1251 PARK STREET - NEW MIXED USED BUILDING

PROJECT INFORMATION

OWNER

1251 PARK ST, ALAMEDA, CA 94501

PROJECT LOCATION

1251 PAKR ST, ALAMEDA, CA 94501 PROJECT DATA

APN: LOT AREA: ZONING: CONSTRUCTION TYPE: EXISTING USED: PROPOSED USED:

EXISTING LOT COVERAGE:

PROPOSED LOT COVERAGE:

EXISTING BUILDING HEIGHT:

PROPOSED BUILDING HEIGHT:

71-206-07 2,526 SQ.FT. C-C V-B 1-STORY BUILDING TWO STORY MIXED USED BUILDING 1.251 SQ.FT. (49%) 1.429 SQ.FT.(56%) 14'-8" 23'-8"

SQUARE FOOTAGE	EXISTING	PROPOSED
1ST FLOOR		
COMMERICAL		1,658 SQ FT
2ND FLOOR		
RESIDENTIAL (2 UNITS)		1,658 SQ FT

SCOPE OF WORK

PROPOSE A TWO-STORY MIXED USED BUILDING CONSISTED OF 2 RESIDENTIAL UNITS & 1 BAGEL SHOP BAKERY

DEMOLITION OF AN EXISITNG 1,217 SQUARE FOOT PRE-1942 ONE STORY COMMERICAL BUILDING

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA ADMINISTRATIVE CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA FIRE CODE 2022 INTERNATIONAL PROPERTY MAINTENANCE CODE TITLE 24, PART 6, CALIFORNIA ENERGY CODE TITLE 24 HANDICAPPED ACCESSIBILITY REGULATIONS

SHEET INDEX

A0	TITLE SHEET
A1.1	PLOT PLAN
A1.2	LANDSCAPE PLAN
A2	PROPOSED 1ST FLOOR PLAN
A2	PROPOSED 2ND FLOOR & ROOF PLANS
A3	PROPOSED LIGHTING PLAN
A4	PROPOSED ELEVATIONS & MATTERIAL
A5	PROPOSED SECTIONS
A6	SHADOW TUDY
A7	MASSING DIAGRAM
Að	ADA RESTROOM REQUIREMENT
D1	DETAILS

Exhibit 1 Item 4-A, October 5, 2023 **Historical Advisory Board Meeting**

GENERAL NOTES

1. DISCREPANCIES: DO NOT SCALE FROM DRAWINGS, WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL ELSE. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER IMMEDIATELY PRIOR TO COMMENCING ANY WORK

- 2. ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM:
- CALIFORNIA BUILDING CODE 2019 EDITION CALIFORNIA MECHANICAL CODE 2019 EDITION
- CALIFORNIA PLUMBING CODE 2019 EDITION
- CALIFORNIA ELECTRIC CODE 2019 EDITION ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS.

3. ALL ELECTRICAL, FIRE PROTECTION, MECHANICAL, PLUMBING AND STRUCTURAL WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH EACH FIELDS APPLICABLE CODES AND STANDARDS.

4. CONSTRUCTION DRAWING NOTES AND DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS, ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.

5. CONTRACTORS SHALL VERIFY LOCATION AND ACCEPTABILITY OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.

6. ROOMS W/ FIXED GLASS SHALL HAVE A MIN.OF 2 AIR CHANGES PER HOUR WITH 1/5 FROM OUTSIDE AIR . BATHROOMS AND LAUNDRY ROOMS SHALL HAVE A MIN. OF 5 AIR CHANGES PER HOUR

7. INTERIOR WALL COVERINGS SHALL BE MIN. 1/2" THK. GYPSUM BOARD FLAME SPREAD CLASS III UNLESS NOTED OTHERWISE

8. WORK SHALL BE EXECUTED WITH THE LEAST POSSIBLE DISTURBANCE TO THE PUBLIC AND OCCUPANTS OF ADJACENT AREAS. THE CONTRACTOR SHALL KEEP DIRT, DUST AND NOISE TO A MINIMUM AND PROVIDE DUST SHEETS AS REQUIRED AND DIRECTED. WORK SHALL BE SCHEDULED BY THE CONTRACTOR AND AGREED TO BY THE OWNER IN WRITING

9. INSULATE ALL EXTERIOR WALLS WITH R-19 MIN. BATT INSULATION . AND CEILINGS WITH R-30 MIN. INSULATION, UNLESS NOTED OTHERWISE ON THESE PLANS AND DRAWINGS PER TITLE 24.

10. ALL HABITABLE ROOMS, SHALL HAVE COMFORT HEATING AT LEAST 68°F (20°C) AT A POINT 3'-0" ABOVE FLOOR.

11. PRIOR TO INSPECTION OF ROOF SHEATHING, THE APPLICANT'S REPRESENTATIVE SHALL REQUEST AN INSPECTION OF THE RESIDENCE BY THE PROJECT ENGINEER IN ORDER TO ENSURE COMPLIANCE WITH ALL OF THE ARCHITECTURAL DETAILING OF THE BUILDING AS SPECIFIED IN THE APPROVED DRAWINGS.

12. VERIFY EXCESS FLOW OR MOTION SENSOR AUTOMATIC SHUT-OFF VALVE IS AT (E) GAS METER IF IS NOT SHALL BE PROVIDED.

13. PROVIDE WATERPROOF GYPSUM BOARD AT TUBS AND SHOWERS WITH SELF-FURRED BLDG. PAPER BACKING BEHIND CERAMIC TILE.

14. WATER HAMMER ARRESTORS SHALL BE INSTALLED AT THE FOLLOWING QUICK-ACTING SHUT OFF VALVES. (CPC 609.10): 1. AUTOMATIC WASHING MACHINE HOT AND COLD WATER).

2. ICEMAKER.

3. DISHWASHER.

15.ATTIC ACCESS : THE ATTIC ACCESS SHALL BE WEATHERSTRIPPED, AND INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL IN THE ATTIC SIDE OF CEILING

16. DRYER VENT SHALL NOT EXCEED A COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14' FEET INCLUDING 2 TWO 90 DEGREE ELBOWS .

17. ALL STAIR RISERS SHALL BE OF UNIFORM SIZE AND SHAPE EXCEPT THAT THE LARGEST TREAD RISER IN ANY FLIGHT OF STAIRS CANNOT EXCEED THE SMALLEST BY MORE THAN 3/8" (CBC. 1003.3.3)

18. PROVIDE " TYPE "X" GYP. BD. THROUGHOUT THE ENCLOSED USABLE AREA.

19. PROVIDE FIREBLOCKING OF THE STUD WALL ADJACENT TO THE STAIR STRINGER. (CBC. 1003.3.3.9 & 708)

20. INSULATE ALL INTERIOR WALLS WITH R-11 MIN. BATT INSULATION UNLESS OTHERWISE NOTED ON THESE PLANS AND DRAWINGS.

21. SMOKE DETECTORS ARE REQUIRED TO BE INTER- CONNECTED AND BE EQUIPPED WITH A BATTERY BACKUP. DETECTORS MUST EMIT A SIGNAL WHEN BATTERIES ARE LOW

22. TEST FOR RADON, IF THE LEVELS ARE STILL EQUAL OR EXCEED 4 PCI/L, THE PASSIVE SYSTEM SHOULD BE ACTIVATED BRING IT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY, FOR REMEDIATION.

23. ROOF COVERAGE FIRE-RESISTANCE CLASS SHALL BE CLASS B.

LEGEND

NEW EXTERIOR WALL

NEW INTERIOR WALL

 $\Box \equiv \equiv \equiv \Box$ EXISTING EXTERIOR WALL TO BE REMOVED

= = = = = existing interior wall to be removed

CONCRETE WALL

CONCRETE WALL TO BE REMOVED

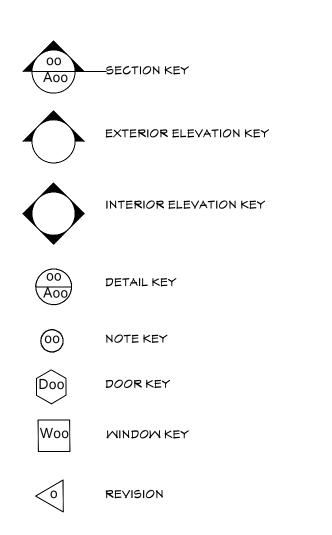
NEW EXTERIOR WALL - RATED

_____ NEW EXTERIOR HALF WALL

NEW INTERIOR WALL - RATED

SITE PLAN NOTES:

- 1. THE GENERAL CONTRACTOR (GC) SHALL READ, EXAMINE AND BE THOROUGHLY FAMILIAR WITH THESE DRAWINGS AND WITH THE EXISTING SITE CONDITIONS PRIOR TO START WORK. IN THE EVENT THERE ARE DISCREPANCIES OR OMISSIONS WITHIN THE DRAWINGS AND/OR SPECIFICATIONS. THE GC. SHALL NOTIFY THE DESIGNER IMMEDIATELY.
 - 2. THE GC. AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE LAWS AND CODE REGULATIONS.
- 3. THE GC. SHALL VERIFY ALL GRADE ELEVATIONS PRIOR TO CONSTRUCTION.
- 4. THE GC. AND ALL SUBS SHALL BE RESPONSIBLE FOR THE PROTECTION OF NEW AND EXISTING CONSTRUCTION FROM DAMAGE. ALL DAMAGED MATERIAL SHALL BE RESTORED/ REPAIRED TO ITS ORIGINAL CONDITION
- 5. THE GC. SHALL BE RESPONSIBLE FOR ALL ITEMS OF EQUIPMENT, FIXTURES AND MATERIALS NOT SPECIFIED HEREIN BUT NECESSARY FOR THE COMPLETION OF THE WORK AS INDICATED ON THESE DRAWINGS. THE GC SHALL SUBMIT CUT SHEET/SHOP DRAWINGS WHICH MEET THE QUALITY AND FUNCTION DESIRED.
- 6. THE ARCHITECT RESERVES THE RIGHT TO REJECT ALL MATERIALS AND WORK QUALITY WHICH ARE NOT IN CONFORMANCE WITH THE SPECIFIED STANDARDS OF THE VARIOUS TRADES INVOLVED. SUCH INFERIOR MATERIALS OR WORK OR QUALITY SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE OWNER OR DESIGNER.
- 7. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE AND AVAILABLE DURING INSPECTION ACTIVITY.
- 8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY LOCATING ALL PROPERTY LINES AND GRADES REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.
- 9. THE BUILDING SITE SHALL BE CLEARED AND GRUBBED OF ALL STUMPS ROOTS OR OTHER FOREIGN MATTER TO A DEPTH OF 12 INCHES.
- 10. ALL FOOTINGS TRENCHES SHALL BE CLEANED AN GRUBBED OF ALL ROOTS.
- 11. ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION OR MAXIMUM FIELD DENSITY. FIELD DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE AND BY THE LOCAL BUILDING DEPARTMENT. ALL FILL MATERIAL USED TO SUPPORT THE FOUNDATION SHALL BE PLACED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE AND SHALL HAVE NO MORE THAN MINOR AMOUNT OF ORGANIC SUBSTANCES AND HAVE NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MIN. DIMENSION GREATER THAN 8"
- ALL FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6" WATER SHALL BE ADDED TO THE OPTIMUM LEVEL FOR THE REQUIRED COMPACTION AND DENSITY PER LAYER FILL AND COMPACTION SHALL MEET THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
- 12. ALL FINISH GRADES AROUND THE BUILDING SHALL BE SLOPPED TO DRAIN WATER AWAY FROM THE BUILDING.
- 13. PROVIDE A MINIMUM SLOPE OF 5% AWAY FROM THE BUILDING FOR THE ENTIRE SITE.
- 14. NO DRAINAGE ONTO ADJACENT PROPERTIES SHALL BE PERMITTED PROVIDE A MINIMUM OF 0.5% SLOPE FOR THE ENTIRE SITE.
- 15. PROPERTY SHALL NOT RETAIN DRAINAGE WATER UNLESS PROVISIONS FOR SUCH ARE INDICATED ON THE DRAWINGS.
- 16. PROVIDE A CHEMICAL TOILET ON SITE PRIOR TO CALLING FOR THE FIRST INSPECTION.
- 17. INSTALL STREET ADDRESS NUMERALS, AT LEAST 4" HIGH WITH MINIMUM $\frac{1}{2}$ " STROKE, MOUNTED ON A CONTRASTING BLACK GROUND CLEARLY VISIBLE FROM THE STREET.
- 18. FINISH FLOOR TO BE ABOVE CROWN OF EXISTING STREET. PROVIDE A 2 PER CENT SLOPE AWAY FROM PROPOSED BUILDING FOR A MINIMUM OF 5 FEET.



(0) REFERENCE KEY

DIMENSION NOTES:

DO NOT SCALE THESE DRAWINGS, ALL WORK SHALL BE GOVERNED BY THE DIMENSIONS SHOWN ON THE DRAWINGS

ALL DIMENSION ARE TO THE FACE OF THE STUD. UNLESS OTHERWISE NOTED. THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS SHALL VERIFY ALL

DIMENSIONS, SPECIFICATIONS AND MANUFACTURERS INSTALLATION PROCEDURES PRIOR TO START OF ANY WORK. DIMENSIONS REGARDING FRAMING ARE FROM FACE OF STUD TO FACE OF

STUD.

DIMENSIONS NOTED 'CLEAR' ARE FROM FACE OF FINISH TO FACE OF FINISH AND MUST BE PRECISELY MAINTAINED. DIMENSIONS REGARDING FURNITURE, FIXTURES AND/OR EQUIPMENT ARE 'CLEAR' DIMENSIONS.

DIMENSIONS NOTED 'V.I.F.' SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO THE START OF WORK BEING PERFORMED.

DIMENSIONS NOTED 'A.F.F.' ARE ABOVE FINISHED FLOOR. IN CARPETED AREAS, THE TOP OF THE CARPET IS CONSIDERED THE FINISH FLOOR.

DIMENSIONS IN THE PLAN PERTAINING TO DOORS AND WINDOWS ARE TO THE CENTER OF THE UNIT. ACCOMMODATIONS SHALL BE MADE FOR SHIMMING NECESSARY TO ENSURE THE UNIT IS SQUARE, LEVEL AND OPERATES PROPERLY.

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN 'ARCHITECTURAL WORK' UNDER SECTION 102 OF THE COPYRIGHT ACT.17 U.S.C. AS AMENDED DECEMBER 1, 1990 AND KNOWN AS THE ARCHITECTURAL WORKS PROTECTION ACT OF 1990.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF ASSOCIATE DESIGN PROFESSIONALS, ALL DESIGN AND OTHER INFORMATION ON THESE DRAWINGS ARE FOR THE USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION OF ASSOCIATE DESIGN PROFESSIONALS.

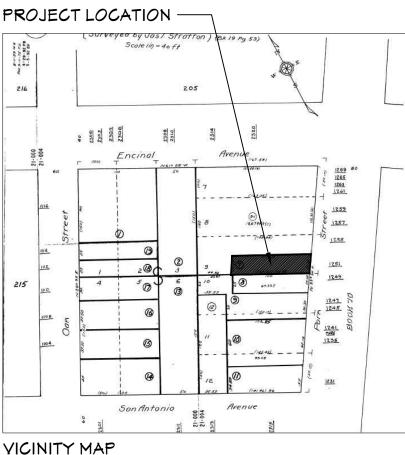
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ASSOCIATE DESIGN PROFESSIONALS SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

ABBREVIATIONS / DEFINITIONS:

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BLIDG. BUILDING FIXTURE M.C. MEDICATE BLKG BLOCK F.J. FLOR JOIST MECH. MECH. BLKG BLOKING F.L. FLOW LINE MEB. MEB. BM. BEAM FLASH. FLOR JOIST MET. MET. BM. BEAM FLASH. FLOR JOIST MET. MET. BOT. BOTTOM FLUOR FLUORESCENT M.H. MAN HOLE BR. BEDROOM F.O.C. FACE OF CONCRETE/ MIN. MIN. MIN. BW. BACK OF WALK/ FACE OF CONCRETE/ MIN. MIN. MIN. BW. BACK OF WALK/ F.O.F. FACE OF STRUCUTRE MOS. MOSAIGC CAB. CABINET F.O.M. FACE OF STRUCUTRE MOS. MOSAIGC C.B. CATCH BASIN F.O.M. FACE OF STRUCUTRE MUL. MULL. C.G. CANNER GUARD F.S. FLOOR SINK MUL. MULLLION CHA. CHANNEL FTT. FOOT OR FEET N.N. NORTH C.I. CASTRON FURR. FURRING N.A. NAT. C.I. CANTRON FURR. FURRING N.A.	BET.	BETWEEN			MAX.	MAXIMUM
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M. BEAM FLASH. FLASH. FLASH. METMTL. METMTL. METMTL. METMTL. B.O. BY OWNER/BY OTHERS FLUOR. FLUORESCENT M.H. MANHGLE BR. BEDROOM F.O.C. FACE OF CONCRETE/ MIN. MIRR/MEGR BIV. BACK OF WALK/ F.O.F. FACE OF CONCRETE/ MIN. MIRR/MIRG/MANHUM BOT. OF WALL F.O.F. FACE OF STRUCUTRE MOS. MOSAIC CAB. CABINET F.O.F. FACE OF STRUCUTRE MOS. MOSAIC CAB. CABINET F.O.M. FACE OF STRUCUTRE MOS. MOSAIC CAB. CABINET F.O.M. FACE OF STRUCUTRE MOS. MOSAIC CAB. CARNER GUARD F.S. FLOOR SINK MUL. MULL. MULLION CHA. CHANGE FT. FOOT OR FEET (N.) NAT. NATRUAL C.I. CASTROL JOINT/ FUT. FUTRER NAT. NAT. NATRUAL C.J. CONTROL JOINT/ FUT. FUTRER NAT. NAT. NATRUAL C.I. CASTRON FUTRER GALVANIZED NOM. NOM. NOMINAL C.I. CASTROL JOINT/ <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td></td<>						
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DR. BEDROOM F.O.C. FACE OF CONCRETE/ MIN. MINIMUME B/N. BACK OF WALKY F.O.F. FACE OF CONCRETE/ MIN. MINIMUME B/N. BACK OF WALKY F.O.F. FACE OF FUD/ M.O. MASCORE B/N. BACK OF WALKY F.O.F. FACE OF STUD/ M.O. MASCORE CAB. CABINET F.O.M. FACE OF STUD/UTRE MOS. MOSAIC C.B. CATCH BASIN F.O.M. FACE OF MASONRY MUL. MULLION C.G. CORNER GUARD F.S. FLOOR SINK MUL. MULLION C.G. CANNEL FT. FOOT OR FEET (N.) NEW C.HO. CAST IRON FURR FURRING NAT. NATURAL C.J. CAST IRON FURR FURRING NAT. NATURAL C.J. CONTROLJOINT FV. FIELD VERIFY N.G. NOT INALIZAL CLG. CELLING/ CELLING JOIST FV. FIELD VERIFY N.G. NOM. CLKG. CONST.JOINT F.V. FIELD VERIFY N.G. NOM. CLKG. CELLING/ CELLING JOIST NOM. NOM. NOM. NOM. CLKG. CELLING/ CELLING GAL						
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BOT. OF WALL F.O.F. FACE OF FINISH MISC. MISC. MISC. CAB. CABINET F.O.S. FACE OF STUD/ M.O. MASONRY CAB. CATCH BASIN F.O.M. FACE OF STUD/ M.O. MASONRY CEM. CEMENT F.P. FIREPLACE MULL MULLI CG. CORNER GUARD F.S. FLOOR SINK MULL MULLION CHA. CHANNEL FT. FOOT OR FEET (N.) NEW CHG. CANTROL JOINT/ FUT. FUTURE N.I.C. NORTH CJ. CAST IRON FURR FURRING NAT. NATURAL CJ. CONTROL JOINT/ FUT. FUTURE N.I.C. NOT INCL CLG. CELLING CELLING JOIST CLKG. GALV. GAUCE NO. NUMBER CLKG. CONTERCTON GEN. GRAB BAR/GRADE BEAM OI. OVER CONC. CONSTRUCTION GEN. GRAB BAR/GRADE BEAM OI. OVER CONC. CONSTRUCTION GEN. GRAB BAR/GRADE BEAM OI. OVER CONC. CONSTRUCTION GEN. GRAB BAR/GRADE BEAM OI. OVER CONST. CONTROL SONTONOUS			1.0.0.			
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C.B. CATCH BASIN F.O.M. FACE OF MASONRY MTD. MOUNTED CEM. CEMENT FP. FIREPLACE MUL. MULLION C.G. CORNER GUARD F.S. FLOOR SINK MULLION MULLION CHAN. CHANNEL FT. FOOT OR FEET (N.) NEW CHG. CHANGE FT.G. FOOTING N. NORTH CJ. CAST IRON FURR. FURRING NAT. NATURAL CJ. CONTROL JOINT/ FUT. FUTURE N.G. NOTINCAL CLG. CELLING/ CELLING JOIST N.G. NUMER NOM. NOMINAL CLR. CLEAR GA. GAUGE N.S. NOT TO SC CONTR. COUNTER GALY. GALVANIZED NO. NUMER COND. GC. GENERAL CONTRACTOR O.A. OVERALL CONT. CONTRACTOR/ CONTINOUS G.F.I. GROUND FAULT INTERRUPT O.C. ONC ENTERL CORR. CORRENCY GI.B. GLU-LAM BEAM O.F.D. OUTSIDED CORT.	CAB	CABINET				
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C.J. CONTROL JOINT/ FUT. FUT. FUTURE N.I.C. NATURAL C.J. CONST. JOINT/ F.V. FIELD VERIFY N.G. NATURAL CLKG. CELING/CELLING JOIST N.O. NUMBER NO. NUMBER CLKG. CALLKING NO. NUMBER NO. NUMBER CLKG. CALKING GALV. GALVANIZED NO. NOMINAL CONC. CONDER GALV. GALVANIZED NO. NOMINAL CONC. CONSTRUCTION G.B. GRAB BAR/GRADE BEAM O/. OVER CONT. CONSTRUCTION GEN. GENERAL OBS. OBSCURE CONT. CONSTRUCTION G.F.I. GRUND FAULT INTERRUPT O.C. ON CENTEID CORR. CORRIDOR, CORROSIVE G.I. GALVANIZED IRON O.D. OUTSIDED CTSK. COUNTERSUNK G.L. GLABS DIMENSION O.P. OPERLOW DECO. DECORATIVE G.P. GRADE PLANE OPR. OPP. OPPOSITE DEFT. DEFAIL DUGLASS FIR H.B. HOSE BIB PLAM. PLATE/FRC DIA DIAMETER H.C. HOLLAM BEAM PL. PLAM.	CHG.	CHANGE			N.	NORTH
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NOTICE TO BUILDER

IT IS THE INTENT OF THIS DESIGNER THAT THESE PLANS ARE ACCURATE AND ARE CLEAR ENOUGH FOR THE LICENSED PROFESSIONAL BUILDER TO CONSTRUCT THIS PROJECT. IN THE EVENT THAT SOMETHING IS UNCLEAR OR NEEDS CLARIFICATION. STOP AND CALL THE DESIGNER LISTED ON THE TITLE SHEET. IT IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL TO FULLY REVIEW THESE DOCUMENTS BEFORE CONSTRUCTION BEGINS SO THAT THIS PROJECT IS CONSTRUCTED PROPERLY AND IF NEEDED TO MAKE CORRECTIONS BEFORE ANY WORK BEGINS.



	R.A.	RETURN AIR
SIDE DIAMETER/	R.A. RAD.	RADIUS
TERIOR DESIGNER	R.D.	ROOF DRAIN
CH SULATION	R.D.L.	ROOF DRAIN LEADER
TERIOR	RECPT. RECT.	RECEPTACLE RECTANGULAR
VERT/	REF.	REFERENCE
VERTED		REFRIGERATOR
	REG.	REGISTER
ANITOR	REINF.	
DINT DIST	REQ'D. RESIL.	REQUIRED RESILIENT'
	RESIL. RET.	RETAIN(ING), RETURN
TCHEN	RM.	ROOM
	R .O.	ROUGH OPENING
OW/LINEN	R.R.	ROOF RAFTER
ANDSCAPED AREA ABORATORY	RMD.	REDWOOD
AMINATE	S.	SOUTH
AVATORY	5.A.	SUPPLY AIR
OUNDS	S.C.	SOLID CORE
DAD FROM ABOVE	S.C.D.	SEAT COVER DISPENSER
EFT HAND OCKE R	SCHED.	SCHEDULE
GHT	S.D.	SUB DRAIN/ SOAP DISPENSER
JMINOUS	SEC.	SECTION
	SEL.	SELECTED
AINTENANCE	SH.	SHELF
ASONRY ATERIAL	SHT. SHT'G.	SHEET
AXIMUM	SIM.	SHEATHING SIMILAR
ETAL BOLT	SIMP.	SIMPSON
EDICINE CABINET	S.J.	SOFFIT JOIST
ECHANICAL	5.5.	STAINLESS STEEL
EMBRANE ETAL	S.SK.	SERVICE SINK STATION
FR/MFGR MANUFACTURER	STA. STD.	STANDARD
AN HOLE	STL.	STEEL
INIMUM	STOR.	STORAGE
IRROR	STRUCT.	
ISCELLANEOUS	SUSP.	SUSPENDED
ASONRY OPENING OSAIC	SYM. T	SYMMETRICAL
OUNTED	Т. Т.С.	TREAD TOP OF CURB
ULLION	T.CL.	
		TELEPHONE
	TEL. TEMP. TER	TEMPERED
ORTH ATURAL		
OT IN CONTRACT	T.D. T.&G.	TOP OF FENCE TONGUE AND GROOVE
ATURAL GRADE	THK.	
UMBER	ТP	TOP OF PAVING
OMINAL	T.PL.	TOP OF PLATE
OT TO SCALE	T.O.S.	TOP OF STRUCTURE/SLAB
VER	TRANS. T.S.	TRANSFORMER TOP OF STEP
VERALL	T.W.	TOP OF WALL
BSCURE	TYP.	TYPICAL
N CENTER	U	UNDER
UTSIDE DIAMETER/ IMENSION	U.B.C.	UNIFORM BUILDING CODE
VERFLOW DRAIN	U.G.	UNDERGROUND
FFICE	U.L. UNF.	
PENING	UNF. U.N.O.	UNFINISHED UNLESS NOTED OTHERWISE
PPOSITE	UR.	URINAL
_ATE/PROPERTY LINE _ASTIC LAMINTE	VERT	VENTILATING VERTICAL
ASTER	VER.	VERIFY
LUMBING	V.T.R.	VENT THROUGH ROOF
TMOOD		WEST, WIDE, WIDTH
	W/.	WITH
OINT OF CONNECTION	MD.	WOOD
AIR ROJECTION	M.H.	WATER HEATER
ARALLEL STRAND		WATER CLOSET
AMINATE	MP.I.	WROUGHT IRON WATERPROOF
0.U.T		
OINT	MMM	WELDED WIRE MESH



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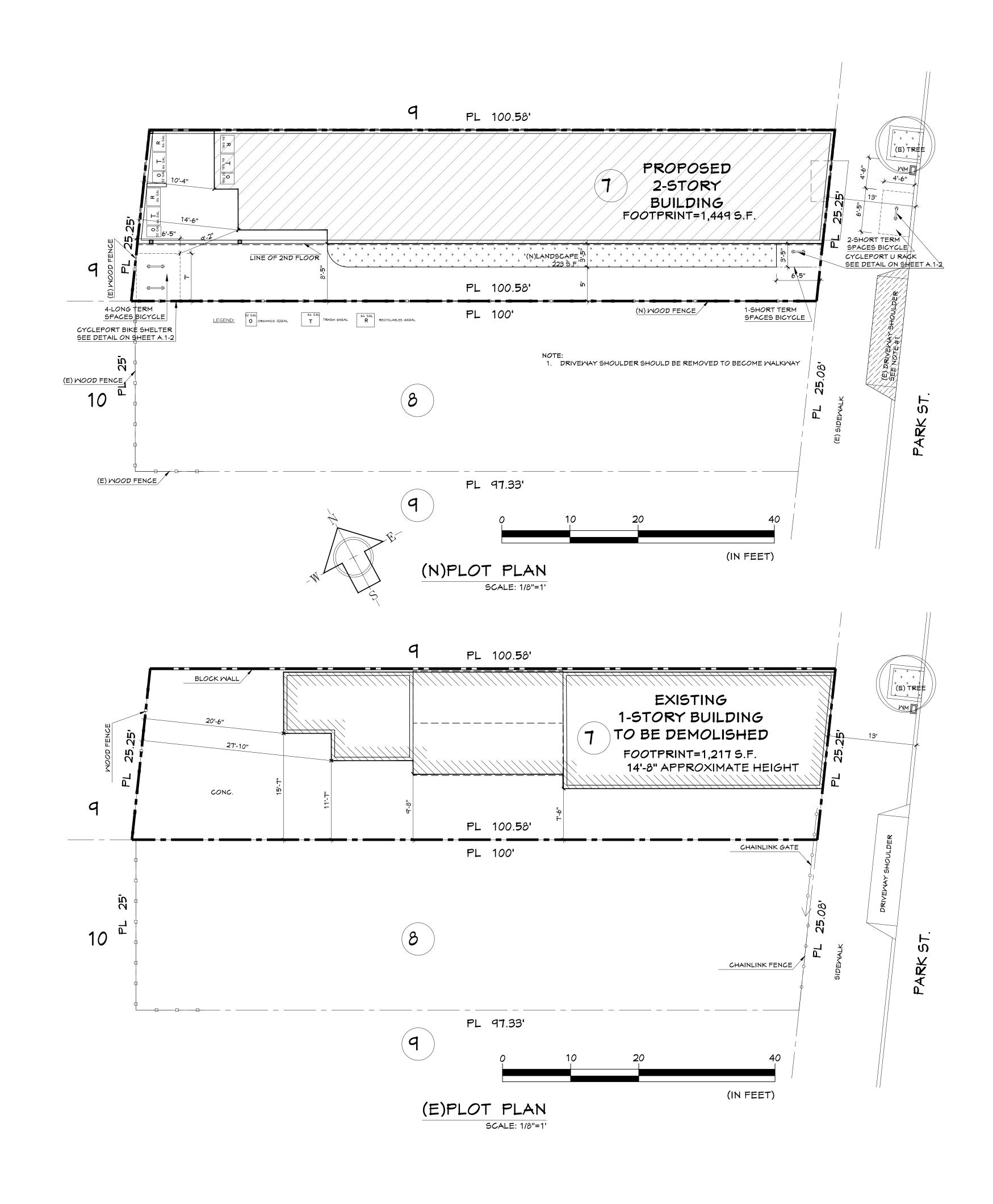
1 04/24/2023 PLANCHECK 2 06/15/2023 PLANCHECK



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1ST BUILDING SUBMITTAL JOB NO. DRAWN CHECK

SHEET 2023.01 MK HN



STREET SCAPE PERSPECTIVE



STREET SCAPE PERSPECTIVE





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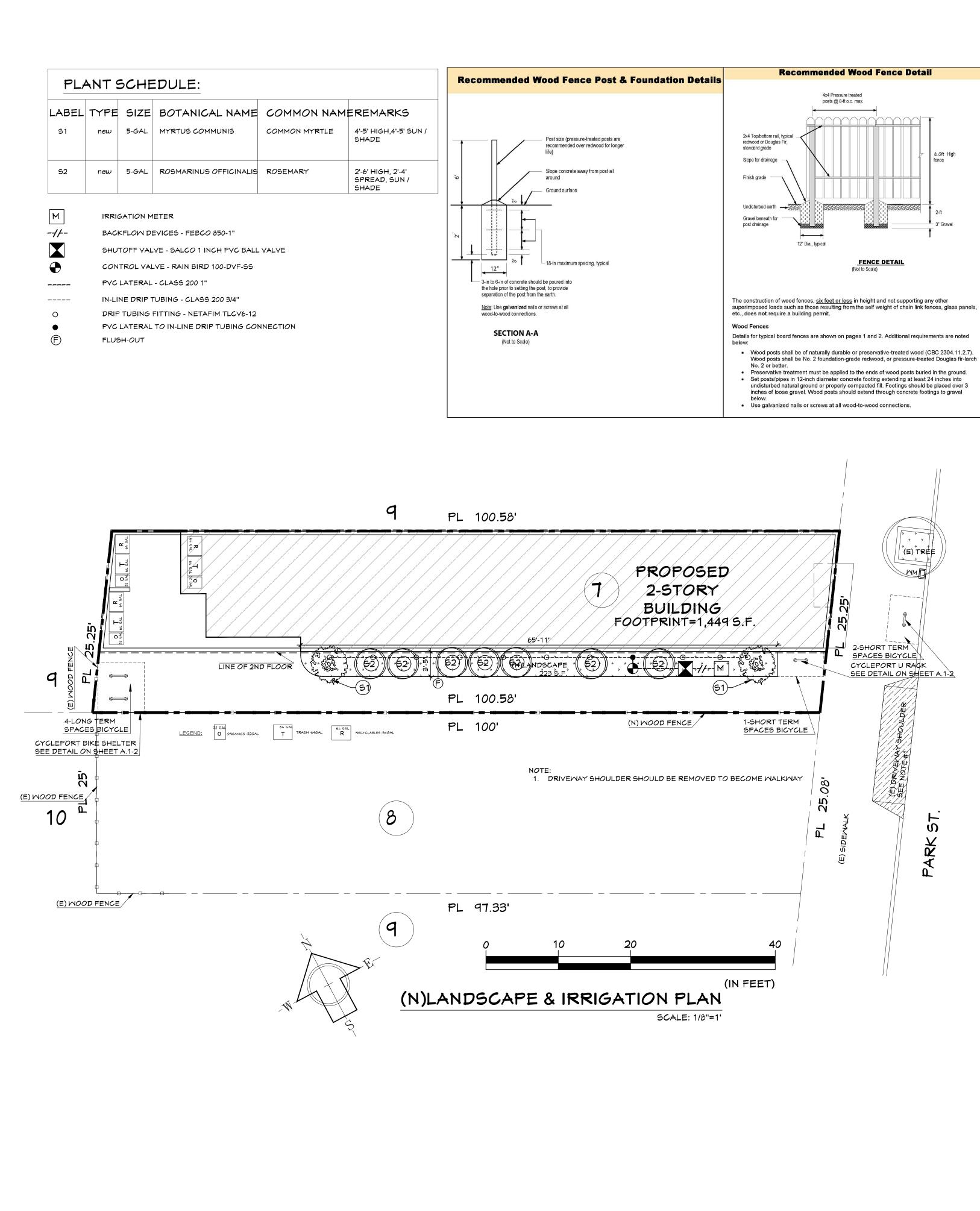
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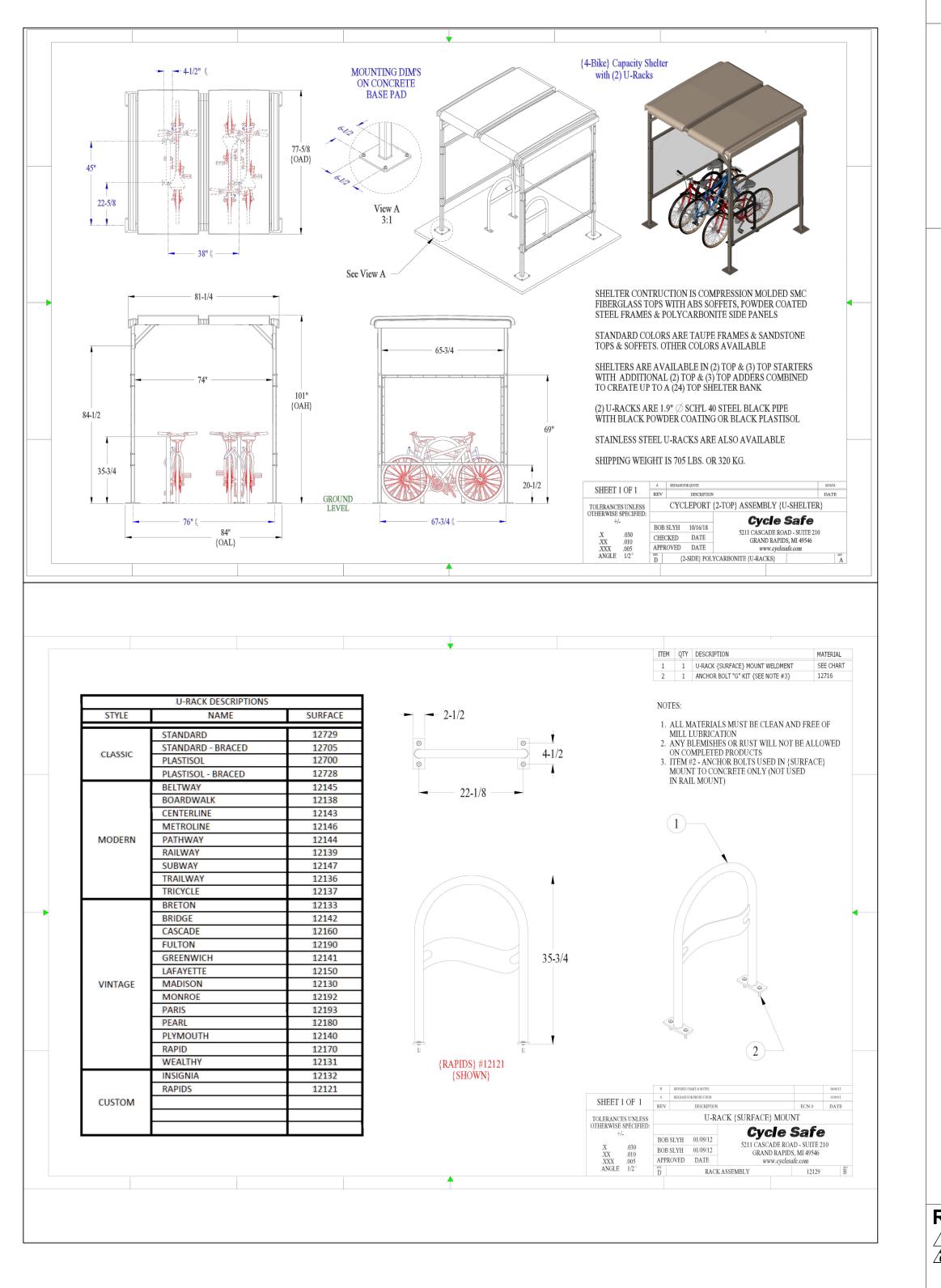
PLOT PLAN

1ST BUILDING SUBMITTAL JOB NO. DRAWN CHECK

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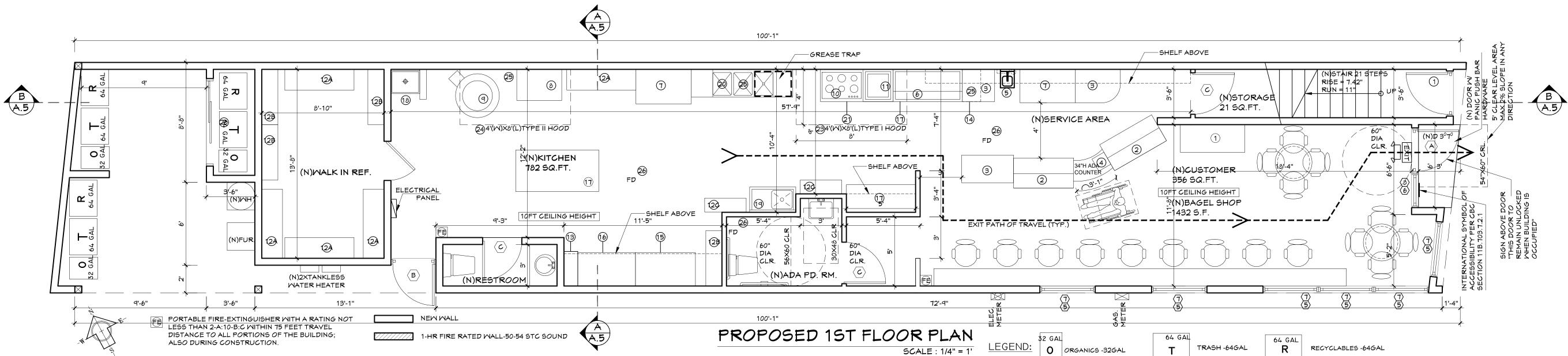


REVISIONS 1 04/24/2023 PLANCHECK 2 06/15/2023 PLANCHECK

LANDSCAPE PLAN

1ST BUILDING SUBMITTAL JOB NO. DRAWN CHECK

SHEET 2023.01 MK HN



EQUIPMENT SCHEDULE

SYMBOL	EQUIPMENT	MANUF.	MODEL NO.	QUANT.	NOTES
1	DRINK REF.	KoolMore	#M-12-1G	1	
2	DELI CASE	Beverage-Air	CDR4HC-I-B	2	
3	CUSTOM COUNTER				
4	CASH REGISTER	CASIO		1	
5	HAND SINK	REGENCY	600HS17K0	1	15 13/16" D X 17" W X 18 1/2"H
6	SANDWICH TABLE	Avantco	APT-60-HC 60	2	60" D X 31" W X 42 1/2"H
()	MORK TABLE	REGENCY	600TSB3048S	2	
8	BANKING OVEN			1	
(q)	BAGEL BOILER	BECOM MFG	Bagel Kettle	1	
10	6 BURNER	THERMADOR	PCG486WL	1	
(11)	FLAT GRILL	CUISINART	CGG-501	1	
12	WIRE SHELF	REGENCY			
13	EMPLOYEE'S LOCKER	STANI	Style-A-3 Doors	1	
(14)	ICE MACHINE	HOSHIZAKI	KM-350M	1	INDIRECT W/ 1" AIR GAP
15	REACH IN REF	KoolMore	RIF-2D-GD	1	
16	FREEZER	MORGAN	MCF-G516L	1	
17	SIS TABLE			2	
18	MOP SINK	REGENCY	600SMI6206	1	21 " D X 25 " W X 10 7/8"H
19	PREP SINK	REGENCY	600S1181818X	1	23 I/2 " D X 38 I/2" W X 44 3/4"H
20	3 COMPARTMENT SINK	REGENCY	600S3I8242X	1	29 I3/I6 " D X 94 " W X 43 3/4"H
21	CHEF 3 BASE	ADEXA	BASE31	1	
23	4'(M)X8'(L)TYPE I HOOD	ECON.AIR		1	
24	4'(M)X8'(L)TYPE II HOOD	ECON.AIR		1	
25	FLOOR SINK	ZURN	Z1900	З	12" D X 12"W X 6"D
26	FLOOR DRAIN			4	

DOOR SCHEDULE

DOOR NUM	ΩUANTITY		SIZE				
D0	В С	м	н	тніск.	MATERIAL	TYPE	REMARKS
A	1	3'-0"	7'-0"	-	STOREFRONT	NEW	STOREFRONT ENTRY DOOR POST A SIGN: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".
В	1	3'-0"	0-יד		SOLID CORE	NEW	EXTERIOR DOOR W/ PRIVACY LOCKS
(C)	З	3'-0"	ד'-0"	-	SOLID CORE	NEW	RESTROOM W PRIVACY LOCKS

NOTES:

FINISH SCHEDULE											
LOCATION	FL	.00	R	BAS	δE	CE	ILIN	١G	M	۹LI	_
MATERIALS	(N)LUXURY VINYL PLANK FLOORING	(N)NON-SLIP QUARRY TILE	CONCRETE	(N)&"H QUARRY TILE COVED BASE WI ⅔" RADIUS		GYP. CEILING / GLOSSY PAINT			GYPSUMBOARD	H CERAMIC TILE	RP FULL HEIGHT
(N)SERVICE AREA			0							14 14	١ <u>۲</u>
(N) CUSTOMER									C		
(N)STORAGE											
(N)KITCHEN									C		
(N)RESTROOM											

GENERAL NOTES

- 1. ADDRESSING. (SECTION 505.1 OF THE 2022 CALIFORNIA FIRE CODE)
- ADDRESSING SHALL BE ILLUMINATED OR IN AN ILLUMINATED AREA. - THE ADDRESS CHARACTERS SHALL BE CONTRASTING TO THEIR
- BACKGROUND. IF ADDRESS IS PLACED ON GLASS, THE NUMBERS SHALL BE ON THE EXTERIOR OF THE GLASS AND A CONTRASTING BACKGROUND PLACED BEHIND THE NUMBERS. - WHERE A BUILDING HAS MULTIPLE TENANTS, ADDRESS SHALL ALSO BE PROVIDED NEAR THE MAIN ENTRANCE DOOR OF EACH TENANT SPACE
- THE ADDRESS SHALL BE HIGH ENOUGH ON THE BUILDING TO BE CLEARLY VISIBLE FROM THE DRIVEWAY, STREET OR PARKING AREA IT FACES EVEN WHEN VEHICLES ARE PARKED IN FRONT OF THE TENANT SPACE. THE ADDRESS SHALL NOT BE LESS THAN 4-INCHES IN HEIGHT
- WITH A 1/2-INCH STROKE. REAR DOORS. - THE ADDRESS SHALL ALSO BE PROVIDED ON ANY REAR DOORS TO THE TENANT SPACE WITH MINIMUM 2-INCH HIGH CHARACTERS.
- 2. FIRE EXTINGUISHERS. (SECTION 906 OF THE 2022 CALIFORNIA FIRE CODE) - EXTINGUISHERS SHALL BE VISIBLE AND UNOBSTRUCTED. - SIGNAGE SHALL BE PROVIDED TO INDICATE FIRE EXTINGUISHER LOCATIONS. LOCATIONS OF ALL FIRE EXTINGUISHERS SHALL BE SHOWN ON THE PLANS. - FIRE EXTINGUISHER SHALL MEET A MINIMUM CLASSIFICATION OF
- 2A 10BC. EXTINGUISHERS WEIGHING 40 POUNDS OR LESS SHALL BE MOUNTED NO HIGHER THAN 5 FEET ABOVE THE FLOOR MEASURED TO THE TOP OF THE EXTINGUISHER. - EXTINGUISHERS SHALL BE INSPECTED MONTHLY AND SERVICED
- BY A LICENSED CONCERN ANNUALLY. 3. EXIT HARDWARE. (SECTIONS 1008.1.9, 1008.1.9.1, 1008.1.9.2, 1008.1.9.3, 1008.1.9.4, 1008.1.9.5 OF THE 2022 CALIFORNIA
- BUILDING CODE) - ALL EXIT HARDWARE, EVEN WHEN THE DOOR IS IN A LOCKED POSITION, SHALL BE OPENABLE FROM THE EGRESS SIDE WITHIN ONE ACTION. NO KEYS, SPECIAL KNOWLEDGE OR EFFORT SHALL BE
- REQUIRED. HARDWARE SHALL BE OF A TYPE, SUCH AS PANIC OR LEVER-ACTING, THAT DOES NOT REQUIRE GRASPING. WHERE ADDITIONAL LOCKS OR LATCHING DEVICES ARE DESIRED ON THE DOOR, SUCH SHALL BE INTERCONNECTED TO THE EXIT
- HARDWARE SO UPON ACTIVATION OF THE EXIT HARDWARE ALL LOCKS AND LATCHES RELEASE WITH THAT ONE ACTION. - MAIN ENTRANCE HARDWARE EXCEPTION. (SECTION 1008.1.9.3 EXCEPTIONS 2, 2.1, AND OF THE 2022 CALIFORNIA BUILDING CODE) IT IS RECOMMENDED THAT ALL DOORS BE PROVIDED WITH EXIT HARDWARE THAT ALLOWS EXITING FROM THE EGRESS SIDE EVEN WHEN THE DOOR IS IN THE LOCKED CONDITION. HOWEVER, AN EXCEPTION FOR A-3, B, F, M, S OCCUPANCIES AND ALL CHURCHES DOES ALLOW KEY-LOCKING HARDWARE (NO THUMB-TURNS) ON THE MAIN EXIT WHEN THE MAIN EXIT CONSISTS OF A SINGLE DOOR OR PAIR OF DOORS. WHEN UNLOCKED THE SINGLE DOOR OR BOTH LEAVES OF A PAIR OF DOORS MUST BE FREE TO SWING WITHOUT OPERATION OF ANY LATCHING DEVICE. A READILY VISIBLE, DURABLE SIGN ON OR JUST ABOVE THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" SHALL BE PROVIDED. THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1 INCH HIGH ON A CONTRASTING BACKGROUND. THIS USE OF THIS EXCEPTION MAY BE REVOKED FOR CAUSE.
- 4. FD BUILDING KEY BOX (SECTION 506 OF THE 2022 CALIFORNIA

FIRE CODE) BUILDING ACCESS. - A FIRE DEPARTMENT KEY BOX SHALL BE INSTALLED AT THE MAIN ENTRANCE TO THE BUILDING. NOTE THESE LOCATIONS ON THE PLANS.

- THE KEY BOX SHOULD BE INSTALLED APPROXIMATELY 5 1/2 FEET ABOVE GRADE. THE BOX SHALL BE SIZED TO HOLD THE MASTER KEY TO THE

FACILITY AS WELL AS KEYS FOR ROOMS NOT ACCESSIBLE BY THE MASTER KEY. - SPECIALTY KEYS, SUCH AS THE FIRE ALARM CONTROL BOX KEY AND ELEVATOR CONTROL KEYS SHALL ALSO BE INSTALLED IN

THE BOX. SHOW LOCATION OF THE REQUIRED FIRE DEPARTMENT KEY BOX ON THE PLANS. THE KEY BOX DOOR AND NECESSARY KEYS ARE TO BE PROVIDED TO THE FIRE INSPECTOR UPON THE FINAL INSPECTION. THE INSPECTOR WILL THEN LOCK THE KEYS INTO THE BOX.

5. PROVIDE "TACTILE" EXIT SIGNAGE IN ADDITION TO THE REGULAR EXIT SIGNS PER CBC 2022.

6. THE EMERGENCY EXIT ILLUMINATION LIGHT SHALL BE PROVIDED AT THE EXTERIOR LANDING WITH BACK-UP POWER FOR A MINIMUM DURATION OF 90 MINUTES AS PER SECTION 1006.3 OF THE 2019 CALIFORNIA BUILDING CODE

7. THE INTERIOR SURFACES IN THE TOILET FACILITIES: THE FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL WHICH EXTENDS UPWARD ONTO THE WALLS AT LEAST 5 INCHES. - THE WALLS WITHIN THE WATER CLOSET COMPARTMENTS AND WALLS WITHIN 24 INCHES OF THE FRONT AND SIDES OF URINALS SHALL BE SIMILARLY FINISHED WITH NONABSORBENT SURFACES WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE

8. FOR CEILINGS, SEE CEILING FINISH SCHEDULE.

FINISHED TO A HEIGHT OF 48 INCHES.

9. BACKING MATERIAL IN THE RESTROOM SHALL BE CEMENTATION MATERIAL OR GYP BOARD APPROVED FOR THE INSTALLATION.

- 10. TEXTILE & FILM MATERIALS SHALL BE TREATED & MAINTAINED FLAME RESISTANT IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS (NFPA 701).
- 11. WOOD MATERIALS LESS THAN 1/4-INCH NOM. THICKNESS SHALL BE TREATED WITH A FLAME RETARDANT COATING IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS (NFPA 703).
- 12. FLOORS WHERE WATER COULD SPILL NEED WATERPROOF MEMBRANE.
- 13. PROVIDE VENTILATION FAN IN RESTROOM.
- 14. THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED IN CBC. 2022 SECTION 11B-308.
- 15. ACCESSIBLE SIGNAGE REQUIREMENTS: A. PROVIDE TACTILE EXIT SIGNAGE THAT COMPLIES WITH CBC 2022 SECTION 11B-216. B. THE ACCESSIBILITY SIGN SHALL BE COMPLIED WITH CBC 2022 SECTION 11B-703.7.2.1.

DOOR NOTES:

- THE BOTTOM 10 INCHES OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION PER C.B.C. SECTION 11B-404.2.10.
- THE MAXIMUM EFFORT TO CLOSES DOORS SHALL COMPLY WITH THE FOLLOWING PER C.B.C. PUSH OR PULL FORCE FOR A HINGED DOOR SHALL BE MEASURED PERPENDICULAR TO THE DOOR FACE AT THE DOOR OPENING HARDWARE OR 30 INCHES FROM THE HINGED SIDE, WHICHEVER IS FARTHER FROM THE HINGE. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOTE EXCEED 5 LB FOR EXTERIOR AND INTERIOR
- DOORS - MAXIMUM EFFORT TO OPERATE FIRE DOORS SHALL NOT EXCEED 15 LB. 3. WHEN INSTALLED IN EXIT DOORWAYS, EXIT DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE EXITWAY IS NOT LESS THAN 32 INCHES MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP. (SEE FIGURE 11B-404.2.3). C.B.C. SECTION 11B-404.2.3.
- THE FLOOR OR LANDING ON EACH SIDE OF THE DOORS SHALL NOT BE MORE THAN $\frac{1}{2}$ INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN ½ INCH AND ½ INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL IN 2 UNITS HORIZONTAL. C.B.C. SECTION 11B-303.3.
- 5. DOOR HARDWARE COMPLIES WITH CBC 11B-404.

FLOOR PLAN GENERAL NOTES

- PROVIDE SIGN WITH 1" HIGH LETTERS ON CONTRASTING BACKGROUND AT DOOR TRANSOM
- THAT READS: THIS DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED. 2. RESTROOM CLOSER TO MOUNT ON RESTROOM SIDE OF DOOR AND OPEN 40 DEGREES. 3. FIELD VERIFY CRITICAL DIMENSIONS AND SIZES.
- 4. FINISH ALL EXISTING AND NEW WALLS WITH TAPE, CORNER BEADS AND REQUIRED APPURTENANCES FOR LEVEL 5 FINISH. 5. PROVIDE ALL REQUIRED TACTILE EXIT SIGN CONFORMING TO ADA AND INTERNATIONAL
- SYMBOL OF ACCESSIBILITY AT 60" A.F.F. NEXT TO NEW STORE FRONT DOOR. 6. COORDINATE THAT CUSTOMERS SERVING COUNTERS ARE SECURED TO FLOOR, ON CONCRETE SLAB AND ALL FINISHES TO TERMINATE AS REQUIRES (COVED TILE BASE INSIDE &
- RUBBER BASE OUTSIDE). 7. ANY GLASS WITHIN 24" OF EITHER SIDE OF DOOR; GREATER THAN 9 SQ. FT. IN AREA WITH BOTTOM EDGE LESS THAN 18" ABOVE AND HORIZONTALLY AND WITHIN 36" OF A WALKING SURFACE SHALL HAVE SAFETY TEMPERED GLASS AS PER CBC 2022.

OCCUPANT LOAD CALCULATIONS

BASED ON OCCUPANT LOAD FACTOR (FROM CBC2022 TABLE 1004.5):

NO	USE	SQ. FOOTAGE	LOAD FACTOR	OCCUPANT L
1	SERVICE AREA (KTCHEN, STORAGE)	782+21=803	200	4.015
2	CUSTOMER AREA	356	15	23.7
			TOTAL	27.7~28

EXIT ANALYSIS:

EXIT WIDTH REQUIRED: 28 PER. *0.2"/PER. = 5.6" EXIT PROVIDED: 36" WIDTH @ FRONT

DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS

PLUMBING FIXTURES ANALYSIS

GROUP A2 (PER CPC 2022 TABLE 422.1): MAX OCCUPANT LOAD 28

PER CPC SECTION 422.2 EXCEPTION 3 FOR OCCUPANT LOAD < 50:

=> REQUIRE 1 WATER CLOSET + 1 SINK *FOR SPACE WITH MIXED OCCUPANCIES, USE APPROPRIATE OCCUPANCY GROUP FOR EACH AREA

LOAD



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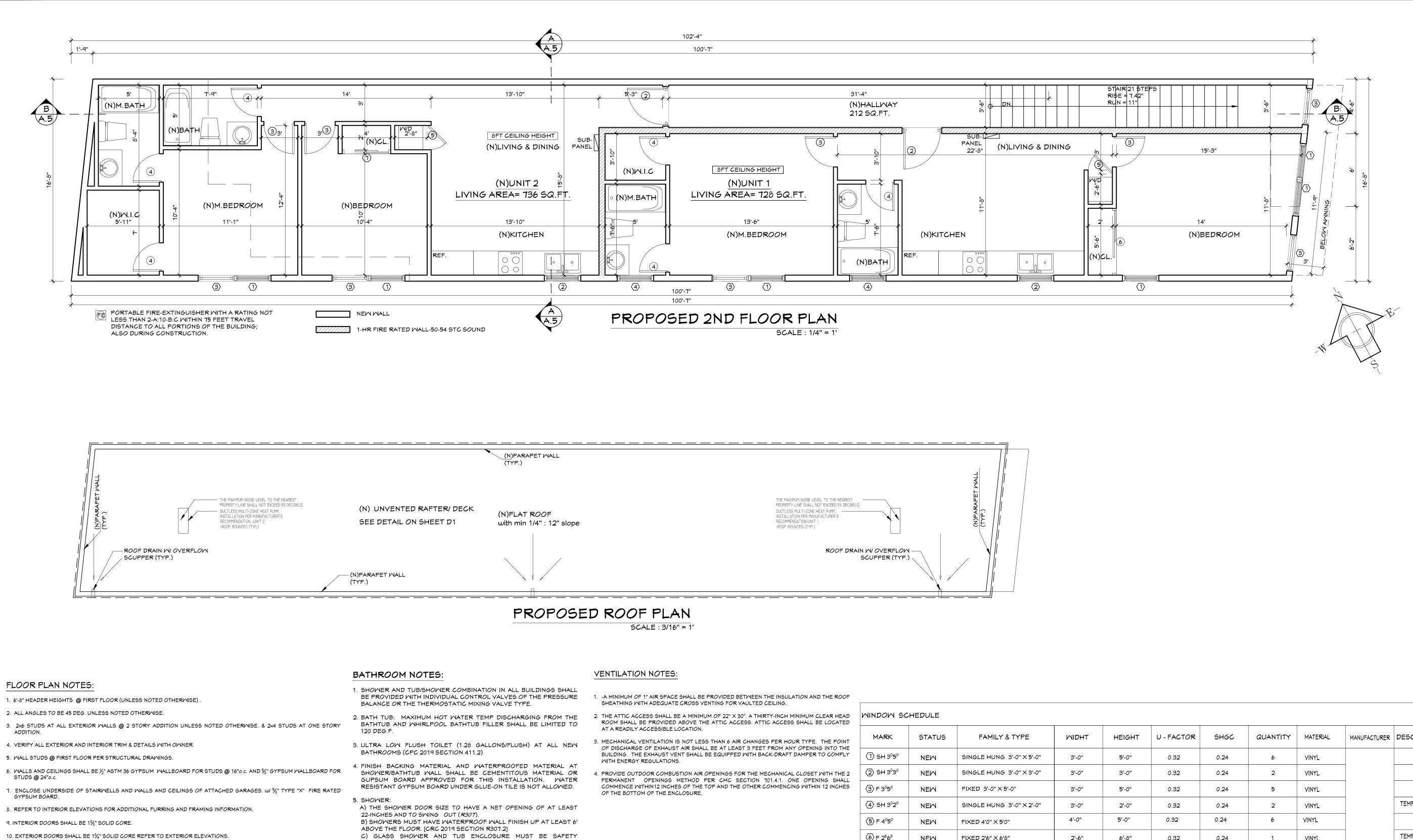
2 06/15/2023 PLANCHECK

PROPOSED 1ST FLOOR PLAN

1ST BUILDING SUBMITTAL JOB NO. DRAWN CHECK

SHEET 2023.01 MK HN

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- 11. ALL BEDROOM WINDOWS TO BE MAX. 44" ABOVE FINISH FLOOR WITH A MINIMUM 24" HIGH AND 20" WIDE OPENING WHICH PROVIDES A MIN. OF 5.7 SQ. FT. NET CLEAR OPENING.
- 12 EMERGENCY EGRESS FROM SLEEPING ROOMS, MIN 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 S.Q FT. MIN AREA. TOP OF SILL HEIGHT DIMENSION TO BE 44" MAX A.F.F. AND EGREES WINDOWS FOR BEDROOMS SHOULD BE OPENABLE.
- 13. PROVIDE A COMBO CARBON MONOXIDE & SMOKE DETECTOR IN EACH EXISTING SLEEPING AREA AND AT A CENTRAL POINT IN HALLWAY HARD WIRE & BATTERY OPERATED
- 14. SHOWERS AND TUB/SHOWER WALLS TO BE A SMOOTH HARD NONABSORBENT SURFACE (E.G., CERAMIC TILE) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., W.R. GYP. BD., CEMENT BOARD, ETC.) TO A MINIMUM HEIGT OF 72 INCHES ABOVE THE DRAIN INLET PER SEC. 807.1.3 OF 2013 CBC.
- 15. PER R308.4.1 GLAZING IN DOORS. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING. SLIDING AND BIFOLD DOORS SHALL BE CONSIDERATED TO BE HAZARDOUS LOCATION. EXEPTION 1. GLAZED OPENINGS OF SIZE THROUGH WHICH A 3-IN DIAMETER SPHERE IS UNABLE TO PASS. 2. DECORATING GLAZING
- 16. PER R308.4.5, GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUB, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUB, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING . EXCEPTION GLAZING THAT IS MORE THAN 60" MEASURED HORIZONTALLY AND IN STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, OR SWIMMING POOL.
- 1. REQUIRED SEPARATION BETWEEN THE DWELLING AND GARAGE PER CRC R302.6 AND GARAGE DOOR IN COMPLIANCE MITH CRC R302.5 (FOR WALLS, CEILING AND DOOR). NOTE - 5/8" DRYWALL IS REQUIRED ON GARAGE CEILING WHEN THERE IS HABITABLE SPACE ABOVE

- GLAZING.[CRC 2019 SECTION R308.4.5] D) SHOWERHEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 1.8 GPM AT 80 PSI (CPC 2019 SECTION 408.2). SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.
- 6. THE MAX FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM AT 60 PSI. THE MIN. FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GPM AT 20 PSI (CPC 2019 SECTION407.2.2)
- 7. THE MAX. FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM AT 60 PSI.(CPC 2019 SECTION 420.2.1)

MARK	STATUS	FAMILY & TYPE		HEIGHT	U - FACTOR	SHGC	QUANTITY	MATERIAL	MANUFACTURER	DESCRIPTION
(1) SH 3°5°	NEM	SINGLE HUNG 3'-0" × 5'-0"	3'-0"	5'-0"	0.32	0.24	6	VINYL		
⟨2⟩ SH 3º3º	NEM	SINGLE HUNG 3'-0" X 3'-0"	3'-0"	3'-0"	0.32	0.24	2	VINYL		
(3) F 3°5°	NEM	FIXED 3'-0" × 5'-0"	3'-0"	5'-0"	0.32	0.24	5	VINYL		
⟨4⟩ SH 3 ⁰ 2 ⁰	NEM	SINGLE HUNG 3'-0" × 2'-0"	3'-0"	2'-0"	0.32	0.24	2	VINYL		TEMP.GL.
⟨5⟩ F 4 ⁰ 5 ⁰	NEM	FIXED 4'0" × 5'0"	4'-0"	5'-0"	0.32	0.24	6	VINYL		
(6) F 2 ⁶ 6 ⁸	NEM	FIXED 2'6" X 6'8"	2'-6"	6'-8"	0.32	0.24	1	VINYL		TEMP.GL.
⟨¬⟩ F 4 ⁰ 2 ⁰	NEM	ABOVE FIXED 4'0" X 2'0"	4'-0"	2'-0"	0.32	0.24	6	VINYL		
(8) F 5 ⁶ 2 ⁰	NEM	ABOVE FIXED 5'6" × 2'0"	5'-6"	2'-0"	0.32	0.24	1	VINYL		

DOOR SCHEDULE

MARK	STATUS	FAMILY & TYPE	FINISH	THICKNESS	WIDHT	HEIGHT	QUANTITY	DESCRIPTION
 □ 3°6⁸ 	NEM	SINGLE DOOR EXTERIOR STRAIGHTLINE FULL PANEL 3'0" X 6'8" - MD: DB-EMD-B1W	PAINT	0'-1 3/8 "	3'-0"	6'-8"	1	RIFT CUT OAK WOOD VENEER WITH LIGHT LOFT FINISH
(2) D 3°6 ⁸	NEM	DOOR INTERIOR SINGLE 2 PANEL : 3'0" × 6'8"	PAINT	0'-1 3/8 "	3'-0"	6' -8"	2	MDF
③ D 2 ⁶ 6 ⁸	NEM	DOOR INTERIOR SINGLE 2 PANEL : 2'6" × 6'8"	PAINT	0'-1 3/8 "	2'-6"	6'-8"	4	MDF
(4) D 2 ⁴ 6 ⁸	NEM	DOOR INTERIOR SINGLE 2 PANEL : 2'4" X 6'8"	PAINT	0'-1 3/8 "	2'-4"	6'-8"	6	MDF
(5) D 2 ⁰ 6 ⁸	NEM	DOOR INTERIOR SINGLE 2 PANEL : 2'0" × 6'8"	PAINT	0'-1 3/8 "	2'-0"	6'-8"	2	MDF
6 DSL 5668	NEM	INTERIOR CLOSET SLIDING DOOR: 5'6" × 6'8"	PAINT	0'-1 3/8 "	5'-6"	6'-8"	1	MDF
7 DSL 4°6 ⁸	NEM	INTERIOR CLOSET SLIDING DOOR: 4'0" × 6'8"	PAINT	0'-1 3/8 "	4'-0"	6'-8"	1	MDF



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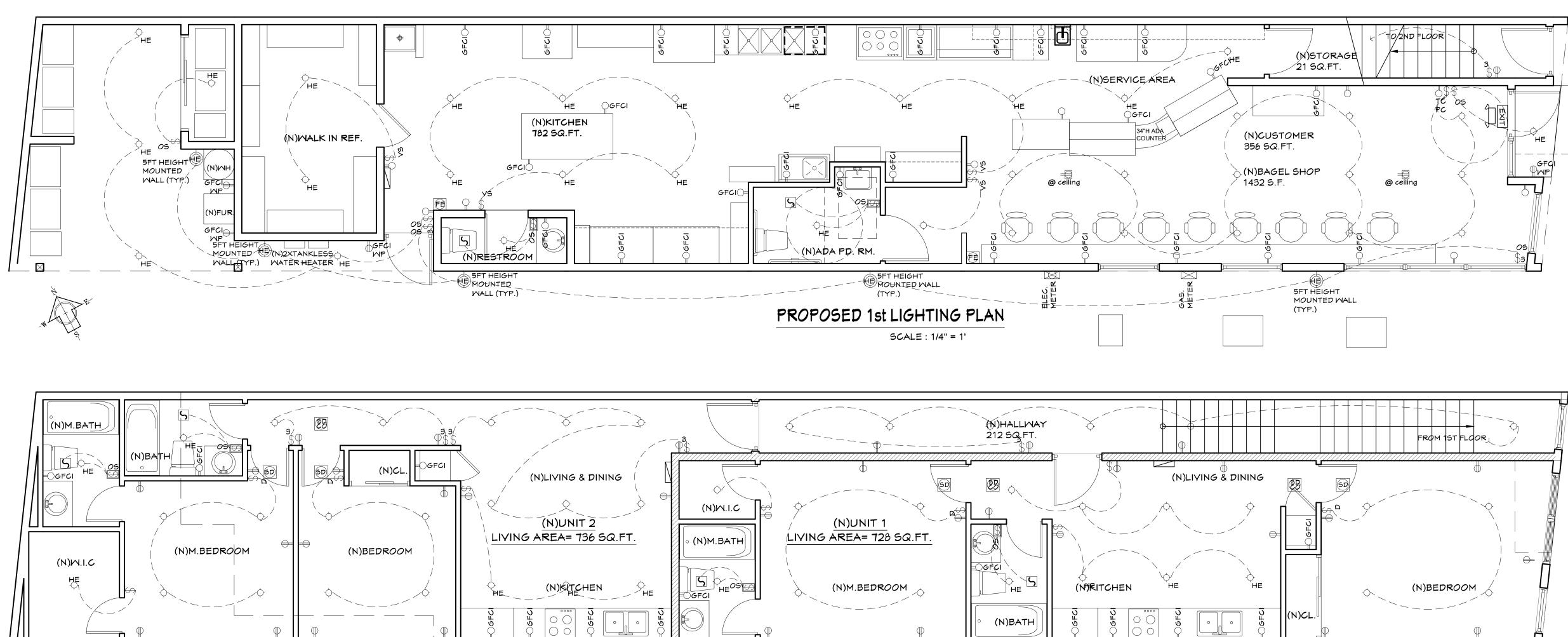
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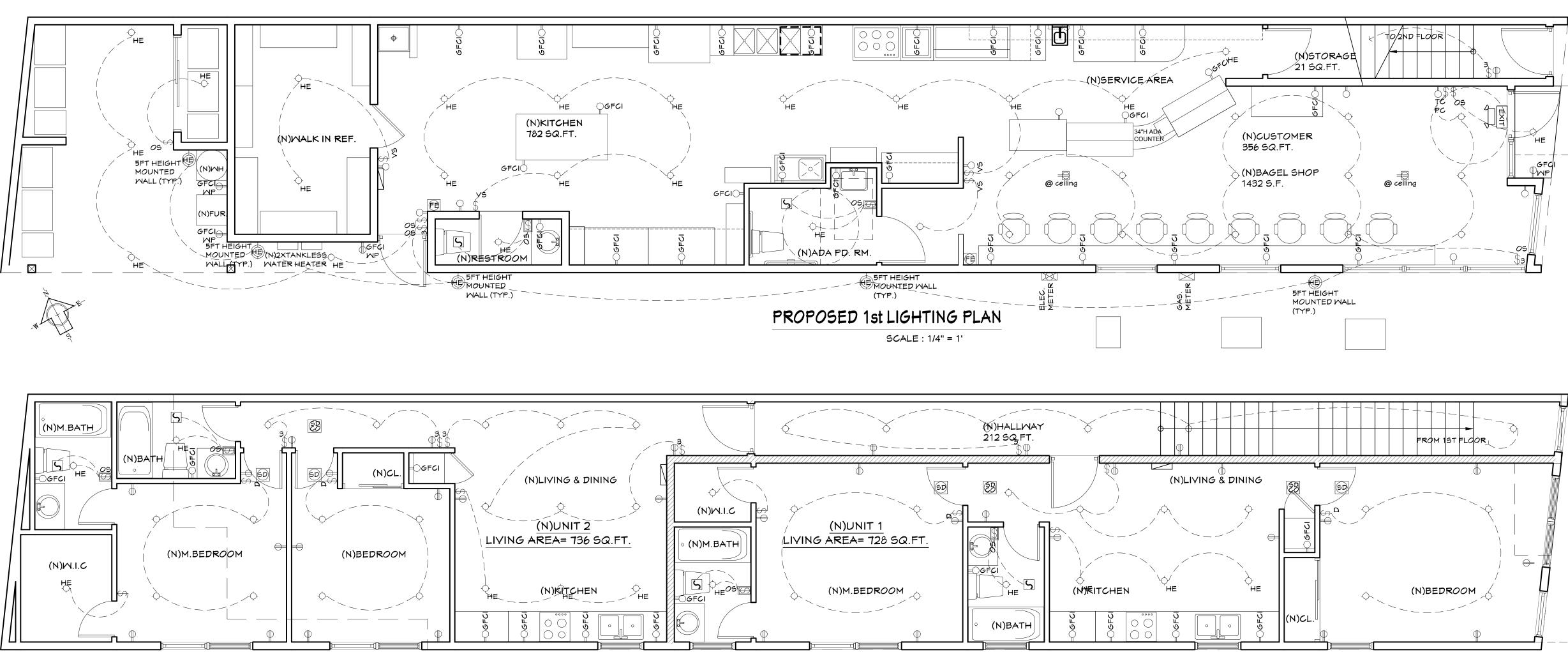
1 04/24/2023 PLANCHECK 2 06/15/2023 PLANCHECK

PROPOSED 2ND & ROOF PLAN

1ST BUILDING SUBMITTAL SHEET JOB NO. 2023.01 DRAWN MK CHECK ΗN

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LI	GHTI	NG SC	HEDUL	.E				
SY	MBOL	NEW	QUANTITY	MANUFACTURE	MODEL	DESCRIPTION	NUMBER LAMPS	WATTAGE
	Ð,	YES	5	Lithonia Lighting	S 1 OWPK/850/DD /BZ/HD	MATERIAL: CAST ALUMINIUM SFI ABOVE THE SRADE	1	20.7
	¢	YES	87	HALO	HLB6099FSE010MWR	6 IN. LED RECESSED DOWNLIGHT	1	14.5
2		YES	З	LITHONIA LIGHTING	LHQM LED G M6	2-LIGHT LED WHITE WITH GREEN STENCIL EXIT SIGN/EMERGENCY LIGHT COMBO	2	12

HE	HIGH EFFICIACY
Ш	H.E FLUORESCENT LIGHTING FIXTURE
¢	5" RECESSED LIGHTING FIXTURE - CEILING MOUNTED
нф	LIGHTING FIXTURE, WALL MOUNTED, +84 U.O.N
ł	OUTDOOR LIGHTING FIXTURE, 5FT HEIGHT MOUNTED WALL , WI SENSOR
\$	SINGLE POLE TOGGLE SWITCH, +48", 8" ABOVE COUNTER
₽	DIMMER SMITCH, +48"
\bigcirc	110V DUPLEX RECEPTACLE U.O.N., 15" ABOVE FLOOR, U.O.N.
	110V DUPLEX RECEPTACLE U.O.N., 12" ABOVE COUNTER U.O.N.
220∨	220V RECEPTACLE
GFCI	INDECATED DEVICE/ RECEPTACLE HAS GFCI PROTECTION
W.P	ABBREVIATION FOR "WATERFROOF"
ШЩ И.Р	EXHAUSTED FAN W/ FLUORESCENT HIGH EFFICIACY LIGHTING COMBO SWICTH SEPERATELY WATERPROOF
5	SINGLE MULTI-FUNCTION CONTROL SWITCH, 48" ABOVE FLOOR OCCUPANCY SENSOR
Ð	BATTERY CARBON & MONOXIDE SMOKE ALARMS, CEILING MOUNTED
<u>⊢</u> ++	HOSE-BIBB WITH AN ANTI-BACKFLOW DEVICE
	HANGING LIGHTS
e ↓	CHANDELIER / CEILING FAN / LIGHT BOX
\$ \$	TRACK LIGHT - CEILING MOUNTED

ELECTRICAL NOTES:

- 1. ALL RECEPTACLES TO BE INSTALLED MINIMUM PER CEC EVEN IF NOT SHOWN (C.E.C 210-52)
- 2. INSTALL DEDICATED 20-AMP CIRCUIT AT BATHROOM RECEPTACLES (C.E.C 210.52D)
- 3. PROVIDE STEEL ELECTRICAL BOX IN FIRE-RESISTIVE CEILING AND WALL SEPARATE ELECTRICAL BOXES BACK TO BACK IN FIRE RESISTIVE WALLS BY A MIN 24" HORIZONTALLY BOX AREA SHALL NOT EXCEED 16 SQ IN. AS PER U.B.S 709.7
- 4. PROVIDE CONDUCTOR WIRES WITH AN INSULATES NEUTRAL AND A FOURFRONG OUTLETS FOR DRYER AND RANGE
- 5. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL 125-VOLT, SINGLE PHASE, 15 AND 20 AMP RECEPTACLE IN ALL HABITABLE ROOMS (EXCEPT GARAGE) . PER CEC 210.12.
- 6. PROVIDE HARD-WIRED INTERCONNECTED SMOKE DETECTORS EQUIPPED WITH BATTERY BACK UP.
- 7. RECEPTACLE OUTLETS SHALL BE INSTALLED IN ALL HABITABLE ROOMS: (A) ON ALL WALL SPACES 2FT OR WIDER (B) NOT MORE THAN 6FT FROM OPENING AND (C) NOT MORE THAN 12 FT ON CENTERS
- 8. RECEPTACLE OUTLETS SHALL BE INSTALLED IN KITCHENS: (A) ON COUNTER SPACES 12 INCHES OR WIDER (B) NOT MORE THAN 4FT ON CENTERS, (C) NOT MORE THAN 2FT FROM AN EDGE COUNTER AND (D) ON ISLAND/PENINSULAR • MANUAL ON/OFF SWITCH; AND COUNTERTOP 12" OR WIDER (1 VERY 4')
- 9. ALL 125 VOLT, SINGLE-PHASE RECEPTACLE OUTLETS SHALL HAVE GROUND-FAULT CIRCUIT PROTECTION AT THE FOLLOWING LOCATIONS: (A) KITCHEN OUTLETS.
- 10. PROVIDE RECEPTACLE OUTLET IN DWELLING UNIT HALLWAYS 10'-0" OR MORE IN LENGTH.
- 11. EXTERIOR LIGHTING TO BE PROVIDED WITH MOTION AND PHOTO SENSORS.
- 12. FOR ALL RECEPTACLES, SWITCHES, DISCONNECTS AND SIMILAR DEVICES, MEASURE FROM THE FINISHED FLOOR: MINIMUM HEIGHT: 15 INCHES FROM FLOOR TO THE BOTTOM OF THE OUTLET BOX
- MAXIMUM HEIGHT: 48 INCHES FROM FLOOR TO THE TOP OF THE OUTLET BOX. IF THE REACH IS OVER AN OBSTRUCTION, SUCH AS A KITCHEN BASE CABINET WITH A DEPTH OF 20 TO 25 INCHES, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHE FOR FORWARD APPROACH AND 46 INCHES FOR SIDE APPROACH.

PROPOSED 2nd LIGHTING PLAN SCALE : 1/4" = 1'

13. GFCI PROTECTION MUST BE INSTALLED IN A READILY ACCESSIBLE LOCATION IN THE FOLLOWING AREAS: KITCHENS, BATHROOMS, INDOOR WET LOCATIONS, LOCKER ROOMS WITH SHOWERS, OUTDOOR AREAS, GARAGES, ROOFTOPS, AND WITHIN 6 FEET OF THE OUTSIDE EDGE OF ANY SINK. 14. EXTERIOR RECEPTACLES, ELECTRICAL DEVICES AND THEIR COVER PLATES MUST BE SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE INSTALLED. WHEN EXPOSED TO RAIN OR WATER CONDITIONS, ELECTRICAL DEVICES MUST BE LISTED FOR "WET-LOCATION." 15. SWITCHES SERVING LIGHT FIXTURES REQUIRE A NEUTRAL CONDUCTOR TO BE BROUGHT THE OUTLET BOX. 16. RECESSED DOWNLIGHTS LUMINAIRES IN CEILINGS SHALL: BE LISTED IC FOR ZERO CLEARANCE; AND • AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS; AND • BE SEALED WITH A GASKET OR CAULK BETWEEN LUMINAIRE HOUSING AND CEILING; AND • BE READILY ACCESSIBLE FOR MAINTENANCE IF ASSOCIATED WITH HARDWIRED BALLASTS OR DRIVES; AND • NOT CONTAIN SCREW BASE SOCKETS; AND • CONTAIN LIGHT SOURCES THAT COMPLY WITH REFERENCE JOINT APPENDIX J8 AND ARE MARKED "JA8-2016-E"; AND BE CONTROLLED BY DIMMERS OR VACANCY SENSORS 17. AT LEAST ONE LUMINAIRE IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE CONTROLLED BY VACANCY SENSOR 18. AT LEAST ONE LUMINAIRE IN BATHROOM SHALL BE CONTROLLED BY VACANCY SENSOR. 19. OUTDOOR LIGHTING SHALL BE CONTROLLED BY: • CONTROLLED BY PHOTOCELL AND MOTION SENSOR OR PHOTO CONTROL TIME SWITCH CONTROL/ASTRONOMICAL TIME CLOCK/ENERGY MANAGEMENT CONTROLS SYSTEM BATHROOM, ADJACENT TO BASIN, (B) GARAGE, (C) OUTSIDE AND (D) ALL 20. A DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. CEC 210.11(C)(2) AND 210.52(F) 21. ALL NEW 125 VOLT, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE TAMPER RESISTANT RECEPTACLES (2016 CEC 406.12). 22. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN "ENERGY STAR" EXHAUST FAN, AND MUST BE CONTROLLED BY A HUMIDITY CONTROL. EXHAUST FANS SHALL BE RATED 50 CFM MINIMUM (CRC R303.3.1). 22. THE EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM LIGHTING SYSTEM PER CENC SEC. 150.0(K) 2B. 21. IF A NEW GAS COOKTOP OR GAS STAND-ALONE OVEN IS INSTALLED, THEN IT TRIGGERS A DEDICATED 208/240-VOLT, 50 AMP OR GREATER ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH CONDUCTORS OF ADEQUATE CAPACITY, WITHIN 3 FEET OF THE APPLIANCE AND ACCESSIBLE WITH NO OBSTRUCTIONS. A RESERVED DOUBLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE BRANCH CIRCUIT LABELLED FOR FUTURE APPLIANCE AND ELECTRICALLY ISOLATED. PER MMC II-11-2.09



Brightness (Lumens)	Watts	Color Temp
1450	20.7	5000°K (Daylight)
Volts	Life Hours	Dimmable NO
120	50000	
Housing Material	Housing Finish	Lens Material
Aluminum	Bronze	Plastic



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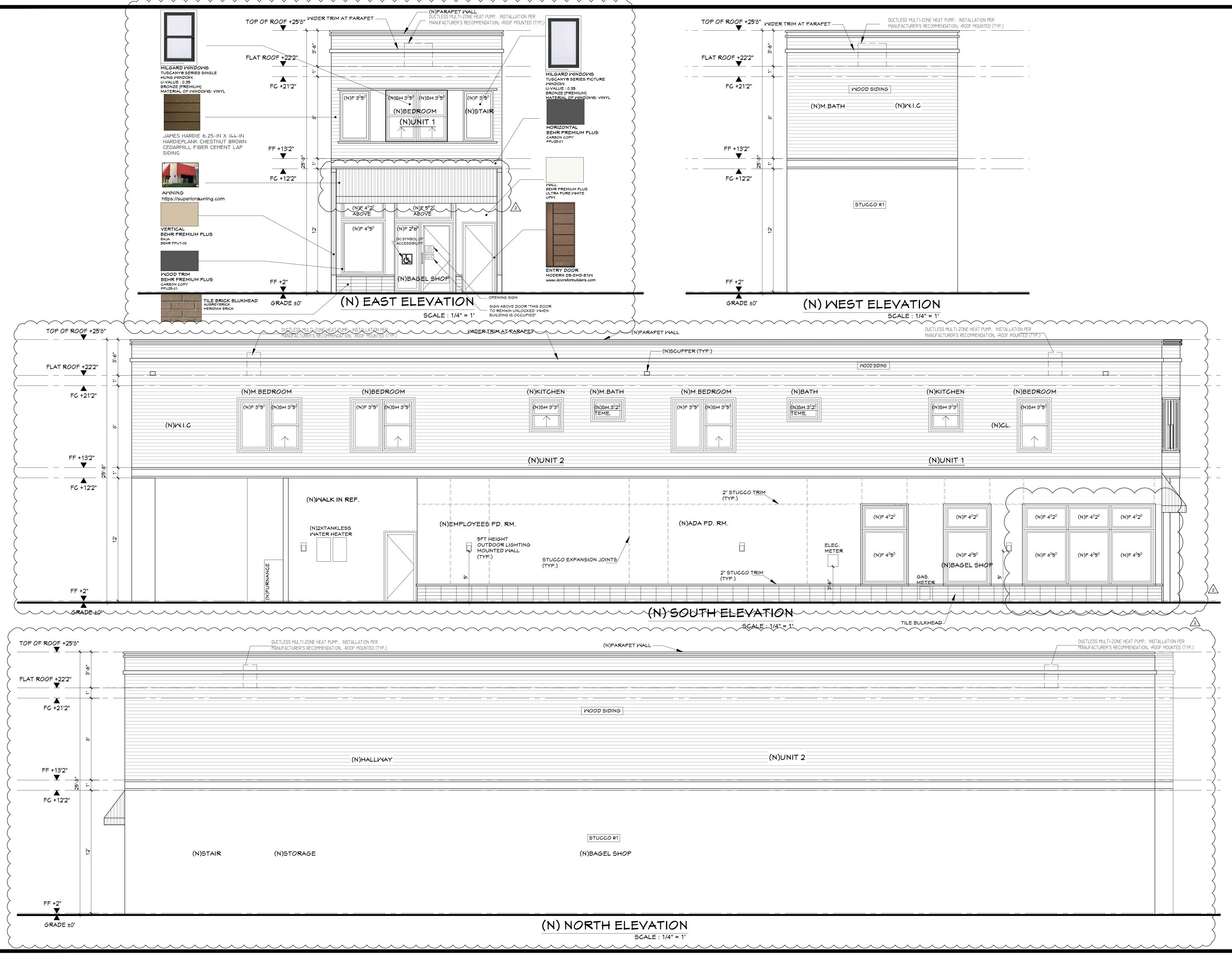


REVISIONS 1 04/24/2023 PLANCHECK 2 06/15/2023 PLANCHECK

PROPOSED ELECTRICAL PLAN

1ST BUILDING SUBMITTAL JOB NO. DRAWN CHECK

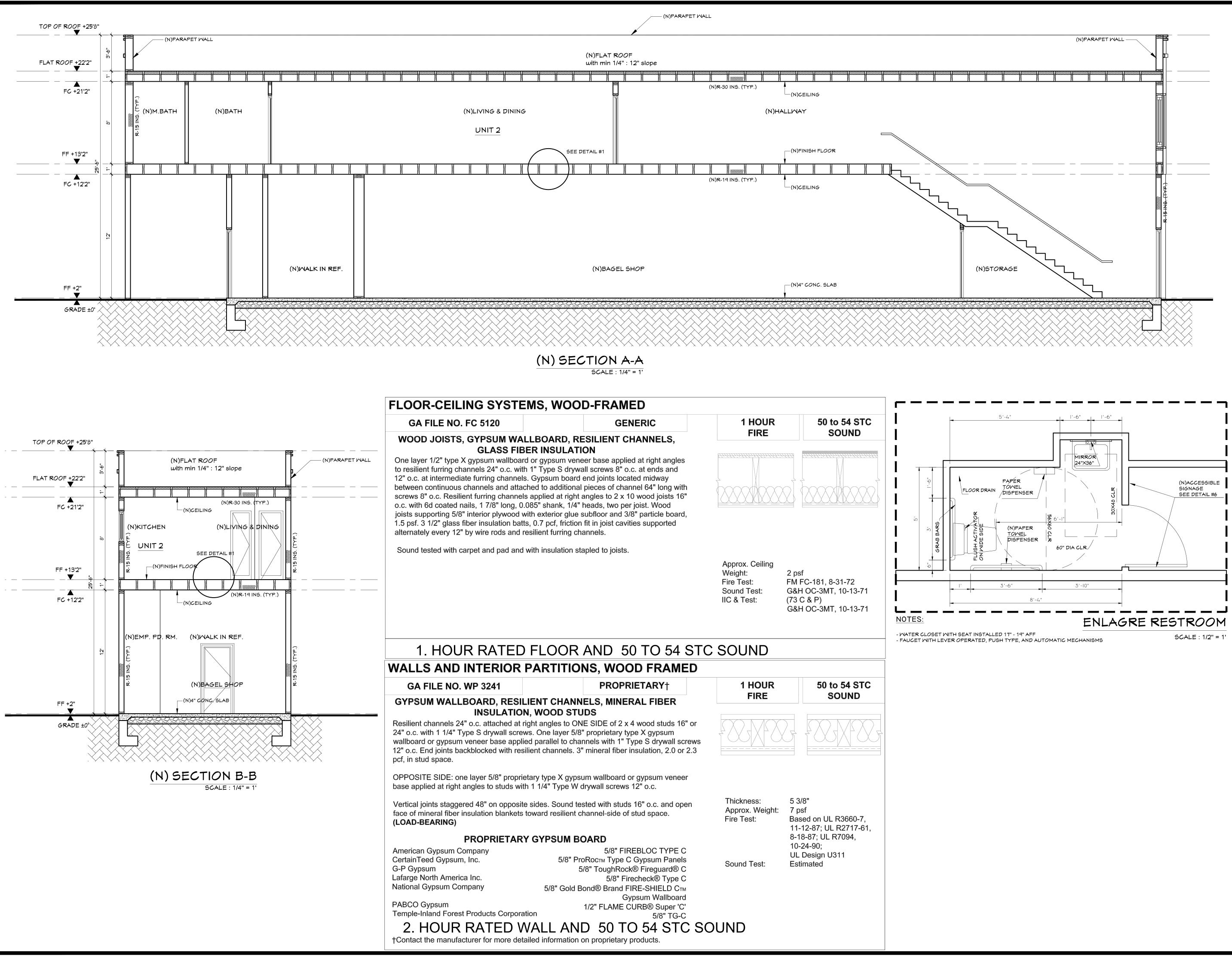
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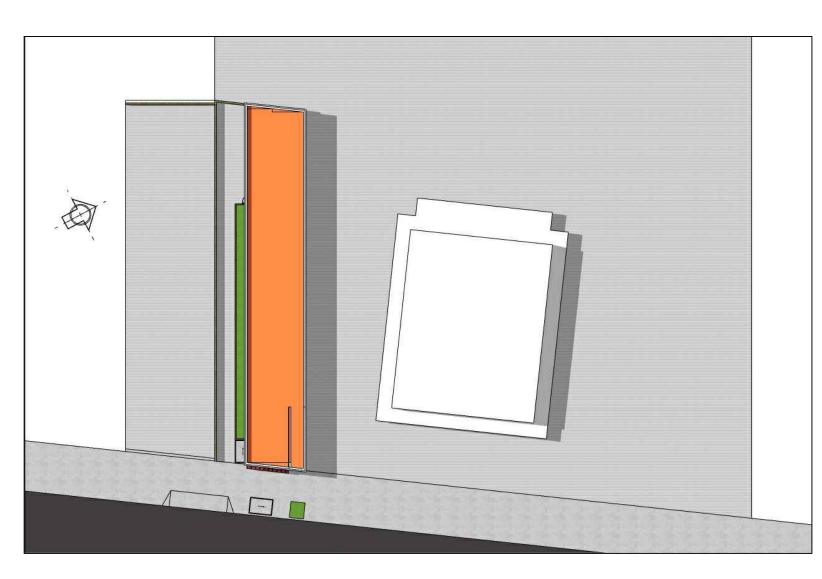
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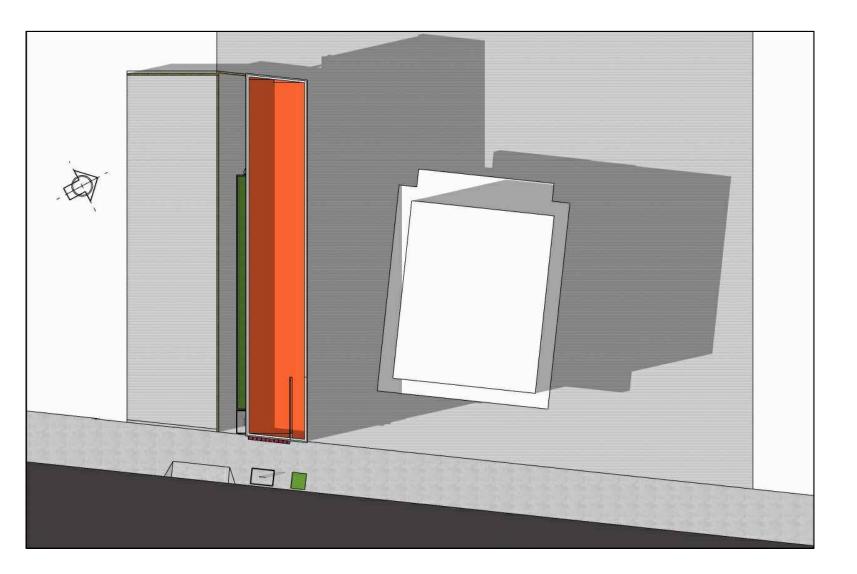
PROPOSED SECTIONS

1ST BUILDING SUBMITTAL JOB NO. DRAWN CHECK

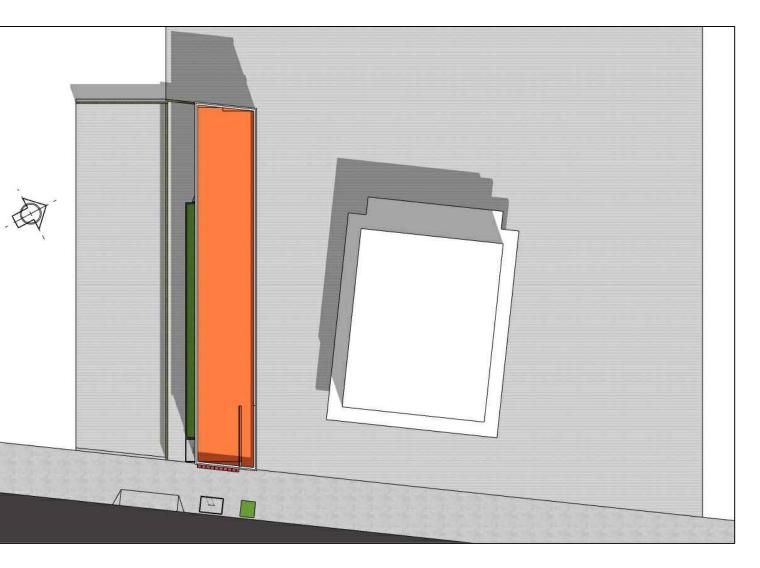
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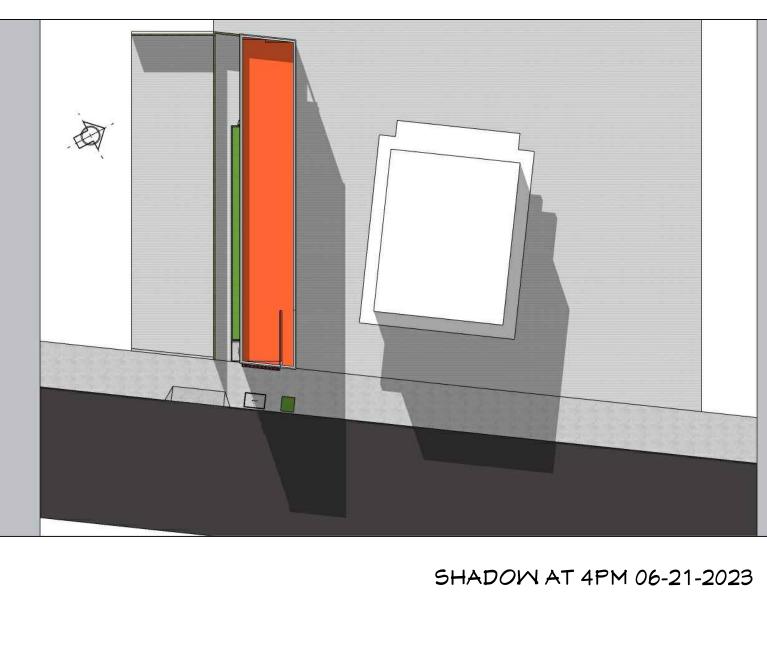
SHADOW AT 8AM 06-21-2023

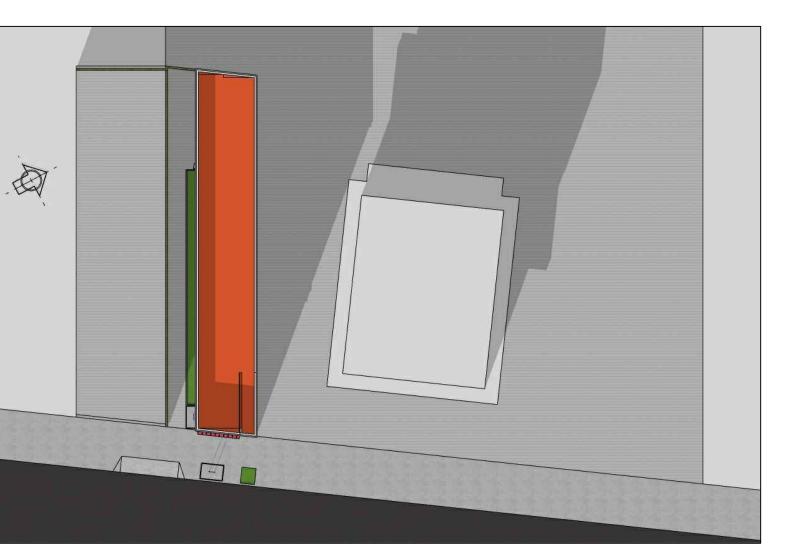


SHADON AT 8AM 12-22-2023

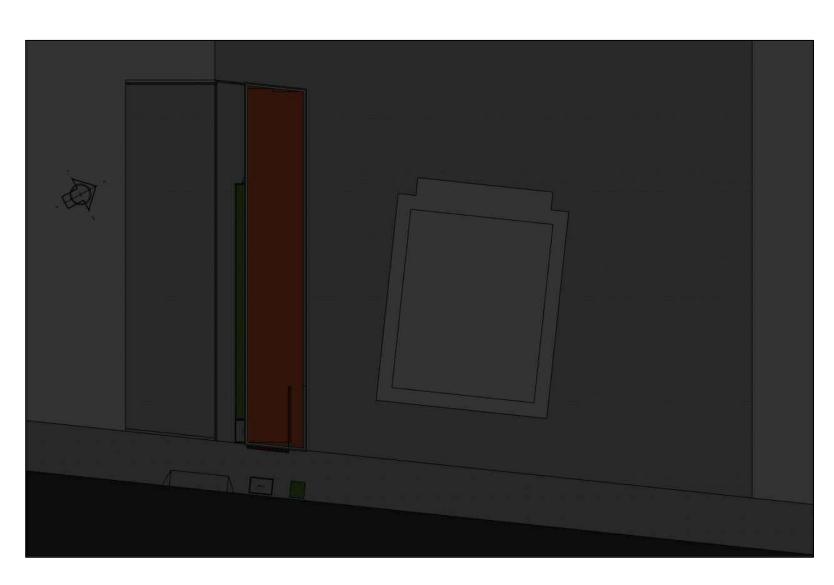


SHADOM AT NOON 06-21-2023





SHADOW AT NOON 12-22-2023





SHADOW AT 4PM 12-22-2023

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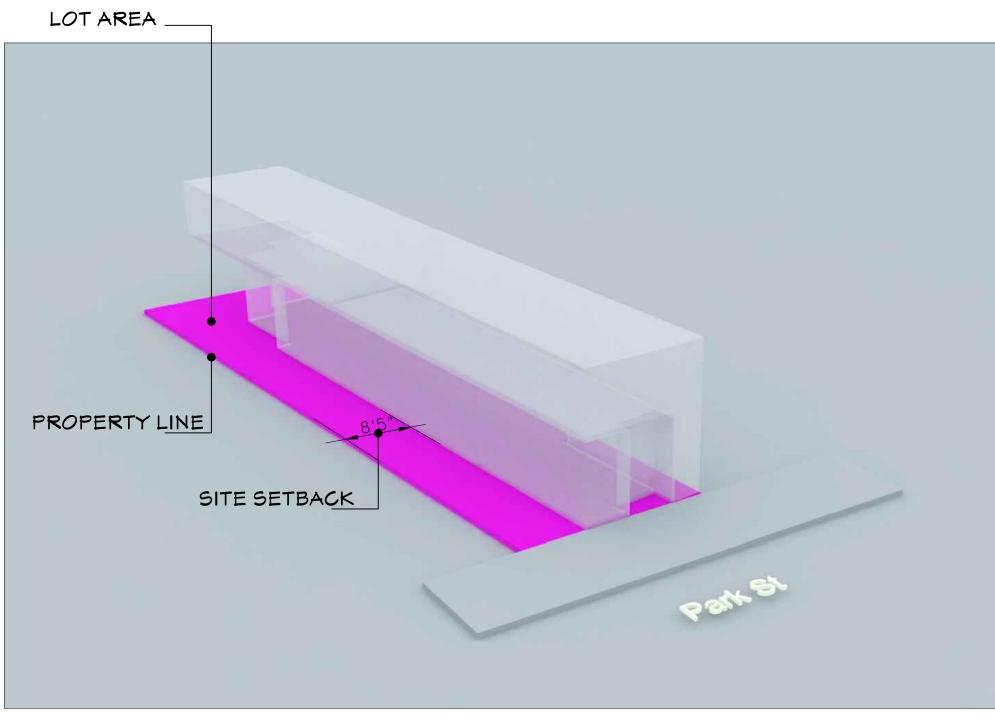
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SHADOW STUDY

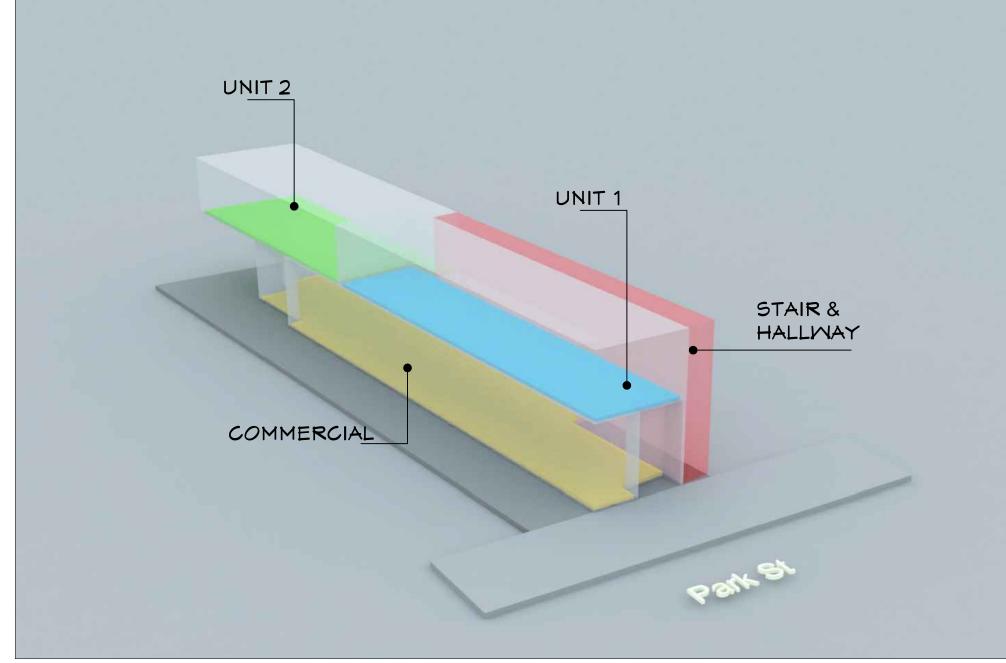
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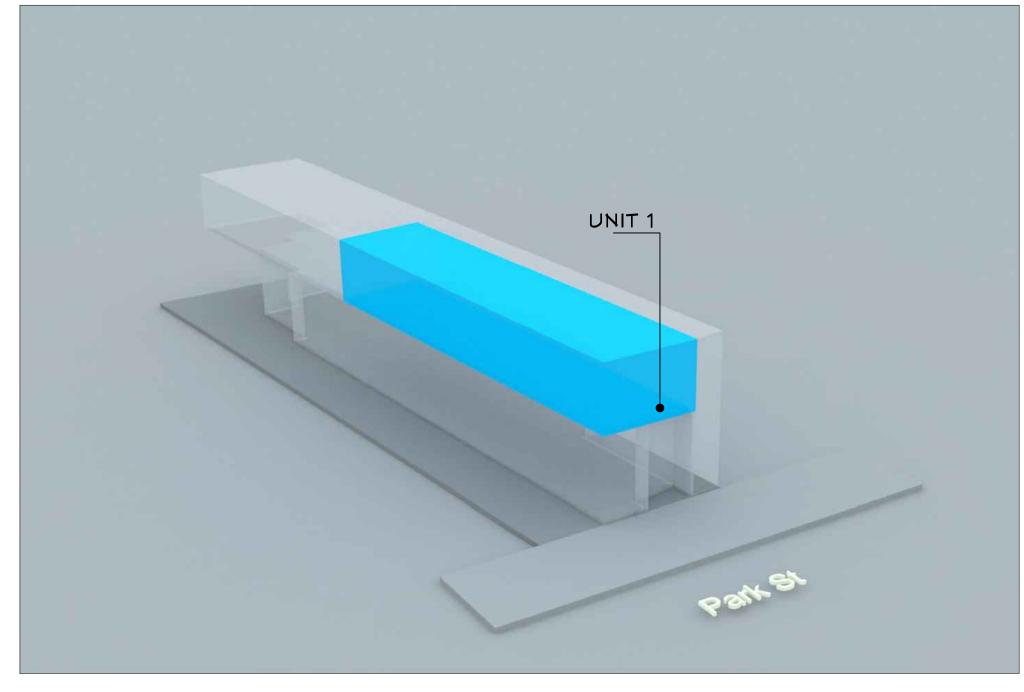




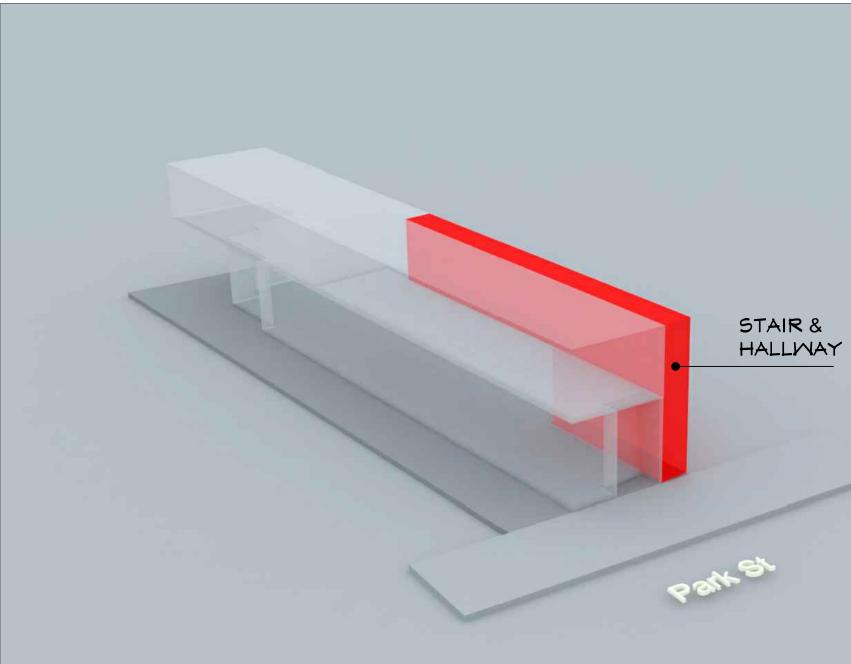
MIXED USE



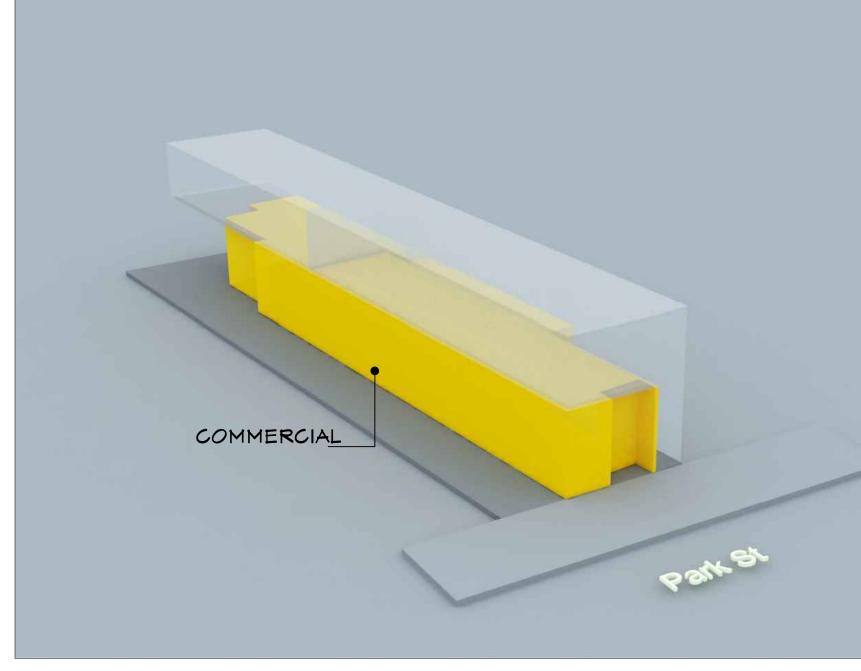




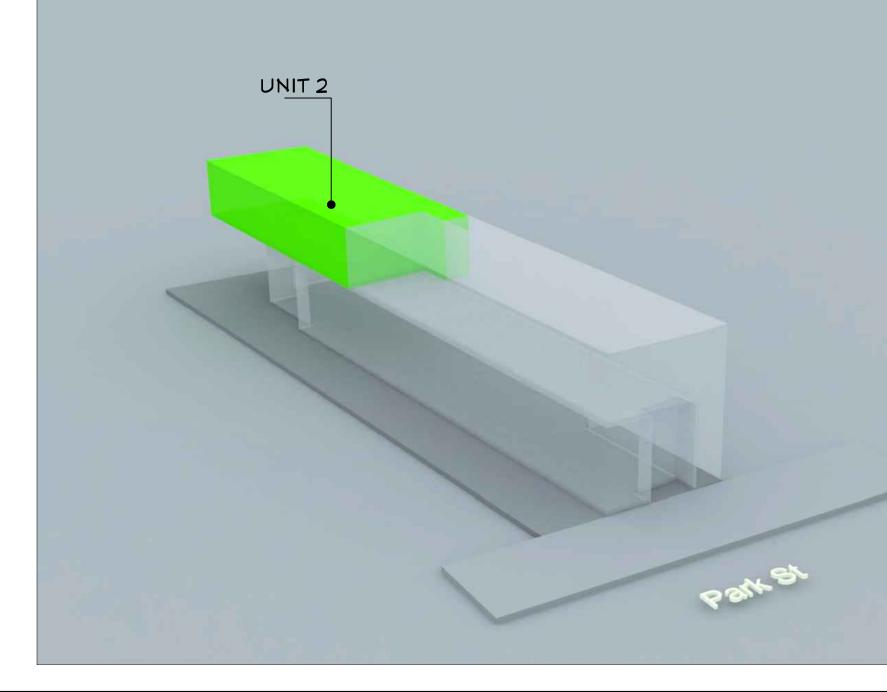
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MASSING DIAGRAM

1ST BUILDING SUBMITTAL JOB NO. DRAWN CHECK

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General (CBC 11B-213)

Where toilet and bathing facilities are provided, EACH toilet and bathing room shall be accessible to persons with disabilities (comply with Section 11B-603) and shall be on an accessible route connected to accessible entry.

- Exception: 1. Where toilet and bathing facilities are provided in buildings without a ramp or elevators above and below the first floor permitted by Section 11B-206.2.3 Exception 1, accessible toilet and bathing facilities shall be provided on a story connected by an accessible route to an accessible entrance.
- 2. In alterations where it is technically infeasible to comply with Section 11B-603, altering existing toilet or bathing room shall not be required where a single accessible unisex toilet room or bathing room is provided and located in the same area and on the same floor as existing inaccessible toilet or bathing rooms. (CBC 11B-213.2 Exception 1)

Where existing toilet rooms or bathing rooms are not accessible (do not comply with Section 11B-603), directional signs indicating the location of the nearest accessible toilet room or bathing room within the facilities shall be provided (CBC 11B-216.8)

Unisex Facilities

- When is a unisex toilet room allowed? (CPC 422.2 Exceptions):
- 1. In occupancies with a total occupant load of 10 or less, including customers and employees. 2. In business and mercantile occupancies with a total occupant load of 50 or less including customers and employees.

Number of required accessible unisex toilet rooms:

- 1. Where multiple single user toilet rooms are clustered at a single location, 50 percent, but no fewer than one, of the unisex toilet rooms at each cluster shall be accessible. (CBC 11B-213.2 Exception 4)
- 2. Accessible unisex toilet rooms shall be identified by the International Symbol of Accessibility complying with Section 11B-703.7.2.1 (CBC 11B-216.8).
- 3. Doors to unisex toilet rooms and bathing rooms shall have privacy latches (CBC 11B-213.2.1) * Children's Facilities

Water closets and toilet compartments for children's use shall comply with Section 11B-604.9

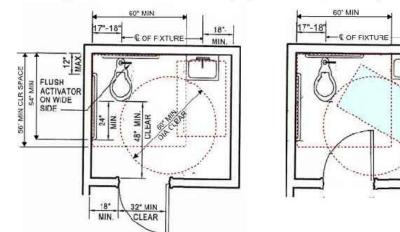
	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
Water Closet Centerline	12 inches	12 to 15 inches	15 to 18 inches
	(305 mm)	(305 to 381 mm)	(381 to 457 mm)
Toilet Seat Height	11 to 12 inches	12 to 15 inches	15 to 17 inches
	(279 to 305 mm)	(305 to 381 mm)	(381 to 432 mm)
Grab Bar Height	18 to 20 inches	20 to 25 inches	25 to 27 inches
	(457 to 508 mm)	(508 to 635 mm)	(635 to 686 mm)
Dispenser Height	14 inches	14 to 17 inches	17 to 19 inches
	(356 mm)	(356 to 432 mm)	(432 to 483 mm)

2. Grab bars in water closets for children's use shall be installed in a horizontal position 18" minimum and 27" maximum above the finished floor measured to the top of the gripping surface. (CBC 11B-609)

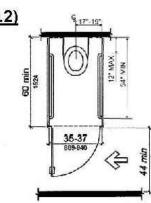
Single Accommodation Toilets

- **Turning Space:** 60" min. diameter clear circular space (CBC 11B-304.3.1) or T-shaped space per Figure 11B-304.3.2
- Overlap: Required clear floor spaces, clearance at fixtures, and rning space shall be permitted to overlap (CBC 11B-603.2.2)

Door Swing: Door in any position may encroach into turning space
24 min 410 by 12" max. Door shall not swing into the clear floor space or clearance required for any fixtures unless a 30"x 48" clear space is provided within the room beyond the arc of the door swing. (CBC 11B-603.2.3 Exception 2)



- SPACE IS PROVIDED OUTSIDE THE ARC OF THE DOOR SWING, THE DOOR CAN SWING INTO THE CLEAR FLR SPACE AND CLEARANCE REQUIRED AT THE FIXTURES
- Ambulatory Accessible Compartment (CBC 11B-604.8.2) When Required: Where the total of 6 or more of the toilet
- compartments (or the combination urinal and water closets) are provided, at least 5% of the total compartments or combination of fixtures, but no fewer than one shall be ambulatory accessible compartment. (CBC 11B-213.3.1) Size: depth = 60" min.; width = 35" - 37"
- Clearance at door: Shall comply with Section 11B-404, except if the approach is to the latch side of the compartment door, clearance between door side of the compartment to any obstruction shall be 44" minimum.
- Door: Self closing with door pull on both sides of the door near the latch. Compartment door can't swing into the minimum required AMBULATORY ACCESSIBLE TOILET COMPARTMENT compartment area.
- Side Grab Bars: 42" minimum long grab bar with 24" in front of water closet shall be provided on both sides of the compartment. Locate grab bars 12" max from rear wall & extend 54" from rear wall.

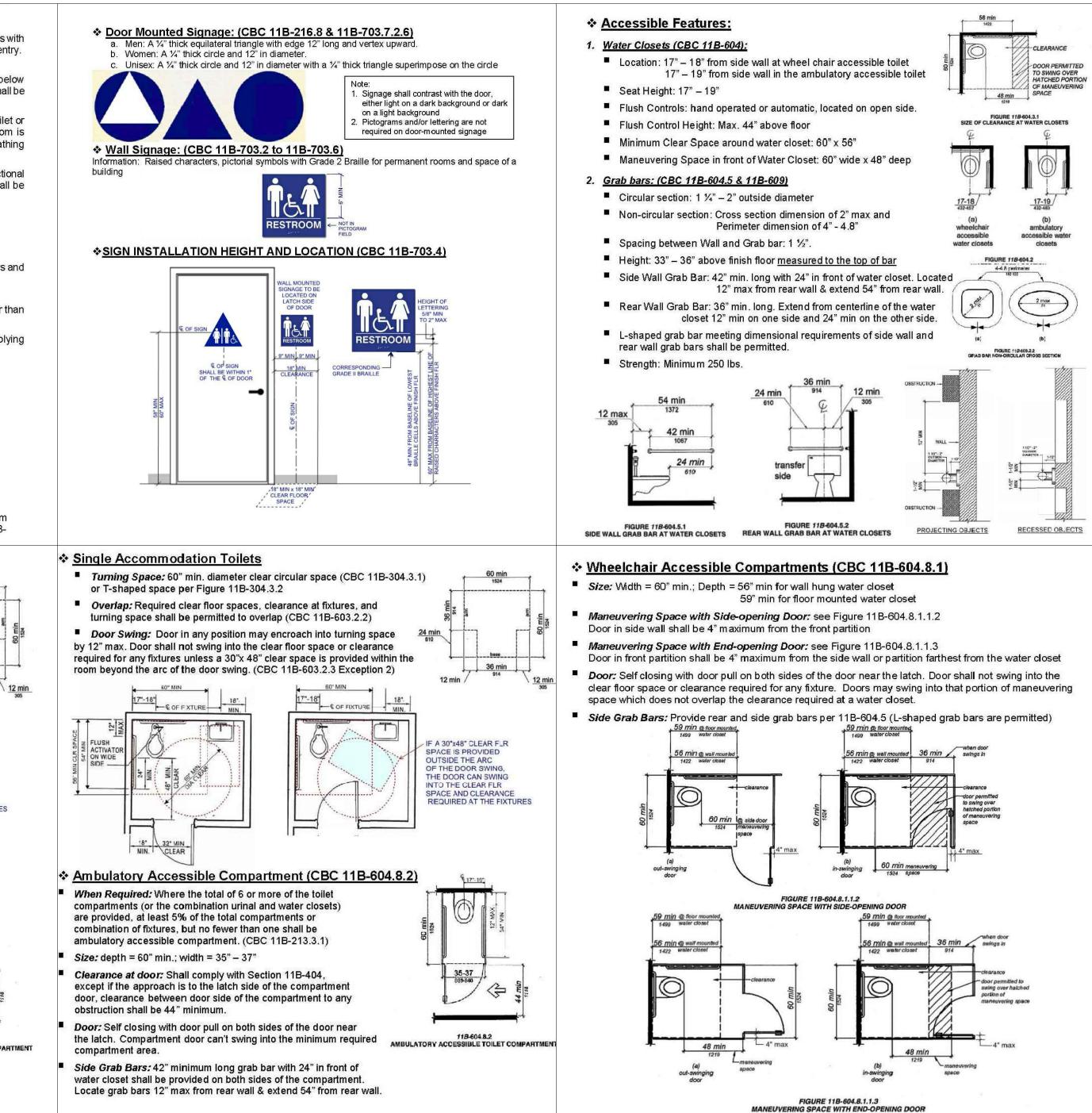


60 min 1524

36 min

12 min /

IF A 30"x48" CLEAR FLR





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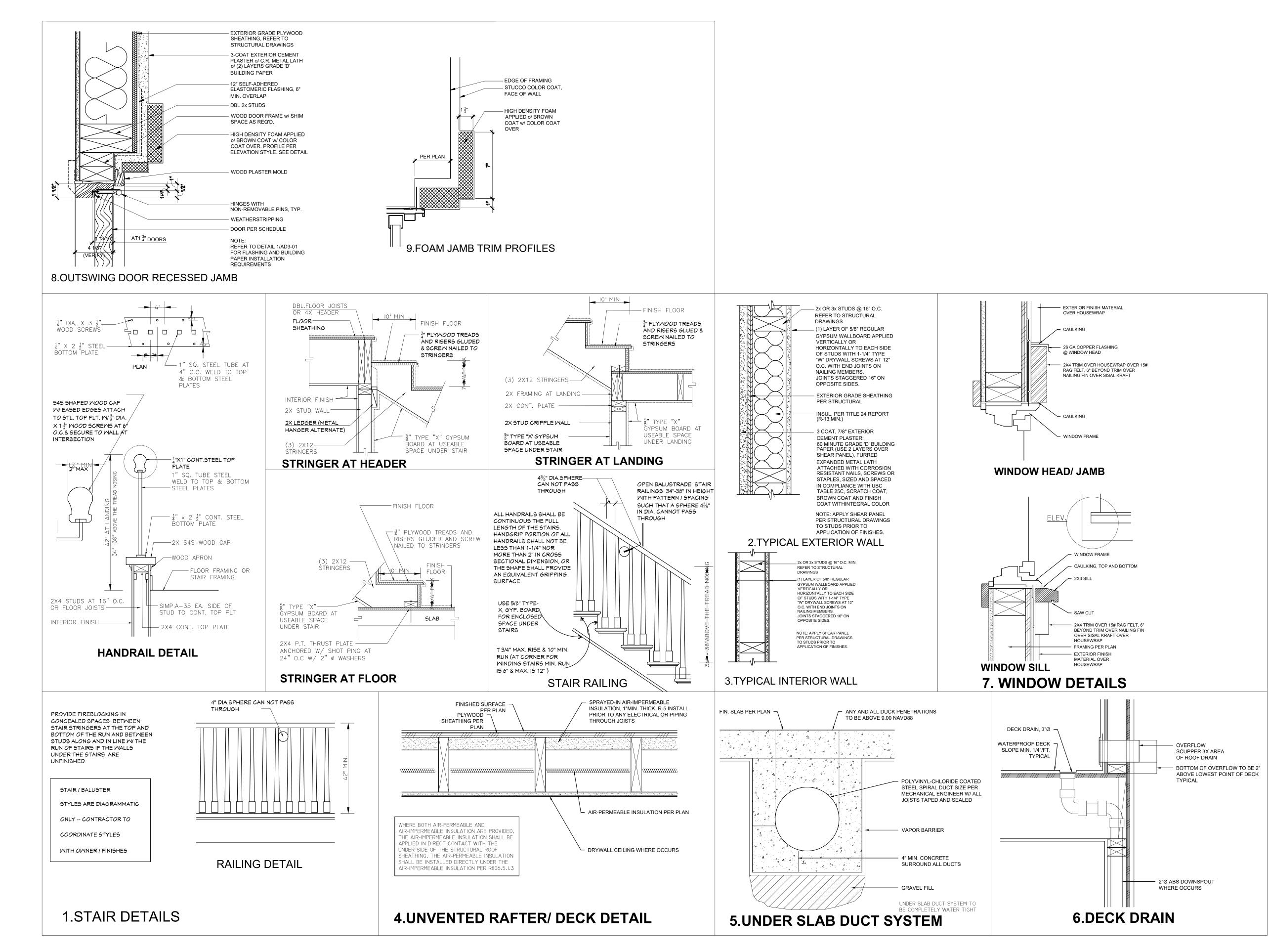
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ADA RESTROOM REQUIREMENT

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DETAILS

1ST BUILDING SUBMITTAL JOB NO. DRAWN CHECK

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