

ATTACHMENT D

PREDEVELOPMENT PLAN REVIEW PLANS

Preliminary Plan Review Set

2021-11-01



Walnut SRO

1501-1525 East Walnut Street, Pasadena, California 91106

Project Number 21-06

Tyler+Kelly Architecture, Inc.



TYLER+KELLY
ARCHITECTURE

Tyler Kelly Architecture.com
(626) 396-9599

Architect of Record



Issue Dates

No.	Description	Date

Walnut SRO
1501-1525 East Walnut Street, Pasadena, California 91106

NOT FOR CONSTRUCTION

Use of Architect's Drawings

Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and the Architect shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

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<div><div>1.</div><div>All work shall conform to the governing codes, documents and agencies having jurisdiction over the project. The governing codes are the following: 2019 California Residential Code (CRC) 2019 California Building Code (CBC) 2019 California Electrical Code (CEC) 2019 California Mechanical Code (CMC) 2019 California Plumbing Code (CPC) 2019 California Building Energy Efficiency Standards Code (BEES) 2019 California Green Building Standards Code (CGBCS) 2019 California Fire Code (CFC) City of Pasadena local amendments</div></div> <div><div>2.</div><div>Contractor shall obtain and pay for all necessary permits from all agencies having jurisdiction over the work, except only general building permit.</div></div> <div><div>3.</div><div>Verify all conditions and dimensions at the job site. Deviations from the Contract Documents shall be reported to the Architect before proceeding with the work. Commencement of work shall be construed as acceptance of all conditions, dimensions, and substrates.</div></div> <div><div>4.</div><div>Unless noted otherwise, columns are dimensioned to centerline, masonry and concrete walls are dimensioned to face of concrete or masonry, exterior framed walls are dimensioned to face of stud, and interior framed walls are dimensioned to face of stud.</div></div> <div><div>5.</div><div>Drawings are not to be scaled; use written dimensions only. Report dimensional discrepancies to the Architect before proceeding with the work.</div></div> <div><div>6.</div><div>Maintain a complete set of Issued For Construction (IFC) drawings and specifications on the job site at all times, including copies of all the Architect's supplemental instructions, construction change authorizations, reviewed shop drawings, RFIs, and project submittals.</div></div> <div><div>7.</div><div>Provide construction barriers to conform with the requirements of Local and County agencies.</div></div> <div><div>8.</div><div>Storage of construction materials in the public right-of-way is NOT PERMITTED. Specify on site the proposed location of the storage of construction materials.</div></div> <div><div>9.</div><div>Pedestrians shall be protected during construction and demolition activities as required.</div></div> <div><div>10.</div><div>Combustible materials are only permitted in accordance with CBC Section 603.1.1</div></div>			<div>New 80 Unit Single Room Occupancy Structure, including common facilities, plus Caretaker's apartment, and single-level at-grade parking garage.</div> <div>BUILDING SUMMARY (see sheet G-120 for height & area analysis) Type of Construction: Type V-A, sprinklered throughout Height: 45' - 0" to top of parapet No. Stories: 4 Allowable Area Analysis: See sheet G-120</div> <div>TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS<table><tr><th>BUILDING ELEMENT</th><th>TYPE V-A</th><th></th></tr><tr><td>Primary structural frame</td><td>1 hours</td><td></td></tr><tr><td>Bearing walls Exterior Interior</td><td>1 hours 1 hours</td><td></td></tr><tr><td>Nonbearing walls and partitions Exterior</td><td>Based on fire separation distance</td><td></td></tr><tr><td>Nonbearing walls and partitions Interior</td><td>0 hours</td><td></td></tr><tr><td>Floor construction and associated secondary members</td><td>1 hours</td><td></td></tr><tr><td>Roof construction and associated secondary members</td><td>1 hours</td><td></td></tr></table>OCCUPANCY SEPARATIONS<table><tr><th>OCCUPANCY ADJACENCY</th><th>FIRE RATING</th><th>SOUND RATING</th></tr><tr><td>B / S2</td><td>None</td><td>None</td></tr><tr><td>B / R2</td><td>1 hour</td><td>STC 50, IIC 50</td></tr><tr><td>R2 / S2</td><td>3 hour</td><td>None</td></tr><tr><td>R2 / A3</td><td>1 hour</td><td>STC 50, IIC 50</td></tr><tr><td>A3 / S2</td><td>3</td><td>None</td></tr></table></div>	BUILDING ELEMENT	TYPE V-A		Primary structural frame	1 hours		Bearing walls Exterior Interior	1 hours 1 hours		Nonbearing walls and partitions Exterior	Based on fire separation distance		Nonbearing walls and partitions Interior	0 hours		Floor construction and associated secondary members	1 hours		Roof construction and associated secondary members	1 hours		OCCUPANCY ADJACENCY	FIRE RATING	SOUND RATING	B / S2	None	None	B / R2	1 hour	STC 50, IIC 50	R2 / S2	3 hour	None	R2 / A3	1 hour	STC 50, IIC 50	A3 / S2	3	None	<div>Addresses: 1501, 1515, & 1525 E Walnut St Assessor's Parcel Numbers: 5737-007-011, 5737-007-012, 5737-007-057, 5737-007-060, 5737-007-065 General Plan Land Use Designation: Low Density Commercial Zoning District: Commercial General (CG) Existing Building(s) to be Removed: 4 Proposed Building(s): 1 New Building BASE ZONING CONSTRAINTS Lot Area: 39,267 sf FAR Allowed: 0.8 = 31,413 sf Building Height: 45 ft Inclusionary Housing: 20% (Min. Required: 5% VL / 5% L / 10% M) DENSITY BONUS PROPOSED Convert Inclusionary Housing to: 11% VL / 0% L / 10% M (min) Increased FAR (50% max): 1.50 x 31,413 sf = 47,119 sf 33% FAR Bonus Proposed 41,756 sf Building Height: 45 ft Proposed Unit Summary:<table><tr><td>SRO Market Rate</td><td>= 50</td></tr><tr><td>SRO Affordable</td><td>= 30 (37.5%)</td></tr><tr><td>9 VL (11.25%)</td><td></td></tr><tr><td>0 L (0%)</td><td></td></tr><tr><td>21 M (26.25%)</td><td></td></tr><tr><td>1 Caretaker</td><td>= 1</td></tr><tr><td>Total Units</td><td>= 81 (80 SRO)</td></tr></table>Open Space (Required) Open Space (Provided) (See Sheet G-110)<table><tr><td>10 sf/ unit</td><td>= 840 sf (Min)</td></tr><tr><td>Gym</td><td>= 625 sf</td></tr><tr><td>Lounge</td><td>= 1,419 sf</td></tr><tr><td>Total Proposed</td><td>= 2,884 sf - Complies</td></tr></table>PARKING Total parking spaces:<table><tr><td>50 SRO Units (Market Rate)</td><td>= 50 (1 / unit)</td></tr><tr><td>30 SRO Units (Affordable)</td><td>= 8 (1 / 4 units)</td></tr><tr><td>1 Caretaker unit</td><td>= 2</td></tr><tr><td>Total</td><td>= 60 required 60 provided</td></tr></table>Accessible spaces: 2 required (2% of total parking) 2 provided (1 standard, 1 van accessible) EV capable charging spaces: 15 required (25% of total parking) 15 provided (14 standard, 1 accessible) EV charging stations: 3 required (5% of total parking) 3 provided (2 standard, 1 van accessible) Bicycle parking: 14 required (1 per 6 units) 14 provided PARKING LOT LANDSCAPING Parking lot area: 19,475 sf Parking spaces: 45 in open parking lot Landscape area: 974 sf required (5% of parking lot area) 1,962 sf provided Trees: 11 required (1 per 4 parking spaces) 12 provided</div>	SRO Market Rate	= 50	SRO Affordable	= 30 (37.5%)	9 VL (11.25%)		0 L (0%)		21 M (26.25%)		1 Caretaker	= 1	Total Units	= 81 (80 SRO)	10 sf/ unit	= 840 sf (Min)	Gym	= 625 sf	Lounge	= 1,419 sf	Total Proposed	= 2,884 sf - Complies	50 SRO Units (Market Rate)	= 50 (1 / unit)	30 SRO Units (Affordable)	= 8 (1 / 4 units)	1 Caretaker unit	= 2	Total	= 60 required 60 provided
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<div>BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES Storm Water Pollution Control Requirements for Construction Activities Min. Water Quality Protection Requirements for All Dev. Construction Projects The following is intended as minimum notes for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits) 1. Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind. 2. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water. 3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system. 4. Non-storm-water runoff from equipment and vehicle washing and any other activity shall be contained at the project site. 5. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste. 6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind. 7. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means. 8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.</div>	<div>1. Buildings shall be fully sprinklered per City standards. 2. Fire extinguishers shall be provided throughout as required by city standards. Max. travel distance from any unit to an extinguisher shall be 75 feet.</div>	<div>DEFERRED SUBMITTALS: 1. Emergency Responder Radio Coverage network (DAS system) 2. A-145 Ships Ladder 3. Active Solar Energy System <i>"The architect/ engineer of record shall review and approve deferred submittals prior to submittal to building department for review"</i> <i>"When appropriate, the individual in responsible charge of the project shall forward the deferred submittal to the building department with a notation that the plans have been reviewed and have been found to be in general conformance to the building design."</i> <i>"Deferred items shall not be installed until the building department has approved the submittal package."</i> <i>"Smoke control system shall be inspected and certified by an approved third party."</i></div> <div>SEPARATE PERMITS: 1. Non-Residential grading & drainage. 2. Retaining Walls 3. Electrical, Mechanical, and Plumbing work. 4. Fire Sprinkler and Alarm systems 5. Underground Fire Water Line 6. Class I Standpipe System</div>																																																																							
<div>CAL/OSHA CONSTRUCTION ACTIVITIES PERMITS REQUIRED The Following Work Activities are Subject to Permit Requirements. (Contractor shall obtain) (1) To erect, raise or lower, or dismantle a fixed tower crane, the fixed tower crane erector, climber, or dismantler shall hold a Project Permit. Note No. 1: See Section 341.1 of this article for additional details on Project Permit requirements for fixed tower cranes. Note No. 2: See Sections 344.70 et seq. of Title 9 of the California Code of Regulations for additional requirements applicable to permits to operate a fixed tower crane. (2) To engage in the underground use of a diesel engine in any mine or tunnel, each employer or entity who is to operate the diesel engine shall hold a Project Permit. The permit shall be obtained prior to placing the engine in the mine or tunnel. (3) To conduct the demolition or dismantling of any building or structure more than 36 feet in height, the Project Administrator shall hold a Project Permit and all other employers directly engaging in demolition or dismantling activity shall hold an Annual Permit. (4) To conduct any of the following activities on a structure intended to be more than 36 feet high when completed, the Project Administrator shall hold a Project Permit and all other employers directly engaging in these activities shall hold an Annual Permit: (A) Erection and placement of structural steel or erection and placement of structural members made of materials other than steel. Note: No permit is required for work limited to the erection or placement of reinforcing bars used in reinforced concrete construction. (B) Installation of metal decking or decking made of substitute materials. (C) Installation of curtain walls, precast panels, or fascia. (D) Forming or placement of concrete structures or concrete decks on steel structures. (E) Installation of structural framing, including roof framing, or the installation of panelized roof systems. Note: No permit is required for work limited to the installation of interior partitions. (5) To conduct the following activities, the employer shall hold an Annual or a Project Permit, and may apply for either: (A) Construction of trenches or excavations 5 feet or deeper into which any person is required to descend. Note: For purposes of this subsection, "descend" means to enter any part of the trench or excavation once the excavation has attained a depth of 5 feet or more. (B) Erection and placement of scaffolding, vertical shoring, or falsework intended to be more than 36 feet high when completed. <i>Exemptions to Permit Requirements. The provisions of this section shall not apply to the following:</i> (1) <i>Government Bodies - United States of America, its officers or agencies, State of California, county, city and county, city, or district.</i> (2) <i>Any public utility subject to the jurisdiction of the Public Utilities Commission.</i> (3) <i>Construction of trenches or excavations for the purpose of performing emergency repair work to underground facilities.</i> (4) <i>Construction or final use of excavations or trenches where the construction or final use does not require a person to descend into the excavation or trench.</i> (5) <i>Excavation for the construction of graves as defined in Section 7014 of the Health and Safety Code.</i> (6) <i>Excavation for the construction of swimming pools. Note: The construction of motion picture, television, or theater stages and sets does not require a permit unless the conditions specified in Section 6500(b) of the California Labor Code have occurred. For purposes of this requirement, stages and sets include, without limitation, scenery, props, backdrops, flats, greenbeds, and grids.</i></div>	<div>1. Provide fire sprinkler, alarm, power, and smoke alarms per CBC 420.4 through 420.5. 2. Provide NFPA-13 fire sprinkler system throughout all areas of building. (Design-Build, Deferred Submittal) Contractor shall be responsible for the sprinkler system design and approval process. Submit also to architect for review of system components. 3. Quick-response automatic sprinklers in accordance with CBC Section 903.3.2 shall be installed in all dwelling units. 4. Sprinkler heads in occupied spaces shall be flush type, with prefinished coverplates, subject to architect/ owner approval. 5. Class I standpipe systems shall be installed in accordance with CBC Section 905 at the following locations at each level. (See Plan Sheets) a. f.f. above finish floor a. l.u. aluminum and & approximately architectural/ architect board b.d. building b.m. beam b.o. bottom c.b. catch basin c.i. continuous c.j. insulation c.j. control joint c.i. ceiling joist c.l. centerline c.ab. cabinet c.em. cement c.v. civil c.fg. ceiling c.i. closet c.r. clear c.o. column c.conc. concrete c.conn. connection c.cont. continuous c.cr. center d.f. Douglas Fir d.s. downspout d.w. dishwasher d.bl. double d.et. detail d.ia. diameter d.im. dimension d.n. down d.wg. drawing (e) existing e.j. expansion joint ea. each elec. electrical elev. elevation emer. emergency eq. equal f.d. floor drain f.f. finish floor f.g. finish grade f.j. finish joist f.l. flow line at anchor bolt asphalt concrete area drain air conditioning acoustic additional adj. adjustable above finish floor alum. aluminum and & approximately architectural/ architect board building beam bottom catch basin continuous insulation control joint ceiling joist centerline cabinet cement civil ceiling closet clear column concrete connection continuous center Douglas Fir downspout dishwasher double detail diameter dimension down drawing existing expansion joint each electrical elevation emergency equal floor drain finish floor finish grade finish joist flow line face of concrete face of stud fire rated finish fixture foundation floor foot/feet footing grab bar location/located board general contractor gauge galvanized glass, glazing ground grade gypsum wall board hose bibb hot water horizontal hardware hour height inches interior insulation joist kitchen linen closet location/located light lightweight medicine cabinet material maximum mechanical minimum mirror miscellaneous metal (n) new n.i.c. not in contract not to scale on center owner furnished contractor installed opposite plywood property line pressure treated plumbing plumb. p.d. painted p.w. powder room r.r. roof rafter rec. recommendation ref. refrigerated rein. reinforced resc. rescue window rev. revision rm. room solid core s.d. smoke detector soap dispenser stainless steel safety glass schedule section sheet shower similar sl. slope sq. square std. standard stl. steel stor. storage struct. structural t.b. towel bar top of curb top of plate top of wall t.o.w. top of wall t.v. television tongue and groove telephone tempered thick typ. typical u.n.o. unless noted otherwise vinyl composition tile verify in field vertical vestibule wrought iron waterproof water resistant with water heater without wainscot wood window weight</div>	<div>REQUIREMENTS FOR FIRE RESISTIVE JOINT SYSTEMS 1. Joints in or between fire barriers and joints made at the intersection of fire barriers with the underside of a fire-resistance-rated floor or roof sheathing, slab or deck above and the exterior vertical wall intersection shall comply with CBC Section 715. 2. Joints made in or between fire partitions shall comply with CBC Section 715 3. Where occurring in fire-rated assemblies, joints and fasteners in gypsum board and gypsum panel product shall be treated in accordance with CBC Section 2508.4. Joints installed in or between fire-resistance-rated walls, floor or floor ceiling assemblies and roof or roof ceiling assemblies shall be protected by a fire-resistant joint system designed to resist the passage of fire for a time period not less than the required fire-resistance rating of the wall, floor, or roof in or between which the system is installed. Fire-resistant joint systems shall be tested in accordance with Section 715.3 (ASTM E 1966 or UL 2079). In single layer gypsum systems, joints shall occur over framing members. In multi-layer gypsum systems, joints of adjacent layers shall be offset.</div>	<div>APURT. 1 218 SF APURT. 2 94 SF Total Roof Area 13,306 SF ROOF 12174 SF 4TH FLOOR 12174 SF 3RD FLOOR 12174 SF 2ND FLOOR 12138 SF 1ST FLOOR 467 SF 4337 SF 467 SF Area Schedule (FAR)<table><tr><td>467 SF</td></tr><tr><td>4337 SF</td></tr><tr><td>467 SF</td></tr><tr><td>12138 SF</td></tr><tr><td>12174 SF</td></tr><tr><td>12174 SF</td></tr><tr><td>41756 SF</td></tr></table></div>	467 SF	4337 SF	467 SF	12138 SF	12174 SF	12174 SF	41756 SF																																																															
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<div>1. Notification of Adjacent Property Owners: The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation. 2. California Code 4216.2.(b) Except in an emergency, an excavator planning to conduct an excavation shall notify the appropriate regional notification center of the excavator's intent to excavate at least two working days, and not more than 14 calendar days, before beginning that excavation. The date of the notification shall not count as part of the two-working-day notice. If an excavator gives less notice than the legal excavation start date and time and the notification is not an emergency, the regional notification center will take the information and provide a ticket, but an operator has until the legal excavation start date and time to respond. However, an excavator and an operator may mutually agree to a different notice and start date. The notice and start date, and information for operators notified shall be available to the excavator.... (d) Except in an emergency, every excavator covered by Section 4216.6 planning to conduct an excavation on private property that does not require an excavation permit may contact the appropriate regional notification center if the private property is known, or reasonably should be known, to contain a subsurface installation other than the underground facility owned or operated by the excavator.</div>	<div>1. Gross floor area is the total enclosed area of all floors of a building measured to the inside face of the exterior walls including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms and basement or attic areas having a height of more than seven feet, but excluding area used exclusively for vehicle parking or loading. 2. Outdoor lighting shall be energy-efficient, and shielded or recessed so that direct glare and reflections are confined to the maximum extent feasible within the boundaries of the site, and shall be directed downward and away from adjoining properties and public rights-of-way. 3. In each required refuse storage area, space shall be provided for recyclable materials. A separate bin for each type of recyclable material collected in the area in which the site is located shall be provided. The bins shall be clearly marked as to the types of recyclable materials which are to be placed in the bins, and a list of materials for which the bin is provided shall be attached to the bin. 4. All new exterior mechanical equipment, except solar collectors, shall be screened or located out of view from public rights-of-way (not including freeways).</div>																																																																								

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SEAL OF CALIFORNIA

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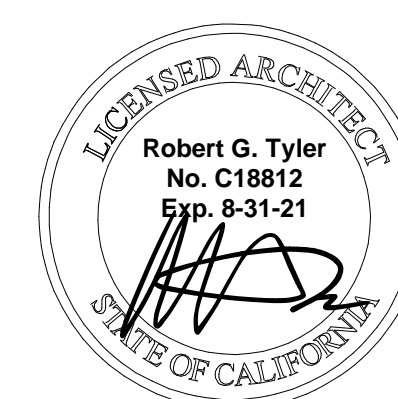
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G-100	
Description	
PROJECT INFORMATION & GENERAL REQUIREMENTS	
Scale	
As indicated	



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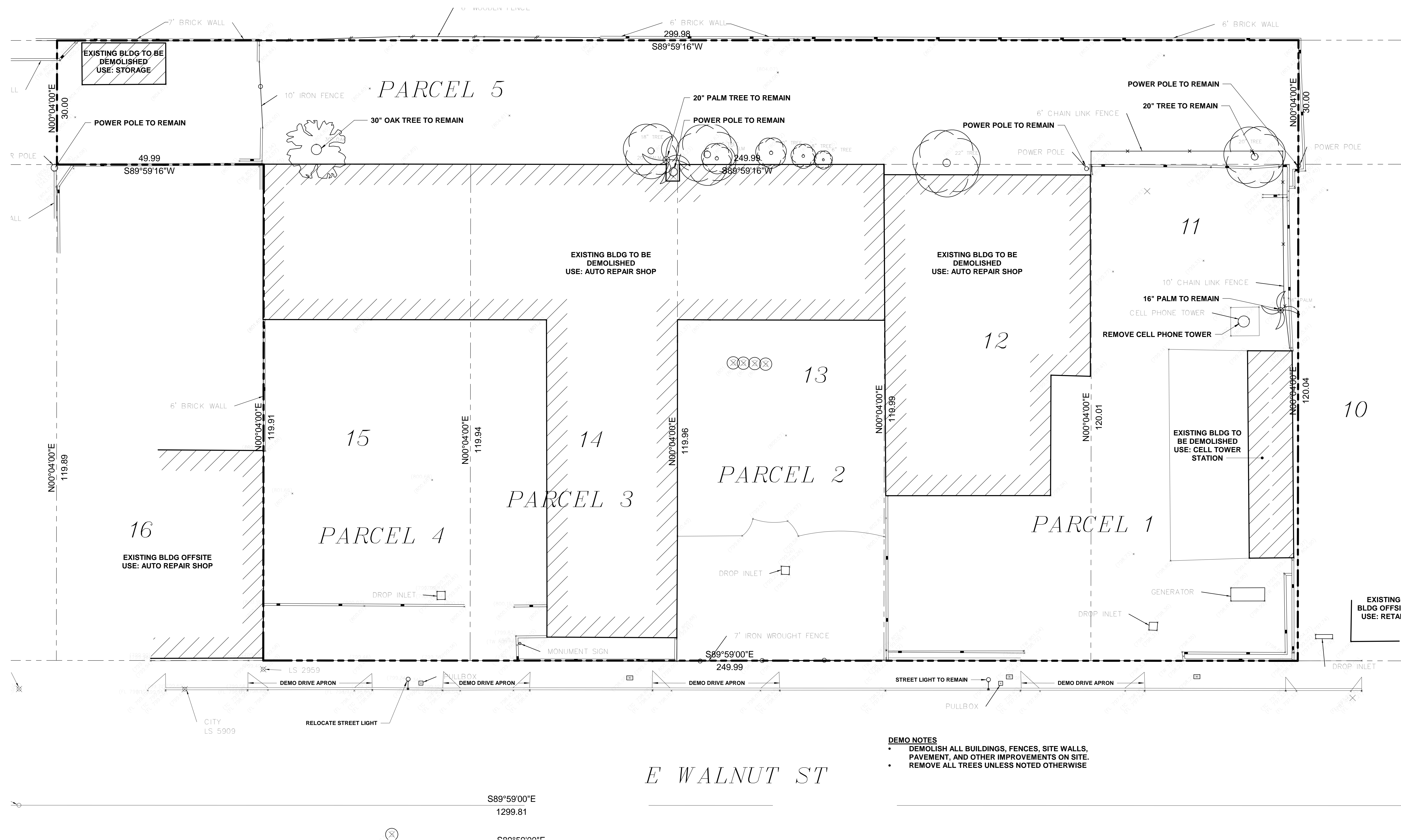
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D-100

Description

DEMO PLAN

Scale 1" = 10'-0"



DEMO NOTES

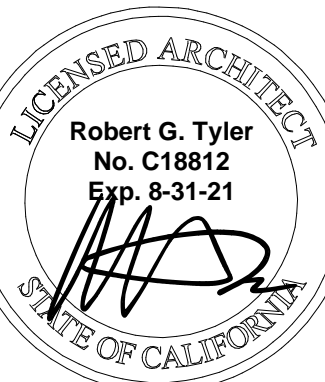
- DEMOLISH ALL BUILDINGS, FENCES, SITE WALLS, PAVEMENT, AND OTHER IMPROVEMENTS ON SITE.
- REMOVE ALL TREES UNLESS NOTED OTHERWISE



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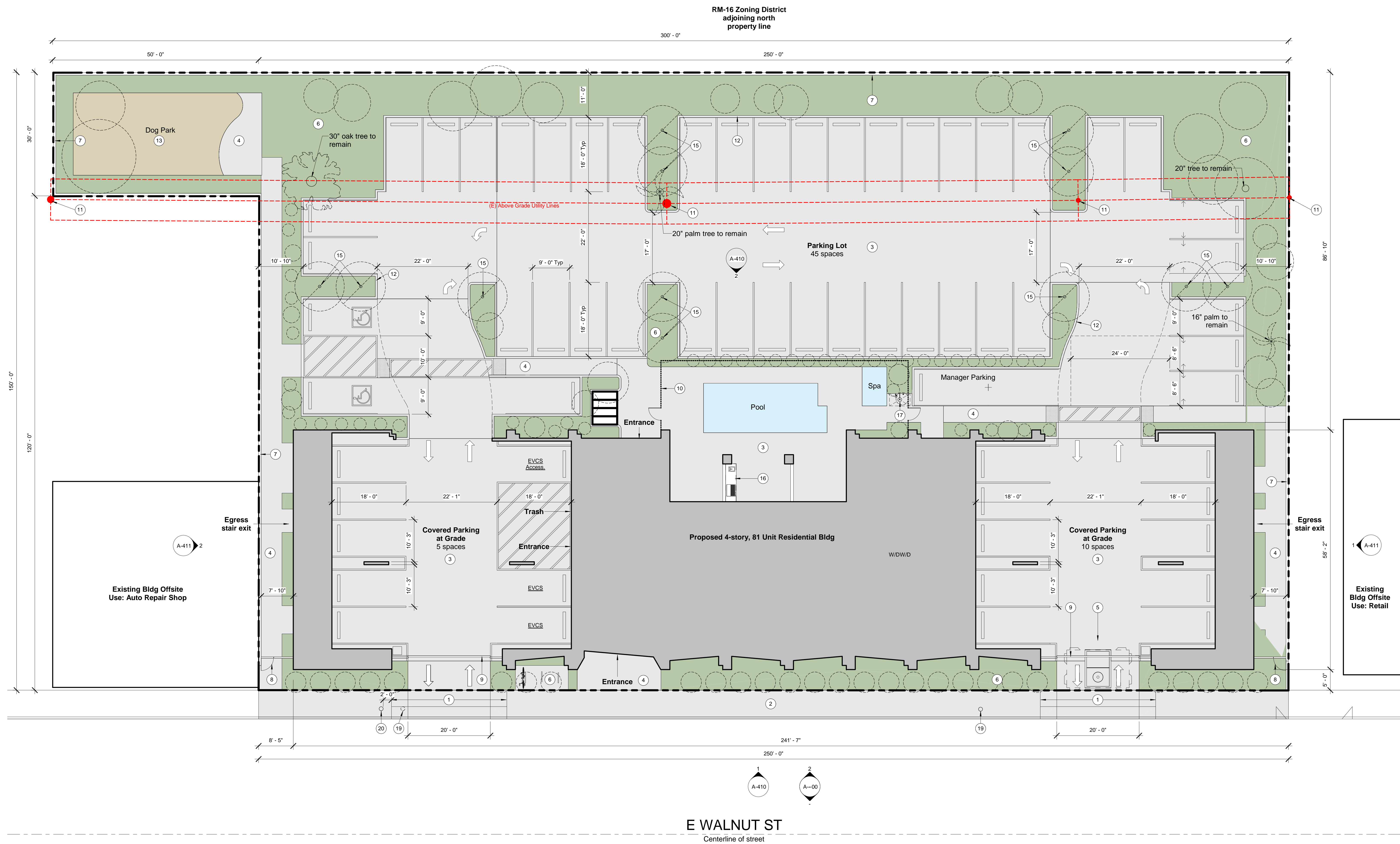
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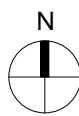
Description

SITE PLAN

Scale As indicated



1 Site Plan
1" = 10'-0"



SITE PLAN NOTES

- | | |
|--|----------------------------------|
| 1 (N) drive apron | 18 (E) streetlight to remain |
| 2 (E) Sidewalk | 19 (E) streetlight to be removed |
| 3 Concrete pavement | 20 (N) streetlight |
| 4 Concrete walk | |
| 5 Transformer vault | |
| 6 Planter | |
| 7 6 ft CMU boundary wall with stucco finish | |
| 8 Metal pedestrian gate, painted | |
| 9 Metal sliding, automatic vehicle gate, painted | |
| 10 Painted metal fence | |
| 11 (E) utility pole | |
| 12 6" concrete curb | |
| 13 Decomposed granite | |
| 14 Accessible ramp | |
| 15 Required parking lot tree, 24" box | |
| 16 BBQ station | |
| 17 Accessible pool shower | |



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1501-1525 East Walnut Street, Pasadena, California 91106
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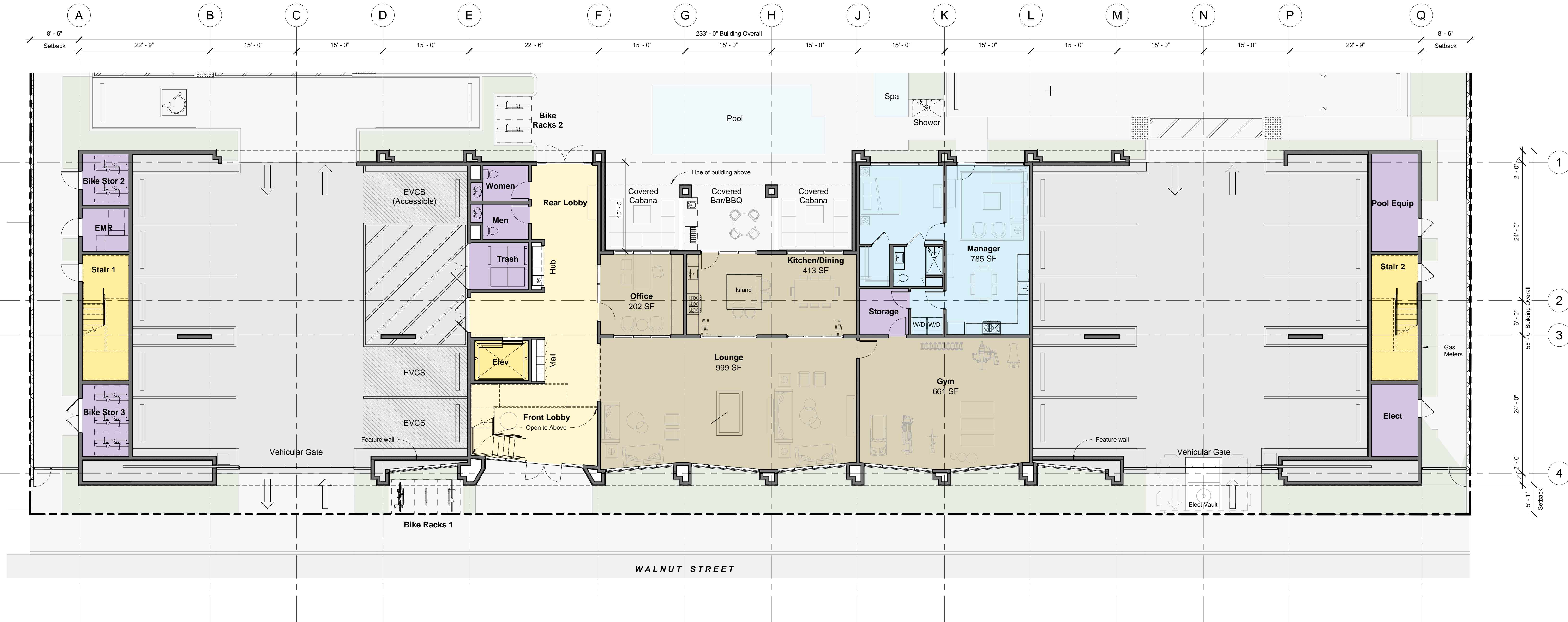
Date	Project No.
2021-11-01	21-06

Sheet Number

A-140

Description
1ST FLOOR PLAN

Scale 1/8" = 1'-0"





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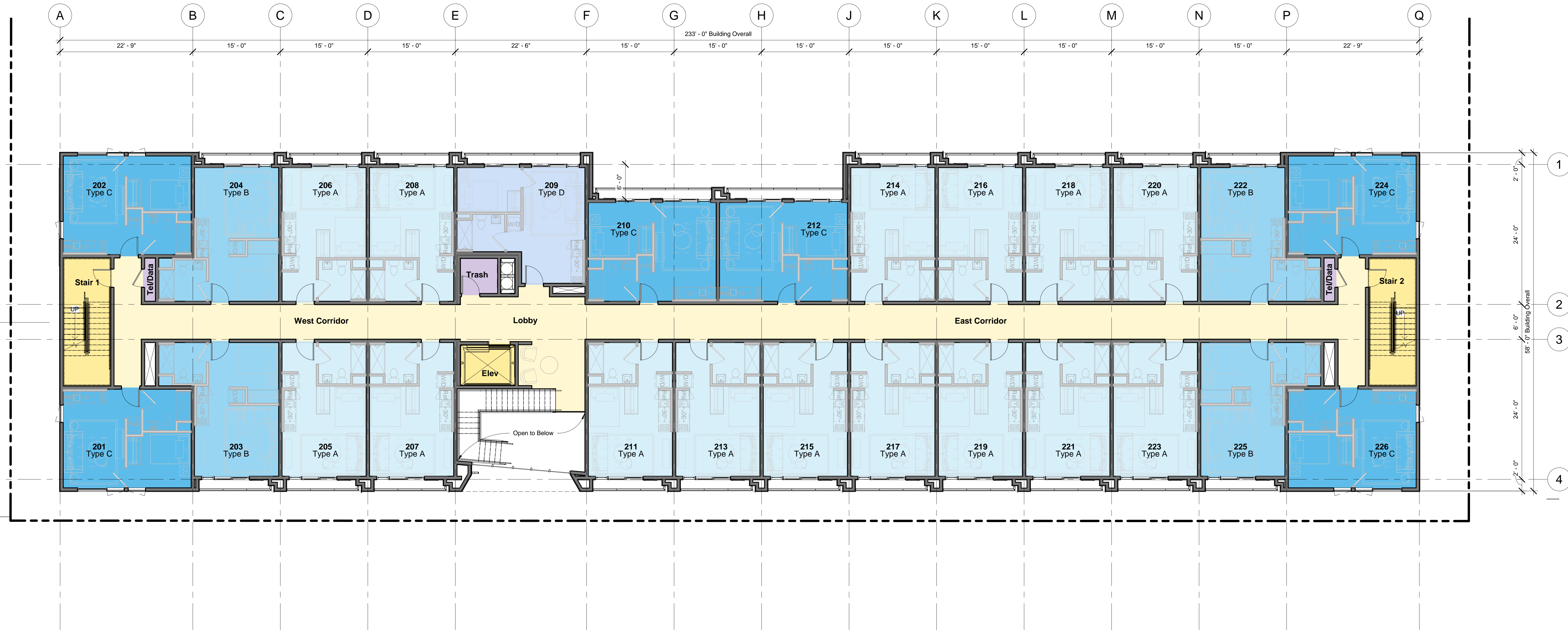
2021-11-01 21-06

Sheet Number

A-141

Description
2ND FLOOR PLAN

Scale 1/8" = 1'-0"

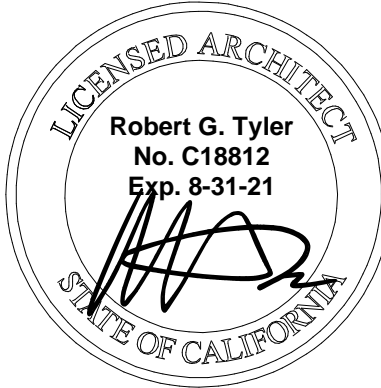




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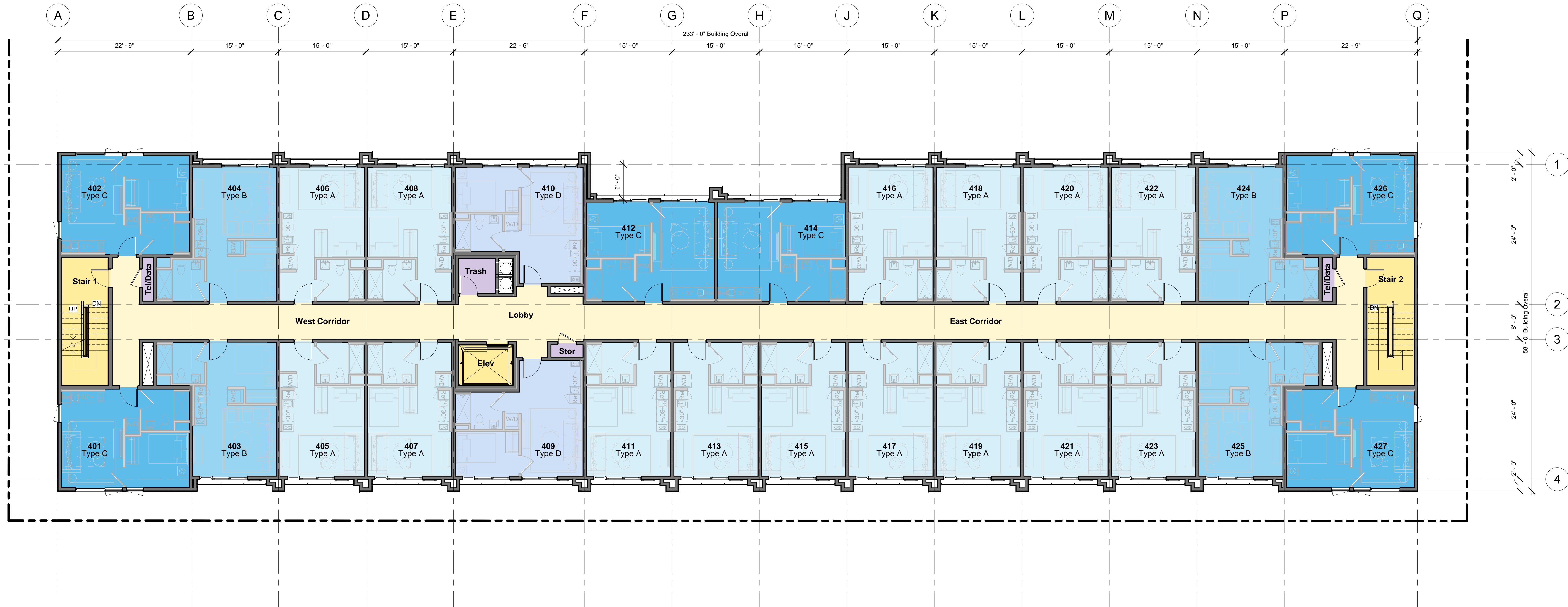
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Date Project No.

2021-11-01 2107-20-21

Sheet Number

A-142

Description

3RD & 4TH FLOOR PLAN (4th Shown)

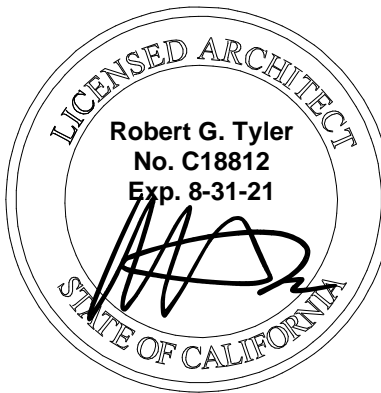
Scale 1/8" = 1'-0"



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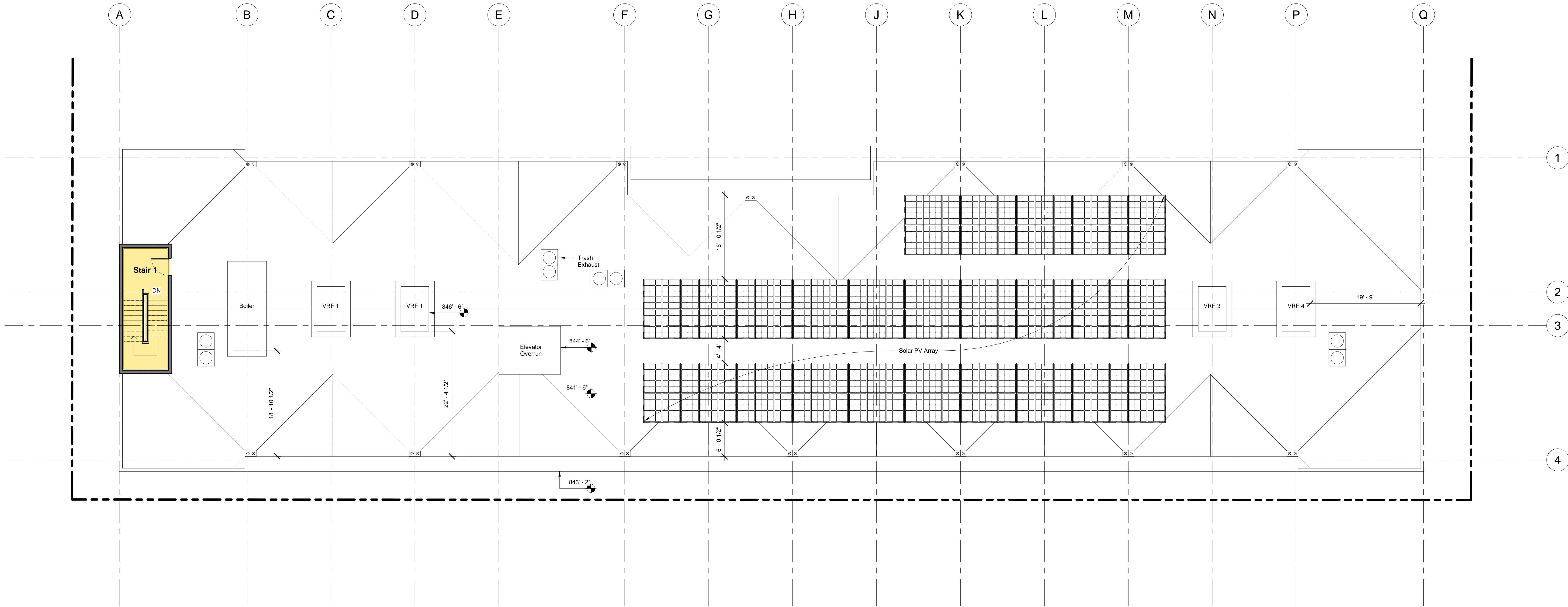
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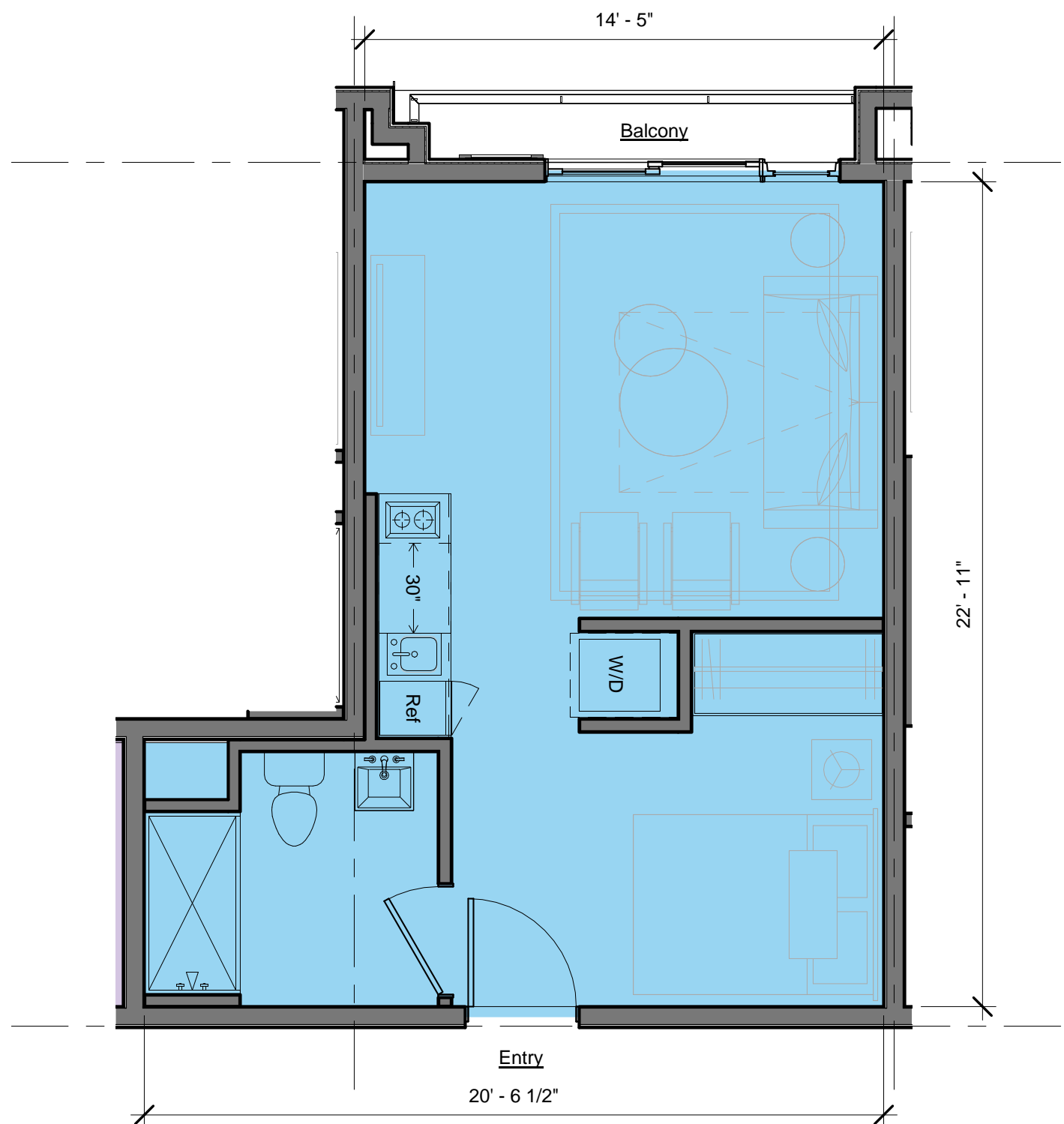
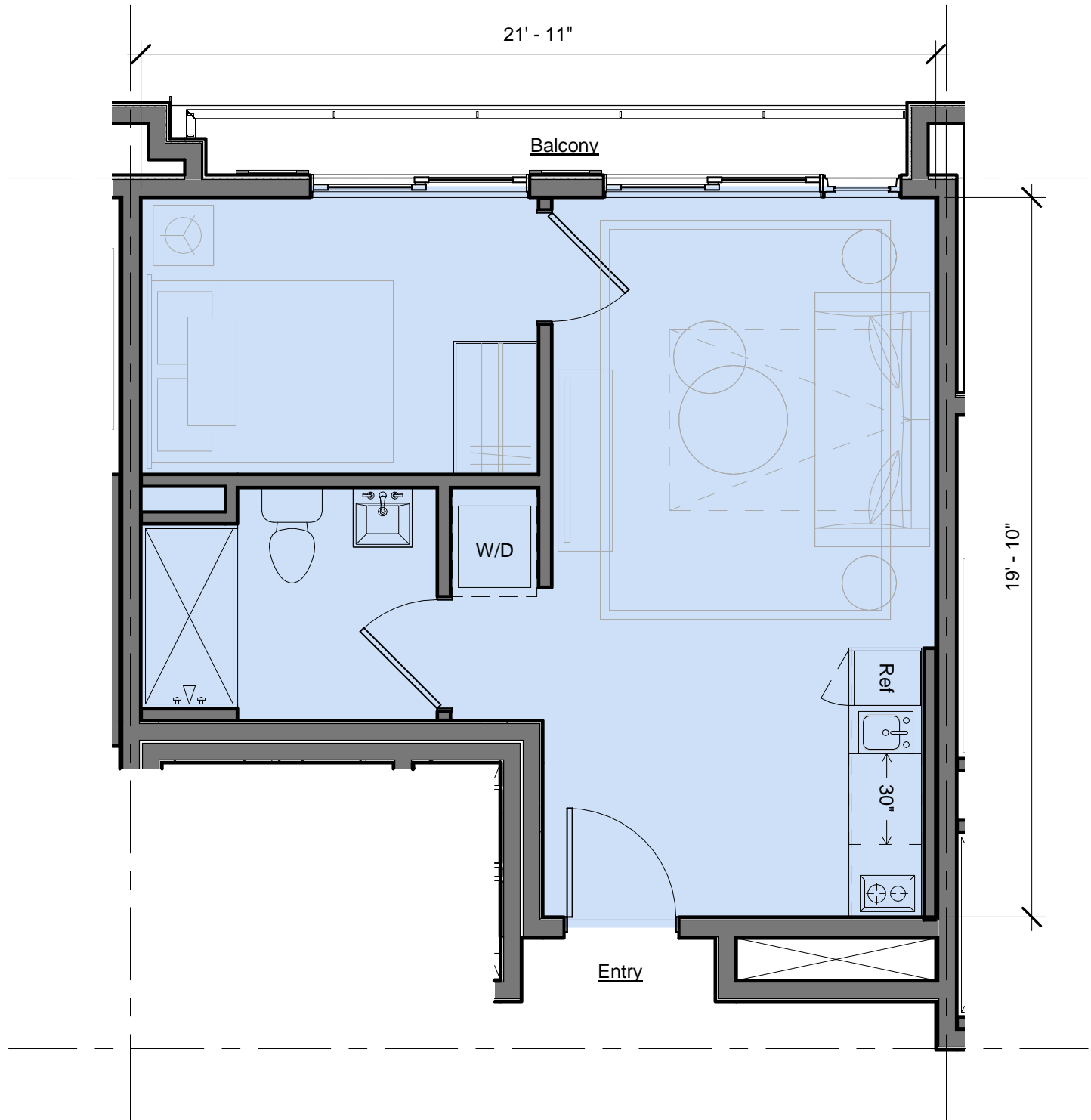
A-143

Description

ROOF PLAN

Scale 1/8" = 1'-0"



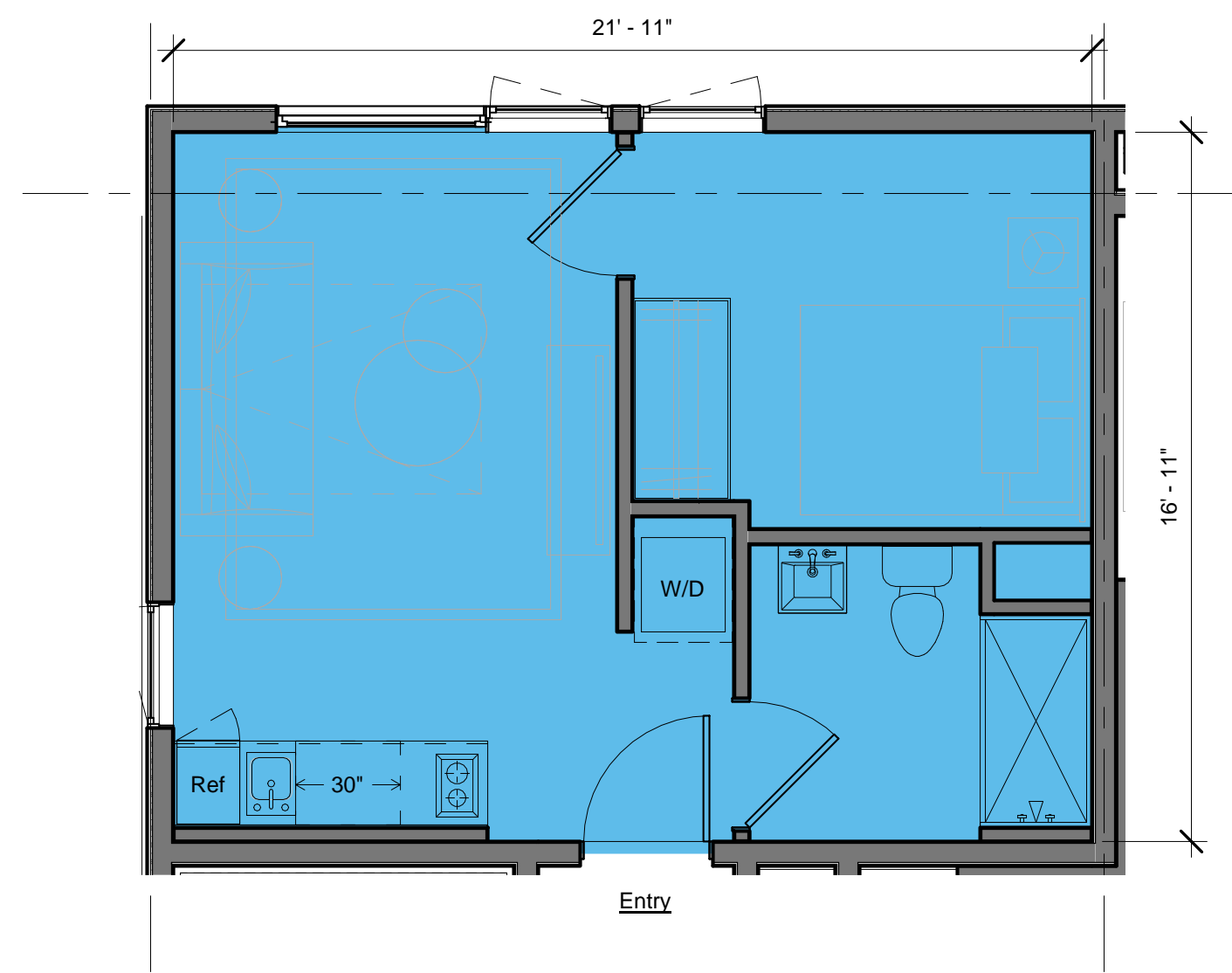
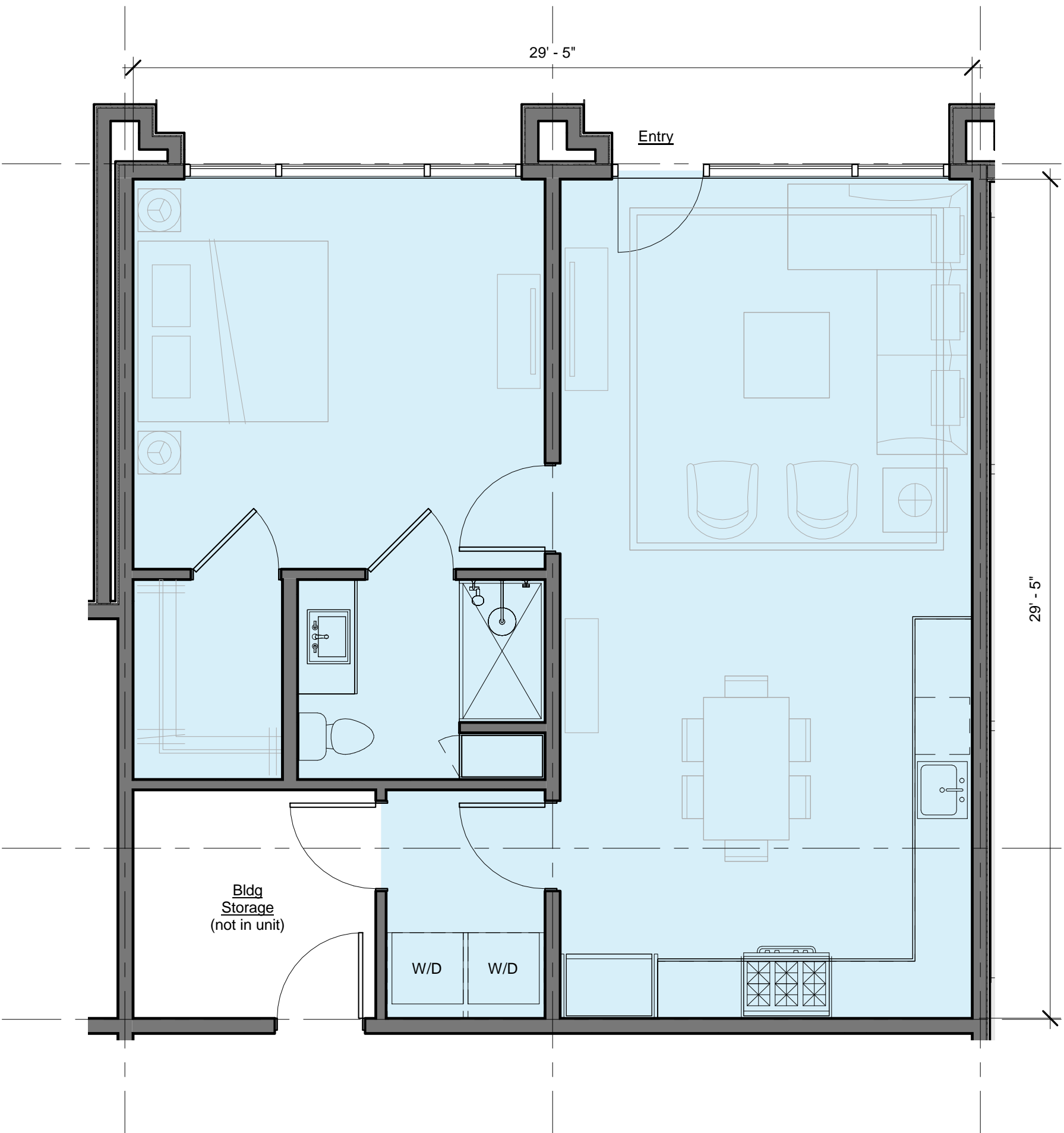


Unit	Qty.	Sellable
Type D	5	375 SF

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

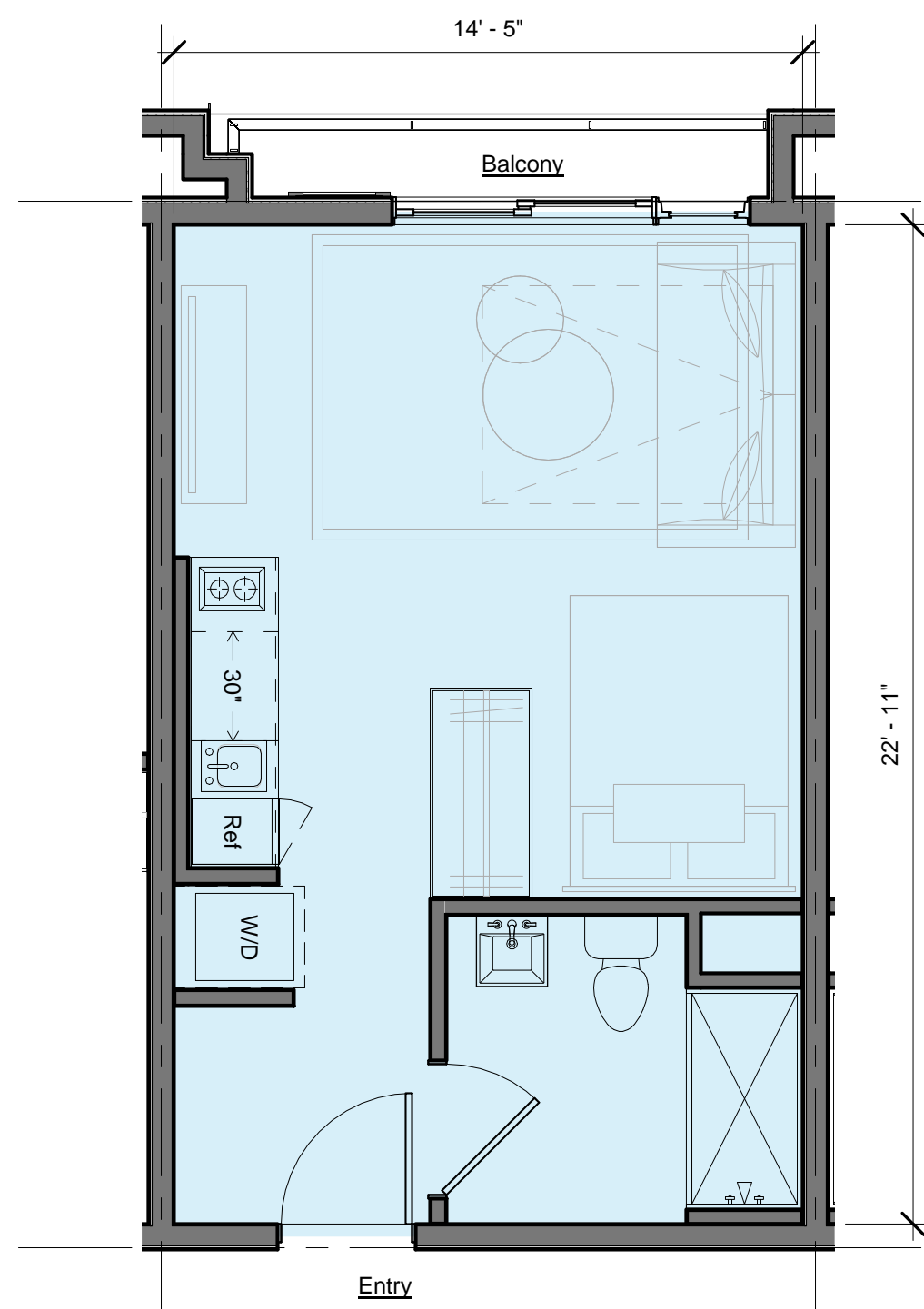
Unit	Qty.	Sellable
Type B	12	375 SF

1/4" = 1'-0"	2
--------------	---



Unit	Qty.	Sellable
Type C	18	371 SF

1/4" = 1'-0"	3
--------------	---



Unit	Qty.	Sellable
Type A	45	330 SF

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

UNIT PLAN GENERAL NOTES

- Refer to Accessibility Sheets (Series G-200) for additional information & requirements.
- All Exterior Walls are Type F2 U.N.O. See *Wall Types on A-700 through A-701*.
- All Interior Walls are Type W4 U.N.O. See *Wall Types on A-700 through A-701*.
- All interior doors are dimensioned with hinge side jamb min. 4" away from perpendicular wall U.N.O.
- See *Plumbing Drawings* for fixture schedule.
- See *Electrical Drawings* for lighting information and requirements.
- Install all Owner-provided appliances.
- Install all bathroom accessories: towel bars, robe hooks, TP dispensers, shelves and other miscellaneous items.
- Electrical receptacles, switches, and controls should not be located higher than 48" measured from the top of the receptacle box, and no less than 15" measured from the bottom of the receptacle box.
- Provide door signal devices per Section 1132A.10.
- All doors to comply with figures 11A-8A through 11A-8H of CBC Chapter 11A.
- All Showers shall conform to the accessibility requirements of Section 1134A.6 of the CBC Chapter 11A. The max. flow rate of shower heads shall not exceed 1.8GPM at 80 psi.
- All Water Closets shall be accessible, meeting all requirements of Section 1134A.7 of the CBC Chapter 11A. The max. flow rate of water closets shall not exceed 1.28 Gal/Flush.
- All Lavatories, vanities, mirrors and towel fixtures shall conform to the accessibility requirements of Section 1134A.8 of the CBC Chapter 11A. The max. flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The min. flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.
- Kitchens shall have removable base cabinets at sinks, per Section 1133A.3 and conform to all accessibility requirements of Section 1133A and Diagram 11A-10A, in addition to Section 1138A and Diagram 11A-9D.
- Graphic indicates 30" x 48" clear floor space area for accessible appliances and fixtures that complies with accessibility requirements of CBC 1133A and 1134A.
- Refer to Floor Plan Sheets (Series G-140) for drainage information & requirements.
- All units have microwaves. See A-901 & A-902 for more information
- Bathrooms range in size, the smallest being 43 SF, which is more than the 15 SF minimum

UNIT PLAN KEYNOTES

- 26" deep full-height cabinets w/ adjustable shelving, closet rod, and media niche. See *Int. Elevs.*
- Min. 24" deep countertop with sink and electric cooktop. Provide sink w/ hot & cold water and garbage disposal. See *Int. Elevs.* and *Plumbing & Electrical Dwg.*
- Outline of Balcony, Terrace, or Roof above.
- Metal Balcony Railing Type 1. See Detail
- Shaft or chase space available for Mech. See *Structural Dwg.*

UNIT PLAN LEGEND

- Kitchen sink w/ hot & cold water & garbage disposal. See Interior Elevations, *Plumbing, & Electrical Dwg.*
- Electric cooktop. Owner to select. See *Electrical Dwg.*
- ADA Accessible Refrigerator meeting all requirements of CBC Section 1133A.2. See *Sheet Series G-200*. See *Interior & Plumbing Dwg.*
- ADA Accessible Undercounter Fridge and Dishwasher meeting all requirements of CBC Section 1133A.2. See *Sheet Series G-200*. See *Interior & Plumbing Dwg.*
- 30" Work surface meeting requirements for CBC 1133A.4. See *Sheet Series G-200*.
- Stacked Washer & Dryer, with GS Smitty Pan and drain underneath. Include automatic washing machine shutoff valve with leak sensor. IntelliFlow, series A2 C-M1. Dryer Exhaust Vent Duct, min. 4" diameter, to the outside, equipped with back-draft damper.
- Undercounter Combo Washer & Dryer Unit, with GS Smitty Pan and drain underneath. Include automatic washing machine shutoff valve with leak sensor. IntelliFlow, series A2 C-M1. Dryer Exhaust Vent Duct, min. 4" diameter, to the outside, equipped with back-draft damper.
- Closet rod and 16" shelf above.
- Smoke & Carbon Monoxide Detector in compliance with UL 217 & UL 2034.
- Recessed light
- Surface-mount light
- Wall-mount light
- 1" "Little Inch" High Efficacy LED Undercabinet Light
- 6'-0" dropped ceiling or soffit
- Ceiling-mounted 4-way cassette indoor VRF unit. See Mechanical Dwg.
- Wall-mounted indoor VRF unit. See Mechanical Dwg.



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Date	Project No.
2021-11-01	21-06
Sheet Number	
A-200	
Description	
UNIT PLANS	
Scale	
1/4" = 1'-0"	



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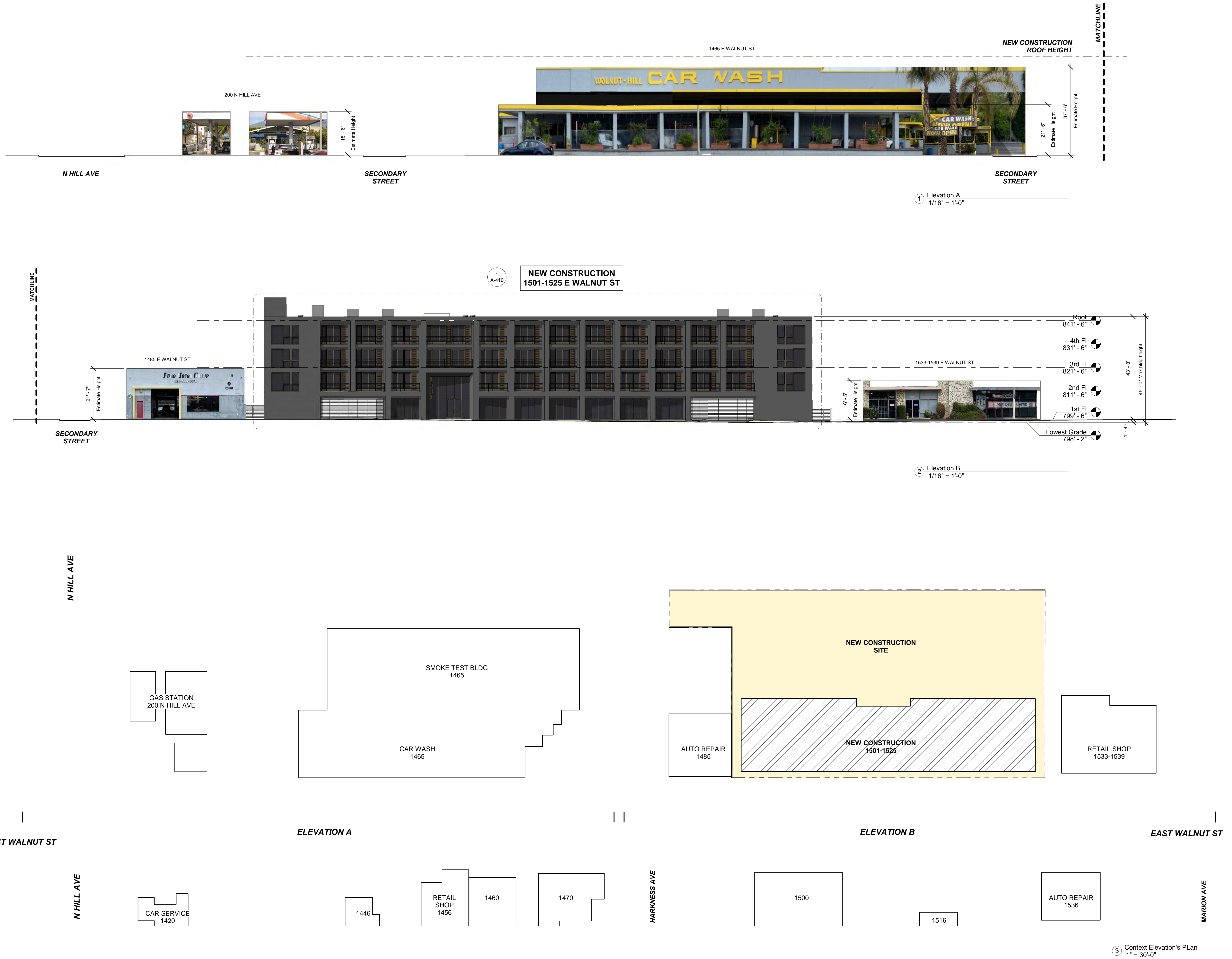
Sheet Number

A-400

Description

CONTEXT ELEVATIONS

Scale As indicated

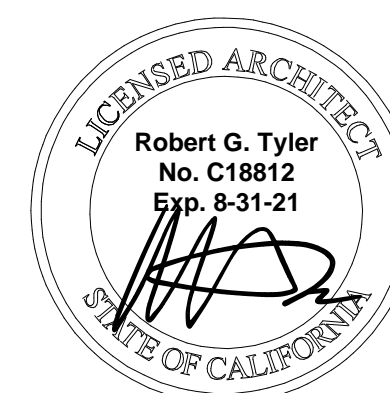




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Date	Project No.
2021-11-01	21-06

Sheet Number

A-410

Description

ELEVATIONS

Scale 1/8" = 1'-0"



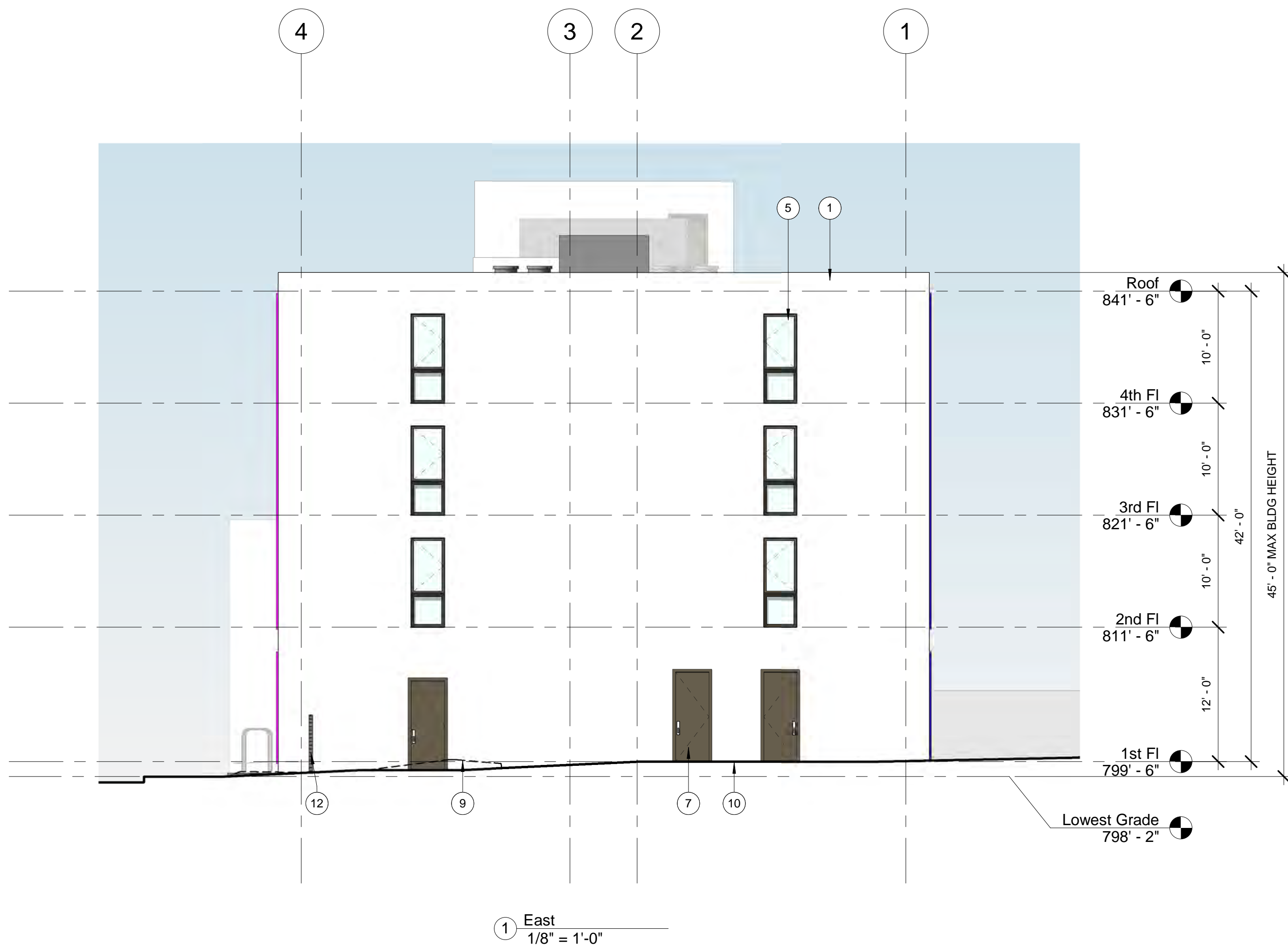
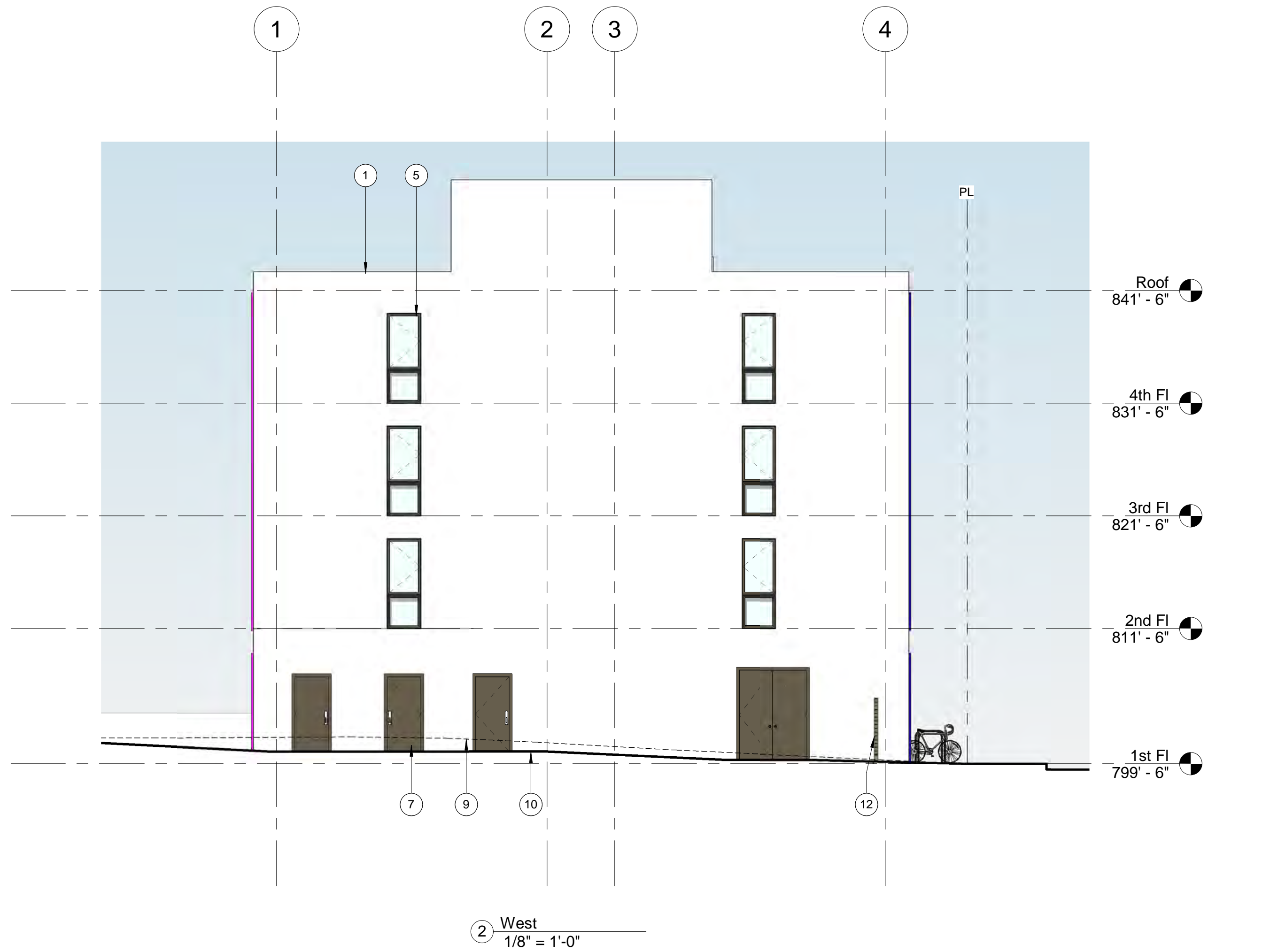
② North
1/8" = 1'-0"



① South
1/8" = 1'-0"

ELEVATION NOTES

- 1 Stucco, painted
- 2 Fiberglass shutter
- 3 Aluminum storefront glazing system
- 4 Composite door
- 5 Composite window
- 6 Metal railing, painted
- 7 Steel door, painted
- 8 Stone veneer
- 9 Existing grade
- 10 Proposed grade
- 11 6 ft CMU boundary wall with stucco finish
- 12 Metal pedestrian gate, painted
- 13 Metal sliding, automatic vehicle gate, painted
- 14 Metal signage
- 15 Offsite building
- 16 Painted steel fin at jamb, see keynote in elevation for color



- ELEVATION NOTES
- 1 Stucco, painted
 - 2 Fiberglass shutter
 - 3 Aluminum storefront glazing system
 - 4 Composite door
 - 5 Composite window
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 - 7 Steel door, painted
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Sheet Number	
A-411	
Description	
ELEVATIONS	
Scale	
1/8" = 1'-0"	