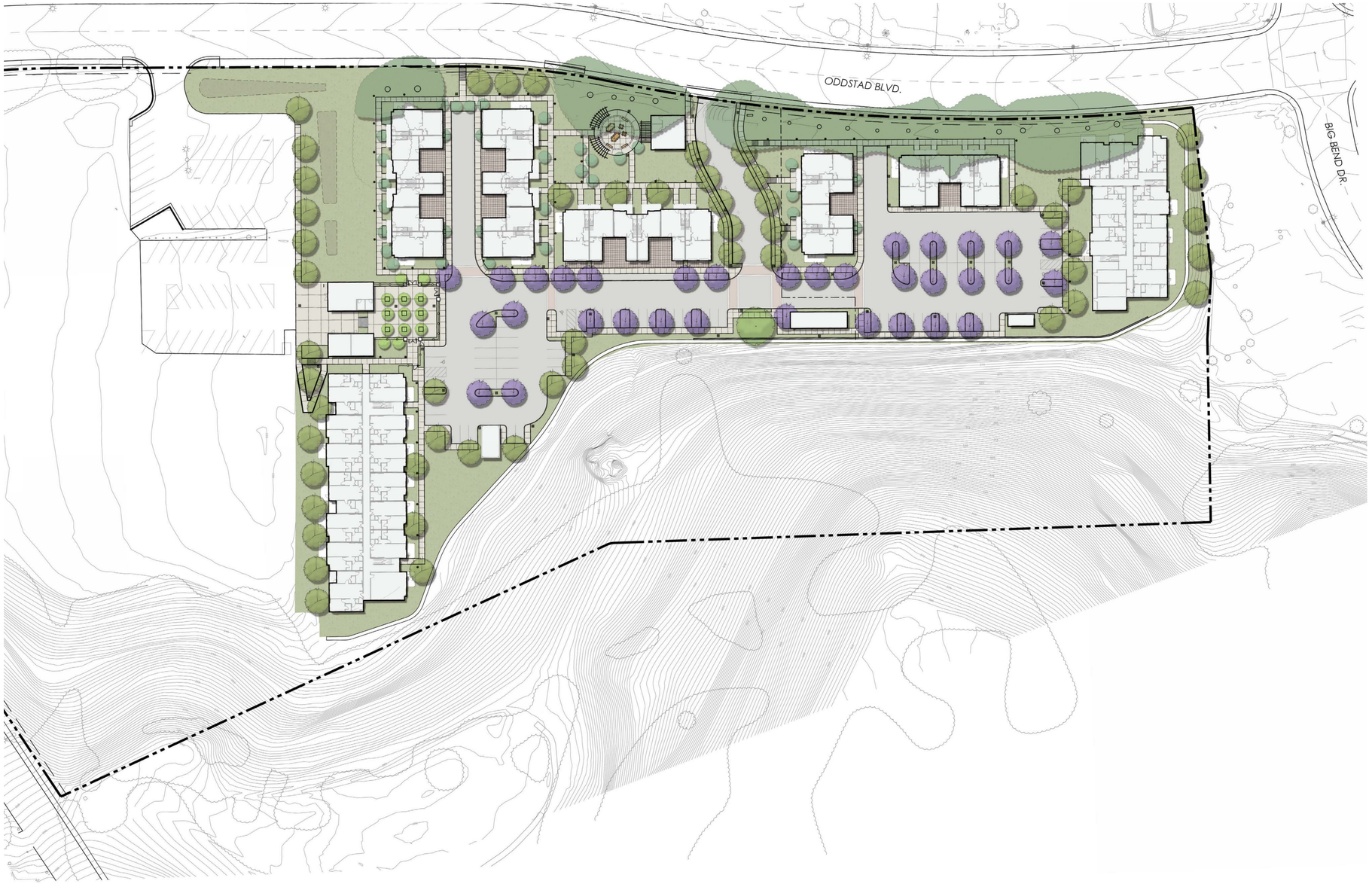
PACIFICA SCHOOL DISTRICT WORKFORCE HOUSING

DESIGN GUIDE ILLUSTRATIONS - APRIL 2, 2019



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BDE ARCHITECTURE

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Client

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PACIFICA SCHOOL DISTRICT WORKFORCE HOUSING

Issue	Date
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SHEET INDEX

Sheet Title

Scale

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ABV	Above
AFF	Above Finished Floor
AP	Access Panel
ACC	Acoustical
ADD	Addendum
ADH	Adhesive
ADJ	Adjacent
ADJT	Adjustable
A/C	Air Conditioning
ALT	Alternate
AL	Aluminum
AB	Anchor Bolt
ANOD	Annodized
APX	Approximate
ARCH	Architect (ural)
AD	Area Drain
BSMT	Basement
BVL	Beveled
BIT	Bituminous
BLK	Block
BLKG	Blocking
BD	Board
B.O.	Bottom Of
BRK	Brick
BLDG	Building
BUR	Built Up Roofing
CAB	Cabinet
CK	Calk (ing) Caulk (ing)
CPT	Carpet (ed)
CSMT	Casement
CST	Cast Stone
CLG	Ceiling
CT	Ceiling Height
ER	Ceramic
CT	Ceramic Tile
CLR	Clear (ance)
COL	Column
CONC	Concrete
CMU	Concrete Masonry Unit
CONST	Construction
CONT	Continuous or Continue
CJ	Control Joint
CG	Corner Guard
DP	Dampproofing
DEM	Demolish, Demolition
DTL	Detail
DIAG	Diagonal
DIA	Diameter
D	Drain
DIM	Dimension
DIV	Division
DH	Double Hung
DN	Down
DS	Downspout
DWG	Drawing
EF	Each Face
ELEC	Electric (al)
EP	Electrical Panelboard
EL	Elevation
ELEV	Elevator
EMER	Emergency
EPDM	Ethylene Propylene Diene Monomer
EQ	Equal
EQP	Equipment
EST	Estimate
EXH	Exhaust
EB	Expansion Bolt
EJ	Expansion Joint
EXP	Exposed
(E)	Existing
EXT	Exterior
FC	Fiberglass Clad
FOC	Face Of Concrete
FOF	Face Of Finish
FOM	Face Of Masonry
FOS	Face Of Studs
FF	Finish Floor
FIN	Finish (ed)
FFE	Finished Floor Elevation
FA	Fire Alarm
FP	Fireproof
FR	Fire-resistant
FRT	Fire-retardant
FL	Floor
FLR	Floor (ing)
FLS	Flashing
FD	Floor Drain
FLUR	Fluorescent
FJT	Flush Joint
FTG	Footing
FND	Foundation
FRM	Frame (ing)
FUR	Furred (ing)
G	Grade
GA	Gage, Gauge
GV	Galvanized
GC	General Contractor
GL	Glass, Glazing
GLB	Glass Block

GSM	Galvanized Sheet Metal
GCMU	Glazed Conc Masonry Units
GD	Grading
GRN	Granite
GVL	Gravel
GT	Grout
GWB	Gypsum Wall Board
GYP	Gypsum
HDW	Hardware
HMTL	Hollow Metal
HWD	Hardwood
HDR	Header
HTG	Heating
HVAC	Heating/Ventilation/ Air Conditioning
HT	Height
HC	Hollow Core
HOR	Horizontal
HB	Hose Bib
HWH	Hot Water Heater
INCL	Include (d), (ing)
ID	Inside Diameter
INS	Insulate (d), (ing)
INT	Interior
INV	Invert
JT	Joint
JF	Joint Filler
KPL	Kickplate
KIT	Kitchen
KO	Knockout
LBL	Label
LB	Lag Bolt
LAM	Laminate (d)
LAV	Lavatory
LW	Lightweight
LWC	Lightweight Concrete
LMS	Limestone
LVR	Louver
LPT	Low Point
M	Mirrored
MB	Machine Bolt
MDF	Medium Density Fiberboard
MH	Manhole
MFR	Manufacture (r)
MAS	Masonry
MO	Masonry Opening
MAX	Maximum
MECH	Mechanic (al)
MC	Medicine Cabinet
MET	Metal
MTFR	Metal Furring
MWK	Millwork
MIN	Minimum
MIR	Mirror
MISC	Miscellaneous
MLD	Molding, Moulding
NR	Noise Reduction
NOM	Nominal
NIC	Not In Contract
NTS	Not to Scale
NO (#)	Number
O/	Over
OBS	Obscure
OC	On Center (s)
OFS	Over Flow Drain
OFS	Overflow Scupper
OP	Opaque
OPG	Opening
OPP	Opposite
OD	Outside Diameter
OA	Overall
OH	Overhead
PTR	Paper Towel Receptor
PB	Particle Board
PTD	Painted
PTN	Partition
PBD	Particle Board
PERF	Perforate (d)
PERI	Perimeter
PLAM	Plastic Laminate
PG	Plate Glass
PWD	Plywood
PT	Point
PVC	Polyvinyl Chloride
PSF	Pounds Per Square Foot
PSI	Pounds Per Square Inch
PCC	Precast Concrete
PFB	Prefabricate (d)
PFN	Prefinished
PRF	Preformed
PL	Property Line
PT	Pressure Treated
RAD	Radius
RWL	Rainwater Leader
REC	Recessed
REF	Reference

RFL	Reflected
REFR	Refrigerator
REG	Register
RE	Reinforce (d), (ing)
REM	Remove
RES	Resilient
RET	Return
RA	Return Air
REV	Revision (s), Revised
R	Riser
RD	Roof Drain
RFH	Roof Hatch
RFG	Roofing
RM	Room
RO	Rough Opening
RB	Rubber Base
RBT	Rubber Tile
RWL	Rain Water Leader
SAC	Suspended Acoustical Ctg.
SASM	Self Adhesive Sht Membrane
SFGL	Safety Glass
SCD	See Civil (Eng) Drawings
SCHD	Schedule
SCN	Screen
SLNT	Sealant
SEC	Section
SSK	Service Sink
SHTH	Sheathing
SHT	Sheet
SF	Square Feet
SG	Sheet Glass
SIM	Similar
SD	See Landscape Drawings
SC	Solid Core
SMD	See Mechanical Drawings
SP	Soundproof
SPC	Spacer
SPD	See Plumbing Drawings
SPK	Speaker
SPEC	Specification (s)
SQ	Square
SS	Stainless Steel
SSD	See Structural Drawings
STD	Standard
STA	Station
ST	Steel
STOR	Storage
SD	Storm Drain
STR	Structural
SUS	Suspended
SYM	Symmetry (ical)
SV	Sheet Vinyl
STC	Sound Transmission Coefficient
TEL	Telephone
TMP	Tempered
TV	Television
THK	Thick (ness)
THR	Threshold
TPD	Toilet Paper Dispenser
TR	Trash
TOP	Top of Plate
TOS	Top Of Slab
TST	Top Of Steel
TW	Top Of Wall
TB	Towel Bar
T	Tread
TYP	Typical
UNF	Unfinished
UON	Unless Otherwise Noted
UR	Urinal
V	Vaulted
VAR	Varies
VB	Vapor Barrier
VNR	Veneer
VERT	Vertical
VG	Vertical Grain
VIN	Vinyl
VAT	Vinyl Acoustical Tile
VB	Vinyl Base
VCT	Vinyl Composite Tile
W/	With
WSCT	Wainscot
WTW	Wall To Wall
WH	Wall Hung
WC	Water Closet
WP	Waterproofing, Waterproof
WPM	Water Proof Membrane
WR	Water Repellant
WRB	Weather Resistant Barrier
WS	Waterstop
WWF	Welded Wire Fabric
WDW	Window
WG	Wired Glass
WM	Wire Mesh
W/O	Without
WD	Wood
WB	Wood Base
WI	Wrought Iron

ABBREVIATIONS 15

SITE LOCATION MAP 12

SITE VICINITY MAP 11

PLANNING & BUILDING CODE SUMMARY

PROJECT DESCRIPTION
A PRIVATELY FUNDED RESIDENTIAL BUILDING WITH EXTERIOR PARKING. THE PROJECT IS SEVEN BUILDINGS CONSISTING OF THE ELEMENTS DESCRIBED BELOW.

• TWO, 2-STORY BUILDING OF TYPE V WOOD FRAMED CONSTRUCTION CONSISTING OF RESIDENTIAL FLATS AND RELATED AMENITY SPACES. 28 RESIDENTIAL DWELLING UNITS, SEE STATISTICS FOR MORE INFORMATION.
• FIVE, 2-STORY BUILDINGS OF TYPE-V WOOD FRAMED CONSTRUCTION CONSISTING OF 18 RESIDENTIAL TOWN-HOMES; SEE STATISTICS FOR MORE INFORMATION.
• ALL RESIDENTIAL UNITS ARE ADAPTABLE (ACCESSIBLE PER CHAPTER 11A). UNITS ABOVE THE GROUND FLOOR ARE ACCESS VIA STAIRS.
• ALL PUBLIC AREAS AND CORRIDORS ARE ACCESSIBLE PER CHAPTER 11A.
• ALL PORTIONS OF THE PROJECT ARE FULLY SPRINKLERED PER 903.3.1.1 / NFPA 13. ALL REFERENCES TO "AUTOMATIC SPRINKLERS SYSTEM" MEAN "PER 903.3.1.1 / NFPA 13".
• PROJECT INCLUDES RELEVANT SITE WORK, INCLUDING EXCAVATION, GRADING, PAVING, LANDSCAPING AND UTILITY CONNECTIONS AS REQUIRED FOR A COMPLETE PROJECT.

ZONING: R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

PROJECT LOCATION: 930 OFFSTAD BLVD
PACIFICA, CA 94044

BLOCK AND LOT NUMBER:

BLOCK NO. 672
PARCEL 1: LOT NO. 1 THRU 53, INCLUSIVE LOT 56 AND LOTS C AND D
PARCEL 2: BEGINNING AT THE NORTHERLY MOST CORNER OF LOT "C", BLOCK 6,

ASSESSOR'S PARCEL NUMBER: 023-672-600

LOT AREA: 544,068 SQFT (12.49 acres)

GROSS FLOOR AREA:

PROPOSED GROSS FLOOR AREA:

BUILDING A

FLOOR	OCCUPANCY	GROSS AREA / SQFT
FLOOR 1 RESIDENTIAL	R-2	13,628
FLOOR 2 RESIDENTIAL	R-2	13,842
TOTAL		**27,470 S.F.**

BUILDING TOWN-HOMES B1, B2, B3

FLOOR	OCCUPANCY	GROSS AREA / SQFT
FLOOR 1 RESIDENTIAL	R-2	4,875
FLOOR 2 RESIDENTIAL	R-2	4,176
TOTAL		**9,050 S.F.** **9,050 X 3 = 27,150 S.F.**

BUILDING TOWN-HOMES C1, C2

FLOOR	OCCUPANCY	GROSS AREA / SQFT
FLOOR 1 RESIDENTIAL	R-2	3,562
FLOOR 2 RESIDENTIAL	R-2	2,866
TOTAL		**6,428 S.F.** **6,428 X 2 = 12,856 S.F.**

BUILDING D

FLOOR	OCCUPANCY	GROSS AREA / SQFT
FLOOR 1 RESIDENTIAL	R-2	9,331
FLOOR 2 RESIDENTIAL	R-2	9,331
TOTAL		**18,662 S.F.**

NOTE: AREA MEASURED TO THE EXTERIOR FACE OF BUILDING WALLS, INCLUDING DECKS THAT ARE NOT OPEN TO THE SKY. EXCLUDES PORTIONS OF DECKS WHICH PROJECT BEYOND THE FACE OF THE BUILDING. NO DEDUCTIONS FOR SHAFTS OR STAIRWAYS.

LOT COVERAGE: 8.21%
BUILDING AREA: 44,708 SQFT (LEVEL 1 FOR EACH BUILDING)
LOT AREA: 544,068 SQFT

NUMBER OF UNITS / ACRE:
70/12.5 = 5.6

PARKING

VEHICLE PARKING REQUIRED:

VEHICLE PARKING PROPOSED:

BLDG-A PARKING		
STANDARD	=	35
COMPACT	=	03
ADA	=	04
BLDG-B1 TOWN-HOMES		
GARAGE PARKING	=	08
OUTSIDE PARKING	=	04
BLDG-B2 TOWN-HOMES		
GARAGE PARKING	=	08
OUTSIDE PARKING	=	04
BLDG-B3 TOWN-HOMES		
GARAGE PARKING	=	08
OUTSIDE PARKING	=	04
BLDG-C1 TOWN-HOMES		
GARAGE PARKING	=	06
OUTSIDE PARKING	=	02
BLDG-C2 TOWN-HOMES		
GARAGE PARKING	=	06
OUTSIDE PARKING	=	02
BLDG-D PARKING		
STANDARD	=	32
COMPACT	=	01
ADA	=	02
TOTAL	=	129
EV CHARGING STATION	=	3% OF TOTAL = 4
STANDRD EV PARKING	=	03
ACCESSIBLE EV PARKING	=	01

MAXIMUM BUILDING HEIGHT: 50'-0" TO AVERAGE ROOF HEIGHT

OCCUPANCY GROUPS:
RESIDENTIAL R-2
STORAGE (GARAGE) S-2
ASSEMBLY (REAR YARD) A-3

CONSTRUCTION TYPE:
R-2 TYPE VA, FULLY SPINKLERED

THE BUILDING SHALL COMPLY WITH THE 2016 CFC SECTION 510 FOR ERRC COVERAGE.

ALLOWABLE GROSS FLOOR AREA / HEIGHTS / CONSTRUCTION TYPES

BASE ALLOWABLE AREA PER FLOOR PER CBC TABLE 503 FOR TYPE V-A:
R-2 S.F. 36,000
A-3 S.F. 46,000

BASE ALLOWABLE HEIGHT & STORIES PER CBC TABLE 503 FOR TYPE V-A:
R-2 50 FEET / 3 STORIES
R-2 50 FEET / 4 STORIES W/ AUTOMATIC SPRINKLER SYSTEM

FIRE-RESISTANCE RATING REQUIREMENTS:

2 HOUR HORIZONTAL SEPARATION BETWEEN TYPE V-A REQUIREMENTS PER SECTION 510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE

TYPE V-A CONSTRUCTION: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601:

STRUCTURAL FRAME	1 HR.
EXTERIOR BEARING WALLS	0 HR.
INTERIOR BEARING WALLS	1 HR.
EXTERIOR NONBEARING WALLS & PARTITIONS	SEE BELOW
INTERIOR NONBEARING WALLS & PARTITIONS	0 HR.
FLOOR CONSTRUCTION (BEAMS & JOISTS)	1 HR.
ROOF CONSTRUCTION (BEAMS & JOISTS)	1 HR.
SHAFT / STAIRWAY ENCLOSURES	2 HR.

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE FOR TYPE IA, IB-A AND V-A CONSTRUCTION AND OCCUPANCY PER TABLE 602:

FIRE SEP. DIST.	OCCUPANCIES: GROUP A, M, R-2 & S-2
X < 5	1 HR.
5 ≤ X < 10	1 HR.
10 ≤ X < 30	1 HR.
X ≥ 30	0 HR.

ACCESSIBILITY

• ALL COMMON USE AREAS SHALL BE ACCESSIBLE PER CBC 2016 CHAPTER 11A.
• ALL PUBLIC AREAS SHALL BE ACCESSIBLE PER CBC 2016 CHAPTER 11B.
• ALL GROUND FLOOR UNITS OF MULTITENANT NON-ELEVATOR BUILDING SHALL BE ADAPTABLE PER CBC 2016 CHAPTER 11A.
• ALL 2ND FLOOR UNITS AT NON-ELEVATOR BUILDINGS SHALL BE EXEMPT FROM REQUIREMENTS OF CBC 2016 CHAPTER 11A PER CBC 2016 1102A.3.1.
• ALL MULTISTORY TOWNHOUSE UNITS SHALL BE SUBJECT TO CBC 2016 1102A.3 W/ NO LESS THAN 10% OF SUCH UNITS AT EACH INDIVIDUAL BUILDING FULFILLING ITEMS 1 THROUGH 4 (1102A.3.1)

PROJECT SUMMARY 4

BUILDING OR WALL SECTION
1 / A3.4 — DRAWING NUMBER / SHEET WHICH DRAWING IS LOCATED

CEILING HEIGHT
9'-0"V — INDICATES HEIGHT ABOVE FINISHED FLR; 'V' INDICATES A VAULTED CLG, HEIGHT SHOWN IS THE LOW POINT OF THE CLG.

EXTERIOR ELEVATION
1 / A3.4 — DRAWING NUMBER / SHEET WHICH DRAWING IS LOCATED

UNIT TYPE TAG
NO 121 TYPE A1 — UNIT # / UNIT TYPE
X BDRM — NUMBER OF BEDROOMS
950 SF — UNIT AREA

DETAIL REFERENCE
1 / A3.4 — DRAWING NUMBER / SHEET WHICH DRAWING IS LOCATED

INTERIOR ELEVATION
A / B / C / D — 1 / A5.1 — DRAWING NUMBER / SHEET WHICH DRAWING IS LOCATED
ELEVATION REFERENCE

1 — REVISION VERSION AND BUBBLE

ASSEMBLY
A1 — WALL OR FLOOR/CEILING ASSEMBLY (AND WALL THICKNESS WHERE NOTED AS CONCRETE)

WINDOW ASSEMBLY
A1 — WINDOW TYPE
31 — REQUIRED WINDOW (OR DOOR) STC

DOOR TYPE
A1.05 — DOOR NUMBER

ELEVATION DATUM
+ 55'-0" T.O. SUBFLR — HEIGHT FROM 0'-0" / TO SURFACE
+0'-0" T.O. SLAB — HEIGHT FROM 0'-0" / TO SURFACE

ROOM IDENTIFICATION
IDF — ROOM NAME
201 — A — FINISH PACKAGE / ROOM NUMBER

MISCELANEOUS TAGS
A1 — GRID LINE
2 — SHEET NOTE
℄ — TO CENTER LINE

SYMBOL LEGEND 14

Unit Type	A1 (1BR)	B1 (2BR)	TH-B1 (2BR)	TH-B2 (2BR)	TH-C1 (3BR)	TOTALS
SQFT	684	932	1172	1267	1652	
Ground Floor	15	6	6	10	10	47
2nd Floor	16	7	N/A	N/A	N/A	23
Totals	31	13	6	10	10	70
%	44%	19%	9%	14%	14%	100%

Common Program	
Building	SQFT
Community Building	1015
Public Building	800
Office	915
Bike Storage	776
Trash Enclosure A	406
Trash Enclosure B	246

2016 SAN FRANCISCO BUILDING CODE & BULLETINS (SFBC)
2016 SAN FRANCISCO FIRE CODE & BULLETINS (SFFC)

2016 CALIFORNIA BUILDING CODE & AMENDMENTS (CBC)
2016 CALIFORNIA MECHANICAL CODE & AMENDMENTS (CMC)
2016 CALIFORNIA PLUMBING CODE & AMENDMENTS (CPC)
2016 CALIFORNIA ELECTRICAL CODE & AMENDMENTS (CEC)
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE & AMENDMENTS (CFC)
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 CALIFORNIA BUILDING CODE CHAPTER 11A
2016 CALIFORNIA BUILDING CODE CHAPTER 11B
2013 NFPA 13
2013 NFPA 14
2013 NFPA 72

APPLICABLE CODES 5

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ONE EMBARCADERO CENTER, SUITE 500
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BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
P: 650.482.6427
CONTACT: TIMOTHY HEFFERNAN

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INTERFACE ENGINEERING
135 MAIN ST. SUITE 400
SAN FRANCISCO, CA 94105
P: 415.489.3215
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GEOTECHNICAL DESIGN CONSULTANT:
SLATE GEOTECHNICAL CONSULTANTS INC.
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JETT LANDSCAPE ARCHITECTURE+DESIGN
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80A BLAKE ST
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SCALE 12" = 1'-0"
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SHEET SIZE: 30 x 42

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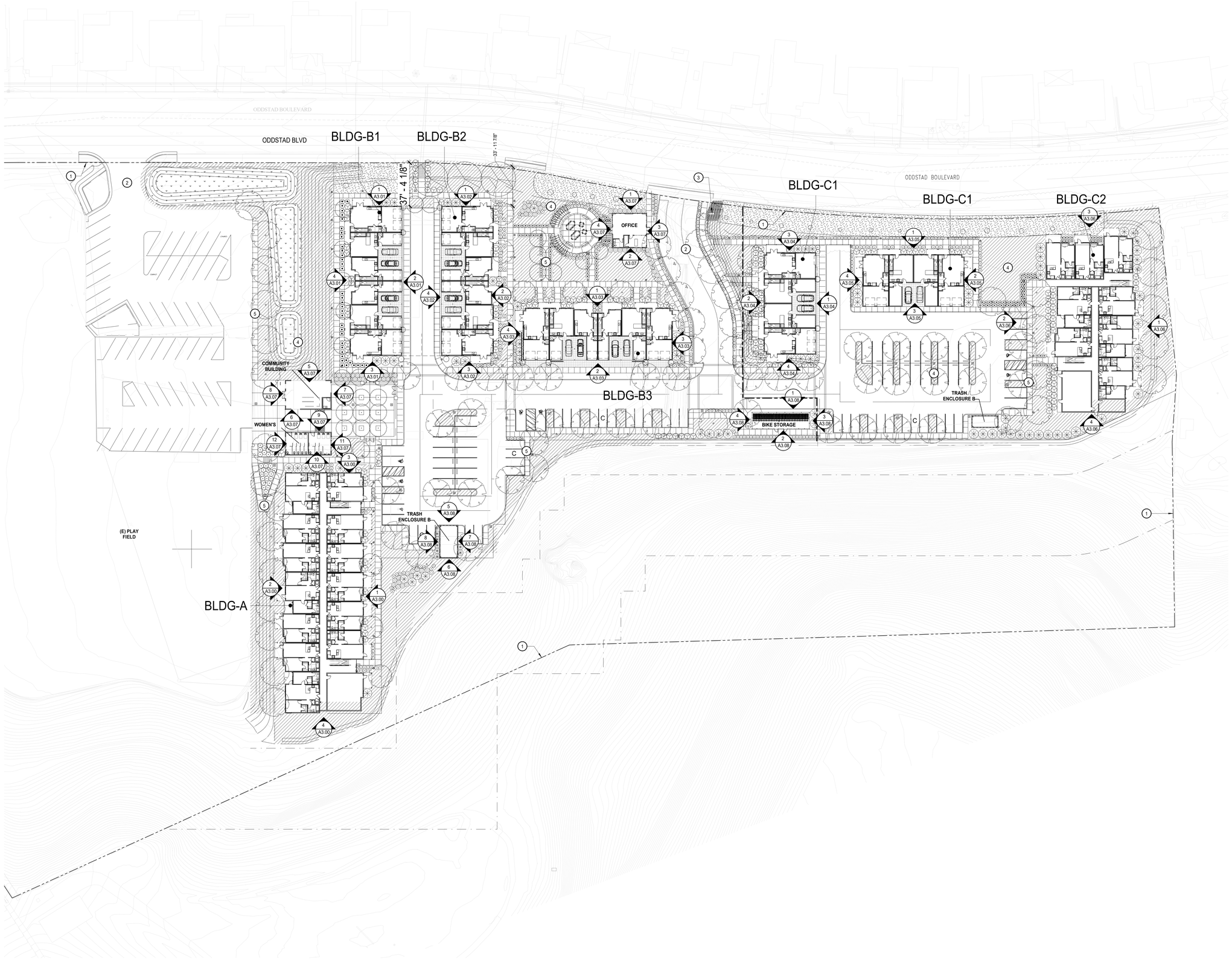

GENERAL NOTES

A. SITE PLAN IS FOR GENERAL BUILDING ORIENTATION AND ENLARGED PLAN REFERENCES.

B. SEE CIVIL DRAWINGS FOR ON/OFF-SITE UTILITY PLANS, IMPROVEMENTS, GRADING, DRAINAGE AND STORM WATER TREATEMENT.

C. SEE LANDSCAPE DRAWINGS FOR SITE FINE GRADING, PAVING PLAN, PLANTING PLAN, AND IRRIGATION PLAN.

D. UNIT PLANS SHOWN HERE ARE DIAGRAMATIC REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

E. AT THE TIME OF FOUNDATION INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.

F. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE (1) CONTINUOUSLY ACCESSIBLE; (2) HAVE A MAXIMUM 1/2" CHANGES IN ELEVATION, OR PROVIDE CURB RAMPS COMPLYING WITH CBC 1112A OR 11B-406; (3) ARE MINIMUM 48" IN WIDTH; AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC 1114A OR 11B-405; PER CBC 1113A & 11B-202.4

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. VEHICULAR ENTRY DRIVE/GARAGE ENTRY
3. MONUMENT SIGN
4. LANDSCAPED AREA, S.L.D.
5. CONCRETE CURB & SIDEWALK, S.C.D. & S.L.D.
6. GAS METER, S.C.D.
7. ELECTRICAL TRANSFORMER, S.E.D

LEGEND

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIIN @ CORRIDOR]
- 2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]
- 3-HOUR FIRE BARRIER
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPOT
- INDICATES SOLAR READY AREA

SITE PLAN - FLOOR 1 1

1/32" = 1'-0"

PROJECT NORTH | TRUE NORTH

BDE ARCHITECTURE

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SITE PLAN FLOOR 1

SHEET TITLE

SCALE As indicated

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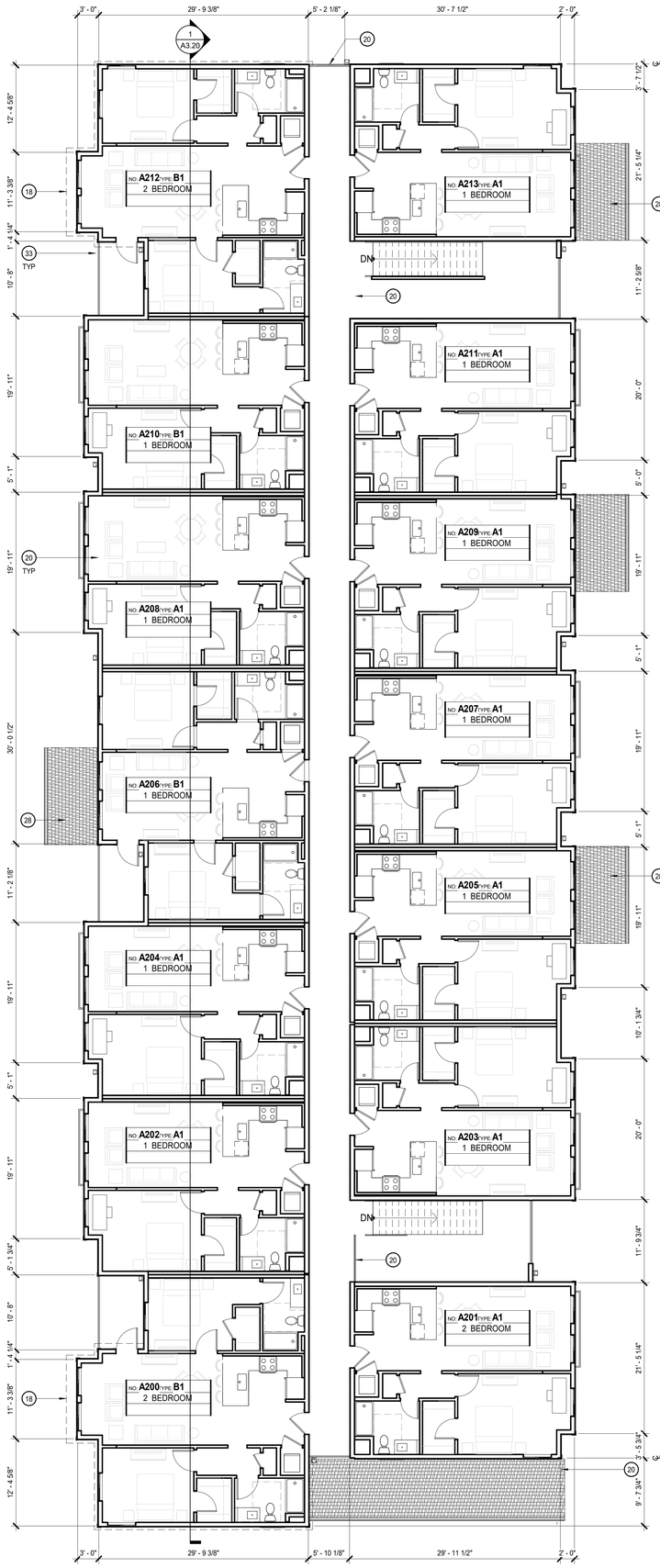
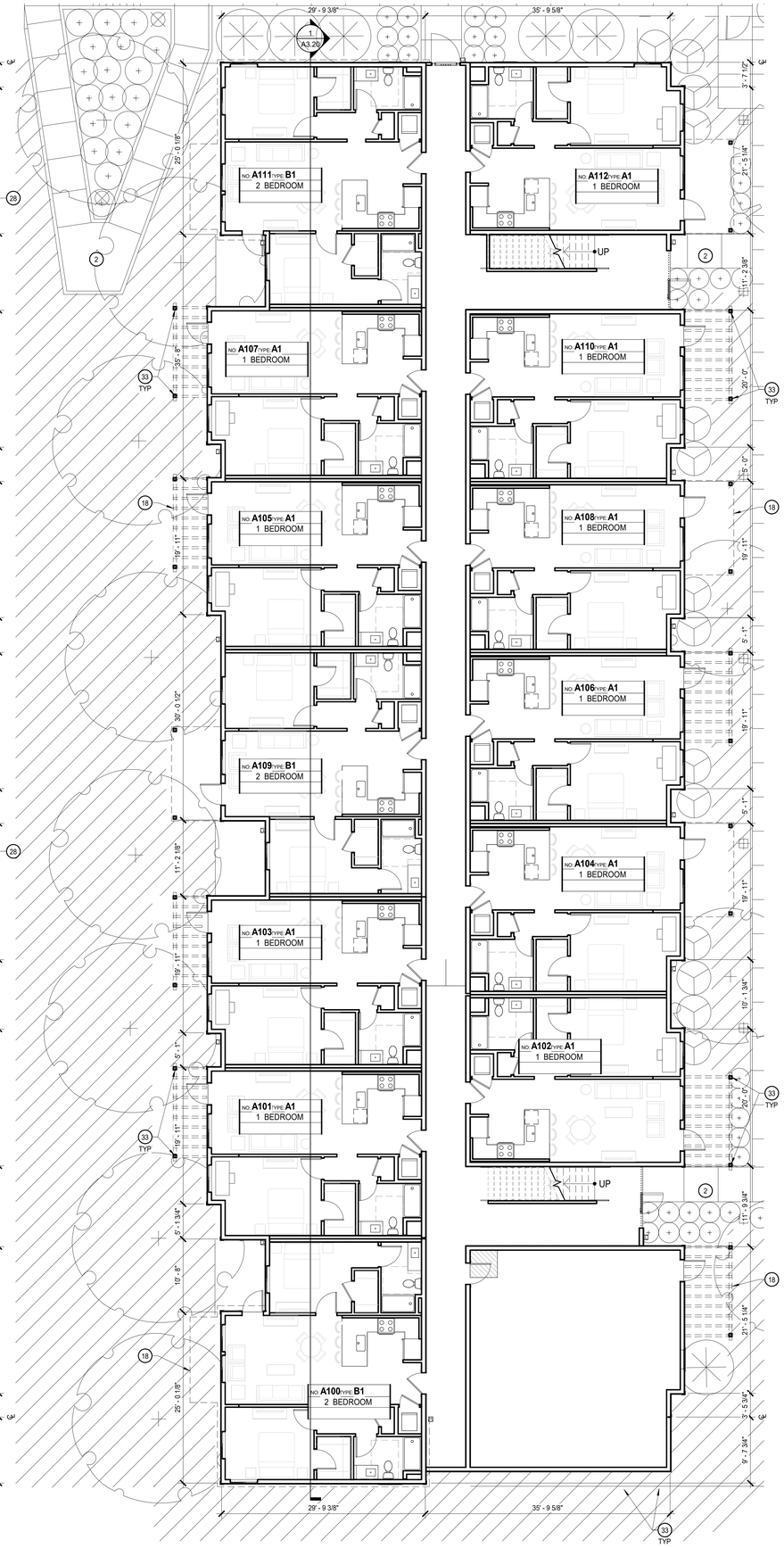


BUILDING A PLAN - FLOOR 2 2

1/8" = 1'-0"



BUILDING A PLAN - FLOOR 1 1

1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP.

B. UNIT PLANS SHOWN HERE ARE DIAGRAMATIC. REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

C. SEE LANDSCAPE AND CIVIL DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

D. ALL EXTR WALLS TO RECEIVE PLYWD SHEATHING.

E. DESIGN-BUILDER TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

F. DESIGN-BUILDER TO COORDINATE AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER EXTERIOR METAL FRAMED VOIDS.

G. ALL GSM FLASHING SHALL BE PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

H. DRAFT STOPS REQUIRED BETWEEN UNITS SHALL BE 1/2" SHEAR PLYWOOD OR 5/8"TYPE 'X' GWB CARRIED TO UNDERSIDE OF ROOF.

I. DESIGN-BUILDER TO INCLUDE AND COORDINATE ROOF CRICKETS FOR PROPER DRAINAGE.

J. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, DESIGN-BUILDER TO PROVIDE BACKING TO ENSURE A FLUSH FINISH TRANSITION.

LEGEND

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- 1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIN @ CORRIDOR]
- 2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]
- INDICATES SOLAR READY AREA
- SHINGLE ROOF

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. CONCRETE CURB & SIDEWALK, S.C.D.
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36. GARAGE DOOR
37. ALUMINUM GUTTER, SLOPE TO DOWN SPOUT

PROJECT NORTH | TRUE NORTH

BDE ARCHITECTURE

950 HOWARD STREET
SAN FRANCISCO
CA 94103

P (415) 677-0966

CLIENT

CONSULTANT

PACIFICA SCHOOL DISTRICT WORKFORCE HOUSING

ISSUE	DATE
DGI	04.02.2019

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BUILDING A PLAN - FLOOR 1 & 2

SHEET TITLE

SCALE As indicated

PROJ NO. 1901 DRAWN BY XX

SHEET SIZE: 30 x 42

A2.00

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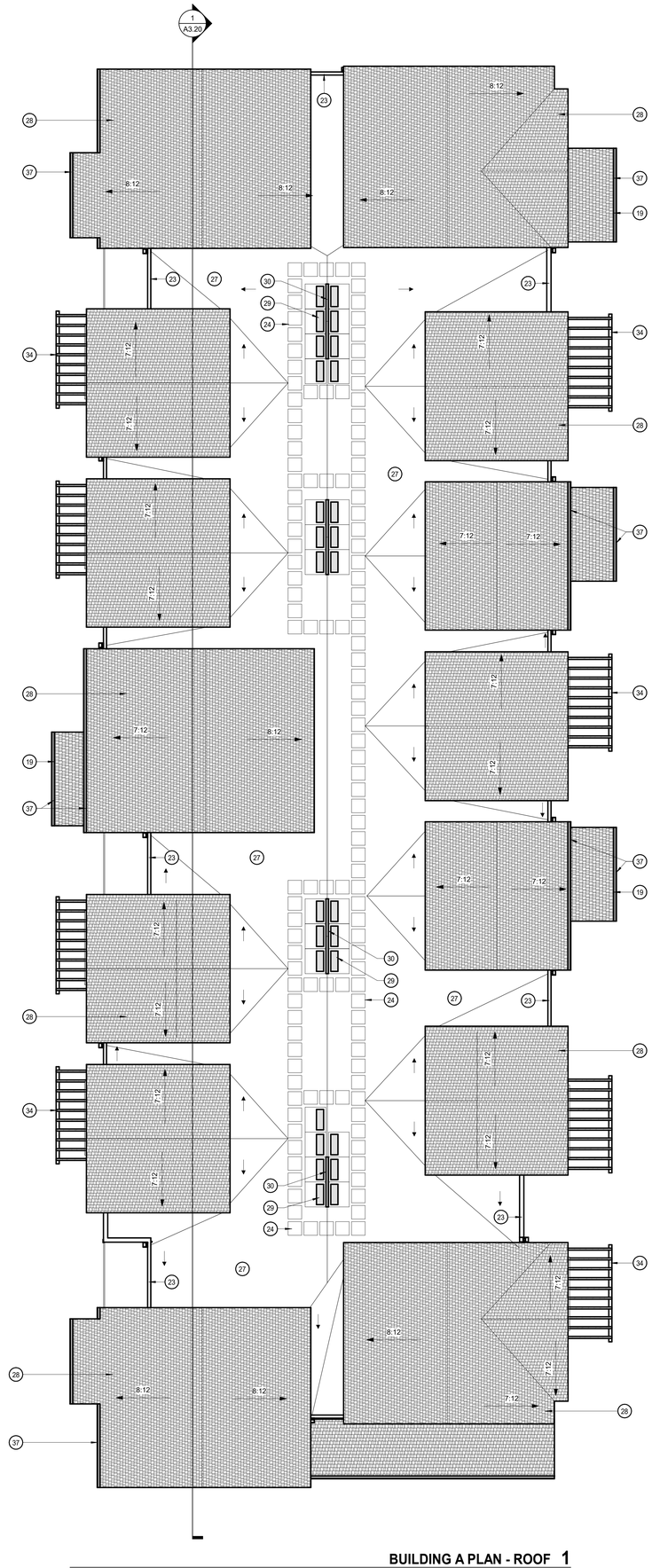

BUILDING A PLAN - ROOF 1

1/8" = 1'-0"

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BUILDING A PLAN - ROOF

SHEET TITLE

SCALE As indicated

PROJ NO. 1901 DRAWN BY XX

SHEET SIZE: 30 x 42

A2.01

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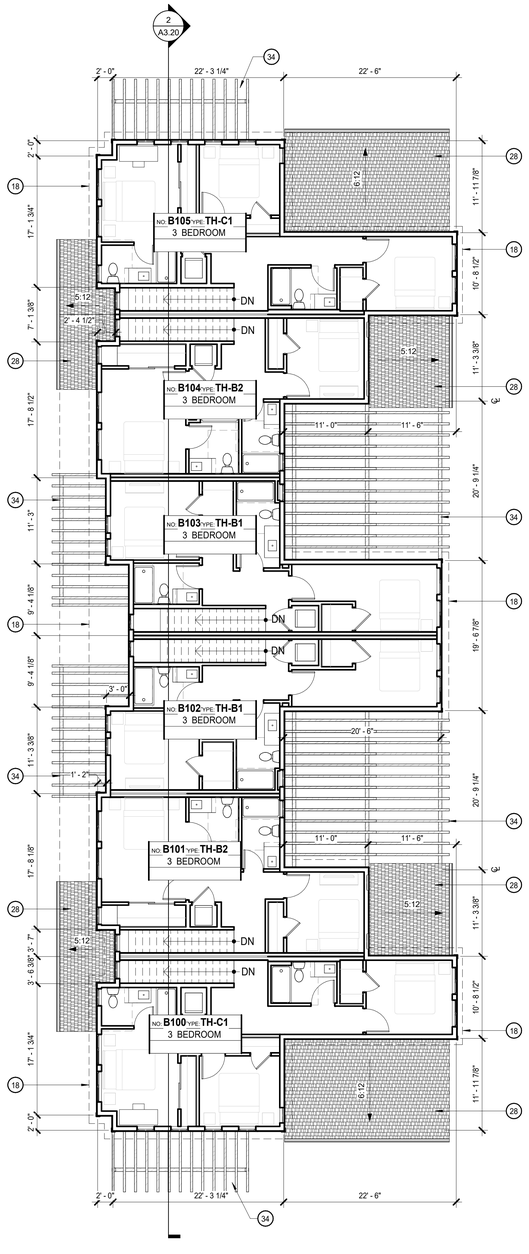
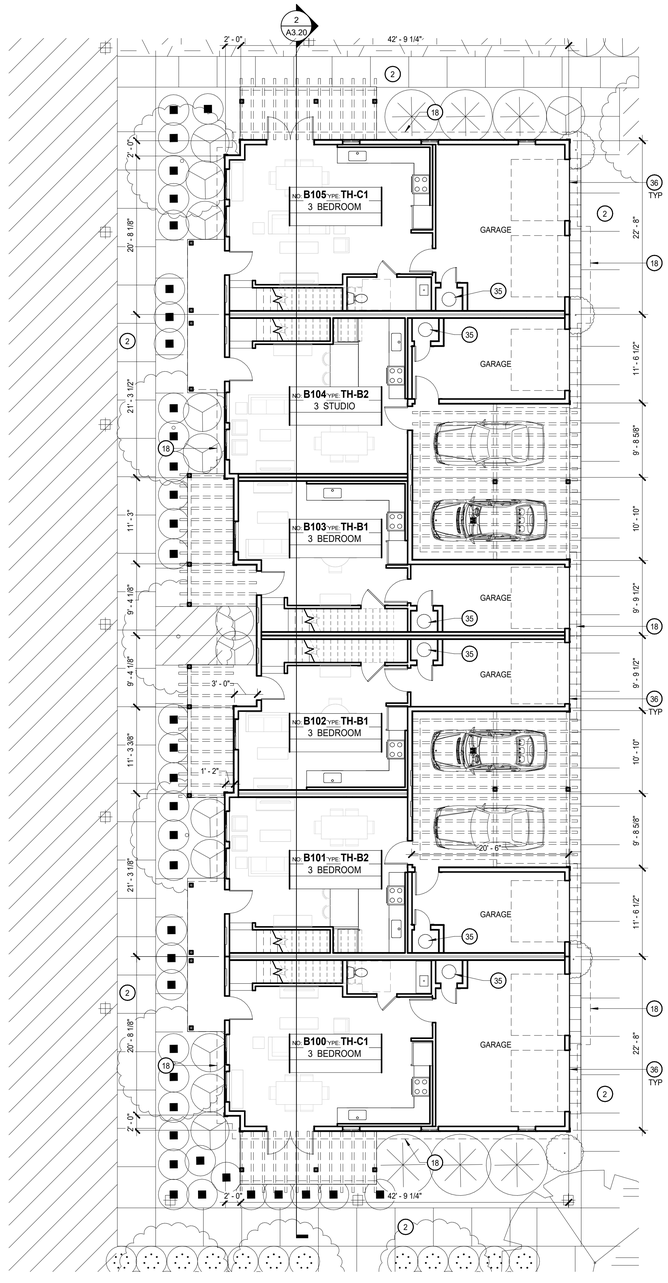


BUILDING B1 PLAN - FLOOR 2 **2**

1/8" = 1'-0"



BUILDING B1 PLAN - FLOOR 1 **1**

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0' 4' 8' 16'

PROJECT NORTH
TRUE NORTH

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PACIFICA SCHOOL DISTRICT WORKFORCE HOUSING

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BUILDING B1 PLAN - FLOOR 1 & 2

SHEET TITLE

SCALE As indicated

PROJ NO. 1901 DRAWN BY XX

SHEET SIZE: 30 x 42

A2.02

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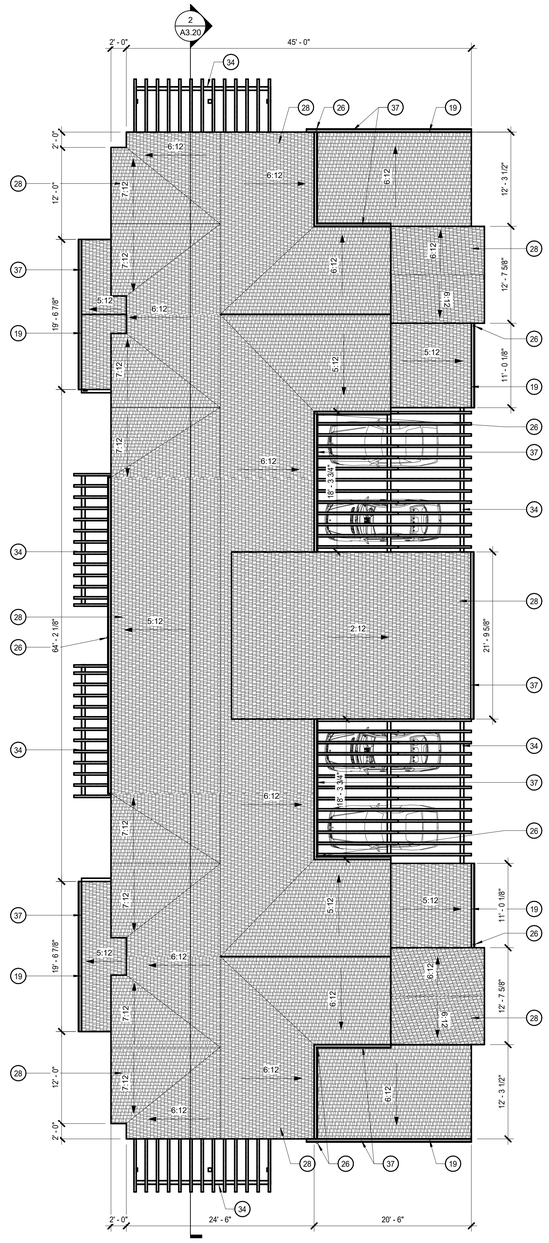

BUILDING B1 PLAN - ROOF 1

1/8" = 1'-0"

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0' 4' 8' 16'

PROJECT NORTH TRUE NORTH

BDE ARCHITECTURE

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BUILDING B1 PLAN - ROOF

SHEET TITLE

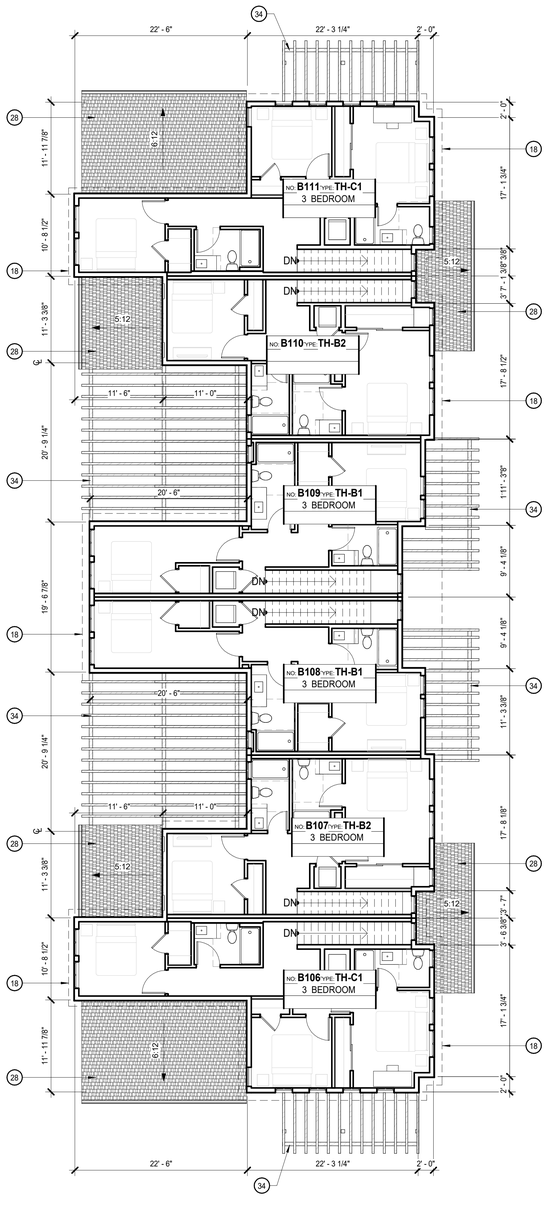
SCALE As indicated

PROJ NO. 1901 DRAWN BY XX

SHEET SIZE: 30 x 42

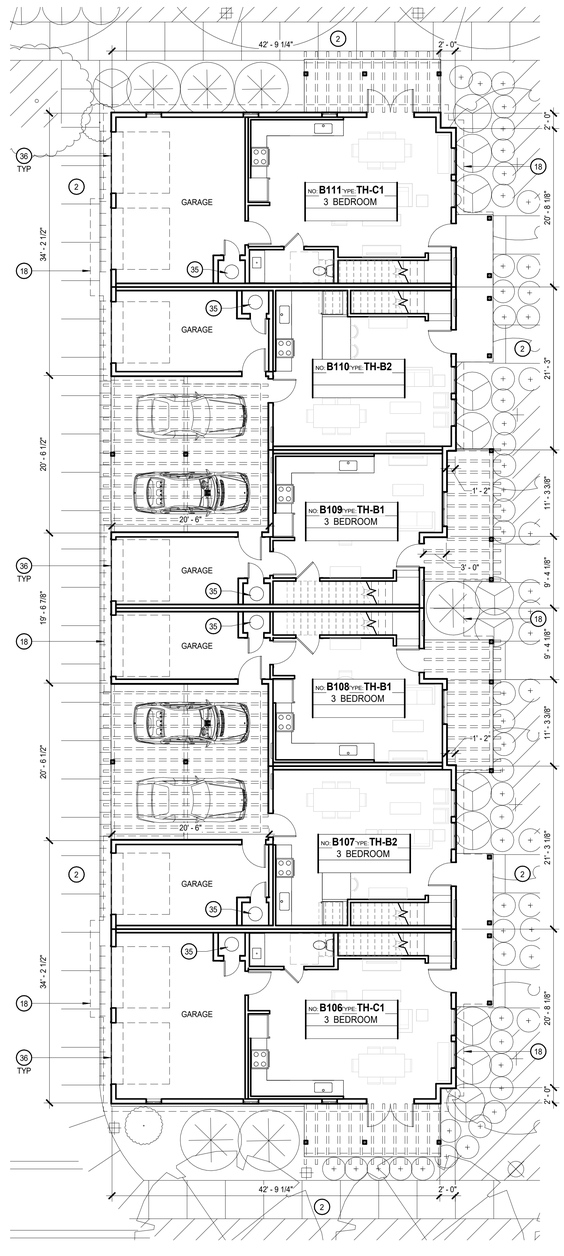
A2.03

4/2/2019 4:29:46 PM



BUILDING B2 PLAN - FLOOR 2 2

1/8" = 1'-0"



BUILDING B2 PLAN - FLOOR 1 1

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BUILDING B2 PLAN - FLOOR 1 & 2

SHEET TITLE

SCALE As indicated

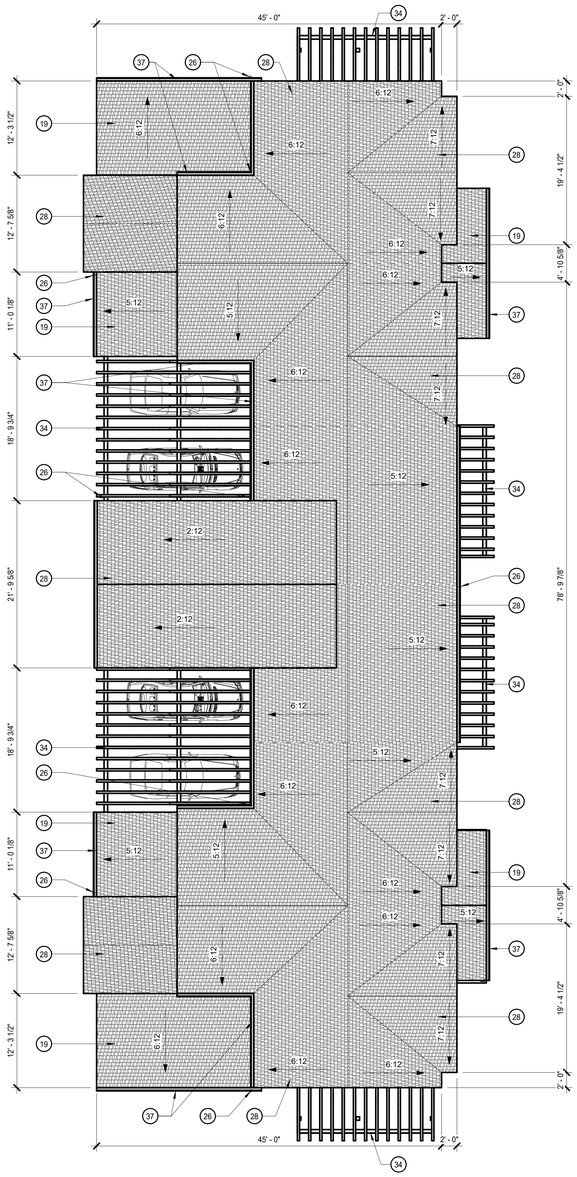
PROJ NO. 1901 DRAWN Author

SHEET SIZE: 30 x 42

PROJECT NORTH | TRUE NORTH

A2.04

4/2/2019 9:42:48 PM



BUILDING B2 PLAN - ROOF 1

1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP.

B. UNIT PLANS SHOWN HERE ARE DIAGRAMATIC. REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

C. SEE LANDSCAPE AND CIVIL DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

D. ALL EXTR WALLS TO RECEIVE PLYWD SHEATHING.

E. DESIGN-BUILDER TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

F. DESIGN-BUILDER TO COORDINATE AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER EXTERIOR METAL FRAMED VOIDS.

G. ALL GSM FLASHING SHALL BE PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

H. DRAFT STOPS REQUIRED BETWEEN UNITS SHALL BE 1/2" SHEAR PLYWOOD OR 5/8"TYPE 'X' GWB CARRIED TO UNDERSIDE OF ROOF.

I. DESIGN-BUILDER TO INCLUDE AND COORDINATE ROOF CRICKETS FOR PROPER DRAINAGE.

J. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, DESIGN-BUILDER TO PROVIDE BACKING TO ENSURE A FLUSH FINISH TRANSITION.

LEGEND

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- 1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIN @ CORRIDOR]
- 2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]
- INDICATES SOLAR READY AREA
- SHINGLE ROOF

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. CONCRETE CURB & SIDEWALK, S.C.D.
3. LANDSCAPED AREA, S.L.D.
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36. GARAGE DOOR
37. ALUMINUM GUTTER, SLOPE TO DOWN SPOUT

0' 4' 8' 16'

PROJECT NORTH | TRUE NORTH

BDE ARCHITECTURE

950 HOWARD STREET
SAN FRANCISCO
CA 94103

P (415) 677-0966

CLIENT

CONSULTANT

PACIFICA SCHOOL DISTRICT WORKFORCE HOUSING

ISSUE	DATE
DGI	04.02.2019

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BUILDING B2 PLAN - ROOF

SHEET TITLE

SCALE As indicated

PROJ NO. 1901 DRAWN BY XX

SHEET SIZE: 30 x 42

A2.05

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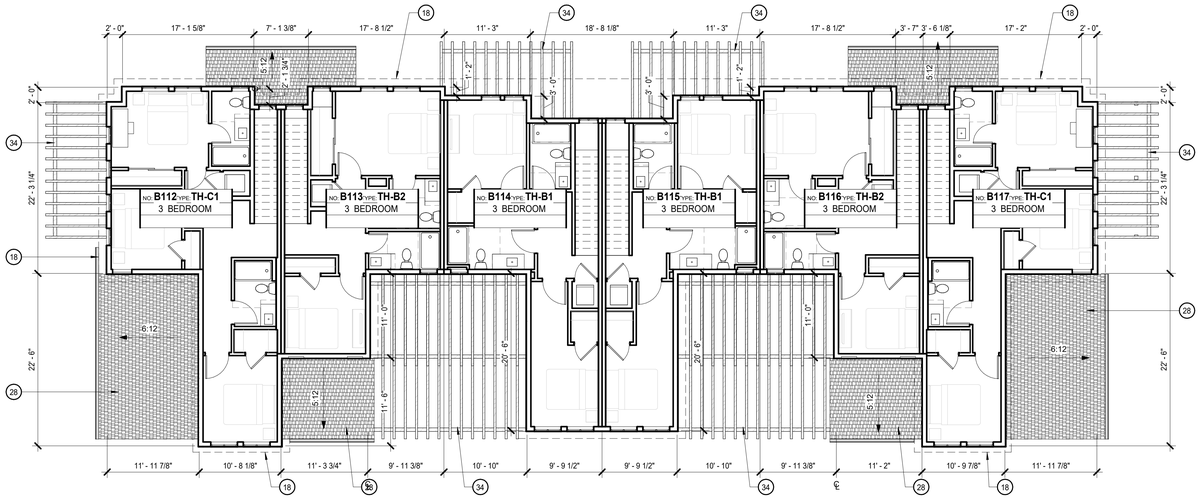
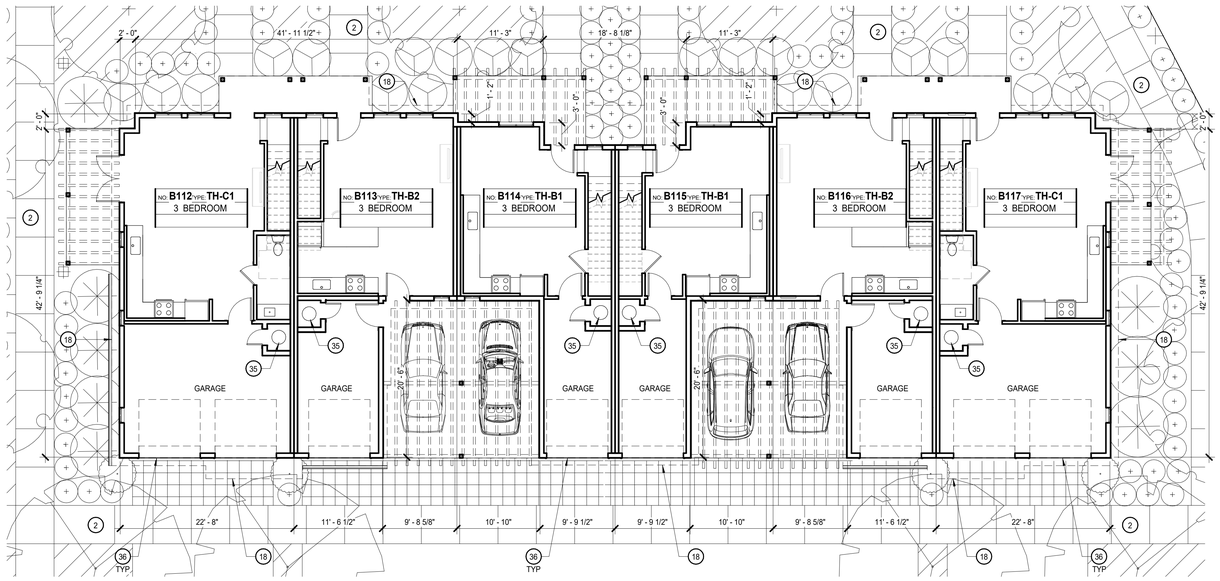


BUILDING B3 PLAN - FLOOR 2 2

1/8" = 1'-0"



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BUILDING B3 PLAN - FLOOR 1 & 2

SHEET TITLE

SCALE As indicated

PROJ NO. 1901 DRAWN BY XX

SHEET SIZE: 30 x 42

A2.06

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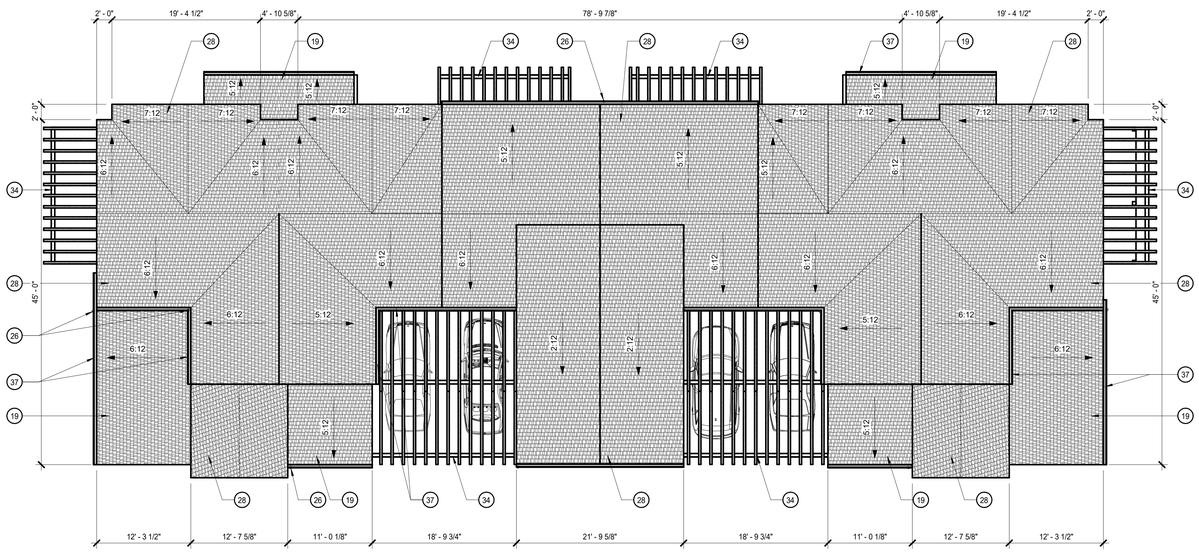

BUILDING B3 PLAN - ROOF 1

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BDE ARCHITECTURE

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DGI	04.02.2019

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BUILDING B3 PLAN - ROOF

SHEET TITLE

SCALE As indicated

PROJ NO. 1901 DRAWN BY XX

SHEET SIZE: 30 x 42

A2.07

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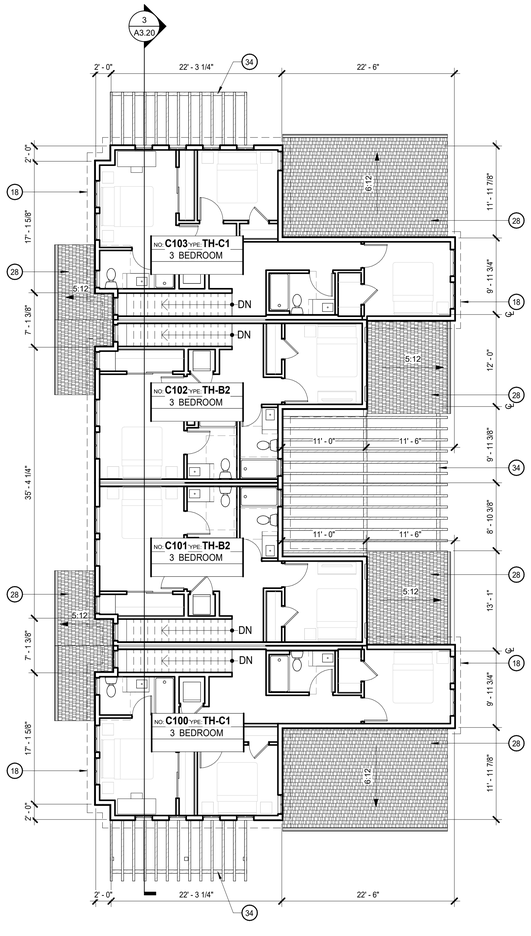
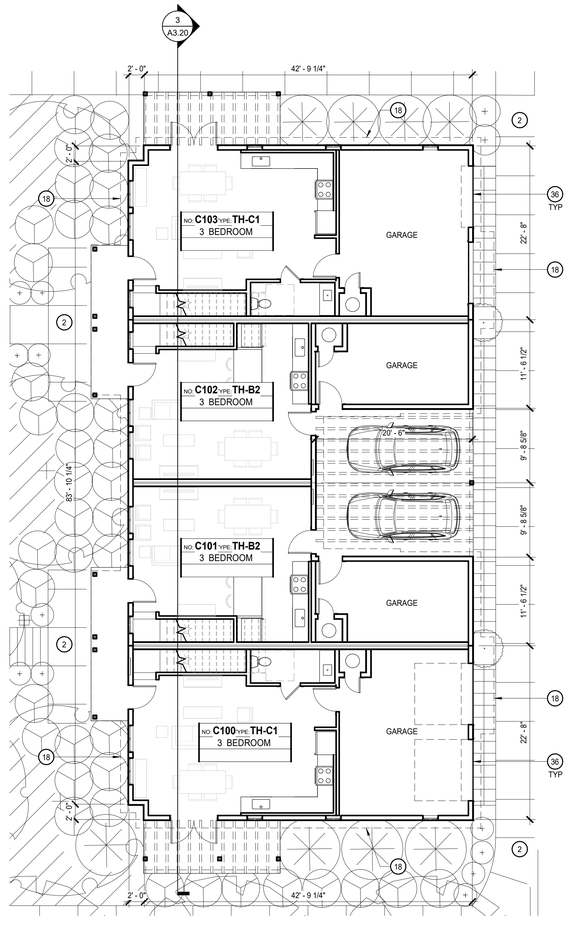


BUILDING C1 PLAN - FLOOR 2 **2**

1/8" = 1'-0"



BUILDING C1 PLAN - FLOOR 1 **1**

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BUILDING C1 PLAN - FLOOR 1 & 2

SHEET TITLE

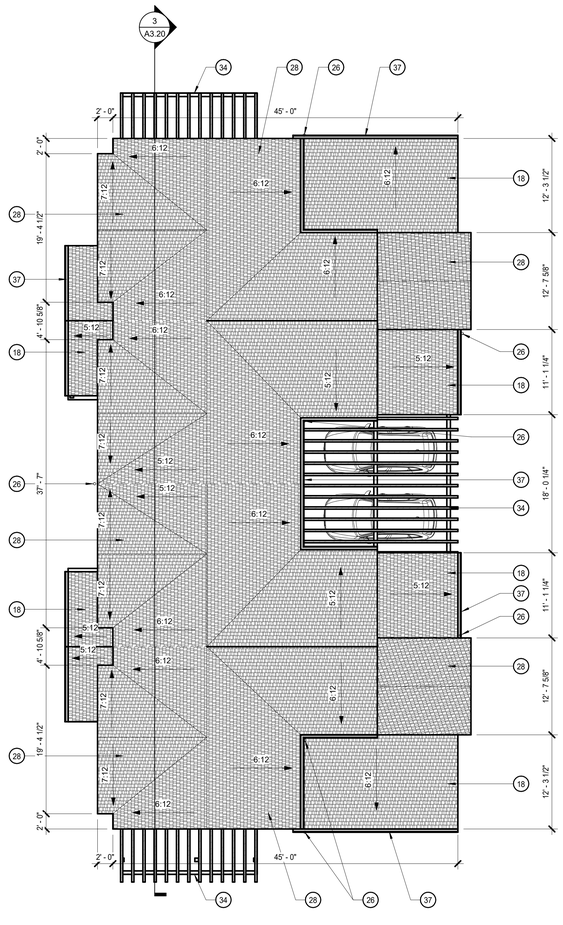
SCALE As indicated

PROJ NO. 1901 DRAWN BY XX

SHEET SIZE: 30 x 42

A2.08

4/2/2019 1:42:49 PM



BUILDING C1 PLAN - ROOF 2

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BUILDING C1 PLAN - ROOF

SHEET TITLE

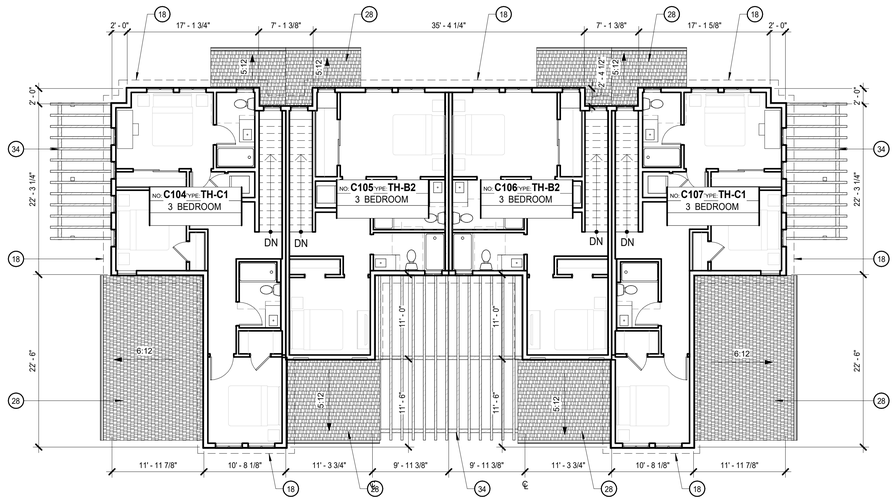
SCALE: As indicated

PROJ NO. 1901 DRAWN: Author

SHEET SIZE: 30 x 42

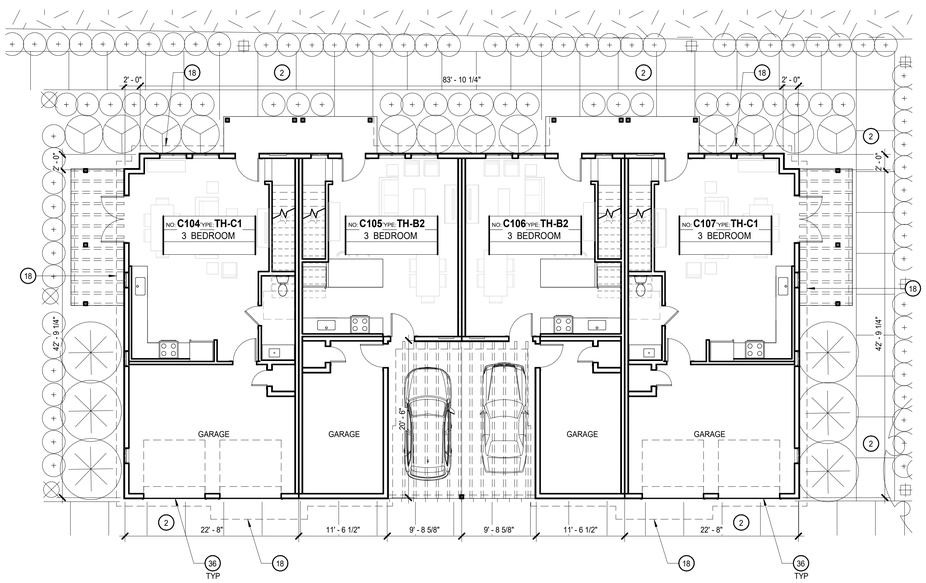
A2.09

4/2/2019 9:42:57 PM



BUILDING C2 PLAN - FLOOR 2 2

1/8" = 1'-0"



BUILDING C2 PLAN - FLOOR 1 1

1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP.

B. UNIT PLANS SHOWN HERE ARE DIAGRAMATIC. REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

C. SEE LANDSCAPE AND CIVIL DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

D. ALL EXTR WALLS TO RECEIVE PLYWD SHEATHING.

E. DESIGN-BUILDER TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

F. DESIGN-BUILDER TO COORDINATE AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER EXTERIOR METAL FRAMED VOIDS.

G. ALL GSM FLASHING SHALL BE PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

H. DRAFT STOPS REQUIRED BETWEEN UNITS SHALL BE 1/2" SHEAR PLYWOOD OR 5/8"TYPE 'X' GWB CARRIED TO UNDERSIDE OF ROOF.

I. DESIGN-BUILDER TO INCLUDE AND COORDINATE ROOF CRICKETS FOR PROPER DRAINAGE.

J. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, DESIGN-BUILDER TO PROVIDE BACKING TO ENSURE A FLUSH FINISH TRANSITION.

LEGEND

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- 1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIN @ CORRIDOR]
- 2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]
- INDICATES SOLAR READY AREA
- SHINGLE ROOF

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

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2. CONCRETE CURB & SIDEWALK, S.C.D.
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4. GAS METERS, S.C.D, S.M.D. & S.L.D
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26. DOWN SPOUT
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29. CONDENSING UNIT ON CURB WITH B.U.R. OR TPO
30. LOW WALL DIVIDING CONDENSING UNITS
31. ROOF HATCH ACCESS
32. PAINTED WOOD POST ON STONE PEDESTAL WITH STONE CAP
33. SEALED CEDAR COLUMN, 2 POSTS, 6X6 MIN.
34. SEALED CEDAR TRELLIS STRUCTURE, 2X FRAMING MEMBERS MIN.
35. WATER HEATER
36. GARAGE DOOR
37. ALUMINUM GUTTER, SLOPE TO DOWN SPOUT

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BDE ARCHITECTURE

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SAN FRANCISCO
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CONSULTANT

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BUILDING C2 PLAN - FLOOR 1 & 2

SHEET TITLE

SCALE As indicated

PROJ NO. 1901 DRAWN Author

SHEET SIZE: 30 x 42

A2.10

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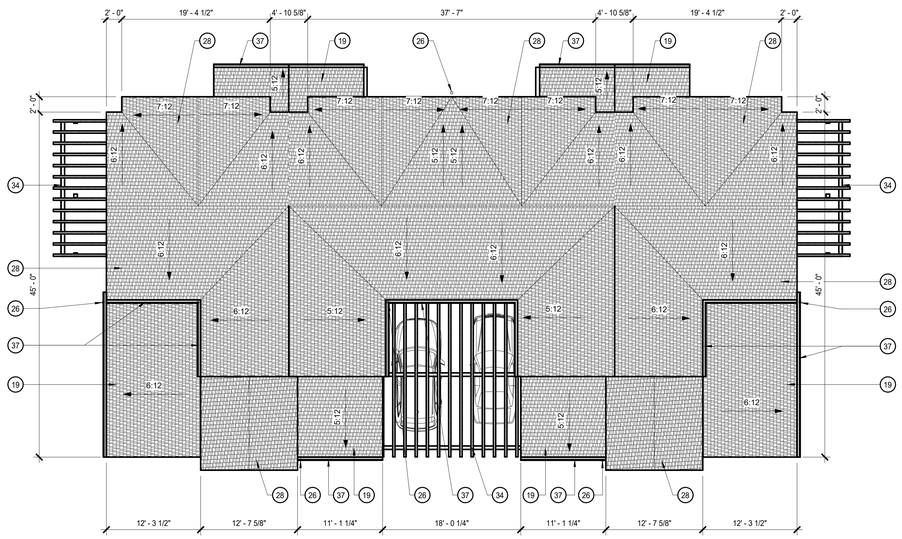

BUILDING C2 PLAN - ROOF 2

1/8" = 1'-0"

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BUILDING C2 PLAN - ROOF

SHEET TITLE

SCALE As indicated

PROJ NO. 1901 DRAWN Author

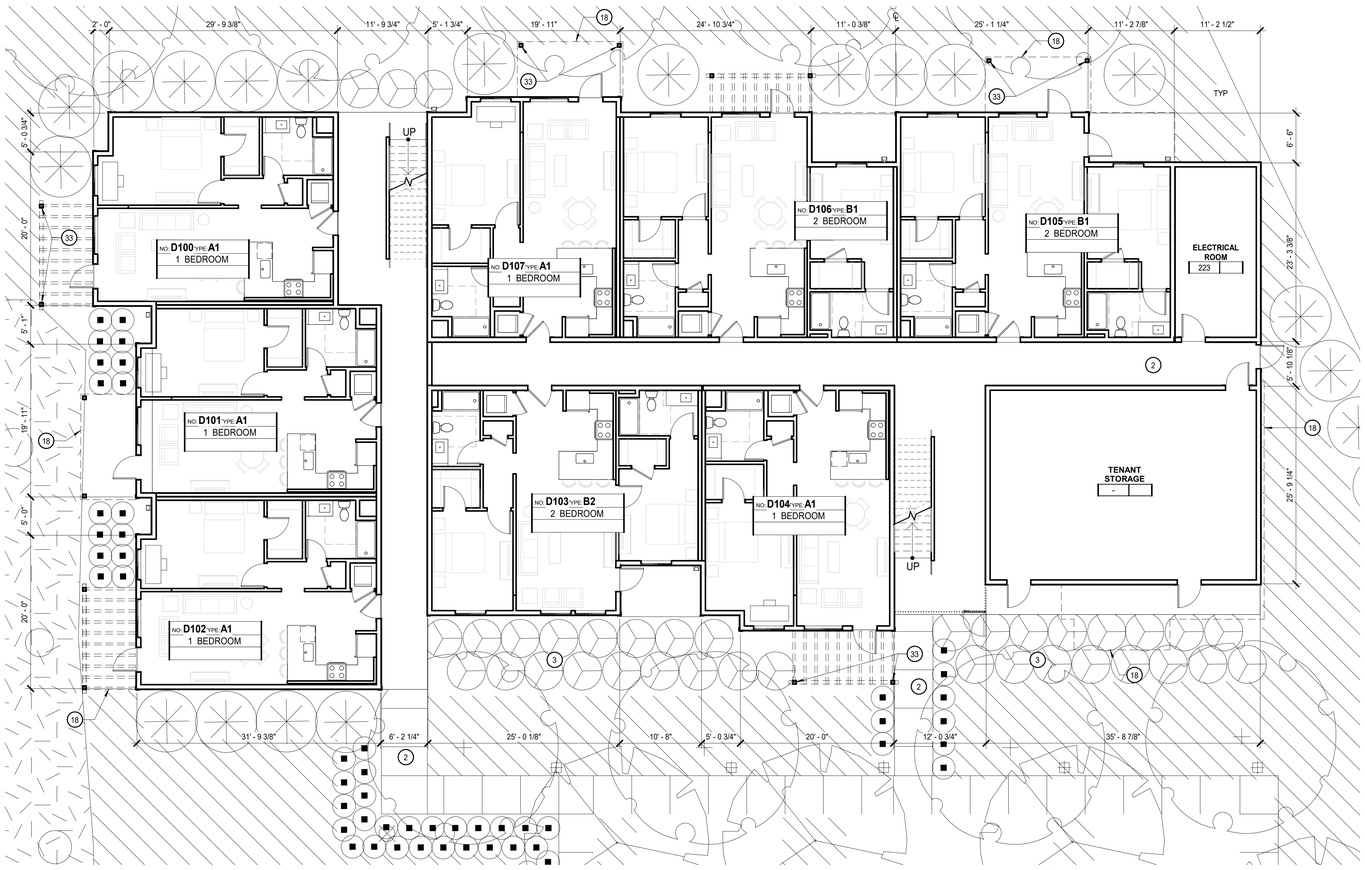
SHEET SIZE: 30 x 42

A2.11

4/2/2019 1:43:50 PM

BUILDING D PLAN - FLOOR 2 2

1/8" = 1'-0"



BUILDING D PLAN - FLOOR 1 1

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BUILDING D PLAN - FLOOR 1 & 2

SHEET TITLE

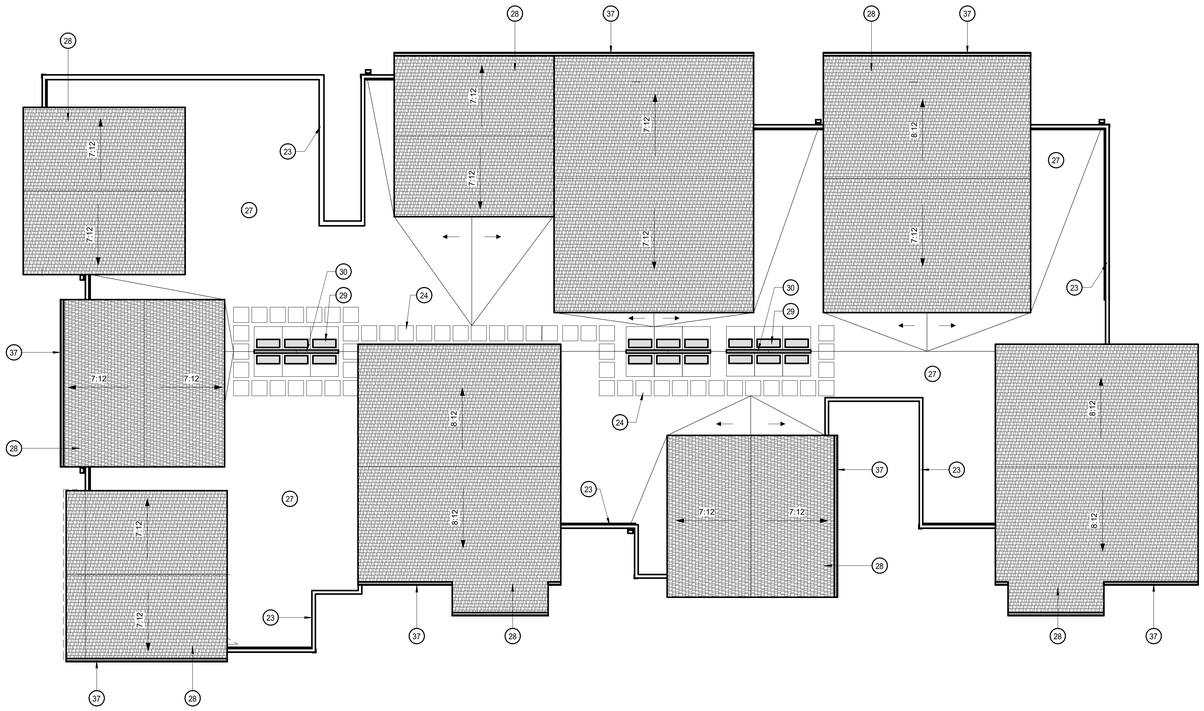
SCALE As indicated

PROJ NO. 1901 DRAWN Author

SHEET SIZE: 30 x 42

A2.12

4/2/2019 4:59:00 PM



BUILDING D PLAN - ROOF 1

1/8" = 1'-0"

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Issue	Date
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BUILDING D PLAN - ROOF

Sheet Title

Scale As indicated

Proj No. 1901 Drawn Author

Sheet Size: 30 x 42

A2.13

4/2/2019 1:43:08 PM

BUILDING A - SOUTH 4

1/8" = 1'-0"

BUILDING A - NORTH 3

1/8" = 1'-0"

BUILDING A - WEST 2

1/8" = 1'-0"

BUILDING A - EAST 1

1/8" = 1'-0"

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR FOUNDATION WALL, TYP. U.O.N.

B. SITE ELEVATION HEIGHT OF 115.5' = 0'-0" DATUM.

SEE A0.2 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

C. SEE SHEET A10.0 FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

E. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

F. G.C. TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER EXTRA METAL FRAMED VOIDS.

G. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS ARE SHOWN DIAGRAMMATICALLY ON ROOF PLANS AND MAY EXCEED 3/8"/FT TO ACHIEVE PROPER ROOF DRAINAGE AS SHOWN. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE N ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

H. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

I. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

J. CONCRETE CURBS SHALL BE INCLUDED WHETHER INDICATED OR NOT AT ALL LOCATIONS FOR EXT. WATER BREAK.

K. THRESHOLDS MUST BE ADA COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS.

L. CONCRETE LEVELING COMPOUND AT DECKS, SHOWERS OR OTHERWISE TO PROVIDE FLUSH LEVEL AND ADA COMPLIANT TRANSITIONS AT DOOR THRESHOLDS TO DECKS AND ADA SHOWERS SHALL INCLUDE . WETHER SPECIFIED OR NOT, ANY AND ALL ACCESSORIES, COMPONENTS OR OTHER REQUIREMENTS TO PROVIDE A FULLY WARRANTED SYSTEM. MEANING THE G.C. SHALL RETAIN SUBCONTRACTORS THAT ARE SPECIALISTS IN THEIR FIELD AND ARE EXPECTED TO ADD TO THE GMP THESE REQUIREMENTS AND COSTS.

M. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

N. ACOUSTIC SEALANT SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE SPECS, DRAWINGS, AND IN THE ACOUSTICAL REPORTS.

O. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB. GC TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL W/ T.O.S.

P. ALL WINDOWS SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION ARE TO BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND A MINIMUM OF 1/2" WIDE. INSTALLED ON A CONTRASTING BACKGROUND PER CBC 501.2

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.4EET.

1. CONCRETE WALL
2. CONCRETE SIDEWALK, TYP
4. DOOR
5. ALUMINUM STOREFRONT SYSTEM
6. VINYL WINDOW
7. FACE OF FINISH, BEYOND
8. DESIGN-BUILD HOT DIPPED GALVANIZED PTD 43" GUARDRAIL
9. RAISED LANDCSCAPE PLANTER - S.L.D.
10. DESIGN, BUILD MTL GATE / FENCE, HDG PTD
11. SEALED CEDAR TRELLIS STRUCTURE, 2X FRAMING, 6x POST MEMBERS MIN.
12. 9" LAP SIDING
13. 8" LAP SIDING
14. ASPHALT ROOF SHINGLE
15. VERTICAL BOARD & BATTEN SIDING
16. SEGMENTED GARAGE DOOR
17. GUTTER
18. FIBER-CEMENT SHINGLE SIDING
19. LOUVERED ATTIC VENT
20. PAINTED CEDAR WOOD TRELLI, 6X POST W/ 2X JOIST MIN.
21. TRANSOM WINDOW WITH PRIVACY FILM.
22. 10" FIBER CEMENT TRIM, TYP.
23. 5.5" FIBER CEMENT TRIM, TYP.
24. 3.5" FIBER CEMENT TRIM, TYP.
25. DESIGN-BUILD H.D.G, PTD BOLT ON JULIET BALCONY
26. GLAZED FIBERGLASS/VINYL DECK DOOR
27. FIBER CEMENT FACIA BOARD
28. GALV. COPING, PTD TO MATCH SURROUNDING
29. SOFFIT BOARD
30. SCUPPER/ DONDUCTOR HEAD & DOWNSPOUT
31. EXTERIOR LIGHT SCONCE FIXTURE
32. PANELIZED FIBERGLASS ENTRY DOOR

0' 4' 8' 16'

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BUILDING A ELEVATIONS

SHEET TITLE

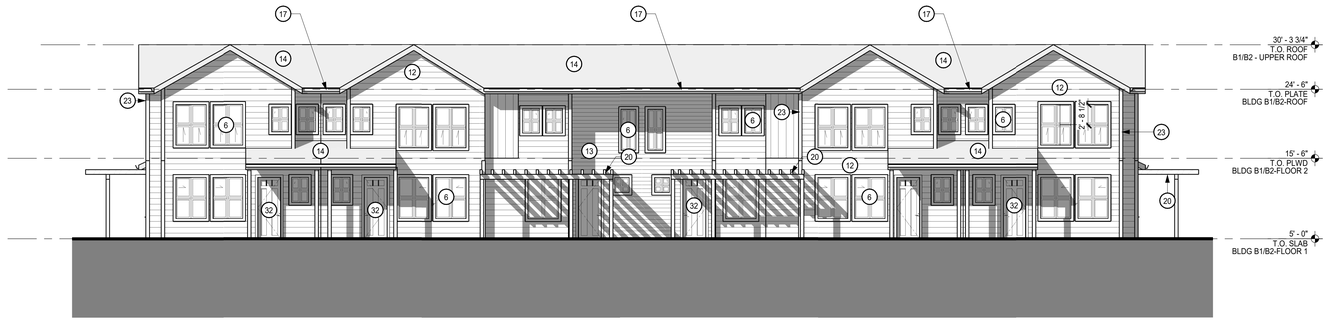
SCALE As indicated

PROJ NO. 1901 DRAWN BY XX

SHEET SIZE: 30 x 42

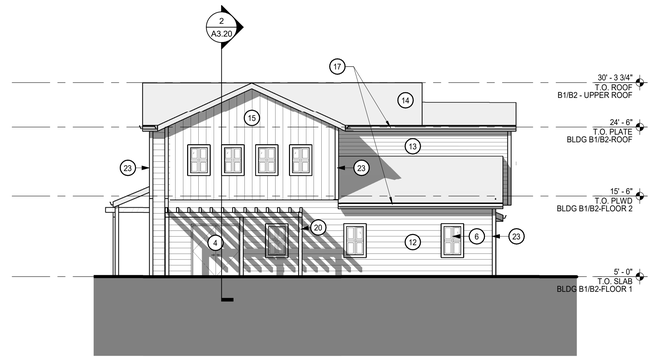
A3.00

4/2/2019 7:10:42 PM



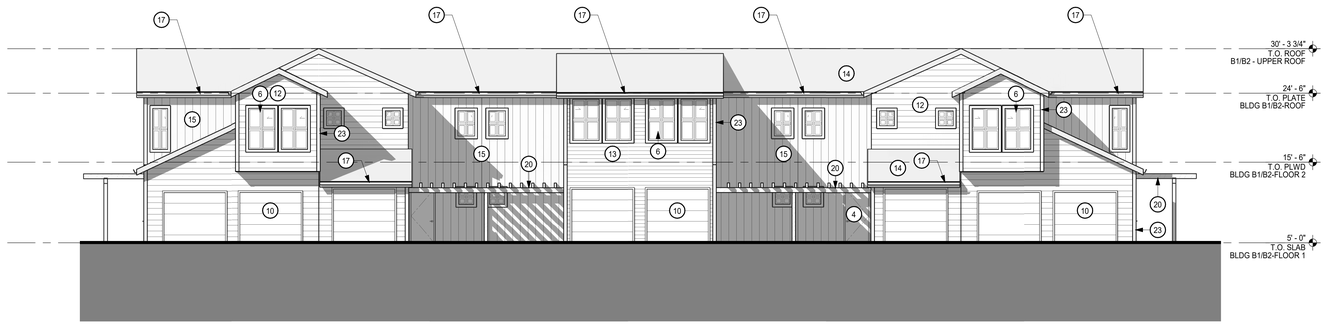
BUILDING B1 - WEST 4

1/8" = 1'-0"



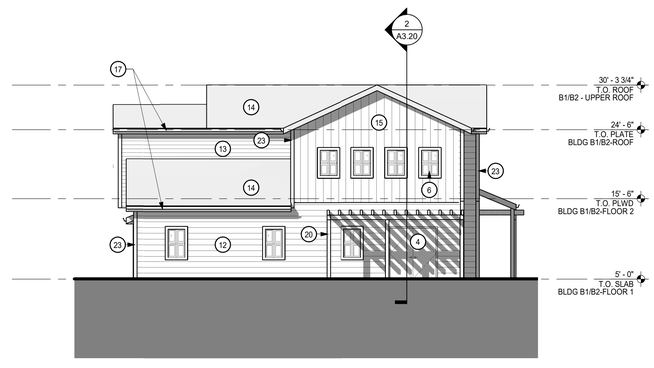
BUILDING B1 - SOUTH 3

1/8" = 1'-0"



BUILDING B1 - EAST 2

1/8" = 1'-0"



BUILDING B1 - NORTH 1

1/8" = 1'-0"

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR FOUNDATION WALL, TYP. U.O.N.

B. SITE ELEVATION HEIGHT OF 115.5' = 0'-0" DATUM.

SEE A0.2 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

C. SEE SHEET A10.0 FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

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DGI	04.02.2019

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BUILDING B1 ELEVATIONS

SHEET TITLE

SCALE As indicated

PROJ NO. 1901 DRAWN Author

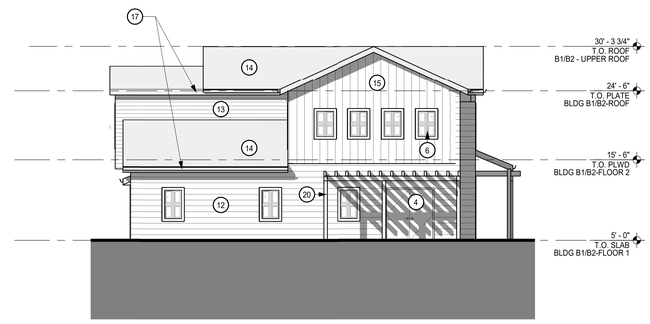
SHEET SIZE: 30 x 42

A3.01

4/2/2019 7:16:55 PM

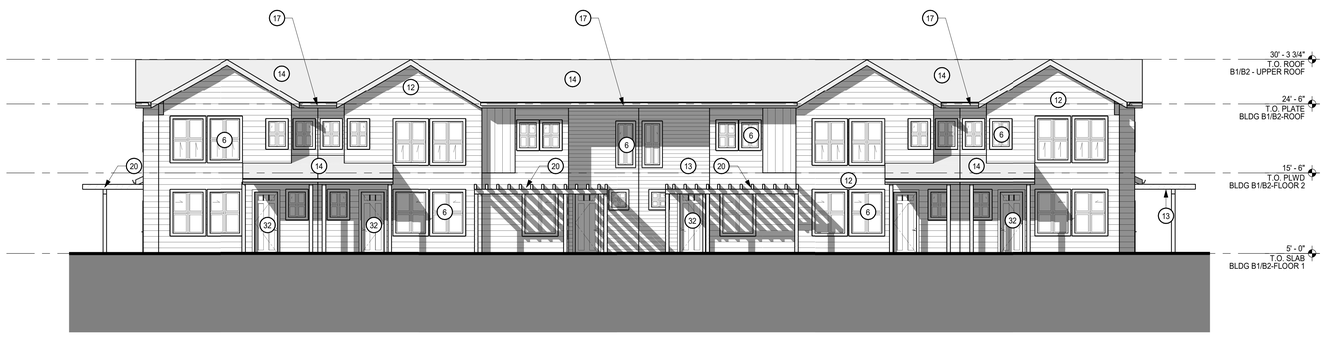
BUILDING B2 - WEST 4

1/8" = 1'-0"



BUILDING B2 - SOUTH 3

1/8" = 1'-0"



BUILDING B2 - EAST 2

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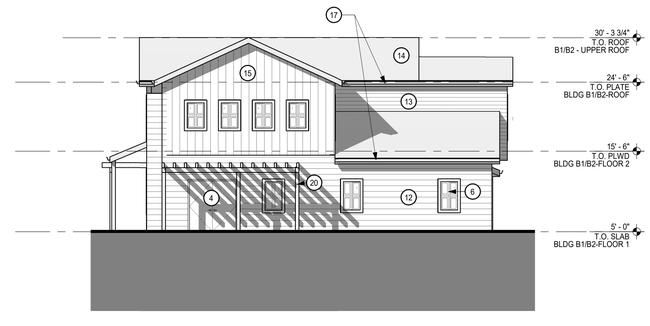

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BUILDING B2 ELEVATIONS

SHEET TITLE

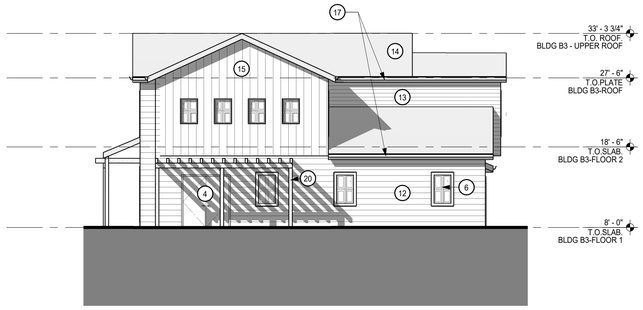
SCALE As indicated

PROJ NO. 1901 DRAWN Author

SHEET SIZE: 30 x 42

A3.02

4/2/2019 6:26:33 PM



BUILDING B3 - WEST 4

1/8" = 1'-0"

BUILDING B3 - SOUTH 2

1/8" = 1'-0"

BUILDING B3 - EAST 3

1/8" = 1'-0"

BUILDING B3 - NORTH 1

1/8" = 1'-0"

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0' 4' 8' 16'

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BUILDING B3 ELEVATIONS

SHEET TITLE

SCALE As indicated

PROJ NO. 1901 DRAWN BY SP

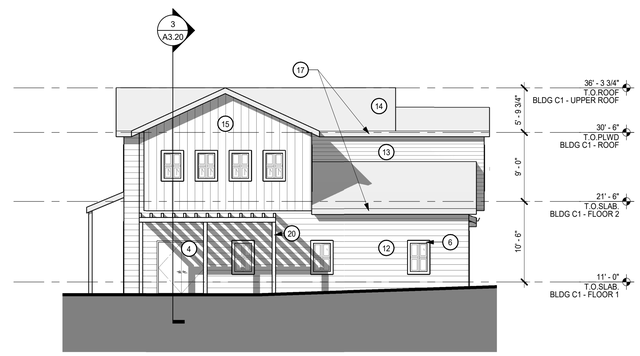
SHEET SIZE: 30 x 42

A3.03

4/2/2019 6:26:30 PM

BUILDING C1 - WEST 2

1/8" = 1'-0"



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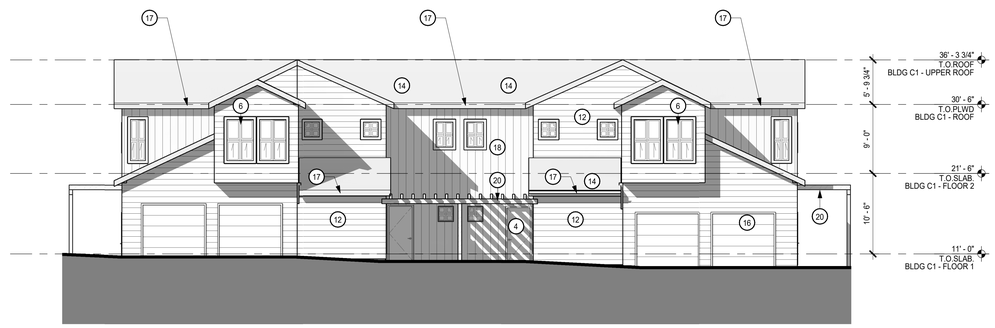

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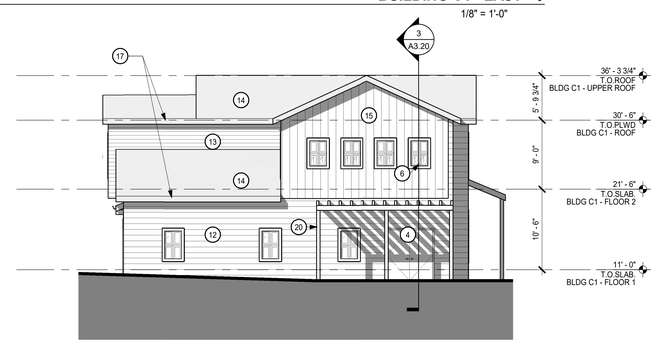

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SHEET NOTES

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1. CONCRETE WALL
2. CONCRETE SIDEWALK, TYP
4. DOOR
5. ALUMINUM STOREFRONT SYSTEM
6. VINYL WINDOW
7. FACE OF FINISH, BEYOND
8. DESIGN-BUILD HOT DIPPED GALVANIZED PTD 43" GUARDRAIL
9. RAISED LANDCSCAPE PLANTER - S.L.D.
10. DESIGN, BUILD MTL GATE / FENCE, HDG PTD
11. SEALED CEDAR TRELLIS STRUCTURE, 2X FRAMING, 6x POST MEMBERS MIN.
12. 9" LAP SIDING
13. 6" LAP SIDING
14. ASPHALT ROOF SHINGLE
15. VERTICAL BOARD & BATTEN SIDING
16. SEGMENTED GARAGE DOOR
17. GUTTER
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19. LOUVERED ATTIC VENT
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21. TRANSOM WINDOW WITH PRIVACY FILM.
22. 10" FIBER CEMENT TRIM, TYP.
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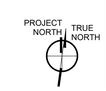

BDE ARCHITECTURE

950 HOWARD STREET
SAN FRANCISCO
CA 94103

P (415) 677-0966

CLIENT

CONSULTANT

PACIFICA SCHOOL DISTRICT WORKFORCE HOUSING

ISSUE	DATE
DGI	04.02.2019

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BUILDING C1 ELEVATIONS

SHEET TITLE

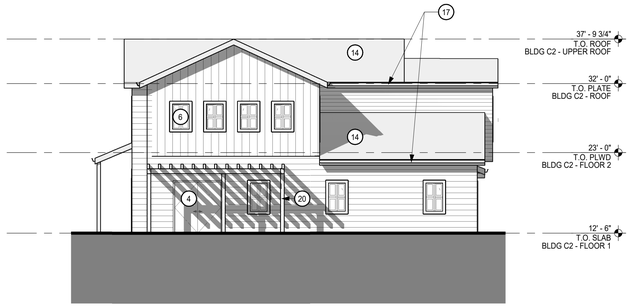
SCALE As indicated

PROJ NO. 1901 DRAWN Author

SHEET SIZE: 30 x 42

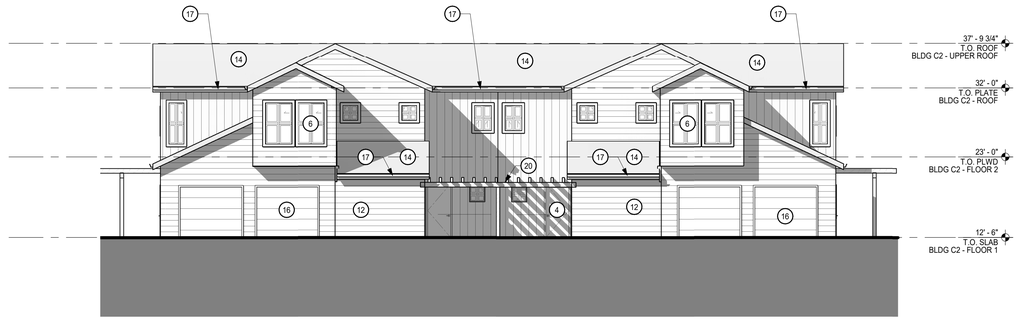
A3.04

4/2/2019 8:26:05 PM



BUILDING C2 - WEST 4

1/8" = 1'-0"



BUILDING C2 - SOUTH 3

1/8" = 1'-0"

BUILDING C2 - EAST 2

1/8" = 1'-0"

BUILDING C2 - NORTH 1

1/8" = 1'-0"

GENERAL NOTES

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BUILDING C2 ELEVATIONS

SHEET TITLE

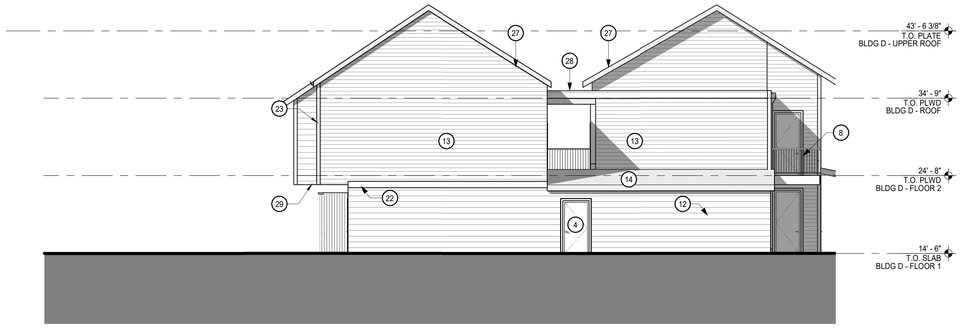
SCALE As indicated

PROJ NO. 1901 DRAWN BY SP

SHEET SIZE: 30 x 42

A3.05

4/2/2019 6:26:10 PM



BUILDING D - SOUTH 4

1/8" = 1'-0"

BUILDING D - NORTH 3

1/8" = 1'-0"

BUILDING D - WEST 2

1/8" = 1'-0"

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BUILDING D ELEVATIONS

SHEET TITLE

SCALE As indicated

PROJ NO. 1901 DRAWN BY SP

SHEET SIZE: 30 x 42

A3.06

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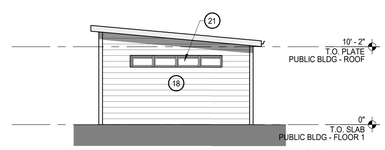
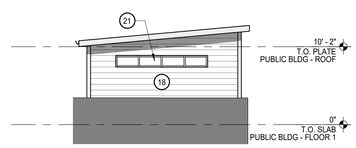


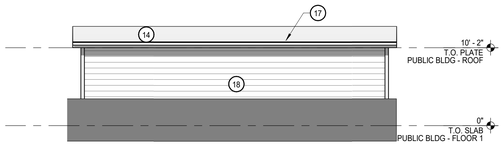
PUBLIC BUILDING - WEST 12

1/8" = 1'-0"



PUBLIC BUILDING - EAST 11

1/8" = 1'-0"

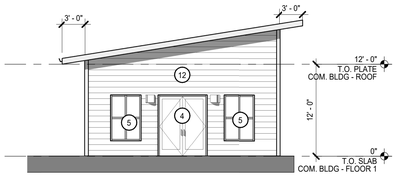


PUBLIC BUILDING -SOUTH 10

1/8" = 1'-0"

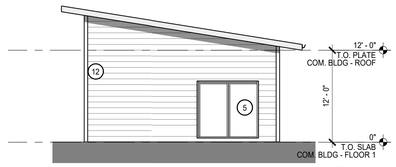
PUBLIC BUILDING - NORTH 9

1/8" = 1'-0"



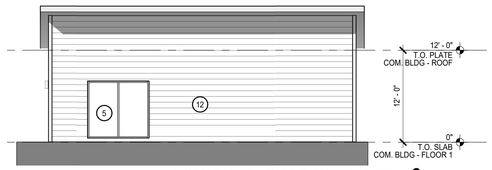
COMMUNITY BUILDING - WEST 8

1/8" = 1'-0"



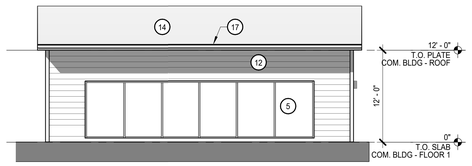
COMMUNITY BUILDING - EAST 7

1/8" = 1'-0"



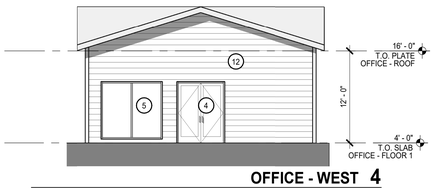
COMMUNITY BUILDING - SOUTH 6

1/8" = 1'-0"



COMMUNITY BUILDING - NORTH 5

1/8" = 1'-0"



OFFICE - WEST 4

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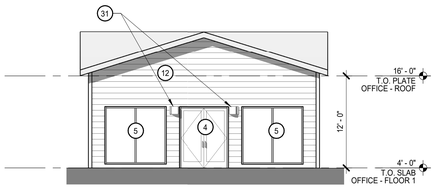

OFFICE - EAST 3

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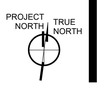
11. SEALED CEDAR TRELLIS STRUCTURE, 2X FRAMING, 6x POST MEMBERS MIN.
12. 9" LAP SIDING
13. 6" LAP SIDING
14. ASPHALT ROOF SHINGLE
15. VERTICAL BOARD & BATTEN SIDING
16. SEGMENTED GARAGE DOOR
17. GUTTER
18. FIBER-CEMENT SHINGLE SIDING
19. LOUVERED ATTIC VENT
20. PAINTED CEDAR WOOD TRELLI, 6X POST W/ 2X JOIST MIN.
21. TRANSOM WINDOW WITH PRIVACY FILM.
22. 10" FIBER CEMENT TRIM, TYP.
23. 5.5" FIBER CEMENT TRIM, TYP.
24. 3.5" FIBER CEMENT TRIM, TYP.
25. DESIGN-BUILD H.D.G, PTD BOLT ON JULIET BALCONY
26. GLAZED FIBERGLASS/VINYL DECK DOOR
27. FIBER CEMENT FACIA BOARD
28. GALV. COPING, PTD TO MATCH SURROUNDING
29. SOFFIT BOARD
30. SCUPPER/ DONDUCTOR HEAD & DOWNSPOUT
31. EXTERIOR LIGHT SCONCE FIXTURE



BDE ARCHITECTURE

950 HOWARD STREET
SAN FRANCISCO
CA 94103

P (415) 677-0966

CLIENT

CONSULTANT

PACIFICA SCHOOL DISTRICT WORKFORCE HOUSING

ISSUE	DATE

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ELEVATIONS

SHEET TITLE

SCALE As indicated

PROJ NO. 1901 DRAWN Author

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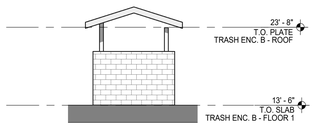
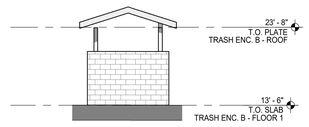


TRASH ENCLOSURE B - WEST 12
1/8" = 1'-0"



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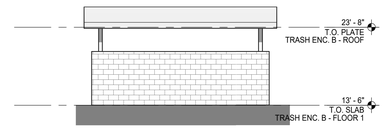

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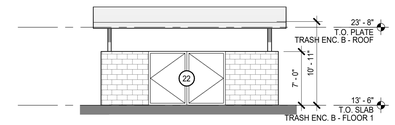

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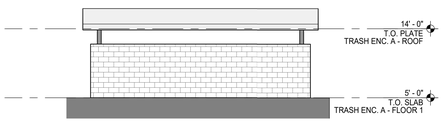
1/8" = 1'-0"



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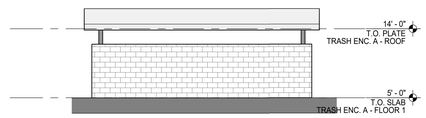

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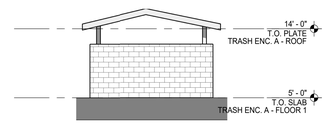
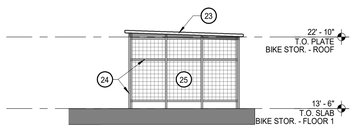
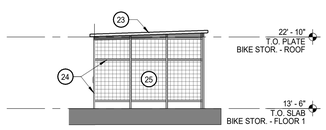


TRASH ENCLOSURE A - SOUTH 6
1/8" = 1'-0"

TRASH ENCLOSURE A - NORTH 5
1/8" = 1'-0"



BIKE STORAGE - WEST 4
1/8" = 1'-0"



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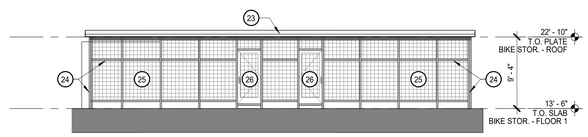
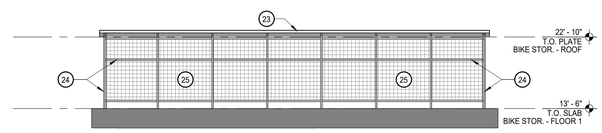
1/8" = 1'-0"



BIKE STORAGE - SOUTH 2
1/8" = 1'-0"



BIKE STORAGE - NORTH 1
1/8" = 1'-0"

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR FOUNDATION WALL, TYP. U.O.N.

B. SITE ELEVATION HEIGHT OF 115.5' = 0'-0" DATUM.

SEE A0.2 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

C. SEE SHEET A10.0 FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

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J. CONCRETE CURBS SHALL BE INCLUDED WHETHER INDICATED OR NOT AT ALL LOCATIONS FOR EXT. WATER BREAK.

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L. CONCRETE LEVELING COMPOUND AT DECKS, SHOWERS OR OTHERWISE TO PROVIDE FLUSH LEVEL AND ADA COMPLIANT TRANSITIONS AT DOOR THRESHOLDS TO DECKS AND ADA SHOWERS SHALL INCLUDE , WETHER SPECIFIED OR NOT, ANY AND ALL ACCESSORIES, COMPONENTS OR OTHER REQUIREMENTS TO PROVIDE A FULLY WARRANTED SYSTEM. MEANING THE G.C. SHALL RETAIN SUBCONTRACTORS THAT ARE SPECIALISTS IN THEIR FIELD AND ARE EXPECTED TO ADD TO THE GMP THESE REQUIREMENTS AND COSTS.

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P. ALL WINDOWS SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION ARE TO BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND A MINIMUM OF 1/2" WIDE. INSTALLED ON A CONTRASTING BACKGROUND PER CBC 501.2

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. CONCRETE WALL, S.S.D.
2. BELOW GRADE WATERPROOFING, SEE B.E. DRAWINGS
3. CONCRETE SIDEWALK, TYP
4. DOOR, SEE DOOR SCHEDULE
5. ALUMINUM STOREFRONT SYSTEM, SEE WINDOW SCHEDULE
6. VINYL WINDOW, SEE WINDOW SCHEDULE
7. RAINSCREEN FINISH SYSTEM
8. FACE OF FINISH, BEYOND
9. STAIR
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24. 4" SQR STL TUBE, HOT DIPPED GALV. PAINTED
25. WELDED WIRE MESH PANEL W/ 4" OPENINGS IN 1" T.S.S FRAME. HOT DIPPED GALV. PAINTED
26. ADA COMPLIANT DESIGN/BUILD EXTERIOR DOORS W/ INTEGRATED LOCKING HARDWARE

0' 4' 8' 16'

PROJECT NORTH
TRUE NORTH

WDE ARCHITECTURE

950 HOWARD STREET
SAN FRANCISCO
CA 94103

P (415) 677-0966

CLIENT

CONSULTANT

PACIFICA SCHOOL DISTRICT WORKFORCE HOUSING

ISSUE	DATE
DGI	04.02.2019

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ELEVATIONS

SHEET TITLE

SCALE As indicated

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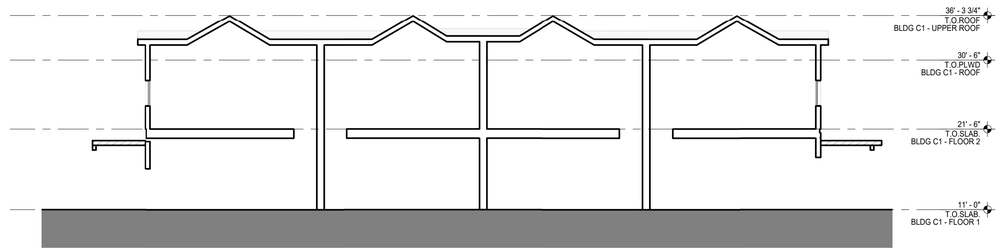
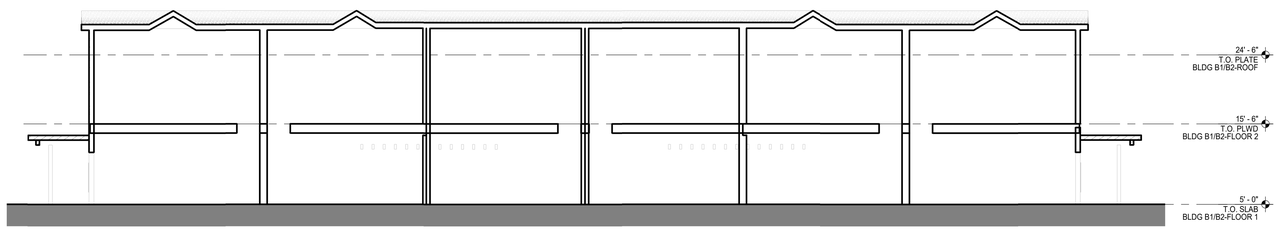


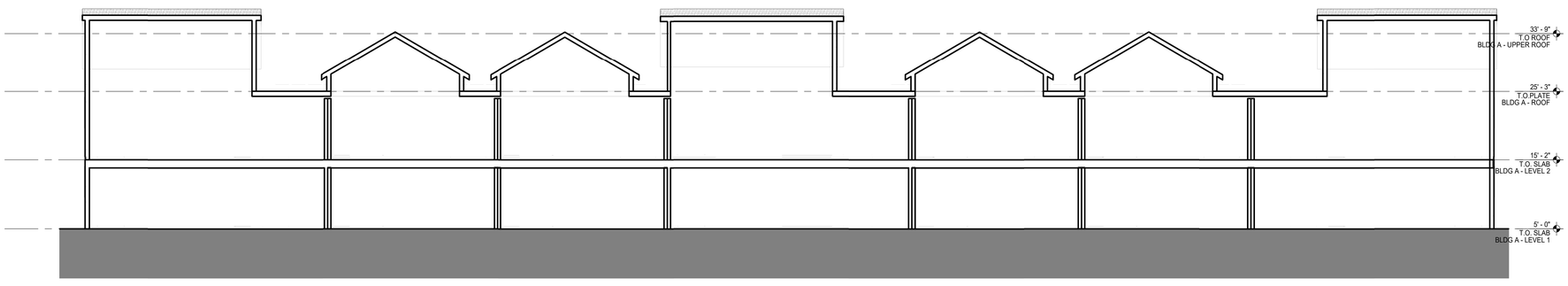
BLDG C1 - BUILDING SECTION 3

1/8" = 1'-0"



BLDG B1 - BUILDING SECTION 2

1/8" = 1'-0"



BLDG A - BUILDING SECTION 1

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26. ADA COMPLIANT DESIGN/BUILD EXTERIOR DOORS W/ INTEGRATED LOCKING HARDWARE

0' 4' 8' 16'

PROJECT NORTH | TRUE NORTH

BDE ARCHITECTURE

950 HOWARD STREET
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BUILDING SECTIONS

SHEET TITLE

SCALE As indicated

PROJ NO. 1901 DRAWN BY SP

SHEET SIZE: 30 x 42

A3.20

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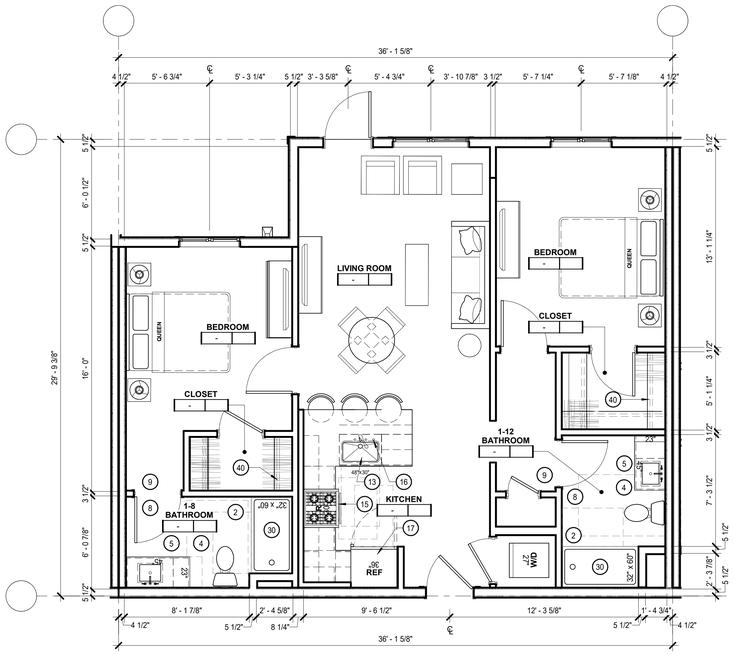
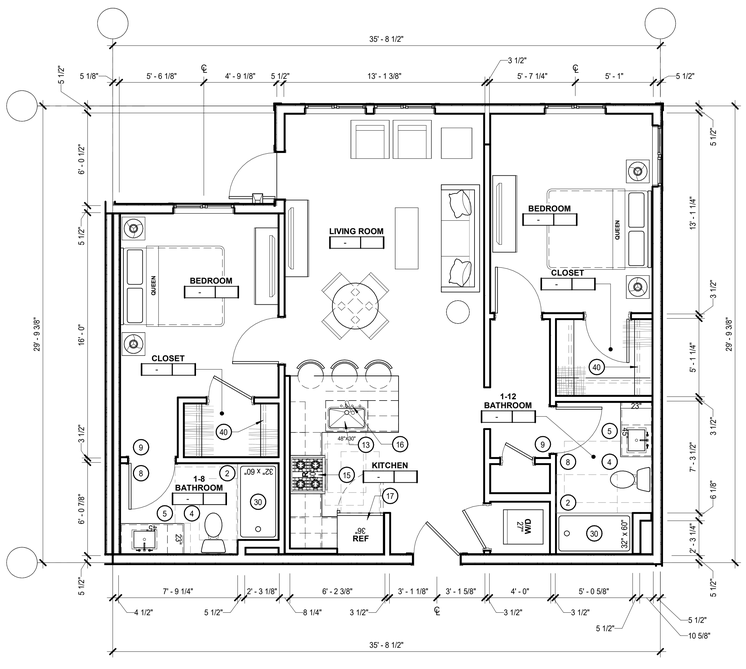


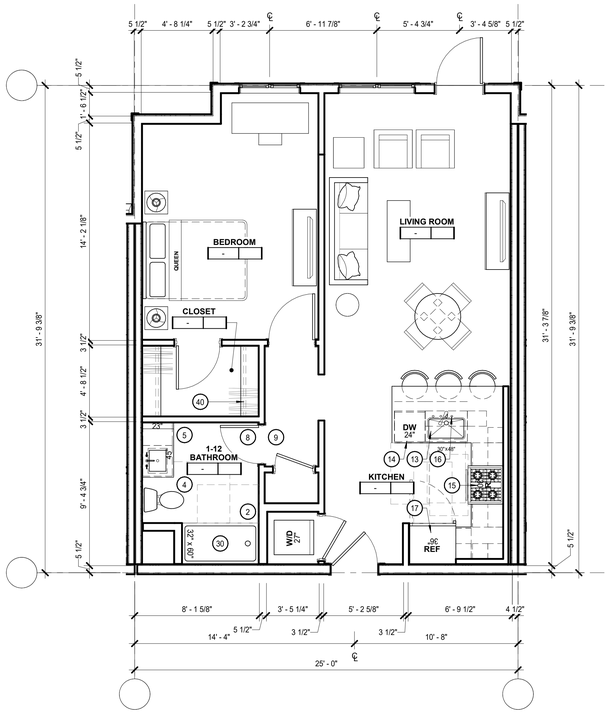
UNIT B1 2

1/4" = 1'-0"



UNIT B2 3

1/4" = 1'-0"



UNIT A1 1

1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

C. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

D. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - DESIGN BUILDER TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

E. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

F. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

G. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE "X" GOLD BOND XP GYPSUM BOARD.

H. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

I. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

J. DESIGN BUILDER TO PROVIDE MINIMUM 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

K. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

L. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES AREPROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

M. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

N. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

O. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE DESIGN BUILDER SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE DESIGN BUILDER SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

1. PER SECTION 1134A.4. PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6., A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.8, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11 33A WITH MICROWAVE HOOD ABOVE.
16. AIR SWITCH FOR GARBAGE DISPOSALS
17. REFRIGERATOR W/ WATER HOOK UP
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
20. UPPER CABINETS W/ UNDER CABINET LIGHTING & GWB SOFFIT ABOVE, TYP.
21. BASE CABINET WITH 3CM STONE COUNTERTOP. EASED MITERE EDGE, FULL HEIGHT TILE BACKSPLASH
22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
23. PANTRY CABINET TO MATCH UPPER CABINET MILLWORK FINISH.
24. 6" PONY WALL BELOW COUNTER, PROVIDE WATER RESISTANT GWB. SEE A9 INTERIOR DETAILS. ALL SIDES TO HAVE FINISH PANELS TO MATCH BASE CABINETS
25. FULL-HEIGHT TILE BACKSPLASH.
26. FULL-HEIGHT TILE SURROUND.
27. TOILET W/ TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH SCHEDULE.
28. TOILET PAPER DISPENSER PER CBC 1127A.8.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
29. ALCOVE TUB W/ INTEGRAL TUB APRON
30. SHOWER
31. CURVED SHOWER CURTAIN ROD
32. 24" TOWEL BAR. TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
33. ROBE HOOK
34. 3" TILE BASE
35. RECESSED MEDICINE CABINET
36. REINFORCED WALL FOR ADA GRAB BAR AS REQ'D PER CBC 1134A. AT BACK OF WATER CLOSET, INSTALLED BETWEEN 32 INCHES AND 36" ABOVE FINISH FLOOR, MINIMUM OF 40 INCHES IN LENGTH PER CBC1134A7.2. AT END OF BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FINISH FLOOR, MINIMUM OF 24 INCHES FROM FRONT EDGE OF BATHTUB TOWARD BACK WALL OF BATHTUB, MINIMUM OF 6 INCHES IN NOMINAL HEIGHT PER CBC 1134A5.2. AT BACK WALL OF BATHTUB, MAXIMUM OF 6 INCHES ABOVE THE BATH TUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES ABOVE THE FINISH FLOOR, INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END OF A MAXIMUM OF 6 INCHES FROM END WALLS, MINIMUM OF 6 INCHES NOMINAL IN HEIGHT PER CBC 1134A5.2.
37. WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. SET UNIT IN GSM PAN W/ AUTO SHUT OFF VALVE & SENSOR.
38. PROVIDE 36"X36" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" A.F.F. FOR FUTURE WALL-MTD TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER FOR BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FINISH FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
39. SHELF WITH SINGLE HANGER ROD.
40. SHELF WITH DOUBLE HANGER ROD.
41. DRAWERS WITH SOFT CLOSING MECHANISM AT KITCHENS & BATHS, TYP.

0' 2' 4' 8'

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ISSUE	DATE
DGI	04.02.2019

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UNIT PLANS

SHEET TITLE

SCALE As indicated

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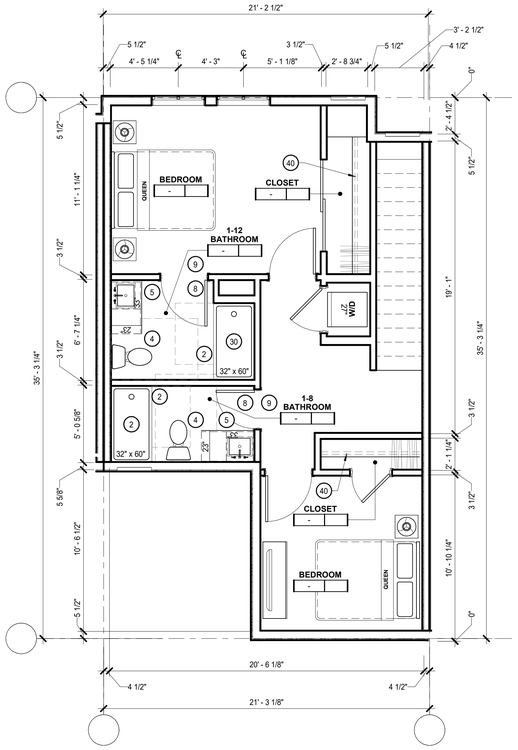

UNIT TH-B2 FLOOR 2 4

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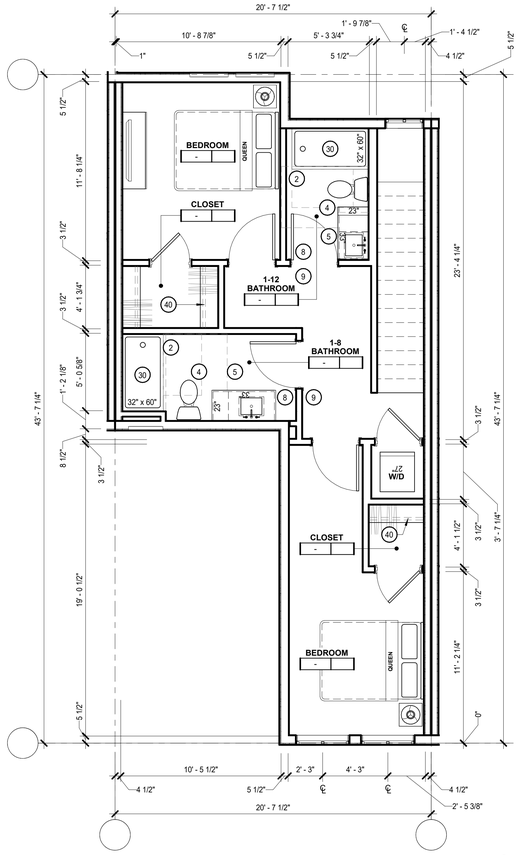

UNIT TH-B1 FLOOR 2 2

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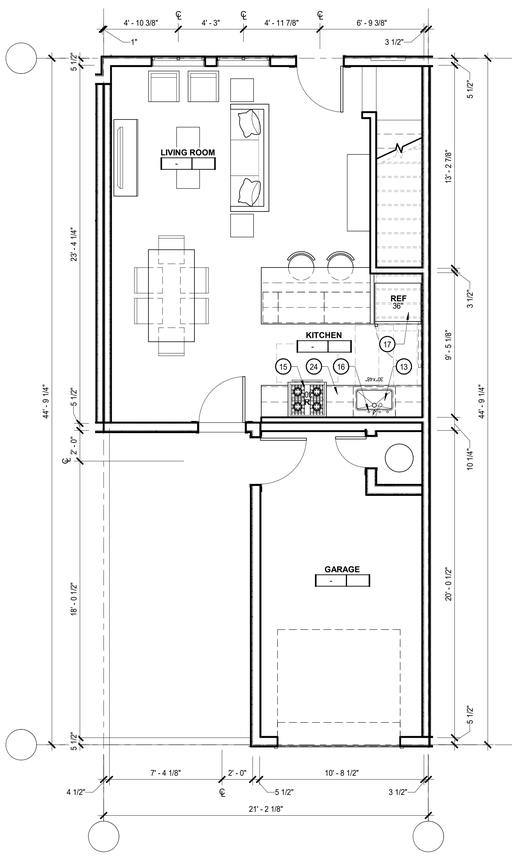
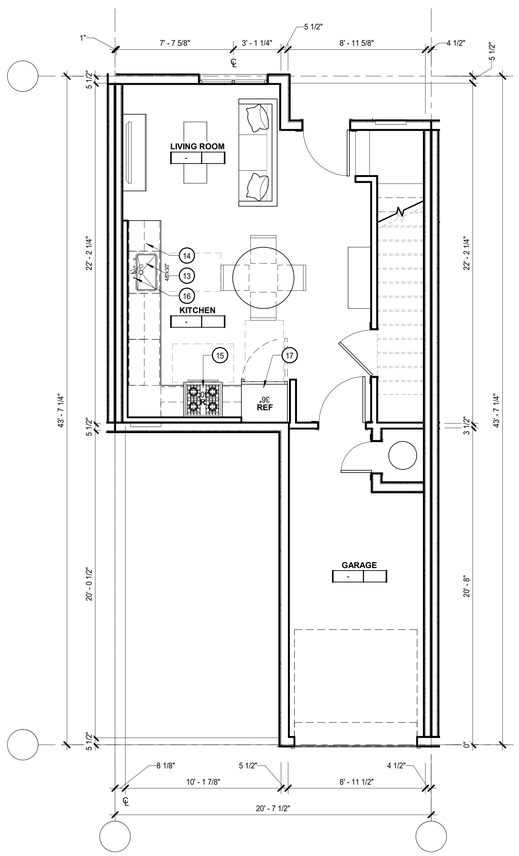


UNIT TH-B2 FLOOR 1 3

1/4" = 1'-0"



UNIT TH-B1 FLOOR 1 1

1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

C. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

D. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - DESIGN BUILDER TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

E. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

F. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

G. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE "X" GOLD BOND XP GYPSUM BOARD.

H. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

I. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

J. DESIGN BUILDER TO PROVIDE MINIMUM 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

K. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

L. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES AREPROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

M. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

N. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

O. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS.

SHEET NOTES

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1. PER SECTION 1134A.4. PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6., A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.8, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
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11. PER SECTION 1142A, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
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22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
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25. FULL-HEIGHT TILE BACKSPLASH.
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27. TOILET W/ TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH SCHEDULE.
28. TOILET PAPER DISPENSER PER CBC 1127A.8.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
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30. SHOWER
31. CURVED SHOWER CURTAIN ROD
32. 24" TOWEL BAR. TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
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34. 3" TILE BASE
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37. WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. SET UNIT IN GSM PAN W/ AUTO SHUT OFF VALVE & SENSOR.
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0' 2' 4' 8'

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UNIT PLANS

SHEET TITLE

SCALE As indicated

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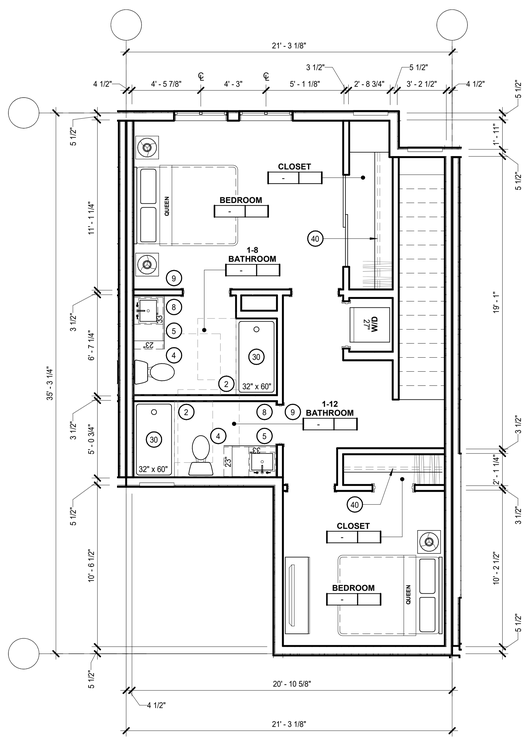

UNIT TH-B2a - FLOOR 2 2

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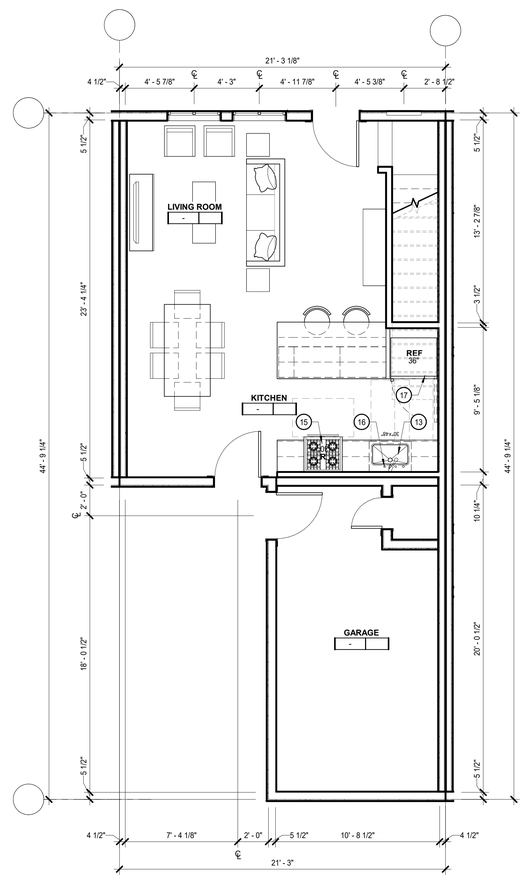

UNIT TH-B2a - FLOOR 1 1

1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

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1. PER SECTION 1134A.4. PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6., A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.8, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11 33A WITH MICROWAVE HOOD ABOVE.
16. AIR SWITCH FOR GARBAGE DISPOSALS
17. REFRIGERATOR W/ WATER HOOK UP
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
20. UPPER CABINETS W/ UNDER CABINET LIGHTING & GWB SOFFIT ABOVE, TYP.
21. BASE CABINET WITH 3CM STONE COUNTERTOP. EASED MITERE EDGE, FULL HEIGHT TILE BACKSPLASH
22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
23. PANTRY CABINET TO MATCH UPPER CABINET MILLWORK FINISH.
24. 6" PONY WALL BELOW COUNTER, PROVIDE WATER RESISTANT GWB. SEE A9 INTERIOR DETAILS. ALL SIDES TO HAVE FINISH PANELS TO MATCH BASE CABINETS
25. FULL-HEIGHT TILE BACKSPLASH.
26. FULL-HEIGHT TILE SURROUND.
27. TOILET W/ TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH SCHEDULE.
28. TOILET PAPER DISPENSER PER CBC 1127A.8.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
29. ALCOVE TUB W/ INTEGRAL TUB APRON
30. SHOWER
31. CURVED SHOWER CURTAIN ROD
32. 24" TOWEL BAR. TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
33. ROBE HOOK
34. 3" TILE BASE
35. RECESSED MEDICINE CABINET
36. REINFORCED WALL FOR ADA GRAB BAR AS REQ'D PER CBC 1134A. AT BACK OF WATER CLOSET, INSTALLED BETWEEN 32 INCHES AND 36" ABOVE FINISH FLOOR, MINIMUM OF 40 INCHES IN LENGTH PER CBC1134A7.2. AT END OF BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FINISH FLOOR, MINIMUM OF 24 INCHES FROM FRONT EDGE OF BATHTUB TOWARD BACK WALL OF BATHTUB, MINIMUM OF 6 INCHES IN NOMINAL HEIGHT PER CBC 1134A5.2. AT BACK WALL OF BATHTUB, MAXIMUM OF 6 INCHES ABOVE THE BATH TUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES ABOVE THE FINISH FLOOR, INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END OF A MAXIMUM OF 6 INCHES FROM END WALLS, MINIMUM OF 6 INCHES NOMINAL IN HEIGHT PER CBC 1134A5.2.
37. WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. SET UNIT IN GSM PAN W/ AUTO SHUT OFF VALVE & SENSOR.
38. PROVIDE 36"X36" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" A.F.F. FOR FUTURE WALL-MTD TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER FOR BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FINISH FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
39. SHELF WITH SINGLE HANGER ROD.
40. SHELF WITH DOUBLE HANGER ROD.
41. DRAWERS WITH SOFT CLOSING MECHANISM AT KITCHENS & BATHS, TYP.

0' 2' 4' 8'

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UNIT PLANS

SHEET TITLE

SCALE As indicated

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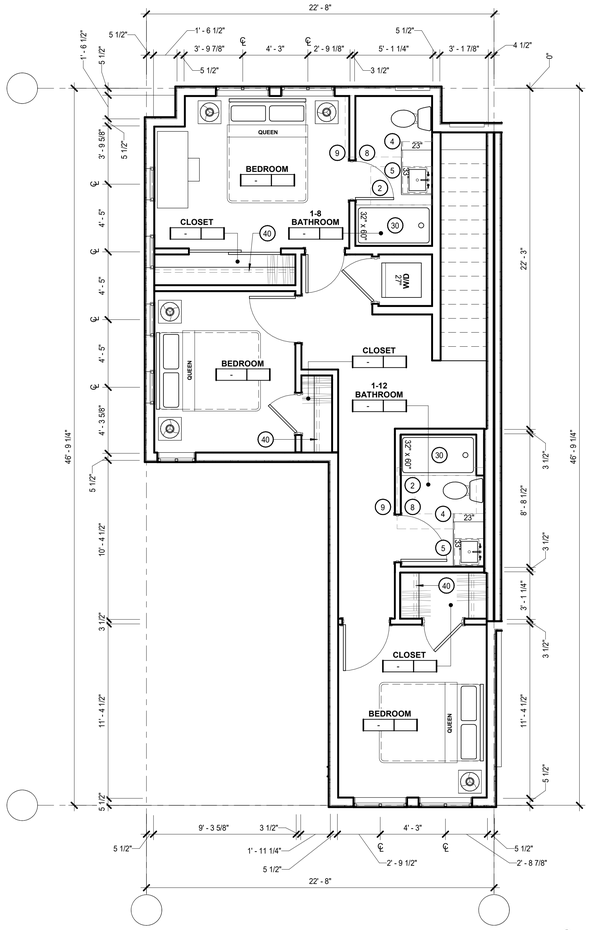
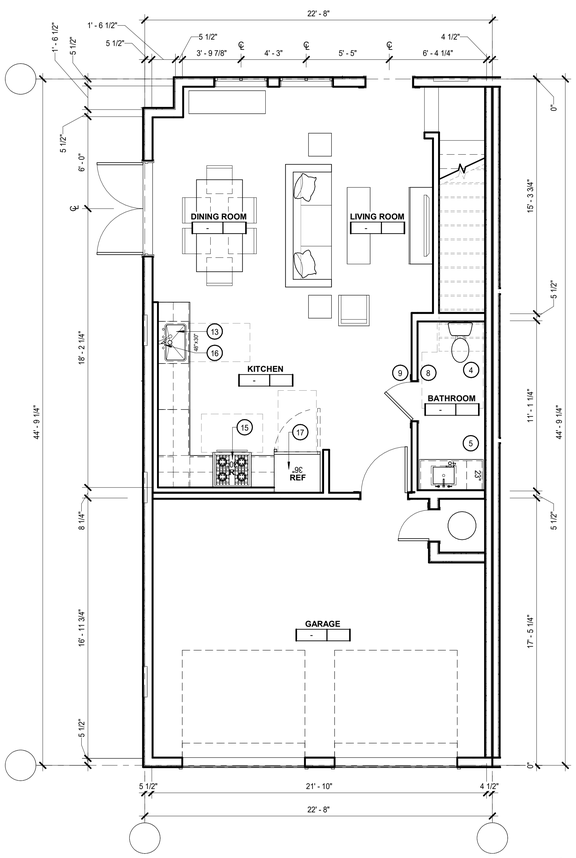


UNIT TH-C1 FLOOR 2 2

1/4" = 1'-0"



UNIT TH-C1 FLOOR 1 1

1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

C. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

D. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - DESIGN BUILDER TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ADA AND/OR SLOPE PERFORMANCE.

E. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

F. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

G. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" TYPE "X" GOLD BOND XP GYPSUM BOARD.

H. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH

I. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

J. DESIGN BUILDER TO PROVIDE MINIMUM 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

K. AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.

L. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES AREPROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

M. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

N. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

O. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT PLANS WITH THE 1-12 DESIGNATION, THE DESIGN BUILDER SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE DESIGN BUILDER SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

1. PER SECTION 1134A.4. PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER SECTION 1134A.5, A MINIMUM CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB/SHOWER COMBINATION.
3. PER SECTION 1134A.6., A CLEAR MANEUVERING SPACE OF AT LEAST 30"X48" SHALL BE LOCATED OUTSIDE OF THE SHOWER.
4. PER SECTION 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE 1134A.7 FOR CONFIGURATION EXCEPTIONS.
5. PER SECTION 1134A.8, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER SECTION 1132A.5, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER SECTION 1142A, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER.
13. SINK AND DISPOSAL WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 1133A AND A 30" MIN. REMOVABLE BASE CABINET.
14. 24" DISHWASHER BELOW COUNTER
15. 30" COOKTOP W/ 30" OVEN BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11 33A WITH MICROWAVE HOOD ABOVE.
16. AIR SWITCH FOR GARBAGE DISPOSALS
17. REFRIGERATOR W/ WATER HOOK UP
18. 15" BREADBOARD COUNTERTOP WORK SURFACE
19. 30" WORKSPACE WITH REMOVABLE CABINETS. FINISH FLOOR TO CONTINUE UNDER REMOVABLE CABINET.
20. UPPER CABINETS W/ UNDER CABINET LIGHTING & GWB SOFFIT ABOVE, TYP.
21. BASE CABINET WITH 3CM STONE COUNTERTOP. EASED MITERE EDGE, FULL HEIGHT TILE BACKSPLASH
22. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
23. PANTRY CABINET TO MATCH UPPER CABINET MILLWORK FINISH.
24. 6" PONY WALL BELOW COUNTER, PROVIDE WATER RESISTANT GWB. SEE A9 INTERIOR DETAILS. ALL SIDES TO HAVE FINISH PANELS TO MATCH BASE CABINETS
25. FULL-HEIGHT TILE BACKSPLASH.
26. FULL-HEIGHT TILE SURROUND.
27. TOILET W/ TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH SCHEDULE.
28. TOILET PAPER DISPENSER PER CBC 1127A.8.2 MINIMUM 7" AND MAXIMUM 9" BEYOND FRONT EDGE OF WATER CLOSET BOWL TO CENTER OF ROLL.
29. ALCOVE TUB W/ INTEGRAL TUB APRON
30. SHOWER
31. CURVED SHOWER CURTAIN ROD
32. 24" TOWEL BAR. TOP EDGE TO BE MOUNTED NO HIGHER THAN 40" FROM FLOOR.
33. ROBE HOOK
34. 3" TILE BASE
35. RECESSED MEDICINE CABINET
36. REINFORCED WALL FOR ADA GRAB BAR AS REQ'D PER CBC 1134A. AT BACK OF WATER CLOSET, INSTALLED BETWEEN 32 INCHES AND 36" ABOVE FINISH FLOOR, MINIMUM OF 40 INCHES IN LENGTH PER CBC1134A7.2. AT END OF BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FINISH FLOOR, MINIMUM OF 24 INCHES FROM FRONT EDGE OF BATHTUB TOWARD BACK WALL OF BATHTUB, MINIMUM OF 6 INCHES IN NOMINAL HEIGHT PER CBC 1134A5.2. AT BACK WALL OF BATHTUB, MAXIMUM OF 6 INCHES ABOVE THE BATH TUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES ABOVE THE FINISH FLOOR, INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48 INCH GRAB BAR WITH EACH END OF A MAXIMUM OF 6 INCHES FROM END WALLS, MINIMUM OF 6 INCHES NOMINAL IN HEIGHT PER CBC 1134A5.2.
37. WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. SET UNIT IN GSM PAN W/ AUTO SHUT OFF VALVE & SENSOR.
38. PROVIDE 36"X36" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" A.F.F. FOR FUTURE WALL-MTD TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER FOR BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FINISH FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
39. SHELF WITH SINGLE HANGER ROD.
40. SHELF WITH DOUBLE HANGER ROD.
41. DRAWERS WITH SOFT CLOSING MECHANISM AT KITCHENS & BATHS, TYP.

0' 2' 4' 8'

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ISSUE	DATE
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UNIT PLANS

SHEET TITLE
SCALE As indicated
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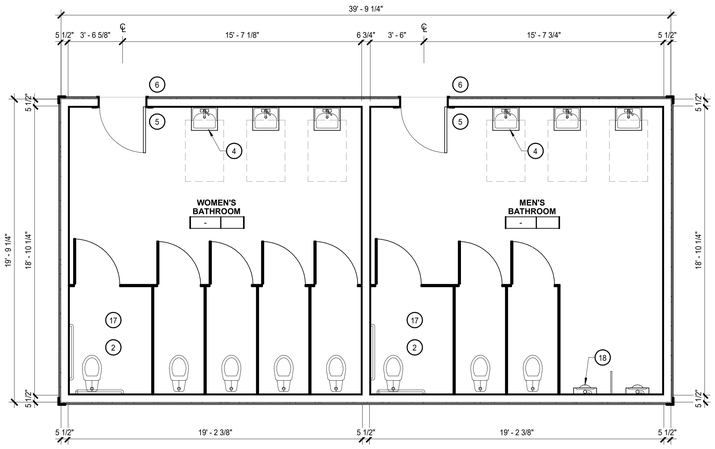

PUBLIC BUILDING 2

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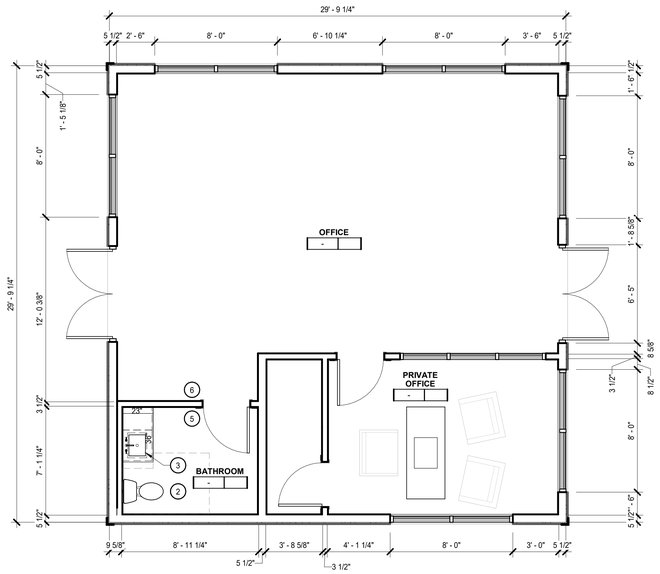

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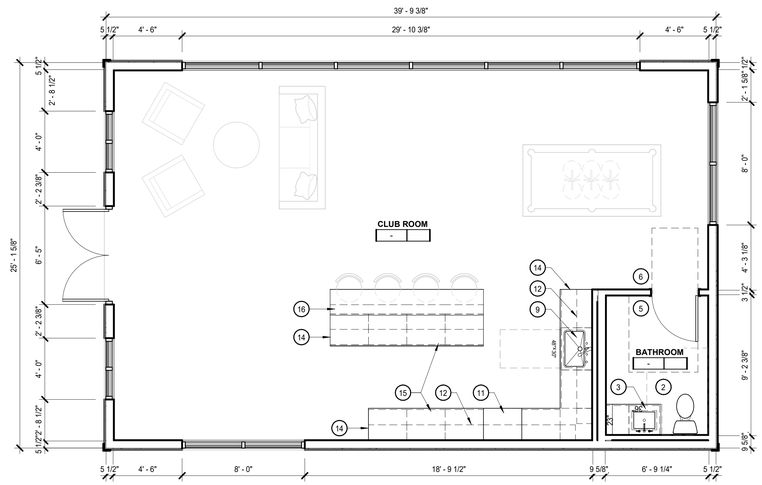
1/4" = 1'-0"



COMMUNITY BUILDING 1

1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. PROVIDE BLOCKING FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11B.

C. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

D. ALL WET WALLS TO RECEIVE 5/8" TYPE "X" GOLD BOND XP GYPSUM BOARD.

E. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

F. DESIGN BUILDER TO PROVIDE MINIMUM 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP.

G. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ADA COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES AREPROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

H. 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
11. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS, AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

I. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

J. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

1. PER CBC CHAPTER 11B, PROVIDE A CLR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER CBC CHAPTER 11B, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE 11B FOR CONFIGURATION EXCEPTIONS.
3. PER CBC CHAPTER 11B, VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR A FORWARD APPROACH. FOR PARALLEL APPROACH AT LAVATORIES, 24" MIN IS REQUIRED.
4. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH CBC CHAPTER 11B.
5. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
6. PER CBC CHAPTER 11B, A MINIMUM LENGTH OF 42" ON BOTH SIDES OF THE BATHROOM DOOR.
7. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
8. PER CBC CHAPTER 11B, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
9. SINK WITH 30" X 48" CLEAR FLOOR SPACE PER CBC CHAPTER.
10. PER CBC CHAPTER 11B, ELEC. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR.
11. 30" FOOD WARMING DRAWER BELOW COUNTER WITH 30" X 48" CLEAR FLOOR SPACE PER CBC 11B.
12. LINE OF UPPER CABINETS ABOVE, TYP.
13. BASE CABINET WITH 3CM STONE COUNTERTOP. EASED MITERED EDGE, TYP.
14. SIDE PANEL TO MATCH CABINET MILLWORK FINISH.
15. SOFT CLOSE MECHANISMS AT BASE AND UPPER CABINETS, TYP.
16. LOW WALL BELOW.
17. ACCESSIBLE WATER CLOSET STALL. FIXTURES AND CLEAR FLOOR SPACES SHALL BE PROVIDED PER CBC CHAPTER 11B.
18. ACCESSIBLE URINAL. MOUNTING HEIGHT AND CLEAR FLOOR SPACES SHALL BE PROVIDED PER CBC CHAPTER 11B.

0' 2' 4' 8'

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ENLARGED PLANS AMENITY SPACES

SHEET TITLE

SCALE As indicated

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SHEET SIZE: 30 x 42

A4.20

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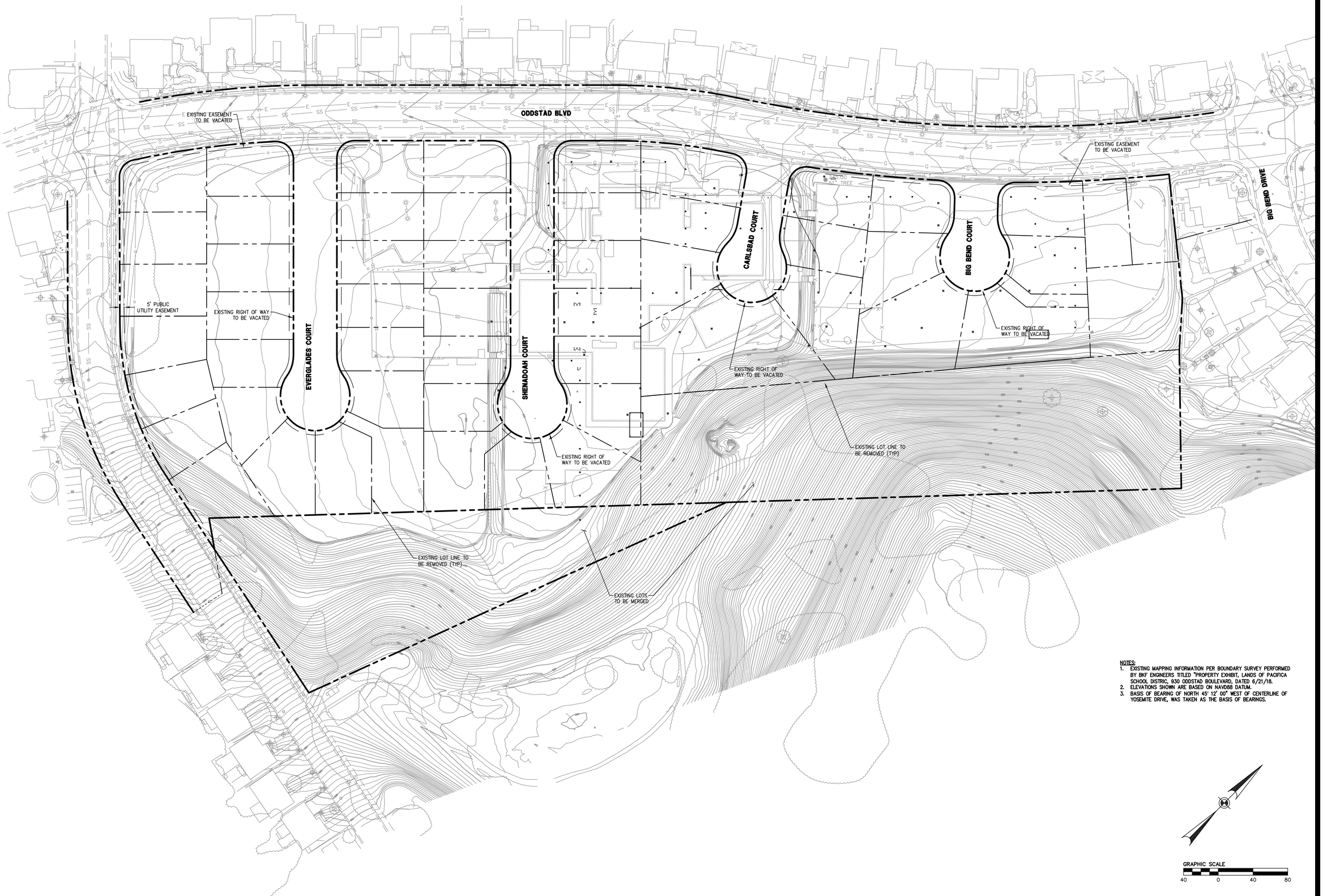

NOTES:
1. EXISTING MAPPING INFORMATION PER BOUNDARY SURVEY PERFORMED BY BKF ENGINEERS TITLED "PROPERTY EXHIBIT, LANDS OF PACIFICA SCHOOL DISTRIC, 930 ODDSTAD BOULEVARD, DATED 6/21/18.
2. ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM.
3. BASIS OF BEARING OF NORTH 45° 12' 00" WEST OF CENTERLINE OF YOSEMITE DRIVE, WAS TAKEN AS THE BASIS OF BEARINGS.

GRAPHIC SCALE
40 0 40 80

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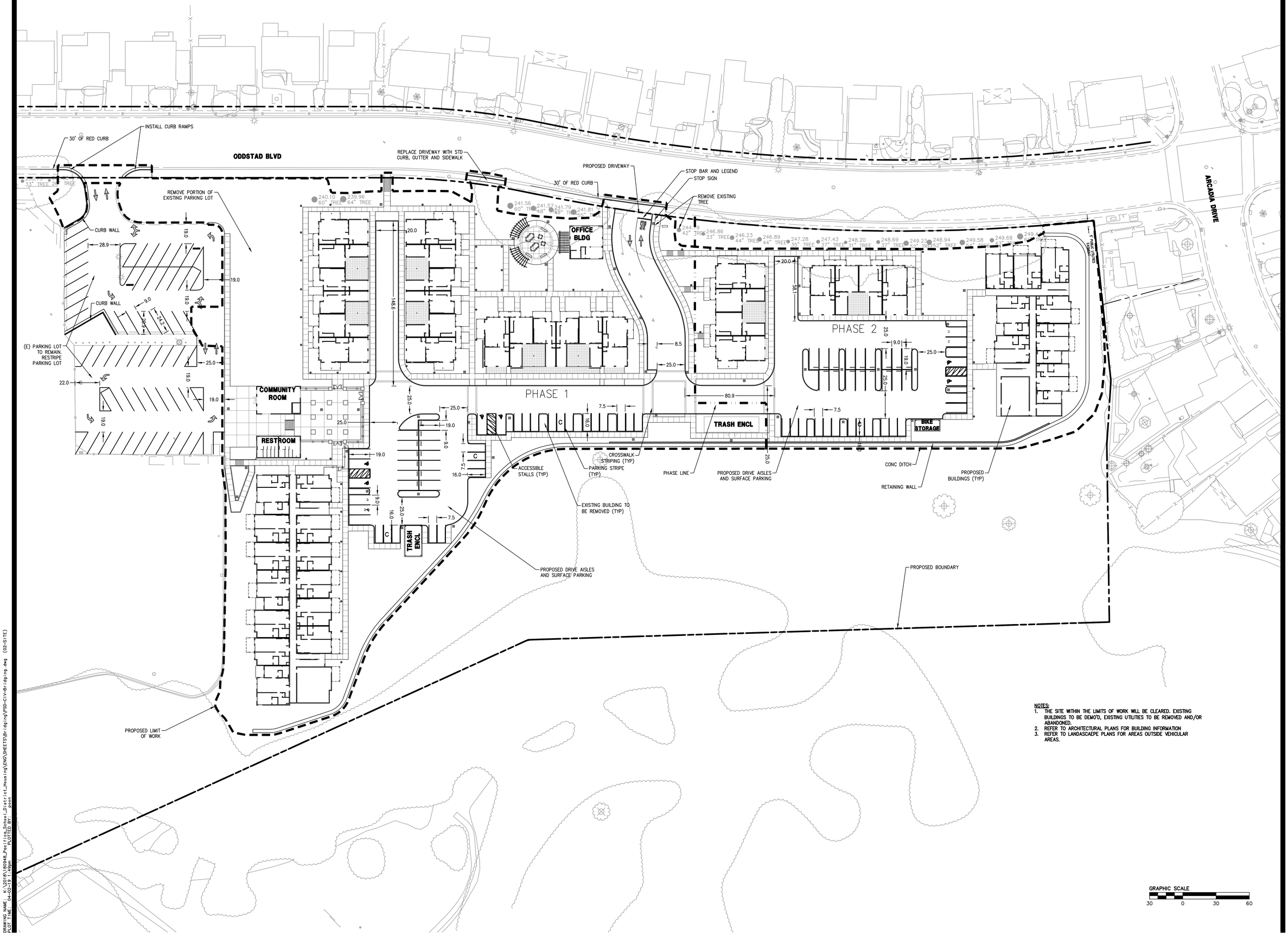
EXISTING CONDITIONS PLAN

SHEET TITLE
SCALE As indicated
PROJ NO. 180948 DRAWN BY TH
SHEET SIZE: 30 x 42

C1.0

DRAWING NAME: K:\2018\180948_Pacifica_School_District_Housing\ENG\SHEETS\Bridging\PSD-C1V-Bridging.dwg (01-EXIST SITE)
PLOT TIME: 04-02-19 1:49pm PLOTTED BY: poon



NOTES:
1. THE SITE WITHIN THE LIMITS OF WORK WILL BE CLEARED. EXISTING BUILDINGS TO BE DEMO'D, EXISTING UTILITIES TO BE REMOVED AND/OR ABANDONED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION
3. REFER TO LANDASCAEPE PLANS FOR AREAS OUTSIDE VEHICULAR AREAS.

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PRELIMINARY SITE PLAN

SHEET TITLE

SCALE As indicated

PROJ NO. 180948 DRAWN BY TH

SHEET SIZE: 30 x 42

C2.1

DRAWING NAME: K:\2018\180948_Pacifica_School_District_Housing\ENG\SHEETS\Bridging\PSD-CIV-Bridging.dwg (02-SITE)
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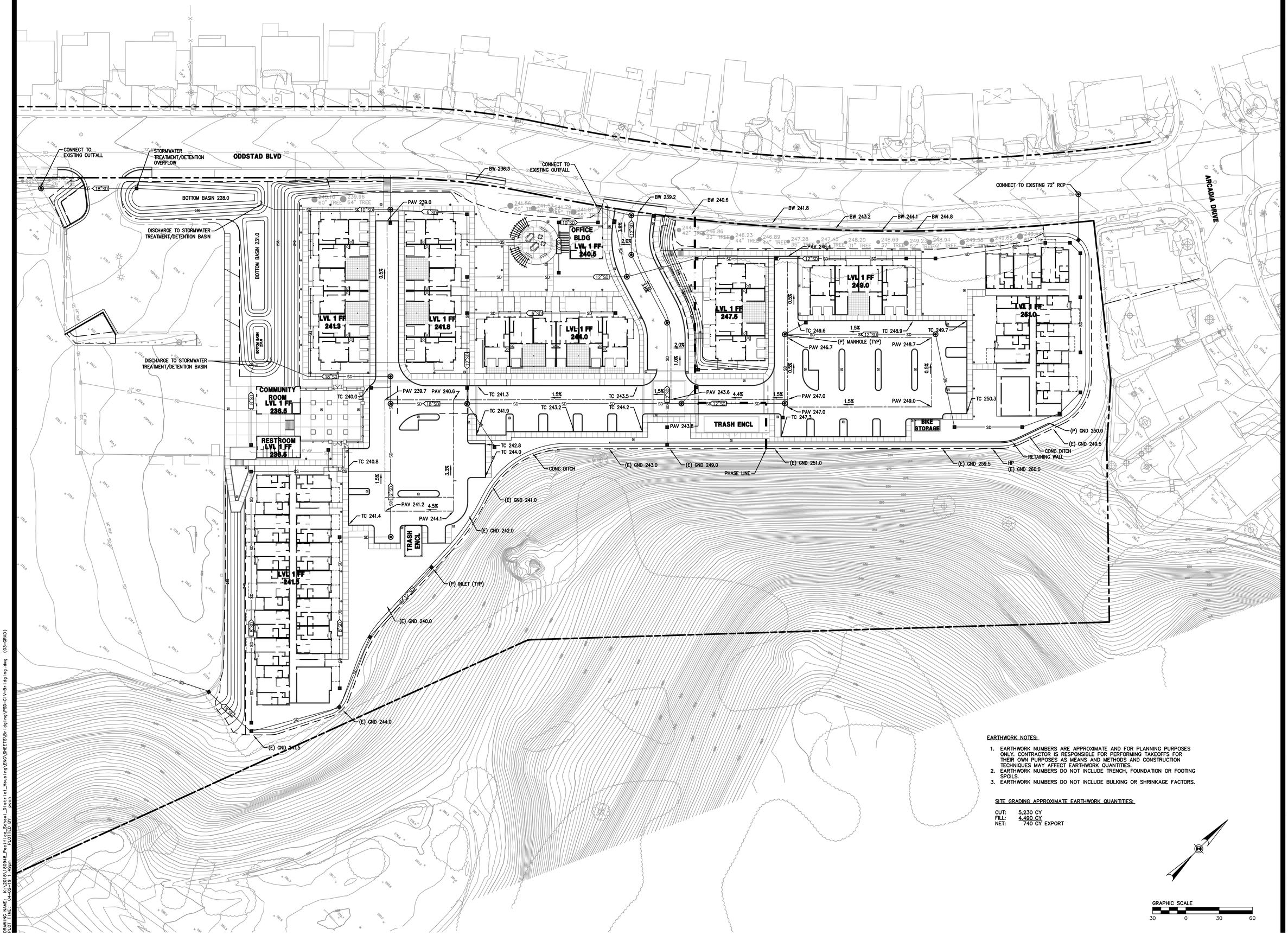

EARTHWORK NOTES:

1. EARTHWORK NUMBERS ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR PERFORMING TAKEOFFS FOR THEIR OWN PURPOSES AS MEANS AND METHODS AND CONSTRUCTION TECHNIQUES MAY AFFECT EARTHWORK QUANTITIES.
2. EARTHWORK NUMBERS DO NOT INCLUDE TRENCH, FOUNDATION OR FOOTING SPOILS.
3. EARTHWORK NUMBERS DO NOT INCLUDE BULKING OR SHRINKAGE FACTORS.

SITE GRADING APPROXIMATE EARTHWORK QUANTITIES:

CUT: 5,230 CY
FILL: 4,490 CY
NET: 740 CY EXPORT

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PRELIMINARY GRADING PLAN

SHEET TITLE

SCALE As indicated

PROJ NO. 180948 DRAWN BY TH

SHEET SIZE: 30 x 42

C3.0

DRAWING NAME: K:\2018\180948_Pacifica_School_District_Housing\ENG\SHEETS\Bridging\PSD-CIV-Bridging.dwg (03-GRAD)
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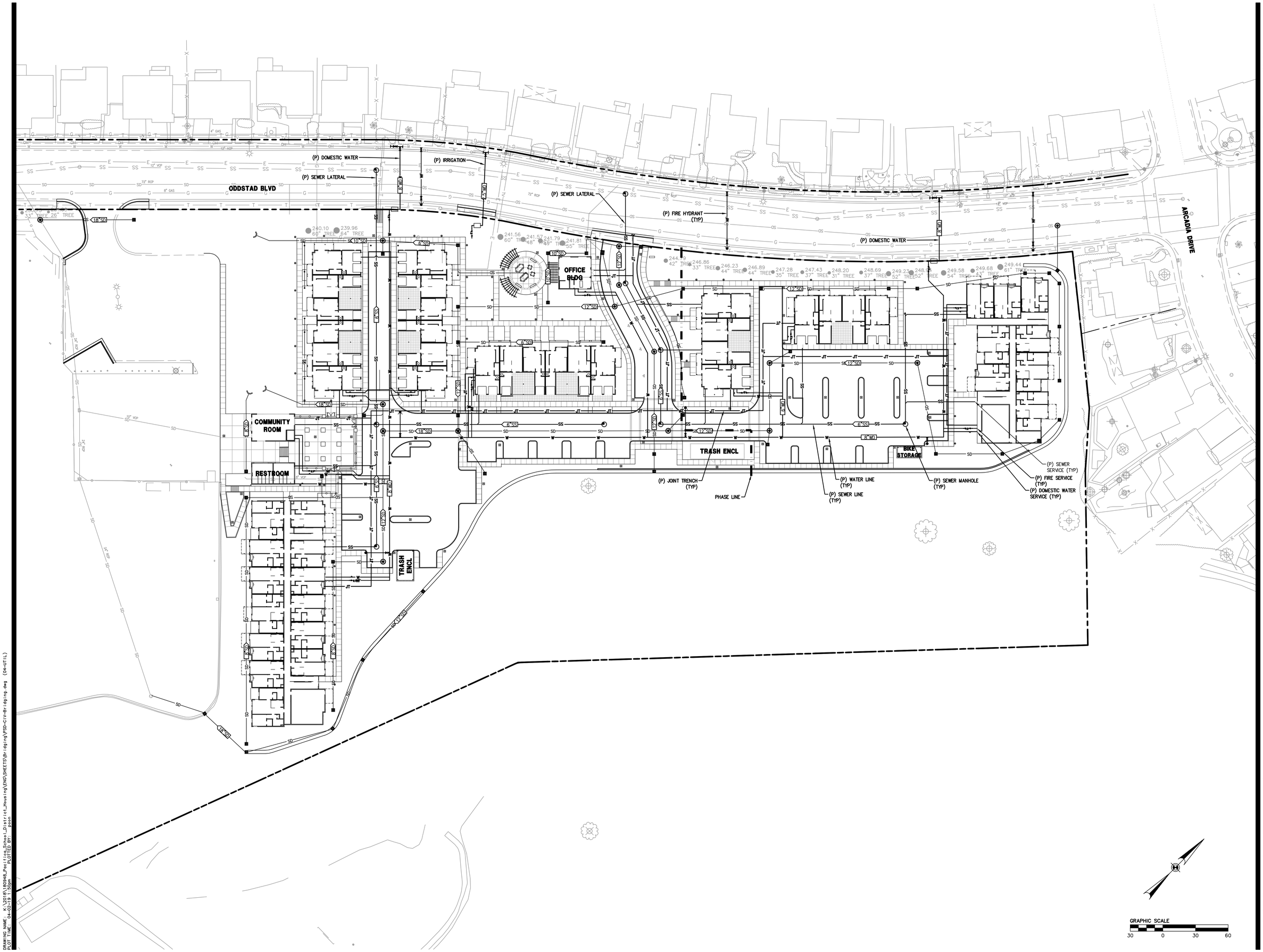
PLOTTED BY: pson



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PRELIMINARY UTILITY PLAN

SHEET TITLE

SCALE As indicated

PROJ NO. 180948 DRAWN BY TH

SHEET SIZE: 30 x 42

C4.0

DRAWING NAME: K:\2018\180948_Pacifica_School_District_Housing\ENG\SHEETS\Bridging\PSD-C1V-Bridging.dwg (C4-UTIL)
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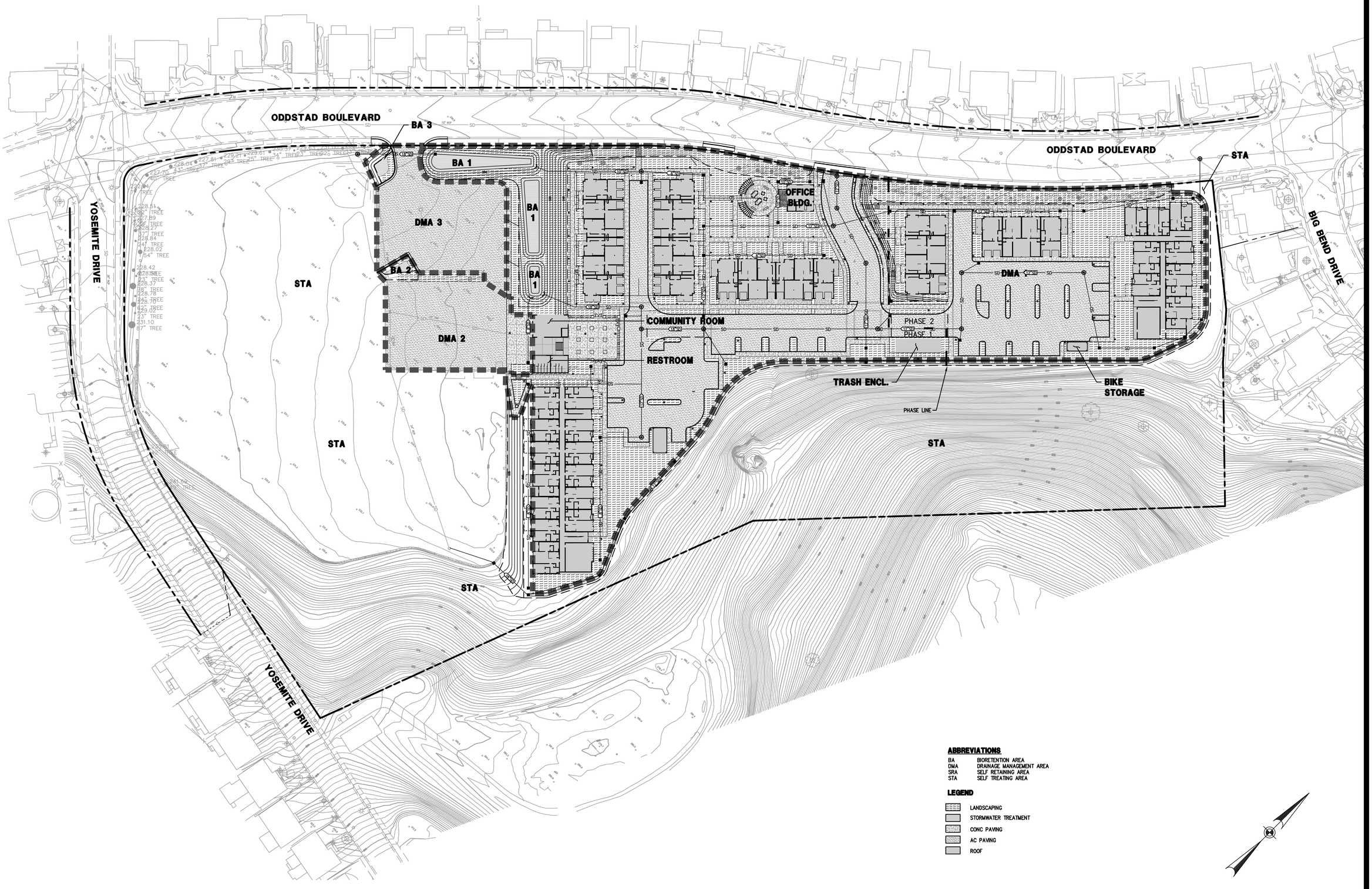
PLOTTED BY: poon



ABBREVIATIONS

BA	BIORETENTION AREA
DMA	DRAINAGE MANAGEMENT AREA
SRA	SELF RETAINING AREA
STA	SELF TREATING AREA

LEGEND

- LANDSCAPING
- STORMWATER TREATMENT
- CONC PAVING
- AC PAVING
- ROOF

GRAPHIC SCALE

40 0 40 80

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PRELIMINARY STORMWATER MANAGEMENT PLAN

SHEET TITLE

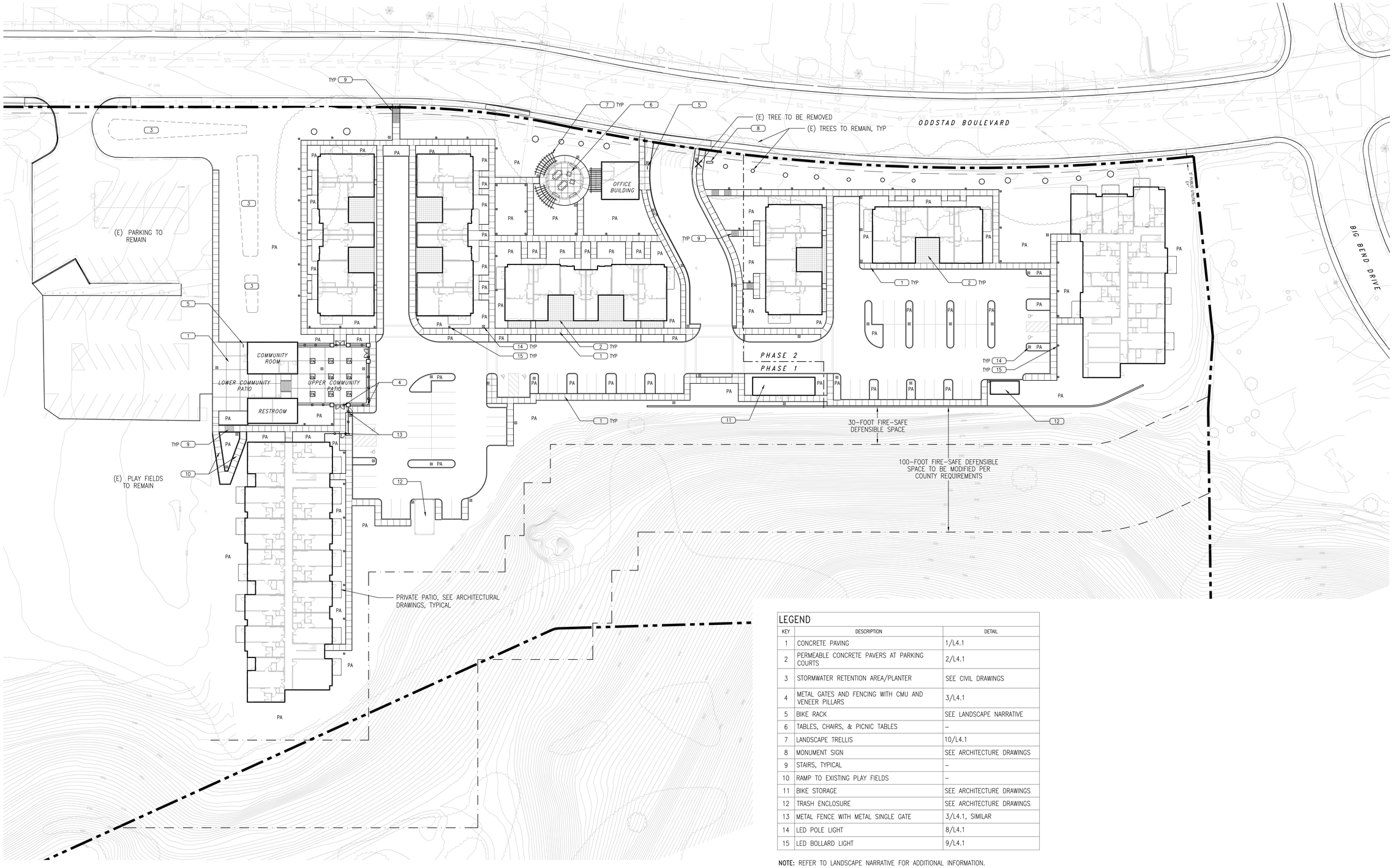
SCALE As indicated

PROJ NO. 180948 DRAWN BY TH

SHEET SIZE: 30 x 42

C4.0

DRAWING NAME: K:\2018\180948_Pacifica_School_District_Housing\ENG\SHEETS\Bridging\PSD-C1V-Bridging.dwg (C05-STRM_TREAT)
PLOT TIME: 04-02-19 1:50pm PLOTTED BY: poon



LEGEND

KEY	DESCRIPTION	DETAIL
1	CONCRETE PAVING	1/L4.1
2	PERMEABLE CONCRETE PAVERS AT PARKING COURTS	2/L4.1
3	STORMWATER RETENTION AREA/PLANTER	SEE CIVIL DRAWINGS
4	METAL GATES AND FENCING WITH CMU AND VENEER PILLARS	3/L4.1
5	BIKE RACK	SEE LANDSCAPE NARRATIVE
6	TABLES, CHAIRS, & PICNIC TABLES	–
7	LANDSCAPE TRELLIS	10/L4.1
8	MONUMENT SIGN	SEE ARCHITECTURE DRAWINGS
9	STAIRS, TYPICAL	–
10	RAMP TO EXISTING PLAY FIELDS	–
11	BIKE STORAGE	SEE ARCHITECTURE DRAWINGS
12	TRASH ENCLOSURE	SEE ARCHITECTURE DRAWINGS
13	METAL FENCE WITH METAL SINGLE GATE	3/L4.1, SIMILAR
14	LED POLE LIGHT	8/L4.1
15	LED BOLLARD LIGHT	9/L4.1

NOTE: REFER TO LANDSCAPE NARRATIVE FOR ADDITIONAL INFORMATION.

0 15' 30' 60' 90'
SCALE: 1" = 30'-0"

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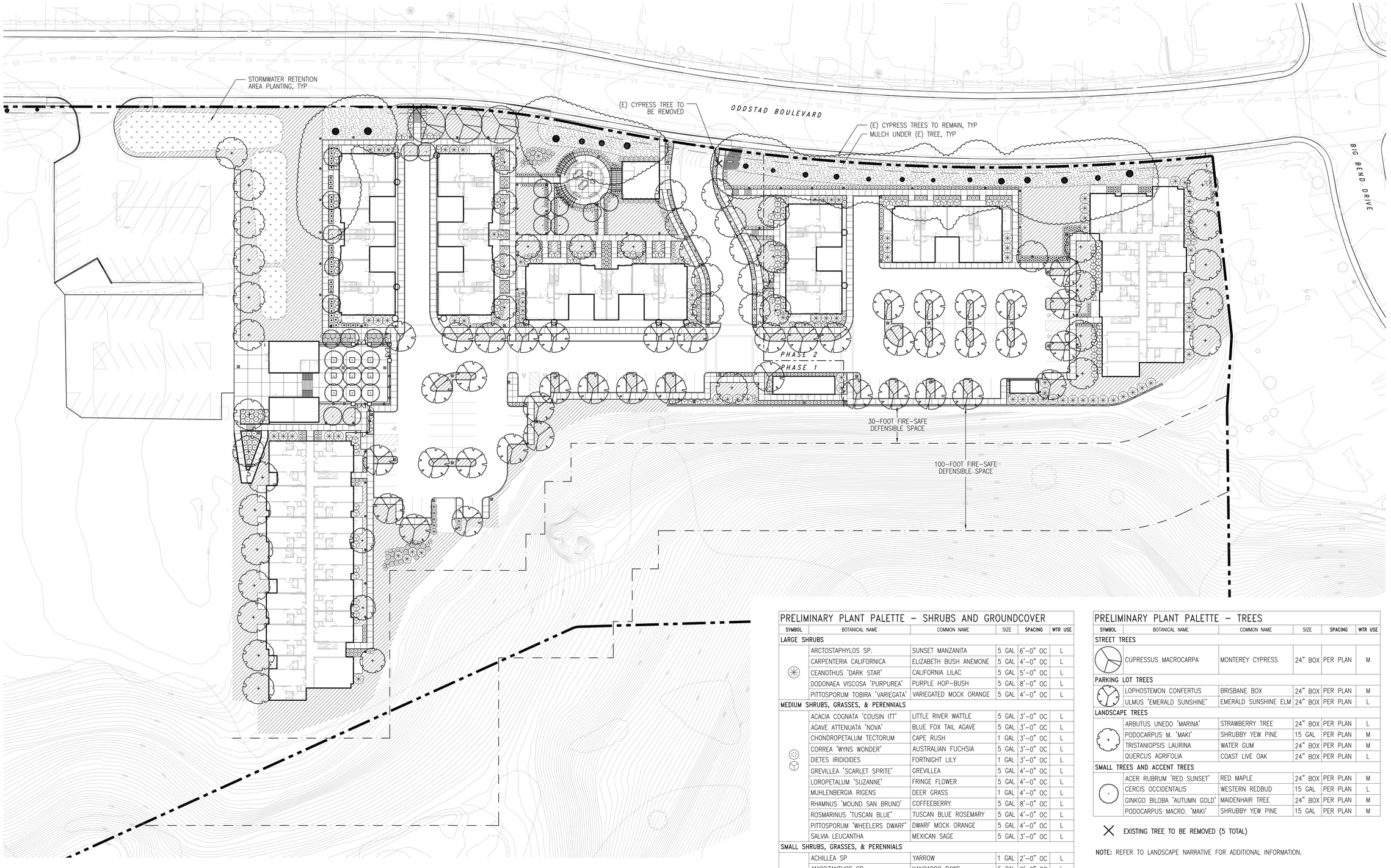
PRELIMINARY LANDSCAPE PLAN

SHEET TITLE
SCALE As indicated
PROJ NO. 1901 DRAWN BY DF
SHEET SIZE: 30 x 42

L1.1

2/20/2019 4:55:55 PM



PRELIMINARY PLANT PALETTE – SHRUBS AND GROUNDCOVER

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WTR USE
LARGE SHRUBS					
	ARCTOSTAPHYLOS SP.	SUNSET MANZANITA	5 GAL	6'–0" OC	L
	CARPENTERIA CALIFORNICA	ELIZABETH BUSH ANEMONE	5 GAL	4'–0" OC	L
	CEANOTHUS 'DARK STAR'	CALIFORNIA LILAC	5 GAL	5'–0" OC	L
	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOP–BUSH	5 GAL	8'–0" OC	L
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	4'–0" OC	L
MEDIUM SHRUBS, GRASSES, & PERENNIALS					
	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	3'–0" OC	L
	AGAVE ATTENUATA 'NOVA'	BLUE FOX TAIL AGAVE	5 GAL	3'–0" OC	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	3'–0" OC	L
	CORREA 'WYNS WONDER'	AUSTRALIAN FUCHSIA	5 GAL	3'–0" OC	L
	DIETES IRIDIOIDES	FORTNIGHT LILY	1 GAL	3'–0" OC	L
	GREVILLEA 'SCARLET SPRITE'	GREVILLEA	5 GAL	4'–0" OC	L
	LOROPETALUM 'SUZANNE'	FRINGE FLOWER	5 GAL	4'–0" OC	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	4'–0" OC	L
	RHAMNUS 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL	8'–0" OC	L
	ROSMARINUS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	4'–0" OC	L
	PITTOSPORUM 'WHEELERS DWARF'	DWARF MOCK ORANGE	5 GAL	4'–0" OC	L
	SALVIA LEUCANTHA	MEXICAN SAGE	5 GAL	3'–0" OC	L
SMALL SHRUBS, GRASSES, & PERENNIALS					
	ACHILLEA SP	YARROW	1 GAL	2'–0" OC	L
	ANIGOZANTHOS SP.	KANGAROO PAWS	5 GAL	2'–0" OC	L
	CISTANTHE GRANDIFLORA	ROCK PURSLANE	1 GAL	2'–0" OC	L
	HEMEROCALLIS HYBRID	EVERGREEN DAYLILY	1 GAL	2'–0" OC	M
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'–0" OC	L
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'–0" OC	L
	PHORMIUM HYBRID	NEW ZEALAND FLAX	5 GAL	3'–0" OC	L
	ROSA 'SEA FOAM'	GROUNDCOVER ROSE	5 GAL	3'–0" OC	M
GROUNDCOVERS					
	ARCTOSTAPHYLOS UVA URSI 'GREEN SUPREME'	GREEN SUPREME MANZANITA	1 GAL	5'–0" OC	L
	COPROSMA KIRKII 'VARIEGATA'	CREEPING MIRROR PLANT	1 GAL	4'–0" OC	L
	COTONEASTER D. 'CORAL BEAUTY'	COTONEASTER	1 GAL	5'–0" OC	L
	LANTANA HYBRID	LANTANA	1 GAL	3'–0" OC	L
	SARCOCOCCA H. VAR HUMILIS	HIMILAYAN SWEET BOX	1 GAL	3'–0" OC	L
VINES					
	HARDENBERGIA VIOLACEA	PURPLE LILAC VINE	5 GAL	–	L
STORMWATER PLANTING MIX					
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'–0" OC	L
	SYSRINCHIUM BELLUM	BLUE–EYED GRASS	1 GAL	3'–0" OC	L
	JUNCUS PATENS 'ELK BLUE'	RUSH	1 GAL	2'–0" OC	L

PRELIMINARY PLANT PALETTE – TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WTR USE
STREET TREES					
	CUPRESSUS MACROCARPA	MONTEREY CYPRESS	24" BOX	PER PLAN	M
PARKING LOT TREES					
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	M
	ULMUS 'EMERALD SUNSHINE'	EMERALD SUNSHINE ELM	24" BOX	PER PLAN	L
LANDSCAPE TREES					
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	L
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE	15 GAL	PER PLAN	M
	TRISTANIOPSIS LAURINA	WATER GUM	24" BOX	PER PLAN	M
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	L
SMALL TREES AND ACCENT TREES					
	ACER RUBRUM 'RED SUNSET'	RED MAPLE	24" BOX	PER PLAN	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	PER PLAN	L
	GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	24" BOX	PER PLAN	M
	PODOCARPUS MACRO. 'MAKI'	SHRUBBY YEW PINE	15 GAL	PER PLAN	M

✕ EXISTING TREE TO BE REMOVED (5 TOTAL)

NOTE: REFER TO LANDSCAPE NARRATIVE FOR ADDITIONAL INFORMATION.

0 15' 30' 60' 90'
SCALE: 1" = 30'–0"

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SAN FRANCISCO
CA 94103
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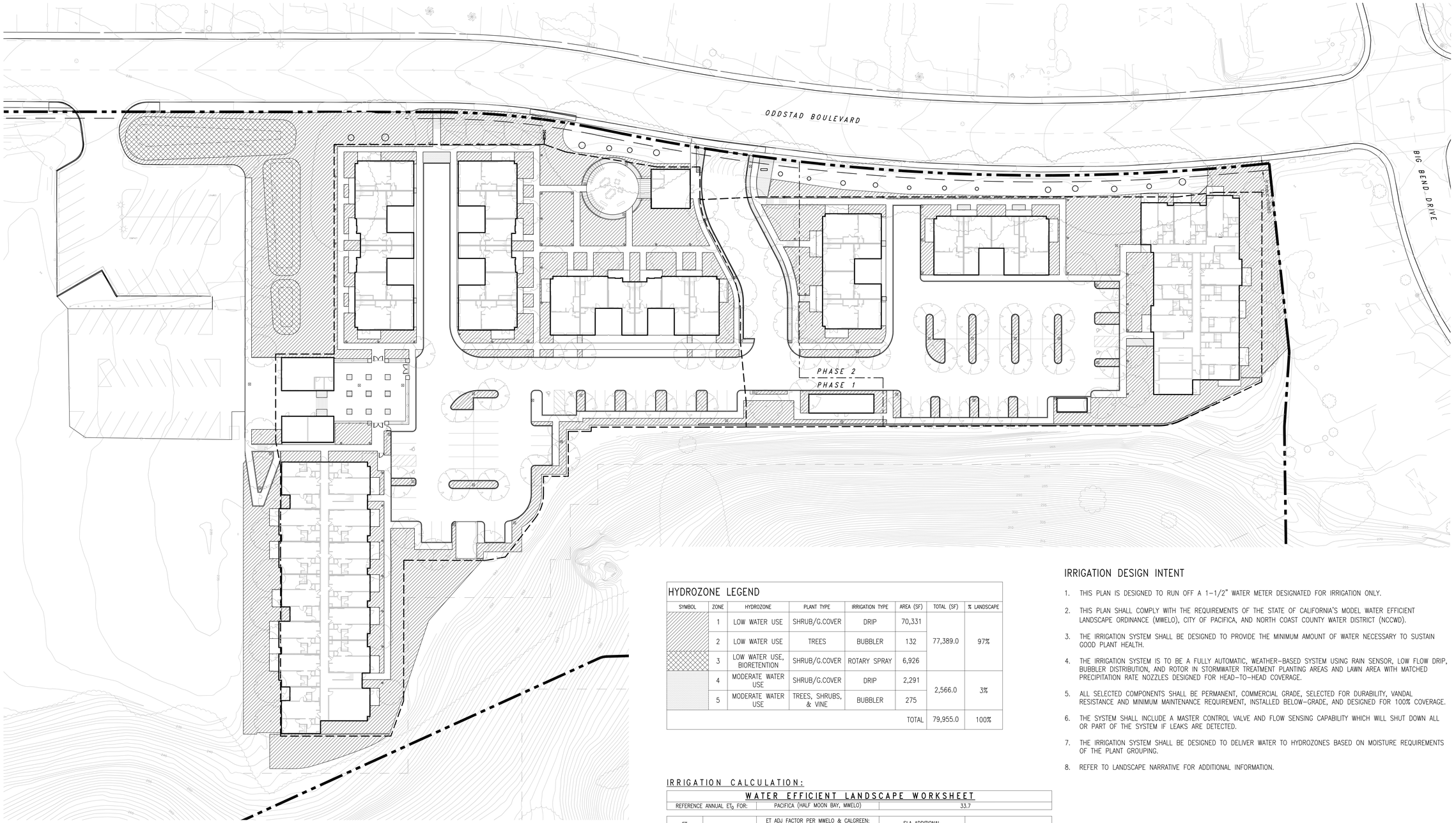
PRELIMINARY PLANTING PLAN

SHEET TITLE
SCALE As indicated
PROJ. NO. 1901 DRAWN BY
SHEET SIZE: 30 x 42

L2.1

2/20/2019 4:56:53 PM



HYDROZONE LEGEND

SYMBOL	ZONE	HYDROZONE	PLANT TYPE	IRRIGATION TYPE	AREA (SF)	TOTAL (SF)	% LANDSCAPE
	1	LOW WATER USE	SHRUB/G.COVER	DRIP	70,331	77,389.0	97%
	2	LOW WATER USE	TREES	BUBBLER	132		
	3	LOW WATER USE, BIORETENTION	SHRUB/G.COVER	ROTARY SPRAY	6,926		
	4	MODERATE WATER USE	SHRUB/G.COVER	DRIP	2,291	2,566.0	3%
	5	MODERATE WATER USE	TREES, SHRUBS, & VINE	BUBBLER	275		
					TOTAL	79,955.0	100%

IRRIGATION DESIGN INTENT

1. THIS PLAN IS DESIGNED TO RUN OFF A 1-1/2" WATER METER DESIGNATED FOR IRRIGATION ONLY.
2. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF PACIFICA, AND NORTH COAST COUNTY WATER DISTRICT (NCCWD).
3. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
4. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR IN STORMWATER TREATMENT PLANTING AREAS AND LAWN AREA WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.
5. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
6. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
7. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.
8. REFER TO LANDSCAPE NARRATIVE FOR ADDITIONAL INFORMATION.

IRRIGATION CALCULATION:

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE ANNUAL ET_0 FOR:	PACIFICA (HALF MOON BAY, MWELO)	33.7

ET ADJUSTMENT FACTOR	0.55	ET ADJ FACTOR PER MWELO & CALGREEN: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL	SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF)	0.45

HYDROZONE	WUCOLS IV PLANT FACTOR (PF)	IRR METHOD DRIP:0.81 ROTOR:0.75 BUBB:0.81 SPRAY:0.75	IRRIGATION EFFICIENCY (IE)	$ETAF_2$ (PF/IE)	LANDSCAPE AREA (SQ FT)	$ETAF_2$ X AREA	ESTIMATED TOTAL WATER USE (ETWU)
1	0.3	D	0.81	0.37	70331	26048.52	544257.75
2	0.3	B	0.81	0.37	132	48.89	1021.48
3	0.3	R	0.75	0.40	6926	2770.40	57884.74
4	0.6	D	0.81	0.74	2291	1697.04	35457.89
5	0.6	B	0.81	0.74	275	203.70	4256.19
--							
				TOTAL	79955.00	30768.55	642,878.05
SPECIAL LANDSCAPE AREAS							
--				1	0	0.00	0.00
--				0	0	0.00	0.00
				TOTAL	0	0.00	0.00
	TOTAL LANDSCAPE AREA (LA + SLA)				79,955.00		

TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)	TOTAL ETWU	642,878.05
MAWA	(ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA))]	MAWA	918,818.87

AVERAGE ETAF	SUM($ETAF_2$ X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA_S)	0.38
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA_S)	0.38

0 15' 30' 60' 90'

SCALE: 1" = 30'-0"

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PRELIMINARY IRRIGATION PLAN

SHEET TITLE

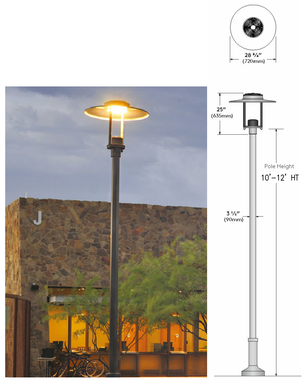
SCALE As indicated

PROJ. NO. 1901 DRAWN BY

SHEET SIZE: 30 x 42

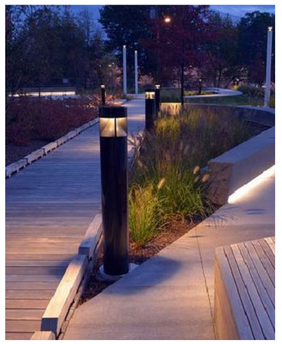
L3.1

02/02/2019 4:55:56 PM



LIGHT POLE: SHALL BE DARK–SKY COMPLIANT, LED FIXTURE.
MAKE/MODEL: SELUX SATURN, OR EQUAL

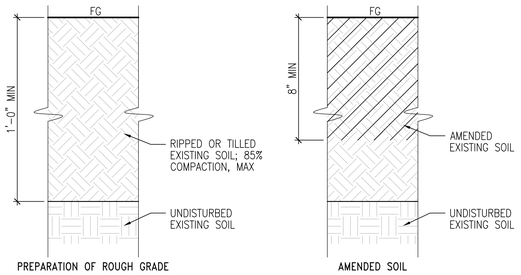
8 POLE LIGHT, TYPICAL
SCALE: N/A



BOLLARD LIGHT: SHALL BE DARK–SKY COMPLIANT, LED FIXTURE.
MAKE/MODEL: SELUX INULA, OR EQUAL

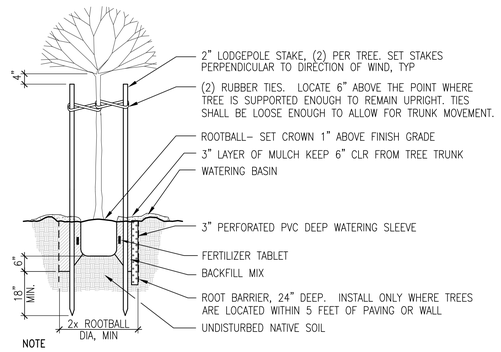
9 BOLLARD LIGHT, TYPICAL
SCALE: N/A

10 TRELLIS, SIMILAR
SCALE: N/A



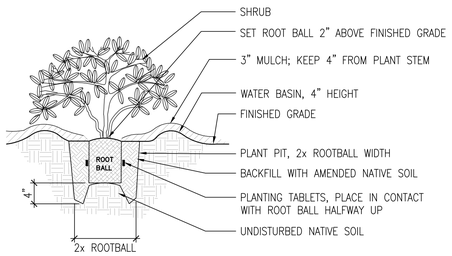
NOTE
SOIL AMENDMENTS SHALL BE PER AGRICULTURAL SUITABILITY ANALYSIS OF EXISTING SOIL. SEE SPECIFICATION SECTION 328600 FOR ADDITIONAL INFORMATION.

4 SOIL AMENDMENT
SCALE: N/A



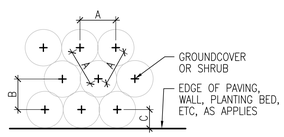
NOTE
EXCAVATE PLANTING PIT TO 2x THE WIDTH OF THE ROOTBALL. SCARIFY SIDES OF PIT.

5 TREE PLANTING, TYPICAL
SCALE: 1/2"=1'–0"



6 SHRUB PLANTING, TYPICAL
SCALE: NTS

PLANT SPACING & QUANTITIES CHART			
SPACING 'A'	SPACING 'B'	SPACING 'C'	NUMBER OF PLANTS PER SQUARE FOOT
6" OC	5.20"	2.60"	4.615
8" OC	6.93"	3.47"	2.597
10" OC	8.66"	4.33"	1.663
1'–0" OC	10.40"	5.20"	1.154
1'–3" OC	13.00"	6.50"	0.738
1'–6" OC	15.60"	7.80"	0.513
2'–0" OC	20.78"	10.39"	0.289
2'–6" OC	26.00"	13.00"	0.185
3'–0" OC	31.18"	15.59"	0.128
3'–6" OC	34.64"	17.32"	0.104
4'–0" OC	41.57"	20.79"	0.072
5'–0" OC	51.96"	25.98"	0.046
6'–0" OC	62.35"	31.18"	0.032

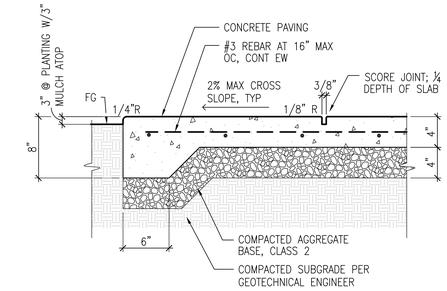


PLAN

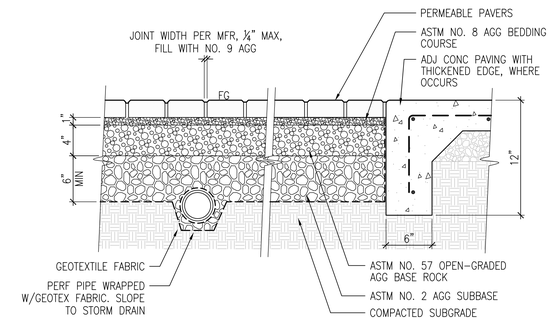
NOTES

1. DIAGRAM APPLIES TO ALL GROUNDCOVER AND MASSED SHRUB PLANTINGS. SUCH PLANTS ARE TO BE SPACED EQUIDISTANT TO EACH OTHER IN A TRIANGULAR PATTERN AS SHOWN ABOVE, UNLESS OTHERWISE NOTED ON THE PLANS.
2. WHERE GROUNDCOVER OR SHRUB MASSING OCCURS ADJACENT TO EDGE OF PAVING, WALLS, CURBS, OR ADJACENT PLANTING BEDS, UTILIZE SPACING 'C', WHERE C=1/2 B.

7 GROUNDCOVER SPACING, TYPICAL
SCALE: NTS

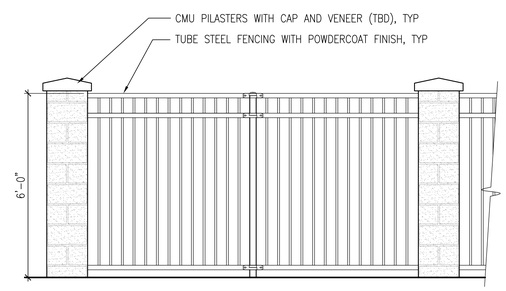


1 CONCRETE PAVING, TYPICAL
SCALE: 1 1/2"=1'–0"



NOTE: DEPTH OF AGGREGATES SHOWN IS TYPICAL. FINAL DEPTHS TO BE DETERMINED BY GEOTECHNICAL REPORT & INFILTRATION TESTING.

2 PERMEABLE PAVING, TYPICAL
SCALE: 1 1/2"=1'–0"



3 METAL FENCE WITH PILASTERS, TYPICAL
SCALE: 1/2"=1'–0"

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SHEET SIZE: 30 x 42

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