SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Appropriateness Executive Summary

HEARING DATE: NOVEMBER 6, 2019
CONSENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Record No.:	**2019-004935COA**
Project Address:	**601 TOWNSEND STREET**
Landmark:	Landmark No. 193 – Baker & Hamilton Building
Zoning:	UMU (URBAN MIXED USE) Zoning District 68-X Height and Bulk District
Block/Lot:	3799/001
Project Sponsor:	Alex Morin BCCI Construction 1160 Battery St., Suite 250 San Francisco, CA 94111
Staff Contact:	Monica Giacomucci – (415) 575-8714 Monica.Giacomucci@sfgov.org

PROPERTY DESCRIPTION

601 TOWNSEND ST is located on the southeast side of Townsend Street between 7th Street and Division Street (Assessor's Block **3799**; Lot **001**).

The Nineteenth-Century Commercial Style, three-story, masonry load-bearing brick building was constructed in 1905 the architectural firm of Sutton and Weeks as the headquarters of the Pacific Hardware and Steel Company. Baker & Hamilton, a manufacturer of farm implements, merged with Pacific Hardware and Steel in 1918, and erected the building's distinctive rooftop sign. The heavy timber, post-and-beam constructed building has a tripartite configuration, with a banded rusticated base and a diamond-patterned cornice.

PROJECT DESCRIPTION

The proposed project involves rehabilitation of an existing awning (approximately 273 feet long) on the King Street facade. Existing corrugated metal panels will be removed and replaced with powder-coated corrugated metal panels. At the center portion of the awning, existing polycarbonate panels will be replaced with glass panels. The awning's structural frame will be removed, cleaned, rehabilitated with new structural members (as necessary), and replaced. New anchors will be attached at mortar joints in the building's brick façade. The project also includes accessibility upgrades, site improve, and new guardrails to match the existing wire-mesh guardrails fully in-kind. Please see photographs and plans for details.

COMPLIANCE WITH PLANNING CODE

Planning Code Development Standards.
The proposed project is in compliance with all other provisions of the Planning Code.

In order to proceed, a building permit from the Department of Building Inspection is required.

Applicable Preservation Standards.
The proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 1006.6 of the Planning Code, and complies with the *Secretary of the Interior's Standards for Rehabilitation, in that:*

- the proposal will rehabilitate an existing awning;
- the new corrugated metal sheets will match the existing in terms of size and general design, but will have a matte powder-coated finish to mitigate corrosion issues on the skyward-facing panels;
- the new obscure glass panels at the center portion of the awning will be more compatible with the historic resource than the existing polycarbonate panels;
- proposed accessibility upgrades and site improvements will match existing hardscaping, landscaping, and guardrails and not obscure or impact historic features;
- the proposal respects the character-defining features of the subject building;
- the architectural character of the subject building will be maintained and that replacement elements will not affect the building's overall appearance;
- the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
- all new materials shall match the historic material in composition, design, color, texture, finish and other visual qualities and shall be based on accurate duplication of features.

The Department has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the subject building. The overall proposal includes rehabilitation of the existing awning with new structural members, new powder-coated corrugated metal sheets, and new obscure glass panels. The awning will be removed, rehabilitated, and replaced, with new anchors installed at mortar joints. The Department finds that the historic character of the building will be retained and preserved and will not result in the removal of historic fabric.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public comment or inquiry regarding the proposed project.

ISSUES & OTHER CONSIDERATIONS

The Project is fully code complaint with the Planning Code and is supported by Department Staff.

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

BASIS FOR RECOMMENDATION

The Department recommends APPROVAL of the proposed project as it meets the provisions of Article 10 of the Planning Code regarding Major Alteration to Landmark Building and the *Secretary of the Interior Standards for Rehabilitation*.

ATTACHMENTS

Draft Motion – Certificate of Appropriateness
Exhibit A – Plans and Renderings
Exhibit B – Environmental Determination
Exhibit C – Maps and Context Photos

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Draft Motion
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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 001 **IN ASSESSOR'S BLOCK** 3799 **IN A** UMU URBAN MIXED USE **ZONING DISTRICT AND A** 68-X **HEIGHT AND BULK DISTRICT.**

PREAMBLE

On April 9, 2019, Alex Morin of BCCI Construction (hereinafter "Project Sponsor") filed Application No. **2019-004935COA** (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for exterior alterations at a subject building located on Lot **001** in Assessor's Block **3799**, which is Landmark #193 locally designated under Article 10 of the Planning Code.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

On November 6, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. **2019-004935COA**.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. **2019-004935COA** is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby APPROVES the Certificate of Appropriateness, as requested in Application No. **2019-004935COA** in conformance with the architectural plans dated October 4, 2019 and labeled Exhibit B based on the following findings:

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.

2. **Project Description**. The proposed project involves rehabilitation of an existing awning (approximately 273 feet long) on the King Street facade. Existing corrugated metal panels will be removed and replaced with powder-coated corrugated metal panels. At the center portion of the awning, existing polycarbonate panels will be replaced with glass panels. The awning's structural frame will be removed, cleaned, rehabilitated with new structural members (as necessary), and replaced. New anchors will be attached at mortar joints in the building's brick façade. The project also includes accessibility upgrades, landscaping, and hardscaping. Please see photographs and plans for details.

3. **Property Description. 601 TOWNSEND ST** is located on the southeast side of Townsend Street between 7th Street and Division Street (Assessor's Block **3799**; Lot **001**). The subject building is locally designated under Article 10 of the Planning Code as individual Landmark #193. The Nineteenth-Century Commercial Style, 3-story, masonry load-bearing brick building was constructed in 1905 the architectural firm of Sutton and Weeks as the headquarters of the Pacific Hardware and Steel Company. Baker & Hamilton, a manufacturer of farm implements, merged with Pacific Hardware and Steel in 1918, and erected the building's distinctive rooftop sign. The heavy timber, post-and-beam constructed building has a tripartite configuration, with a banded rusticated base and a diamond-patterned cornice.

4. **Surrounding Properties and Neighborhood.** The subject property is located in the South of Market neighborhood of San Francisco adjacent to Mission Bay and Showplace Square. Buildings in this area are primarily former warehouses or showrooms which have been rehabilitated as offices or mixed-use developments.

   Immediately adjacent to the subject property at 650 King Street is a commercial parking garage constructed in 2002. Across Townsend Street to the north of the subject property is 650 7th Street, the former Charles Harley Company building designed in a Classical Revival Style by noted local architect Albert Pissis in 1908. Like the subject property, 650 7th Street has also been converted from its original industrial use to an office building. South of the subject property across King Street is a residential mixed-use condominium development completed in 2007.

5. **Public Outreach and Comments.** The Department has received no public inquiry or comment regarding the proposed project to date.

6. **Planning Code Compliance**. The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:

   A. **Article 10 of the Planning Code**. Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.

   The proposed project is consistent with Article 10 of the Planning Code.

   B. **Secretary of the Interior's Standards**. Pursuant to Section 1006.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for significant and contributory buildings, as well as any applicable guidelines, local interpretations, bulletins, or other policies. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

      (1) **Standard 1**: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

      Not Applicable. The project does not include a change in use.

      (2) **Standard 2:** The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

      The proposal is to rehabilitate an existing awning with new structural members and to replace existing corrugated metal cladding in-kind. The proposal would also replace existing polycarbonate panels at the center of the awning with obscure glass panels, which are more materially compatible with the resource. These changes will not remove distinctive materials, nor irreversibly alter features that characterize the building.

      (3) **Standard 3**: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

      The proposed rehabilitation of the existing canopy will not add conjectural features or elements from other historic properties. The proposal includes replacement of existing corrugated metal panels in-kind and removal of non-historic polycarbonate panels in favor of obscure glass at the center portion

of the awning. New accessibility improvements include new concrete hardscaping and wire-mesh guardrails to match the existing modern site elements, which are differentiated from the historic resource so as not to imply a false sense of historic development.

(4) **Standard 4:** Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Although the provenance of the existing awning is unknown, an awning of some kind existed at this location as early as 1924 based on photographic evidence. The proposal would retain this feature, which is associated with the building's original industrial use and which has gained significance in its own right over time.

(5) **Standard 5:** Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

Not Applicable.

(6) **Standard 6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The proposal to rehabilitate the existing awning addresses ongoing deterioration and structural issues. Repair of the existing structure, with the addition of new structural members where required to support the weight of the proposed glass panels, will resolve any structural issues. Both the structure and the existing corrugated metal panels have experienced regular deterioration over time. Replacement corrugated panels will match the existing in terms of size and scale, but they will be powder-coated to prevent corrosion. The support structure will likewise be cleaned and repainted to mitigate potential corrosion issues.

(7) **Standard 7:** Chemical or physical treatments, if possible, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Not Applicable.

(8) **Standard 8**: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Not Applicable.

(9) **Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials and features that characterize the building. The new work will be differentiated from the old and will be compatible with the historic materials, features,

size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed work will not destroy historic materials or features that characterize the building. The awning and structure will be removed to execute the proposed scope of work. The awning will be reinstalled with anchors in the building's mortar joints to avoid damage to character-defining bricks.

(10) **Standard 10**: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed work will not destroy historic materials or features that characterize the building. The awning could be removed from the building with minimal impact to the resource.

C. **Landmark No. 193**. Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks or within designated Historic Districts.

1. Pursuant to Section 1006.6(c) of the Planning Code, for applications pertaining to landmark sites, the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the landmark and, where specified in the designating ordinance pursuant to Section 1004(c), its major interior architectural features. The proposed work shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting, nor of the historic district in applicable cases.

The project is in conformance with Article 10, and as outlined in Appendix A, as the work shall not adversely affect the Landmark site.

7. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

OBJECTIVE 1:
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3
Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2:
CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.4
Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.5
Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

Policy 2.7
Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.

8. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

   A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

      The proposed project will not have an impact on neighborhood serving retail uses.

   B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

      The proposed project will strengthen neighborhood character by respecting the character-defining features of the building in conformance with the Secretary of the Interior's Standards.

   C) The City's supply of affordable housing will be preserved and enhanced:

      The project will not affect the City's affordable housing supply.

   D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project is located at a property that has been in use as an office building since at least 1999. Rehabilitation of the existing awning will not have a direct impact on the displacement of industrial and service sectors.

F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

All construction will be executed in compliance with all applicable construction and safety measures.

G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

9. For these reasons, the proposal overall, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 10 of the Planning Code regarding Major Alterations.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES a Certificate of Appropriateness** for the subject property located at Lot **001** in Assessor's Block **3799** for proposed work in conformance with the architectural submittal dated October 4, 2019 and labeled Exhibit B on file in the docket for Record No. **2019-004935COA**.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXXXX. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on November 6, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 6, 2019

ADOBE

EXISTING AWNING STRUCTURAL UPGRADES + PATIO SECURITY IMPROVEMENTS

October 4, 2019

Certificate of Appropriateness Application

601 TOWNSEND STREET, SAN FRANCISCO, CA 94103

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Facsimile 415.995.6206

GRAPHIC SYMBOLS

REFLECTED CLG

ACOUS CLG AND GRID

CLG HEIGHT CHANGE

FIN CLG HEIGHT SYMBOL

GRID STARTPOINT SYMBOL

CLG FINISH TAG

MOTION SENSOR

CLG MTD SPEAKER

CLG MTD CAMERA

CLG MTD SPRINKLER HEAD

CLG MTD SMOKE DETECTOR

CLG MTD STROBE LT

CLG MTD EXIT SIGNS

WALL MTD EXIT SIGNS - PARALLEL

WALL MTD EXIT SIGNS -

DENOTES EXISTING TO REMAIN

DENOTES EXIST TO BE RELOCATED

ACCESS DOOR

LIGHT FIXTURES

FLUORESCENT LT FXTR

FLUORESCENT LT FXTR / EMERGENCY CIRCUIT

EXIST LT FXTR TO BE REMOVED

UNDER CAB FLUORESCENT FXTR

FLUORESCENT STRIP FXTR

FLUORESCENT PENDANT FXTR

RECES DOWNLT

RECES ADJUSTABLE DN LT

RECES WALL WASHER

TRACK LTING

SURFACE MTD LT FXTR

WALL SCONCE

LT SWITCH

DIMMER SWITCH

MECHANICAL FXTRS

RETURN AIR

SUPPLY AIR

CIRCULAR DIFFUSER

LINEAR DIFFUSER

EXHAUST FAN

ELEVATION INDICATION

GLASS SYMBOL

MASONRY COURSING

WOOD VENEER

STONE

FINISH

WALL FINISH TAG
BASE FINISH TAG

EXTENT OF FINISH TYP.

WALL FINISH TAG

SPECIAL FINISH TAG

FLOOR FINISH TAG

CEILING FINISH TAG

CHANGE IN FLOOR FINISH

POWER & COMM. CONT

LEGEND OF COMMON SYMBOL MODIFIERS

SURF FLR MTD, POKE THRU DEVICES
FURN SYS MTD DEVICES

FLUSH FLR MTD DEVICES

FLUSH FLR MTD, POKE THRU, DEVICES

SURF FLR MTD DEVICES

LEGEND OF COMMON SYMBOLS

SINGLE RECPT

DUPLEX RECPT

QUADRAPLEX RECPT

COMBINATION DUPLEX & VOICE/DATA RECPT

COMBINATION QUADRAPLEX & VOICE/DATA RECPTS

COMBINATION DUPLEX, AUDIO VISUAL AND VOICE/DATA RECPTS

COMBINATION QUADRAPLEX, AV & VOICE/DATA RECPTS

VOICE/DATA RECPT

DATA RECPT

VOICE RECPT

AV RECPT

SYS WORKSTATION PANEL POWER INFEED

SYS WORKSTATION PANEL VOICE INFEED

SINGLE RECPT

DUPLEX RECPT

QUADRAPLEX RECPT

VOICE/DATA RECPT

DATA RECPT

VOICE RECPT

FURN SYSTEM ELECTRIC PIGTAIL

FURN MTD, POWER POLE

SINGLE RECPT

DUPLEX RECPT

QUADRAPLEX RECEPT

COMBINATION DUPLEX & VOICE/DATA RECPT

COMBINATION QUADRAPLEX & VOICE/DATA RECPTS

COMBINATION DUPLEX, AUDIO VISUAL AND VOICE/DATA RECPTS

COMBINATION QUADRAPLEX, AV & VOICE/DATA RECPTS

COMBINATION POWER, VOICE/DATA

RAISED FLR BOX, COMBINATION POWER, VOICE/DATA, AV

RAISED FLR BOX, AV

CONDUIT STUB UP, AV

CONDUIT STUB UP, POWER

CONDUIT STUB UP, VOICE/DATA

WALL MTD DEVICES

EQUIP TAG (REFER TO EQUIP SCHEDULE)

WALL MTD FIRE ALARM STROBE

FIRE ALARM PULL

FIRE WARDEN STATION

THERMOSTAT

CABLE TV RECPT

AV RECPT

AV TROUGH

ELECTRICAL JUNCTION BOX

VOICE/DATA JUNCTION BOX

SYS WORKSTATION PANEL POWER INFEED

SYS WORKSTATION PANEL VOICE/DATA INFEED

CONDUIT STUB-OUT POWER

CONDUIT STUB-OUT VOICE AND DATA

CONDUIT STUB-OUT A/V

PLUG MOLD

SECURITY DEVICES

CAMERA

CARD READER

ELECTRIC DOOR BELL PUSH

ELECTRIC DOOR BELL

INTERCOM

REMOTE DOOR RELEASE BUTTON

MOTION SENSOR

INTRUSION ALARM

ELECTRIC DOOR HINGE

ELECTRICAL DOOR HOLD OPEN

ELECTRICAL DOOR RELEASE

ELECTRICAL DOOR MONITOR CONTACT

DOUBLE DOOR MONITOR CONTACT

ELECTRIC LOCKSET

ELECTRIC KEY SWITCH

ELECTRIC STRIKE

MAGNETIC LOCKSET

PANIC BUTTON

CONSTRUCTION

COLUMN GRID REFERENCE NUMBER

COLUMN GRID LINES AND REFERENCE NUMBER

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE DEMOLISHED

NEW PARTITION

1 HR. RATED PARTITION

2 HR. RATED PARTITION

3 HR. RATED PARTITION

4 HR. RATED PARTITION

SMOKE PARTITION
EGRESS PATH PRIMARY
EGRESS PATH SECONDARY

MILLWORK

MILLWORK ABOVE

DETAIL NUMBER

SHEET NUMBER

DESCRIPTION OF SIMILAR OR OPPOSITE

AREA TO BE DETAILED

LOCATION ON SHEET WHERE ELEVATION IS SHOWN

DIRECTION OF ELEVATION

SHEET NUMBER WHERE ELEVATION IS SHOWN

INTERIOR AND EXTERIOR ELEVATION MARKER

REVISION REFERENCE NUMBER

REVISION CLOUD DEPICTING AREA REVISED

ROOM NAME

ROOM NUMBER

SHEETNOTE REFERENCE

WALL TYPE REFERENCE

FIRE RATING

DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)

DOOR NUMBER

DOOR TYPE

DOOR NUMBER

DOOR TYPE | HARDWARE TYPE

WINDOW REFERENCE NUMBER (REFER TO WINDOW SCHEDULE)

MILLWORK REFERENCE NUMBER (REFER TO MILLWORK SCHEDULE)

ELEVATION DATUM REFERENCE

FLOOR ELEVATION TRANSITION

MATCH LINE SYMBOL

ALIGN WITH ESTABLISHED / ADJACENT SURFACES

WALL MOUNTED LIFE SAFETY EQUIPMENT AND DEVICES

FIRE WARDEN STATION SYMBOL

WALL MOUNTED FIRE ALARM STROBE SYMBOL

FIRE ALARM PULL SYMBOL

WALL MOUNTED, FIRE EXTINGUISHER CABINET

WALL MOUNTED FIRE EXTINGUISHER

WALL MOUNTED FIRE HOSE CABINET

WALL MOUNTED FIRE VALVE

WALL MOUNTED FIRE VALVE CABINET

SECTION INDICATIONS

ACOUSTICAL CEILING TILE

ALUMINUM

BRICK

CARPET

CONCRETE

CONCRETE MASONRY UNIT

CUT STONE

EARTH

FABRIC WRAPPED PANEL

GLASS

GRAVEL

GYPSUM PLASTER

INSULTATION (LOOSE OR BATT)

INSULATION (RIGID)

METAL

PLASTIC

PLYWOOD

PRE-CAST PANELS

SAND OR GROUT

STONE

WOOD (FINISHED)

WOOD (CONTINUOUS MEMBER)

WOOD (INTERRUPTED MEMBER

ABBREVIATIONS

A			
ACCES	ACCESSORY	L	
ACOUS	ACOUSTIC(AL)	LAV	LAVATORY
AFF	ABOVE FINISHED FLOOR	LB	POUND
AL	ALUMINUM	LL	LEASE LINE
ALT	ALTERNATE	LOUVER	LOUVER
ANNUNC	ANNUNCIATOR	LP	LOW POINT
ANOD	ANODIZED	LT	LIGHT
APPL	APPLIANCE	LVLG	LEVELING
AUTO	AUTOMATIC		
AVG	AVERAGE	M	
		MAX	MAXIMUM
B		MECH	MECHANICAL
BD	BOARD	MEMB	MEMBRANE
BLDG	BUILDING	MET	METAL
BLKG	BLOCKING	MEZZ	MEZZANINE
BOLLD	BOLLARD	MFD	MANUFACTURED
BRDLM	BROADLOOM	MFR	MANUFACTURER
BU	BUILT UP	MIN	MINIMUM
		MISC	MISCELLANEOUS
C		MLWK	MILLWORK
CAB	CABINET	MOIST	MOISTURE
CEM	CEMENT(ITIOUS)	MOT	MOTOR(IZED)
CER	CERAMIC	MTD	MOUNTED
CLG	CEILING		
CMU	CONCRETE MASONRY UNIT	N	
COATG	COATING	NIC	NOT IN CONTRACT
COILG	COILING	NO	NUMBER
CONC	CONCRETE	NTS	NOT TO SCALE
CONSTR	CONSTRUCTION		
CONT	CONTINUOUS(ATION)	O	
CONTR	CONTRACT(OR)	OCC	OCCUPANT
COV	COVER	OH	OPPOSITE HAND
CPT	CARPET	OPNG	OPENING(S)
		OPR	OPERABLE
D		ORNA	ORNAMENTAL
DBL	DOUBLE	OVFL	OVERFLOW
DEPT	DEPARTMENT	OVHD	OVERHEAD
DES	DESIGN(ED)		
DET	DETAIL	P	
DF	DRINKING FOUNTAIN	PBD	PARTICLE BOARD
DIA	DIAMETER	PEDTR	PEDESTRIAN
DIFF	DIFFUSER	PLAM	PLASTIC LAMINATE
DIM	DIMENSION	PLAS	PLASTER
DISP	DISPENSER	PLSTC	PLASTIC
DIV	DIVISION	PLYWD	PLYWOOD
DN	DOWN	PNL	PANEL
DR	DOOR	POLYST	POLYSTYRENE
DSCON	DISCONNECT	PORT	PORTABLE
DWR	DRAWER	PREFAB	PREFABRICATED
		PREFIN	PREFINISHED
E		PRTECN	PROTECTION
(E)	EXISTING	PTN	PARTITION
ELAST	ELASTOMERIC		
ELEC	ELECTRICAL	R	
EMBED	EMBEDD(ED)(ING)	RDR	READER
ENGR	ENGINEER(ED)	RECES	RECESS(ED)
ENTR	ENTRANCE	RECPT	RECEPTACLE
EQ	EQUAL	REF	REFER(ENCE)
EQUIP	EQUIPMENT	REFL	REFLECTED
EXP JT	EXPANSION JOINT	REFR	REFRIGERATOR
EXPS	EXPOSE(D)	REQD	REQUIRED
EXT	EXTERIOR	RESIS	RESIST(ANT)(IVE)
		RFG	ROOFING
F		RM	ROOM
FAB	FABRICATION	RN	ROOF DRAIN
FD	FLOOR DRAIN	RO	ROUGH OPENING
FE	FIRE EXTINGUISHER		
FE&C	FIRE EXTINGUISHER AND CABINET	S	
FHC	FIRE HOSE CABINET	SAD	SEE ARCHITECTURAL DRAWINGS
FIN	FINISH	SCR	SCRIBE
FLDG	FOLDING	SECUR	SECURITY
FLR	FLOOR(ING)	SF	SQUARE FEET
FPLC	FIREPLACE	SGL	SINGLE
FR	FIRE RAT(ING)(ED)	SHORG	SHORING
FRMG	FRAMING	SIM	SIMILAR
FURN	FURNITURE	SSD	SEE STRUCTURAL DRAWINGS
FWC	FABRIC WALL COVERING	SST	STAINLESS STEEL
FXD	FIXED	STD	STANDARD
FXTR	FIXTURE	STL	STEEL
		STRFR	STOREFRONT
G		STRUCT	STRUCTURAL
GA	GAUGE	SURF	SURFACE
GFRC	GLASS FIBER REINFORCED CONCRETE	SUSP	SUSPENDED
GFRG	GLASS FIBER REINFORCED GYPSUM	SYS	SYSTEM(S)
GFRP	GLASS FIBER REINFORCED PLASTER	T	
GL	GLASS	T&G	TONGUE AND GROOVE
GR	GRAD(E)(ING)	THK	THICK
GYP	GYPSUM	TLT	TOILET
		TOS	TOP OF STEEL
H		TRAF	TRAFFIC
HD	HEAD	TRANS	TRANSPARENT
HDWD	HARDWOOD	TRTD	TREATED
HDWE	HARDWARE	TYP	TYPCIAL
HM	HOLLOW METAL		
HORIZ	HORIZONTAL	U	
HP	HIGH POINT	UNDRLY	UNDERLAYMENT
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	UNO	UNLESS NOTED OTHERWISE
		UTIL	UTILITY
I		V	
INFILTR	INFILTRATION	VEH	VEHICLE
INFO	INFORMATION	VERT	VERTICLE
INSTRUM	INSTRUMENT(ATION)	VIF	VERIFY IN FIELD
INSUL	INSULATION		
INT	INTERIOR	W	
INTLK	INTERLOCK(ING)	W/	WITH
		W/O	WITHOUT
J		WC	WATER CLOSET
JAN	JANITOR	WD	WOOD
		WDW	WINDOW
K		WT	WEIGHT
KIT	KITCHEN	WTRPRF	WATERPROOFING

PROJECT INFORMATION

BUILDING ADDRESS: 601 TOWNSEND ST, SAN FRANCISCO, CA 94103

OCCUPANCY TYPE: B-BUSINESS

AREA OF WORK: 2,497 SF

SCOPE OF WORK: THE SCOPE OF THIS PROJECT INVOLVES AWNING STRUCTURAL AND SECURITY UPGRADES. AWNING SCOPE INCLUDES THE REPLACEMENT OF STRUCTURAL STEEL MEMBERS AT EXTERIOR. NEW BOLTS AND STEEL POSTS AT UNDERFOOR. NEW METAL AND GLASS PANELS TO REPLACE EXISTING. EXTENTS TO REMAIN THE SAME. SECURITY UPGRADES INCLUDE NEW LIGHT FIXTURES, SECURITY GATES, ACCESSIBILITY RAMP AND STAIR, AND METAL MESH WITHIN EXISTING GUARD RAILS TO MATCH EXISTING.

BASE BUILDING:
EXISTING USE GROUP: B- BUSINESS

CONSTRUCTION TYPE: (E) TYPE IV

BUILDING FLOOR AREA:
(E) 286,639 GSF - TOTAL
(E) 72,263 GSF - BASEMENT
(E) 72,131 GSF - 1st FLOOR
(E) 72,276 GSF - 2nd FLOOR
(E) 70,979 GSF - 3rd FLOOR

SPRINKLER SYSTEM: YES

CODE INFORMATION

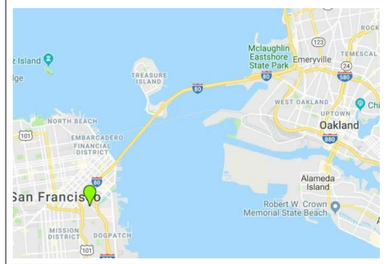
APPLICABLE BUILDING CODES:

BUILDING CODE:	2016 CALIFORNIA BUILDING CODE, WITH LOCAL AMMENDMENTS
ELECTRICAL CODE:	2016 CALIFORNIA ELECTRICAL CODE
MECHANICAL CODE:	2016 CALIFORNIA MECHANICAL CODE
PLUMBING CODE:	2016 CALIFORNIA PLUMBING CODE
ENERGY CODE:	2016 CALIFORNIA ENERGY CODE
SUSTAINABILITY CODE:	2016 CALIFORNIA GREEN BUILDING STANDARDS
FIRE CODE:	2016 CALIFORNIA FIRE CODE

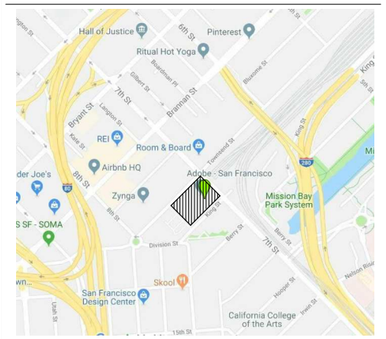
DEFERRED SUBMITTALS

FIRE SPRINKLER UNDER SEPARATE PERMIT. GC TO COORDINATE DRAWINGS AS NECESSARY

VICINITY MAP



LOCATION MAP



DRAWING INDEX

ADOBE
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△	Date	Description
	02/25/19	ISSUE FOR BID
A	03/01/19	ADDENDUM A
	03/20/19	ISSUE FOR PERMIT
	08/12/2019	PLAN CHECK COMMENTS
	10/04/2019	CERTIFICATE OF APPROPRIATENESS APPLICATION

Seal / Signature

Project Name
EXISTING AWNING STRUCTURAL UPGRADES + PATIO SECURITY IMPROVEMENTS

Project Number
01.3727.000

Description
PROJECT INFORMATION AND DRAWING INDEX

Scale
As indicated

A0.10

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JURISDICTION REQUIRED CHECKLIST

D.A. CHECKLIST (p. 1 of 2): The address of the project is: 601 TOWNSEND ST, SAN FRANCISCO,CA, 94105

For ALL tenant improvement projects in commercial use spaces, both pages of this checklist are required to be reproduced on the plan set and signed.

1. The proposed use of the project is BUSINESS (NO CHANGE) ____________ (e.g. Retail, Office, Restaurant, etc.)
2. Describe the area of remodel, including which floor: SOUTH SIDE GROUND FLOOR ENTRY EXISTING AWNING STRUCTURAL UPGRADE AND PATIO IMPROVEMENTS
3. The construction cost of this project *excluding* disabled access upgrades *to the path of travel is* $____________, which is; *(check one)* ☐ more than / ☐ less than the 2018 Valuation Threshold of $166,157.00.
4. Is this a City project and/or does it receive any form *of* public funding? *Check one:* ☐ Yes / ☐ No Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

5. Read **A** through **D** below carefully and check the most applicable boxes. Check one box only:

☒	**A:** All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required: Fill out page 2 of D.A. Checklist
☐	**B:** Project Adjusted cost of construction is greater than the current valuation threshold: Fill out and attach page 2 of D.A. Checklist and any other required forms to plans
☐	**C:** Project adjusted cost of construction is less than or equal to the current valuation threshold: List items that will be upgraded on Form C. All other items shall be checked on page 2 of the D.A. Checklist in the "Not required by code" column.
☐	**D:** Proposed project consists entirely of Barrier removal: Fill out and attach Barrier removal form to Plans
☐	**E:** **Proposed project is** minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previously approved permit application here: ____________. Description of revision: ____________

CBC chapter 2 section 202 Definitions:

Technically Infeasible. An alteration of a building or a facility, that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

Unreasonable Hardship. When the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an overall evaluation of the following factors:

1. The cost of providing access.
2. The cost of all construction contemplated.
3. The impact of proposed improvements on financial feasibility of the project.
4. The nature of the accessibility which would be gained or lost.
5. The nature of the use of the facility under construction and its availability to persons with disabilities

The details of any Technical Infeasibility or Unreasonable Hardship shall be recorded and entered into the files of the Department. All Unreasonable Hardships shall be ratified by the AAC.

D.A. CHECKLIST (p. 2 of 2): The address of the project is :____________

Check all applicable boxes and specify where on the drawings the details are shown:

Note: upgrades below are listed in priority based on CBC-11B-202.4, exception 8	Existing Fully Complying	Will be Up-graded to Full Compliance	Equivalent facilitation will provide full access	Compliance is Technically infeasible	Approved in compliance with immediately preceding code	Not required by Code (and/or none existing)	Non-compliant request URH Must be ratified by AAC	Location of detail(s)- include detail no. & drawing sheet (do not leave this part blank!). Also clarification comments can be written here.
A. One accessible entrance including: approach walk, vertical access, platform (landings), door / gate and hardware for door/gate	☒	☐	☐	☐	☐	☐	☐	A0.51
B. An accessible route to the area of remodel including:								
Parking/access aisles and curb ramps	☒	☐	☐	☐		☐	☐	
Curb ramps and walks	☒	☐	☐	☐		☐	☐	A0.51 & A0.52
Corridors, hallways, floors	☒	☐	☐	☐		☐	☐	
Ramps elevators, lifts	☒	☐	☐	☐		☐	☐	
C. At least one accessible restroom for each sex *or a* single unisex restroom serving the area of remodel.	☒	☐	☐	☐	☐	☐	☐	A0.15
D. Accessible public pay phone.	☐	☐	☐	☐	☐	☐	☒	
E. Accessible drinking fountains.	☒	☐	☐	☐	☐	☐	☐	A0.15
F. Additional accessible elements such as parking, stairways, storage, alarms and signage.	☒	☐	☐	☐	☐	☐	☐	A0.51 & A.052
See the requirements for additional forms listed below	1.	2.	3.	4.	5.	6.	7.	

1. No additional forms required
2. No additional forms required
3. Fill out Request for Approval of Equivalent Facilitation form for each item checked and attach to plan.
4. Fill out Request for Approval of Technical Infeasibility form for each item checked and attach to plans.
5. Provide details from a set of City approved reference drawings, provide its permit application number here:____________ and list reference drawing number on plans.
6. No additional forms required
7. Fill out Request for an Unreasonable Hardship form for each item checked and attach to plan. All UHR must be ratified by the Access Appeals Commission (see UHR form for details)

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Fax 415.995.6206

△ Date	Description
03/20/19	ISSUE FOR PERMIT
10/04/2019	CERTIFICATE OF APPROPRIATENESS APPLICATION

Seal / Signature

Project Name
EXISTING AWNING STRUCTURAL UPGRADES + PATIO SECURITY IMPROVEMENTS

Project Number
01.3727.000

Description
PROJECT INFORMATION - DA CHECKLISTS

Scale

A0.11

FIRE DEPARTMENT NOTES

1. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A10BC WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR. 2016 CBC TABLE 906.3 (1).

2. PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES. 2016 CBC 1013.

3. PROVIDE EMERGENCY LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL. COMPLY WITH BUILDING CODES. 2016 CBC 1008.2.

4. MAINTAIN AISLES AT LEAST 44" WIDE AT PUBLIC AREAS. 2016 CBC 1020.2 & 1018 & 11B 403.5.

5. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES. 2016 CBC 1010.1.9.

6. DOORS OPENING INTO REQUIRED RATED, FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP ASSEMBLY HAVING A RATING AS REQUIRED, AND SHALL BE SELF-CLOSING. 2016 CBC 716.5.

7. FIRE RATED DOOR JAMBS TO BE TIGHT-FITTING, SMOKE AND DRAFT CONTROLLED. 2016 CBC 716.5.

8. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA. 2016 CBC 1010.1.2.1.

9. INTERIOR WALL & CEILING FINISHES SHALL BE CLASSIFIED INTO THE FOLLOWING CATGORIES:
CLASS A: FLAME SPREAD INDEX 0-25 & SMOKE DEVELOPED INDEX 0-450,
CLASS B: FLAME SPREAD INDEX 26-75 & SMOKE DEVELOPED INDEX 0-450, AND
CLASS C: FLAME SPREAD INDEX 76-200 & SMOKE DEVELOPED INDEX 0-450
PER 2016 CBC SECTION 803 AND INSTALLED PER 2016 CBC TABLE 803.11.

10. COMBUSTIBLE DECORATIVE MATERIALS OTHER THAN VEGETATION (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.) SHALL COMPLY WITH 2016 CBC 806.

11. PROVIDE FIRE DAMPERS, DOORS, OR FIRE/SMOKE DAMPERS AS REQUIRED WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS, COMPLY WITH 2016 CBC SECTION 714 & 717. SEE ALSO MECHANICAL DRAWINGS.

12. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS AND HAZARDOUS SUBSTANCES SHALL COMPLY WITH CALIFORNIA FIRE CODE REGULATIONS. 2016 CBC 414 & 415.

13. WOOD BLOCKING, WHERE PERMITTED, SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS. 2016 CBC 603 & 718.

14. EXTEND OR MODIFY EXISTING FIRE/LIFE SAFETY SYSTEM AS REQUIRED TO PROVIDE AN APPROVED FIRE/ LIFE SAFETY SYSTEM. SUBMIT PLANS TO FIRE DEPARTMENT WITH COMPLETE DESCRIPTION OF SEQUENCE OF OPERATION, AND OBTAIN APPROVAL PRIOR TO INSTALLATION.

15. LOCATE THE CENTER OF FIRE ALARM INITIATING DEVICES AS REQUIRED PER 2016 CBC 11B-309 ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK. COORDINATE ALL LOCATIONS IN FIELD PRIOR TO INSTALLATION.

16. EMERGENCY WARNING SYSTEMS SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE. 2016 CBC 907.5, 11B-215 & 11B-702.

17. EXTEND OR MODIFY EXISTING AUTOMATIC FIRE EXTINGUISHING SYSTEM AS REQUIRED TO PROVIDE AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM. SUBMIT PLANS TO FIRE DEPARTMENT AND OBTAIN APPROVAL PRIOR TO INSTALLATION. COORDINATE INSTALLATION AND RELOCATION OF SPRINKLER HEADS WITH REFLECTED CEILING PLAN.

18. AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY OR REMOTE STATION SERVICE OR A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION. 2016 CBC 903.4.

19. PROVIDE EXIT SIGNS, EMERGENCY LIGHTING, FIRE EXTINGUISHERS, FIRE DEPT LOCK BOX (AT STAIRWELL AND EXTERIOR EGRESS DOORS) AND ADDRESS POSTING LOCATIONS TO BE VERIFIED IN FIELD BY FIRE INSPECTOR.

20. THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS (APPLIED AT LATCH SIDE OF DOOR). FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15 POUND FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30 POUND FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15 POUND FORCE.

21. EXIT SIGNS, INTERNAL OR EXTERNAL SHALL BE ILLUMINATED AT ALL TIMES AND PROVIDED WITH AN EMERGENCY ELECTRICAL SYSTEM FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON SITE GENERATOR SET TO ENSURE CONTINUED ILLUMINATION FOR AT LEAST 1.5 HOURS IN CASE OF PRIMARY POWER LOSS.

POWER & COMMUNICATIONS NOTES

1. PRIOR TO CORING SLAB, COORDINATE AND REVIEW LOCATIONS WITH OWNER, ARCHITECT, ELECTRICAL ENGINEER, AND OWNER'S FURNITURE, IT, AND AV VENDORS.

2. GC TO COORDINATE INSTALLATION OF FURNITURE, MILLWORK, AV, TELECOMMUNICATIONS, DATA AND SECURITY SYSTEMS WITH ARCHITECT, OWNER, AND OWNER'S VENDORS. NOTIFY OWNER AND ARCHITECT OF COORDINATION ISSUES PRIOR TO FABRICATION AND INSTALLATION.

3. VERIFY EQUIPMENT SPECIFICATIONS, POWER AND INSTALLATION REQUIREMENTS WITH MANUFACTURER TO ENSURE PROPER FIT AND FUNCTION.

4. VERIFY MOUNTING REQUIREMENTS OF ELECTRICAL, TELEPHONE AND OTHER EQUIPMENT.

5. GANG ADJACENT LIGHT SWITCHES AND COVER WITH A SINGLE PLATE.

6. PROVIDE LIGHT SWITCHING IN CONFORMANCE WITH LOCAL JURISDICTION REQUIREMENTS AND PROJECT LEED GOALS. UNLESS OTHERWISE INDICATED, FOR ROOMS OR AREAS GREATER THAN 100 SQUARE FEET PROVIDE DOUBLE SWITCHES WITH EACH SWITCH CONTROLLING 50% OF LAMPS PER FIXTURE.

7. MOUNT STANDARD WALL OUTLETS, SWITCHES AND THERMOSTATS AT HEIGHTS REQUIRED BY LOCAL JURISDICTION AND ADA GUIDELINES, U.O.N. THE MAX. HEIGHT FOR CONTROLS, SWITCHES, RECEPTACLES, OUTLETS AND THERMOSTATS IS 48" A.F.F. WHEN THERMOSTATS AND LIGHT SWITCH OCCUR TOGETHER, INSTALL BOTH ALIGNED HORIZONTALLY PER TYPICAL MOUNTING HEIGHTS DETAILS.

8. INDICATED DIMENSIONS ARE TO THE CENTER LINE OF OUTLET OR SWITCH, OR CLUSTER OF OUTLETS OR SWITCHES, UNLESS OTHERWISE NOTED.

9. INSTALL OUTLETS ON OPPOSITE SIDES OF PARTITIONS IN SEPARATE STUD CAVITIES. DO NOT INSTALL BACK-TO-BACK.

10. PROVIDE ONE-PIECE TYPE GANG COVER PLATES, U.O.N. PROVIDE MATCHING WHITE COVER PLATES, RECEPTACLES AND RELATED ITEMS, U.O.N. AT SPECIAL FINISH WALLS (WOOD, TILE, ETC.) USE STAINLESS STEEL COVER PLATES.

11. IDENTIFY DEDICATED OR ISOLATED GROUND ELECTRICAL OUTLETS WITH A RED DOT.

12. ALL OUTLETS SHOWN ARE NEW U.O.N. ALL NEW ELECTRICAL OUTLETS TO BE INSTALLED @ 18" A.F.F. TO COMPLY WITH TITLE 24 REQUIREMENTS, U.O.N..

13. INSTALL ADJACENT TELEPHONE & ELECTRICAL OUTLETS AT 6" ON CENTER, U.O.N., SEE TYPICAL MOUNTING HEIGHTS DETAIL.

14. ALL NEW CIRCUITS SHALL BE LABELED ON THE PROPER BUILDING ELECTRICAL PANEL DIRECTORIES.

15. ALL CIRCUITING SHALL BE AS SPECIFIED ON ENGINEERING DRAWINGS.

16. CONDUIT ABOVE CEILING MUST BE SELF-SUPPORTING. DO NOT SUPPORT CONDUIT FROM LIGHTS, CEILING, ETC & THEIR SUPPORTS.

17. CONDUIT ABOVE CEILING TO BE HELD 8" MIN. ABOVE GRID.

18. ALL CONDUIT RUN ABOVE CEILING SHALL BE STEEL CONDUIT.

19. WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH CABINET WORK, LAMPS & FIXTURES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. CUT-OUTS FOR SWITCHES, OUTLETS, ETC., AS REQUIRED BY THE CABINET CONTRACTOR, SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR, U.O.N..

20. GC TO COORDINATE ALL DEVICE LOCATIONS FROM ELECTRICAL, AV, MECHANICAL, IT AND OTHER PLANS. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE ON LOCATION OF DEVICES.

21. PROVIDE PULL STRINGS IN ALL EMPTY CONDUIT AND J-BOXES.

FINISH NOTES

1. ALL WALLS, FLOORS AND CEILING FINISHES SHALL COMPLY WITH SECTION 2016 CBC SECTION 803 & 804.

2. ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. STARTING OF WORK SHOULD INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE.

3. REPAIR EXISTING SURFACES TO REMAIN AS REQUIRED FOR APPLICATION OF NEW FINISHES.

4. PRIOR TO PURCHASE OR INSTALLATION OF ANY FINISH MATERIALS, SUBMIT SAMPLES TO ARCHITECT FOR REVIEW IN CONFORMANCE WITH SPECIFIED PROCEDURES. ALLOW TIME FOR SUBMITTAL REVIEW AND FOR RESUBMITTALS IF REQUIRED.

5. COORDINATE INSTALLATION OF RESILIENT BASE WITH MILLWORK. DELETE WALL BASE WHERE BUILT-IN CABINETS ARE INDICATED. INSTALL BASE AT TOE SPACE AS SCHEDULED.

6. ALL PAINT FINISH OF METAL PARTS OF DOORS, PERIMETER ENCLOSURES, ETC. SHALL BE SEMI-GLOSS, U.O.N.

7. ALL FLOOR MATERIAL TRANSITIONS OCCUR AT CENTERLINE OF DOOR IN CLOSED POSITION, U.O.N.

8. FLOAT ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO FLOORING INSTALLATIONS. FEATHER FLOOR AS REQUIRED FOR ALL FINISH TRANSITIONS.

9. CARPET CONTRACTOR MUST VERIFY EXISTING FLOOR CONDITIONS PRIOR TO BID & INSTALLATION.

10. CARPET SEAMING DIAGRAM TO BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PLACING ORDER.

11. U.O.N., PROVIDE 1/8" BRUSHED STAINLESS STEEL SCHLUTER STRIP AT CARPET/STONE OR CARPET/CERAMIC TILE THRESHOLD.

12. ALL ADHESIVES, SEALANTS, AND CAULKS TO BE LESS THAN OR EQUAL TO THE VOC LIMITS ON TABLES 5.504.4.1 *"ADHESIVE VOC LIMIT"*, 5.504.4.2 *"SEALANT VOC LIMIT"*, & 5.504.4.3 *"VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS"* PER THE 2016 CGBSC.

13. ALL ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH 2016 CGBSC TABLE 5.504.4.3 UNLESS MORE STRINGENT LOCAL LIMITS APPLY. AEROSOL PAINTS AND COATING SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(a)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES (CCR TITLE 17, SECTION 94520 ET SEQ). VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY.

14. ALL CARPETS & CARPET CUSHION SHALL MEET THE REQUIREMENTS OF THE CARPET & RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM PER SECTION 2016 CGBSC 5.504.4.4 & 5.504.4.4.1. CARPET ADHESIVES SHALL BE LESS THAN OR MEET THE REQUIREMENTS OF TABLE 5.504.4.1 PER THE 2016 CGBSC.

15. COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH SECTION 5.504.4.5 AND BE LESS THAN OR MEET THE FORMALDEHYDE LIMITS PER TABLE 504.4.5 & SECTION A5.504.4.5.1 OF THE 2016 CGBSC. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY, AND SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING: PRODUCT CERTIFICATIONS AND SPECIFICATIONS; CHAIN OF CUSTODY CERTIFICATIONS; AND/OR OTHER METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

16. 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SYTEMS TO BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM PER SECTION 5.504.4.6 OF THE 2016 CGBSC. DOCUMENTATION SHALL BE PROVIDED VERIFYING THAT RESILIENT FLOORING MATERIALS MEET POLLUTANT EMISSION LIMITS.

17. FLOORS OF RESTROOMS TO BE FINISHED WITH SMOOTH, HARD, NON-ABSORBENT MATERIALS WHICH EXTEND MINIMUM 4" UP SURROUNDING WALLS TO PROVIDE A CONTINUOUS, INTEGRAL BASE. SEE INTERIOR ELEVATIONS AND FINISH PLAN.

18. WALL FINISHES AT MOP SINKS IN JANITOR CLOSETS TO BE FINISHED WITH SMOOTH, HARD, NON-ABSORBENT MATERIALS WHICH EXTEND TO MIN. HEIGHT OF 48" A.F.F. WITHIN 48" OF MOP SINK, U.O.N. ALSO, SEE SPECIFICATIONS.

19. WET WALLS OF RESTROOMS TO BE FINISHED WITH SMOOTH, HARD, NON-ABSORBENT MATERIALS TO A HEIGHT OF 48" AFF OVER A MOISTURE-RESISTANT UNDERLAYMENT. SEE INTERIOR ELEVATIONS & SPECIFICATIONS.

20. ALL PAINTINGS & COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3 PER FOOTNOTE 3 IN THE 2016 CGBSC.

21. ALL THERMAL INSULATION SHALL COMPLY WITH STANDARDS LISTED IN SECTIONS A4.504.3 & A5.504.4.8 OF THE 2016 CGBSC.

22. ACOUSTICAL CEILING & WALL PANELS SHALL COMPLY WITH CHAPTER 8 IN TITLE 24, PART 2 & WITH THE VOC LIMITS DEFINED IN THE 2009 CHPS CRITERIA PER SECTION A5.504.4.9 PER THE 2016 CGBSC.

23. ALL WOOD FINISHES TO BE FSC CERTIFIED, U.O.N.

DISABLED ACCESS NOTES

1. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS OR SPECIAL ACCESS LIFTS.

2. FLOOR SURFACES SHALL BE SLIP-RESISTANT.

3. EVERY CORRIDOR AND AISLE SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS THAN 44" IN WIDTH.

4. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN HEIGHT. LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. BEVEL OTHERS WITH A SLOPE NO GREATER THAN 1:2

5. 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, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. MOUNT DOOR OPENING HARDWARE BETWEEN 34" AND 44" ABOVE FLOOR FINISH.

6. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR FATE SHALL BE AS FOLLOWS: 1) INTERIOR HINGED DOORS AND GATES: 5 LBS MAX. 2) SLIDING OR FOLDING DOORS: 5 LBS MAX. 3) REQUIRED FIRE DOORS: THE MIN. OPENING FORCE ALLOWABLE BY APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LBS. 4) EXTERIOR HINGED DOORS: 5 LBS MAX.

7. THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. PROVIDE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF NARROW FRAME DOORS.

8. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE NOT LESS THAN 36" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32".

9. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

10. IDENTIFY ACCESSIBLE ENTRANCES WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.

11. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
(A 44" MIN. LANDING IS ACCEPTABLE IF DOOR DOES NOT HAVE LATCH OR CLOSER OR EITHER).

12. TO ALERT THE VISUALLY IMPAIRED, MARK THE UPPER APPROACH AND THE LOWER TREAD OF EACH INTERIOR STAIR WITH A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE, PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.

13. CENTER ELECTRICAL RECEPTACLE OUTLETS NOT LESS THAN 18" ABOVE THE FLOOR OR WORKING PLATFORM.

14. SANITARY FACILITIES LOCATED ON AN ACCESSIBLE FLOOR OF A BUILDING SHALL BE ACCESSIBLE.

15. ENTRY TO SANITARY FACILITIES:

  15.1. A. 44" CLEAR AISLES OR CORRIDORS WHERE OCCUPANT LOAD IS 10 OR MORE.

  15.2. DOORWAYS TO HAVE A 32" CLEAR OPENING.

  15.3. ON APPROACH SIDE, PROVIDE A 60" CLEAR LEVEL SPACE WHEN DOOR SWINGS TOWARD APPROACH AND 48" SPACE WHEN DOOR SWINGS AWAY FROM APPROACH.

16. TOILET ROOM ACCESSORIES:

  16.1. MOUNT BOTTOM EDGE OF A MIRROR'S REFLECTIVE SURFACE NO HIGHER THAN 40" A.F.F..

  16.2. MOUNT TOILET TISSUE DISPENSERS WITHIN 7"-9" FROM THE FRONT EDGE OF THE TOILET SEAT.

  16.3. MOUNT DISPENSING AND DISPOSAL FIXTURES (TOWEL, SANITARY NAPKINS, WASTE, COIN SLOTS, ETC.) WITH HIGHEST OPERATING PARTS NO HIGHER THAN 40" FROM THE FLOOR.

17. SINGLE ACCOMMODATION TOILET FACILITY

  17.1. CLEARANCES AROUND A WATER CLOSET SHALL BE 60" MIN. MEASURED PERPENDICULAR FROM SIDE WALL AND 56" MIN. MEASURED FROM REAR WALL, PER 11B-604.3.1.

  17.2. A MIN. OF 60" WIDE AND 48" DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, PER 11B-604.3.1.

  17.3. THE REQUIRED CLEARANCE AROUDN THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES AT OTHER FIXTURES AND TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTOINS SHALL BE LOCATED WITHIN REQUIRED WATER CLOSET CLEARANCE.

18. THE HEIGHT OF THE WATER CLOSET (TOP OF SEAT) SHALL BE BETWEEN 17" AND 19".

19. MOUNT FLUSH VALVE CONTROL NO MORE THAN 44" ABOVE THE FLOOR, ON THE SIDE OF THE TOILET WITH THE GREATEST SEPARATION FROM ADJACENT WALL OR OTHER SURFACE.

20. PROVIDE GRAB BARS ON EACH SIDE, OR ONE SIDE AND BACK OF WATER CLOSET.

  20.1. GRAB BARS TO BE INSTALLED HORIZONTAL, 33" - 36" A.F.F. MEASURED TO THE TOP OF THE GRIPPING SURFACE.

  20.2. SIDE BARS TO BE 42" LONG AND PROJECT 24" MIN. BEYOND THE FRONT EDGE OF THE WATER CLOSET. GRAB BAR AT BACK TO BE 36" LONG.

  20.3. DIAMETER OF GRAB BARS TO BE 1-1/4" TO 2".

  20.4. PROVIDE 1-1/2" CLEARANCE BETWEEN GRAB BARS AND WALL.

  20.5. GRAB BARS (INCLUDING CONNECTORS, FASTENERS, SUPPORT BACKING, ETC.) SHALL SUPPORT A 250 POUND LOAD.

  20.6. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

  20.7. GRAB BARS AND ANY ADJACENT SURFACE SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS.

  20.8. EDGES OF GRAB BARS SHALL HAVE A MINIMUM RADIUS OF 1/8".

21. PROVIDE A CLEAR FLOOR SPACE 30" X 48" IN FRONT OF LAVATORY TO PERMIT A FORWARD APPROACH.

22. MOUNT LAVATORIES WITH A MINIMUM CLEARANCE OF 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON. PROVIDE KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30" IN WIDTH WITH 8" MINIMUM WIDTH, AND SHALL BE A MINIMUM OF 9" HIGH FROM THE FLOOR A MINIMUM OF 17" DEEP FROM THE FRONT OF THE LAVATORY.

23. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

24. INSULATE OR OTHERWISE COVER HOT/COLD WATER AND DRAIN PIPES UNDER LAVATORIES.

25. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

REFLECTED CEILING NOTES

1. UNLESS OTHERWISE INDICATED OR REQUIRED, DESIGN SUSPENDED CEILING FRAMING SYSTEMS TO RESIST A LATERAL FORCE OF 20% OF THE WEIGHT OF THE CEILING ASSEMBLY AND ANY LOADS TRIBUTARY TO THE SYSTEM. USE A MINIMUM CEILING WEIGHT OF 5 POUNDS PER SQUARE FOOT TO DETERMINE THE LATERAL FORCE. REFERENCE THE INSTALLATION OF THE SUSPENDED CEILING SYSTEM TO COMPLY WITH 2016 CBC 808, ASCE 7-10 AND ASTM C635 AND C636.

2. WHERE CEILING LOADS DO NOT EXCEED 5 POUNDS PER SQUARE FOOT AND WHERE PARTITIONS ARE NOT CONNECTED TO THE CEILING SYSTEM, THE FOLLOWING BRACING METHODS MAY BE EMPLOYED:

  2.1 PROVIDE LATERAL SUPPORT BY FOUR WIRES OF MINIMUM NO. 12 GAUGE SPLAYED IN FOUR DIRECTIONS 90 DEGREES APART, AND CONNECTED TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER AND TO THE STRUCTURE ABOVE AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. PROVIDE THESE LATERAL SUPPORT POINTS 12 FEET ON CENTER IN EACH DIRECTION, WITH THE FIRST POINT WITHIN 4' FROM EACH WALL.
  2.2 ALLOW FOR LATERAL MOVEMENT OF THE SYSTEM. ATTACH MAIN RUNNERS AND CROSS RUNNERS AT TWO ADJACENT WALLS. MAINTAIN CLEARANCE BETWEEN THE WALL AND THE RUNNERS AT THE OTHER TWO WALLS.
  2.3 PROVIDE VERTICAL SUPPORT AS REQUIRED IN BUILDING CODES. IN ADDITION, VERTICALLY SUPPORT ENDS OF RUNNERS WITHIN 8' OF DISCONTINUITIES SUCH AS MAY OCCUR WHERE THE CEILING IS INTERRUPTED BY A WALL.
  2.4 SUPPORT LIGHT FIXTURES AND AIR DIFFUSERS DIRECTLY BY WIRES TO THE STRUCTURES ABOVE.

3. LOCATE REGISTERS, LIGHTING FIXTURES, SPRINKLER HEADS, SPEAKERS, RECESSED FIXTURES, AND SIMILAR CEILING ELEMENTS CENTERED IN ACOUSTICAL TILES TYP, U.O.N.. SEE ALSO REFLECTED CEILING PLANS; ARCHITECTURAL PLANS GOVERN.

4. FINISH HVAC DIFFUSERS, DRAPERY POCKETS, CONCEALED SPRINKLER HEAD COVERS AND SPEAKER GRILLES TO MATCH ADJACENT FINISH, U.O.N..

5. LOCATIONS OF CEILING PENETRATIONS, SUCH AS AIR DIFFUSERS, GRILLES, LIGHT FIXTURES, ETC. SHALL BE AS SHOWN ON ARCHITECTURAL REFLECTED CEILING PLANS. NOTIFY ARCHITECT OF DISCREPANCIES WITH FIELD CONDITIONS OR CONSULTANT DRAWINGS FOR CLARIFICATION, PRIOR TO FABRICATION AND INSTALLATION.

6. WHEN CEILING INTERRUPTIONS OCCUR, SUCH AS PARTITIONS, FURR DOWNS, ETC., THEY SHALL BE CHECKED AND THEIR CONSTRUCTABILITY VERIFIED PRIOR TO CONSTRUCTION. SHOULD QUESTIONS REGARDING SUCH INTERRUPTIONS OCCUR, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.

7. IN GYP. BD. SOFFITS AND CEILINGS, CONCEALED SPRINKLER HEADS TO BE USED. IN NEW ACT CEILINGS, SPRINKLER TO MATCH NEW LEVEL AT RECESSED SPRINKLERS.

8. THERE SHALL BE NO COMBUSTIBLE MATERIALS USED IN THE PLENUM SPACE, INCLUDING ALUMINUM FLEX, ALUMINUM CONDUIT, AND POT METAL CONNECTORS. ALL CONNECTORS SHALL BE STEEL.

9. LOCATE RECESSED DOWN LIGHTS, WALL WASHERS AND SPOT LIGHTS IN CENTER OF CEILING TILES SO THAT LIGHT IS NOT LESS THAN 18" OR MORE THAN 30" FROM FACE OF WALL, U.O.N. EARTHQUAKE CLIPS AND WIRES WILL BE USED.

10. CONDUIT MUST BE A MINIMUM OF 8" CLEAR ABOVE THE CEILING GRID.

11. AVERAGE LEVEL OF LIGHTING THROUGHOUT AS REQUIRED TO MEET LOCAL JURISDICTION REQUIREMENTS AND PROJECT LEED GOALS.

12. THE CONTRACTOR SHALL PROVIDE RECORD DOCUMENTATION. SAID DOCUMENTATION SHALL BE SUBMITTED TO ARCHITECT PRIOR TO APPLICATION FOR FINAL PAYMENT.

13. ALL CONDUITS AND HVAC DUCTS SHALL BE INDEPENDENTLY SUSPENDED FROM THAT USED TO SUSPEND THE CEILING TILE.

14. NOTIFY ARCHITECT PRIOR TO CONSTRUCTION IF INDICATED CEILING HEIGHTS AND ELECTRICAL, MECHANICAL, PLUMBING, OR FIRE PROTECTION INSTALLATIONS CONFLICT WITH FIELD CONDITIONS.

15. ARRANGE ITEMS ABOVE CEILING TO PROVIDE ADEQUATE CLEARANCES FOR CEILING AND ALL ASSOCIATED DEVICES.

16. INSTALL ABOVE CEILING UL LISTED FLEXIBLE SPRINKLER CONNECTIONS IN ACCORDANCE WITH NFPA13 SEISMIC QUALIFICATIONS ANS ASCE7. G.C. TO VERIFY SIGNIFICANT WATER PRESSURE TO ACCOMMODATE FLEXIBLE SPRINKLER CONNECTION.

17. ACT CEILING GRID TO BE CENTERED WITHIN ENCLOSED ROOMS, U.O.N., TYP.

18. CONTRACTOR SHALL CLEAN ALL FIXTURE LAMPS AND REPLACE AS MISSING, BURN OUT OR MISMATCHED.

19. ALL EXISTING REUSED GRILLES SHALL BE REFINISHED TO "LIKE NEW" CONDITION. ALL EXISTING DAMAGED GRILLES SHALL BE REPLACED WITH NEW.

20. REWORK LIGHTING AND LIGHT SWITCHING AS REQUIRED FOR NEW ROOM CONFIGURATION.

21. REWORK EXISTING HVAC AIR DISTRIBUTION AS REQUIRED FOR NEW ROOM CONFIGURATION.

22. REPLACE ALL EXISTING DAMAGED OR MISSING CEILING TILES AND GRID SYSTEM.

23. ARRANGE ABOVE CEILING ITEMS TO PROVIDE ADEQUATE CLEARANCES FOR CEILING AND ITS DEVICES.

24. REMOVE ALL TAGS AND LABELS NOT REQUIRED BY CODE FROM EXPOSED DUCTWORK, CONDUIT AND PIPING.

25. IF IT IS NOT POSSIBLE TO LOCATE SPRINKLER HEADS AS REQUIRED FOR ANY REASON, INCLUDING CODE REQUIREMENTS, DO NOT PROCEED WITH WORK UNTIL SUCH CONDITIONS HAVE BEEN REVIEWED WITH ARCHITECT.

26. EXIT SIGNS TO BE CENTERED ON THE CORRESPONDING DOOR, TYP., U.O.N.

27. GC TO PROVIDE SPRINKLER HEAD LOCATIONS FOR ARCHITECT'S REVIEW PRIOR TO INSTALLATION. LOCATIONS OF ALL HEADS TO ALIGN WITH LIGHT FIXTURES U.O.N. REVIEW CONDITIONS WITH ARCHITECT IF IT IS NOT POSSIBLE TO LOCATE SPRINKLER HEADS AS REQUIRED FOR ANY REASON.

CONSTRUCTION NOTES

1. ALL EXISTING CONSTRUCTION SHOWN TO REMAIN U.O.N.

2. CONTRACTOR TO PATCH AND REPAIR ANY AREA AFFECTED BY CONSTRUCTION TO BE IN "LIKE NEW" CONDITION.

3. UNLESS OTHERWISE DIRECTED BY OWNER, ARCHITECT, OR PROJECT MANAGER, GC TO PROVIDE KEYING AND SIGNAGE ALLOWANCE.

4. PROVIDE AND INSTALL WINDOW TREATMENT AS NOTED IN SCOPE AREA U.O.N..

5. USE 5/8" THICK TYPE "X" GYPSUM BOARD THROUGHOUT, U.O.N..

6. U.O.N., ALL GLASS USED IN PROJECT SHALL BE TEMPERED AND ALL EXPOSED EDGES POLISHED.

7. PROVIDE EXTRA STUDS AS REQUIRED TO MOUNT ELECTRICAL OR MECHANICAL CONTROLS.

8. ALL PENETRATIONS THROUGH RATED ASSEMBLIES MUST BE FIRE SEALED PER UL METHODS.

9. ALL INTERIOR PARTITIONS SHALL BE TAPED SMOOTH AND SANDED TO RECEIVE FINISHES AS SCHEDULED, SEE FINISH PLANS.

10. LOCATE THE HINGE SIDE OF DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED 4" FROM ADJACENT PERPENDICULAR PARTITIONS.

11. CONTRACTOR SHALL PREPARE AND IMPLEMENT CONSTRUCTION WASTE MANAGEMENT PLAN IN COMPLIANCE WITH LOCAL JURISDICTION REQUIREMENTS AND PROJECT LEED CERTIFICATION GOALS.

12. CONTRACTOR SHALL REFINISH ANY BLEMISHED DOOR, OR REPLACE SAID DOOR IF NOT ABLE TO REFINISH. REMOVE ALL NAILS, PINS, ETC. AND PATCH AND REPAIR ALL EXISTING HOLES IN GYPSUM BOARD PARTITIONS AS REQUIRED. PREP TO RECEIVE NEW SPECIFIED FINISHES.

13. ALL FIRE BARRIERS SHALL BE PERMANENTLY IDENTIFIED W/ SIGNS OR STENCILING THAT INCLUDE:
  A. LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES.
  B. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
  C. INCLUDING LETTERING NOT LESS THAN 3" IN HEIGHT WITH A MINIMUM 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER – PROTECT ALL OPENINGS" PER 2016 CBC 703.7

14. ALL WOOD TO MEET FSC CERTIFICATION REQUIREMENTS, U.O.N.

GENERAL NOTES

1. COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.

2. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.

3. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR PERFORMING ANY WORK IN QUESTION.

4. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION. SEE ALSO PROJECT SPECIFICATIONS.

5. COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.

6. OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION

7. GC TO COORDINATE FURNITURE, SIGNAGE, GRAPHICS, TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS WITH ARCHITECT, OWNER, AND OWNER'S VENDORS TYPICAL. NOTIFY OWNER AND ARCHITECT OF COORDINATION ISSUES PRIOR TO FABRICATION AND INSTALLATION TYPICAL.

8. MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.

9. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.

10. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND LANDLORD TO ENSURE SECURITY.

11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT.

12. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.

13. GC COORDINATE AND PROVIDE BACKING FOR MILLWORK AND EQUIPMENT ITEMS AS ATTACHED, MOUNTED OR BRACED TO WALLS OR CEILINGS.

14. ALL DOORS SHALL BE TRIMMED AT THRESHOLD TO PROVIDE 1/4" MIN. / 3/4" MAX, CLEARANCE (U.O.N.) ABOVE FLOOR FINISH MATERIAL TO ALLOW FOR FULL DOOR SWING.

15. GC TO COORDINATE WITH LANDLORD OF ANY RELOCATION OF (E) SERVICE LINES, SUCH AS WATER LINE, GAS LINE, DOMESTIC WATER, ETC.

16. THE OPENING FORCE FOR INTERIOR SIDE-SWINGING DOORS WITHOUT CLOSERS SHALL NOT EXCEED A 5 POUND FORCE. FOR OTHER SIDE-SWINGING, SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15 POUND FORCE. FORCES SHALL BE APPLIED TO THE LATCH SIDE.

17. HORIZONTAL MOVABLE PARTITIONS (AS PART OF A COMPONENT OF A MEANS OF EGRESS) SHALL BE OPENABLE BY A SIMPLE METHOD FROM BOTH SIDES WITHOUT SPECIAL KNOWLEDGE OR EFFORT. THE FORCE REQUIRED TO OPERATE THE DOOR SHALL NOT EXCEED 30 POUNDS TO SET THE DOOR IN MOTION AND 15 POUNDS TO CLOSE THE DOOR OR OPEN IT TO THE MINIMUM REQUIRED WIDTH.

DEMOLITION NOTES

1. COMPLY WITH APPLICATED LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND EVIRONMETAL PROTECTION.

2. PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.

3. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS AT NO COST TO THE OWNER.

4. REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.

5. PROTECT INTEGRITY OF BUILDING AND SITE PLUMBING, GAS AND CONDENSATE SYSTEM(S) TO REMAIN, RESTROOM CORE(S), JANITOR'S CLOSET(S), GAS & CONDENSATE FOR HVAC.

6. IF REQUIRED, PROPERLY CUT AND CAP DEMOLISHED WASTE LINES BELOW SLAB OR FLUSH WITH CLEAN OUT. PROTECT AS REQUIRED TO ENSURE SEWER LINES ARE FREE FROM DEMOLITION DEBRIS. LINES ARE CURRENTLY IN SERVICEABLE CONDITION. FUTURE SERVICE CALLS TO CLEAR LINES SHALL BE CONTRACTOR'S RESPONSIBILITY.

7. ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.

8. REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AS REQUIRED FOR NEW WORK. RETURN ALL SALVAGEABLE ITEMS TO THE OWNER. DETERMINE THE EXTENT OF REUSABLE MATERIAL BASED ON INFORMATION IN THE CONTRACT DOCUMENTS AND DIRECT OBSERVATIONS OF EXISTING CONDITIONS.

9. REMOVE ABANDONED HVAC EQUIPMENT, INCLUDING DUCT WORK.

10. REMOVE ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, UNLESS OTHERWISE NOTED.

11. REMOVE EXISTING FLOOR FINISHES AND PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISHES.

12. PATCH AND/OR REPAIR ANY DAMAGED GYPSUM BOARD CONSTRUCTION ON THE EXISTING BASE BUILDING AND TENANT IMPROVEMENTS, U.O.N.

13. ENSURE CONTINUOUS OPERATION OF EXISTING SECURITY AND FIRE/LIFE SAFETY SYSTEMS, COORDINATE WITH OWNER PRIOR TO REMOVAL/DISCONNECT OF SECURITY OR FIRE/LIFE SAFETY ITEMS ASSOCIATED WITH SCOPE OF DEMOLITION.

14. EXISTING ROOF TOP HVAC UNITS TO REMAIN. PROTECT AS REQUIRED TO MAINTAIN INTEGRITY OF SYSTEMS.

15. ALL EXPOSED WIRING TO BE CAPPED OFF AND TERMINATED IN JUNCTION BOXES.

16. ALL SALVAGED FEEDERS AND/OR BRANCH CIRCUITS SHALL BE REMOVED AT LOAD SIDE OF CIRCUIT BREAKERS. LEAVE EXISTING CIRCUIT BREAKERS INTACT. REMOVE ALL UNNECESSARY BRANCH CIRCUITS AND CONDUITS AND SEAL ALL OPENINGS WITH UL APPROVED K.O. TYPE SEALS.

17. REMOVE ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES THROUGHOUT, U.O.N.

18. G.C. TO COORDINATE WITH FIRE ALARM VENDOR TO VERIFY SCOPE OF DEMOLITION WORK IF REQUIRED.

19. DEMO (E) AV/IT CABLES, MAINTAIN LENGTHS, RETURN TO OWNER FOR REUSE AND CONSTRUCTION.

20. MAINTAIN INTEGRITY OF FIRE SPRINKLER SYSTEM, INCLUDING FIRE PANEL FOR MONITORING OF RISER AND PIV.

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△ Date	Description
02/25/19	ISSUE FOR BID
03/20/19	ISSUE FOR PERMIT
10/04/2019	CERTIFICATE OF APPROPRIATENESS APPLICATION

Seal / Signature

Project Name
EXISTING AWNING STRUCTURAL UPGRADES + PATIO SECURITY IMPROVEMENTS

Project Number
01.3727.000

Description
ARCHITECTURAL NOTES

Scale
1/8" = 1'-0"

A0.12

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GS3: San Francisco Green Building Submittal Form for Other Non-Residential Alterations, Additions & New Construction

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

INSTRUCTIONS:

1. Select one (1) column to the right. For each applicable requirement in the column, indicate evidence of fulfillment in the References column. For items that are not applicable, indicate "N/A".
2. Provide project information in the Verification box at the right.
3. Submittal must be a minimum of 24" x 36".
4. This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	NEW CONSTRUCTION: ☐ OTHER NON-RESIDENTIAL — F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	ALTERATIONS + ADDITIONS: ☒ OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS — A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or $200,000	REFERENCES: DRAWING OR SPECIFICATION # (If not applicable, indicate "N/A".)
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 5.504.4.1-6	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.	•	•	A0.17
WATER	INDOOR WATER USE REDUCTION	CALGreen 5.303.3, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Large non-residential alteration & addition projects must upgrade all non-compliant fixtures per SF Building Code ch.13A.	•	•	N/A
WATER	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft., shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF ≤.45 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•	if applicable	N/A
WATER	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft).	•	•	N/A
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	•	•	E1.20
ENERGY	BETTER ROOFS	SFGBC 5.201.1.2	New buildings with ≤10 floors and ≥2,000 sq.ft. must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.	•	n/r	N/A
ENERGY	RENEWABLE ENERGY	SFGBC 5.201.1.3	New buildings of ≥11 floors must acquire renewable on-site energy, purchase green energy credits or achieve 10% reduction below 2016 CA Energy Code.	•	n/r	N/A
ENERGY	COMMISSIONING (Cx)	CALGreen 5.410.2-5.410.4.5.1	For projects ≥10,000 sq.ft, include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	•	•	N/A
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code sec.155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	•	if >10 stalls added	N/A
PARKING	DESIGNATED PARKING	CALGreen 5.106.5.2	Comply with Table 5.106.5.2 (approx. 8% of total spaces).	•	if >10 stalls added	N/A
PARKING	WIRING FOR EV CHARGING	SFGBC 5.106.5.3	Permit application January 2018 or after: Construct all off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4, or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces (CalGreen 5.106.5.3). Installation of chargers is not required. All permit application dates: Installation of chargers is not required. Projects with zero off-street parking exempt.	•	n/r	N/A
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•	•	N/A
WASTE DIVERSION	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate.	•	•	A0.12
HVAC	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	•	•	N/A
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	•	•	E1.20
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	N/A
GOOD NEIGHBOR	TOBACCO SMOKE CONTROL	CALGreen 5.504.7	Prohibit smoking within 25 feet of building entries, air intakes, and operable windows.	•	•	A0.51
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	•	if project extends outside envelope	N/A
POLLUTION PREVENTION	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	N/A
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3	Comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants).	•	•	N/A
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	N/A
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3	Provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces.	•	•	N/A

VERIFICATION

EXISTING AWNING STRUCTURAL UPGRADES + PATIO SECURITY IMPROVEMENTS
PROJECT NAME

3799 / 001
BLOCK/LOT

601 TOWNSEND ST., SAN FRANCISCO, CA 94103
ADDRESS

BUSINESS
PRIMARY OCCUPANCY

286,639 GSF
GROSS BUILDING AREA

Green Building Compliance Professional of Record will verify compliance.

DOUG ZUCKER, AIA, LEED AP
NAME

GENSLER
FIRM

ARCHITECTURAL OR ENGINEERING LICENSE

☒ I am a LEED Accredited Professional

☐ I am a GreenPoint Rater

☐ I am an ICC Certified CALGreen Inspector

To the best of my knowledge, it is my professional opinion the green building requirements of the City of San Francisco will be met for the above referenced project. I have been retained by the project sponsor to review all submittal documents and verify that approved construction documents and construction properly reflect the requirements of the San Francisco Green Building Code. I will notify the Department of Building Inspection if I believe to the best of my knowledge that the project will, for any reason, not substantially comply with these green building requirements, or if I am no longer the Green Building Compliance Professional of Record for this project.

LICENSED PROFESSIONAL
(sign & date)

AFFIX STAMP BELOW:

GREEN BUILDING CODE

1. (CALGreen 5.714.7.1.3) Outdoor lighting systems shall be designed and installed to comply with all of the following:
   a. The minimum requirements in California Energy Code for Lighting Zones 1-4
   b. Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM- 15-11
   c. Allowable BUG ratings not exceeding those shown in on Table 5.106.8. (CALGreen 5.106.8)
2. All newly installed residential grade equipment and appliances shall be ENERGY STAR labeled if ENERGY STAR is applicable to that equipment or appliance. (5.210.1, 10.210.1)
3. Separate submeters shall be installed in any building or new space within a building that is projected to consume more than 1,000 gal/day. (CALGreen 5.303.1.2, CALGreen 5.712.3.1.2)
4. New plumbing fixtures and fittings shall not exceed the maximum allowable flow rate specified in Table 5.303.2.3/10.303.2.3. (5.303.2., 10.303.2.)
5. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed the maximum flow rates specified in the maximum allowable flow rate column contained in Table 5.303.2.3 or the shower shall be designed to only allow one showerhead to be in operation at a time. (CALGreen 5.303.2.1, CALGreen 5.712.3.3, 10.303.3)
6. For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval. (5.304.1, CALGreen 5.712.4.1)
7. Installed automatic irrigation system controllers are weather- or soil-based controllers. (5.304.3.1, 10.304.3.1)
8. Weather-resistant exterior wall and foundation envelope shall be detailed in conformance with Los Angeles Building Code Section 1403.2 and California Energy Code Section 150. (5.407.1, 10.407.1)
9. Automatic landscape irrigators shall be installed such that it doesn't spray on the building. (5.407.2.1, 10.407.2.1)
10. New exterior entries and openings subject to foot traffic shall be protected against water intrusion using features such as overhangs or recesses. (5.407.2.2, 10.407.2)
11. Nonabsorbent interior floor and wall finishes shall be used within at least two feet around and perpendicular to new exterior entries and/or opening subject to foot traffic. (5.407.2.2, 10.407.2.2)
12. Only a City of Los Angeles certified hauler will be used for hauling of construction waste. (5.408.1, 10.408.1)
13. 100% of excavated soil and vegetation resulting from land clearing shall be reused or recycled. (5.408.4, CALGreen 5.713.8.3)
14. A final report for the testing and adjusting of all new systems shall be completed and provided to the field inspector prior to final approval. This report shall be signed by the individual responsible for performing these services. (5.410.4.4, 10.410.4.4)
15. For all new equipment, an Operation & Systems Manual shall be provided to the field inspector at the time of final inspection. (5.410.4.5, 10.410.4.5)
16. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (5.503.1, 10.503.1, AQMD R e 445)
17. If the new HVAC system is used during construction, use return air filters with a MERV of 8. Replace all filters immediately prior to occupancy. (5.504.1.3, CALGreen 5.714.4.1)
18. All new ducts and other new related air distribution components openings shall be covered with tape, plastic, or sheetmetal until the final startup of the heating, cooling and ventilating equipment. (5.504.3, CALGreen 5.714.4.3, 10.504.3)
19. Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits. (5.504.4.1- 5.504.4.3, 10.504.4.1- 10.504.4.3)
20. The VOC Content Verification Checklist, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (5.504.4, 10.504.4)
21. All new carpet installed in the building interior meets the testing and product req rements of one of the following:
   a. Carpet and Rug Institute's Green Label Plus Program
   b. California Department of Public Health's Specification 01350
   c. NSF/ANSI 140 at the Gold level
   d. Scientific Certifications Systems Indoor Advantage™ Gold (CALGreen 5.504.4.4, CALGreen 5.714.4.4.4, 10.504.4.4)
22. All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. (5.504.4.4.1, 10.504.4.4.1)
23. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the interior or exterior of the building shall meet the formaldehyde limits. (5.504.4.5, 10.504.4.5)
24. The Formaldehyde Emissions Verification Checklist, Form GRN 3, shall be completed prior to final inspection approval. The manufacturer's specifications showing formaldehyde content for all applicable wood products shall be readily available at the job site and be provided to the field inspector for verification. (5.504.4.5.3, 10.504.4.5.3).
25. 50% of the total area receiving new resilient flooring shall comply with one or more of the following:
   a. VOC emission limits defined in the CHPS High Performance Products Database
   b. Products compliant with CHPS criteria certified under Greenguard Children & Schools program
   c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
   d. Meet the California Department of Public Health's Specification 01350 (CALGreen 5.504.4.6, CALGreen 5.714.4.4.6, 10.504.4.6)
26. An air filter with a Minimum Efficiency Reporting Value (MERV) of 8 or higher shall be installed in the mechanical system for outside and return air prior to occupancy.(CALGreen 5.504.5.3, CALGreen 5.714.4.5, 10.504.5.3)
27. Designated outdoor smoking area shall be at least 25 feet from an outdoor air intake or operable windows. (5.504.7, 10.504.7)
28. The building shall meet or exceed the provisions for mechanical ventilation of Section 1203 of the Los Angeles Building Code. (5.505.1, 10.505.1)
29. Ventilated spaces in buildings shall meet the minimum requirements of Section 121 of the California Energy Code and Chapter 4 of the California Code of Regulations, Title 8. (5.506.1, 10.506.1)
30. Buildings that use Demand Control Ventilation shall have CO2 sensors and ventilation controls installed in accordance with the requirements of the current edition of the California Energy Code, CCR, Title 24, Part 6, Section 121(c). (5.506.2, 10.506.2)
31. The HVAC, refrigeration, and fire suppression equipment shall not contain CFC or Halons. (5.508.1.1, 10.508.1.1)
32. Separate submeters shall be installed as follows:
   a. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gal/day.
   b. Where meters for individual building tenants are unfeasible, or water supplied to the following subsystems:
      i. Makeup water for cooling towers where flow through is greater than 500 gpm
      ii. Makeup water for evaporative coolers greater than 6gpm
      iii. Steam and hot-water boilders with energy input more than 500,000 Btu/h (10.303.1, CALGreen 5.712.3.1.1)
33. Wall and roof-ceiling assemblies making up the building envelope shall have an STC of at least 50, and exterior windows shall have a minimum STC of 30 for any of the following building locations:
   1. Within 1,000 ft (300 m) of right of ways of freeways.
   2. Within 5 mi. (8 km) of airports serving more than 10,000 commercial jets per year.
   3. Where sound levels at the property line regularly exceed 65 decibels, other than occasional sound due to church bells, train horns, emergency vehicles and public warning systems
34. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40. (CALGreen 5.714.7.1.3)
35. Acoustical control compliance using the prescriptive method shall have sound-rated assembly details specify the STC rating, the construction used to achieve such rating, and the reference document used to justify the rating. (CALGREEN 5.714.7.1.1)
36. A final report for the testing and adjusting of new systems shall be completed and provided to the field inspector prior to final approval. This report shall be signed by the individual responsible for performing these services.
37. AN OPERATOIN & SYSTEMS MANUAL SHAL BE PROVIDED TO THE INSPECTOR AT THE TIME OF FINAL INSPECTION.
38. THE ENTIRE HVAC SYSTEM (WATER & AIR) SERVING THE RENOVATION PROJECT, SHALL BE BALANCED PER ASSOCIATED AIR BALANCE COUNCIL OR THE NATIONAL ENVIRONMENTAL BALANCING BUREAU STANDARDS.

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San Francisco, CA 94111
United States
Tel 415.817.5100
Fax 415.995.6206

△ Date	Description
02/25/19	ISSUE FOR BID
03/20/19	ISSUE FOR PERMIT
10/04/2019	CERTIFICATE OF APPROPRIATENESS APPLICATION

Seal / Signature

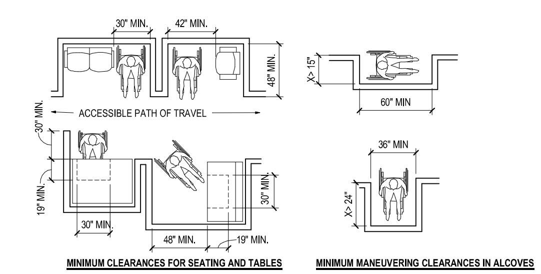
Project Name
EXISTING AWNING STRUCTURAL UPGRADES + PATIO SECURITY IMPROVEMENTS

Project Number
01.3727.000

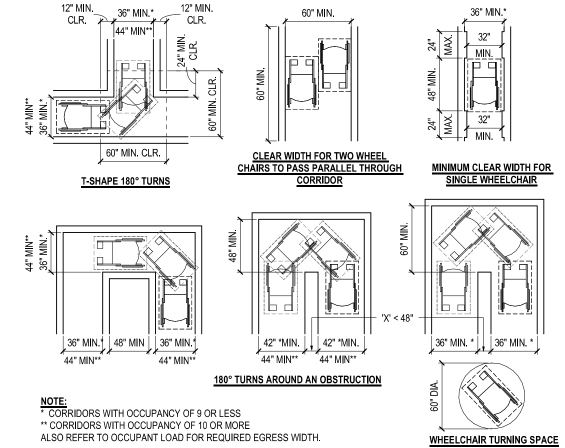
Description
GREEN BUILDING CHECKLIST

Scale

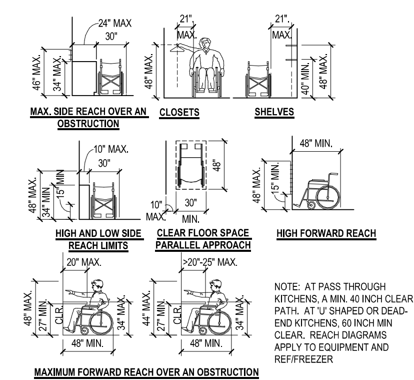
A0.13



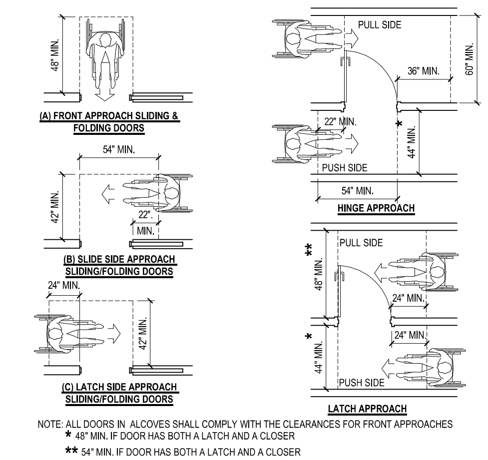
ACCESSIBLE MIN. MANEUVERING & CLEARANCES 08
SCALE: 3/16" = 1'-0"



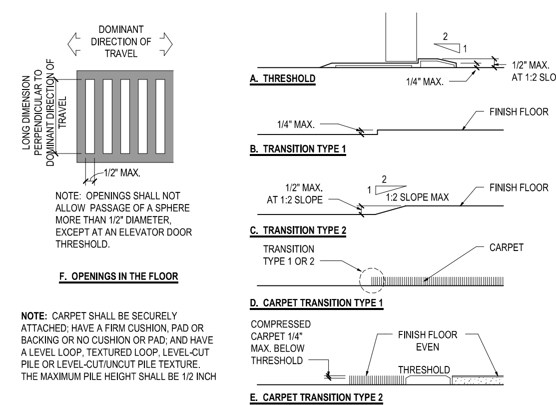
ACCESSIBLE CORRIDORS AND TURNING 04
SCALE: 3/16" = 1'-0"



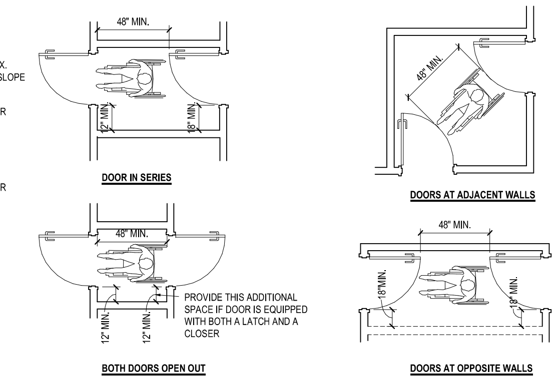
ACCESSIBLE MINIMUM REACH 07
SCALE: 1 : 70



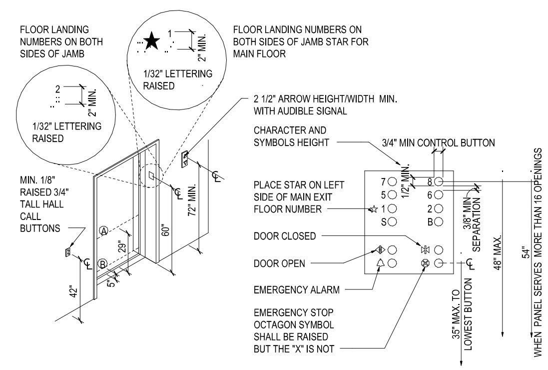
ACCESSIBLE DOOR CLEARANCES - SIDE APPROACH 03
SCALE: 1/4" = 1'-0"



ACCESSIBLE FLOOR TRANSITIONS 06
SCALE: 3" = 1'-0"



ACCESSIBLE VESTIBULES 02
SCALE: 1/4" = 1'-0"



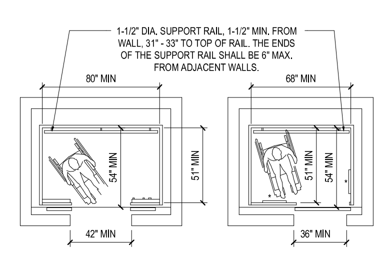
NOTE: THE AUTOMATIC OPENING DEVICE IS ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR B. LINE A AND LINE B REPRESENT THE VERTICAL LOCATIONS OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT.

NOTE: GRADE 2 BRAILLE SYMBOLS LOCATED IMMEDIATELY BELOW THE RAISED CHARACTERS

HOISTWAY AND ELEVATOR ENTRANCES — ELEVATOR CONTROL PANEL DETAIL

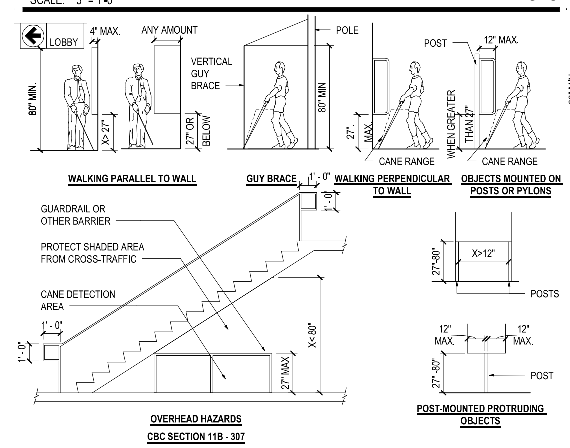
NOTE: THE CAR SHALL BE SHELF LEVELING TO THE FLOOR LANDING. WITHIN 1/2" TOLERANCE. CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF THE HOISTWAY LANDING SHALL BE NO GREATER THAN 1 1/4"

MIN. ILLUMINATION OF 5 FOOTCANDLES AT CAR CONTROL THRESHOLD AND THE LANDING WHEN THE CAR AND LANDING DOORS ARE OPEN

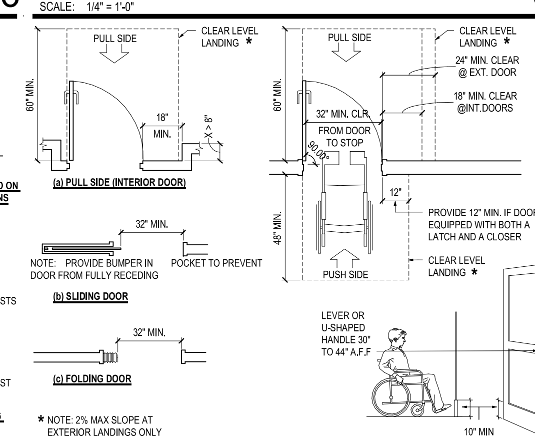


NOTE: REFER TO TABLE 11B-407.4.1 FOR ALTERNATE ELEVATOR CAR DIMENSIONS
* ALTERNATE LOCATIONS FOR CONTROL PANELS

ACCESSIBLE ELEVATORS 09
SCALE: 1/4" = 1'-0"



ACCESSIBLE PATH OF TRAVEL HAZARDS 05
SCALE: 1/4" = 1'-0"



ACCESSIBLE DOOR-FRONT APPROACH 01
SCALE: 3/8" = 1'-0"

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Date	Description
02/25/19	ISSUE FOR BID
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10/04/2019	CERTIFICATE OF APPROPRIATENESS APPLICATION

Seal / Signature

Project Name
EXISTING AWNING STRUCTURAL UPGRADES + PATIO SECURITY IMPROVEMENTS

Project Number
01.3727.000

Description
ACCESSIBILITY REQUIREMENTS & DETAILS

Scale
As indicated

A0.14

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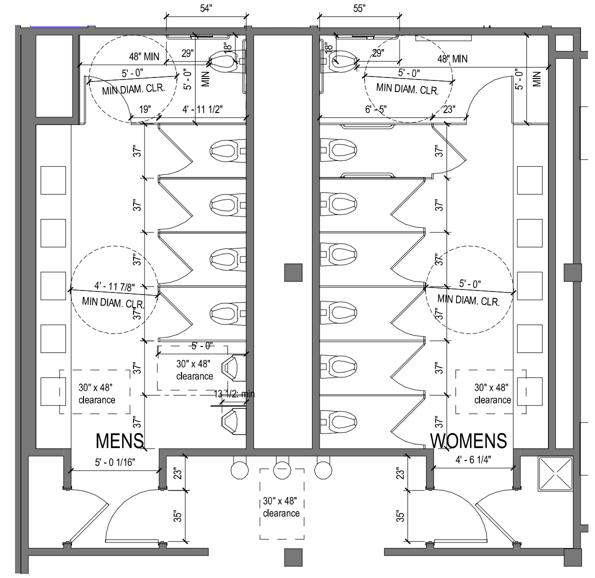
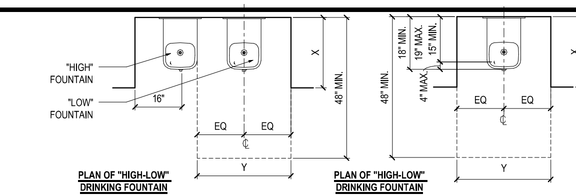
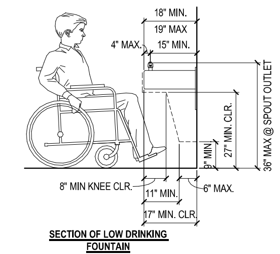


EXISTING RESTROOM ENLARGED PLAN 11

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



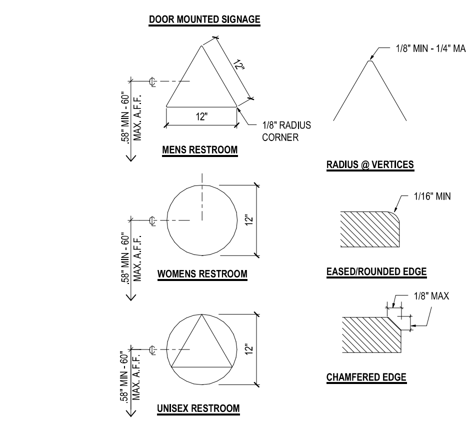


PLAN NOTE: X= 18" MIN. ALCOVE DEPTH THEN Y=32" MIN. CLR. IF ALCOVE DEPTH (X) IS GREATER THAN 24", THEN ALCOVE WIDTH (Y) MUST BE A MINIMUM OF 36" CLEAR

NOTE:
1. ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY WITHIN ALCOVES OR COMPLETELY BETWEEN WING WALLS SO AS TO NOT ENCROACH INTO THE PEDESTRIAN WAYS. WING WALLS SHALL PROJECT FROM THE WALL AND REST ON THE FLOOR OR FLOAT NO MORE THAN 6" AFF.(CBC 11B-602.9)
2. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4" HIGH MIN. AND SHALL BE LOCATED 4" MAX. FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORZ. RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3" OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAX. WHERE POUTS ARE LOCATED 3"-5" MAX FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAX.
3. SPOUT OUTLETS FOR STANDING PERSONS SHALL BE 38" MIN AND 43" MAX. ABOVE THE FINISH FLOOR.

ACCESSIBLE DRINKING FOUNTAIN1 08

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



ACCESSIBLE RESTROOM GEOMETRIC SYMBOLS1 04

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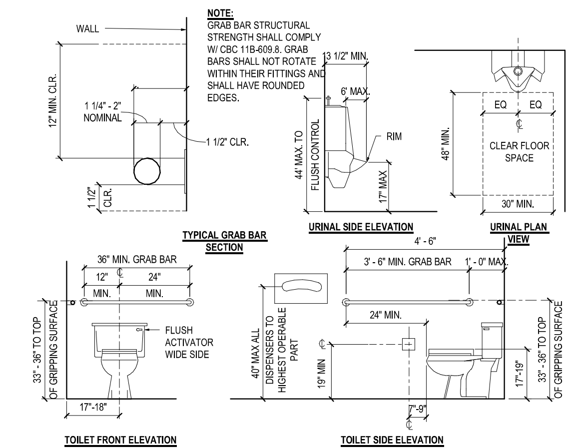
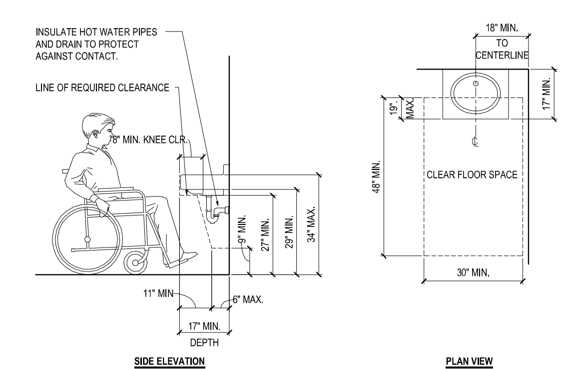


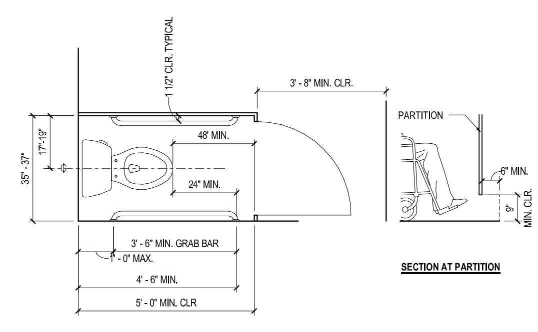
ACCESSIBLE TOILET, URINAL, AND GRAB BAR1 07

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



ACCESSIBLE LAVATORY1 03

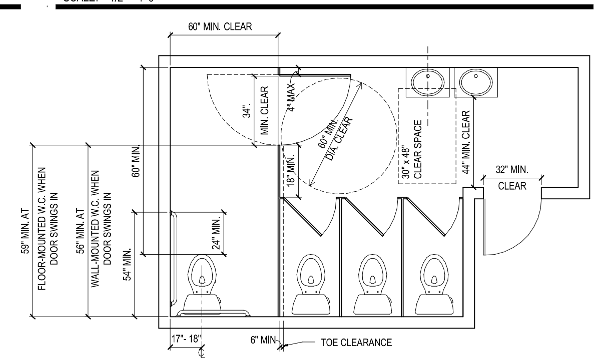
SCALE: 1/2" = 1'-0"



NOTE:
WHERE SIX OR MORE TOILET COMPARTMENTS ARE PROVIDED OR WHERE A COMBINATION OF URINALS AND WATER CLOSETS TOTALS SIX OR MORE FIXTURES, AT LEAST ONE COMPARTMENT SHALL COMPLY WITH SECTION 11B-604.8.2, AMBULATORY ACCESSIBLE COMPARTMENTS.

ACCESSIBLE AMBULATORY COMPARTMENT1 06

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

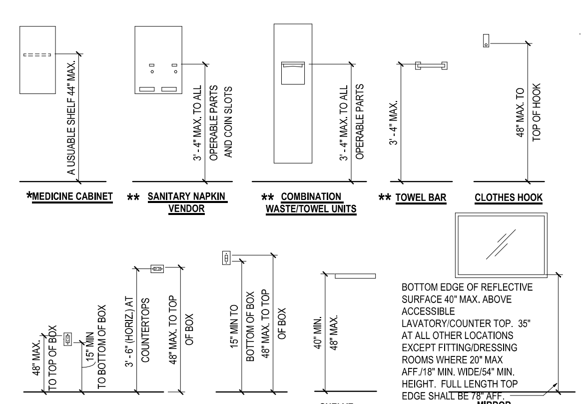


NOTE: TOILET ROOM FLOORS SHALL HAVE A STABLE, FIRM, SLIP RESISTANT SURFACE.
AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9" MIN AFF AND 6" DEEP MIN BEYOND THE COMPARTMENT SIDE FACE OF PARTITION. (11B-604.8.1.4)
NOTE: TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 66" WIDE.

ACCESSIBLE STALL DOOR HARDWARE: THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.

ACCESSIBLE MULTI-ACCOMMODATION TOILET1 02

SCALE: 1 : 40

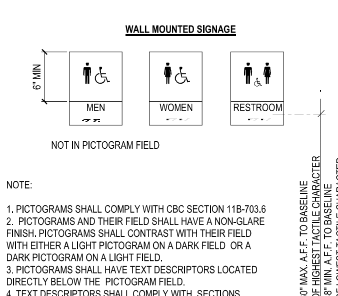


NOTE:
MOUNTING HEIGHT FROM FINISHED FLOOR, TYPICAL (CBC 11B-603.5, 11B-308.1.1)
* PROVIDE CLEAR SPACE FOR FORWARD APPROACH 30" x 48"
** ALONG ACCESSIBLE ROUTE

NOTE:
BABY CHANGING STATION OPERABLE PARTS ARE NOT REQUIRED TO COMPLY WITH CBC SECTION 11B-603.5. BUT MUST COMPLY WITH CBC SECTION 11B-226.4

ACCESSIBLE ACCESSORIES1 09

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

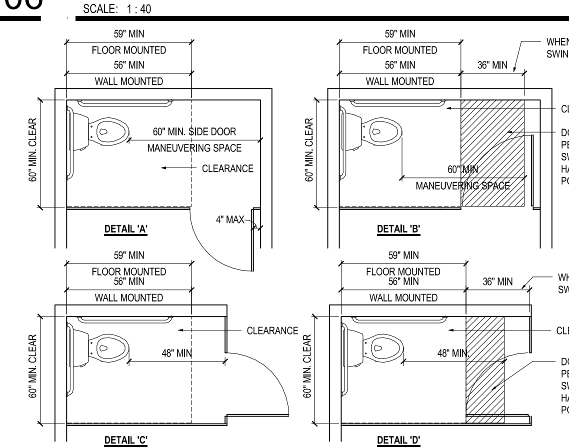


NOTE:

1. PICTOGRAMS SHALL COMPLY WITH CBC SECTION 11B-703.6
2. PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD.
3. PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD.
4. TEXT DESCRIPTORS SHALL COMPLY WITH SECTIONS 11B-703.2 THRU 11B-703.4.

ACCESSIBLE PICTOGRAM SIGN1 05

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



ACCESSIBLE COMPARTMENTS1 01

SCALE: 1 : 40

ADOBE
601 TOWNSEND STREET, SAN FRANCISCO, CA 94103

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45 Fremont Street
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bcci builders
1160 Battery Street, Suite 250
San Francisco, CA 94111
United States
Tel 415.817.5100
Fax 415.995.6206

Date	Description
02/25/19	ISSUE FOR BID
03/20/19	ISSUE FOR PERMIT
10/04/2019	CERTIFICATE OF APPROPRIATENESS APPLICATION

Seal / Signature

Project Name
EXISTING AWNING STRUCTURAL UPGRADES + PATIO SECURITY IMPROVEMENTS

Project Number
01.3727.000

Description
EXISTING RESTROOMS - ACCESSIBILITY REQUIREMENTS & DETAILS

Scale
As indicated

A0.15

10/7/2019 9:33:02 PM

SITE DEVELOPMENT & ACCESSIBLE ROUTE OF TRAVEL

1. ACCESSIBLE ROUTE OF TRAVEL IS DEFINED AS "A CONTINUOUS UNOBSTRUCTED PATH CONNECTING ACCESSIBLE ELEMENTS AND SPACES ON AN ACCESSIBLE SITE, BUILDING OR FACILITY THAT CAN BE NEGOTIATED BY A PERSON WITH A DISABILITY USING A WHEELCHAIR AND THAT IS ALSO SAFE FOR AND USABLE BY PERSONS WITH OTHER DISABILITIES, AND THAT IS CONSISTENT WITH THE DEFINITION OF "PATH OF TRAVEL". (2016 CBC - 202)

2. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE SHALL FROM ACCESSIBLE PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES , PUBLIC STREETS AND SIDEWALKS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED ALL ROUTES MUST BE ACCESSIBLE. (2016 CBC - 11B-206.2)

3. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE. (2016 CBC - 11B-206.2.2). AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH STORY AND MEZZANINE IN MULTI-STORY BUILDING AND FACILITIES. (2016 CBC-11B-206.2.3)

4. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS. AN ACCESSIBLE ROUTE SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS OR OTHER SPACES USED FOR SIMILAR PURPOSES, EXCEPT AS PERMITTED BY CHAPTER 10 (2016 CBC - 11B-206.3)

5.AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY. (2016 CBC - 11B-206.2.4)

6. IN NEW CONSTRUCTION OF BUILDINGS WHERE ELEVATORS ARE REQUIRED BY 2016 CBC SECTION 11B-206.2.3, AND WHICH EXCEED 10,000 SQUARE FEET ON ANY FLOOR, AN ACCESSIBLE MEANS OF VERTICAL ACCESS VIA RAMP, ELEVATOR OR LIFT SHALL BE PROVIDED WITHIN 200 FEET OF TRAVEL OF EACH STAIR AND EACH ESCALATOR. IN EXISTING BUILDINGS THAT EXCEED 10,000 SQUARE FEET ON ANY FLOOR AND IN WHICH ELEVATORS ARE REQUIRED BY 2016 CBC SECTION 11B-206.2.3, WHENEVER A NEWLY CONSTRUCTED MEANS OF VERTICAL ACCESS IS PROVIDED VIA STAIRS OR AN ESCALATOR, AN ACCESSIBLE MEANS OF VERTICAL ACCESS VIA RAMP, ELEVATOR OR LIFT SHALL BE PROVIDED WITHIN 200 FEET OF TRAVEL OF EACH NEW STAIR OR ESCALATOR. (2016 CBC - 11B-206.2.3.2)
EXCEPTION:
STAIRS USED SOLELY FOR EMERGENCY EGRESS

7. EMPLOYEE WORKSTATIONS SHALL BE ON AN ACCESSIBLE ROUTE COMPLYING WITH DIVISION 4. SPACES AND ELEMENTS WITHIN EMPLOYEE WORKSTATIONS SHALL ONLY BE REQUIRED TO COMPLY WITH 2016 CBC SECTIONS 11B-207.1,11B-215.3, 11B-302, 11B-303, 11B-404.2.3. COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORKSTATIONS SHALL COMPLY WITH 2016 CBC SECTION 11B-206.2.8.(2016 CBC- 11B-203.9). EMPLOYEE WORK AREAS. COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORK AREAS SHALL COMPLY WITH SECTION 11B-402. (2016 CBC - 11B-206.2.8)

ACCESSIBLE PARKING

1. WHERE PARKING SPACES ARE PROVIDED, PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-208. FOR PURPOSES OF SECTION 11B-208, ELECTRIC VEHICLE CHARGING STATIONS ARE NOT PARKING SPACES. (2016 CBC - 11B-208.1) ACCESSIBLE PARKING SPACES COMPLYING WITH 2016 CBC SECTION 11B-502 THAT SERVE A PARTICULAR BUILDING OR FACILITY SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ENTRANCE COMPLYING WITH 2016 CBC SECTION 11B-206.4. WHERE PARKING SERVES MORE THAN ONE ACCESSIBLE ENTRANCE, PARKING SHALL BE DISPERSED AND LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCES. EXCEPTION: 1 ALL VAN PARKING SPACES SHALL BE PERMITTED TO BE GROUPED ON ONE LEVEL WITHIN A MULTI-STORY PARKING FACILITY (2016 CBC - 11B-208.3.1)

2. CAR AND VAN PARKING SPACES SHALL COMPLY WITH SECTION 11B-502. WHERE PARKING SPACES ARE MARKED WITH LINES, WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTER LINE OF THE MARKING. (2016 CBC - 11B-502.1)

3. ACCESS AISLES SERVING CAR AND VAN PARKING SPACES SHALL BE 60 INCHES WIDE MIN. ACCESS AISLES SHALL EXTEND THE FULL REQUIRED LENGTH OF THE PARKING SPACE THEY SERVE. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. (2016 CBC - 11B-502.3).

4. ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN SHALL BE MARKED WITH HATCHED LINES A MAX. 36 INCHES ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE. THE WORDS *"NO PARKING"* SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MIN OF 12 INCHES IN HEIGHT AND LOCATED TO BE VISIBLE FROM ADJACENT VEHICULAR WAY. (2016 CBC - 11B-502.3.3)

5. ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. ACCESS AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES.(2016 CBC - 11B-502.3.4)

6. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED. SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED. (2016 CBC - 11B-502.4).

7. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT CARS AND VANS , WHEN PARKED, CANNOT OBSTRUCT THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND PARKING SPACES OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY PARKED. (2016 CBC - 11B-502.7)

8. A CURB OR WHEEL STOP SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED WIDTH OF ADJACENT ACCESSIBLE ROUTES. (2016 CBC - 11B-502.7.2)

9. PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1. IN WHITE ON A BLUE BACKGROUND. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH THE DESIGNATION "VAN ACCESSIBLE". SIGNS SHALL BE 60 INCHES MIN ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. *EXCEPTION:* SIGNS LOCATED WITHIN A CIRCULATION PATH SHALL BE A MIN. OF 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. (11B-502.6). ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE *"MINIMUM FINE $250."(2016 CBC -* 11B-502.6.2)

10. PARKING IDENTIFICATION SIGNS SHALL BE REFLECTORIZED WITH A MIN AREA OF 70 SQUARE INCHES.(11B-502.6.1). PARKING SPACE IDENTIFICATION SIGN SHALL BE VISIBLE FROM EACH PARKING SPACE. SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGN MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE. (2016 CBC - 11B-502.6.3)

11. AN ADDITIONAL SIGN SHALL BE POSTED EITHER ; 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR 2) IMMEDIATELY ADJACENT TO AN ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE. THE SIGN SHALL BE NOT LESS THAN 17 INCHES WIDE BY 22 INCHES HIGH.(2016 CBC - 11B-502.8)

12. THE ADDITIONAL SIGN SHALL CLEARLY STATE IN LETTERS WITH A MIN. HEIGHT OF 1 INCH THE FOLLOWING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE
RECLAIMED AT ______________OR BY TELEPHONING____________ ." (BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART
OF THE SIGN.)(2016 CBC - 11B-502.8.2)

13. EACH ACCESSIBLE CAR OR VAN SPACE SHALL HAVE A SURFACE IDENTIFICATION COMPLYING WITH EITHER 2016 CBC SECTIONS 11B-502.6.4.1 OR 11B-502.6.4.2

2016 CBC - 11B-502.6.4.1. THE PARKING SPACE SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND A MIN. OF 36 INCHES WIDE BY 36 INCHES HIGH. THE CENTERLINE OF THE ISA SHALL BE A MAX. 6 INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER OR LOWER SIDE ALIGNED WITH THE END OF THE PARKING SPACE.

2016 CBC - 11B-502.6.4.2. THE PARKING SPACE SHALL BE OUTLINED IN BLUE OR PAINTED BLUE AND SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 IN WHITE OR A SUITABLE CONTRASTING COLOR A MIN. OF 36 INCHES WIDE BY 36 INCHES HIGH. THE CENTERLINE OF THE ISA SHALL BE A MAX. 6 INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER OR LOWER SIDE ALIGNED WITH THE END OF THE PARKING SPACE.

14. FOR EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY 2016 CBC SECTION 11B-208.2, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH SECTION 11B-502. (2016 CBC - 11B-208.2.4)

15. SIGNS INTENDED FOR USE BY PEDESTRIANS WITHIN PARKING FACILITIES, INCLUDING DIRECTIONAL OR INFORMATIONAL SIGNS INDICATING PARKING SECTIONS OR LEVELS SHALL COMPLY WITH THE REQUIREMENTS OF 2016 CBC SECTION 11B-216.(2016 CBC - 11B-216.5.2)

PASSENGER DROP-OFF & LOADING ZONES

1. WHEN PROVIDED, PASSENGER DROP-OFF AND LOADING ZONES SHALL PROVIDE A VEHICULAR PULL-UP SPACE 96 INCHES WIDE MIN. AND 20 FEET LONG MIN. (2016 CBC - 11B-503.2)

2. WHERE PROVIDED, ONE PASSENGER DROP-OFF AND LOADING ZONE SHALL PROVIDE ACCESS AISLES COMPLYING WITH 2016 CBC SECTION 11B-503 ADJACENT AND PARALLEL TO THE VEHICULAR PULL-UP SPACE.

3. ACCESS AISLES SERVING VEHICLE PULL-UP SPACES SHALL BE 60 INCHES WIDE MIN. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE VEHICLE PULL-UP SPACE THEY SERVE. ACCESS AISLES SHALL BE MARKED WITH A PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAX. 36 INCHES ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE. (2016 CBC - 11B-503.3.1, 11B-503.3.2, 11B-503.3.3)

4. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED. *EXCEPTION:* SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED(2016 CBC - 11B-503.4). VEHICLE PULL-UP SPACES, ACCESS AISLES SERVING THEM AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE AND FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SHALL PROVIDE A VERTICAL CLEARANCE OF 114 INCHES MIN. (2016 CBC - 11B-503.5)

5. WHERE PROVIDED, PASSENGER DROP-OFF AND LOADING ZONES SHALL PROVIDE AT LEAST ONE PASSENGER DROP-OFF AND LOADING ZONE COMPLYING WITH 2016 CBC SECTION 11B-503 IN EVERY CONTINUOUS 100 LINEAR FEET OF DROP-OFF AND LOADING ZONE SPACE OR FRACTION THEREOF. (2016 CBC - 11B-209.2.1)

WALKING SURFACES

1. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. *EXCEPTION:* THE RUNNING SLOPE OF SIDEWALKS SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY. (2016 CBC - 11B-403.3)

2. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT. CHANGES IN LEVEL SHALL COMPLY WITH 2016 CBC SECTION 11B-302.

3. CHANGES IN LEVEL BETWEEN 1/4 INCH HIGH MAX. SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4 INCH HIGH MIN. AND 1/2 INCH HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2 INCH HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH 2016 CBC SECTION 11B-405 OR 11B-406. (11B-303.2, 11B-303.3, 11B-303.4)

4. ABRUPT CHANGES IN LEVEL EXCEEDING 4" IN A VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE. (2016 CBC - 11B-303.5)

5. EXCEPT AS PROVIDED IN 2016 CBC SECTIONS 11B-403.5.2 AND 11B-403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES MIN. *EXCEPTIONS:*

A) THE CLEAR WIDTH SHALL BE REDUCED TO 32 INCHES MIN. FOR A LENGTH OF 24 INCHES MAX. PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 INCHES LONG MIN AND 36 INCHES WIDE MIN.

B) THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44 INCHES MIN.

C) THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MIN.

D) THE CLEAR WIDTH FOR AISLES SHALL BE 36 INCHES MIN IF SERVING ELEMENTS ON ONLY ONE SIDE AND 44 INCHES MIN. IF SERVING ELEMENTS ON BOTH SIDES.

E) THE CLEAR WIDTH FOR ACCESSIBLE ROUTES TO ACCESSIBLE TOILET COMPARTMENTS SHALL BE 44 INCHES EXCEPT FRO DOOR-OPENING WIDTHS AND DOOR SWINGS.

6. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60 INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET MAX. PASSING SPACES SHALL BE EITHER: A SPACE 60 INCHES MIN. BY 60 INCHES MIN. OR, AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A T-SHAPED SPACE WHERE THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48 INCHES MIN. BEYOND THE INTERSECTION. (2016 CBC - 11B-403.5.3)

7. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE RESTING AREAS 60 INCHES IN LENGTH, AT INTERVALS OF 400 FEET MAX. THE REST SHALL BE AT LEAST AS WIDE AS THE WALK. THE SLOPE OF THE RESTING AREA IN ALL DIRECTIONS SHALL BE 1:48 MAX. (2016 CBC - 11B-403.7)

8. OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH DIAMETER. ELONGATED OPENING SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL. (2016 CBC - 11B-302.3)

9. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH MAX. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. (2016 CBC - 11B-302.2)

CURB RAMPS

CURB RAMP IS DEFINED AS "A SLOPING PEDESTRIAN WAY, INTENDED FOR PEDESTRIAN TRAFFIC, WHICH PROVIDES ACCESS BETWEEN A WALK OR SIDEWALK AND A SURFACE LOCATED ABOVE OR BELOW AN ADJACENT CURB FACE". (2016 CBC SECTION 202)

1. CURB RAMPS MAY BE PERPENDICULAR, PARALLEL, OR A COMBINATION OF PERPENDICULAR AND PARALLEL. RAMP SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT BE STEEPER THAN 1:10. (2016 CBC - 11B-406.1, 11B-406.2 & 11B-406.3)

2. THE RUNNING SLOPE OF PARALLEL CURB RAMP SEGMENTS SHALL BE IN-LINE WITH THE DIRECTION OF THE SIDEWALK TRAVEL. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. A TURNING SPACE 48 INCHES MIN. SHALL BE PROVIDED AT THE BOTTOM OF THE CURB RAMP. THE SLOPE OF THE TURNING SPACE IN ALL DIRECTIONS SHALL BE 1:48 MAX.(2016 CBC - 11B-406.3)

3. BLENDED TRANSITIONS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:20.(2016 CBC - 11B-406.4)

4. CURB RAMPS AND THE FLARES SIDES SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO THE VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES. (11B-406.5.1)

5. THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE 48 INCHES MIN. LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS AND BLENDED TRANSITIONS. THE LANDINGS CLEAR LENGTH SHALL BE 48 INCHES MIN. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP,EXCLUDING ANY FLARED SIDES OR THE BLENDED TRANSITION LEADING TO THE LANDING. THE SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 MAX. (2016 CBC - 11B-406.5.2, 11B-406.5.3)

6.COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24 INCHES OF THE RAMP SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL. (2016 CBC - 11B-406.5.8)

7. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE A CLEAR SPACE 48 INCHES MIN. OUTSIDE ACTIVE TRAFFIC LANES OF THE ROADWAY. DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL-DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24 INCHES LONG MIN. LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING. (2016 CBC - 11B-406.5.9, 11B-406.5.10)

8. DETECTABLE WARNINGS AT CURB RAMPS SHALL EXTEND 36 INCHES IN THE DIRECTION OF TRAVEL. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN LESS 2 INCHES MAX. ON EACH SIDE, EXCLUDING ANY FLARED SIDES. DETECTIBLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB IS 6 INCHES MIN. AND 8 INCHES MAX. FROM THE LINE AT THE FACE OF THE CURB MARKING THE TRANSITION BETWEEN THE CURB AND THE GUTTER, STREET OR HIGHWAY.(2016 CBC - 11B-705.1.2.2)

9. DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 INCH MIN AND 0.92 INCH MAX, A TOP DIAMETER OF 0.45 INCH MIN AND 0.47 INCH MAX. AND A HEIGHT OF 0.2 INCH (2016 CBC - 11B-705.1.1.1) TRUNCATED DOMES SHALL HAVE A CENTER TO CENTER SPACING OF 2.3 INCHES MIN AND 2.4 INCHES MAX., AND A BASE TO BASE SPACING OF 0.65 INCH MIN., MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID. (2016 CBC - 11B-705.1.1.2) DETECTABLE WARNING SURFACES SHALL PROVIDE A 70 PERCENT MINIMUM VISUAL CONTRAST WITH ADJACENT WALKING SURFACES.(2016 CBC - 11B-705.1.1.3.2) DETECTABLE WARNING SURFACES SHALL DIFFER FROM ADJOINING SURFACES IN RESILIENCY OR SOUND ON CANE CONTACT.(2016 CBC - 11B-705.1.1.4) DETECTABLE WARNING SURFACES SHALL BE YELLOW AND APPROXIMATE FS 33538 OF FEDERAL STANDARD 595C.(2016 CBC - 11B-705.1.1.3.1)

EXCEPTION: WHERE THE DETECTABLE WARNING SURFACE DOES NOT PROVIDE A 70 PERCENT MIN. CONTRAST WITH ADJACENT WALKING SURFACES, A 1 INCH WIDE MIN. VISUALLY CONTRASTING SURFACE SHALL SEPARATE THE DETECTABLE WARNING FROM ADJACENT WALKING SURFACES. THE VISUALLY CONTRASTING SURFACE SHALL CONTRAST WITH BOTH THE DETECTABLE WARNING AND ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

RAMPS (EXTERIOR OR INTERIOR)

1. RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH 2016 CBC SECTION 11B-405.RAMPS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. CROSS SLOPES OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48. (2016 CBC - 11B-405.2, 11B-405.3)

2. FLOOR OR GROUND SURFACES OF RAMP RUNS SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL OTHER THAN THE RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS.(2016 CBC - 11B-405.4)

3. THE CLEAR WIDTH OF THE RAMP RUN SHALL BE 48 INCHES MIN.
EXCEPTIONS:

A) WITHIN EMPLOYEE WORK AREAS, THE REQUIRED CLEAR WIDTH OF RAMPS THAT ARE A PART OF THE COMMON USE CIRCULATION PATHS SHALL BE PERMITTED TO BE DECREASED BY WORK AREA EQUIPMENT PROVIDED THAT THE DECREASE IS ESSENTIAL TO THE FUNCTION OF THE WORK BEING PERFORMED.

B) HANDRAILS MAY PROJECT INTO THE REQUIRED CLEAR WIDTH OF THE RAMP AT EACH SIDE 3 1/2 INCHES MAX. AT THE HAND RAIL HEIGHT.

C) THE CLEAR WIDTH OF RAMPS IN RESIDENTIAL USES SERVING AN OCCUPANT LOAD OF FIFTY OR LESS SHALL BE 36 INCHES MIN BETWEEN HANDRAILS.

4. THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES MAX.(2016 CBC - 11B-405.6)

5. RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN. LANDINGS SHALL COMPLY WITH 2016 CBC SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED. *EXCEPTION:*SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED. (2016 CBC - 11B-405.7.1) THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. TOP LANDING SHALL BE 60 INCHES WIDE MIN. THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MIN. BOTTOM LANDINGS SHALL EXTEND 72 INCHES MIN IN THE DIRECTION OF THE RAMP RUN.(2016 CBC - 11B-405.7.2, 11B-405.7.3)

6. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES MIN BY 72 INCHES MIN IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN.(2016 CBC - 11B-405.7.4)

7. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY 2016 CBC SECTIONS 11B-404.2.2 AND 11B-404.3.2 SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA. DOORS WHEN FULLY OPEN, SHALL NOT REDUCE THE REQUIRED RAMP LANDING WIDTH BY MORE THAN 3 INCHES. DOORS , IN ANY POSITION, SHALL NOT REDUCE THE MIN. DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES. (11B-405.7.5)

8. RAMP RUNS SHALL HAVE HANDRAILS COMPLYING WITH 2016 CBC SECTION 11B-505.10 &11B-405.8.
EXCEPTIONS:

A) CURB RAMPS DO NOT REQUIRE HANDRAILS.

B) AT DOOR LANDINGS, HANDRAILS ARE NOT REQUIRED ON RAMP RUNS LESS THAN 6 INCHES IN RISE OR 72 INCHES IN LENGTH.

9. EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS. (2016 CBC - 11B-405.9) *EXCEPTIONS:*
A) EDGE PROTECTION SHALL NOT BE REQUIRED ON RAMPS THAT ARE NOT REQUIRED TO HAVE HANDRAILS AND HAVE SIDES COMPLYING WITH 2016 CBC 11B-406.2.2.

B) EDGE PROTECTION SHALL NOT BE REQUIRED ON THE SIDES OF RAMP LANDINGS SERVING AN ADJOINING RAMP RUN OR STAIRWAY.

C) EDGE PROTECTION SHALL NOT BE REQUIRED ON THE SIDES OF RAMP LANDINGS HAVING A VERTICAL DROP-OFF OF 1/2 INCH MAX. WITHIN 10 INCHES HORIZONTALLY OF THE MIN. LANDING AREA SPECIFIED IN 2016 CBC SECTION 11B-405.7.

10. A CURB, 2 INCHES HIGH MIN., OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES OF THE FINISH FLOOR OR GROUND SURFACE. TO PREVENT WHEEL ENTRAPMENT, THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP.(2016 CBC - 11B-405.9.2)

11. LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER. (2016 CBC - 11B-405.10)

ENTRANCES & EXITS

EXIT AS DEFINED IS "THAT PORTION OF A MEANS OF EGRESS SYSTEM BETWEEN THE EXIT ACCESS AND THE EXIT DISCHARGE OR PUBLIC WAY. EXIT COMPONENTS INCLUDE EXTERIOR EXIT DOORS AT THE LEVEL OF EXIT DISCHARGE, INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, EXIT PASSAGEWAYS, EXTERIOR EXIT STAIRWAYS AND EXTERIOR EXIT RAMPS AND HORIZONTAL EXITS." (2016 CBC - 202)

EXIT ACCESS AS DEFINED IS "THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT." (2016 CBC - 202)

EXIT DISCHARGE AS DEFINED IS "THAT PORTION OF A MEANS OF EGRESS SYSTEM BETWEEN THE TERMINATION OF AN EXIT AND A PUBLIC WAY." (2016 CBC - 202)

PUBLIC WAY AS DEFINED IS "A STREET, ALLEY OR OTHER PARCEL OF LAND OPEN TO THE OUTSIDE AIR LEADING TO A STREET, THAT HAS BEEN DEEDED, DEDICATED OR OTHERWISE PERMANENTLY APPROPRIATED TO THE PUBLIC FOR PUBLIC USE AND WHICH HAS A CLEAR WIDTH AND HEIGHT OF NOT LESS THAN 10 FEET." (2016 CBC - 202)

1. ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS TO BUILDINGS AND FACILITIES SHALL COMPLY WITH 2016 CBC SECTION 11B-404. (11B -206.4.1) *EXCEPTIONS:*

A) EXTERIOR GROUND FLOOR EXITS SERVING SMOKE-PROOF ENCLOSURES, STAIRWELLS, AND EXIT DOORS SERVING STAIRS ONLY SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-404.

B) EXITS IN EXCESS OF THOSE REQUIRED BY 2016 CBC CHAPTER 10, AND WHICH ARE MORE THAN 24 INCHES ABOVE GRADE SHALL NOT BE REQUIRED TO COMPLY WITH 2016 CBC SECTION 11B-404. DIRECTIONAL SIGNS SHALL COMPLY WITH CHAPTER 10, SECTION 1009.10.

2. AN ALTERATION THAT DECREASES OR HAS THE EFFECT OF DECREASING THE ACCESSIBILITY OF A BUILDING OR FACILITIES BELOW THE REQUIREMENTS FOR NEW CONSTRUCTION AT THE TIME OF ALTERATION IS PROHIBITED. (2016 CBC - 11B-202.3.1)

3. WHEN ALTERATIONS OR ADDITIONS ARE MADE TO EXISTING BUILDINGS OR FACILITIES, AN ACCESSIBLE PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION OR ADDITION SHALL BE PROVIDED. (2016 CBC - 11B-202.4)

4. SIGNS REQUIRED BY 2016 CBC CHAPTER 10 SECTION 1013.4 AT DOORS TO EXIT PASSAGEWAYS, EXIT DISCHARGE AND EXIT STAIRWAYS SHALL COMPLY WITH 2016 CBC SECTION 11B-703.1, 11B-703.2, 11B-703.3 AND 11B-703.5. (11B-216.4.1)

5. SIGNS REQUIRED BY 2016 CBC CHAPTER 10 SECTION 1009.10 TO PROVIDE DIRECTIONS TO ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH 2016 CBC SECTION 11B-703.5. (2016 CBC - 11B-216.4.3)

6. SIGNS REQUIRED BY 2016 CBC CHAPTER 10, SECTION 1010.1.9.7, ITEM 6.4 AT DOORS WITH DELAYED EGRESS LOCKS SHALL COMPLY WITH 2016 CBC SECTIONS 11B-703.1, 11B-703.2, 11B-703.3 AND 11B-703.5. (11B-216.4.4)

7. IN EXISTING BUILDINGS AND FACILITIES WHERE NOT ALL ENTRANCES COMPLY WITH 2016 CBC SECTION 11B-404, ENTRANCES COMPLYING WITH SECTION 11B-404 SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 2016 CBC SECTION 11B-703.7.2.1.(2016 CBC - 11B-216.6)

DOORS

1. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MIN. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPEN 90 DEGREES. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES AND 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES. (2016 CBC - 11B-404.2.3) *EXCEPTIONS*

2. AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO LEAVES SHALL COMPLY WITH 2016 CBC SECTION 11B-404.2.3 AND 11B-404.2.4. (11B-404.2.2)

3. MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH 2016 CBC SECTION 11B-404.2.4. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE. (11B-404.2.4)

4. SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-404.2.4.1. & FIGURES 11B-404.2.4.1. (2016 CBC - 11B-404.2.4.1)

5. FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH 2016 CBC SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED. *EXCEPTION:* SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

6. THRESHOLDS, IF PROVIDED AT DOORWAYS SHALL BE 1/2 INCH HIGH MAX. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 2016 CBC SECTION 11B-302 AND 11B-303. (2016 CBC - 11B-404.2.5)

7. THE DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES AND GATES IN SERIES SHALL BE 48 INCHES MIN. PLUS THE WIDTH OF DOORS OR GATES SWINGING INTO THE SPACE. (2016 CBC - 11B-404.2.6)

8. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH 2016 CBC SECTION 11B-309.4 OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MIN AND 44 INCHES MAX. ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. (2016 CBC - 11B-404.2.7)

9. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE 5 POUNDS MAX. FOR INTERIOR HINGED DOORS & GATES, SLIDING OR FOLDING DOORS AND EXTERIOR HINGED DOORS. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY NOT TO EXCEED 15 POUNDS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION. (2016 CBC - 11B-404.2.9)

10. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. (2016 CBC - 1008.1.9.5)

11. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS. (2016 CBC - 11B-404.2.8.1). DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MIN. (2016 CBC - 11B-404.2.8.2)

12. POWERED DOORS SHALL BE FULLY AUTOMATIC DOORS COMPLYING WITH BUILDERS HARDWARE MANUFACTURER'S ASSOCIATION (BHMA) A156.10 OR LOW ENERGY OPERATED DOORS COMPLYING WITH BHMA A156.19. POWERED DOORS SERVING A BUILDING OR FACILITY WITH AN OCCUPANCY OF 150 OR MORE SHALL BE PROVIDED WITH A BACK-UP BATTERY OR BACK-UP GENERATOR. THE BACK-UP POWER SOURCE SHALL BE ABLE TO CYCLE THE DOOR A MIN. OF 100 CYCLES. POWERED DOORS SHALL BE CONTROLLED ON BOTH THE INTERIOR AND EXTERIOR SIDES OF THE DOORS BY SENSING DEVICES, PUSH PLATES, VERTICAL ACTUATION BARS OR SIMILAR OPERATING DEVICES. AT EACH LOCATION WHERE PUSH PLATES ARE PROVIDED THERE SHALL BE TWO PUSH PLATES; THE CENTER LINE OF ONE PUSH PLATE SHALL BE 7 INCHES MIN. AND 8 INCHES MAX. ABOVE THE FINISH FLOOR AND THE CENTERLINE OF THE SECOND PUSH PLATE SHALL BE 30 INCHES MIN AND 44 INCHES MAX. ABOVE THE FINISH FLOOR. EACH PUSH PLATE SHALL BE A MIN. OF 4 INCHES IN DIAMETER OR SQUARE AND SHALL DISPLAY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7. SIGNAGE IDENTIFYING THE ACCESSIBLE ENTRANCE REQUIRED BY SECTION 11B-216.6 SHALL BE PLACED ON OR IMMEDIATELY ADJACENT TO EACH POWERED DOOR. (2016 CBC - 11B-404.2.9)

13. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. (2016 CBC - 11B-404.2.10) *EXCEPTIONS:*

A) SLIDING DOORS SHALL NOT BE REQUIRED TO COMPLY WITH 2016 CBC SECTION 11B-404.2.10

B) TEMPERED GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SHOE WITH THE TOP LEADING EDGE TAPERED AT 60 DEGREES MIN. FROM THE HORIZONTAL SHALL NOT BE REQUIRED TO MEET THE 10 INCH BOTTOM SMOOTH SURFACE HEIGHT REQUIREMENT.

14. DOORS GATES AND SIDE LIGHTS ADJACENT TO DOORS OR GATES CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 43 INCHES MAX, ABOVE THE FINISH FLOOR. (2016 CBC - 11B-404.2.11)
EXCEPTION: GLAZING PANELS WITH THE LOWEST PART MORE THAN 66 INCHES FROM THE FINISH FLOOR OR GROUND SHALL NOT BE REQUIRED TO COMPLY WITH 2016 CBC SECTION 11B-404.2.11

STAIRWAYS

1. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE 4 INCHES HIGH MIN. AND 7 INCHES HIGH MAX.. TREADS SHALL BE 11 INCHES DEEP MIN. (2016 CBC - 11B-504.2)
EXCEPTION: CURVED STAIRWAYS WITH WINDER TREADS ARE PERMITTED AT STAIRS WHICH ARE NOT PART OF A REQUIRED MEANS OF EGRESS.

2. OPEN RISERS ARE NOT PERMITTED. (2016 CBC - 11B-504.3) *EXCEPTIONS:*

A) ON EXTERIOR STAIRWAYS AN OPENING OF NOT MORE THAN 1/2 INCH MAY BE PERMITTED BETWEEN THE BASE OF THE RISER AND THE TREAD.

B) ON EXTERIOR STAIRWAYS, RISERS CONSTRUCTED OF GRATING CONTAINING OPENINGS OF NOT MORE THE 1/2 INCH MAY BE PERMITTED.

3. INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE OF VISUAL CONTRAST. THE STRIPE SHALL BE A MIN OF 2 INCHES WIDE TO A MAX. OF 4 INCHES WIDE PLACED PARALLEL TO AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP OR APPROACH. A PAINTED STRIPE SHALL BE ACCEPTABLE . GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT. (2016 CBC - 11B-504..4.1)

4. THE RADIUS OF THE CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE 1/2 INCH MAX. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAX. FROM VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL EXTEND 1 1/4 INCHES MAX. OVER THE TREAD BELOW. (2016 CBC - 11B-504.5).

5. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS. ORIENTATION OF AT LEAST ONE HANDRAIL SHALL BE IN THE DIRECTION OF THE STAIR RUN, PERPENDICULAR TO THE DIRECTION OF THE STAIR NOSING, AND SHALL NOT REDUCE THE MINIMUM REQUIRED WIDTH OF THE STAIR. (2016 CBC - 11B-505.2, 11B-505.2.1 & 11B-505.3)

6. TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES MIN. AND 38 INCHES MAX. VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE WALKING SURFACES, STAIR NOSINGS AND RAMP SURFACES. (2016 CBC - 11B-505.4)

7. CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1 1/2 INCHES MIN. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS 3 INCHES MAX. DEEP AND 18 INCHES MIN. CLEAR ABOVE THE TOP OF THE HANDRAIL. (2016 CBC - 11B-505.5)

8. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH. WHERE PROVIDED HORIZONTAL PROJECTIONS SHALL OCCUR 1 1/2 INCHES MIN. BELOW THE BOTTOM OF THE HANDRAILS GRIPPING SURFACE. (11B-505.6)

9. HANDRAIL GRIPPING SURFACES WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES MIN AND 2 INCHES MAX. HAND RAIL GRIPPING SURFACES WITH A NON-CIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 INCHES MIN. AND 6 1/4 INCHES MAX. AND A CROSS-SECTION DIMENSION OF 2 1/4 INCHES MAX. (2016 CBC - 11B-505.7)

10. HAND RAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES. (2016 CBC - 11B-505.8)

11. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS. (2016 CBC - 11B-505.9)

12. HANDRAIL GRIPPING SURFACES SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS AND RAMP RUNS IN ACCORDANCE WITH 2016 CBC SECTION 11B-505.10. (FIGURES 11B-505.10.1 & 11B-505.10.2). *EXCEPTION*; IN ALTERATIONS, WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF THE STAIR FLIGHT OR RAMP RUN WOULD CREATE A HAZARD, THE EXTENSION OF THE HANDRAIL MAY TURN 90 DEGREES FROM THE DIRECTION OF STAIR FLIGHT OR RAMP RUN.

SIGNS & IDENTIFICATION

1. SIGNS SHALL COMPLY WITH 2016 CBC SECTION 11B-703. WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL AND ONE WITH TACTILE CHARACTERS SHALL BE PROVIDED. (2016 CBC - 11B-703.1)

2. RAISED CHARACTERS SHALL COMPLY WITH 2016 CBC SECTION 11B-703.2 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH 2016 CBC SECTION 11B-703.3. RAISED CHARACTERS SHALL BE INSTALLED IN ACCORDANCE WITH 2016 CBC SECTION 11B-703.4.

A) RAISED CHARACTERS SHALL BE 1/32 INCH MIN ABOVE THEIR BACKGROUND.(2016 CBC - 11B-703.2.1)

B) CHARACTERS SHALL BE UPPERCASE.(2016 CBC - 11B-703.2.2)

C) CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE OR OF OTHER UNUSUAL FORMS.(2016 CBC - 11B-703.2.3)

D) CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60 PERCENT MIN. AND 110 PERCENTS MAX. OF THE HEIGHT OF THE UPPERCASE LETTER"I".(2016 CBC -11B-703.2.4)

E) CHARACTERS HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCHES MIN. AND 2 INCHES MAX. BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".(2016 CBC - 11B-703.2.5)

F) STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15 PERCENT MAX. OF THE HEIGHT OF THE CHARACTER.(2016 CBC - 11B-703.2.6)

G) CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSETS POINTS OF ADJACENT RAISED CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8 INCH MIN. (2016 CBC - 11B-703.2.7) SPACING BETWEEN THE BASE LINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MIN. AND 170 PERCENT MAX. OF THE RAISED CHARACTER HEIGHT. (2016 CBC - 11B-703.2.8) TEXT SHALL BE IN A HORIZONTAL FORMAT. (2016 CBC - 11B-703.2.9)

3. BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH 2016 CBC SECTIONS 11B-703.3 AND 11B-703.4.

4. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 11B-703.3.1.

5. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH MIN. AND 1/2 INCH MAX. FORM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH MIN. FROM RAISED BORDERS OR DECORATIVE ELEMENTS. (2016 CBC - 11B-703.3.2)

6. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MIN. BY 18 INCHES MIN., CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. (2016 CBC - 11B-703.4.2). *EXCEPTION:* IN ALTERATIONS WHERE SIGN INSTALLATION LOCATIONS IDENTIFIED IN SECTION 11B-703.4.2 ARE OBSTRUCTED OR OTHERWISE UNAVAILABLE FOR SIGN INSTALLATION, SIGNS WITH TACTILE CHARACTERS SHALL BE PERMITTED ON THE PUSH SIDE OF DOORS WITH CLOSERS AND WITHOUT HOLD-OPEN DEVICES.

7. SIGNS THAT PROVIDE DIRECTION TO OR INFORMATION ABOUT INTERIOR AND EXTERIOR SPACES AND FACILITIES OF THE SITE SHALL COMPLY WITH 2016 CBC SECTION 11B-703.5.

8. VISUAL CHARACTERS SHALL COMPLY WITH 2016 CBC SECTION 11B-703.5.

9. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. (2016 CBC - 11B-703.5.1)

10. MINIMUM CHARACTER HEIGHT SHALL COMPLY THE TABLE 11B-703.5.5. VISUAL CHARACTERS SHALL BE 40 INCHES MIN. ABOVE THE FINISH FLOOR. (2016 CBC - 11B-703.5.6)

11. PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6 INCHES MIN.. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD.(2016 CBC - 11B-703.6.1)

12. PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD. (2016 CBC - 11B-703.6.2)

13. PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD. TEXT DESCRIPTORS SHALL COMPLY WITH 2016 CBC SECTIONS 11B-703.2, 11B-703.3 AND 11B-703.4. (11B-703.6.3)

14. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUNDS SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER A LIGHT SYMBOL ON A DARK FIELD OR A DARK SYMBOL ON A LIGHT FIELD. (2016 CBC - 11B-703.7.1)

15. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL COMPLY WITH FIGURES 11B-703.7.2.1. THE SYMBOL SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE COLOR BLUE SHALL APPROXIMATE FS 15090 IN FEDERAL STANDARD 595C. (2016 CBC - 11B-703.7.2.1).
EXCEPTIONS;
A. THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE OTHER COLORS PROVIDED THE SYMBOL CONTRAST IS LIGHT ON DARK OR DARK ON LIGHT.

B. ON THE ACCESSIBILITY FUNCTION BUTTON ON HALL CALL CONSOLES IN A DESTINATION-ORIENTED ELEVATOR SYSTEM THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A WHITE SYMBOL ON A BLACK BACKGROUND.

16. ENTRANCES TO TOILET ROOMS AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH SECTION 11B-703.7.2.6. (2016 CBC - 11B-216.8.1) WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO NOT COMPLY WITH 2016 CBC SECTION 11B-603, DIRECTIONAL SIGNS INDICATING THE LOCATION OF THE NEAREST TOILET ROOM OR BATHING ROOM COMPLYING WITH SECTION 11B-603 WITHIN THE FACILITY SHALL BE PROVIDED. THE SYMBOL SHALL BE MOUNTED AT 58 INCHES MIN. AND 60 INCHES MAX. ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED FORM THE CENTERLINE OF THE SYMBOL.(2016 CBC - 11B-216.8)

17. PUBLIC TTYs SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF TTY COMPLYING WITH 2016 CBC SECTION 11B-703.7.2.2.

18. DIRECTIONAL SIGNS INDICATING THE LOCATION OF THE NEAREST PUBLIC TTY SHALL BE PROVIDED AT ALL BANKS OF PUBLIC PAY TELEPHONES NOT CONTAINING A PUBLIC TTY. (2016 CBC - 11B-216.9.2)

19. EACH ASSEMBLY AREA REQUIRED BY SECTION 1B-219 TO PROVIDE ASSISTED LISTENING SYSTEMS SHALL PROVIDE SIGNS INFORMING PATRONS OF THE AVAILABILITY OF THE LISTENING SYSTEM. THE SIGN SHALL INCLUDE WORDING THAT STATES *"ASSISTIVE-LISTENING SYSTEM AVAILABLE"* AND SHALL BE POSTED IN A PROMINENT PLACE AT OR NEAR THE ASSEMBLY AREA ENTRANCE. ASSISTED LISTENING SIGNS SHALL COMPLY WITH 2016 CBC SECTION 11B-703.5 AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESS FOR THE HEARING LOSS COMPLYING WITH 2016 CBC SECTION 11B-703.7.2.4. (11B-216.10)

ELECTRICAL

1. FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISIBLE ALARMS COMPLYING WITH NFPA 72 AND CHAPTER 9, SECTIONS 907.5.2.1 AND 907.5.2.3. (11B-702).

2. VISIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 907.5.2.3.1 THROUGH 907.5.2.3.5.

3. VISIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED IN PUBLIC USE AREA AND COMMON USE AREAS, INCLUDING BUT NOT LIMITED TO: (907.5.2.3.1)

A) SANITARY FACILITIES INCLUDING RESTROOMS, BATHROOMS AND SHOWER ROOMS
B) CORRIDORS
C) OCCUPIED ROOMS WHERE AMBIENT NOISE IMPAIRS HEARING OF THE FIRE ALARM
D) LOBBIES
E) MULTIPURPOSE ROOMS
F) MEETING ROOMS
G) CLASSROOMS

4. CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING, AND VENTILATING EQUIPMENT SHALL COMPLY WITH SECTION 11B-308 EXCEPT THE LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX. (11B-308.1.1)

5. ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL COMPLY WITH SECTION 11B-308 EXCEPT THE LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX. (11B-308.1.2)

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Seal / Signature

Project Name
EXISTING AWNING STRUCTURAL UPGRADES + PATIO SECURITY IMPROVEMENTS

Project Number
01.3727.000

Description
ACCESSIBILITY NOTES

Scale
12" = 1'-0"

A0.16

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DOOR HARDWARE GROUP AG

HARDWARE	MANUFACTURER	SPECIFICATION
ELECTRIC HINGE	HAGER	BB1199 x ETW-4, US32D
ELECTRIC PANIC	VON DUPRIN	EL 99 Series, Concealed vertical Rod Device, US32D, W/ Floors trick, Fail Secure
CARD READER	BY SECURITY	SEE SECURITY DRAWINGS

DOOR HARDWARE GROUP GA

HARDWARE	MANUFACTURER	SPECIFICATION
ELECTRIC HINGE	HAGER	BB1199 x ETW-4, US32D
ELECTRIC PANIC	VON DUPRIN	EL 99 Series, Concealed vertical Rod Device, US32D, W/ Floors trick, Fail Secure
SOUNDER	BY SECURITY	SEE SECURITY DRAWINGS

DOOR HARDWARE GROUP BJ

HARDWARE	MANUFACTURER	SPECIFICATION
ELECTRIC HINGE	HAGER	BB1199 X ETW-4, US32D
PULLS	ROCKWOOD	RM3300- MEGATREK- STRAIGHT PULL- FLAT ENDS
CARD READER (ON EXTERIOR)	BY SECURITY	SEE SECURITY DRAWINGS
DOOR OPERATOR, FAIL SAFE	BY SECURITY	SEE SECURITY DRAWINGS
ADA ACTUATOR	BY SECURITY	SEE SECURITY DRAWINGS

DOOR HARDWARE GROUP BJ.1

HARDWARE	MANUFACTURER	SPECIFICATION
ELECTRIC HINGE	HAGER	EXISTING
PULLS	ROCKWOOD	EXISTING
CARD READER (ON EXTERIOR)	BY SECURITY	EXISTING
DOOR OPERATOR, FAIL SAFE	BY SECURITY	SEE SECURITY DRAWINGS
ADA ACTUATOR	BY SECURITY	SEE SECURITY DRAWINGS

DOOR HARDWARE SCHEDULE

	DOOR ASSEMBLY								
				DIMENSIONS					
TYPE MARK	NUMBER	LOCATION	TYPE	WIDTH	HEIGHT	FINISH	HARDWARE GROUP	CARD READER	NOTES
A	1	GATE		4'- 0"	5'-6"	MATCH EXISTING, PT-01	AG	1	SEE DIVISION 08.71.00
B	1	GATE		4'- 0"	5'-6"	MATCH EXISTING, PT-01	AG	1	SEE DIVISION 08.71.00
C	1	GATE		4'- 0"	5'-6"	MATCH EXISTING, PT-01	GA	0	SEE DIVISION 08.71.00
D	1	ENTRY DOORS		6'-0"	7'-6"	MATCH EXISTING, PT-03	BJ	1	SEE DIVISION 08.71.00
E	1	ENTRY DOORS		6'-0"	7'-6"	MATCH EXISTING, PT-03	BJ.1	1	SEE DIVISION 08.71.00

DOOR SCHEDULE

Lighting Fixture Schedule

Mark	Count	ModelNumber	Manufacturer	Assembly Description
LT-01	17	ACL-3	A LIGHT	SURFACE-MOUNTED 10' LONG LINEAR LIGHT FIXTURE, STANDARD RAL TO MATCH EXISTING AWNING

LIGHT FIXTURE SCHEDULE

FINISH SCHEDULE

CODE	MASTER SPEC SECTION	DESCRIPTION	LOCATION	MANUFACTURER	MODEL NAME	MODEL NUMBER	SIZE	COLOR	FINISH	REMARKS	CONTACT
GL-01	10 73 00	16MM LAMINATED GLASS	AWNING	NOVUM STRUCTURES	ECG	CUSTOM	16MM THICK	65 - 80% OPACITY	CLEAR TEMPERED GLASS WITH INTERLAYER	PROVIDE MOCKUP	ROSS DEETER; 510-277-2621, ROSS.DEETER@NOVUMSTRUCTURES.COM
GL-01- ALT	10 73 00	32MM INSULATED GLASS	AWNING	ROWE FENESTRATION	INTERSKY	CUSTOM	16MM THICK	65 - 80% OPACITY	CLEAR TEMPERED GLASS WITH LOW E COATING CLEAR TEMPERED GLASS WITH INTERLAYER	PROVIDE MOCKUP	CHRIS ROWE; 512-914-6865, CHRIS@ROWEFEN.COM
PT-01	05 05 13	PAINT TO MATCH EXISTING	FENCES, GATES, MESH	TBD				MATCH EXISTING	MATCH EXISTING, 3 COAT FLUOR POLYMER COATING		
PT-02	05 05 13	PAINT AT AWNING	MT-02 AND GL-01 ATTACHMENT BRACKETS	RAL POWDER COAT				TBD	3 COAT FLUOR POLYMER COATING		
PT-03	09 91 13	PAINT AT DOORS	BUILDING ENTRY DOORS	TBD				MATCH EXISTING	MATCH EXISTING		
CC-01	03 30 53	CAST IN PLACE CONCRETE	STAIR AND RAMP	TBD				MATCH EXISTING	MATCH EXISTING		
CC-02	09 30 13	STONE COUNTER WITH PLYWOOD SUBTOP	PATIO WEST SECTION EATING COUNTER	NEOLITH			12 mm THICK	TO MATCH ARCHITECT SAMPLE	SATIN		
MT-01	05 70 00	DIAMOND PLATE STAINLESS STEEL TO MATCH EXISTING	NEW STAIR & NEW RAMP	TBD				MATCH EXISTING	MATCH EXISTING		
MT-02	07 41 13	CORRUGATED METAL PANELS	AWNING	MORIN/ KINGSPAN			SSD	PT-02	3 COAT FLUOR POLYMER COATING		

FINISH SCHEDULE

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Seal / Signature

Project Name

EXISTING AWNING STRUCTURAL UPGRADES + PATIO SECURITY IMPROVEMENTS

Project Number

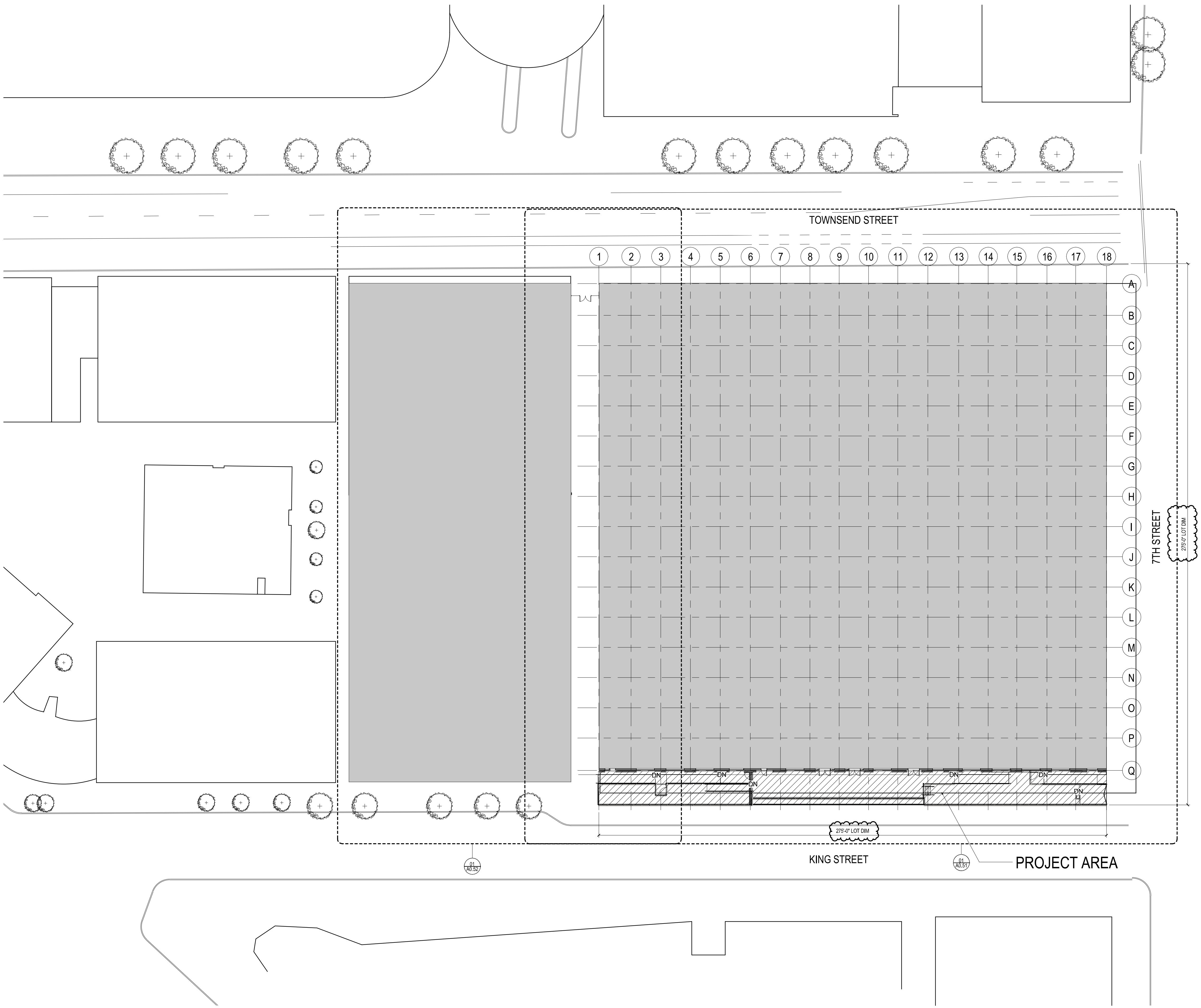
01.3727.000

Description

SCHEDULES

Scale

A0.17



SHEET NOTES

LEGEND

- AREA NIC
- AREA OF WORK

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Project Name

EXISTING AWNING STRUCTURAL UPGRADES + PATIO SECURITY IMPROVEMENTS

Project Number

01.3727.000

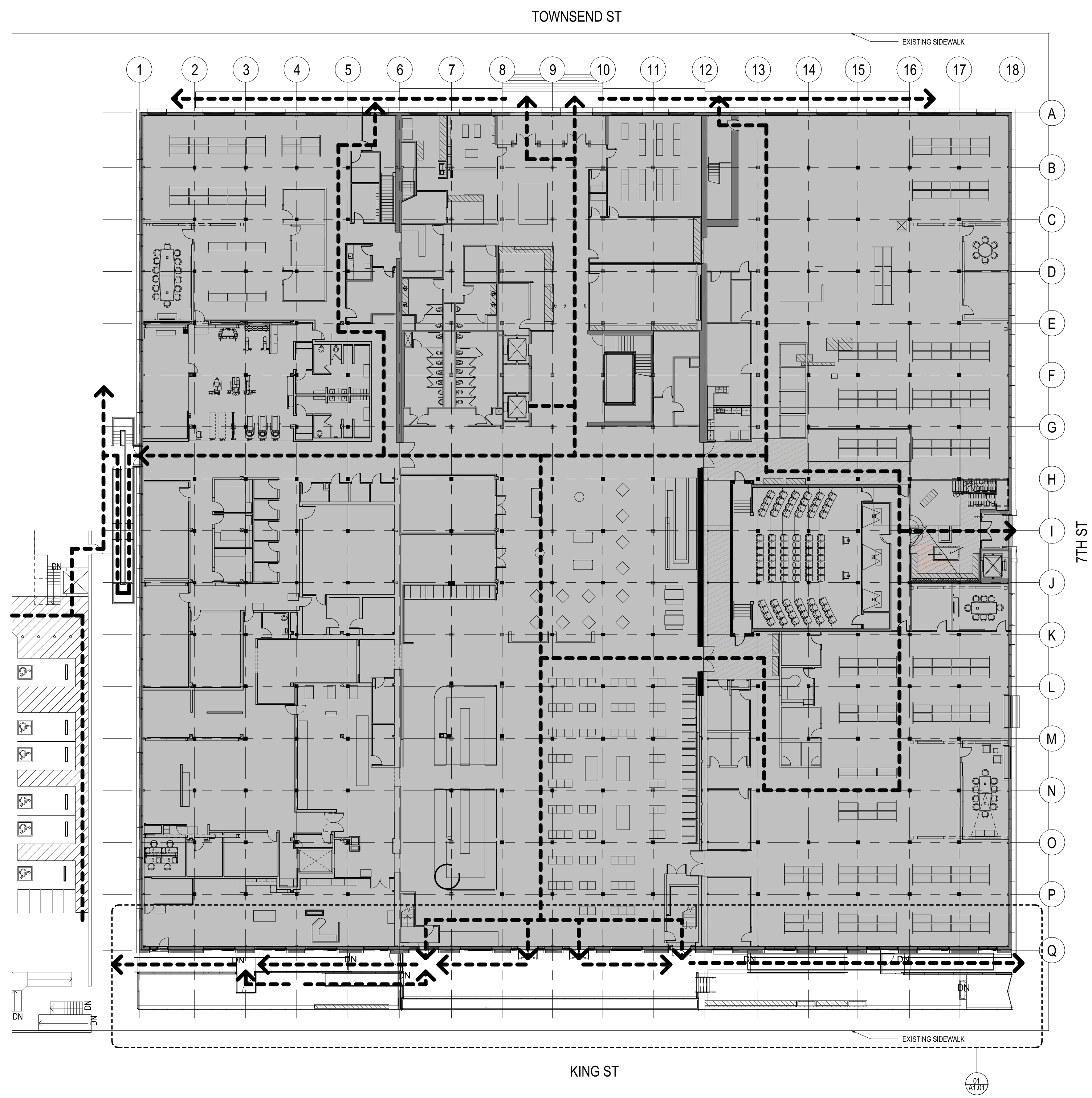
Description

SITE KEY PLAN

Scale

As indicated

A0.50



ACCESSIBLE PATH OF TRAVEL LEVEL 01

SCALE: 1/16" = 1'-0"

01

GENERAL NOTES

AREA NIC

AREA OF WORK

A. PROVIDE NO SMOKING SIGNS THAT PROHIBIT SMOKING IN BUILDINGS AND OUTDOOR AREAS FOR SMOKING WITHIN 25 FEET OF BUILDING ENTRIES, AIR INTAKES & OPERABLE WINDOWS

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EXISTING AWNING STRUCTURAL UPGRADES + PATIO SECURITY IMPROVEMENTS

Project Number

01.3727.000

Description

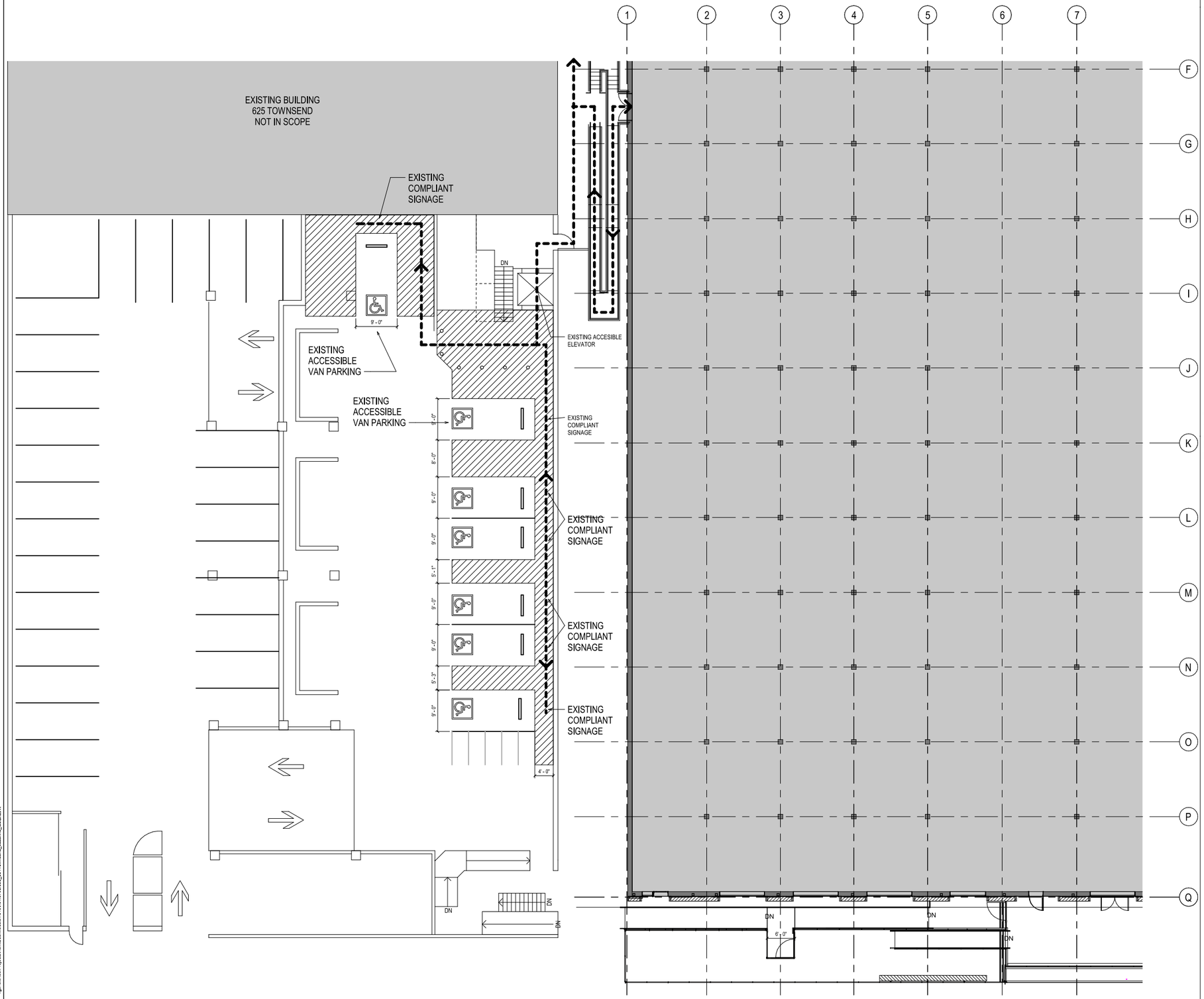
ACCESSIBILITY PATH OF TRAVEL - BUILDING PLAN

Scale

As indicated

N

A0.51



ACCESIBLE PATH OF TRAVEL - PARKING
SCALE: 1/8" = 1'-0"

01

SHEET NOTES

GENERAL NOTES

AREA NIC

AREA OF WORK

PARKING GARAGE DATA

TOTAL SPACES	296
REQUIRED ACCESSIBLE SPACES	7
SPACES PROVIDED	7
REQUIRED ACCESSIBLE VAN SPACES	2
SPACES PROVIDED	2

N

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Description
ACCESSIBLE PATH OF TRAVEL - PARKING

Scale
1/8" = 1'-0"

A0.52

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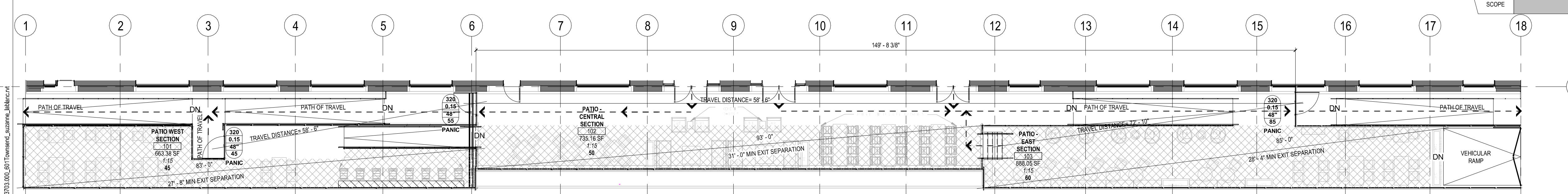
ROOM NUMBER	ROOM NAME	AREA	OCCUPANCY (1:15)	OCCUPANTS
Net				
101	PATIO WEST SECTION	663.38 SF	15.00 SF	45
102	PATIO - CENTRAL SECTION	735.16 SF	15.00 SF	50
103	PATIO - EAST SECTION	888.05 SF	15.00 SF	60
Grand total: 3		2,286.59 SF		**155**

TOTAL NUMBER OF OCCUPANTS EXITING = 155
EXIT DOOR WIDTH PROVIDED = 144" (3 GATES AT 48" EACH)
EGRESS WIDTH W/ SPRINKLER SYSTEM(BASED ON TABLE 1005.1) 144/ 0.15 = 960 > 155

OCCUPANCY CALCULATIONS

PROJECT SCOPE



EGRESS & OCCUPANCY - PATIO

SCALE: 1/8" = 1'-0"

01

LEGEND

OCCUPANCY TYPE FILLS

A-3: Unconcentrated Assembly (Tables & Chairs)

Calculating...

10'

COMMON PATH OF TRAVEL

TRAVEL DISTANCE

POINT OF EGRESS

ROOM NAME	**ROOM NAME**
101	ROOM NUMBER
999999	ROOM AREA
1:100	*SF/OCCUPANT*
267	*OCCUPANTS SERVED*
180	OCCUPANT CAPACITY
.2"	OCCUPANT CAPACITY FACTOR
36"	EGRESS COMPONENT WIDTH
110	OCCUPANTS SERVED
PANIC	PANIC HARDWARE REQUIRED

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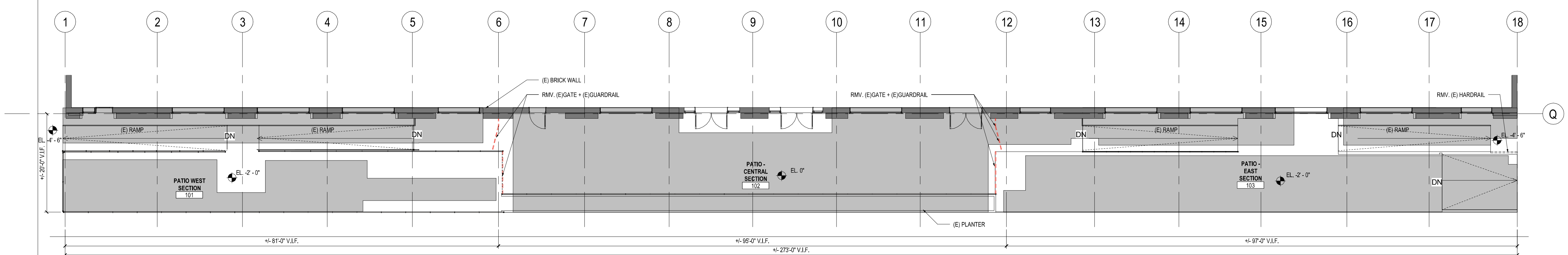
Project Name
EXISTING AWNING STRUCTURAL UPGRADES + PATIO SECURITY IMPROVEMENTS

Project Number
01.3727.000

Description
EGRESS & OCCUPANCY - PATIO

Scale
As indicated

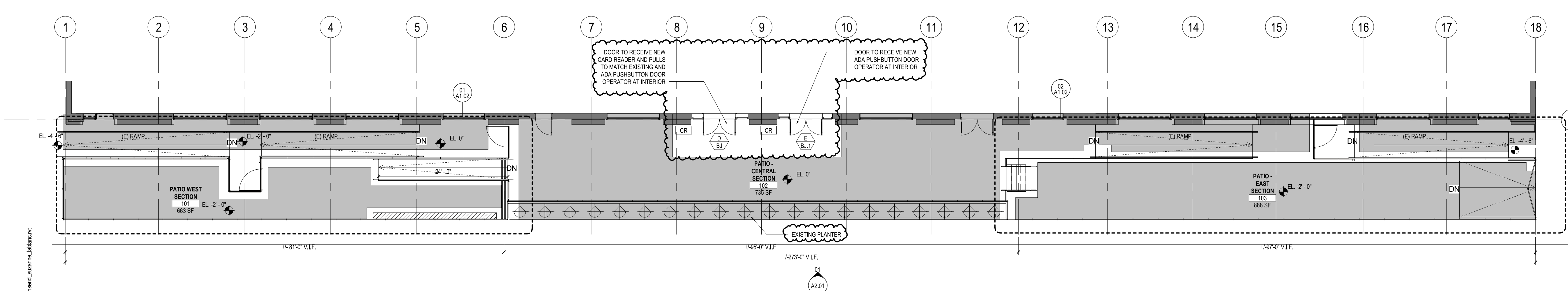
A0.53



DEMOLITION PLAN - LEVEL 01 - PATIO

SCALE: 1/8" = 1'-0"

02



CONSTRUCTION PLAN - LEVEL 01 - PATIO

SCALE: 1/8" = 1'-0"

01

GENERAL NOTES

A. SEE A0 SHEET SERIES FOR SYMBOLS, ABBREVIATIONS, GENERAL NOTES & TYPICAL MOUNTING LOCATIONS, HEIGHTS AND ALIGNMENTS.
B. GC TO VERIFY LIMITS OF DEMOLITION SCOPE WITH NEW CONSTRUCTION SCOPE PRIOR TO COMMENCING WORK.
C. SEE CONSULTANT AND VENDOR DRAWINGS FOR RELATED SCOPE OF WORK AND ADDITIONAL INFORMATION. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE ON LOCATION OF DEVICES.
D. ALL EXPOSED STEEL TO BE HOT GALVANIZED WEATHER PROOF FOR EXTERIOR APPLICATION
E. FOR ALL NON-MORTISE LOCK ELECTRIFIED DOORS, THE SECURITY INTEGRATOR WILL PROVIDE THE DOOR CONTACTS AND CARD READERS
F. FOR ALARMED DOOR, THE SECURITY INTEGRATOR WILL PROVIDE THE DOOR CONTACT AND SOUNDER (IF REQUIRED)
G. NEW GAURDRAILS TO MATCH EXISTING GAURDRAILS.
H. PAINT ALL NEW GAURDRAILS AND WOVEN-WIRE MESH TO MATCH EXISITING.
I. ALL EXPOSED STEEL TO BE HOT GALVANIZED WEATHER PROOF FOR EXTERIOR APPLICATION.

LEGEND

- AREA NIC - EXISTING TO REMAIN
- MILLWORK
- CR — CARD READER
- B / AG — DOOR TAG
- 1234 — ROOM TAG
- 1 — COLUMN GIRD REFERENCE NUMBER
- COLUMN GRID LINES AND REFERENCE NUMBER
- ELEVATION - BUILDING
- 1 / AX.XX SIM — SECTION - BUILDING
- XXXX / AXX.XX Ref — CALLOUT

N

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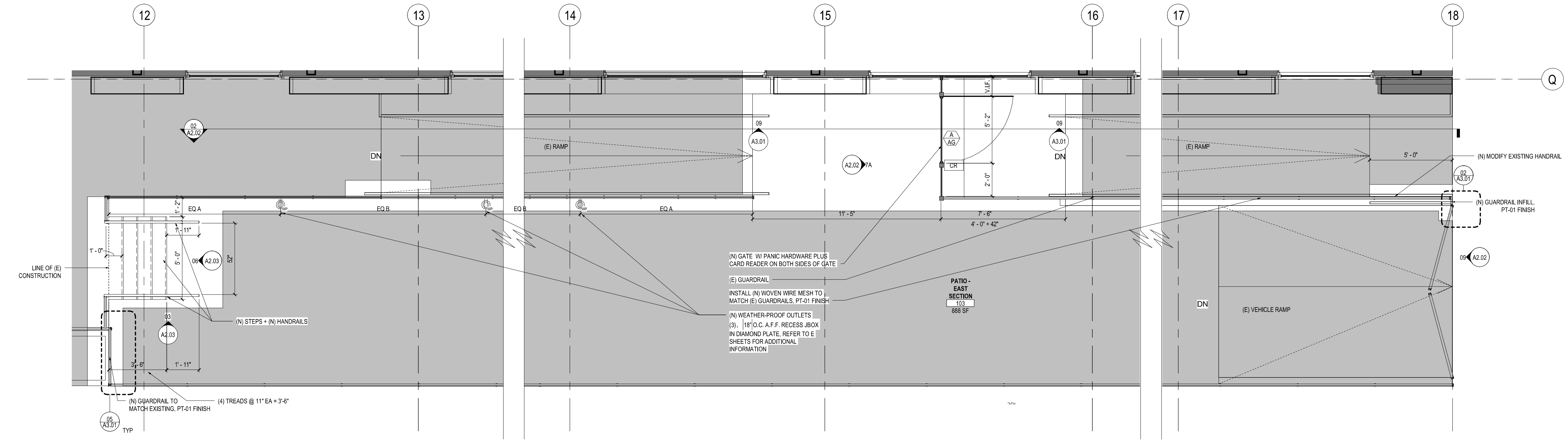
Description
PATIO PLANS

Scale
1/8" = 1'-0"

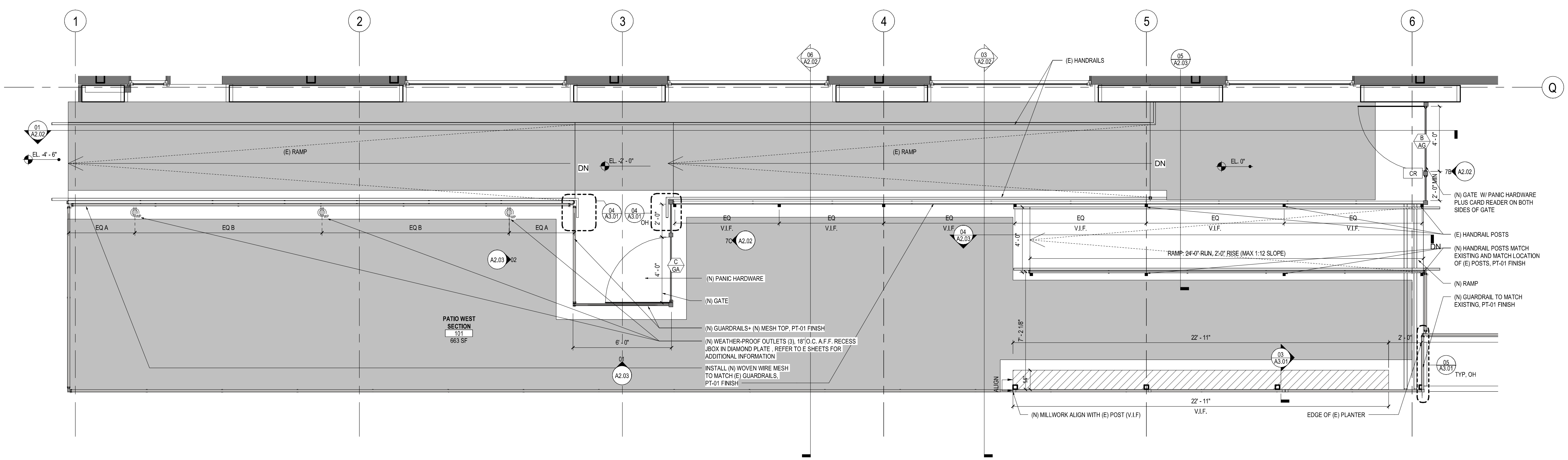
A1.01



CONSTRUCTION PLAN - LEVEL 01 - PATIO - EAST SECTION

SCALE: 3/8" = 1'-0"

02



CONSTRUCTION PLAN - LEVEL 01 - PATIO WEST SECTION

SCALE: 3/8" = 1'-0"

01

GENERAL NOTES

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D. ALL EXPOSED STEEL TO BE HOT GALVANIZED WEATHER PROOF FOR EXTERIOR APPLICATION
E. FOR ALL NON-MORTISE LOCK ELECTRIFIED DOORS, THE SECURITY INTEGRATOR WILL PROVIDE THE DOOR CONTACTS AND CARD READERS
F. FOR ALARMED DOOR, THE SECURITY INTEGRATOR WILL PROVIDE THE DOOR CONTACT AND SOUNDER (IF REQUIRED)

LEGEND

- AREA NIC - EXISTING TO REMAIN
- MILLWORK
- CR — CARD READER
- B/AG — DOOR TAG
- 1234 — ROOM TAG
- COLUMN GIRD REFERENCE NUMBER
- COLUMN GRID LINES AND REFERENCE NUMBER
- ELEVATION - BUILDING
- SECTION - BUILDING
- XXXX/AXX.XX Ref — CALLOUT

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Project Number
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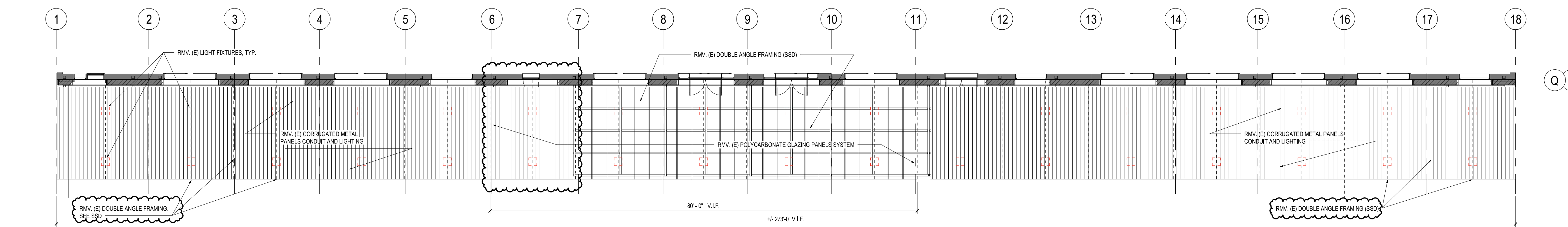
Description
PATIO ENLARGED PLANS

Scale
As indicated

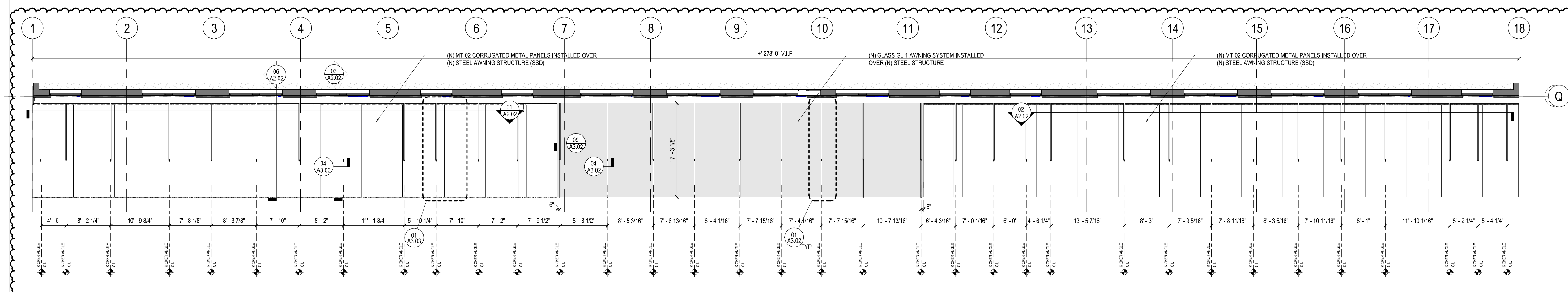
A1.02



DEMO REFLECTED CEILING PLAN - AWNING

SCALE: 1/8" = 1'-0"

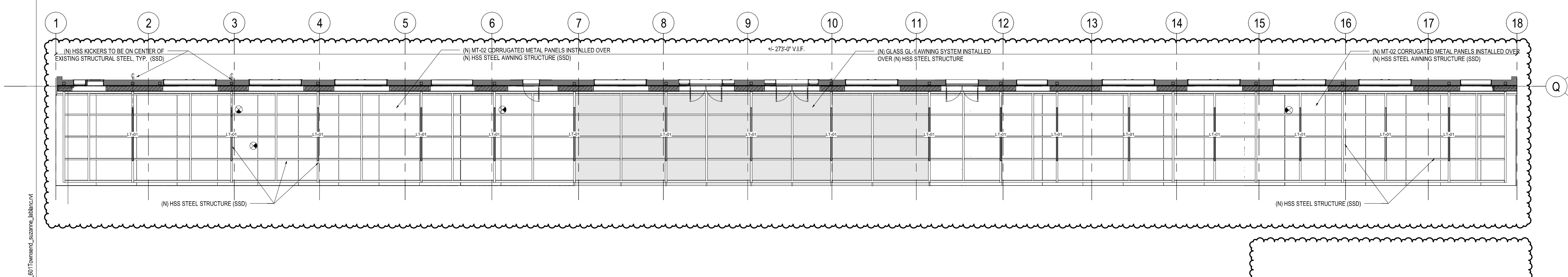
03



CONSTRUCTION PLAN - AWNING

SCALE: 1/8" = 1'-0"

02



REFLECTED CEILING PLAN - AWNING

SCALE: 1/8" = 1'-0"

01

GENERAL NOTES

A. SEE A0 SHEET SERIES FOR SYMBOLS, ABBREVIATIONS, GENERAL NOTES & TYPICAL MOUNTING LOCATIONS, HEIGHTS AND ALIGNMENTS.
B. GC TO VERIFY LIMITS OF DEMOLITION SCOPE WITH NEW CONSTRUCTION SCOPE PRIOR TO COMMENCING WORK.
C. SEE CONSULTANT AND VENDOR DRAWINGS FOR RELATED SCOPE OF WORK AND ADDITIONAL INFORMATION. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE ON LOCATION OF DEVICES.
D. ALL EXPOSED STEEL TO BE HOT GALVANIZED WEATHER PROOF FOR EXTERIOR APPLICATION
E. FOR ALL NON-MORTISE LOCK ELECTRIFIED DOORS, THE SECURITY INTEGRATOR WILL PROVIDE THE DOOR CONTACTS AND CARD READERS
F. FOR ALARMED DOOR, THE SECURITY INTEGRATOR WILL PROVIDE THE DOOR CONTACT AND SOUNDER (IF REQUIRED)

N

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Seal / Signature

Project Name
EXISTING AWNING STRUCTURAL UPGRADES + PATIO SECURITY IMPROVEMENTS

Project Number
01.3727.000

Description
AWNING PLANS

Scale
1/8" = 1'-0"

A1.04

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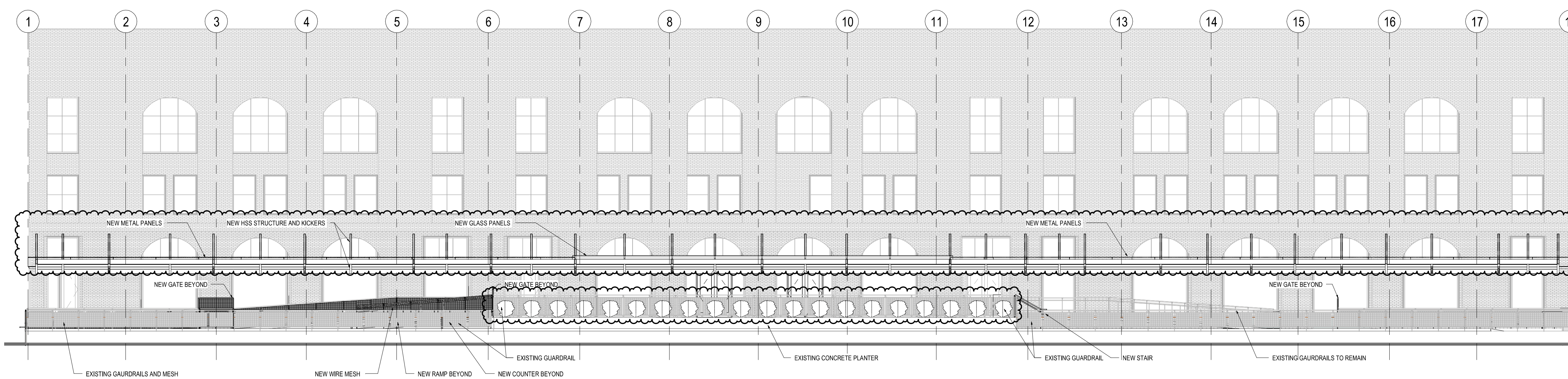

BUILDING ELEVATION - PATIO
SCALE: 1/8" = 1'-0"

01

GENERAL NOTES

A. SEE A0 SHEET SERIES FOR SYMBOLS, ABBREVIATIONS, GENERAL NOTES & TYPICAL MOUNTING LOCATIONS, HEIGHTS AND ALIGNMENTS.
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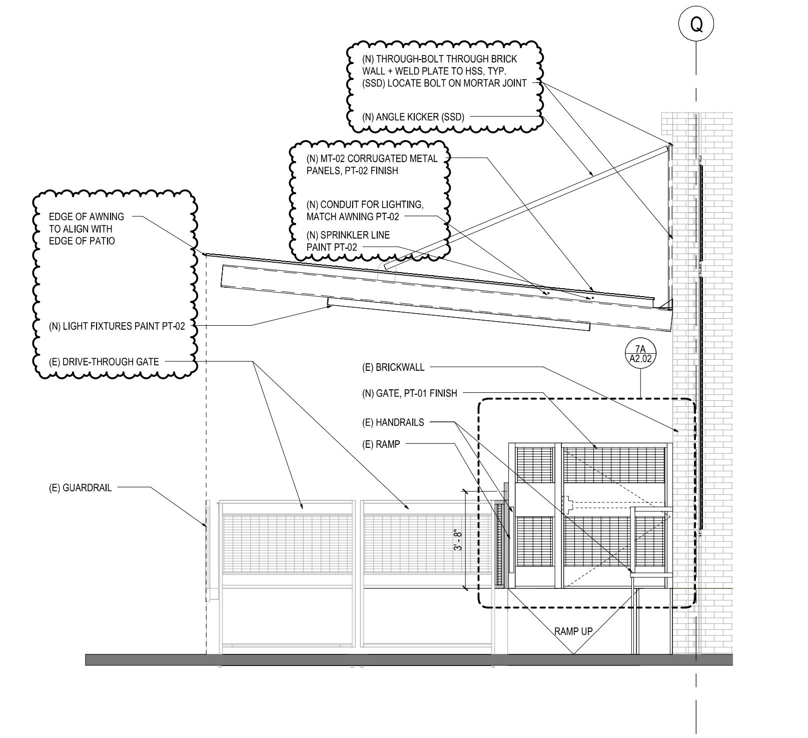
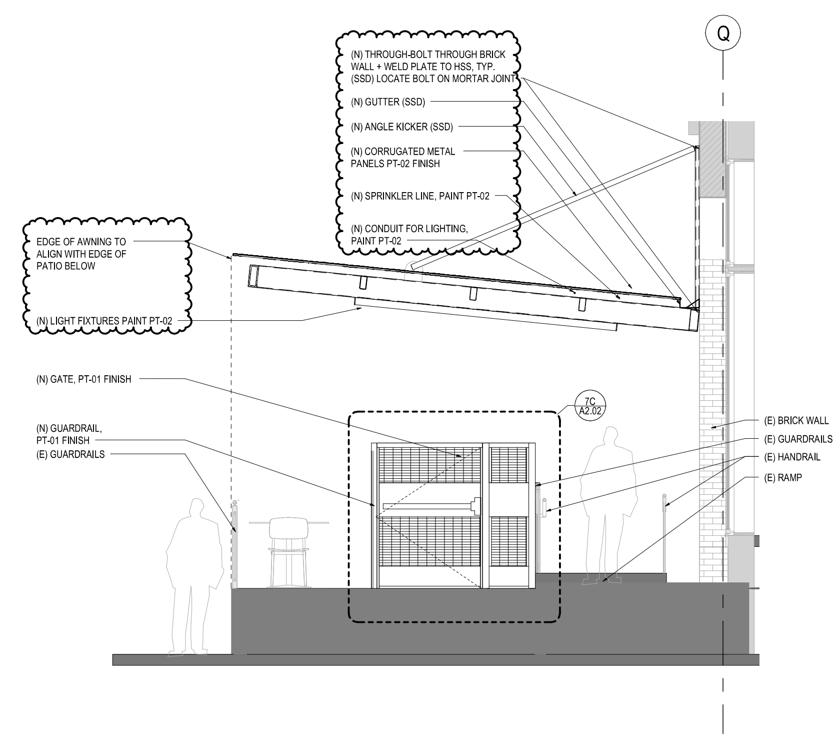
Description
PATIO ELEVATION

Scale
1/8" = 1'-0"

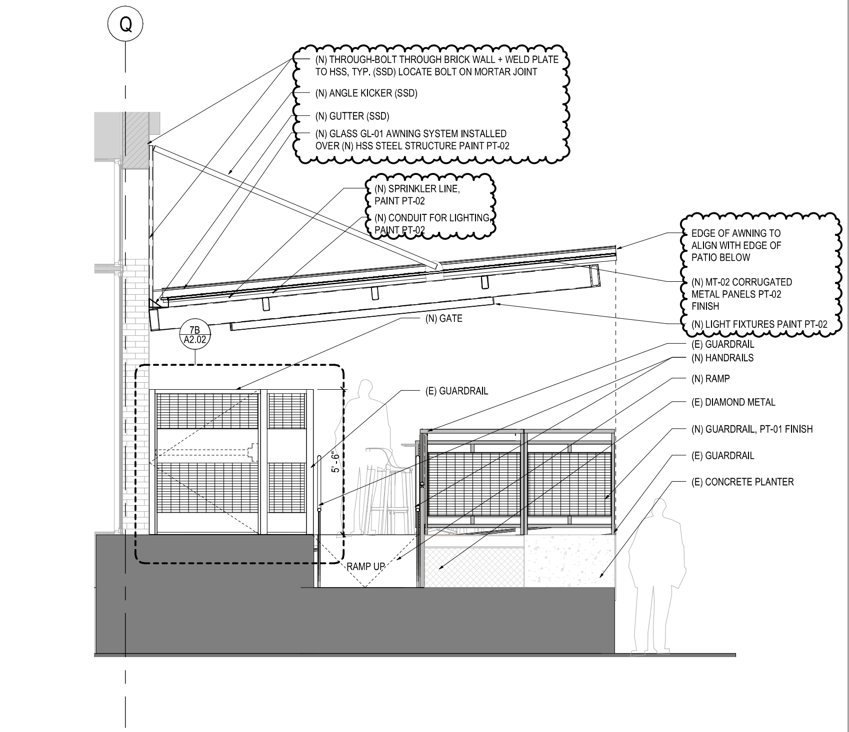
A2.01



ELEVATION - PATIO, EAST ENTRANCE 09
SCALE: 3/8" = 1'-0"



SECTION 4 - PATIO 06
SCALE: 3/8" = 1'-0"



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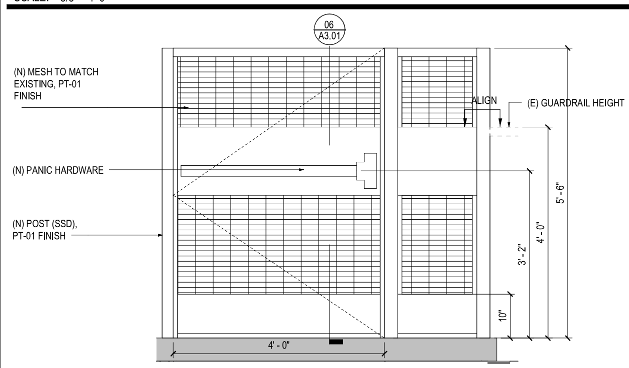
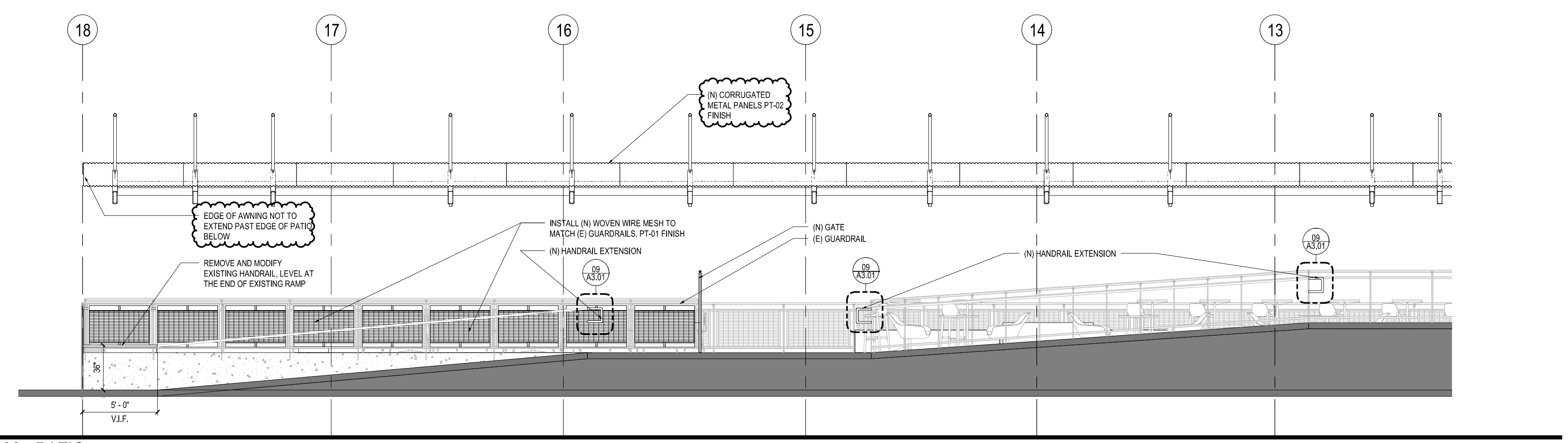


WEST GATE ELEVATION 7C
SCALE: 3/4" = 1'-0"



SECTION 02 - PATIO 02
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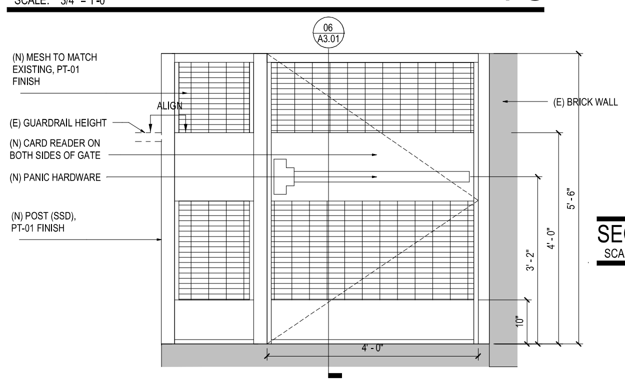
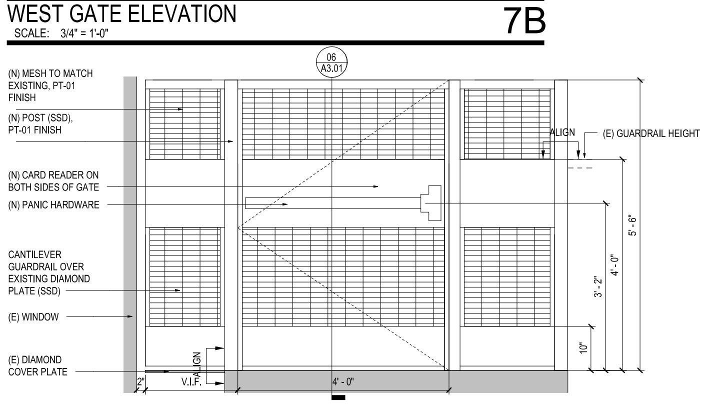
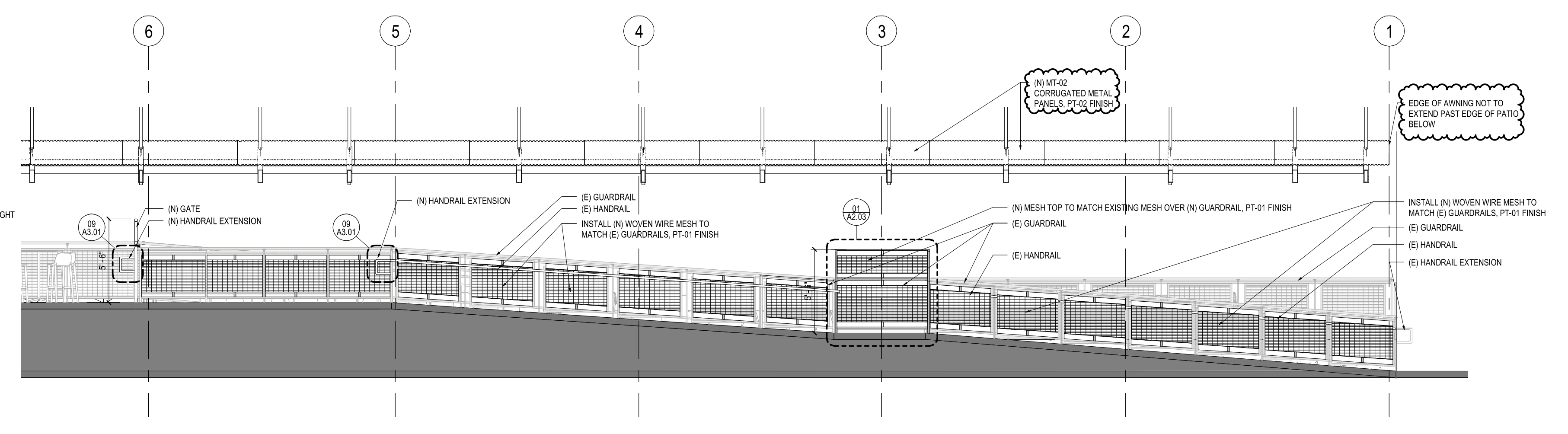


WEST GATE ELEVATION 7B
SCALE: 3/4" = 1'-0"



EAST GATE ELEVATION 7A
SCALE: 3/4" = 1'-0"



SECTION 01 - PATIO 01
SCALE: 1/4" = 1'-0"

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Project Number
01.3727.000

Description
PATIO ELEVATIONS + SECTIONS

Scale
As indicated

A2.02

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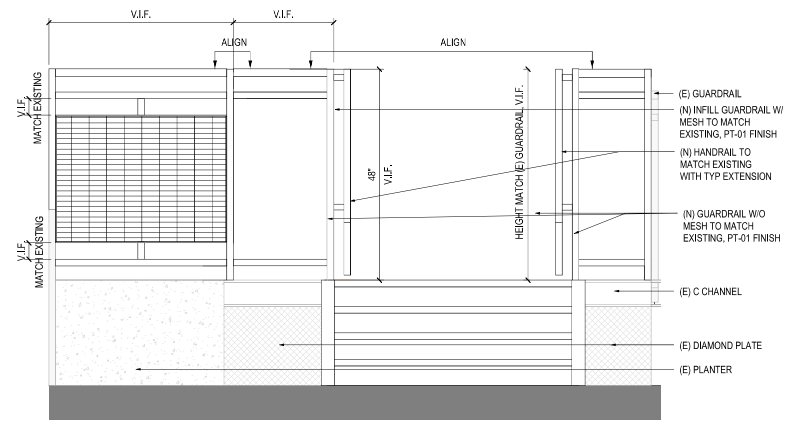
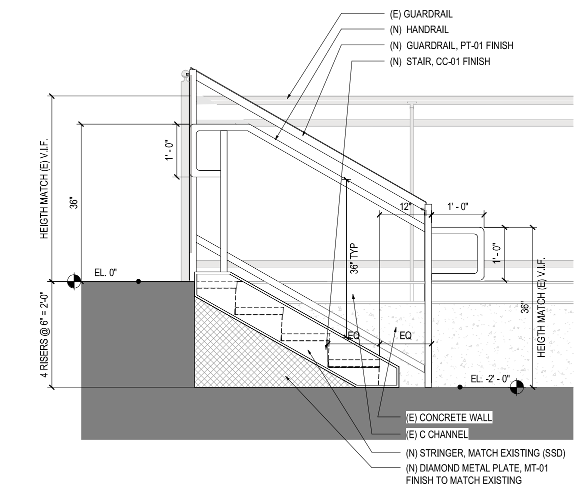
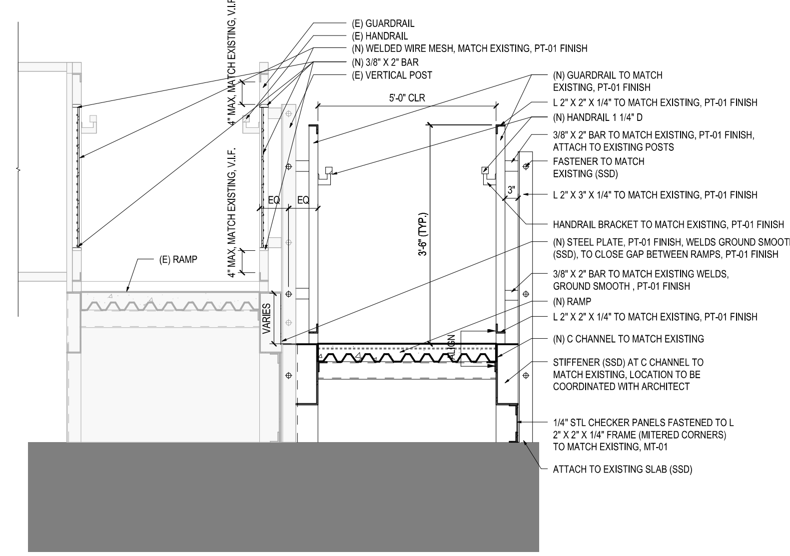


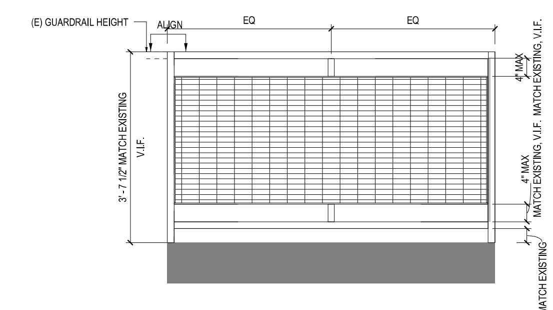
STAIR ELEVATION - WEST 06
SCALE: 3/4" = 1'-0"



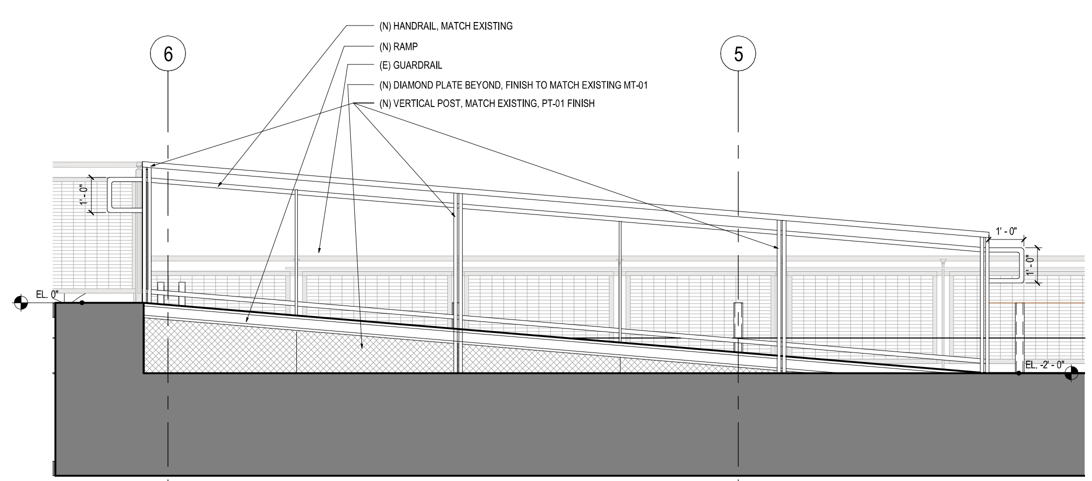
STAIR ELEVATION - NORTH 03
SCALE: 3/4" = 1'-0"



RAMP SECTION - GUARDRAIL 05
SCALE: 3/4" = 1'-0"

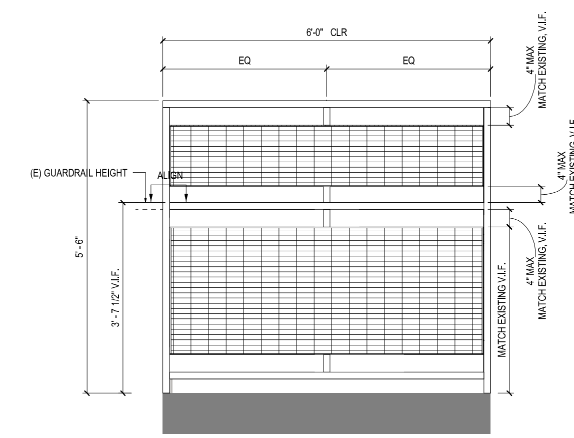


NEW GUARDRAIL ELEVATION 02
SCALE: 3/4" = 1'-0"



NOTE: MIRROR SECTION OPPOSITE SIDE OF RAMP

NEW WEST RAMP SECTION 04
SCALE: 1/2" = 1'-0"



NEW GUARDRAIL WITH TOP EXTENSION ELEVATION 01
SCALE: 3/4" = 1'-0"

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PATIO ELEVATIONS + SECTIONS

Scale
As indicated

A2.03

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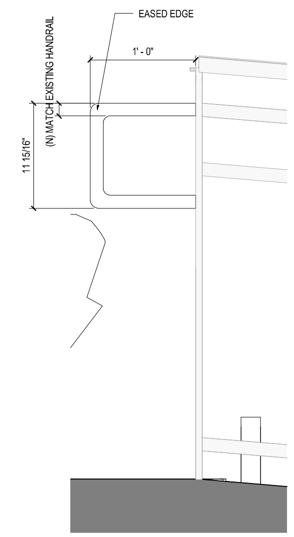
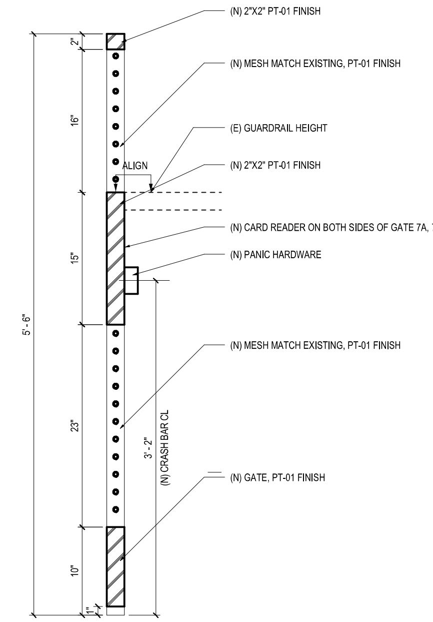
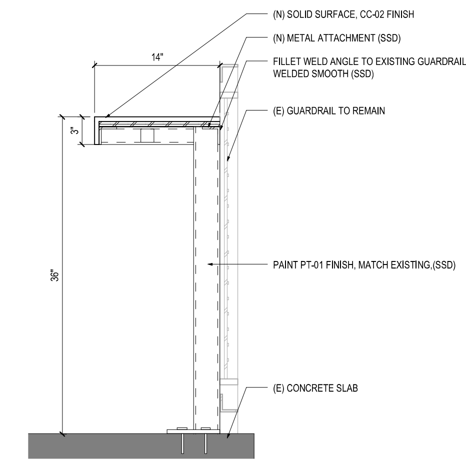


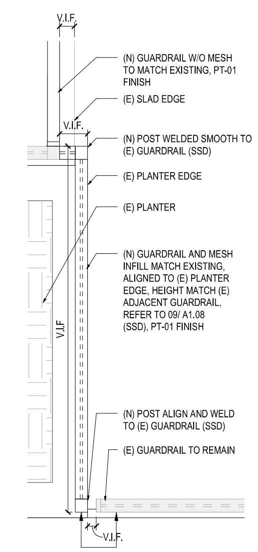
TYP. RAILING EXTENSION 09
SCALE: 1 1/2" = 1'-0"



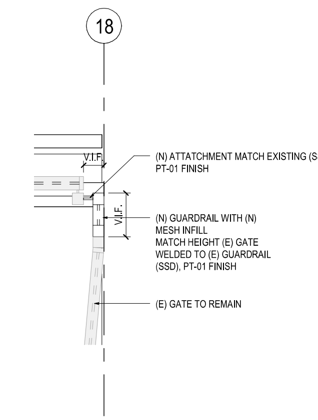
NEW GATE SECTION 06
SCALE: 1 1/2" = 1'-0"



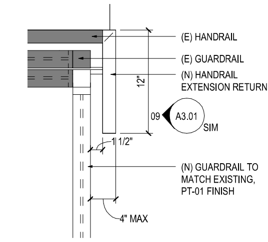
MILLWORK ATTACHMENT 03
SCALE: 1 1/2" = 1'-0"



GUARDRAIL PLAN DETAIL 05
SCALE: 1 1/2" = 1'-0"



EAST GATE - GUARDRAIL INFILL PLAN DETAIL 02
SCALE: 1 1/2" = 1'-0"



HANDRAIL RETURN DETAIL 04
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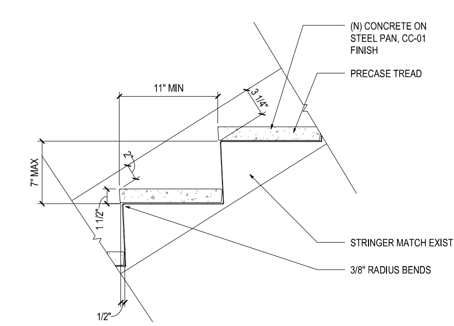

TREAD / RISER CONSTRUCTION 01
SCALE: 1 1/2" = 1'-0"

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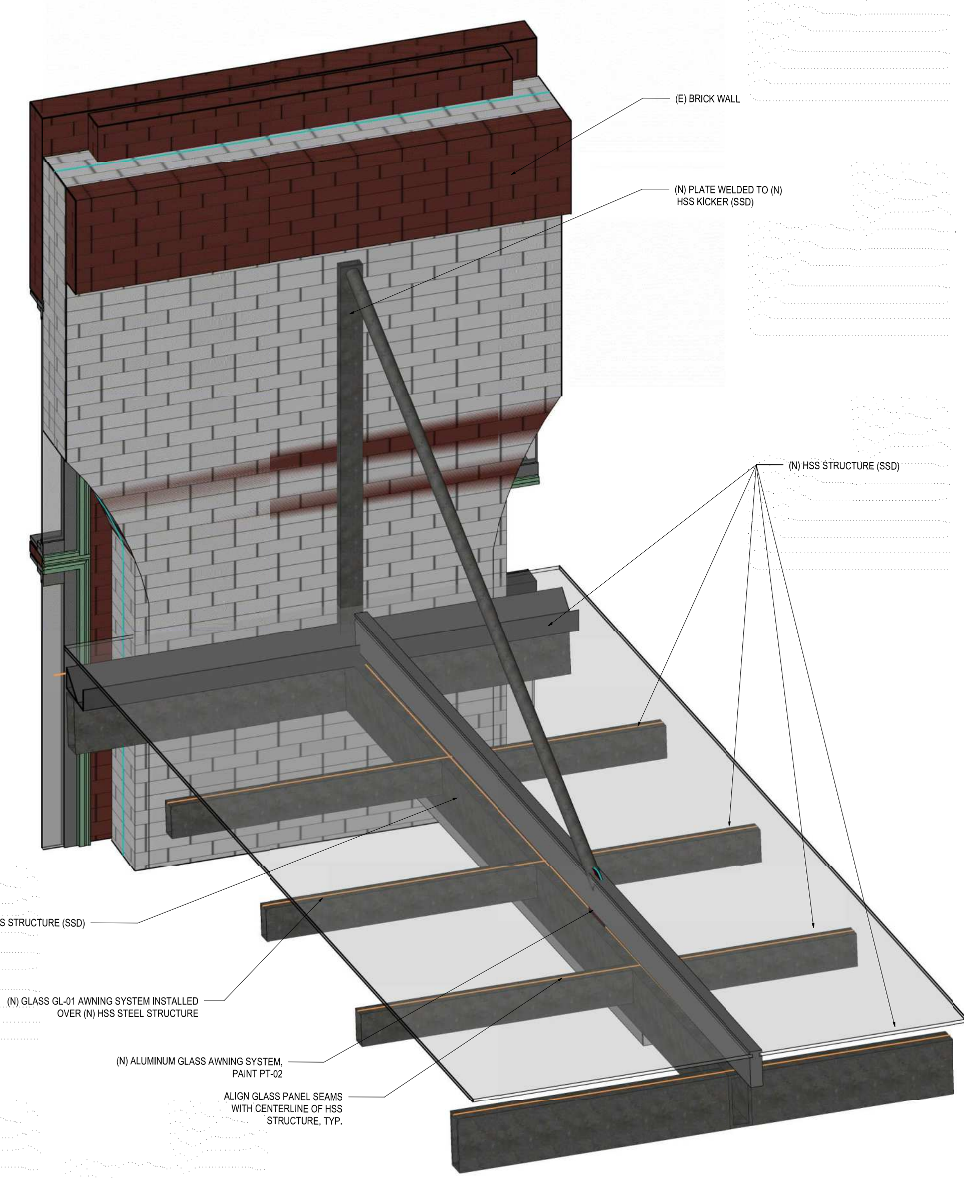
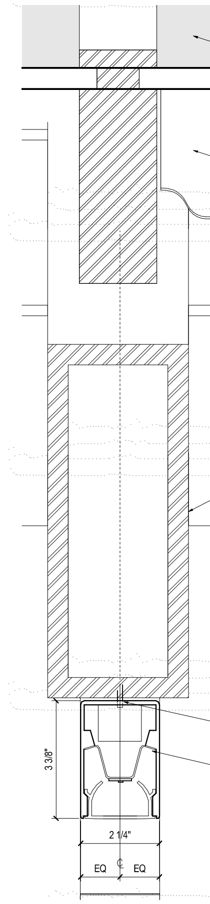
Description
DETAILS

Scale
1 1/2" = 1'-0"

A3.01



AWNING DETAIL AXON-GL-01ALT 07
SCALE:



LIGHT FIXTURE MOUNTING DETAIL 09
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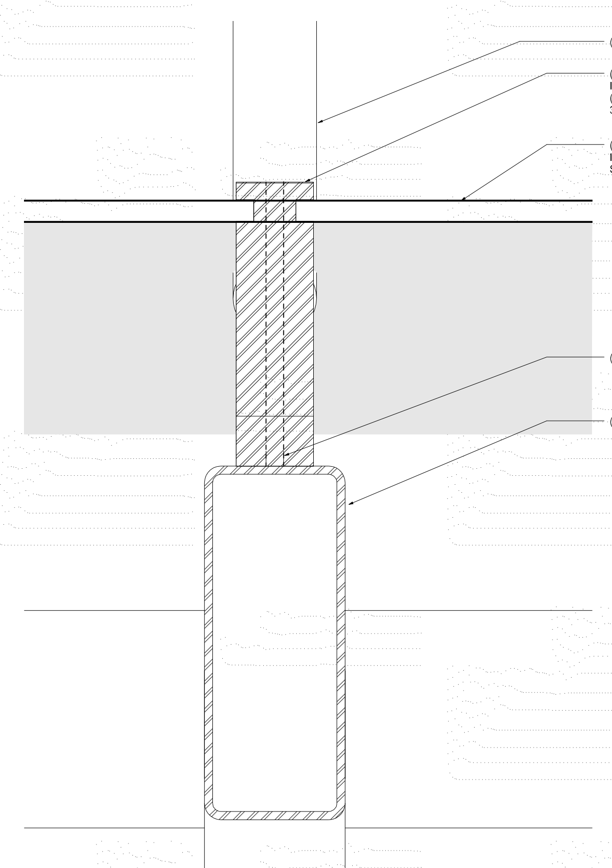
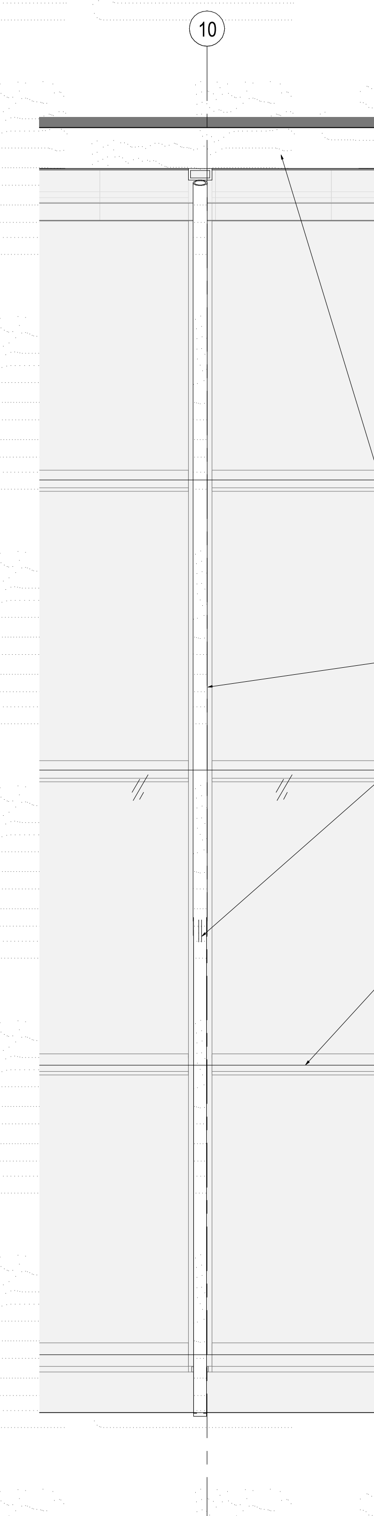


GL-01 ALT AWNING SYSTEM @ HSS KICKERS & PANEL JOINT 04
SCALE: 6" = 1'-0"



GL-01 ALT AWNING PLAN DETAIL TYP. 01
SCALE: 1" = 1'-0"

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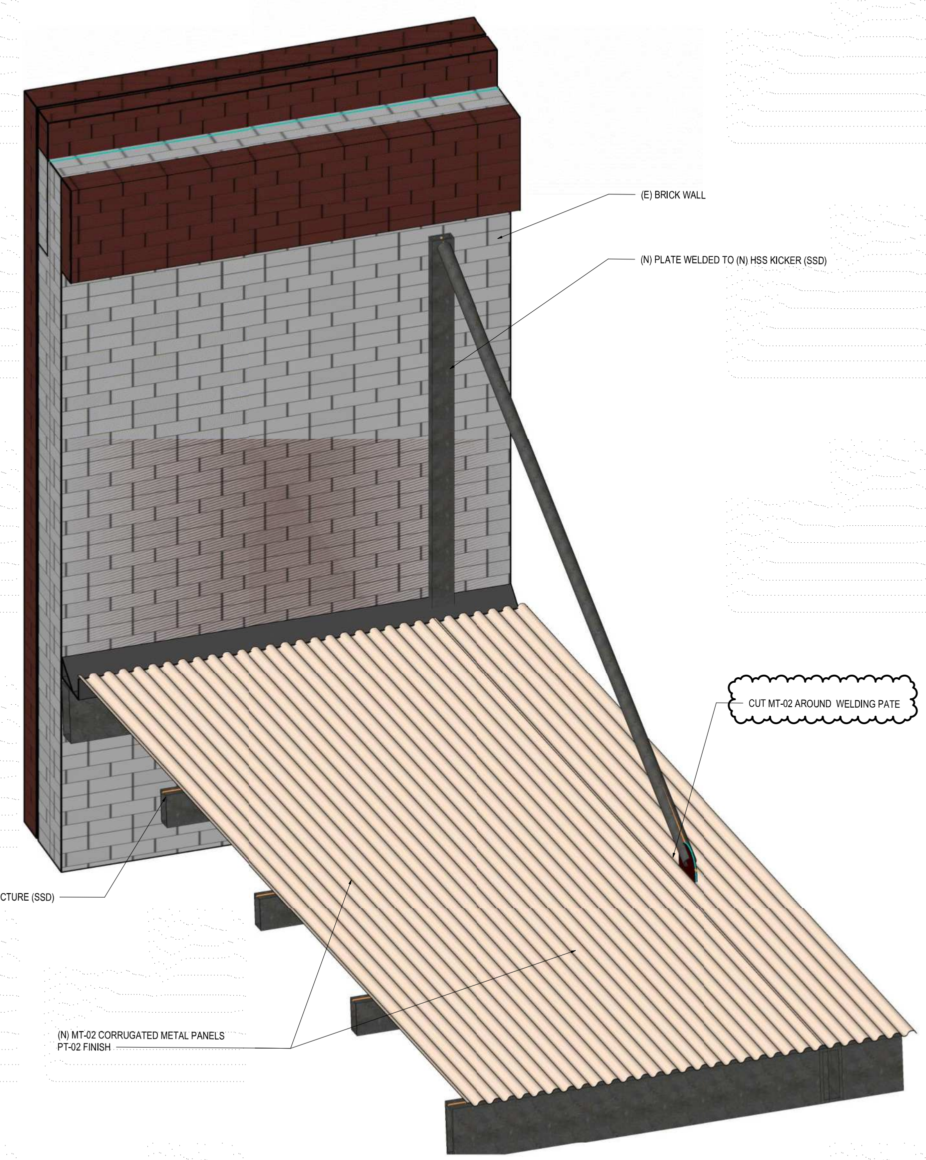
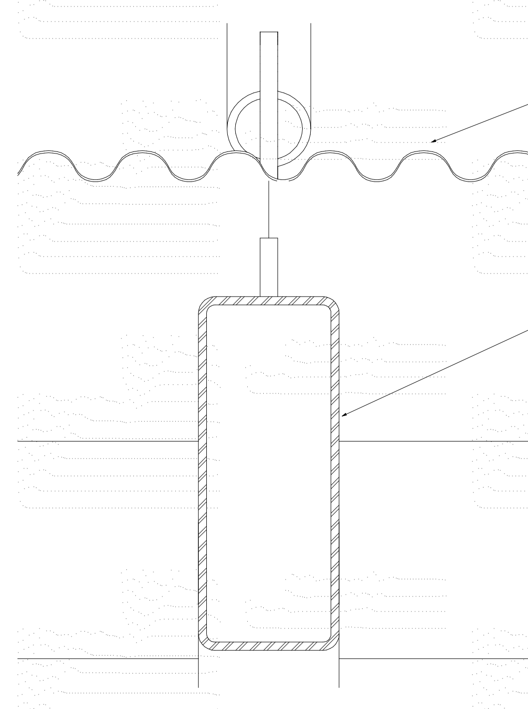
Project Number
01.3727.000

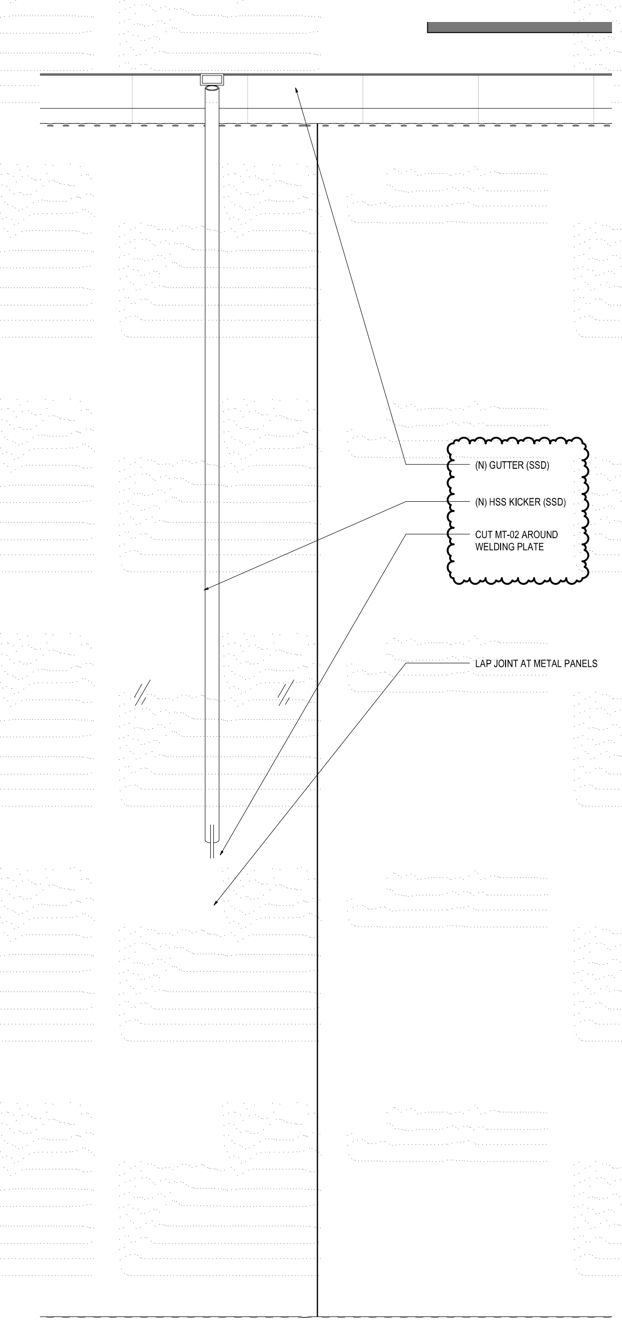
Description
DETAILS-GLASS PANELS

Scale
As indicated

A3.02







AWNING DETAIL AXON METAL 07
SCALE:

AWNING METAL @ ANGLE KICKERS 04
SCALE: 6" = 1'-0"

AWNING SLOT PLATE PLAN DETAIL TYP. METAL 01
SCALE: 1" = 1'-0"

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Project Number
01.3727.000

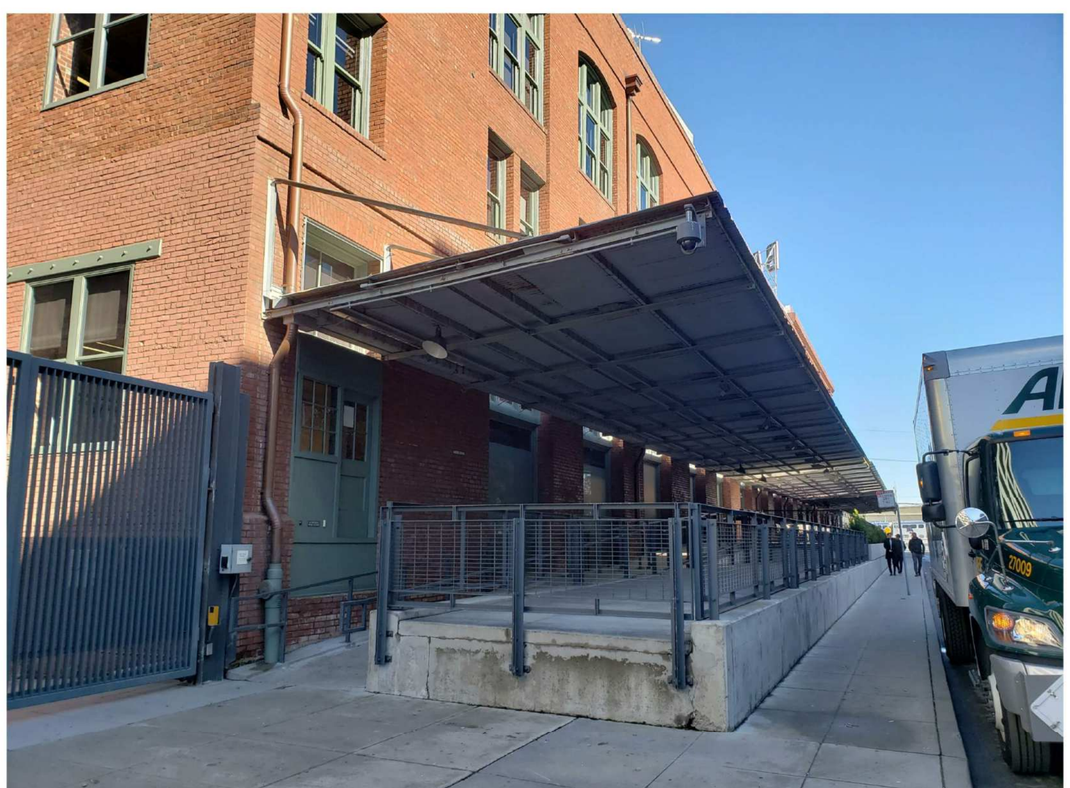
Description
DETAILS- METAL PANELS

Scale
As indicated

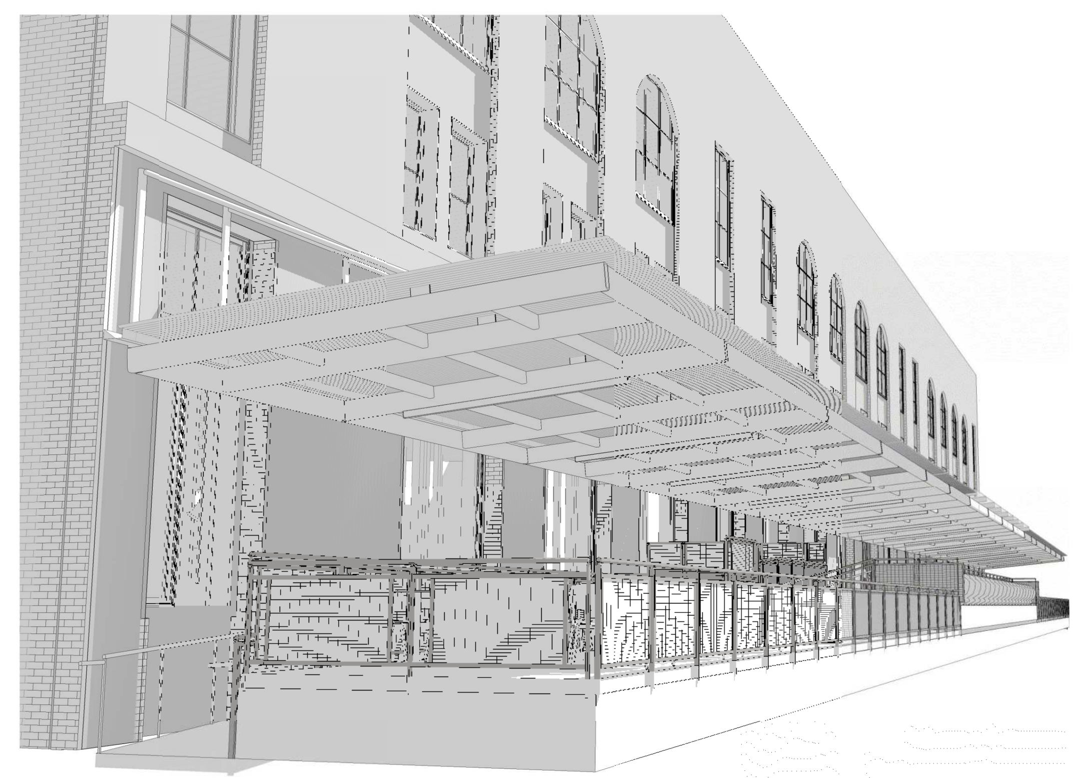
A3.03

EAST PESPECTIVE - EXISTING CONDITIONS

EAST PERSPECTIVE 02
SCALE:



WEST PESPECTIVE - EXISTING CONDITIONS



WEST PERSPECTIVE 01
SCALE:

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Project Number
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Description
PERSPECTIVES

Scale

A9.01

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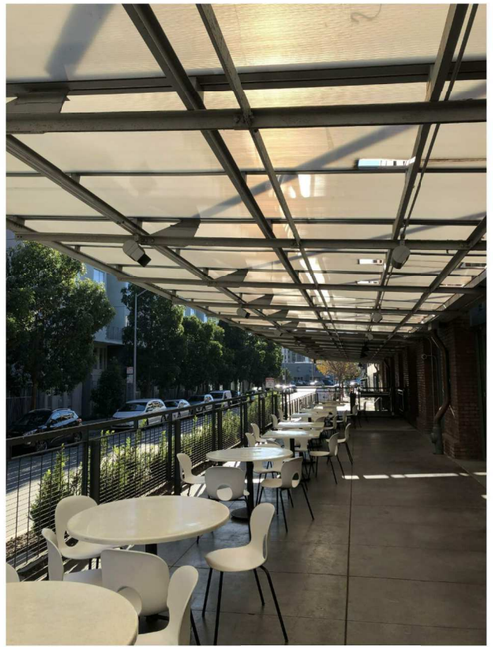
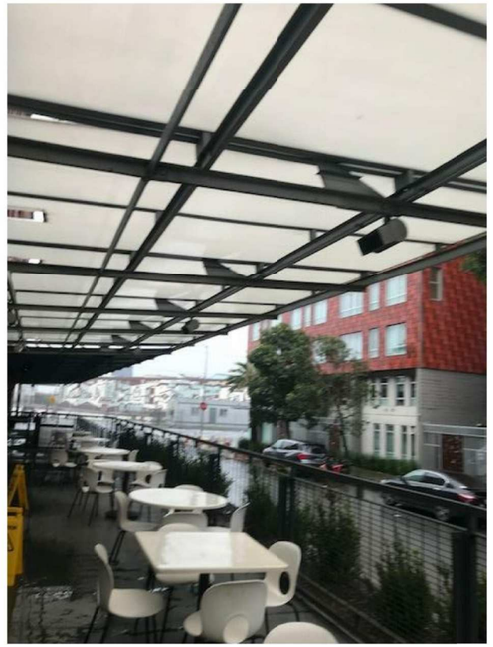
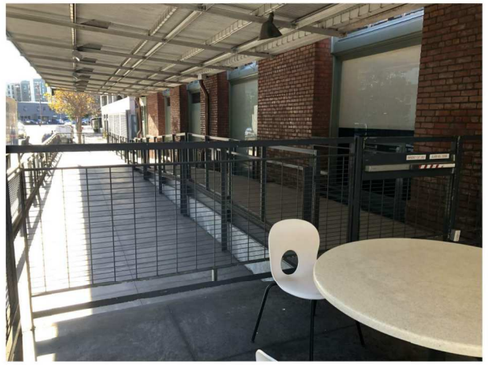
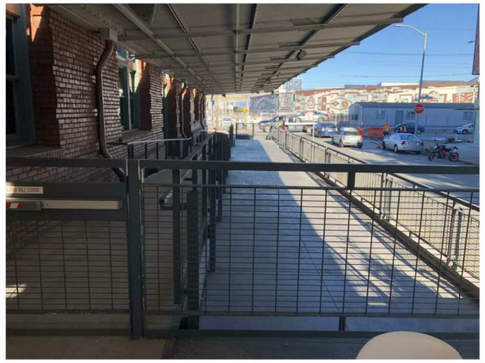




PERSPECTIVES AT POLYCARBONATE PANELS - EXISTING CONDITIONS

CENTRAL PERSPECTIVE AT GLASS PANELS 1
SCALE:



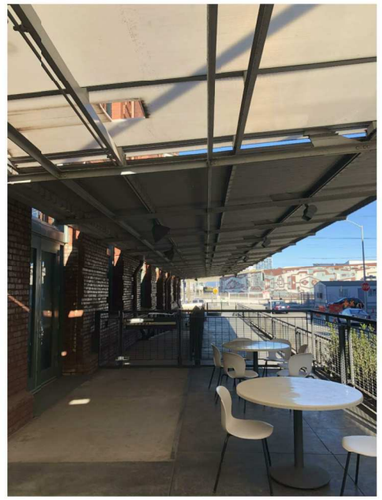


PERSPECTIVES AT METAL PANELS - EXISTING CONDITIONS

EXISTING DOORS

PANEL TO PANEL - EXISTING CONDITION

GREENSCREEN AT GARAGE - EXISTING CONDITION



DETAILS AT POLYCARBONATE PANELS - EXISTING CONDITIONS

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Date	Description
08/12/2019	PLAN CHECK COMMENTS
10/04/2019	CERTIFICATE OF APPROPRIATENESS APPLICATION

Seal / Signature

Project Name
EXISTING AWNING STRUCTURAL UPGRADES + PATIO SECURITY IMPROVEMENTS

Project Number
01.3727.000

Description
PERSPECTIVE & EXISTING CONDITIONS

Scale

A9.02

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I. GENERAL

1. THESE GENERAL NOTES APPLY, UNLESS SPECIFICALLY NOTED OTHERWISE.
2. ALL CONSTRUCTION, TESTING AND INSPECTING SHALL CONFORM TO THE BUILDING CODE REFERENCED UNDER THE HEADING "DESIGN CRITERIA".
3. STANDARDS REFERENCED IN THESE NOTES SHALL BE THE LATEST EDITION, UNLESS OTHERWISE NOTED.
4. THE NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS.
5. DETAILS SHALL BE APPLIED TO EVERY LIKE CONDITION WHETHER OR NOT THEY ARE REFERENCED IN EVERY INSTANCE. FOR CONDITIONS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS SIMILAR TO THOSE SHOWN.
6. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING FEATURES AND CONDITIONS (DIMENSIONS, ELEVATIONS, ETC.) UPON WHICH THESE DRAWINGS RELY.
7. OMISSIONS OR DISCREPANCIES BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK.
8. REFER TO ARCHITECTURAL PLANS FOR FINISH FLOOR ELEVATIONS, FLOOR DEPRESSIONS, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, STAIR HANGERS, ETC. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SLEEVES, OPENINGS, AND HANGERS FOR PIPES, DUCTS, AND EQUIPMENT. COORDINATE THESE ITEMS WITH STRUCTURAL WORK.
9. DO NOT SCALE DRAWINGS. COORDINATE DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
10. DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONNEL AND PROPERTY ON AND AROUND THE JOBSITE. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, GUYS, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
11. THE STRUCTURAL DRAWINGS AND PROJECT SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THE METHODS, PROCEDURES, AND SEQUENCE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.

II. DESIGN CRITERIA

1. BUILDING CODE: CALIFORNIA BUILDING CODE (CBC) 2016 EDITION
2. RISK CATEGORY: II
3. DEAD LOADS
   A. SELF WEIGHT OF STRUCTURE
   B. ALLOWANCES
      1.) SPRINKLERS = 1.0 PSF
      2.) ETC = 4# PSF
4. LIVE LOADS:
   A: AWNING LIVE LOAD:
      1.) 20 PSF
5. WIND DESIGN DATA:
   WIND IMPORTANCE FACTOR: I = 1.0
   WIND EXPOSURE CATEGORY: B
   BASIC WIND SPEED: V =110 MPH 3 SECOND GUST.

IV. CONCRETE

1. ALL CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH ACI 318. USE MIXES WITH A MAXIMUM AGGREGATE SIZE APPROPRIATE FOR FORM AND REBAR CLEARANCES TO BE ENCOUNTERED IN ACCORDANCE WITH ACI RECOMMENDATIONS.
2. THE PROPOSED MATERIALS AND MIX DESIGN SHALL BE FULLY DOCUMENTED AND REVIEWED BY THE OWNERS TESTING LABORATORY. RESPONSIBILITY FOR OBTAINING THE REQUIRED DESIGN STRENGTH IS THE CONTRACTOR'S. SUBMIT TEST DATA ON EACH PROPOSED MIX FOR REVIEW IN ACCORDANCE WITH IBC SECTION 1903 AND 1904. MIX DESIGNS SUBMITTED WITHOUT THE REQUIRED TEST DATA WILL BE RETURNED WITHOUT REVIEW.
3. PORTLAND CEMENT SHALL CONFORM TO ASTM C 150 TYPE I OR II [TYPE V (REGIONS WITH HIGH SULFIDES)].
4. AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C 33 AND PROJECT SPECIFICATIONS.
5. AGGREGATE FOR LIGHTWEIGHT CONCRETE SHALL CONFORM TO ASTM C 330.
6. CONCRETE SHALL HAVE THE FOLLOWING 28 DAY STRENGTHS, F'c: (ALL CONCRETE SHALL BE NORMAL WEIGHT, EXCEPT AS NOTED)
   A. FOUNDATIONS: 4000 PSI,
   B. SLABS ON GRADE: 3000 PSI
   C. ALL OTHER CONCRETE: 4000 PSI
7. SCHEDULING OF WORK MAY REQUIRE ACHIEVEMENT OF DESIGN STRENGTH IN A SHORTER PERIOD OF TIME.
8. CONSTRUCTION JOINTS SHALL BE THOROUGHLY ROUGHENED (1/4" AMPLITUDE) BY SAND BLASTING OR MECHANICAL MEANS. CLEAN BEFORE POUR. LOCATION TO BE APPROVED BY THE STRUCTURAL ENGINEER. SUBMIT LOCATION PLAN OR ALL PROPOSED JOINTS NOT INDICATED ON DRAWINGS FOR APPROVAL PRIOR TO BEGINNING WORK.
9. ALL CONCRETE TO BE REINFORCED, UNLESS SPECIFICALLY NOTED "NOT REINFORCED".
10. CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF SLAB THICKNESS, AND SHALL BE PLACED FOUR DIAMETERS MINIMUM APART, UNLESS SPECIFICALLY DETAILED OTHERWISE.
11. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE PRIOR TO POURING CONCRETE. DO NOT CUT REINFORCING.
12. CORING OF CONCRETE IS NOT PERMITTED UNLESS REVIEWED BY THE STRUCTURAL ENGINEER.
13. EXPOSED PROJECTING CORNERS OF BEAMS, WALLS, COLUMNS, ETC., SHALL BE FORMED WITH A 3/4" CHAMFER, UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
14. PRIOR TO PLACING CONCRETE, THE CONTRACTOR SHALL ENSURE THAT ALL REINFORCING AND EMBEDMENTS, INCLUDING COLUMN ANCHOR BOLTS, ARE PROPERLY LOCATED AND SECURELY TIED IN PLACE.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING CURING CONCRETE FROM FREEZING AND HOT WEATHER PER ACI 306.1 AND ACI 305 RESPECTIVELY.
16. NO LOADS SHALL BE PLACED ON STRUCTURAL CONCRETE SLABS WITHIN 7 DAYS AFTER CONCRETE IS PLACED. AFTER CONCRETE IS PLACED, IN NO CASE SHALL THE SUPERIMPOSED CONSTRUCTION LOADS BE GREATER THAN SPECIFIED DESIGN LIVE LOADS, UNLESS THE WORK IS SHORED.
17. CONTRACTOR SHALL SURVEY ALL CONCRETE WORK WITHIN 48 HOURS OF PLACING CONCRETE TO ENSURE THAT PLACEMENT IS IN ACCORDANCE WITH PROJECT REQUIREMENTS.
18. PROVIDE LIGHTWEIGHT SELF-LEVELING MATERIAL AT ELEVATED CONCRETE SLABS AND CONCRETE FILL OVER METAL DECK AS REQUIRED TO MEET FLOOR FLATNESS AND LEVELNESS REQUIREMENTS.

V. REINFORCING STEEL

1. ALL REINFORCING STEEL FOR CONCRETE AND/OR MASONRY CONSTRUCTION SHALL BE PLACED IN CONFORMANCE WITH "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", ACI 318; "BUILDING CODE REQUIREMENTS FOR MASONRY CONSTRUCTION", ACI 530; "SPECIFICATIONS FOR MASONRY STRUCTURES", ACI 530.1; AND THE "ACI DETAILING MANUAL" AS MODIFIED BY THEPROJECT DRAWINGS AND SPECIFICATIONS.
2. REINFORCING STEEL:
   A. DEFORMED BARS, ASTM A 615 GRADE 60.
   B. WELDED WIRE FABRIC, ASTM A 185.
   C. SHEAR WALL BOUNDARY ELEMENTS, LATERAL LOAD RESISTING FRAME ELEMENTS, AND AT WELDED REINFORCING, ASTM A706.
3. REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER, UNLESS OTHERWISE NOTED:
   A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3".
   B. CONCRETE FORMED AND EXPOSED TO EARTH OR WEATHER:
      1.) #6 THROUGH #11 BARS: 2".
      2.) #5, W31 OR D31 WIRE, AND SMALLER: 1 1/2".
   C. CONCRETE NOT EXPOSED TO WEATHER OR NOT IN CONTACT WITH THE GROUND:
      1.) SLABS AND WALLS: 3/4".
      2.) BEAMS AND COLUMNS PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS: 1 1/2"
4. ALL LAP SPLICES SHALL BE CLASS B SPLICE AND 2'-0" MINIMUM, UNLESS OTHERWISE NOTED.
5. PROVIDE FOUNDATION DOWELS TO MATCH SIZE AND SPACING OF WALL OR COLUMN REINFORCEMENT. EXTEND DOWELS A LAP SPLICE LENGTH INTO WALL OR COLUMN AND TERMINATE WITH STANDARD HOOK 3" ABOVE BOTTOM OF FOOTING, UNLESS OTHERWISE NOTED.
6. ALL REINFORCING STEEL AND EMBEDMENTS TO BE HELD SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO ALLOW WALKING ON REINFORCEMENT.
7. WELDING OF REINFORCING IS PROHIBITED, UNLESS APPROVED BY STRUCTURAL ENGINEER.
8. REINFORCEMENT SHALL BE PLACED IN RELATIVE POSITION SHOWN ON THE DRAWINGS. NO SPLICES IN REINFORCING WILL BE PERMITTED, UNLESS SHOWN IN THE STRUCTURAL DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL TO BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS.
2. ALL WELDING SHALL CONFORM TO CURRENT AMERICAN WELDING SOCIETY STANDARDS AND TO BE PERFORMED BY CERTIFIED WELDERS.
3. STEEL GRADES:
   A. PLATES, OTHER SHAPES AND RODS: ASTM A 36
   B. W SHAPES: ASTM A 992
   C. HOLLOW STRUCTURAL SECTIONS (HSS): ASTM A 500, GRADE B
   D. PIPE: ASTM A 53, GRADE B
   E. BOLTS:
      1.) ASTM A 325N FOR STEEL TO STEEL-STEEL CONNECTIONS, UNO
   F. ANCHOR BOLTS: ASTM F 1554, GRADE 36.
      ANCHOR BOLTS SHALL HAVE STANDARD BOLT HEAD, EXCEPT AS NOTED

REQUIRED EMBEDMENT

DIAMETER	LEDGER, ETC	SILL PLATES & COLUMN TOPS
1/2"	4"	6"
5/8"	5"	7"
3/4"	5"	7"
7/8"	6"	8"
1"	7"	9"

   G. BASE PLATES: ASTM A36
4. ALL WELDING ELECTRODES SHALL BE E70XX, UNLESS OTHERWISE NOTED.
   A. ALL GROOVE WELDS SHALL BE COMPLETE PENETRATION, UNO.
   B. ALL FILLET WELDS SHALL BE PER AISC. MINIMUM SIZES ARE BASED ON THICKNESS OF MATERIALS JOINED, UNO.
5. HEADED STUD ANCHORS (HSA) / WELDED STUDS (WS): ASTM A108. WELDED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND PROCEDURES. REFER TO DETAILS FOR STUD DIAMETER AND LENGTH.
6. DEFORMED BAR ANCHORS (DBA): ASTM A496. WELDED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND PROCEDURES. REFER TO DETAILS FOR BAR DIAMETER AND LENGTH.
7. STEEL BEAMS ARE EQUALLY SPACED BETWEEN DIMENSION POINTS OR GRID LINES, UNO
8. ALL DETAILS ARE TYPICAL. FOR CONDITIONS NOT SPECIFICALLY SHOWN, CONTRACTOR SHALL APPLY SIMILAR CONCEPT OR INTENT TO DETAIL THOSE CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL.
9. BOLT HOLES SHALL BE NO MORE THAN 1/16" OVERSIZE, UNLESS OTHERWISE NOTED. WHERE OVERSIZED HOLE IS REQUIRED AT BASE PLATES, PROVIDE 5/16"x3"x3" PLATE WASHER WELDED TO THE BASE PLATE, WITH 1/4" FILLET WELD x 2 1/2" ON THREE SIDES.
10. ALL STEEL EXPOSED TO THE WEATHER SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
11. BEAMS SHALL BE CAMBERED AS NOTED ON DRAWINGS. CAMBER SHALL APPROXIMATE A CIRCULAR ARC. CAMBER ACCOMPLISHED BY INSTALLING A SINGLE KINK AT MID SPAN OF BEAMS IS NOT ACCEPTABLE.
12. GAS CUTTING TORCHES SHALL NOT BE USED TO CORRECT FABRICATION ERRORS WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.
13. NON-SHRINK GROUT IS REQUIRED UNDER ALL BASE PLATES. GROUT SHALL COMPLY WITH ASTM C 1107 GRADE A AND ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI AT 28 DAYS.
14. STEEL MEMBERS CONNECTING TO OR SUPPORTING WOOD FRAMING SHALL HAVE 1/2" DIAMETER THREADED STUDS AT 24" OC, TYPICAL UNO

LIGHT GAGE STEEL FRAMING

1. ALL STUDS SHALL BE MANUFACTURED BY MEMBERS OF THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA), CHICAGO, IL.
2. INSTALLATION SHALL COMPLY WITH ASTM C 1007 AND AISI STANDARD: NORTH AMERICAN STANDARD FOR COLD-FORMED STEEL FRAMING-GENERAL PROVISIONS.
3. MATERIAL SHALL COMPLY WITH:
   A. ASTM A 653 SS.
   B. GRADE 33 FOR 33 AND 43 MIL MATERIAL.
   C. GRADE 50 FOR 54, 68 AND 97 MIL MATERIAL.
   D. THE PHYSICAL AND STRUCTURAL PROPERTIES LISTED UNDER ESR-3064P SHALL BE CONSIDERED AS THE MINIMUM PERMITTED FOR ALL STRUCTURAL COLD-FORMED FRAMING AND ASSOCIATED ACCESSORIES.
4. FASTENERS:
   CONNECTIONS SHALL BE MADE WITH SELF-DRILLING, SELF-TAPPING SHEET METAL SCREWS OR POWDER ACTUATED FASTENERS (PAF), AS SHOWN IN TYPICAL DETAILS. SCREW FASTENERS SHALL BE ORGANIC-POLYMER (CADMIUM WITH CHROMATE) COATED FORCORROSION RESISTANCE. HILTI "KWIKCOTE OR ELCO "STALGARD". SCREW FASTENERS SHALL BE INSTALLED SO THAT PENETRATION OF THE SCREWS THROUGH JOINED MATERIAL SHOULD NOT BE LESS THAN 3 EXPOSED THREADS AND AT A SPACING AND EDGE DISTANCE NOT LESS THAN 3 SCREW DIAMETERS.
5. WELDERS SHALL BE CERTIFIED IN ACCORDANCE WITH THE LATEST AMERICAN WELDING STANDARDS D1.1 AND D1.3. WELDS SHALL BE FILLET OR GROOVE TO MATCH THE THINNEST MATERIAL BEING JOINED.
6. ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS OR AS REQUIRED FOR AND ANGULAR FIT AGAINST ABUTTING MEMBERS.
7. ALL FIELD CUTTING OF STUDS SHALL BE DONE BY SAWING OR SHEARING.
8. SPLICES IN STUDS, JOISTS, OR OTHER MEMBERS ARE NOT PERMITTED.
9. SILL PLATES ARE TO BEAR FULLY ON THE TOPS OF THE FOUNDATION WALLS AND/OR SLABS. THE TOPS OF ALL FOUNDATION WALLS/SLABS SHALL BE SMOOTH AND LEVEL. THE TOPS OF FOUNDATION WALLS/SLABS SHALL BE CONSIDERED LEVEL WHEN THE MAXIMUM DEVIATION FROM GRADE IS +/- 1/8 INCH AND THE DEPRESSION BETWEEN HIGH SPOTS IS NOT GREATER THAN 1/8 INCH ALONG A 10 FOOT STRAIGHT EDGE. GROUT SHALL BE USED TO COMPENSATE FOR UNEVENNESS OF FOUNDATIONS FOR UP TO ¼" GAP BETWEEN THE BOTTOM TRACK AND FOUNDATION.

POST-INSTALLED CONCRETE AND MASONRY ANCHORS

1. INSTALLATION HOLES FOR POST-INSTALLED ANCHORS SHALL BE DRILLED WITH A ROTARY HAMMER OR OTHER SUITABLE METHODS TO ENSURE THAT EXISTING REINFORCING IS NOT DAMAGED. ALL MISDRILLED OR UNACCEPTABLE HOLES SHALL NOT BE USED AND GROUTED SOLID.
2. SPECIAL INSPECTION AND ANCHOR TESTING:
   A. SPECIAL INSPECTION IS REQUIRED UNLESS NOTED OTHERWISE.
      1) DRILL-BIT COMPLIANCE WITH ANSI B94 12-1977.
      2) CHECK HOLE DEPTH & CLEANLINESS, PRODUCT DESCRIPTION INCLUDING PRODUCT NAME, ROD DIAMETER AND LENGTH.
      3) VERIFY EPOXY/ADHESIVE EXPIRATION DATE.
      4) VERIFY INSTALLATION AND IN-SERVICE TEMPERATURE REQUIREMENTS MEET MANUFACTURER'S CURRENT ICC REPORT REQUIREMENTS.
      5) CHECK ANCHOR INSTALLATION METHOD REQUIREMENTS WITH MANUFACTURER'S PUBLISHED INSTRUCTIONS AND THE CURRENT ICC REPORT.
   B. PERFORM PULL-OUT OR TORQUE TEST WHERE SPECIFICALLY NOTED IN DRAWINGS.
3. ADHESIVE ANCHORS & REINFORCING STEEL DOWELS: INSTALLATION SHALL BE IN ACCORDANCE WITH CURRENT PRODUCT ICC REPORT.
   THE FOLLOWING EPOXIES ARE APPROVED:
   A. CONCRETE: DIAMETER AS NOTED IN DETAILS. MINIMUM EMBEDMENT = 8 DIAMETERS.
      1) SET-XP EPOXY ADHESIVE AS MANUFACTURED BY SIMPSON STRONGTIE, ICC-ES ESR 2508
      2) HIT-RE 500-SD AS MANUFACTURED BY HILTI, INC., ICC-ES ESR 2322.
4. EXPANSION ANCHORS: INSTALLATION SHALL BE IN ACCORDANCE WITH PRODUCT ICC REPORT.
   THE FOLLOWING ANCHORS ARE APPROVED:
   A. CONCRETE: DIAMETER AS NOTED IN DETAILS. MINIMUM EMBEDMENT = 8 DIAMETERS.
      1) STRONG-BOLT AS MANUFACTURED BY SIMPSON STRONG-TIE, ICC-ES ESR 1771.
      2) KWIK BOLT TZ AS MANUFACTURED BY HILTI INC., ICC-ES ESR 1917
      3) TRUBOLT+ AS MANUFACTURED BY ITW-RAMSET/REDHEAD, ICC-ES ESR 2427
   B. SOLID GROUTED MASONRY: DIAMETER AS NOTED IN DETAILS. MINIMUM EMBEDMENT = 8 DIAMETERS.
      1) KWIK BOLT 3 AS MANUFACTURED BY HILTI INC, ICC ESR 1385
      2) SIMPSON STRONGTIE WEDGE ALL, ICC ESR 1396
6. SCREW ANCHORS: INSTALLATION SHALL BE IN ACCORDANCE WITH CURRENT PRODUCT ICC REPORT. DIAMETER AS NOTED IN DETAILS. MINIMUM EMBEDMENT = 8 DIAMETERS UNLESS NOTED OTHERWISE.
      1) TITEN HD ANCHOR AS MANUFACTURED BY SIMPSON STRONGTIE, ICC-ES ESR-2713.
7. POWDER ACTUATED FASTENERS (PAF): INSTALLATION SHALL BE IN ACCORDANCE WITH PRODUCT ICC REPORT. APPROVED ARE MANUFACTURED BY HILTI --- ICC-ER ESR 1663, RAMSET– ICC-ER ESR 1799 AND SIMPSON -— ICC-ER ESR 2138. ANCHOR TYPE TO BE SELECTED PER MAUNFACTURERS PUBLISHED INSTRUCTIONS.
   A. WOOD OR LIGHT GAGE STEEL TO STEEL CONNECTIONS: 0.145" DIAMETER, MAXIMUM SPACING = 24". REFER TO MANUFACTURE'S SPECIFICATIONS AND ICC REPORT FOR PROPER FASTENER EMBEDMENT INTO STEEL.
   B. WOOD OR LIGHT GAGE STEEL TO CONCRETE CONNECTIONS: 0.145" DIAMETER, MAXIMUM SPACING = 24", CONCRETE EMBEDMENT = 1 1/2".

HANGING OF SPRINKLER LINES AND OTHER EQUIPMENT

1. SPACING OF SUPPORTS FOR THE SPRINKLER LINES AND OTHER EQUIPMENT SHALL BE SUCH THAT THE MAXIMUM HANGER LOAD AT JOISTS OR PURLINS IS LIMITED TO 150 POUNDS. HANGERS FOR THE SPRINKLER LINES SHALL NOT BE LOCATED AT THE SAME MEMBER AS HANGERS FOR OTHER ITEMS. DISTRIBUTE THE HANGER LOADS FROM THE VARIOUS TRADES UNIFORMLY THROUGHOUT THE ENTIRE FRAMING SYSTEM.
2. WHERE SPRINKLER LINES OR EQUIPMENT ARE PARALLEL TO THE JOISTS OR PURLINS, DISTRIBUTE WEIGHT OF PIPE AS FOLLOWS:

PIPE WEIGHT (INCLUDES WEIGHT OF WATER)	MINIMUM SUPPORT
LESS THAN 7.9 POUNDS PER FOOT ----------------------	ONE MEMBER
BETWEEN 7.9 AND 16.4 POUNDS PER FOOT -----------	TWO MEMBERS
OVER 16.4 POUNDS PER FOOT---------------------------	APPROVAL OF STRUCTURAL ENGINEER

TESTING AND INSPECTION

1. SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1701 OF CBC REQUIRED FOR BUT NOT LIMITED TO:

   A. FOOTING EXCAVATIONS AND COMPACTION - PERIODIC
   B. PLACEMENT OF CONCRETE - CONTINUOUS
   C. PLACEMENT OF REINFORCING STEEL - PERIODIC
   D. ANCHOR BOLTS SET IN CONCRETE - PERIODIC
   E. CONCRETE / GROUT STRENGTH TESTING - CONTINUOUS
   F. EPOXY ANCHOR, EPOXY DOWEL - PERIODIC
   G. STRUCTURAL WELDING (SHOP AND FIELD) - CONTINUOUS AT COMPLETE, PARTIAL, AND FILLET WELDS > 5/16", OTHERWISE PERIODIC
   H. HIGH STRENGTH BOLTING - PERIODIC

EPOXY ANCHORS IN EXISTING MASONRY

1. EPOXY ANCHORS SHALL BE COVERT INJECTION ADHESIVE CIA-GEL 7000 MANUFACTURED BY COVERT OPERATIONS INC., ICC ESR 4846; HILTI HIT HY-20, MANUFACTURED BY HILTI, INC., ICC ESR 4815 OR SET HIGH STRENGTH EPOXY AS MANUFACTURED BY SIMPSON STRONG-TIE AND INSTALLED IN ACCORDANCE WITH ICC ESR 5279.
2. INSTALLATION:
   A. HOLES FOR EPOXY ANCHORS SHALL BE WER CORED WITH DIAMOND TIP TO ENSURE THAT EXISTING MASONRY IS NOT DAMAGED. DO NOT DAMAGE EXISTING MASONRY. ALL MISDRILLED OR UNACCEPTABLE HOLES SHALL BE GROUTED SOLID.
   B. THE ANCHORS MUST BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS GIVEN IN THE ICC REPORT FOR THE SPECIFIC ANCHOR
3. PROJECT TESTING AND SPECIAL INSPECTION:
   A. PRIOR TO BEGINNING CONSTRUCTION, MINIMUM OF **[4]** ANCHORS SHALL BE INSTALLED TO VERIFY ASSUMED DESIGN CAPACITY OF THE ANCHORS. ANCHORS SHALL BE INSTALLED AND TESTED AT LOCATIONS DESIGNATED BY THE STRUCTURAL ENGINEER. THE ANCHORS FOR THIS PROJECT ARE **[5/8]** INCH DIAMETER AND THE ASSUMED DESIGN VALUE IS **[XX]** POUND (TENSION).
   B. SPECIAL INSPECTION IN ACCORDANCE WITH ICC CHAPTER 17 SHALL BE PROVIDED.

ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
ADDM	ADDENDUM
ALT	ALTERNATE
ALUM	ALUMINUM
AN	ANCHOR
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AVG	AVERAGE
B	BOTTOM (REINF)
BF	BRACED FRAME
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
BM	BEAM
BO	BOTTOM OF
BOC	BOTTOM OF CONCRETE
BOD	BOTTOM OF DECK
BOF	BOTTOM OF FRAMING
BOS	BOTTOM OF STEEL
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
BTWN	BETWEEN
BZ	BOUNDARY ZONE
CBC	CALIFORNIA BUILDING CODE
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
COORD	COORDINATE
CP	COMPLETE PENETRATION
CSJ	CONSTRUCTION JOINT
CSK	COUNTER SINK
CTR	CENTER
DBA	DEFORMED BAR ANCHOR
DBL	DOUBLE
DEMO	DEMOLISH
DF-L	DOUGLAS FIR / LARCH
D, DIA	DIAMETER
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DIM	DIMENSION
DJ	DOUBLE JOIST
DL	DEAD LOAD
DN	DOWN
DO	DITTO (SAME)
DP	DEEP
DTL	DETAIL
DWG	DRAWING
EA	EACH
EB	EXPANSION BOLT
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEV	ELEVATOR
EN	EDGE NAILING
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
(E), EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FDN	FOUNDATION
FIN	FINISH
FLR	FLOOR (ING)
FO	FACE OF
FOB	FACE OF BRICK
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOSH	FACE OF SHEATHING
FOS	FACE OF STUD
FOFW	FACE OF FOUNDATION WALL
FOW	FACE OF WALL
FT	FEET
FS	FAR SIDE
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GL	GLU-LAM
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HD	HOLD DOWN
HDG	HOT-DIP GALVANIZED
HDR	HEADER
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSB	HIGH STRENGTH BOLTS
HSS	HOLLOW STRUCTURAL STEEL
HT	HEIGHT
HVAC	HEATING VENTILATING & AC
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INFO	INFORMATION
INT	INTERIOR
JST	JOIST
JT	JOINT
K	KIP(S), 1000 POUNDS
LBS	POUNDS
LH	LEFT HAND
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC(S)	LOCATION(S)
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
LV	LENGTH VARIES
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR/MFG	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MS	METAL STUD
MTL	METAL
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
No	NUMBER
NOM	NOMINAL
NS	NEAR SIDE
NTS	NOT TO SCALE
(N)	NEW
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
PAF	POWDER ACTUATED FASTENERS
PJ	PANEL JOINT
PL	PLATE
PLWD	PLYWOOD
PNL	PANEL
PP	PARTIAL PENETRATION
PSF	POUNDS PER SQUARE FOOT
PSL	PARALLEL STRAND LUMBER
PT	POST TENSIONED/ PRESSURE TREATED
R, RAD	RADIUS
REF	REFERENCE
REINF	REINFORCEMENT
REQD	REQUIRED
REV	REVISION
RH	RIGHT HAND
RO	ROUGH OPENING
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SCH	SCHEDULE
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SL	SNOW LOAD
SMD	SEE MECHANICAL DRAWINGS
SOG	SLAB ON GRADE
SPECS	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STGD	STAGGERED
STL	STEEL
STIFF	STIFFENER
STRUCT	STRUCTURAL
SYMM	SYMMETRICAL
T	TOP (REINF)
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEMP	TEMPERATURE
THK	THICK (NESS)
TN	TOE NAIL
TO	TOP OF
TOC	TOP OF CONCRETE
TOD	TOP OF DECK (ING)
TOF	TOP OF FRAMING FOOTING
TOM	TOP OF MASONRY
TOPL	TOP OF PLATE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TSA	THREADED STUD ANCHOR
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WD	WOOD
WP	WORK POINT
WS	WELDED STUD
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD
#	POUND, SCREW SIZE, REBAR SIZE

STRUCTURAL DRAWING INDEX

ISSUED FOR:						DRAWING LIST	
		CERTIFICATE OF APPROPRIATENESS APPLICATION - 10/04/19	ISSUE FOR PERMIT - 03/20/19	ADDENDUM A - 03/01/19	ISSUE FOR BID - 02/25/19		
		X	X	X	X	S1.01	GENERAL NOTES
		X	X	X	X	S2.01	PATIO PLANS
		X	X	X	X	S2.02	AWNING PLANS
		X	X	X	X	S3.00	BUILDING SECTIONS
		X	X	X		S4.00	CONCRETE SECTIONS AND DETAILS
		X	X	X	X	S5.00	AWNING SECTIONS
		X	X	X	X	S5.01	AWNING SECTIONS
		X	X	X	X	S5.02	AWNING SECTIONS
		X	X	X	X	S5.10	AWNING STEEL SECTIONS AND DETAILS
		X	X	X		S5.20	PATIO STEEL SECTIONS AND DETAILS
		10	11	11	9		TOTAL NUMBER OF DRAWINGS

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△ Date	Description
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Seal / Signature

REGISTERED PROFESSIONAL ENGINEER
L.H. NISHKIAN
No. 28549
Exp. 3/31/20
CIVIL
STATE OF CALIFORNIA

Project Name
AWNING + PATIO UPDATE

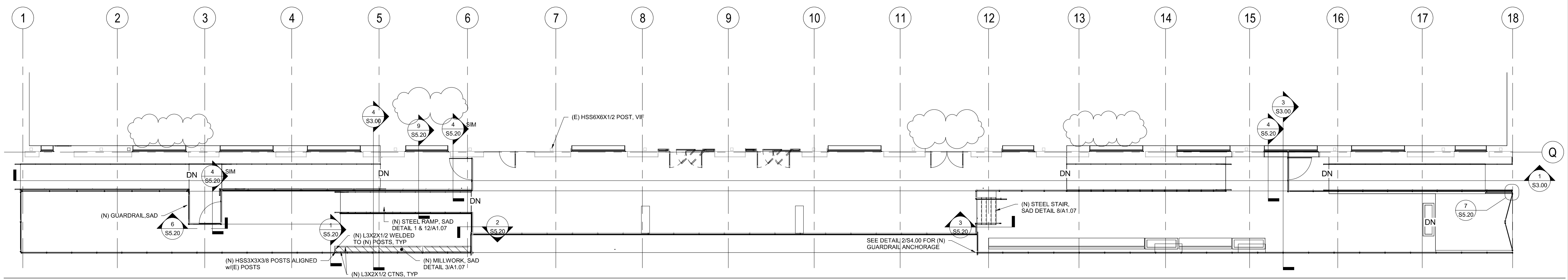
Project Number
35.2557.100

Description
GENERAL NOTES

Scale
12" = 1'-0"

S1.01

10/4/2019 8:14:48 AM



NOTES:
1. STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED UNO

1 LEVEL 01 - PATIO PLAN

1/8" = 1'-0"

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STATE OF CALIFORNIA

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35.2557.100

Description

PATIO PLANS

Scale

1/8" = 1'-0"

S2.01

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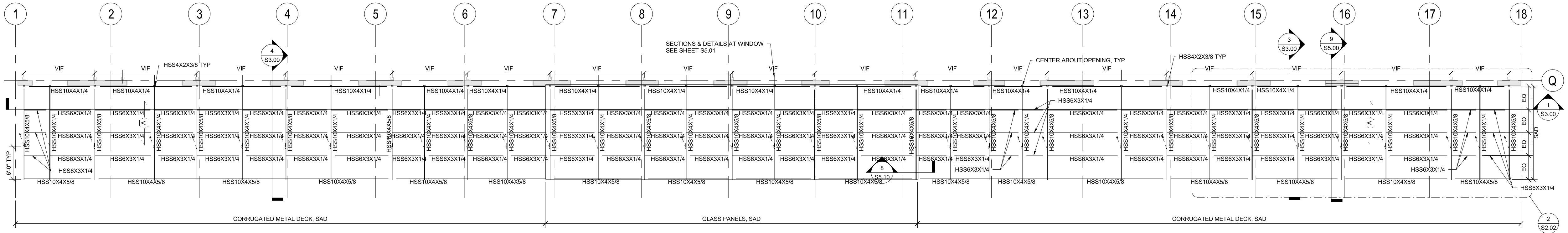


1 AWNING PLAN

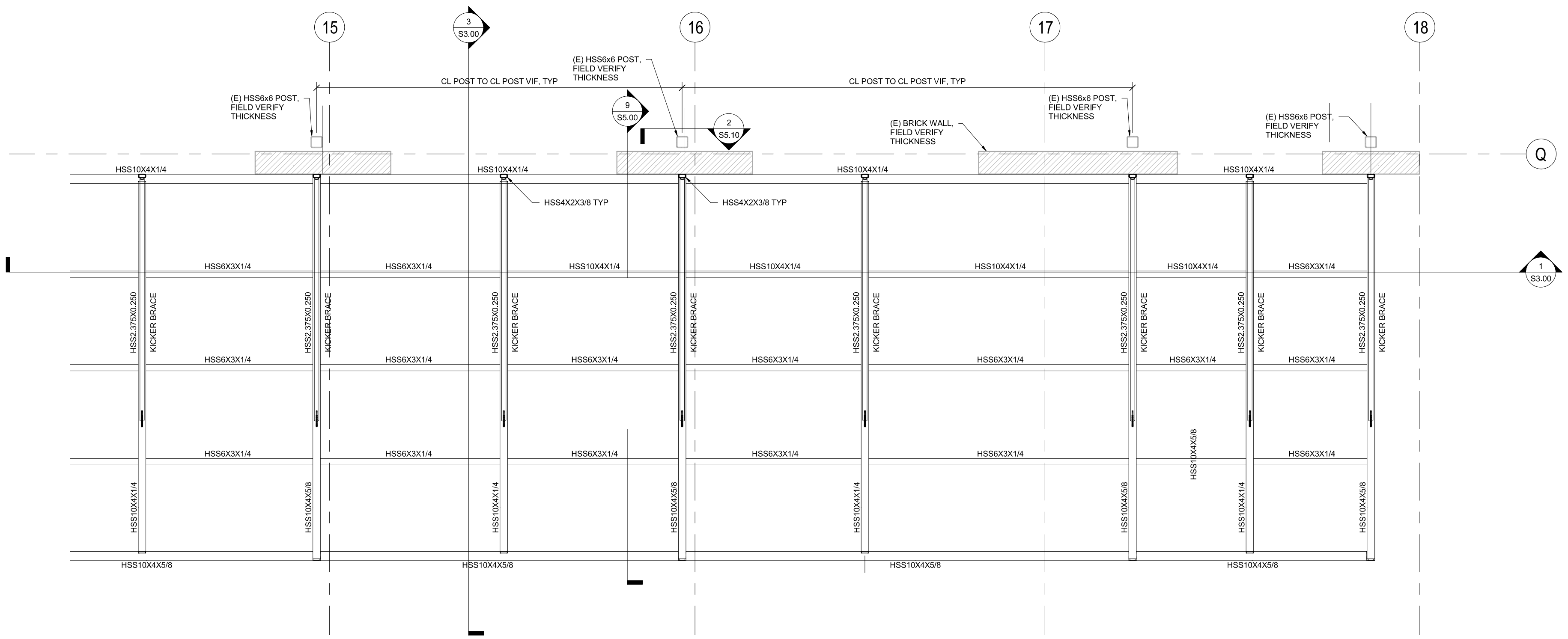
1/8" = 1'-0"

NOTES:
1. REMOVE EXISTING AWNING STRUCTURE

PLAN LEGEND

DENOTES (N) 22 GAGE 9/16" SHALLOW VERCOR DECK SPAN DIRECTION

DENOTES HSS2.375X0.250 KICKER BRACE



2 AWNING PARTIAL PLAN

3/8" = 1'-0"

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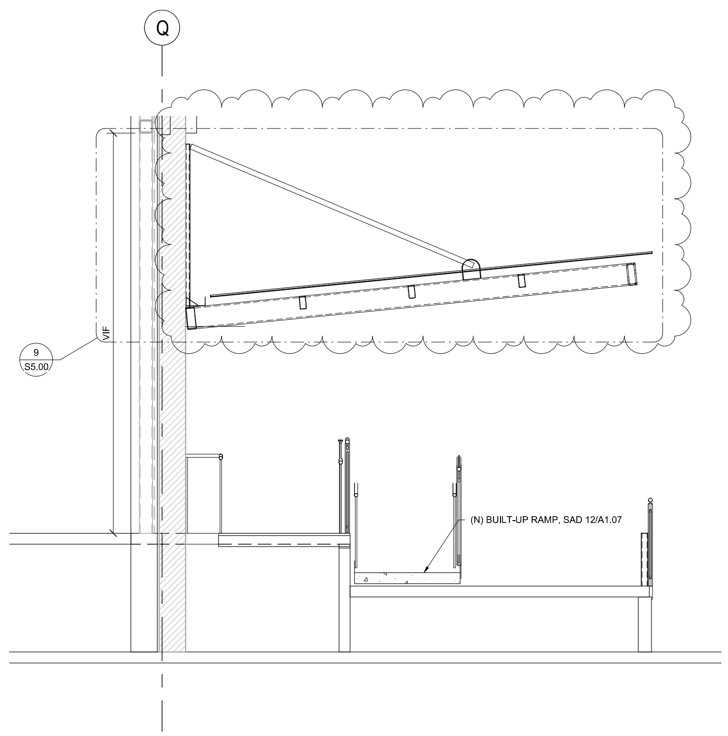
35.2557.100

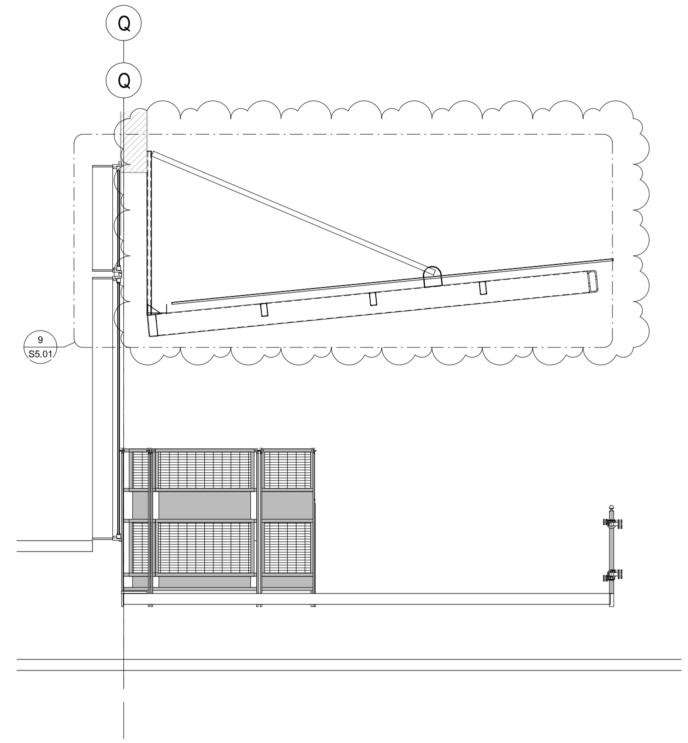
Description
AWNING PLANS

Scale
As indicated

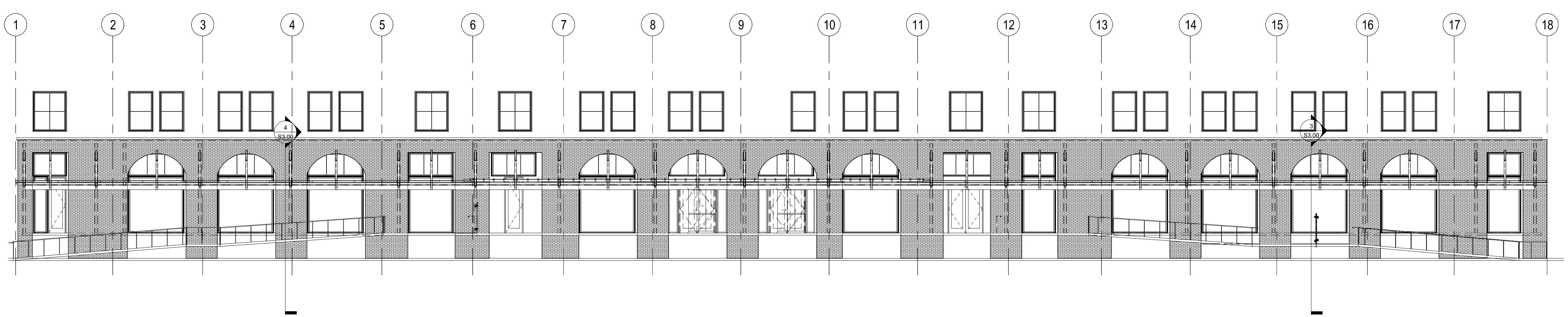
S2.02



4 SECTION AT (E) POST
3/8" = 1'-0"



3 SECTION AT WINDOW
3/8" = 1'-0"



1 Section 5
1/8" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER L. H. NISHKIAN No. 28549 Exp. 3/31/20 CIVIL STATE OF CALIFORNIA

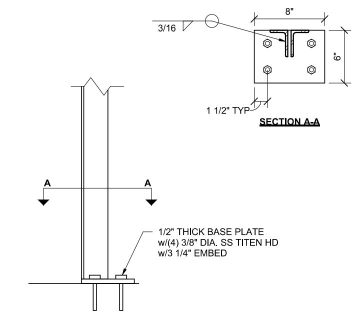
Project Name
AWNING + PATIO UPDATE

Project Number
35.2557.100

Description
BUILDING SECTIONS

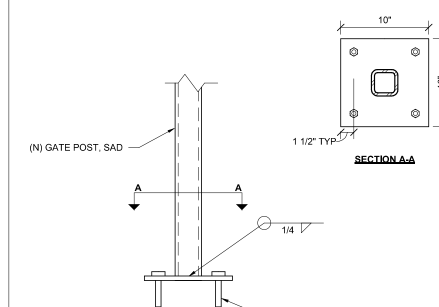
Scale
As indicated

S3.00



4 (N) GUARDRAIL ANCHORAGE AT RAMP

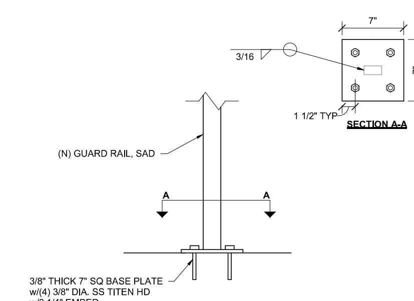
NTS



NOTES:
1. ANCHORAGE APPLIES TO POSTS FOR (N) 5'-6" TALL GUARDRAILS

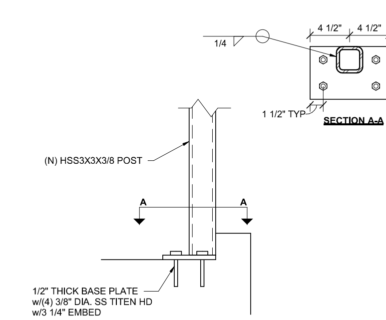
3 (N) GATE POST ANCHORAGE

NTS



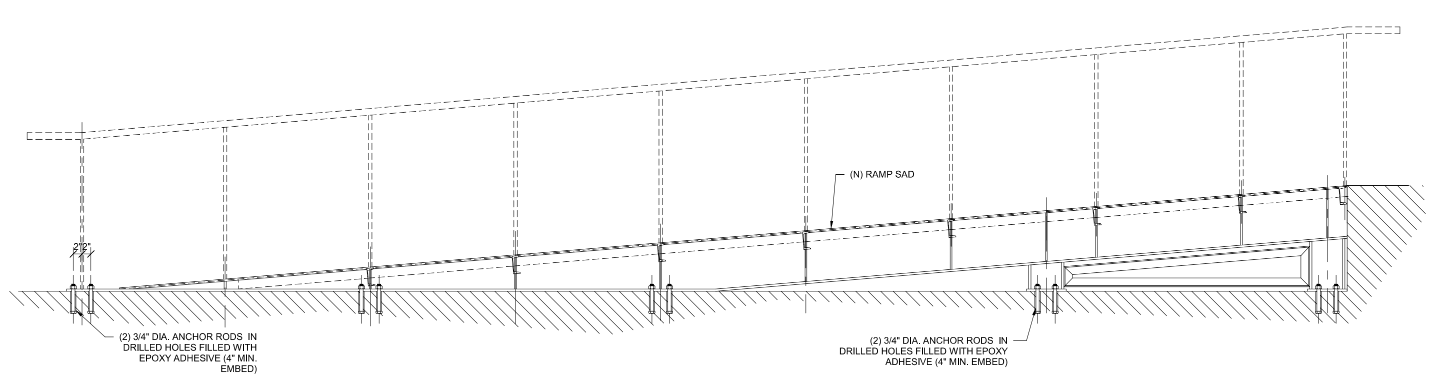
2 TYPICAL (N) GUARDRAIL ANCHORAGE

NTS



1 (N) MILLWORK POST ANCHORAGE

NTS



17 (N) RAMP ANCHORAGE

NTS

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L.H. NISHKIAN
No. 28549
Exp. 3/31/20
CIVIL
STATE OF CALIFORNIA

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35.2557.100

Description

CONCRETE SECTIONS AND DETAILS

Scale

As indicated

S4.00

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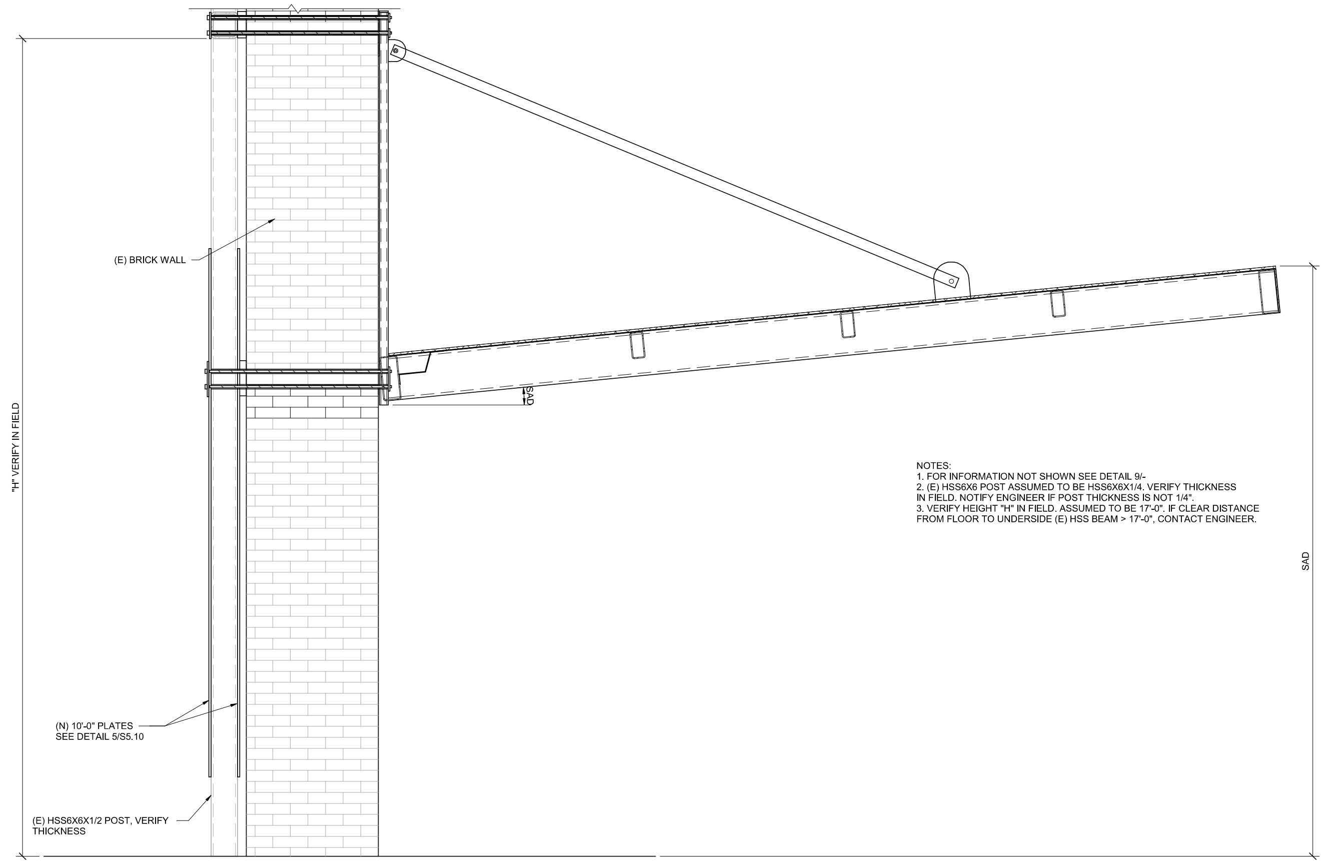

NOTES:
1. FOR INFORMATION NOT SHOWN SEE DETAIL 9/-
2. (E) HSS6X6 POST ASSUMED TO BE HSS6X6X1/4. VERIFY THICKNESS IN FIELD. NOTIFY ENGINEER IF POST THICKNESS IS NOT 1/4".
3. VERIFY HEIGHT "H" IN FIELD. ASSUMED TO BE 17'-0". IF CLEAR DISTANCE FROM FLOOR TO UNDERSIDE (E) HSS BEAM > 17'-0", CONTACT ENGINEER.

11 AWNING SECTION AT WALL WITH COLUMN PLATES

NTS

△ Date	Description
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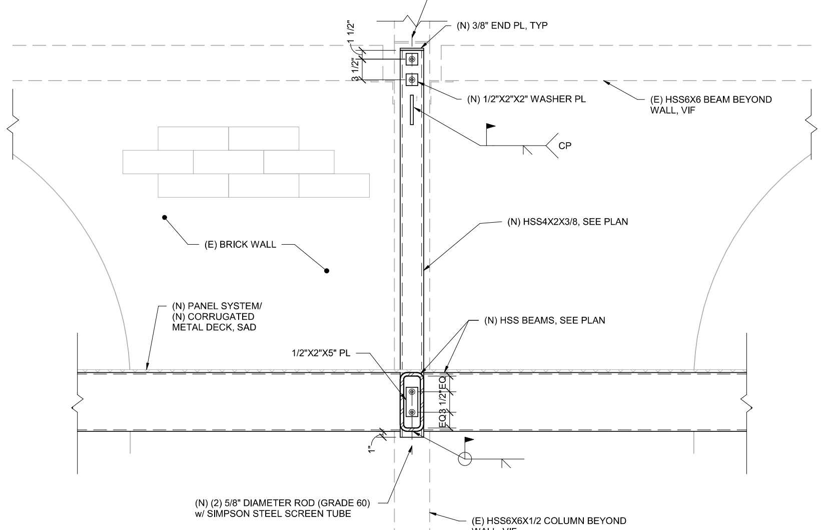
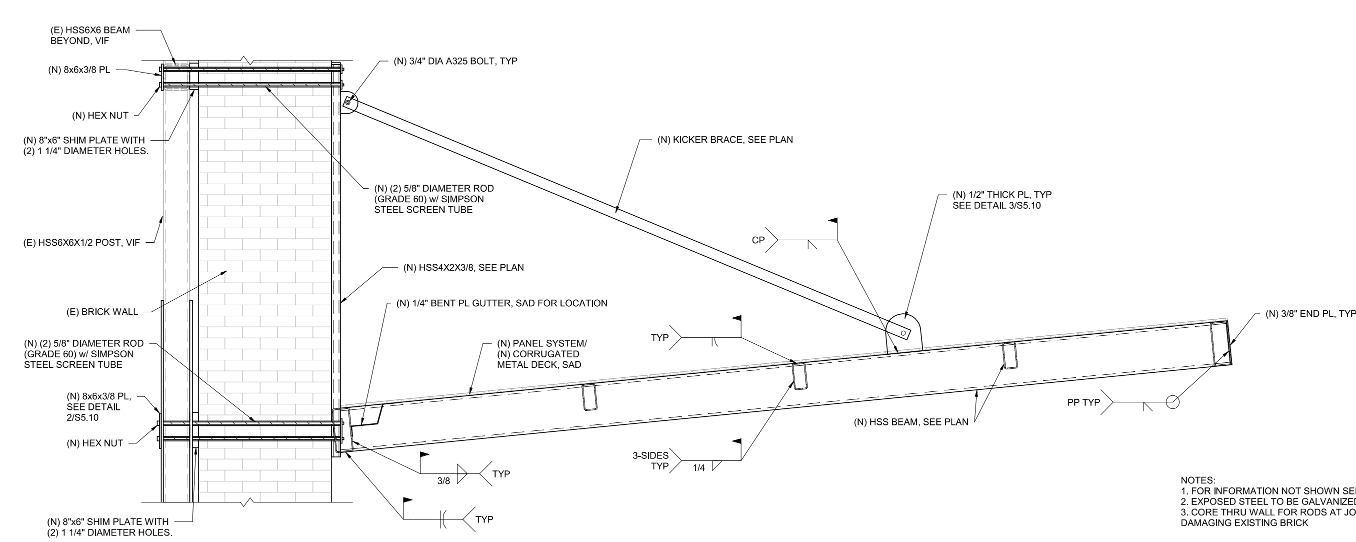


17 TYPICAL SECTION AT WALL

NTS



NOTES:
1. FOR INFORMATION NOT SHOWN SEE DETAIL 17/-
2. EXPOSED STEEL TO BE GALVANIZED
3. CORE THRU WALL FOR RODS AT JOINTS TO AVOID DAMAGING EXISTING BRICK

9 TYPICAL AWNING SECTION AT WALL

NTS

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Seal / Signature

REGISTERED PROFESSIONAL ENGINEER
L.H. NISHKIAN
No. 28549
Exp. 3/31/20
CIVIL
STATE OF CALIFORNIA

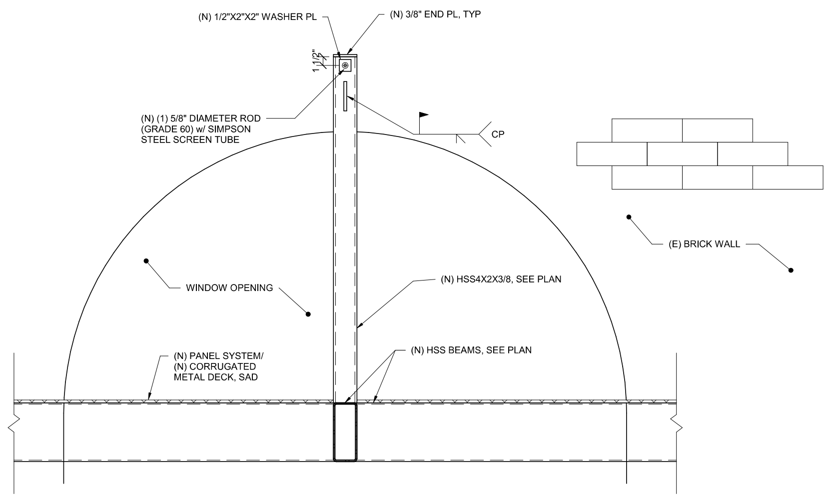
Project Name
AWNING + PATIO UPDATE

Project Number
35.2557.100

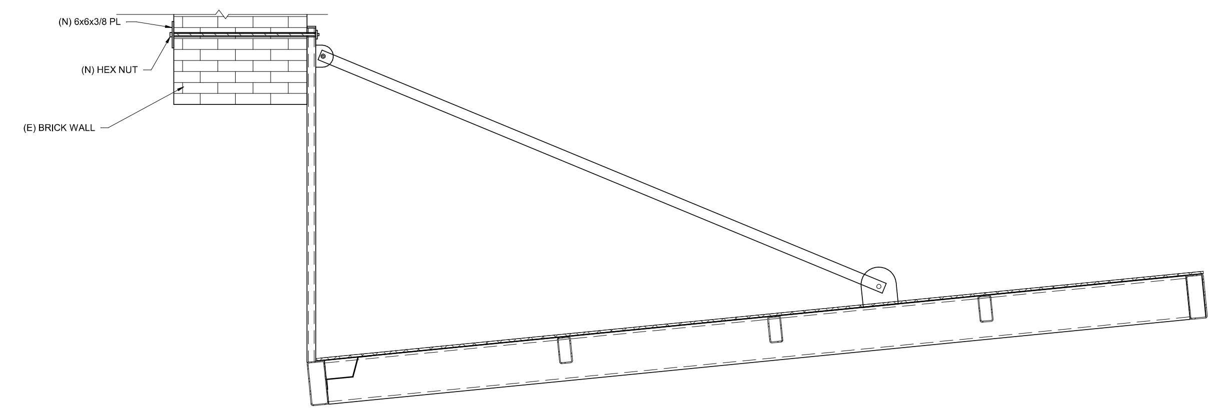
Description
AWNING SECTIONS

Scale
As indicated

S5.00

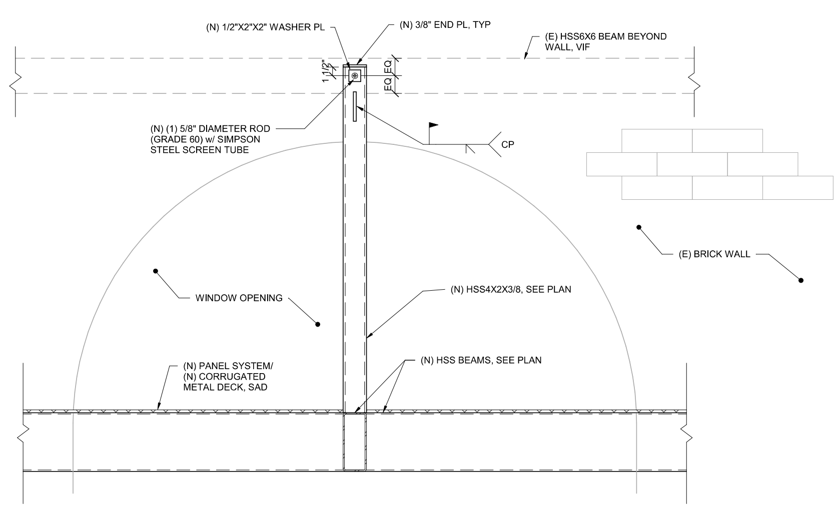


19 SECTION AT WINDOW NO (E) HSS BEAM
1" = 1'-0"

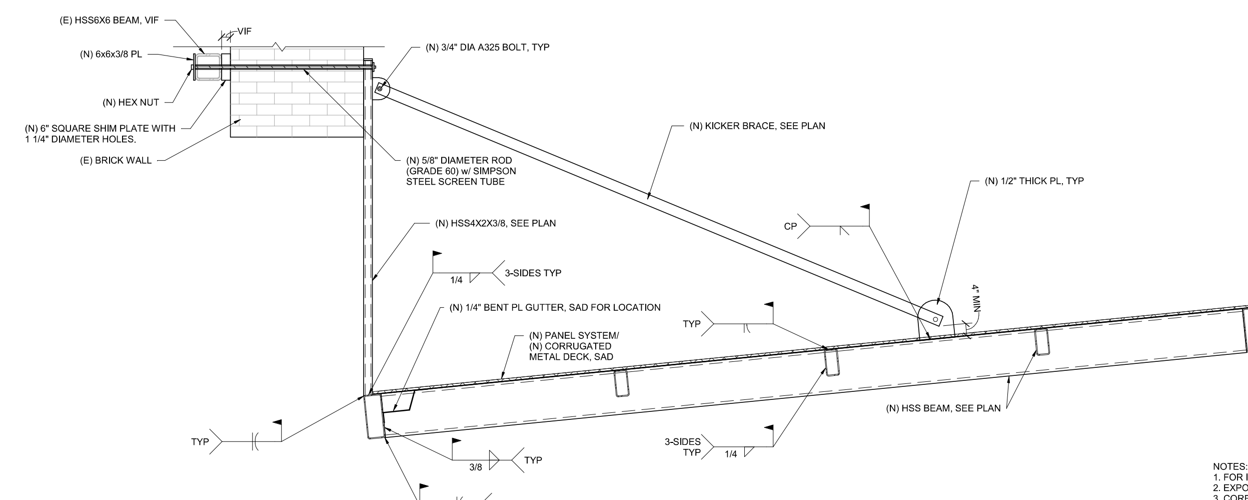


NOTES:
1. FOR INFORMATION NOT SHOWN SEE DETAIL 9/-

11 AWNING SECTION AT WINDOW NO (E) HSS BEAM
3/4" = 1'-0"



17 TYPICAL SECTION AT WINDOW
1" = 1'-0"



NOTES:
1. FOR INFORMATION NOT SHOWN SEE DETAIL 17/-
2. EXPOSED STEEL TO BE GALVANIZED
3. CORE THRU WALL FOR RODS AT JOINTS TO AVOID DAMAGING EXISTING BRICK

9 TYPICAL AWNING SECTION AT WINDOW
3/4" = 1'-0"

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AWNING + PATIO UPDATE

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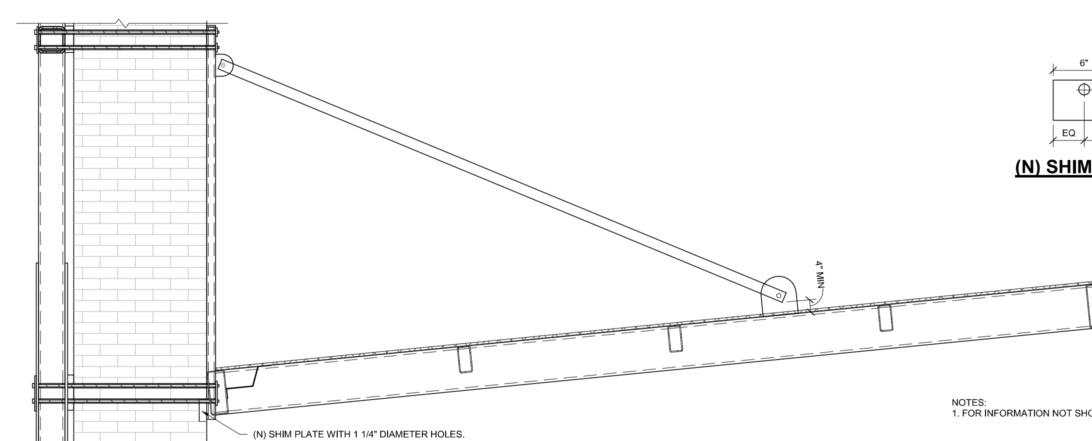
35.2557.100

Description
AWNING SECTIONS

Scale
As indicated

S5.01



(N) SHIM PLATE

NOTES:
1. FOR INFORMATION NOT SHOWN SEE SHEETS S5.00

9 AWNING SECTION AT EAST SIDE WALL

NTS

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Project Name

AWNING + PATIO UPDATE

Project Number

35.2557.100

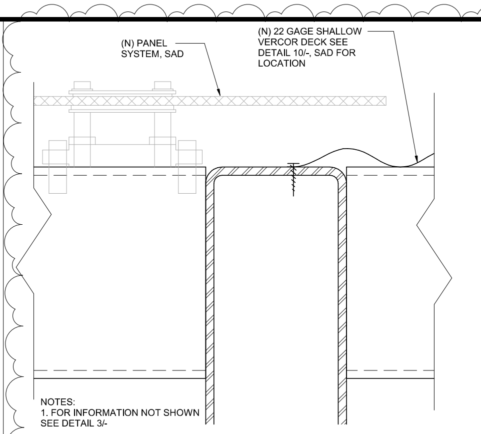
Description

AWNING SECTIONS

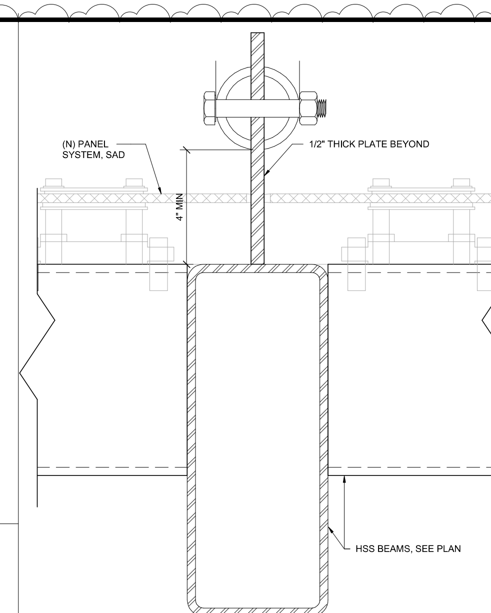
Scale

3/4" = 1'-0"

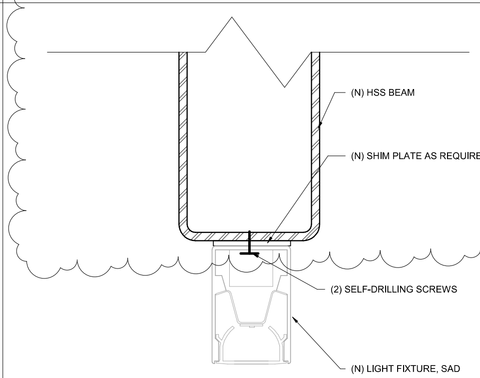
S5.02



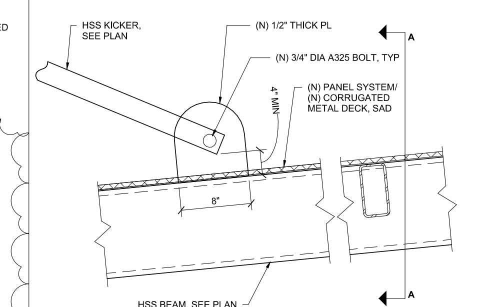
8 GLASS PANEL/METAL DECK TRANSITION NTS



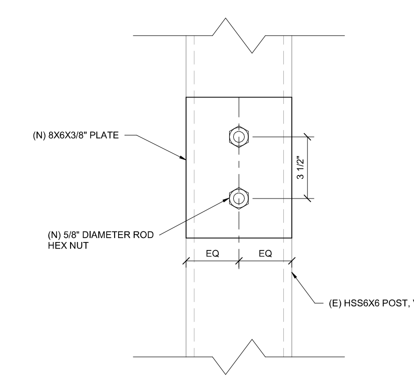
SECTION A-A



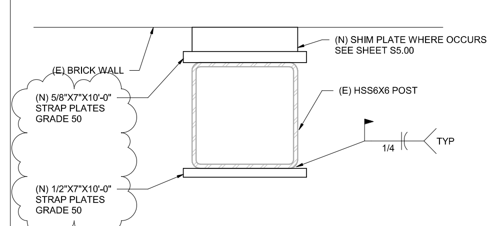
7 LIGHT ATTACHMENT TO (N) BUILT-UP T SECTION NTS



3 (N) SLOTTED PLATE CONNECTION NTS



2 (N) PLATE AT EXISTING HSS POST NTS



5 (N) STRAP PLATES TO EXISTING COLUMN NTS

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Project Name
AWNING + PATIO UPDATE

Project Number
35.2557.100

Description
AWNING STEEL SECTIONS AND DETAILS

Scale
As indicated

S5.10

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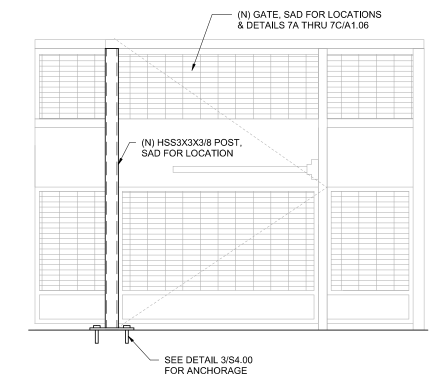
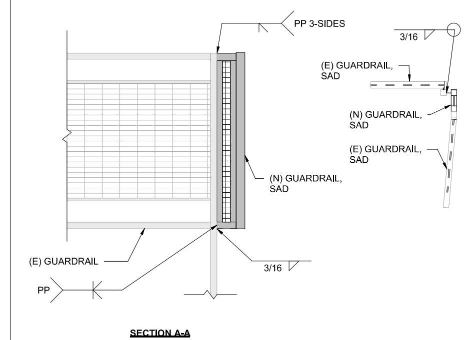
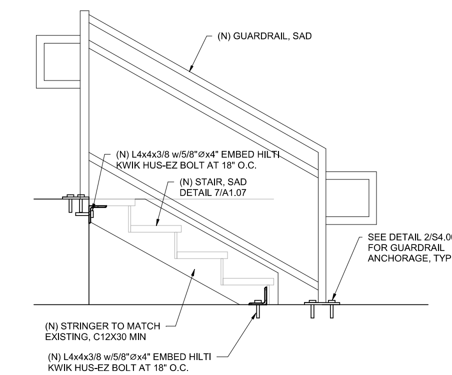


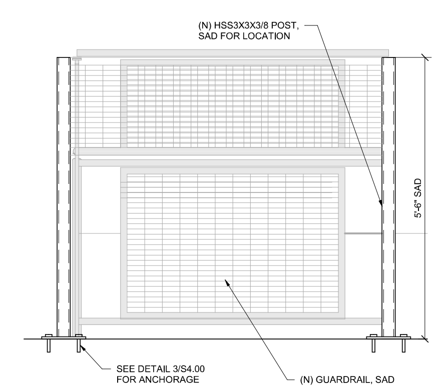
4 SECTION AT GATES
3/4" = 1'-0"



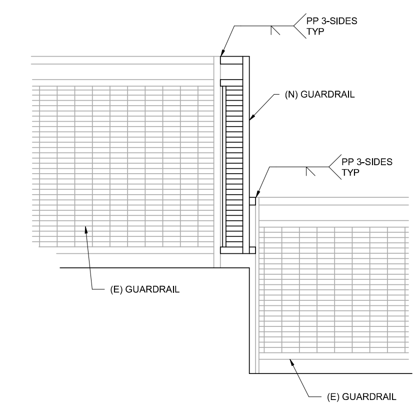
7 EAST GUARDRAIL INFILL
NTS



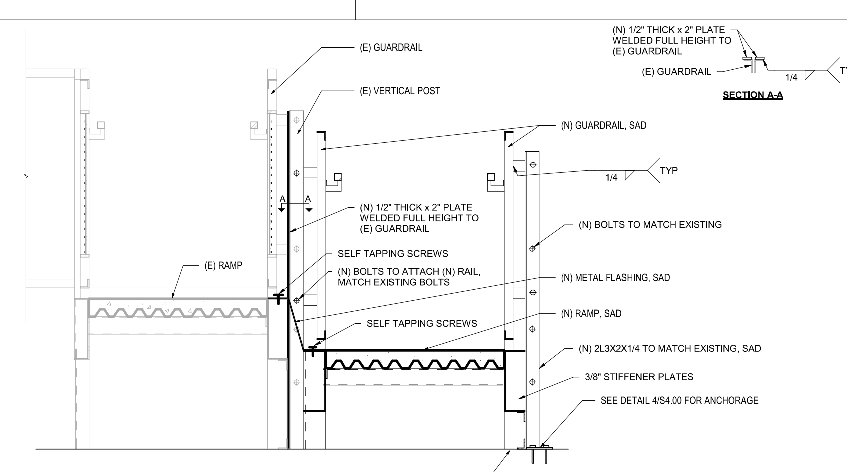
3 SECTION AT (N) STAIR
NTS



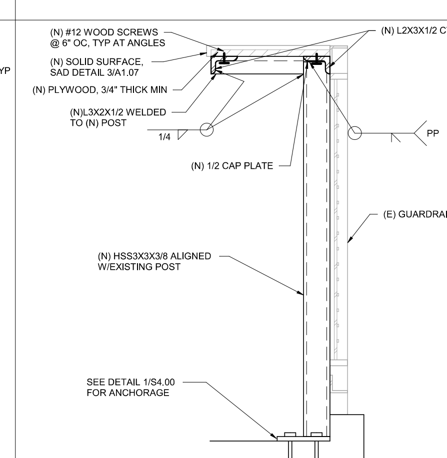
6 SECTION AT (N) 5'-6" GUARDRAIL
NTS



2 (N) GUARDRAIL TO (E) GUARDRAIL
NTS



9 SECTION AT (N) RAMP
NTS



1 (N) MILLWORK ATTACHMENT
NTS

ADOBE
601 TOWNSEND STREET, SAN FRANCISCO

Gensler
45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel 415.433.3700
Fax 415.836.4599

NISHKIAN MENNINGER
CONSULTING AND STRUCTURAL ENGINEERS SINCE 1919
600 Harrison Street, Suite 110
San Francisco, CA 94107
Tel: (415) 541-9477
Fax: (415) 543-5071
JOB #6529.20

Date	Description
03/20/19	ISSUE FOR PERMIT
A 03/01/19	ADDENDUM
10/04/19	CERTIFICATE OF APPROPRIATENESS APPLICATION

Seal / Signature

Project Name
AWNING + PATIO UPDATE

Project Number
35.2557.100

Description
PATIO STEEL SECTIONS AND DETAILS

Scale
As indicated

S5.20

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		**Block/Lot(s)**
601 TOWNSEND ST		3799001
Case No.		**Permit No.**
2019-004935PRJ		
■ **Addition/ Alteration**	☐ **Demolition (requires HRE for Category B Building)**	☐ **New Construction**

Project description for Planning Department approval.

Certificate of Appropriateness for awning structural upgrade, ADA and security upgrades to the patio includes the replacement of the existing awning panels, light fixtures and security gates. A new security gate, accessible ramp, stairs and new metal mesh within the existing guard rails are also proposed.

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).

■	**Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 - New Construction.** Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 32 - In-Fill Development.** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. **FOR ENVIRONMENTAL PLANNING USE ONLY**
☐	**Class ____**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? *if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeo review is requried (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*). If yes, Environmental Planning must issue the exemption.
☐	**Slope = or > 25%:** Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.**
☐	**Seismic: Landslide Zone:** Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.**
☐	**Seismic: Liquefaction Zone:** Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Property Information Map)*	
■	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☐	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
■	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces**.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
■	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.
☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*
☐	10. **Reclassification of property status**. *(Requires approval by Senior Preservation Planner/Preservation* ☐ Reclassify to Category A — ☐ Reclassify to Category C a. Per HRER or PTR dated — *(attach HRER or PTR)* b. Other *(specify)*:
	Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.
■	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
	Comments (*optional*):
	Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

■	**No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.**	
	Project Approval Action: Building Permit	**Signature:** Monica Giacomucci
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	10/09/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
601 TOWNSEND ST		3799/001
Case No.	Previous Building Permit No.	New Building Permit No.
2019-004935PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

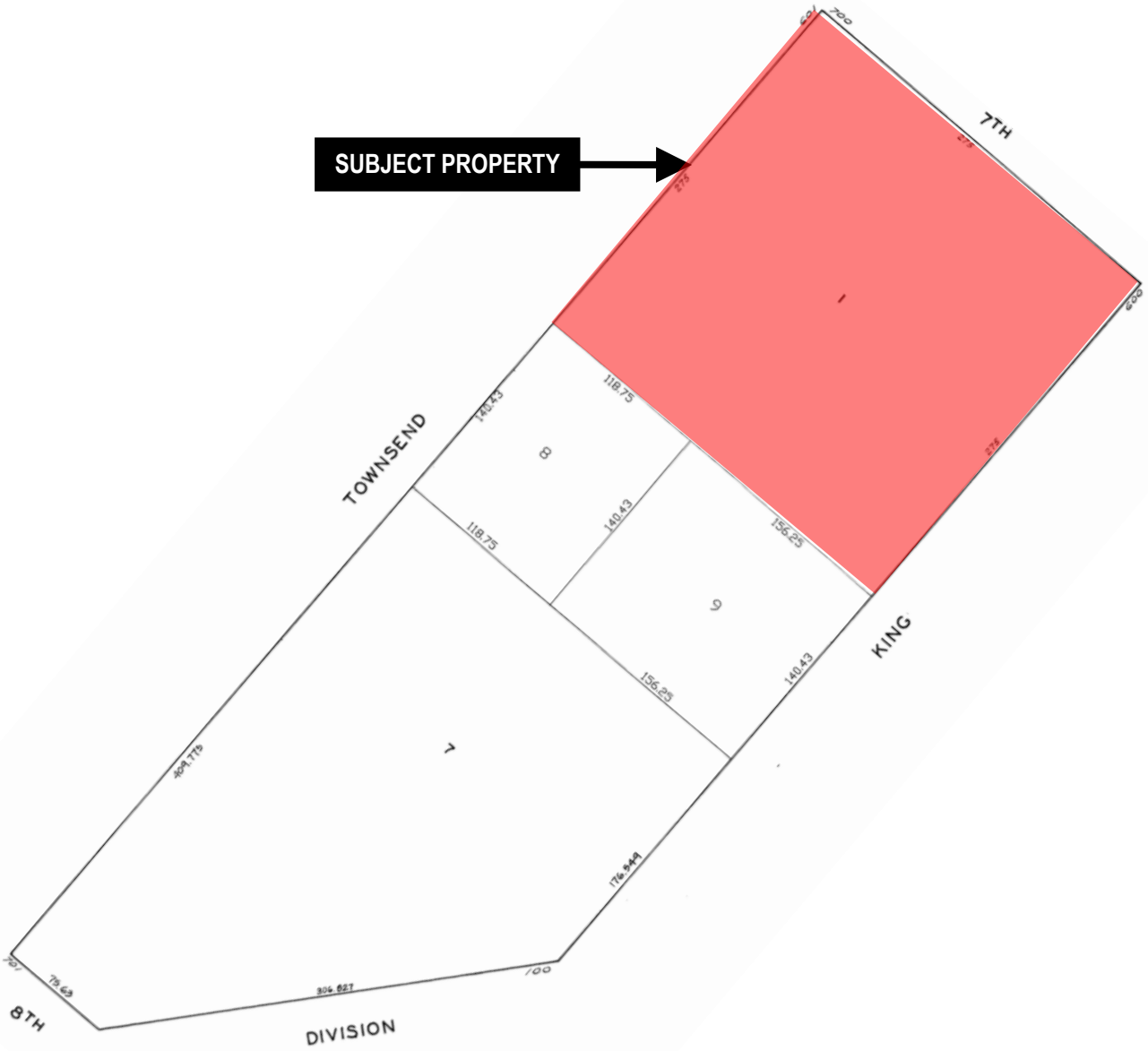
DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:	**Date:**

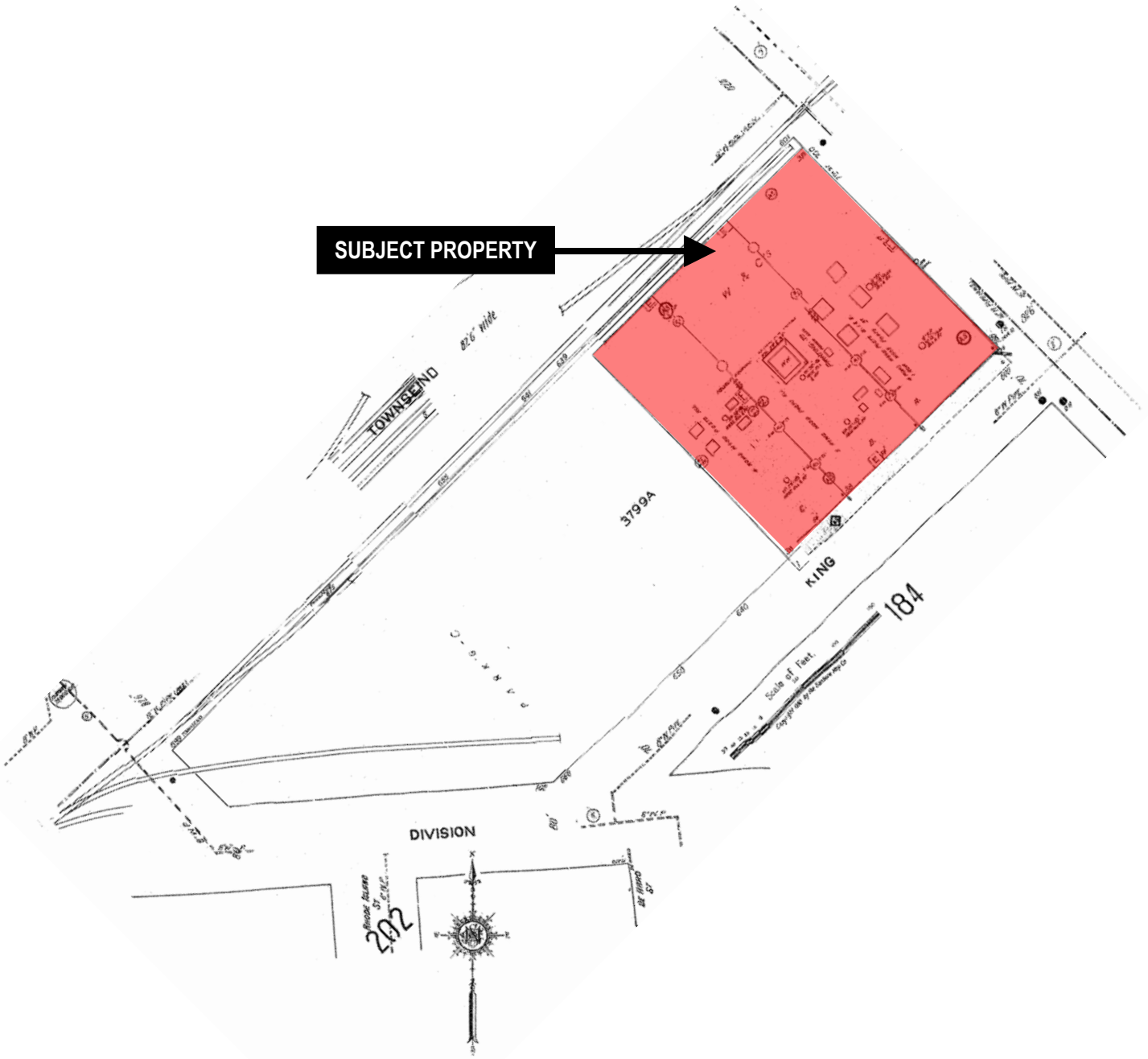
Parcel Map



Certificate of Appropriateness
Case Number 2019-004935COA
601 Townsend Street
Block 3799 Lot 001

SAN FRANCISCO
PLANNING DEPARTMENT

Sanborn Map*



The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

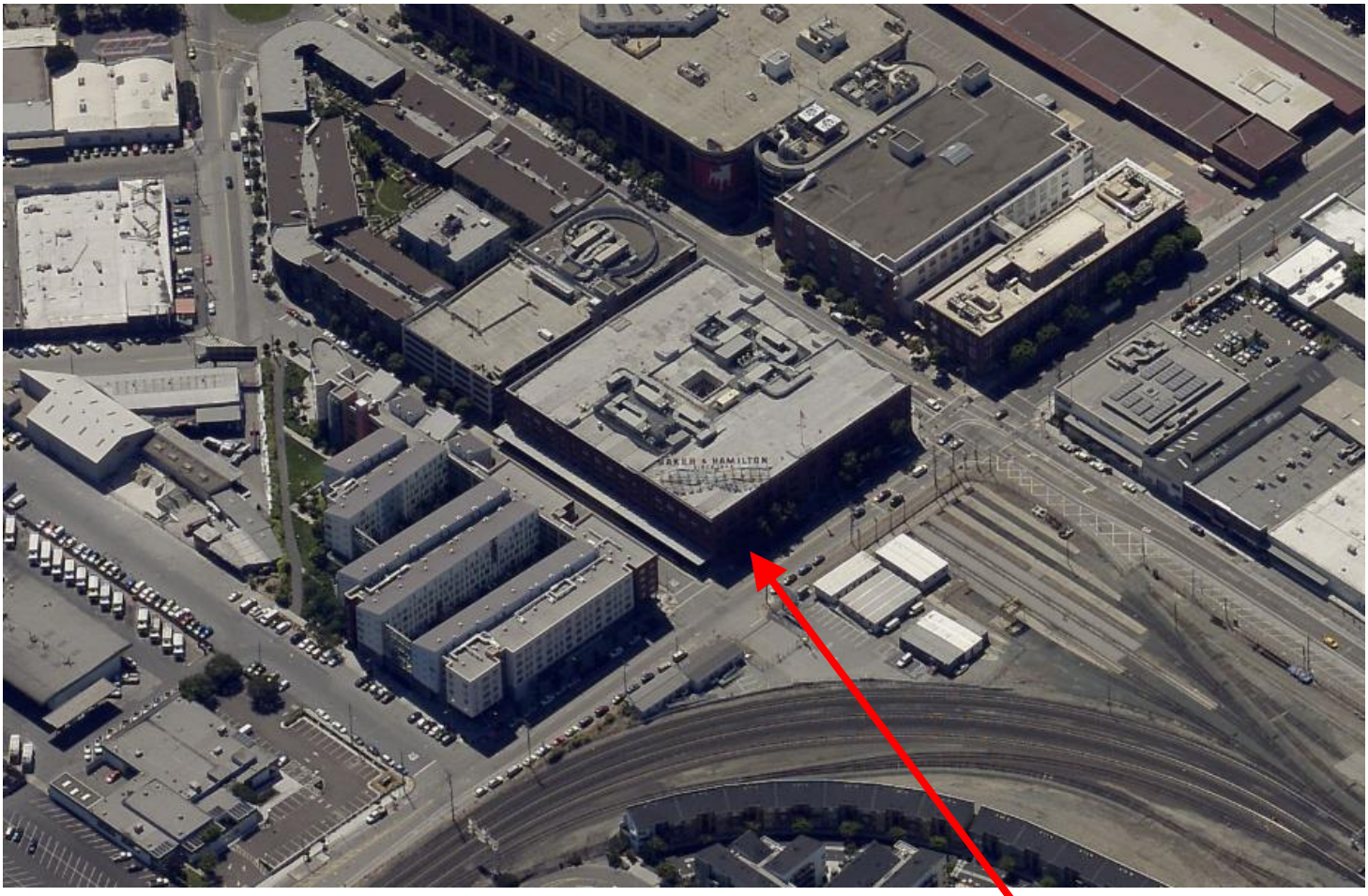
Certificate of Appropriateness
Case Number 2019-004935COA
601 Townsend Street
Block 3799 Lot 001

Zoning Map

Certificate of Appropriateness
Case Number 2019-004935COA
601 Townsend Street
Block 3799 Lot 001

SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo



Certificate of Appropriateness
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601 Townsend Street
Block 3799 Lot 001

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Site Photo