8" = 1'-0"



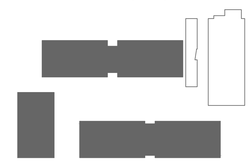
1 BUILDING 2, BLDG 3-6 SIM, GARAGE LEVEL PLUMBING PLAN DEMOLITION

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. REPLACE (E) CW, HW & HWR PIPES WITH NEW COPPER PIPES OF LIKE SIZE.
2. TOILETS AND LAVATORIES TO BE REMOVED TO DEMOLISH (E) WATER PIPES. FIXTURES TO BE RETAINED TO BE RECONNECTED TO PLUMBING SYSTEMS.
3. KITCHEN SINKS TO BE REMOVED TO DEMOLISH (E) WATER PIPES. FIXTURES TO BE RETAINED TO BE RECONNECTED TO PLUMBING SYSTEMS.
4. DEMOLISH SHOWER BALANCING VALVES AND SHOWER HEADS.

KEY PLAN BLDG 2-6



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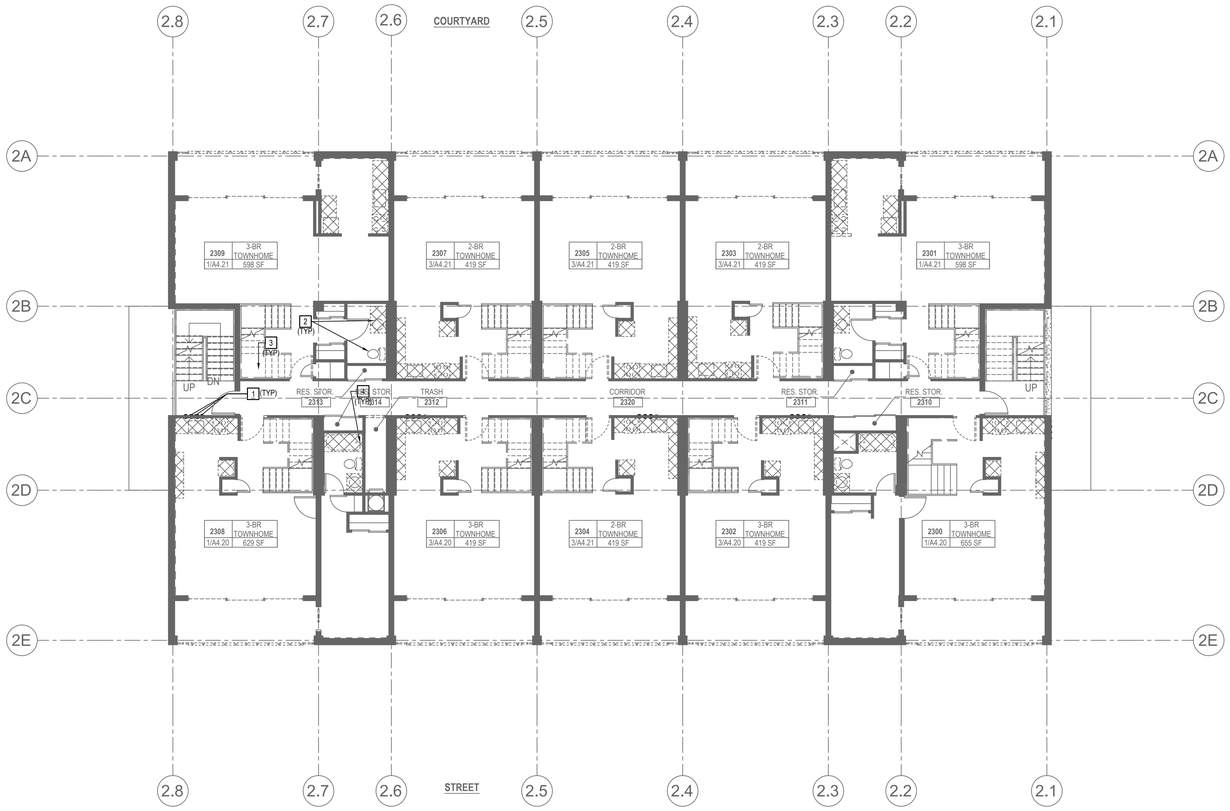
PLUMBING PLAN BUILDING 2, BLDG 3-6 SIM GARAGE & LEVEL 1 DEMO

SHEET:

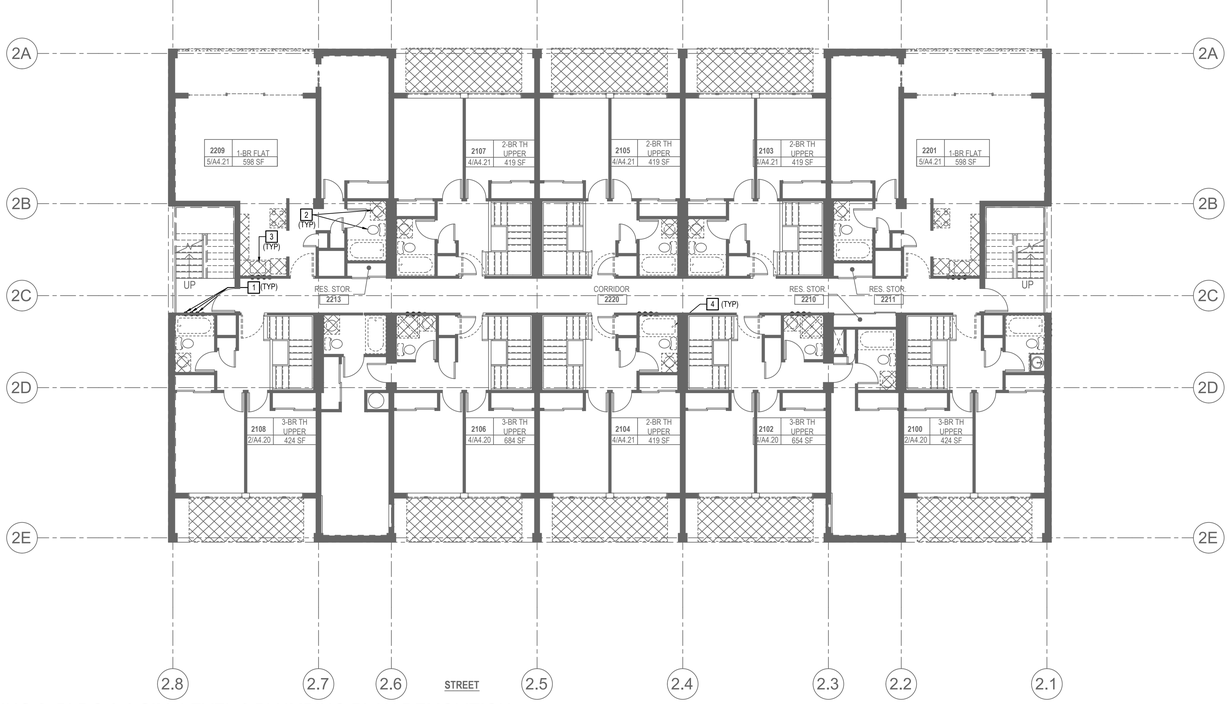
PD2.20

PLOT DATE:



2 BUILDING 2, BLDG 3-6 SIM, LEVEL 3 PLUMBING PLAN DEMOLITION

SCALE: 1/8" = 1'-0"



1 BUILDING 2, BLDG 3-6 SIM, LEVEL 2 PLUMBING PLAN DEMOLITION

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. REPLACE (E) CW, HW & HWR PIPES WITH NEW COPPER PIPES OF LIKE SIZE.
2. TOILETS AND LAVATORIES TO BE REMOVED TO DEMOLISH (E) WATER PIPES. FIXTURES TO BE RETAINED TO BE RECONNECTED TO PLUMBING SYSTEMS.
3. KITCHEN SINKS TO BE REMOVED TO DEMOLISH (E) WATER PIPES. FIXTURES TO BE RETAINED TO BE RECONNECTED TO PLUMBING SYSTEMS.
4. DEMOLISH SHOWER BALANCING VALVES AND SHOWER HEADS.

KEY PLAN BLDG 2-6

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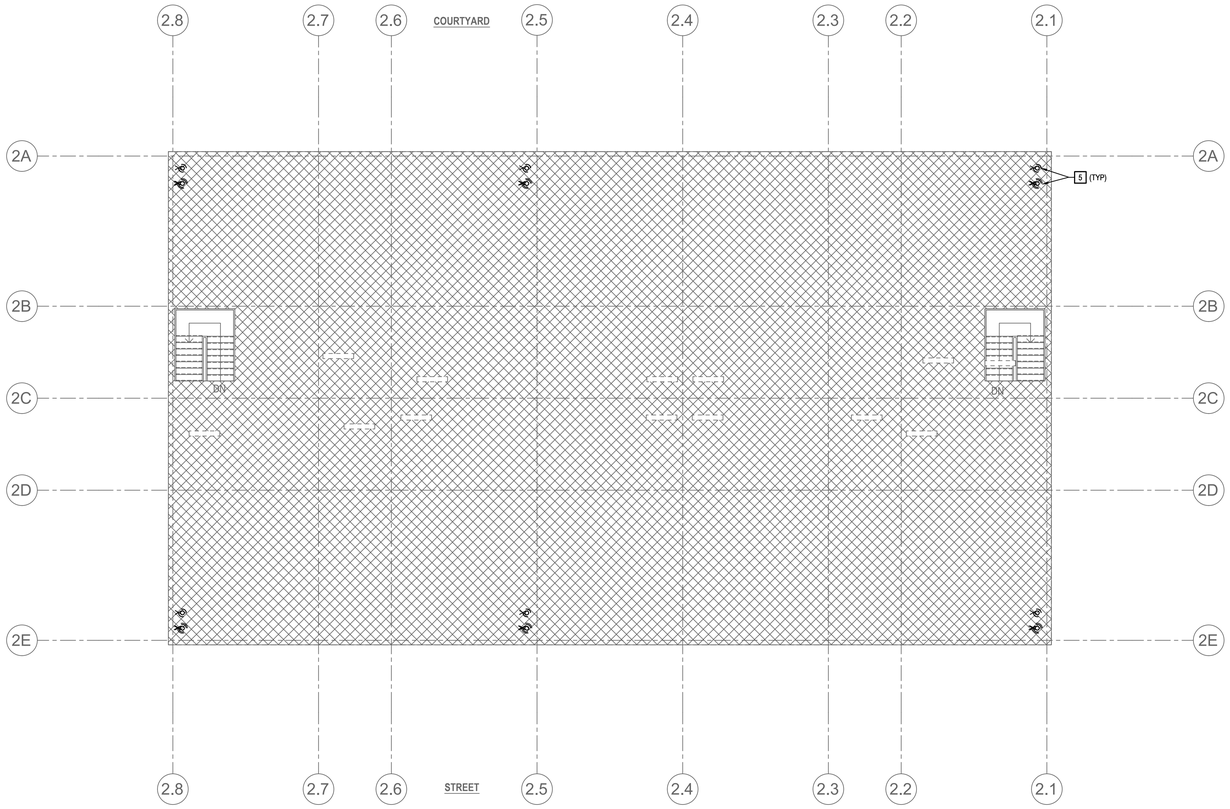
PLUMBING PLAN BUILDING 2, BLDG 3-6 SIM LEVEL 2 & LEVEL 3 DEMO

SHEET:

PD2.21

PLOT DATE:



2 BUILDING 2, BLDG 3-6 SIM, ROOF PLUMBING PLAN DEMOLITION

SCALE: 1/8" = 1'-0"

1 BUILDING 2, BLDG 3-6 SIM, LEVEL 4 PLUMBING PLAN DEMOLITION

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. REPLACE (E) CW, HW & HWR PIPES WITH NEW COPPER PIPES OF LIKE SIZE.
2. TOILETS AND LAVATORIES TO BE REMOVED TO DEMOLISH (E) WATER PIPES. FIXTURES TO BE RETAINED TO BE RECONNECTED TO PLUMBING SYSTEMS.
3. KITCHEN SINKS TO BE REMOVED TO DEMOLISH (E) WATER PIPES. FIXTURES TO BE RETAINED TO BE RECONNECTED TO PLUMBING SYSTEMS.
4. DEMOLISH SHOWER BALANCING VALVES AND SHOWER HEADS.
5. DEMOLISH (E) ROOF/OVERFLOW DRAINS. (E) DRAIN PIPING TO REMAIN FOR CONNECTION TO (N) ROOF/OVERLOW DRAINS.

KEY PLAN BLDG 2-6

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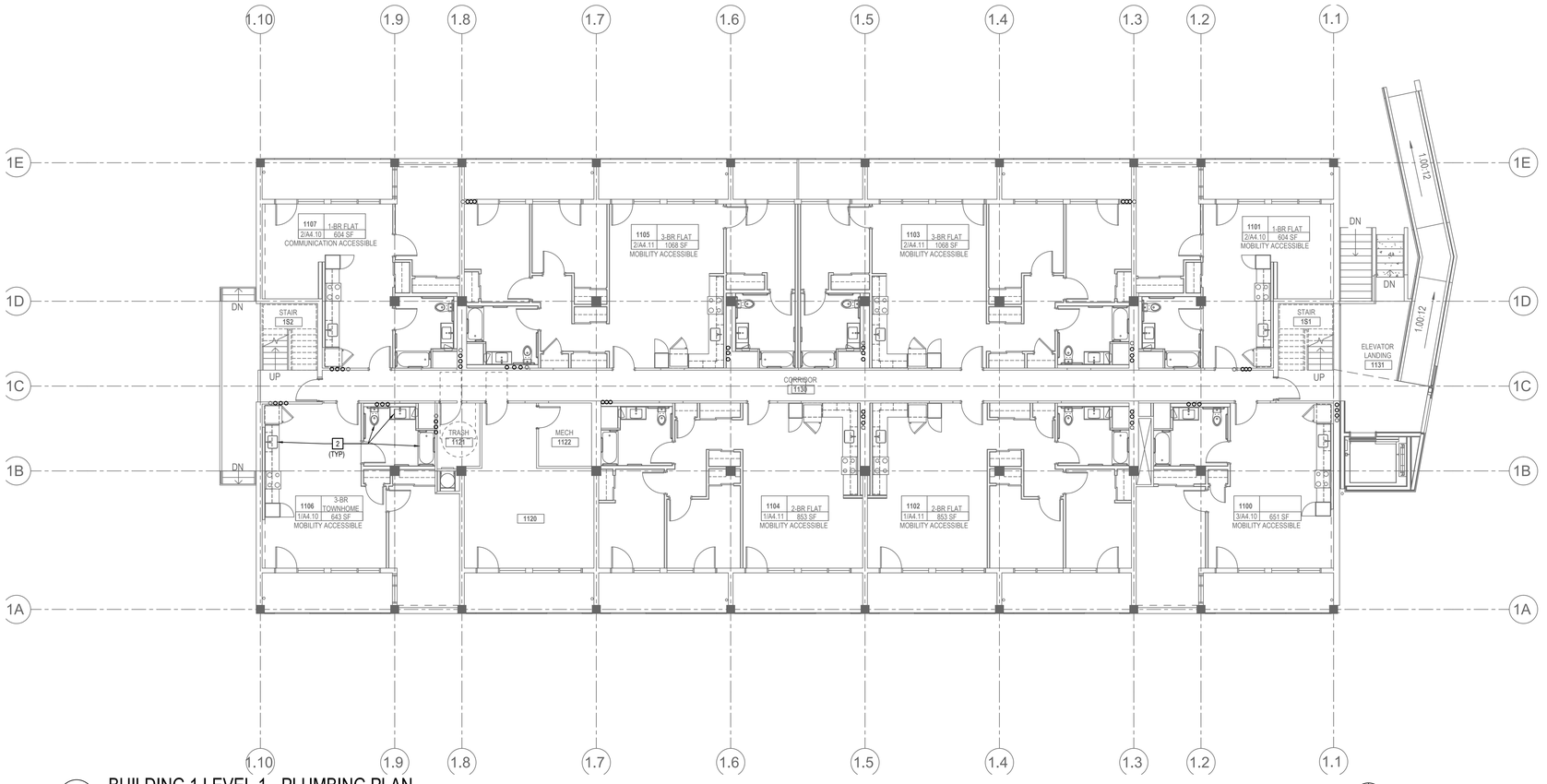
SCALE:	AS NOTED

TITLE:
PLUMBING PLAN BUILDING 2, BLDG 3-6 SIM LEVEL 4 & ROOF DEMO

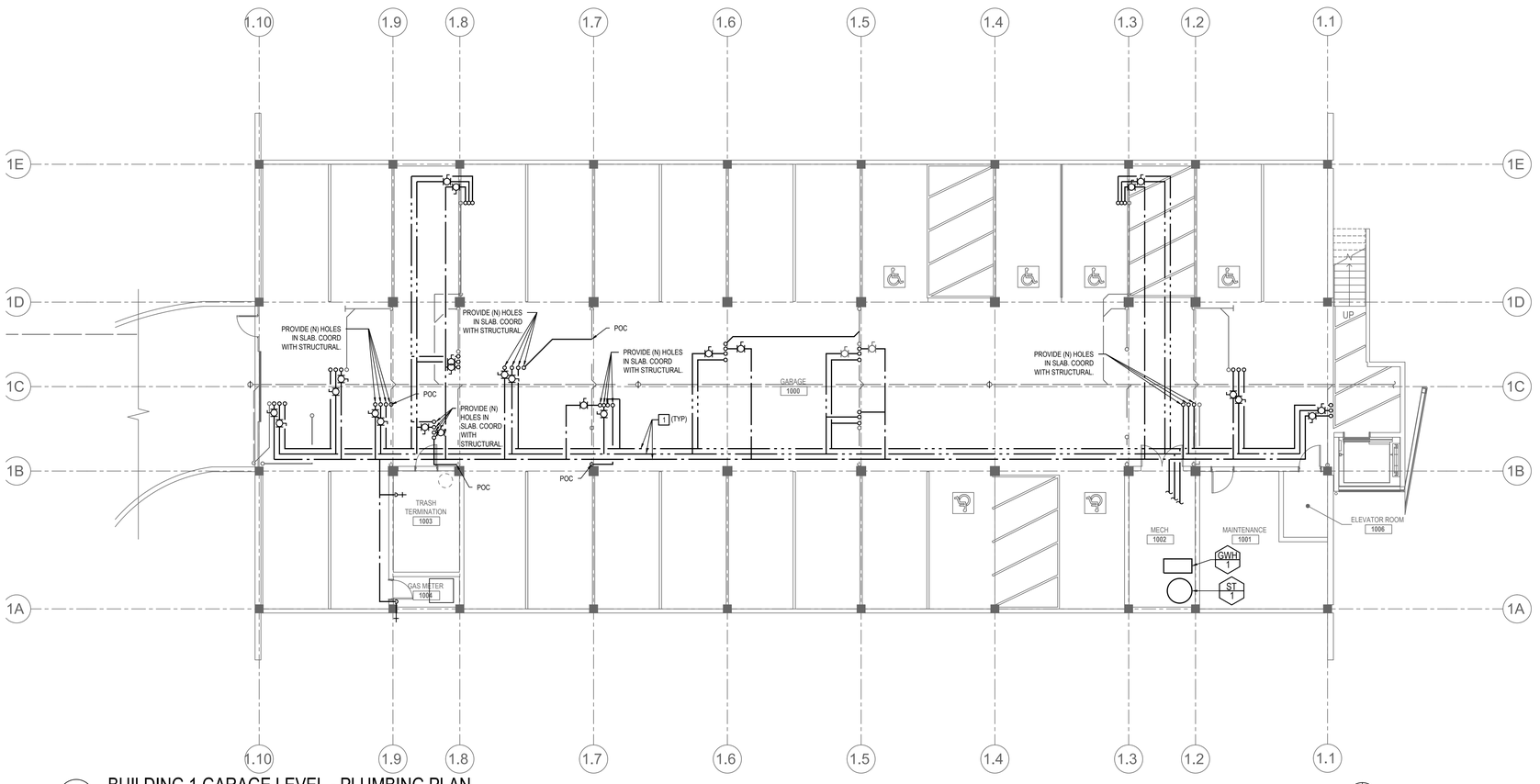
SHEET:
PD2.22

PLOT DATE:



2 BUILDING 1 LEVEL 1 - PLUMBING PLAN

SCALE: 1/8" = 1'-0"



1 BUILDING 1 GARAGE LEVEL - PLUMBING PLAN

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. REPLACE (E) CW, HW & HWR PIPES WITH NEW COPPER PIPES OF LIKE SIZE.
2. PROVIDE (N) PLUMBING FIXTURES AND PLUMBING PIPING AS SHOWN.

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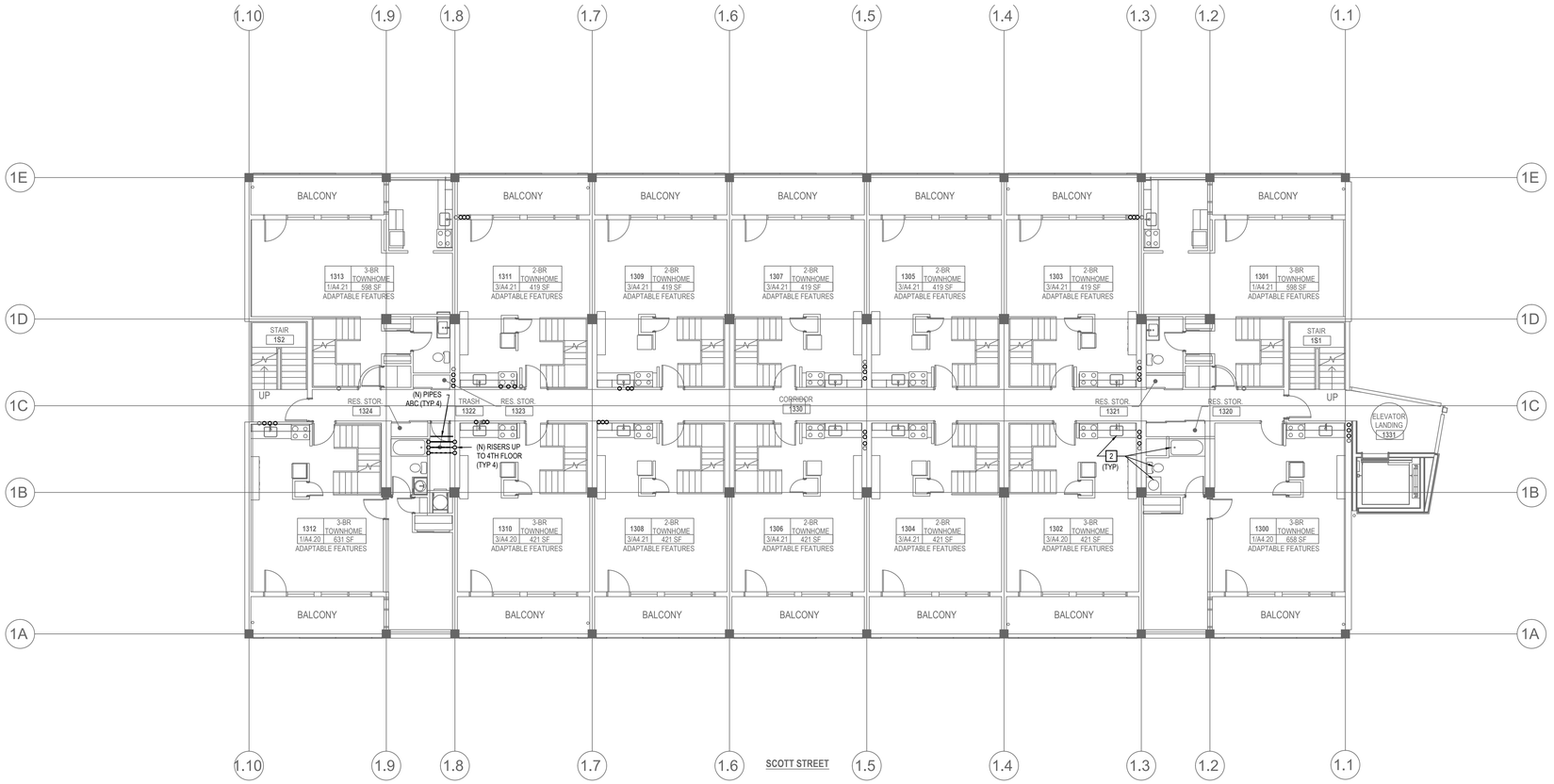
TITLE:

PLUMBING PLAN BUILDING 1 GARAGE & LEVEL 1

SHEET:

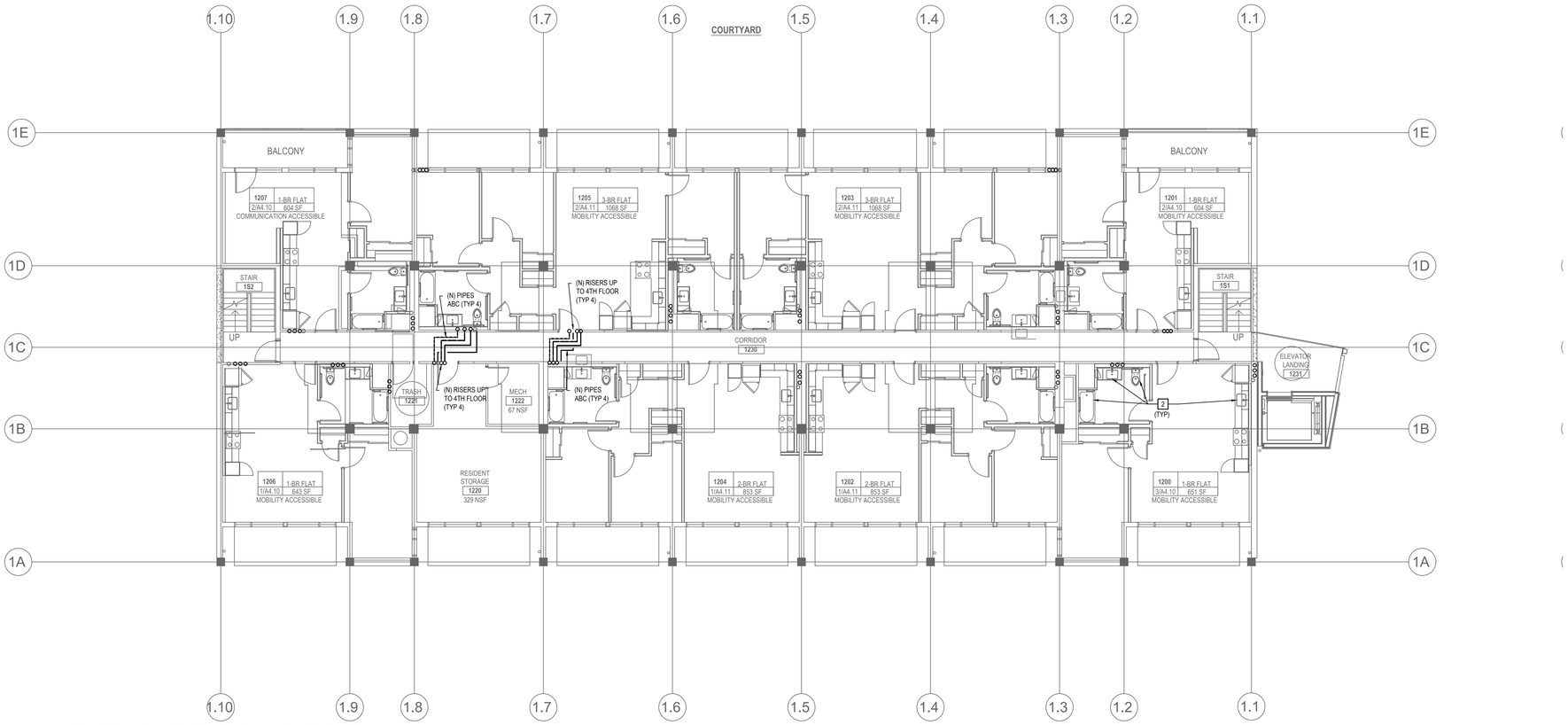
P2-10

PLOT DATE:



2 BUILDING 1 LEVEL 3 - PLUMBING PLAN

SCALE: 1/8" = 1'-0"



1 BUILDING 1 LEVEL 2 - PLUMBING PLAN

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. REPLACE (E) CW, HW & HWR PIPES WITH NEW COPPER PIPES OF LIKE SIZE.
2. PROVIDE (N) PLUMBING FIXTURES AND PLUMBING PIPING AS SHOWN.

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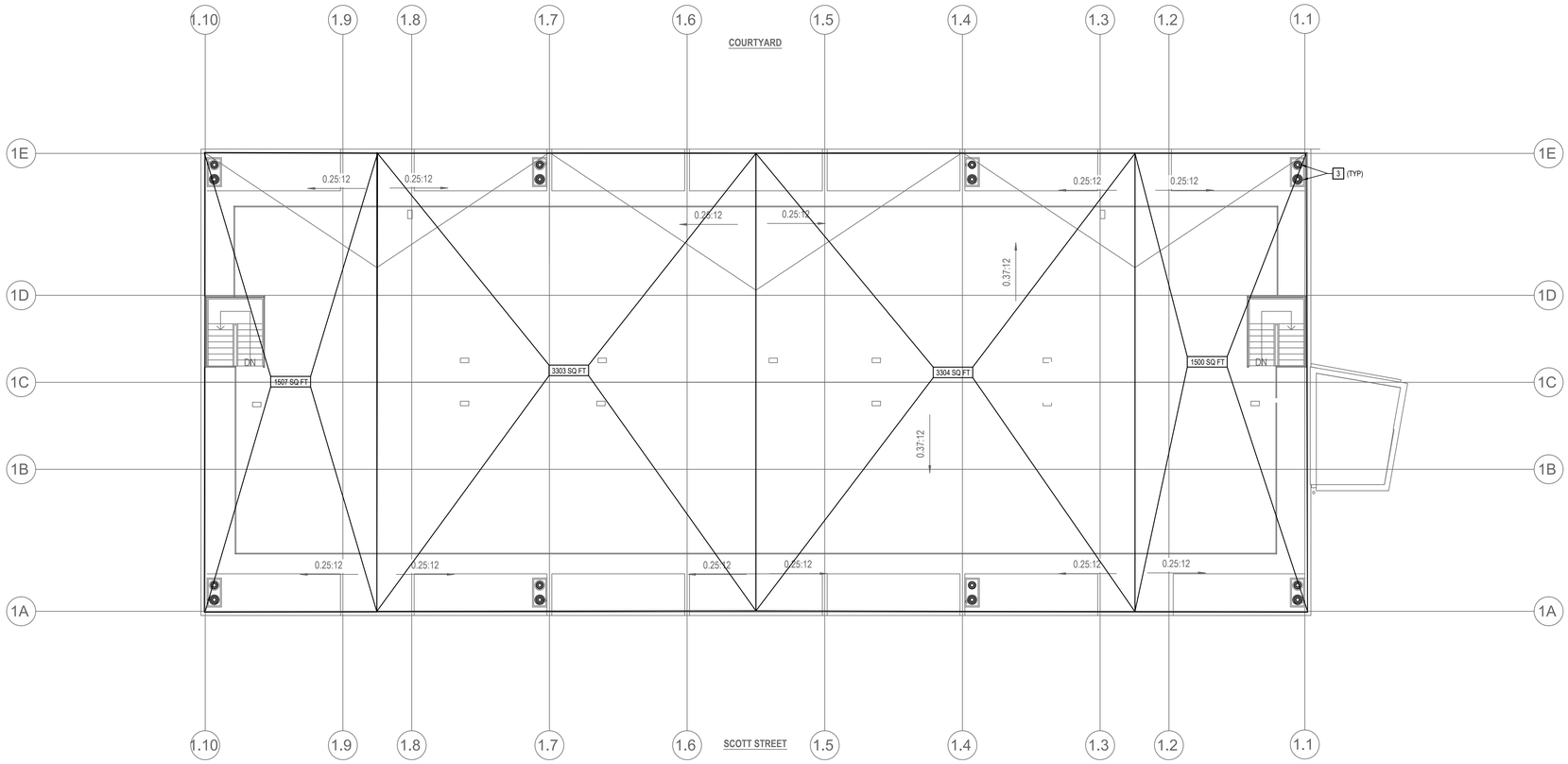
TITLE:

PLUMBING PLAN BUILDING 1 LEVEL 2 & LEVEL 3

SHEET:

P2-11

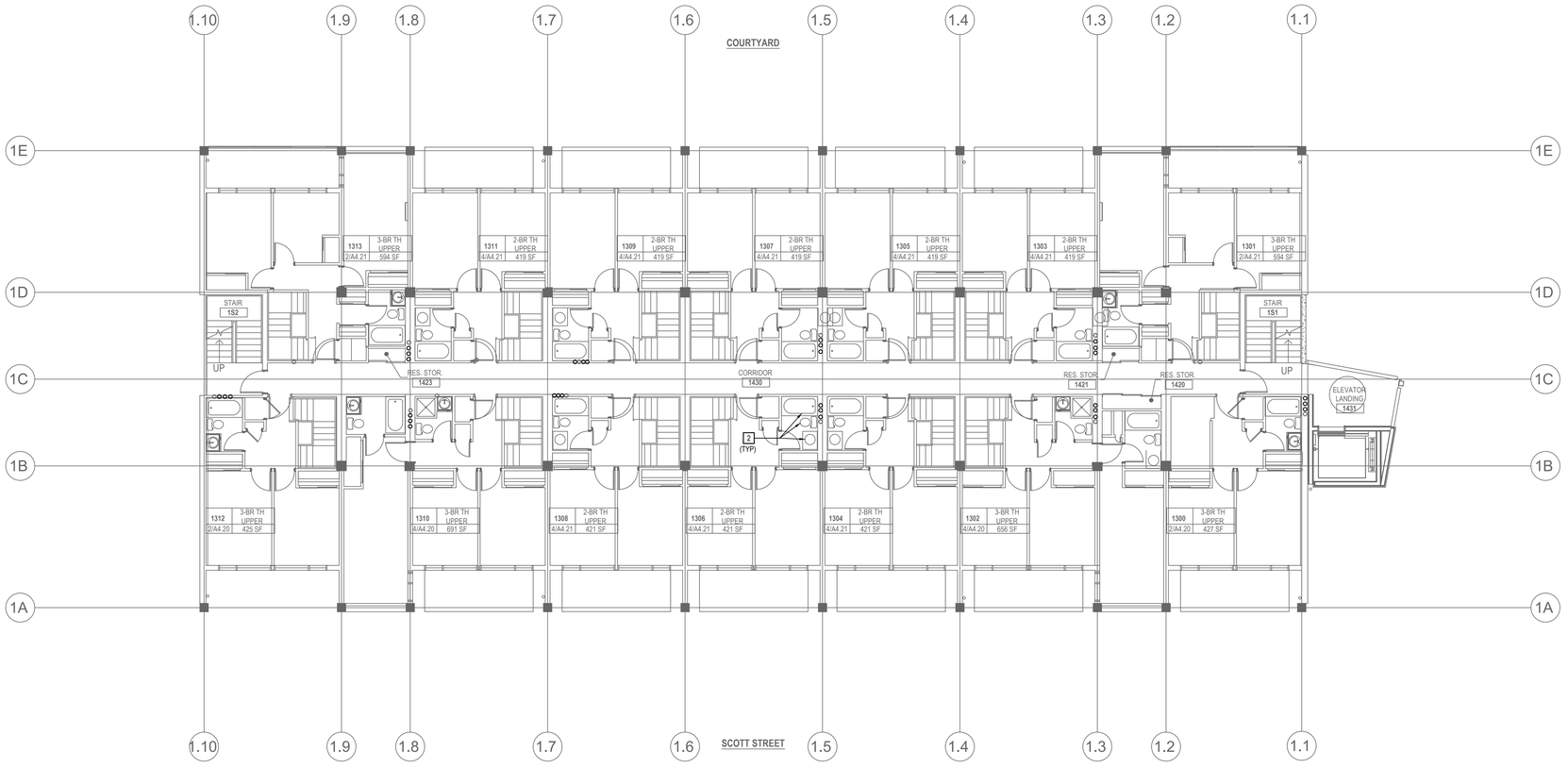
PLOT DATE:



2 BUILDING 1 ROOF - PLUMBING PLAN

SCALE: 1/8" = 1'-0"

N



1 BUILDING 1 LEVEL 4 - PLUMBING PLAN

SCALE: 1/8" = 1'-0"

N

SHEET NOTES

1. REPLACE (E) CW, HW & HWR PIPES WITH NEW COPPER PIPES OF LIKE SIZE.
2. PROVIDE (N) PLUMBING FIXTURES AND PLUMBING PIPING AS SHOWN.
3. PROVIDE (N) RD-1 ROOF/OVERFLOW DRAIN. CONNECT TO (E) DRAINAGE PIPING.

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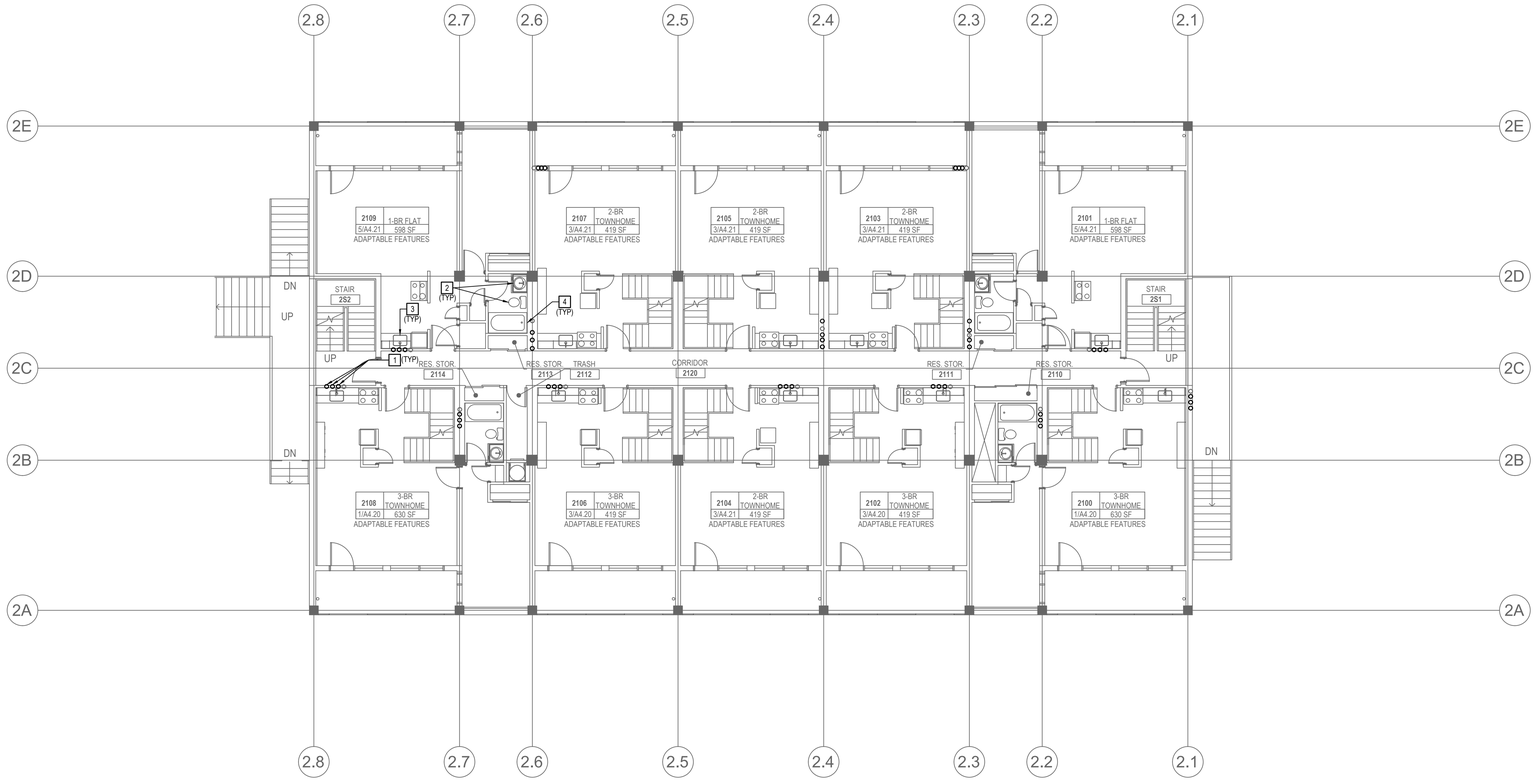
TITLE:

PLUMBING PLAN BUILDING 1 LEVEL 4 & ROOF

SHEET:

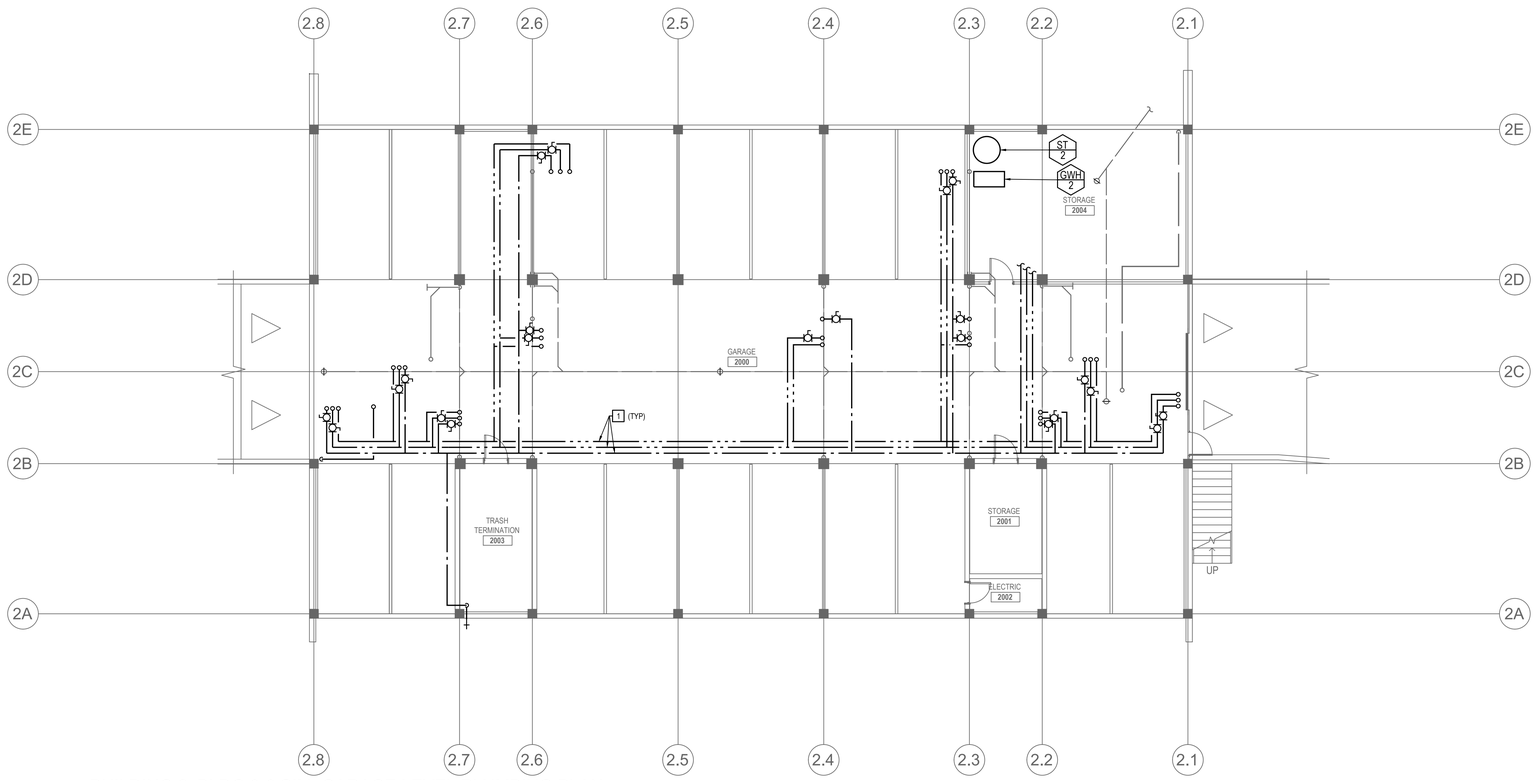
P2-12

PLOT DATE:



2 BUILDING 2, BLDG 3-6 SIM, LEVEL 1 PLUMBING PLAN

SCALE: 1/8" = 1'-0"



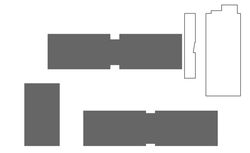
1 BUILDING 2, BLDG 3-6 SIM, GARAGE LEVEL PLUMBING PLAN

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. REPLACE (E) CW, HW & HWR PIPES WITH NEW COPPER PIPES OF LIKE SIZE.
2. TOILETS AND LAVATORIES TO BE REINSTALLED AFTER (N) WATER PIPES HAVE BEEN PROVIDED AND RECONNECTED TO PLUMBING SYSTEMS.
3. KITCHEN SINKS TO BE REINSTALLED AFTER (N) WATER PIPES HAVE BEEN PROVIDED AND RECONNECTED TO PLUMBING SYSTEMS.
4. PROVIDE NEW SHOWER BALANCING VALVES AND SHOWER HEADS.

KEY PLAN BLDG 2-6



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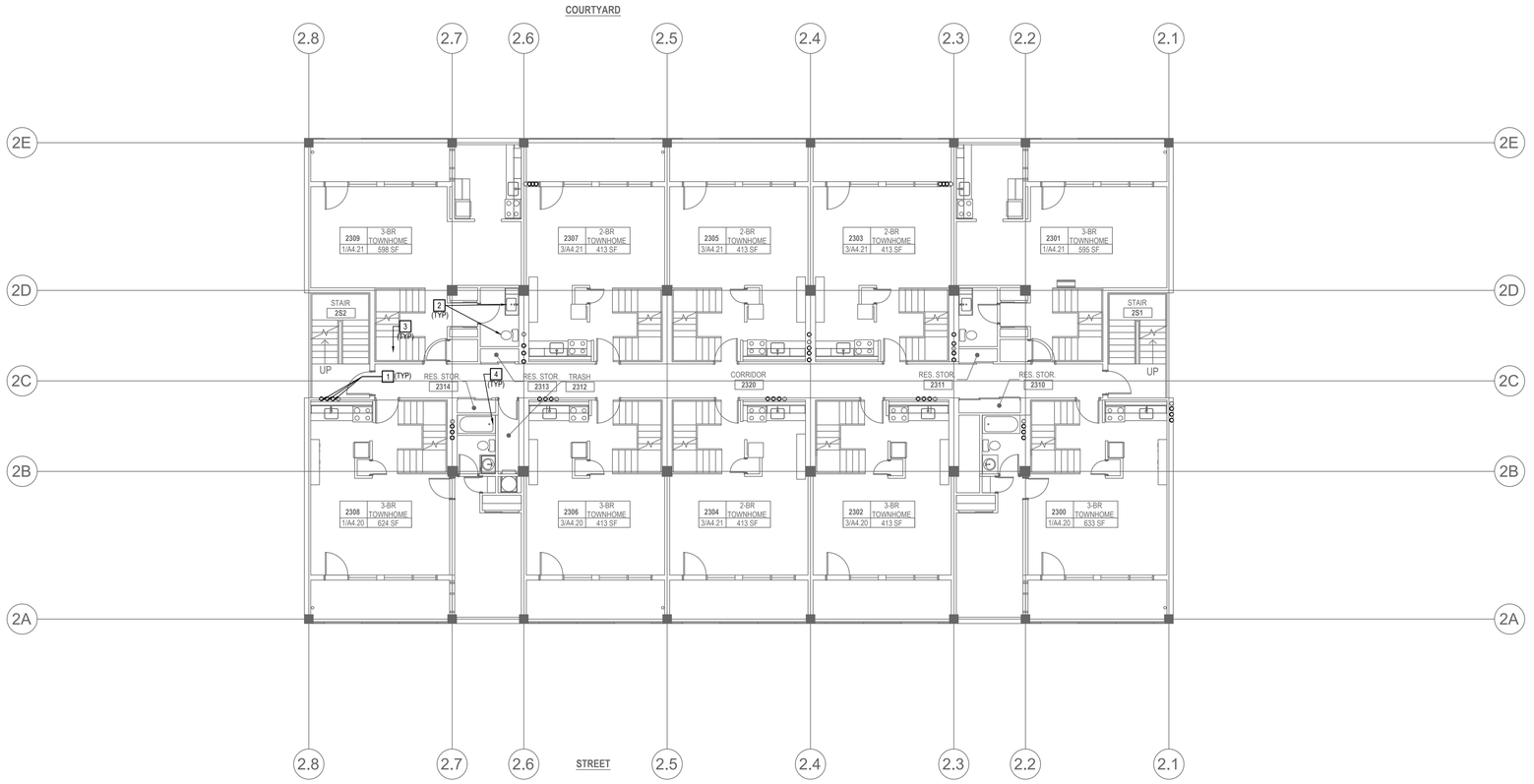
PLUMBING PLAN BUILDING 2, BLDG 3-6 SIM GARAGE & LEVEL 1

SHEET:

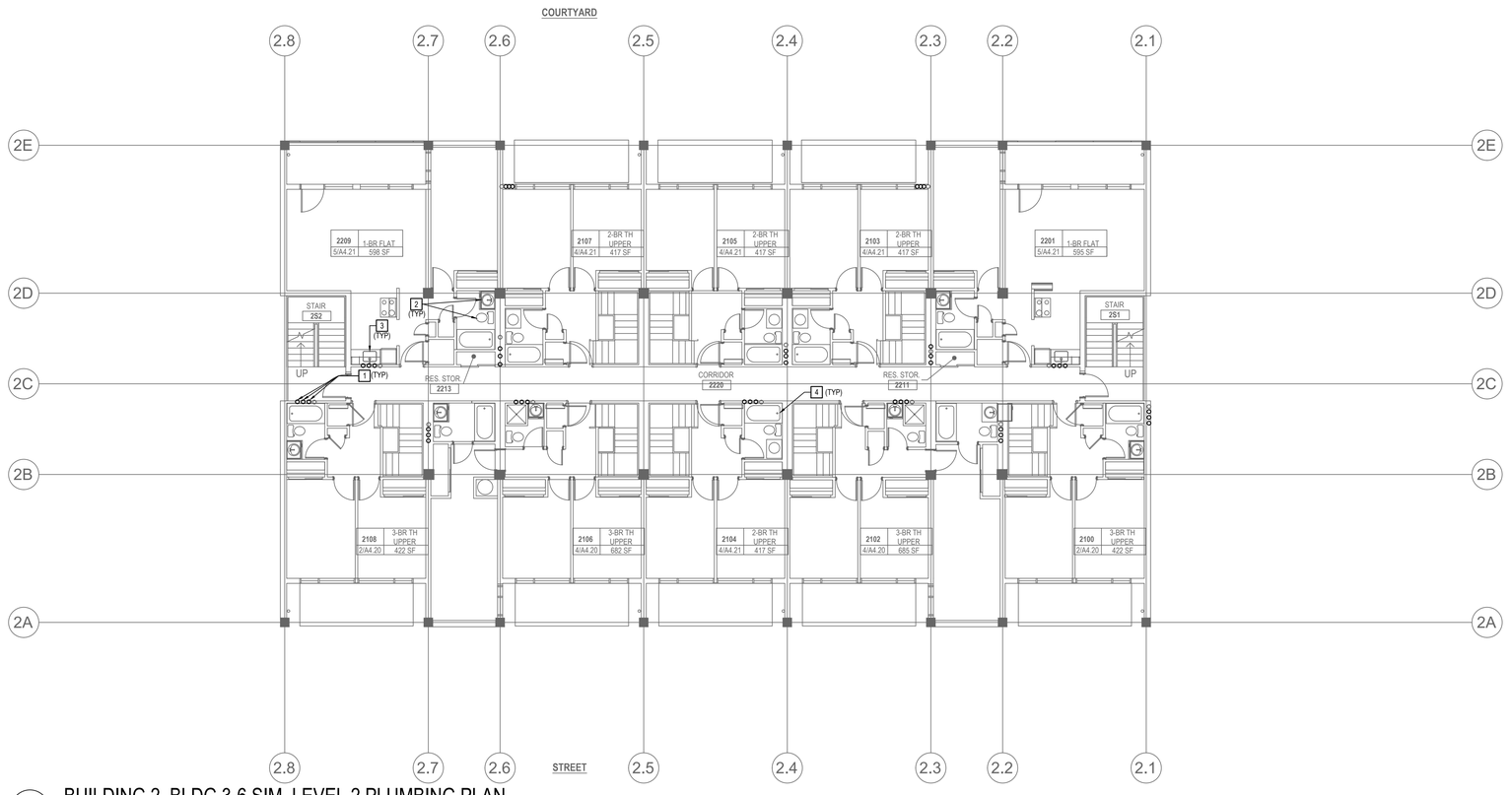
P2.20

PLOT DATE:



2 BUILDING 2, BLDG 3-6 SIM, LEVEL 3 PLUMBING PLAN

SCALE: 1/8" = 1'-0"



1 BUILDING 2, BLDG 3-6 SIM, LEVEL 2 PLUMBING PLAN

SCALE: 1/8" = 1'-0"

SHEET NOTES

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KEY PLAN BLDG 2-6

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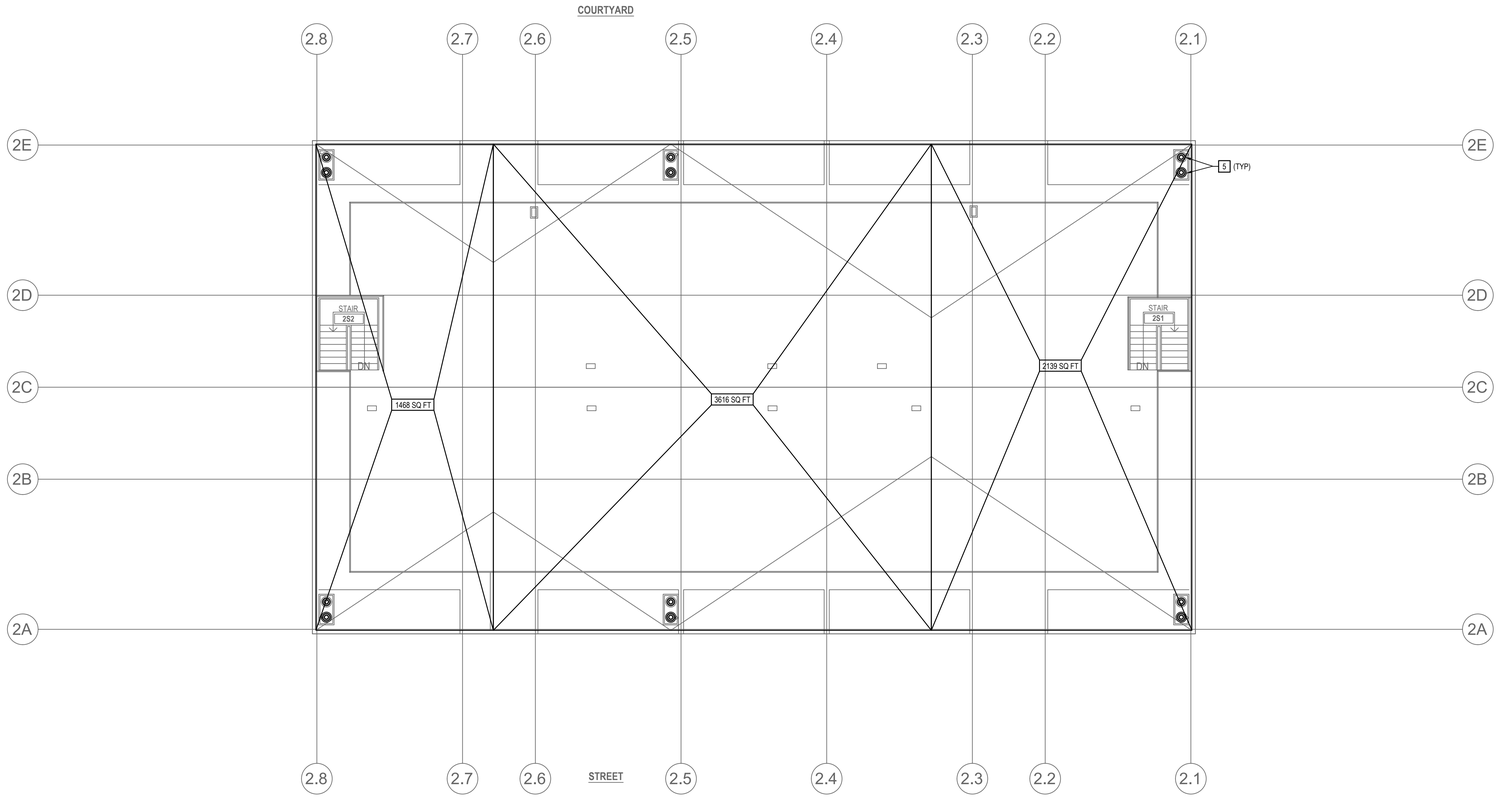
PLUMBING PLAN BUILDING 2, BLDG 3-6 SIM LEVEL 2 & LEVEL 3

SHEET:

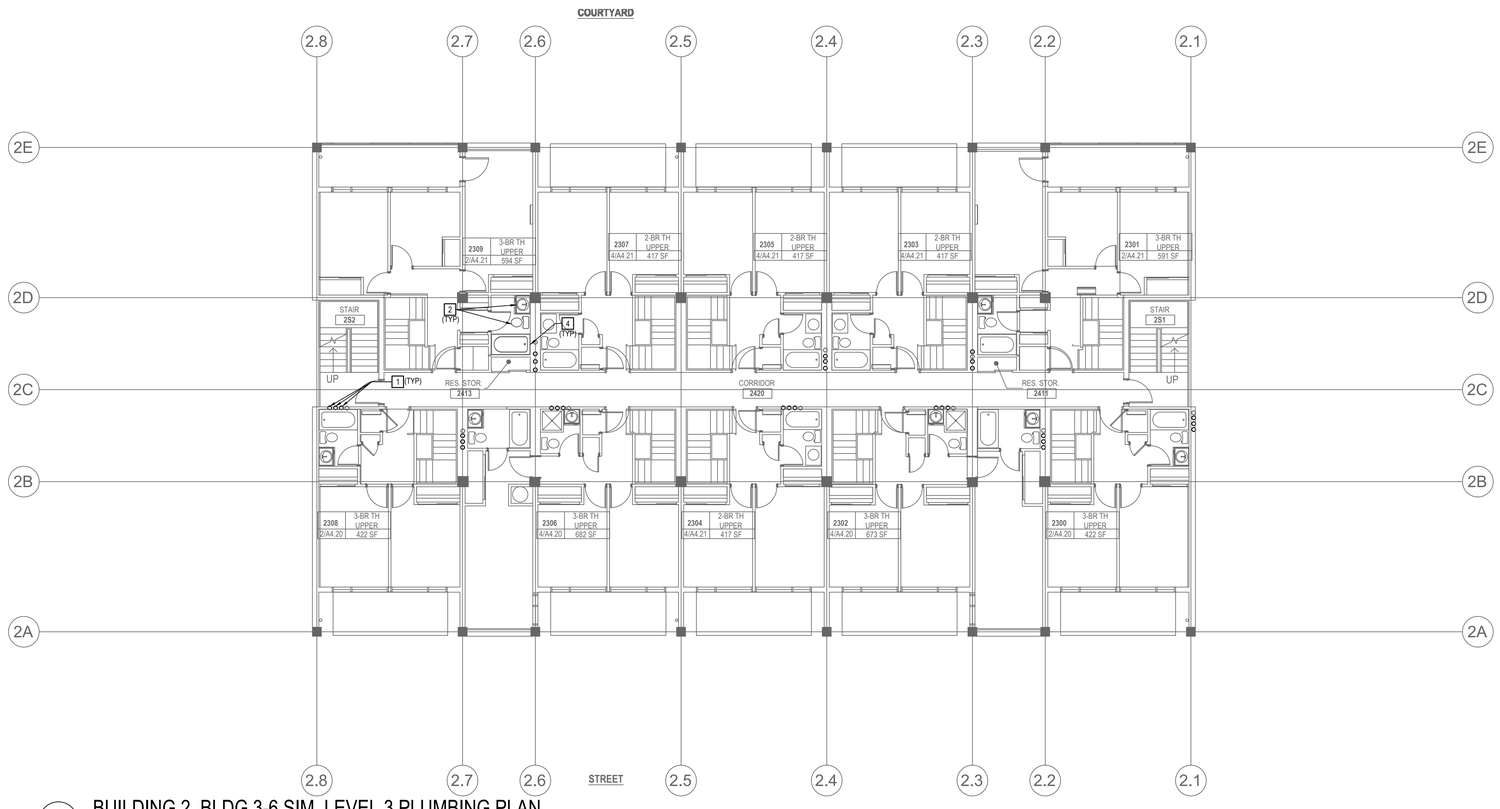
P2.21

PLOT DATE:



2 BUILDING 2, BLDG 3-6 SIM, ROOF PLUMBING PLAN

SCALE: 1/8" = 1'-0"



1 BUILDING 2, BLDG 3-6 SIM, LEVEL 3 PLUMBING PLAN

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. REPLACE (E) CW, HW & HWR PIPES WITH NEW COPPER PIPES OF LIKE SIZE.
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4. PROVIDE NEW SHOWER BALANCING VALVES AND SHOWER HEADS.
5. PROVIDE (N) RD-1 ROOF/OVERFLOW DRAIN. CONNECT TO (E) DRAINAGE PIPING.

KEY PLAN BLDG 2-6

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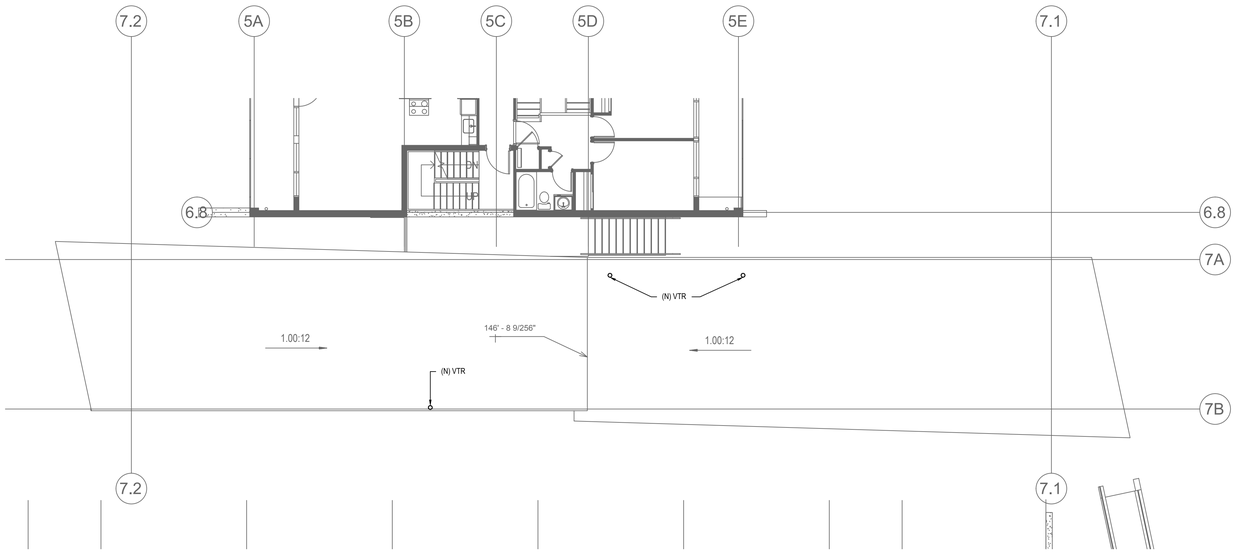
PLUMBING PLAN BUILDING 2, BLDG 3-6 SIM LEVEL 4 & ROOF

SHEET:

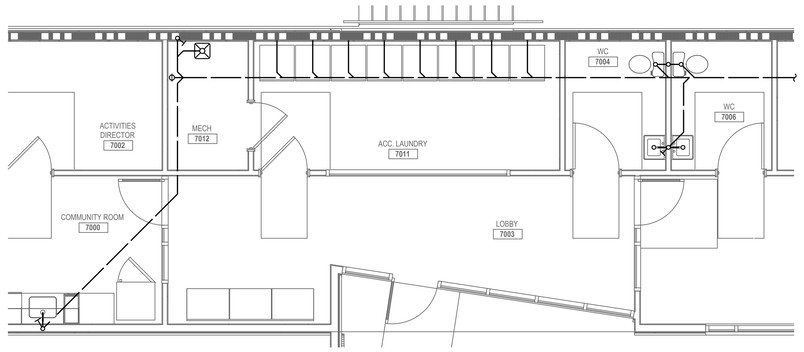
P2.22

PLOT DATE:



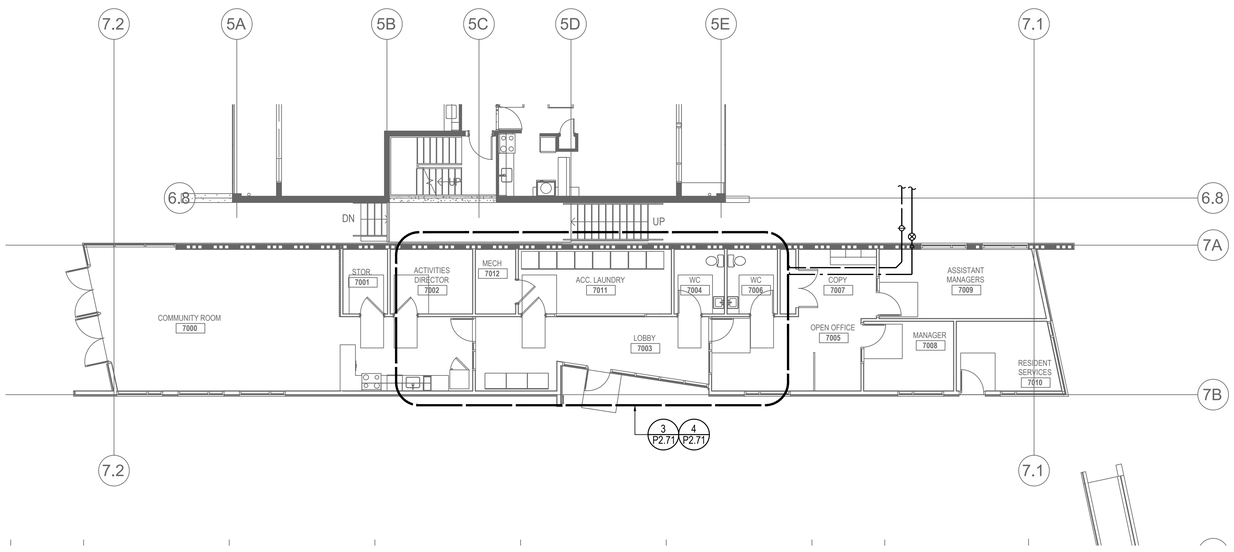
2 COMMUNITY BUILDING ROOF MECHANICAL PLAN

SCALE: 1/8" = 1'-0"



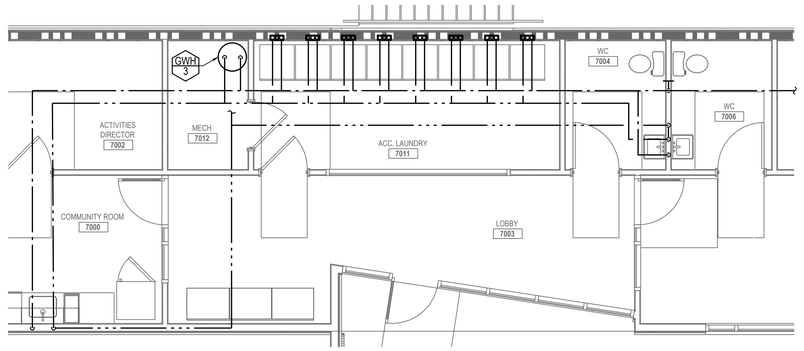
4 ENLARGED SS&V PLUMBING PLAN

SCALE: 1/4" = 1'-0"



1 COMMUNITY BUILDING LEVEL 1 MECHANICAL PLAN

SCALE: 1/8" = 1'-0"



3 ENLARGED H&CW PLUMBING PLAN

SCALE: 1/4" = 1'-0"

KEY PLAN
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PLUMBING PLAN
COMMUNITY BUILDING
LEVEL 1 & ROOF

SHEET:

P2.71

PLOT DATE:

GENERAL ELECTRICAL NOTES

1. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE NATIONAL ELECTRIC CODE, STATE LAWS, AND ALL OTHER REGULATIONS GOVERNING WORK OF THIS NATURE.
2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE EXISTING JOB CONDITION. HE SHALL EXAMINE CONSTRUCTION DRAWINGS AND SPECIFICATIONS AND SHALL HAVE HAD VISITED THE CONSTRUCTION SITE, PRIOR TO SUBMITTING HIS BID PROPOSAL. HE SHALL BE FAMILIAR WITH THE EXISTING CONDITIONS UNDER WHICH HE WILL HAVE TO OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THIS CONTRACT. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN THIS CONNECTION IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART. DETERMINE THE SEQUENCE OF CONSTRUCTION THROUGHOUT THE PROJECT, INCLUDING TEMPORARY FACILITIES AND CONNECTIONS REQUIRED FOR THE DURATION OF THE PROJECT.
3. THE CONTRACTOR SHALL SECURE ALL PERMITS OR APPLICATIONS, AND PAY ANY AND ALL FEES AS REQUIRED.
4. EXISTING ARCHITECTURAL SURFACES DISTURBED DURING CONSTRUCTION SHALL BE PATCHED AND PAINTED TO MATCH EXISTING.
5. WORK SHOWN IN THESE PLANS ARE NEW, UON. INSTALLATION SHALL BE CONCEALED. WHERE NOT POSSIBLE, CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT AND ENGINEER FOR EXPOSED INSTALLATION. A WRITTEN APPROVAL IS REQUIRED. USE SURFACE RACEWAYS, WIREMOLD, OR EQUAL. ALL ELECTRIC MATERIALS, DEVICES, AND EQUIPMENT FOR THE PROJECT SHALL BE NEW AND U.L. APPROVED
6. ALL CONDUIT SHALL BE 3/4" MINIMUM. ALL CONDUIT SHALL BE RUN PARALLEL TO EXISTING SURFACES. WHEN CONDUIT CROSSES CORRIDORS OR ROOMS IT SHALL BE DONE PERPENDICULAR TO WALLS.
7. PAINT ALL SURFACE MOUNTED CONDUITS AND FITTINGS TO MATCH ADJACENT SURFACE. CONFIRM COLOR WITH OWNER.
8. ALL EXPOSED CONDUITS SHALL BE MOUNTED WITH 2-HOLE STRAPS.
9. CONDUIT CONNECTORS SHALL BE COMPRESSION TYPE.
10. SEAL ALL CONDUIT PENETRATIONS THROUGH FIRE RATED WALLS. FURNISH AND INSTALL FIRE RATED BACKBOXES AS REQUIRED TO MAINTAIN FIRE RATING OF CEILING OR WALLS WHERE RECESSED ELECTRIC EQUIPMENT SUCH AS LIGHT FIXTURES, SWITCHES, RECEPTACLES, PANEL, ETC. ARE INSTALLED IN RATED WALL OR CEILINGS. PENETRATIONS OF FIRE RATED WALLS, CEILINGS, OR FLOORS SHALL COMPLY WITH CBC CHAPTER 7 REQUIREMENTS. IN WALLS AND PARTITIONS THAT ARE FOR FIRE RESISTIVE CONSTRUCTION, OPENINGS FOR STEEL ELECTRICAL OUTLET BOXES SHALL NOT EXCEED 16 SQUARES INCHES. IN ADDITION, THE AGGREGRATE AREA OF SUCH OPENING SHALL NOT EXCEED 100 SQ IN FOR ANY 100 SQUARE FEET OF WALL OR PARTITION. OUTLET BOXES ON OPPOSITE SIDES OF THE WALLS OR PARTITION SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24 INCHES, OR BE PROVIDED WITH FIRE PUTTY.
11. ALL NEW WIRING SHALL BE IN CONDUIT. COORDINATE ROUTING OF CONDUIT WITH ARCHITECT AND STRUCTURAL FOR OPENINGS IN WALLS AND ANY NOTCHING OF JOISTS.
12. THE ELECTRICAL PLANS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW ALL OF THE ARCHITECTURAL DETAILS OR SPECIFICS OF ELECTRICAL CONSTRUCTION. TAKE ALL DIMENSIONS FROM THE ARCHITECTURAL DRAWINGS. BEFORE ROUGH-IN, VERIFY ALL MOUNTING HEIGHTS AND EXACT LOCATIONS FOR ALL EQUIPMENT ELECTRICAL CONNECTIONS, STUB-UPS, RECEPTACLES, OUTLETS, CONDUIT RUNS, ETC. WITH ARCHITECT AND OWNER. PLACE DEVICES LOCATED ABOVE COUNTERS, SHELVING, ETC. AND IN BATHROOMS SO AS NOT TO CONFLICT WITH EDGES OF WAINSCOTING, COUNTER SPLASH, SHELVING, ETC. ARCHITECTURAL SHEETS SHALL GOVERN. SEE ELECTRICAL SECTION OF ARCHITECTURAL SPECIFICATION FOR ADDITIONAL INFORMATION.
13. PULLROPES: ANY RACEWAY WITHOUT CABLE OR WIRE SHALL BE INSTALLED WITH MINIMUM 200 POUND TEST PULL LINE AND LARGER.
14. ALL DEVICES AND EQUIPMENT INSTALLED OUTDOORS OR EXPOSED TO THE WEATHER SHALL BE OF WEATHERPROOF CONSTRUCTION. ALL WALL PENETRATIONS TO EXTERIOR WALLS SHALL BE SEALED WATER TIGHT.
15. ALL EQUIPMENT SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND SHALL BE INSTALLED AS PER LISTING OR LABELING (IE. MAXIMUM FUSE SIZE MEANS FUSE PROTECTION IS REQUIRED).
16. ALL EQUIPMENT MANUFACTURERS SHALL BE NOTED IN DRAWINGS. SUBSTITUTIONS ARE PERMITTED BUT MUST BE APPROVED EQUAL.
17. CONNECTIONS TO MECHANICAL EQUIPMENT SHALL BE MADE WITH A MINIMUM OF 24" OF WEATHERPROOF FLEXIBLE CONDUIT TO PREVENT SOUND AND VIBRATION TRANSMISSION TO THE STRUCTURE. COORDINATE ALL MOTOR OVERLOADS AND/OR FUSES FURNISHED BY THIS CONTRACT WITH THE ACTUAL EQUIPMENT INSTALLED. SIZE OVERLOADS BASED ON MOTOR NAMEPLATE FULL LOAD CURRENT AND SERVICE FACTOR. FUSES FOR MOTOR AND TRANSFORMER CIRCUITS SHALL BE DUAL ELEMENT. FUSES FOR OTHER "NON-INRUSH" LOADS SHALL BE FAST ACTING. ALL FUSES SHALL BE CURRENT LIMITING CLASS RK5 OR CLASS L, UON. CONTRACTOR SHALL COORDINATE WITH ALL TRADES FOR MANUFACTURER INSTALLATION REQUIREMENTS.
18. SEE MECHANICAL AND PLUMBING DRAWINGS FOR LOCATION OF FANS AND WATER HEATERS.
19. ALL ELECTRICAL WORK SHALL BE COORDINATED WITH THE MECHANICAL WORK AS CALLED FOR IN MECHANICAL SPECIFICATIONS.
20. GROUNDING CONDUCTORS ARE GENERALLY NOT SHOWN. GROUND AND BOND ALL EQUIPMENT, RACEWAYS, MOTORS, PANELBOARDS AND SWITCHBOARDS, ETC. IN ACCORDANCE WITH NEC ARTICLE 250.
21. FIELD MOUNTED DEVICES SUCH AS SWITCHES, MOTOR STARTERS, RECEPTACLES, ETC., ARE SHOWN IN THEIR APPROXIMATE LOCATION. SWITCH MOUNTING HEIGHT SHALL BE 48" ABOVE FINISHED FLOOR AND RECEPTACLE MOUNTING HEIGHT SHALL BE 18" ABOVE FINISHED FLOOR. CONTRACTOR SHALL COORDINATE WITH ALL TRADES FOR MANUFACTURER INSTALLATION REQUIREMENTS.
22. ELECTRICAL CONTRACTOR TO PROVIDE EXPANSION FITTINGS AT ALL EXPANSION JOINT LOCATION. USE STEEL FLEX 6 FEET EACH SIDE OF THE JOINT AND TERMINATE IN A PULLBOX AT EACH END, OR OTHER APPLIED METHODS.
23. ALL LIGHTING FIXTURE LOCATIONS AND ROUTING SHALL BE REVIEWED BY ARCHITECT PRIOR TO ROUGH-IN.
24. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED TO MAINTAIN A MINIMUM OF 36" CLEARANCE PER NEC ARTICLE 110.26.
25. PENETRATIONS OF FIRE RATED WALLS CEILINGS OR FLOORS SHALL COMPLY WITH CBC CHAPTER 7 REQUIREMENTS.
26. WHERE OUTLET BOXES ARE INSTALLED WITHIN RATED ASSEMBLIES, PROVIDE 3M MOLDABLE PUTTY PADS OR EQUAL TO MAINTAIN FIRE RATED ASSEMBLIES.
27. ALL RECEPTACLES SHALL BE GROUNDING TYPE.
28. ALL RECEPTACLES INSTALLED IN BATHROOMS AND KITCHENS SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION AS REQUIRED BY THE NATIONAL ELECTRIC CODE.
29. CONTRACTOR TO CONFIRM EXACT LOCATION OF METERS WITH ELECTRIC UTILITY.
30. SUBMIT TO THE OWNER CERTIFICATES OF INSPECTIONS IN DUPLICATE FROM AN APPROVED INSPECTION AGENCY UPON COMPLETION.
31. PERFORMANCE AND WITNESSING OF TESTS
    - A. THE CONTRACTOR SHALL FURNISH ALL INSTRUMENTS AND QUALIFIED PERSONNEL OR FIRM TO PERFORM ALL REQUIRED TESTS.
    - B. ALL NEW AND RECONNECTED ELECTRICAL CIRCUIT SHALL BE TESTED TO INSURE CIRCUIT CONTINUITY, INSULATION RESISTANCE, PROPER SPLICING AND GROUNDING IN ACCORDANCE WITH THE LATEST STANDARDS AS STATED ABOVE. BEFORE CONNECTING POWER CABLES TO MOTORS, THE INSULATION RESISTANCE OF ALL MOTOR WINDINGS SHALL BE TESTED IN ACCORDANCE WITH THE ABOVE STANDARDS.
    - C. ANY CONTRACTOR FURNISHED AND/OR INSTALLED SPLICE, RECOMMENDED VOLTAGE AND INSULATION RESISTANCE TESTS, SHALL BE CONNECTED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
    - D. NO EQUIPMENT SHALL BE ENERGIZED UNTIL ALL TESTS AND ADJUSTMENTS HAVE BEEN MADE.
    - E. THREE COPIES OF ALL TEST RESULTS SHALL BE DELIVERED TO THE OWNER.

LIGHTING FIXTURE SCHEDULE

Symbol	Type	Manufacturer	Model	Lamping	Mounting	Control	Voltage	Max VA	Notes
◯	1A	AFX	OTVF1218LAJD1BA	INTEGRATED LED	CEILING	WALL SWITCH	120	22	UNIT CEILING
⊢◯	1B	AFX	ALV25052000L30SND2	INTEGRATED LED	WALL	VACANCY SENSOR	120	25	UNIT BATHROOM VANITY
◯	2A	LIGHTOLIER	S7R830ALZ10U	INTEGRATED LED	CEILING	TIMECLOCK AND PHOTOCELL	120	14	COMMON AREA CEILING
▭	3A	FINELITE	HP-4 SM-S-830-BG-120-C4-OBO	INTEGRATED LED	CEILING	OS	120	14	CORRIDOR AND NEW BUILDING LINEAR
◎	3B	LIGHTOLIER	C4L10830MZ10U	INTEGRATED LED	RECESSED	OS	120	14	NEW BUILDING DOWNLIGHT
◯	3C	GARDCO	SVG-140L-800-WW-G2-SM-S-120-BL-IMR12-XX	INTEGRATED LED	SURFACE	TIMECLOCK AND MOTION SENSOR	120	37	PARKING GARAGE
⌂	3D	GARDCO	PWS-140L-450-WW-G2-3-EBP-UNV-120-BL-IMR12-MMRL-XX	INTEGRATED LED	SURFACE	TIMECLOCK AND MOTION SENSOR	120	22	COMMUNITY BUILDING EXTERIOR
◔	E	SOVEREIGN	SOV-EM-G-1C-BA-SC-AA	INTEGRATED LED	CEILING	ALWAYS ON	120	3	COMMON EXIT FIXTURE

NOTES:
1 - VERIFY EXACT LOCATIONS OF FIXTURE WITH ARCHITECTURAL RCP PLAN PRIOR TO INSTALLATION.
2 - FIXTURE COLORS SHALL BE DETERMINED BY ARCHITECT.

ABBREVIATIONS

A	AMPERE	MV	MEDIUM VOLTAGE
AC	ALTERNATING CURRENT	N	NEUTRAL
AF	AMPERE RATING OF FUSE	(N)	NEW
AFF	ABOVE FINISHED FLOOR	N.E.C.	NATIONAL ELECTRICAL CODE
C	CONDUIT	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
CKT	CIRCUIT	NEUT	NEUTRAL
D	DEDICATED	NIC	NOT IN CONTRACT
E	EXISTING TO REMAIN	NTS	NOT TO SCALE
ELEC	ELECTRICAL	PB	PULL BOX
EM	EMERGENCY	PNL	PANEL
EMT	ELECTRICAL METALLIC TUBING	POS	POINT OF SALE
<F>	FUTURE	RR	REMOVE AND RELOCATE
FACP	FIRE ALARM CONTROL PANEL	RSC	RIGID STEEL CONDUIT
FATC	FIRE ALARM TERMINAL CAN	SLD	SINGLE LINE DIAGRAM SPEC SPECIFICATION
G	GROUNDING CONDUCTOR	T	TELEPHONE
GFI	GROUND FAULT INTERRUPTER	TV	TELEVISION
GND	GROUND	UG	UNDERGROUND
HP	HORSEPOWER	UAC	UNDER ANOTHER CONTRACT
kVA	KILOVOLT AMPS	UON	UNLESS OTHERWISE NOTED
kW	KILOWATTS	V	VOLT
LTG	LIGHTING	VP	VANDAL PROOF
LTS	LIGHTS	W	WATTS
LV	LOW VOLTAGE	WP	WEATHERPROOF (NEMA 3R)
MECH	MECHANICAL	WT	WATERTIGHT
MTD	MOUNTED	XFMR	TRANSFORMER

DEFERRED FIRE ALARM APPROVAL

*** REFER TO RISER, PLANS & SPECIFICATIONS FOR PERFORMANCE LAYOUT OF DEVICES. FINAL DEVICES SHALL BE COORDINATED WITH ARCHITECTURAL FINISHES TO ENSURE THAT THE AESTHETICS OF THE BUILDING ARE MAINTAINED.**

SYSTEM APPROVAL

THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING A COMPLETE SET OF MATERIALS TO THE LOCAL FIRE AND/OR BUILDING DEPARTMENT FOR DEFERRED APPROVAL. THIS SUBMITTAL IS TO INCLUDE ALL ITEMS LISTED IN THE SUBMITTALS SECTION. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE POINT TO POINT, DEVICES, BATTERIES, ANY NECESSARY APPLICATIONS AND FEES. CONSULT WITH THE LOCAL AHJ FOR EXACT REQUIREMENTS.

SYSTEM PERFORMANCE REQUIREMENTS

1. FURNISH AND INSTALL SPEAKERS FOR ALL DWELLING UNITS. ONE IN EACH LIVING ROOM AND ONE IN EACH BEDROOM TO ENSURE 75 DBA AT THE PILLOW. LOCAL COSMOKE ALARMS
2. FURNISH AND INSTALL SPEAKER STROBES IN COMMON BUILDING AREAS, EXTERIOR COURTYARDS, BRIDGES BETWEEN RESIDENTIAL TOWERS, ACCESSIBLE ROOF DECKS, AND CORRIDORS
3. FURNISH AND INSTALL SYSTEM SMOKE DETECTORS IN ALL EGRESS PATHWAYS INCLUDING BUT NOT LIMITED TO CORRIDORS, STAIRWELLS, AND ELEVATOR LOBBIES.
4. FURNISH AND INSTALL ASPIRATING SMOKE DETECTORS AT THE TOP OF ELEVATOR SHAFTS.
5. FURNISH AND INSTALL CONTROL AND MONITORING MODULES FOR ELEVATOR INTERFACE AND ELEVATOR RECALL.
6. FURNISH AND INSTALL MONITORING MODULES FOR TWO-WAY COMMUNICATION SYSTEM
7. FURNISH AND INSTALL MONITORING MODULES FOR ERRCS IF REQUIRED FOR BUILDING.
8. FURNISH AND INSTALL SYSTEM STROBE DEVICES IN DWELLING UNIT COMMUNICATION UNITS.
9. FURNISH AND INSTALL MONITORING MODULES FOR FIRE SPRINKLER SYSTEM MONITORING INCLUDING STANDPPES, AUTOMATIC SPRINKLER VALVES, PIV, BACK FLOW PREVENTERS, AND THE FIRE PUMP.
10. FURNISH AND INSTALL FIRE ALARM ANNUNCIATORS AS NOTED ON PLANS
11. COORDINATE WITH OWNER FOR MONITORING SERVICE AND PHONE LINES
13. CLOSELY COORDINATE WITH MECHANICAL FOR FIRE SMOKE DAMPERS AND DUCT DETECTORS FOR SHUTDOWN WHERE REQUIRED
14. CLOSELY COORDINATE WITH ARCHITECTURAL FOR HOLD OPEN

SUBMITTALS

CONTRACTOR SHALL WITHIN TWO WEEKS OF NOTICE TO PROCEED SUBMIT THE FOLLOWING FOR THE ELECTRICAL ENGINEER'S REVIEW AND CONCURRENT APPROVAL BY THE AHJ(SFFD).

1. PRODUCT DATA: PROVIDE DATA CUT SHEETS SHOWING ELECTRICAL CHARACTERISTICS AND CONNECTION REQUIREMENTS OF FIRE ALARM DEVICES
2. PROVIDE CALIFORNIA STATE FIRE MARSHAL (CSFM) LISTING OF FIRE ALARM DEVICES.
3. INSTALLER NATIONAL INSTITUTE FOR CERTIFICATION IN ENGINEERING TECHNOLOGIES (NICET) LEVEL II CERTIFICATION
4. SHOP DRAWINGS SHOWING THE FOLLOWING:
   A. DEVICE, CONDUITS, AND WIRING CONNECTION REQUIRED.
   B. INTERCONNECTION TO THE FIRE SPRINKLER SYSTEM VIA FLOW AND TAMPER SWITCHES.
6. MANUFACTURER'S INSTALLATION INSTRUCTIONS: INDICATE APPLICATION CONDITIONS AND LIMITATIONS OF USE STIPULATED BY PRODUCT TESTING AGENCY. INCLUDE INSTRUCTIONS FOR STORAGE, HANDLING, PROTECTION, EXAMINATION, PREPARATION, INSTALLATION AND STARTING OF PRODUCTS.

SYMBOLS

- DEMOLITION WORK
- BRANCH CIRCUIT WIRING IN CONDUIT CONCEALED IN CEILING OR WALL.
- BRANCH CIRCUIT WIRING IN CONDUIT CONCEALED UNDER FLOOR OR UNDERGROUND.
- BRANCH CIRCUIT HOMERUN TO PANEL. CONCEALED IN CEILING SPACE OR WHERE POSSIBLE.
- (J) JUNCTION OR OUTLET BOX MOUNT ABOVE CEILING WITH BLANK COVER (F=FLUSH IN FINISHED CEILING)
- $ SINGLE POLE THROW SWITCH AND BOX, WALL MOUNTED, +48".
- WP OS DUPLEX RECEPTACLE 20A, 125V, 3WG, NEMA 5-20R, +15" (UON). (WP=GFCI AND WEATHERPROOF WITH IN-USE COVER, D=DEDICATED,OS=OCCUPANCY SENSOR CONTROLLED) NEW INTERIOR RECEPTACLES SHALL BE TAMPER RESISTANT TYPE. REFER TO SCOPE OF WORK MATRIX FOR AFCI TYPE RECEPTACLE APPLICATION.
- GFCI DUPLEX RECEPTACLE 20A, WITH GROUND FAULT CIRCUIT INTERRUPTER, +15" (UON). (WP=WEATHERPROOF)
- DUPLEX RECEPTACLE 20A, ABOVE COUNTER OR +42" AT LAUNDRY
- DOUBLE DUPLEX RECEPTACLE (2) NEMA 5-15R, COORDINATE WITH ARCHITECT ON INSTALLATION HEIGHT.
- 240V RECEPTACLE. COORDINATE PLUG TYPE WITH EQUIPMENT SELECTION FOR RANGES AND MECHANICAL EQUIPMENT.
- PANEL BOARD, 120/240V, SINGLE PHASE, 3W FLUSH IN RESIDENTIAL UNITS. 120/208V 3 PHASE, 4 WIRE FLUSH/SURFACE IN COMMUNITY BUILDING.
- (OS) OCCUPANCY SENSOR
- TELEPHONE OUTLET, FLUSH MOUNT IN WALL, +15" AFF. WITH 3/4"C. AND PULLCORD UP TO ABOVE ACCESSIBLE CEILING SPACE OR WALL SPACE.
- DATA OUTLET, FLUSH MOUNT N WALL, +15" AFF. WITH 3/4"C. AND PULLCORD UP TO ABOVE ACCESSIBLE CEILING SPACE OR WALL SPACE.
- COMBINATION DATA AND TV OUTLET, FLUSH MOUNT N WALL, +15" AFF. WITH 3/4"C. AND PULLCORD UP TO ABOVE ACCESSIBLE CEILING SPACE OR WALL SPACE.
- TV TV OUTLET. LOCATIONS SHOWN AS EXISTING. PROVIDE NEW OUTLETS IN MOBILITY AND WHERE WALLS CHANGED, SEE ENLARGED PLANS. UNITS SHALL BE TWO PORT OUTLETS FOR ONE FOR COMCAST AND ONE FOR SATELLITE/RUSSIAN/OVER THE AIR TV.
- (WAP) WIRELESS ACCESS POINT. NEW WAP DEVICES TO BE CONNECTED WITH CAT5E AND POWER TO THIS LOCATION CONNECT TO MERCY IT CABINET.
- [K] KEY CARD/FOB ENTRY. ROUTE MINIMUM 3/4" CONDUIT TO EACH LOCATION WITH CAT6 AND 120V FOR ELECTRIC STRIKE. COORDINATE LOCATION AND ROUTING WITH ARCHITECT AND SECURITY CONSULTANT.
- VIDEO SURVEILLANCE CAMERA. PROVIDE JUNCTION BOX AND 3/4" CONDUIT FROM SECURITY EQUIPMENT IN OFFICE [13].
- (SA) 120V SMOKE ALARM WITH BATTERY BACKUP. CO=SMOKE AND CARBON MONOXIDE ALARM. DEVICE SHALL COMPLY WITH 2013 NFPA 72, SECTION 18.4.5.3
- [S] 77 SMOKE ALARM STROBE AT COMMUNICATION UNIT. 120V DEVICE CONNECTED WITH RELAY BREAK TO UNIT SMOKE ALARM FOR VISUAL NOTIFICATION.
- FIRE ALARM SYSIEM SMOKE DETECTOR
- FIRE ALARM HORN STROBE DEVICE.
- [DB] FOR COMMUNICATION UNITS ONLY, DOOR BELL WITH CHIME AND TRANSFORMER. COORDINATE WITH ARCHITECT ON LOCATION OF CHIME AND TRANSFORMER.
- [S] FOR COMMUNICATION UNITS ONLY, STROBE FOR DOOR BELL. VOLTAGE SHALL MATCH DOOR BELL.
- [FAA] FIRE ALARM ANNUNCIATOR, EXISTING TO BE RELOCATED PER PLANS.
- [DC] DOOR CHIME.
- $T HORSE POWER RATED TOGGLE SWITCH.
- [D1] LOW VOLTAGE DIMMING SWITCH - SINGLE ZONE (OS TAG INDICATES INTEGRAL OCCUPANCY SENSING)
- [DB] DOOR BELL VISUAL NOTIFICATION

SCOPE OF WORK

	Existing Condition	Proposed Solution
ELECTRICAL POWER SYSTEMS	EXISTING 400A, 120/208V, 3 PHASE, 4 WIRE MAIN TO EACH BUILDING WITH MASTER METER. UNITS' METERS LOCATED IN CORRIDORS.	TEST EXISTING HOUSE PANEL BREAKERS; ALLOWANCE TO REPLACE PANEL AND BREAKERS. NEW SERVICES FOR BUILDING 1 AND COMMUNITY BUILDING.
PARKING GARAGE LIGHTING	LINEAR FLUORESCENT TYPE.	REPLACE ALL FIXTURES WITH LED TYPE. ADD NEW FIXTURE ABOVE PARKING STALLS. FIXTURES SHALL HAVE INTEGRAL PHOTOCELL AND MOTION SENSOR FOR BI-LEVEL CONTROL.
INTERIOR COMMON LIGHTING	EXISTING	REPLACE ALL FIXTURES WITH LED TYPE IN EXISTING LOCATION. ALL ILLUMINATED EXIT SIGNS SHALL BE REPLACED WITH LED TYPE.
RESIDENTIAL UNITS	EXISTING FLUORESCENT LIGHTING AND RECEPTACLES. EXISTING UNIT LOAD CENTERS IN CLOSETS.	REPLACE ALL EXISTING LIGHT FIXTURE WITH LED. REPLACE ALL RECEPTACLES; INSTALL GFCI TYPE AT BALCONY, KITCHEN, AND RESTROOMS. RELOCATE LOAD CENTERS TO NEW LOCATION WITH NEW AFCI BREAKERS TO COMPLY WITH NEC.
FIRE ALARM SYSTEM	EXISTING FARADAY BRAND THAT MONITORS FIRE SPRINKLER, SMOKE DETECTOR IN CORRIDORS, AND BELL NOTIFICATION.	REPLACE WITH CODE COMPLIANT SYSTEM. RESIDENTIAL UNITS WITH CODE REQUIRED NOTIFICATION.
ACCESS CONTROL SYSTEM	NONE EXISTING	NEW ACCESS CONTROL WITH KEY FOB/CARD ACCESS FOR TENANT AND CALL TO RESIDENT CELL OR LANDLINE.
CATV	EXISTING	INSTALL 4" CONDUIT FROM CATV AREA TO ROOF FOR FUTURE SATELLITE TV OPTION.
SECURITY CAMERA	EXISTING	PROVIDE NEW SECURITY CAMERA SYSTEM.
TELEPHONE	EXISTING TELEPHONE BACKBOARDS AND MPOE TO REMAIN AS EXISTING WITH WIRING TO EACH TENANT.	NEW DATA AND PHONE FOR COMMUNITY BUILDING.

GENERAL FIRE ALARM NOTES

A. SMOKE DETECTORS, FIRE ALARMS AND CARBON MONOXIDE DETECTORS WILL COMPLY WITH 2016 CBC SECTION 420.5, 420.6 AND SECTION 907.2.11.2. DETECTORS SHALL BE PLACED IN EACH SLEEPING ROOM AS WELL AS OUTSIDE OF EACH SLEEPING UNIT

B. DWELLING UNITS SHALL HAVE LOW FREQUENCY SPEAKERS IN SLEEPING AREAS AND LIVING ROOM.

C. ENCLOSED CORRIDORS SHALL HAVE SMOKE DETECTORS.

D. CORRIDORS AND COMMON AREAS SHALL HAVE VISUAL AND AUDIBLE NOTIFICATION DEVICES.

APPLICABLE CODES

1. 2016 BUILDING STANDARD ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2. 2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.;
3. 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.;
4. 2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.;
5. 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.;
6. 2016 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.;
7. 2016 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R.;
9. 2016 CALIFORNIA EXISTING BUILDING CODE, PART 10, TITLE 24 C.C.R
10. 2016 CALIFORNIA "GREEN" BUILDING REQUIREMENTS, PART 11, TITLE 24 C.C.R
11. 2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24, C.C.R.
12. TITLE 19, CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

NFPA 13, AUTOMATIC SPRINKLER SYSTEM, 2016 EDITION
NFPA 14, STANDPIPE AND HOSE SYSTEMS, 2016 EDITION
NFPA 72, NATIONAL FIRE ALARM CODE, 2016 EDITION

SHEET INDEX

E0.00	ELECTRICAL TITLE SHEET
E1.00	ELECTRICAL SITE PLAN
E2.10	ELECTRICAL PLAN BUILDING 1 GARAGE & LEVEL 1
E2.11	ELECTRICAL PLAN BUILDING 1 LEVEL 2 & LEVEL 3
E2.12	ELECTRICAL PLAN BUILDING 1 LEVEL 4 AND ROOF
E2.20	ELECTRICAL PLAN BUILDING 2, BUILDING 3-6 GARAGE & LEVEL 1
E2.21	ELECTRICAL PLAN BUILDING 2, BUILDING 3-6 LEVEL 2 & LEVEL 3
E2.22	ELECTRICAL PLAN BUILDING 2, BUILDING 3-6 LEVEL 4 AND ROOF
E2.71	ELECTRICAL PLAN COMMUNITY BUILDING LEVEL 1 & ROOF
E4.10	ELECTRICAL UNIT PLANS NEW BUILDING 1 FLATS
E4.11	ELECTRICAL UNIT PLANS NEW BUILDING 1 FLATS
E4.20	ELECTRICAL UNIT PLANS TYPE A, B
E4.21	ELECTRICAL UNIT PLANS TYPE C, D, E
E5.00	ELECTRICAL DETAILS
E7.00	ELECTRICAL SINGLE LINE DIAGRAM
E7.01	ELECTRICAL CALCULATIONS AND PANEL SCHEDULES

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SCALE: AS NOTED

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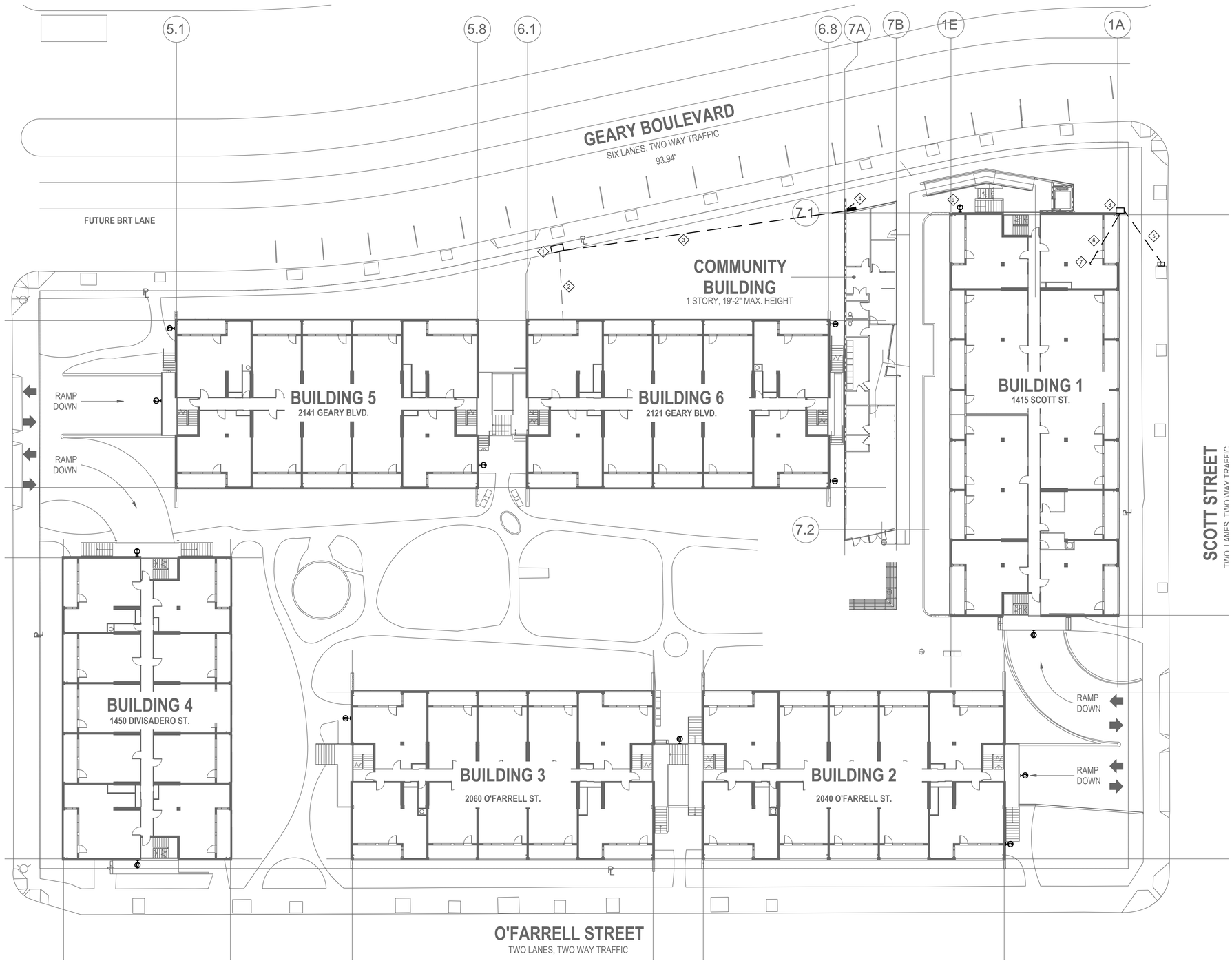
ELECTRICAL TITLE SHEET

SHEET:
E0.00

PLOT DATE:



1 ELECTRICAL SITE PLAN

SCALE: 1/16"=1'

SHEET NOTES

1. EXISTING PG&E HANDHOLE.
2. EXISTING PG&E BUILDING SERVICE. 3"C-3#300KCMIL + 1#250KCMIL
3. NEW 200A, 208V, 3ϕ, 4W SERVICE. 3"C-3#4/0 +1#1/0.
4. NEW 200A, SURFACE MOUNTED METER MAIN.
5. NEW 5"C FROM EXISTING PG&E BOX TO NEW 400A METER/MAIN.
6. NEW 4"C FROM NEW METER/MAIN TO EXISTING ELECTRICAL ROOM.
7. SEE ELECTRICAL ROOM SHEET E2.10 FOR CONTINUATION.
8. NEW 400A METER/MAIN
9. SECURITY CAMERA. SEE SHEET E5.00 FOR SYSTEM SCHEMATIC. TYPICAL.

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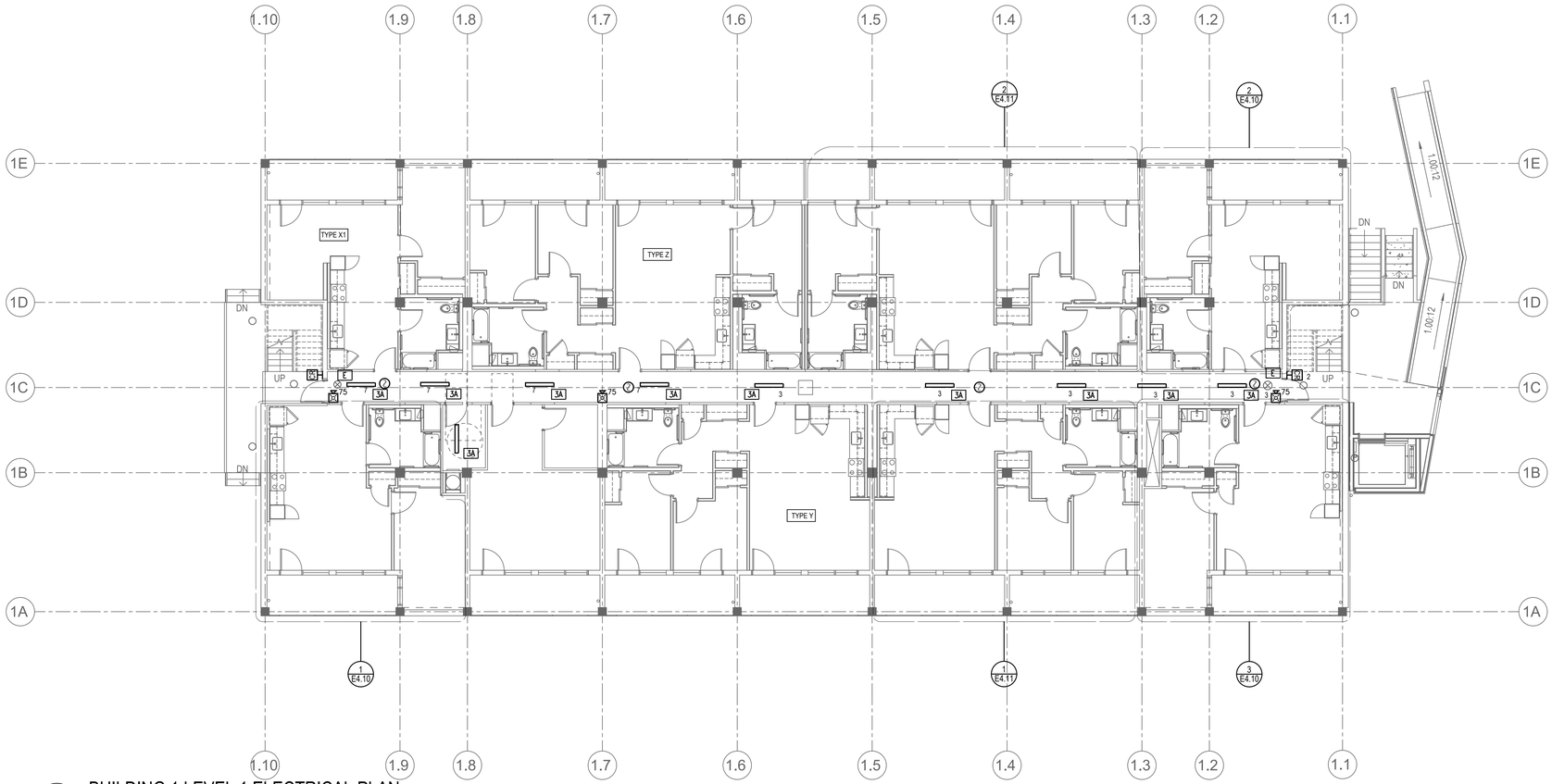
ELECTRICAL SITE PLAN

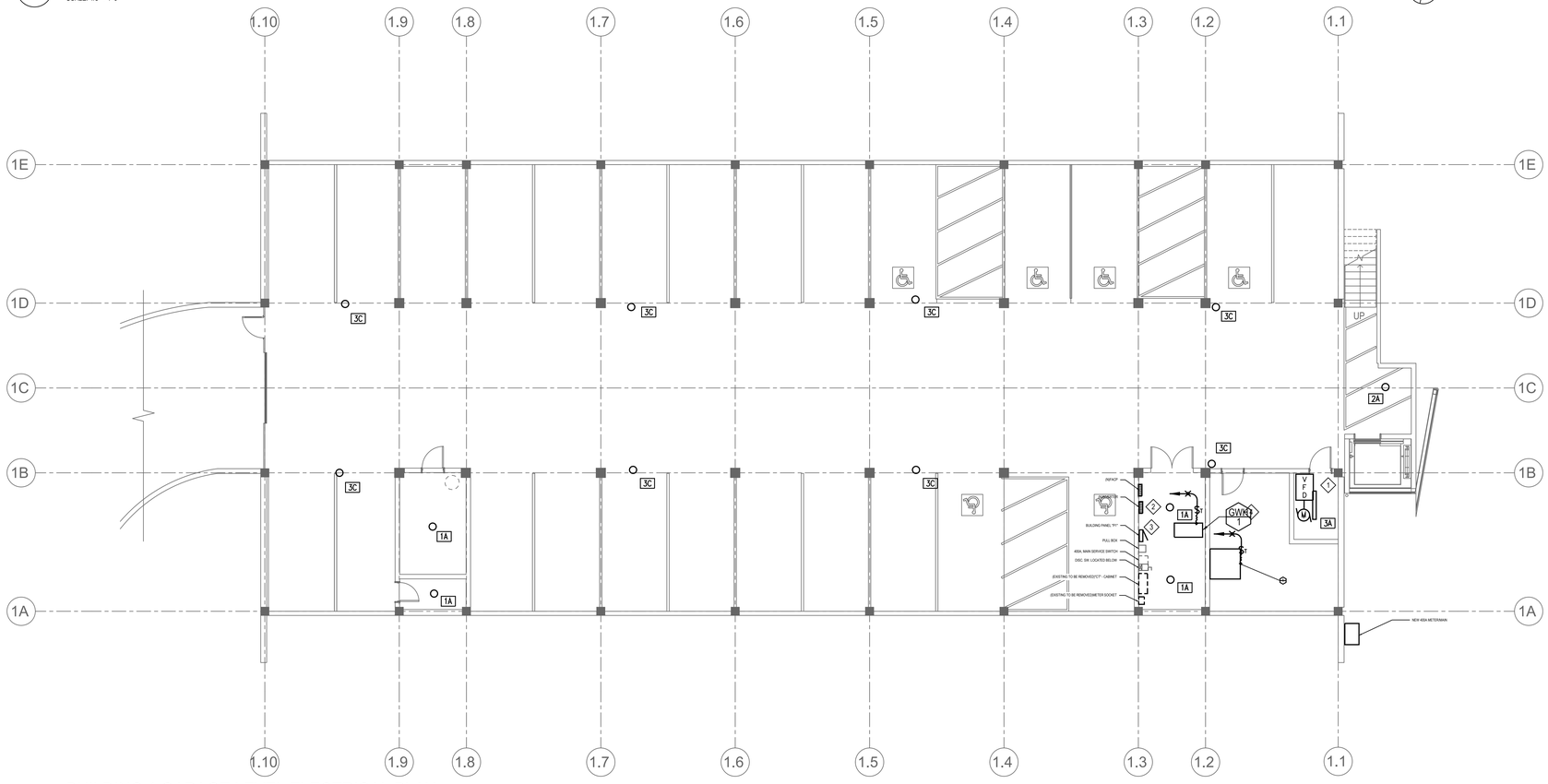
SHEET:
E1.00

PLOT DATE:



2 BUILDING 1 LEVEL 1 ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"



1 BUILDING 1 GARAGE LEVEL ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

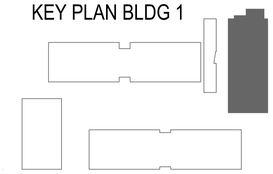
A. EXISTING CORRIDOR LIGHTING TO BE REPLACED. MAINTAIN EXISTING CIRCUIT. CIRCUIT TO BE INTERSECTED AT BUILDING ELECTRICAL ROOM FOR INVERTER BACK UP OF EGRESS LIGHTING.

B. SEE E4 SERIES FOR ENLARGED UNIT PLANS.

SHEET NOTES

1. FURNISH AND INSTALL NEW POWER TO ELEVATOR MACHINE ROOM. SEE DETAIL XX ON SHEET XX.
2. FURNISH AND INSTALL NEW INVERTER FOR EGRESS LIGHTING. SEE DETAIL XX ON SHEET XX.
3. FURNISH AND INSTALL NEW HOUSE PANEL P1 IN EXISTING LOCATION. RECONNECT EXISTING LOADS TO NEW PANEL.
4. FURNISH AND INSTALL NEW LOCAL DISCONNECT AND POWER TO NEW BOILERS,PUMPS, AND CONTROLS IN THIS LOCATION. SEE MECHANICAL AND PLUMBING DRAWINGS.

KEY PLAN BLDG 1



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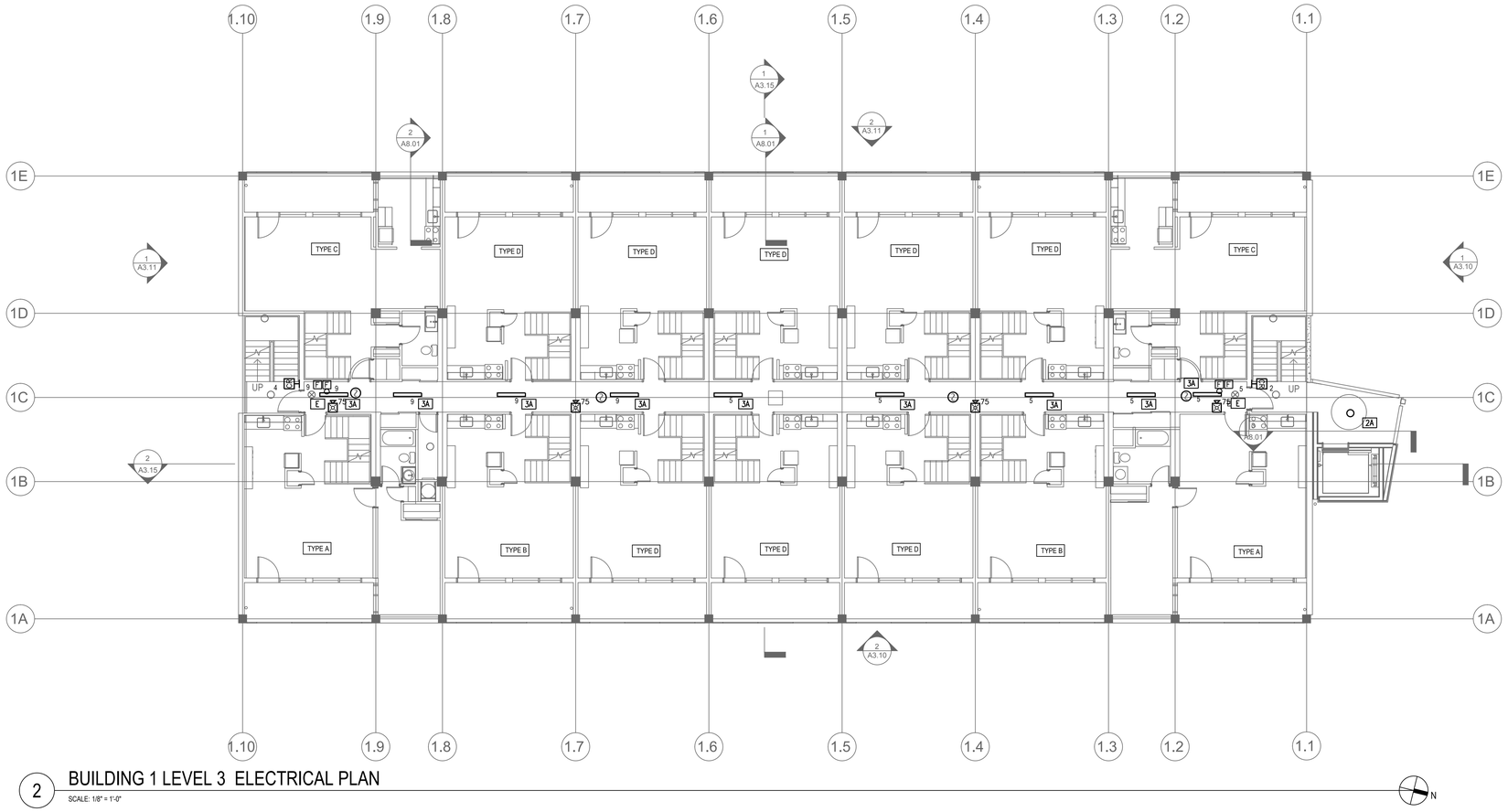
TITLE:
ELECTRICAL PLAN BUILDING 1 GARAGE & LEVEL 1

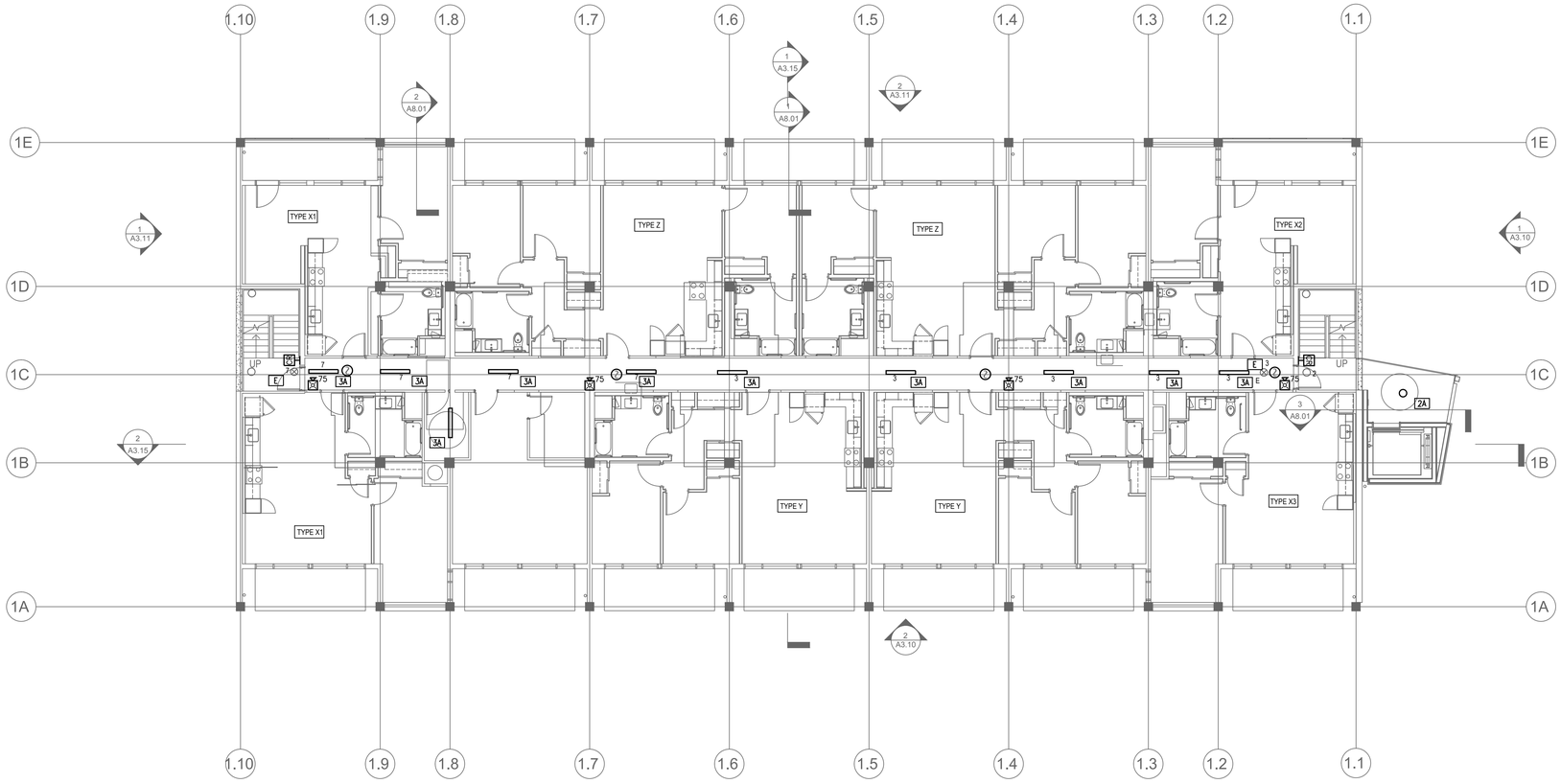
SHEET:
E2.10

PLOT DATE:



2 BUILDING 1 LEVEL 3 ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"



1 BUILDING 1 LEVEL 2 ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

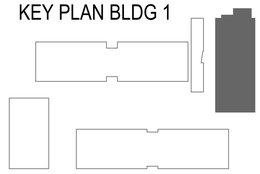
GENERAL NOTES

A. EXISTING CORRIDOR LIGHTING TO BE REPLACED. MAINTAIN EXISTING CIRCUIT. CIRCUIT TO BE INTERSECTED AT BUILDING ELECTRICAL ROOM FOR INVERTER BACK UP OF EGRESS LIGHTING.

B. SEE E4 SERIES FOR ENLARGED UNIT PLANS.

C. SEE E5.00 FOR DETAILS.

KEY PLAN BLDG 1



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TITLE:

ELECTRICAL PLAN BUILDING 1 LEVEL 2 & LEVEL 3

SHEET:

E2.11

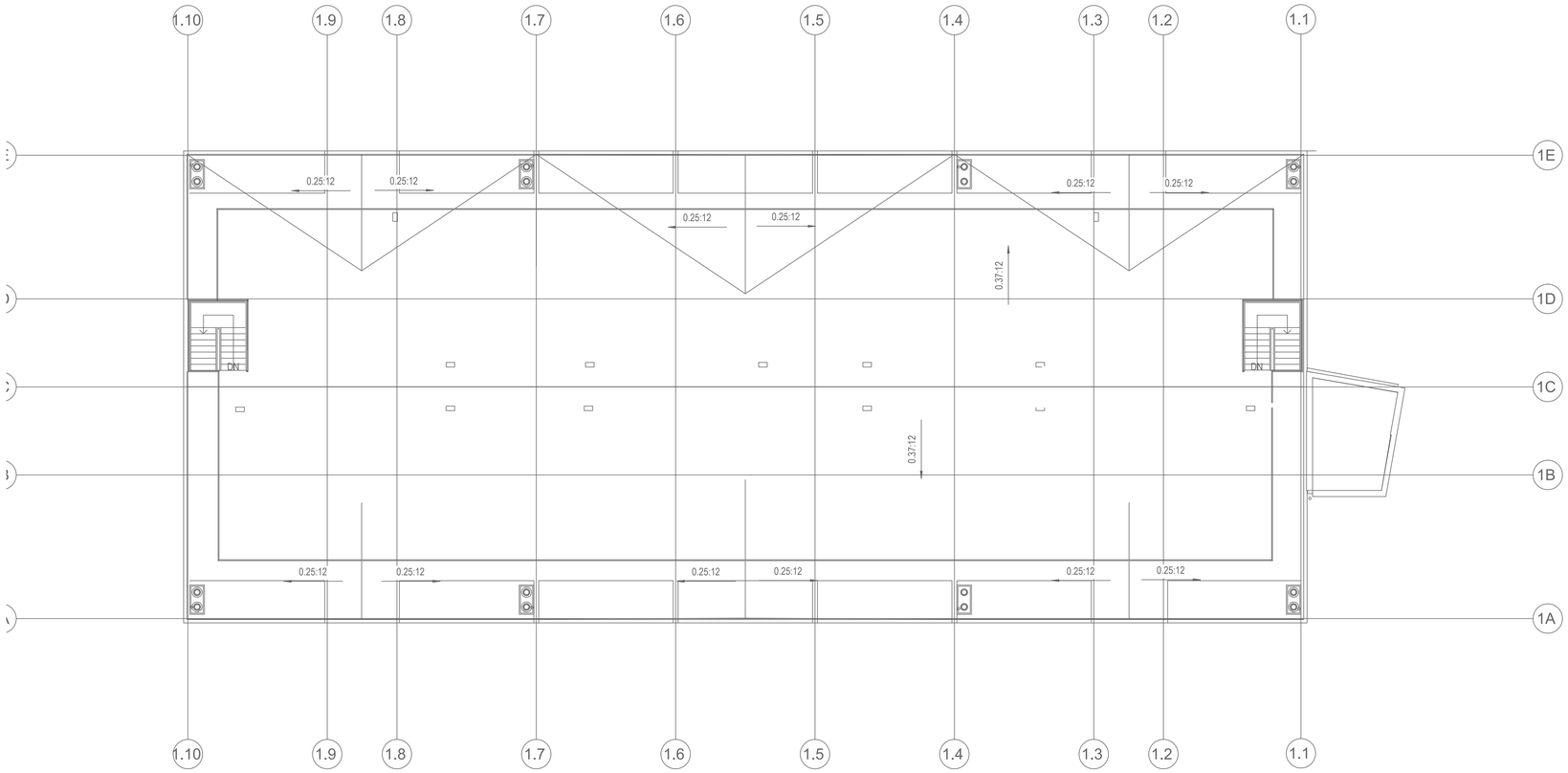
PLOT DATE:

GENERAL NOTES

A. EXISTING CORRIDOR LIGHTING TO BE REPLACED. MAINTAIN EXISTING CIRCUIT. CIRCUIT TO BE INTERSECTED AT BUILDING ELECTRICAL ROOM FOR INVERTER BACK UP OF EGRESS LIGHTING.

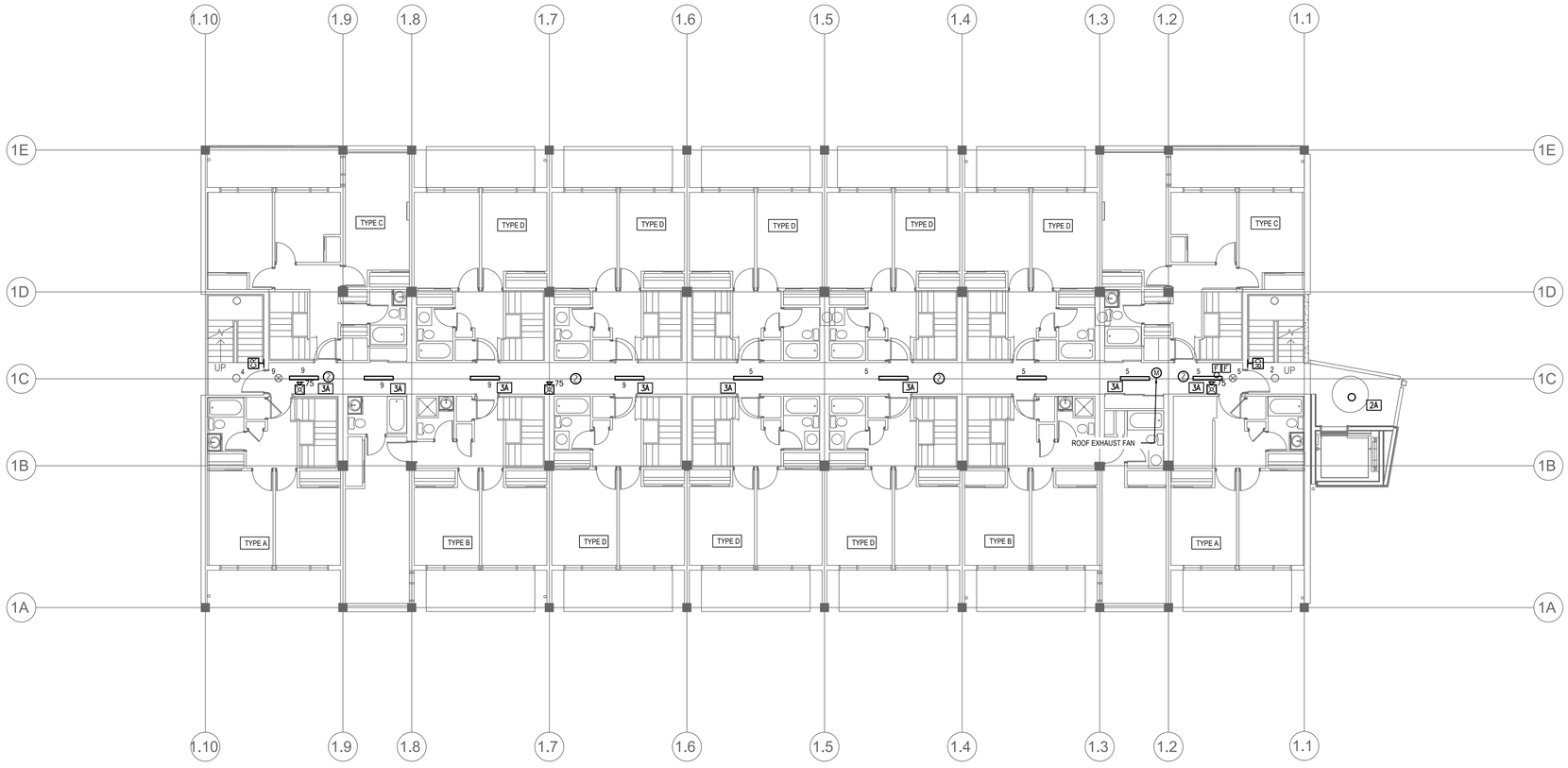
B. SEE E4 SERIES FOR ENLARGED UNIT PLANS.

C. SEE E5.00 FOR DETAILS.



2 BUILDING 1 ROOF ELECTRICAL PLAN

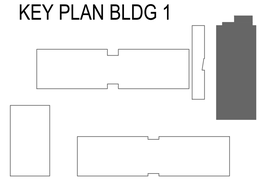
SCALE: 1/8" = 1'-0"



1 BUILDING 1 LEVEL 4 ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

KEY PLAN BLDG 1



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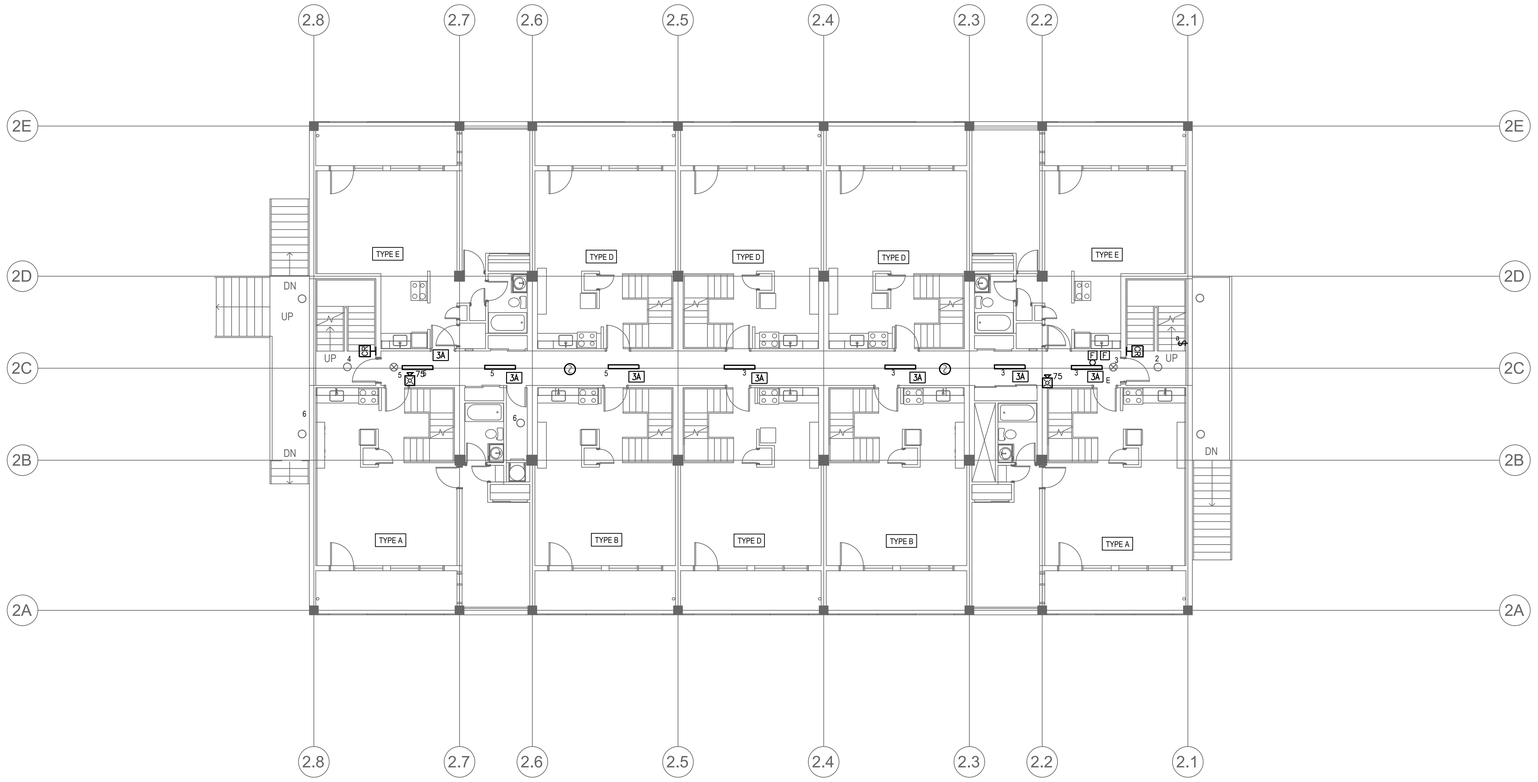
ELECTRICAL PLAN BUILDING 1 LEVEL 4 & ROOF

SHEET:

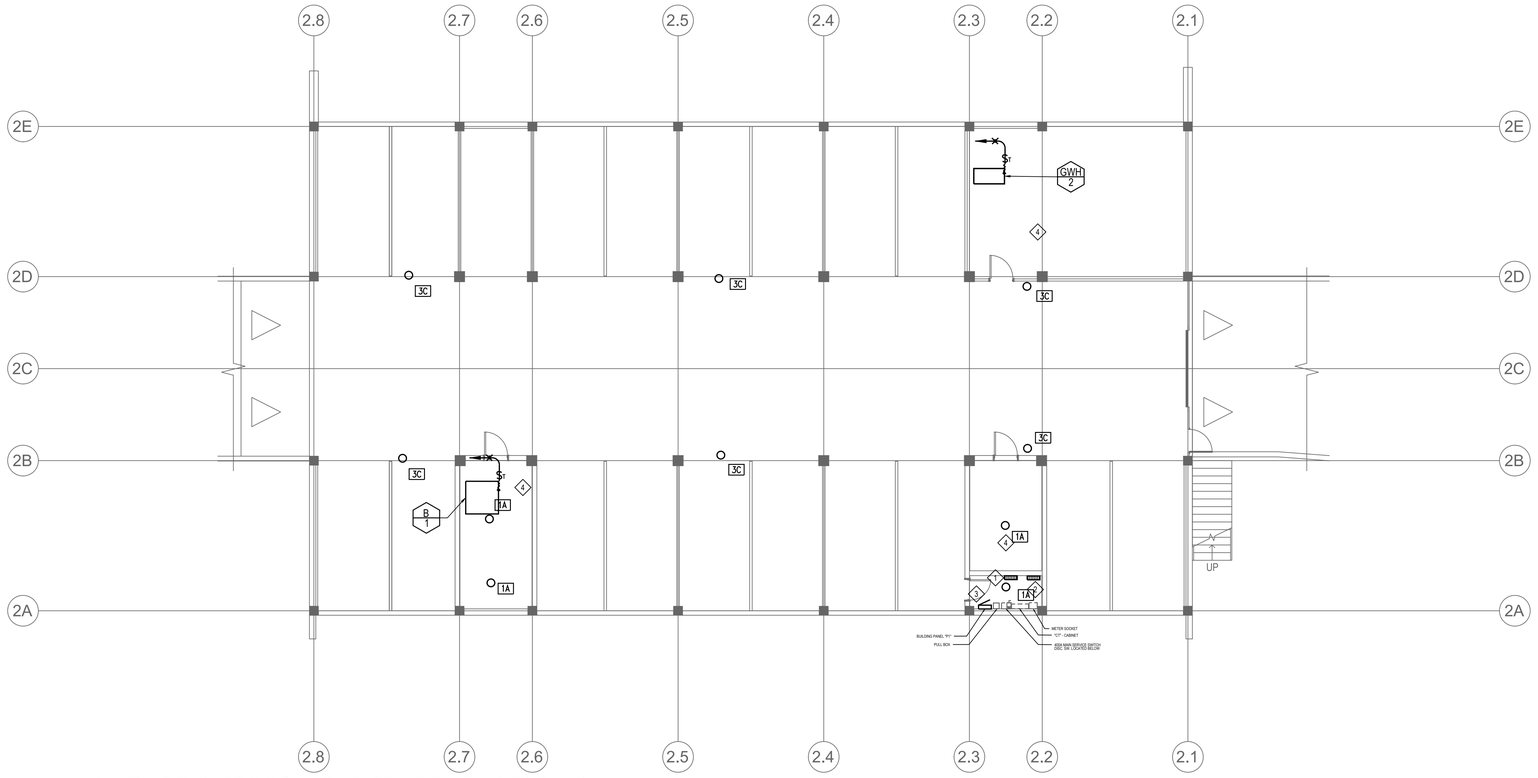
E2.12

PLOT DATE:



2 BUILDING 2, BLDG 3-6 SIM, LEVEL 1 ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"



1 BUILDING 2, BLDG 3-6 SIM, GARAGE LEVEL ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. EXISTING CORRIDOR LIGHTING TO BE REPLACED. MAINTAIN EXISTING CIRCUIT. CIRCUIT TO BE INTERSECTED AT BUILDING ELECTRICAL ROOM FOR INVERTER BACK UP OF EGRESS LIGHTING.

B. SEE E4 SERIES FOR ENLARGED UNIT PLANS.

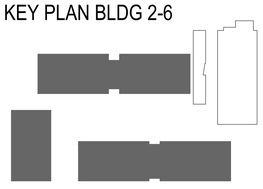
C. SEE SHEET E5.00 FOR DETAILS.

D. SEE UNIT TYPE ON ENLARGED PLANS E4.20 AND E4.21.

SHEET NOTES

1. FURNISH AND INSTALL NEW FACP.
2. FURNISH AND INSTALL NEW INVERTER FOR EGRESS LIGHTING. SEE DETAIL XX ON SHEET XX.
3. FURNISH AND INSTALL NEW HOUSE PANEL P1 IN EXISTING LOCATION. RECONNECT EXISTING LOADS TO NEW PANEL.
4. FURNISH AND INSTALL NEW LOCAL DISCONNECT AND POWER TO NEW BOILERS,PUMPS, AND CONTROLS IN THIS LOCATION. ONE MECHANICAL ROOM PER CONNECTED BUILDING. SEE MECHANICAL AND PLUMBING DRAWINGS.

KEY PLAN BLDG 2-6



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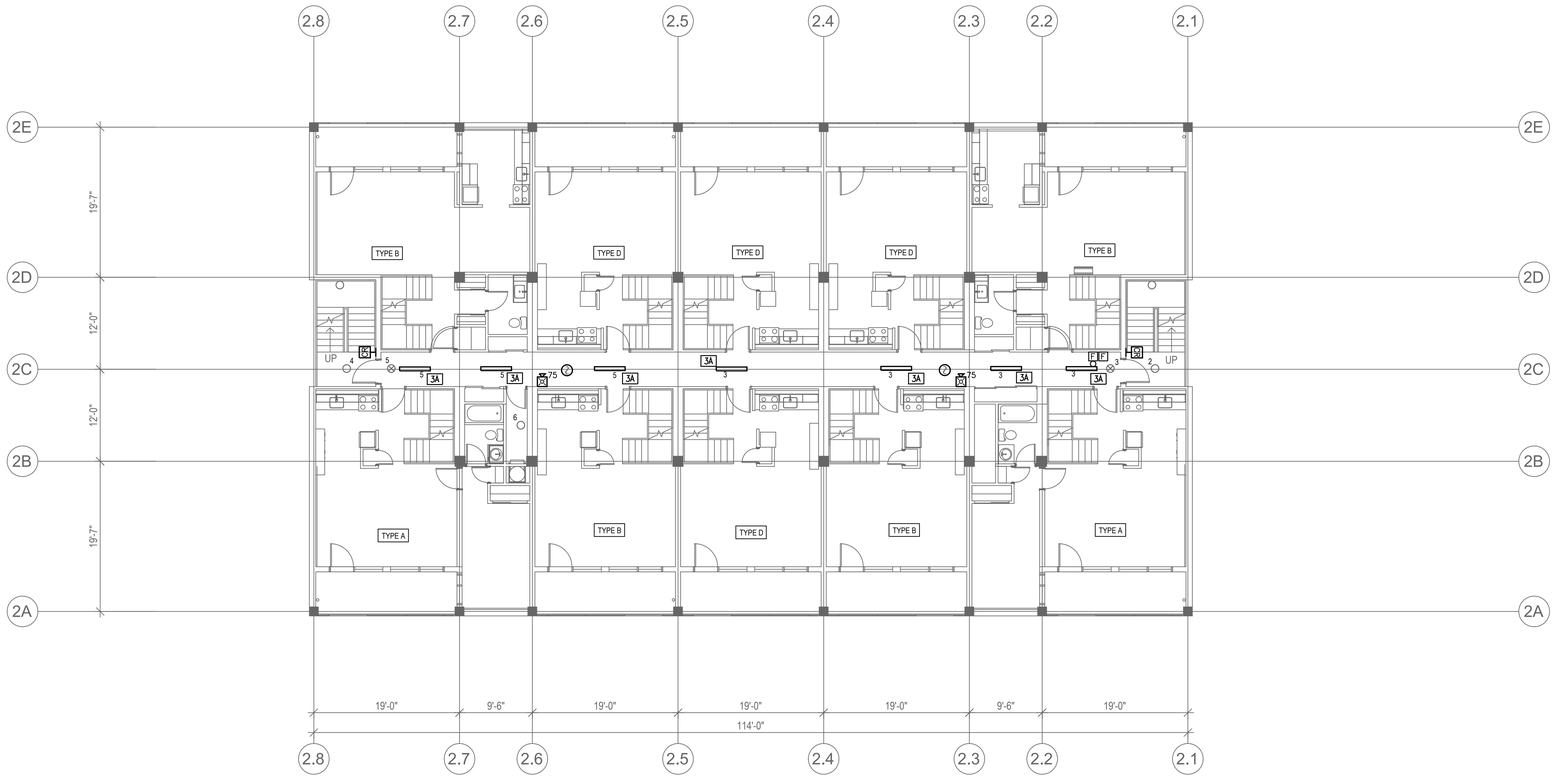
ELECTRICAL PLAN BUILDING 2, BLDG 3-6 SIM GARAGE & LEVEL 1

SHEET:

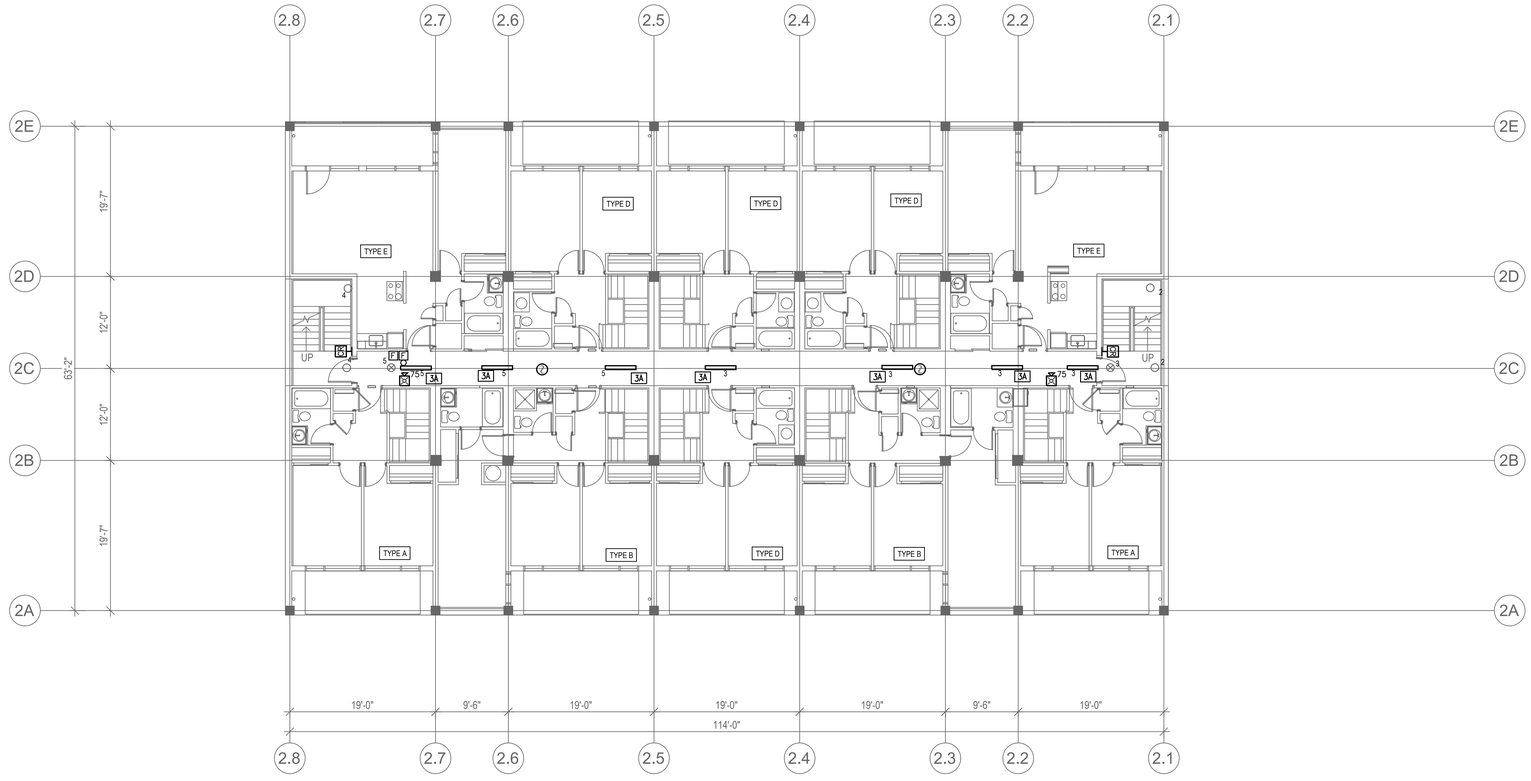
E2.20

PLOT DATE:



2 BUILDING 2, BLDG 3-6 SIM, LEVEL 3 ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"



1 BUILDING 2, BLDG 3-6 SIM, LEVEL 2 ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

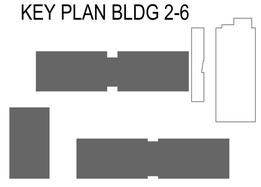
A. EXISTING CORRIDOR LIGHTING TO BE REPLACED. MAINTAIN EXISTING CIRCUIT. CIRCUIT TO BE INTERSECTED AT BUILDING ELECTRICAL ROOM FOR INVERTER BACK UP OF EGRESS LIGHTING.

B. SEE E4 SERIES FOR ENLARGED UNIT PLANS.

C. SEE E5.00 FOR DETAILS.

D. SEE UNIT TYPE ON ENLARGED PLANS E4.20 AND E4.21.

KEY PLAN BLDG 2-6



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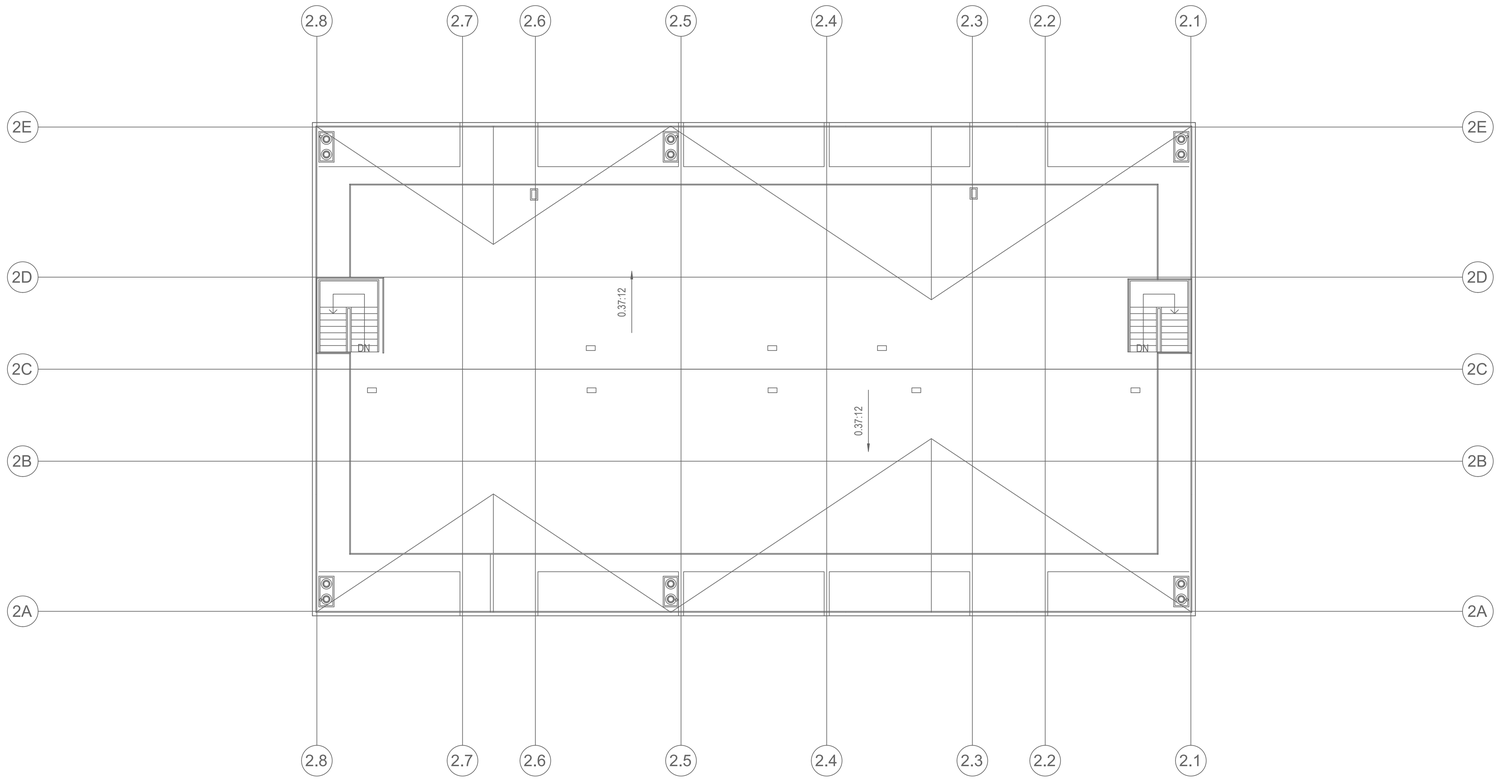
TITLE:

ELECTRICAL PLAN BUILDING 2, BLDG 3-6 SIM LEVEL 2 & LEVEL 3

SHEET:

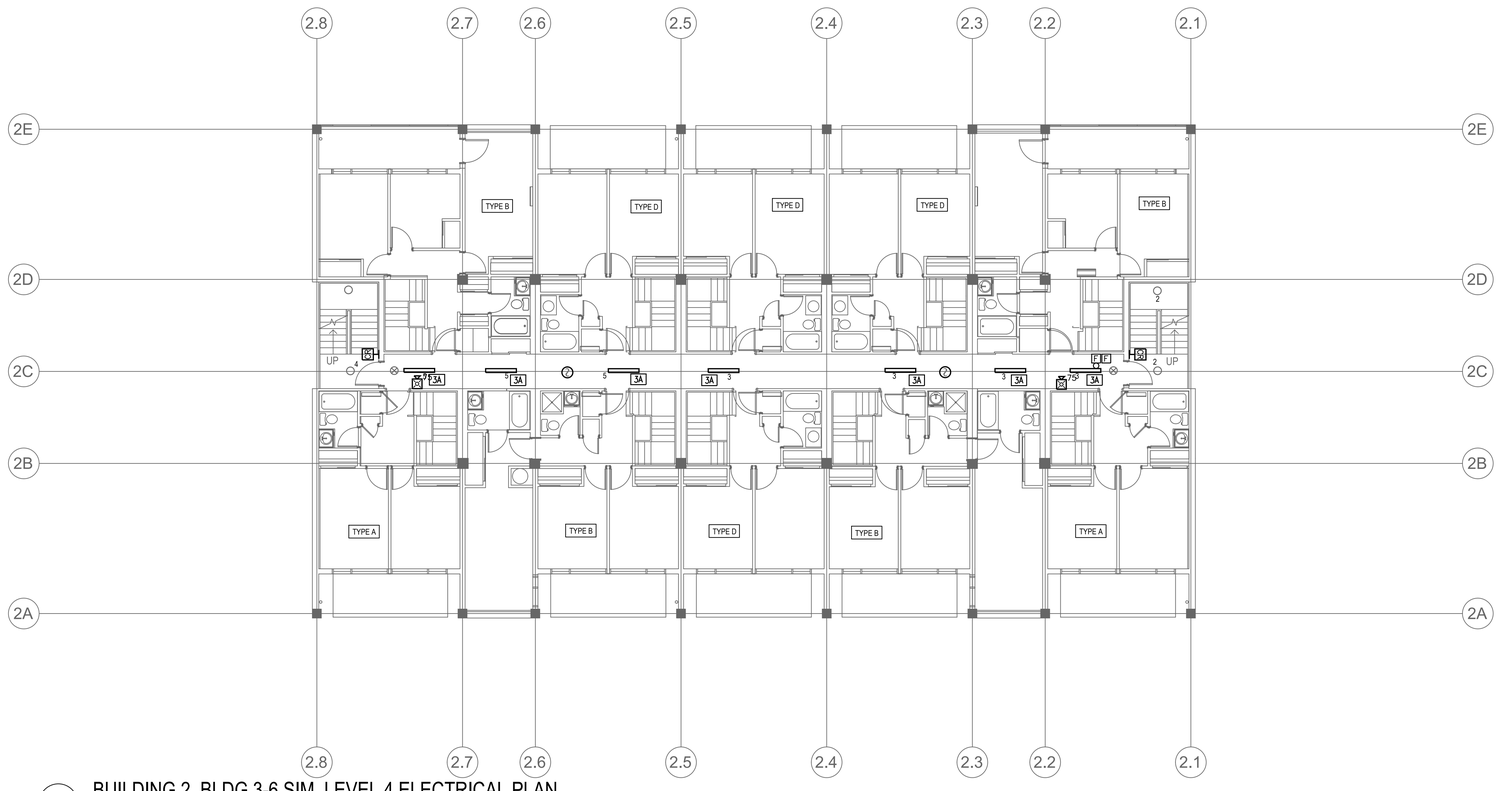
E2.21

PLOT DATE:



2 BUILDING 2, BLDG 3-6 SIM, ROOF ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"



1 BUILDING 2, BLDG 3-6 SIM, LEVEL 4 ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

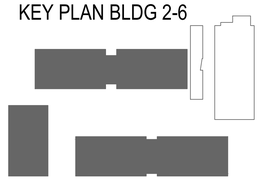
A. EXISTING CORRIDOR LIGHTING TO BE REPLACED. MAINTAIN EXISTING CIRCUIT. CIRCUIT TO BE INTERSECTED AT BUILDING ELECTRICAL ROOM FOR INVERTER BACK UP OF EGRESS LIGHTING.

B. SEE E4 SERIES FOR ENLARGED UNIT PLANS.

C. SEE E5.00 FOR DETAILS.

D. SEE UNIT TYPE ON ENLARGED PLANS E4.20 AND E4.21.

KEY PLAN BLDG 2-6



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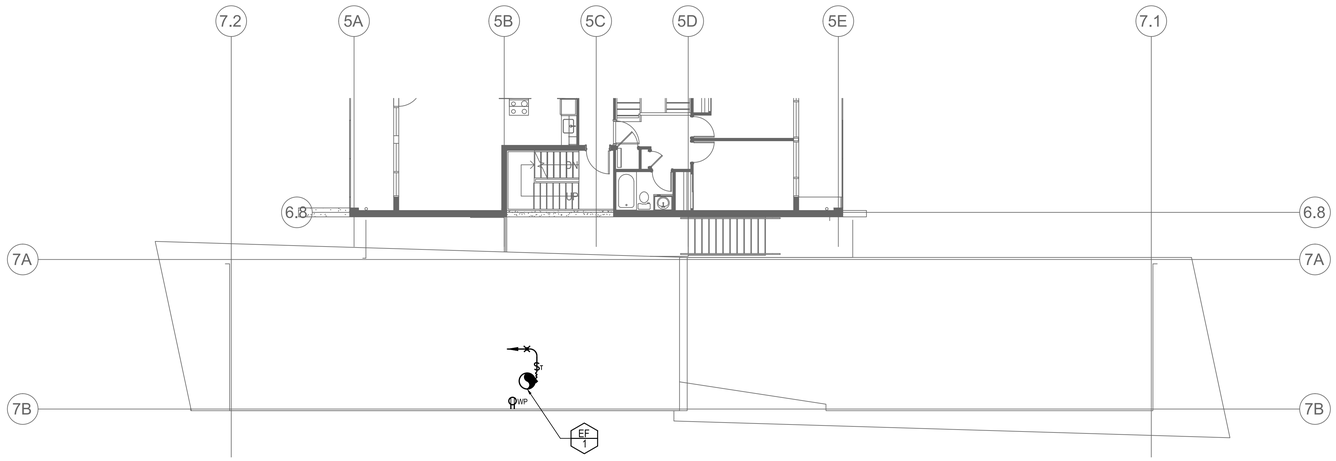
TITLE:

ELECTRICAL PLAN BUILDING 2, BLDG 3-6 SIM LEVEL 4 & ROOF

SHEET:

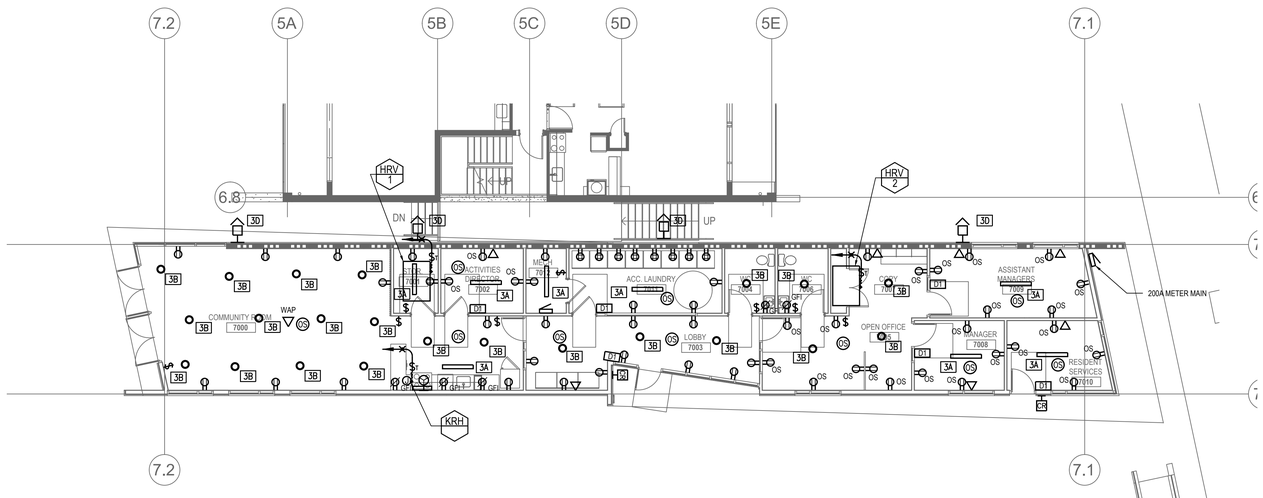
E2.22

PLOT DATE:



2 COMMUNITY BUILDING ROOF ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"



1 COMMUNITY BUILDING LEVEL 1 ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

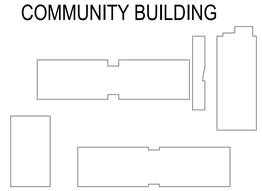
GENERAL NOTES

A. SEE SHEET E5.00 FOR DETAILS.

SHEET NOTES

1 NEW PG&E SERVICE. SEE SINGLE LINE DIAGRAM

KEY PLAN
COMMUNITY BUILDING



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SCALE:	AS NOTED

TITLE:

ELECTRICAL PLAN
COMMUNITY BUILDING
LEVEL 1 & ROOF

SHEET:

E2.71

PLOT DATE:

GENERAL NOTES

A. ADD ALTERNATE: LOAD CENTERS LOCATED IN CLOSETS WILL BE RELOCATED TO A CODE COMPLIANT LOCATION. SEE DETAIL 5 ON SHEET E5.00.

B. SEE E7.01 FOR UNIT LOAD CENTER SCHEDULES.

C. IN MOBILITY UNITS, ALL SWITCHES, RECEPTACLES, AND ENVIRONMENTAL CONTROL DEVICES INSTALLED SHALL BE PLACED NO MORE THAN 48" TO THE TOP OF THE BOX, A MINIMUM OF 15" AFF TO THE BOTTOM OF THE BOX, AND NOT REQUIRE GRASPING OR TWISTING.

D. DEVICES REQUIRING REACH OVER AN OBSTRUCTION SHALL BE LOWERED TO +44" TO TOP OF BOXES. REACH DISTANCE SHALL BE LIMITED TO 25" AND OBSTACLES CANNOT EXCEED 36" IN HEIGHT.

E. ALL OUTLETS AND SWITCH PLACEMENTS MUST BE COORDINATED BETWEEN ELECTRICAL CONTRACTOR AND SFMOD AT THE SITE, PRIOR TO ROUGH IN.

F. CIRCUIT BREAKERS IN LOAD CENTERS SHALL BE MOUNTED NO MORE THAN +48" AFF.

G. IN EACH SECTION OF KITCHEN COUNTERTOP, ALL RECEPTACLES, EXCEPT ONE, SHALL NOT HAVE A REACH MORE THAN 24" AND SHALL NOT BE LOCATED WITHIN 12" OF THE INSIDE CORNER OF THE CABINETS.

H. UNITS IDENTIFIED AS "COMMUNICATION" SHALL HAVE DOORBELL SYSTEM WITH DOORBELL AND STROBES IN LIVING ROOM AND BEDROOMS. SEE DETAIL 1/E6.5. SEE A0.0B FOR UNITS REQUIRING COMMUNICATION COMPLIANCE.

I. SEE ARCHITECTURAL ELEVATIONS FOR PLACEMENT OF DEVICES IN DWELLING UNITS.

J. RESIDENTIAL DWELLING UNITS WITH COMMUNICATION FEATURES SHALL COMPLY WITH 11B-809.5. PROVIDE VISIBLE ALARMS FOR BUILDING FIRE ALARM, SMOKE AND CARBON MONOXIDE DETECTION FOR COMMUNICATION UNITS PROVIDE A HARD-WIRED ELECTRIC DOORBELL WITH AN AUDIBLE AND VISIBLE SIGNAL WITHIN THE RESIDENTIAL DWELLING UNIT. WHERE VISIBLE DOORBELL SIGNALS ARE LOCATED IN SLEEPING AREAS PROVIDE A SWITCH TO DEACTIVATE THE SIGNAL. COORDINATE LOCATION OF STROBES AND SPECS WITH THE MAYOR'S OFFICE ON DISABILITY PRIOR TO ROUGH IN.

K. OUTLETS OR SWITCHES SHALL NOT BE PLACED BEHIND LAVATORIES OR VANITIES DUE TO REACH LIMITATIONS; THEY SHOULD BE PLACED AT SIDE WALLS OR CENTERED BETWEEN THE WATER CLOSET AND LAVATORY WHERE A CLEAR FRONT APPROACH IS POSSIBLE.

L. THE COMBINATION SMOKE/CO DETECTORS IN THE COMMUNICATION UNITS MUST EITHER BE CONNECTED TO THE FIRE ALARM STROBES IN THE UNIT OR DEDICATED STROBE(S) IN THE UNIT.

M. ACCESSIBLE REMOTE SWITCHES SHALL BE PROVIDED TO OPERATE THE EXHAUST HOOD FANS AND LIGHTS IN ALL MOBILITY UNITS.

N. ALL DWELLING UNITS MUST HAVE THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72.

O. ALL REQUIRED CARBON MONOXIDE DETECTORS IN COVERED MULTIFAMILY DWELLINGS WILL BE EQUIPPED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION IN ACCORDANCE WITH NFPA 72.

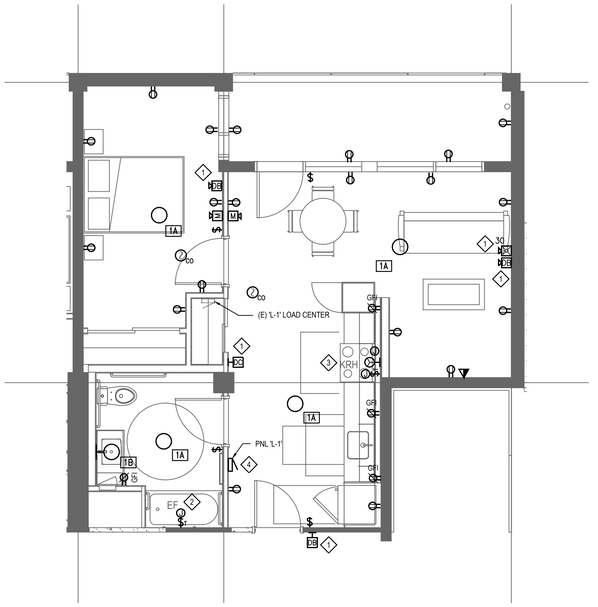
P. FURNISH AND INSTALL ARC-FAULT INTERRUPTER (AFCI), COMBINATION TYPE PROTECTION ON BRANCH CIRCUITS SERVING OUTLETS IN DWELLING UNITS EXCEPT IN KITCHENS, BATHROOMS, GARAGE, UNFINISHED BASEMENT, AND CRAWL SPACE (210.12, 406.4(D)).

Q. ALL 125V, 15A AND 20A RECEPTACLES AS REQUIRED IN SECTION 220.52 IN DWELLING UNITS SHALL BE TAMPER-RESISTANT (406.12).

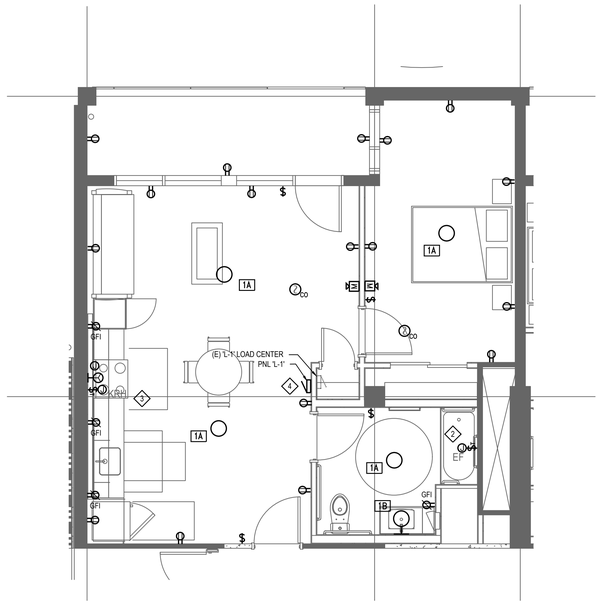
R. NO LOAD CENTERS SHALL OPEN INTO CLOSETS. IT IS INTENDED THAT ALL LOAD CENTERS OPEN TO ROOMS.

SHEET NOTES

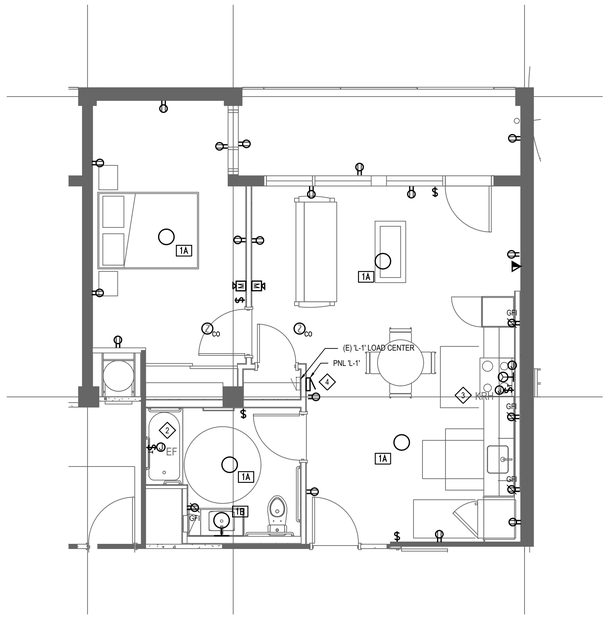
1. DEVICE FOR COMMUNICATION UNIT ONLY. APTS. 1107 AND 2107.
2. FURNISH AND INSTALL POWER AND LOCAL DISCONNECT TO NEW BATHROOM EXHAUST FAN. SEE MECHANICAL DRAWINGS.
3. FURNISH AND INSTALL POWER AND LOCAL DISCONNECT TO NEW KITCHEN RANGE HOOD. SEE MECHANICAL DRAWINGS.
4. NEW PANEL IN NEW LOCATION. SEE GENERAL NOTE A.



2 UNIT ELECTRICAL PLAN - TYPE X2 - 1BR ACCESSIBLE FLAT
SCALE: 1/4" = 1'-0"

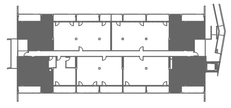


3 UNIT ELECTRICAL PLAN - TYPE X3 - 1BR ACCESSIBLE FLAT
SCALE: 1/4" = 1'-0"



1 UNIT ELECTRICAL PLAN - TYPE X1 - 1BR ACCESSIBLE FLAT
SCALE: 1/4" = 1'-0"

KEY PLAN BLDG 1 UNITS X



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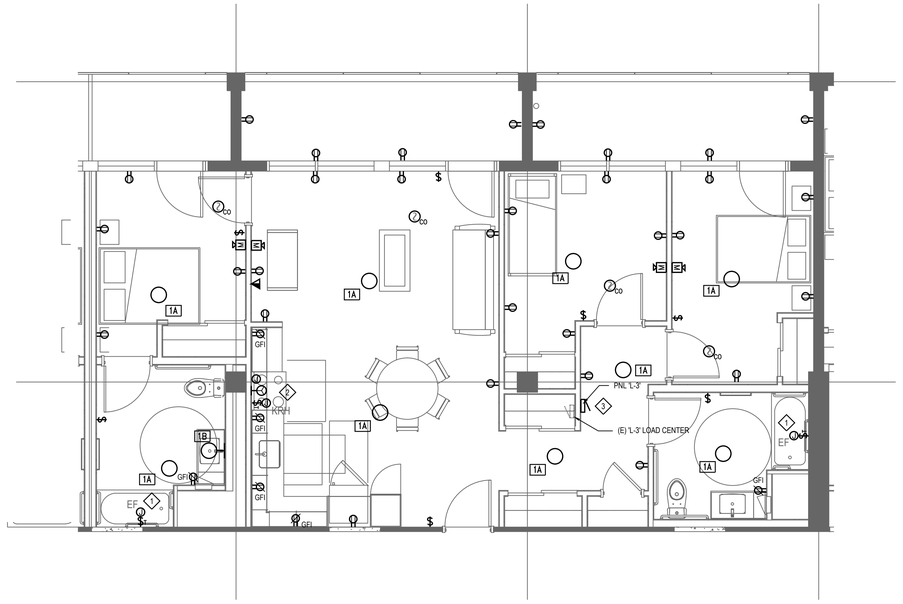
ELECTRICAL UNIT PLAN NEW BUILDING 1 FLATS

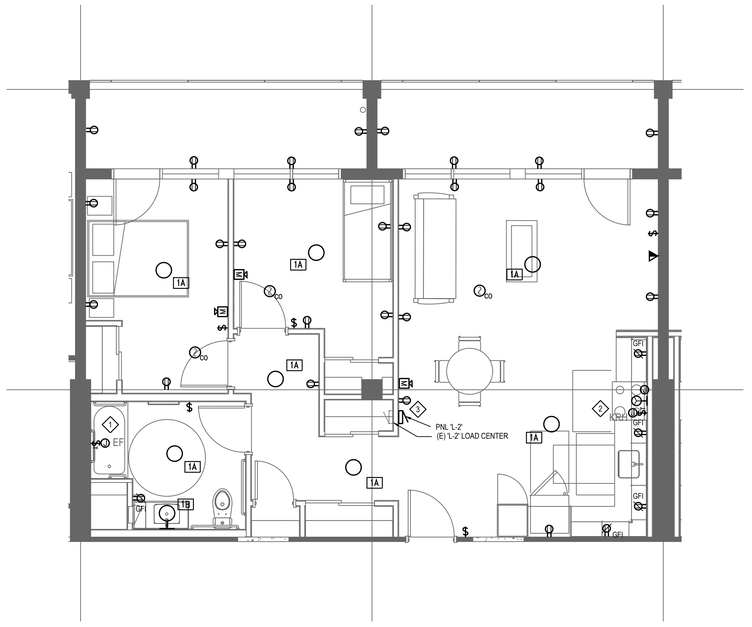
SHEET:
E4.10

PLOT DATE:



2 UNIT ELECTRICAL PLAN - TYPE Z - 3BR ACCESSIBLE FLAT

SCALE: 1/4" = 1'-0"



1 UNIT ELECTRICAL PLAN - TYPE Y - 2BR ACCESSIBLE FLAT

SCALE: 1/4" = 1'-0"

GENERAL NOTES

A. ADD ALTERNATE: LOAD CENTERS LOCATED IN CLOSETS WILL BE RELOCATED TO A CODE COMPLIANT LOCATION. SEE DETAIL 5 ON SHEET E5.00.

B. SEE E7.01 FOR UNIT LOAD CENTER SCHEDULES.

C. IN MOBILITY UNITS, ALL SWITCHES, RECEPTACLES, AND ENVIRONMENTAL CONTROL DEVICES INSTALLED SHALL BE PLACED NO MORE THAN 48" TO THE TOP OF THE BOX, A MINIMUM OF 15" AFF TO THE BOTTOM OF THE BOX, AND NOT REQUIRE GRASPING OR TWISTING.

D. DEVICES REQUIRING REACH OVER AN OBSTRUCTION SHALL BE LOWERED TO +44" TO TOP OF BOXES. REACH DISTANCE SHALL BE LIMITED TO 25" AND OBSTACLES CANNOT EXCEED 36" IN HEIGHT.

E. ALL OUTLETS AND SWITCH PLACEMENTS MUST BE COORDINATED BETWEEN ELECTRICAL CONTRACTOR AND SFMOD AT THE SITE, PRIOR TO ROUGH IN.

F. CIRCUIT BREAKERS IN LOAD CENTERS SHALL BE MOUNTED NO MORE THAN +48" AFF.

G. IN EACH SECTION OF KITCHEN COUNTERTOP, ALL RECEPTACLES, EXCEPT ONE, SHALL NOT HAVE A REACH MORE THAN 24" AND SHALL NOT BE LOCATED WITHIN 12" OF THE INSIDE CORNER OF THE CABINETS.

H. UNITS IDENTIFIED AS "COMMUNICATION" SHALL HAVE DOORBELL SYSTEM WITH DOORBELL AND STROBES IN LIVING ROOM AND BEDROOMS. SEE DETAIL 1/E6.5. SEE A0.08 FOR UNITS REQUIRING COMMUNICATION COMPLIANCE.

I. SEE ARCHITECTURAL ELEVATIONS FOR PLACEMENT OF DEVICES IN DWELLING UNITS.

J. RESIDENTIAL DWELLING UNITS WITH COMMUNICATION FEATURES SHALL COMPLY WITH 11B-809.5. PROVIDE VISIBLE ALARMS FOR BUILDING FIRE ALARM, SMOKE AND CARBON MONOXIDE DETECTION FOR COMMUNICATION UNITS PROVIDE A HARD-WIRED ELECTRIC DOORBELL WITH AN AUDIBLE AND VISIBLE SIGNAL WITHIN THE RESIDENTIAL DWELLING UNIT. WHERE VISIBLE DOORBELL SIGNALS ARE LOCATED IN SLEEPING AREAS PROVIDE A SWITCH TO DEACTIVATE THE SIGNAL. COORDINATE LOCATION OF STROBES AND SPECS WITH THE MAYOR'S OFFICE ON DISABILITY PRIOR TO ROUGH IN.

K. OUTLETS OR SWITCHES SHALL NOT BE PLACED BEHIND LAVATORIES OR VANITIES DUE TO REACH LIMITATIONS; THEY SHOULD BE PLACED AT SIDE WALLS OR CENTERED BETWEEN THE WATER CLOSET AND LAVATORY WHERE A CLEAR FRONT APPROACH IS POSSIBLE.

L. THE COMBINATION SMOKE/CO DETECTORS IN THE COMMUNICATION UNITS MUST EITHER BE CONNECTED TO THE FIRE ALARM STROBES IN THE UNIT OR DEDICATED STROBE(S) IN THE UNIT.

M. ACCESSIBLE REMOTE SWITCHES SHALL BE PROVIDED TO OPERATE THE EXHAUST HOOD FANS AND LIGHTS IN ALL MOBILITY UNITS.

N. ALL DWELLING UNITS MUST HAVE THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72.

O. ALL REQUIRED CARBON MONOXIDE DETECTORS IN COVERED MULTIFAMILY DWELLINGS WILL BE EQUIPPED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION IN ACCORDANCE WITH NFPA 72.

P. FURNISH AND INSTALL ARC-FAULT INTERRUPTER (AFCI), COMBINATION TYPE PROTECTION ON BRANCH CIRCUITS SERVING OUTLETS IN DWELLING UNITS EXCEPT IN KITCHENS, BATHROOMS, GARAGE, UNFINISHED BASEMENT, AND CRAWL SPACE (210.12, 406.4(D)).

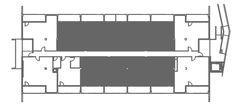
Q. ALL 125V, 15A AND 20A RECEPTACLES AS REQUIRED IN SECTION 220.52 IN DWELLING UNITS SHALL BE TAMPER-RESISTANT (406.12).

R. NO LOAD CENTERS SHALL OPEN INTO CLOSETS. IT IS INTENDED THAT ALL LOAD CENTERS OPEN TO ROOMS.

SHEET NOTES

1. FURNISH AND INSTALL POWER AND LOCAL DISCONNECT TO NEW BATHROOM EXHAUST FAN. SEE MECHANICAL DRAWINGS.
2. FURNISH AND INSTALL POWER AND LOCAL DISCONNECT TO NEW KITCHEN RANGE HOOD. SEE MECHANICAL DRAWINGS.
3. NEW PANEL IN NEW LOCATION. SEE GENERAL NOTE A.

KEY PLAN BLDG 1 UNITS Y,Z



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ELECTRICAL UNIT PLAN
NEW BUILDING 1 FLATS

SHEET:
E4.11

PLOT DATE:

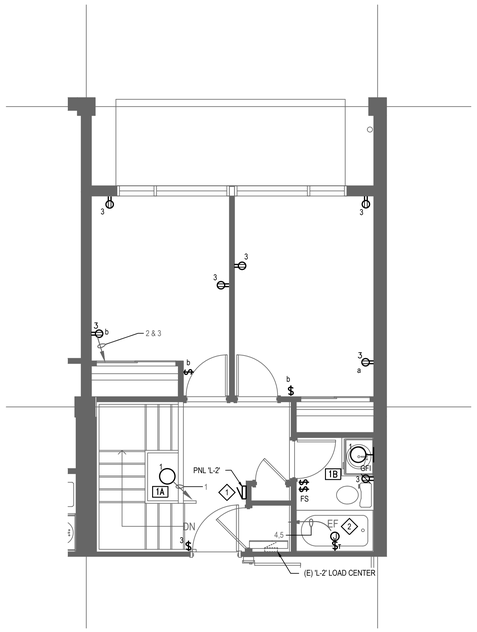
GENERAL NOTES

A. ADD ALTERNATE: LOAD CENTERS LOCATED IN CLOSETS WILL BE RELOCATED TO A CODE COMPLIANT LOCATION. SEE DETAIL 5 ON SHEET E5.00.

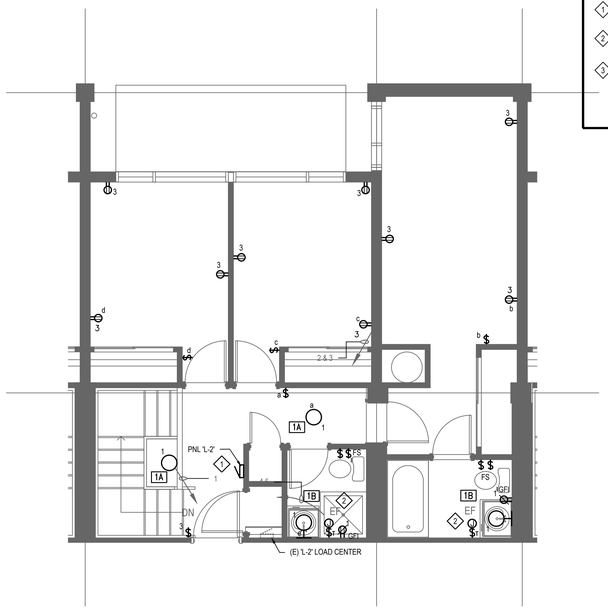
B. UNIT LIGHT FIXTURES TO BE REPLACED IN EXISTING LOCATION. MAINTAIN CIRCUITS AS MUCH AS POSSIBLE.

SHEET NOTES

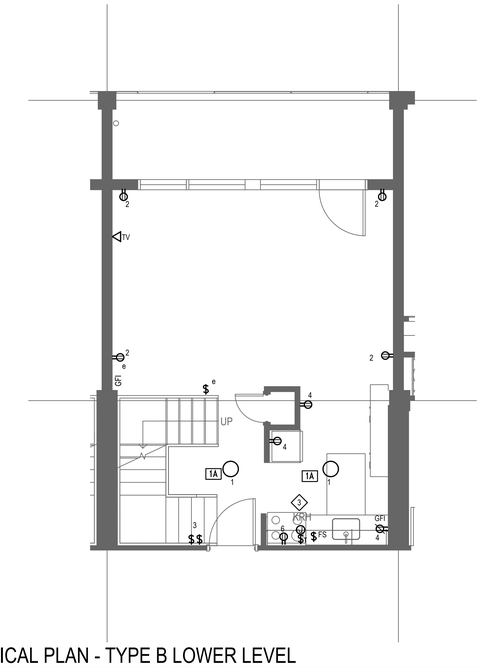
1. NEW PANEL IN NEW LOCATION. SEE GENERAL NOTE A.
2. FURNISH AND INSTALL POWER AND LOCAL DISCONNECT TO NEW BATHROOM EXHAUST FAN. SEE MECHANICAL DRAWINGS.
3. FURNISH AND INSTALL POWER AND LOCAL DISCONNECT TO NEW KITCHEN RANGE HOOD. SEE MECHANICAL DRAWINGS.



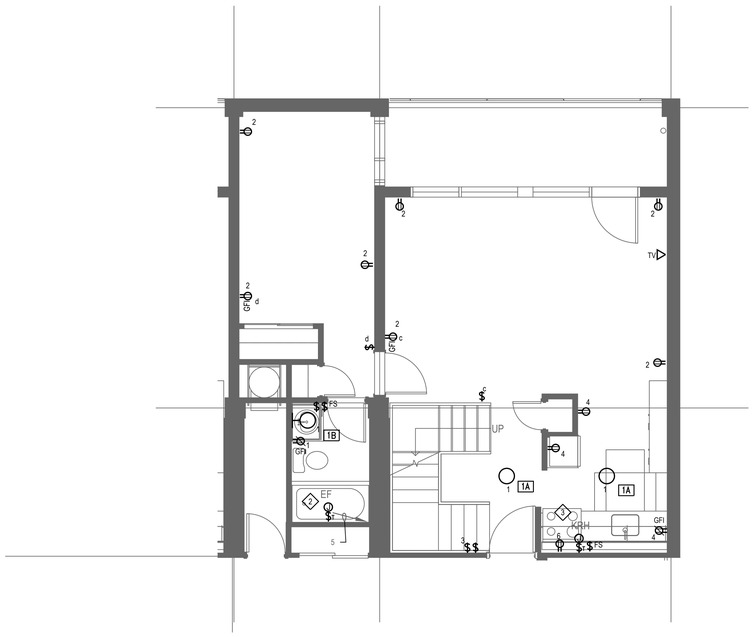
4 UNIT ELECTRICAL PLAN - TYPE B UPPER LEVEL
SCALE: 1/4" = 1'-0"



2 UNIT ELECTRICAL PLAN - TYPE A UPPER LEVEL
SCALE: 1/4" = 1'-0"

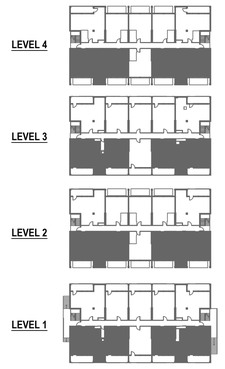


3 UNIT ELECTRICAL PLAN - TYPE B LOWER LEVEL
SCALE: 1/4" = 1'-0"



1 UNIT ELECTRICAL PLAN - TYPE A LOWER LEVEL
SCALE: 1/4" = 1'-0"

UNIT KEY PLAN BLDG 2-6



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TITLE:
ELECTRICAL UNIT PLAN EXISTING TYPE A, B

SHEET:
E4.20

PLOT DATE:

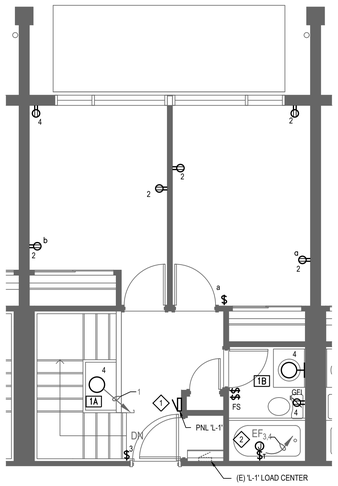
GENERAL NOTES

A. ADD ALTERNATE: LOAD CENTERS LOCATED IN CLOSETS WILL BE RELOCATED TO A CODE COMPLIANT LOCATION. SEE DETAIL SON SHEET E5.00.

B. UNIT LIGHT FIXTURES TO BE REPLACED IN EXISTING LOCATION. MAINTAIN CIRCUITS AS MUCH AS POSSIBLE.

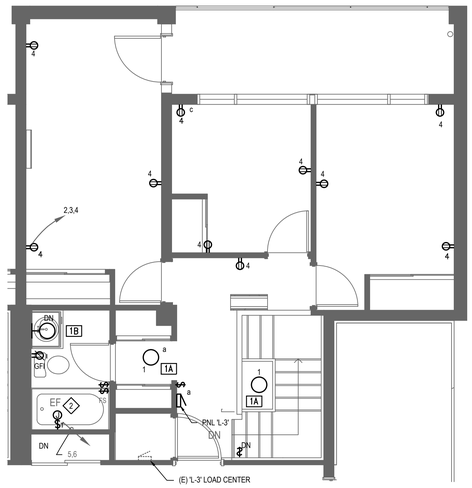
SHEET NOTES

1. NEW PANEL IN NEW LOCATION. SEE GENERAL NOTE A.
2. FURNISH AND INSTALL POWER AND LOCAL DISCONNECT TO NEW BATHROOM EXHAUST FAN. SEE MECHANICAL DRAWINGS.
3. FURNISH AND INSTALL POWER AND LOCAL DISCONNECT TO NEW KITCHEN RANGE HOOD. SEE MECHANICAL DRAWINGS.



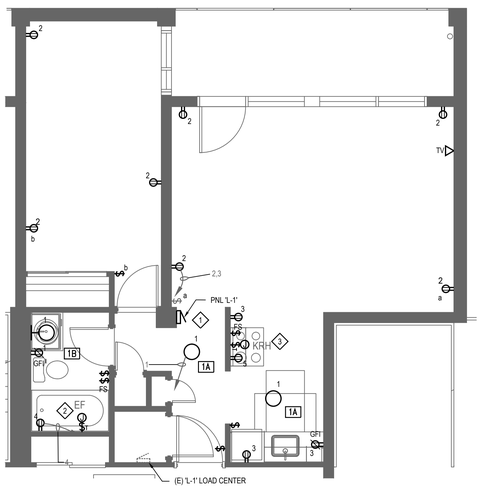
4 UNIT ELECTRICAL PLAN - TYPE D UPPER LEVEL

SCALE: 1/4" = 1'-0"



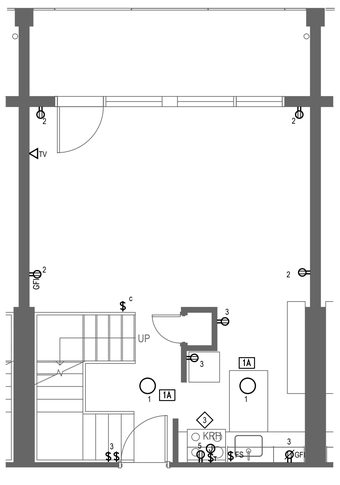
2 UNIT ELECTRICAL PLAN - TYPE C UPPER LEVEL

SCALE: 1/4" = 1'-0"



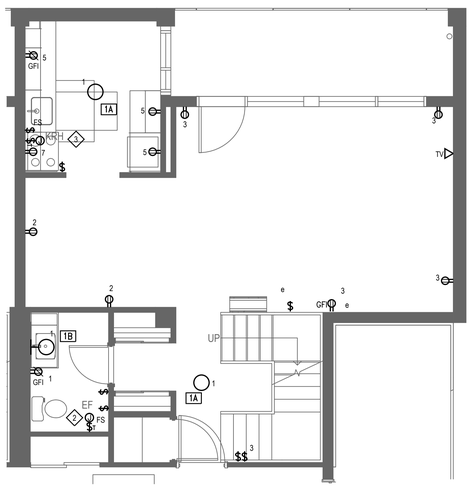
5 UNIT ELECTRICAL PLAN - TYPE E

SCALE: 1/4" = 1'-0"



3 UNIT ELECTRICAL PLAN - TYPE D LOWER LEVEL

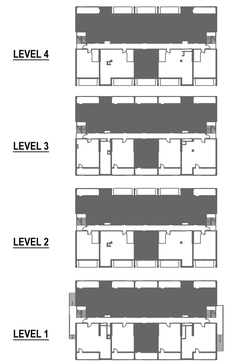
SCALE: 1/4" = 1'-0"



1 UNIT ELECTRICAL PLAN - TYPE C LOWER LEVEL

SCALE: 1/4" = 1'-0"

UNIT KEY PLAN BLDG 2-6



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MIDTOWN PAKR APARTMENTS

1415 Scott Street, San Francisco, CA 94115

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NO.	ISSUE	DATE
	100% DD	3-22-2019

JOB NUMBER:	1213
DRAWN BY:	HC
CHECKED BY:	RL
DATE:	3/22/2019
SCALE:	AS NOTED

TITLE:
ELECTRICAL UNIT PLAN EXISTING TYPE C, D, E

SHEET:
E4.21

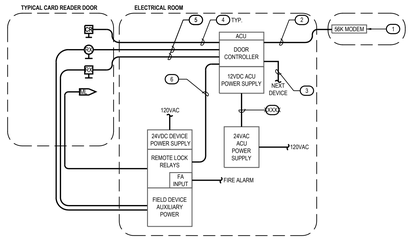
PLOT DATE:

MIDTOWN APARTMENTS LIGHTING CONTROL MATRIX AND SEQUENCE OF OPERATIONS

Space Type	Design FC Level	Manual On/Off	Dimming Switch	Daylighting	Time Clock	Occupancy Sensor	Vacancy Sensor	Exterior Photocell On/Off	SOO
Offices	35FC @ 30"AFF	X	X	X		X	X		1
Corridors and Hallways	5FC @ FLOOR		X		X		X		2, 9
Stairwells	10FC @ FLOOR		X				X		7, 9
Storage	10FC @ FLOOR	X				X	X		3
Maintenance/Electrical Room	20FC @ 3' AFF	X							8,9
Restrooms	5FC @ FLOOR	X				X	X		3
Controlled Plug Load						X			5
(Non-Egress) Landscape/Building exterior lighting	1FC @ GROUND				X			X	10

Sequence of Operations

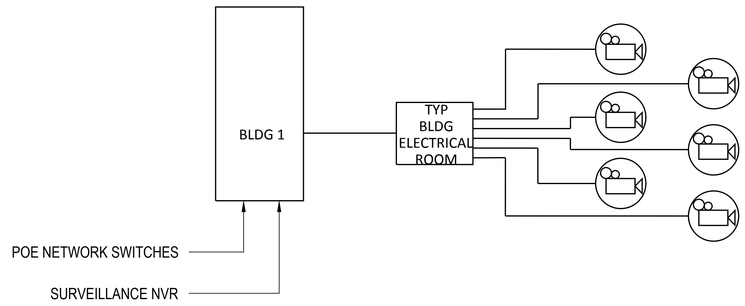
1. Manual On/ Auto off with continuous dimming capability. Areas with daylighting to maintain design FC level and shut off at design FC + 10, Occupancy Sensor delay set to 15 minutes
2. Always on operation per code for egress paths while building occupied. Areas with daylighting to maintain 10FC and shut off at 20FC. During building operation hours, fixture level to be set at 100% when area is occupied and 30% when unoccupied. During Nighttime hours, fixture level set to 50% when area occupied. Fixture level set to 20% when area unoccupied.
3. Keyed switch for manual operation. Auto On/ Auto off at 10 minutes of vacancy.
4. Lighting Control Panel accessible by authorized personnel only.
5. T24 required controlled duplex receptacles energized via local relay module tied to local occupancy sensor. Shut off after 15 minutes of vacancy
6. Manual On/ Auto Off at 10 minutes of vacancy. Continuous dimming capability. Areas with daylighting to maintain 30FC and shut off at 40FC.
7. Always on operation per code for egress paths. Fixture level to be set at 100% when area is occupied. Fixture level set to 20% when area unoccupied.
8. Manual On/ Manual Off.
9. Emergency fixtures return to 100% at loss of building power.
10. Time clock and photocell control. On at dusk and off at 10pm, on at 5am off at dawn.



1. 56K MODEM. COORDINATE CONNECTION WITH OWNER.
2. MODEM CABLE. KERI SYSTEMS KDP-929. MAKE CONNECTION TO MODEM FROM MASTER STATION ONLY.
3. RS-485 NETWORK CONNECTION TO NEXT ACU DOOR CONTROLLER. TWO CONDUCTOR, SHIELDED, TWISTED PAIR, STRANDED, 24 AWG WIRE. BELDEN 9501 OR EQUAL.
4. CONNECTION TO PROXIMITY CARD READER. SIX CONDUCTOR, SHIELDED, STRANDED 20 AWG WIRE. BELDEN 83606 OR EQUAL.
5. INPUT FROM REQUEST TO EXIT DEVICE. TWO CONDUCTOR, STRANDED, 22 AWG WIRE. BELDEN 22842NH OR EQUAL.
6. OUTPUT TO REMOTE LOCK RELAY. TWO CONDUCTOR, STRANDED, 20 AWG WIRE. BELDEN8520 OR EQUAL.
7. 4" X 4" SCREW COVER WIREWAY
8. 1" CONDUIT CHASE
9. ELECTRICAL JUNCTION BOX

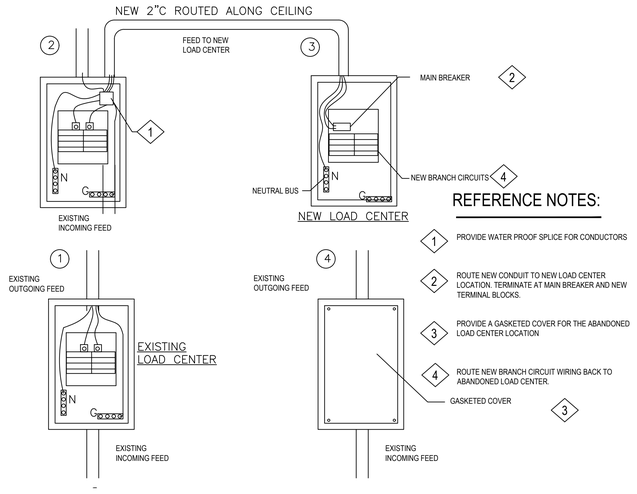
4 TYPICAL ACCESS SCHEMATIC

SCALE: NONE



2 SECURITY CAMERA SCHEMATIC

SCALE: NONE

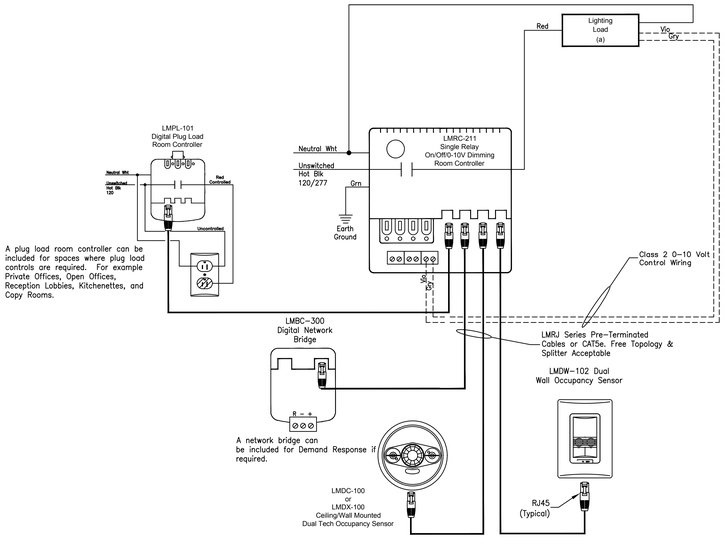


REFERENCE NOTES:

1. PROVIDE WATER PROOF SPLICE FOR CONDUCTORS
2. ROUTE NEW CONDUIT TO NEW LOAD CENTER LOCATION. TERMINATE AT MAIN BREAKER AND NEW TERMINAL BLOCKS.
3. PROVIDE A GASKETED COVER FOR THE ABANDONED LOAD CENTER LOCATION
4. ROUTE NEW BRANCH CIRCUIT WIRING BACK TO ABANDONED LOAD CENTER.

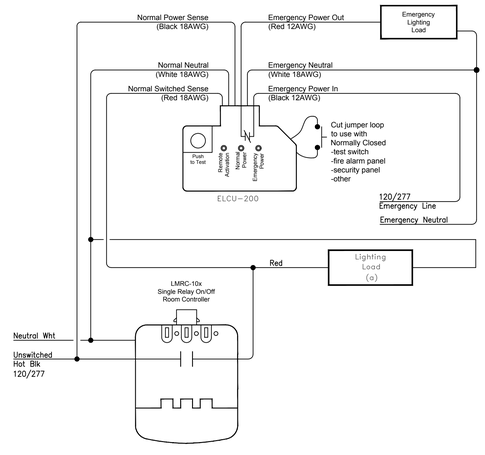
5 LOAD CENTER RELOCATION

SCALE: NONE



3 OFFICE LIGHTING CONTROL

SCALE: NONE



1 EGRESS LIGHTING CONTROL

SCALE: NONE

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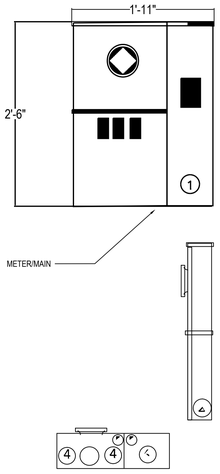
TITLE:
ELECTRICAL SINGLE LINE DIAGRAM

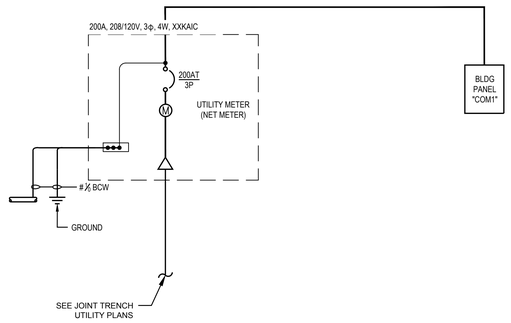
SHEET:
E5.00

PLOT DATE:



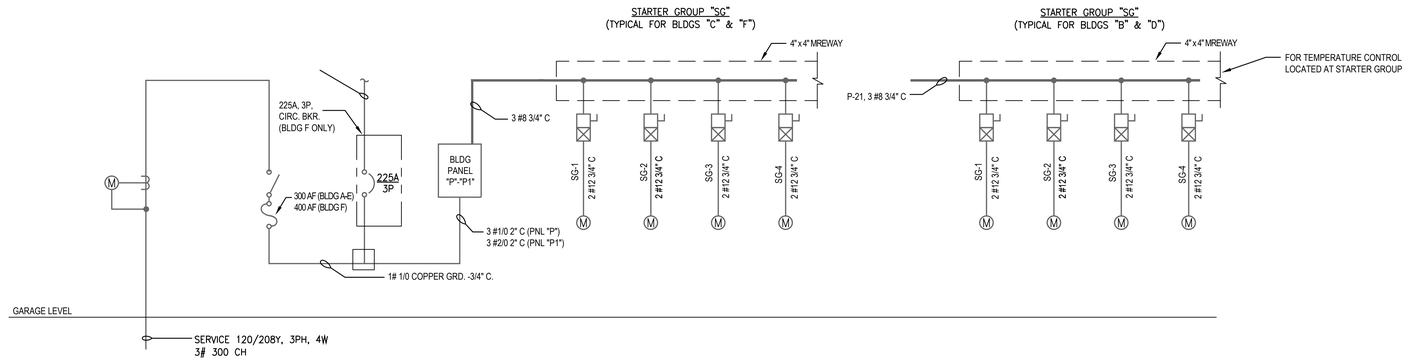
4 COMMUNITY BUILDING GEAR ELEVATION

SCALE: NTS



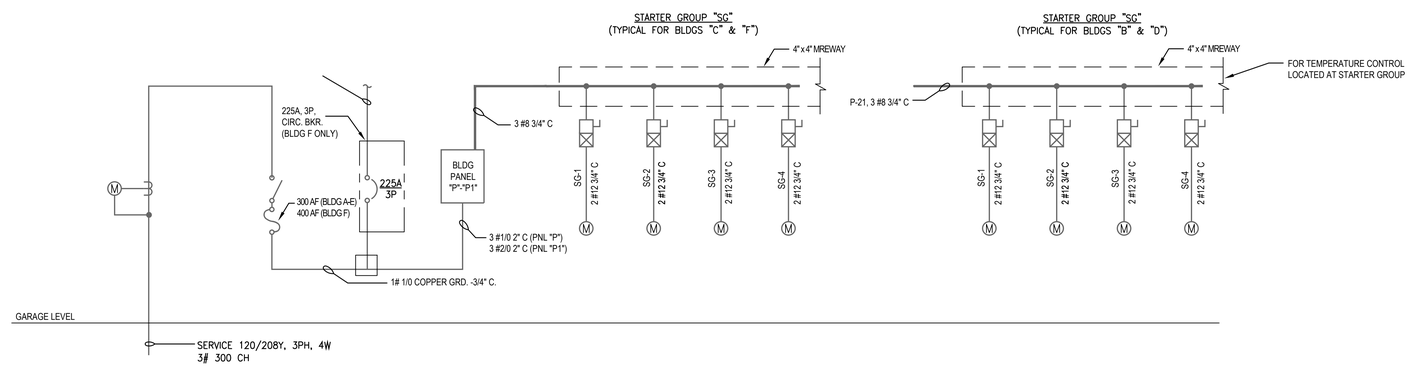
3 SINGLE LINE DIAGRAM - COMMUNITY BUILDING

SCALE: NTS



2 SINGLE LINE DIAGRAM - BUILDING 2-6

SCALE: NTS



1 SINGLE LINE DIAGRAM - BUILDING 1

SCALE: NTS

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SCALE:	AS NOTED

TITLE:
ELECTRICAL
SINGLE LINE DIAGRAM

SHEET:
E7.00

PLOT DATE:

PANEL NAME P						PHASE	1	VOLTAGE	120/208		MCB	100A
						WIRE	3	A/C			MLO	

CKT	NOTES	TYPE	T	P	DESCRIPTION	LOAD		LOAD	DESCRIPTION	T	P	TYPE	NOTES	CKT
1		C	20	1	LTG. GARAGE		A	C	LTG. STAIR	20	1			2
3		C	20	1	LTG. CORRIDORS		B	C	LTG. STAIR	20	1			4
5		C	20	1	LTG. CORRIDORS		C	C	LTG. BLDG. ENTR	20	1			6
7		G	20	1	LTG. MISC. ROOMS		A	G	RECEPT. CORRID.	20	1			8
9		D	20	1	WASHER 2ND FLR		B	G	RECEPT. MECH RM	20	1			10
11		D	20	1	WASHER 4TH FLR		C	G	RECEPT. TELEPH	20	1			12
13		G	20	1	RELAY "RA89A"		A	G	EXHAUST FAN "EF-55"	20	1			14
15		G	20	1	RELAY "RA89A"		B	G	EXHAUST FAN "EF-56"	20	1			16
17		G	20	1	RELAY "R7080A"		C	G	SPARE	20	1			18
19		C	20	1	EXIT LIGHTS		A	G	SPARE	20	1			20
21		D	40	2	STARTER GROUP "SG"		B	G	GARAGE EXHAUST FAN	30	2			22
23		D	30	2	DRY ER 2ND FLR		C	D	DRY ER 4TH FLR	30	2			24
25							A							26
27							B							28
29							C							30
31							A							32
33							B							34
35							C							36
37							A							38
39							B							40
41							C							42

PHASE A	0	SUBTOTAL	DEMAND CALCULATION		
PHASE B	0	0	CONTINUOUS LOAD (C) 125%		0
PHASE C	0	0	DEDICATED LOAD (D) 100%		0
		0	GENERAL LOAD (G) 100 1ST 10KVA, 50% REST		0
NOTES:		6.9	LARGEST MOTOR 25%		1.725
225A BUS RATING		0	MOTOR LOAD (M) 100%		0
PROVIDE DOOR-IN-DOOR ENCLOSURE			TOTAL DEMAND		2
			AMPS @ 120/208		5

1 BUILDING POWER PANEL TYPICAL FOR BLDGS "A" TO "E"

NO SCALE

PANEL NAME P1						PHASE	1	VOLTAGE	120/208		MCB	225A
						WIRE	3	A/C			MLO	

CKT	NOTES	TYPE	T	P	DESCRIPTION	LOAD		LOAD	DESCRIPTION	T	P	TYPE	NOTES	CKT
1		C	20	1	LTG. GARAGE		A		LTG. STAIR	20	1	C		2
3		C	20	1	LTG. CORRIDORS		B		LTG. STAIR	20	1	C		4
5		C	20	1	LTG. CORRIDORS		C		LTG. BLDG ENTRANCE	20	1	C		6
7		C	20	1	LTG. CORRIDORS		A		LTG. MISC ROOMS	20	1	G		8
9		C	20	1	LTG. CORRIDORS		B		RECEPT. MECH RM	20	1	G		10
11		D	20	1	WASHER 2ND FLR		C		RECEPT. TELEPH	20	1	G		12
13		D	20	1	WASHER 4TH FLR		A		RECEPT. CORRIDOR	20	1	G		14
15		G	20	1	SPARE		B		RECEPT. CORRIDOR	20	1	G		16
17		G	20	1	SPARE		C		EXHAUST FAN "EF-71"	20	1	G		18
19		C	20	1	EXIT LIGHTS		A		EXHAUST FAN "EF-72"	20	1	G		20
21		G	20	1	RELAY "RA89A"		B		RELAY "R7080A"	20	1	G		22
23		G	20	1	RELAY "RA89A"		C		SPARE	20	1	G		24
25		D	40	2	STARTER GROUP "SG"		A		GARAGE EXHAUST FAN	30	2	G		26
27		D	30	2	DRY ER 2ND FLR		B		DRY ER 4TH FLR	30	2	D		28
29							C							30
31							A							32
33							B							34
35							C							36
37							A							38
39							B							40
41							C							42

PHASE A	0	SUBTOTAL	DEMAND CALCULATION		
PHASE B	0	0	CONTINUOUS LOAD (C) 125%		0
PHASE C	0	0	DEDICATED LOAD (D) 100%		0
		0	GENERAL LOAD (G) 100 1ST 10KVA, 50% REST		0
NOTES:		6.9	LARGEST MOTOR 25%		1.725
225A BUS RATING		0	MOTOR LOAD (M) 100%		0
PROVIDE DOOR-IN-DOOR ENCLOSURE			TOTAL DEMAND		2
			AMPS @ 120/208		5

2 BUILDING POWER PANEL FOR BLDG "F" ONLY

NO SCALE

PANEL NAME L1						PHASE	1	VOLTAGE	120/208		MCB	70
						WIRE	3	A/C			MLO	100

CKT	NOTES	TYPE	T	P	DESCRIPTION	LOAD		LOAD	DESCRIPTION	T	P	TYPE	NOTES	CKT
1		G	20	1			A			20	1	G		2
3		G	20	1			B			20	1	G		4
5		D	30	2			C							6
7							A							8

PHASE A	0	SUBTOTAL	DEMAND CALCULATION		
PHASE B	0	0	CONTINUOUS LOAD (C) 125%		0
PHASE C	0	0	DEDICATED LOAD (D) 100%		0
		0	GENERAL LOAD (G) 100 1ST 10KVA, 50% REST		0
NOTES:		6.9	LARGEST MOTOR 25%		1.725
225A BUS RATING		0	MOTOR LOAD (M) 100%		0
PROVIDE DOOR-IN-DOOR ENCLOSURE			TOTAL DEMAND		2
			AMPS @ 120/208		5

3 TYPICAL FOR TYPE "D" AND "E". ONE & TWO-BEDROOM UNITS

NO SCALE

PANEL NAME L2						PHASE	1	VOLTAGE	120/208		MCB	70
						WIRE	3	A/C			MLO	100

CKT	NOTES	TYPE	T	P	DESCRIPTION	LOAD		LOAD	DESCRIPTION	T	P	TYPE	NOTES	CKT
1		G	20	1			A			20	1	G		2
3		G	20	1			B			20	1	G		4
5		G	20	1			C			30	2	D		6
7							A							8

PHASE A	0	SUBTOTAL	DEMAND CALCULATION		
PHASE B	0	0	CONTINUOUS LOAD (C) 125%		0
PHASE C	0	0	DEDICATED LOAD (D) 100%		0
		0	GENERAL LOAD (G) 100 1ST 10KVA, 50% REST		0
NOTES:		6.9	LARGEST MOTOR 25%		1.725
225A BUS RATING		0	MOTOR LOAD (M) 100%		0
PROVIDE DOOR-IN-DOOR ENCLOSURE			TOTAL DEMAND		2
			AMPS @ 120/208		5

4 TYPICAL FOR TYPE "A", "A1", AND "B". 3-BEDROOM UNITS

NO SCALE

PANEL NAME L3						PHASE	1	VOLTAGE	120/208		MCB	70
						WIRE	3	A/C			MLO	100

CKT	NOTES	TYPE	T	P	DESCRIPTION	LOAD		LOAD	DESCRIPTION	T	P	TYPE	NOTES	CKT
1		G	20	1			A			20	1	G		2
3		G	20	1			B			20	1	G		4
5		G	20	1			C			20	1	G		6
7		D	30	2			A							8

PHASE A	0	SUBTOTAL	DEMAND CALCULATION		
PHASE B	0	0	CONTINUOUS LOAD (C) 125%		0
PHASE C	0	0	DEDICATED LOAD (D) 100%		0
		0	GENERAL LOAD (G) 100 1ST 10KVA, 50% REST		0
NOTES:		6.9	LARGEST MOTOR 25%		1.725
225A BUS RATING		0	MOTOR LOAD (M) 100%		0
PROVIDE DOOR-IN-DOOR ENCLOSURE			TOTAL DEMAND		2
			AMPS @ 120/208		5

5 TYPICAL FOR TYPE "C". 3-BEDROOM UNIT

NO SCALE

December 14, 2018 - Midtown Total Building Load Calculations - Standard and Alternate Methods

Unit Type	Sq Ft	Lighting Load 3va/sf	Appliance Circuits in VA	Unit Load	First 3000va	remaining load above 3000va*.35	Net Computed with demand	Range & hood	No Demand	Subtotal	Load at 208V, 1ø 3 wire	
1BR	695	2085	3000	5085	3000	2085	3730	8000	13085 **VA**	11730 **VA**	56	A
2BR	924	2772	3000	5772	3000	2772	3970	8000	13772 **VA**	11970 **VA**	58	A
3BRTH	1148	3444	3000	6444	3000	3444	4205	8000	14444 **VA**	12205 **VA**	59	A

Building Unit Loads without motor loads

Unit Type	Number of Units		Unit Load	Total
	BLDG1	BLDG2-6		
1BR	2	4	13085	78510
2BR	10	8	13772	247896
3BRTH	10	10	14444	288880
	22	22		

Total	**615286** VA	615.286
First 3kVA	3000 VA	
over 3kVA under 120kVA @35%	214300.1 VA	
	217300	
Amps @ 208V/ 3ø	603 A	

Building Unit motor loads

hw circ pump	750 VA
hw circ pump	750 VA
circulator	200 VA
hwr pump	200 VA
	1900 VA
	VA
DRYER	10000
EXHAUST	1600
COMMON AREA LIGHTING	6576
	235476
TOTAL BLDG LOAD	653.616297

6 BUILDING ELECTRICAL LOAD CALCULATION

NO SCALE

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DRAWN BY:	HC
CHECKED BY:	RL
DATE:	3/22/2019
SCALE:	AS NOTED

TITLE:
ELECTRICAL CALCULATIONS AND PANEL SCHEDULES

SHEET:
E7.01

PLOT DATE: