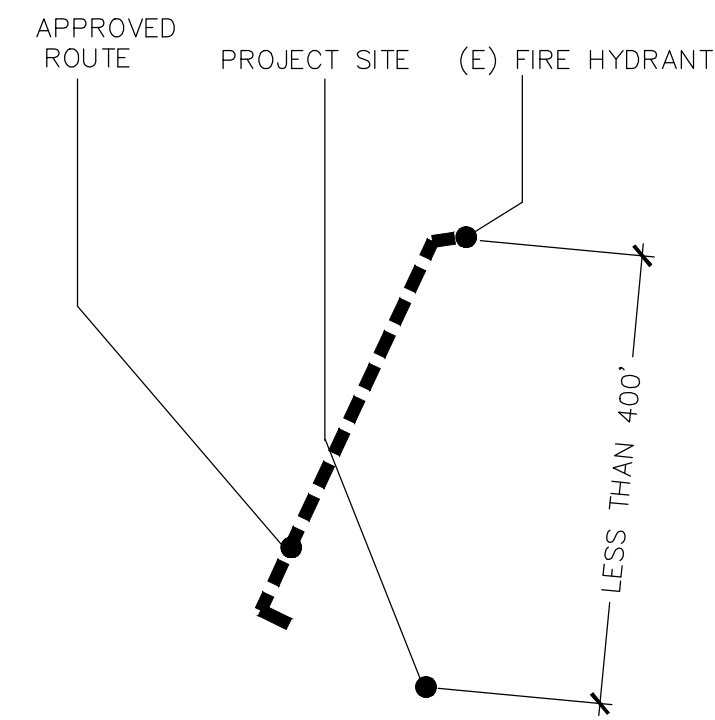


NEW RESIDENCE & COMMERCIAL

25 VISITACION AVE
BRISBANE, CA



VISTACION AVE WIDTH IS 70'-0"
NEAREST EXISTING FIRE HYDRANT IS APPROXIMATELY 215'-0" FROM THE PROJECT SITE
LESS THAN 400 FEET

.\Rendering\25 Visitacion-5.18.jpg

GENERAL NOTES

PROPERTY DATA

SCOPE OF WORK

DEFERRED PERMIT

SHEET INDEX

VICINITY MAP

1. ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE, CITY AND COUNTY CODES AND ORDINANCES. ANY WORK FOUND IN THESE DRAWINGS NOT IN CONFORMANCE WITH ANY APPLICABLE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY RELATED WORK.

CODES USED AND COMPLY:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA FIRE CODE(CFC)
2022 CALIFORNIA ENERGY CODE(CEC/T-24)
EFFICIENCY STANDARD
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA RESIDENTIAL BUILDING CODE

2. ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODES.

3. ANY HIDDEN CONDITIONS THAT REQUIRED WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRED FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION.

6. THIS BUILDING MUST COMPLY WITH THE 2016 CA. BLDG CODE FOR NEW STRUCTURES. MBC 18.07.020

8. PROPERTY LINES LOCATION ON SITE PLAN ARE FOR REFERENCE ONLY, AND SHALL VERIFY BY LIC. SURVEYOR DURING CONSTRUCTION

9. THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOORS AND WINDOWS OPENINGS SHALL BE DETERMINED FROM ARCHITECTURAL PLANS AND DETAILS

10. "TYP" SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITION, THROUGHOUT.

11. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS REQUIRED BY GOVERNING LAWS AND REGULATIONS. CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING SERVICES FOR THE DURATION OF CONSTRUCTION.

13. CONTRACTOR SHALL GUARANTEE MATERIAL, EQUIPMENT AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF OCCUPANCY.

○ OWNER/DEVELOPER: HORSEPOWER HOLDING INC.
○ ADDRESS: 25 VISITACION AVE
BRISBANE, CA 94005
○ APN#: 007-222-090 ○ CONSTRUCTION TYPE: V-B/U
○ ZONING: NCRO-2 ○ OCCUPANCY: R-3/B
○ YEAR BUILT:
○ LOT AREA: ±2,689 SF
○ MIN. FRONT SETBACK: 0'-0" MIN. REAR SETBACK: 10'-0"
○ MIN. SIDE SETBACK: 0'-0"
○ MAX. LOT COVERAGE: 2420 SF (90%)
○ MAX. HEIGHT LIMIT: 28'-0"/35'-0" PER SECTION 17.42
○ PARKING REQUIRED 3 SPACES

○ PROPOSED 1ST FLOOR AREA: 2,051 SF
COMMERCIAL SPACE: 734 SF
GARAGE SPACE +STAIR (UNIT 25A): 520 SF
ADU FLOOR AREA: 510 SF
COMMON AREA: 287 SF

○ PROPOSED 2ND FLOOR AREA(UNIT 25A): 2,027 SF

○ PROPOSED FLOOR AREA: 4,078 SF

○ PROPOSED COMMERCIAL AREA: 734 SF
○ PROPOSED RESIDENTIAL UNIT 25A: 2,547 SF
○ PROPOSED RESIDENTIAL ADU(25B): 510SF

○ PROPOSED LOT COVERAGE: 2,150 SF<90% ALLOWED
○ PROPOSED BUILDING HEIGH: 27'-0"

○ PARKING PROVIDED 2 SPACES

○ YARD AREA: 455 SF OPEN SPACE

● DEMOLISH EXISTING 1-STORY WOOD FRAME COMMERCIAL BUILDING

● CONSTRUCT A 2-STORY MIXED USE BUILDING WITH 1-FAMILY DWELLING UNIT AT 2ND FLOOR, AND AN ADU UNIT, COMMERCIAL SPACE & PARKING SPACES AT THE GROUND FLOOR

CONDITION OF APPROVAL

1. A Certificate of Compliance application shall be submitted and approved by the City prior to building permit issuance.
2. All utilities shall be undergrounded.
3. The structure shall be FULLY sprinkler.
4. All 1st and 2nd floor exterior walls on the property lines must be 1 hour rated.
5. Ceiling between 1st and 2nd floor must be 1 hour rated
6. Walls of the stair to unit from the corridor must be 1 hour rated.
7. Prior to issuance of a building permit, a flashing detail and agreement by owner's for walls to adjoining buildings must be provided.
8. Fire sprinkler system is required. Submit plans to NCFA under separate fire permit.
9. Provide fire flow information per CFC, Appendix B.
10. Fire extinguishing/hood system may be required. Submit plans to NCFA under separate fire permit. Hood extinguishing system shall be monitored by building fire alarm system.
11. Monitored fire alarm system required. Submit plans to NCFA under separate fire permit.
12. Key Box is required. Apply for approved hardware at NCFA Administration.
13. Portable fire extinguishers(s) are required. Mount fire extinguishers 3-5 feet above floor.
14. Illuminated address identification is required.
15. Utility identification is required.
16. Ensure Emergency Responder Radio Coverage is provided as required by Fire Code Section 510.

1-NO OCCUPANCY OF THE BUILDING IS TO OCCUR UNTIL A NEW CERTIFICATED OF OCCUPANCY HAS BEEN ISSUED

2. CONTRACTOR SHALL SECURE AN ENROACHMENT PERMIT FROM THE CITY'S ENGINEERING DEPT. PRIOR TO INSTALLATION OF WATER SERVICE, CURB DRAIN, DRIVEWAY AND OTHER ITEMS TO BE INSTALLED WITHIN THE CITY RIGHT-OF WAY

4. PROVIDE FIRE SPRINKLER SYSTSEM THROUGHOUT ENTIRE RESIDENCE UNDER SEPARATE PLANS, CALCULATIONS AND PERMIT APPLICATION , PER NFPA 13

5. RECYCLING AND WASTE REDUCTION FORM WILL NEEDED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF BLDG PERMIT

6. IF KITCHEN FIRE HOOD SYSTEM REQUIRED IN THE NEW COMMERCIAL SPACE. SUBMIT PLANS TO NCFA UNDER SEPARATE FIRE PERMIT

7. IF FIRE EXTINGUISHING/HOOD SYSTEM IS REQUIRED SUBMIT PLANS TO NFCA UNDER SEPARATE FIRE PERMIT
4. FIRE ALARM SYSTEM IS REQUIRED. SUBMIT PLANS TO NCFA UNDER SEPARATE PERMIT. AND SYSTEM SHALL BE MONITORED, PER CFC

FIRE NOTES

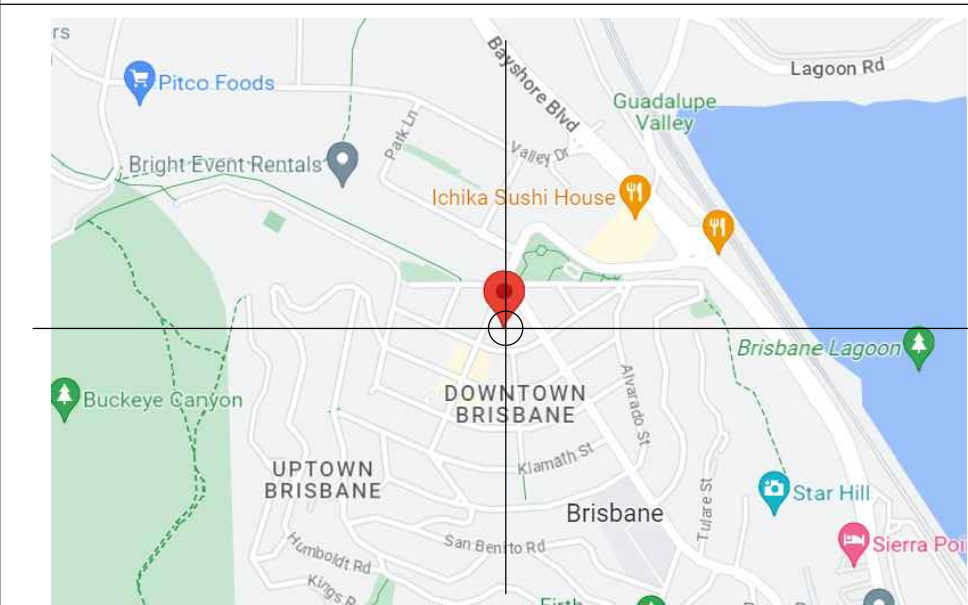
1. ALL BUILDING SHALL PROVIDE PREMISE IDENTIFICATION IN ACCORDANCE WITH CITY OF BRISBANE MUNICIPAL CODE

2. PROVIDE KNOX KEY BOX FOR EACH BUILDING/AREA WITH ACCESS KEYS TO ENTRY DOORS, ELECTRICAL/MECHANICAL ROOMS, ELEVATORS, GATES AND OTHER TO BE DETERMINED.

3. PROVIDE FIRE FLOW INFORMATION PER CFC, APPENDIX B

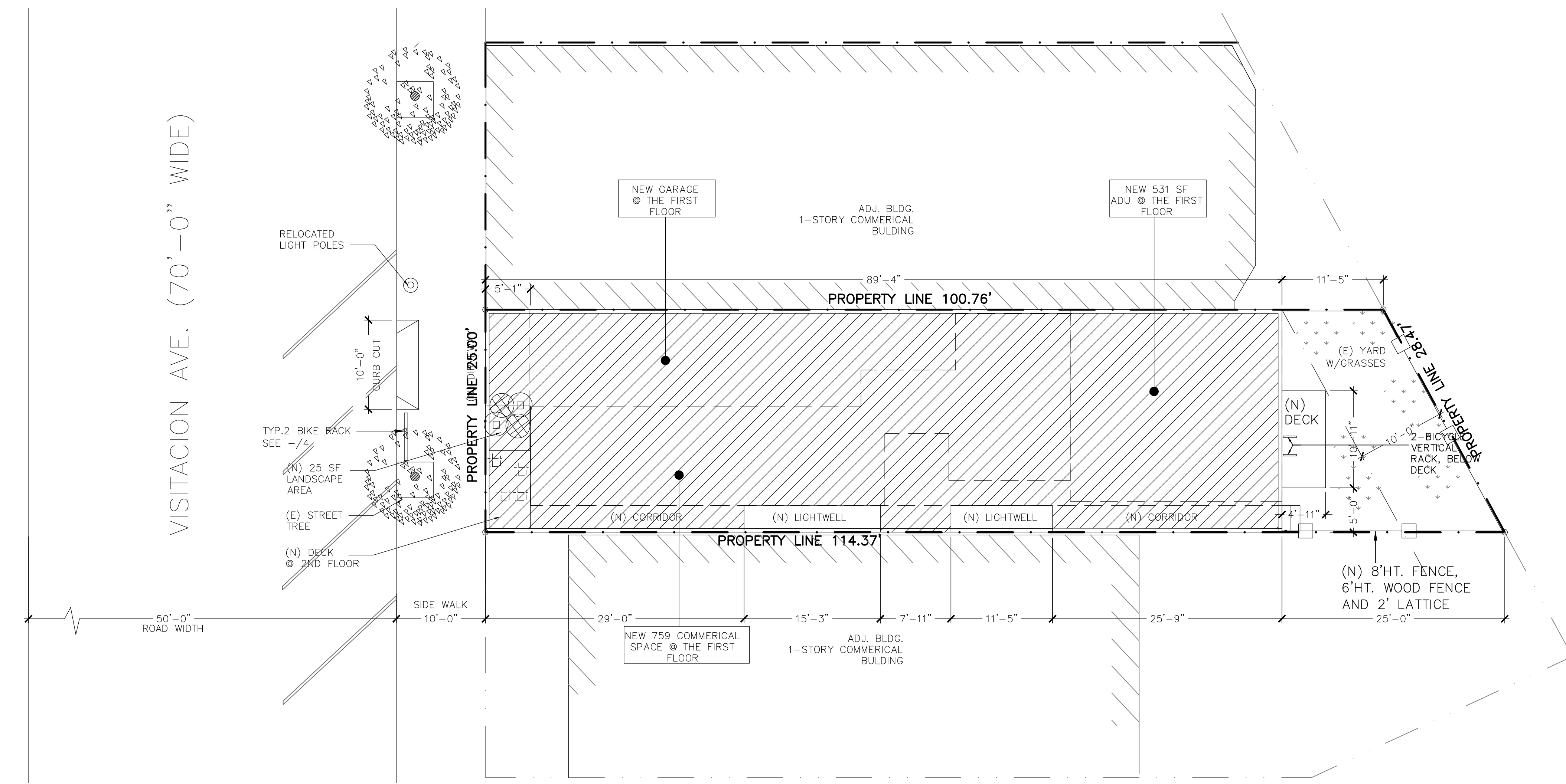
4. THAT ALL PORTIONS OF THE FIRST STORY OF THE BUILDING ARE WITHIN 150 FEET OF THE FIRE APPARATUS ACCESS ROAD AS MEASURE BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING

A0.0	GENERAL NOTES & RENDERING
A1.0	SITE AND LANDSCAPE PLANS & NOTES
A1.1	(E) SITE PLAN, CONCEPTUAL GRADING/DRAINAGE PLAN
A1.2	(P) DRAINAGE PLAN
A1.3	ADA DETAILS
A1.4	NOTES AND DTLS
A2.0	EXISTING 1ST FLOOR PLAN
A2.1	PROPOSED 1ST FLOOR PLAN
A2.2	PROPOSED 2ND FLOOR PLAN
A2.3	PROPOSED ROOF PLAN
A2.4	PROPOSED ELECTRICAL PLANS
A3.0	PROPOSED ELEVATIONS
A3.1	PROPOSED ELEVATIONS
A4.0	BUILDING SECTIONS
A5.0	DETAILS
A5.1	DETAILS
A5.2	DETAILS
A6.0	RESIDENCE T-24
A6.1	COMMERCIAL T-24
A6.2	COMMERCIAL T-24
A6.3	COMMERCIAL T-24
A6.3	HIGH QUALITY INSULATION INSTALLATION & MM
A6.4	MANDATORY MEASURE
A7.0	BMPs
S1.1	GENERAL NOTES
S2.1	FOUNDATION AND FLOOR FRAMING PLANS
S2.2	FRAMING FLOOR PLAN
S3.1	SECTION AND DETAILS
S3.2	SECTION AND DETAILS
S3.3	SECTION AND DETAILS
SMF1	SIMPSON STRONG FRAME
SMF2	SIMPSON STRONG FRAME
SMF3	SIMPSON STRONG FRAME

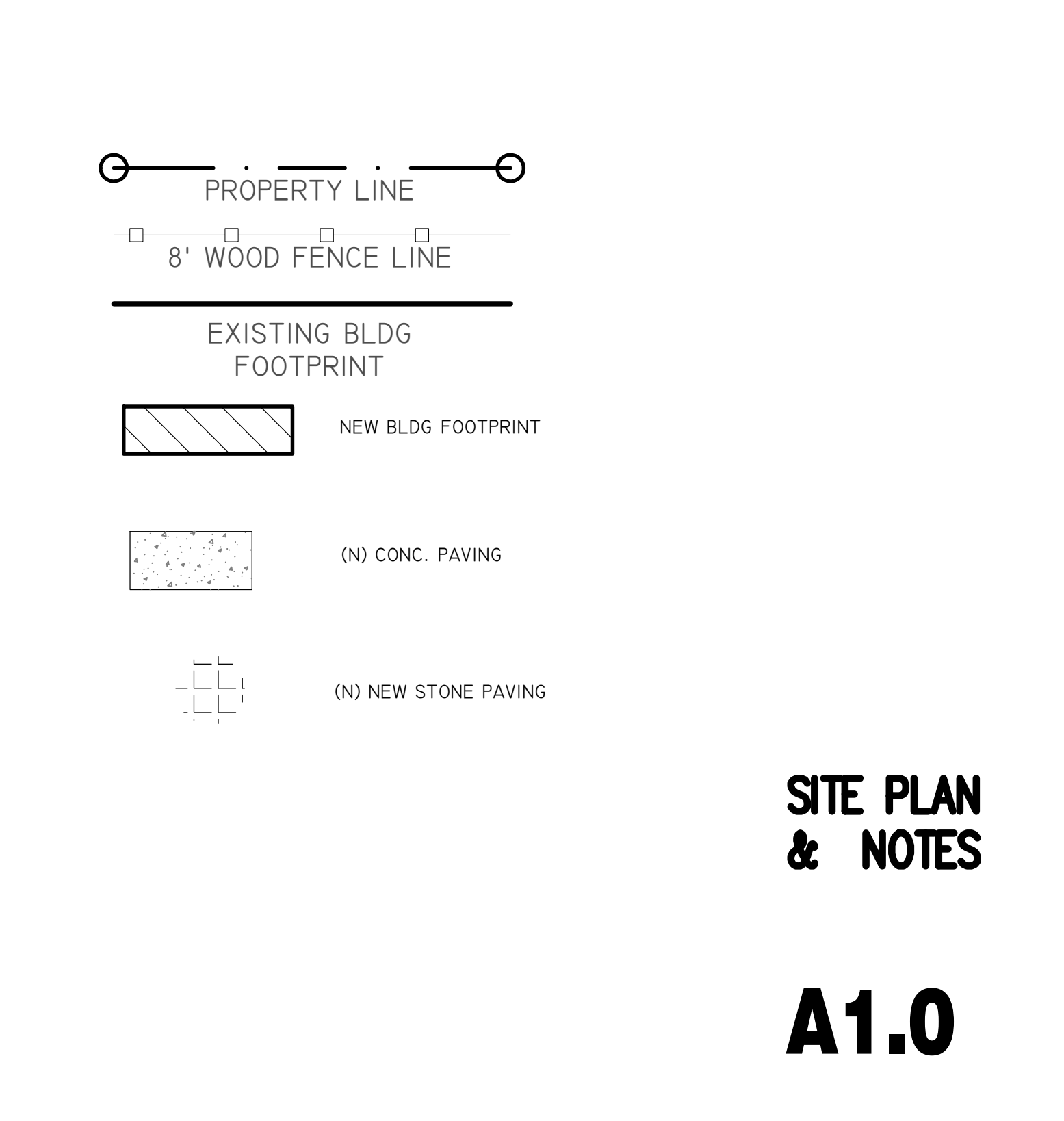
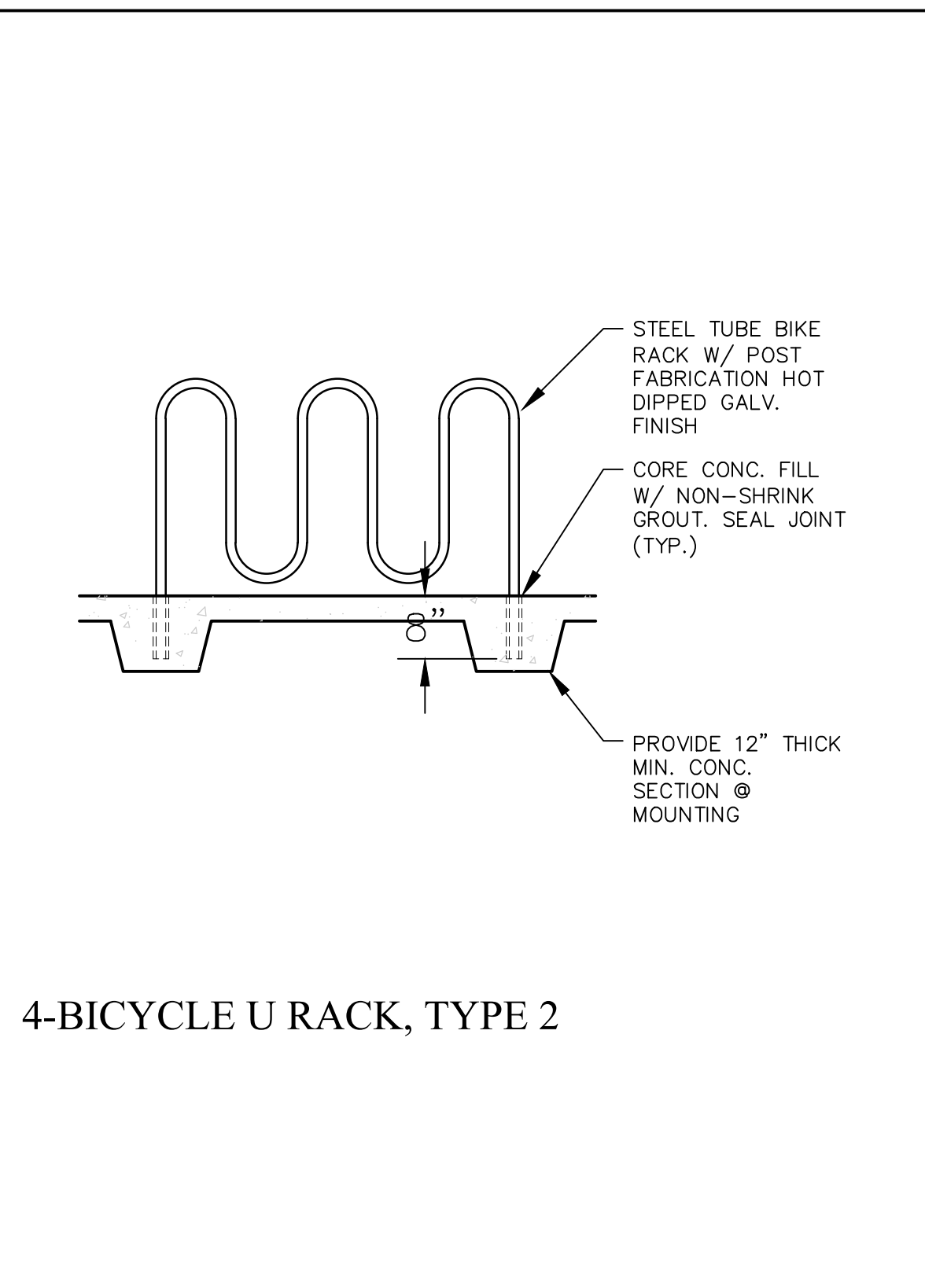
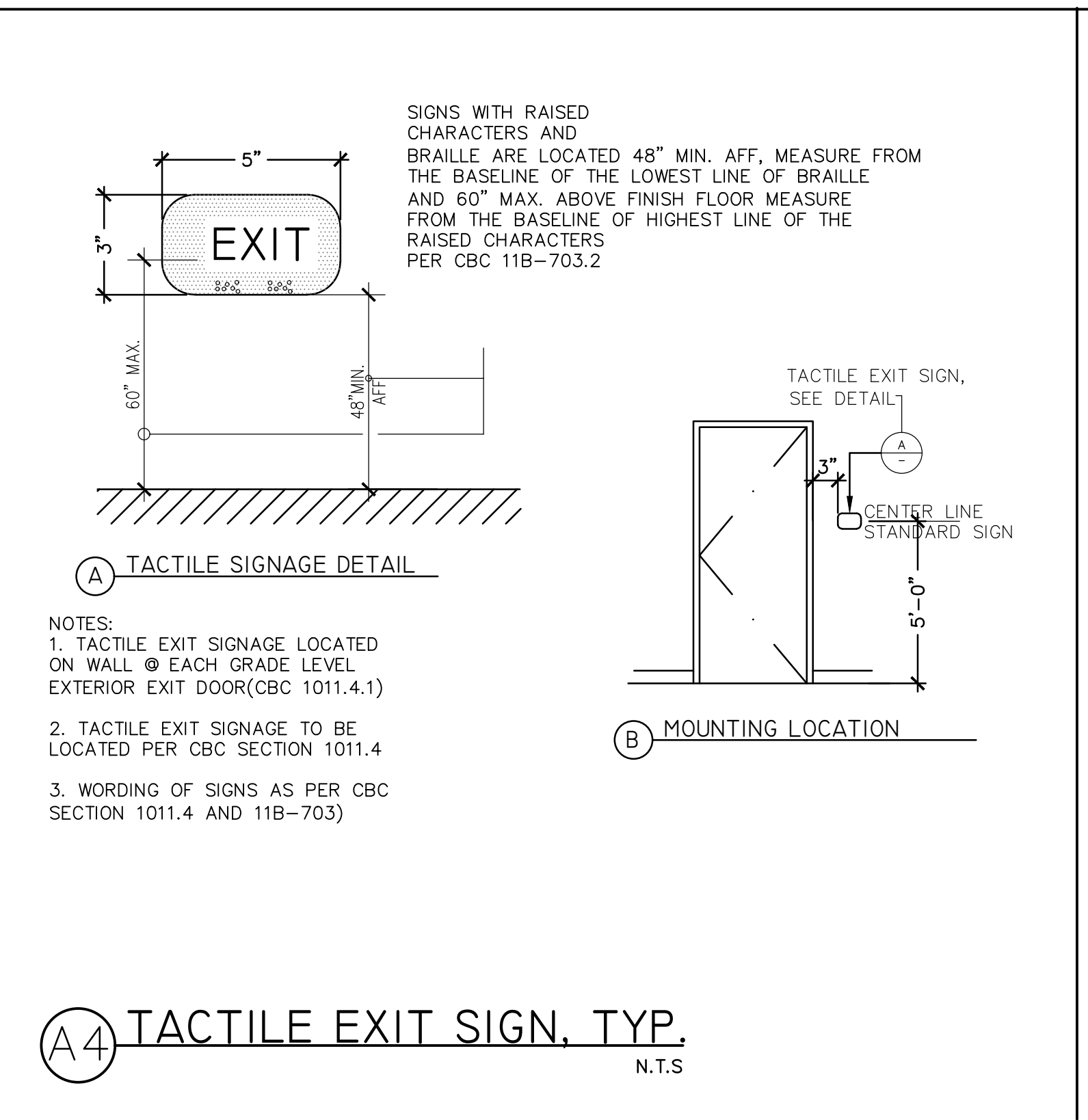
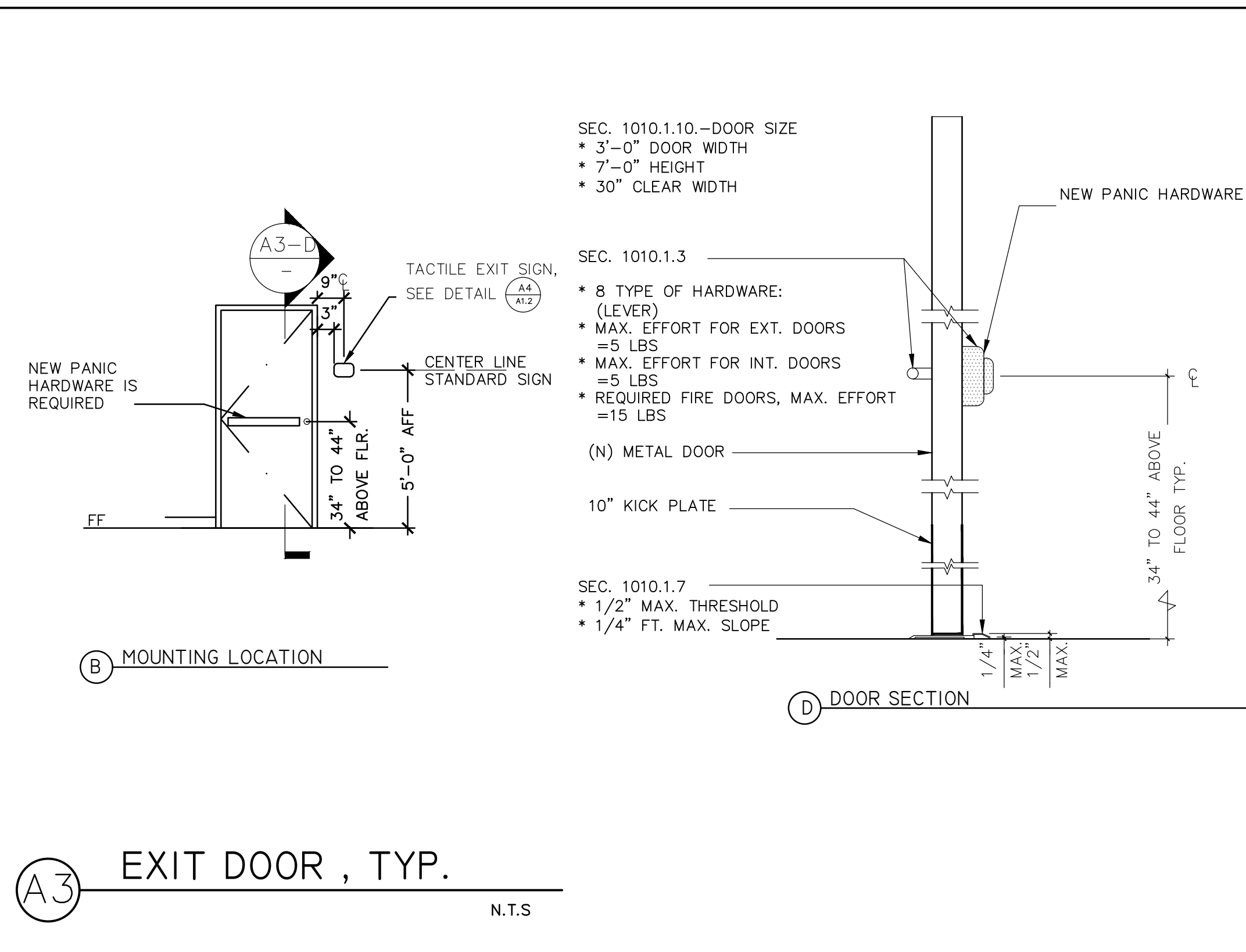
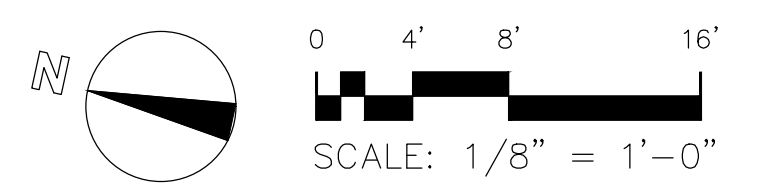


GENERAL NOTES

A0.0



I-PROPOSED SITE AND LANDSCAPE PLAN



WORK NOTES

- 1 (N) STORM DRAIN ROCK / GAVEL TO PVC PIPE
- 3 PROVIDE /VERIFY 3" C.I. PIPE(CURB DRAIN) UNDER THE SIDEWALK AND DAYLIGHT @ THE STREET GUTTER PER CITY STANDARD DWG R-1 AND R-7
- 4 BARRIER SYSTEM, PLACE WATTLES AND FABRIC FILTER ROLLS WHERE CALLED DURING CONSTRUCTION
- 11 3"Ø RAIN LEADER PIPE(PVC OR EQUAL) DRAIN TO STREET, SLOPE 1/4" PER/FT

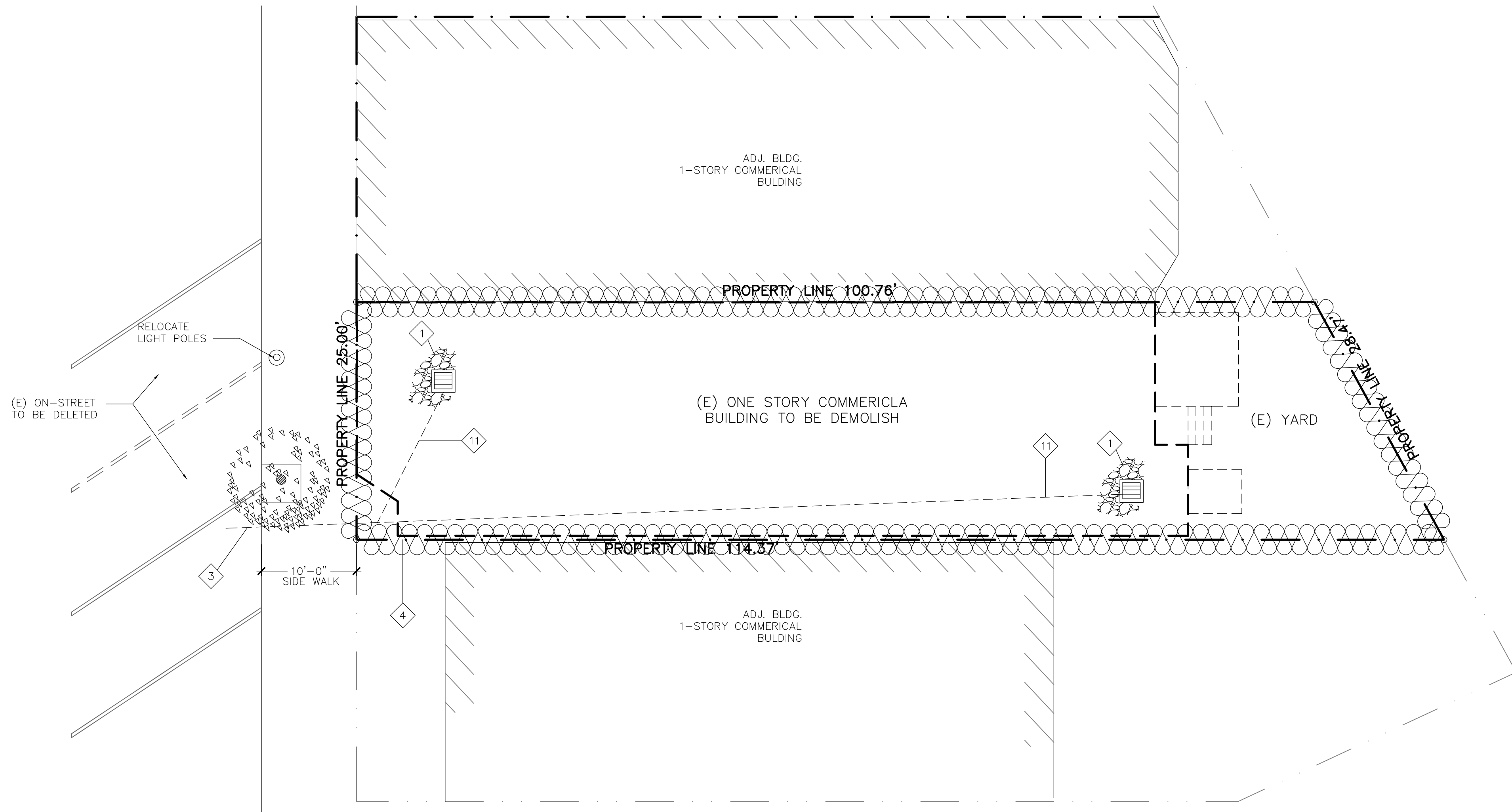
GRADING AND DRAINAGE NOTES:

1. ALL SITE WORK SHALL CONFORM TO CITY OF BRISBANE WORKS STANDARDS.
2. ALL SITE PREPARATION (CLEARING & GRUBBING) AND GRADING WORK ON THE PROJECT SITE SHALL CONFORM TO AND FOLLOW RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT, PREPARED BY GEOTECNIA, DATED MARCH 5, 2004, AND SHALL BE MONITORED AND TESTED BY A LICENSED CIVIL AND/ OR SOILS ENGINEER TO BE RETAINED BY THE OWNER.
3. THE SITE SHALL BE CAREFULLY INSPECTED BY THE CONTRACTOR TO DETERMINE THE EXTENT OF THE CLEARING, GRUBBING AND GRADING WORK TO BE DONE. NOTIFY NEIGHBORS PRIOR TO CONSTRUCTION AND GRADING.
4. ALL GRADING SHALL BE DONE TO WITHIN .10 FEET TO THE SPECIFIED ELEVATIONS OR FINISHED GRADES.
5. EROSION CONTROL PLANS WILL BE SUBMITTED FOR APPROVAL BY CITY OF BRISBANE PUBLIC WORKS DEPARTMENT IF GRADING WORK TO EXTEND INTO THE RAINY SEASON, OCTOBER 15-APR. 15. POSITIVE SOIL STABILIZATION AND EROSION CONTROL MEASURES SHALL BE INSTITUTED BY THE CONTRACTOR AS THE WORK PROGRESSES.
6. THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION . THE SUBCONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY OF ANY DIFFERENCES IN TOPOGRAPHY FROM THAT SHOWN ON THIS PLAN WHICH MAY REQUIRE CHANGES IN DESIGN AND /OR EFFECT THE EARTHWORK QUALITY.
7. THE SUBCONTRACTOR SHALL ESTIMATE EARTHWORK QUANTITIES TO HIS SATISFACTION PRIOR TO START OF CONSTRUCTION AND SHALL ARRANGE FOR DISPOSAL OF EXCESS MATERIAL OR ACQUISITION OF IMPORT MATERIAL AS REQUIRED TO COMPLETE THE GRADING AS SHOWN ON THIS PLAN . NO ADDITIONAL COMPENSATION WILL BE MADE FOR ANY EXPORT OR IMPORT REQUIRED.
8. DROP INLETS SHALL BE BY CHRISTY CONCRETE PRODUCTS, MODEL V24 DRAIN BOX, OR EQUAL.
9. STROM DRAIN PIPE SHALL BE 6" DIAMETER PVC. BURIED A MIN. OF 24" BELOW FINISHED GRADE.
10. PER SFPUC LAND ENGINEERING GUIDELINES, NO VIBRATORY EQUIPMENT SHALL BE USE WITHOUT PRIOR WRITTEN APPROVAL. USE OF STUMP GRINDERS ON A CASE BY CASE BASIS, IN CONJUNCTION W/OUR LAND ENGINEERS.

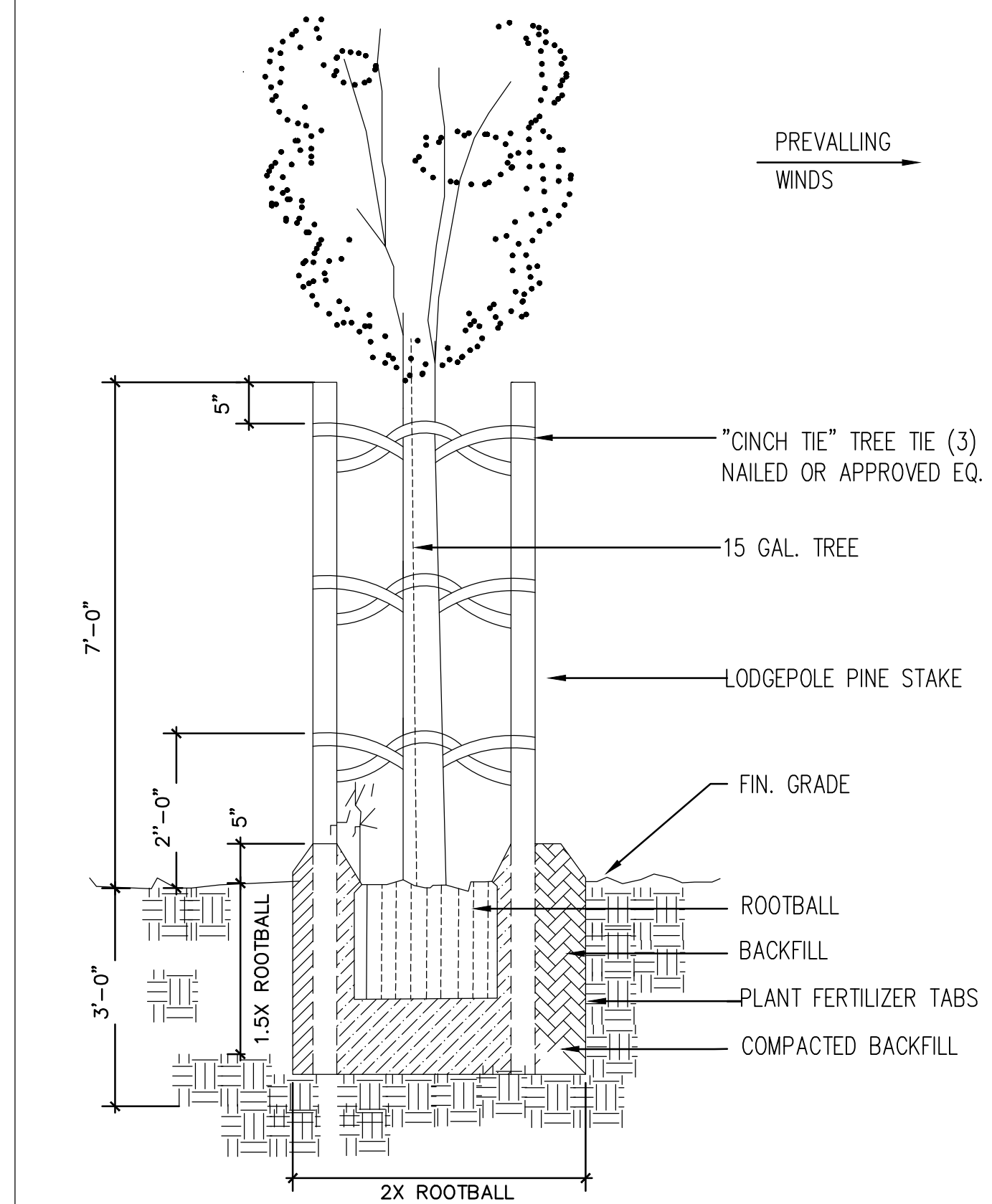
LEGEND

- UNLINED SWALE
- STRAW BARRIER SYSTEM
- SURFACE WATER FLOOR DIRECTION SLOPE 2% TO DRAIN ROCK DURING CONSTRUCTION
- ☐ DRAIN INLET "DO DUMPING ! FLOWS TO THE BAY"
- (E) CONTOUR LINE
- ▨ AREAS OF CUT ±0 YARD
- ▩ AREAS OF FILL ±0 YARD

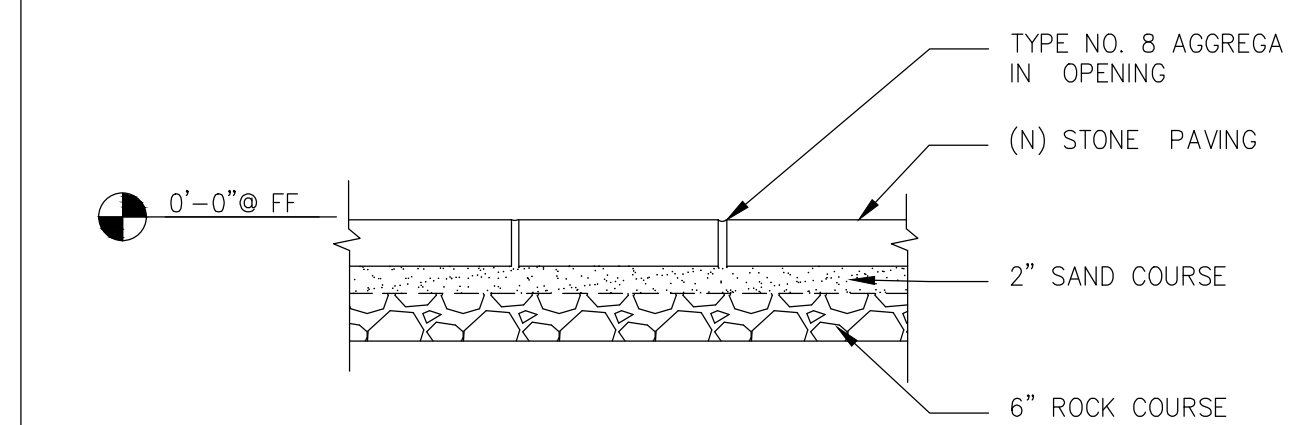
VISITACION AVE. (70'-0" WIDE)



I-EXISTING SITE PLAN, CONCEPTUAL GRADING

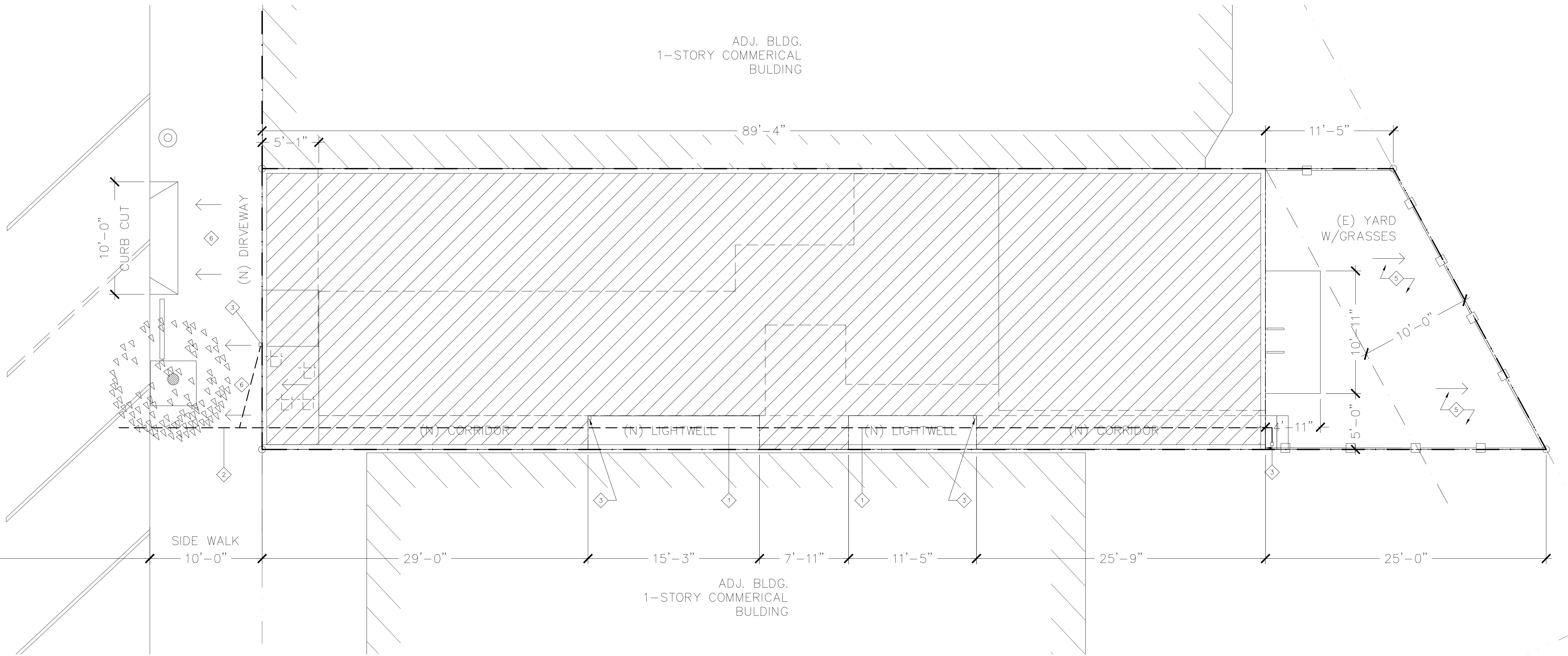


2. TREE PLANTING DETAIL



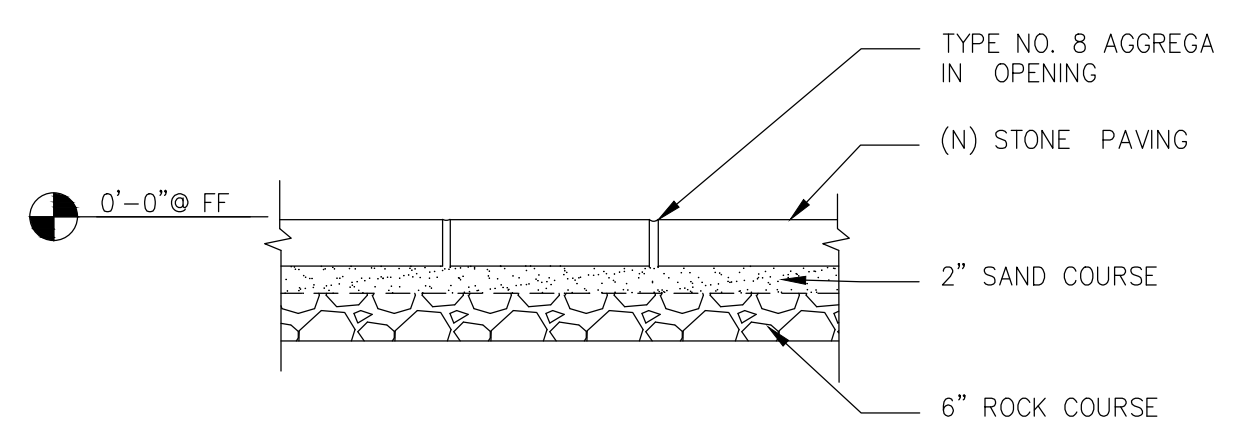
3-STONE PAVING SECTION, TYP.

(E) SITE PLAN



I-DRAINAGE PLAN

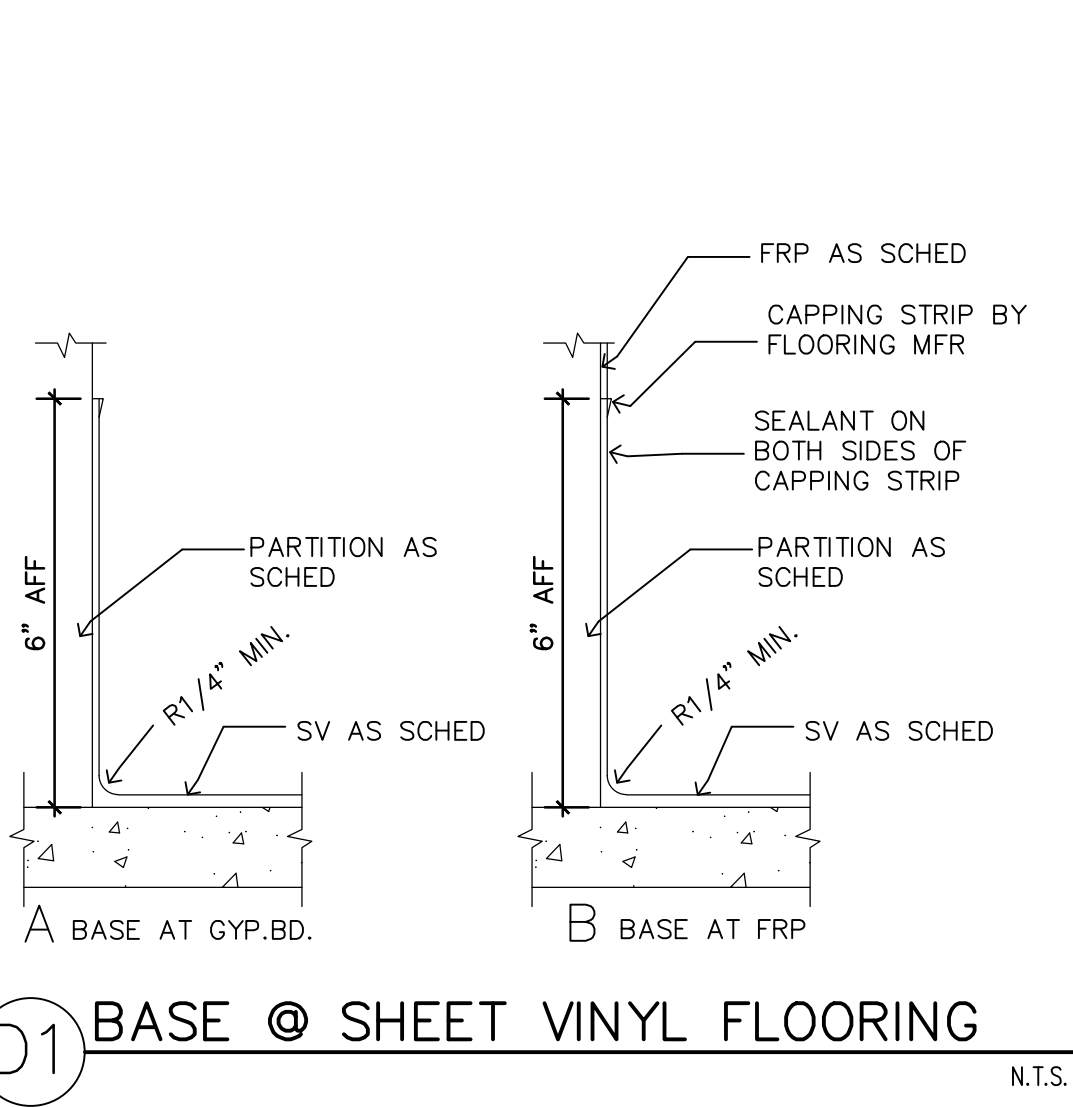
- WORK NOTES**
- 1 3" Ø RAIN LEADER PIPE (PVC OR EQUAL)
DRAIN TO PUBLIC OF WAY/CURB, SLOPE 1/4" PER/FT
 - 2 3" C.I. PIPE (CURB DRAIN) UNDER
THE SIDEWALK AND DAYLIGHT
@ THE STREET GUTTER PER CITY
STANDARD DWG
 - 3 STORM RAIN LEADER/GUTTER FROM ROOF, SEE ROOF PLAN,
CONNECT TO PVC PIPE BELOW
 - 4 CONCRETE BOX WITH SOLID GRATE ELEV., 0'-0" AND
INVERT ELE. -3'-0", SEE A1.4/1 WITH OVERFLOW ONTO
VEGETATED AREA
 - 5 (E) YARD, NO IMPERMEABLE SURFACE, ALL RAIN WATER
DISSIPATE TO EXISTING SOIL. NO ROOF DRAIN TO YARD
 - 6 DRAIVE WAY/WALK, SLOPE TO PUBLIC OF WAY, 1/4" PER FT.



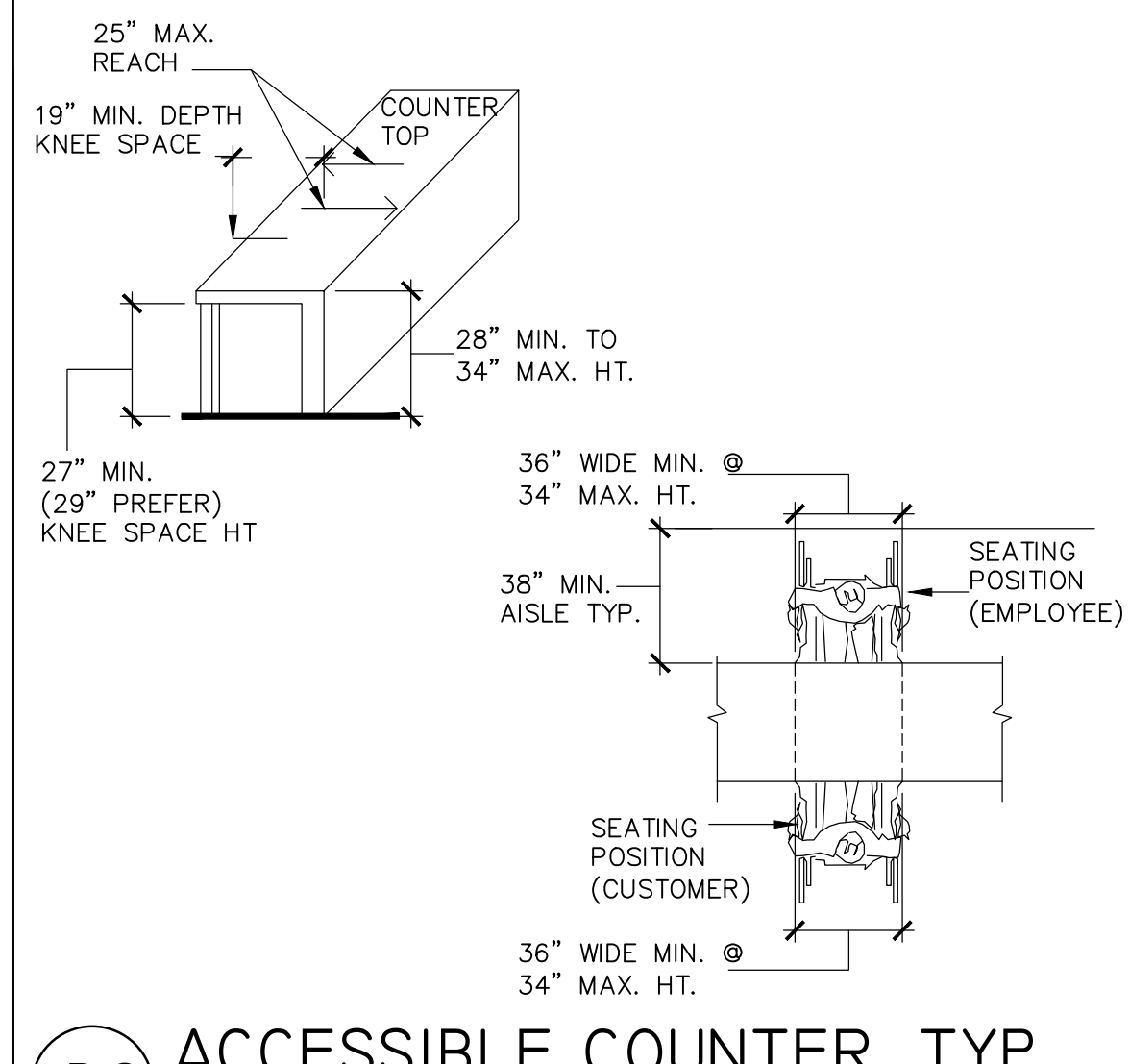
3-STONE PAVING SECTION, TYP.

- LEGEND**
- CONC. RETAINING WALL
 - EXISTING FINISH GRADE
 - NEW FINISH GRADE
 - (E) GRADE TO BE ALTERED
 - SOLID STORM DRAIN LINE
 - PERFERATED SUBDRAIN, 4" PVC
 - SURFACE WATER DRAIN DIRECTION, AWAY BUILDING, TYP. 2% MIN.

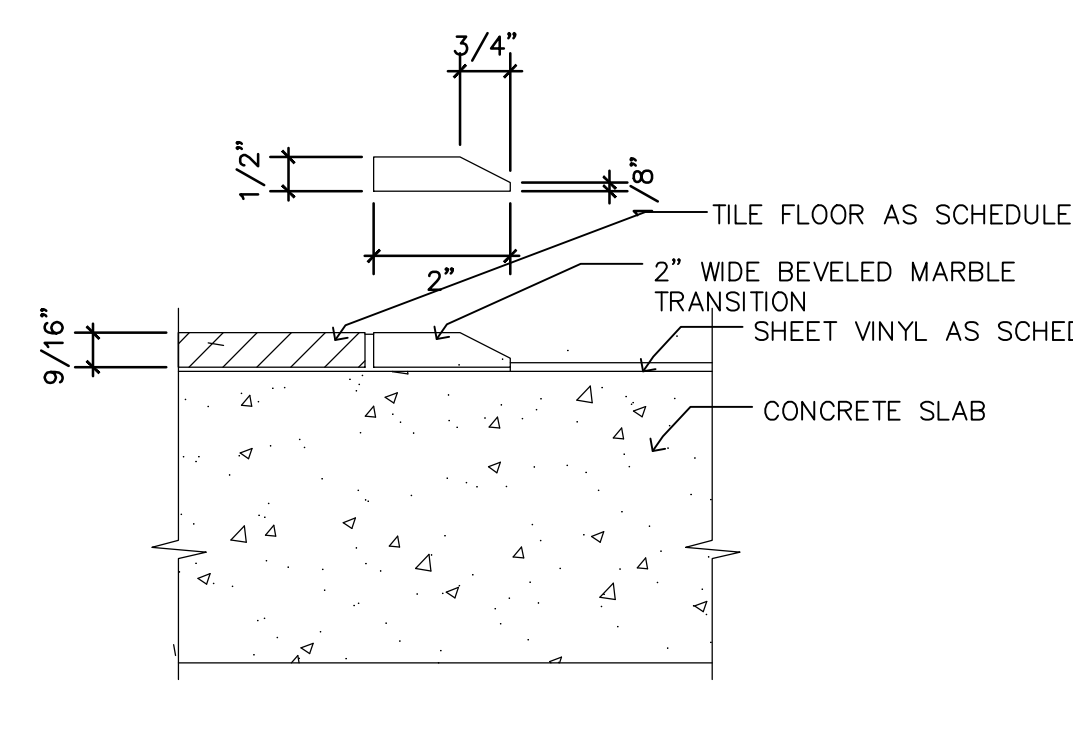
DRAINAGE PLAN



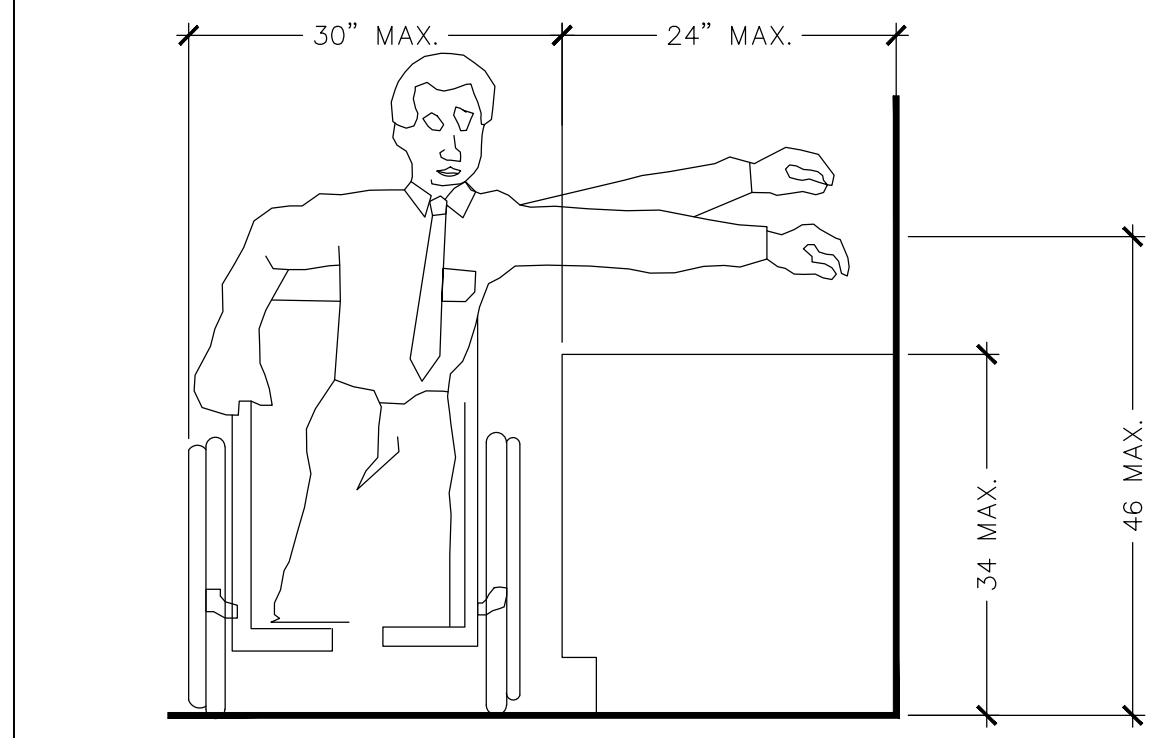
D1 BASE @ SHEET VINYL FLOORING
N.T.S.



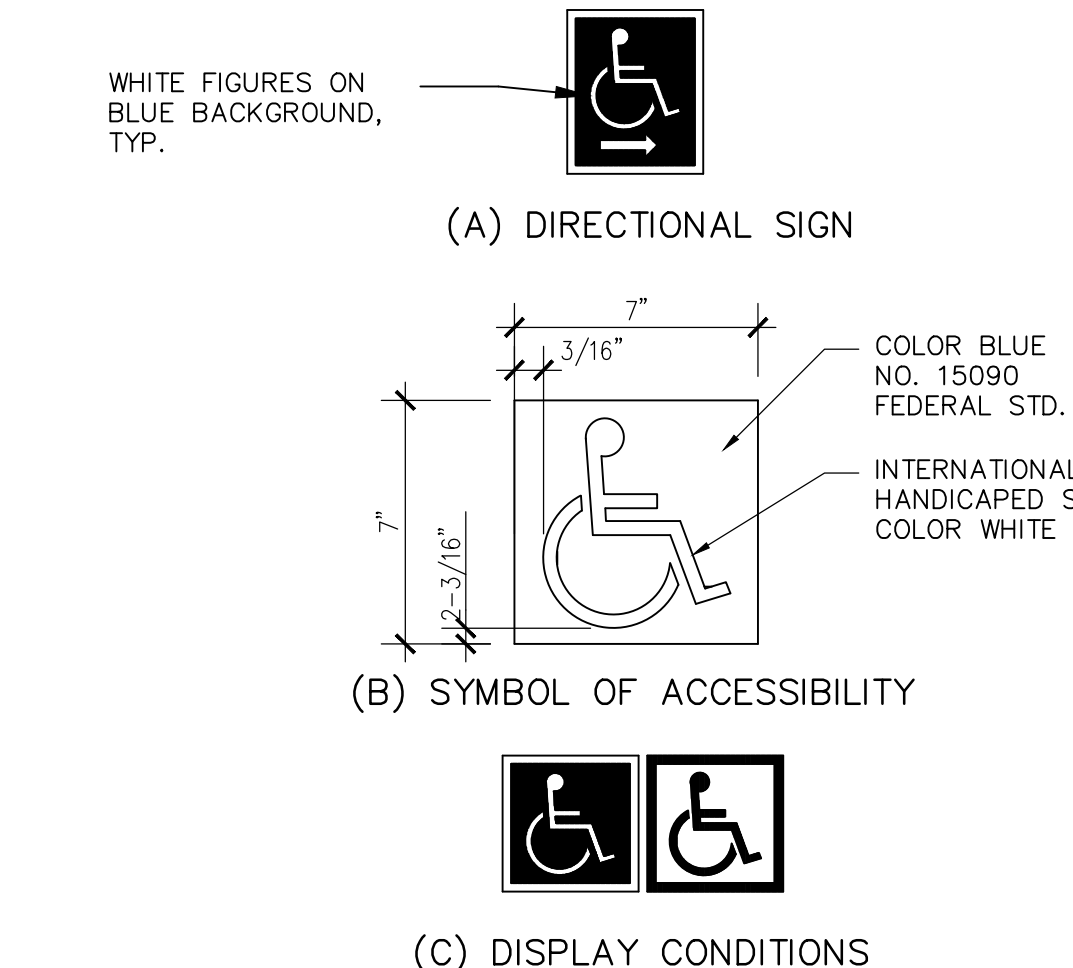
D2 ACCESSIBLE COUNTER, TYP.
N.T.S.



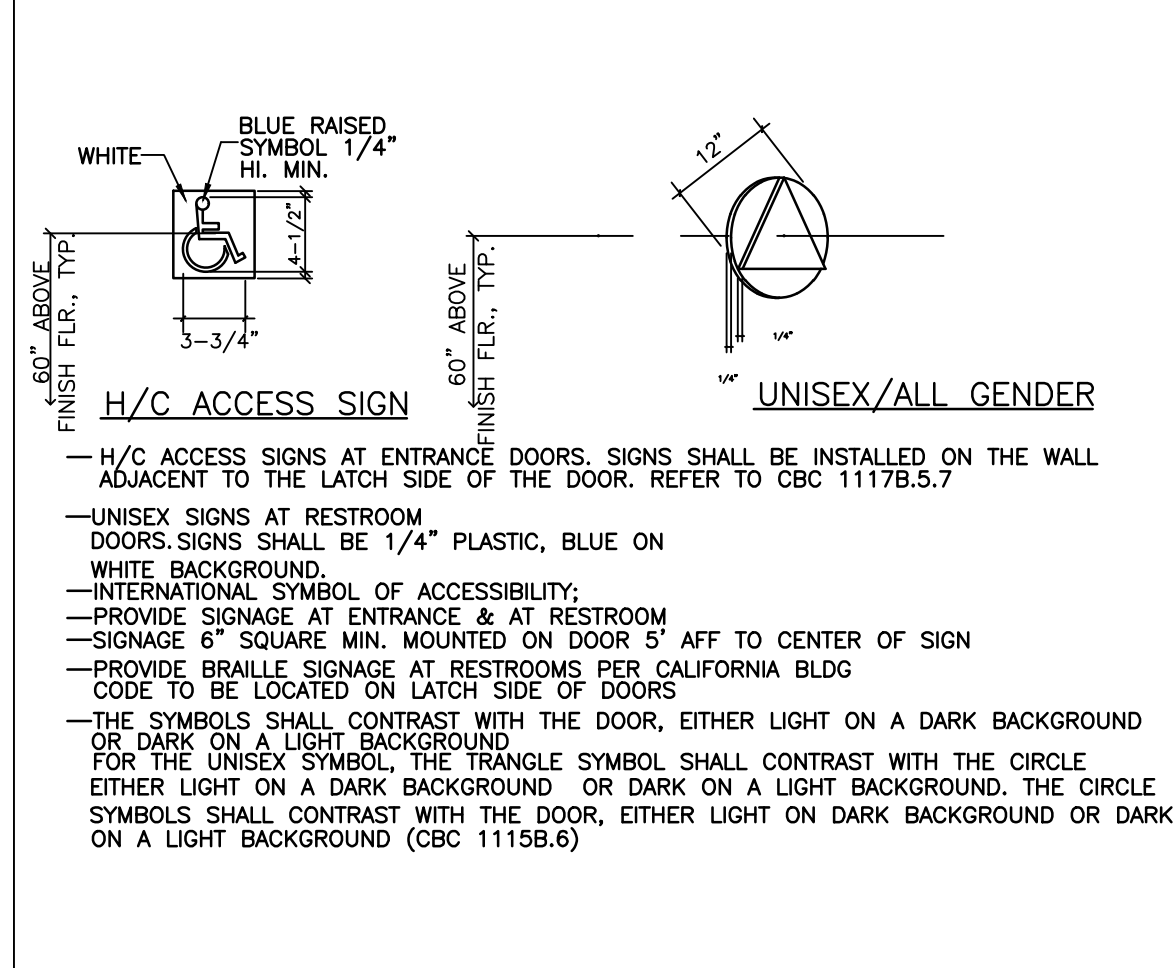
C3 FLOOR TRANSITION VCT TO CT
N.T.S.



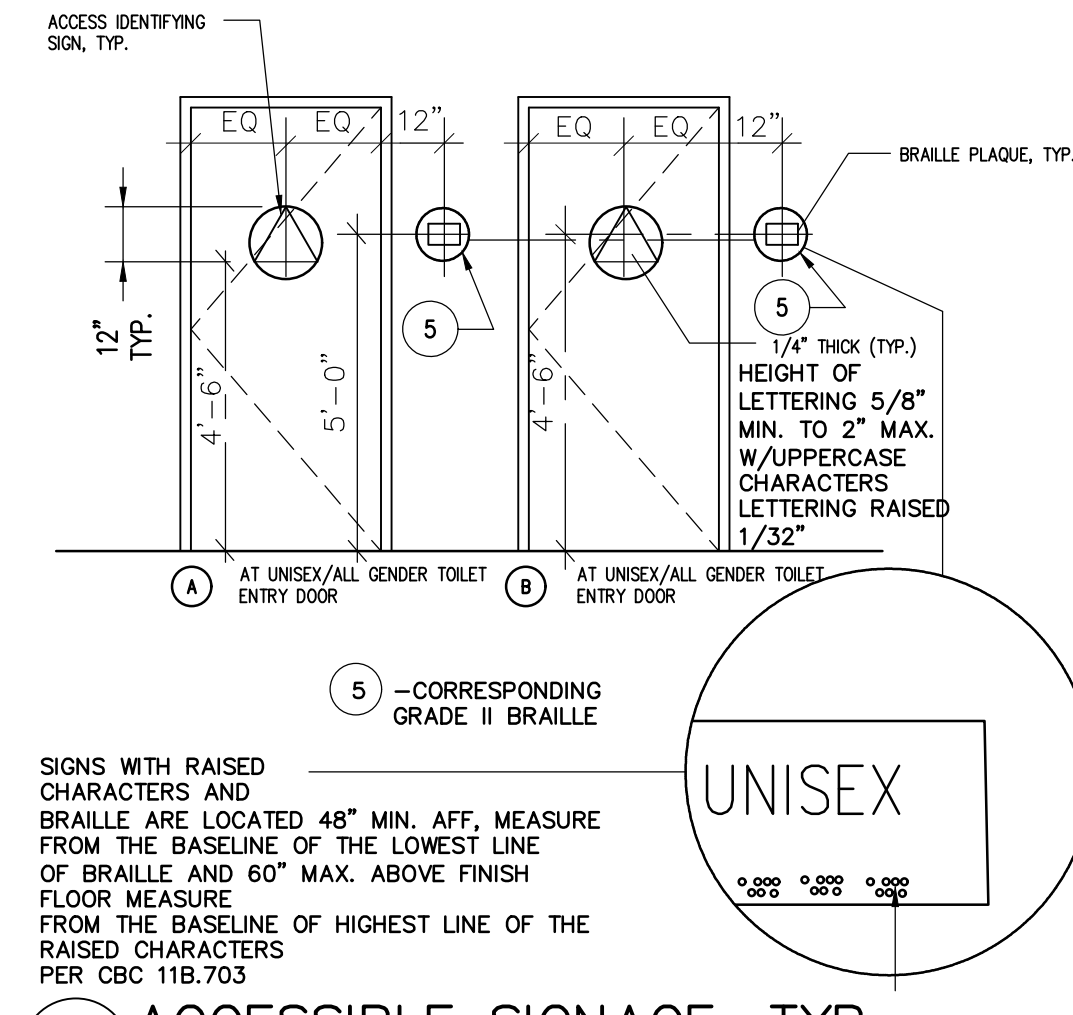
C2 MAX. SIDE REACH, TYP.
N.T.S.



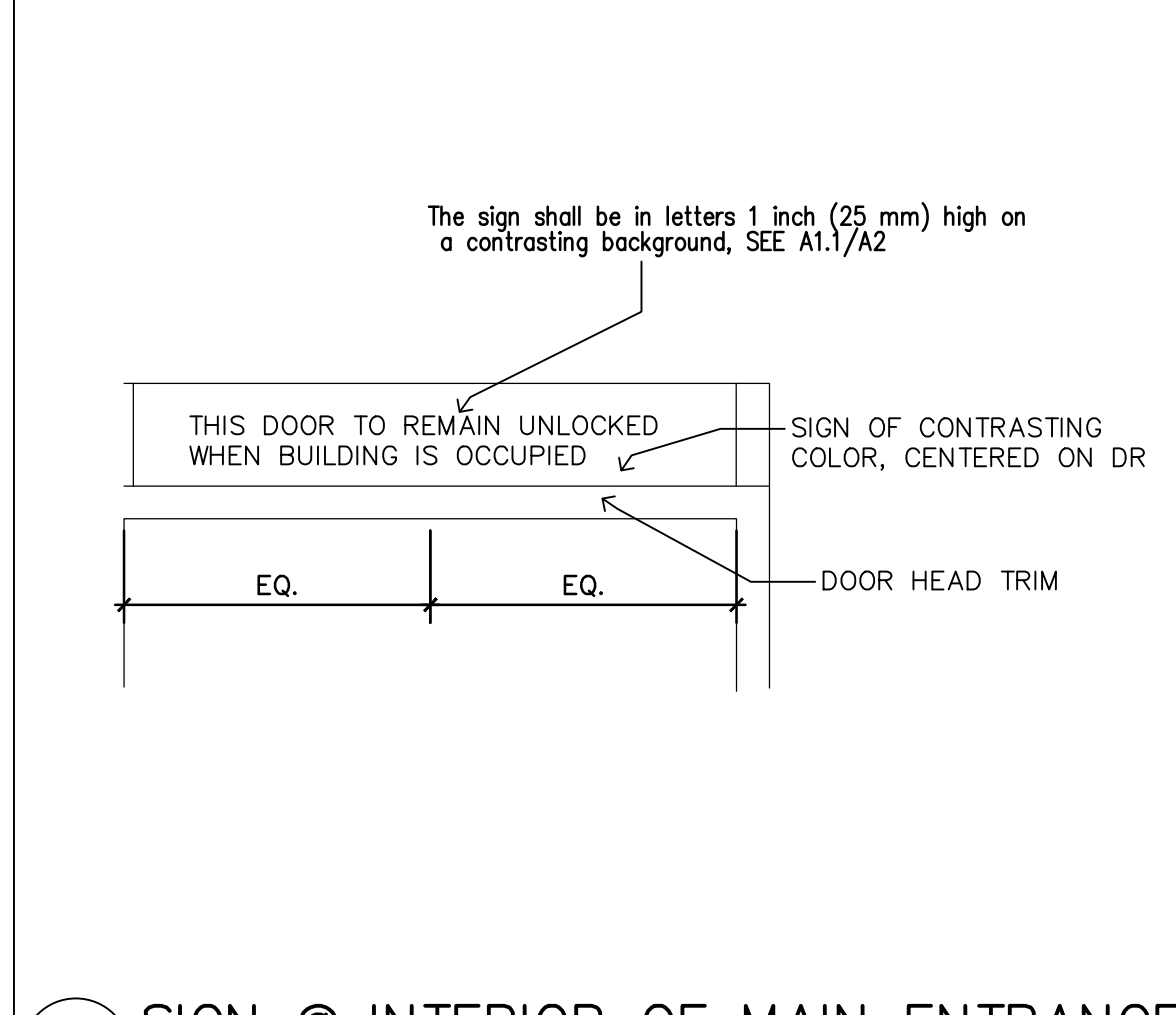
B1 ACCESSIBLE SIGNAGE, TYP.
NTS



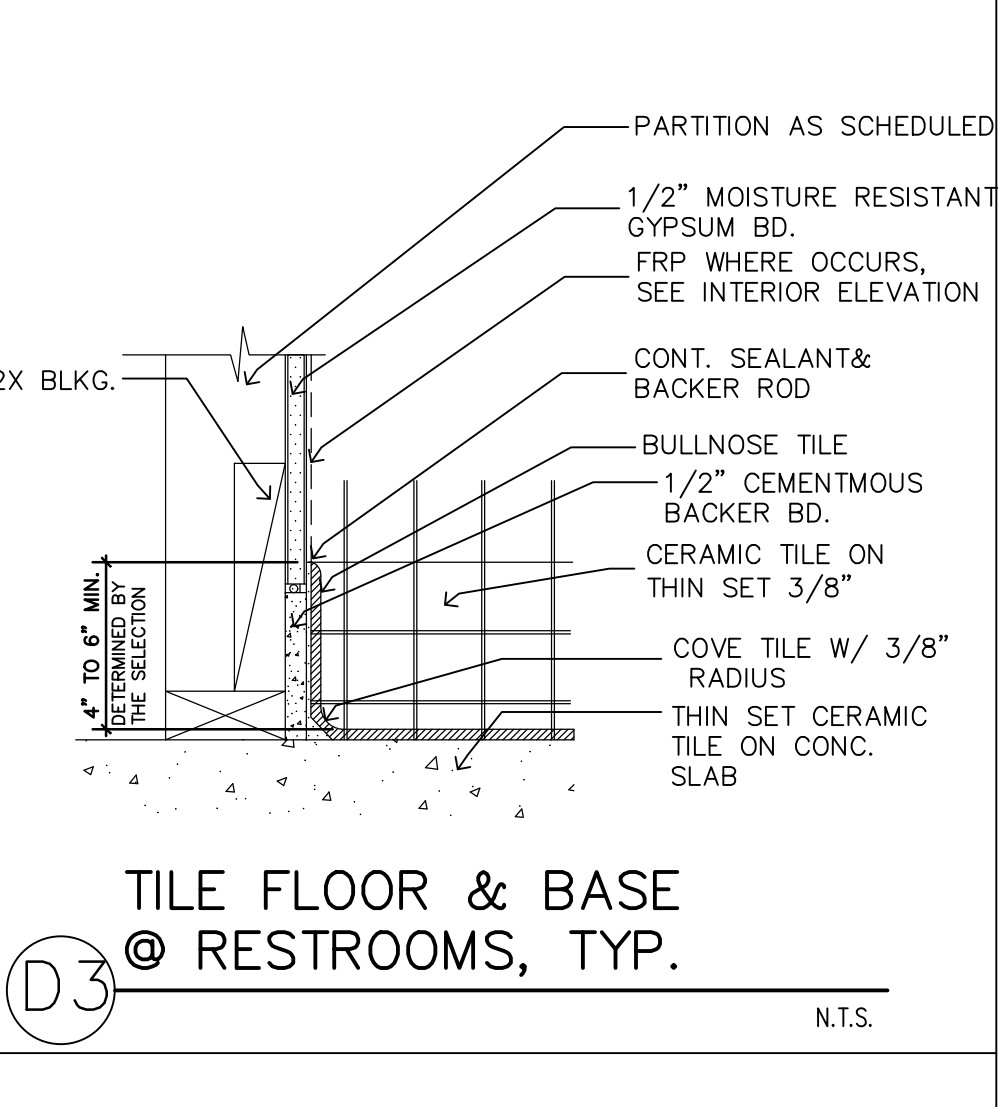
B2 ACCESSIBLE SIGNAGE, TYP.
NTS



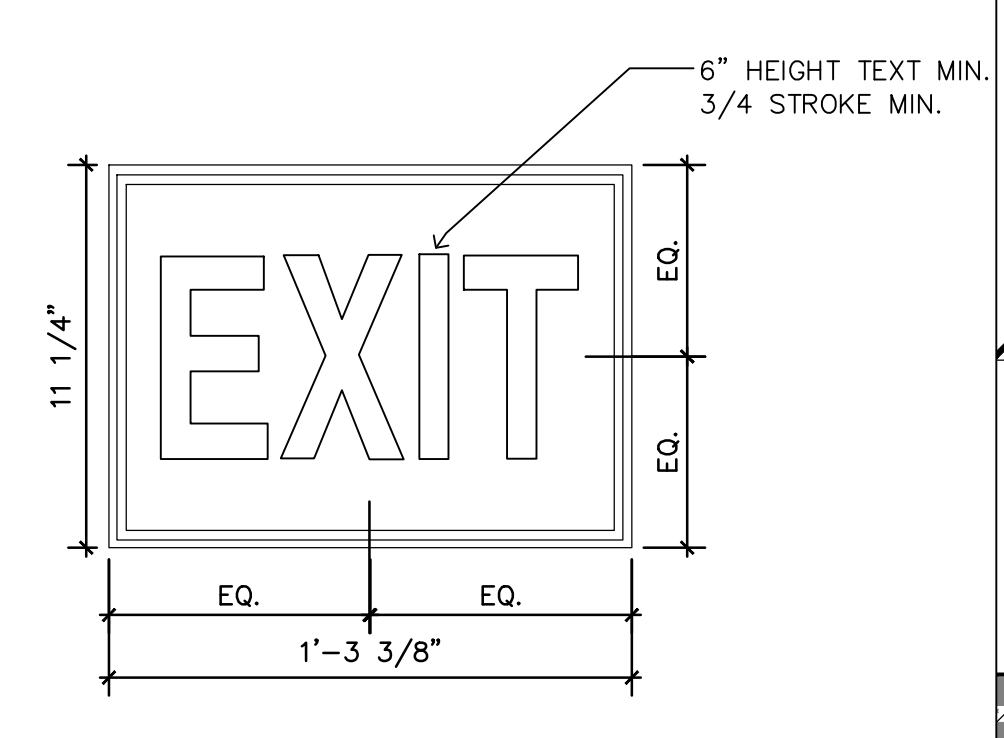
A1 ACCESSIBLE SIGNAGE, TYP.
NTS



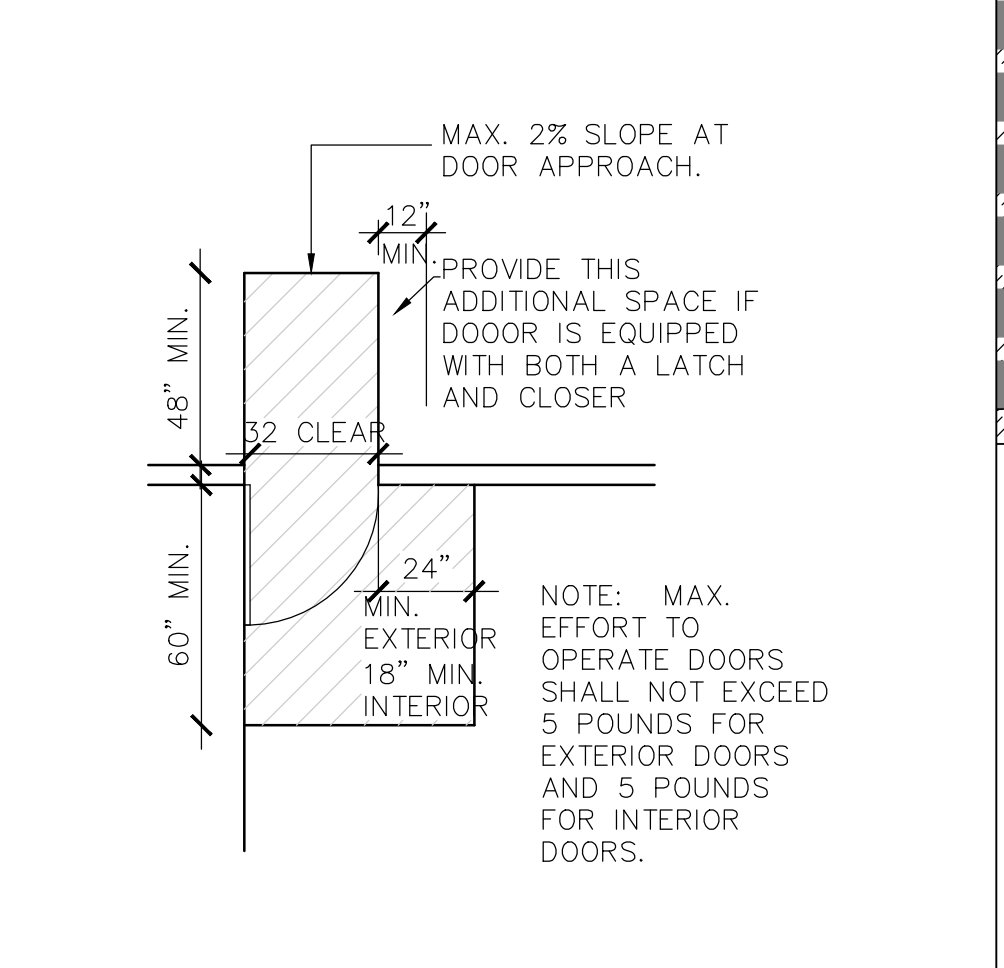
A2 SIGN @ INTERIOR OF MAIN ENTRANCE DR., TYP.
NTS



D3 TILE FLOOR & BASE @ RESTROOMS, TYP.
N.T.S.



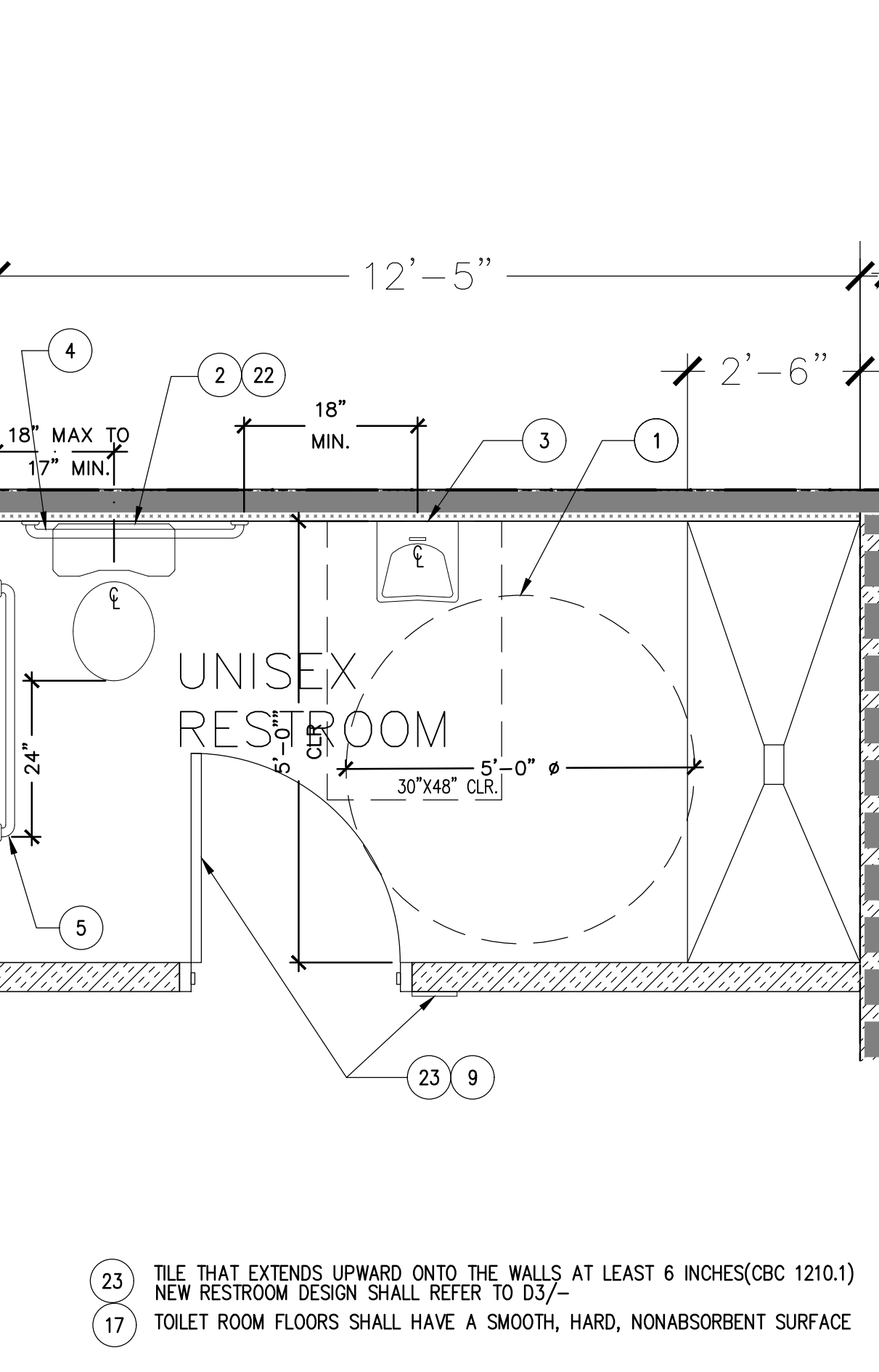
C3 EXIT SIGN, TYP.
N.T.S.



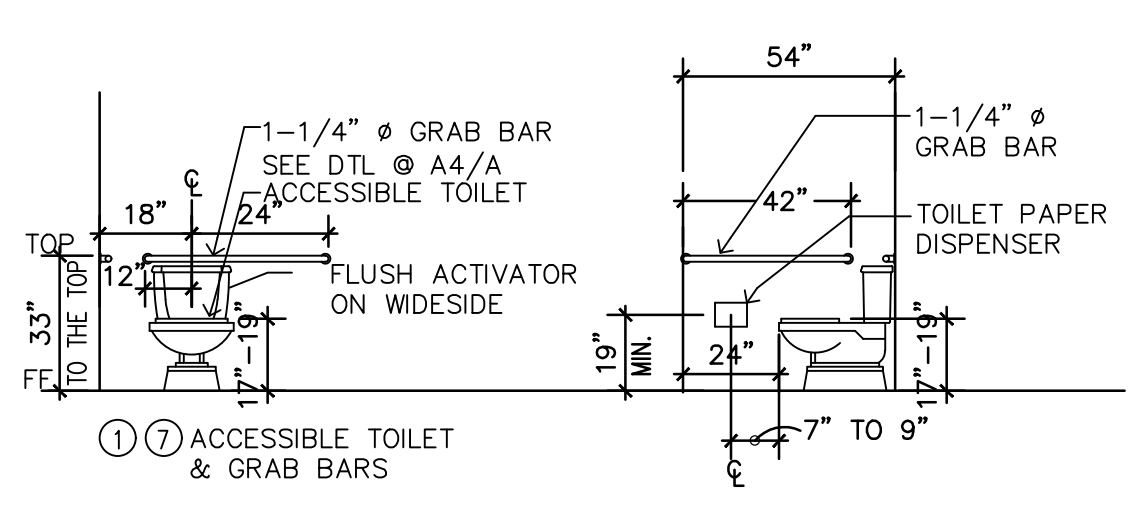
B3 DOOR MANEUVERING CLR., TYP.
N.T.S.

- 1 5'-0" WHEELCHAIR TURNING CIRCLE
- 2 ACCESSIBLE WATER CLOSET WITH SEAT HEIGHT AT 1'-5" TO 1'-7" AFF, SEE C4/2
- 3 ACCESSIBLE LAVATORY WITH RIM MOUNTED AT 34" MAX. AFF SEE C4/2
- 4 36" GRAB BAR (TYPE 1) MOUNTED AT +33" AFF TO TOP OF GRAB BAR, SEE A1/A4
- 5 42" GRAB BAR (TYPE 2) MOUNTED AT +33" AFF TO TOP OF GRAB BAR, SEE A1/A4
- 8 FLOOR DRAINS, DRAIN TO (N) SEWER SYSTEM
- 9 DOOR SIGNAGE WITH ADA REQUIREMENTS PER DETAIL B2 & A1
- 16 BULLNOSE EDGE TILE, TYP.
- 20 3'-0"x6'-8" HOLLOW WOOD PANEL DOOR WITH 32" MIN. CLR
- 21 30" MIN. x 48" MIN. CLEAR IN FRONT OF SINK
- 22 AT WATER CLOSET, PROVIDE 17" TO 18" MAX. FROM CENTERLINE OF TOILET TO THE WALL PER CBC 11B SECTION 604
- 23 DOOR SHALL NOT ENROACHED INTO THE WHEEL CHAIR SPACE BY MORE THAN 12"

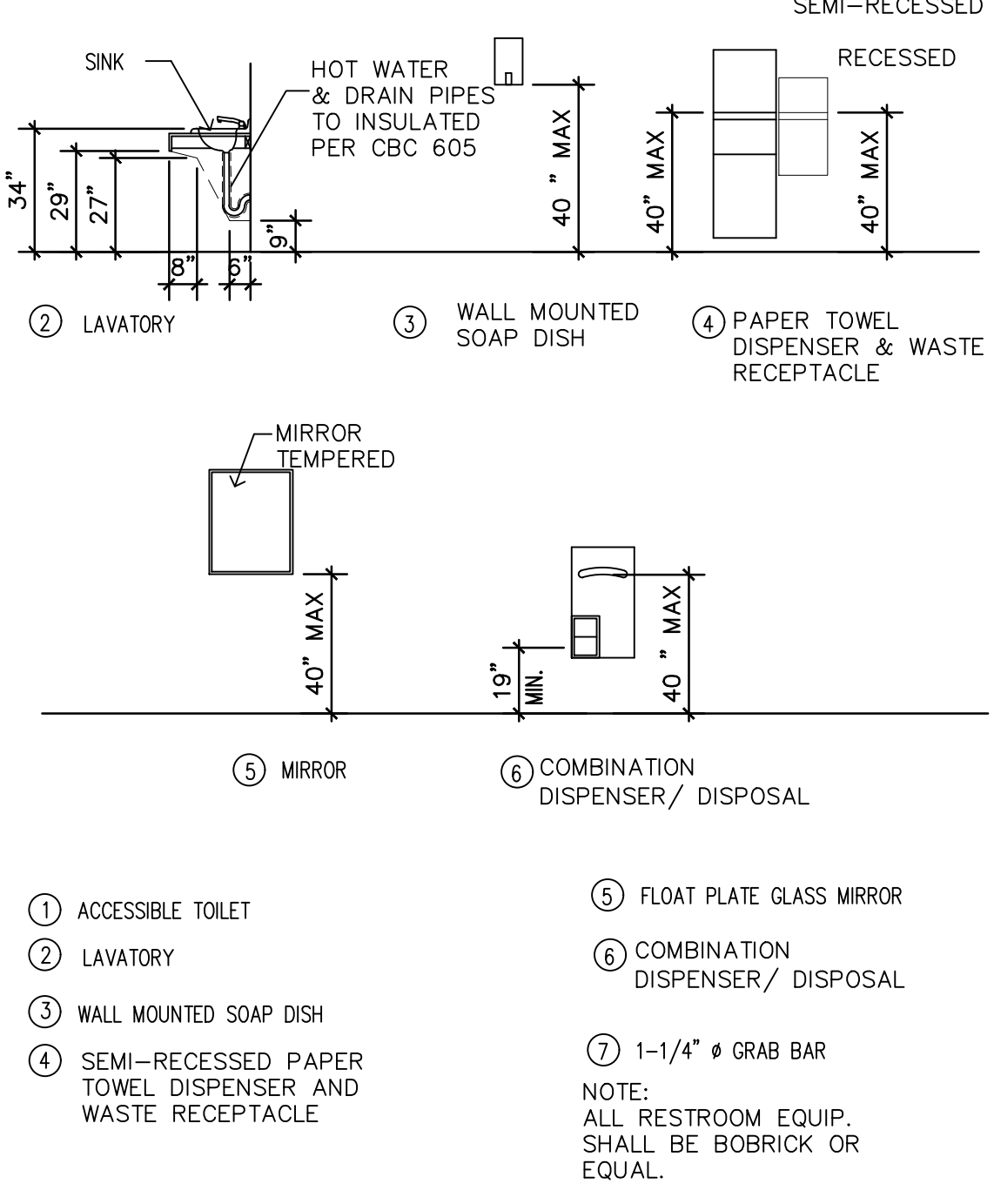
KEY NOTES
NTS



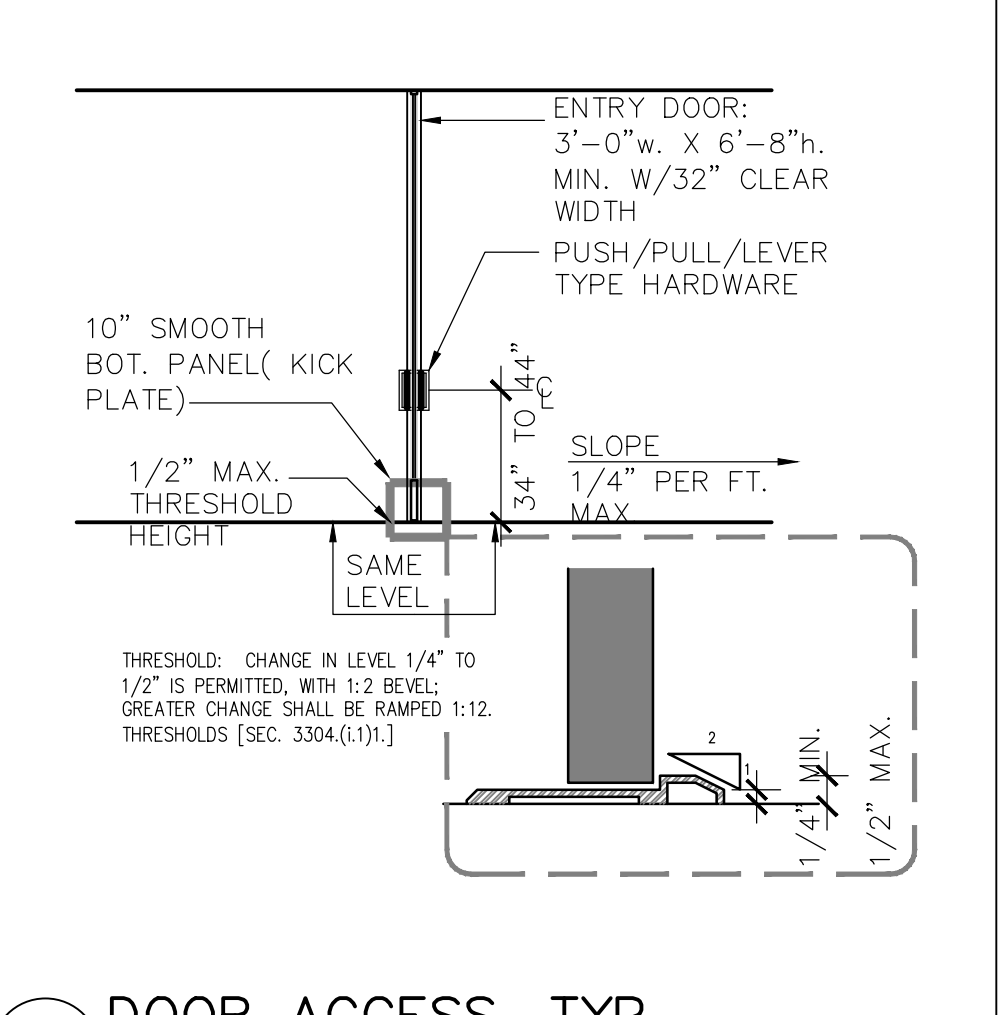
B4 ENLARGE UNISEX RESTROOM PLAN
SCALE: 1/2" = 1'-0", SEE A1.0 FOR EXACT LOCATION



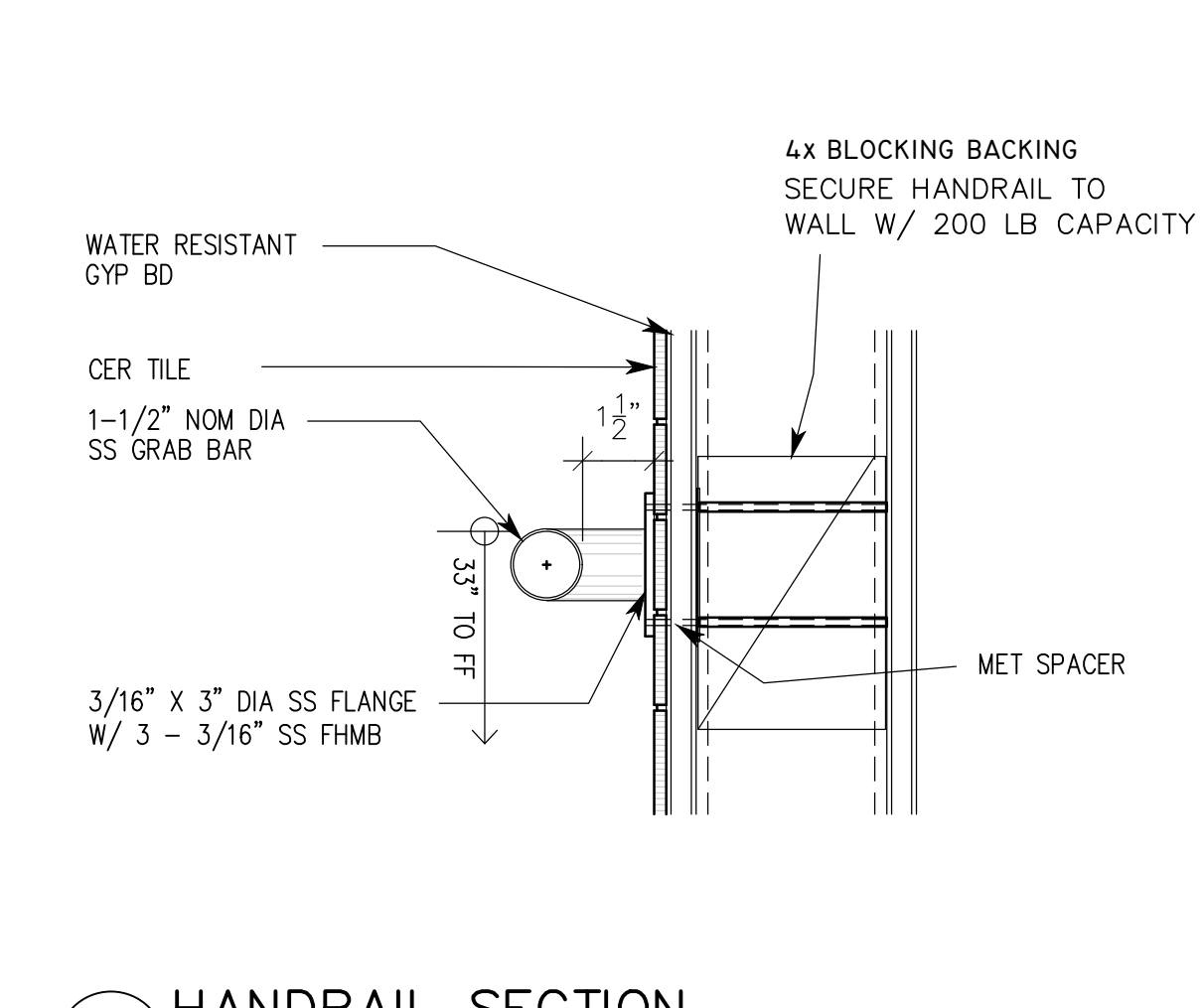
C4 TYP. ADA MOUNTING HEIGHTS
SCALE: 1/4" = 1'-0"



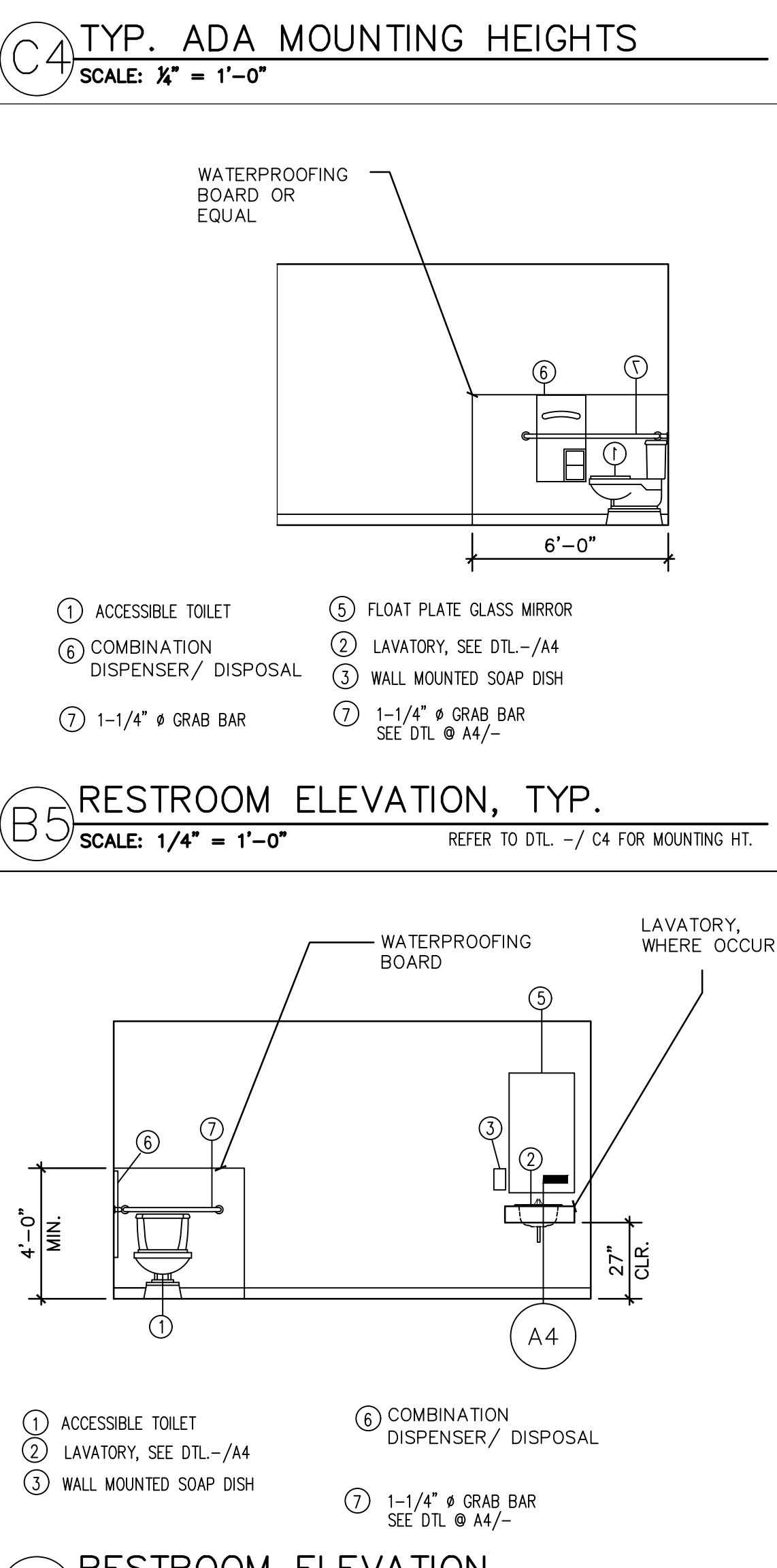
B5 RESTROOM ELEVATION, TYP.
SCALE: 1/4" = 1'-0" REFER TO DTL. -/ C4 FOR MOUNTING HT.



A3 DOOR ACCESS, TYP.
NTS



A4 HANDRAIL SECTION
NTS



A5 RESTROOM ELEVATION
NTS REFER TO DTL. -/ C4 FOR MOUNTING HT.

ADA GENERAL NOTES

- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF THE PLANS FOR BID PURPOSES PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE ARCHITECT'S APPROVAL OF SUCH SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE HAS (IN WRITING) CALLED THE ARCHITECT'S ATTENTION TO SUCH DEVIATIONS AT THE TIME OF SUBMISSIONS, NOR SHALL IT RELIEVE HIM OF RESPONSIBILITY FOR ERRORS IN THE SHOP DRAWINGS.
- THE INTENT OF THESE DRAWINGS & SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, PRESCRIBED OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.
- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF ALL LOCAL GOVERNING BUILDING CODES AS ADOPTED & AMENDED AND C.A.C. TITLE 24 HANDICAP REQUIREMENTS.
- UNLESS OTHERWISE SHOWN OR NOTED, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE.
- DIMENSIONS SHOWN IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- UNLESS OTHERWISE NOTED OR INDICATED ALL DIMENSIONS ON THE PLANS SHALL BE FROM CENTERLINE OF COLUMN, FACE OF CONCRETE, FACE OF WALL (AT SHAFTS), FACE OF STUD OR FACE OF MULLION.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTOR'S SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.
- ALL GRADING OPERATIONS SHALL BE PERFORMED IN CONFORMANCE WITH THE APPLICABLE PROVISIONS OF THE WATER POLLUTION CONTROL AND WATER QUALITY STANDARDS CONTAINED IN THE PUBLIC HEALTH REGULATIONS, STATE DEPARTMENT OF HEALTH ON WATER POLLUTION CONTROL AND WATER QUALITY STANDARDS.
- THE CONTRACTOR SHALL FURNISH ADEQUATE SHORING, BRACING, BARRICADES AND PROTECTIVE MEASURES, ETC. AS REQUIRED TO SAFELY EXECUTE ALL WORK, AND SHALL BE FULLY RESPONSIBLE FOR SAME.
- EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING MORE THAN 50 PERSONS.
- ALL LEGAL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR PROVIDE A SIGN ADJACENT TO THE DOOR WITH ONE INCH LETTERS STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". EXIT SIGN SHALL BE 6" HIGH.
- ALL EXTERIOR EXIT DOORS SHALL BE PROVIDED WITH PANIC HARDWARE WHEN REQUIRED BY CODE. FINISH HARDWARE FOR ALL LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN THE PATH OF TRAVEL SHALL COMPLY TO CBC
- EXIT LIGHTING AND SIGNS: MINIMUM 6" HIGH LETTERS ON CONTRASTING BACKGROUND.
- CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE ENGINEER OF THE LOCATION OF DISPOSAL SITES. THE DISPOSAL SITE MUST ALSO FULFILL THE REQUIREMENTS OF THE GRADING ORDINANCES.
- ALL UNDERGROUND UTILITIES ARE REQUIRED ON THIS SITE AND SHALL BE UNDERGROUND FROM PROPERTY LINE TO BUILDING.
- BUILDING NUMBER OR ADDRESS SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE FIRE DEPARTMENT BEFORE THE BUILDING IS OCCUPIED.
- CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORK.
- PROVIDE ALL NECESSARY BLOCKING, BACKING FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, A/C EQUIPMENT, DRAPERY OR CEILING TRACKS AND ALL OTHER ITEMS REQUIRING SAME.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE CONTRACTOR SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE DEPARTMENT IN COMPLIANCE WITH SECTION 3800 OF THE CALIFORNIA LABOR CODE.
- FOR BACK BOARDS REQUIRED IN TELEPHONE AND ELECTRICAL EQUIPMENT ROOMS, SEE ELECTRICAL DRAWINGS.
- ROOF COVERING: BUILT-UP ROOFING SHALL CONFORM TO REQUIREMENT OF UNDERWRITERS LABORATORIES, INC., CBC STANDARD FOR A CLASS "A" FIRE RETARDANT ROOFING.
- UNLESS NOTED OTHERWISE, ALL SURFACES TO BE PAINTED SHALL RECEIVE A MINIMUM OF (3) COATS.
- ALL FIXED GLASS PANELS ADJACENT TO DOORS AND GLAZING ADJACENT TO A WALKING SURFACE SHALL BE OF SAFETY GLASS MATERIAL.
- GLASS AND GLAZING SHALL BE INSTALLED IN ACCORDANCE WITH THE FLAT GLASS MANUFACTURER'S ASSOCIATION HANDBOOK
- INSTALLATION OF GLASS SHALL CONFORM TO FEDERAL SPECIFICATION 16-CFR-1202 AND THE CBC AND ALL LOCAL CODES AND ORDINANCES, GLASS 24" ON EITHER SIDE OF ENTRY DOORS AND WITHIN 18" OF FINISH FLOOR SHALL BE FULLY TEMPERED.
- HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34 INCHES AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE
- EMERGENCY LIGHTING SHALL BE PROVIDED, GIVING A VALUE OF ONE FOOT CANDLE AT FLOOR LEVEL.
- DOORS AND DOORWAYS: THE FLOOR ADJACENT TO A DOORWAY SHALL BE LEVEL. A DISTANCE OF 5' FROM THE DOOR IN THE DIRECTION THE DOOR SWINGS AND SHALL EXTEND NOT LESS THAN 12" PAST THE HINGE EDGE AND 24" PAST THE STRIKE EDGE OF DOOR.
- ALL NOISE BARRIER BATTS (SOUND INSULATION) SHALL BE INCOMBUSTIBLE.
- ALL DOORWAYS LEADING TO MEN'S AND WOMEN'S SANITARY FACILITIES, PROVIDE A HANDICAPPED GEOMETRIC SYMBOL CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR SHALL CONTRAST DISTINCTLY WITH THAT OF THE DOOR. GEOMETRIC SYMBOLS CONFIGURATION SHALL BE AS FOLLOWS: A) MEN - EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UP. B) WOMEN - A CIRCLE 1/4" THICK AND 12" IN DIAMETER.
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USEABLE BY PHYSICALLY HANDICAP PERSONS.

CALGREEN REQUIREMENT

- DIVERT A MIN. 65% OF THE CONSTRUCTION WASTE GENERATE AT THE SITE TO RECYCLE OR SALVAGE PER SECTION 4.408.2
 - IDENTIFY THE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OF SALVAGE FOR FUTURE USE OR SALE.
 - SPECIFY IF MATERIALS WILL BE SORTED ON SITE OR MIXED FOR TRANSPORTATION TO DIVERSION FACILITY.
 - IDENTIFY THE DIVERSION FACILITY WHERE THE MATERIAL COLLECTED WILL BE TAKEN.
 - IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF WASTE GENERATED.
 - SPECIFIC THAT THE AMOUNT OF MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME
- PROTECT ANNULAR SPACES AROUND PIPES WITH HOST PIPE, ELCTRIC CABLES, CONDUITS AT. EXTERIOR WALLS AGAINST THE PASSGE OF RODENTS (4.406.1, CALGREEN)
- COVER DUCT OPENING AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION(4.504.1, CALGREEN)
- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANCE WITH VOC AND OTHER TOXIC COMPOUND LIMITS(4.504.2.1, CALGREEN)
- PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2, CALGREEN)
- AEROSOL PAINT AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3) VERIFICATION OF COMPLIANCE SHALL BE PROVIDED
- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS(4.504.3)
- MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION (4.504.4)
- PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD(MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEM SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. 4.504.5.
- INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATION 4.505.2, SEE A4.0/2
- AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED (4.304.1) (A Weather-Based Irrigation Controller (WBIC) is a sprinkler control device that automatically adjusts irrigation schedules in response to changing weather or environmental conditions.)
- OFF FOR THE WHOLE HOUSE EXHAUST FANS(4.507.1)

- DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENTS IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLER MUST BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEM AND EQUIPMENT BY A RECOGNIED TRAINING/CERTIFICATION PROGRAM. 2019 CGC 702.1
- EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND BE EITHER ENERGY START COMPLAINT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING OR MUST BE CONTROLLED BY THE HUMIDITY CONTROL PER CGBC 4.506.1
- CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE(4.505.3)
- PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLAINT WITH VOC LIMITS(4.504.2.2)
- WALLS WITH 2x6 AND LARGER FRAMING REQUIRED R-19 INSULATION 150.0(C)2
- PROVIDE R-6 INSULATION TO ALL DUCT WORK LOCATED IN UNCONDITIONED SPACE, TYP.
- ALL PIPING WITH A NOMINAL DIAMETER OF 3/4" INCH OR LARGER SHALL BE INSULATED WITH 1" INSULATION AND PER TABLE 120.3-A
- A MINIMUM OF 60 % OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THE SITE WILL BE DIVERTED TO AN OFFSITE RECYCLE, DIVERSION, OR SALVAGE FACILITY PER CITY OF BURLINGAME ORDINANCE #1704 AND 2019 CGC 4.408
- AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDE TO THE BUILDING OCCUPANT OR OWNER. 2019 CGC 4.410.1
- DUCT LEAKAGE TESTING-6% W/O AIR HANDLER AND 4% WITH AIR HANDLERS 150(M)11

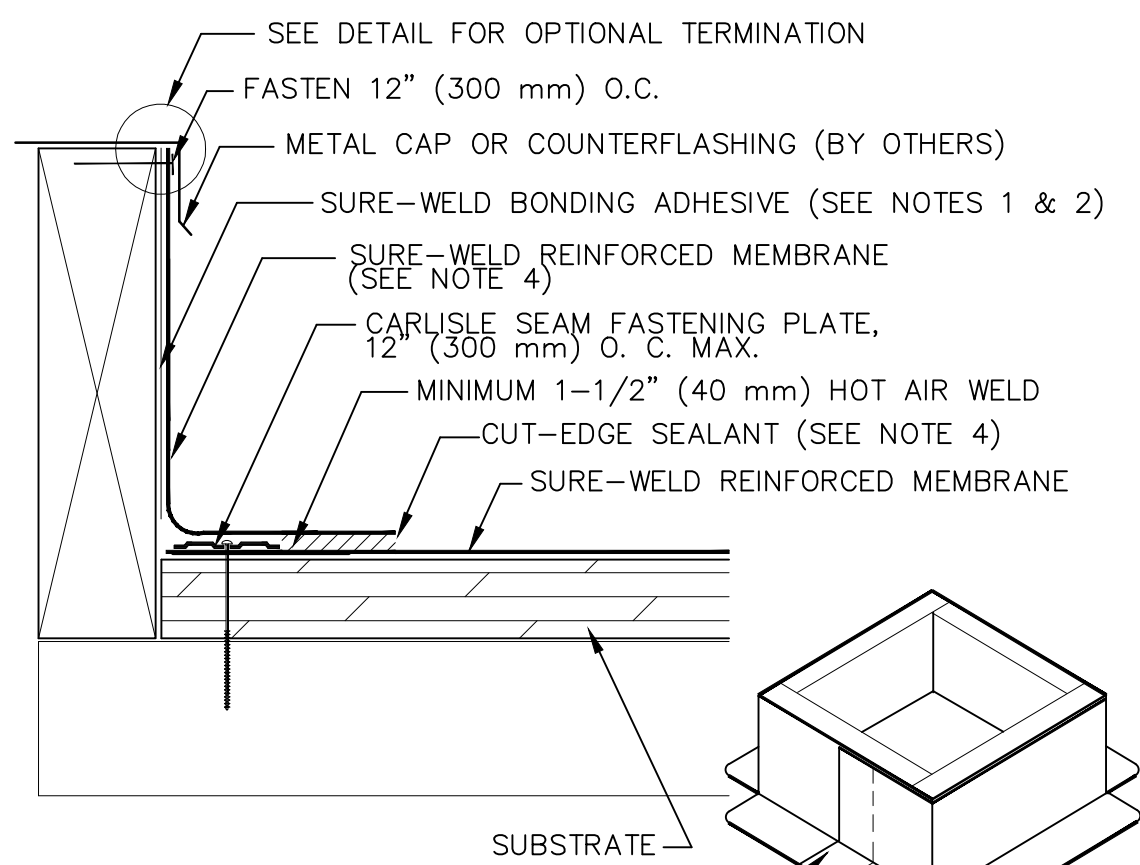
VERIFICATION (2019 CGC 703)

UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPEC. BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DIVISION THAT WILL SHOW SUBSTANTIAL CONFORMANCE WITH THE 2019 CODE REQUIREMENTS. 2019 CGC 703.1

Carlisle SynTec Incorporated

Sure-Weld MECHANICALLY-FASTENED ROOFING SYSTEM

APPLY HEAT ALONG ANGLE CHANGE AND BEND MEMBRANE TO LIMIT BRIDGING TO 3/4" (19 mm) MAX.

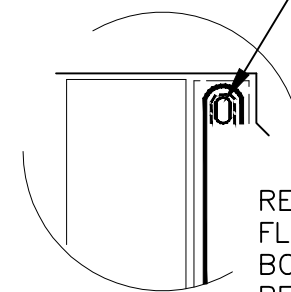


NOTES:

- BONDING ADHESIVE IS NOT REQUIRED WHEN FLASHING HEIGHT IS 12" (300 mm) OR LESS AND MEMBRANE IS FASTENED "AS SHOWN" AT TOP OF CURB.
- WHEN CARLISLE TERMINATION BAR IS USED BENEATH THE COUNTERFLASHING, BONDING ADHESIVE CAN BE ELIMINATED WHEN THE FLASHING HEIGHT IS 18" (500 mm) OR LESS.
- FLASHING MEMBRANE FASTENED APPROXIMATELY 12" ON CENTER. IF FASTENER PENETRATES METAL COUNTERFLASHING, USE NEOPRENE WASHER OR APPLY WATER CUT-OFF MASTIC UNDER COUNTERFLASHING OR CAULK FASTENER HEAD.
- APPROXIMATELY 1/8" (3 mm) BEAD OF CUT-EDGE SEALANT IS REQUIRED ON CUT EDGES OF SURE-WELD REINFORCED MEMBRANE.
- REFER TO SPECIFICATION FOR ACCEPTABLE CARLISLE FASTENERS AND PLATES.
- FOR CORNER FLASHING, REFER TO APPLICABLE SW-15 DETAIL.

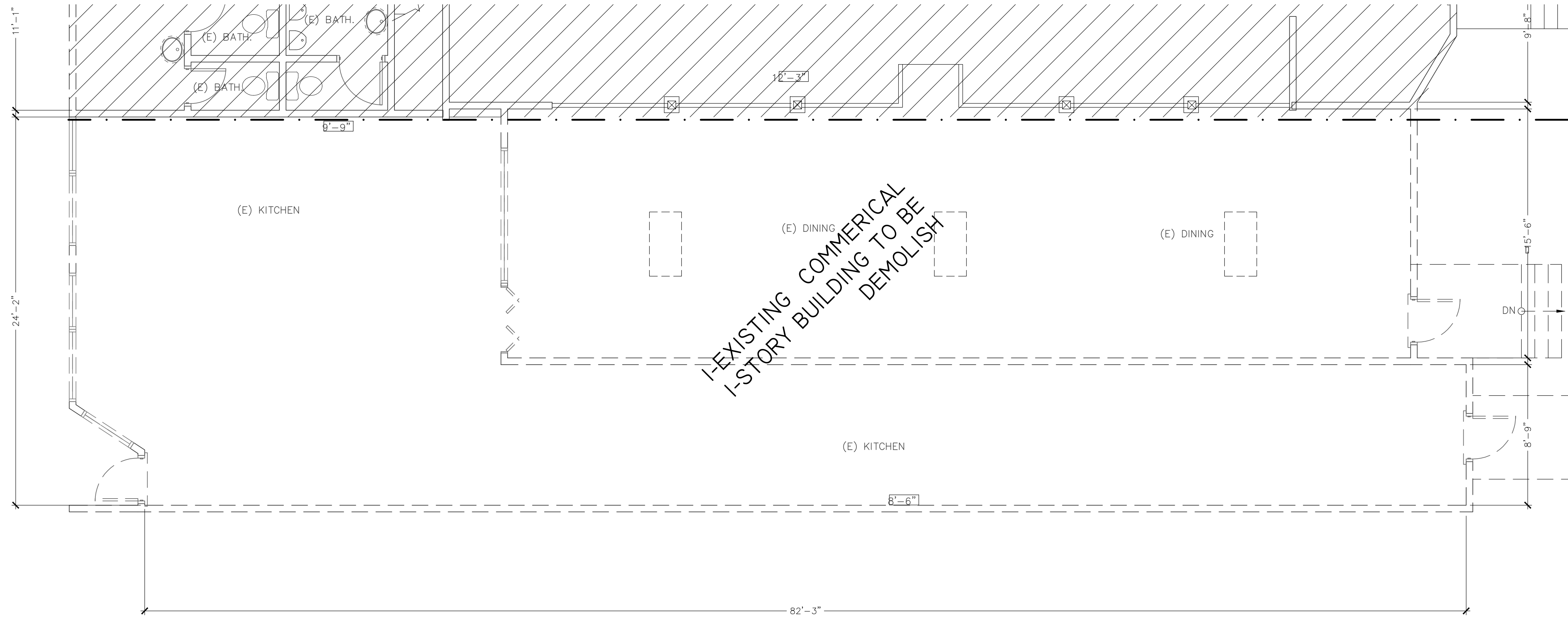
OPTIONAL TERMINATION

RUBBER OR URETHANE ROD STOCK (BY OTHERS) ADHERED IN PLACE



NOTES

A1.4

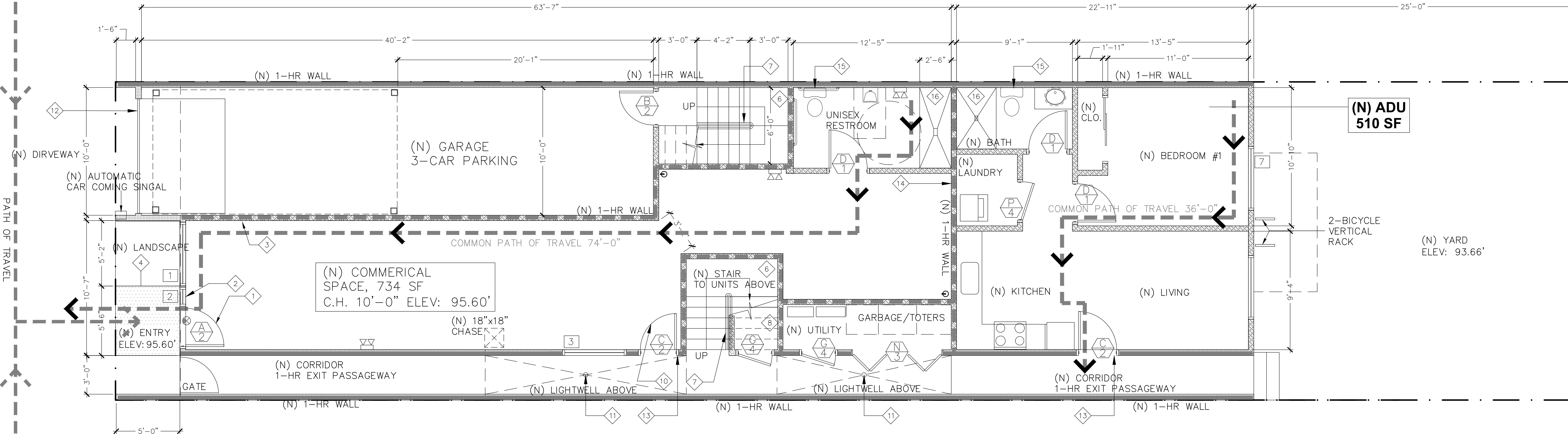


I-EXISTING 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

PLUMBING FIXTURE COUNT					
USE/AREA	FLR AREA	FACTOR	OCCUPANT LOAD	WATER CLO.	LAVATORY
RETAIL	670	200	3.4		
TOTAL OCCUPANT LOAD			3.4		
MEN			1	1	1
WOMEN			1	1	1
REQUIRED				2	2
PROVIDED				1	1

ONE UNISEX RESTROOM PROVIDED
2022 PLUMBING CODE, CHAPTER 4, SECTION 422.2, EXCEPTION 2&3

OCCUPANT LOAD TABLE			
NUMBER OF FLOORS (TENANT SPACE) 1 FLOOR			
PROPOSED USE RETAIL(M)			
LONGEST COMMON PATH OF TRAVEL: 38'-0" < 125'-0" PER CBC2019, CHAPTER 10, TABLE 1021.2(2) -EXIT ACCESS: 74'-0" < 200'			
CONVERGER EXIT DOOR WIDTH: FIRST EXIT: 7x2=1.4" REQUIRED PROVIDED: 36"			
SQUARE FOOTAGE: The Total square footage of the BASE BUILDING is 670 Gross Sq. Ft. The Total square footage of the TENANT SPACE is 670 Sq. Ft.			
OCCUPANT LOADS: The OCCUPANT LOAD of the proposed tenant improvement is 34 based upon the following breakdown, as listed in TABLE 10A (SFBC):			
USE	SQUARE FT	FACTOR	LOAD
RETAIL	670	60	11
TOTAL	670		11
Based upon the above OCCUPANT LOAD BREAKDOWN the following number of EXITS are required: 1			
NOTE: IF TWO EXITS ARE REQUIRED PER TABLE 10A: (A) Longest Diagonal of the Tenant Space: _____ (B) Exit Separation (measured in a straight line between exits) : _____			



I-PROPOSED 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

GENERAL NOTED:

1. THE ACCESSIBLE PATH OF TRAVEL TO HAVE MIN. CLEAR WIDTH OF 5 FEET THROUGHOUT, MAX. SLOPE 5% IN THE DIRECTION OF TRAVEL, AND MAXIMUM CROSS SLOPE 2%.
2. OBTAIN AN ENCROACHMENT PERMIT FROM PUBLIC WORKS PRIOR TO STARTING ANY WORK INCLUDING THE REPAIR OF THE SIDEWALK, CLEAN-OUT AND, IF REQUIRED, THE UPGRADE OF WATER SERVICE AND SANITARY SEWER LATERAL AND MODIFY CURB CUT

- KEYED NOTES**
- 1 (N) 3'x7'-0", DOOR WITH PULL LEVER AND CYLINDER LOCK FROM OUTSIDE. PROVIDE BLDG ACCESSIBILITY SIGNAGE, 4'-0" MIN. TO CENTER OF SIGN ABOVE GRADE AND PROVIDE FOLLOWING ITEMS:
MAIN EXIT DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT PER CBC, AND 1008.1.9.3 EXCEPTION 2
1. THE LOCKING DEVICES IS READILY DISTINGUISHABLE AS LOCKED
2. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING WHENEVER THIS SPACE IS OCCUPIED
THE SIGN SHALL BE IN LETTER 1 INCH (25MM) HIGH ON A CONTRASTING BACKGROUND SEE A1.3/A2
3. PROVIDE 10" KICK PLATE
4. PUSH/PULL/LEVER TYPE HARDWARE, LOCATED B/T 34" MIN. TO 44" MAX., TYP.
5. THIS DOOR SHALL NOT INSTALL LOCK PREVENTING EXIT ACCESS/EGRESS
6. DOOR EXIT SIGN PER 2019 CBC SECTION 11B703. THE SIGNS SHALL COMPLY WITH 2019 CBC SECTION 11B703.2.1, SEE A1.0/A3/A4
 - 2 TACTILE EGRESS SIGNAGE TO BE LOCATED ON THE RIGHT SIDE OF THE DOOR WHEN STANDING INSIDE THE BUILDING AND FACING THE DOOR, PROVIDE 18"x18" CLEAR SPACE, CENTER ON THE TACTILE CHARACTER MUST PROVIDE AT THE TACTILE EXIT. SEE DTL. A1.0
 - 3 MAXIMUM OCCUPANCY SIGN
 - 4 THE ACCESSIBLE PATH OF TRAVEL TO HAVE MIN. CLEAR WIDTH OF 5 FEET BY 5 FEET LANDING IN FRONT OF NEW DOOR AND MAXIMUM CROSS SLOPE 2%.
 - 6 ALL STAIRWAYS TO BE MIN. 36" WIDE. RISERS ON STAIRWAYS SHALL NOT BE LESS THAN 4" NOR GREATER THAN 7". THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE RUN SHALL NOT BE LESS THAN 10". SEE DTL. A5.2/6
 - 7 PROVIDE NEW HANDRAIL, THE TOP OF HANDRAIL SHALL NOT BE PLACED LESS 34" NOR MORE THAN 38" ABOVE LANDINGS & THE NOSING OF TREADS. THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS SECTION. HANDRAIL SHALL RETURN TO WALL OR FLOOR, SEE A5.2/3
 - 8 PROVIDE 2-LAYER 5/8" GYP. BOARD UNDERSTAIR ENCLOSURE INCLUDING WALL AND CEILING

- 10 PROVIDE SELF CLOSING AND LATCHING 60 MIN., FIRE-RATED, EQUIPPED WITH DEAD BOLT LOCK, TIGHT FITTING DOOR BETWEEN (N) GARAGE/COMMERCIAL AND CORRIDOR
- 11 DRAIN @ LIGHTWELL, AND CONNECT TO DRAIN SYSTEM. SLOPE LIGHTWELL SLAB 1/4" PER FT TO DRAIN
- 12 (N) 10'-0" WIDE GARAGE DOOR. PROVIDE 200 SQ IN. VENTILATION FOR (N) GARAGE DOOR. IT SHALL BE AUTOMATIC SECTIONAL ROLL-UP DESIGN PER BRISBANE MUNICIPAL CODE CHAPTER 17.34
- 13 36" DEEP LANDING IN THE DIRECTION OF TRAVEL; 4" MIN. 7.75" MAX STEP DOWN FOR INSWING AND SLIDING DOORS; SLOPE 2% AWAY FROM HOUSE.
- 14 PROVIDE 1 HOUR FIRE CONSTRUCTION WITH 5/8" TYPE X GYPSUM BOARD AT ALL WALLS COMMON BETWEEN APARTMENT UNITS/STAIR WALL, EXTEND TO ROOF SHEATHING, SEE DTL. A5.0/7
- 15 PROVIDE A 15" CLR. ON EACH SIDE MEASURE FROM CENTERLINE OF WATER CLOSET AND A MIN. 24" CLR. IN FRONT OF THE WC, TYP. SEE A5.1/5
- 16 THE TUB/SHOWER WALLS TO BE SMOOTH, HARD, NONABSORBENT SURFACE(E.G., CERMIC TILE) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., CEMENT BOARD, ETC.) TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET, SEE DTL. @ A4.0/15 PROVIDE 1024 SQUARE INCHES MIN. & CAPABLE OF ENCOMPASSING A 30" DIA. CIRCLE AT SHOWER SPACE. SHOWER DOOR SHALL BE TEMPERED GLASS, AND OPEN SO AS TO MAINTAIN A MIN. 22 INCH UNOBSTRUCTED OPENING FOR EGRESS, TYP.

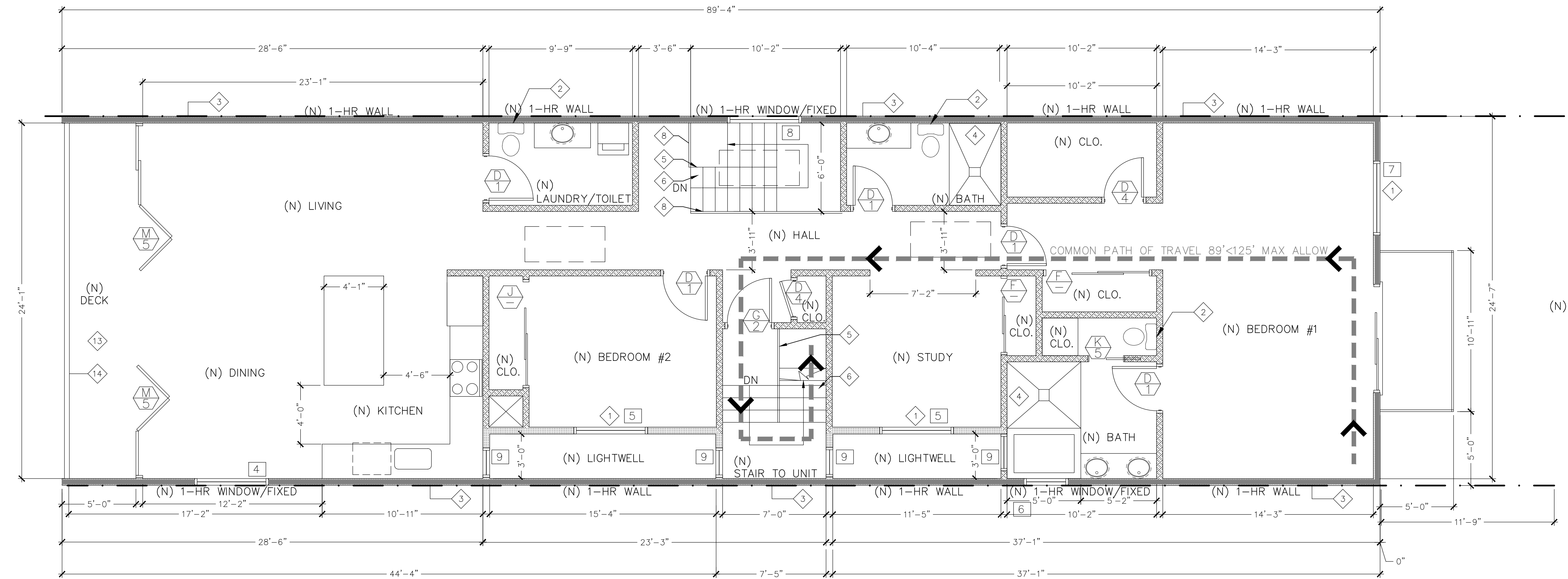
WINDOW SCHEDULE									
MARK	QTY.	SIZE		WINDOW KIND	HEAD HT. FF	SPECIAL RQMTS	ROUGH OPENING	FRAME MATL /COLOR	COMMENTS
		WIDTH	HEIGHT						
1	1	5'-0"	7'-10"	FIXED	SEE ELEVATION	TEMPERED	NEW	ALUM/WOOD	U FACTOR: .28
2	1	1'-6"	7'-0"	FIXED	SEE ELEVATION	TEMPERED	NEW	ALUM/WOOD	U FACTOR: .28
3	1	5'-0"	4'-5"	CASEMENT	SEE ELEVATION	INSECT SCREEN EGRESS/RESCUE	NEW	ALUM/WOOD	U FACTOR: .28
4	1	7'-5"	3'-5"	FIXED	SEE ELEVATION	TEMPERED	NEW	ALUM/WOOD	U FACTOR: .28
5	2	7'-5"	4'-0"	CASEMENT	SEE ELEVATION	INSECT SCREEN EGRESS/RESCUE	NEW	ALUM/WOOD	U FACTOR: .28
6	1	5'-5"	2'-0"	AWNING	SEE ELEVATION	INSECT SCREEN	NEW	ALUM/WOOD	U FACTOR: .28
7	1	6'-5"	5'-6"	CASEMENT	SEE ELEVATION	INSECT SCREEN EGRESS/RESCUE	NEW	ALUM/WOOD	U FACTOR: .28
8	1	5'-5"	2'-0"	FIXED	SEE ELEVATION	TEMPERED	NEW	ALUM/WOOD	U FACTOR: .28
9	4	2'-0"	3'-0"	FIXED	SEE ELEVATION	TEMPERED	NEW	ALUM/WOOD	U FACTOR: .28

WINDOW NOTES:

1. ALL MUTINS SHALL BE SLAP-ON TYPE-EXTERIOR MOUNTED IF APPLICABLE
2. WINDOW OPENING WIDTHS AND HEIGHTS SHOWN HERE CORRESPOND WITH NOMINAL OPENING WIDTHS SHOWN ON FLOOR PLAN. REVIEW WINDOW JAMB DETAILS TO DETERMINE ROUGH OPENINGS. MEASURE AS-BUILT OPENINGS PRIOR TO FABRICATION OF UNITS
3. GALAZING GREATER THAN 9 SQ. FT. IN AREA WITH BOTTOM EDGE LESS THAN 18" ABOVE FINISH FLOOR AND HORIZONTALLY WITHIN 36" OF A WALKING SURFACE SHALL BE SAFETY GLAZED (TEMPERED GLASS)
4. VERIFY EXISTING CONDITION BEFORE ORDERING WINDOWS OR DOOR
5. WINDOW OPENING WIDTHS AND HEIGHTS SHOWN HERE CORRESPOND WITH NOMINAL OPENING WIDTHS SHOWN ON FLOOR PLAN. REVIEW WINDOW JAMB DETAILS TO DETERMINE ROUGH OPENINGS. MEASURE AS-BUILT OPENINGS PRIOR TO FABRICATION OF UNITS
6. WINDOW 72" ABOVE FINISH GRADE SHALL BE FIXED OR 36" AFF MIN. IF OPERABLE
7. ALL WINDOW SHALL HAVE NO MORE THAN .30 U-FACTOR
8. NEW SKYLIGHT, FIXED, LOW E NO MORE THAN .24 U-FACTOR TEMPERED GLASS OR EQUAL MANUFACTURER: MILGARD OR EQUAL MODEL: 750 SERIES
9. ALL GLASS SHALL BE NONREFLECTIVE, AND ALL EXTERIOR LIGHTING SHALL BE LOCATED SO AS NOT TO CAST NOT TO CAST GLARE UPWARDS OR ONTO SURROUNDING STREETS OR PROJECTS

DOOR SCHEDULE	
A	3'-4"x6'-8" CLEAR GLASS ENTRY DOOR, TEMPERED GLASS - WEATHER SEAL
B	3'-0"x6'-8" 60 MINUTES FIRE RATED DOOR, SELF-CLOSER AND LATCHING
C	3'-0"x6'-8" SOLID WOOD PANEL DOOR
F	5'-4"x6'-8" HOLLOW WOOD 2-PANEL SLIDING DOOR
G	2'-8"x6'-8" HOLLOW WOOD PANEL DOOR
H	2'-6"x6'-8" HOLLOW WOOD PANEL DOOR
J	7'-4"x6'-8" HOLLOW WOOD 2-PANEL SLIDING DOOR
K	2'-6"x6'-8" HOLLOW WOOD PANEL POCKET DOOR
L	24'-0"x6'-8" GLASS PANEL FOLDING DOOR, TEMPERED GLASS
M	7'-4"x6'-8" GLASS PANEL SLIDING DOOR, TEMPERED GLASS
N	7'-2"x6'-8" HOLLOW WOOD 2-PANEL SLIDING DOOR
P	3'-0"-x6'-8" LOUVER DOOR WITH 100 SQUARE INCH OPENING, MIN. TOP AND BOT. SEE WORK NOTE 22
E	EXISTING DOOR TO REMAIN
GROUP 1	1 PRIVACY LOCKSET WITH APPROVED LEVERS 3 HINGES 4 X 4 1 DOOR STOP
GROUP 2	1 KEY ENTRY LOCKSET WITH APPROVED LEVERS 3 HINGES 4 X 4 1 DOOR STOP, ALUM THRESHOLD
GROUP 3	1 PASSAGE LOCKSET WITH APPROVED LEVERS TOP & BOTTOM TRACK, POCKET DOOR FRAMING
GROUP 4	1 PASSAGE LOCKSET WITH APPROVED LEVERS
GROUP 5	1 PRIVACY LOCKSET WITH APPROVED LEVERS TOP & BOTTOM TRACK

- LEGEND**
- NEW EXTERIOR WALL
 - NEW EXTERIOR WALL I-HR RATED
 - NEW INTERIOR WALL
 - NEW INTERIOR WALL I-HR RATED
 - NEW DOOR
 - NEW WINDOW
 - ILLUMINATED EXIT SIGNS AND EMERGENCY EGRESS SIGNS AND EMERGENCY EGRESS ILLUMINATION IS REQUIRED
 - WALL OR CEILING MTD. EMERGENCY LIGHTING UNIT W/90 MINUTES BATTERY BACK UP PER 2019 CBC 1006.4 & 1008 MEANS OF EGRESS ILLUMINATION
 - WALL/CEILING MOUNTED COMBINATION EXIT SIGN AND EMERGENCY LIGHTING, SINGLE FACE, PER 2019 CBC 1006.4 & 1008 MEANS OF EGRESS ILLUMINATION
 - FIRE EXTINGUISHER MOUNTED ON WALL 4'-0" MAX. FROM TOP TO FINISH FLOOR



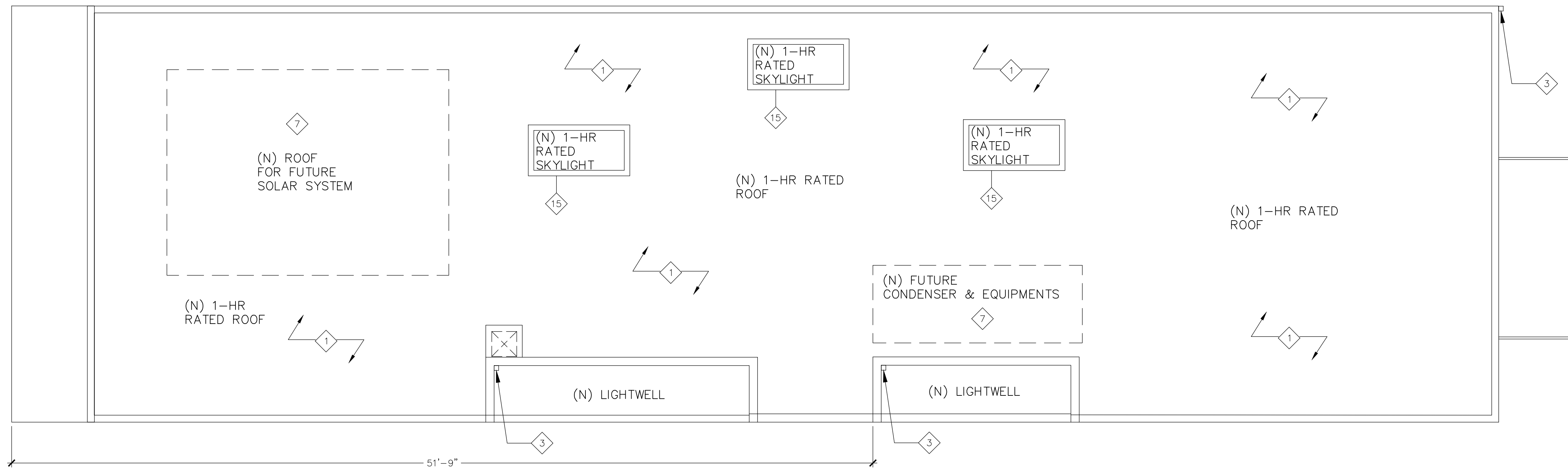
I-PROPOSED 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

WORK & KEY NOTES

- 1 PROVIDE DOUBLE PANEL WINDOW WITH U-VAULE NO LESS THAN .30, AND COMPLY WITH EGRSS OPENING REQUIREMENT.(20" CLEAR WIDTH, 24" CLEAR HEIGHT, AND MIN. 5.7 SQ. FT. CLEAR OPENING. SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.)
- 2 PROVIDE A 15" CLR. ON EACH SIDE MEASURE FROM CENTERLINE OF WATER CLOSET AND A MIN. 24" CLR. IN FRONT OF THE WC, TYP. SEE A5.1/5
- 3 I-HR EXTERIOR WALL @ P.T., WITH R-21 INSULATION @ 2x6 WOOD STUD WALL. TYP. SEE A5.0/
- 4 THE TUB/SHOWER WALLS TO BE SMOOTH, HARD, NONABSORBENT SURFACE(E.G., CERMIC TILE) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., CEMENT BOARD, ETC.) TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET, SEE DTL. @ A4.0/15 PROVIDE 1024 SQUARE INCHES MIN. & CAPABLE OF ENCOMPASSING A 30" DIA. CIRCLE AT SHOWER SPACE. SHOWER DOOR SHALL BE TEMPERED GALSS, AND OPEN SO AS TO MAINTAIN A MIN. 22 INCH UNOBSTRUCTED OPENING FOR EGRESS, TYP.
- 5 PROVIDE NEW HANDRAIL,THE TOP OF HANDRAIL SHALL NOT BE PLACED LESS 34" NOR MORETHAN 38" ABOVE LANDINGS & THE NOSING OF TREADS. THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS SECTION. HANDRAIL SHALL RETURN TO WALL OR FLOOR, SEE A5.2/5
- 6 ALL STAIRWAYS TO BE MIN. 36" WIDE. RISERS ON STAIRWAYS SHALL NOT BE LESS THAN 4" NOR GREATER THAN 7.75". THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE RUN SHALL NOT BE LESS THAN 10". SEE DTL. A5.2/5. TYP.
- 8 42" HT. MTL GUARDRAIL, THE TOP OF GUARDRAILS SHALL NOT BE PLACED NO LESS 42" A.F.F. RAILING DISTANCE B/W CABLE SHALL NOT MORE THAN 4" O.C. (SUCH THAT A 4" Ø SPHERE CAN'T PASS THROUGH)
- 9 36" DEEP LANDING IN THE DIRECTION OF TRAVEL; 4" MIN. 7.75" MAX STEP DOWN FOR INSWING AND SLIDING DOORS; SLOPE 2% AWAY FROM HOUSE.
- 11 1-PLY ROOFING W/ 30LB UNDERLAYMENT, CLASS 'B' MIN., INSTALL AS PER CBC AND MANUFACTURE GUIDELINE, SLOPE 1/4" PER FT. TO DRAIN MIN.
- 12 ROOF DRAIN, DRAIN TO STORM DRAIN SYSTEM, TYP.
- 13 2x COMPOSITE DECKING, NON-COMBUSTIBLE DECKING MATERIAL OVER ROOFING, O/2x SLEEPER, PROVIDE 2" OPENING @ 60" .C.C. FOR WATER FLOW OVER NEW ROOFING
- 14 42" HT. MTL GUARDRAIL, NON-COMBUSTIBLE, THE TOP OF GUARDRAILS SHALL NOT BE PLACED NO LESS 42" A.F.F. RAILING DISTANCE B/W CABLE SHALL NOT MORE THAN 4" O.C. (SUCH THAT A 4" Ø SPHERE CAN'T PASS THROUGH), SEE A4.0/5

PROPOSED
FLOOR PLAN

A2.2



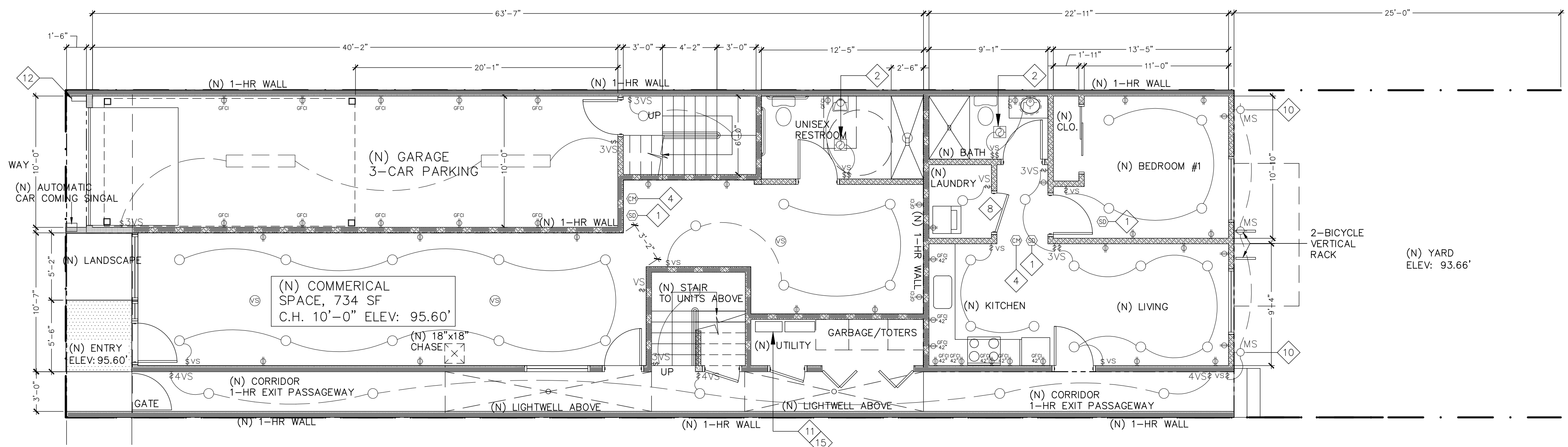
1'-PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

WORK NOTES

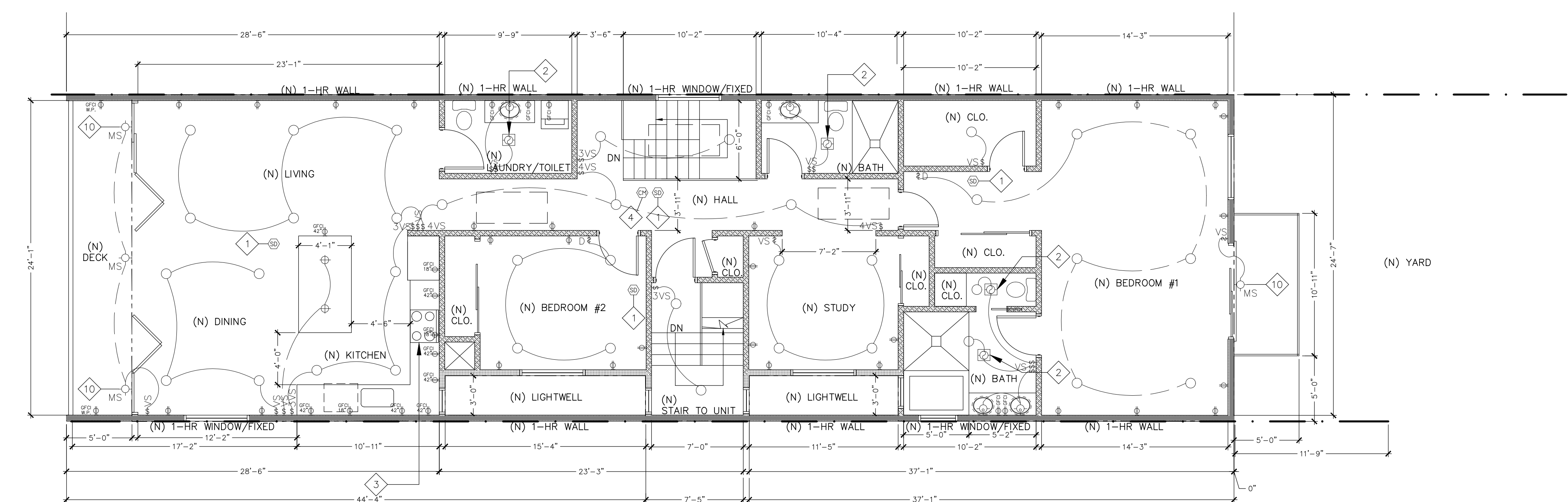
- ① 1-PLY ROOFING W/ 30LB UNDERLAYMENT, CLASS 'B' MIN., INSTALL AS PER CBC AND MANUFACTURE GUIDELINE, SLOPE 1/4" PER FT. TO DRAIN MIN. COOL ROOF DESIGN W/HIGH REFLECTED VALUE
- ③ ROOF DRAIN, DRAIN TO STORM DRAIN SYSTEM, TYP.
- ⑦ LOCATION OF PROPOSED SOLAR PANEL, UNDER SEPARATE PERMIT
- ⑮ NEW SKYLIGHT, TEMPERED GLASS, AND DOUBLE PANEL. MANUFACTURE: VELUX OR EQUAL MEETS IBC, IRC, AND IECC CODE WDMA HALLMARK #426-H ESREPORT#ER0199

**PROPOSED
FLOOR PLAN**

A2.3



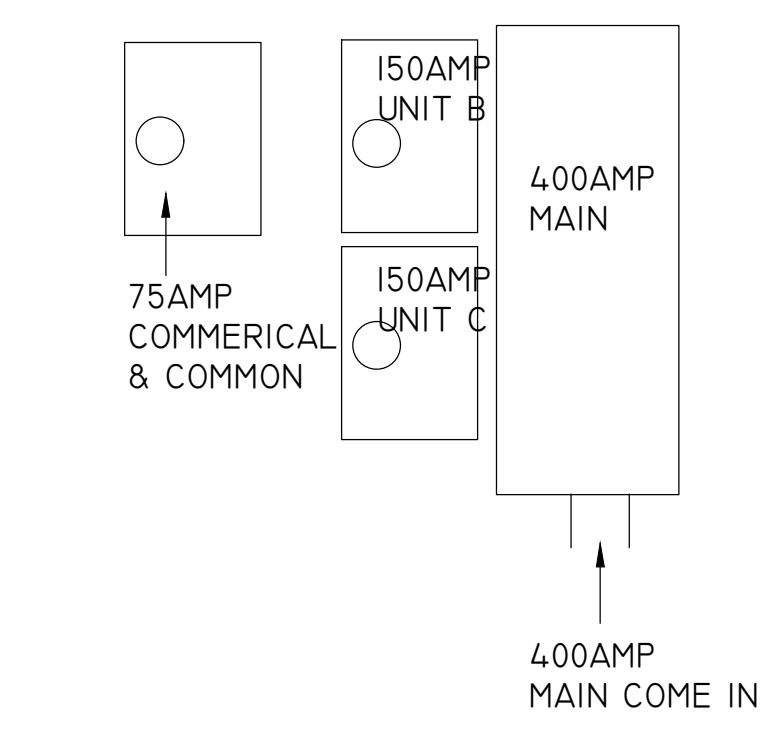
1-PROPOSED 1ST FLOOR LIGHTING & POWER PLAN
SCALE: 3/16=1'-0"



2-PROPOSED 2ND FLOOR LIGHTING & POWER PLAN
SCALE: 1/4=1'-0"

WORK NOTES

- 1. PROVIDE SMOKE DETECTOR ALARMS. PROVIDE HARDWIRED SMOKE DETECTORS TO HAVE BATTERY BACKUP INSIDE EACH BEDROOM AND HALL LEADING TO THE SLEEPING BEDROOMS, INTERCONNECTED, TYP.
- 2. PROVIDE AN EXHAUST VENT, 50 CFM MIN., AT THE BATHROOM W/ THE DUCT DISCHARGE IS DIRECTLY CONNECTED TO THE OUTSIDE OF THE BUILDING AND LOCATED AT LEAST 3- FEET FROM ANY OPENINGS INTO THE BUILDING & PROPERTY LINE, TYP.
- 3. PROVIDE AN EXHAUST VENT AT THE KITCHEN RANGE W/ THE DUCT DISCHARGE IS DIRECTLY CONNECTED TO THE OUTSIDE OF THE BLDG AND LOCATED AT LEAST 3'-0" FEET FROM ANY OPENINGS INTO THE BLDG AND PROPERTY LINE. FAN RATE SHALL BE MIN. 100 CFM W/MAX. 1 SONE SOUND RATING(3 SONES, IF CAPACITY IS OVER 400 CFM) ASHRAE 62.2, TYP.
- 4. PROVIDE CARBON MONOXIDE ALARMS TO BE INSTALLED IN HALLWAY @ EACH FLOOR, HARDWIRED AND INTERCONNECTED, NEXT TO BEDROOM, TYP.
- 5. WALL MOUNTED WATER-LESS HEATER, SEE GENERAL NOTES FOR WALL MOUNTED WATER HEATER, DIRECT VENTING
-MANUFACTURER: PHEEM
-MODEL: ECHO180DVLN
-180,000 BTU W/.93 ENERGY FACTOR
-.75"Ø GAS PIPE SIZE
- 6. PROVIDE CLOTHES DRYER MOISTURE EXHAUST DUCT(MIN. 4" DIA.) TO THE OUTSIDE AND EQUIP WITH BACK-DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14FT, WITH 2 ELBOWS, LOCATED AT LEAST 3- FEET FROM ANY OPENINGS INTO THE BLDG
- 7. PROVIDE 220 VOLT 20 AMP DEDICATED CIRCUIT IN FOR WASHER LAUNDRY ROOM
- 8. 3'-0" LOUVER DOOR, PROVIDE COMBUSTION OPENING VENTING (NEW OPENING, 100 SQ INCHES MIN. @ DOOR, TYP.
- 9. PROVIDE GAS FURNACE WITH DIRECT VENTING 50,000 BTU AND 94% EFFICIENCY SHALL BE PROVIDE. SEE T-24 USE R-8 FOR DUCT AT UNCONDITIONED AREA
- 10. NEW EXTERIOR LIGHTS TO BE HIGH-EFFICACY W/ MANUAL ON/OFF SWITCH CONTROL AND PHOTOCONTROL & MOTION SENSOR, TYP.
- 11. ELECTRICAL PANEL, IT MUST BE SURFACE MOUNTED, CANNOT CUT INTO RATED WALLS
- 12. PROVIDE DISCONNECTING MEANS. THE DISCONNECTING MEANS FOR CONDUCTORS THAT SERVE OR PASS THROUGH A BUILDING OR STRUCTURE SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING OR STRUCTURE AND SHALL BE AT A READILY ACCESSIBLE LOCATION NEAREST THE POINT OF ENTRANCE OF THE CONDUCTORS. PANELS LOCATED IN BATHROOM OR CLOSETS ARE PROHIBITED BY CEC 240-24 FOR THE PURPOSES OF THIS SECTION, THE REQUIREMENTS IN 230.6 SHALL BE UTILIZED. ALTERNATE LOCATION OF THE DISCONNECTING MEANS MAY BE APPROVED AS THE BUILDING OFFICAL DETERMINES IS REASONABLE AND SAFE.
- 13. THE SERVICE PANEL SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE RESERVED FOR THE FUTURE EV CHARGING AS 'EV CAPABLE'. THE REACE WAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISBLY MARK AS 'EV CAPPABLE'. CGBSC 4.106.4.1.1
- 14. RACEWAY PROVIDED TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. RACEWAY SHALL BE MINIMUM TRADE SIZE I AND SHALL ORIGINAL AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE PROPOSED EV CHARGER. CGBSC4.106.4.1
- 15. NEW WALL MOUNTED GAS FURNACE WITH DIRECT VENT PIPE FROM OUTSIDE, 50,000 BTU MIN. MANUFACTURE: WILLIAMS COMFORT PRODUCT OR EQUAL MODEL # ZORO # 5009821, DIRECT VENT
- 16. WALL MOUNTED ELECTRICAL WATER HEATER FOR SINK, INSTALL PER MANUFACTURER GUIDLINE, UNDER SINK



4-METERS ELEVATIONS

LEGEND

- WB WATER HOSE BIB
- SD SMOKE DETECTOR, AC
- CD CARBON MONOXIDE DETECTOR
- WS WATER CONTROLS & SHOWER HEAD
- BS BUILDING STD. WALL MOUNTED DUPLEX ELEC. OUTLETS MTD. +1'-6" AFF. OR 6" ABOVE CTR
- LS LIGHT SWITCH AT +42" A.F.F. D; DIMMER
- 3W 3: THREE WAY WP: WATER PROOF OS: OCCUPANT SENSOR
- OW OUTLET W/ GROUND FAULT INTERRUPTER
- DT DATA/TELE. OUTLET, 18" AFF
- HE HIGH EFFICACY CEILING RECESSED LIGHT FIXTURE
- HEM HIGH EFFICACY CEILING MOUNTED LIGHT FIXTURE
- WHEM WALL MOUNTED HIGH EFFICACY LIGHT FIXTURE' MS: MOTION SENSOR
- CEM CEILING MOUNTED EXHAUST FAN; ENERGY STAR COMPLIANT CONTROLLED BY AN ACCESSIBLE HUMIDISTAT CAPABLE OF ADJUSTMENT B/W A RELATIVE HUMIDITY RANGE BETWEEN 50% AND 80%(CGBSC4.506)
- LE HIGH EFFICACY LINEAR CEILING MOUNTED LINEAR LIGHT FIXTURE
- CSM CEILING MOUNTED SUPPLY FAN; ENERGY STAR COMPLIANT
- LEH HIGH EFFICACY CEILING RECESSED LIGHT FIXTURE 1-HR RATE HOUSING; F5-LED4C-AT DIMTR, 4" LED FIRE SHIELD UL DESIGN #L500 & #500
- VS VACANT SENSOR, CEILING MOUNTED

1. ALL LIGHTING SHALL BE HIGH EFFICACY
2. ALL LIGHTING SHALL DIRECTED AWAY FROM AND NOT CAUSE GLARE ONTO ADJ. PROPERTIES

KITCHEN ELECTRICAL NOTES

1. PROVIDE A MIN. TWO-20AMP SMALL BRANCH CIRCUITS TO SERVE COUNTERTOP OUTLETS IN KITCHEN
2. ALL KITCHEN LIGHT FIXTURES SHALL BE HIGH EFFICACY
3. SPECIFY RECEPTACLE OUTLETS AT EACH KITCHEN COUNTER SPACE WIDER THAN 12", LOCATED SO THAT NO POINT ALONG THE COUNTER WALLS IS MORE THAN 24" FROM A RECEPTACLE PER CA (CEC) ART.210-52(C)1
4. SPECIFY AT LEAST ON RECEPTACLE OUTLET AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND SHORT DIMENSION OF 12" OR GREATER PER CEC ART. 210-52(C)(2,3)
5. SPECIFY ALL ELECTRICAL OUTLETS SERVING KITCHEN COUNTERTOPS SHALL BE GFCI PROTECTED
6. PROVIDE 20-AMP DEDICATED CIRCUITS FOR THE DISHWASHER, GARBAGE DISPOSAL AND MICROWAVE. 2016 CEC210.23A(1), (2)
7. ALL 15A AND 20A 125V RECEPTACLES SUPPLYING DISHWASHERS MUST BE READILY ACCESSIBLE AND GFCI PROTECTED PER 2016 CEC 210.8(D)

ELECTRICAL NOTES

1. THERE IS NO KNOB AND TUBE WIRING IS PRESENT IN THE PROJECT
2. ALL WIRING SHALL BE COPPER
3. ALL NEW ELECTRICAL OUTLETS SHALL BE TAMPER RESISTANT RECEPTACLES
- 3a. ALL NEW ELECTRICAL OUTLET, LIGHTING, HARD WIRE SMOKE DETECTOR SHALL BE AFCI PROTECTED IN ALL ROOMS, EXCEPT LAUNDRY ROOM, KITCHEN, BATHROOM, GARAGE AND STORAGE
4. GFCI TAMPER RESISTANT AT ALL RECEPTACLES IN GARAGE
5. GARAGE, LAUNDRY ROOM AND UTILITY ROOM SHALL BE HIGH EFFICACY (LED OR FLORSCENT) AND CONTROL BY SENSOR VACUACY
6. METER AND PANEL SHALL BE SCREENED FROM PUBLIC VIEW BY AN ENCLOSURE UNLESS ALREADY COMPLY
7. MAIN SERVICE DISCONNECTING MEANS AND METER SHALL BE LOCATED TO A READILY ACCESSIBLE LOCATION OUTSIDE OF THE BUILDING
8. GFCI PROTECTION SHALL BE PROVIDE FOR ALL RECEPTACLE OUTLETS INSTALLED IN THE GARAGE, TYP.
9. SPECIFY ALL RECESSED LIGHTING FIXTURE INSTALLED SHALL BE INSULATION COVER AND AIR TIGHT RATED, AND SHALL BE SEALED B/W THE FIXTURE HOUSING AND GYP BOARD WITH A GASKET OR CAULK
10. PROVIDE A DEDICATED 20-AMP CIRCUIT FOR THE BATHROOM RECEPTACLE, AND GFCI PROTECTED
23. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15-AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE AFCI-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED PER CEC 210.12(A)
24. PROVIDE UFER GROUND OT OTHER APPROVED GROUND PER CEC250

MECHANICAL NOTES

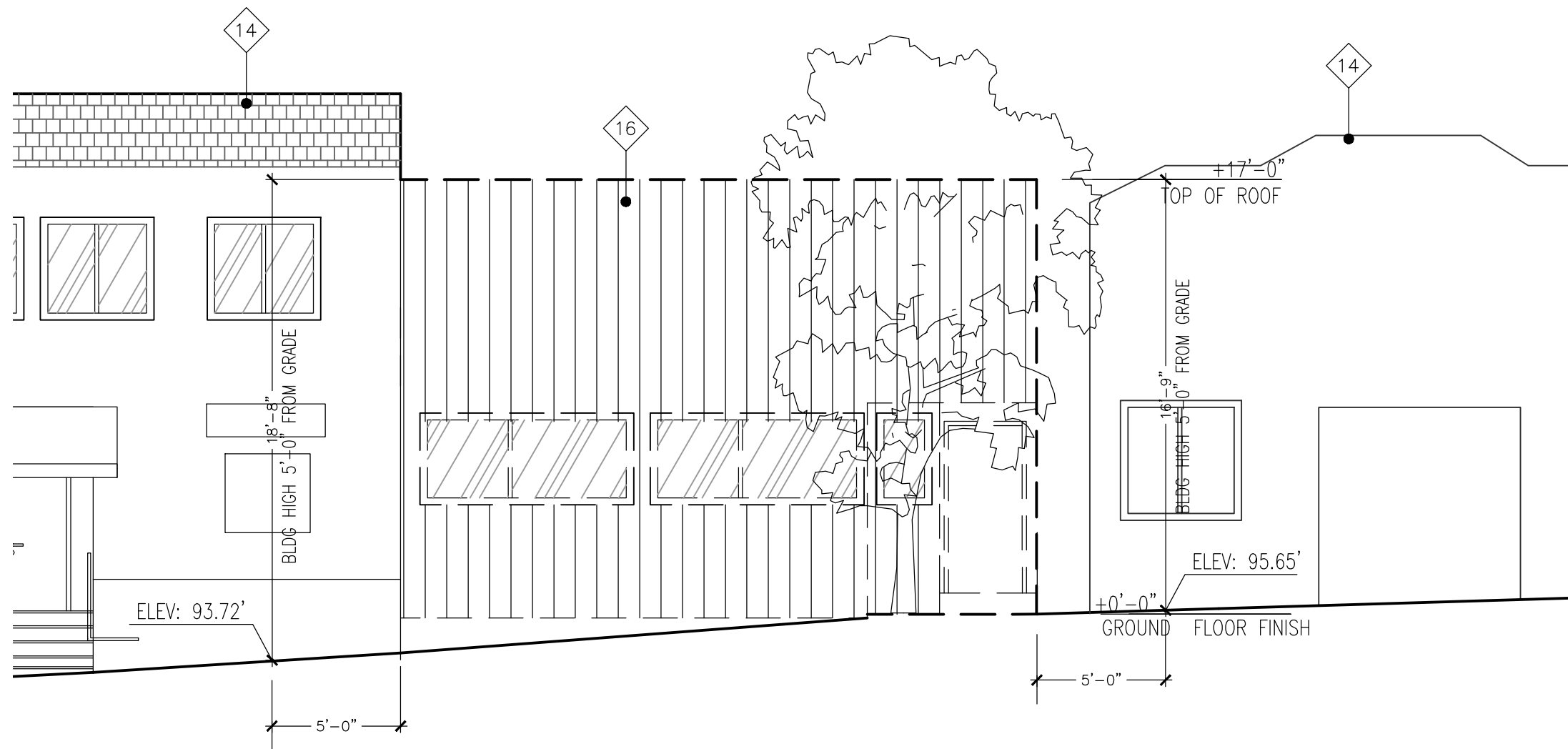
1. COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7.
2. DOMESTIC RANGE HOOD VENTS SHALL MEET THE REQUIREMENT OF CMC 504.2 AND COMPLY WITH CMC TABLE 403.7
3. ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1
4. MAINTAIN RATED SEPARTION B/W DWELLING UNITS PER CBC 420.03. PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC 714.4 & 717.6.
7. REROUTE HEAT DUCTING TO (E) WALL MOUNTED REGISTERS.
8. ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BLDG ENVELOPE THAT ARE POTENTIAL SOURCE OF AIR LEAKAGE SHALL BE CAULK, GASKET, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION
9. DUCTS AND PLENUM SHALL BE SEALED WITH MASTIC GLUE AND MASTIC PLUS MESH TAPE

WALL MOUNTED WATER TANK NOTES

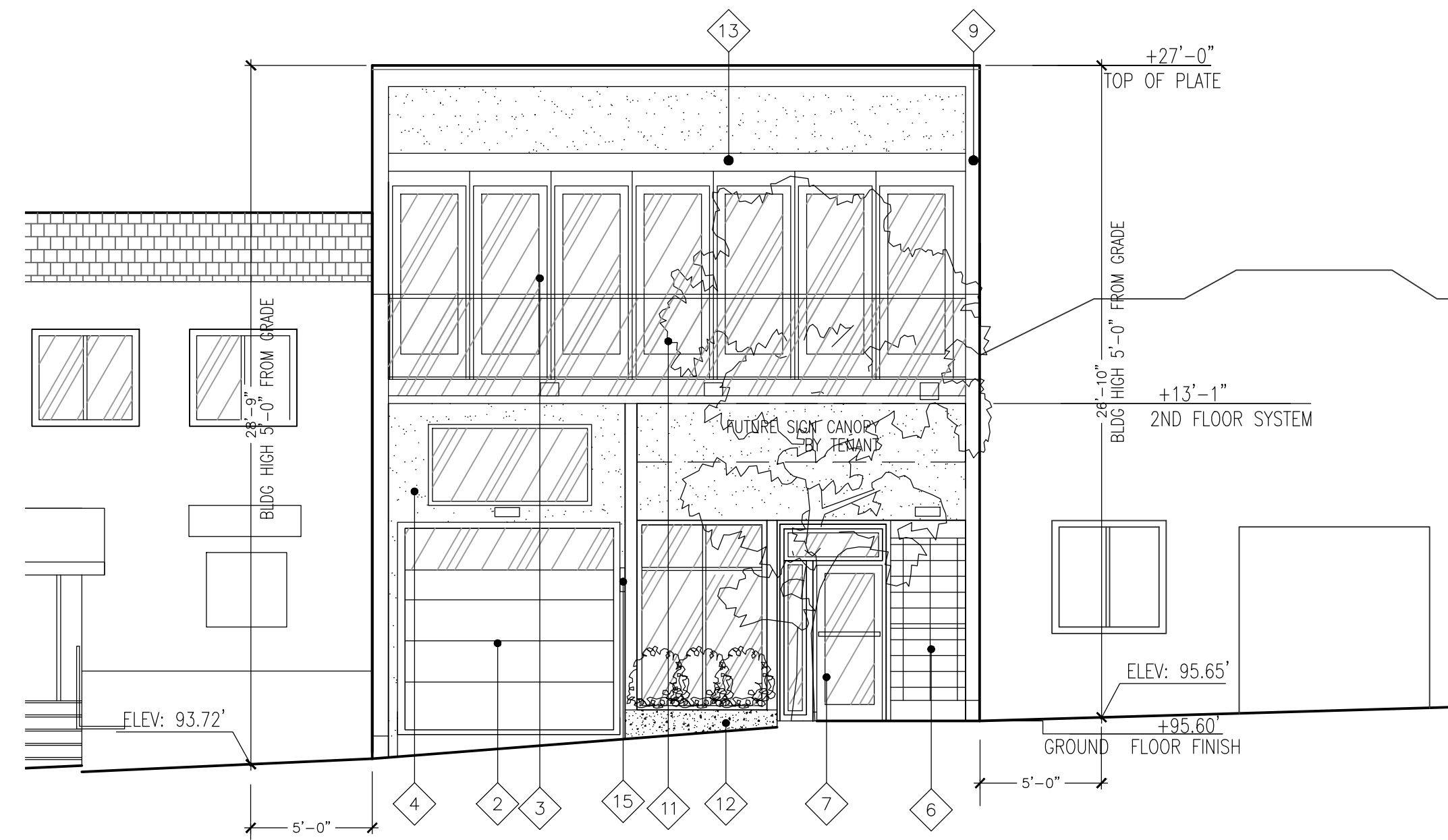
- PROVIDE WALL MOUNTED WATER HEATER. PROVIDE 1 INCH INSULATION ON FIRST 5 FOOT LENGTH OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOLLOWING THE MIN. REQUIREMENT BELOW:
1. A 120 V ELECTRICAL RECEPTACLE THAT IS WITHIN 3' FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS
 2. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE B/W THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED
 3. A CONDENSATE DRAIN THAT IS NO MORE THAN 2" HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE
 4. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 180,000 BTU/HR. .75"Ø PIPE SIZE MIN.

LIGHTING PLANS

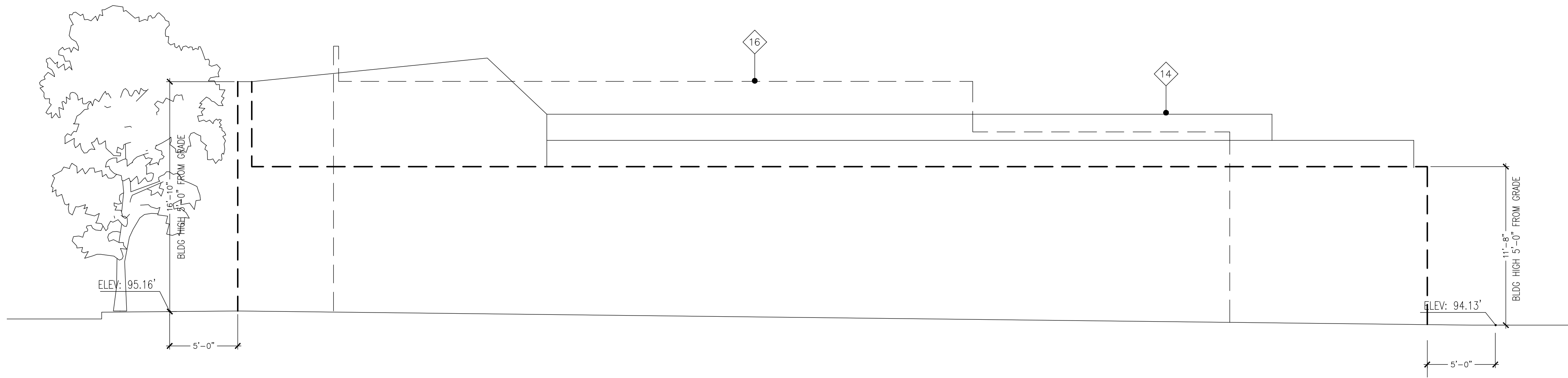
A2.4



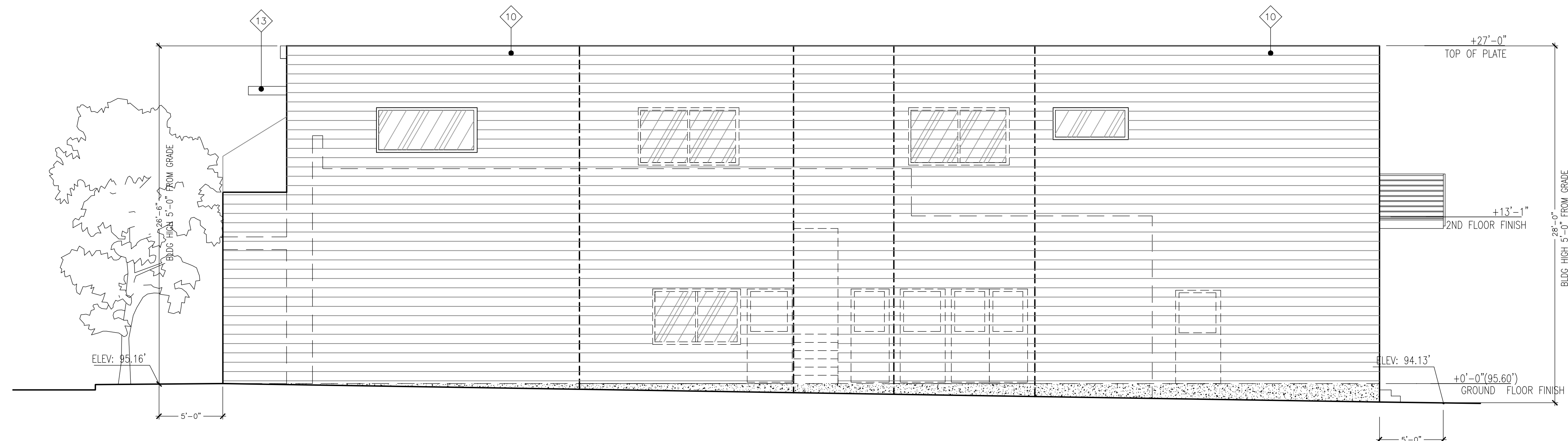
1-NORTH(FRONT) ELEVATION: EXISTING
SCALE: 3/16"=1'-0"



2-NORTH(FRONT) ELEVATION: PROPOSED
SCALE: 3/16"=1'-0"



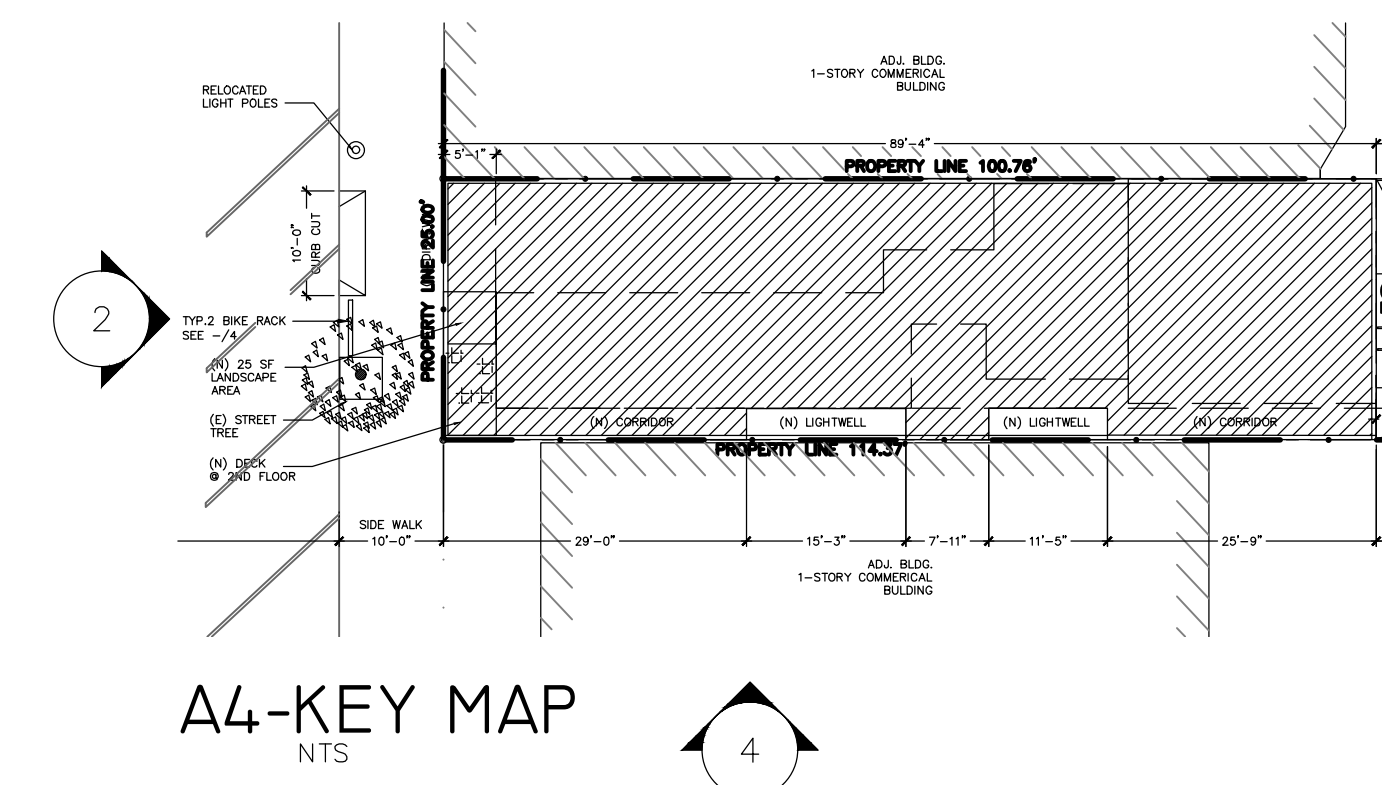
3-WEST(RIGHT) ELEVATION: EXISTING
SCALE: 3/16"=1'-0"



4-WEST(RIGHT) ELEVATION: PROPOSED
SCALE: 3/16"=1'-0"

WORK NOTES

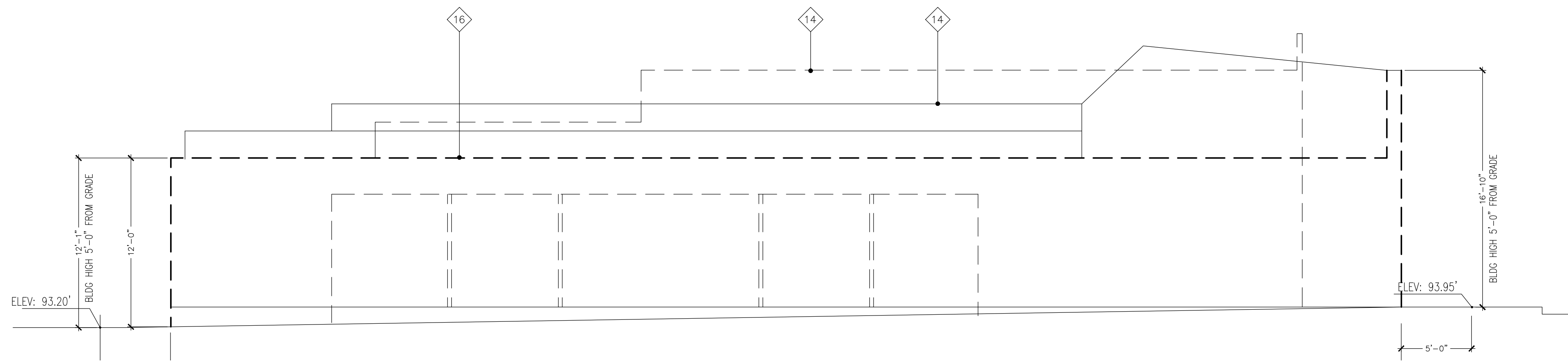
- 1— PROVIDE AN ILLUMINATED ADDRESS NUMBER WITH CONTRASTING BACKGROUND AND A MIN. 1/2" STROKE BY 4" MIN. HT. THAT IS VISIBLE FROM THE STREET
- 2— (N) WOOD GARAGE DOOR WITH GLAZING, COLOR MATCH STOREFRONT
- 3— (N) ALUM. CLAD WOOD FINISH WINDOW AND DOOR, TYP.
- 4— (N) SMOOTH STUCCO FINISH @ RECESSED AREA, TYP
- 6— (N) RECESSED FRONT ENTRY, WITH NEW ALUM. METAL GATE
- 7— (N) ALUM. FRAME STOREFRONT AND DOOR, TYP.
- 9— (N) 6" WIDE BAND WITH ALUM CLADDING FINISH
- 10— 8" WIDE CEMENT BOARD SIDING AT EXTERIOR WALL FINISH
- 11— 42" HT. 1/2" CLEAR TEMPERED GLASS GUARDRAIL
- 12— (N) CONCRETE FINISH PLANTER
- 13— (N) WOOD CANOPY WITH ALUM CLADDING FINISH
- 14— ADJ. BUILDING PROFILE
- 15— NEW CAR-COMING WARNING SIGN, SEE SPEC.
- 16— (E) BUILDING TO BE DEMOLISH



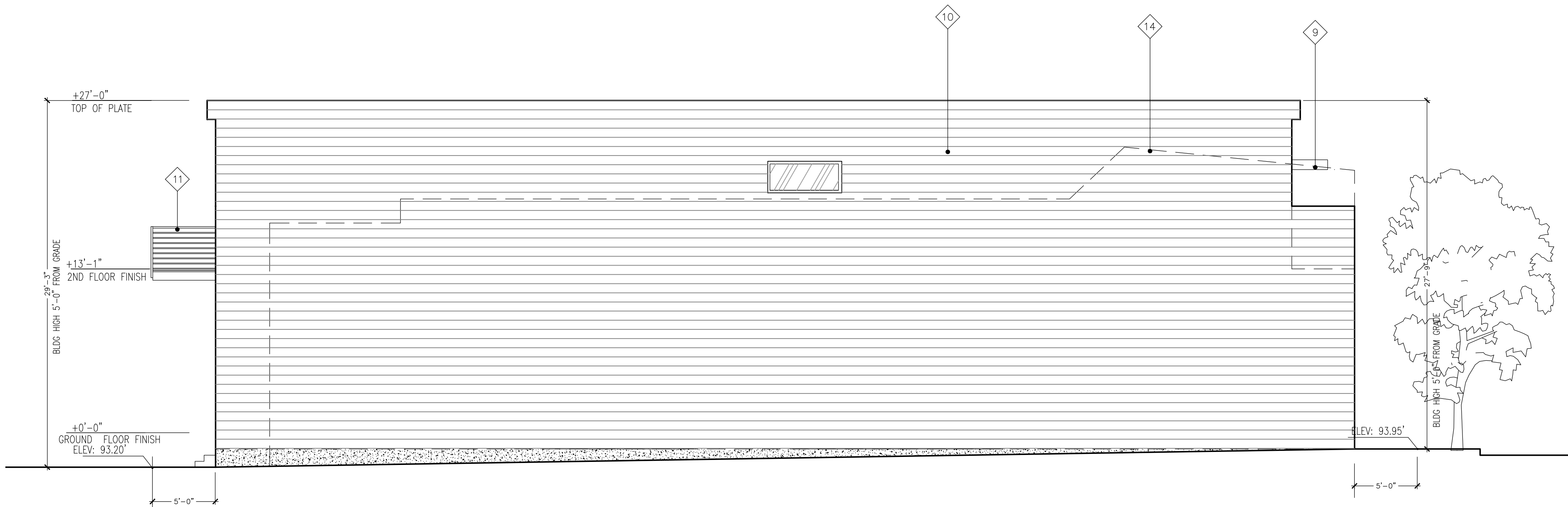
A4-KEY MAP
NTS

EXTERIOR ELEVATIONS

A3.0



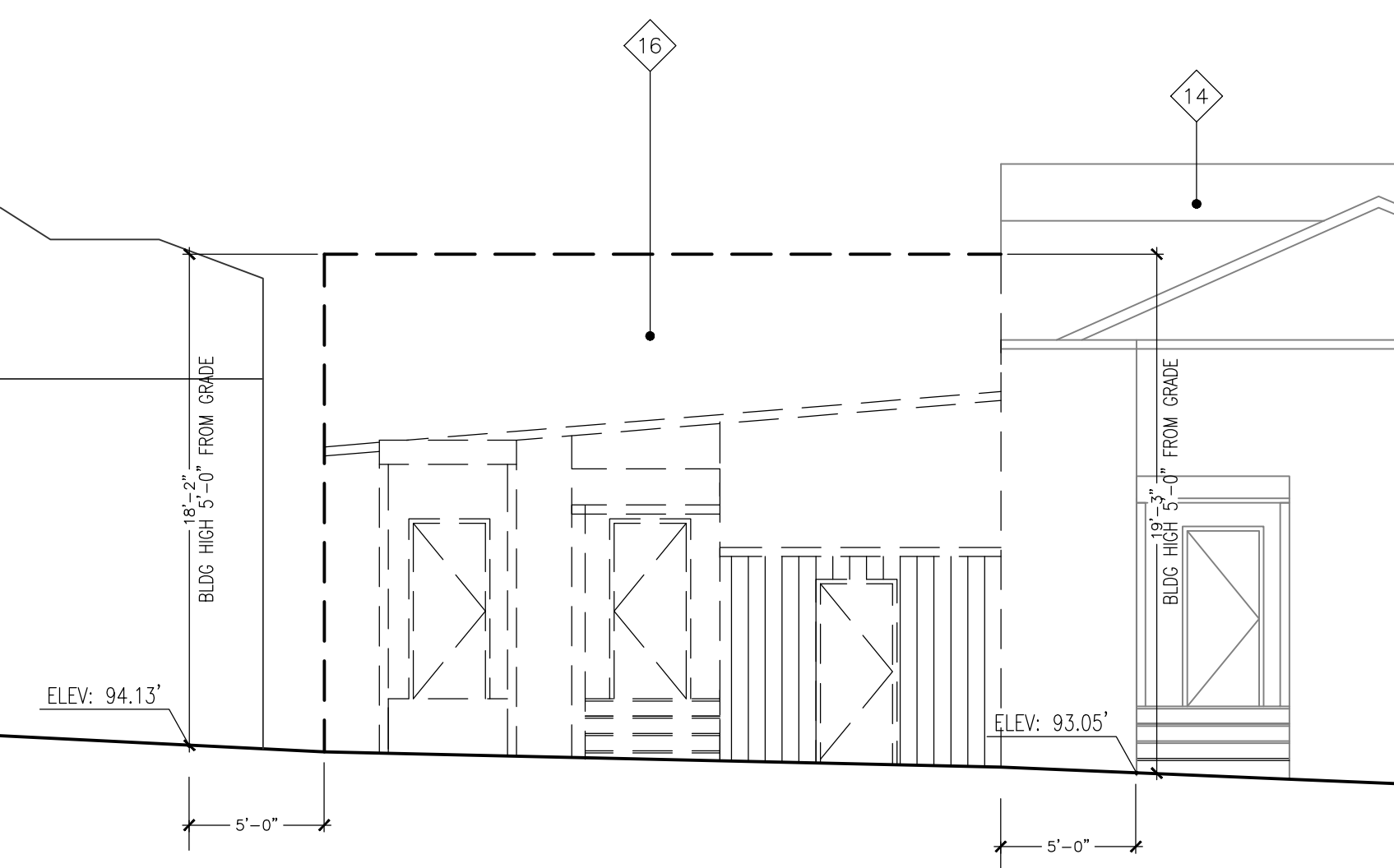
1-EAST(LEFT) ELEVATION: EXISTING SCALE: 3/16"=1'-0"



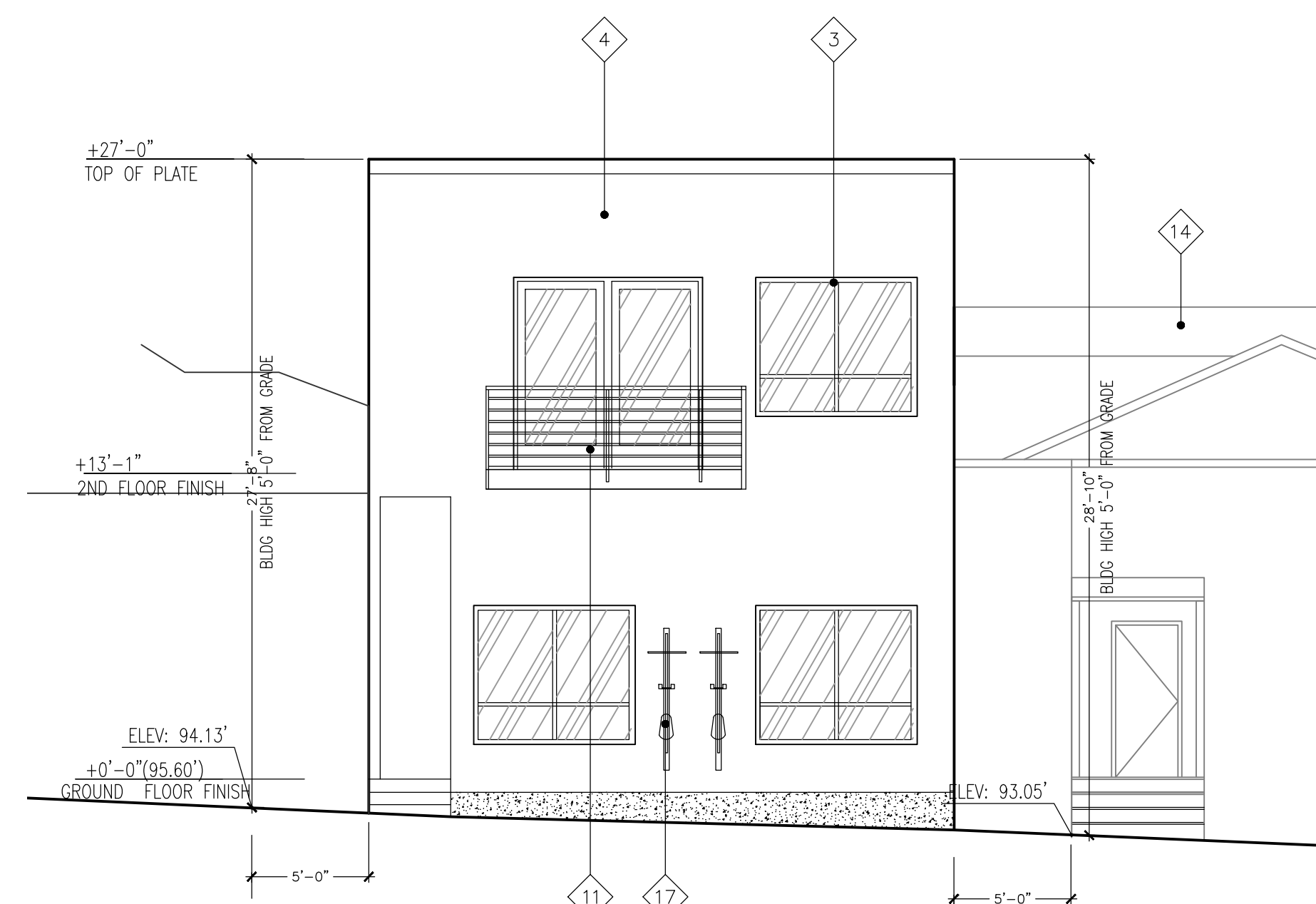
2-EAST(LEFT) ELEVATION: PROPOSED SCALE: 3/16"=1'-0"

WORK NOTES

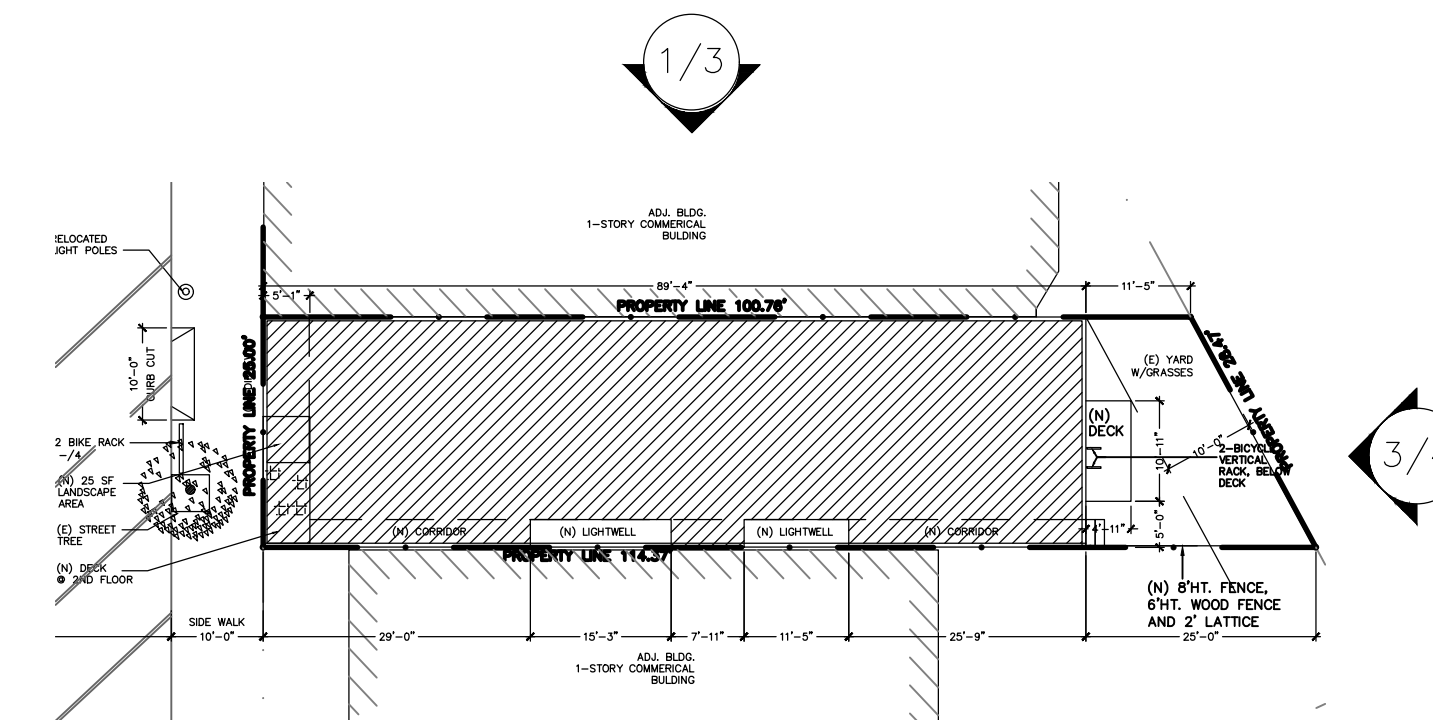
- 1 PROVIDE AN ILLUMINATED ADDRESS NUMBER WITH CONTRASTING BACKGROUND AND A MIN. 1/2" STROKE BY 4" MIN. HT. THAT IS VISIBLE FROM THE STREET
- 2 (N) METAL GARAGE DOOR WITH GLAZING, COLOR MATCH STOREFRONT
- 3 (N) ALUM. CLAD WOOD FINISH WINDOW, TYP.
- 4 (N) SMOOTH STUCCO FINISH, TYP.
- 6 (N) RECESSED FRONT ENTRY, WITH NEW ALUM. METAL GATE
- 7 (N) ALUM. FRAME STOREFRONT AND DOOR, TYP.
- 9 (N) WOOD CANOPY WITH ALUM CLADDING FINISH
- 10 1/2" CEMENT BOARD SIDING AT EXTERIOR WALL FINISH
- 11 (N) 42" HT. METAL GUARDRAIL
- 12 (N) CONCRETE FINISH PLANTER
- 14 ADJ. BUILDING PROFILE
- 15 NEW CAR-COMING WARNING SIGN, SEE SPEC.
- 16 (E) BUILDING TO BE DEMOLISH
- 17 VERTICAL BIKE RACK, TYP. OF 2



3-SOUTH((REAR) ELEVATION: EXISTING SCALE: 3/16"=1'-0"

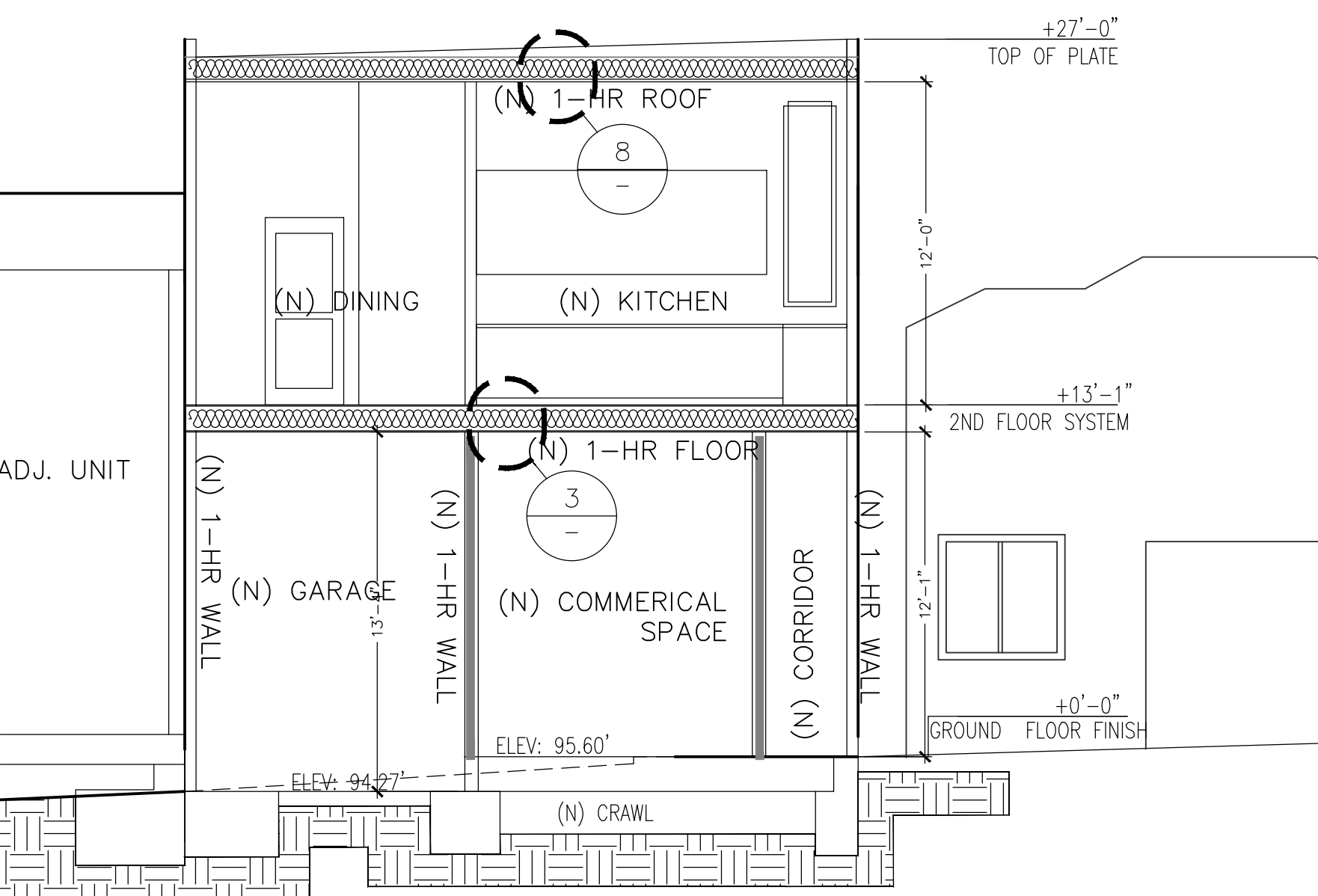


4-SOUTH((REAR) ELEVATION: PROPOSED SCALE: 3/16"=1'-0"

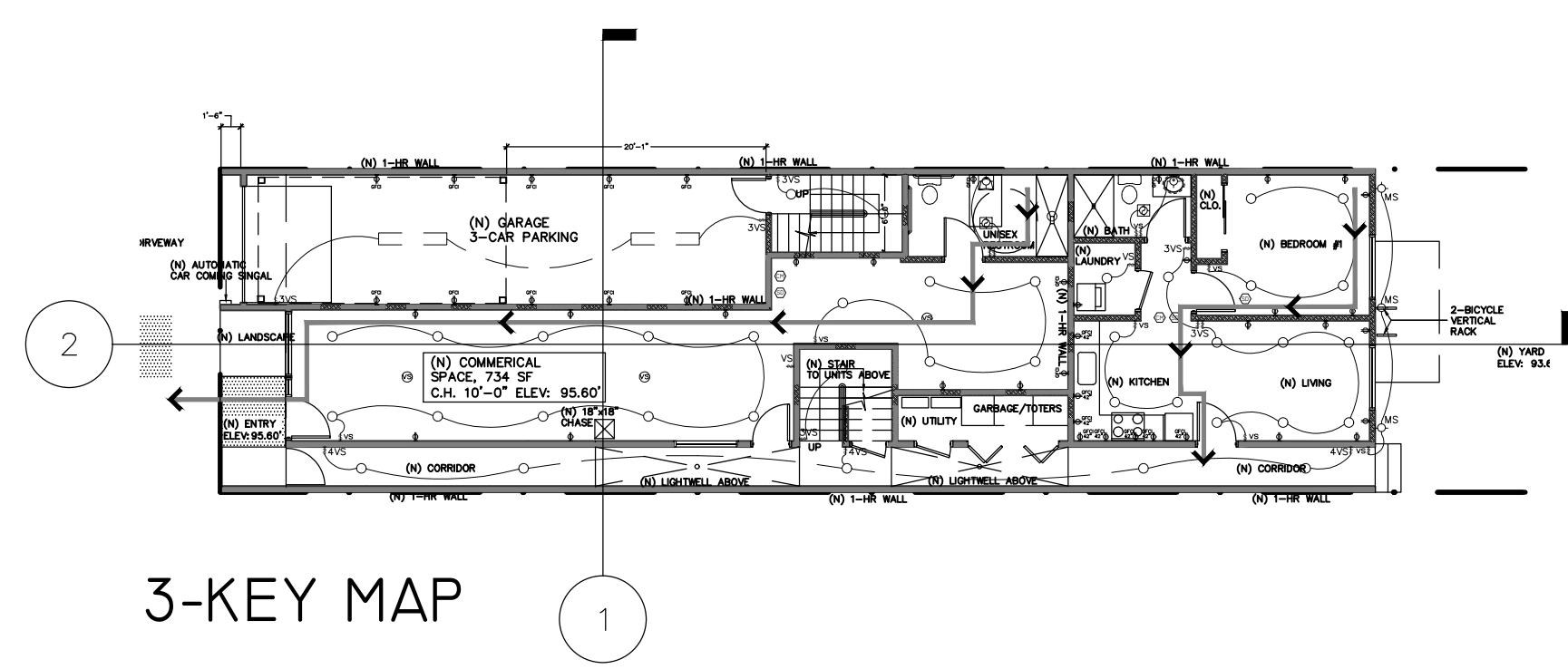


A4-KEY MAP

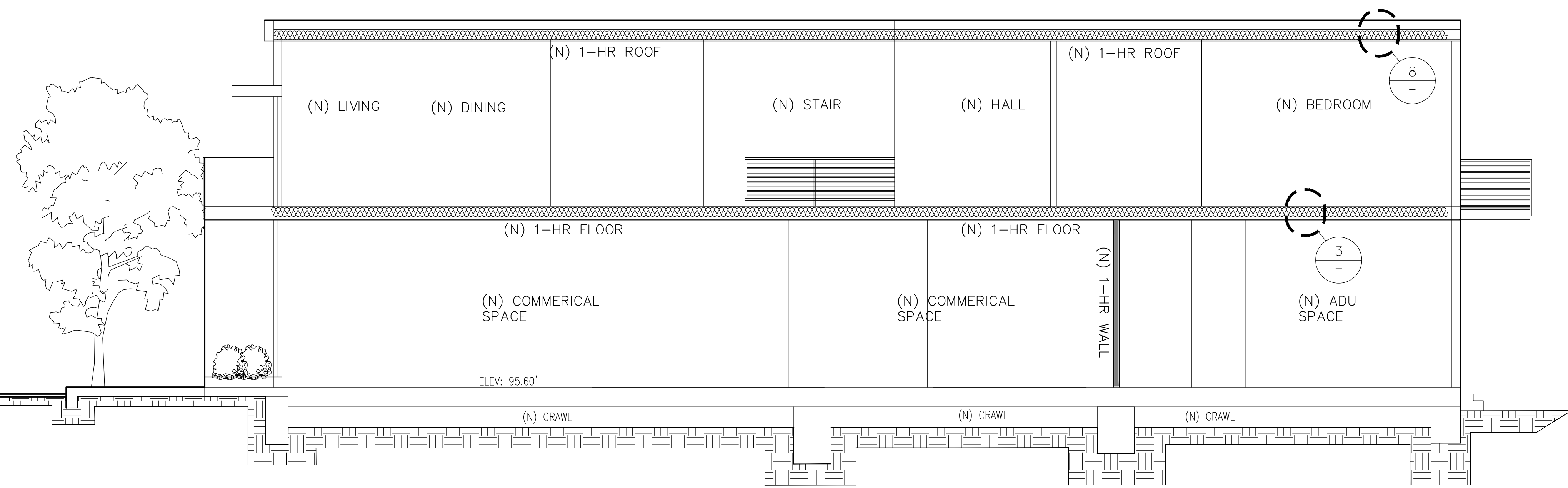
EXTERIOR ELEVATIONS



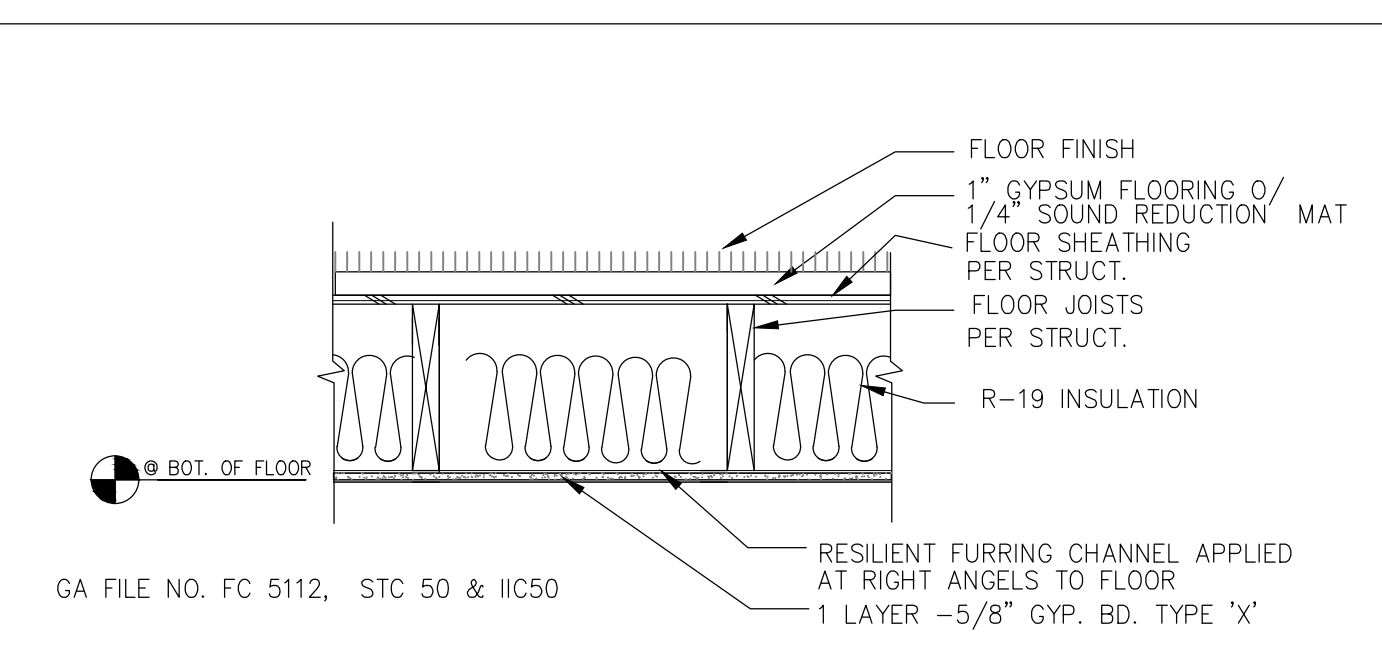
1-CROSS SECTION
SCALE: 3/16"=1'-0"



3-KEY MAP



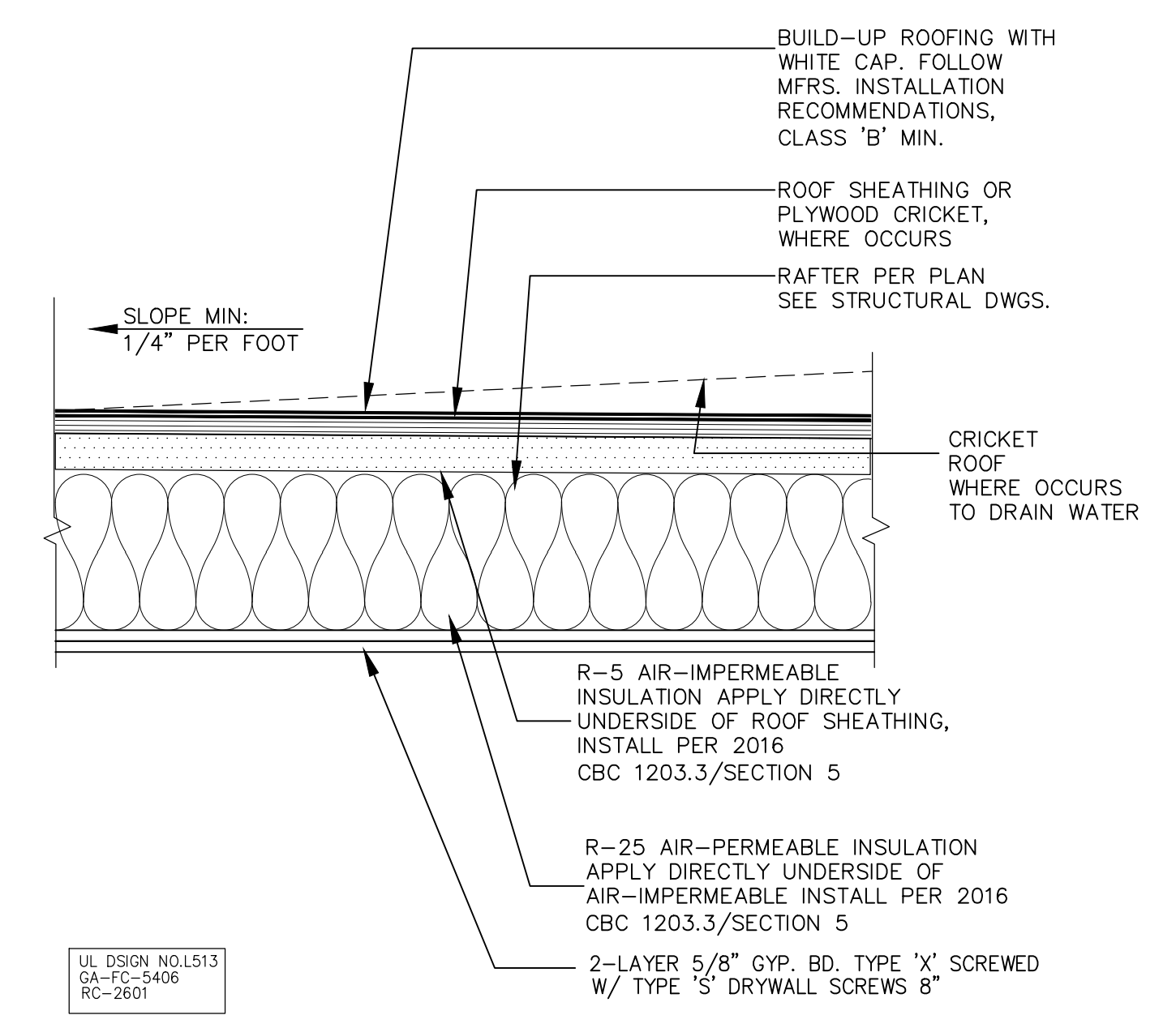
2-LONGITUDINAL SECTION
SCALE: 3/16"=1'-0"



GA FILE NO. FC 5112, STC 50 & IIC50

1-LAYER OF 5/8" PROPRIETARY TYPE 'X' GYPSUM BOARD APPLIED AT RIGHT ANGLE TO A RESILIENT FURRING CHANNELS 16" O.C., WITH 1" TYPE S DRYWALL SCREWS 12" O.C. GYPSUM BOARD END JOINTS LOCATED MIDWAY B/W CONT. CHANNELS AND ATTACHED W/SCREWS 8" TO ADDITIONAL PIECES OF CHANNELS 60" LONG LOCATED 3" BACK ON EITHER SIDE OF END JOINT. RESILIENT CHANNELS APPLIED @ RIGHT ANGLES TO NOMINAL 2X 10 WOOD JOISTS SPACED A MAX. OF 16" W/ 1-1/4" TYPE S DRYWALL SCREWS. 3-1/2" GLASS FIBER BATT INSULATION STAPLED TO SUBFLOOR. WOOD JOISTS SUPPORT 15/32" WOOD STRUCTURAL PANEL SUBFLOOR APPLIED @ RIGHT ANGLES TO JOIST W/CONSTRUCTION ADHESIVE AND 6D RING SHANK NAILS 12" O.C. MIN. 1" PROPRIETARY GYPSUM FLOOR TOPPING POURED OVER 1/4" PROPRIETARY SOUND REDUCTION MAT, AND WITH FINISH FLOORING OF C&P, SHEET VINYL, ENGINEERED WOOD LAMINATE, AND CERAMIC TILE.

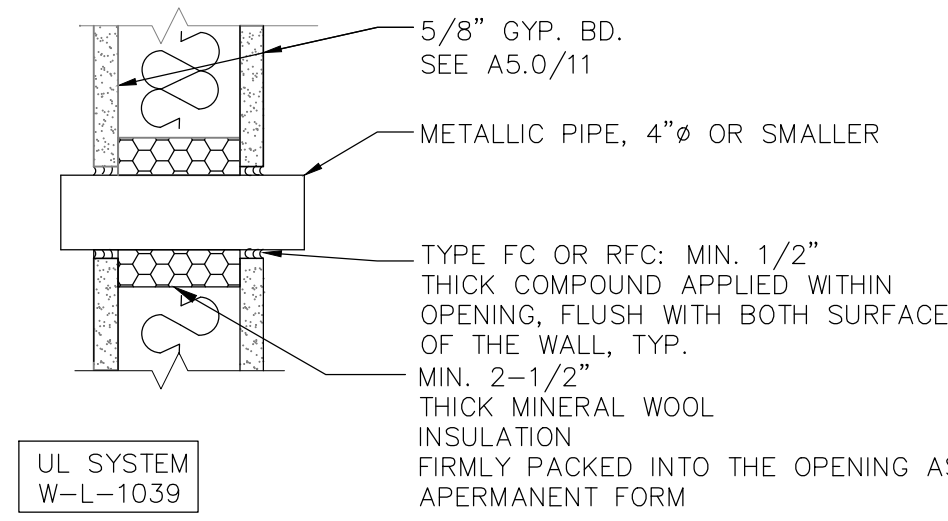
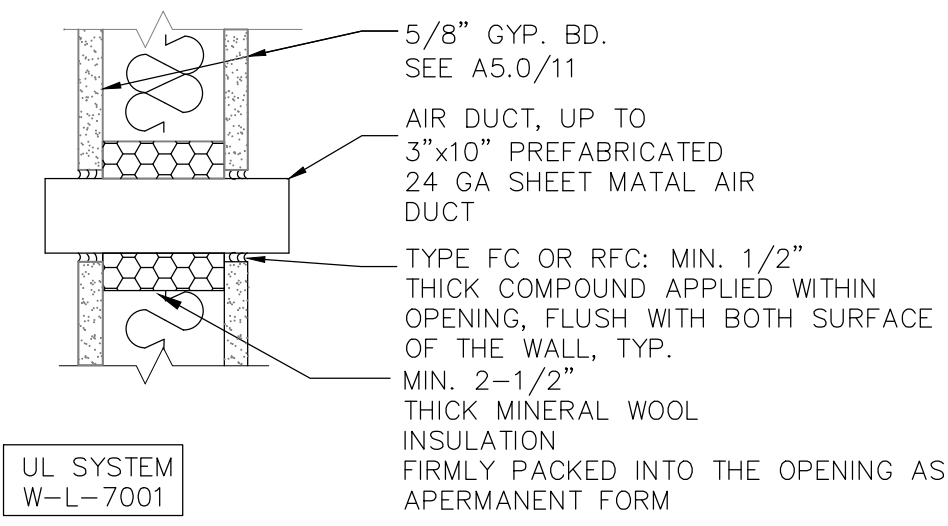
3-TYP. (N) 1-HR FLOOR/CEILING, GA. FILE NO. FC 5112



8-ROOF ASSEMBLY, 1-HR RATED

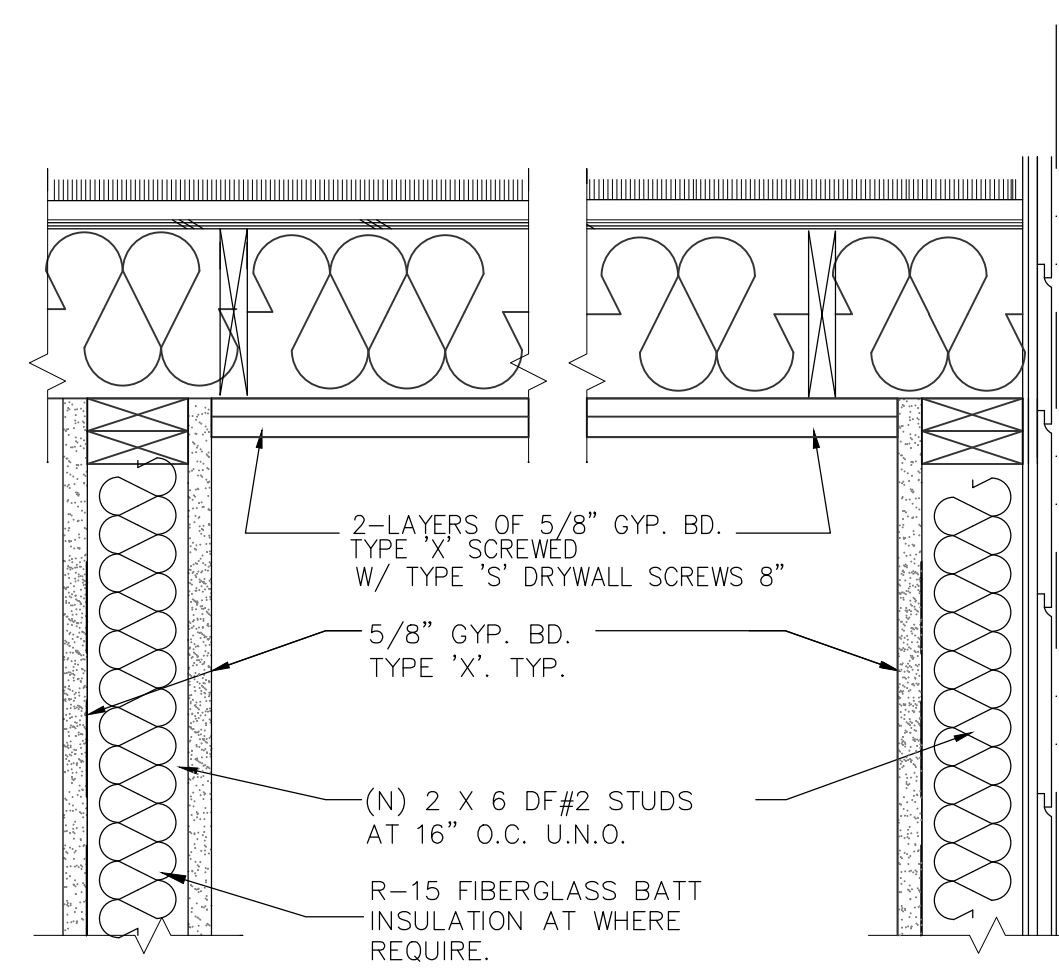
BUILDING SECTIONS

A4.0



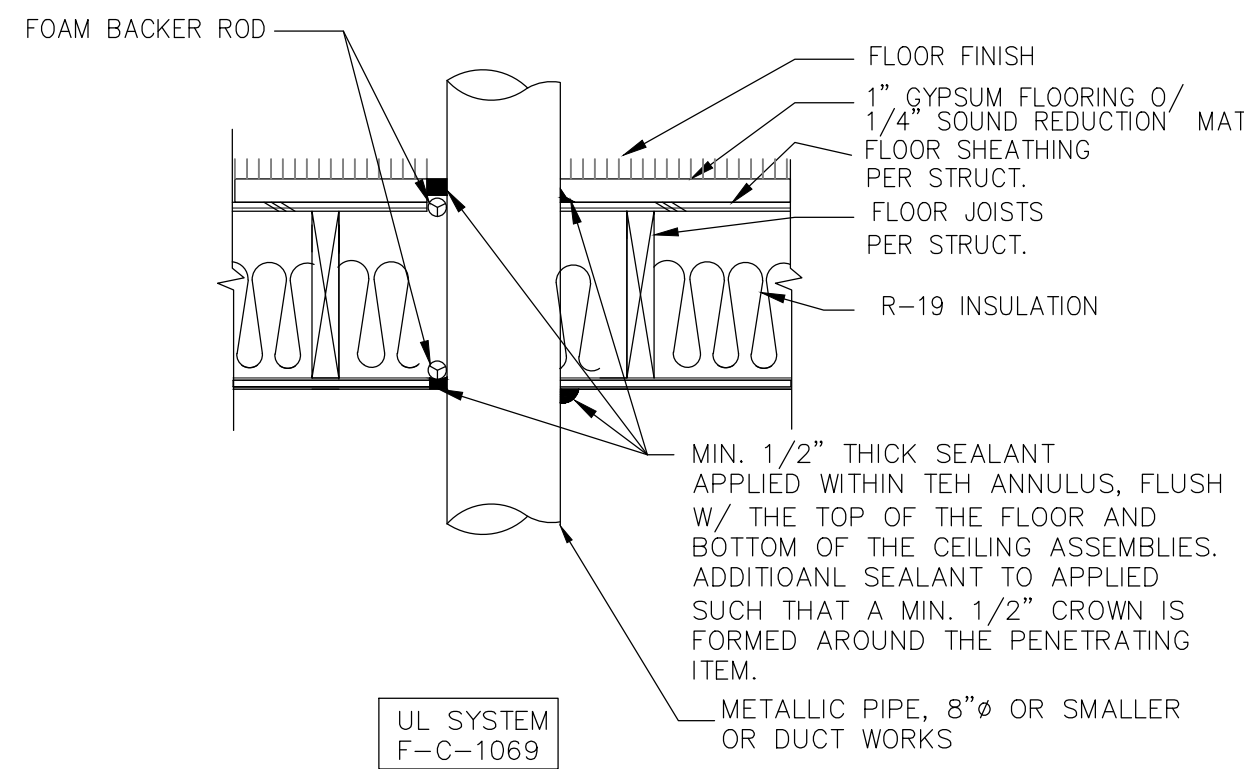
1. PIPE PENETRATION 1-HR WALL

N.T.S.



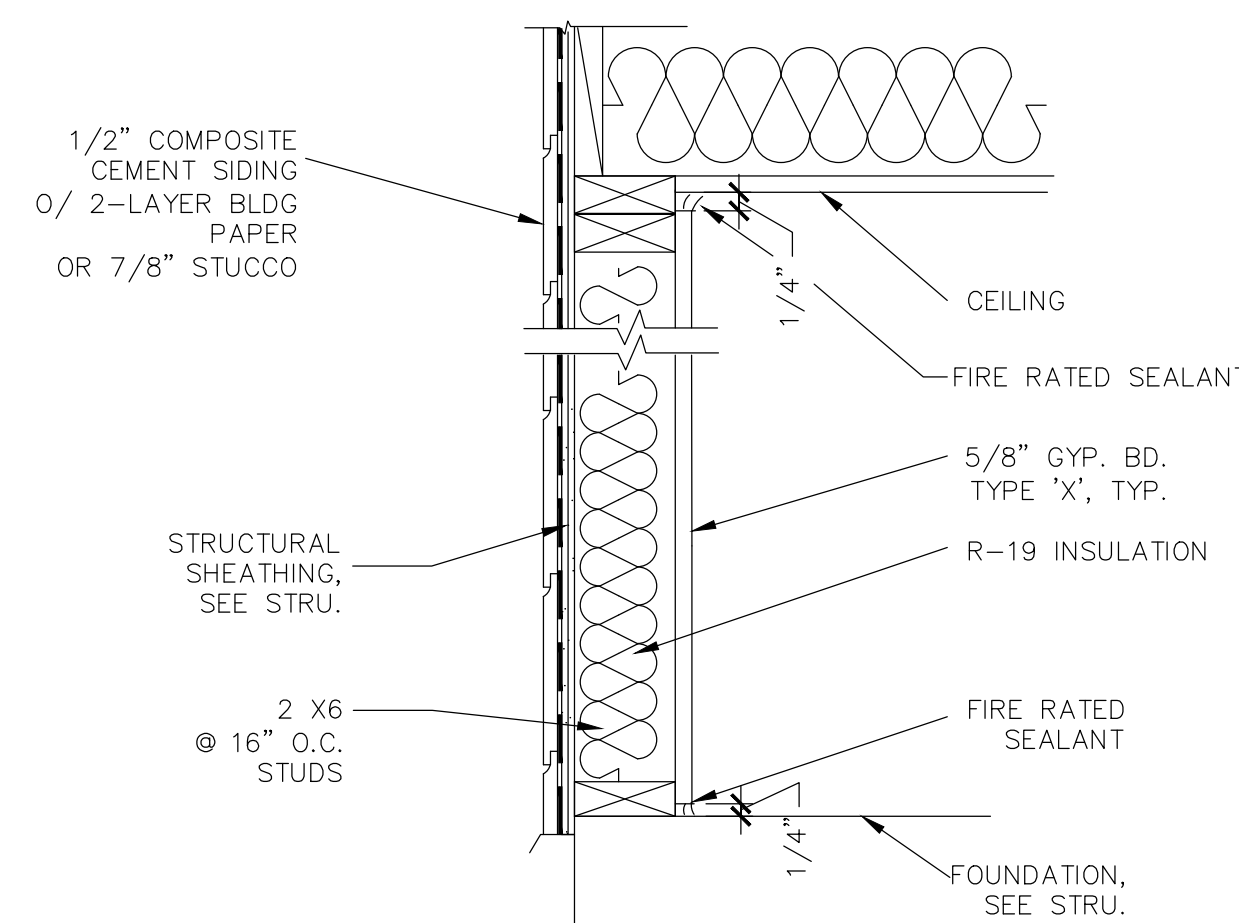
2-ONE-HR RATED CORRIDOR:
UL DES U311

N.T.S.



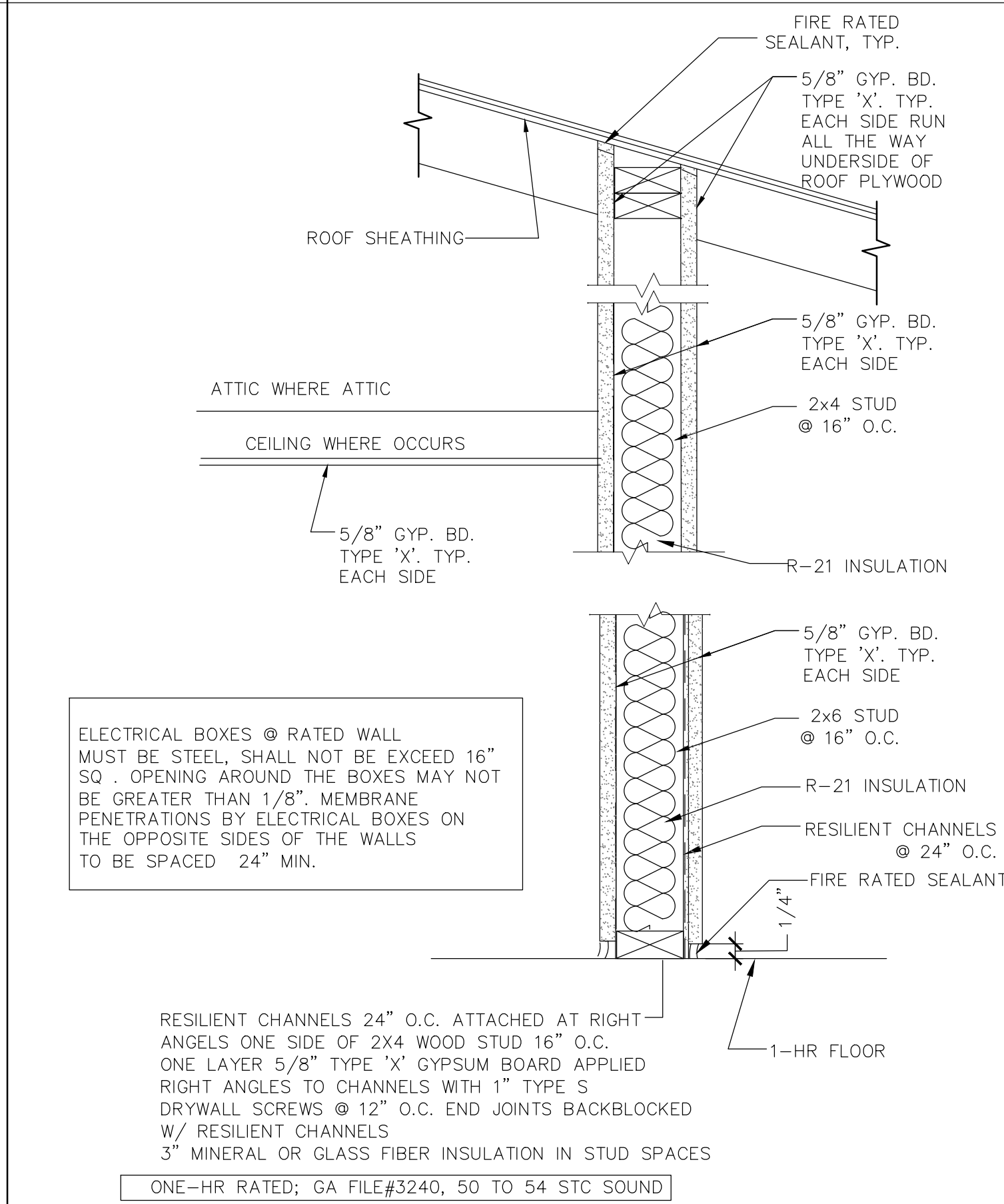
5. PIPE PENETRATION @ 1-HR FLOOR, TYP.

N.T.S.



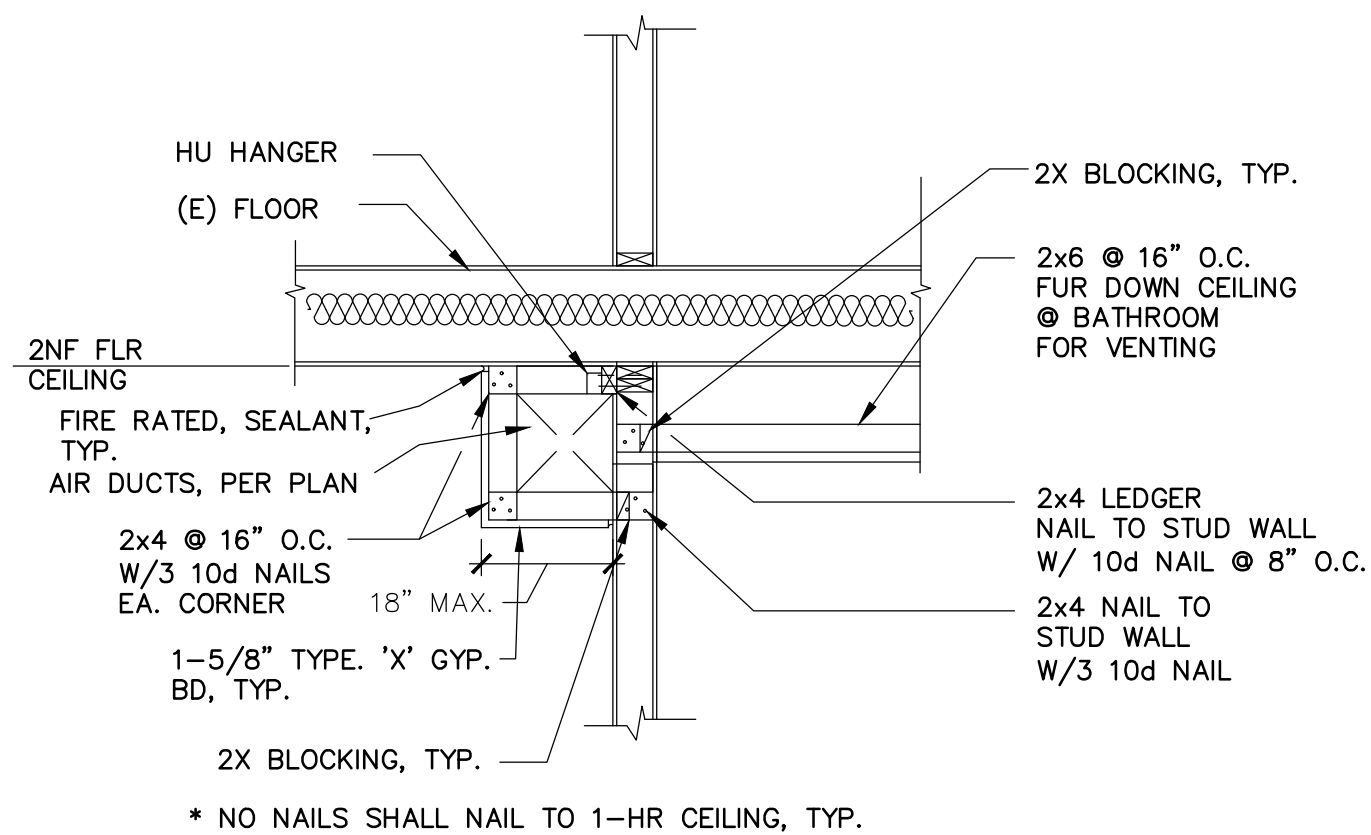
GA FILE NUMBER NO: WP.8131, UL U356
 EXTERIOR SIDE: BASE LAYER 15/32" WOOD STRUCTURAL PANELS APPLIED PARALLEL TO 2x4 WOOD STUDS @ 16" O.C. WITH 10d GALVANIZED NAILS 6" O.C. AT EDGES AND AT TOP AND BOTTOM PLATES AND 12" O.C. AT INTERMEDIATE STUDS. WEATHER RESISTIVE BARRIER APPLIED OVER PANELS. FACE LAYERS 1/2" PROPRIETARY CEMENTITIOUS BACKER UNITS APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 1-5/8" LONG CORROSION RESISTANT SCREWS 8" O.C. OR 7/8" CEMENT STUCCO
 INTERIOR SIDE: 1- LAYER 5/8" PROPRIETARY TYPE 'X' GYPSUM SHEATHING APPLIED PARALLEL TO 2x4 WOOD STUDS W/6d CEMENT COATED NAILS, 1-7/8" LONG @ 7" O.C. OR 1-7/8" LONG TYPE S OR TYPE W DRYWALL SCREWS 8" O.C. 3" MINERAL FIBER INSULATION, 3.0 PCF, FRICTION FIT IN STUD SPACE

6-(1) HR RATED EXTERIOR WALL, TYP.



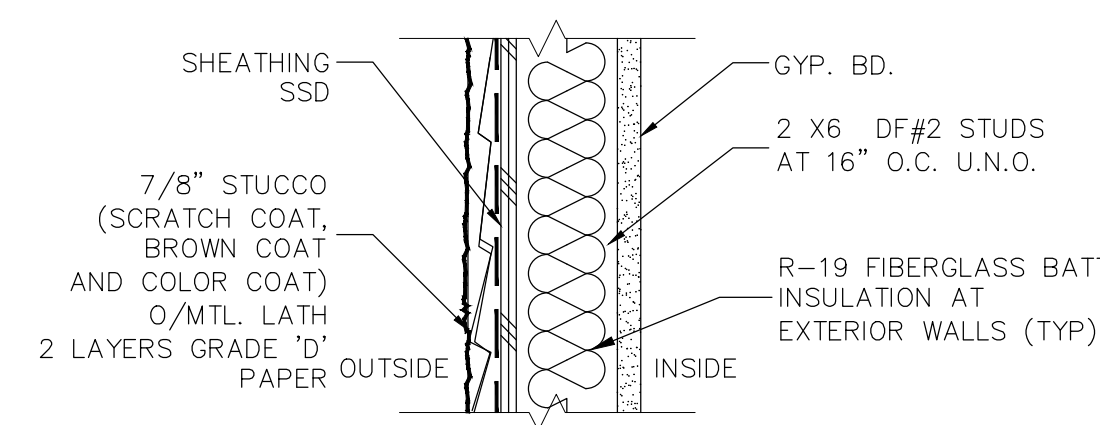
7-TYP. (N) INTERIOR WALL SECTION, 1-HR RATED

N.T.S.



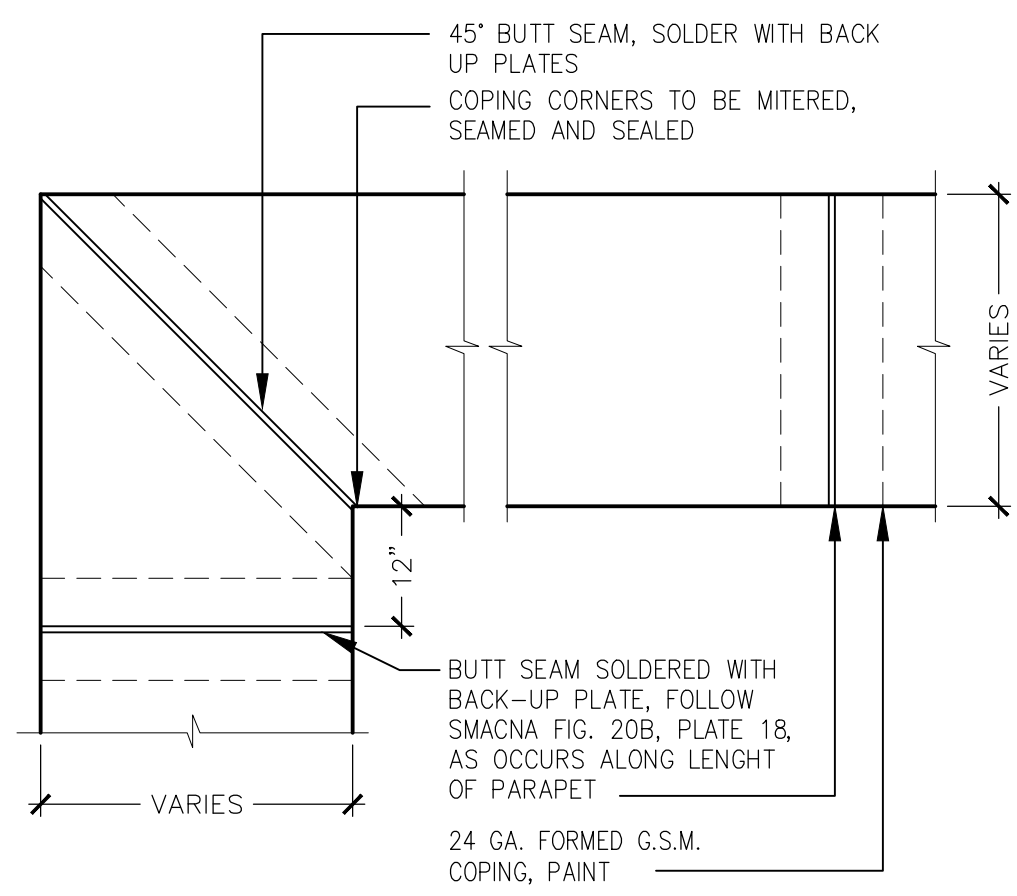
10-CONCEAL DUCTS & VENTING SECTION, TYP.

N.T.S.

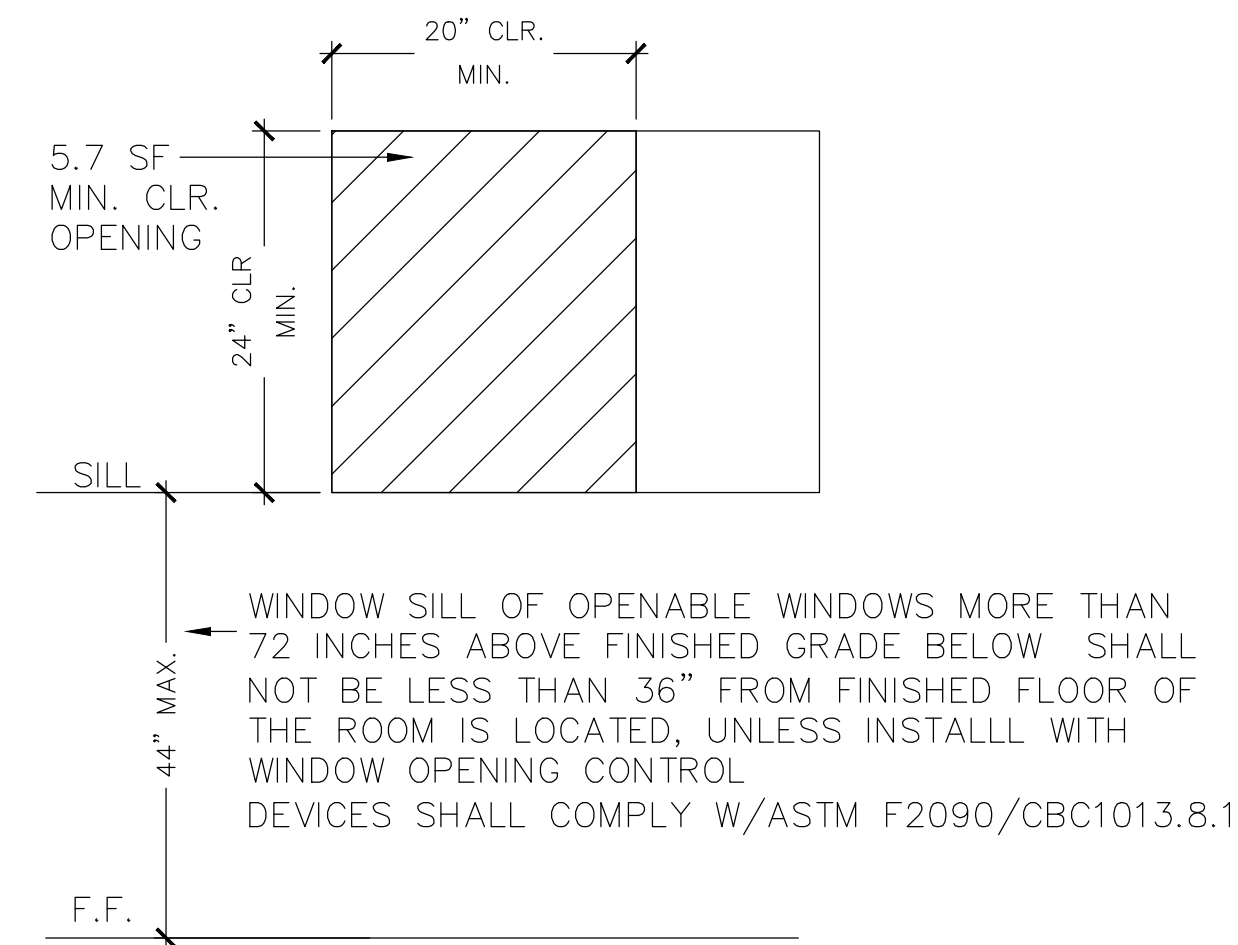


11-TYP. STUCCO WALL SECTION

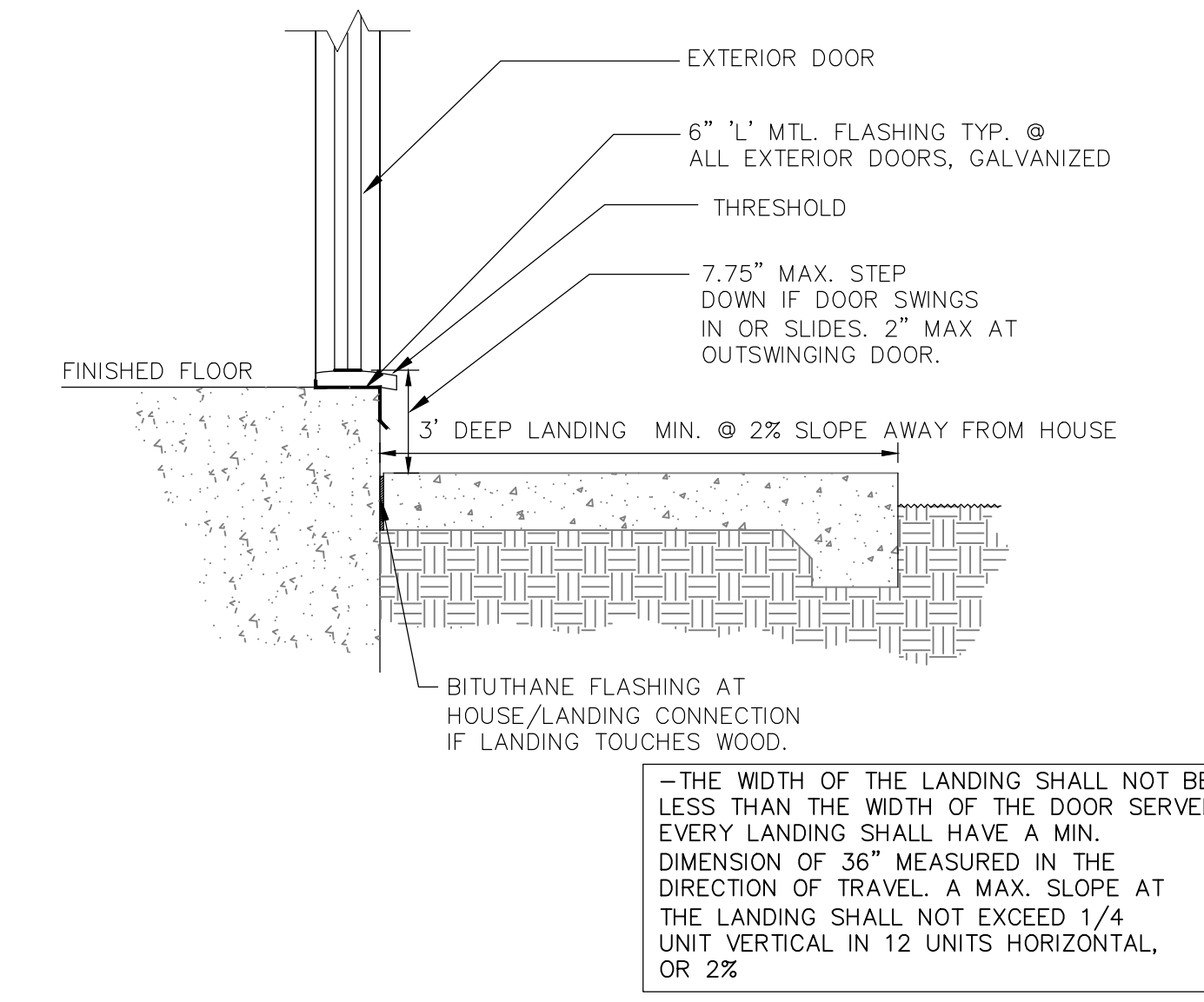
N.T.S.



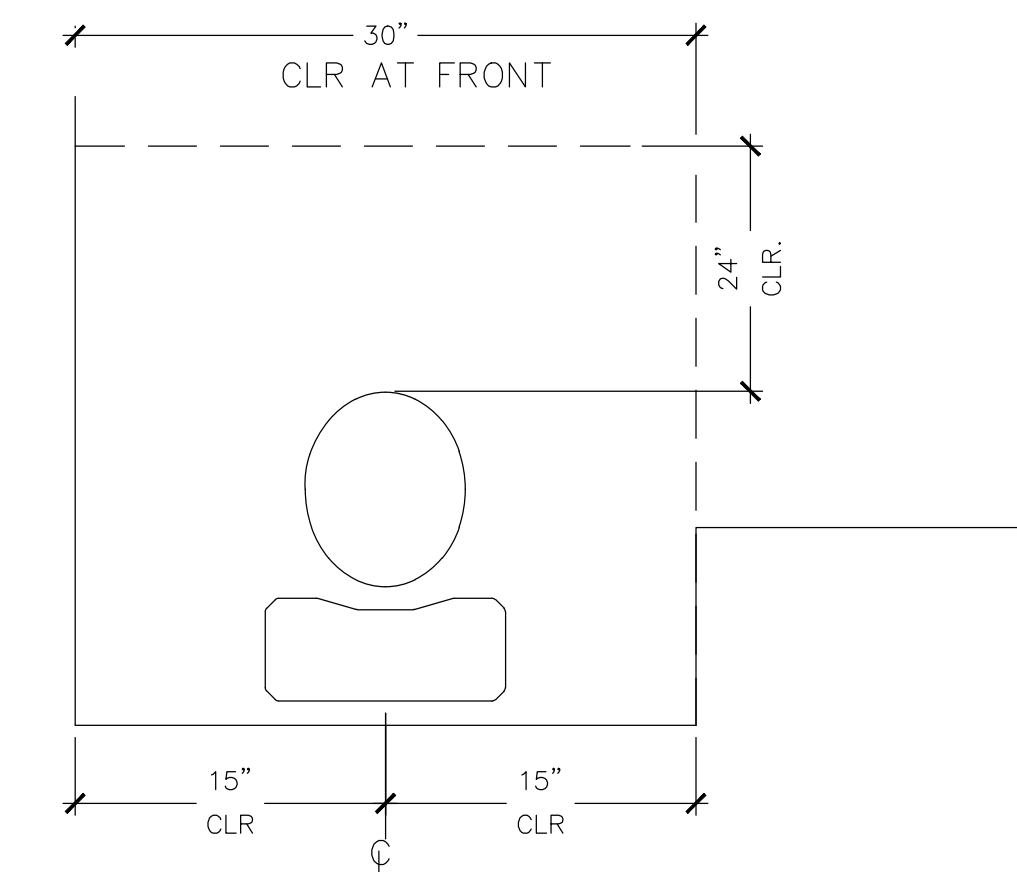
2-TYP. RESCUE OPENING



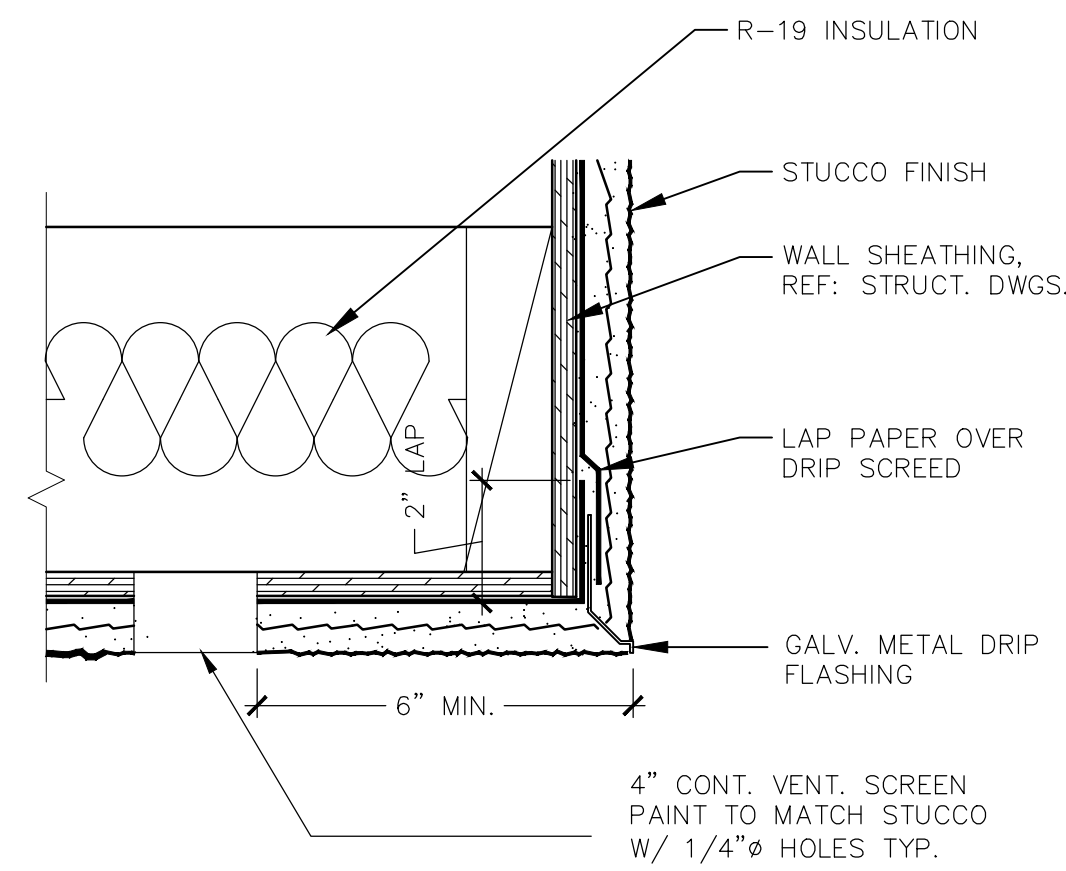
3-TYP. ROOF SECTION @ FRONT



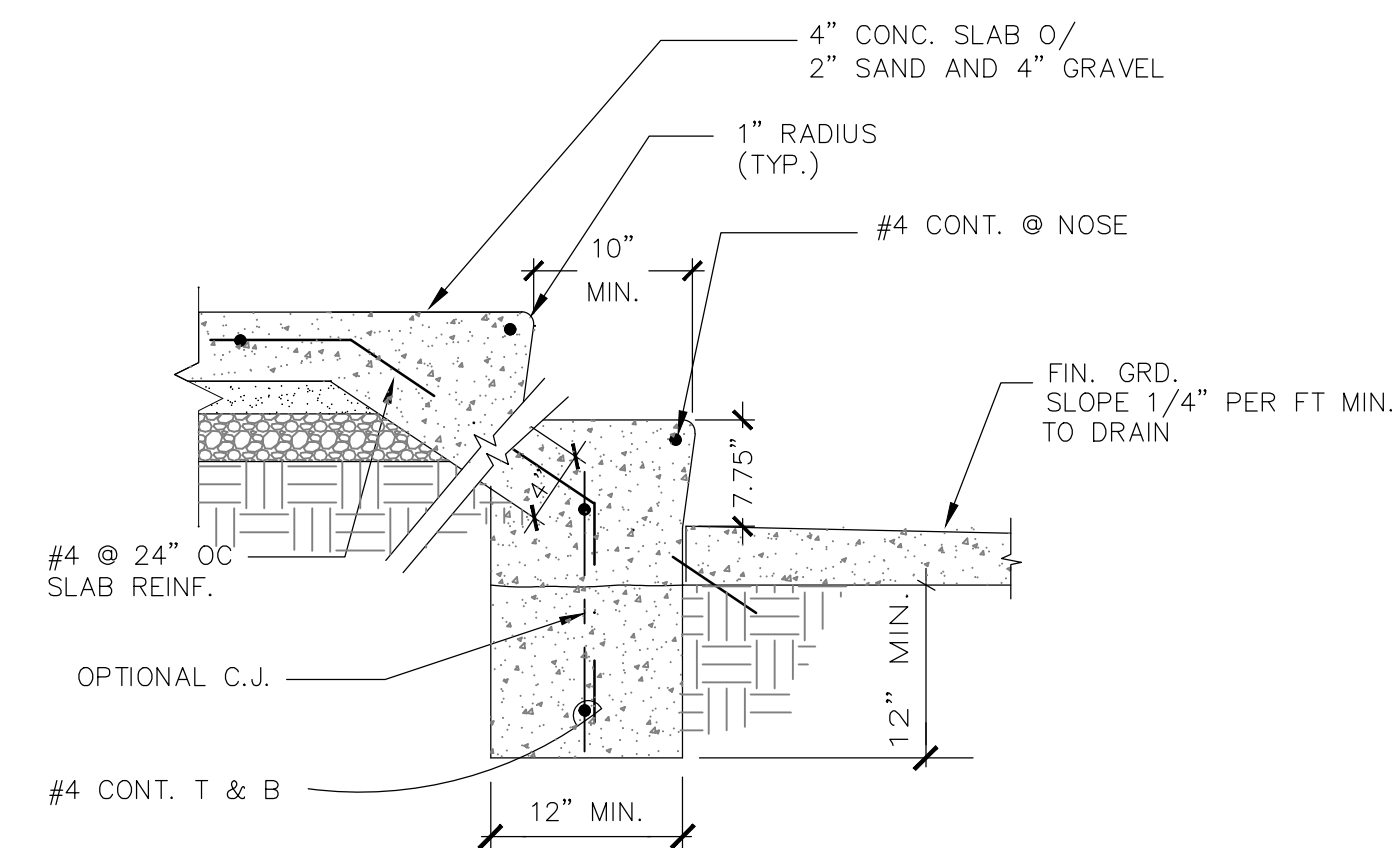
4-TYP. (N) DOOR SECTION @ LANDING



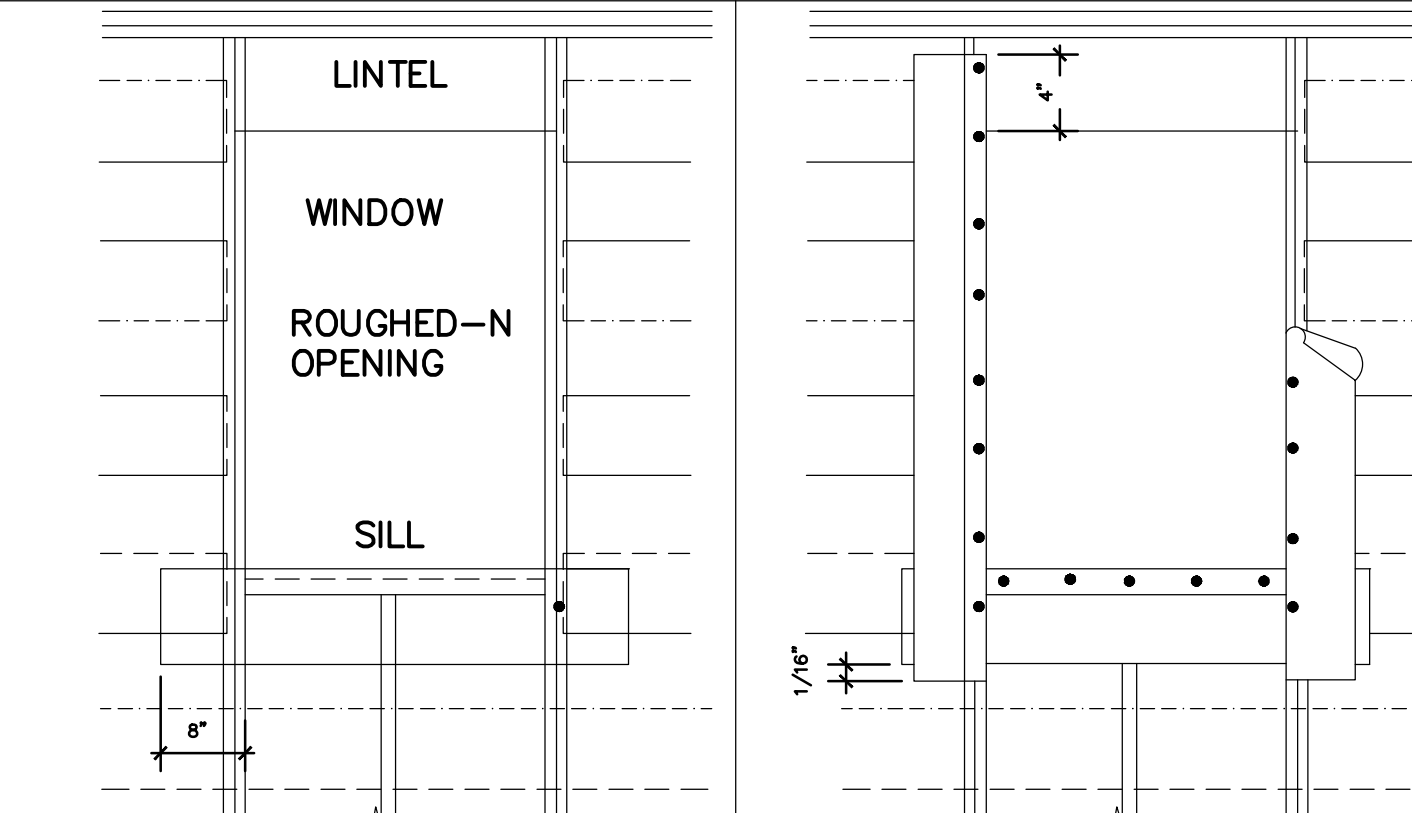
N.T.S.



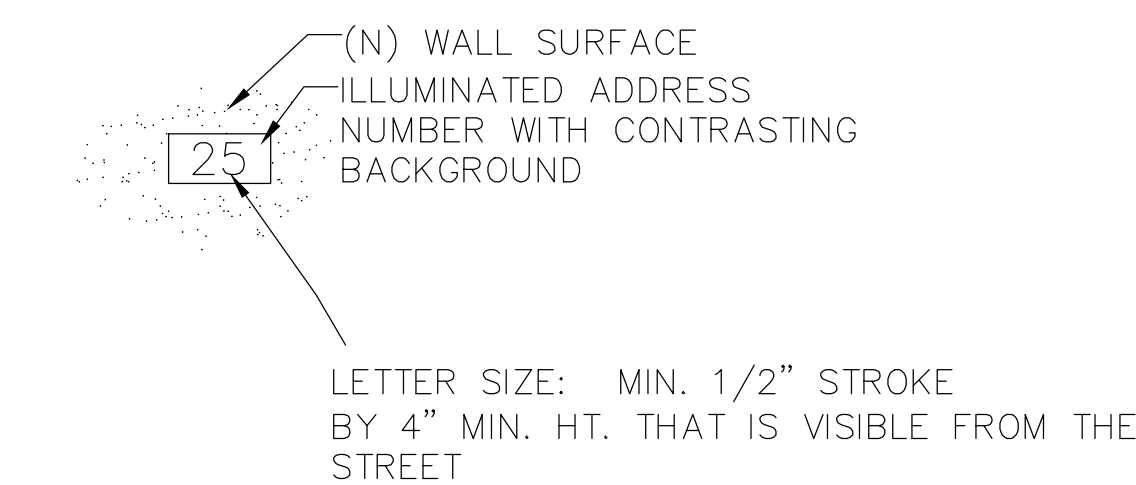
6-TYP. VENT SECTION @ BAY



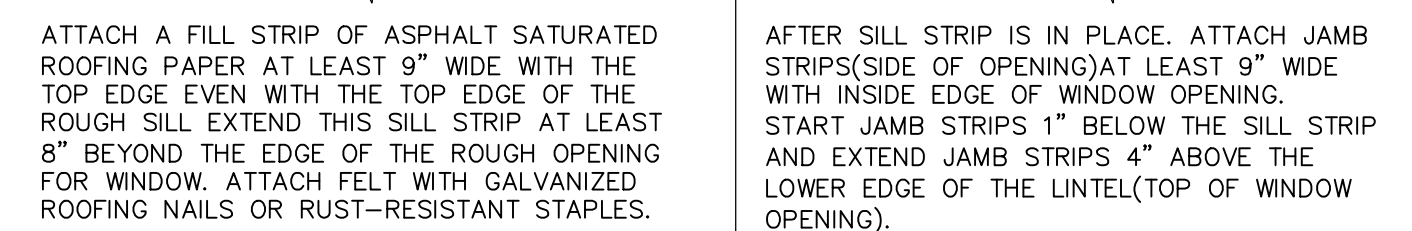
7-TYP. CONC. STEPS @ CORRIDOR



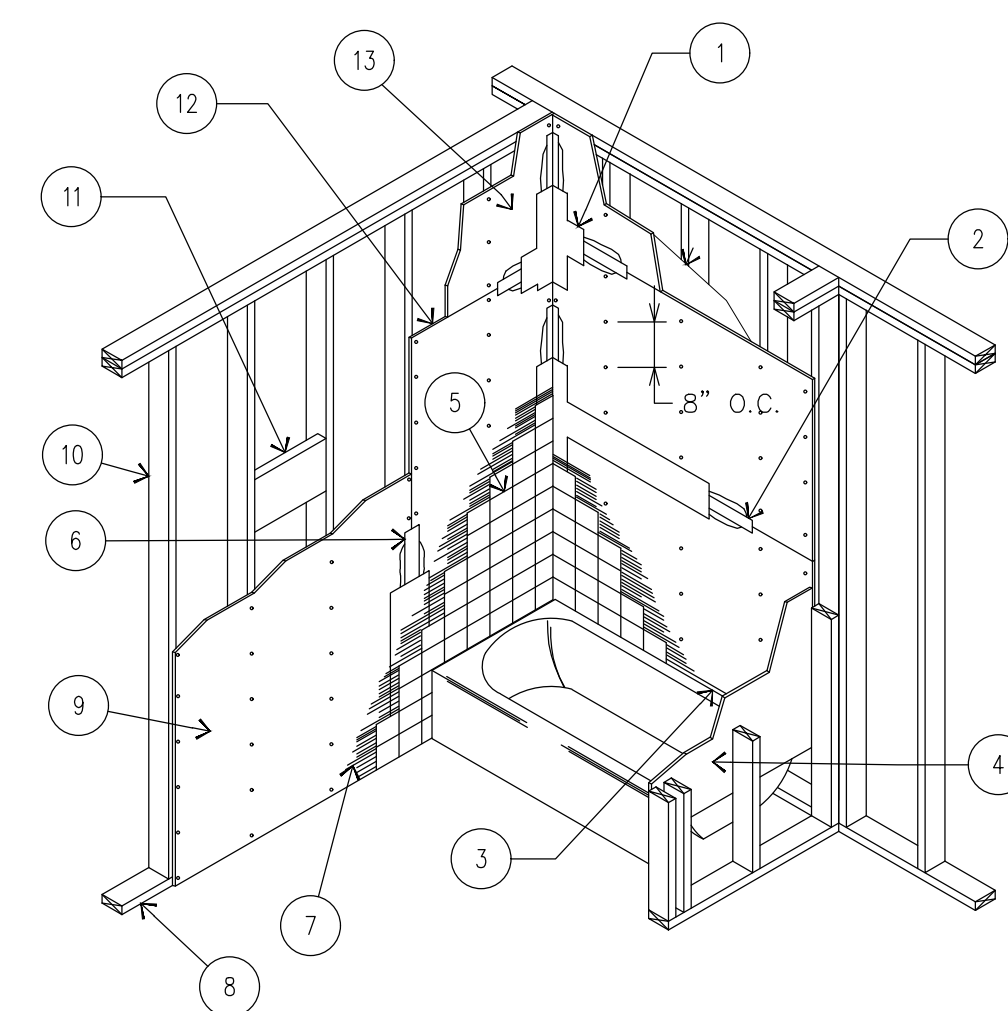
8-EXTERIOR WALL W/ SIDING



11- ILLUMINATED ADDRESS DTL.



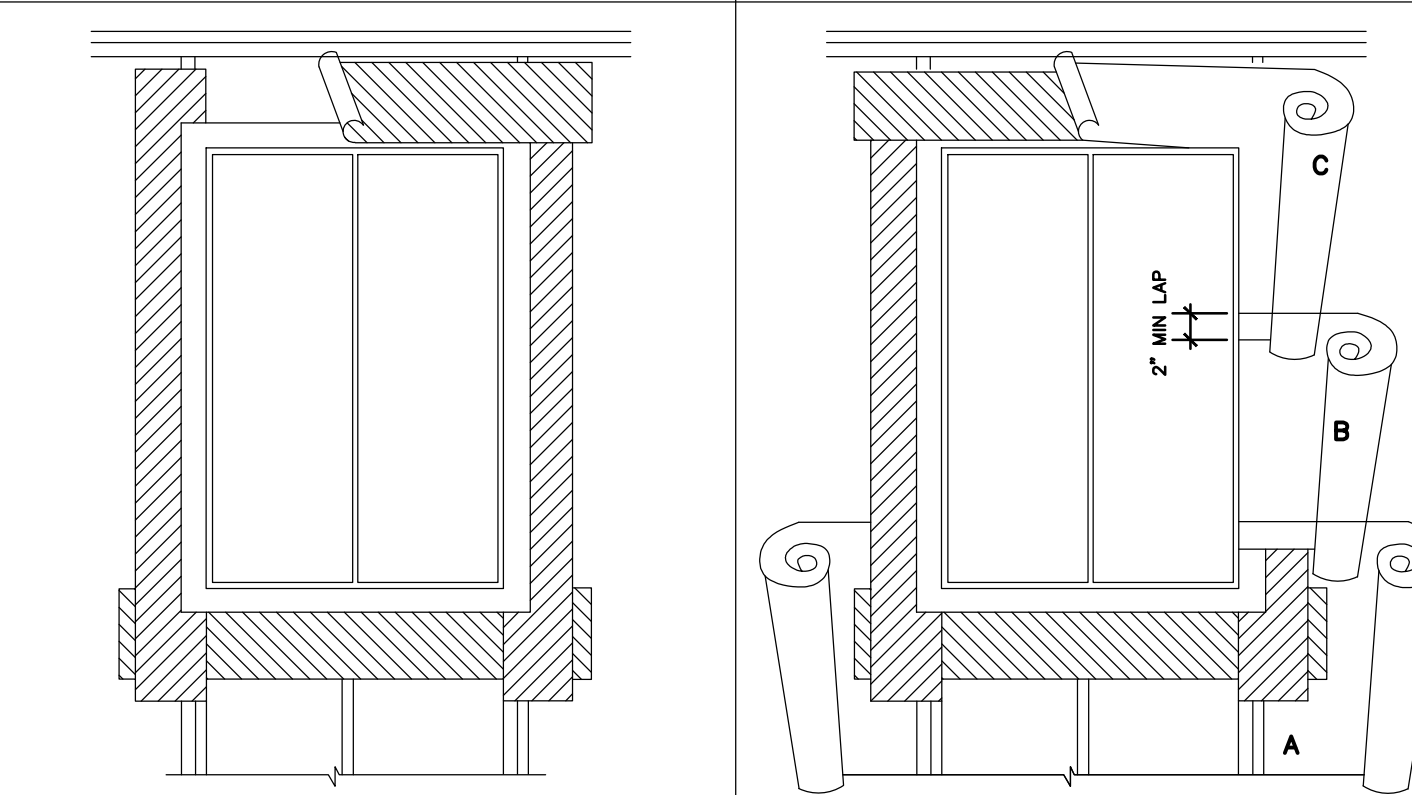
13-WINDOW FLASHING DETAILS, TYP.



9-TYP. BATHTUB WALL DTL.

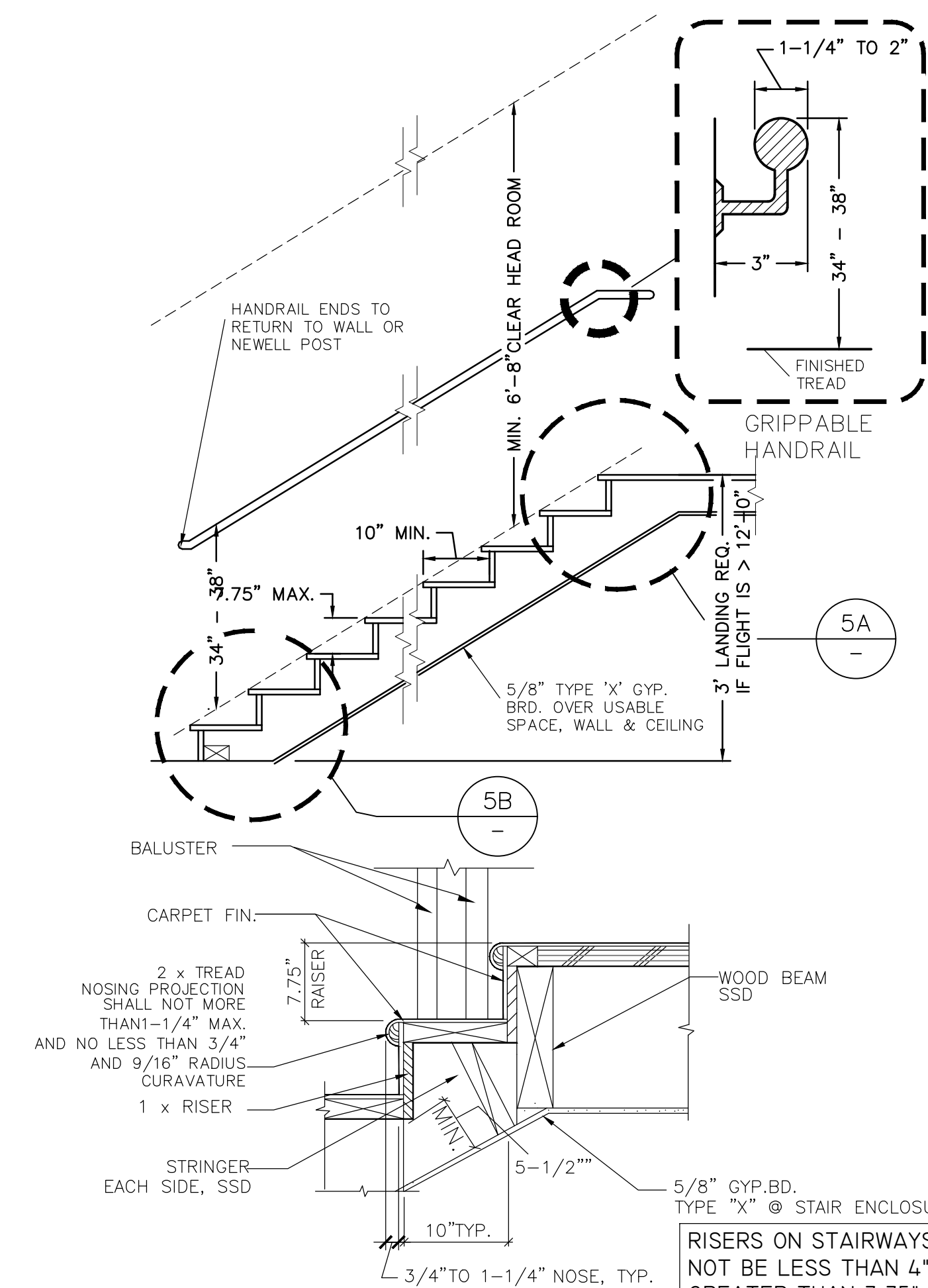
1. IN PAINTED AREAS, USE A JOINT TREATMENT SYSTEM AND SEALER FOR FINISHING CEMENTITIOUS BOARD TO CEMENTITIOUS BOARD AND CEMENTITIOUS BOARD TO GYPSUM BOARD.
2. IN TILED AREAS, TREAT CEMENTITIOUS BOARD TO CEMENTITIOUS BOARD AND CEMENTITIOUS BOARD TO GYPSUM BOARD JOINTS BY EMBEDDING CEMENTITIOUS TAPE IN TILE SETTING MATERIAL.
3. 1/4" SPACE.
4. SEE FLOOR PLAN / INTERIOR ELEVATION FOR WALL HEIGHT
5. CERAMIC TILE.
6. CEMENTITIOUS TAPE.
7. SETTING MATERIAL.
8. WOOD SILL
9. 1/2" GYPSUM BOARD.
10. 2 X WOOD STUDS @ 16" O.C.
11. SUPPORT FRAMING FOR ATTACHMENT OF FIXTURES.
12. 1/2" INTERIOR CEMENTITIOUS BOARD @ BATH AREA
13. 1/2" MOISTURE RESISTANCE GYPSUM PANEL OVER 2-LAYER 15LB FELT PAPER 72" ABOVE DRAIN OR TILE

N.T.S.

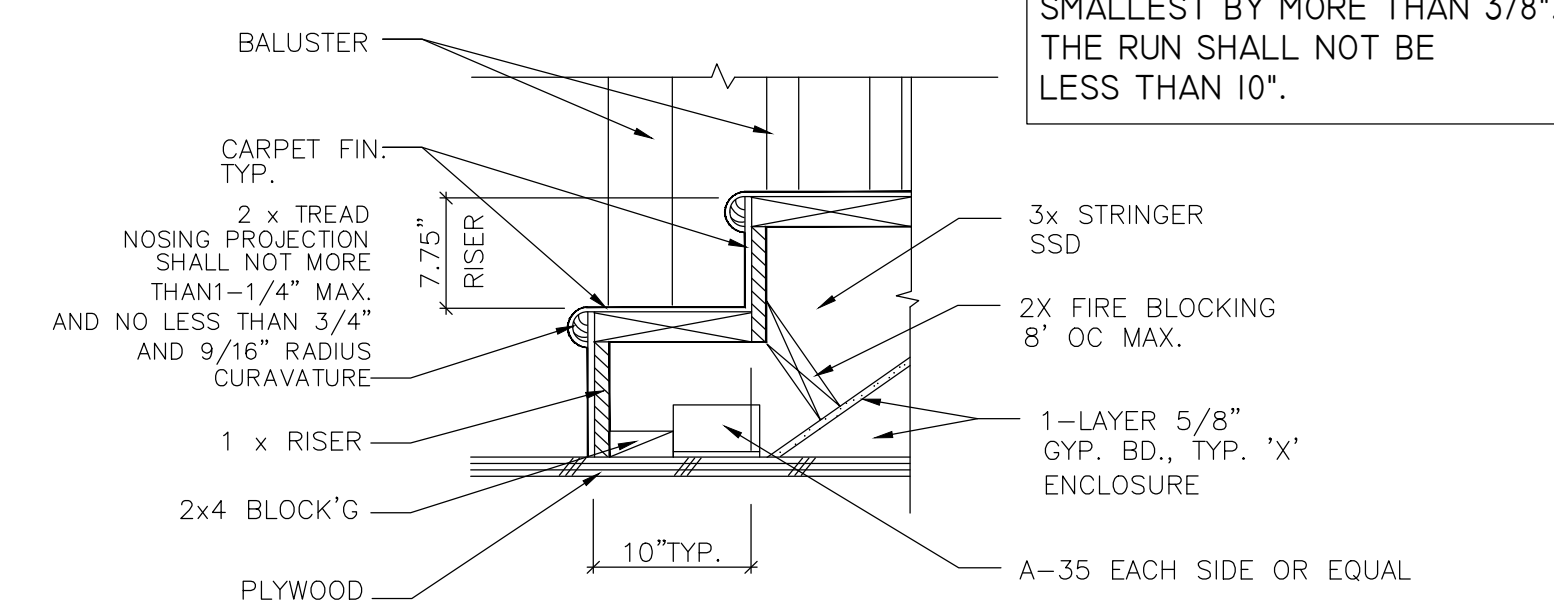


PROVIDE FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WATERPROOF SINCE CBC DOES NOT OUTLINE PROCEDURES FOR WINDOW FLASHING, TECHNIQUES SHOWN HERE ARE RECOMMENDED. USE 15 LB. ASPHALT SATURATED FELT WHENEVER POSSIBLE FOR FLASHING MATERIAL CAULK BACK OF WINDOW FRAMES BEFORE SETTING. USE WINDOWS THAT ARE WATERTIGHT.

LINE WIRE, WHEN USED AS BACKING TO SUPPORT WATER RESISTANT BUILDING PAPER OR FELT BENEATH LATH FOR STUCCO, SHOULD BE INSTALLED ACCORDING TO INDUSTRY AND PRACTICE. NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENING MUST COVER WIRE BACKING.



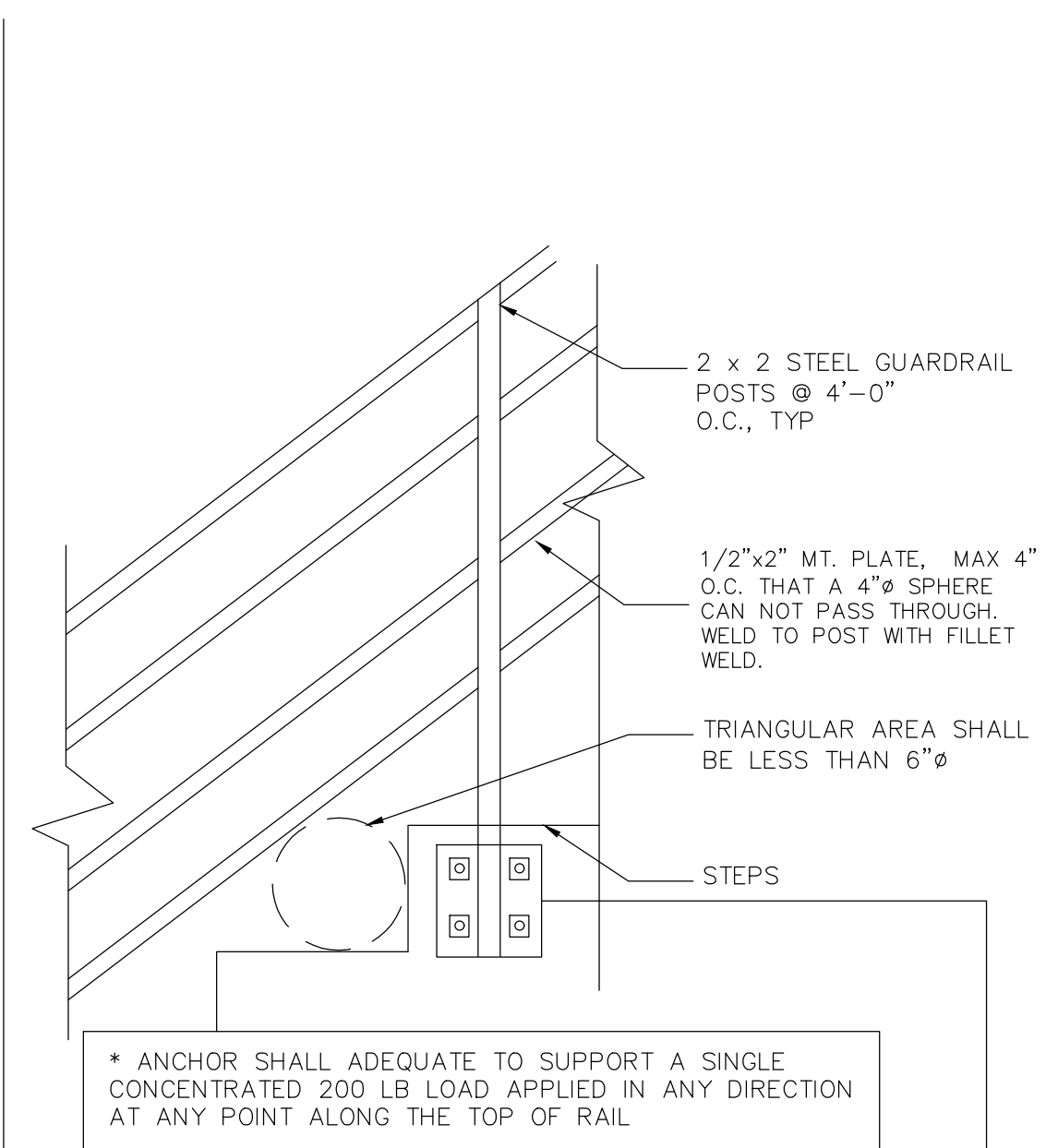
5A-TYP. DTL. @ STAIR TOP



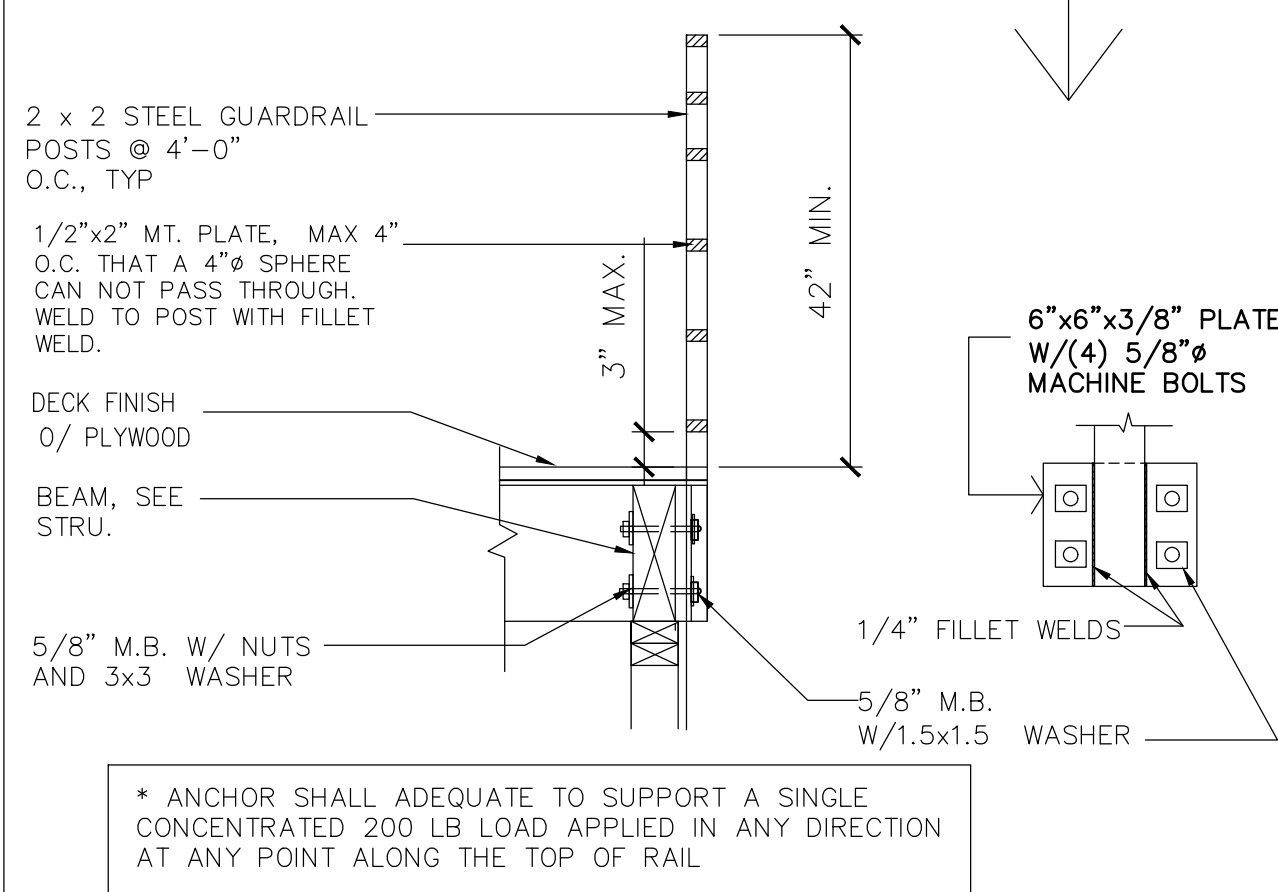
5B-TYP. DTL. @ STAIR LANDING

5-TYP. STAIR & RAILING DTL.

N.T.S.



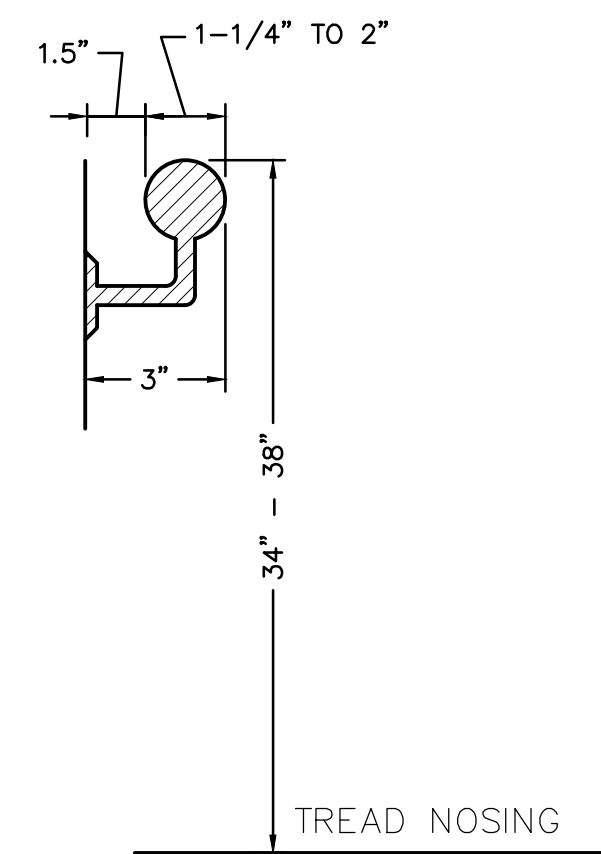
2-TYP. INTERIOR RAILING SECTION



6-TYP. GUARDRAIL SECTION

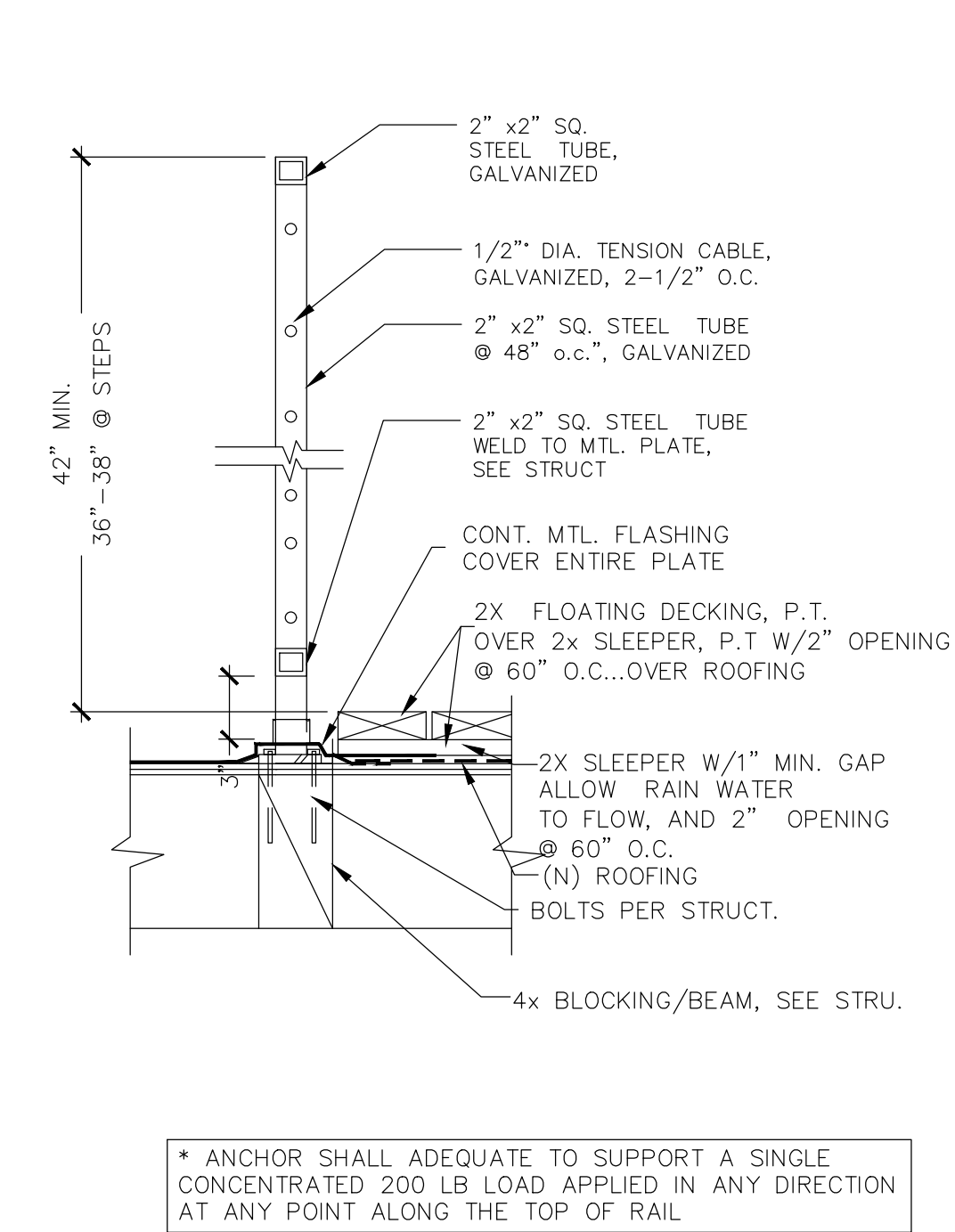
N.T.S.

HANDRAIL SHALL BE 34" TO 38" INCHES ABOVE THE TREAD NOSING; CONTINUOUS AND RETURN TO THE WALL, GUARD AND WALKING SURFACE; CIRCULAR HANDRAIL SHALL SHALL 1-1/4" TO 2" IN CROSS SECTIONAL DIMENSION. NON-CIRCULAR HANDRAILS SHALL CONFORM TO TYPE ii HANDRAIL



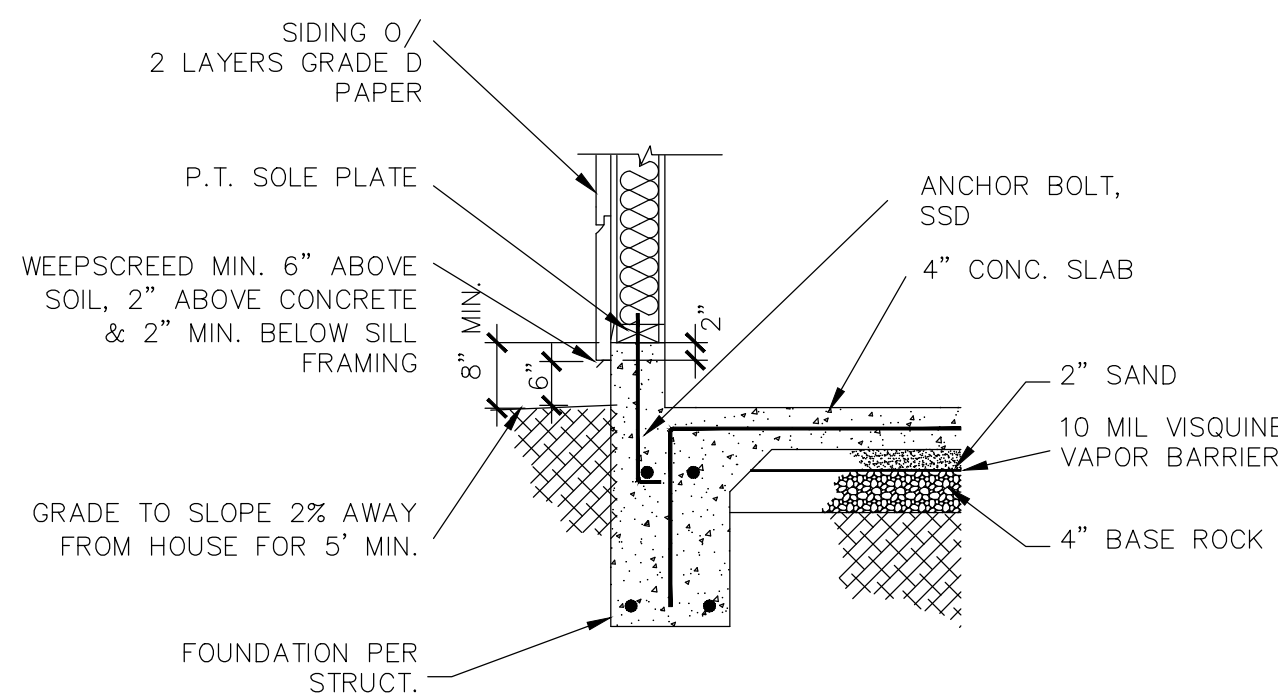
3-HANDRAIL DTL.

NTS

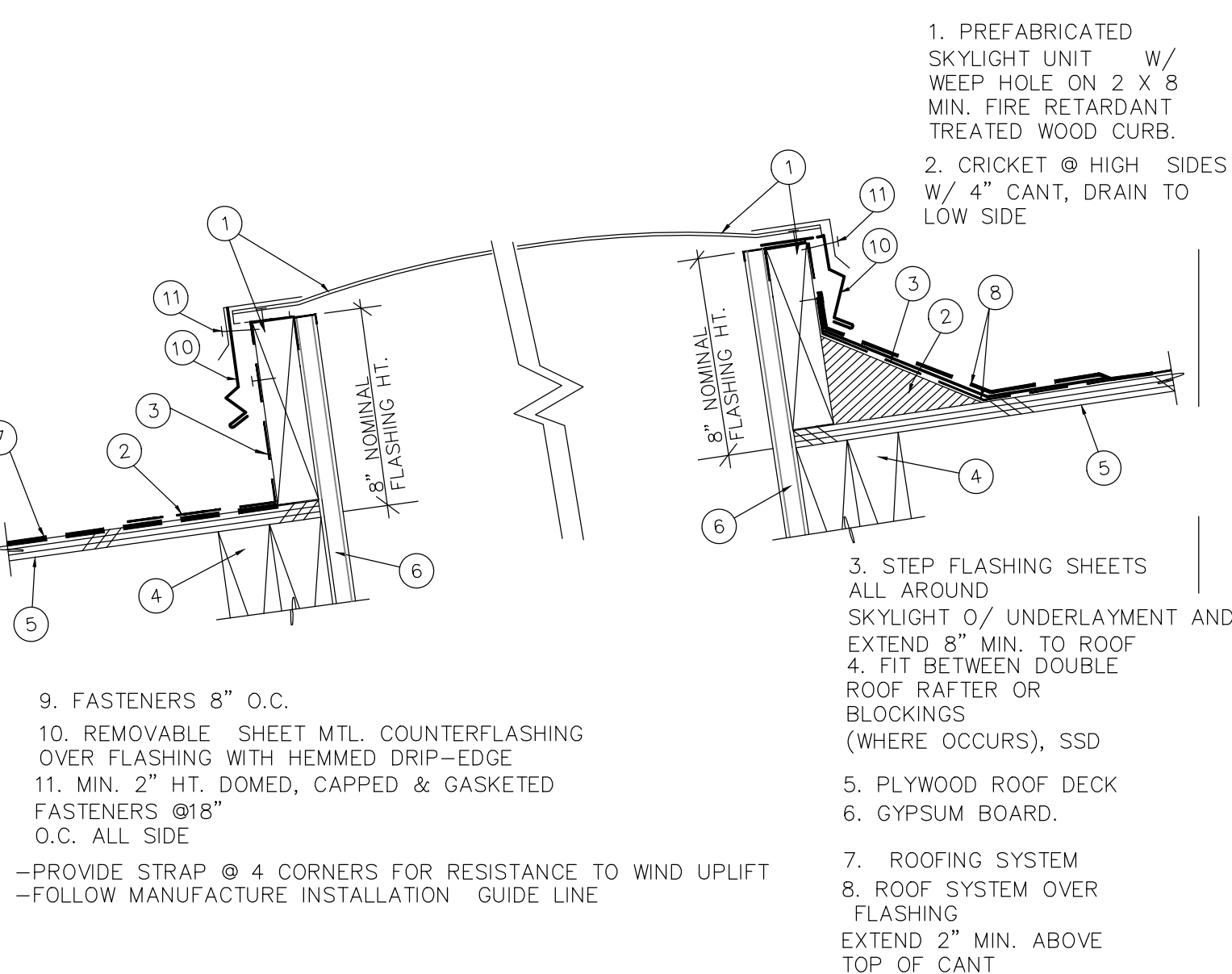


4-GURADRAIL SECTION @ ROOF DECK

N.T.S.

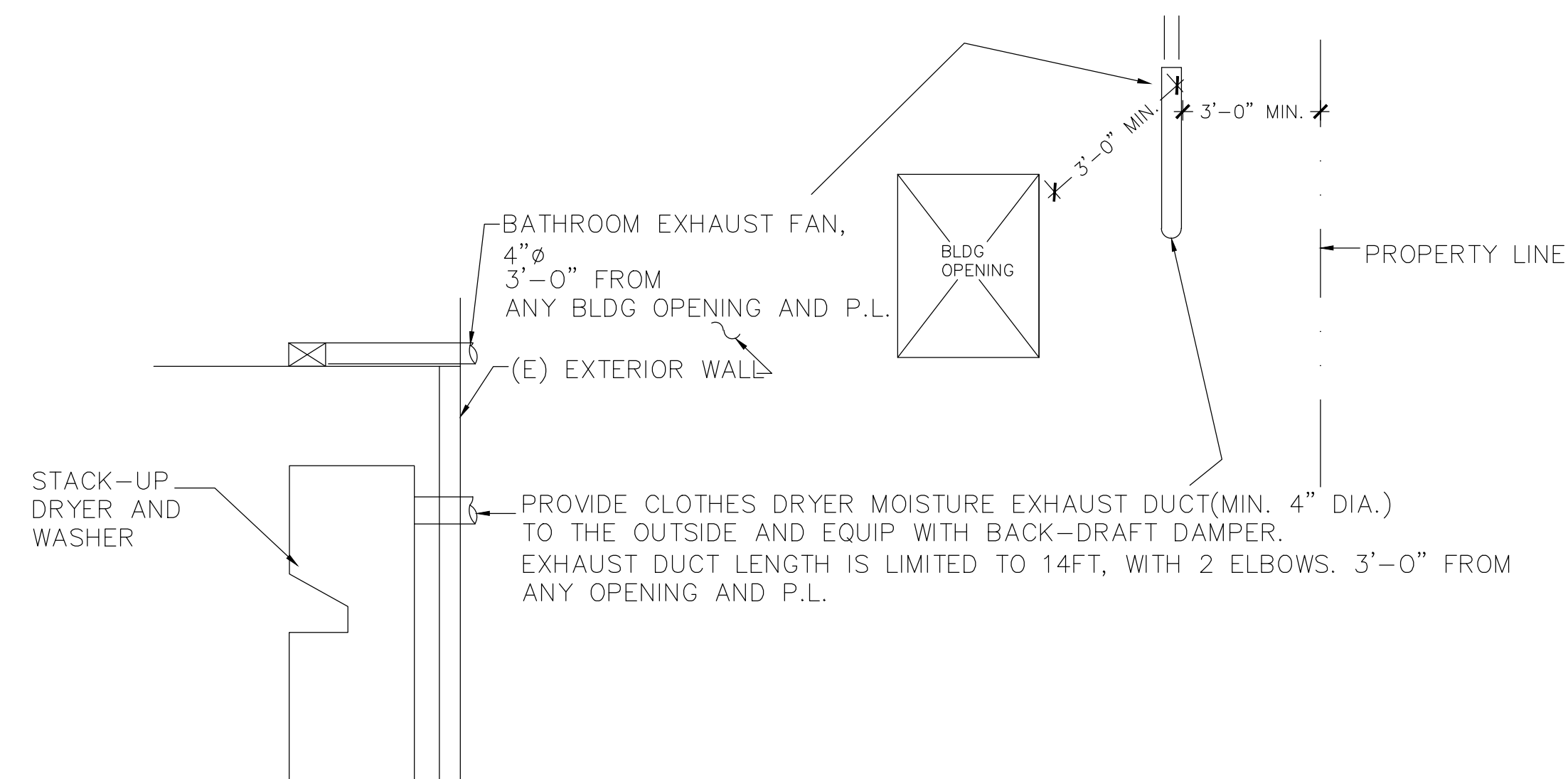


8-TYP. FOUNDATION DTLS

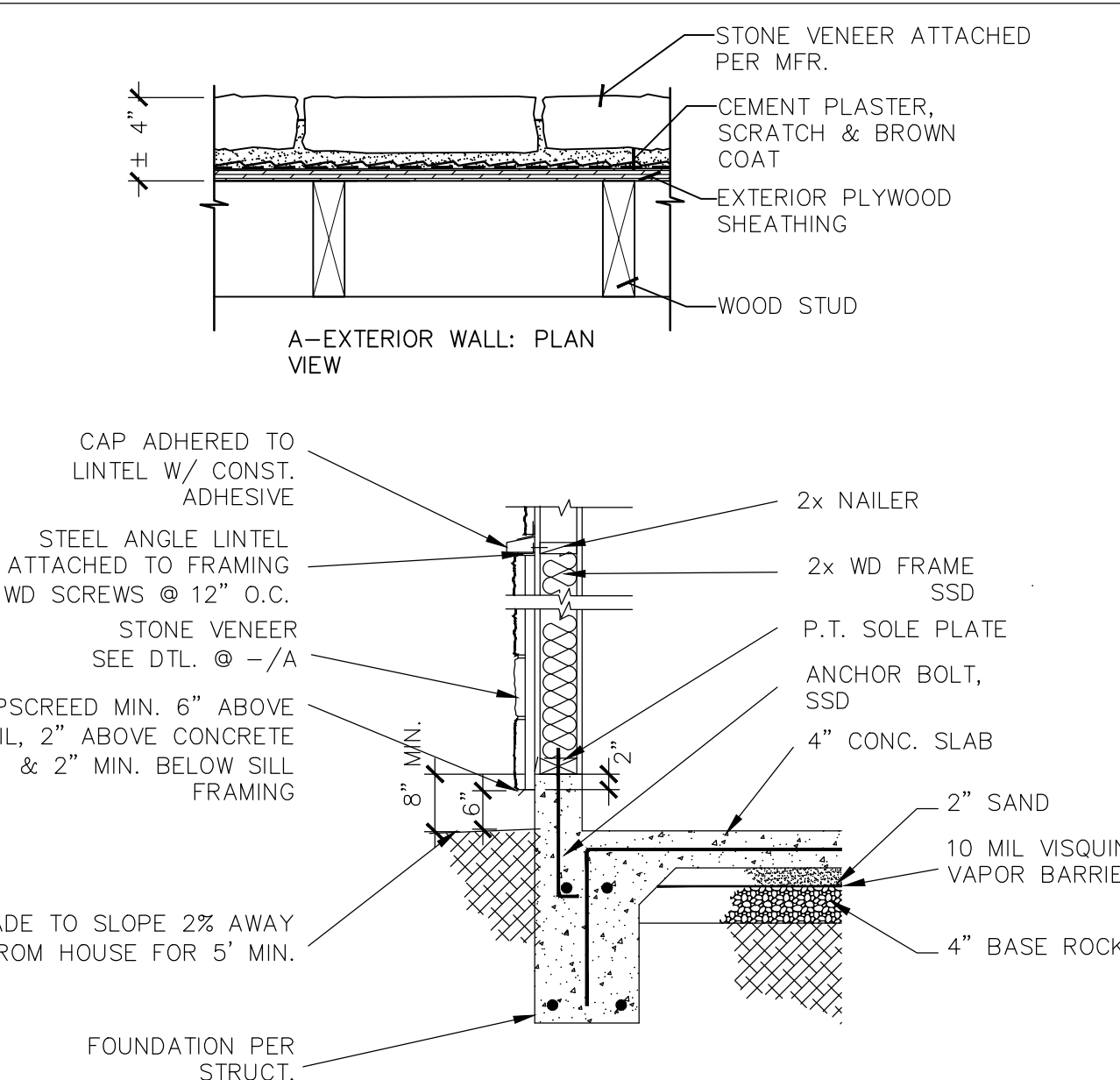


9-SKYLIGHT SECTION, TYP.

N.T.S.



10-TYP. EXHAUST VENT FOR DRYER/KITCHEN HOOD



11-STONE VENEER WALL @ FRONT

**BUILDING
DETAILS**

A5.2