APPENDIX A PROJECT PLANS

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1095 ROLLINS ROAD, BURLINGAME PLANNING RE-SUBMITTAL DECEMBER 19th, 2018







2016 CALIFORNIA GREEN BUILDING CODE RESIDENTIAL CHECKLIST

w residential buildings must be designed to include the Green Building ndatory Measures specified in this checklist. These Green Building Mandatory Measures also apply to <u>additions or alterations of existing residential buildings</u> which increase the building's conditioned area, volume, or size. These requirements apply only to the specific area of addition or alteration.

Permit Number: _____ Project Address: _

Specify the page which includes the Measure, and include specific details indicating where the measure is located on the page. Include exact code sections on plans.

Green Building Measure				
SITE DEVELOPMENT (2016 CGC §4.10	6)			
Projects that disturb less than less than one acre shall develop and it storm water drainage DURING CONSTRUCTION . A BMP page is sufficient	mplement a plan to manage			
Plans shall indicate how Grading and Paving will prevent surface wa buildings. Exception: Projects that do not alter the drainage path.	ter flows from entering 2016 CGC §4.106.3			
Electric Vehicle (EV) Charging, parking spaces: comply with all relevant	ant sections. CGC §4.106.4			
ENERGY EFFICIENCY				
(2016 CGC and the 2016 California Building Energy Eff	ficiency Standards)			
2016 Energy Code performance (T-24) compliance documenta 8-1/2" X 11" format (two sets, file size) and must be replicated				
Walls with 2 X 6 and larger framing require R-19 insulation.	2016 CEC §150.0 (c) 2			
Hot water piping insulation required: piping 3/4 inch or larger.	2016 CEC §150.0 (j) 2 A ii			
Lighting: all luminaires shall be high efficacy. Comply with all p	arts. 2016 CEC §150.0 (k)			
Duct insulation: minimum (R-6) required.	2016 CEC §150.0 (m) 1			
Duct leakage testing: 6% with air handler, 4% w/o air handler.	2016 CEC §150.0 (m) 11			
Return duct design/fan power, airflow testing, and grill sizing i	requirements §150.0(m)13			
Water heating: 120 volt receptacle < 3 ft., Cat III or IV vent, an of at least 200,000 Btu / hour.	d gas supply line capacity 2016 CEC §150.0 (n)			
Third-party HERS verification for ventilation and indoor air qua	ality. 2016 CEC §150.0 (o)			
Maximum U-factor (0.58) for fenestration and skylights.	2016 CEC §150.0 (q)			
Classification of High & Low efficacy light sources.	2016 CEC Table 150.0-A			
Radiant barrier required in Climate Zone 3. (prescriptive)	2016 CEC §150.1 (c) 2			
Refrigerant charge verification not required, Climate Zone 3.	2016 CEC Table 150.0-A	Not requir		
Maximum SHGC not specified in Climate Zone 3.	2016 CEC Table 150.0-A	in climate		
Whole house fan is not required, Climate Zone 3.	2016 CEC Table 150.0-A	zone 3		

INDOOR WATER USE (2016 CGC §4.3) The effective flush volume of water closets will not exceed 1.28 gal / flush. 2016 CGC §4.303.1.1	Details
The effective flush volume of water closers will not exceed 0.125 gal / flush. 2016 CGC §4.303.1.2 The effective flush volume of urinals will not exceed 0.125 gal / flush. 2016 CGC §4.303.1.2 Maximum flow rate for showers shall be 2.0 GPM, at 80 psi. 2016 CGC §4.303.1.4.1	
OUTDOOR WATER USE (2016 CGC §4.4)	
New residential developments with an aggregate landscape area of more than 499 square feet shall submit a Residential Outdoor Water Use Efficiency Checklist. 2016 CGC §4.304.1	
ENHANCED DURABILITY AND REDUCED MAINTENANCE (2016 CGC §4.406)	
Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls will be rodent-proofed by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the enforcing agency. 2016 CGC §4.406.1	
CONSTRUCTION WASTE MANAGEMENT (2016 CGC §4.408)	
Recycle and/or salvage a minimum 65% of the non-hazardous construction and demolition waste. This is not applicable to soil and land clearing debris. 2016 CGC §4.408	
BUILDING MAINTENANCE AND OPERATION (2016 CGC §4.410)	
An operation and maintenance manual will be provided at final inspection. 2016 CGC §4.410.1 For buildings with more than 4 multi-family units provide for recycling. 2016 CGC §4.410.2	
FIREPLACES (2016 CGC §4.503)	
Any installed gas fireplaces will be direct-vent, sealed-combustible type. 2016 CGC §4.503.1 Any installed woodstove or pellet stove shall comply with U.S. EPA NSPS emission limits.	
POLLUTANT CONTROL (CGC §4.504)	
At the time of rough installation, during storage on the construction site, and until final startup of the HVAC equipment, all duct and other related air distribution components openings will be covered with tape, plastic, sheet metals, or other methods acceptable to the enforcing agency to reduce the amount of water, dust, or debris that may enter the system. 2016 CGC §4.504.1	
Adhesives, sealants, and caulks used on the project shall follow local and regional air pollution	
or air quality management district standards. 2016 CGC §4.504.2.1	
Paints and coatings will comply with VOC limits. 2016 CGC §4.504.2.2	
Aerosol paints and coatings will meet the Product-weighted MIR limits for ROC, and comply with percent VOC by weight of product limits, Regulation 8, Rule 49. 2016 CGC §4.504.2.3	
Documentation shall verify compliance for VOC finish materials. 2016 CGC §4.504.2.4	
Carpet systems will meet CALGREEN testing and product requirements. 2016 CGC §4.504.3	
Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring will comply with the California Green Building Code requirements. 2016 CGC 54.504.4	
Hardwood plywood, particleboard, and medium density fiberboard composite wood products shall comply with the low formaldehyde emission standards. 2016 CGC §4.504.5	

Green Building Measure						
INTERIOR MOISTURE CONTROL (2016 CGC §4.505)	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4					
A capillary break will be installed if a slab on grade founda	ition system is used. 2016 CGC §4.505.2					
Building materials with visible signs of water damage w framing will not be enclosed when the framing member Moisture content will be verified prior to finish material products, or allow to dry before enclosure.	s exceed 19% moisture content.					
INDOOR AIR QUALITY AND EXHAUST (2016 CGC §4	4.506)					
Exhaust fans that are ENERGY STAR compliant, ducted will be provided in every bathroom (bathtub, shower, o Unless functioning as a component of a whole-house ve controlled by a humidity control.	r shower/tub combo).2016 CGC §4.506.1					
ENVIRONMENTAL COMFORT (CGC §4.507)						
The heating and air-conditioning system will be sized, selected using the following methods: Heat Loss/Heat C ANSI/ACCA 2 Manual J-2011 or equal; Duct systems are s D-2014 or equivalent; Select heating and cooling equipm Manual S-2014 or equivalent.	Sain values in accordance with sized according to ANSI/ACCA 1, Manual ment in accordance with ANSI/ACCA 3, 2016 CGC §4.507					
INSTALLER SPECIAL INSPECTOR QUALIFICATION (2016 CGC §702)						
HVAC system installers will be trained and certified in the proper installation of HVAC						
systems and equipment by a recognized training/ce	rtification program. 2016 CGC §702.1					
VERIFICATION (2016 CGC §703)						
Upon request, verification of compliance with this code m specifications, builder or installer certification, inspection the Building Division that will show substantial conformation.	reports, or other methods acceptable to					
Responsible Designer's Declaration Statement						
I hereby certify that this project has been designed to meet the requirements of the 2016 Green Building Code.	er, under permit nistructed to en Building Code					
Name:	Name:					
Address:	Address:					
City/State/Zip Code						
Signature: Signature:						
Date:						



LOT SIZE = 1.075 ACRES (43,827 SF)

PROJECT SUMMARY

PROJECT DESCRIPTION

1095 ROLLINS ROAD IS LOCATED BETWEEN CADILLAC WAY TO THE WEST AND TOYON DRIVE TO THE EAST. THE PROJECT WILL INCLUDE DEMOLITION OF ALL EXISTING ONSITE STRUCTURES FOR THE CONSTRUCTION OF A NEW 6-STORY, PRIVATELY FUNDED, MULTIFAMILY RESIDENTIAL BUILDING. THE PROJECT CONTAINS 5 LEVELS OF TYPE IIIA CONSTRUCTION OVER 1 LEVEL OF TYPE I CONSTRUCTION, ALL OVER A 1 LEVEL SUBTERRANEAN GARAGE CONTAINING BOTH SURFACE AND STACKED PARKING. THE PROJECT CONSISTS OF 150 APARTMENT UNITS AND A TOTAL OF 192 OFF-STREET PARKING SPACES. 10% OF THE APARTMENTS (15) WILL BE DESIGNATED AFFORDABLE FOR MODERATE INCOME HOUSEHOLDS.

THE CURRENT GENERAL PLAN LAND USE DESIGNATION FOR THE SUBJECT PROPERTY IS COMMERCIAL (SHOPPING & SERVICE) AND THE ZONING IS C-2 (COMMERCIAL). THE PROJECT APPLICANT IS SEEKING A GENERAL PLAN AMENDMENT AND REZONE TO CHANGE THE LAND USE TO HIGH DENSITY RESIDENTIAL AND THE ZONING TO R-4 MULTIFAMILY RESIDENTIAL. APPLICANT IS ALSO SEEKING A CONDITIONAL USE PERMIT, TO ALLOW THE BUILDING HEIGHT TO EXCEED 35 FEET. THE PROJECT WILL PARTICIPATE IN THE CITY'S DENSITY BONUS PROGRAM BY DESIGNATING 10% OF THE APARTMENTS (15) TO BE AFFORDABLE FOR MODERATE INCOME HOUSEHOLDS, AND WILL USE ITS DEVELOPMENT CONCESSION TO UTILIZE PARKING STACKERS IN THE GARAGE. THE PROJECT SEEKS TO CONCURRENTLY COMBINE THE 2 SUBJECT PARCELS VIA A VESTING TENTATIVE MAP UNDER A SEPARATE APPLICATION.

APPLICABLE CODES

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

2013 NFPA 13

2013 NFPA 14

2013 NFPA 72

2016 CALIFORNIA BUILDING CODE CHAPTER 11A 2016 CALIFORNIA BUILDING CODE CHAPTER 11B

FAIR HOUSING ACT

BURLINGAME BUSINESS LICENSE

JONATHAN ENNIS #32887

PARKING

PARKING REQUIRED		PARKING PROVIDED	CARS PER	QTY	TOTAL
1 SPACE PER 1BD / STUDIO = 2 SPACES PER 2BD =	109 82	4-HIGH STACKER (PIT) 4-HIGH STACKER (PIT) 2-HIGH STACKER (SURFACE) 2-HIGH STACKER (SURFACE)		5 1 4 2	110 14 44 10
		REGULAR PARKING ADA	1 1	2 5	10 5
TOTAL PARKING REQ=	191	TOTAL PARKING PROVIDED			192

PROJECT TEAM

APPLICANT:

THE HANOVER COMPANY 156 DIABLO ROAD., SUITE 220 DANVILLE, CA 94526 P: 925.490.2990 CONTACT: SCOTT YOUDALL

ARCHITECT:

BDE ARCHITECTURE INC. 950 HOWARD STREET SAN FRANCISCO, CA 94103 P: 415.677.0966 CONTACT: JONATHAN ENNIS, AIA

CIVIL ENGINEER: BKF ENGINEERS 150 CALIFORNIA ST. ,STE 600

SAN FRANSICO, CA 94111 P: 415.930.7900 CONTACT: MIKE O'CONNELL

JOINT TRENCH:

GIACALONE DESIGN SERVICES, INC. 5820 STONERIDGE MALL ROAD, SUITE 345 PLEASANTON, CA 94566 P: 925.467.1740

LANDSCAPE

GWH LANDSCAPE ARCHITECTS 5847 SAN FELIPE, SUITE 3600 HOUSTON, TX 77057 P: 713.267.2100 CONTACT: MATT SHEARER

CONTACT: ARNOLD SAENZ, JR

UNIT MIX		
JNIT MIX	COUNT	AVG. NRSF
STUDIO (23.3%) S1 S2 S3	23 3 9	500 574 580
1 BDRM (49.3%) A1 A2 A3 A4 A5 A6	46 20 5 1 1	754 824 727 806 929 796
2 BDRM (27.3%) B1 B2 B3 B4 B5 B6 B7	5 10 10 5 4 4 3	1,032 1,160 1,194 1,189 1,285 1,288 1,376
ΓΟΤΑL	150	
AVG. UNIT SIZE: FOTAL NRSF: BLDG GROSS SF:	833 126,000 195,000	

A2.5 ROOF

A3.0 BUILDING ELEVATION A3.1 BUILDING ELEVATION A3.2 BUILDING ELEVATION A3.3 BUILDING SECTIONS A3.4 LOT COVERAGE

A4.0 TYPICAL UNIT PLANS A4.1 TYPICAL UNIT PLANS

A5.0 RENDERINGS A5.1 RENDERINGS

A5.2 RENDERINGS

A8.0 DETAILS

o Any hidden conditions that require work to be performed beyond the scope of the building permit issued for these plans may require further City approvals including review by the Planning Commission.

o 100% of units shall be adaptable per CBC 2016 Chapter 11A

o All common areas shall be accessible per CBC 2016 Chapter 11A

o All public areas shall be accessible per CBC 2016 Chapter 11B

o At the time of Building Permit application, plans and engineering will be submitted for shoring as required by 2016 CBC, Chapter 31 regarding the protection of adjacent property and as required by OSHA. On the plans, indicate that the following will be addressed: a. The walls of the proposed basement shall be properly shored, prior to construction activity. This excavation may need temporary shoring. A competent contractor shall be consulted for recommendations and design of shoring scheme for the excavation. The recommended design type of shoring shall be approved by the engineer of record or soils engineer prior to usage.

b. All appropriate guidelines of OSHA shall be incorporated into the shoring design by the contractor. Where space permits, temporary construction slopes may be utilized in lieu of shoring. Maximum allowable vertical cut for the subject project will be five (5) feet. Beyond that horizontal benches of 5 feet wide will be required. Temporary shores shall not exceed 1 to 1 (horizontal to vertical). In some areas due to high moisture content / water table, flatter slopes will be required which will be recommended by the soils

c. If shoring is required, specify on the plans the licensed design professional that has sole responsibility to design and provide adequate shoring, bracing, formwork, etc. as required for the protection of life and property during construction of the building.

d. Shoring and bracing shall remain in place until floors, roof, and wall sheathing have been entirely constructed. e. Shoring plans shall be wet-stamped and signed by the engineer-of-record and submitted to the city for review prior to construction. If applicable, include surcharge loads from adjacent structures that are within the zone of influence (45 degree wedge up the slope

from the base of the retaining wall) and / or driveway surcharge loads. o OSHA permit will be obtained per CAL / OSHA requirements

o "Consruction Hours": Weekdays: 8:00am-7:00am; Saturdays: 9:00am-6:00am; Sundays & Holidays: No Work Allowed

SHEET INDEX		
ARCHITECTURE	CIVIL	LANDSCAPE
A0.0 COVER SHEET A0.1 PROJECT INFO A0.2 SITE CONTEXT A0.3A AREA DIAGRAMS A0.3B ALLOWABLE OPENINGS	C1.0 TITLE SHEET	L1.0 FLOOR 1 PLAN
A0.1 PROJECT INFO	C2.0 EXISTING CONDITIONS	L1.1 FLOOR 2 PLAN
A0.2 SITE CONTEXT	C2.1 PRELIMINARY DEMOLITION PLA	N L1.2 FLOOR 6 PLAN
A0.3A AREA DIAGRAMS	C2.2 PRELIMINARY PARCELIZATION I	PLAN L1.3 PLANTING IMAGERY
A0.3B ALLOWABLE OPENINGS	C3.0 PRELIMINARY SITE PLAN	L1.4 HARDSCAPE IMAGERY
A0.4 EGRESS DIAGRAMS	C3.1 FIRE ACCESS PLAN	L1.5 LANDSCAPE DETAILS
A0.50 ACCESSIBILITY COMPLIANCE DIAGRAMS 1		L1.6 IRRIGATION WATER CALCS.
A0.51 ACCESSIBILITY COMPLIANCE DIAGRAMS 1		
A0.52 ACCESSIBILITY COMPLIANCE DIAGRAMS 1		L2.0 PLANTING LEGEND
A0.53 ACCESSIBILITY COMPLIANCE DIAGRAMS 1		L2.1 FLOOR 1 PLANTING PLAN
A0.54 ACCESSIBILITY COMPLIANCE DIAGRAMS 1		L2.2 FLOOR 2 PLANTING PLAN
A0.55 ACCESSIBILITY COMPLIANCE DIAGRAMS 1		L2.3 FLOOR 6 PLANTING PLAN
A0.60 SIGNAGE DETAILS	C7.1 CONSTRUCTION BMPS	
A0.61 SIGNAGE DETAILS	C8.0 CITY STANDARD DETAILS	L2.5 TOTAL SITE LANDSCAPING
A0.62 SIGNAGE DETAILS	C8.1 CITY STANDARD DETAILS	
	C8.2 CITY STANDARD DETAILS	
A1.0 SITE PLAN	C8.3 DETAILS	
	C8.4 DETAILS	
A2.0 BASEMENT PLAN		
A2.1 FLOOR 1 PLAN		
A2.2 FLOOR 2 PLAN		
A2.3 FLOOR 3 - 5 PLAN		
A2.4 FLOOR 6		











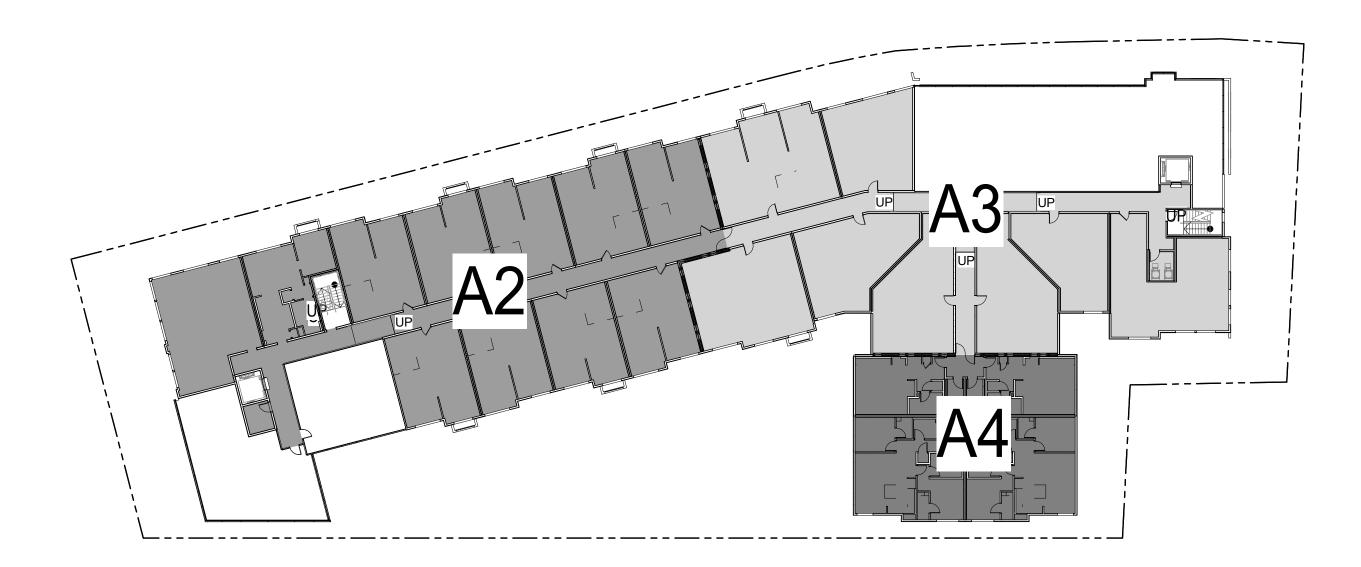


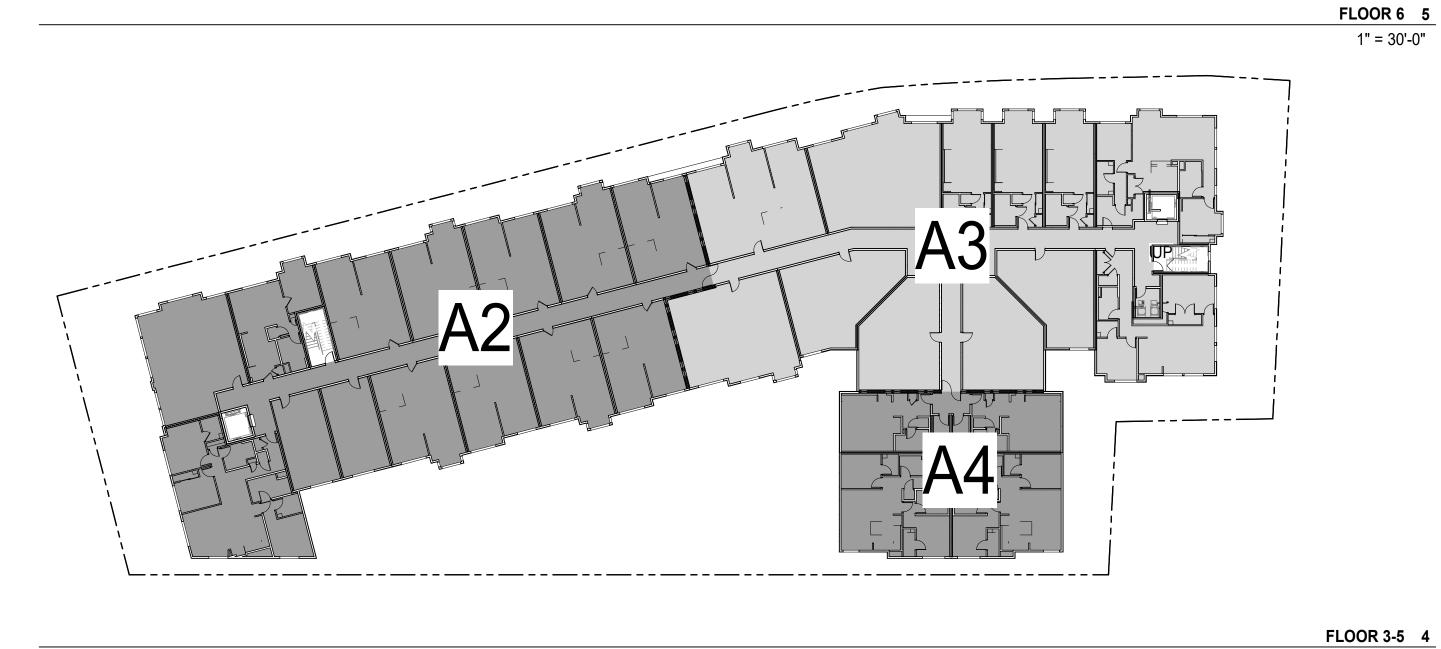


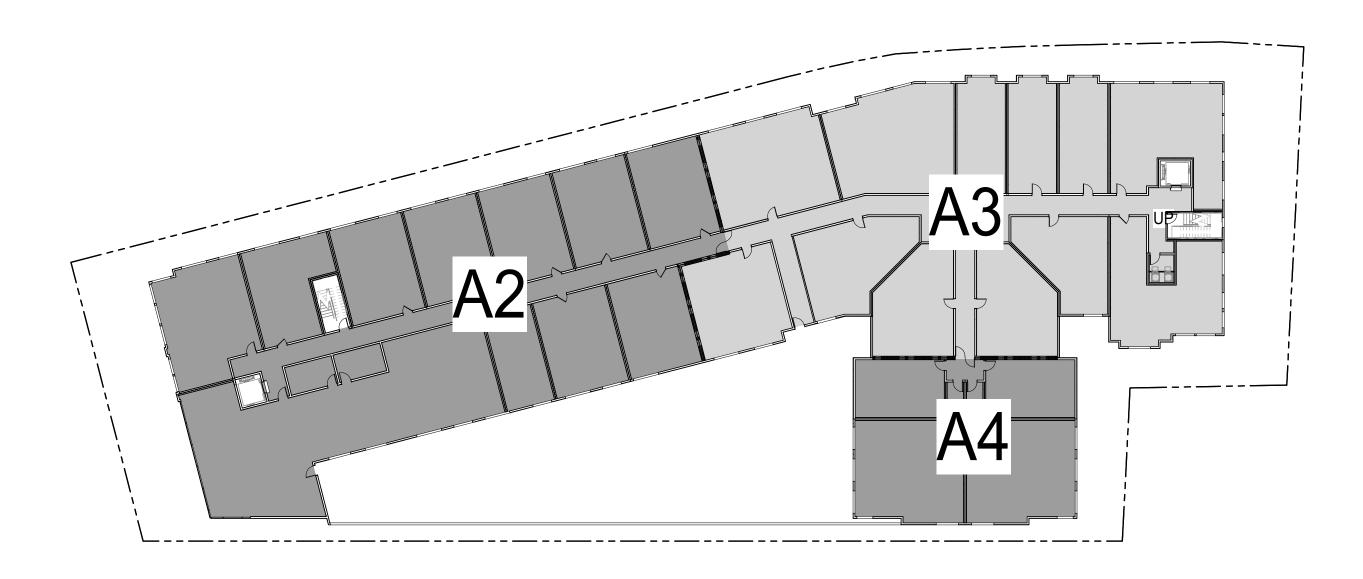




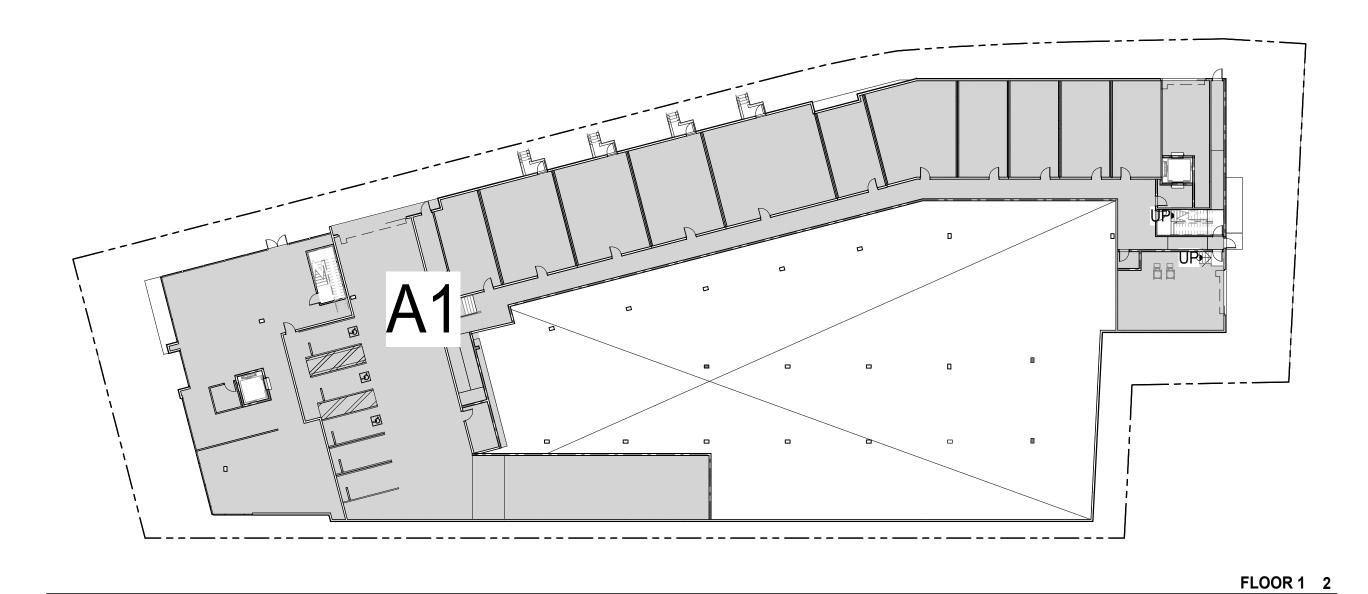
1095 ROLLINS R	OAD, BURLINGAI	ME				ALLOWABLE E	BUILDING AREA C	ALCULATIONS								
IANOVER																
	: DECEMBER 18,	2018														
ALIFORNIA BU	ILDNG CODE:	2016														
NOTE: ALL BUILI	DINGS ARE FULLY	SPRINKLERED P	ER NFPA 13													
NOTE: SPRINKLE	RS ARE USED FO	R 20' INCREASE I	N HEIGHT AND I	NCREASE OF ONE	STORY. SPRINK	LERS ARE NOT US	ED FOR AREA IN	CREASE.								
	OCCUPANCY	USE	CONSTRUCTION	ALLOWABLE	FRONTAGE	ALLOWBLE	FRONTAGE	ALLOWABLE	MULTI-STORY	ALLOWABLE	ALLOWABLE	SPR. INCREASE	FLOOR	AREA PER	TOTAL	OVER/UNDE
	CHAPTER 3	TABLE 1004.1.2	TYPE	TABULAR AREA	ALLOWED %	AREA FACTOR	ALLOWED SF	FLOOR AREA	ALLOWABLE	AREA	NO. STORIES	STORIES / HT.	NUMBER	FLOOR (SQ FT)	SF	STATUS
				TABLE 506.2	SEC. 506.3	SEC. 506.2.3	SEC. 506.2.3	SEC. 506.2.3	SEC. 506.2.3	SEC. 506.2.3	TABLE 504.4	TABLE 506.2		PROPOSED	PROPOSED	
				A, for SM	I_f	NS	(NS x I _f)		S _a	Equation 5-2						
				w/ HT increase	,	METER/FRONTA			-							
				ii, iii iiicicusc	3221211		or inter									
ODIUM STRUC	TURE - TYPE I-A											 				<u> </u>
В	S-2	PARKING	TYPE I-A	UNLIMITED	UNLIMITED	UNLIMITED	N/A	N/A		UNLIMITED	UNLIMITED	UNLIMITED	FLOOR 1	25,000	25,000	UNLIMITED
	3-2	LAUKING	IIIEIA	ONLIMITED	ONLIMITED	CIVEINITED	IV/A	IV/A		CIVENVITED	OINCHAILLED	ONLIMITED	I LOOK I	23,000	23,000	OKLIVITEL
																- OK
1	R-2	RESIDENTIAL	TYPE I-A	UNLIMITED	UNLIMITED	UNLIMITED	N/A	N/A		UNLIMITED	UNLIMITED	UNLIMITED	FLOOR 1	15,000	25,000	UNLIMITED
	R-2 ACCESSORY		THE I-A	ONLIMITED	CITEIIVIIIED	ONLINITED	19/7	11/7		ONLINITED	ONLINNITED	ONLIMITED	I LOOK I	2,000	23,000	OK
	S-2	PARKING												8,000		- OK
	32	TAIRRING												0,000		
ESIDENTIAL ST	RUCTURE - TYPE	III-A														
FIRE COMPAR																
XITING AREA A																
FC-A2	R-2	RESIDENTIAL	TYPE III-A	24,000	21.57%	24,000	5,178	29,178	2	58,355	4	+ 20 FT + 1 ST	FLOOR 2	12,120	58,183	-172
CAL	N Z	KESIDEITIAE	THEMA	24,000	22.5770	24,000	3,170	23,270	_	30,333	-	5 STORIES	FLOOR 3	12,120	30,103	OK
												85 FEET	FLOOR 4	12,120		- OK
												031221	FLOOR 5	12,120		
													FLOOR 6	9,703		
													1200110	3,703		
XITING AREA A		DECIDENTIA	TVDE ::: A	24.000	24.270/	24.000	F 650	30.050		F0 500		1 20 FT : 1 CT	FI 000 2	12.512	F0 524	70
<u>C-A3</u>	R-2	RESIDENTIAL	TYPE III-A	24,000	24.37%	24,000	5,850	29,850	2	59,699	4	+ 20 FT + 1 ST	FLOOR 2	12,512	59,621	-78
												5 STORIES	FLOOR 3	12,643		OK
				-								85 FEET	FLOOR 4	12,643		-
	-		-									-	FLOOR 5	12,643		-
													FLOOR 6	9,180		-
C 44	D 2	DECIDENTIA	TVDE !!! A	24.000	NOTHER	24 000	0.000/	24.000	_	40.000		1 20 FT : 1 CT	FI 000 3	2.400	17 100	20.555
<u>C-A4</u>	R-2	RESIDENTIAL	TYPE III-A	24,000	NOT USED	24,000	0.00%	24,000	2	48,000	4	+ 20 FT + 1 ST	FLOOR 2	3,490	17,436	-30,564
												5 STORIES	FLOOR 3	3,490		OK
	-		-	-								85 FEET	FLOOR 4	3,490		-
													FLOOR 5	3,490		
													FLOOR 6	3,476		
							GRAND TOTALS:	83,027		166,054		TOTAL	FLOOR 2	28,122	135,240	
								ALLOWED		ALLOWED		TOTAL	FLOOR 3	28,253	TOTAL	
								BY FLOOR		BY BUILDING		TOTAL	FLOOR 4	28,253	PROPOSED	
												TOTAL	FLOOR 5	28,253		
												TOTAL	FLOOR 6	22,359		

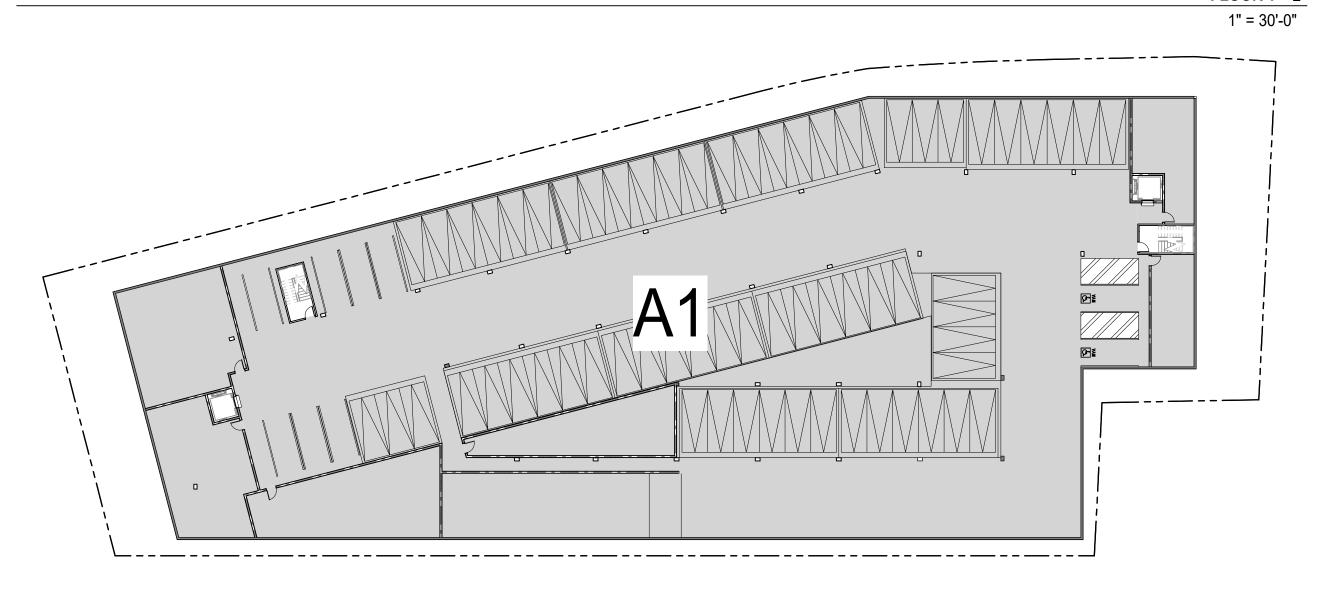






FLOOR 2 3 1" = 30'-0"



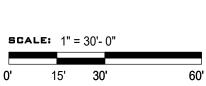


1" = 30'-0"













1" = 30'-0"

69' - 8 1/2" UPPER ROOF 69' - 8 1/2" UPPER ROOF 69' - 8 1/2" UPPER ROOF TOTAL SURFACE AREA: 361 SF 67' - 2 1/2" ROOF PLATE TOTAL SURFACE AREA: 805 SF TOTAL SURFACE AREA: 255 SF TOTAL SURFACE AREA: 306 SF AREA OF OPENING: 98 SF AREA OF OPENING: 178 SF AREA OF OPENING: 90 SF AREA OF OPENING: 90 SF OPENINGS % : 27.14% OPENINGS % : 35.29% OPENINGS % : 22.11% OPENINGS % : 29.41% TOTAL SURFACE AREA: 413 SF-TOTAL SURFACE AREA: 330 SF TOTAL SURFACE AREA: 279 SF **TOTAL SURFACE AREA: 232 SF** TOTAL SURFACE AREA: 735 SF AREA OF OPENING: 90 SF AREA OF OPENING: 98 SF AREA OF OPENING: 178 SF AREA OF OPENING: 90 SF AREA OF OPENING: 90 SF OPENINGS % : 21.79% OPENINGS % : 29.69% OPENINGS % : 38.79% OPENINGS % : 24.21% OPENINGS % : 32.25% TOTAL SURFACE AREA: 330 SF TOTAL SURFACE AREA: 413 SF TOTAL SURFACE AREA: 232 SF TOTAL SURFACE AREA: 735 SF TOTAL SURFACE AREA: 279 SF AREA OF OPENING: 98 SF AREA OF OPENING: 90 SF AREA OF OPENING: 90 SF AREA OF OPENING: 178 SF AREA OF OPENING: 90 SF OPENINGS % : 29.69% OPENINGS % : 21.79% OPENINGS % : 38.79% OPENINGS % : 24.21% OPENINGS % : 32.25% TOTAL SURFACE AREA: 330 SF TOTAL SURFACE AREA: 232 SF TOTAL SURFACE AREA: 413 SF TOTAL SURFACE AREA: 735 SF TOTAL SURFACE AREA: 279 SF AREA OF OPENING: 98 SF AREA OF OPENING: 178 SF AREA OF OPENING: 90 SF AREA OF OPENING: 90 SF AREA OF OPENING: 90 SF OPENINGS % : 29.69% OPENINGS % : 21.79% OPENINGS % : 38.79% OPENINGS % : 24.21% OPENINGS % : 32.25% TOTAL SURFACE AREA: 377 SF TOTAL SURFACE AREA: 840 SF TOTAL SURFACE AREA: 244 SF AREA OF OPENING: 98 SF TOTAL SURFACE AREA: 319 SF AREA OF OPENING: 178 SF AREA OF OPENING: 90 SF OPENINGS % : 25.99% AREA OF OPENING: 45 SF OPENINGS % : 36.88% OPENINGS % : 21.19% OPENINGS % : 14.10% % ALLOWED OPENINGS AT EXT. WALL: 45% % ALLOWED OPENINGS AT EXT. WALL: 75% % ALLOWED OPENINGS AT EXT. WALL: 25% % ALLOWED OPENINGS AT EXT. WALL: 25% % ALLOWED OPENINGS AT EXT. WALL: 45%

> **ALLOWABLE OPENINGS - ELEVATION 4** 5 ALLOWABLE OPENINGS - ELEVATION 3 4 ALLOWABLE OPENINGS - ELEVATION 2 3 ALLOWABLE OPENINGS - ELEVATION 1 2 1/16" = 1'-0" 1/16" = 1'-0" 1/16" = 1'-0" 1/16" = 1'-0"



TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON

RE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA®
	Unprotected, Nonsprinklered (UP, NS)	Not Permitted ^k
0 to less than 3 ^{b, c, k}	Unprotected, Sprinklered (UP, S)i	Not Permitted ^k
	Protected (P)	Not Permitted ^k
	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
3 to less than 5 ^{d, c}	Unprotected, Sprinklered (UP, S)i	15%
	Protected (P)	15%
	Unprotected, Nonsprinklered (UP, NS)	10% ^h
5 to less than 10 ^{e, f, j}	Unprotected, Sprinklered (UP, S)i	25%
	Protected (P)	25%
	Unprotected, Nonsprinklered (UP, NS)	15% ^h
10 to less than 15 ^{e, f, g, j}	Unprotected, Sprinklered (UP, S)i	45%
	Protected (P)	45%
	Unprotected, Nonsprinklered (UP, NS)	25%
15 to less than 20 ^{f, g, j}	Unprotected, Sprinklered (UP, S)i	75%
	Protected (P)	75%
	Unprotected, Nonsprinklered (UP, NS)	45%
20 to less than 25 ^{f, g, j}	Unprotected, Sprinklered (UP, S)i	No Limit
	Protected (P)	No Limit
	Unprotected, Nonsprinklered (UP, NS)	70%
25 to less than 30 ^{f, g, j}	Unprotected, Sprinklered (UP, S)i	No Limit
	Protected (P)	No Limit
	Unprotected, Nonsprinklered (UP, NS)	No Limit
30 or greater	Unprotected, Sprinklered (UP, S)i	No Limit
Γ	Protected (P)	No Limit

UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

P = Openings protected with an opening protective assembly in accordance with Section 705.8.2.

a. Values indicated are the percentage of the area of the exterior wall, per story. b. For the requirements for fire walls of buildings with differing heights, see Section 706.6.1.

c. For openings in a fire wall for buildings on the same lot, see Section 706.8. d. The maximum percentage of unprotected and protected openings shall be 25 percent for Group R-3 occupancies.

e. Unprotected openings shall not be permitted for openings with a fire separation distance of less than 15 feet for Group H-2 and H-3 occupancies. f. The area of unprotected and protected openings shall not be limited for Group R-3 occupancies, with a fire separation distance of 5 feet or greater.

g. The area of openings in an open parking structure with a fire separation distance of 10 feet or greater shall not be limited.

h. Includes buildings accessory to Group R-3. i. Not applicable to Group H-1, H-2 and H-3 occupancies.

j. The area of openings in a building containing only a Group U occupancy private garage or carport with a fire separation distance of 5 feet (1523 mm) or

k. For openings between S-2 parking garage and Group R-2 building, see Section 705.3, Exception 2.

FIRE SEPARATION DISTANCE & PERCENTAGE OPENING ALLOWED

PER CBC TABLE 705.8

	SEPARATION DISTANCE	ALLOWABLE AREA
NP NP	0 FT < 3 FT	NOT PERMITTED
15% 15%	3 FT < 5 FT	15%
25% 25%	5 FT < 10 FT	25%
45% 45%	10 FT < 15 FT	45%
75% 75%	15 FT < 20 FT	75%
NL NL	> 20 FT	NO LIMIT

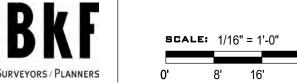
ALLOWABLE OPENINGS 1

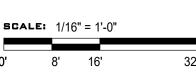
3/64" = 1'-0"

ALLOWABLE OPENINGS

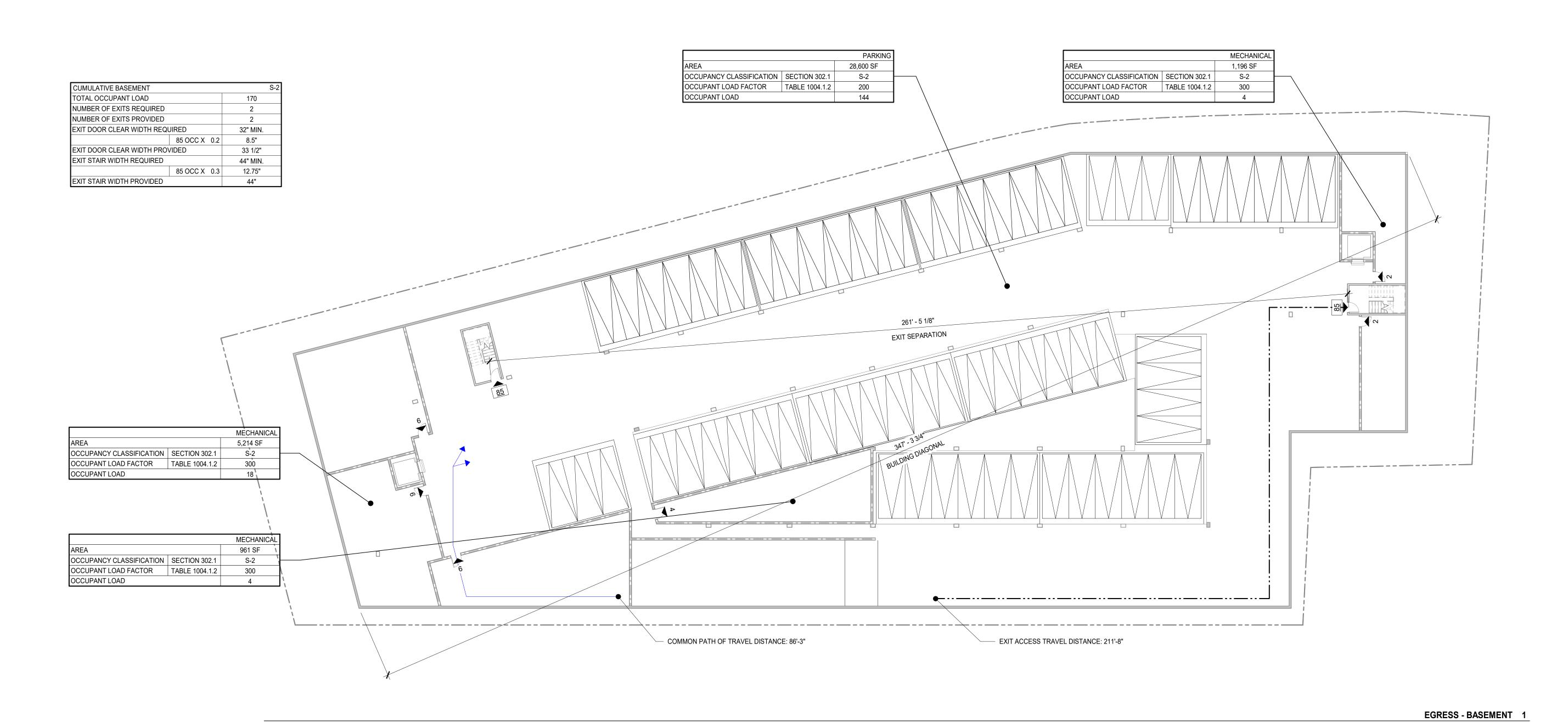








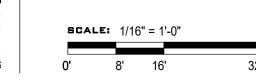




EGRESS DIAGRAMS











- A. SEPARATION DISTANCE BETWEEN AT LEAST TWO EXITS SHALL BE 1/3 DIAGONAL DIMENSION OF BUILDING. SEE DIAGRAMS FOR EXIT SEPARATION DISTANCE DIMENSIONS.
- B. COMMON PATH OF EGRESS TRAVEL (CBC TABLE 1014.3) SPRINKLERED S-2 = 100' SPRINKLERED B = 100'

GENERAL NOTES

SPRINKLERED R-2 = 125'

- C. EXIT ACCESS TRAVEL DISTANCE (CBC TABLE 1016.2) SPRINKLERED S-2 = 400' SPRINKLERED B = 300' SPRINKLERED R-2 = 250'
- D. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE SIGNAGE POSTED IN A CONSPICUOUS PLACE WITH THE ALLOWABLE OCCUPANT LOAD NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY. FINAL POSTED SIGN LOCATION(S) AND TYPE SHALL BE APPROVED BY THE FIRE AND BUILDING INSPECTORS PRIOR TO FINAL BUILDING OCCUPANCY CERTIFICATION PER CBC 1004.3.
- E. CLASS I STANDPIPE HOSE CONNECTION SHALL BE PROVIDED ON EACH SIDE OF THE WALL ADJACENT TO THE EXIT OPENING OF A HORIZONTAL EXIT EXCEPT WHERE FLOOR AREAS ADJACENT TO A HORIZONTAL EXIT ARE REACHABLE FROM EXIT STAIRWAY HOSE CONNECTIONS BY A NOZZLE ATTACHED TO 100 FEET OF HOSE AS AS MEASURED ALONG THE PATH OF TRAVEL, A HOSE CONNECTION SHALL NOT BE REQUIRED AT THE HORIZONTAL EXIT.
- F. DOOR OPENING WIDTHS NOTED IN TABLES ARE BASED ON THE NET CLEAR DOOR OPENING WIDTH FROM FACE OF DOOR TO DOOR STOP.
- G. A TYPICAL DOOR OPENING IS 3'-0", U.O.N., WITH A NET CLEAR OPENING OF 33 1/2", WHICH HAS AN OCCUPANT LOAD CAPACITY OF 167 OCCUPANTS.
- H. PER CBC 1005.3.1 & 1005.3.2 EXCEPTIONS, MINIMUM REQUIRED EGRESS WIDTHS PROVIDED ARE BASED ON THE BUILDING BEING EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM (CBC 903.3.1.1 OR 903.3.1.2) AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC 907.5.2.2.

LEGEND

9 — EXIT OCCUPANT LOAD

EXIT CUMMULATIVE OCCUPANT LOAD **▲**38 H.E. HORIZONTAL EXIT

EXIT DISCHARGE

PARTIAL HEIGHT WALL

FULL HEIGHT WALL

CONCRETE WALL/COLUMN, S.S.D. 1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIIN @ CORRIDOR]

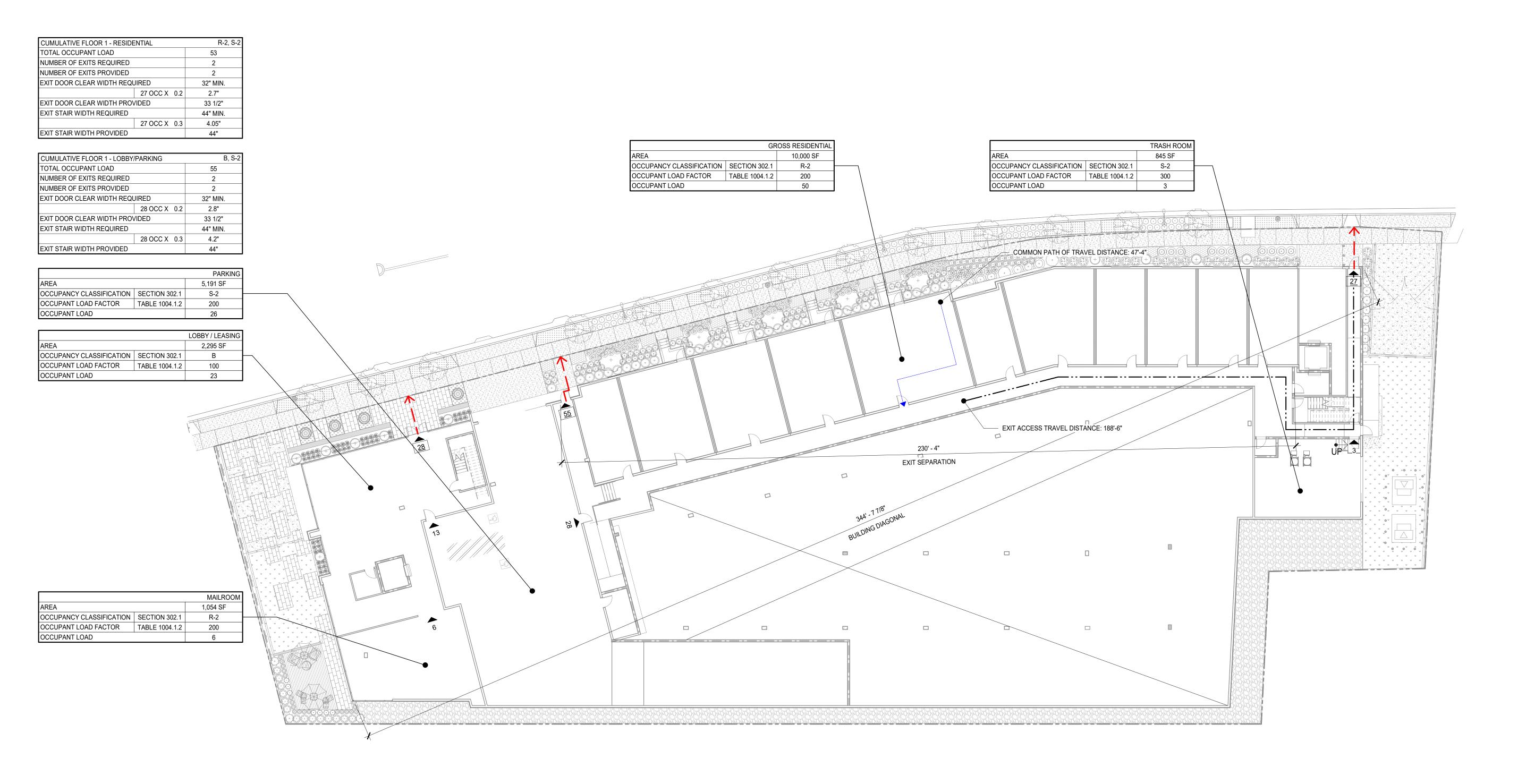
2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]

3-HOUR FIRE BARRIER

◆◆◆ ◆◆◆ 3- HR RATED WALL

ACCESSIBLE PATH OF TRAVEL FROM EXITS TO THE PUBLIC RIGHT OF WAY

1/16" = 1'-0"



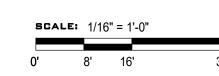
FLOOR 1 1 1/16" = 1'-0"

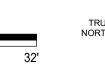
EGRESS DIAGRAMS















GENERAL NOTES

SPRINKLERED S-2 = 100' SPRINKLERED B = 100' SPRINKLERED R-2 = 125'

C. EXIT ACCESS TRAVEL DISTANCE (CBC TABLE 1016.2) SPRINKLERED S-2 = 400' SPRINKLERED B = 300'

A. SEPARATION DISTANCE BETWEEN AT LEAST TWO EXITS SHALL BE 1/3 DIAGONAL DIMENSION OF BUILDING. SEE DIAGRAMS FOR EXIT SEPARATION DISTANCE DIMENSIONS.

B. COMMON PATH OF EGRESS TRAVEL (CBC TABLE 1014.3)

SPRINKLERED R-2 = 250' D. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY

SHALL HAVE SIGNAGE POSTED IN A CONSPICUOUS PLACE WITH THE ALLOWABLE OCCUPANT LOAD NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY. FINAL POSTED SIGN LOCATION(S) AND TYPE SHALL BE APPROVED BY THE FIRE AND BUILDING INSPECTORS PRIOR TO FINAL BUILDING OCCUPANCY CERTIFICATION PER CBC 1004.3.

E. CLASS I STANDPIPE HOSE CONNECTION SHALL BE PROVIDED ON EACH SIDE OF THE WALL ADJACENT TO THE EXIT OPENING OF A HORIZONTAL EXIT EXCEPT WHERE FLOOR AREAS ADJACENT TO A HORIZONTAL EXIT ARE REACHABLE FROM EXIT STAIRWAY HOSE CONNECTIONS BY A NOZZLE ATTACHED TO 100 FEET OF HOSE AS AS MEASURED ALONG THE PATH OF TRAVEL, A HOSE CONNECTION SHALL NOT BE REQUIRED AT THE HORIZONTAL EXIT.

F. DOOR OPENING WIDTHS NOTED IN TABLES ARE BASED ON THE NET CLEAR DOOR OPENING WIDTH FROM FACE OF DOOR TO DOOR STOP.

G. A TYPICAL DOOR OPENING IS 3'-0", U.O.N., WITH A NET CLEAR OPENING OF 33 1/2", WHICH HAS AN OCCUPANT LOAD CAPACITY OF 167 OCCUPANTS.

H. PER CBC 1005.3.1 & 1005.3.2 EXCEPTIONS, MINIMUM REQUIRED EGRESS WIDTHS PROVIDED ARE BASED ON THE BUILDING BEING EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM (CBC 903.3.1.1 OR 903.3.1.2) AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC 907.5.2.2.

LEGEND

9 — OCCUPANT LOAD

EXIT CUMMULATIVE OCCUPANT LOAD 4<u>38</u> H.E. HORIZONTAL EXIT

EXIT DISCHARGE

PARTIAL HEIGHT WALL

FULL HEIGHT WALL

CONCRETE WALL/COLUMN, S.S.D. 1-HOUR FIRE BARRIER [45 MIN OPENING

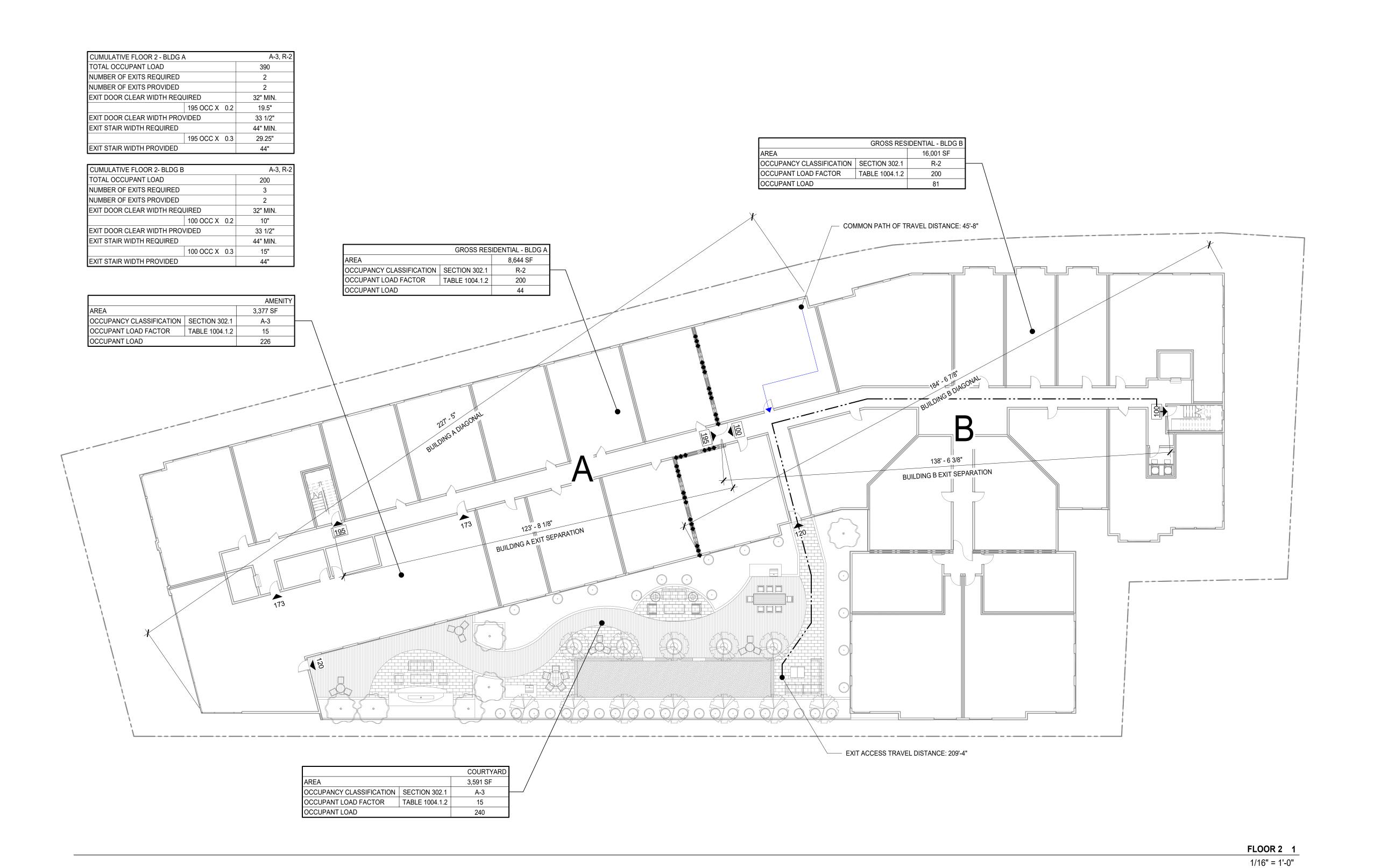
PROTECTION]

PROTECTION, EXCEPT FOR 20 MIIN @ 2-HOUR FIRE BARRIER [90 MIN OPENING

3-HOUR FIRE BARRIER

◆◆◆ ◆◆◆ 3- HR RATED WALL

ACCESSIBLE PATH OF TRAVEL FROM EXITS TO THE PUBLIC RIGHT OF WAY



EGRESS DIAGRAMS

- A. SEPARATION DISTANCE BETWEEN AT LEAST TWO EXITS SHALL BE 1/3 DIAGONAL DIMENSION OF BUILDING. SEE DIAGRAMS FOR EXIT SEPARATION DISTANCE DIMENSIONS.
- B. COMMON PATH OF EGRESS TRAVEL (CBC TABLE 1014.3) SPRINKLERED S-2 = 100' SPRINKLERED B = 100'

GENERAL NOTES

SPRINKLERED R-2 = 125'

- C. EXIT ACCESS TRAVEL DISTANCE (CBC TABLE 1016.2) SPRINKLERED S-2 = 400' SPRINKLERED B = 300' SPRINKLERED R-2 = 250'
- D. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE SIGNAGE POSTED IN A CONSPICUOUS PLACE WITH THE ALLOWABLE OCCUPANT LOAD NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY. FINAL POSTED SIGN LOCATION(S) AND TYPE SHALL BE APPROVED BY THE FIRE AND BUILDING INSPECTORS PRIOR TO FINAL BUILDING OCCUPANCY CERTIFICATION PER CBC 1004.3.
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- H. PER CBC 1005.3.1 & 1005.3.2 EXCEPTIONS, MINIMUM REQUIRED EGRESS WIDTHS PROVIDED ARE BASED ON THE BUILDING BEING EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM (CBC 903.3.1.1 OR 903.3.1.2) AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC 907.5.2.2.



9 — OCCUPANT LOAD

EXIT CUMMULATIVE OCCUPANT LOAD √38 H.E. HORIZONTAL EXIT

EXIT DISCHARGE

PARTIAL HEIGHT WALL

FULL HEIGHT WALL CONCRETE WALL/COLUMN, S.S.D.

1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIIN @ CORRIDOR]

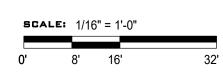
2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]

3-HOUR FIRE BARRIER

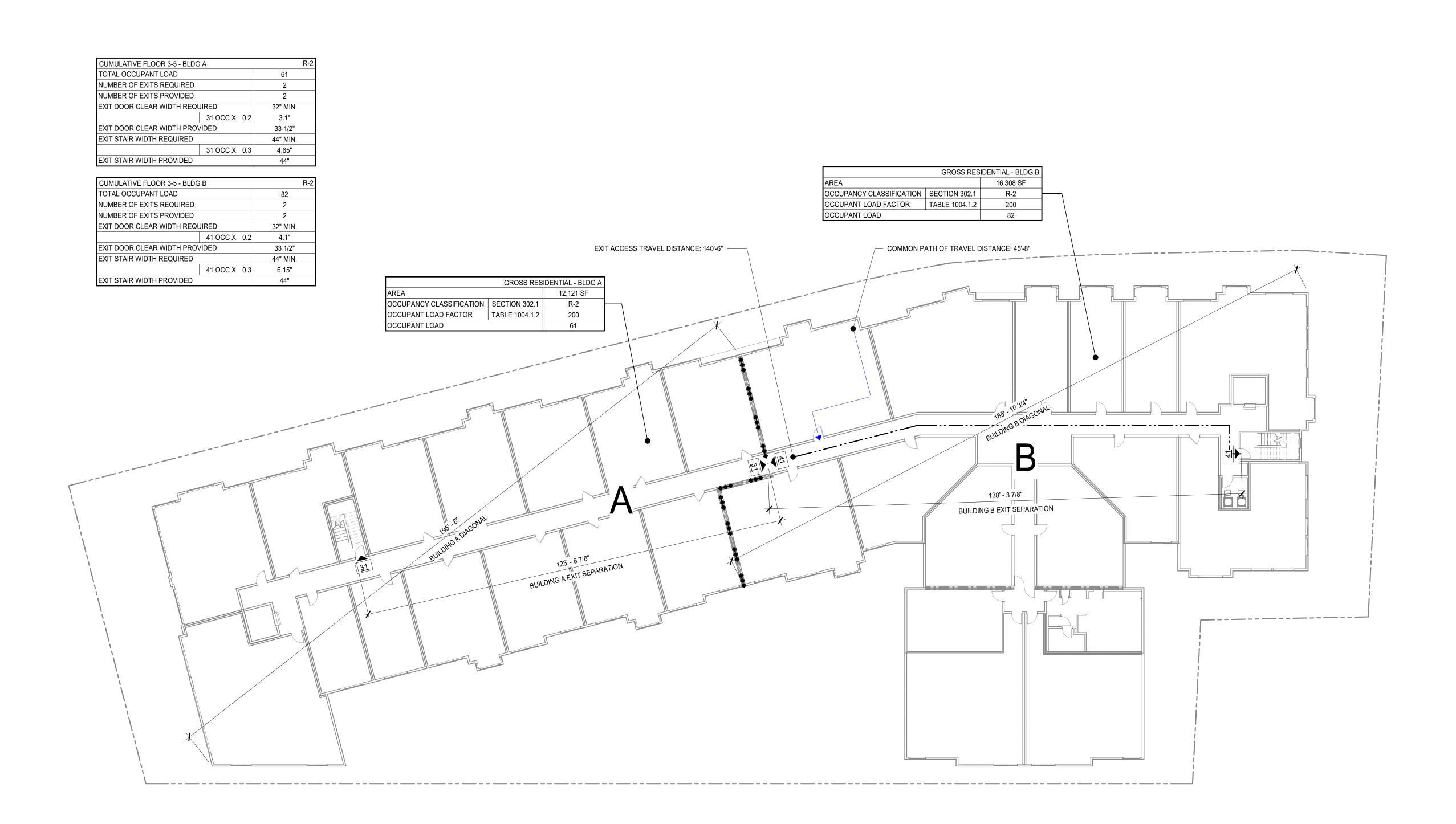
◆◆◆ ◆◆◆ 3- HR RATED WALL

ACCESSIBLE PATH OF TRAVEL FROM EXITS TO THE PUBLIC RIGHT OF WAY







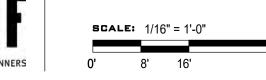


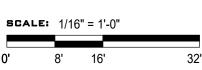
FLOOR 3-5 1 1/16" = 1'-0"

EGRESS DIAGRAMS











GENERAL NOTES

SPRINKLERED S-2 = 100' SPRINKLERED B = 100' SPRINKLERED R-2 = 125'

SPRINKLERED S-2 = 400' SPRINKLERED B = 300' SPRINKLERED R-2 = 250'

A. SEPARATION DISTANCE BETWEEN AT LEAST TWO EXITS SHALL BE 1/3 DIAGONAL DIMENSION OF BUILDING. SEE DIAGRAMS FOR EXIT SEPARATION DISTANCE DIMENSIONS.

B. COMMON PATH OF EGRESS TRAVEL (CBC TABLE 1014.3)

C. EXIT ACCESS TRAVEL DISTANCE (CBC TABLE 1016.2)

D. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE SIGNAGE POSTED IN A CONSPICUOUS PLACE WITH THE ALLOWABLE OCCUPANT LOAD NEAR THE MAIN EXIT

LOCATION(S) AND TYPE SHALL BE APPROVED BY THE FIRE AND BUILDING INSPECTORS PRIOR TO FINAL BUILDING

E. CLASS I STANDPIPE HOSE CONNECTION SHALL BE PROVIDED ON EACH SIDE OF THE WALL ADJACENT TO THE EXIT OPENING OF A HORIZONTAL EXIT EXCEPT WHERE FLOOR AREAS ADJACENT TO A HORIZONTAL EXIT ARE REACHABLE FROM EXIT STAIRWAY HOSE CONNECTIONS BY A NOZZLE ATTACHED TO 100 FEET OF HOSE AS AS MEASURED ALONG THE PATH OF TRAVEL, A HOSE CONNECTION SHALL NOT BE

F. DOOR OPENING WIDTHS NOTED IN TABLES ARE BASED ON

G. A TYPICAL DOOR OPENING IS 3'-0", U.O.N., WITH A NET CLEAR OPENING OF 33 1/2", WHICH HAS AN OCCUPANT LOAD

REQUIRED EGRESS WIDTHS PROVIDED ARE BASED ON THE BUILDING BEING EQUIPPED WITH AN AUTOMATIC FIRE

SPRINKLER SYSTEM (CBC 903.3.1.1 OR 903.3.1.2) AND AN

EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN

PARTIAL HEIGHT WALL

1-HOUR FIRE BARRIER [45 MIN OPENING

2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]

CONCRETE WALL/COLUMN, S.S.D.

PROTECTION, EXCEPT FOR 20 MIIN @

ACCESSIBLE PATH OF TRAVEL FROM EXITS TO THE PUBLIC RIGHT OF WAY

FULL HEIGHT WALL

CORRIDOR]

3-HOUR FIRE BARRIER

◆◆◆ ◆◆◆ 3- HR RATED WALL

H. PER CBC 1005.3.1 & 1005.3.2 EXCEPTIONS, MINIMUM

THE NET CLEAR DOOR OPENING WIDTH FROM FACE OF DOOR

OR EXIT ACCESS DOORWAY. FINAL POSTED SIGN

OCCUPANCY CERTIFICATION PER CBC 1004.3.

REQUIRED AT THE HORIZONTAL EXIT.

CAPACITY OF 167 OCCUPANTS.

ACCORDANCE WITH CBC 907.5.2.2.

EXIT CUMMULATIVE OCCUPANT LOAD

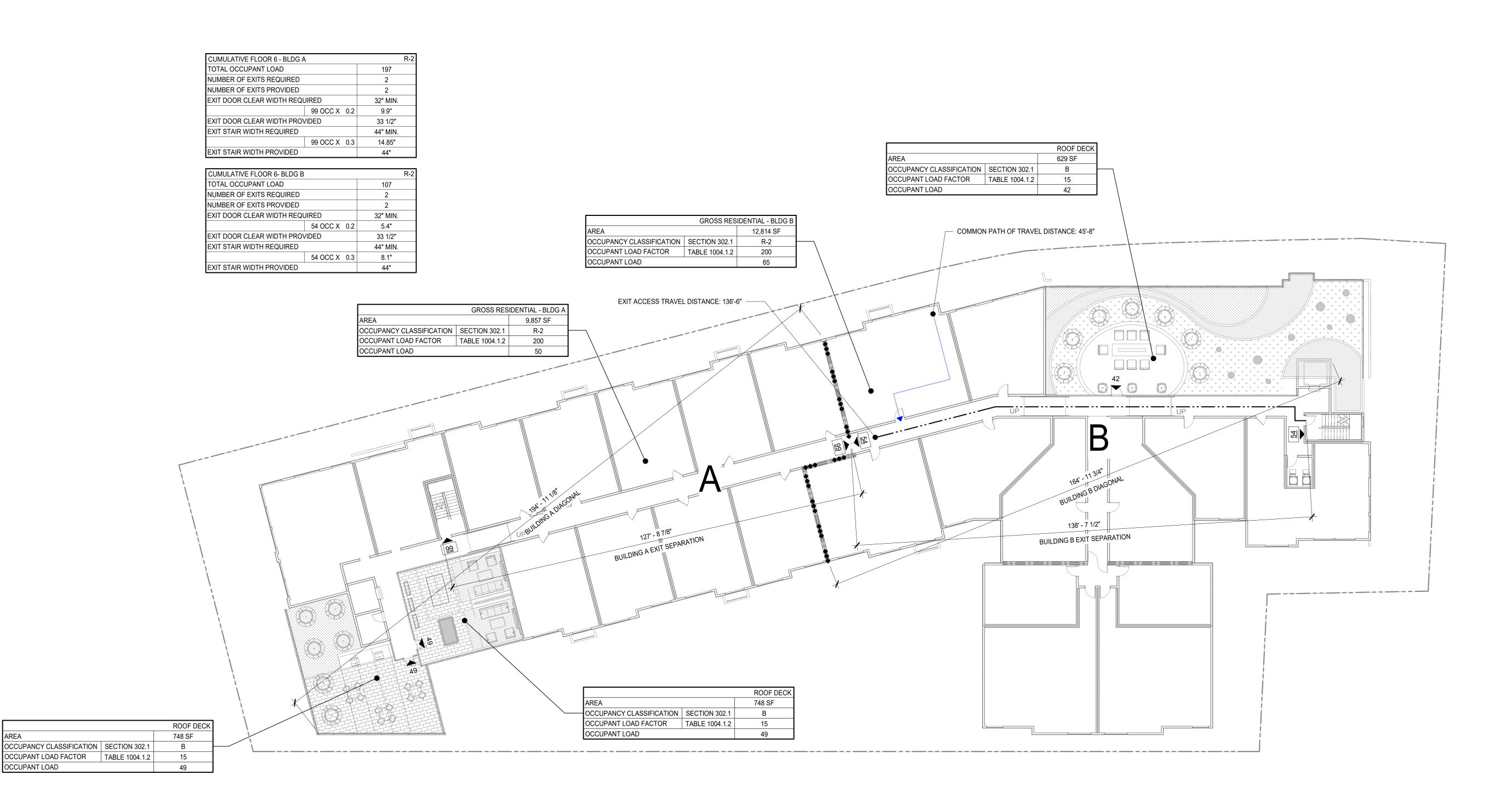
TO DOOR STOP.

LEGEND

9 — EXIT OCCUPANT LOAD

▲38 H.E. HORIZONTAL EXIT

EXIT DISCHARGE



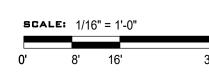
FLOOR 6 1 1/16" = 1'-0"

EGRESS DIAGRAMS













GENERAL NOTES

SPRINKLERED S-2 = 100' SPRINKLERED B = 100' SPRINKLERED R-2 = 125'

SPRINKLERED S-2 = 400' SPRINKLERED B = 300' SPRINKLERED R-2 = 250'

A. SEPARATION DISTANCE BETWEEN AT LEAST TWO EXITS SHALL BE 1/3 DIAGONAL DIMENSION OF BUILDING. SEE DIAGRAMS FOR EXIT SEPARATION DISTANCE DIMENSIONS.

B. COMMON PATH OF EGRESS TRAVEL (CBC TABLE 1014.3)

C. EXIT ACCESS TRAVEL DISTANCE (CBC TABLE 1016.2)

D. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE SIGNAGE POSTED IN A CONSPICUOUS PLACE WITH THE ALLOWABLE OCCUPANT LOAD NEAR THE MAIN EXIT

LOCATION(S) AND TYPE SHALL BE APPROVED BY THE FIRE AND BUILDING INSPECTORS PRIOR TO FINAL BUILDING

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G. A TYPICAL DOOR OPENING IS 3'-0", U.O.N., WITH A NET CLEAR OPENING OF 33 1/2", WHICH HAS AN OCCUPANT LOAD

REQUIRED EGRESS WIDTHS PROVIDED ARE BASED ON THE

BUILDING BEING EQUIPPED WITH AN AUTOMATIC FIRE

PARTIAL HEIGHT WALL

1-HOUR FIRE BARRIER [45 MIN OPENING

2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]

CONCRETE WALL/COLUMN, S.S.D.

PROTECTION, EXCEPT FOR 20 MIIN @

ACCESSIBLE PATH OF TRAVEL FROM EXITS TO THE PUBLIC RIGHT OF WAY

FULL HEIGHT WALL

CORRIDOR]

3-HOUR FIRE BARRIER

◆◆◆ ◆◆◆ 3- HR RATED WALL

SPRINKLER SYSTEM (CBC 903.3.1.1 OR 903.3.1.2) AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN

H. PER CBC 1005.3.1 & 1005.3.2 EXCEPTIONS, MINIMUM

THE NET CLEAR DOOR OPENING WIDTH FROM FACE OF DOOR

OR EXIT ACCESS DOORWAY. FINAL POSTED SIGN

OCCUPANCY CERTIFICATION PER CBC 1004.3.

REQUIRED AT THE HORIZONTAL EXIT.

CAPACITY OF 167 OCCUPANTS.

ACCORDANCE WITH CBC 907.5.2.2.

EXIT CUMMULATIVE OCCUPANT LOAD

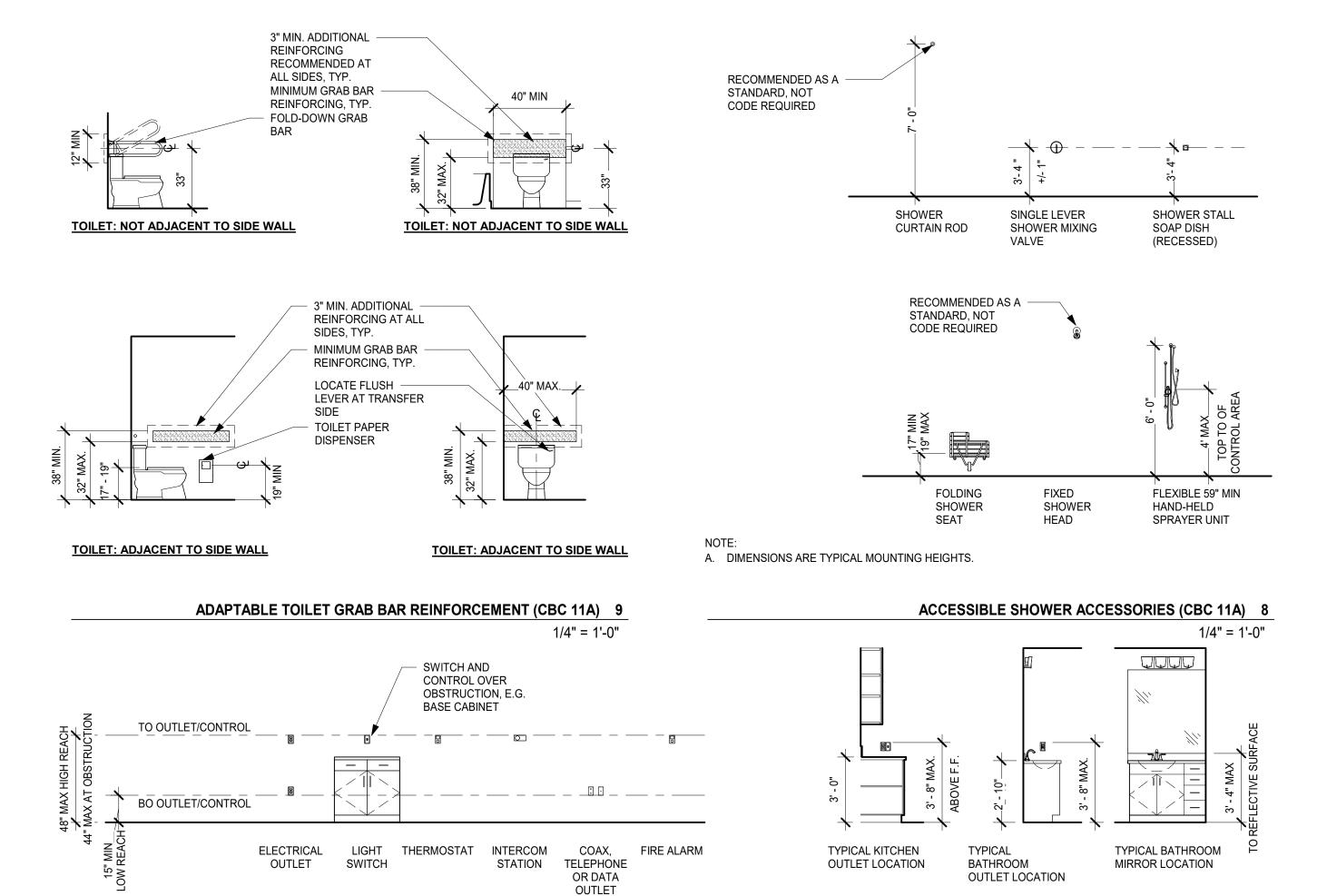
TO DOOR STOP.

LEGEND

9 OCCUPANT LOAD

√38 H.E. HORIZONTAL EXIT

EXIT DISCHARGE



ACCESSIBLE ACCESSORIES, SWITCHES, OUTLETS, AND CONTROLS (CBC 11A) 7 1/4" = 1'-0"

CABINET

WORKING SURFACE

SHALL BE AT A 34"

MAXIMUM HEIGHT

WHEN LOWERED

CHANGING EXTINGUISHER

STATION

NOT CODE

REQUIRED,

HEIGHT

RECOMMENDED

TOILET

PAPER

DISPENSER DISPOSAL

SANITARY HOSE BIB

NAPKIN

A. PROVIDE MANEUVERING CLEARANCES AT THE PUBLIC USE SIDE OF THE DOOR THAT

COVER

DISPENSER

TOWEL

DISPENSER

W/ WASTE

RECEPTACLE

BOTTOM OF GLASS,

TOP OF FRAME

WHERE OCCURS

- TO DISPENSER'S

RECEP

TACLE

NAPKIN

DISPENSER

DRYER

BAR

DISPENSER

MOUTH

B. PROVIDE MANEUVERING CLEARANCES AT UNIT INTERIOR SIDE OF DOOR THAT MEET REQUIREMENTS OF SECTION 1132A. C. PROVIDE A LEVEL AND CLEAR AREA AT MANEUVERING CLEARANCES AT DOORS.

MEDICINE

CABINET W/

MIRROR

2ND PEEP HOLE AT -

BE ADDED TO

LOWER HEIGHT CAN

ACCOMMODATE FOR

DISABLED RESIDENT

DOORBELL

BUTTON

DOOR

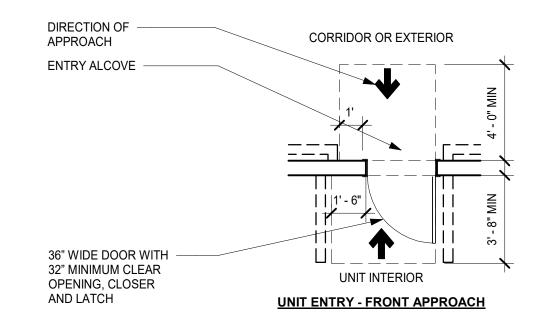
PEEP

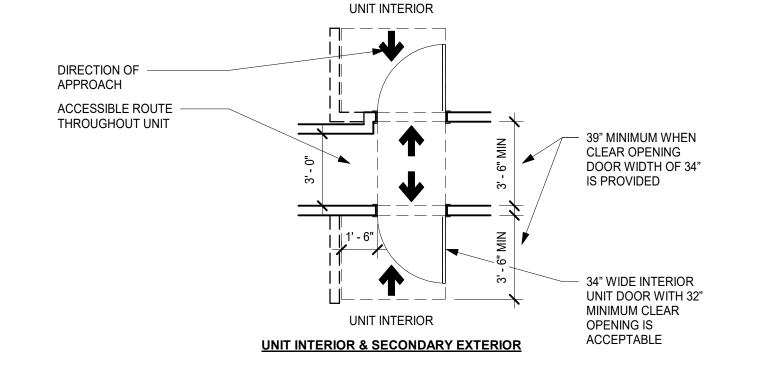
HOLE

MIRROR

MEET REQUIREMENTS OF SECTION 1126A.3.

D. ALL DOORS ARE TO BE EQUIPPED WITH NON GRASP LEVER HARDWARE THAT UNLOCKS & UNLATCHES WITH A SINGLE EFFORT CENTERED BETWEEN 30" AND 44" ABOVE FINISH FLOOR PER SECTION 1126A.6.





MANEUVERING CLEARANCES AT UNIT ENTRY DOOR AND DOORS WITHIN UNIT (CBC 11A) 6 1/4" = 1'-0"

ACCESSIBILITY GENERAL NOTES

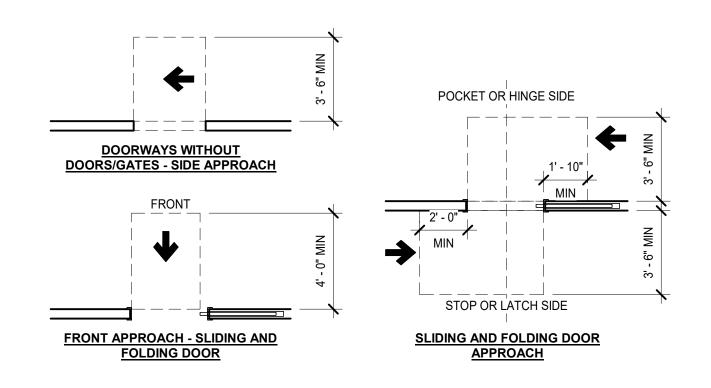
- A. ALL UNITS ARE DESIGNED TO BE ADAPTABLE AND ON AN ACCESSIBLE PATH OF TRAVEL TO COMPLY WITH
- DISABLED ADAPTABILITY AND ACCESSIBILITY REGULATIONS. B. BASE CABINET DIRECTLY UNDER THE KITCHEN SINK, INCLUDING TOE KICK AND SHELVING SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE CLEARANCE FOR A WHEELCHAIR. FINISH FLOORING TO MATCH KITCHEN FLOORING SHALL BE PROVIDED BENEATH THE REMOVABLE CABINET AND EXTEND TO THE WALL. THE FHA REQUIREMENTS REQUIRE THAT THE FLOOR, WALLS AND CABINET FACES OF THE KNEE SPACE BE FINISHED DURING

INITIAL CONSTRUCTION SO THAT NO WORK IS NECESSARY WHEN THE BASE CABINET IS REMOVED

- C. BASE CABINETS DIRECTLY UNDER THE LAVATORIES ARE ACCEPTABLE PROVIDED THERE IS SPACE TO ALLOW A PARALLEL APPROACH IN A WHEELCHAIR AND THE LAVATORY CABINETS / PEDESTAL ARE DESIGNED WITH ADAPTABLE KNEE AND TOE SPACE. VANITY CABINET UNDER THE LAVATORY COUNTER AREA. INCLUDING TOE KICK AND SHELVING SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE CLEARANCE FOR A FORWARD APPROACH IN A WHEELCHAIR. FINISH FLOORING SHALL BE PROVIDED BENEATH THE REMOVABLE
- CABINET AND EXTEND TO THE WALL. D. KITCHEN COUNTERTOPS SHALL PROVIDE A MINIMUM OF 30" IN LENGTH FOR BOTH THE KITCHEN SINK INSTALLATION AND WORK SURFACE OR A SINGLE INTEGRAL UNIT A MINIMUM OF 60". EXCEPTION: (2) 15"
- MINIMUM WIDTH BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30" OF COUNTERTOP
- E. GRAB BAR BACKING OR BLOCKING MUST PROVIDE A MINIMUM STRUCTURAL STRENGTH PER SECTION 1127A.4. BACKING SHALL MATCH METAL FRAMING GAUGE PER SSMA, MINIMUM 16 GAUGE SHEET METAL
- AND 2X12 WOOD BLOCKING AT WOOD FRAMING. F. DOORS WITHIN UNITS THAT ARE INTENDED FOR USER PASSAGE MUST PROVIDE A 32" NET CLEAR
- OPENING WIDTH PER SECTION 1132A. G. LEVER HARDWARE REQUIRED (CHAPTER 10).
- H. DOOR SIGNAL DEVICES REQUIRED (CHAPTER 11A).
- CLEAR SPACE BY DOORS REQUIRED (CHAPTER 10 & 11A)
- MINIMUM 15" WATER CLOSET SEAT HEIGHT WHERE OCCURS (CHAPTER 11A). K. WATER CLOSET, BATHTUB AND LAVATORY MINIMUM SPACE REQUIREMENTS (CHAPTER
- PROVIDE ACCESSIBLE DOORS W/ REQUIRED STRIKE CLEARANCES (CHAPTER 11A).
- M. ALL GROUND AND FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP-RESISTANT IN COMPLIANCE WITH SECTIONS 1110A.3. 1119A.2 AND 11B-302 N. PER SECTION 1008.1.3, THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING DOORS, OTHER
- THAN FIRE DOORS, SHALL NOT EXCEED 5 LBS. FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15 LB. FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30 LB. FORCE. THE DOOR SHALL SWING TO A FULL OPEN POSITION WHEN SUBJECTED TO A 15 LB. FORCE.
- O. DIMENSIONS SHOWN ON THIS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.

ACCESSIBILITY GENERAL NOTES 3 1/4" = 1'-0"

- A. PROVIDE MANEUVERING CLEARANCES AT THE PUBLIC USE SIDE OF THE DOOR THAT
- MEET REQUIREMENTS OF SECTION 1126A.3. B. PROVIDE MANEUVERING CLEARANCES AT UNIT INTERIOR SIDE OF DOOR THAT MEET
- REQUIREMENTS OF SECTION 1132A. C. PROVIDE A LEVEL AND CLEAR AREA AT MANEUVERING CLEARANCES AT DOORS.
- D. ALL DOORS ARE TO BE EQUIPPED WITH NON GRASP LEVER HARDWARE THAT UNLOCKS &
- UNLATCHES WITH A SINGLE EFFORT CENTERED BETWEEN 30" AND 44" ABOVE FINISH FLOOR PER SECTION 1126A.6.



CLEAR SPACE AT RECESSED DOORS (CBC 11A) 4

1' - 0" MIN.

3' - 0"

_5' - 0" MIN__

T-SHAPED SPACE FOR 180° TURN

PUSH SIDE APPROACH

AT RECESSED DOOR

PUSH SIDE APPROACH

WITH BOTH A LATCH

AND A CLOSER

1/2" = 1'-0"

WHEELCHAIR TURNING SPACE SIZE (CBC 11A) 5

1/4" = 1'-0"

- A. PROVIDE 36" WIDE DOORS WITH 32" MINIMUM CLEAR OPENING AS MEASURED WITH DOOR OPENED AT 90 DEGREES.
- B. PROVIDE A LEVEL AND CLEAR AREA AT MANEUVERING CLEARANCES AT DOORS.

PULL SIDE APPROACH AT RECESSED DOOR

18" MIN AT INTERIOR

24" MIN AT EXTERIOR

5' -0"

60 INCHES DIAMETER SPACE

MEET REQUIREMENTS OF SECTION 1126A.3.

REQUIREMENTS OF SECTION 1132A.

FLOOR PER SECTION 1126A.6.

A. PROVIDE MANEUVERING CLEARANCES AT THE PUBLIC USE SIDE OF THE DOOR THAT

B. PROVIDE MANEUVERING CLEARANCES AT UNIT INTERIOR SIDE OF DOOR THAT MEET

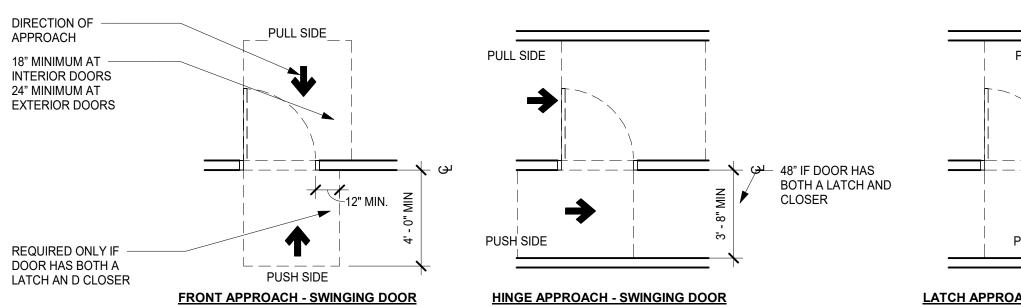
PROVIDE A LEVEL AND CLEAR AREA AT MANEUVERING CLEARANCES AT DOORS.

D. ALL DOORS ARE TO BE EQUIPPED WITH NON GRASP LEVER HARDWARE THAT UNLOCKS &

UNLATCHES WITH A SINGLE EFFORT CENTERED BETWEEN 30" AND 44" ABOVE FINISH

C. ALL DOORS ARE TO BE EQUIPPED WITH NON GRASP LEVER HARDWARE THAT UNLOCKS & UNLATCHES WITH A SINGLE EFFORT CENTERED BETWEEN 30" AND 44" ABOVE FINISH FLOOR PER SECTION 1126A.6.

CLEAR SPACE AT SLIDING AND FOLDING DOORS (CBC 11A) 2 1/4" = 1'-0"

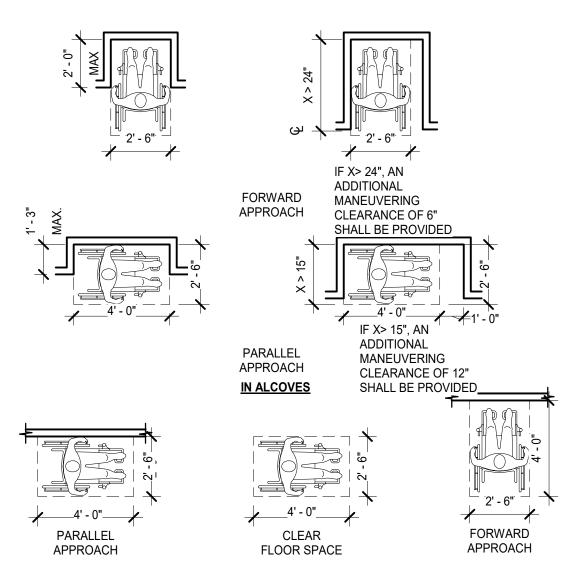


PULL SIDE DIRECTION OF APPROACH 48" IF DOOR HAS BOTH A LATCH AND CLOSER **LATCH APPROACH - SWINGING DOOR**

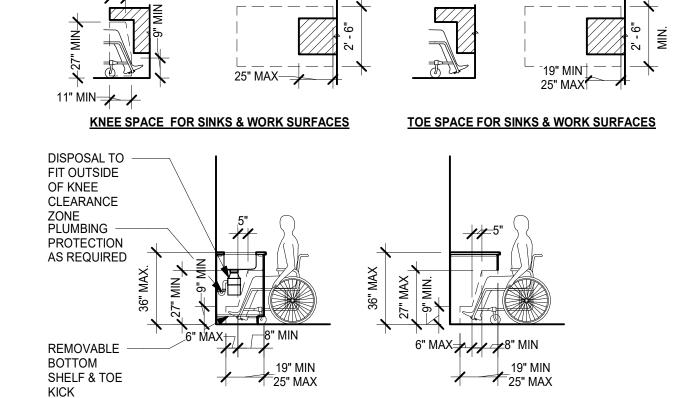
CLEAR SPACE AT COMMON USE DOORS (CBC 11A) 1

1/4" = 1'-0"





MINIMUM CLEAR FLOOR SPACE FOR WHEELCHAIRS (CBC 11A) 12 1/4" = 1'-0"



KNEE & TOE SPACE FOR SINKS

AT WORK SURFACE

1/2" = 1'-0"

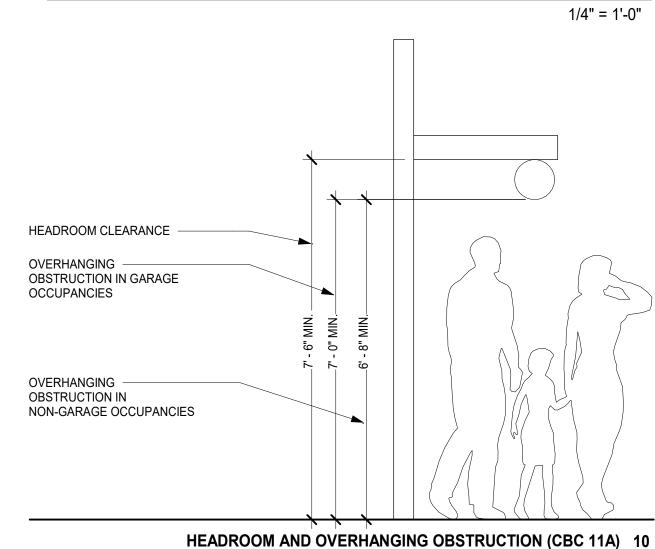
NOTE: A. PROVIDE FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. OF FORCE. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN

AT SINK

FOR AT LEAST 10 SECONDS.

B. THE KNEE AND TOE SPACE SHALL BE CLEAR AND UNOBSTRUCTED, OR REMOVABLE BASE CABINETS IN COMPLIANCE WITH SECTION 1133A.3 SHALL BE PROVIDED.

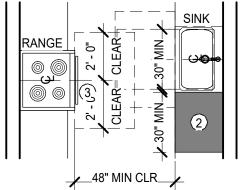
ACCESSIBLE SINK & WORK SURFACE KNEE AND TOE SPACE (CBC 11A) 11



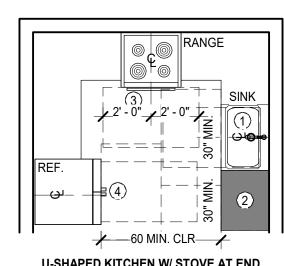
SHEET NOTES (1.) 30" MINIMUM COUNTERTOP SPACE FOR SINK INSTALLATION W/ REMOVABLE BASE CABINET AND FINISH FLOORING BENEATH; 30"X48" MINIMUM CLEAR FLOOR SPACE TO ALLOW PARALLEL OR FORWARD APPROACH (2.) 30" MINIMUM COUNTERTOP WORK SURFACE W/ REMOVABLE BASE CABINET

AND FINISH FLOORING BENEATH; 30"X48" MINIMUM CLEAR FLOOR SPACE TO ALLOW PARALLEL OR FORWARD APPROACH (3.) 30"X48" MINIMUM CLEAR FLOOR SPACE ADJACENT TO RANGE TO ALLOW

PARALLEL APPROACH (4.) 30"X48" CLEAR FLOOR SPACE AT REFRIGERATOR, DISHWASHER, TRASH COMPACTOR OTHER APPLIANCES TO ALLOW PARALLEL OR FORWARD APPROACH



OTHER KITCHEN DESIGNS

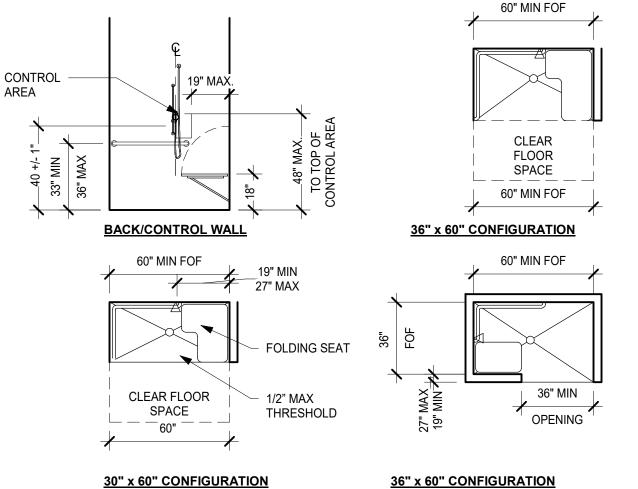


U-SHAPED KITCHEN W/ STOVE AT END

A. REPOSITIONABLE COUNTERTOPS SECTION 1133A.4.1: EXCEPTION 1. STONE, CULTURED STONE AND TILED COUNTERTOPS MAY BE USED WITHOUT MEETING THE REPOSITIONING REQUIREMENTS EXCEPTION 2. TWO 15" WIDE MINIMUM PULL-OUT BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30" OF COUNTERTOP WORK SURFACE, AND USED WITHOUT MEETING THE REPOSITIONING REQUIREMENTS.

KITCHEN CLEARANCES (CBC 11A) 9

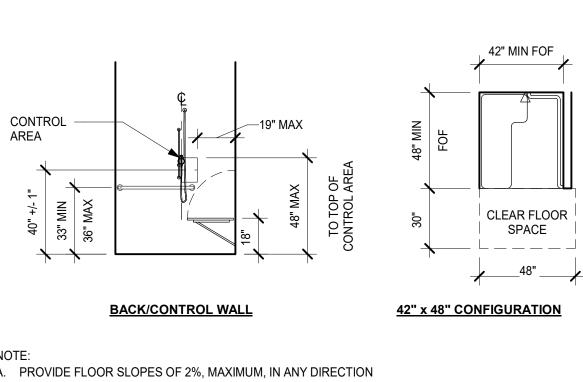
1/4" = 1'-0"



30" x 60" CONFIGURATION

- A. PROVIDE FLOOR SLOPES OF 2%, MAXIMUM, IN ANY DIRECTION B. SHOWER COMPARTMENTS SHALL COMPLY PER SECTION 1127A.5.3 AND 1134A.6.
- C. SHOWER COMPARTMENT SEATS SHALL COMPLY PER SECTION 1127A.5.3.7 AND
- D. GLASS WALLED SHOWER STALLS OR A BATHING CABIN, CONSISTING OF A SHOWER AND SEPARATE TUB, SHALL PROVIDE REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED OR CEILING-MOUNTED GRAB BARS.

ADAPTABLE SHOWER CONFIGURATIONS 30"/36"X60" (CBC 11A) 8 1/4" = 1'-0"



A. PROVIDE FLOOR SLOPES OF 2%, MAXIMUM, IN ANY DIRECTION B. SHOWER COMPARTMENTS SHALL COMPLY PER SECTION 1127A.5.3 AND 1134A.6. C. SHOWER COMPARTMENT SEATS SHALL COMPLY PER SECTION 1127A.5.3.7 AND

SEPARATE TUB, SHALL PROVIDE REINFORCEMENT FOR INSTALLATION OF

FLOOR-MOUNTED OR CEILING-MOUNTED GRAB BARS. ADAPTABLE SHOWER CONFIGURATION 42"X48" (CBC 11A) 7

1/4" = 1'-0"

D. GLASS WALLED SHOWER STALLS OR A BATHING CABIN, CONSISTING OF A SHOWER AND

_13 1/2" FORCE 4"-10" TOILET PARTITION CLEAR FLOOR SPACE 2' - 6"____ ACCESSIBLE URINAL COMMON USE FACILITIES (CBC 11A) 6 1/4" = 1'-0"

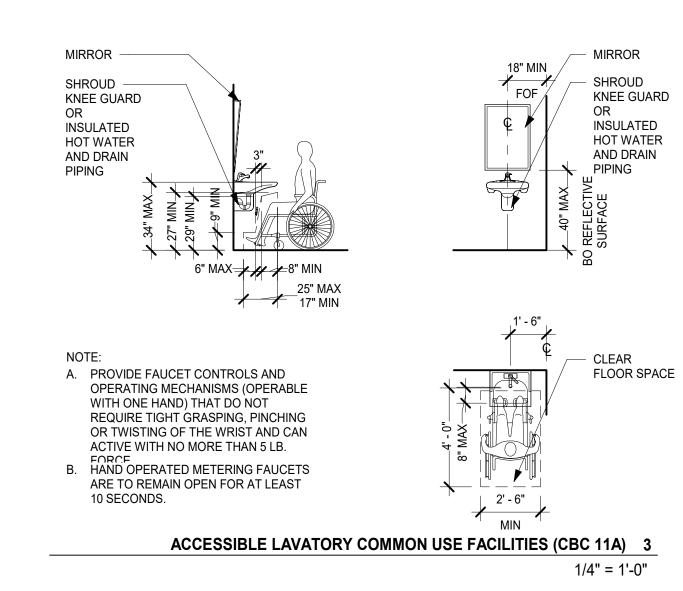
PROVIDE HAND -

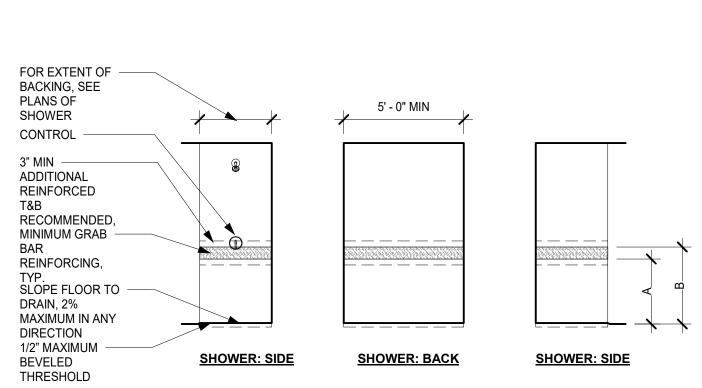
FLUSH CONTROL

MORE THAN 5 LB.

THAT REQUIRES NO

ACTIVATED/AUTOMATIC



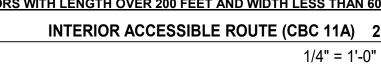


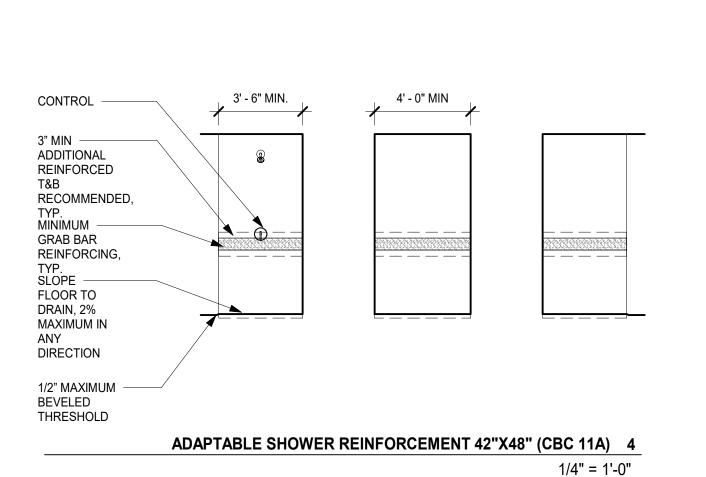
NOTE: A. MAXIMUM OF 32" TO FINISH FLOOR(30" MAX. PREFERRED), TYPICAL THROUGHOUT B. MINIMUM OF 38" TO FINISH FLOOR TYPICAL THROUGHOUT

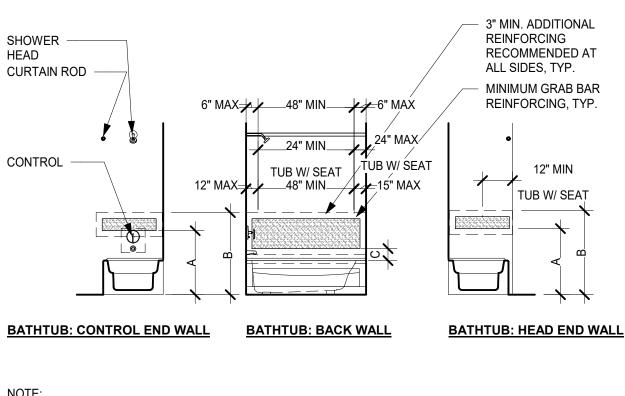
ADAPTABLE SHOWER REINFORCEMENT 30"/36"X60" (CBC 11A) 5 1/4" = 1'-0"

MINIMUM WIDTH FOR **MINIMUM WIDTH FOR CORRIDORS** CORRIDORS OVER 200 FEET 5' - 0"____ 3' - 8" PASSING METHODS FOR CORRIDORS WITH LENGTH OVER 200 FEET AND WIDTH LESS THAN 60" INTERIOR ACCESSIBLE ROUTE (CBC 11A) 2

> 10 OCCUPANTS 36" MIN <10 OCCUPANTS

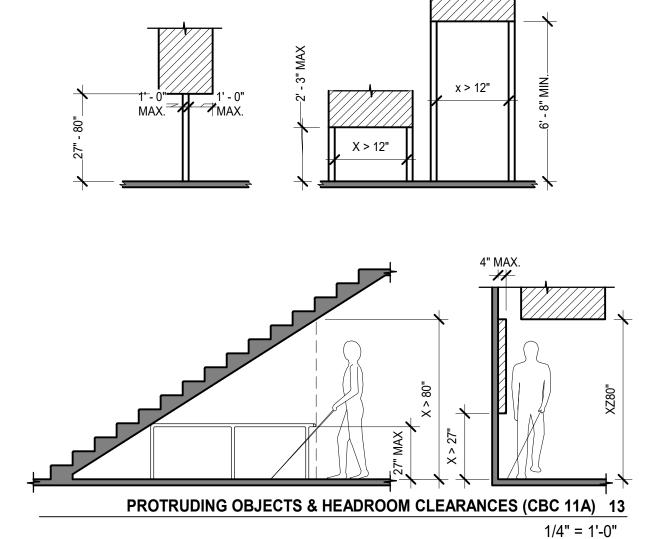






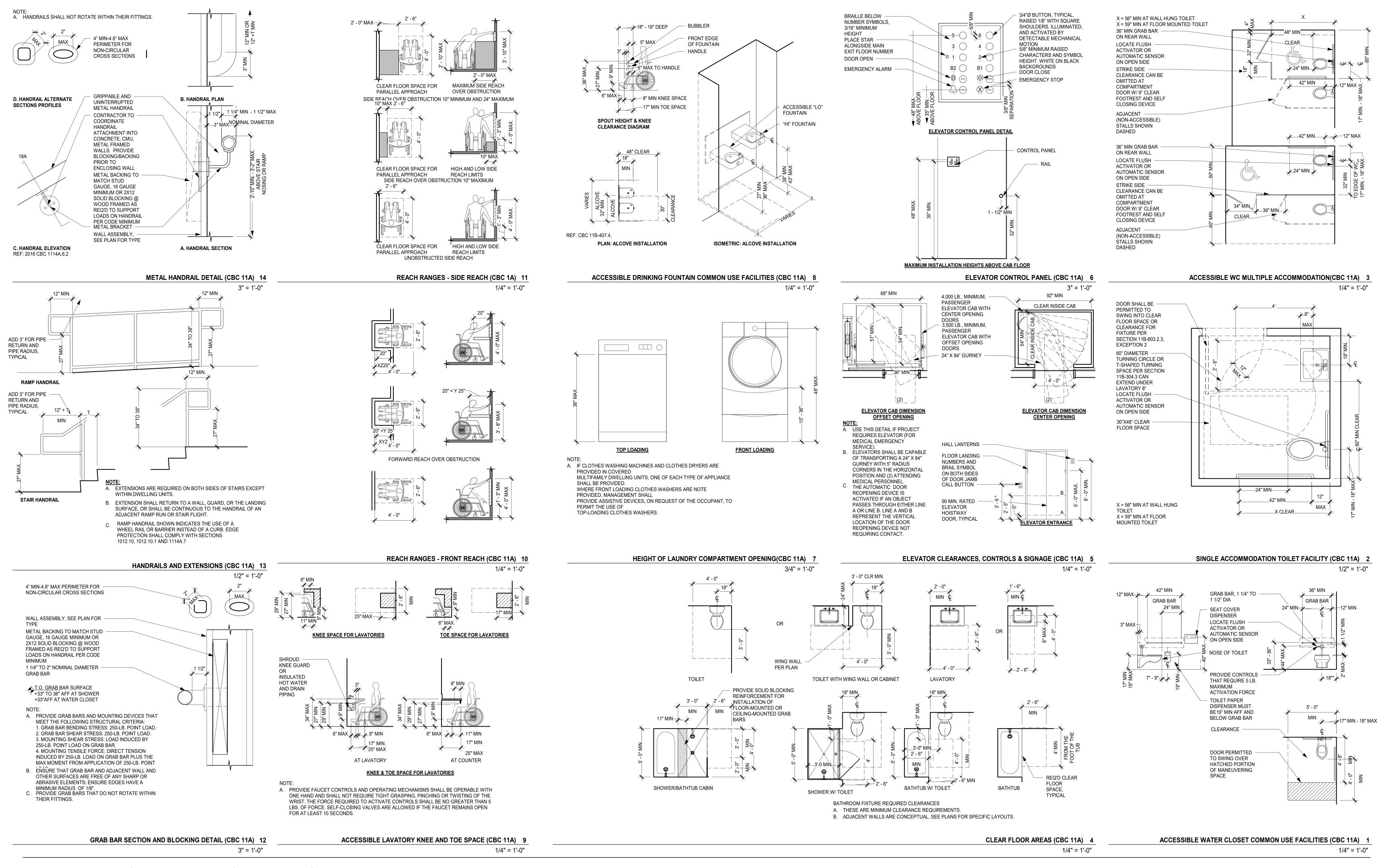
A. MAXIMUM OF 32" TO FINISH FLOOR (30" MAX. PREFERRED), TYPICAL THROUGHOUT B. MINIMUM OF 38" TO FINISH FLOOR TYPICAL THROUGHOUT C. MINIMUM OF 6" FROM TOP OF BATHTUB TO BOTTOM OF WALL REINFORCING

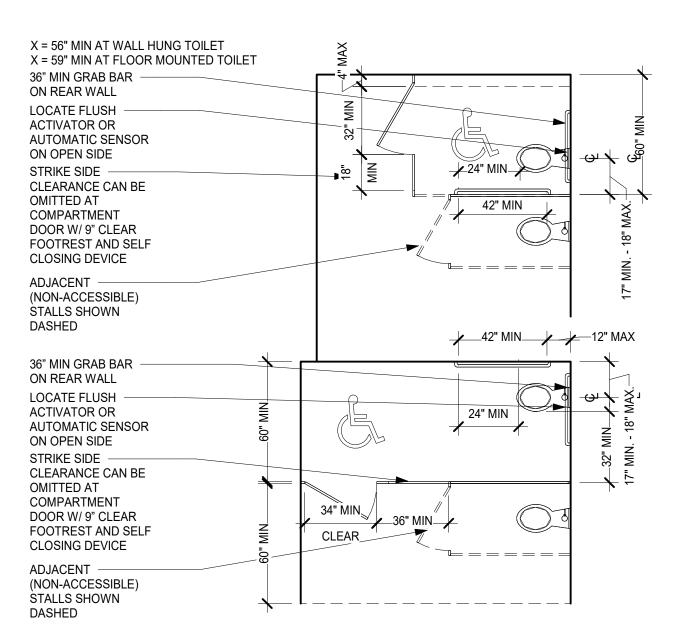
ADAPTABLE BATHTUB GRAB BAR REINFORCEMENT (CBC 11A) 1 1/4" = 1'-0"



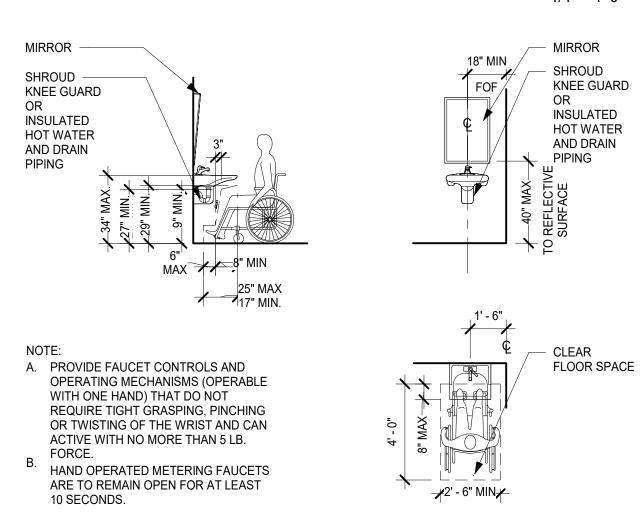




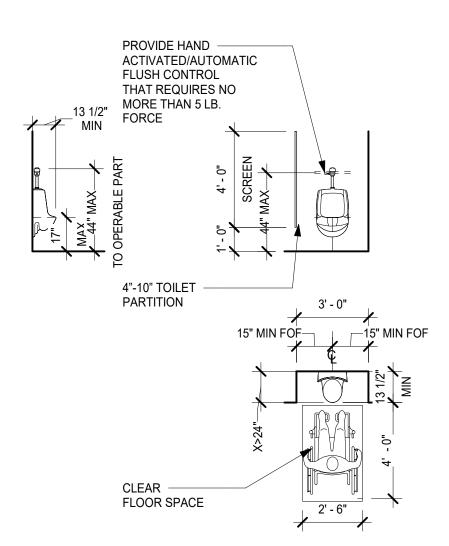


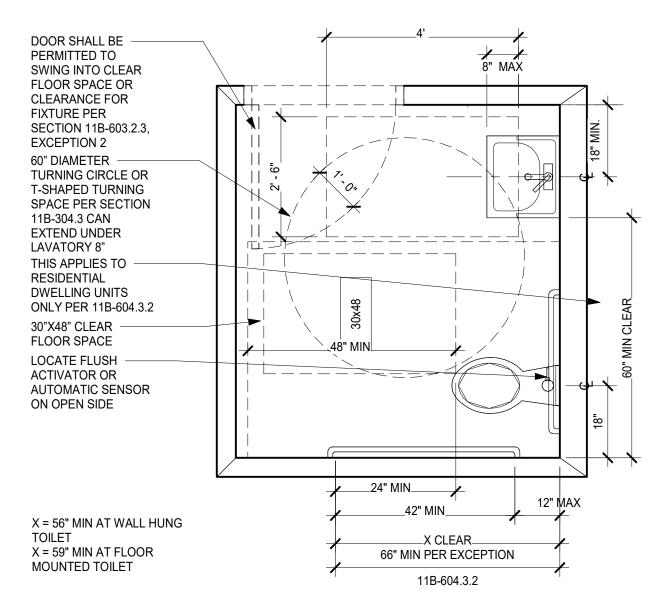


ACCESSIBLE WC MULTIPLE ACCOMMODATION(CBC 11B) 14 1/4" = 1'-0"



ACCESSIBLE LAVATORY (CBC 11B) 13 1/4" = 1'-0"





SINGLE ACCOMMODATION TOILET FACILITY (CBC 11B) 11

ACCESSIBLE DRINKING FOUNTAIN (CBC 11B) 10

A. MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH SECTION

C. PROVIDE A LEVEL AND CLEAR AREA AT MANEUVERING CLEARANCES AT DOORS.

B. PROVIDE 36" WIDE DOORS WITH 32" MINIMUM CLEAR OPENING AS MEASURED WITH DOOR

D. ALL DOORS ARE TO BE EQUIPPED WITH NON GRASP LEVER HARDWARE THAT UNLOCKS &

UNLATCHES WITH A SINGLE EFFORT CENTERED BETWEEN 34" AND 44" ABOVE FINISH

PULL SIDE

PUSH SIDE

FRONT APPROACH - SWINGING DOOR

11B-404.2.4.

DIRECTION OF

18" MINIMUM AT

24" MINIMUM AT

INTERIOR DOORS

EXTERIOR DOORS

REQUIRED ONLY IF

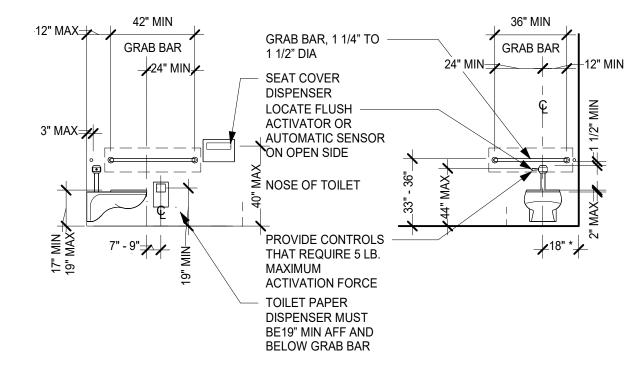
DOOR HAS BOTH A

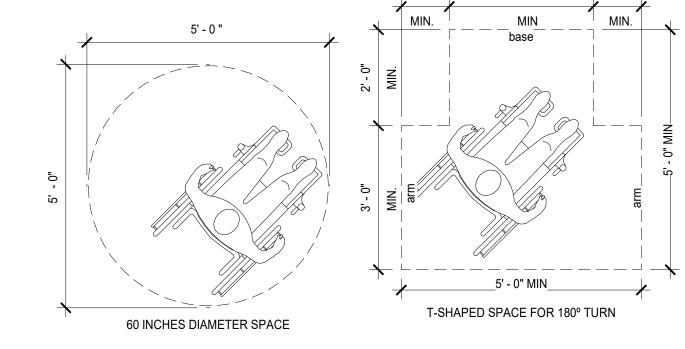
LATCH AN D CLOSER

APPROACH

OPENED AT 90 DEGREES.

FLOOR PER SECTION 11B-309.4.

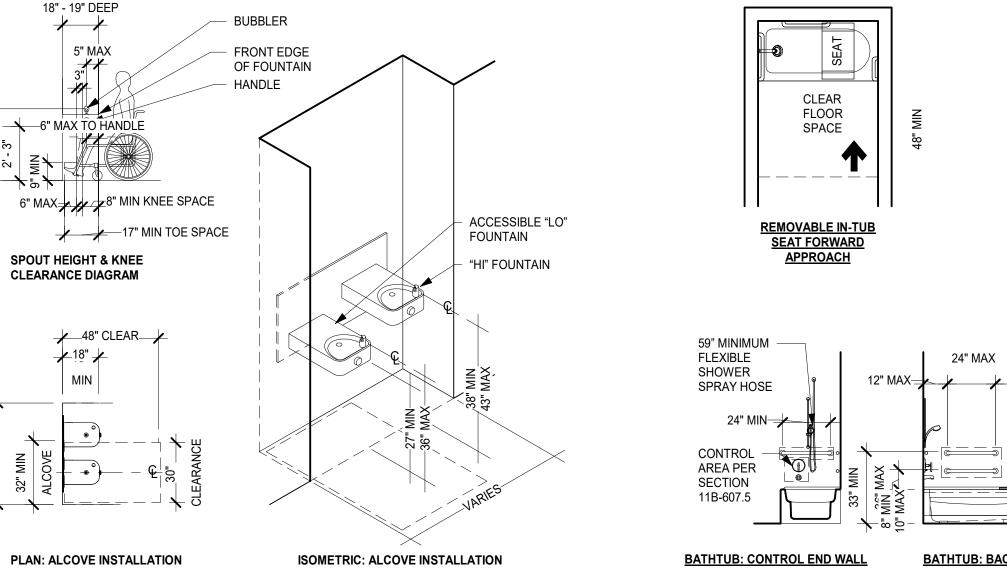




ACCESSIBLE WATER CLOSET (CBC 11B) 1/4" = 1'-0"

FLOOR -

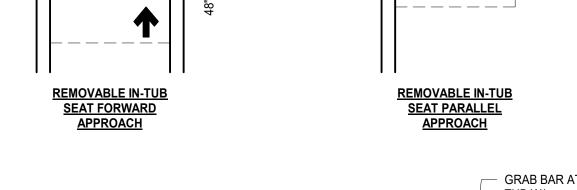
SPACE

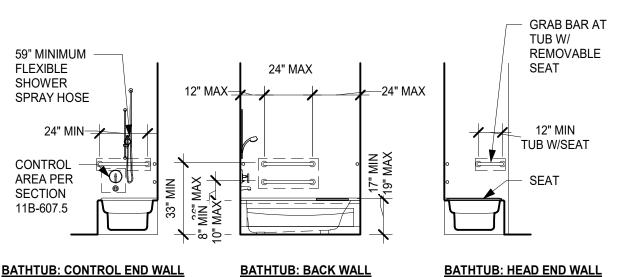


1/4" = 1'-0"

PULL SIDE

1/2" = 1'-0"





ACCESSIBLE BATHTUB (CBC 11B) 1/4" = 1'-0"

DIRECTION OF

48" IF DOOR HAS

CLOSER

BOTH A LATCH AND

1/4" = 1'-0"

APPROACH

A. MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH SECTION

B. PROVIDE A LEVEL AND CLEAR AREA AT MANEUVERING CLEARANCES AT DOORS. C. ALL DOORS ARE TO BE EQUIPPED WITH NON GRASP LEVER HARDWARE THAT UNLOCKS & UNLATCHES WITH A SINGLE EFFORT CENTERED BETWEEN 34" AND 44" ABOVE FINISH FLOOR PER SECTION 11B-309.4.

1/2" = 1'-0" 60" MIN FOF CONTROL AREA CLEAR FLOOR SPACE 60" MIN FOF BACK/CONTROL WALL 36" x 60" CONFIGURATION 60" MIN FOF 27" MAX **FOLDING SEAT** CLEAR 36" MIN **FLOOR** 1/2" MAX SPACE THRESHOLD 60" 36" x 60" CONFIGURATION 30" x 60" CONFIGURATION

PROVIDE THIS ADDITIONAL SPACE IF DOOR IS EQUIPPED PERPENDICULAR WITH BOTH A LATCH WALL WHERE & A CLOSER OCCURS SHOWN DASHED, TYPICAL DOORS AND GATES IN SERIES SERVING OTHER THAN A REQUIRED EXIT STAIRWAY

ACCESSIBILITY GENERAL NOTES

A. ALL UNITS ARE DESIGNED TO BE ADAPTABLE AND ON AN ACCESSIBLE PATH OF

B. BASE CABINET DIRECTLY UNDER THE KITCHEN SINK, INCLUDING TOE KICK AND

REMOVABLE CABINET AND EXTEND TO THE WALL.

CABINET AND EXTEND TO THE WALL.

SHELVING SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR

SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE CLEARANCE FOR A WHEELCHAIR.

FINISH FLOORING TO MATCH KITCHEN FLOORING SHALL BE PROVIDED BENEATH THE

C. BASE CABINETS DIRECTLY UNDER THE LAVATORIES ARE ACCEPTABLE PROVIDED THERE

IS SPACE TO ALLOW A PARALLEL APPROACH IN A WHEELCHAIR AND THE LAVATORY

SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED

KNOWLEDGE IN ORDER TO PROVIDE CLEARANCE FOR A FORWARD APPROACH IN A

WHEELCHAIR. FINISH FLOORING SHALL BE PROVIDED BENEATH THE REMOVABLE

D. KITCHEN COUNTERTOPS SHALL PROVIDE A MINIMUM OF 30" IN LENGTH FOR BOTH THE

KITCHEN SINK INSTALLATION AND WORK SURFACE OR A SINGLE INTEGRAL UNIT A

STRENGTH PER SECTION 1127A.4. BACKING SHALL MATCH METAL FRAMING GAUGE

F. DOORS WITHIN UNITS THAT ARE INTENDED FOR USER PASSAGE MUST PROVIDE A

MINIMUM 15" WATER CLOSET SEAT HEIGHT WHERE OCCURS (CHAPTER 11A).

K. WATER CLOSET, BATHTUB AND LAVATORY MINIMUM SPACE REQUIREMENTS (CHAPTER

PROVIDE ACCESSIBLE DOORS W/ REQUIRED STRIKE CLEARANCES (CHAPTER 11A).

N. PER SECTION 1008.1.3, THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING

WHEN SUBJECTED TO A 15 LB. FORCE. THE DOOR SHALL BE SET IN MOTION WHEN

O. DIMENSIONS SHOWN ON THIS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.

HAND ACTIVATED DOOR HARDWARE

DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 LBS. FOR OTHER SWINGING

DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE

SUBJECTED TO A 30 LB. FORCE. THE DOOR SHALL SWING TO A FULL OPEN POSITION WHEN

ACCESSIBILITY GENERAL NOTES 3

B: LEVER

___48" MIN____

M. ALL GROUND AND FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP-RESISTANT

PER SSMA, MINIMUM 16 GAUGE SHEET METAL, AND 2X12 WOOD BLOCKING AT WOOD

N LIEU OF THE REQUIRED 30" OF COUNTERTOP WORK SURFACE

32" NET CLEAR OPENING WIDTH PER SECTION 1132A.

CLEAR SPACE BY DOORS REQUIRED (CHAPTER 10 & 11A)

IN COMPLIANCE WITH SECTIONS 1110A.3. 1119A.2 AND 11B-302

LEVER HARDWARE REQUIRED (CHAPTER 10).

SUBJECTED TO A 15 LB. FORCE.

34" MIN

ANSI 404.2.6

TO FINISH FL

H. DOOR SIGNAL DEVICES REQUIRED (CHAPTER 11A).

E. GRAB BAR BACKING OR BLOCKING MUST PROVIDE A MINIMUM STRUCTURAL

MINIMUM OF 60". EXCEPTION: (2) 15" MINIMUM WIDTH BREADBOARDS MAY BE PROVIDED

CABINETS / PEDESTAL ARE DESIGNED WITH ADAPTABLE KNEE AND TOE SPACE. VANITY

CABINET UNDER THE LAVATORY COUNTER AREA, INCLUDING TOE KICK AND SHELVING

TRAVEL TO COMPLY WITH DISABLED ADAPTABILITY AND ACCESSIBILITY REGULATIONS.

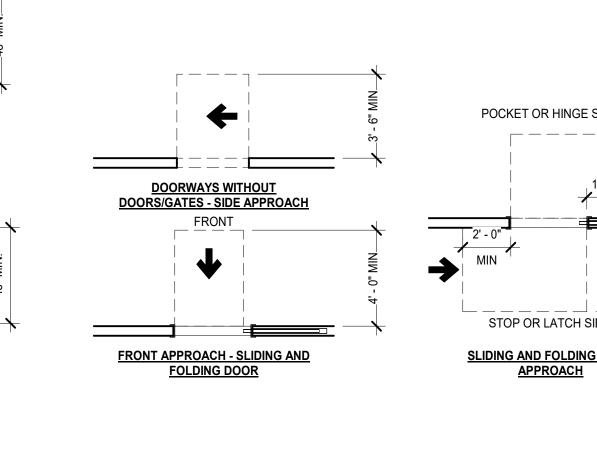
VESTIBULE AND DOOR HARDWARE (CBC 11B) 2 1/4" = 1'-0"

A. MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH SECTION 11B-404.2.4

B. PROVIDE A LEVEL AND CLEAR AREA AT MANEUVERING CLEARANCES AT DOORS. ALL DOORS ARE TO BE EQUIPPED WITH NON GRASP LEVER HARDWARE THAT UNLOCKS &

C. UNLATCHES WITH A SINGLE EFFORT CENTERED BETWEEN 34" AND 44" ABOVE FINISH

FLOOR PER SECTION 11B-309.4



PUSH SIDE APPROACH AT RECESSED DOOR PULL SIDE APPROACH AT RECESSED DOOR

CLEAR SPACE AT RECESSED DOORS (CBC 11B) 4 1/4" = 1'-0"

CLEAR SPACE AT SLIDING AND FOLDING DOORS (CBC 11B) 1 1/4" = 1'-0"

48" IF DOOR HAS

CLOSER

BOTH A LATCH AND

PULL SIDE

PUSH SIDE

LATCH APPROACH - SWINGING DOOR

MIN

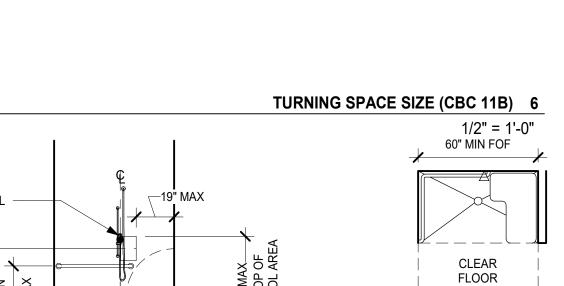
ACCESSIBLE URINAL (CBC 11B) 12 1/4" = 1'-0"

CLEAR SPACE AT DOORS (CBC 11B)

HINGE APPROACH - SWINGING DOOR







A. PROVIDE FLOOR SLOPES OF 2%, MAXIMUM, IN ANY DIRECTION

B. GLASS WALLED SHOWERS STALLS OR BATHING CABIN, CONSISTING OF A SHOWER AND SEPARATE TUB, SHALL PROVIDE REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED OR CEILING-MOUNTED GRAB BARS. C. SHOWER COMPARTMENTS SHALL COMPLY PER SECTION 11B-608. D. SHOWER COMPARTMENT SEATS SHALL COMPLY PER SECTION 11B-610.3.1 AND

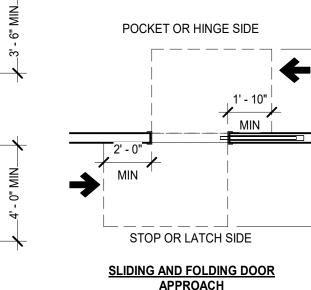
ACCESSIBLE ROLL-IN SHOWER (CBC 11B) 5

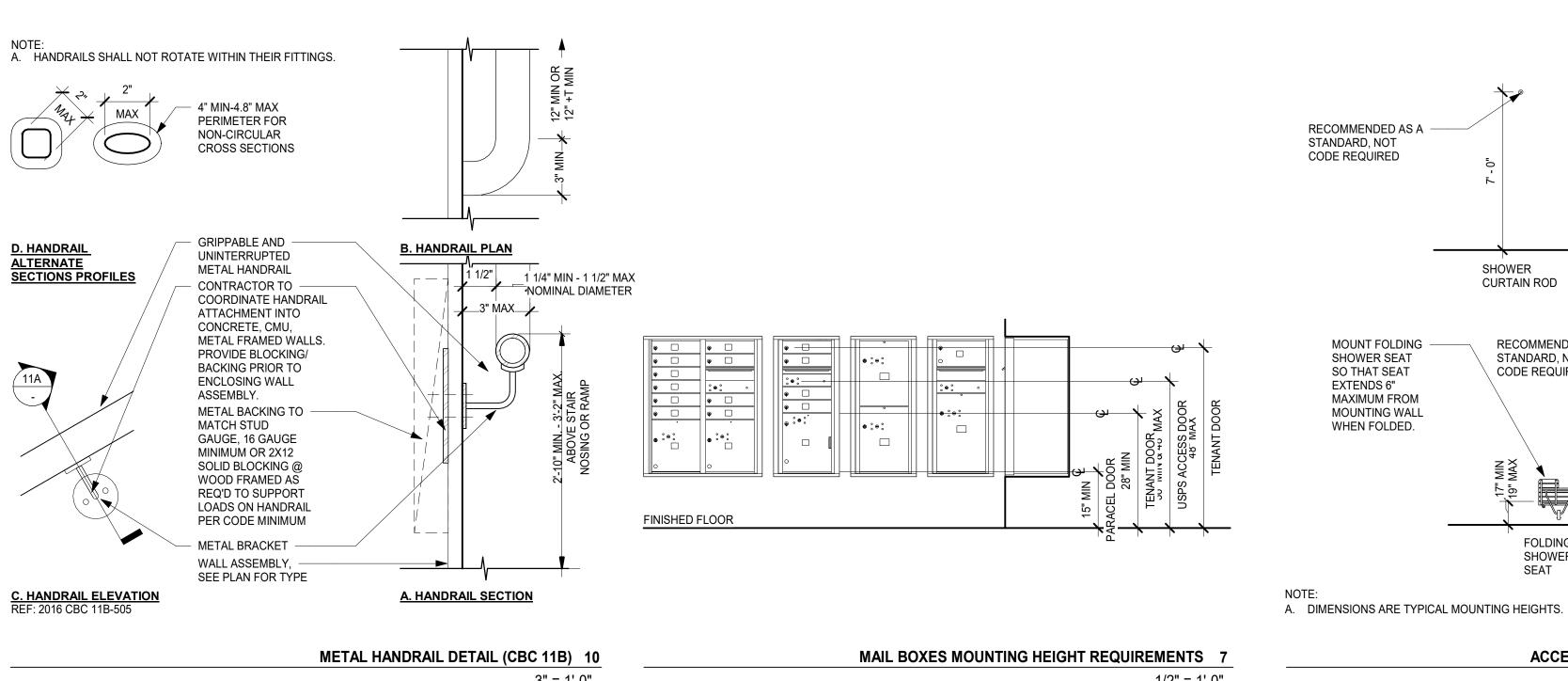
PUSH SIDE APPROACH

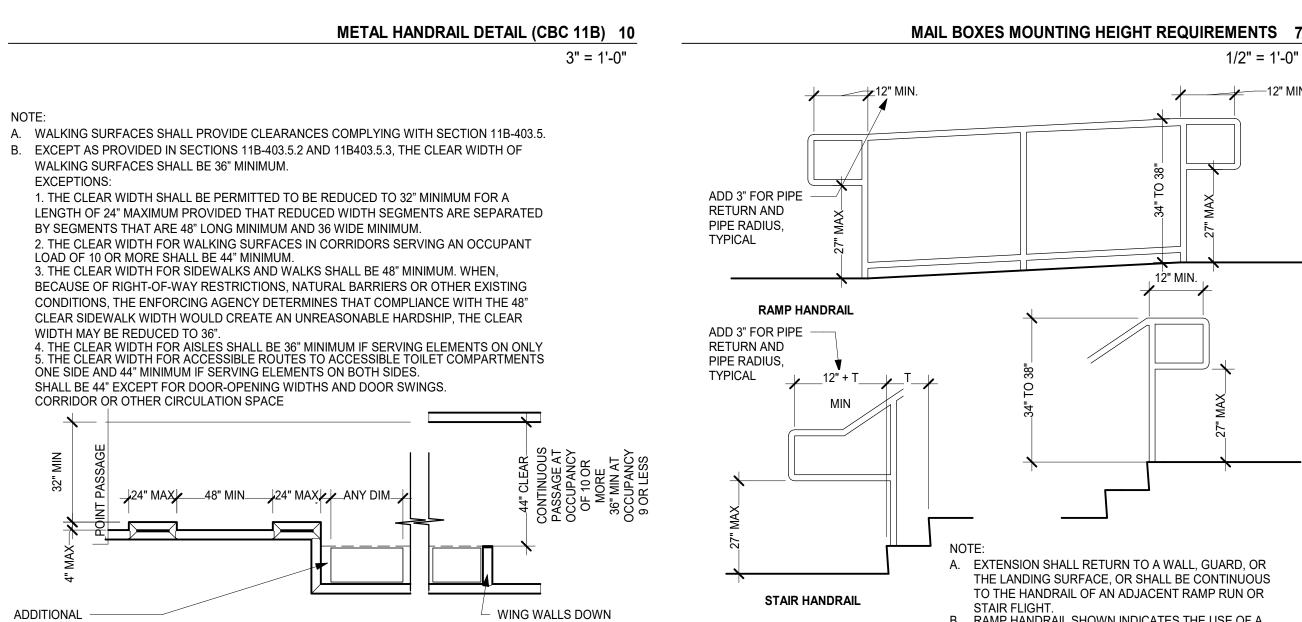
AND A CLOSER

WITH BOTH A LATCH

1/4" = 1'-0"

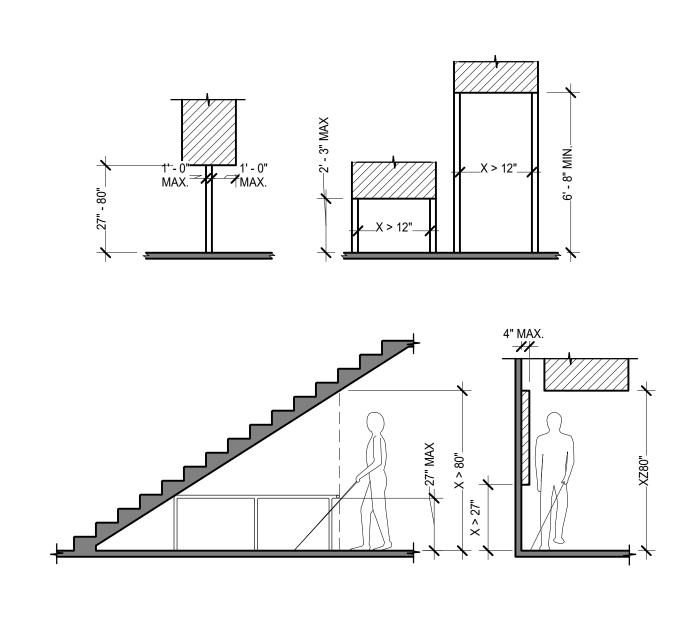




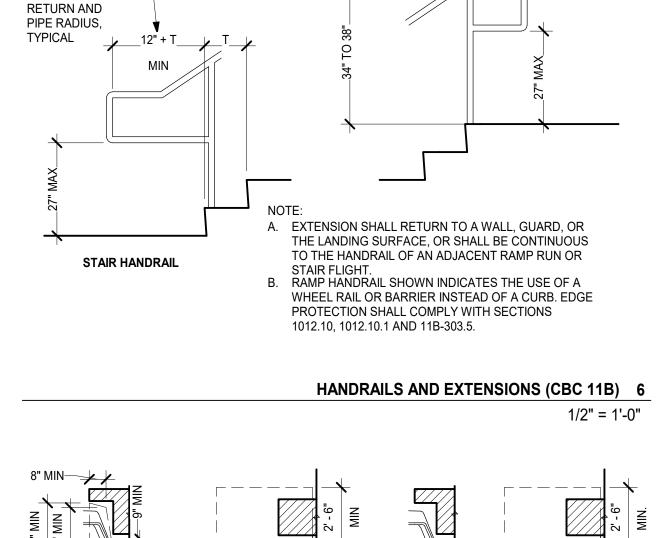


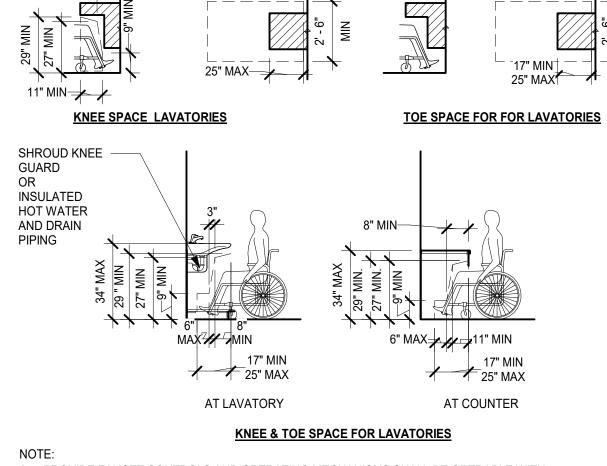
TO FLOOR

PROJECTION OBJECTS (CBC 11B) 9 1/4" = 1'-0"



PROTRUDING OBJECTS & HEADROOM CLEARANCES (CBC 11B) 8 1/4" = 1'-0"





A. PROVIDE FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. OF FORCE. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

> ACCESSIBLE LAVATORY KNEE AND TOE SPACE (CBC 11B) 5 1/4" = 1'-0"

HAZARDS AT WALKWAYS NOTES

- A. PROVIDE 80" HEADROOM FROM THE WALKWAY SURFACE TO ANY OVERHANGING OBSTRUCTION AT WALKS, CORRIDORS, AISLES AND
- B. WHERE VERTICAL CLEARANCE IS LESS THAN 80", PROVIDE A BARRIER WITH THE LEADING EDGE LOCATED 27" MAXIMUM ABOVE
- THE FLOOR. C. LIMIT PROJECTING OBJECTS WITH LEADING EDGES BETWEEN 27" AND 80" ABOVE THE WALKWAY SURFACE TO A MAXIMUM OF 4" AT
- D. OBJECTS WITH LEADING EDGES MOUNTED AT OR BELOW 27" ABOVE THE WALKWAY SURFACE MAY PROTRUDE ANY AMOUNT INTO THE WALK SO LONG AS MINIMUM PASSAGE WIDTHS ARE MAINTAINED.

WALKS, CORRIDORS, AISLES AND PASSAGEWAYS.

- E. PROVIDE A MINIMUM 6" TALL WARNING CURB WHERE THERE ARE ABRUPT CHANGES IN LEVEL EXCEEDING 4" IN VERTICAL DISTANCE, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY.
- F. PROVIDE ROUNDED OR EASED EDGES OF A MINIMUM RADIUS OF 1/8" AT FREE-STANDING SIGNS MOUNTED ON POSTS WHERE THE BOTTOM EDGE OF THE SIGN IS LESS THAN 80" ABOVE THE WALKWAY SURFACE, AND WHERE THE SIGN PROTRUDES FROM ITS MOUNTING POST PER SECTION 11B-307.3.1.

ACCESSIBLE SHOWER ACCESSORIES (CBC 11B) 4 1/4" = 1'-0"

LOCATED WITHIN

SINGLE LEVER

VALVE

SHOWER MIXING

SHOWER

REACH LIMITS OF SEAT

SHOWER STALL COAT HOOK

FLEXIBLE 59" MIN

HAND-HELD

SPRAYER UNIT

SOAP DISH

(RECESSED)

HAZARDS AT WALKWAYS (CBC 11B) 3

1/4" = 1'-0"

KEYNOTE

RECOMMENDED AS A

MOUNT FOLDING

SHOWER SEAT

SO THAT SEAT

MAXIMUM FROM

MOUNTING WALL

WHEN FOLDED.

EXTENDS 6"

STANDARD, NOT

CODE REQUIRED

(1) FOR ABOVE COUNTER OUTLETS AND CONTROLS, MOUNT A MINIMUM 36" HORIZONTALLY FROM ANY ADJACENT WALLS OR OTHER OBSTRUCTIONS TO ALLOW FOR PARALLEL

SHOWER

CURTAIN ROD

RECOMMENDED AS A —

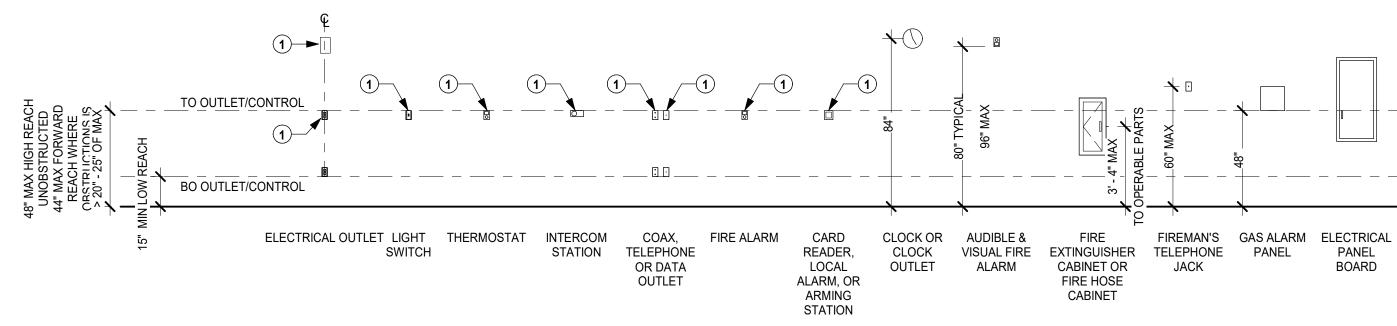
STANDARD, NOT

CODE REQUIRED

FOLDING

SHOWER

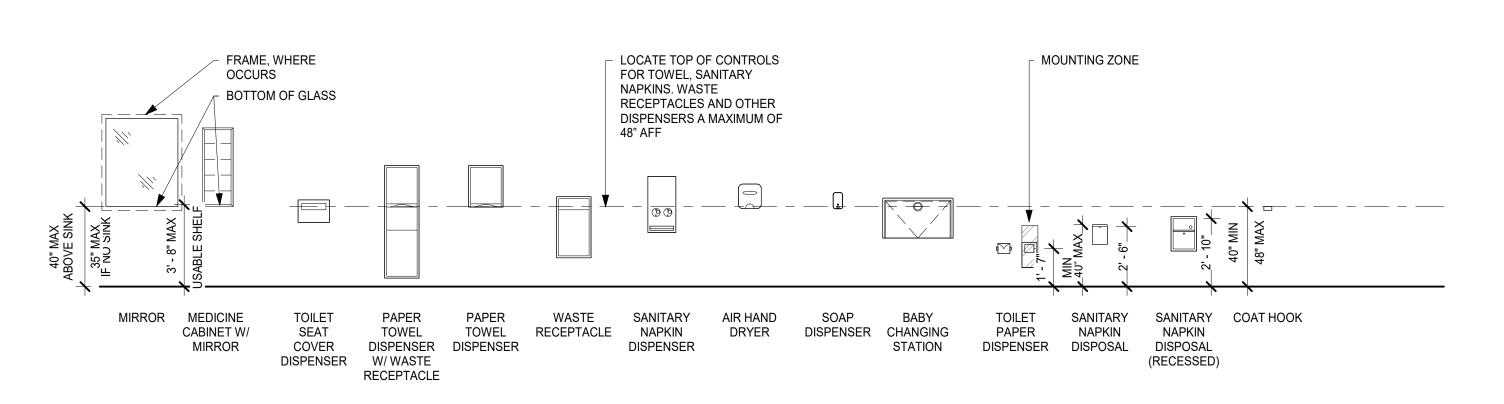
SEAT



REF: 2016 CBC 11B-308

(CBC 11B) ACCESSIBLE OUTLETS & CONTROLS 2

1/4" = 1'-0"



MOUNTING HEIGHTS FOR RESTROOM ACCESSORIES (CBC) 11B) 1

1/4" = 1'-0"



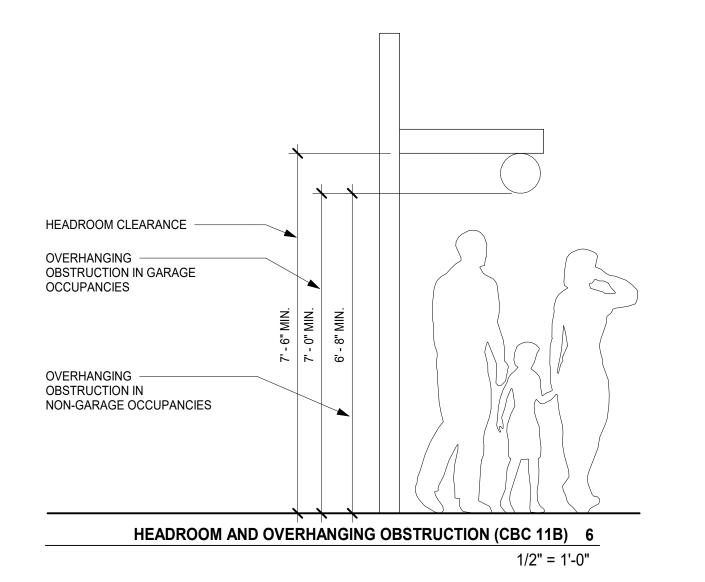


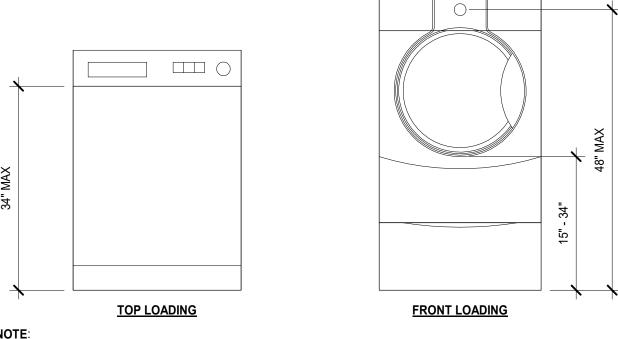
PROTECTION NOT

WING WALLS

REQUIRED BETWEEN

EXAMPLE OF PROTECTION AROUND WALL-MOUNTED OBJECTS AND MEASUREMENTS OF CLEAR WIDTHS



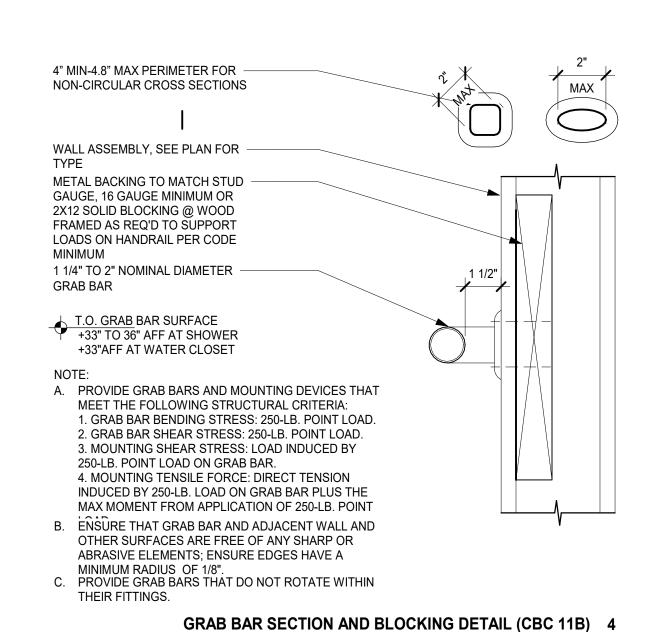


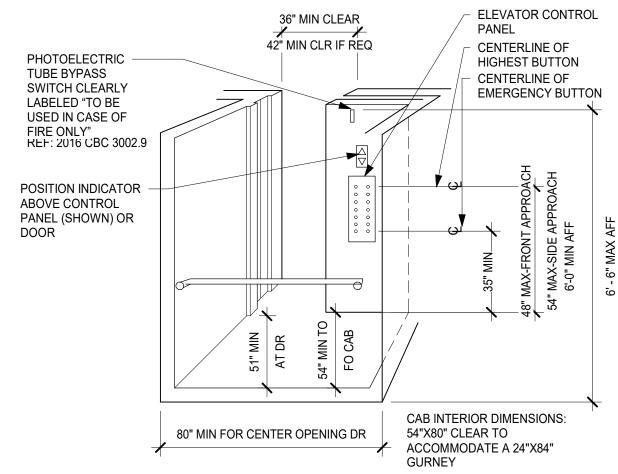
- A. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 POSITIONED FOR PARALLEL APPROACH SHALL BE PROVIDED. THE CLEAR FLOOR OR GROUND SPACE SHALL BE CENTERED ON THE APPLIANCE.
- B. OPERABLE PARTS, INCLUDING DOORS, LINT SCREENS, AND DETERGENT AND BLEACH COMPARTMENTS SHALL COMPLY WITH SECTION 11B-309.

HEIGHT OF LAUNDRY COMPARTMENT OPENING(CBC 11B) 5

3/4" = 1'-0"

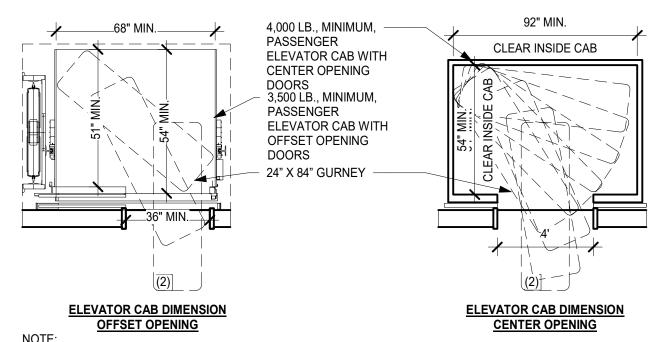
3" = 1'-0"





ELEVATOR CAR - GENERAL (CBC 11B) 3

1/4" = 1'-0"



VISIBLE HALL -

SIGNALS

A. USE THIS DETAIL IF PROJECT REQUIRES ELEVATOR (FOR

MEDICAL EMERGENCY SERVICE). B. ELEVATORS SHALL BE CAPABLE OF TRANSPORTING A 24" X 84" **GURNEY WITH 5" RADIUS** CORNERS IN THE HORIZONTAL POSITION AND (2) ATTENDING

MEDICAL PERSONNEL. C. THE AUTOMATIC DOOR REOPENING DEVICE IS ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B. LINE A AND B REPRESENT THE VERTICAL

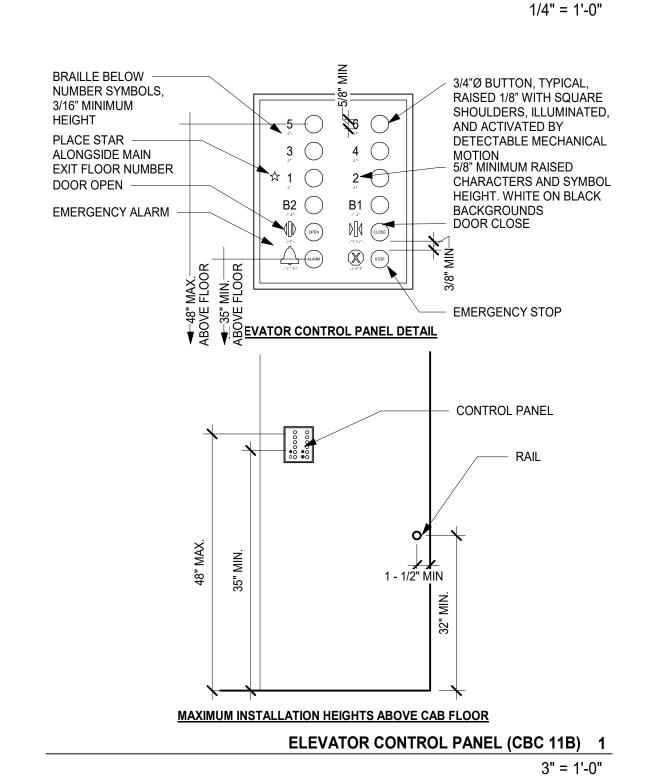
LOCATION OF THE DOOR

REOPENING DEVICE NOT

REQUIRING CONTACT.

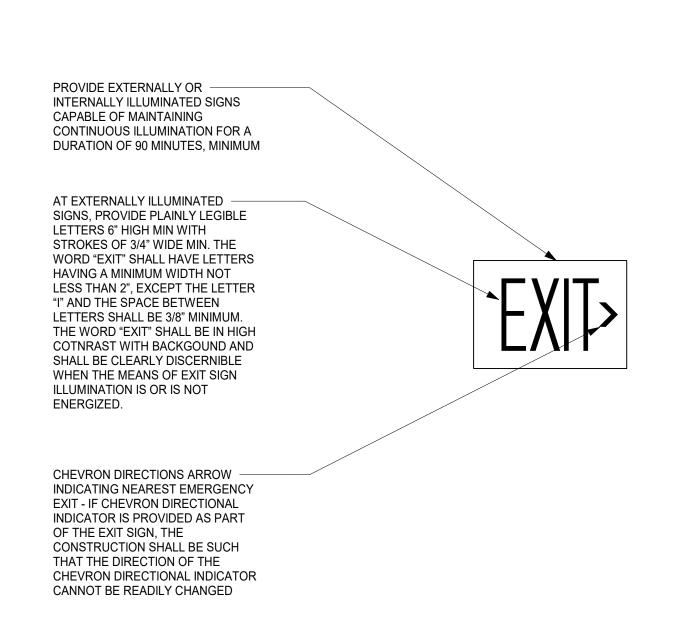
FLOOR LANDING NUMBERS AND **BRAIL SYMBOL** ON BOTH SIDES OF DOOR JAMB CALL BUTTON 90 MIN. RATED **ELEVATOR** HOISTWAY DOOR, TYPICAL

ELEVATOR CLEARANCES, CONTROLS & SIGNAGE (CBC 11B) 2



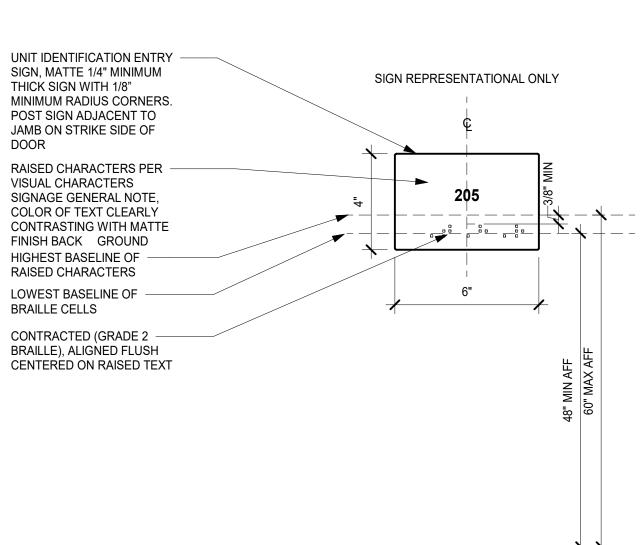






REF: 2016 CBC 1013.6

EXIT SIGN AND DIRECTIONAL EXIT SIGN 15



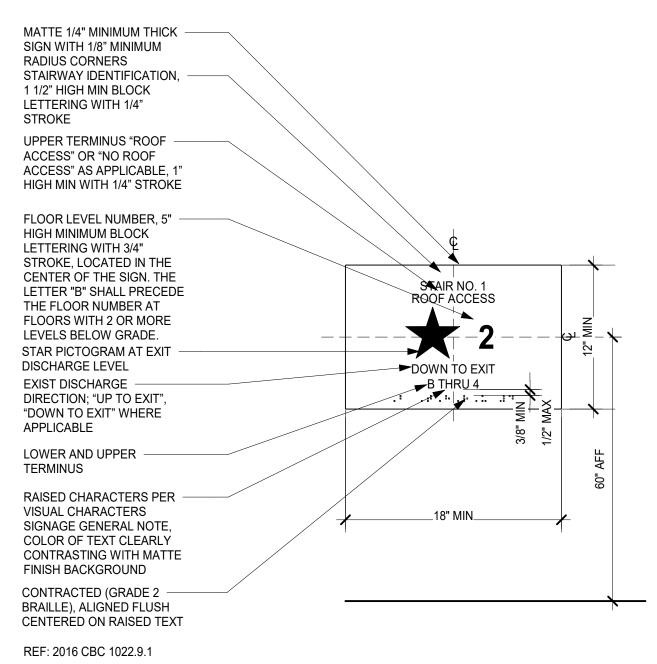
REF: 2016 CBC 1143A

UNIT IDENTIFICATION SIGN 14 3" = 1'-0" ROOM IDENTIFICATION -SIGN REPRESENTATIONAL ONLY ENTRY SIGN, MATTE 1/4" MINIMUM THICK SIGN WITH 1/8" MINIMUM RADIUS CORNERS. POST SIGN ADJACENT TO JAMB ON STRIKE SIDE OF DOOR RAISED CHARACTERS PER VISUAL CHARACTERS SIGNAGE GENERAL NOTE, ELECTRICAL COLOR OF TEXT CLEARLY **CONTRASTING WITH MATTE** FINISH BACKGROUND HIGHEST BASELINE OF RAISED CHARACTERS LOWEST BASELINE OF BRAILLE CELLS **CONTRACTED (GRADE 2** BRAILLE), ALIGNED FLUSH CENTERED ON RAISED TEXT

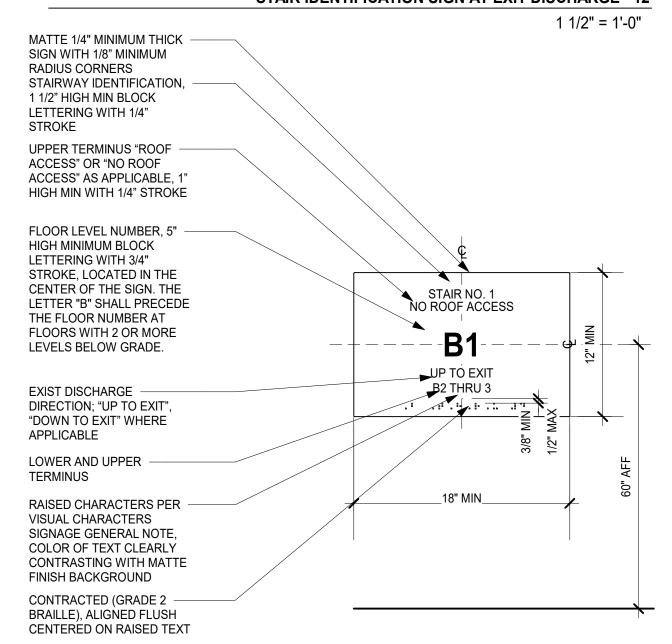
REF: 2016 CBC 11B-216.2, 11B703.1, 11B-703.2, 11B-703.3, 11B-703.5

ROOM IDENTIFICATION SIGN 13

3" = 1'-0"



STAIR IDENTIFICATION SIGN AT EXIT DISCHARGE 12



STAIR IDENTIFICATION SIGN 11 1 1/2" = 1'-0" UNISEX TOILET AND -BATHING FACILITIES SIGN, 1/4" THICK WITH 1/8" MINIMUM RADIUS CORNERS. POST SIGN ADJACENT TO JAMB ON STRIKE SIDE OF DOOR PICTOGRAM FIELD, 6" -MINIMUM HIGH, DIRECTLY OVER TACTILE TEXT DESCRIPTION RAISED (1/32" MIN) INTERNATIONAL SYMBOL OF ACCESSIBILITY, WHITE RAISED (1/32" MIN) MALE AND FEMALE PICTOGRAM, BLUE (COLOR 15090, FS 5958) RAISED CHARACTERS PER VISUAL CHARACTERS SIGNAGE GENERAL NOTE COLOR OF TEXT CLEARLY **CONTRASTING WITH MATTE** FINISH BACKGROUND CONTRACTED (GRADE 2 BRAILLE), ALIGNED FLUSH CENTERED ON RAISED TEXT

UNISEX RESTROOM SIGN 10

3" = 1'-0"

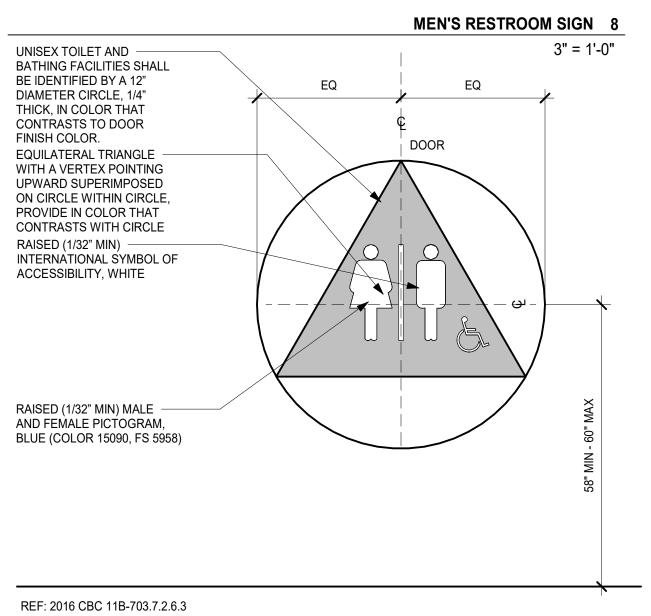
WOMEN'S TOILET AND -BATHING FACILITIES SIGN, 1/4" THICK WITH 1/8" MINIMUM RADIUS CORNERS. POST SIGN ADJACENT TO 8" MIN JAMB ON STRIKE SIDE OF PICTOGRAM FIELD, 6" MINIMUM HIGH, DIRECTLY OVER TACTILE TEXT DESCRIPTION RAISED (1/32" MIN) INTERNATIONAL SYMBOL OF ACCESSIBILITY, WHITE RAISED (1/32" MIN) FEMALE PICTOGRAM, WHITE RAISED CHARACTERS PER VISUAL CHARACTERS SIGNAGE GENERAL NOTE, COLOR OF TEXT CLEARLY CONTRASTING WITH MATTE FINISH BACKGROUND CONTRACTED (GRADE 2 BRAILLE), ALIGNED FLUSH CENTERED ON RAISED TEXT

REF: 2016 CBC 11B-216.6, 1143A.4

3" = 1'-0" MEN'S TOILET AND BATHING -FACILITIES SIGN, 1/4" THICK WITH 1/8" MINIMUM RADIUS CORNERS. POST SIGN ADJACENT TO JAMB ON STRIKE SIDE OF DOOR PICTOGRAM FIELD, 6" MINIMUM HIGH, DIRECTLY OVER TACTILE TEXT DESCRIPTION RAISED (1/32" MIN) INTERNATIONAL SYMBOL OF ACCESSIBILITY, WHITE RAISED (1/32" MIN) MALE PICTOGRAM, WHITE RAISED CHARACTERS PER -VISUAL CHARACTERS SIGNAGE GENERAL NOTE, COLOR OF TEXT CLEARLY **CONTRASTING WITH MATTE** FINISH BACKGROUND CONTRACTED (GRADE 2 -BRAILLE), ALIGNED FLUSH CENTERED ON RAISED TEXT.

WOMEN'S RESTROOM SIGN 9

REF: 2016 CBC 11B-216.6, 1143A.4



UNISEX RESTROOM SYMBOL ON DOOR

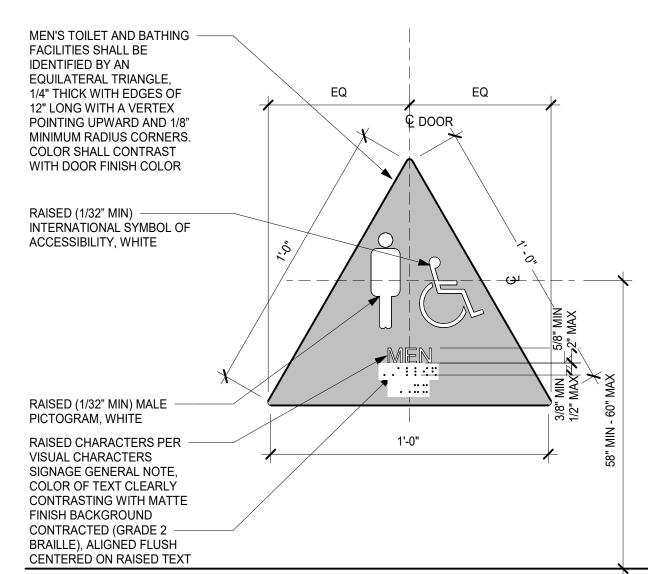
3" = 1'-0"

WOMEN'S TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A 12" EQ DIAMETER CIRCLE, 1/4" THICK. COLOR SHALL CONTRAST WITH DOOR 4 DOOR FINISH COLOR RAISED (1/32" MIN) INTERNATIONAL SYMBOL OF ACCESSIBILITY, WHITE RAISED (1/32" MIN) FEMALE PICTOGRAM, WHITE RAISED CHARACTERS PER VISUAL CHARACTERS SIGNAGE GENERAL NOTE, COLOR OF TEXT CLEARLY CONTRASTING WITH MATTE FINISH BACKGROUND CONTRACTED (GRADE 2 BRAILLE), ALIGNED FLUSH CENTERED ON RAISED TEXT

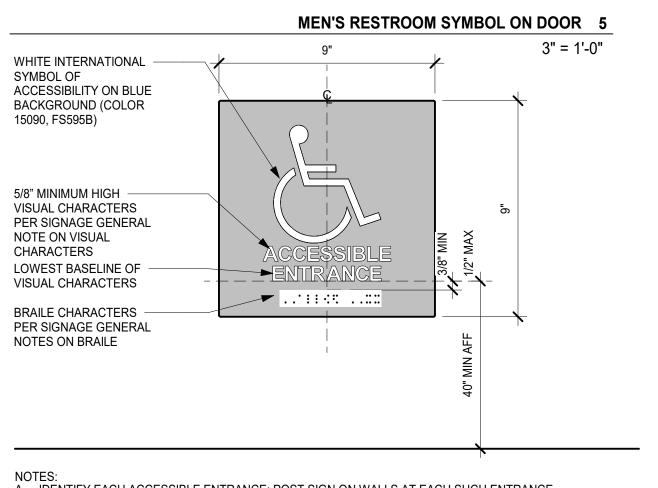
REF: 2016 CBC 11B-703.7.2.6.2

WOMEN'S RESTROOM SYMBOL ON DOOR 6

3" = 1'-0"



REF: 2016 CBC 11B-703.7.2.6.1



A. IDENTIFY EACH ACCESSIBLE ENTRANCE; POST SIGN ON WALLS AT EACH SUCH ENTRANCE. THIS SIGN IS ONLY REQUIRED WHERE PROJECT INCLUDES NON-ACCESSIBLE ENTRANCES.

REF: 2016 CBC 11B-216.6, 1143A.4

ACCESSIBLE ENTRANCE SIGN AT EACH ACCESSIBLE ENTRANCE 4

3" = 1'-0"

PROVIDE SIGNAGE THAT MEETS REQUIREMENTS OF SECTIONS 1143A AND 11B-703 RAISED CHARACTERS: PROVIDE UPPERCASE, SAN SERIF CHARACTERS RAISED 1/32" MIN ABOVE BACKGROUND. USE FONTS WHERE WIDTH OF UPPERCASE LETTER "0" IS 60% MIN AND 110% MAX THE HEIGH OF UPPERCASE LETTER "T". STROKE THICKNESS OF "I" IS 15% MAX THE CHARACTER'S HEIGHT. PROVIDE CHARACTER SPACING THAT COMPLIES WITH 11B-703.2.7

PROVIDE RAISED CHARACTERS WHEN ACCOMPANIED BY BRAILLE

INSTALLATION HEIGHT AND LOCATION OF TACTILE SIGN SHALL COMPLY WITH SECTION 11B-703.4. SIGN SHALL BE LOCATED, 9" MINIMUM, ALONGSIDE THE DOOR AT THE LATCH SIDE. AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SHIGN SHALL BE LOCATED ON THE INACTIVE LEAF. FOR TOW ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACES AT THE LATCH SIDE OF A SINGLE DOOR OR ATHT RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MINIMUM BY 18" MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE

VISUAL CHARACTERS: VISUAL CHARACTERS SHALL COMPLY WITH SECTIONS 1143A.5 AND 11B-703.5. PROVIDE NON-GLARE FINISH ON NON-GLARE CONTRASTING BACKGROUND. CHARACTERS MAY BE UPPER CASE OR LOWER CASE, IN CONVENTIONAL FORM (NO ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE). USE FONTS WHERE WIDTH OF UPPERCASE LETTER "0" IS 60% MIN AND 110% MAX OF HEIGHT OF UPPERCASE LETTER "I". STROKE THICKNESS OF "I" SHALL BE 10% MIN AND 20% MAX OF

CHARACTER HEIGH. PROVIDE CHARACTER SPACING THAT COMPLIES WITH 11B-703.5.8. F. BRAILLE: PROVIDE CONTRACTED (GRADE 2) BRAILLE 3/8" TO 1/2" BELOW TEXT (PER CBC 11B-703.3,

G. WHERE PICTOGRAMS ARE PROVIDED, PROVIDE IN 6" MINIMUM HIGH FIELD WITH NON-GLARE FINISH, THAT CONTRASTS WITH FIELD

H. FIRE WALLS, FIRE BARRIERS, FIRE-PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. MARKINGS SHALL BE LOCATED IN AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES AND BE REPEATED AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITIONS. THE LETTERING SHALL BE NOT LESS THAN 0.5 INCH IN HEIGHT, INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS," OR OTHER SIMILAR WORDING.

PROVIDE MAXIMUM OCCUPANCY SIGN FOR ASSEMBLY SPACES AT THE MAIN EXIT OR EXIT-ACCESS DOORWAY FROM THE ROOM OR SPACE.

DOOR MOUNT SIGNS WHERE POSSIBLE. SIGNS SHALL NOT BE MOUNTED ON GLAZED DOORS.

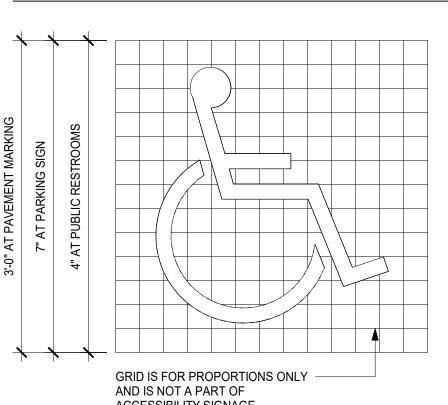
K. REVIEW ALL PROPOSED SIGN LOCATIONS W/ ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

L. VERIFY FINAL POSITIONS OF SIGNAGE WITH ARCHITECT

CLOSED POSITION AND 45° OPEN POSITION.

SIGNAGE GENERAL NOTES 3

3" = 1'-0"



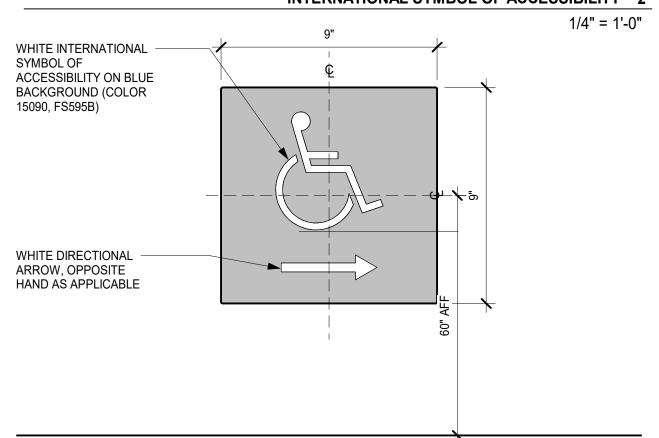
DISPLAY CONDITIONS

ACCESSIBILITY SIGNAGE SYMBOL PROPORTIONS

A. SYMBOLS OF ACCESSIBILITY SHALL COMPLY WITH SECTIONS 1143A.8 AND 11B-703.7. B. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND. C. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL COMPLY WITH FIGURE 11A-1A OR

11B-703.7.2.1. THE SYMBOL SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE COLOR NO. 15090 IN FEDERAL STANDARD 595C.

INTERNATIONAL SYMBOL OF ACCESSIBILITY 2



A. PLACE AT EVERY PRIMARY PUBLIC ENTRANCE AND EVERY MAJOR JUNCTION WHERE THE ACCESSIBLE ROUTE DIVERGES FROM THE REGULAR CIRCULATION PATH ALONG OR

LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL. B. THIS SIGN IS ONLY REQUIRED WHERE PROJECT INCLUDES NON-ACCESSIBLE ENTRANCE

REF: 2016 CBC 11B-216.6, 1143A.4

ACCESSIBLE ROUTE SIGN 1

3" = 1'-0"

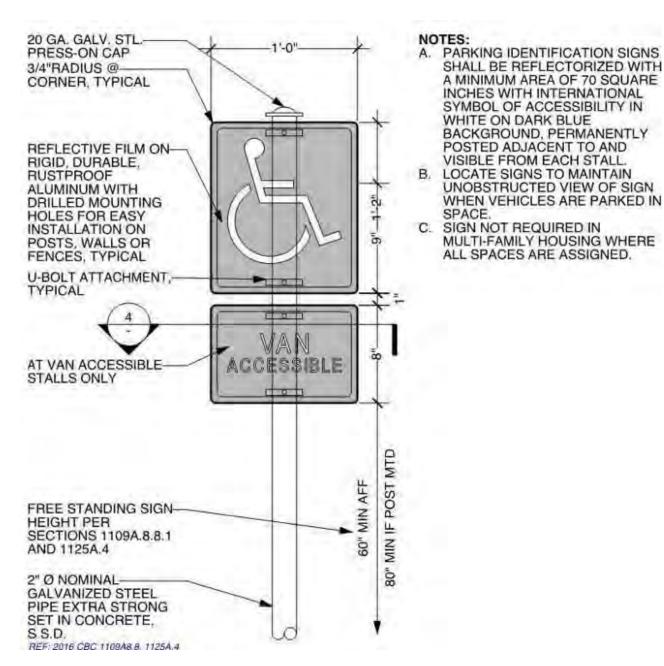




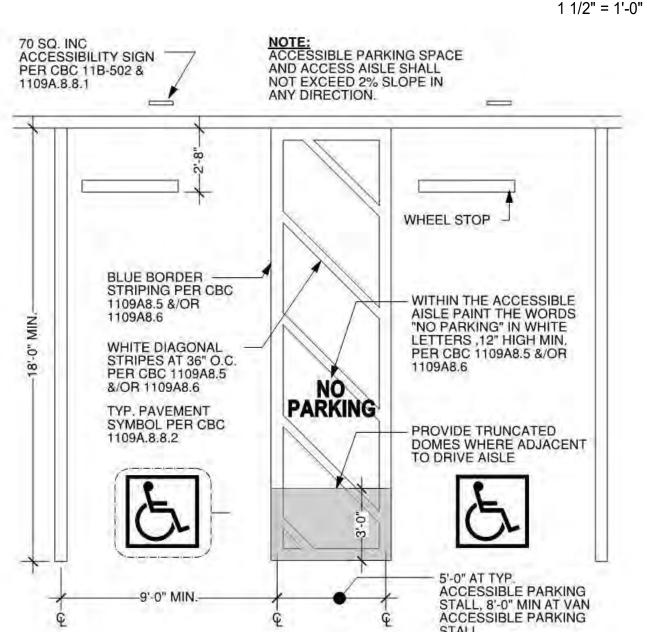


REF: 2016 CBC 1022.9.1

REF: 2016 CBC 11B-703, 703.4, 703.6



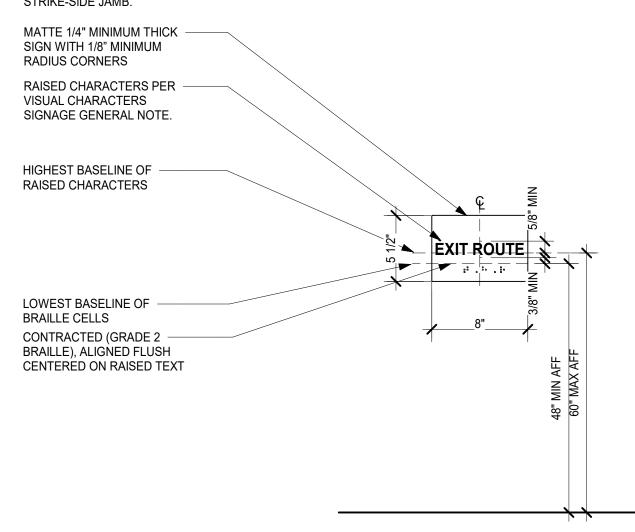
ACCESSIBLE PARKING IDENTIFICATION SIGN (CBC 11A) 12



ACCESSIBLE PARKING STALLS 11

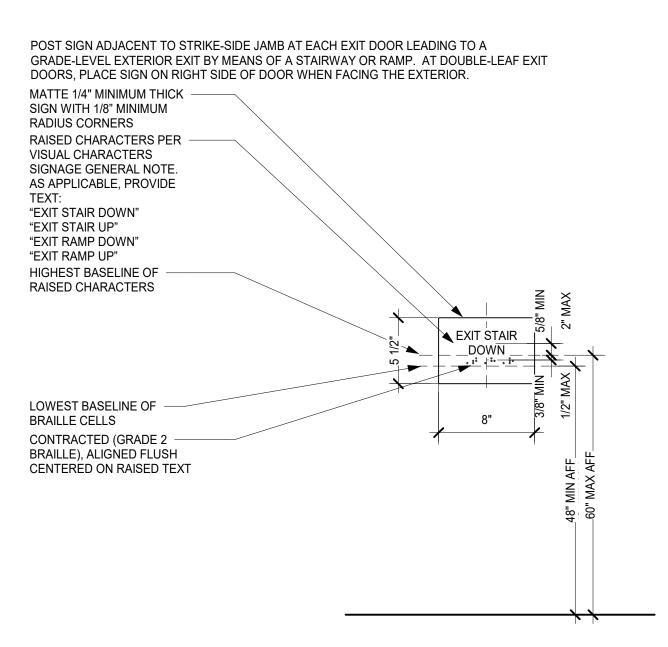
1/4" = 1'-0"

PROVIDE "EXIT ROUTE" SIGN AT EACH DOOR LEADING DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT THROUGH AN ENCLOSURE OR PASSAGEWAY THAT DOES NOT INCLUDE A RAMP OR STAIR. PROVIDE "EXIT ROUTE" SIGN AT EACH EXI ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY. MOUNT SIGN ADJACENT TO STRIKE-SIDE JAMB.



REF: 2016 CBC 1013.4.3 1013.4.4 11B-216.4, 11B-703.4

TACTILE EXIT ROUTE SIGN 10 1 1/2" = 1'-0"



REF: 2016 CBC 1013.4.2 TACTILE EXIT STAIR AND RAMP SIGN AT STAIR/RAMP DOOR

PROVIDE SIGN INSIDE STAIR ENCLOSURE ADJACENT TO STRIKE-SIDE JAMB AT EACH DOOR PROVIDING ACCES INTO, AND EACH EXIT DISCHARGE DOOR PROVIDING EGRESS FROM, THE STAIRWAY ENCLOSURE. MATTE 1/4" MINIMUM THICK SIGN WITH 1/8" MINIMUM RADIUS CORNERS "ACCESS TO..." OR "EXIT ROUTE", AS APPLICABLE. RAISED CHARACTERS PER VISUAL CHARACTERS SIGNAGE GENERAL NOTE HIGHEST BASELINE OF RAISED CHARACTERS FLOOR LEVEL NUMBER LOWEST BASELINE OF BRAILLE CELLS CONTRACTED (GRADE 2 BRAILLE), ALIGNED FLUSH CENTERED ON RAISED TEXT RAISED FIVE-POINTED STAR PICTOGRAM TO LEFT OF THE FLOOR LEVEL AT EXIT DISCHARGE LEVEL DOORS. OUTSIDE DIAMETER OF STAR TO MATCH HEIGHT OF FLOOR LEVEL CHARACTER

REF: 2016 CBC 1011.1 11B-703.4 TACTILE FLOOR IDENTIFICATION SIGN 8

POST SIGN ADJACENT TO STRIKE-SIDE JAMB AT EACH GRADE-LEVEL EXIT DOOR LEADING DIRECTLY TO THE BUILDING EXTERIOR. AT DOUBLE-LEAF EXIT DOORS, PLACE SIGN ON RIGHT SIDE OF DOOR WHEN FACING THE EXTERIOR. SIGN REPRESENTATIONAL ONLY MATTE 1/4" MINIMUM THICK MATTE 1/4" MINIMUM THICK SIGN WITH 1/8" MINIMUM SIGN WITH 1/8" MINIMUM RADIUS CORNERS RADIUS CORNERS RAISED CHARACTERS PER HIGHEST BASELINE OF MAXIMUM VISUAL CHARACTERS RAISED CHARACTERS **OCCUPANCY** SIGNAGE GENERAL NOTE. RAISED CHARACTERS PER **ALLOWED** VISUAL CHARACTERS SIGNAGE GENERAL NOTE. COLOR OF TEXT CLEARLY CONTRASTING WITH MATTE FINISH BACKGROUND HIGHEST BASELINE OF ______≥<u>____</u>≥<u>____</u> VERIFY MAXIMUM NUMBER RAISED CHARACTERS OF OCCUPANTS PER ROOM OR SPACE LOWEST BASELINE OF **BRAILLE CELLS** CONTRACTED (GRADE 2 BRAILLE), ALIGNED FLUSH LOWEST BASELINE OF CENTERED ON RAISED TEXT BRAILLE CELLS **CONTRACTED (GRADE 2** BRAILLE), ALIGNED FLUSH CENTERED ON RAISED TEXT A. SIGN SHALL BE MOUNTED NEAR THE MAIN ENTRANCE/EXIT DOOR OF THE ROOM OR SPACE, IN LOCATIONS AS DIRECTED BY THE ARCHITECT AND AS APPROVED BY THE FIRE B. PROVIDE OCCUPANCY SIGNAGE IN ANY ASSEMBLY ROOM OR AREA NOT HAVING FIXED SEATS WITH AN OCCUPANT LOAD OF 50 OR MORE PERSONS, OR AS OTHERWISE INDICATED.
THERE IS NO REFERENCE THAT REQUIRES SIGN TO BE TACTILE WITH BRAILLE, BUT REQUIRED TO BE "APPROVED LEGIBLE PERMANENT DESIGN."

REF: 2016 CBC 1013.4.1 11B-216.4, 11B-703.4

MATTE 1/4" MINIMUM THICK

1 1/2" = 1'-0"

1 1/2" = 1'-0"

TACTILE EXIT SIGN TYPICAL AT GRADE LEVEL EXIT DOOR 7 1 1/2" = 1'-0"

POST SIGN ADJACENT TO STRIKE-SIDE JAMB AT EACH EXIT DOOR THROUGH A HORIZONTAL

SIGN WITH 1/8" MINIMUM RADIUS CORNERS RAISED CHARACTERS PER VISUAL CHARACTERS SIGNAGE GENERAL NOTE. HIGHEST BASELINE OF RAISED CHARACTERS TO EXIT · · · · · ·

LOWEST BASELINE OF BRAILLE CELLS CONTRACTED (GRADE 2 BRAILLE), ALIGNED FLUSH CENTERED ON RAISED TEXT

REF: 2016 CBC 1013.4.5 TACTILE HORIZONTAL EXIT SIGN 6 REF: 2016 CBC 1004.3, 11B-703.4 OCCUPANT LOAD SIGN

PLACARD SHALL BE PLACED ON DOORS AND WALLS WHERE RESIDENTS AND **GUESTS ARE NOTIFIED** THAT SMOKING IS SIGN REPRESENTATIONAL ONLY PROHIBITED IN THE AREA. VISUAL CHARACTERS SIGNAGE GENERAL NOTE, COLOR OF TEXT CLEARLY **CONTRASTING WITH MATTE** FINISH BACKGROUND NO SMOKING

A. IDENTIFY EACH AREA OF REFUGE; POST SIGN ON WALLS AT EACH AREA

REF: 2016 CBC 1009.6, 1009.3

NO SMOKING SIGN

3" = 1'-0"

A. LOCATE SIGNAGE AT ENTRANCES TO ALL REQUIRED STAIRWELL EXITS, EVERY ELEVATOR

A. POST ELEVATOR PICTORIAL SIGN AT EACH ELEVATOR LANDING BY THE ELEVATOR CALL

ELEVATOR SAFETY

AND AUTOMATIC

NON-ACCESSIBLE MEANS

OF EGRESS ELEVATORS

VISUAL CHARACTERS

FINISH BACKGROUND

SIGNAGE GENERAL NOTE,

COLOR OF TEXT CLEARLY

CONTRASTING WITH MATTE

BUTTON. REF: 2016 CBC 3002.3, 3003.2.1.1, 11B-703.5

MATTE SIGN WITH 1/8"

PROVIDE TEX IN HIGH

MINIMUM 1/2" BOLD

OF TEXT. UON

IDENTIFICATION

ALARMS

SYMBOLS

MINIMUM RADIUS CORNERS.

CONTRAST COLOR TO SIGN

LETTERING, 3/16" MINIMUM

TYPICAL FOR REMAINDER

BUILDING NAME, ADDRESS

GRAPHIC FLOOR PLAN

EMERGENCY PHONE

LEGEND WITH GRAPHIC

NUMBER CONTACT

SHOWING ALL EXITS, FIRE EXTINGUISHERS AND FIRE

FLOOR NUMBER AND STAIR

N CASE OF FIRE.

ELEVATORS ARE

OUT OF SERVICE.

USE EXIT STAIRS.

ELEVATOR PICTORIAL SIGN 3

SIGN REPRESENTATIONAL ONLY

EMERGENCY EVACUATION PLAN

→ BUILDING FLOOR INFORMATION

EMERGENCY | LEGEND

IN CASE OF FIRE, USE STAIRWAY

TO EXIT, DO NOT USE ELEVATOR.

11"

NUMBER: 911

3" = 1'-0"

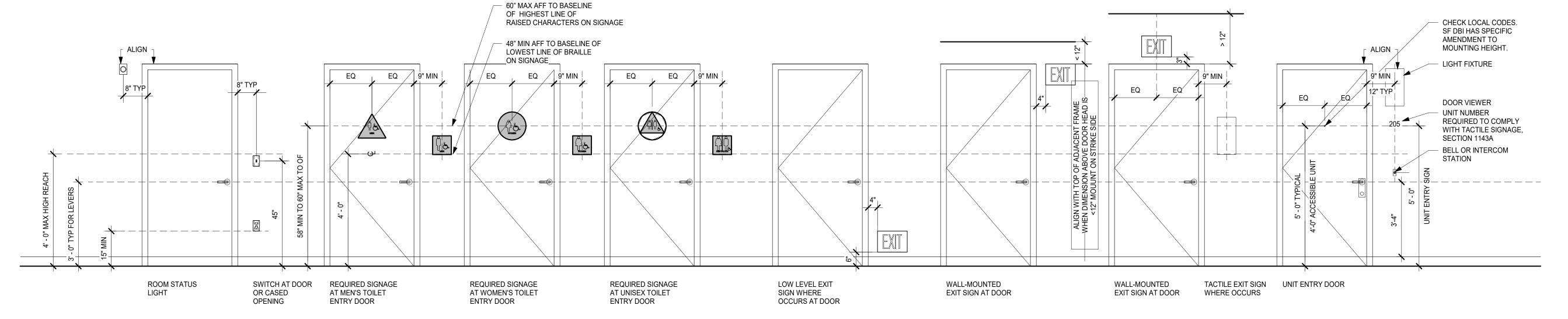
3" = 1'-0"

SIGNAGE AT

ELEVATORS

LOBBY/LANDING AND IMMEDIATELY INSIDE ALL PUBLIC ENTRANCES. REF: CCR, TITLE 19, SECTION 3.09

EMERGENCY EVACUATION PLAN SIGN 2 3" = 1'-0"



1 1/2" = 1'-0"

REF: 2016 CBC 1013.7, 1143A, 11B-216.6, 11B-703.7

MOUNTING HEIGHTS AT ACCESSIBLE DOOR SIGNAGE 1

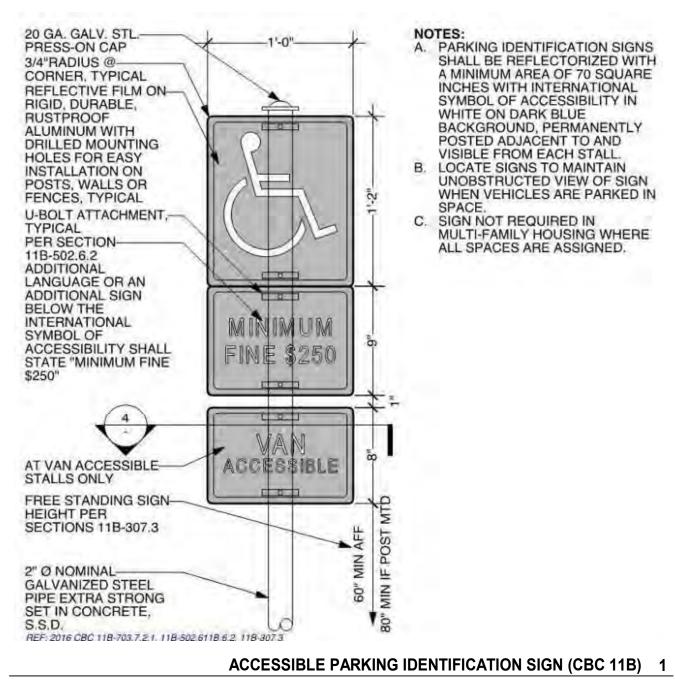
1/2" = 1'-0"







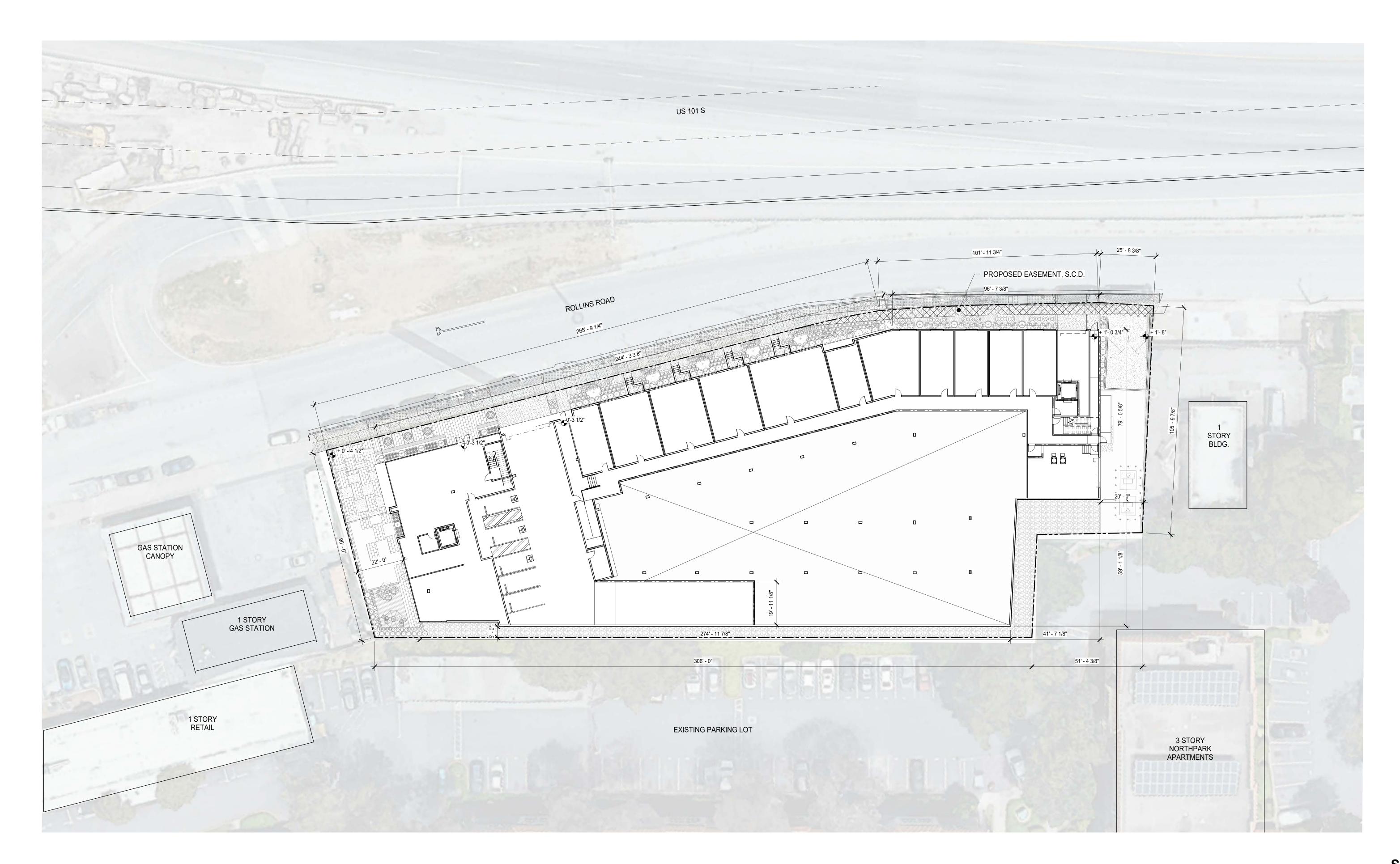
1095 ROLLINS ROAD 12/19/18 AD.61



1 1/2" = 1'-0"







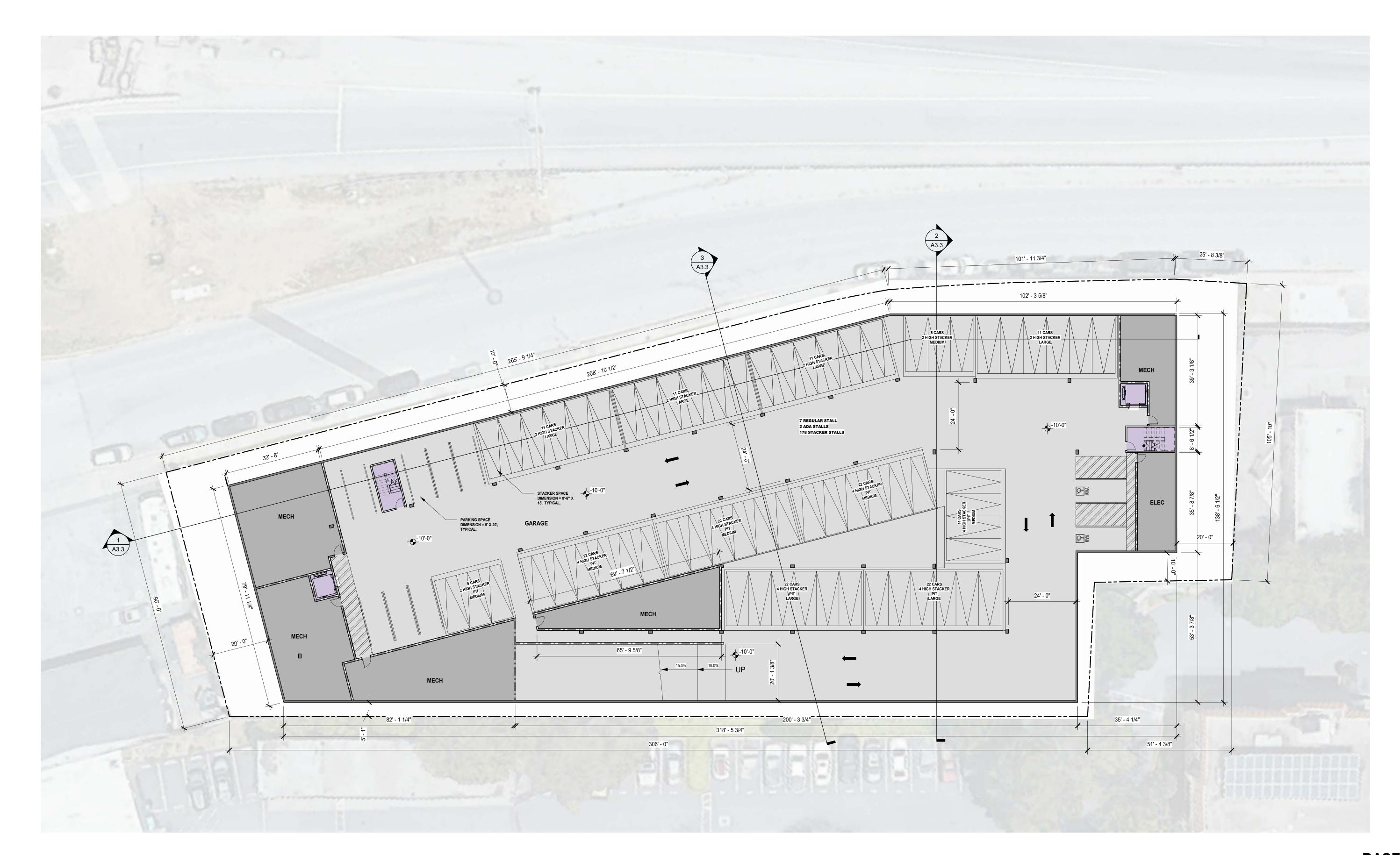
SITE PLAN







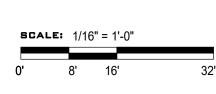




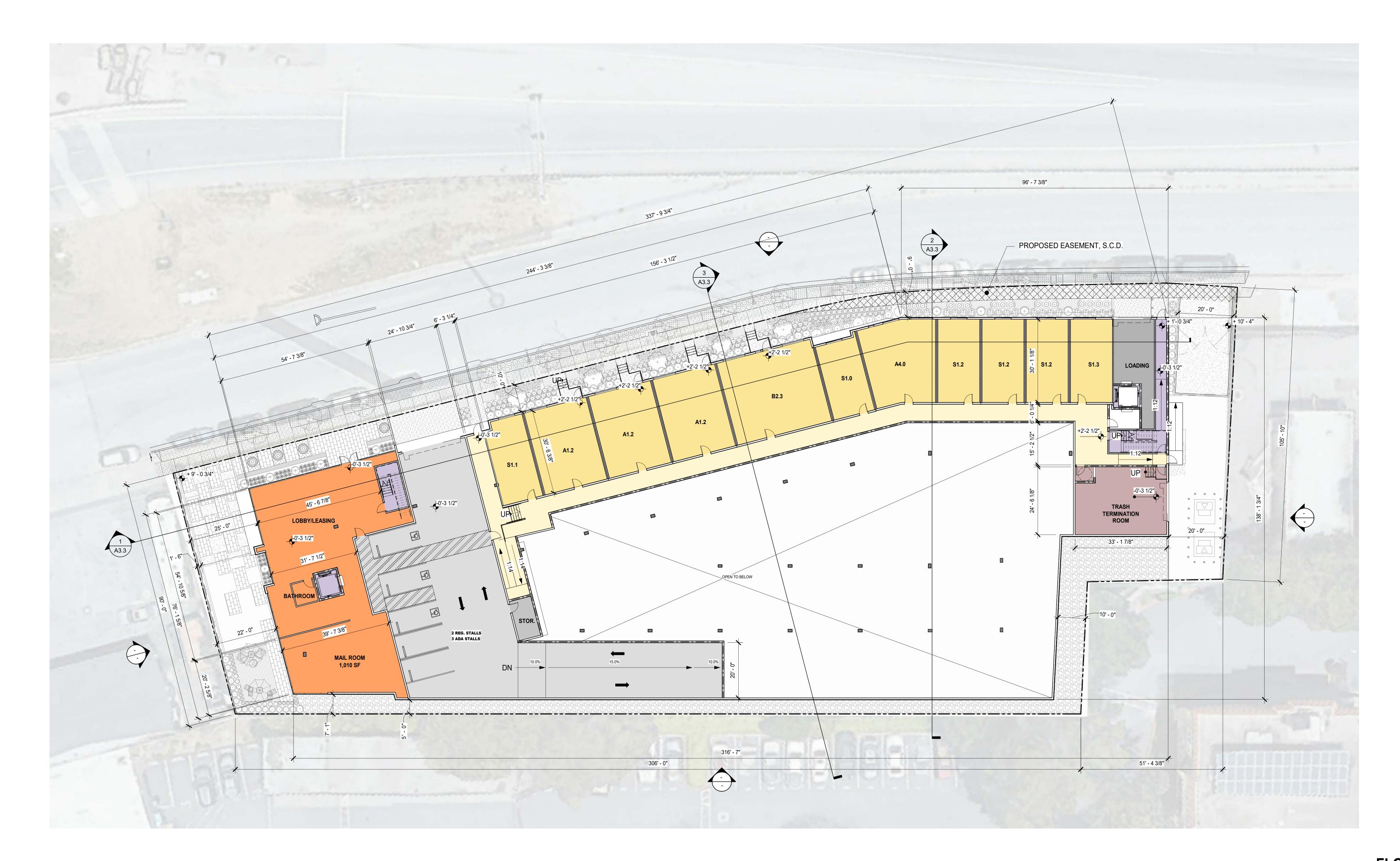
BASEMENT PLAN









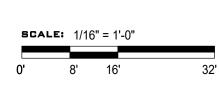


FLOOR 1 PLAN

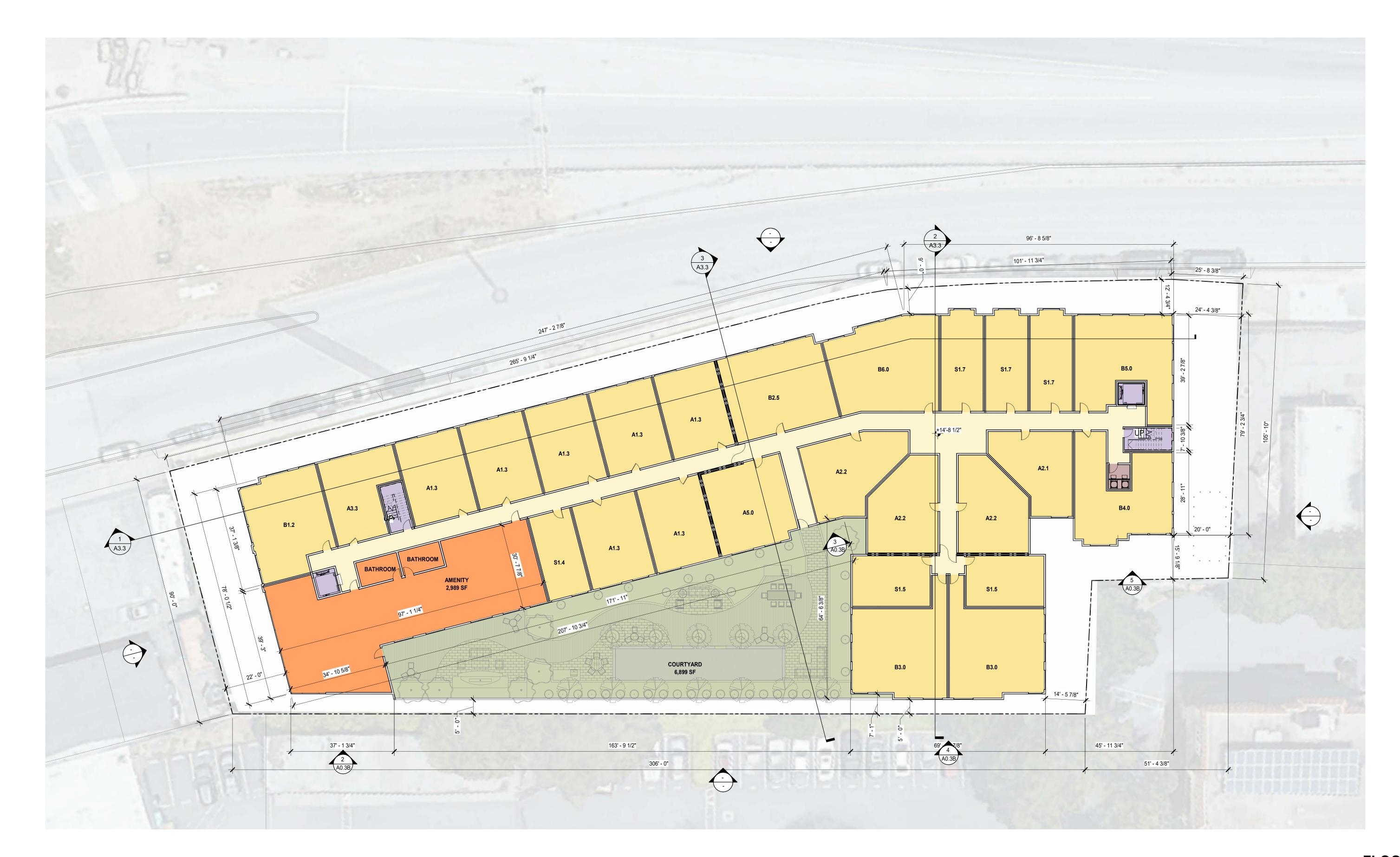








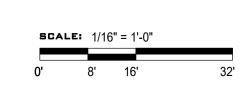




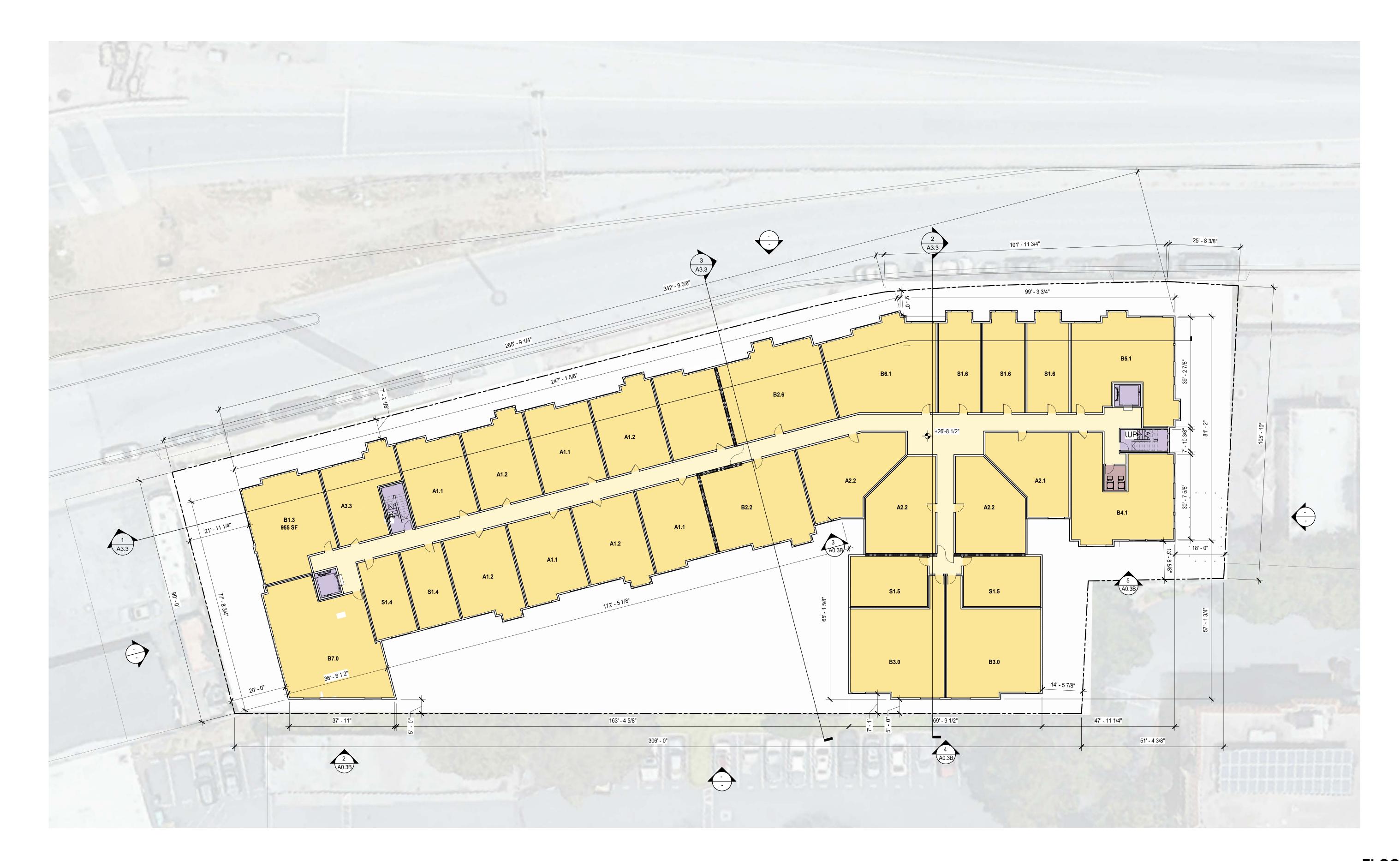


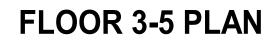






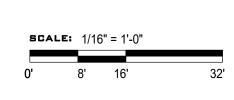




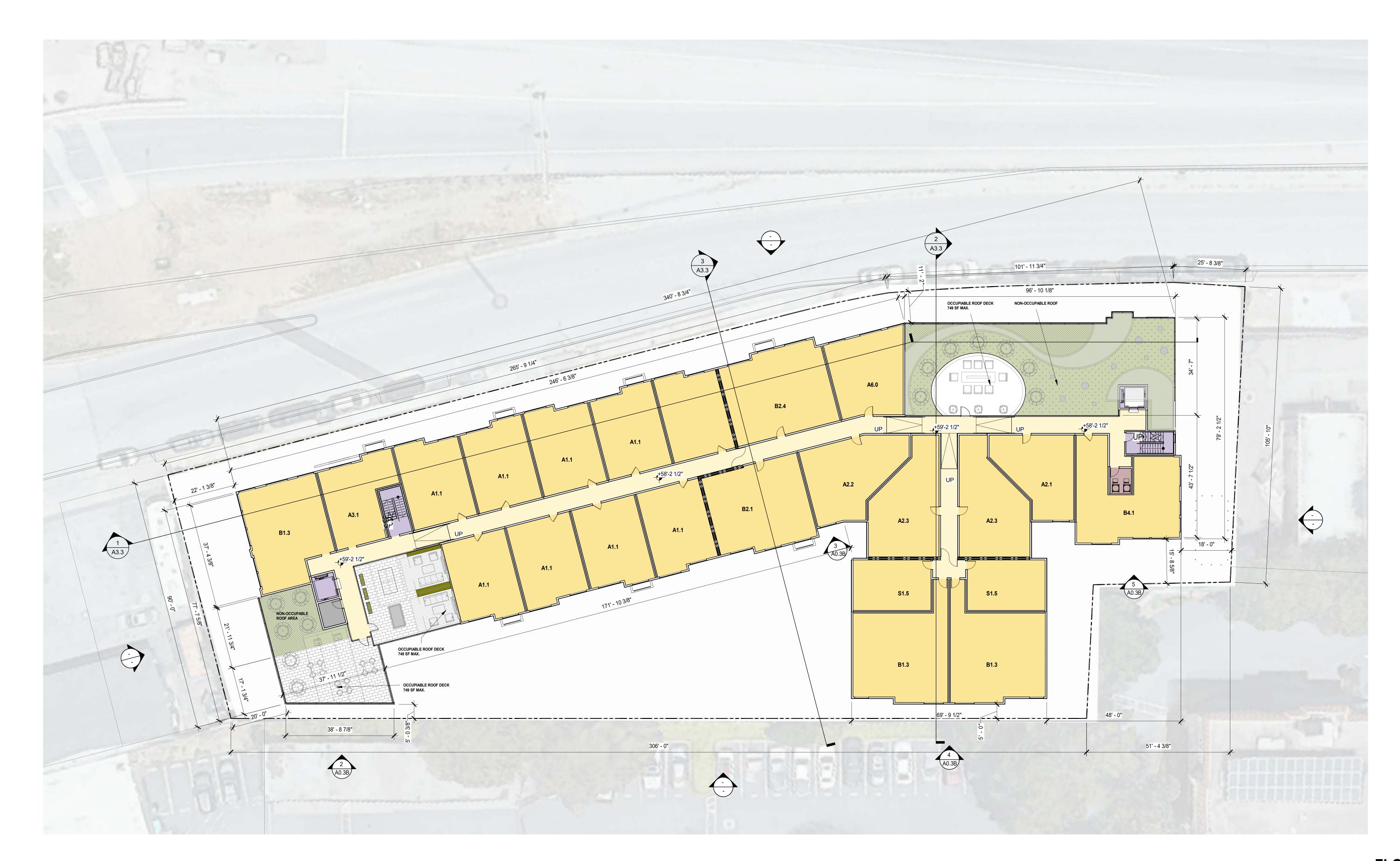








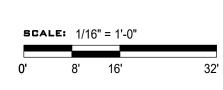


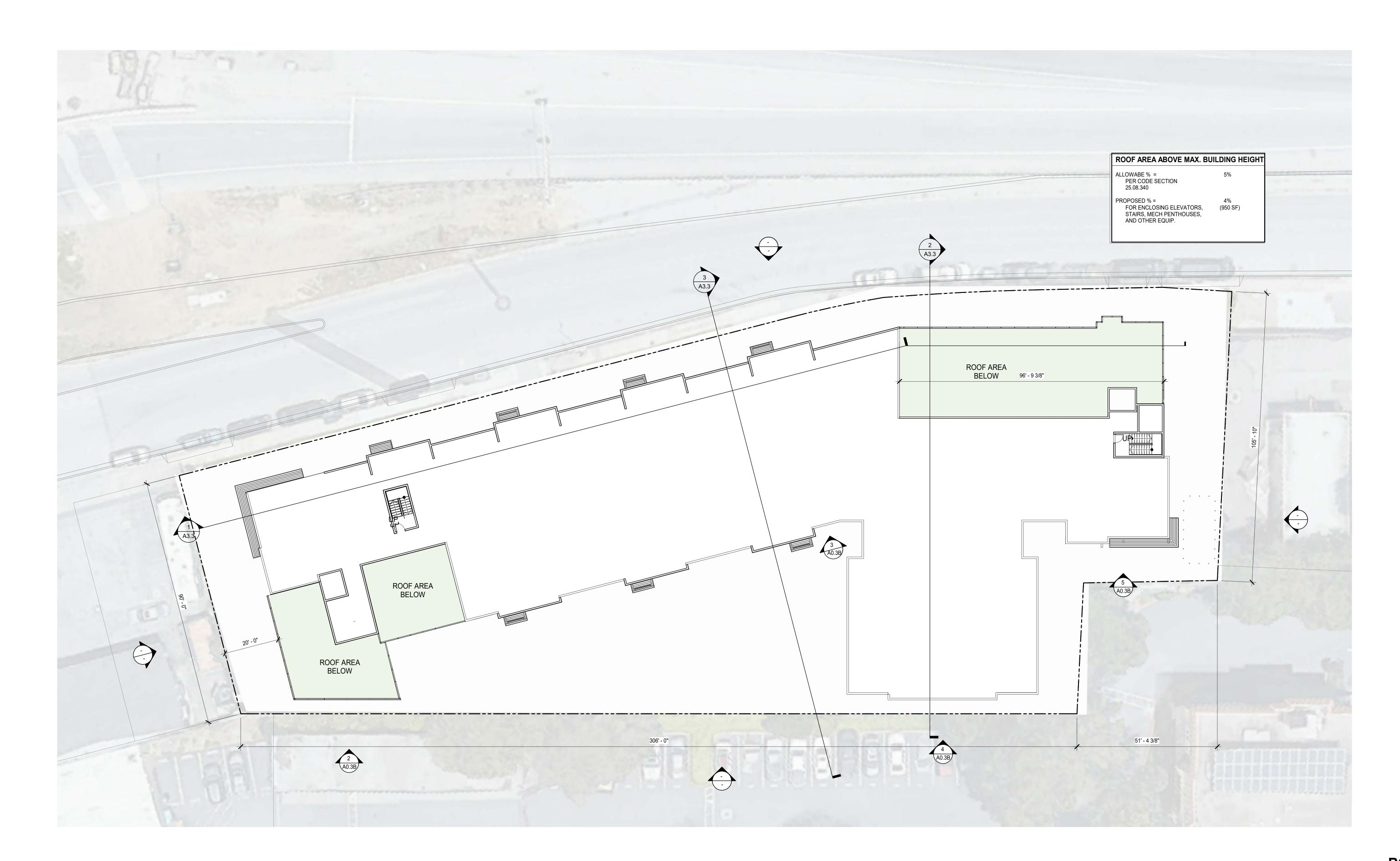








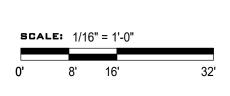
















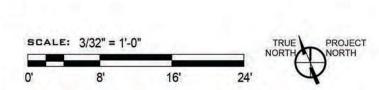


NORTH ELEVATION













EAST ELEVATION



WEST ELEVATION











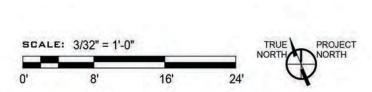


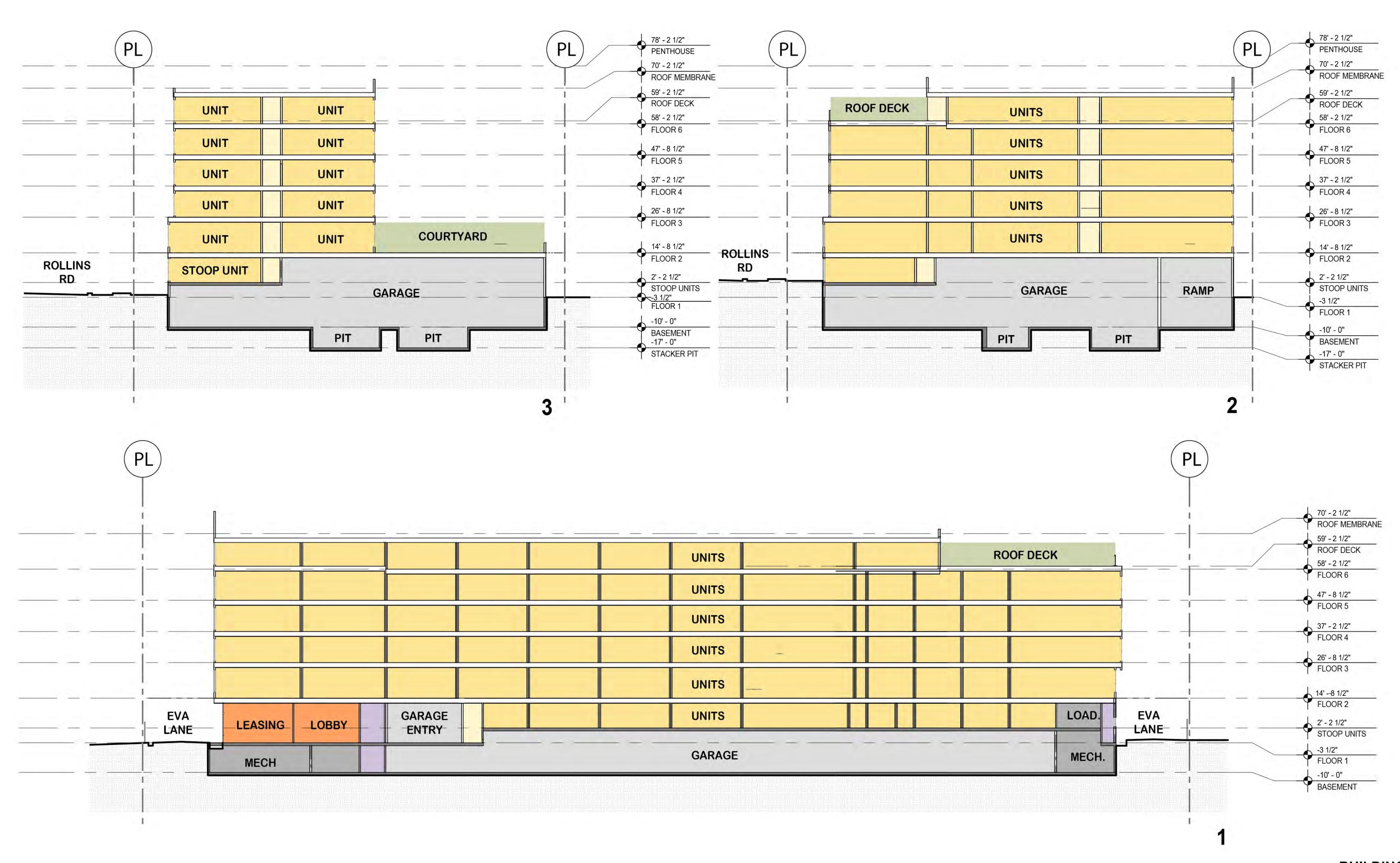
SOUTH ELEVATION



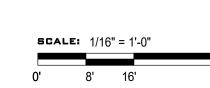




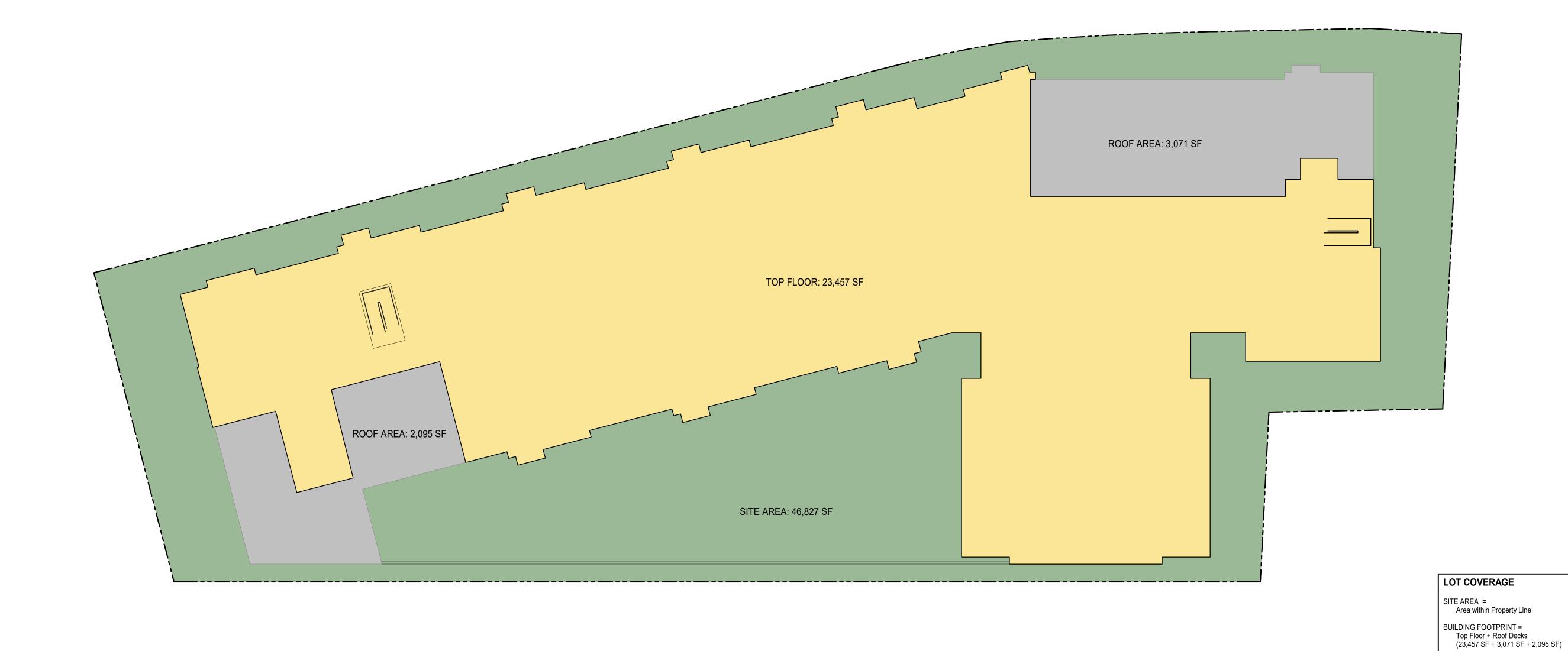










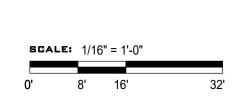


LOT COVERAGE











% OF LOT COVERAGE =

*% OF LOT COVERAGE = WITHOUT ROOF DECKS

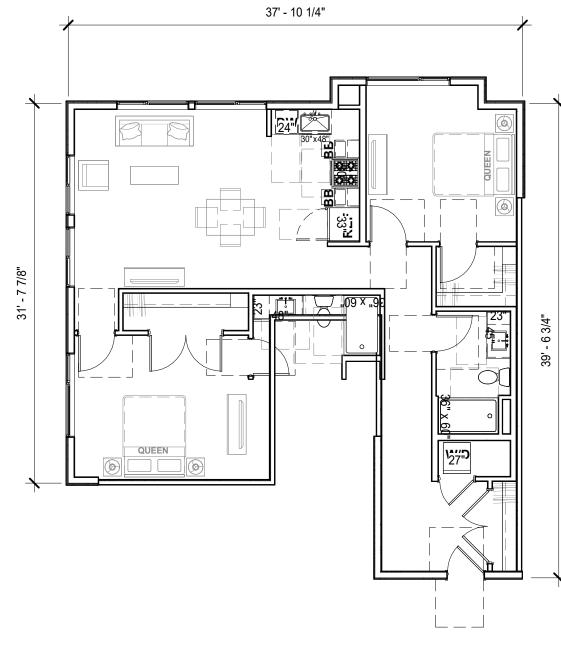
*PER DEVELOPMENT STANDARD WAIVER, THE ROOF DECKS WILL NOT COUNT TOWARDS LOT COVERAGE

46,827 SF

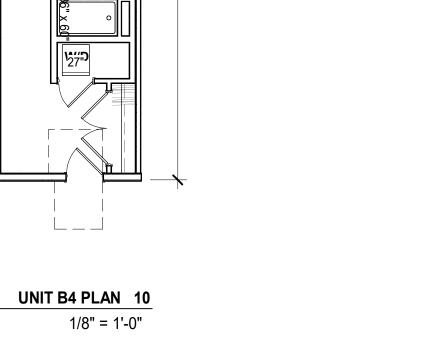
28,623 SF

61% (28,623 / 46,827)

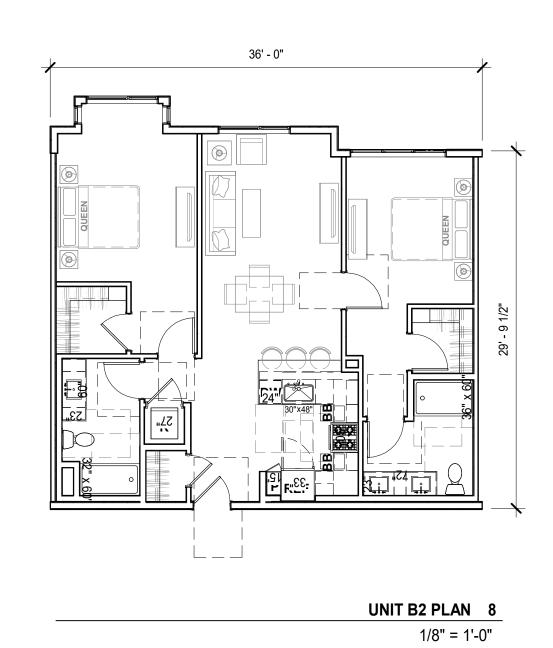
50% (23,457 / 46,827)

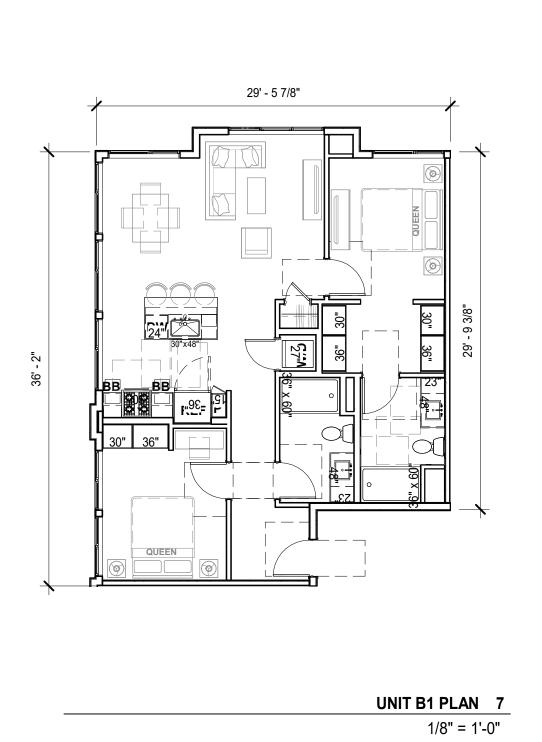


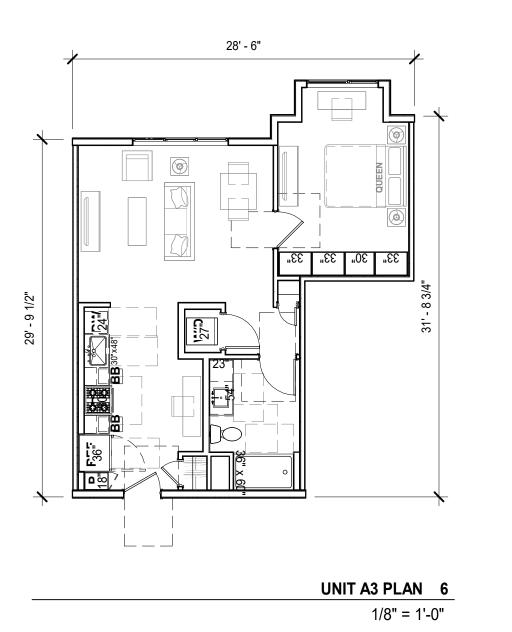
34' - 10 3/4"

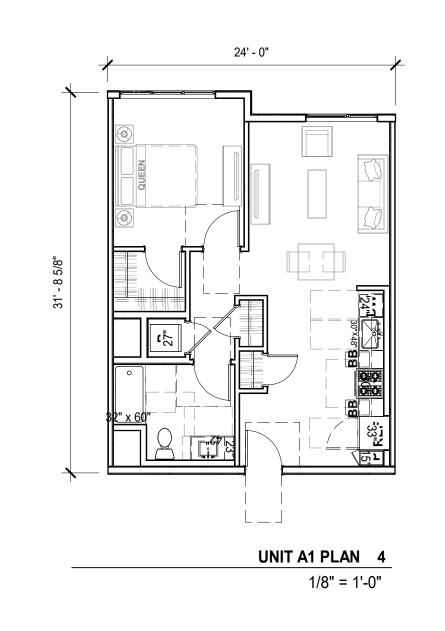


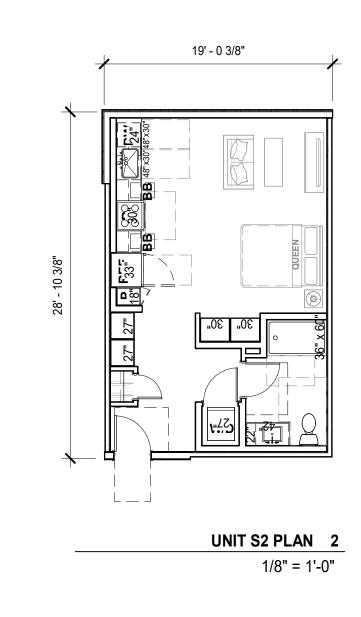


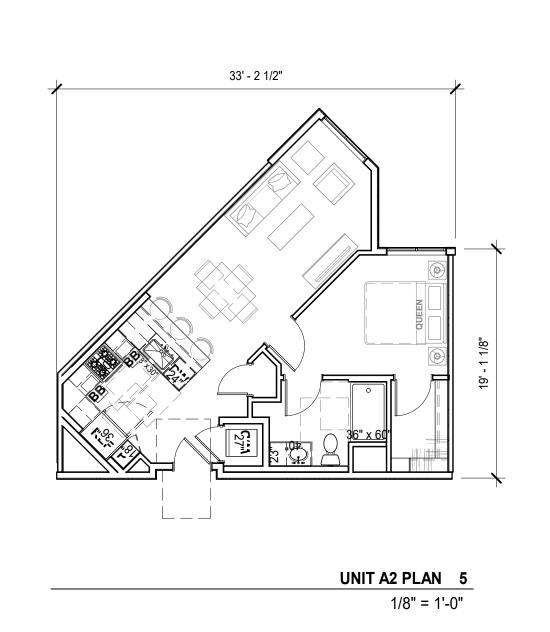


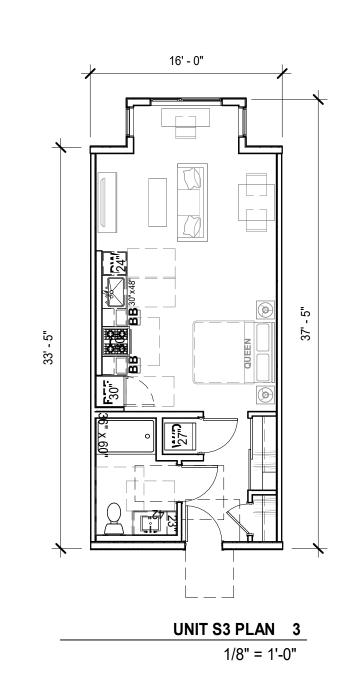


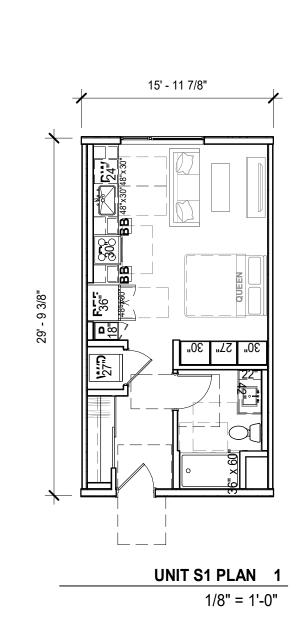








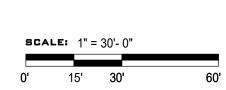


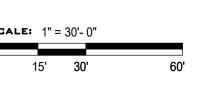




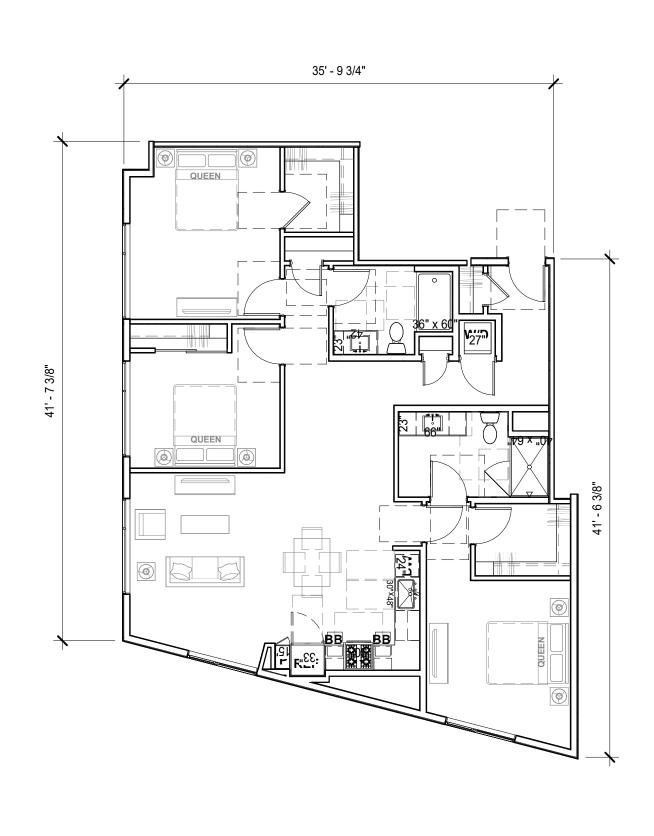


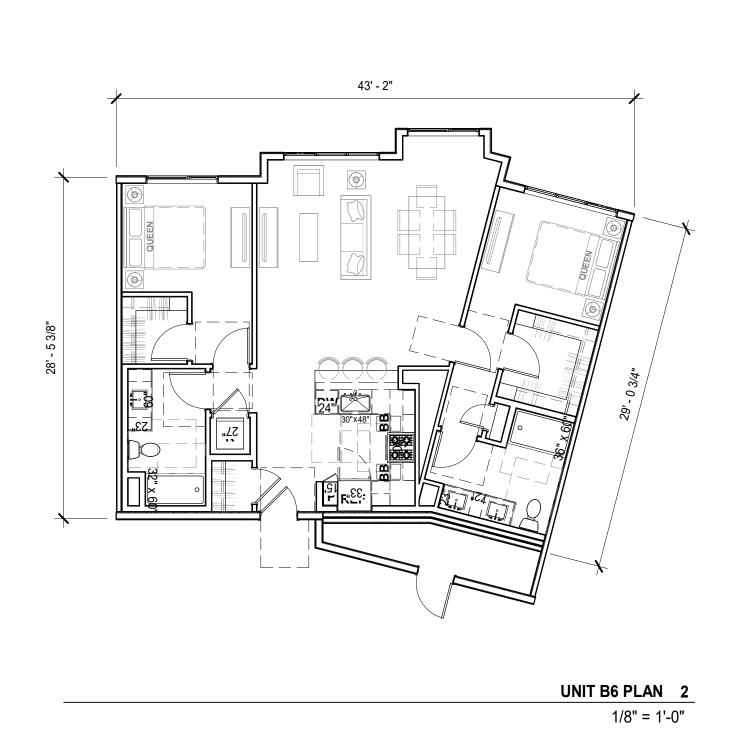
UNIT B3 PLAN 9
1/8" = 1'-0"

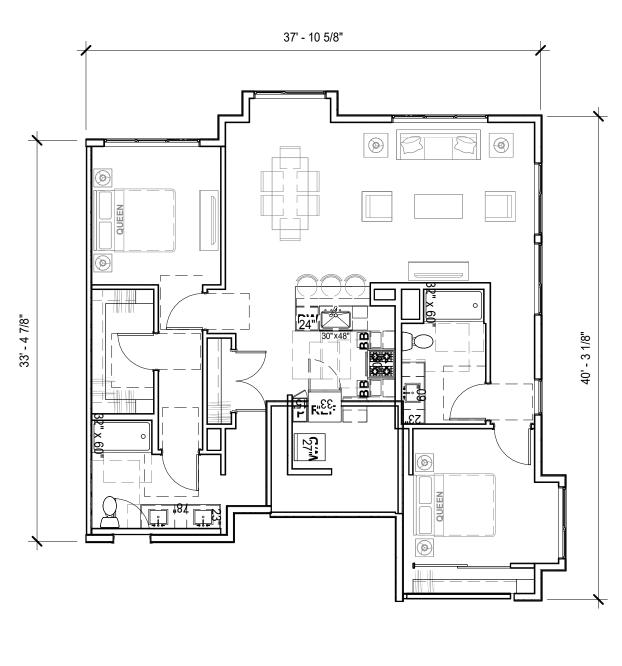








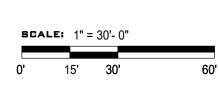




UNIT B5 PLAN 1 1/8" = 1'-0"







UNIT B7 PLAN 3 1/8" = 1'-0"





RENDERINGS











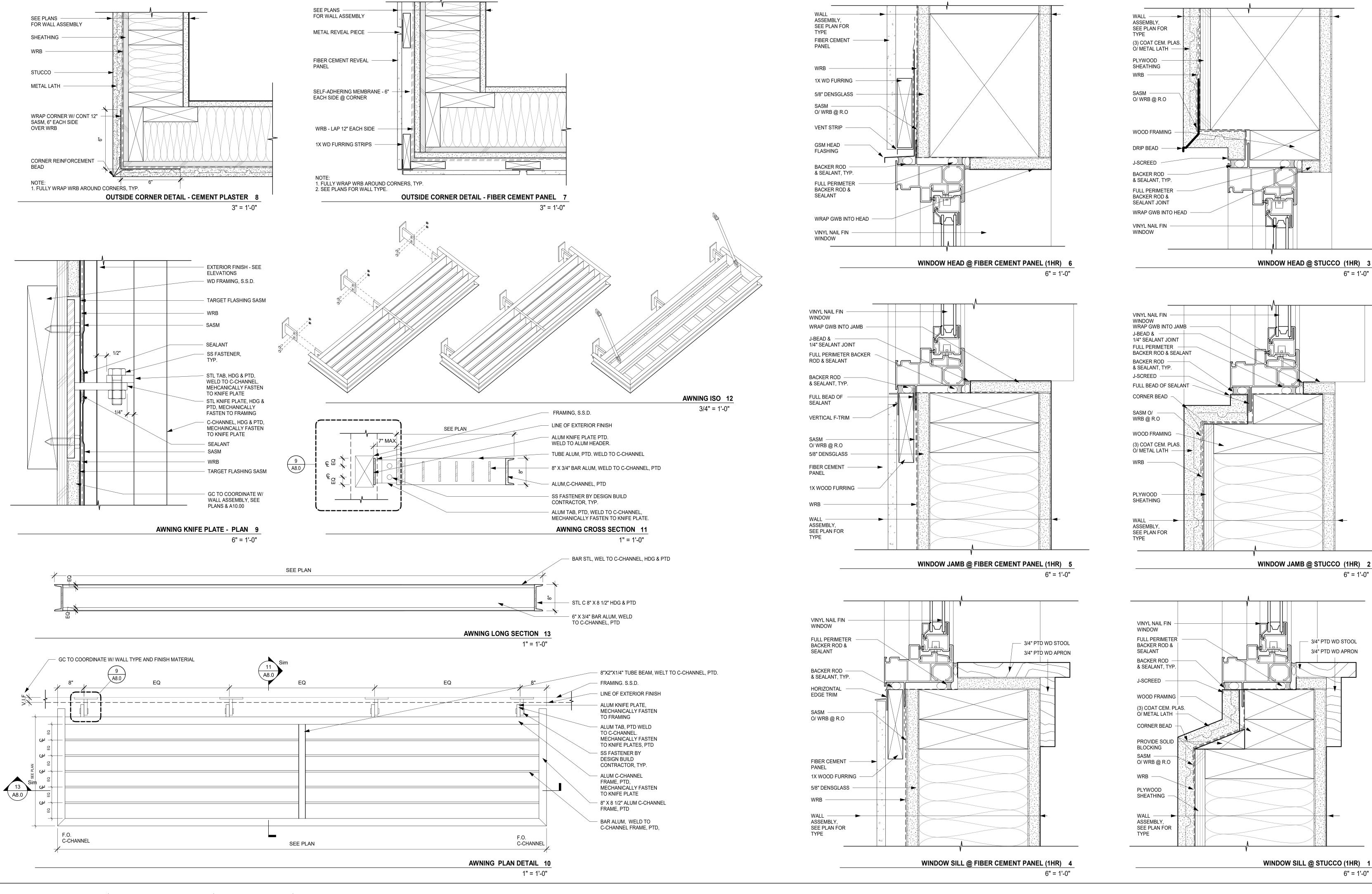




RENDERINGS

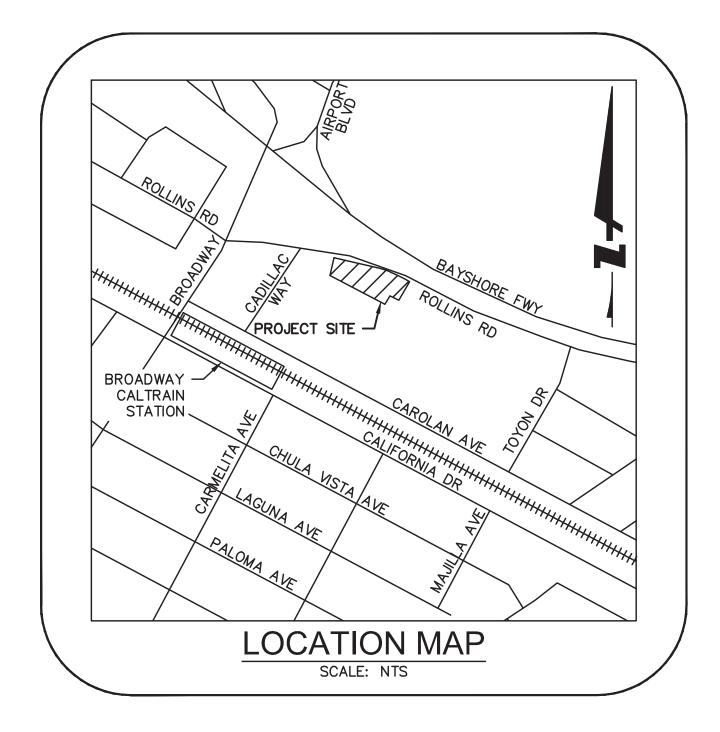




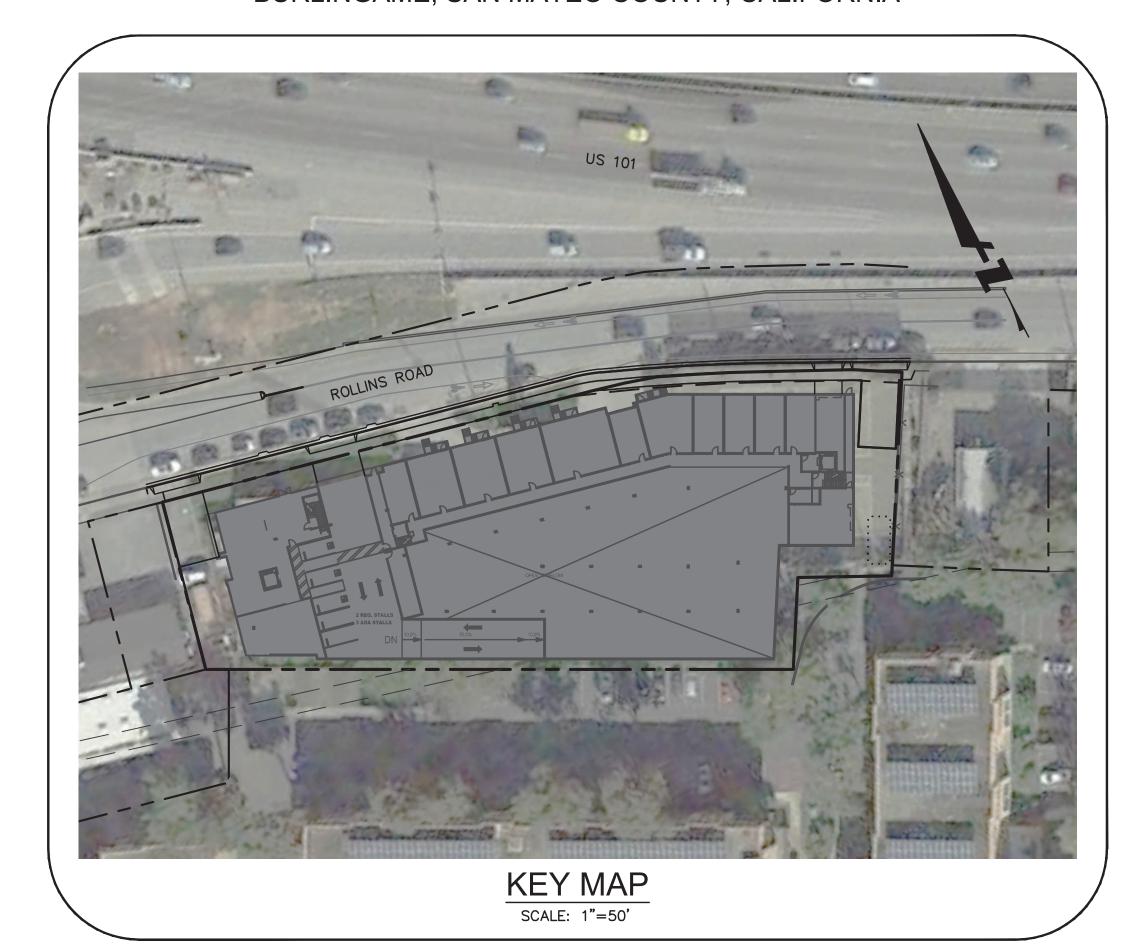


1095 ROLLINS ROAD VESTING TENTATIVE PARCEL MAP ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES 1 RESIDENTIAL CONDOMINIUM

BURLINGAME, SAN MATEO COUNTY, CALIFORNIA



ABBRE\	/IATIONS	LF LG	LINEAR FEET LIP OF GUTTER
Δ	DELTA	LID	LOW IMPACT DEVELOPMENT
AB	AGGREGATE BASE	LSM	LICENSED SURVEYOR MAPS
AC	ASPHALT CONCRETE	LT	LIGHT
AD	AREA DRAIN	M	MAPS
B/W	BACK OF WALK	MB	MAILBOX
BFP	BACKFLOW PREVENTER	N	NORTH
BLDG	BUILDING	OH	OVERHEAD
		OR, O.R.	OFFICIAL RECORD
BTM BVCE BVCS C&G	BEGIN VERTICAL CURVE ELEVATION	PERF	PERFORATED
BVCS	BEGIN VERTICAL CURVE STATION	PG&E	PACIFIC GAS & ELECTRIC
C&G	CURB AND GUTTER	PIV	POST INDICATOR VALVE
CB	CATCH BASIN	PL	PROPERTY LINE
CCP	CONCRETE CYLINDER PIPE	PR	PROPOSED
CL	CENTER LINE	PVC	POLYVINYL CHLORIDE
COMM	COMMUNICATIONS	R	RADIUS
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CTV	CABLE TELEVISION	RPPA	
CTV DCDA	DOUBLE CHECK DETECTOR ASSEMBLY		ASSEMBLY
DI	DROP INLET	S	SOUTH
DOC	DOCUMENT	S/W	
DW	DOMESTIC WATER	S.A.D.	
DWY	DRIVEWAY	SD	STORM DRAIN
Ε	DROP INLET DOCUMENT DOMESTIC WATER DRIVEWAY EAST, ELECTRIC EXISTING GROUND ELECTRIC ELEVATION EDGE OF PAVEMENT EASEMENT	SDAD	STORM DRAIN AREA DRAIN
EG	EXISTING GROUND	SDCO	
ELEC	ELECTRIC	SDDI	STORM DRAIN DROP INLET
ELEV	ELEVATION	SDMH	
EP	EDGE OF PAVEMENT	S.L.P.	SEE LANDSCAPE PLANS
EP ESMT EVCE	EASEMENT	SS	SANITARY SEWER
EVCE	END VERTICAL CURVE ELEVATION END VERTICAL CURVE STATION	SSCO	
L V C 3	LIND VEITHCAL CONVE STATION	SSMH	
EX	EXISTING	91	STREET
	FACE OF CURB	STA TBD	STATION
FDC	FIRE DEPARTMENT CHECK	TC	TO BE DETERMINED TOP OF CURB
FF	FINISHED FLOOR	TG	TOP OF CORB
FG	FINISHED GRADE	TEL	TELEPHONE
FH	FIRE HYDRANT	TTC	THEORETICAL TOP OF CURB
FL	FLOWLINE	TWELL	TREE WELL
FNC	FENCE	TYP	TYPICAL
FT	FEET	UB	UTILITY BOX
FW	FIRE WATER	VC	VERTICAL CURVE
GM	GAS METER	VERT	VERTICAL
GND	GROUND	VLICT	VAULT
GR	GRATE	W	WEST
HORZ	HORIZONTAL	WM	WATER METER
INV	INVERT	WV	WATER WALVE
IRR	IRRIGATION	W/	WITH
L	LENGTH	**/	***************************************



SYMBOLS & LEGEND				
<u>PROPOSED</u>	EXISTING			
	•	IRON PIPE (AS NOTED) MONUMENT IN HAND HOLE (AS NOTED)		
X +++ ++ ++ ++ ++ ++ ++ ++ ++ ++ ++ ++ +	× Q	VALVE FIRE HYDRANT FIRE DEPARTMENT CONNECTION WET STANDPIPE		
		METER BFP SIGN LIGHT POLE GUY ANCHOR UTILITY POLE TREE		
		PROPERTY LINE EASEMENT		
×	××	FENCE		
		CONCRETE		
SS — W — GAS —	——————————————————————————————————————	STORM DRAIN (SDR 35 PVC) SANITARY SEWER (SDR 35 PVC) WATER MAIN (C900 PVC) GAS LINE JOINT TRENCH SANITARY SEWER CLEANOUT SANITARY SEWER MANHOLE		
		STORM DRAIN CURB INLET		
	(SD)	STORM DRAIN MANHOLE		

STORM DRAIN AREA DRAIN

SHEET INDEX		
SHEET NO.	SHEET TITLE	
C1.0	TITLE SHEET	
C2.0	EXISTING SITE SURVEY	
C2.1	PRELIMINARY DEMOLITION PLAN	
C2.2	PRELIMINARY PARCELIZATION PLAN	
C3.0	PRELIMINARY SITE PLAN	
C3.1	FIRE ACCESS PLAN	
C4.0	PRELIMINARY GRADING PLAN	
C5.0	PRELIMINARY UTILITY PLAN	
C6.0	PRELIMINARY STORMWATER CONTROL PLAN	
C7.0	PRELIMINARY EROSION CONTROL PLAN	
C7.1	CONSTRUCTION BMPS	
C8.0	CITY STANDARD DETAILS	
C8.1	CITY STANDARD DETAILS	
C8.2	CITY STANDARD DETAILS	
C8.3	DETAILS	
C8.4	DETAILS	

APPLICANT

THE HANOVER COMPANY 156 DIABLO BOULEVARD SUITE 220 DANVILLE, CA 94526 925.406.4491

ARCHITECT JONATHAN ENNIS, AIA BDE ARCHITECTURE, INC.

150 CALIFORNIA STREET 950 HOWARD STREET SUITE 600 SAN FRANCISCO, CA 94103 SAN FRANCISCO, CA 94111 415.677.0966 415.930.7900

PURPOSE

SUBDIVIDE SUBJECT SITE WITH 150 RESIDENTIAL CONDOMINIUM UNITS.

THE BEARING OF SOUTH 62°26'00" EAST OF THE NORTHERLY LINE CAROLAN AVENUE AS SHOWN ON THAT CERTAIN MAP RECORDED ON MAY 09, 2018 IN VOLUME 142 OF MAPS AT

OWNER
S A PROPERTIES CO., A

CIVIL ENGINEER

MIKE O'CONNELL, PE

BKF ENGINEERS

THE ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988

79.8 FEET WESTERLY (ALONG THE CURB LINE) FROM THE CENTER OF A CATCH BASIN AND 20.3 FEET WESTERLY FROM THE CENTER OF A DROP INLET AT THE BACK OF WALK AT THE NORTHWESTERLY CORNER OF THE PROJECT SITE. ELEVATION = 8.58 FEET.

UTILITY NOTE:

THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

LEGAL DESCRIPTIONS:

REAL PROPERTY IN THE CITY OF BURLINGAME, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 2 AND 3, AS DESIGNATED ON THE MAP ENTITLED "PARCEL MAP FOR RICHARD OLIVER", BEING A PORTION OF PARCEL "C", AS SHOWN ON THAT CERTAIN PARCEL MAP WHICH WAS FILED FOR RECORD IN BOOK 6 OF PARCEL MAPS, PAGE 9, SAN MATEO RECORDS", WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON JULY 29, 1971 IN BOOK 13 OF PARCEL MAPS, PAGE 18.

MAP REFERENCE NOTES:

FLOOD ZONE RATING:

026-231-250, 026-231-260 PROPERTY ADDRESS: 1095 ROLLINS ROAD, BURLINGAME, CA AREA: TOTAL: 1.075 ACRES ±

THE SUBJECT PROPERTIES APPEAR ON F.I.R.M. MAP NO. 06081C0153E, EFFECTIVE DATE OCTOBER 16, 2012, AND LIES WITHIN ZONE "X", DESCRIBED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THEN 1 FOOT OR WITH DRAINAGE AREAS LESS THEN 1 SQUARE MILE; AND ARES PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD ANNUAL CHANCE FLOOD.

CONSTRUCTION HOURS

WEEKDAYS: 8:00 A.M. - 7:00 P.M. SATURDAYS: 9:00 A.M. - 6:00 P.M. SUNDAYS AND HOLIDAYS: NO WORK ALLOWED

SEE CITY OF BURLINGAME MUNICIPAL CODE, SECTION 18.07.110 FOR DETAILS

CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 A.M AND 5:00 P.M. SEE CITY OF BURLINGAME MUNICIPAL CODE, SECTION 13.04.100 FOR DETAILS.

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

11.15.2018 DATE MICHAEL A. O'CONNELL, P.E. PROJECT MANAGER BKF ENGINEERS

YEARS PLANN 150 CALIFORNIA ST., SUITE 600 **PLANNERS** SAN FRANCISCO, CA 94111 (415) 930-7900 www.bkf.com

VESTING TENTATIVE MAP

1ST SUBMITTAL

No.	Revisions

1095 ROLLINS ROAD

BURLINGAME, CA SAN MATEO COUNTY

TITLE SHEET



11/15/18 Design JCW Drawn SKS Approved MAO Job No 20170211 Drawing Number:

LANDSCAPE

PLANNERS

YEARS

SUITE 600

www.bkf.com

150 CALIFORNIA ST.,

SCALE: 1" = 20'

VESTING

TENTATIVE

MAP

1ST SUBMITTAL

1095 ROLLINS

ROAD

BURLINGAME, CA

SAN MATEO COUNTY

EXISTING

Revisions

(415) 930-7900

SAN FRANCISCO, CA 94111

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE. (NOT A SURVEY MATTER)
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE. (NOT A SURVEY MATTER)
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 25, 1947 AS SERIES/INSTRUMENT NO. 72946—G OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC GAS & ELECTRIC CO. AFFECTS: AS DESCRIBED THEREIN (PLOTTED)
- AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED APRIL 07, 1954 AS BOOK 2563, PAGE 565 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF BURLINGAME

AS DESCRIBED THEREIN

AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 10, 1965 AS BOOK 5024, PAGE 642 OF OFFICIAL RECORDS.

AFFECTS:

(PLOTTED)

- THE CITY OF BURLINGAME IN FAVOR OF: **AFFECTS:** AS DESCRIBED THEREIN (PLOTTED)
- 6. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 7. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JULY 06, 1970 AS BOOK 5803, PAGE 209, SERIES/INSTRUMENT NO. 3008-AD OF OFFICIAL RECORDS. (NOT PLOTTED - DOCUMENT ILLEGIBLE.)
- AN EASEMENT FOR PERMANENT EASEMENT FOR TENNIS COURT AND INCIDENTAL PURPOSES, RECORDED AUGUST 11, 1971 AS BOOK 5995, PAGE 42 OF OFFICIAL RECORDS. WHEATLEY-OLIVER, INC., A CORPORATION IN FAVOR OF: AFFECTS: AS DESCRIBED THEREIN

(AFFECTS PARCEL 3) (PLOTTED)

EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM BURLINGAME SHORE LAND CO., AS GRANTOR, TO WHEATLEY-OLIVER, INC, AS GRANTEE, RECORDED AUGUST 11, 1971 AS BOOK 5995, PAGE 44, SERIES/INSTRUMENT NO. 35215AE OF OFFICIAL RECORDS. REFERÊNCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS. (PLOTTED)

- 10. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED AUGUST 11, 1971 AS BOOK 5995, PAGE 52, SERIES/INSTRUMENT NO. 35216AE OF OFFICIAL RECORDS.
 - (PLOTTED AN AGREEMENT FOR THE PURPOSES OF ESTABLISHING USE TO THE PARKING GARAGE AND TENNIS COURTS. THAT AREA BEING ALL OF PARCEL 3)
- 11. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED AUGUST 11, 1971 AS BOOK 5995, PAGE 63, SERIES/INSTRUMENT NO. 35218AE OF OFFICIAL RECORDS. (NOT A SURVEY MATTER)
- 12. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$3,750,000.00 RECORDED OCTOBER 25, 1972 AS BOOK 6257, PAGE 350, SERIES/INSTRUMENT NO. 70787AF OF OFFICIAL RECORDS.

DATED: AUGUST 15, 1971 SA PROPERTIES COMPANY, A CALIFORNIA TRUSTOR: LIMITED PARTNERSHIP

TRUSTEE: TRANSAMERICA TITLE INSURANCE COMPANY BENEFICIARY: SA PROPERTIES CORPORATION, A DELAWARE CORPORATION

(AFFECTS PROPERTY HEREIN DESCRIBED WITH OTHER PROPERTY)

ACCORDING TO THE PUBLIC RECORDS, THE BENEFICIAL INTEREST 17. RIGHTS OF PARTIES IN POSSESSION. UNDER THE DEED OF TRUST WAS ASSIGNED TO BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION AND M.

J. BARRETT, AS TRUSTEES BY ASSIGNMENT RECORDED OCTOBER 25, 1972 AS BOOK 6257, PAGE 382, INSTRUMENT NO. 70788AF OF OFFICIAL RECORDS. (NOT A SURVEY MATTER)

- 13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION AND BILL OF SALE AGREEMENT" RECORDED SEPTEMBER 19, 2012 AS INSTRUMENT NO. 2012-135253 OF OFFICIAL RECORDS. (NOT A SURVEY MATTER)
- 14. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. (NOT A SURVEY MATTER)
- 15. AN ALTA/NSPS SURVEY OF RECENT DATE WHICH COMPLIES WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. (NOT A SURVEY MATTER)
- 16. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY. (NOT A SURVEY MATTER)
- (NOT A SURVEY MATTER)

- 1. ALL DISTANCES AND DIMENSIONS ARE IN US SURVEY FEET, AND DECIMALS THEREOF. DISTANCES SHOWN ARE MEASURED UNLESS NOTED OTHERWISE. RECORD DISTANCES ARE SHOWN IN PARENTHESIS.
- 2. ALL DIMENSIONAL TIES ARE PERPENDICULAR UNLESS NOTED OTHERWISE.
- 3. DIMENSIONAL TIES TO IMPROVEMENTS ARE PERPENDICULAR OR RADIAL TO SUBJECT PROPERTY LINES UNLESS NOTED OTHERWISE.
- 4. THE FIELD SURVEY WAS CONDUCTED IN MAY OF 2018 BY BKF ENGINEERS.
- 5. THE BOUNDARY INFORMATION, SHOWN HEREON, IS THE RESULT OF A FIELD SURVEY CONDUCTED BY BKF ENGINEERS.

SURVEYORS STATEMENT

TO: S A PROPERTIES CO., A CALIFORNIA LIMITED PARTNERSHIP AND FIRST AMERICAN TITLE COMPANY INSURANCE COMPANY;

> THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 8, 9, 11(a), 13, 14, 15, 16, 17, 18, 20(a), AND 21, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 23, 2018.

DAVID C JUNGMANN, P.L.S. 9267

09/14/2018

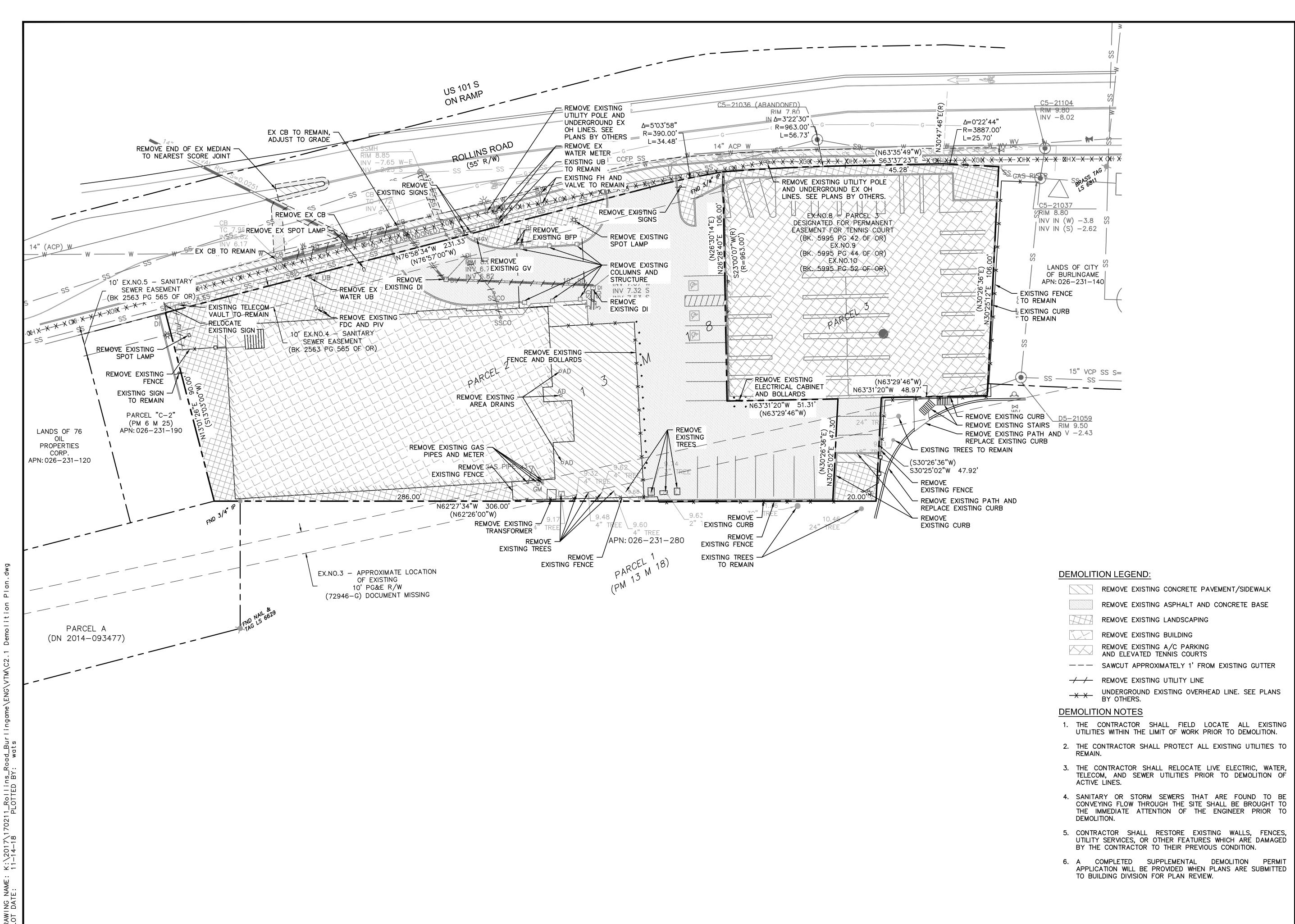
Approved MAO Job No 20170211 Drawing Number:

11/15/18

Design JCW

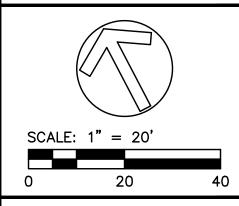
Drawn SKS

SITE SURVEY



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VESTING TENTATIVE MAP

IVIAP

1ST SUBMITTAL

Revisions

No.	Revisions

1095 ROLLINS ROAD

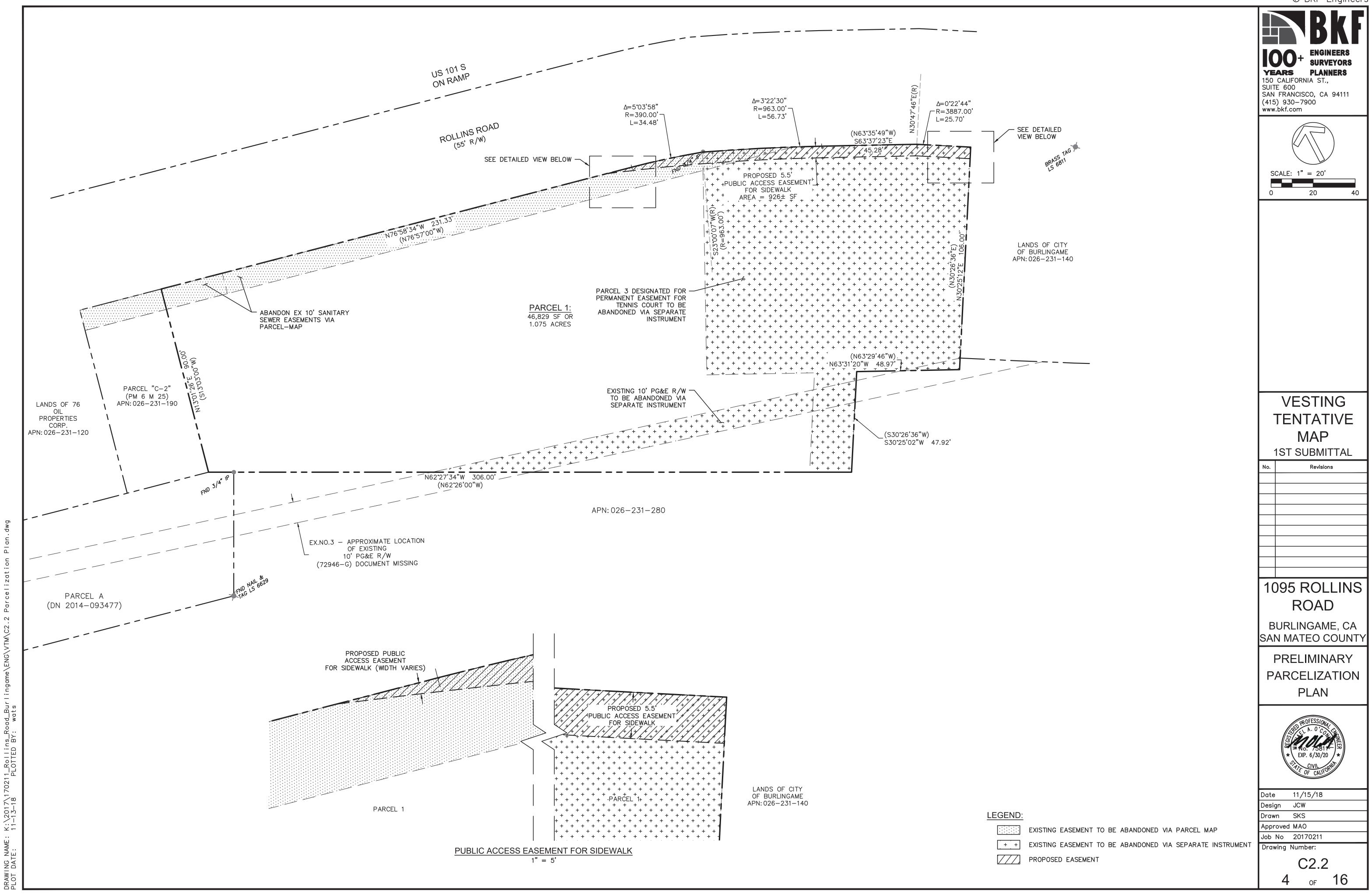
BURLINGAME, CA SAN MATEO COUNTY

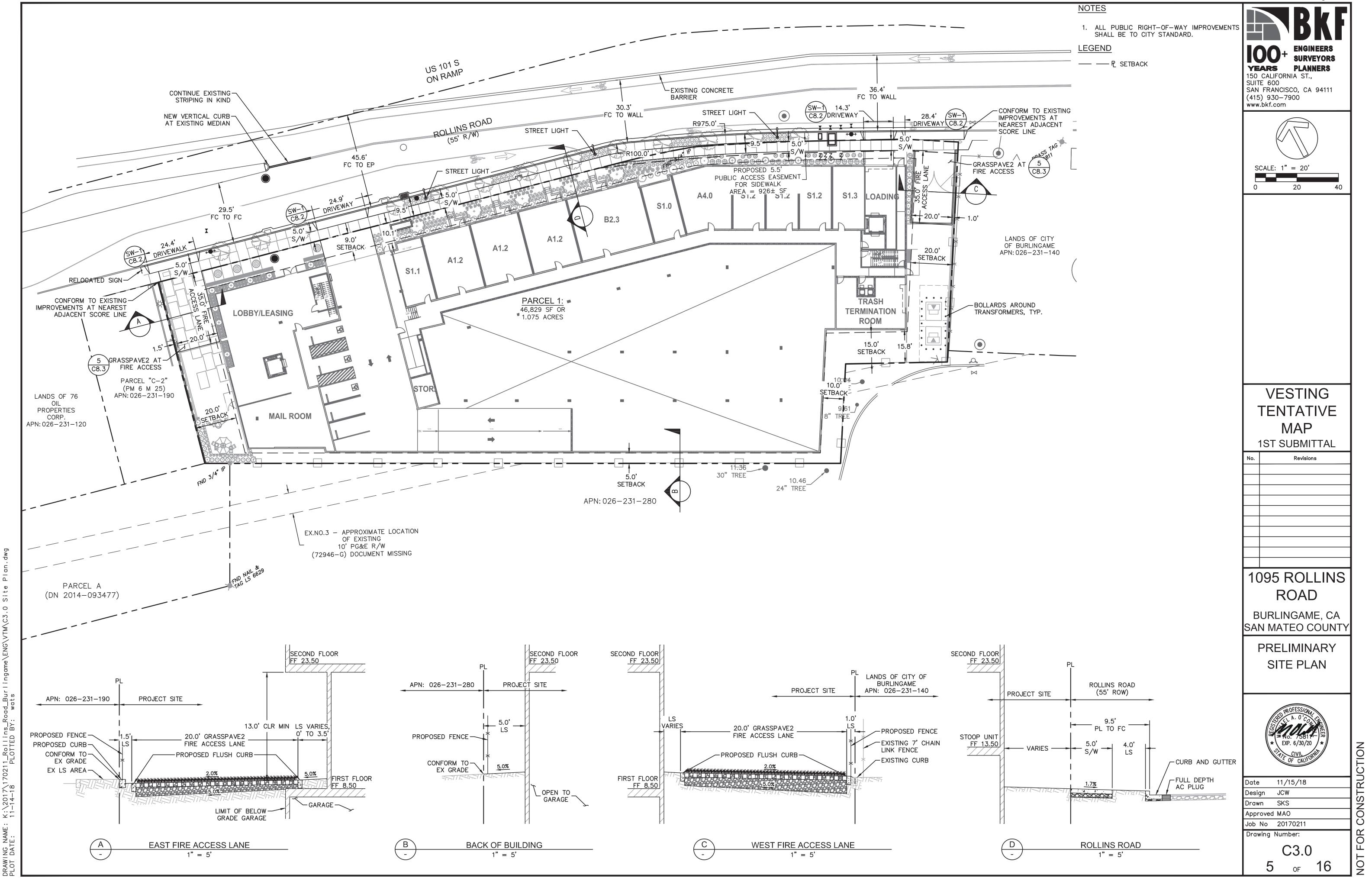
PRELIMINARY
DEMOLITION PLAN

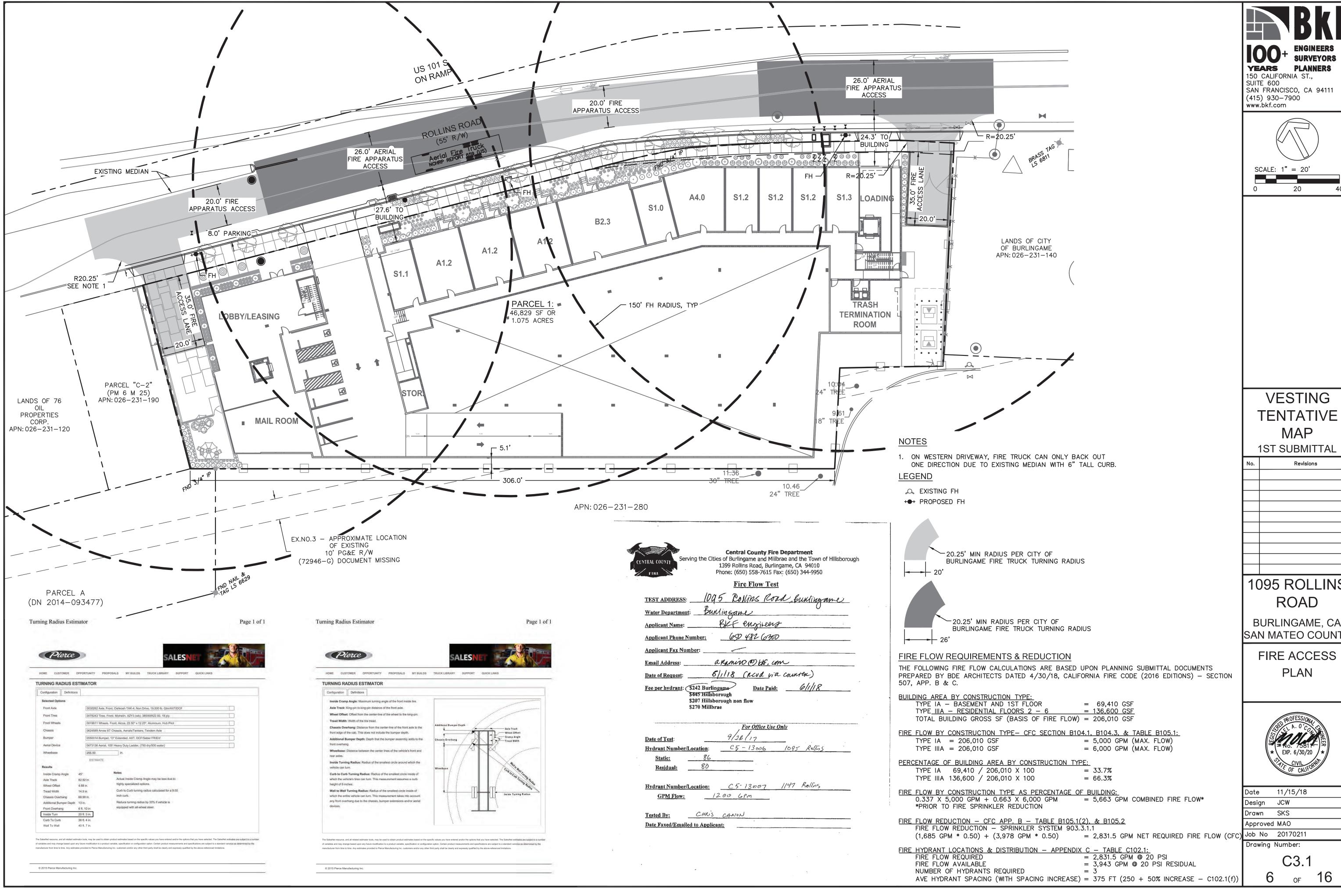


Date	11/15/18
Design	JCW
Drawn	SKS
Approved	MAO
Job No	20170211
Drawing I	Number:

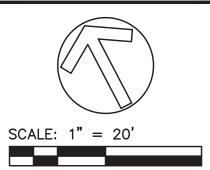
C2.1







150 CALIFORNIA ST., SUITE 600 SAN FRANCISCO, CA 94111



VESTING TENTATIVE MAP

1ST SUBMITTAL

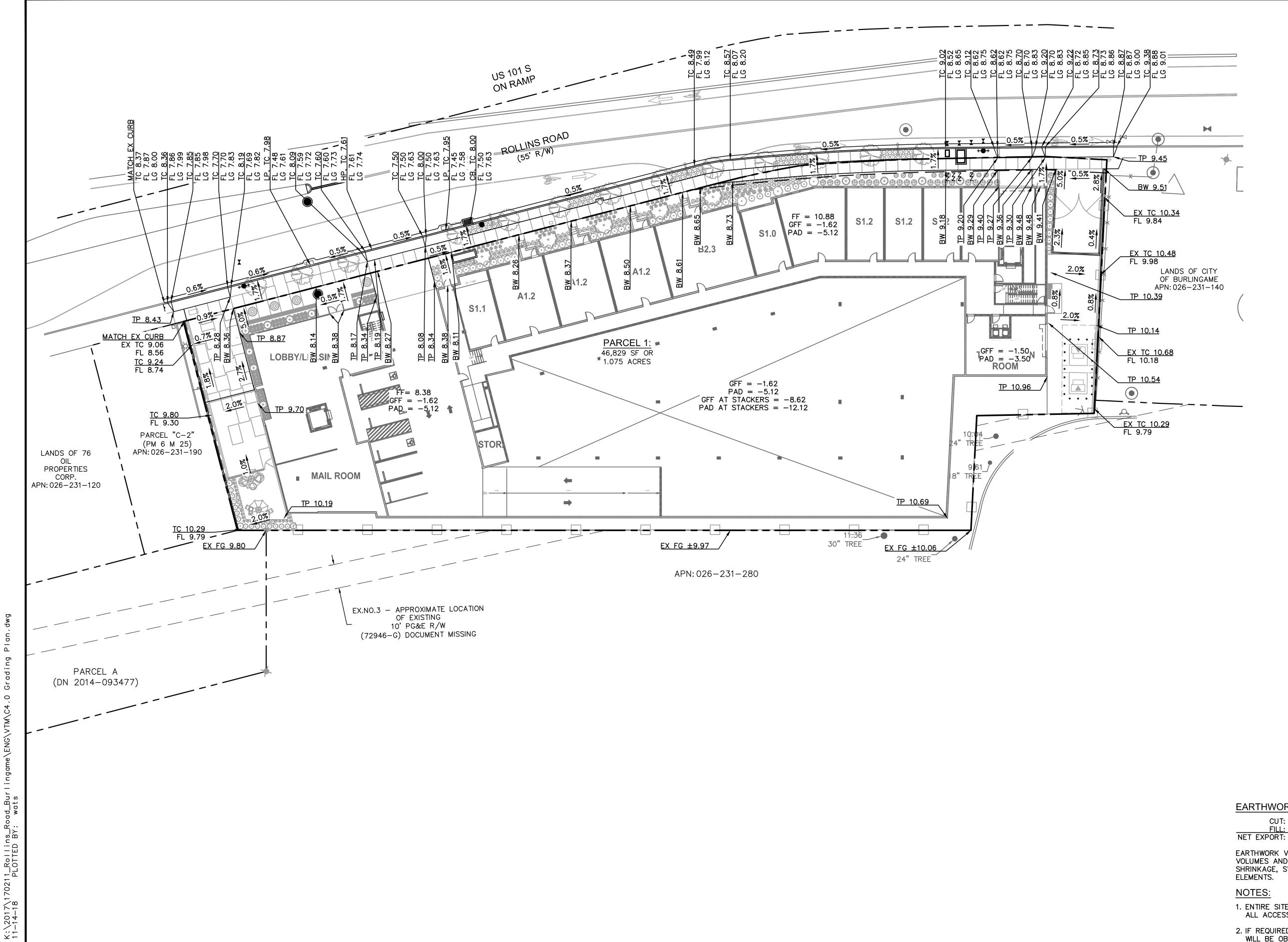
1095 ROLLINS ROAD

BURLINGAME, CA SAN MATEO COUNTY

PLAN



	Date	11/15/18
	Design	JCW
	Drawn	SKS
	Approved	MAO
C)	Job No	20170211
	Drawing I	Number:
	4	



DRAWING NAME: PLOT DATE:

EARTHWORK QUANTITIES

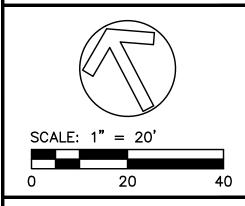
CUT: 23,500 CY FILL: 0 CY NET EXPORT: 23,500 CY

EARTHWORK VOLUMES ARE IN-PLACE VOLUMES AND DO NOT ACCOUNT FOR SHRINKAGE, SWELLING, OR FOUNDATION ELEMENTS.

NOTES:

- ENTIRE SITE SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS.
- 2. IF REQUIRED, A GRADING PERMIT WILL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.
- 3. EARTHWORK CALCULATIONS ASSUME SLAB THICKNESS TO BE 3.5'.





VESTING TENTATIVE MAP **1ST SUBMITTAL**

No.	Revisions

1095 ROLLINS ROAD

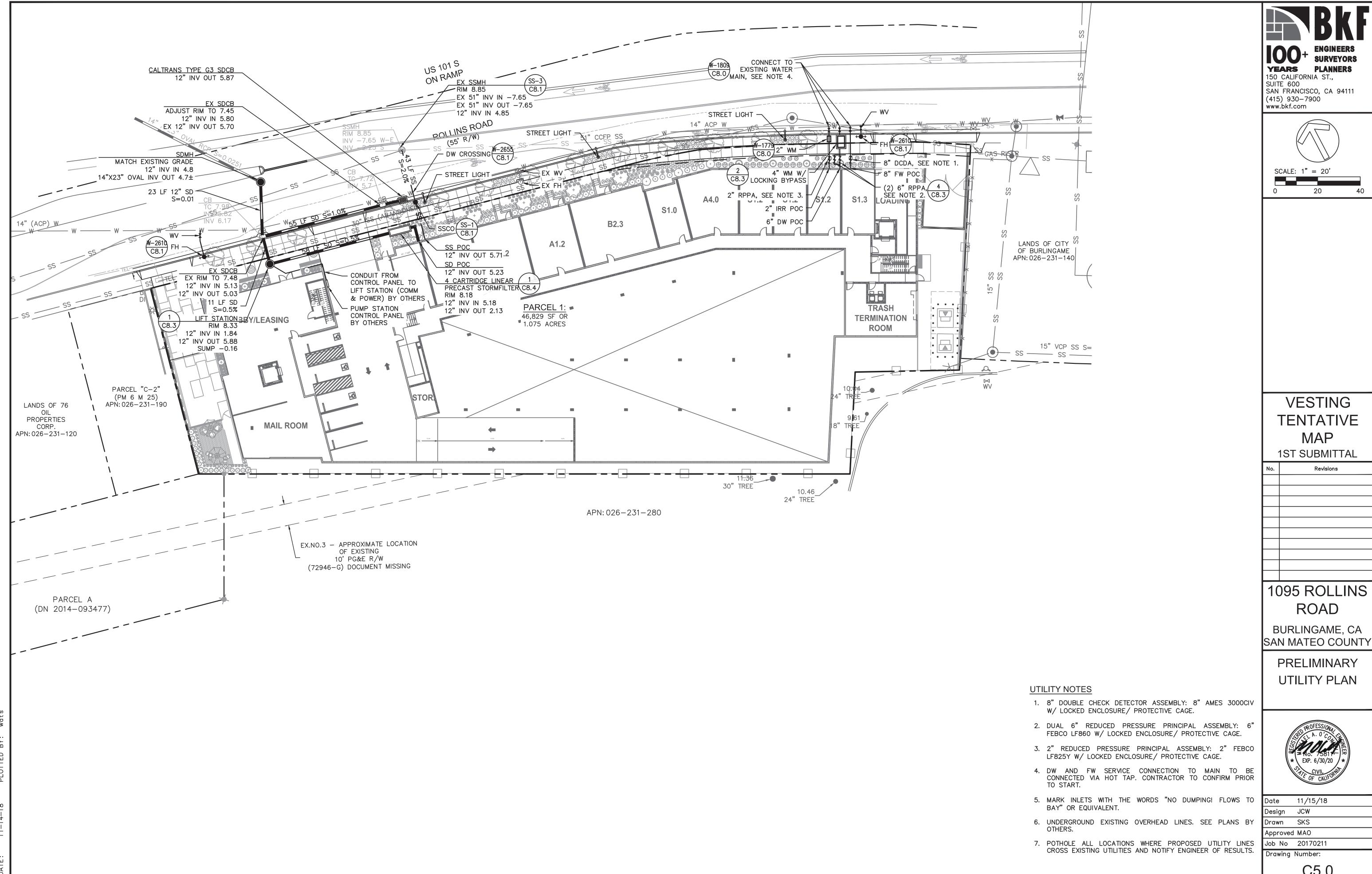
BURLINGAME, CA SAN MATEO COUNTY

PRELIMINARY GRADING PLAN

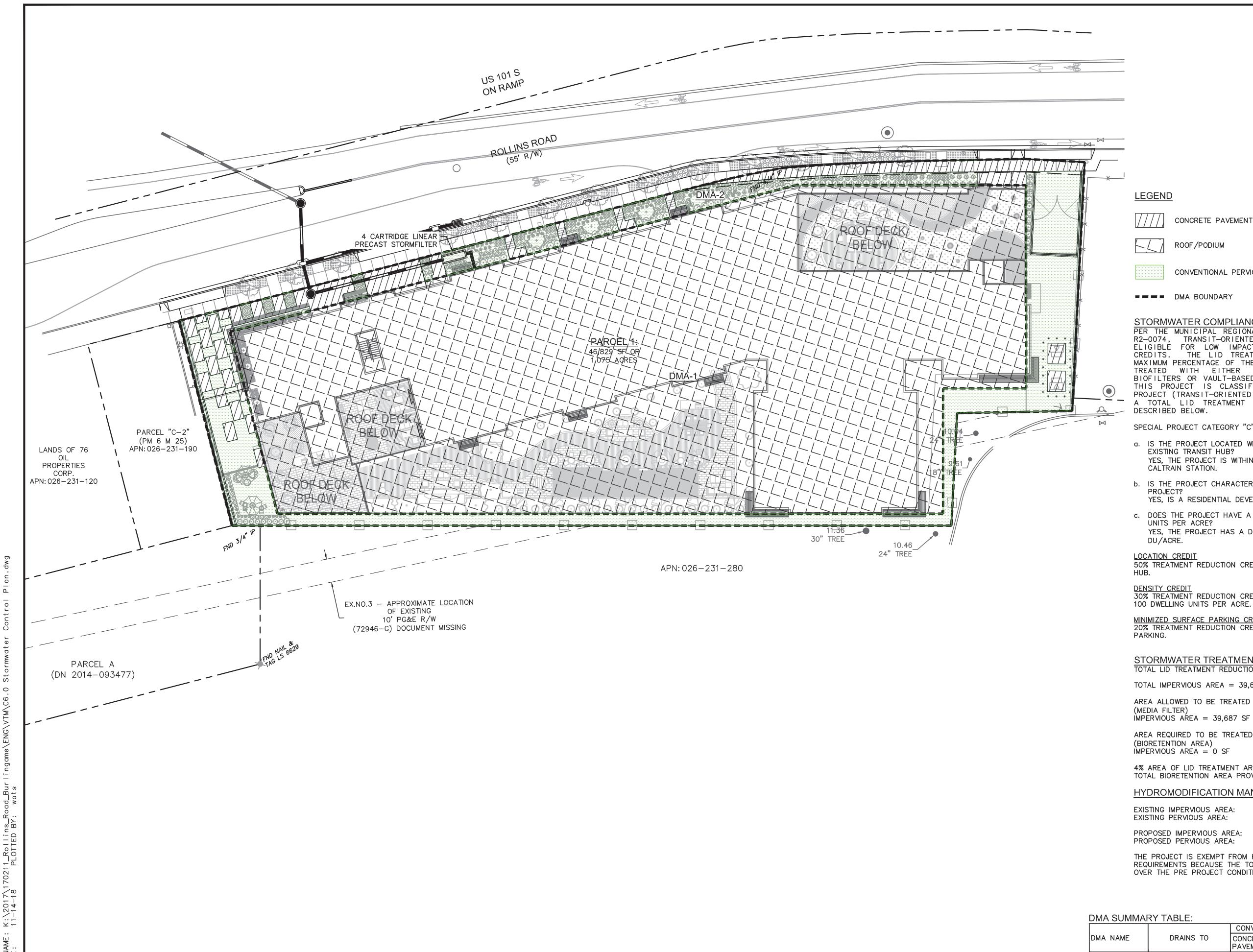


Date	11/15/18
Design	JCW
Drawn	SKS
Approved	MAO
Job No	20170211

Drawing Number: C4.0



No.	Revisions



RAWI OT

CONCRETE PAVEMENT

ROOF/PODIUM

CONVENTIONAL PERVIOUS

= = = DMA BOUNDARY

STORMWATER COMPLIANCE DATA

PER THE MUNICIPAL REGIONAL STORMWATER PERMIT ORDER NO. R2-0074, TRANSIT-ORIENTED DEVELOPMENT PROJECTS ARE ELIGIBLE FOR LOW IMPACT DESIGN TREATMENT REDUCTION CREDITS. THE LID TREATMENT REDUCTION CREDIT IS THE MAXIMUM PERCENTAGE OF THE AMOUNT OF RUNOFF THAT MAY BE TREATED WITH EITHER TREE-BOX-TYPE HIGH FLOWRATE BIOFILTERS OR VAULT-BASED HIGH FLOWRATE MEDIA FILTERS. THIS PROJECT IS CLASSIFIED AS A CATEGORY C SPECIAL PROJECT (TRANSIT-ORIENTED DEVELOPMENT) AND QUALIFIES FOR A TOTAL LID TREATMENT REDUCTION CREDIT OF 100% AS DESCRIBED BELOW.

SPECIAL PROJECT CATEGORY "C"

- a. IS THE PROJECT LOCATED WITHIN A 1/2 OR 1/4 MILE OF AN EXISTING TRANSIT HUB? YES, THE PROJECT IS WITHIN A 1/4 MILE OF THE BROADWAY CALTRAIN STATION.
- b. IS THE PROJECT CHARACTERIZED AS A NON-AUTO-RELATED YES, IS A RESIDENTIAL DEVELOPMENT.
- c. DOES THE PROJECT HAVE A MINIMUM DENSITY OF 25 DWELLING UNITS PER ACRE?

YES, THE PROJECT HAS A DENSITY OF 150 DU/1.08 ACRES = 139 DU/ACRE.

LOCATION CREDIT

50% TREATMENT REDUCTION CREDIT WITHIN A 1/4 MILE OF A TRANSIT

DENSITY CREDIT
30% TREATMENT REDUCTION CREDIT FOR A DENSITY GREATER THAN
100 DWELLING UNITS PER ACRE.

MINIMIZED SURFACE PARKING CREDIT 20% TREATMENT REDUCTION CREDIT FOR NOT HAVING SURFACE

STORMWATER TREATMENT AREA DATA TOTAL LID TREATMENT REDUCTION CREDIT = 100%

TOTAL IMPERVIOUS AREA = 39,687 SF

AREA ALLOWED TO BE TREATED W/ NON-LID TREATMENT MEASURES (MEDIA FILTER)

AREA REQUIRED TO BE TREATED W/ LID TREATMENT MEASURES (BIORETENTION AREA)
IMPERVIOUS AREA = 0 SF

4% AREA OF LID TREATMENT AREA - (0 SF)(0.04) = 0 SF TOTAL BIORETENTION AREA PROVIDED = 0 SF

HYDROMODIFICATION MANAGEMENT

40,380 SF EXISTING IMPERVIOUS AREA: 6,449 SF

PROPOSED IMPERVIOUS AREA: 39,687 SF

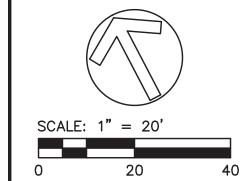
PROPOSED PERVIOUS AREA: 7,142 SF

THE PROJECT IS EXEMPT FROM HYDROMODIFICATION MANAGEMENT REQUIREMENTS BECAUSE THE TOTAL IMPERVIOUS AREA WILL DECREASE OVER THE PRE PROJECT CONDITIONS.

DMA SUMMARY TABLE:

		CONVENTIONAL SURFACES (SF)			TOTAL
DMA NAME	DRAINS TO	CONCRETE PAVEMENT	ROOF/ PODIUM	LS ON GRADE	(SF)
DMA-1	MEDIA FILTER	_	37,147	_	37,147
DMA-2	SELF RETAINING	2,540	_	7,142	9,682
TOTAL (SF)		2,540	37,147	7,142	46,829

SURVEYORS **PLANNERS YEARS** 150 CALIFORNIA ST., SUITE 600 SAN FRANCISCO, CA 94111 (415) 930-7900 www.bkf.com



VESTING TENTATIVE MAP

1ST SUBMITTAL

	No.	Revisions
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1095 ROLLINS ROAD

BURLINGAME, CA SAN MATEO COUNTY

PRELIMINARY STORMWATER **CONTROL PLAN**



Date	11/15/18
Design	JCW
Drawn	SKS
Approved	MAO
Job No	20170211
Drawing N	Number:

C6.0

PERMANENT IMPROVEMENTS.

DEVELOPER: THE HANOVER COMPANY 156 DIABLO BOULEVARD, SUITE 220 DANVILLE, CA 94526

(925) 406 - 4491IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.

CIVIL ENGINEER: BKF ENGINEERS 150 CALIFORNIA STREET, SUITE 600 SAN FRANCISCO, CA 94111

(415) 930-7900 THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR

- 4. DEVELOPER WILL SUBMIT TO THE CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCTOBER 15TH AND APRIL 15TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING AND AFTER STORM EVENTS.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND GRAVEL, STONE, DEBRIS, PAPER OR OTHER SUBSTANCE OVER A PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD THE HAUL MATERIAL BLOW, SPILL, OR TRACK OVER UPON SAID PUBLIC OR AND ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- DURING THE RAINY SEASON, PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO THE STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING THE POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- 10. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

- 11. THE CONTRACTOR SHALL UPDATE THE PLANS TO REFLECT CHANGING SITE CONDITIONS. PLAN UPDATES SHALL BE BASED UPON GENERAL SURVEY DATA. EROSION CONTROL EFFECTIVENESS SHALL ALSO BE MONITORED AND THE PLANS UPGRADED AS REQUIRED TO PREVENT SIGNIFICANT QUANTITIES OF SEDIMENT FROM ENTERING THE DOWNSTREAM DRAINAGE SYSTEM.
- 12. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STORM RUN OFF FROM LEAVING THE SITE. GRAVELBAGS. SILT FENCES AND FIBER ROLLS SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.
- 13. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO PUBLICLY AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND WILL BE RESPONSIBLE FOR THE CLEANUP OF MATERIAL SPILLED ON PUBLIC ROADS ON THE HAUL ROUTE, ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.
- 14. BEST MANAGEMENT PRACTICES AS DEFINED IN THE SWPPP SHALL BE OPERABLE YEAR ROUND.
- 15. THE NAME, ADDRESS AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION
- 16. TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.
- 17. STOCKPILED MATERIAL A. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED
- B. EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE
- DAY, UNLESS STOCKPILING IS NECESSARY. C. SURROUND STOCKPILES WITH PERIMETER SILT FENCES, FIBER ROLLS,
- APPROPRIATELY SIZED SECONDARY CONTAINMENT, OR OTHER RUNOFF CONTROLS. D. STABILIZE INACTIVE STOCKPILES WITH SOIL STABILIZER AND/OR MULCH, OR COVER WITH A
- TARPAULIN. E. COVER STOCKPILES OF CRUSHED AC OR PCC PAVEMENT WITH A TARPAULIN OR PROVIDE CASE-SPECIFIC DESIGNED SECONDARY CONTAINMENT AND SURROUND WITH APPROPRIATE
- F. USE INLET PROTECTION FOR STORM DRAIN STRUCTURES ADJACENT TO THE

RUNOFF CONTROLS.

- G. THOROUGHLY SWEEP PAVED AREAS EXPOSED TO SOIL EXCAVATION PLACEMENT.
- 19. IF NO WORK HAS PROGRESSED FOR A PERIOD OF 6-WEEKS, FINAL DRAINAGE AND EROSION CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH AN APPROVED WINTERIZATION PLAN.
- 20. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM TEMPORARY BASINS AND DRAIN INLETS AFTER EACH STORM. SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.
- 21. PADS SHALL BE GRADED TO MINIMIZE STANDING WATER. SPECIFIC LOCATIONS REQUIRING SUPPLEMENTAL GRADING TO ACHIEVE ACCEPTABLE DRAINAGE SHALL BE DETERMINED BY THE CONSTRUCTION MANAGER.
- 22. STUBBED OUT ENDS OF PARTIALLY COMPLETED SUBDRAINS SHALL BE WRAPPED WITH AN APPROVED FABRIC TO PREVENT SOIL AND DEBRIS FROM ENTERING THE PIPE.
- 23. HAUL ROADS ARE CURRENTLY NOT SHOWN ON THE PLANS. EROSION CONTROL MEASURES SHALL BE TAKEN TO MINIMIZE EROSION RELATED TO HAUL
- 24. DISPOSAL AREAS FOR SEDIMENT TO BE DETERMINED IN FIELD. WHEN MATERIAL IS STOCKPILED, IT SHALL BE SURROUNDED BY FIBER ROLLS.
- CONTROL PLAN SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER AND THE 25. TEMPORARY AND PERMANENT SLOPES GREATER THAN 5 FEET SHALL BE SEEDED UNLESS OTHERWISE SHOWN ON THE PLAN.
 - 26. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DURING GRADING OPERATION, BEFORE OCTOBER 1 AND PRIOR TO INSTALLATION OF STORM DRAINAGE SYSTEM. SUCH ADDITIONAL MEASURES WILL BE CONTINGENT UPON THE STAGE OF GRADING OPERATION. CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED BY THE ENGINEER.

EROSION AND SEDIMENT CONTROL MEASURES

- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY

- IMPROVEMENTS ARE ACCEPTED BY THE CITY.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT GRADING. CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUS CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
- CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS TO EXISTING PAVED STREETS. MUD OR DEBRIS TRACKED ONTO PUBLIC 1095 ROLLINS STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
- 5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10. THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY
- DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES, AND DRAINAGE
- CONTRACTOR TO TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/ SUB-CONTRACTORS RE: CONSTRUCTION BMPS.

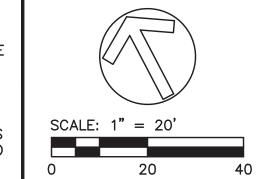
MAINTENANCE NOTES

OF SEDIMENT.

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
- A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
- C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED. D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS
- ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA
- AND IN SUCH A MANNER THAT IT WILL NOT ERODE. F. RILLS AND GULLIES MUST BE REPAIRED.
- 2. GRAVELBAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVELBAG.

YEARS **PLANNERS**

150 CALIFORNIA ST., SUITE 600 SAN FRANCISCO, CA 94111 (415) 930-7900 www.bkf.com



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ROAD

BURLINGAME, CA SAN MATEO COUNTY

PRELIMINARY EROSION CONTROL PLAN



11/15/18 Design JCW Drawn SKS Approved MAO Job No 20170211 Drawing Number:

SURVEYORS

PLANNERS

YEARS

150 CALIFORNIA ST., SUITE 600

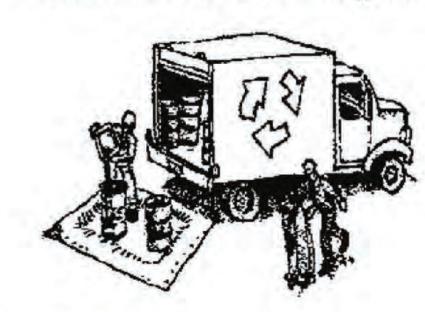
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SAN FRANCISCO, CA 94111

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within
- ☐ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☐ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☐ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



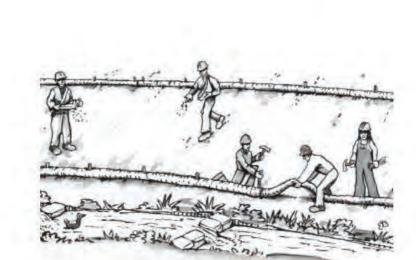
Maintenance and Parking

- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



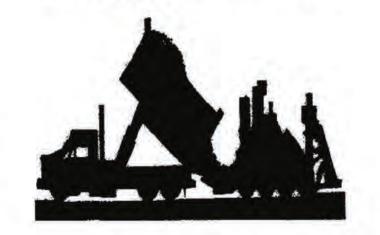
- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately
- ☐ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ☐ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
- Unusual soil conditions, discoloration, or odor.
- Abandoned underground tanks.
- Abandoned wells
- Buried barrels, debris, or trash

Storm drain polluters may be liable for fines of up to \$10,000 per day!

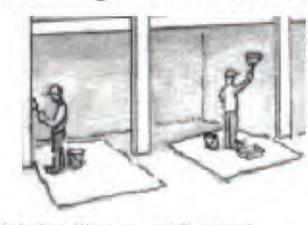
Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ☐ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ☐ If sawcut slurry enters a catch basin, clean it up immediately.



Painting & Paint Removal

Painting Cleanup and Removal

Concrete, Grout & Mortar

Application

☐ Store concrete, grout, and mortar away

☐ Wash out concrete equipment/trucks

offsite or in a designated washout

that will prevent leaching into the

☐ When washing exposed aggregate,

area, where the water will flow into a

temporary waste pit, and in a manner

Let concrete harden and dispose of as

prevent washwater from entering storm

gutters, hose washwater onto dirt areas, or

Landscaping

☐ Protect stockpiled landscaping materials

☐ Stack bagged material on pallets and

☐ Discontinue application of any erodible

landscape material within 2 days before a

forecast rain event or during wet weather.

tarps all year-round.

under cover.

from wind and rain by storing them under

drains. Block any inlets and vacuum

underlying soil or onto surrounding areas.

rain, runoff, and wind.

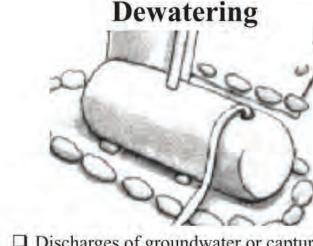
garbage.

from storm drains or waterways, and on

pallets under cover to protect them from

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a statecertified contractor.

drain onto a bermed surface to be pumped and disposed of properly.



- ☐ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ☐ Divert run-on water from offsite away from all disturbed areas.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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1095 ROLLINS ROAD

BURLINGAME, CA SAN MATEO COUNTY

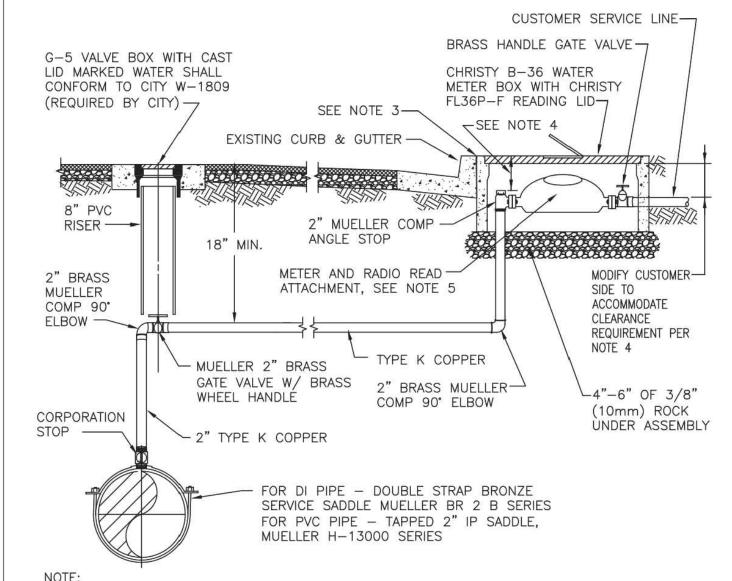
CONSTRUCTION **BMPS**



11/15/18 Design JCW Drawn SKS Approved MAO Job No 20170211

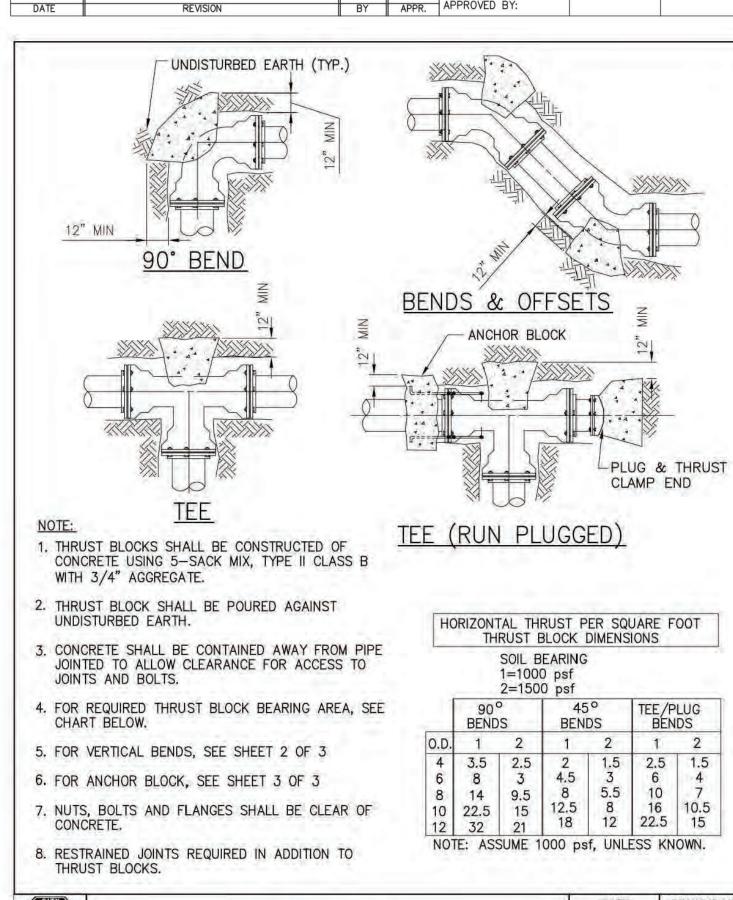
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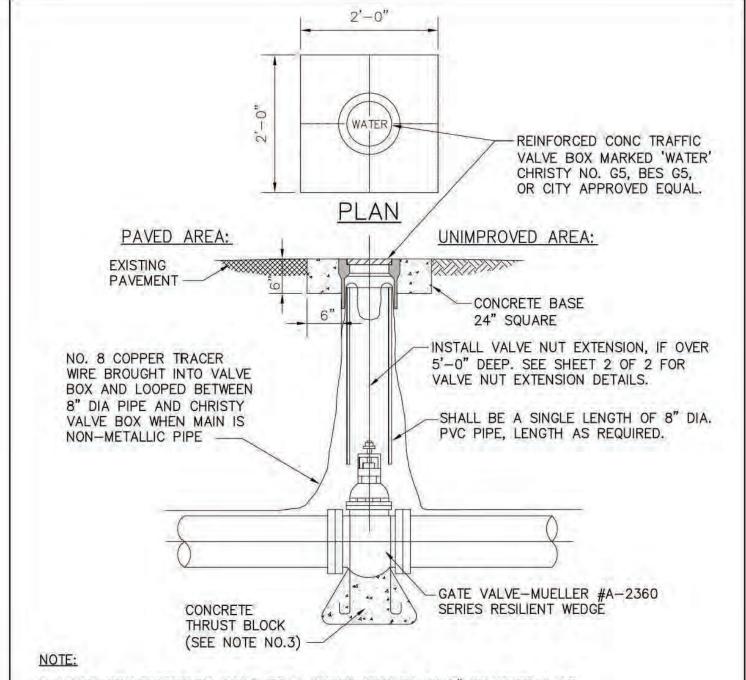


- 1. NO TRENCHING IS ALLOWED ON PRIVATE PROPERTY BY CITY CONTRACTOR, UNLESS SPECIFICALLY PERMITTED.
- 2. EXPOSED PIPING SHALL BE COPPER OR BRASS ONLY.
- 3. FRONT EDGE OF METER BOX TO BE PLACED AGAINST REAR OF CURB UNLESS THERE IS SIDEWALK ADJACENT TO REAR OF CURB, THEN PLACE FRONT EDGE OF METER BOX AGAINST REAR OF SIDEWALK.
- 4. A MINIMUM GAP OF 8" TO A MAXIMUM GAP OF 10" MUST REMAIN BETWEEN THE TOP OF ANGLE STOP AND TOP OF METER BOX LID AT FINISH GRADE, MODIFY CUSTOMER SIDE TO ACCOMMODATE CLEARANCE REQUIREMENT.
- 5. CONTRACTOR SHALL INSTALL CITY FURNISHED METER AND RADIO READ ATTACHMENT PER CITY STANDARD DETAIL.

BURLINGAME	TYPICAL 1 1/2" and 2" SERVICE CONNECTION					DRAWING NO.		
1-8	DEPARTM	ENT OF PUBLIC	WORKS		JAN 2013 W-1779			
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				CHECKED BY: NEP	NONE	2 OF 2		
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BURLINGAME	THE	RUST BLOCK	s		DATE NOV 2007	DRAWING NO.
	DEPARTM	ENT OF PUBLIC	WORKS		1000 7700	12223577
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				CHECKED BY: NEP	NONE	1 OF 3
DATE	REVISION	BY	APPR.	APPROVED BY:	NONE	1 01 3



1. VALVE BOX EXTENSION SHALL BE A SINGLE SECTION OF 8" DIAMETER P.V.C.

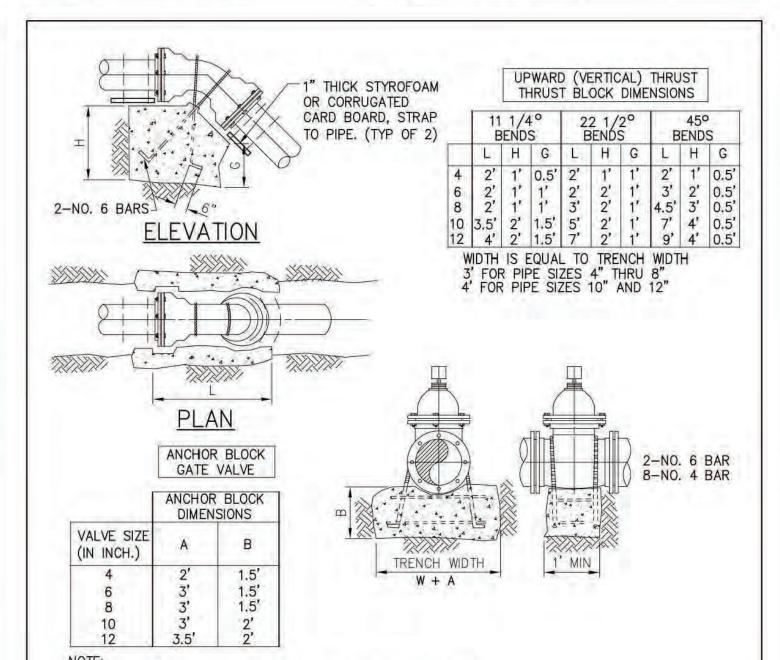
2. AFTER PAVING, RAISE BOX TO PERMANENT GRADE, POUR THE CONCRETE COLLAR AND RESTORE PAVEMENT.

3. THRUST BLOCKS SHALL CONFORM TO W-1810.

4. CONCRETE SHALL CONTAIN 2 LBS PER CUBIC YARD LAMP BLACK.

5. VALVES MAY BE FLANGED (AS SHOWN) OR PUSH-ON MECHANICAL JOINT.

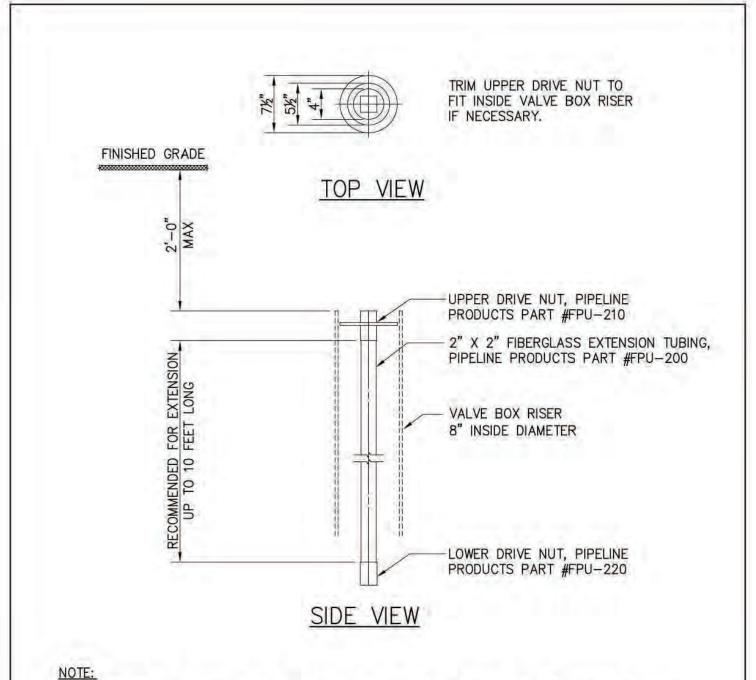
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1. CONCRETE SHALL BE PLACED AGAINST UNDUSTURBED EARTH.

- 2. WRAP EXPOSED PORTION OF ALL REBAR WITH SCOTCHWRAP #51 (20 MIL). WRAP WITH 1/2 OVERLAP. EXTEND WRAP 2" (MAX.) INTO CONCRETE.
- 3. ANCHOR BLOCK FOR GATE VALVE ALSO APPLIES TO BUTTERFLY VALVES.
- 4. NUTS, BOLTS, FLANGES SHALL BE CLEAR OF CONCRETE.
- 5. FOR DUCTILE IRON PIPE USE FLANGED BY FLANGED JOINTS OR FLANGED FITTINGS WITH RESTRAINED FLANGED ADAPTERS ON VERTICAL BENDS.
- 6. RESTRAINED JOINTS REQUIRED IN ADDITION TO THRUST BLOCKS.

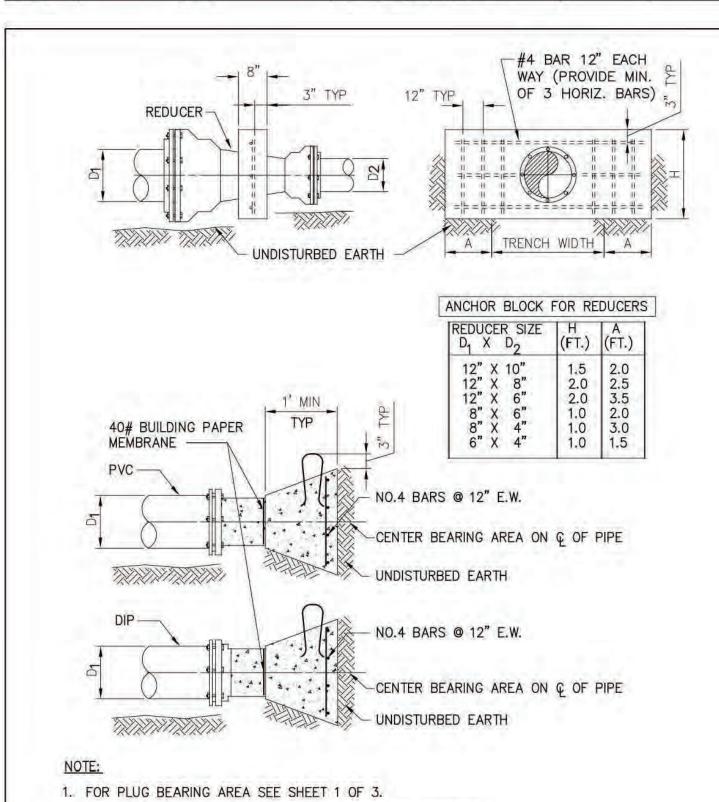
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1. EXTENSIONS ARE REQUIRED FOR VALVES MORE THAN 5 FEET BELOW THE FINISHED GRADE,

2. ASSEMBLE VALVE STEM EXTENSION ACCORDING TO MANUFACTURERS INSTRUCTIONS.



- 2. NUTS, BOLTS, AND FLANGES SHALL BE CLEAR OF CONCRETE.
- 3. RESTRAINED JOINTS REQUIRED IN ADDITION TO THRUST BLOCKS.

BURLINGAME	THRUST BLOCKS				NOV 2007	W-1810
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DATE	REVISION	BY	APPR.	APPROVED BY:	NONE	3 OF 3

SURVEYORS **PLANNERS** YEARS 150 CALIFORNIA ST., SUITE 600 SAN FRANCISCO, CA 94111 (415) 930-7900 www.bkf.com

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1095 ROLLINS ROAD

BURLINGAME, CA SAN MATEO COUNTY

CITY STANDARD **DETAILS**

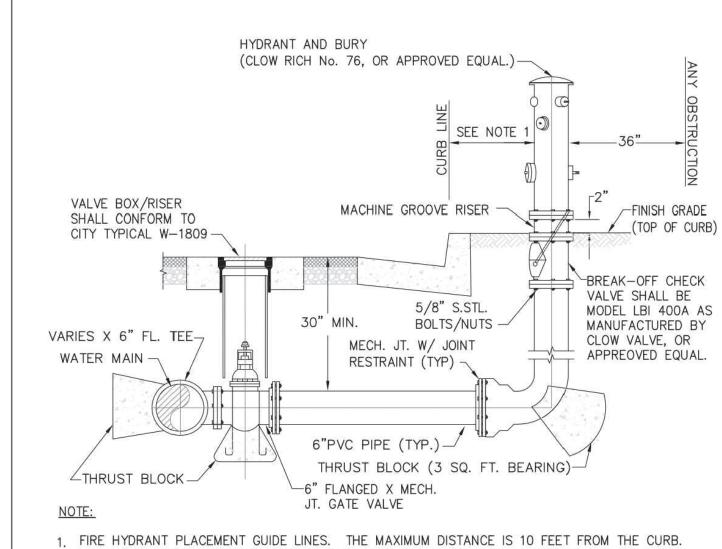


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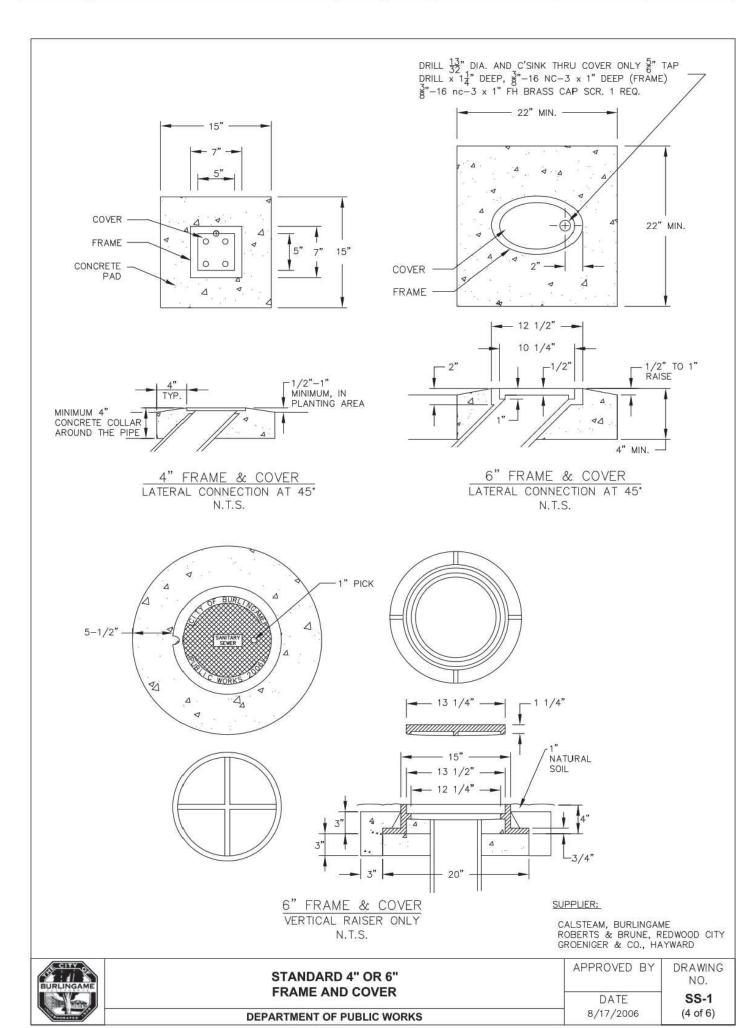
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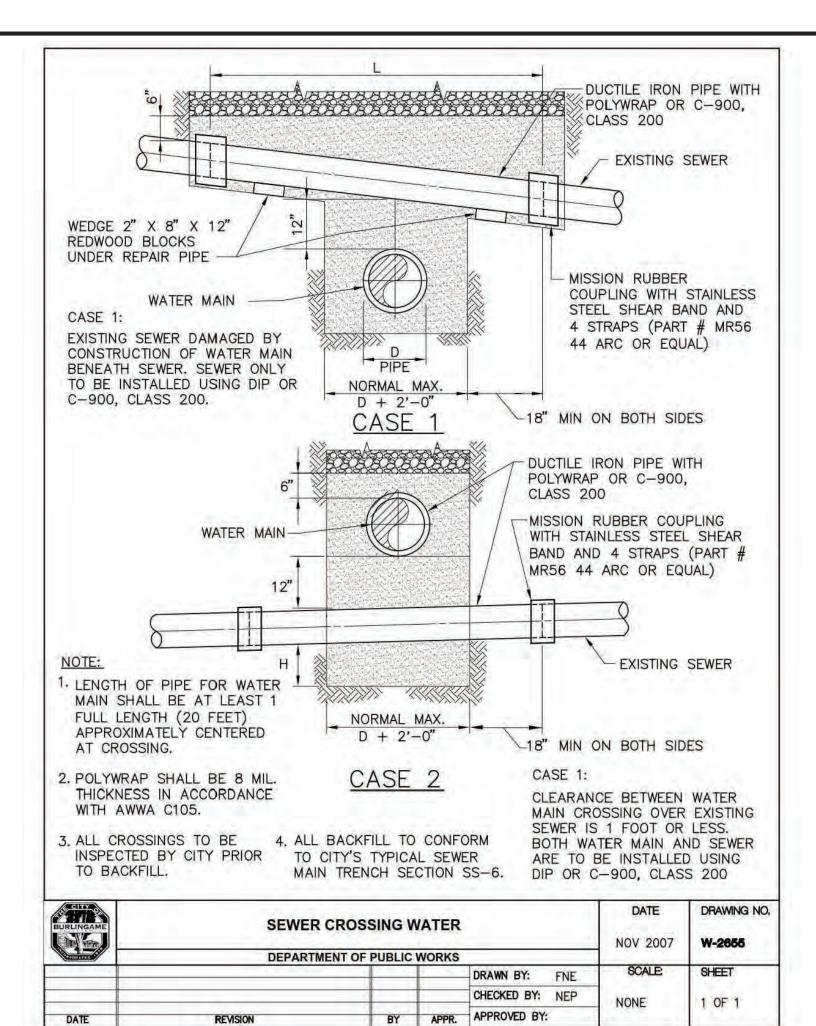
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- FIRE HYDRANT PLACEMENT GUIDE LINES. THE MAXIMUM DISTANCE IS 10 FEET FROM THE CURB.
 NO OBSTRUCTIONS SHALL BE PLACED WITHIN A 3-FEET RADII OF ANY POINT OF THE HYDRANT
 BODY THAT COULD IMPEDE ACCESS TO ITS USE.
 PREFERRED LOCATION IS IN THE PLANTER STRIP.
- NEXT CHOICE IS BEHIND SIDEWALK IN THE PUBLIC RIGHT OF WAY.
 THIRD CHOICE IS 18" OR 1.5' FROM FACE OF CURB TO CENTER OF HYDRANT.
- 2. EXTEND THE LOCATOR TRACER WIRE INTO THE VALVE BOX AS SHOWN IN TYPICAL W-1809.
- 3. INSTALL A BLUE HYDRANT MARKER WITH EPOXY IN THE CENTER OF THE NEAREST ROADWAY MARKER PROVIDED BY CITY.
- 4. CONTRACTOR TO PAINT THE CURB, IN FRONT OF THE HYDRANT, RED FOR 10-FEET IN EACH DIRECTION.
- 5. SEE DETAIL W-1810 FOR THRUST BLOCK DETAILS.
- 6. FLANGE BOLTS AND NUTS SHALL BE KEEP CLEAR OF CONCRETE.

BURLINGAME					DATE NOV 2013	DRAWING NO. W-2610
***************************************	DEPARTMENT OF					
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				CHECKED BY: KO	NONE	1 OF 1
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DATE	REVISION	BY	APPR.	APPROVED BY: KO		





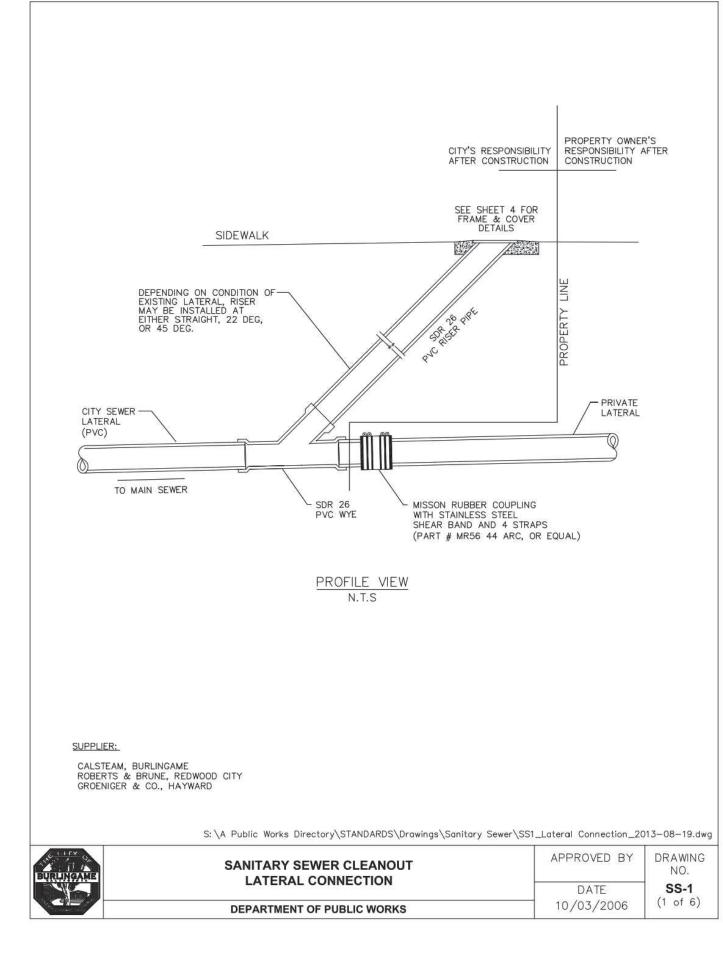


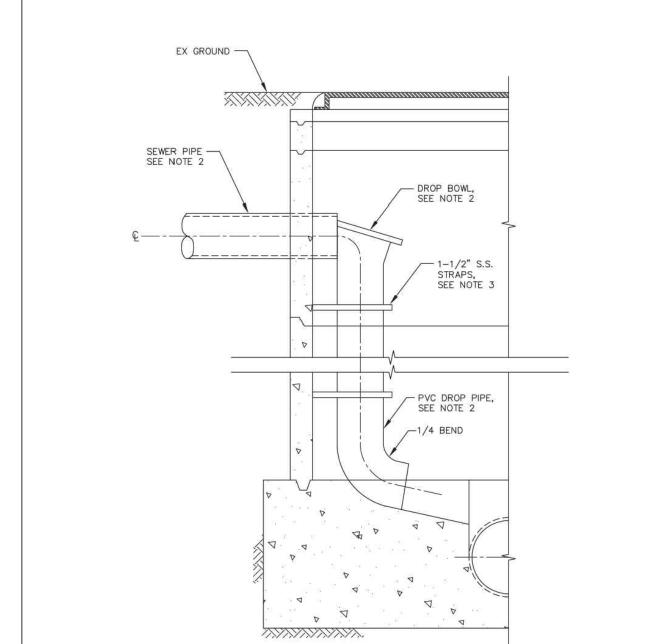
- 1. ALL NEW RESIDENTIAL, APARTMENT, INDUSTRIAL AND COMMERCIAL BUILDINGS SHALL REQUIRE A NEW SEWER LATERAL. A MINIMUM 4 INCH (4") LATERAL SHALL BE INSTALLED FOR 2 OR LESS APARTMENT UNITS AND A 6 INCH (6") LATERAL FOR MORE THAN 2 APARTMENT UNITS. ACTUAL SIZE DEPENDS ON NUMBER OF CONNECTED "FIXTURE UNITS" IN BUILDINGS. INDUSTRIAL AND COMMERCIAL BUILDINGS SHALL REQUIRE A MINIMUM 6 INCH (6") LATERAL.
- 2. THE LATERAL, INCLUDING CONNECTION TO THE MAIN, RISER AND WYE, SHALL BE CAST IRON, PLASTIC SDR 26, HIGH DENSITY POLYETHYLENE (HDPE), C-900, OR VITRIFIED CLAY PIPE IN CONFORMANCE WITH UNIFORM PLUMBING CODE UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- MINIMUM SLOPE OF LATERAL SHALL BE 1/4 INCH (1/4") PER FOOT. OVER 3/8" IS NOT RECOMMENDED BECAUSE LIQUIDS TEND TO DRAIN AWAY, LEAVING SOLIDS TO CLOG THE PIPE.
 A WYE CONNECTION MAY BE USED AT ANY DEPTH AND TO ANY SIZE OF MAIN. A SADDLE CONNECTION
- 5. A MANUFACTURER'S COUPLING WITH STAINLESS STEEL SHEAR BAND AND FOUR STRIPS SHALL BE USED FOR ALL JOINT CONNECTIONS. NO CONCRETE SHALL BE USED FOR JOINT CONNECTION.

MAY BE USED ONLY AT A DEPTH OF 6 FEET (6') OR MORE AND TO A MAIN WHICH IS LARGER IN SIZE THAN

- 6. REGARDLESS OF THE PIPE MATERIAL USED, THE BUILDING SEWER PIPE SHALL BE LAID ON A CONTINUOUS, FIRM BED THROUGHOUT ITS ENTIRE LENGTH.
- 7. THE DEPARTMENT OF PUBLIC WORKS SHALL INSPECT ALL SEWER CONNECTIONS BEFORE BACKFILLING. ALL BACKFILL MATERIALS SHALL BE APPROVED BY THE ENGINEER AND SHALL BE COMPACTED TO A MINIMUM OF 90% IN THE PLANTING STRIP AREAS AND 95% IN THE STREETS. TWENTY FOUR (24) HOURS NOTICE SHALL BE GIVEN FOR AN INSPECTION.
- 8. THE CLEANOUT SHALL BE LOCATED ADJACENT TO AND APPROXIMATELY 2 FEET TO 4 FEET (2' 4') BACK FROM THE FACE OF THE CURB OR SHOULDER ALONG STREETS WITHIN EASEMENT LINES ALONG EASEMENTS UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE CLEANOUT IN PLANTING AREA SHALL BE SET 1 INCH TO 2 INCHES (1" 2") ABOVE THE ADJACENT GRADE OR CURB GRADE. THE PAD AND SIDEWALK SHALL BE RAMPED FROM 6 INCHES (6") TO THE CLEANOUT LEVEL IN SIDEWALK AREA OR FROM 12 INCHES (12") OR MORE TO THE CLEANOUT LEVEL IN PLANTING AREA. PONDING OVER THE CLEANOUT IS PROHIBITED. CLEANOUT IN EASEMENT AREA SHALL BE 18 INCHES TO 24 INCHES (18" 24") FROM FENCE. SEE STANDARD DRAWING SS-1 (5 OF 6) FOR CLEANOUT PLACEMENT GUIDELINES.
- 9. ON WORK IN STREETS, PAVEMENT SHALL BE SAW CUT AND REPLACED TO THE REQUIREMENTS OF THE ENGINEER BUT IN NO CASE SHALL BE LESS THAN 3 INCHES (3") A.C. ON 8 INCHES (8") CLASS 2 A.B.. EXCAVATION SHALL BE ACCOMPLISHED SO THAT TRENCH EDGES ARE STRAIGHT AND PARALLEL LINES AND NOR JAGGED BEFORE PAVEMENT RESTORATION. PAVEMENT SECTION SHALL BE REPLACED TO AT LEAST 6 INCHES (6") OUTSIDE OF ANY EXCAVATION AREA.
- 10. ALL TRENCHES OVER 5 FEET (5') IN DEPTH SHALL BE SHORED OR SLOPED IN ACCORDANCE WITH O.S.H.A. REQUIREMENTS. O.S.H.A. PERMIT IS REQUIRED FOR ALL EXCAVATIONS OVER 5 FEET (5') IN DEPTH.
- 11. LATERAL LINES SHALL HAVE A MINIMUM COVER OF 18 INCHES (18") AND THE MAIN LINES SHALL HAVE A MINIMUM COVER OF 24 INCHES (24") IN PRIVATE PROPERTY. SEWER LATERALS IN STREET RIGHT-OF-WAY SHALL HAVE A 30 INCH (30") MINIMUM COVER.
- 12. ALL ABANDONED SEWER LATERALS SHALL HAVE THE WYES OR SADDLES REMOVED OFF THE MAIN.
- 13. ABANDONED BUILDING SEWER PIPE(S) (BUILDING TO STREET CLEANOUT) SHALL BE REMOVED, OR PROPERLY DISCONNECTED FROM THE BUILDING DRAIN AND THE CITY SEWER LATERAL AND PLUGGED AT BOTH ENDS WITH CONCRETE OR OTHER APPROVED MATERIALS/DEVICES. THE PLUG AT THE DOWNSTREAM (STREET) END OF THE BUILDING SEWER PIPE SHALL BE WITHIN 5 FEET OF THE PROPERLY LINE. CONTACT THE BUILDING OFFICIAL FOR LOCATION OF THE UPSTREAM END OF THE BUILDING SEWER. YOU MAY ALSO BE REQUIRED TO CAP THE UPSTREAM END OF THE CITY SEWER LATERAL (FROM THE SEWER MAIN) OR TO ENTIRELY REMOVE THIS LATERAL; CONTACT THE SEWER DEPARTMENT AT (650) 558-7674 FOR DETAILS. REMOVAL OR PLUGGING REQUIRED PERMITS, AND MUST BE INSPECTED AND APPROVED IN WRITING ON THE PERMITS BY THE CITY BUILDING AND PUBLIC WORKS INSPECTOR PRIOR TO BACKFILL.

BURLINGAME	REQUIREMENTS FOR CONSTRUCTION OF BUILDING	APPROVED BY	DRAWING NO.
	SEWERS IN PUBLIC RIGHT-OF-WAY	DATE	SS-1
	DEPARTMENT OF PUBLIC WORKS	08/19/2013	(6 of 6)





NOTE:

- USE DROP INLET WHEN THE DISTANCE BETWEEN THE OUTLET PIPE INVERT AND THE INLET PIPE INVERT IS GREATER THAN 2 FEET (2').
- DROP BOWL SHALL BE RELINER-DURAN OR APPROVED EQUAL. DROP BOWL OUTLET SHALL BE THE SAME SIZE AS THE SEWER PIPE.
- MAXIMUM CENTERS BETWEEN STRAPS SHALL BE 24" WITH A MINIMUM OF TWO STRAPS PER INSTALLATION. STRAPS SHALL BE PROVIDED BY RELINER—DURAN OR APPROVED EQUAL.

BURLINGAME	MANHOLE DROP INLET	APPROVED BY	DRAWING NO.
		DATE	SS-3
1	DEPARTMENT OF PUBLIC WORKS	8/4/10	(4 of 4)

> VESTING TENTATIVE MAP

1ST SUBMITTAL								
No.	Revisions							
	·							

1095 ROLLINS ROAD

BURLINGAME, CA SAN MATEO COUNTY

CITY STANDARD DETAILS



Date	11/15/18						
Design	JCW						
Drawn	SKS						
Approved	MAO						
Job No	20170211						
Drawing Number:							

C8.1 13 of 16

NAME: K:\2017\170211_Rollins_Road_Burlingame\ENG\VTM\C8.0 Details.dwg E: 11—13—18 PLOTTED BY: wats

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ENGINEERS SURVEYORS PLANNERS

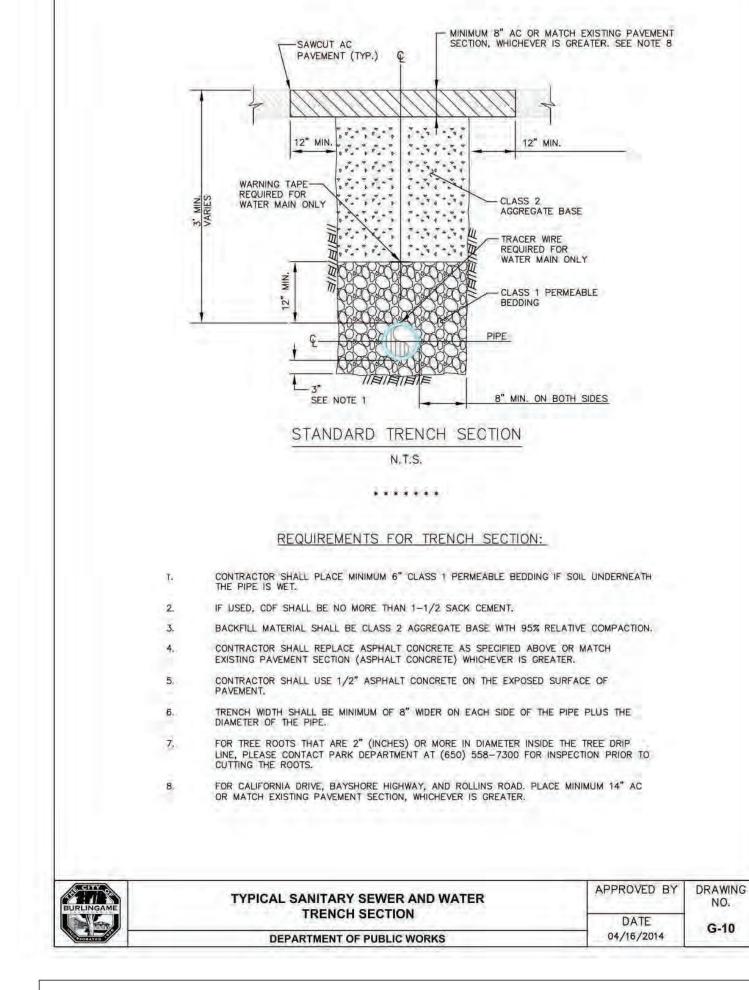
YEARS

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150 CALIFORNIA ST.,

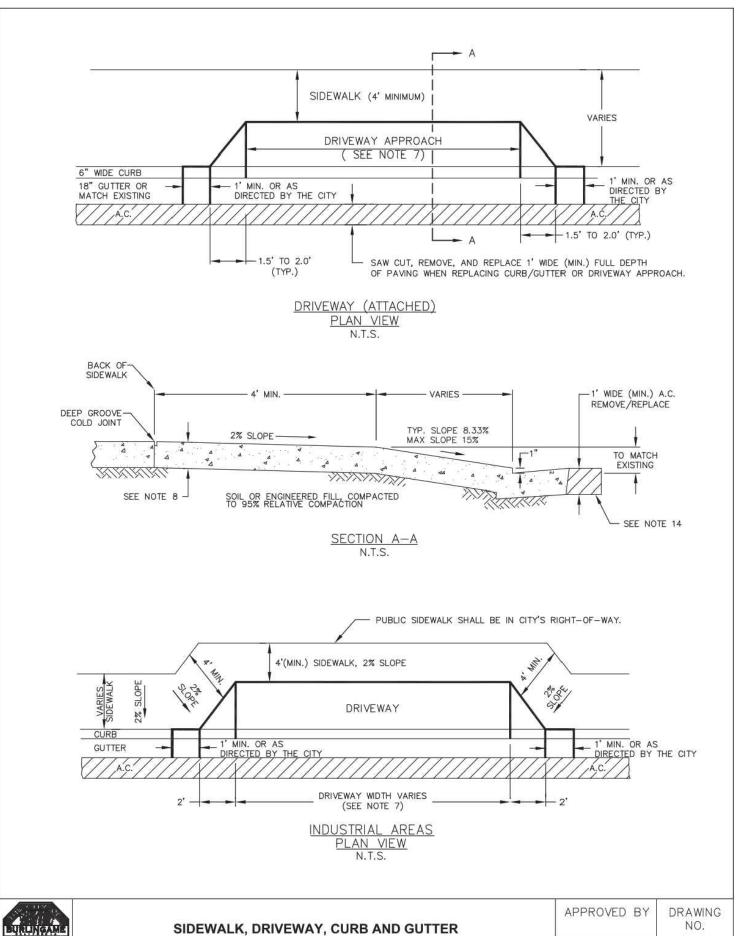
(415) 930-7900 www.bkf.com

SAN FRANCISCO, CA 94111



REQUIREMENTS FOR CONSTRUCTION OF SIDEWALK, DRIVEWAY, CURB AND GUTTER (UNLESS OTHERWISE APPROVED BY ENGINEER)

LIP OF GUTTER TYPICAL 5' SIDEWALK
SCORING DETAIL
N.T.S. LEGEND S = SCORE LINE EJ = EXPANSION JOINT WPJ 50'-0" MAX WPJ = WEAKENED PLANE JOINT SEE NOTE 18 SIDEWALK (5' WIDE OR AS DIRECTED BY CITY ENGINEER) PLANTING * DRIVEWAY APPROACH (SEE NOTE 7) ↓ ↓ I STRIP. STRIP 🔻 6" WIDE CURB 18" GUTTER OR MATCH EXISTING - 1' MIN. OR AS DIRECTED BY THE CITY 1.5'-2.0' (TYP.) ___ A SAW CUT, REMOVE, AND REPLACE 1' WIDE (MIN.)
FULL DEPTH OF PAVING WHEN REPLACING CURB/GUTTER
OR DRIVEWAY APPROACH. DRIVEWAY (DETACHED) PLAN VIEW 5' WIDE OR AS DIRECTED PLANTING STRIP
BY CITY ENGINEER (SEE NOTE 6) REMOVE/REPLACE SLOPE AT 1/4" PER FOOT (2%) ---#5 x12" DOWELS IF DIRECTED BY ENGINEER AT 18" O.C. MAXIMUM AT ALL JOINTS, NEW AND EXISTING CONCRETE → 3" ← SEE NOTE 14 SOIL OR ENGINEERED FILL, COMPACTED TO 90% RELATIVE COMPACTION 3" ----(SEE NOTE 2)-' WIDE-A.C. & CONCRETE TYP. SLOPE 8.33% MAX SLOPE 15% SLOPE AT 1/4" PER FOOT (2%) ---REMOVE/REPLACE 1. 4 4 4 4 4 NOTE 8 SOIL OR ENGINEERED FILL, COMPACTED TO 95% RELATIVE COMPACTION SECTION B-B N.T.S. (SEE NOTES ON SHEET 3 OF 3) APPROVED BY DRAWING SIDEWALK DETAIL, DRIVEWAY, CURB AND GUTTER NO. SW-1 DATE 8/9/2017 (1 of 3)DEPARTMENT OF PUBLIC WORKS



DEPARTMENT OF PUBLIC WORKS

DATE

8/9/2017

SW-1

(2 of 3)

- SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION IN SIDEWALK AREA OR 95% IN DRIVEWAY.
- ALL DRIVEWAY APPROACH RAMPS SHALL BE A MINIMUM 4' WIDE MEASURED FROM FACE OF CURB EXCEPT IN THE SINGLE FAMILY AREA WHERE THE RAMP MAY MATCH EXISTING. WHERE THE PARKING STRIP WIDTH IS LESS THAN 4', THE RAMP SHALL BE CONSTRUCTED INTO SIDEWALK AREA. BEHIND THE RAMP, SIDEWALK WIDTH SHALL BE A MINIMUM OF 4'-0" IN COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY AREAS.
- ALL CONCRETE SHALL BE CLASS B (5 SACK MIX), 3/4" MAX. AGGREGATE, WITH 2LB.—LAMPBLACK PER CUBIC YARD ADDED FOR COLORATION.
- SIDEWALK SHALL HAVE A LIGHT BROOMED FINISH, COLORED AND SCORED TO MATCH SURROUNDING SIDEWALK.
- EXPANSION JOINTS SHALL BE INSTALLED ON EACH SIDE OF DRIVEWAY AND A MAXIMUM AT 20' CENTERS ALONG SIDEWALKS, CURBS AND GUTTERS.
- DRIVEWAY OR SIDEWALK ADJACENT TO CURB/GUTTER SHALL BE POURED MONOLITHIC WITH CURB AND GUTTER.
- DRIVEWAY WIDTH MAY VARY TO MEET SPECIAL CONDITIONS WITH APPROVAL OF THE CITY. (SEE MUNICIPAL CODE SECTION 12.04.060).
- CONCRETE THICKNESS FOR DRIVEWAYS IN INDUSTRIAL AND COMMERCIAL AREAS IS 8" MINIMUM. CONCRETE THICKNESS FOR DRIVEWAYS IN RESIDENTIAL AND MULTI-FAMILY IS 6" MINIMUM.
- ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND THE LATEST CALTRANS STANDARDS. ALL TREES IN PARKING STRIP MUST BE PROTECTED FROM DAMAGE.
- NO TREE ROOTS LARGER THAN 2" ARE TO BE CUT UNLESS SPECIFICALLY APPROVED BY THE PARKS DEPARTMENT AT (650) 558-7300.
- ALL CONCRETE SHALL BE CURED FOR A PERIOD OF 72 HOURS. (CALTRANS SECTION 90-7) ALL CONCRETE REMOVALS SHALL BE SAWCUT FULL DEPTH OF CONCRETE SIDEWALK, DRIVEWAY AND APRONS.
- SAWCUT AND REMOVE/REPLACE A.C. PAVING 1' WIDE (MIN.) WITH HOT MIX A.C. SAWCUT FULL DEPTH AC AND CONCRETE 6"-7" +/-, REMOVE AND REPLACE WITH AC MATCHING COMBINED THICKNESS OR
- THE NEW DRIVEWAY MUST NOT ENCROACH TO NEIGHBOR'S PROPERTY LINE PROJECTION INTO THE STREET WITHOUT WRITTEN APPROVAL FROM THE NEIGHBOR. ALL SIDEWALK MUST MEET CURRENT ADA REQUIREMENTS.
- ACTUAL DRIVEWAY WIDTH SHALL BE DETERMINE UPON APPLICATION OF THE CITY ENCROACHMENT PERMIT.
- 18. THE TUNNELING OF CONCRETE SIDEWALKS FOR CURB DRAIN INSTALLATIONS IF NOT PERMITTED.
- PROVIDE AND INSTALL #4x12" DOWELS 18" O.C. MAXIMUM AT ALL JOINTS, NEW AND EXISTING CONCRETE SIDEWALK. #5x12" DOWELS ARE ALLOWED IF APPROVED AND DIRECTED BY ENGINEER. #4x12" DOWELS ARE REQUIRED AT ALL CURB AND GUTTER JOINTS AS SHOWN IN STANDARD DETAIL SW-1.
- THE BACK OF THE DRIVEWAY/SIDEWALK APPROACH SHALL BE AT LEAST 12" ABOVE THE FLOW LINE OF THE FRONTAGE CURB IN THE STREET TO PREVENT OVERFLOW OF STORM WATER FROM THE STREET INTO PRIVATE PROPERTY.

SIDEWALK, DRIVEWAY, CURB AND GUTTER	APPROVED BY
DEPARTMENT OF PUBLIC WORKS	DATE 8/9/2017
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VESTING TENTATIVE 1ST SUBMITTAL

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BURLINGAME, CA SAN MATEO COUNTY

CITY STANDARD DETAILS



11/15/18 Design JCW Drawn SKS Approved MAO Job No 20170211 Drawing Number:

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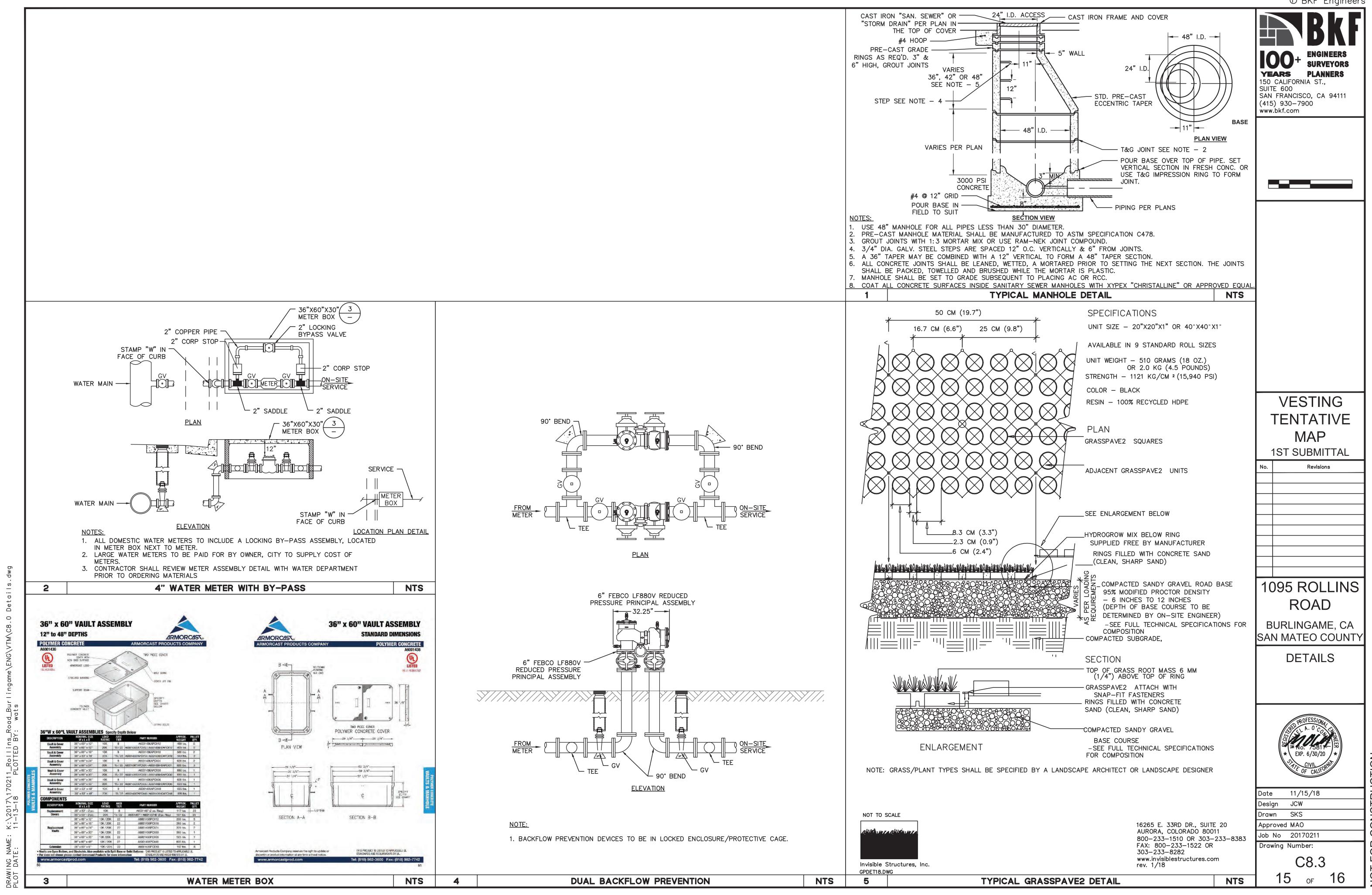
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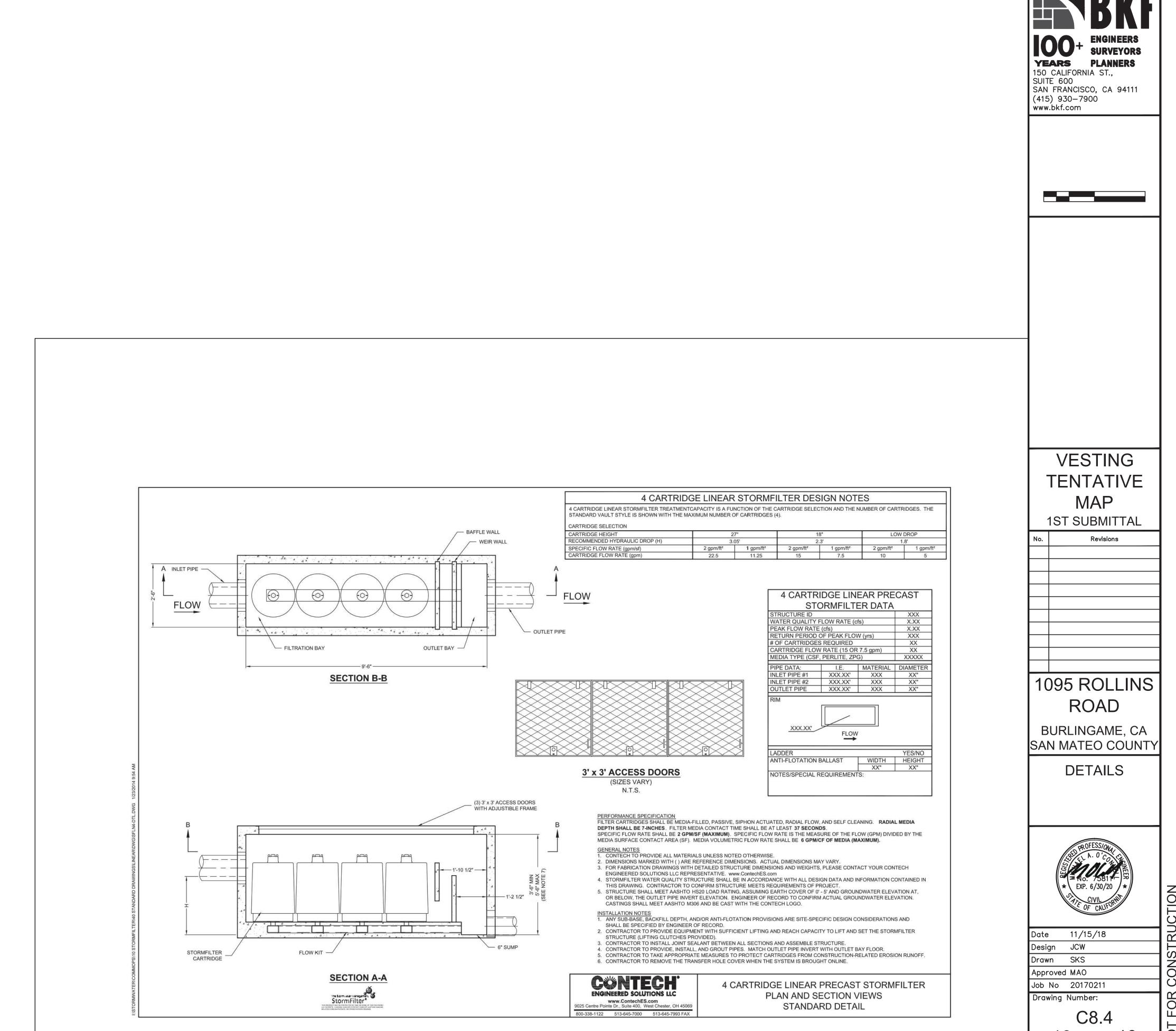
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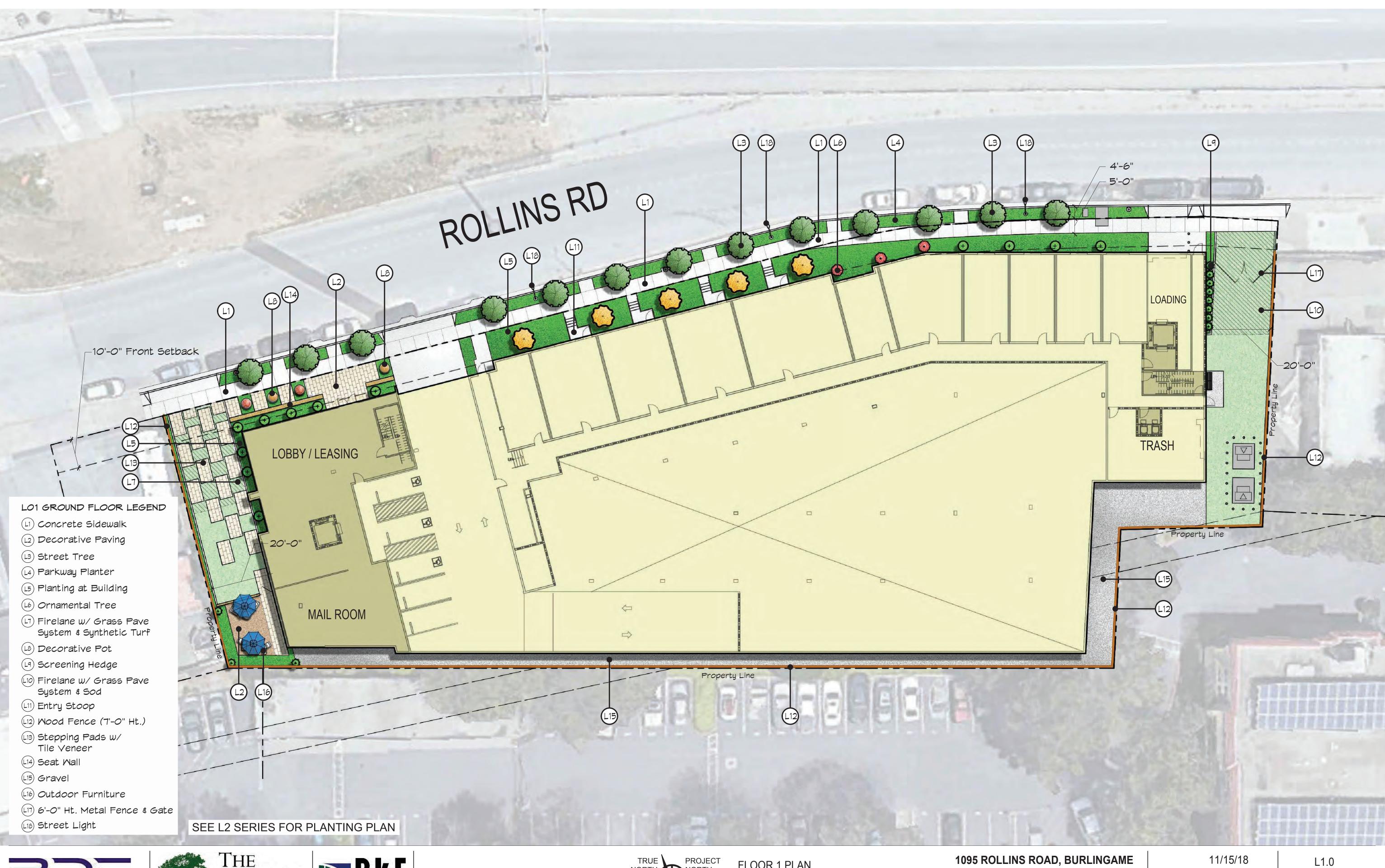




4 CARTRIDGE STORMFILTER

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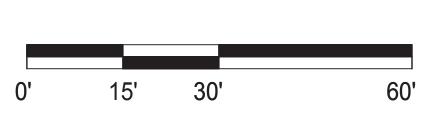
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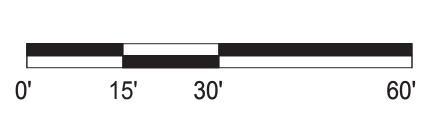




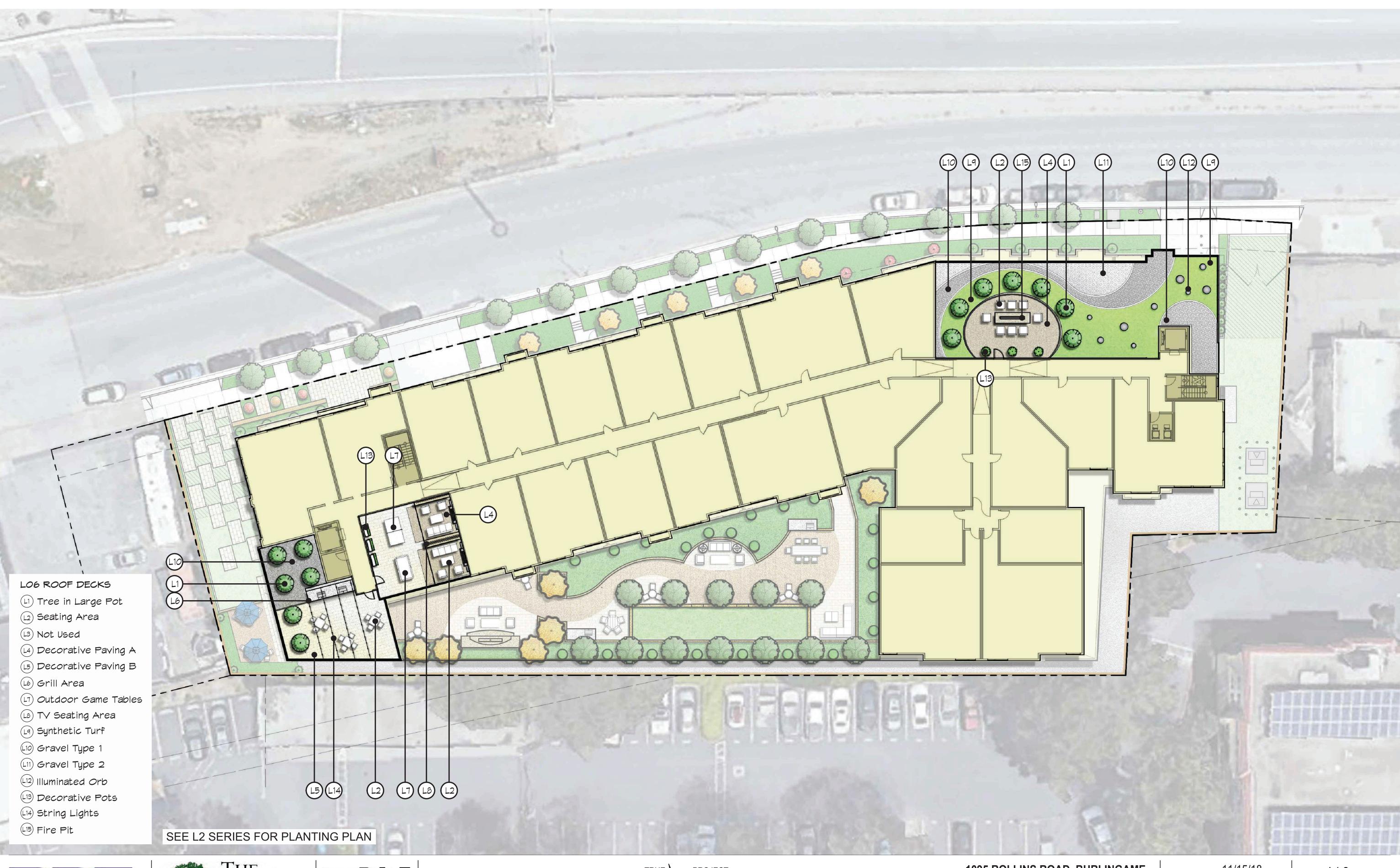








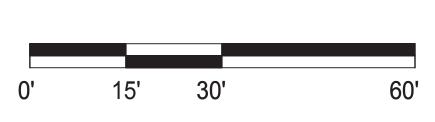














TREES



ACER PALMATUM 'SANGU KAKU' CORAL BARK MAPLE



BETULA NIGRA RIVER BIRCH



JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER



PLATANUS ACERFOLIA 'COLUMBIA' COLUMBIA LONDON PLANE TREE



PODOCARPUS ELONGATUS 'MONMAL' ICEE BLUE YELLOW WOOD

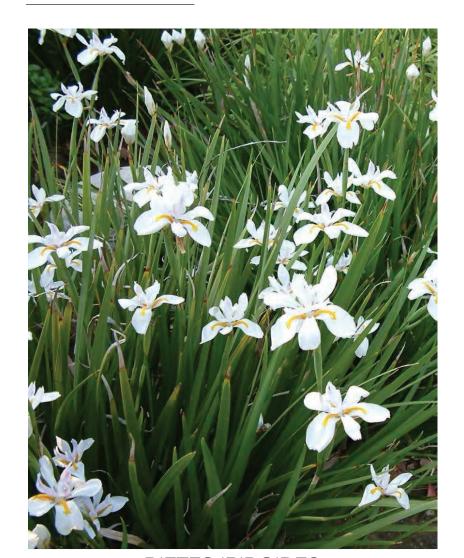


PODOCARPUS HENKLEII LONG LEAF YELLOW WOOD



PODOCARPUS MACROPHYLLUS YEW PODOCARPUS

SHRUBS



DIETES IRIDOIDES AFRICAN IRIS



COPPERTONE LOQUAT



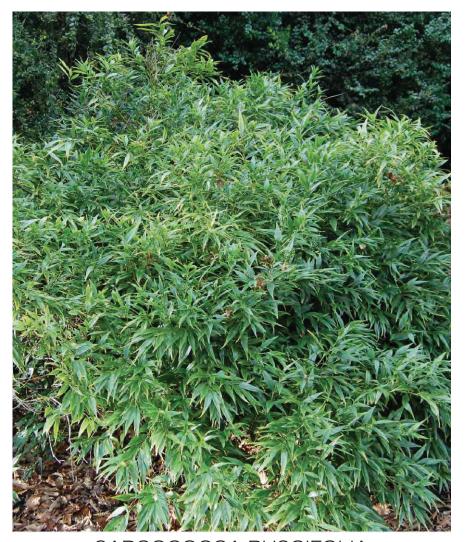
MAHONIA EURYBRACTEATA 'SOFT CARESS' MAHONIA SOFT CARESS



NANDINA DOMESTICA 'GULF STREAM' GULF STREAM NANDINA



PHORMIUM 'MAORI QUEEN' MAORI QUEEN FLAX



SARCOCOCCA RUSCIFOLIA FRAGRANT SWEET BOX



VIBURNUM AWABUKI 'CHINDO' AWABUKI VIBURNUM

GROUNDCOVER



LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LIRIOPE



OPHIOPOGON JAPONICUS 'NANUS' DWARF MONDO



ROSMARINUS OFFICINALIS 'HUNTINGTON' HUNTINGTON CARPET 'ROSEMARY'



SEDUM CONFUSUM SEDUM



TRACHELOSPERMUM JASMINOIDES STAR JASMINE

LAWN

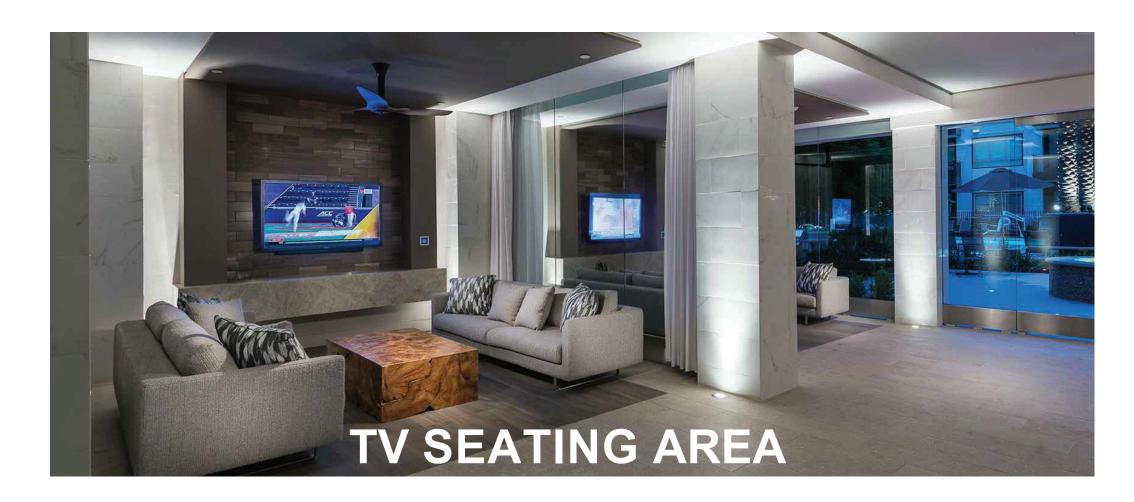


FESTUCA ARUNDINACEA TALL FESCUE

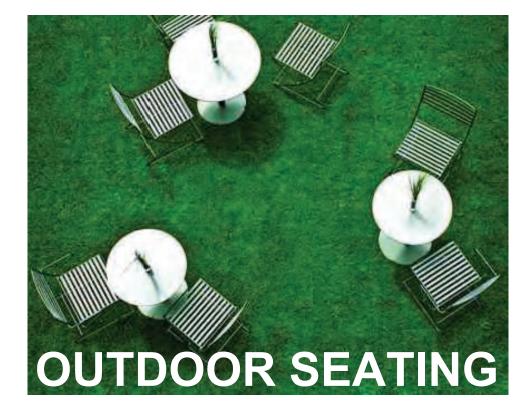






























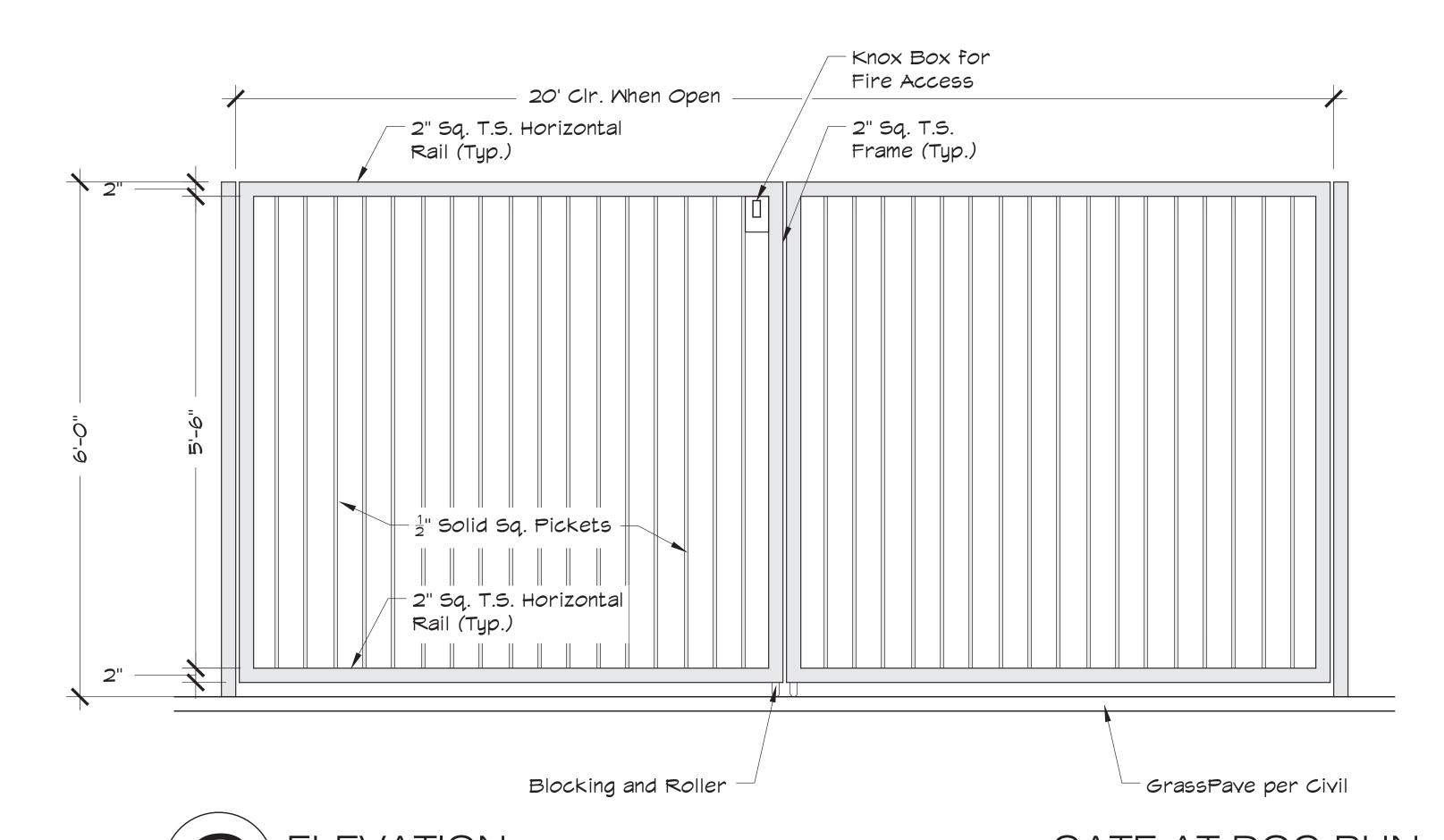


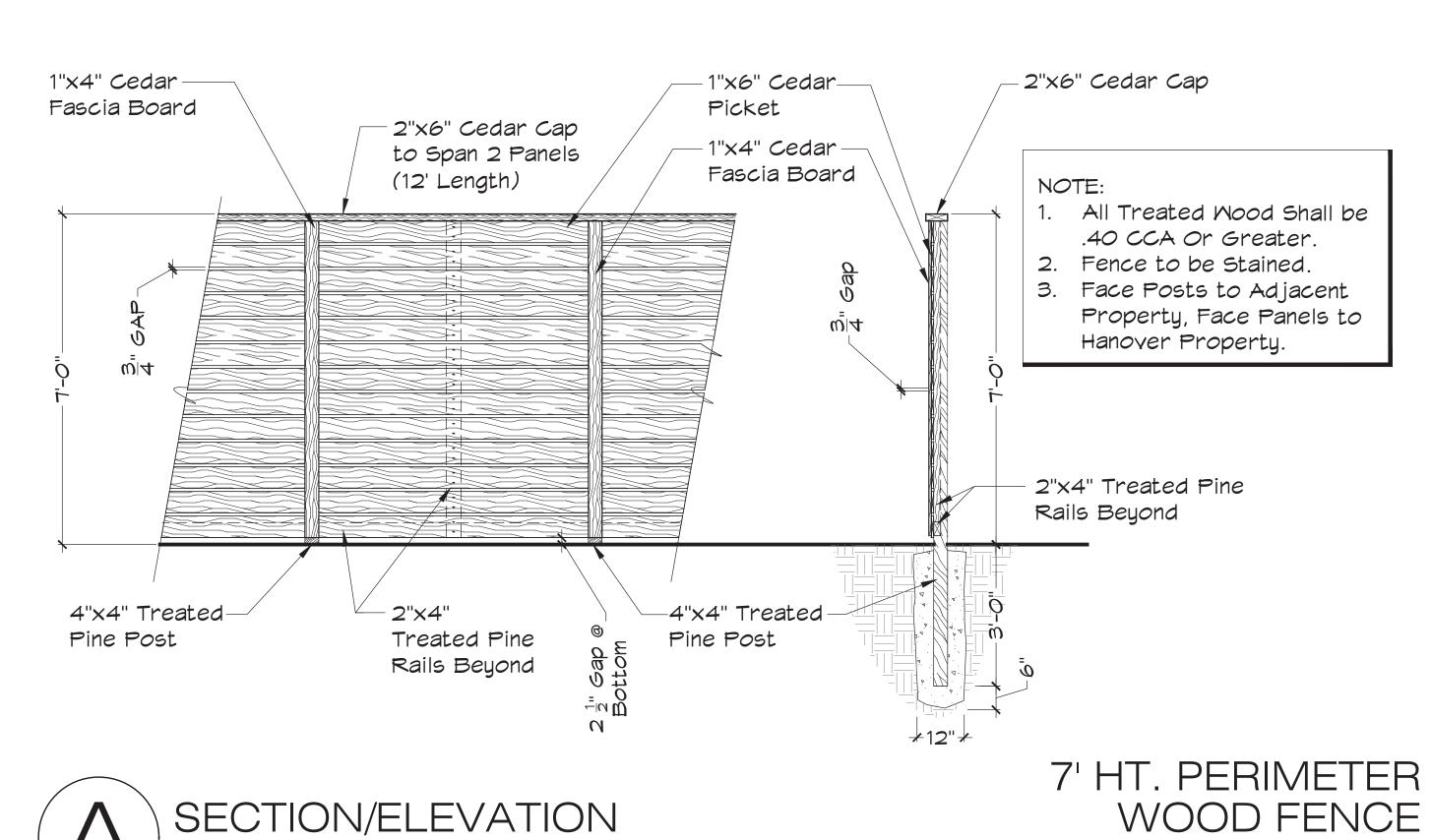


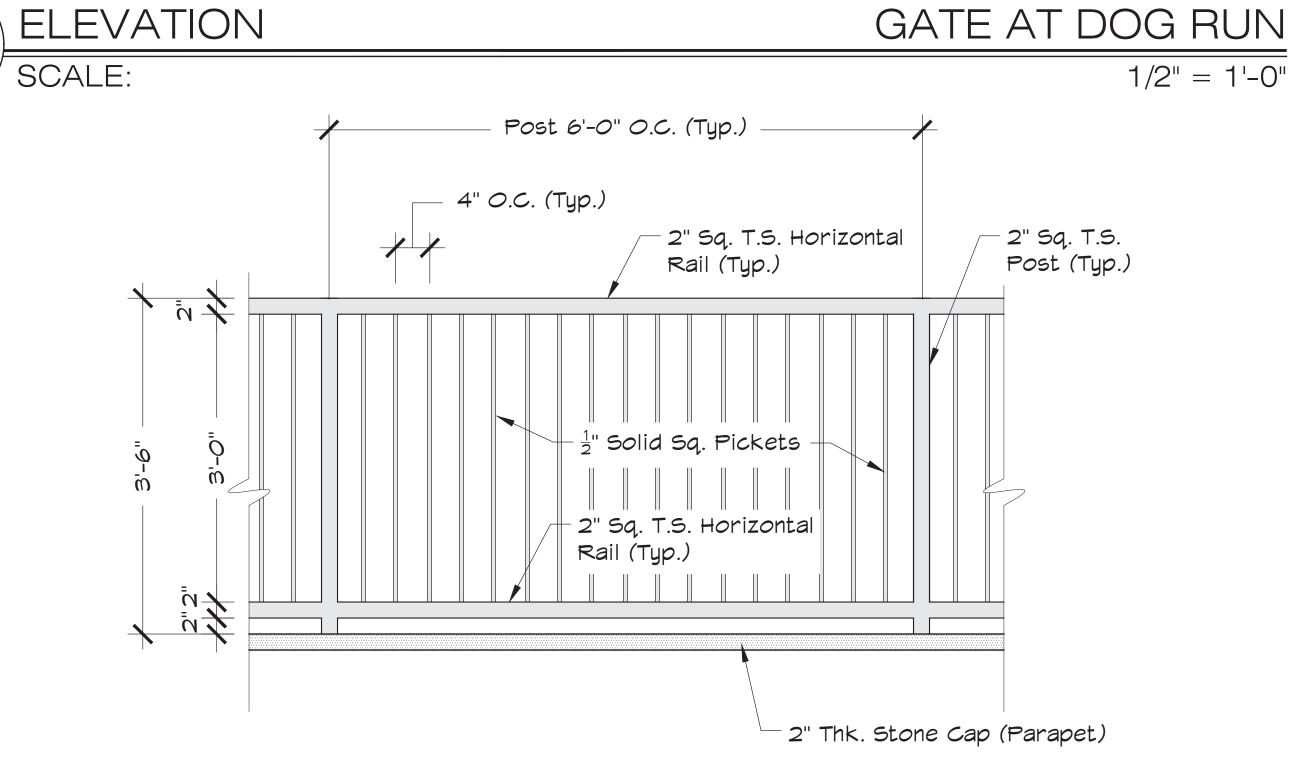














PARAPET RAIL AT LEVEL 2 1/2" = 1'-0"

WOOD FENCE

1/2" = 1'-0"

SCALE:

Appendix B – Sample Water Efficient Landscape Worksheet.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package. Please complete all sections (A and B) of the worksheet.

SECTION A. HYDROZONE INFORMATION TABLE

Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the square footage of landscape area per hydrozone.

		_				
Hydrozone*	Zone or	Irrigation	Area	% of		
	Valve	Method**	(Sq. Ft.)	Landscape Area		
(1) Turf		(S) Spray	1,892	15 %		
(2) Shrub		(D) Drip	7,789	63 %		
(3) Trees		(B) Bubbler	2,725	22 %		
			 			
	Total		12,406	100%		

* **Hydrozone** HW = High Water Use Plants MW = Moderate Water Use Plants LW = Low Water Use Plants

**Irrigation Method MS = Micro-spray S = SprayR = RotorB= Bubbler D= Drip O = Other

SECTION B. WATER BUDGET CALCULATIONS

Section B1. Maximum Applied Water Allowance (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

MAWA = (ETo) $(0.62) [(0.7 \times LA) + (0.3 \times SLA)]$

where:

MAWA = Maximum Applied Water Allowance (gallons per year)

ETo = Reference Evapotranspiration from Appendix A (inches per year)

0.7 = ET Adjustment Factor (ETAF)

LA = Landscaped Area includes Special Landscape Area (square feet)

0.62 = Conversion factor (to gallons per square foot)

SLA = Portion of the landscape area identified as Special Landscape Area (square feet) 0.3 = the additional ET Adjustment Factor for Special Landscape Area (1.0 - 0.7 = 0.3)

223, 978

_gallons per year Maximum Applied Water Allowance = __

Show calculations.

 $(41.6)(0.62)[(0.7 \times 12,406) + (0.3 \times 0)]$ (41.6)(0.62)[(8,684) + (0)](41.6)(0.62)[(8,684)] 25.792[(8,684)] 223,978

Effective Precipitation (Eppt)

If considering Effective Precipitation, use 25% of annual precipitation. Use the following equation to calculate Maximum Applied Water Allowance:

MAWA= (ETo - Eppt) (0.62) [(0.7 x LA) + (0.3 x SLA)]Maximum Applied Water Allowance gallons per year Show calculations.

Section B2. Estimated Total Water Use (ETWU)

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ETo)(0.62) \left(\frac{PF x HA}{IE} + SLA \right)$$

where:

ETWU = Estimated total water use per year (gallons per year)

ETo = Reference Evapotranspiration (inches per year)

PF = Plant Factor from WUCOLS (see Definitions) HA = Hydrozone Area [high, medium, and low water use areas] (square feet)

SLA = Special Landscape Area (square feet)

0.62 = Conversion Factor (to gallons per square foot)

IE = Irrigation Efficiency (minimum 0.71)

Hydrozone Table for Calculating ETWU

Please complete the hydrozone table(s). Use as many tables as necessary.

	Plant Water	Plant	Area (HA)	PF x HA
Hydrozone	Use Type(s)	Factor (PF)	(square feet)	(square feet)
(1) Turf	HW	0.8	1,892	1,514
(2) Shrub	LW	0.3	7,789	2,337
(3) Trees	MW	0.5	2,725	1,363
			Sum	4,435
	SLA			

Estimated Total Water Use = _

223,178

Show calculations.

Hydrozone 1:	Hydrozone 2:	Hydrozone 3:
(41.6)(0.62)((PF x HA)/IE))	(41.6)(0.62)((PF x HA)/IE))	(41.6)(0.62)((PF x HA)/IE))
(41.6)(0.62)((1,514)/0.7))	(41.6)(0.62)((2,337)/0.9))	(41.6)(0.62)((2,725)/0.7))
(41.6)(0.62)((2,163))	(41.6)(0.62)((2,597))	(41.6)(0.62)((3,893))
55,788	66,982	100,408



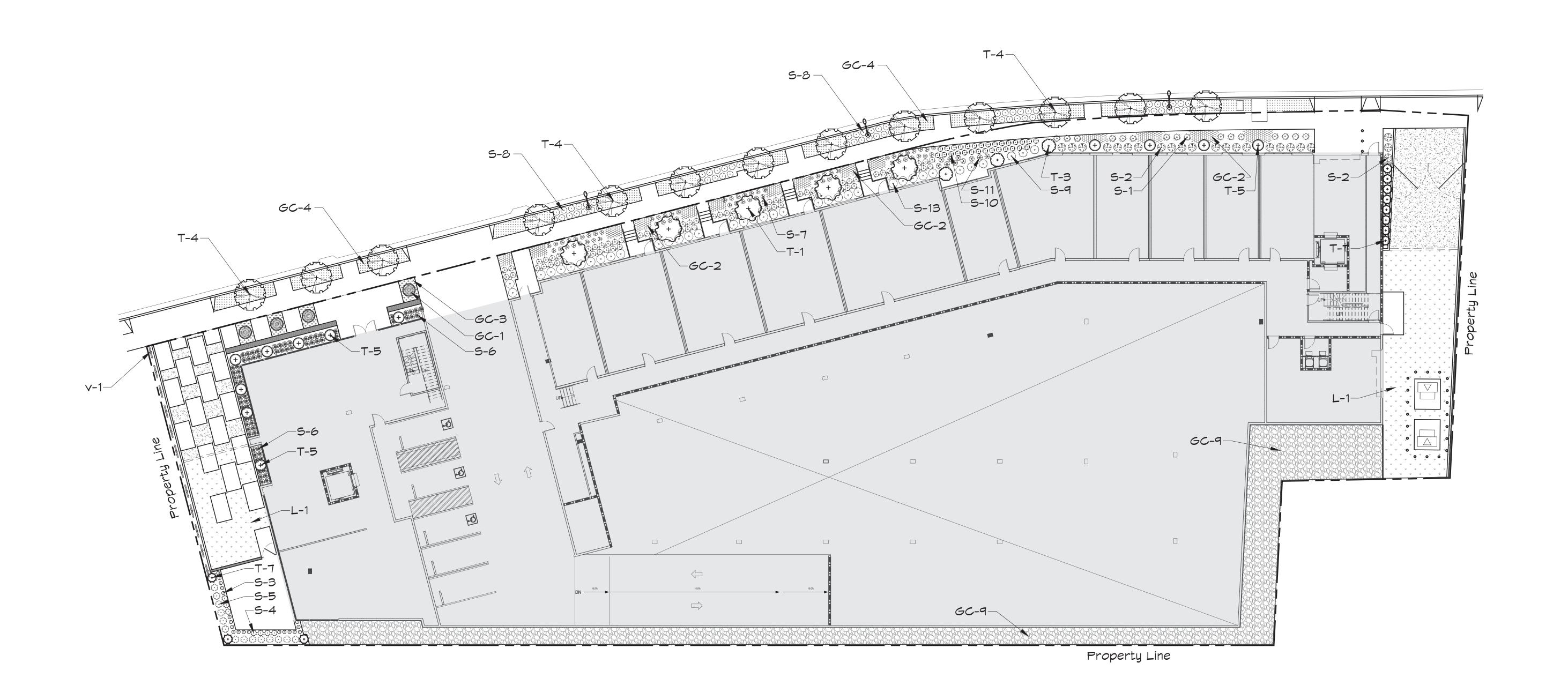




	PLANTING LEGEND - COMPREHENSIVE]	PLA	NTIN	G LEGEND - COM	PREHENSIVE					
	TREES				1	SHRUB	S						
LABEL	_		BOTANICAL NAME	COMMON NAME	SIZE	NOTES	LABEL			BOTANICAL NAME	COMMON NAME	SIZE	NOTES
T-1	18	(+)	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	24" Box	Standard	S-10	80		Gardenia jasminoides 'Veitchii'	Dwarf Gardenia	5 gallon	Full Container
					0.4% D		S-11	10		Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	5 gallon	Full Container
T-2	6		Betula nigra	River Birch	24" Box	Multi-trunk	S-12	72	0	Agapanthus africanus 'Albus'	White Lily of the Nile	5 gallon	Full Container
T-3	3	(<u>•</u>)	Juniperus chinensis 'Spartan'	Spartan Juniper	24" Box	Full to Ground	S-13	87		Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	5 gallon	Full Container
T-4	25	+	Platanus acerifolia 'Columbia'	Columbia London Plane	36" Box	Standard	S-14	25		Ternstroemia gymnanthera 'Sotall'	Bigfoot Cleyera	5 gallon	Full Container
		3/1/2					S-15	3	1000/4	Buxus x 'Glencoe'	Chicagoland Green Boxwood	5 gallon	Full Container
T-5	12		Podocarpus elongatus 'Monmal'	Icee Blue Yellow Wood	15 G	Full to Ground		GROUN		ER & VINES			
		Julian Ju					GC-1	35 sf		n/a	Seasonal Color	6" Pot	9" O.C.
T-6	9		Podocarpus henkleii	Long Leaf Yellow Wood	15 G	Full to Ground	GC-2	325		Liriope muscari 'Big Blue'	Big Blue Liriope	1G	12" O.C.
T-7	15	(+)	Podocarpus macrophyllus	Yew Podocarpus	15 G	Full to Ground	GC-3	400	+ +	Sedum confusum	Sedum	4" Pot	6" O.C.
	SHRUB	 3S					GC-4	715	* * * * * * * * * * * * * * * * * * *	Trachelospermum jasminoides	Star Jasmine	1G	12" O.C.
S-1	16		Phormium 'Maori Queen'	Maori Queen N.Z. Flax	5 gallon	Full Container	GC-5	125		Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1G	12" O.C.
S-2	34	6	Eriobotrya japonica 'Coppertone'	Coppertone Loquat	5 gallon	Full Container	GC-6	500		Ophiopogon japonicus 'Nanus'	Dwarf Mondo	4" Pot	6" O.C.
S-3	19	<u></u>	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	5 gallon	Full Container	GC-7	915 sf		n/a	Mexican Beach Pebble Black	3"-5" Pieces	n/a
S-4	33		Mahonia eurybracteata 'Soft Caress'	Mahonia Soft Caress	5 gallon	Full Container	GC-8	350 sf		n/a	Mexican Beach Pebble Bone	3"-5" Pieces	n/a
S-5	27	0	Sarcococca ruscifolia	Fragrant Sweet Box	5 gallon	Full Container	GC-9	2,600 sf		n/a	Drain Rock	3/4" Pieces	n/a
S-6	261		Dietes iridoides	African Aris (Blue w/ White)	5 gallon	Full Container	V-1	12		Ophiopogon japonicus 'Nanus'	Star Jasmine; Staked	15 G	Per Plan
S-7	108		Nandina domestica 'Gulf Stream'	Gulf Stream Nandina	5 gallon	Full Container	L-1	2,590 sf	Ψ Ψ	Festuca arundinacea	Tall Fescue	Sod	
S-8	113	\odot	Raphiolepsis umbellata 'Minor'	Dwarf Yedda Hawthorn	5 gallon	Full Container	L-1 L-2	1,750 sf	\(\frac{1}{4}\) \(\frac{1}{4}\	n/a	Select VR by ForeverLawn	Synthetic Turf	
S-9	6		Viburnum awabuki 'Chindo'	Awabuki Viburnum	5 gallon	Full Container	L-2	1,700 51	,	II/A	CCICCL VII Dy I OIEVEILAVVII	Syridictic full	



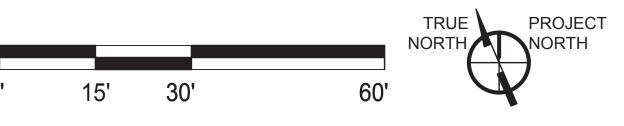


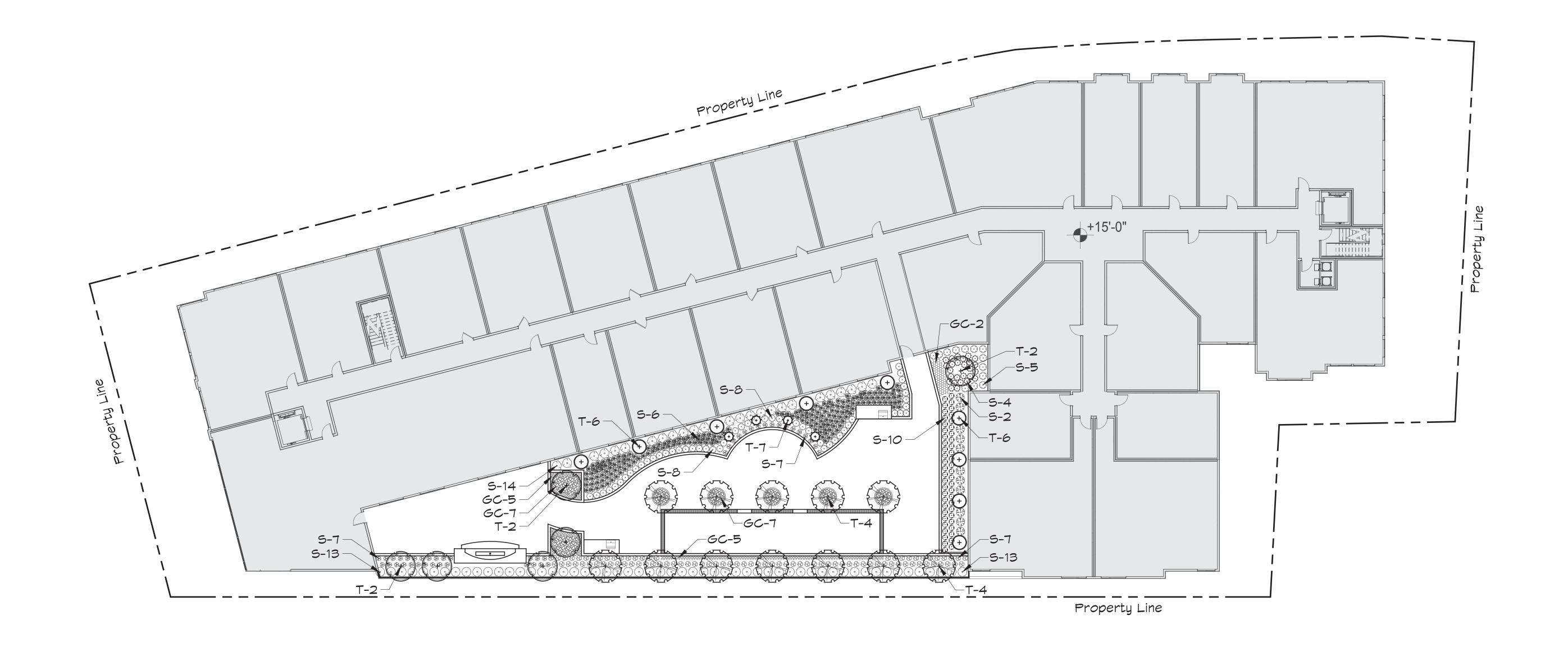












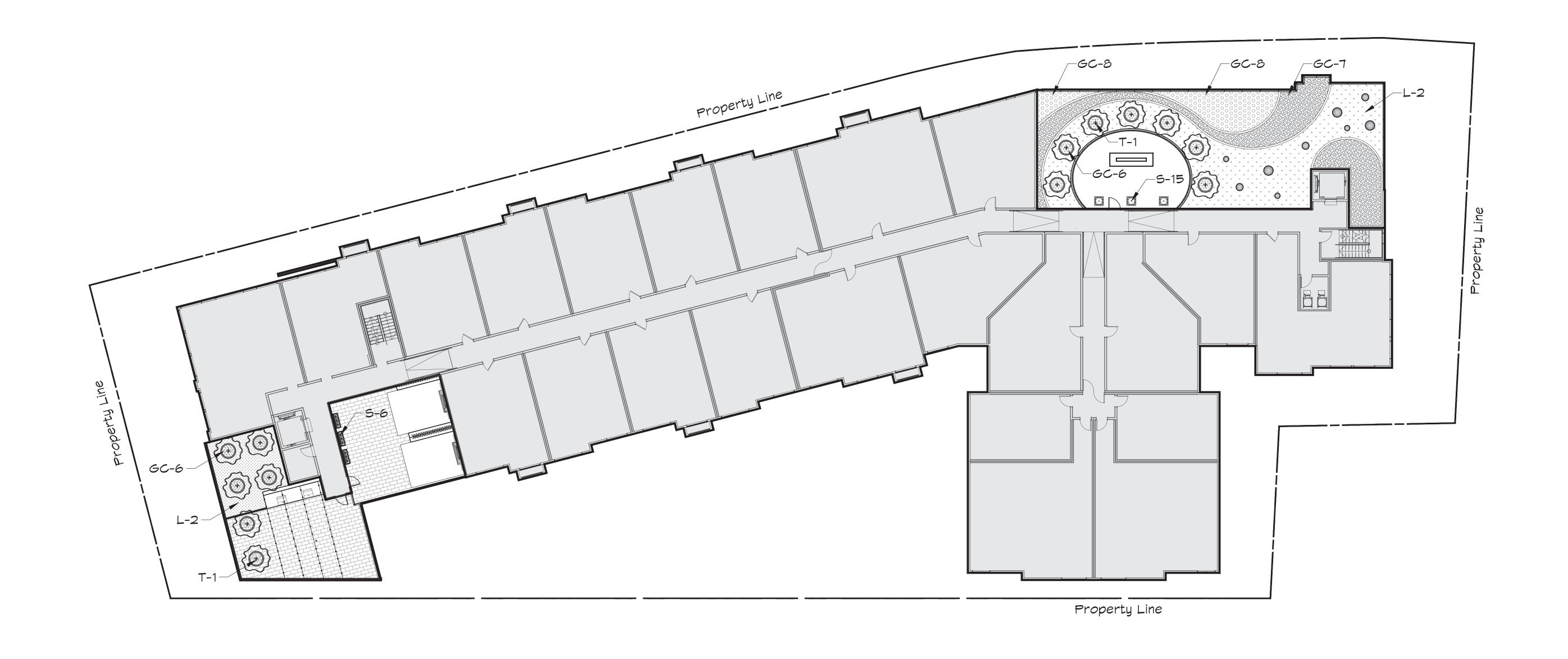












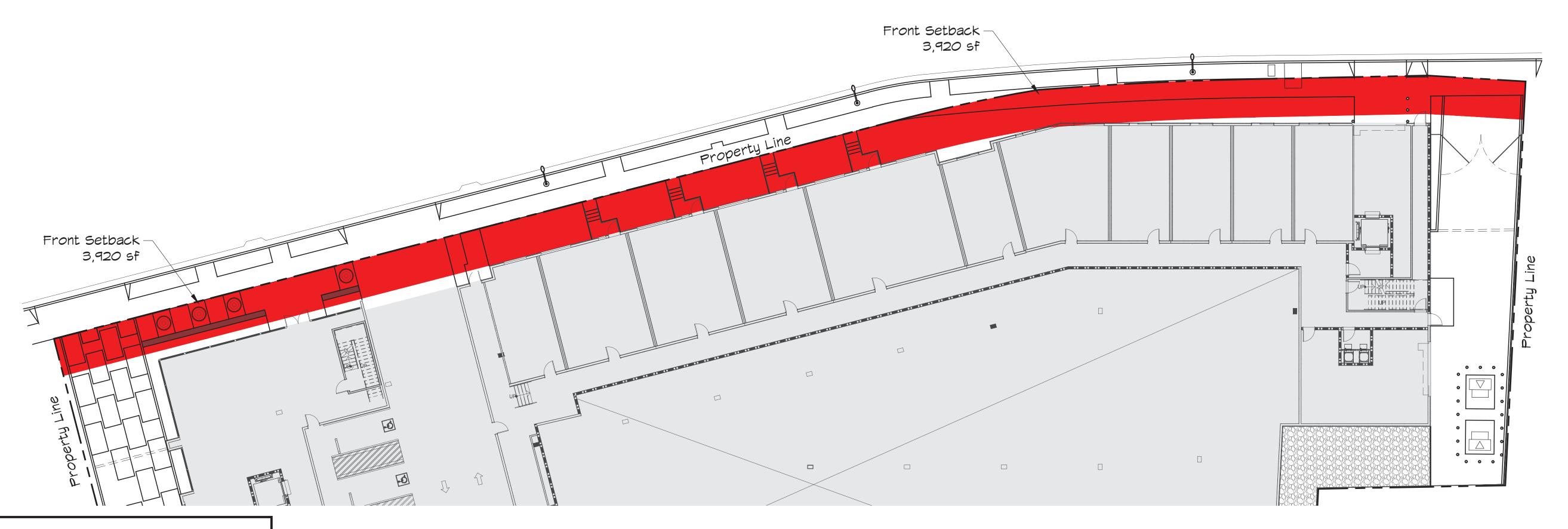












Landscape Requirements

60% of the Front Setback shall be Soft Landscaping Front Setback: 3,920 sf Soft Landscaping: 2,367 sf (60.4%)

One Landscape Tree is Required for every 2,000 sf of Lot Coverage Lot Area: 46,827 sf

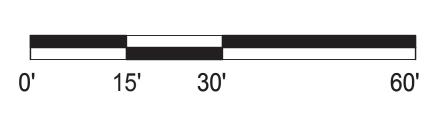
Lot Coverage required: 23,413 sf (50% of 46,827 sf) Required Trees: 23,413 / 2,000 = 11.7 = 12 Trees *Planting Legend on L2.0 indicates 88 Total Trees













Soft Landscaping — 2,367 sf

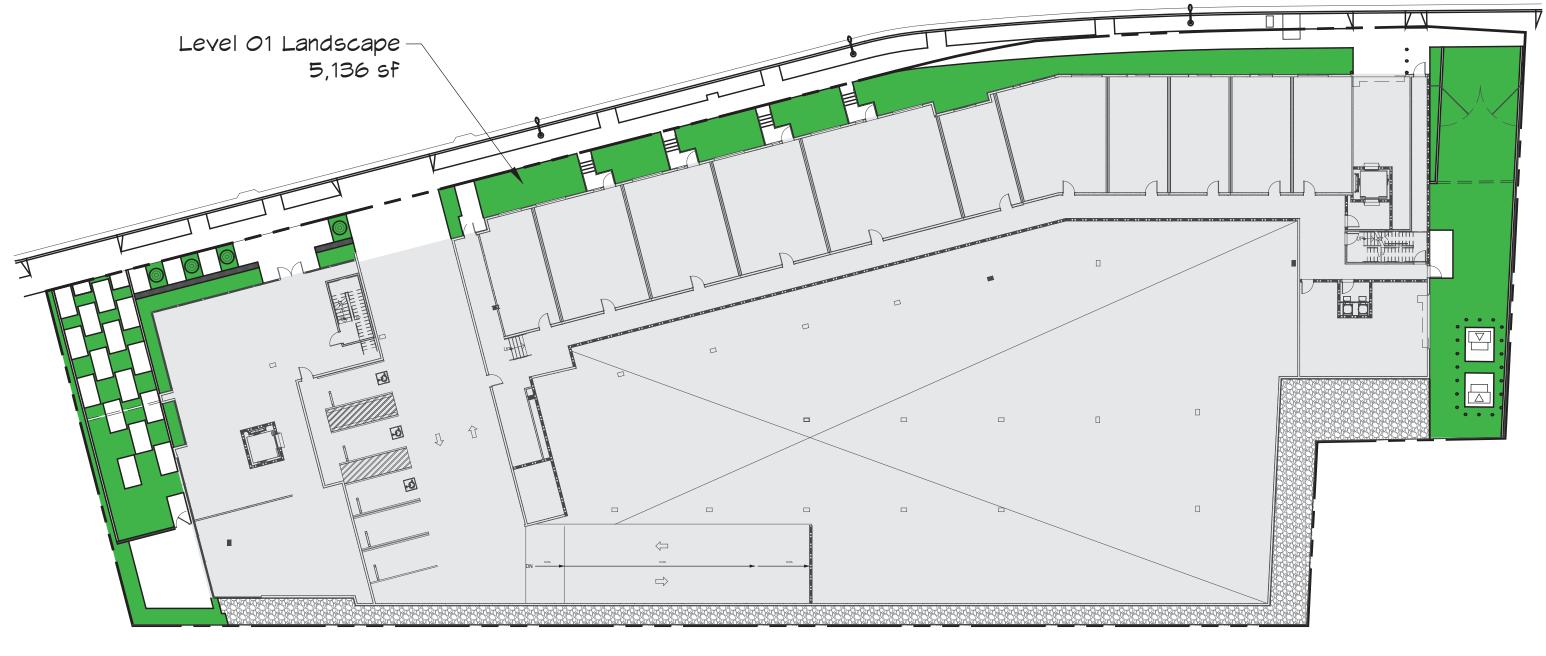
Landscape Requirements

Total Site Landscaping:

Level 01 - 5,136 sf Level 02 - 2,700 sf

Level 06 - 160 sf

Total - <u>7,996 sf</u>



LEVEL 01

