Home2 Suites by Hilton

550 Gateway Boulevard
South San Francisco, CA

GUEST ROOM LEGEND

FOURTH FLOOR							
ROOM	BED(S)	SUITE	ADA	COMMUNICATION FEATURES	CONNECTING ROOMS	TUB/SHOWER	NOTES:
401	1-KING	-	-	-	-	SHOWER	
402	1-KING	YES	-	-	-	SHOWER	
403	1-KING	-	-	-	-	SHOWER	
404	1-KING	-	-	-	-	SHOWER	
405	2-QUEEN	-	-	-	-	SHOWER	
406	1-KING	-	-	-	-	SHOWER	
407	2-QUEEN	-	-	-	-	SHOWER	
408	1-KING	-	-	-	-	SHOWER	
409	2-QUEEN	-	-	-	-	SHOWER	
410	1-KING	-	-	-	-	SHOWER	
411	1-KING	-	-	YES	-	SHOWER	
412	2-QUEEN	-	-	-	-	SHOWER	
414	2-QUEEN	-	-	-	-	SHOWER	
415	1-KING	-	-	-	-	SHOWER	
416	2-QUEEN	-	-	YES	-	SHOWER	
417	1-KING	-	-	-	-	SHOWER	
418	2-QUEEN	-	-	-	-	TUB	
419	1-KING	-	-	-	-	SHOWER	
420	2-QUEEN	-	-	-	-	TUB	
422	1-KING	-	-	-	-	SHOWER	
424	1-KING	YES	-	-	YES	TUB	
426	2-QUEEN	-	-	-	YES	SHOWER	
428	1-KING	-	-	-	YES	TUB	
430	2-QUEEN	-	-	-	YES	SHOWER	
431	1-KING	-	-	-	-	SHOWER	
432	2-QUEEN	-	-	-	-	SHOWER	
433	1-KING	-	-	-	-	SHOWER	
434	2-QUEEN	-	-	-	-	SHOWER	
435	1-KING	-	-	-	-	SHOWER	
436	2-QUEEN	-	-	-	-	SHOWER	
437	1-KING	-	-	-	-	SHOWER	
438	2-QUEEN	-	-	-	-	SHOWER	
439	1-KING	-	-	-	-	SHOWER	
440	1-KING	-	-	YES	-	SHOWER	
441	1-KING	-	-	-	-	SHOWER	
442	1-KING	YES	-	-	-	SHOWER	
443	1-KING	-	-	-	-	SHOWER	

FIFTH FLOOR							
ROOM	BED(S)	SUITE	ADA	COMMUNICATION FEATURES	CONNECTING ROOMS	TUB/SHOWER	NOTES:
501	1-KING	-	-	-	-	SHOWER	
502	1-KING	YES	-	-	-	SHOWER	
503	1-KING	-	-	-	-	SHOWER	
504	1-KING	-	-	-	-	SHOWER	
505	2-QUEEN	-	-	-	-	SHOWER	
506	1-KING	-	-	-	-	SHOWER	
507	2-QUEEN	-	-	-	-	SHOWER	
508	1-KING	-	-	-	-	SHOWER	
509	2-QUEEN	-	-	-	-	SHOWER	
510	1-KING	-	-	-	-	SHOWER	
511	1-KING	-	-	YES	-	SHOWER	
512	2-QUEEN	-	-	-	-	SHOWER	
514	2-QUEEN	-	-	-	-	SHOWER	
515	1-KING	-	-	-	-	SHOWER	
516	2-QUEEN	-	-	YES	-	SHOWER	
517	1-KING	-	-	-	-	SHOWER	
518	2-QUEEN	-	-	-	-	TUB	
519	1-KING	-	-	-	-	SHOWER	
520	2-QUEEN	-	-	-	-	TUB	
522	1-KING	-	-	-	-	SHOWER	
524	1-KING	YES	-	-	YES	TUB	
526	2-QUEEN	-	-	-	YES	SHOWER	
528	1-KING	-	-	-	YES	TUB	
530	2-QUEEN	-	-	-	YES	SHOWER	
531	1-KING	-	-	-	-	SHOWER	
532	2-QUEEN	-	-	-	-	SHOWER	
533	1-KING	-	-	-	-	SHOWER	
534	2-QUEEN	-	-	-	-	SHOWER	
535	1-KING	-	-	-	-	SHOWER	
536	2-QUEEN	-	-	-	-	SHOWER	
537	1-KING	-	-	-	-	SHOWER	
538	2-QUEEN	-	-	-	-	SHOWER	
539	1-KING	-	-	-	-	SHOWER	
540	1-KING	-	-	YES	-	SHOWER	
541	1-KING	-	-	-	-	SHOWER	
542	1-KING	YES	-	-	-	SHOWER	
543	1-KING	-	-	-	-	SHOWER	

TOTALS	
KING STUDIOS (STANDARD):	81 GUEST ROOMS
KING STUDIOS (W/ MOBILITY FEATURES):	4 GUEST ROOMS
KING SUITES (STANDARD):	8 GUEST ROOMS
KING SUITES (W/ MOBILITY FEATURES):	1 GUEST ROOM
DOUBLE QUEEN STUDIOS (STANDARD):	58 GUEST ROOMS
DOUBLE QUEEN STUDIOS (W/ MOBILITY FEATURES):	3 GUEST ROOMS
TOTAL GUEST ROOMS:	155 GUEST ROOMS

FIRST FLOOR							
ROOM	BED(S)	SUITE	ADA	COMMUNICATION FEATURES	CONNECTING ROOMS	TUB/SHOWER	NOTES:
101	1-KING	YES	YES	-	-	SHOWER	*ROLL-IN SHOWER
105	2-QUEEN	-	YES	YES	-	SHOWER	*ROLL-IN SHOWER
139	1-KING	-	-	-	-	SHOWER	
140	1-KING	-	-	-	-	SHOWER	
141	1-KING	-	-	-	-	SHOWER	
142	1-KING	-	-	-	-	SHOWER	
143	1-KING	-	-	-	-	SHOWER	

SECOND FLOOR							
ROOM	BED(S)	SUITE	ADA	COMMUNICATION FEATURES	CONNECTING ROOMS	TUB/SHOWER	NOTES:
201	1-KING	-	-	-	-	SHOWER	
202	1-KING	YES	-	-	-	SHOWER	
203	1-KING	-	-	-	-	SHOWER	
204	1-KING	-	-	-	-	SHOWER	
205	2-QUEEN	-	-	-	-	SHOWER	
206	1-KING	-	-	-	-	SHOWER	
207	2-QUEEN	-	-	-	-	SHOWER	
208	1-KING	-	-	-	-	SHOWER	
209	2-QUEEN	-	-	-	-	SHOWER	
210	1-KING	-	-	-	-	SHOWER	
211	1-KING	-	-	YES	-	SHOWER	
212	2-QUEEN	-	-	-	-	SHOWER	
214	2-QUEEN	-	-	-	-	SHOWER	
215	1-KING	-	-	-	-	SHOWER	
216	2-QUEEN	-	-	YES	-	SHOWER	
217	1-KING	-	-	-	-	SHOWER	
218	2-QUEEN	-	-	-	-	TUB	
219	1-KING	-	-	-	-	SHOWER	
220	2-QUEEN	-	-	-	-	TUB	
222	1-KING	-	-	-	-	SHOWER	
224	1-KING	-	YES	-	YES	TUB	
226	2-QUEEN	-	-	-	YES	SHOWER	
228	2-QUEEN	-	YES	-	YES	TUB	
230	2-QUEEN	-	-	-	YES	SHOWER	
231	1-KING	-	-	-	-	SHOWER	
232	2-QUEEN	-	-	-	-	SHOWER	
233	1-KING	-	-	-	-	SHOWER	
234	2-QUEEN	-	-	-	-	SHOWER	
235	1-KING	-	-	-	-	SHOWER	
236	2-QUEEN	-	-	-	-	SHOWER	
237	1-KING	-	-	-	-	SHOWER	
238	2-QUEEN	-	-	-	-	SHOWER	
239	1-KING	-	-	-	-	SHOWER	
240	1-KING	-	-	YES	-	SHOWER	
241	1-KING	-	-	-	-	SHOWER	
242	1-KING	YES	-	-	-	SHOWER	
243	1-KING	-	-	-	-	SHOWER	

THIRD FLOOR							
ROOM	BED(S)	SUITE	ADA	COMMUNICATION FEATURES	CONNECTING ROOMS	TUB/SHOWER	NOTES:
301	1-KING	-	-	-	-	SHOWER	
302	1-KING	YES	-	-	-	SHOWER	
303	1-KING	-	-	-	-	SHOWER	
304	1-KING	-	-	-	-	SHOWER	
305	2-QUEEN	-	-	-	-	SHOWER	
306	1-KING	-	-	-	-	SHOWER	
307	2-QUEEN	-	-	-	-	SHOWER	
308	1-KING	-	-	-	-	SHOWER	
309	2-QUEEN	-	-	-	-	SHOWER	
310	1-KING	-	-	-	-	SHOWER	
311	1-KING	-	-	YES	-	SHOWER	
312	2-QUEEN	-	-	-	-	SHOWER	
314	2-QUEEN	-	-	-	-	SHOWER	
315	1-KING	-	-	-	-	SHOWER	
316	2-QUEEN	-	-	YES	-	SHOWER	
317	1-KING	-	-	-	-	SHOWER	
318	2-QUEEN	-	-	-	-	TUB	
319	1-KING	-	-	-	-	SHOWER	
320	2-QUEEN	-	YES	-	YES	TUB	
322	1-KING	-	-	-	-	TUB	
324	2-QUEEN	-	YES	-	YES	TUB	
326	2-QUEEN	-	-	-	YES	SHOWER	
328	2-QUEEN	-	YES	-	YES	TUB	
330	2-QUEEN	-	-	-	YES	SHOWER	
331	1-KING	-	-	-	-	SHOWER	
332	2-QUEEN	-	-	-	-	SHOWER	
333	1-KING	-	-	-	-	SHOWER	
334	2-QUEEN	-	-	-	-	SHOWER	
335	1-KING	-	-	-	-	SHOWER	
336	2-QUEEN	-	-	-	-	SHOWER	
337	1-KING	-	-	-	-	SHOWER	
338	2-QUEEN	-	-	-	-	SHOWER	
339	1-KING	-	-	-	-	SHOWER	
340	1-KING	-	-	YES	-	SHOWER	
341	1-KING	-	-	-	-	SHOWER	
342	1-KING	YES	-	-	-	SHOWER	
343	1-KING	-	-	-	-	SHOWER	

PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE CONSTRUCTION OF A NEW, SIX STORY, 155 GUEST ROOM HOTEL ON A CURRENTLY VACANT 2 ACRE SITE.

THE BUILDING CONSISTS OF FIVE STORIES OF TYPE IIIA CONSTRUCTION OVER ONE STORY OF TYPE 1A CONSTRUCTION.

THE PORTION OF THE BUILDING ABOVE THE GROUND FLOOR WILL BE MODULAR CONSTRUCTION. IT WILL BE FABRICATED OFF-SITE, DELIVERED TO THE SITE AND CRANED INTO PLACE. **THE MODULAR PORTIONS OF THE BUILDING WILL BE SUBMITTED TO THE STATE OF CALIFORNIA FOR APPROVAL. THE STATE OF CALIFORNIA WILL ALSO BE RESPONSIBLE FOR PERFORMING CONSTRUCTION INSPECTIONS FOR THE MODULAR PORTIONS OF THE BUILDING.**

THE GROUND FLOOR, EXTERIOR FINISHES, GUEST ROOM CORRIDOR FINISHES, UTILITY CONNECTIONS, AND ALL SITE WORK WILL BE PERFORMED ON SITE AND WILL BE WITHIN THE JURISDICTION OF THE CITY OF SOUTH SAN FRANCISCO.

PROJECT STATISTICS

SITE ADDRESS:	550 GATEWAY BLVD, SOUTH SAN FRANCISCO, CA
APN:	6046-67 (PARCEL A)
SITE AREA:	87,120 S.F. (2.00 ACRES)
EXISTING USE:	VACANT
PROPOSED USE:	HOTEL
ZONING:	GATEWAY SPECIFIC PLAN DISTRICT
OCCUPANCY:	R-1 / A-2/ A-3 / B
TYPE OF CONSTRUCTION:	TYPE IIIA OVER TYPE 1A
FIRE SPRINKLERS:	YES (NFPA-13)
BLDG. FOOTPRINT:	19,423 S.F.
LOT COVERAGE ALLOWED:	80.0%
LOT COVERAGE PROPOSED:	22.3% (19,423 S.F. / 87,120 S.F.)
BLDG. AREA:	
PODIUM (TYPE I-A)	
FIRST FLOOR	19,256 S.F.
ABOVE PODIUM (TYPE III-A)	
SECOND FLOOR	19,196 S.F.
THIRD FLOOR	19,196 S.F.
FOURTH FLOOR	19,196 S.F.
FIFTH FLOOR	19,196 S.F.
ROOF/6TH FLOOR	2,464 S.F.
TOTAL BUILDING AREA:	**98,504 S.F.**
F.A.R ALLOWED:	1.25 (87,120 S.F. X 1.25 = 108,900 S.F.)
F.A.R. PROPOSED:	1.13 (98,504 S.F. / 87,120 S.F.)
GUEST ROOMS:	155
PARKING SPACES REQUIRED:	112 SPACES *(PER REDUCTION REQUEST)*
PARKING SPACES PROVIDED:	121 SPACES
ADA PARKING REQUIRED:	5 SPACES
ADA PARKING PROVIDED:	5 SPACES
EV PARKING PROVIDED:	12 SPACES
CARPOOL PARKING PROVIDED:	1 SPACE

NOTE: ANY INFORMATION NOT SHOWN, SEE SHEETS A1.0

DEFERRED SUBMITTALS

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DEFERRED SUBMITTALS ARE LISTED AS FOLLOWS:

1. NFPA-72 FIRE ALARM SYSTEM
2. NFPA-13 FIRE SPRINKLERS
3. NFPA 13/13D/13D STANDPIPE SYSTEM
4. ELEVATOR
5. EMERGENCY RESPONDER RADIO COVERAGE SYSTEM
6. ROOF TOP CATWALK SYSTEM, ROOF ANCHORAGE, AND CALCULATIONS

SEPARATE PERMIT

THE FOLLOWING ITEMS SHALL BE SUBMITTED UNDER A SEPARATE PERMIT APPLICATION. THESE ITEMS WILL BE REVIEWED INDEPENDENTLY OF THE ATTACHED PLANS, HOWEVER MAY BE REFERENCED WITHIN THIS SET. SEPARATE PERMIT SUBMITTALS ARE LISTED AS FOLLOWS:

1. BUILDING SIGNAGE
2. SPA
3. CARPORTS

GUEST ROOM CALCULATIONS

ACCESSIBLE GUEST ROOM BREAKDOWN PER CBC CHAPTER 11B-224

TOTAL NUMBER OF GUEST ROOMS:	155
GUEST ROOMS W/ MOBILITY FEATURES REQUIRED:	6
GUEST ROOMS W/ MOBILITY FEATURES PROVIDED:	6
GUEST ROOMS W/ ROLL-IN SHOWERS REQUIRED:	2
GUEST ROOMS W/ ROLL-IN SHOWERS PROVIDED:	2
GUEST ROOMS W/ COMMUNICATION FEATURES REQUIRED:	14
GUEST ROOMS W/ COMMUNICATION FEATURES PROVIDED:	14

DISPERSION SUMMARY

TOTAL KING STUDIO GUEST ROOMS:	85
KING STUDIO GUEST ROOMS W/ MOBILITY FEATURES:	4
TOTAL KING SUITE GUEST ROOMS:	9
KING SUITE GUEST ROOMS W/ MOBILITY FEATURES:	1
TOTAL DOUBLE QUEEN STUDIOS:	61
DOUBLE QUEEN STUDIOS W/ MOBILITY FEATURES:	3

PROJECT DIRECTORY

OWNER:
SRI KRISHNA ENTERPRISE
300 GATEWAY BOULEVARD
SOUTH SAN FRANCISCO, CA 94080
TEL: (650) 225-6711
CONTACT: VIJAY PATEL
EMAIL: VHPHS@GMAIL.COM

ARCHITECT:
ARRIS STUDIO ARCHITECTS
1306 JOHNSON AVENUE
SAN LUIS OBISPO, CA 93401
TEL: (805) 547-2240
CONTACT: THOM JESS
EMAIL: TJESS@ARRIS-STUDIO.COM

STRUCTURAL ENGINEER:
HCP ENGINEERING
2466 REDHOCK DRIVE
CORONA, CA 92882
TEL: (951) 545-2984
CONTACT: HITESH PATEL
EMAIL: CANTLEY@PACBELL.NET

MECHANICAL & PLUMBING ENGINEER:
JVA MECHANICAL ENGINEERING
510 STATE STREET, SUITE 275
SANTA BARBARA, CA 93101
TEL: (805) 543-3190
CONTACT: TYLER REYNOLDS
EMAIL: TYLER@JVAMECH.COM

ELECTRICAL ENGINEER:
GRAY ELECTRICAL CONSULTING + ENGINEERING, LLC
PO BOX 368
1862 S. BROADWAY, SUITE 203
SANTA MARIA, CA 93455
TEL: (805) 541-0505
CONTACT: HEATHER GRAY
EMAIL: HEATHER@GCELLC.COM

LANDSCAPE ARCHITECT:
SIERRA DESIGNS, INC.
113 N. CHURCH STREET, SUITE 310
VISALIA, CA 93291
TEL: (559) 733-3690
CONTACT: KAY HUTMACHER
EMAIL: KHUTMACHER@SIERRADESIGNSLA.COM

CIVIL ENGINEER:
BELLECCI & ASSOCIATES
2290 DIAMOND BLVD, SUITE 100
CONCORD, CA 94520
TEL: (925) 685-4569
CONTACT: FRANK BELLECCI
EMAIL: FRANK@BELLECCI.COM

GEOTECHNICAL ENGINEER:
GEOENGINEERING CONSULTANTS
4125 BLACKFORD AVE, SUITE 140
SAN JOSE, CA 95117
PHONE: (800) GEO-3752
CONTACT: KAMRAM GHASSI
EMAIL: KAMRAM@GEOENGINEERINGCONSULTANTS.COM

MODULAR BUILDER:
GUERDON MODULAR BUILDINGS
5554 S. FEDERAL WAY
BOISE, ID 83716
PHONE: (208) 936-5552
CONTACT: MICHAEL MOHVALDT
EMAIL: MMOVALDT@GUERDON.COM

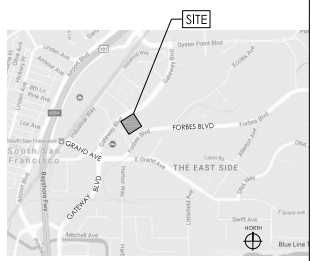
INTERIOR DESIGNER:
STUDIO K DESIGN COMPANY
8853 213 STREET
LANGLEY, BC V1M 1Z3
PHONE: (604) 619-4119
CONTACT: KELLY SUTHERLAND
EMAIL: STUDIOKDESIGN@OUTLOOK.COM

FIRE PROTECTION ENGINEER:
AEGIS FIRE SYSTEMS
500 BOULDER COURT, SUITE A
PLEASANTON, CA 94566
PHONE: (925) 417-5550 X213
CONTACT: ERIK JOHNSON
EMAIL: EJOHNSON@AEGISFIRE.COM

FIRE ALARM:
DIAMOND COMMUNICATIONS, INC
P.O. BOX 328
MADERA, CA 93639
PHONE: (559) 673-5925
CONTACT: STEVE COCKRUM
EMAIL: COCKRUMMARK@GMAIL.COM

FOUNDATION:
FARRELL DESIGN-BUILD
3025 VENTURES ROAD
PLACERVILLE, CA 95667
PHONE: (530) 621-4867
CONTACT: ADAM INNOCENT
EMAIL: ADAM@FARRELLINC.COM

VICINITY MAP



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ID4.08 1 BEDROOM KING
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ID4.10 1 BEDROOM KING
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MODULAR BUILDING SHEETS
NOTE: MODULAR SHEETS WERE SUBMITTED UNDER A SEPARATE COVER AND ARE TO BE

USED FOR REFERENCE ONLY.

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COVER SHEET

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018
2	AS1002 - ELECTRICAL REV.	2/22/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A0.0

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ABBREVIATIONS

AB	ANCHOR BOLT
ACT	ACOUSTICAL CEILING TILE
AW	ACOUSTICAL WALLCOVERING
ACOUST	ACOUSTICAL
ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AL	ALUMINUM
ALT	ALTERNATE
AP	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
B	BASE
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOF	BOTTOM OF FOOTING
BOT	BOTTOM
CAB	CABINET
CB	CONCRETE BLOCK
CEM	CEMENT
CER	CERAMIC
CFMF	COLD FORMED METAL FRAMING
CG	CORNER GUARD
C.J	CONTROL JOINT
CIRCT	CIRCUIT
CL	CLOSET
CLKG	CAULKING
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
DN	DOWN
DET	DETAIL
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DR	DOOR
DS	DOWNSPOUT
DWG(S)	DRAWING, DRAWINGS
E	EAST
EA	EACH
EJ	EXP ANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
EXP	EXP ANSION, EXP OSED
EXT	EXTERIOR
FA	FIRE ALARM
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH
FIX, FIXT	FIXTURE
FL, FLR	FLOOR
FLASH	FLASHING
FRTW	FIRE RESISTANT TREATED WOOD
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUDS
FOW	FACE OF WALL
FR	FIRE RATED/ RETARDANT
FRP	FIBERGLASS REINFORCED POLYESTER PANEL
FT	FOOT/ FEET
FTG	FOOTING
FURR	FURRING
G	GAS
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS
GND, GRD	GROUND
GRT	GROUT
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM
HB	HOSE BIBB
HC	HANDICAPPED
HD	HEAD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
IR	IRRIGATION
JAN	JANITOR
JST	JOIST
JT	JOINT
KP	KICK PLATE
MDG	MOLDING
MACH	MACHINE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MET, MTL	METAL
MFR, MANUF	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MOISTURE RESISTANT
MTD	MOUNTED
MTG	MEETING, MOUNTING
MUL	MULLION
N	NORTH
N/A	NOT APPLICABLE
NEO	NEOPHENE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
P	PAINT
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLY WD	PLYWOOD
PM	PARTIAL MOUNTED
PNL	PANEL, PANEL BOARD
PP	PRE-FINISHED PANELS
PR	PAIR
PROJ	PROJECT
PROP	PROPERTY
P.T.	PRESSURE TREATED
PWR	POWER
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RAD	RADIUS
RD	ROOF DRAIN
REC	RECESSED
REF	REFERENCE
REFL	REFLECTED
REIN	REINFORCED
REQ'D, REQD	REQUIRED
RESIL	RESILIENT
RF	RESILIENT FLOORING
RM	ROOM
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
S	SOUTH
SAN	SANITARY
SC	SOLID CORE
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SF	SQUARE FEET
SH	SHELF
SHT	SHEET
SIM	SIMILAR
SL	SLIDING
SLD	SEE LANDSCAPE DRAWINGS
SM	SURFACE MOUNTED
SMD	SEE MECHANICAL DRAWINGS
SPEC	SPECIFICATION
SQ	SQUARE
SST	STAINLESS STEEL
SSD	SEE STRUCTURAL DRAWINGS
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
TEL	TELEPHONE
TEMP	TEMPERED, TEMPORARY
THK	THICK, THICKNESS
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIR	VENT THROUGH ROOF
W	WEST
W/	WITH
WAT	WATER
WD	WOOD
WNDW	WINDOW
W/O	WITHOUT
WP	WATERPROOF
WR	WATER RESISTANT
WT	WEIGHT

SYMBOLS

- 10'-0" / A1 — DATUM A.F.F.
- 2 / A5 — DETAIL BUBBLE
- 1 — ELEVATION SYMBOL
- 1 / A1 — FIXTURE MARK
- 1 / A1 — SECTION CUT
- 1 — GRID LINE
- T-1 — FINISH SYMBOL
- 2 — DOOR TAG
- A — WINDOW TAG
- SF — STOREFRONT TAG
- 1 — REVISION SYMBOL

INSULATION SCHEDULE

GROUND FLOOR	
PARTY WALLS BETWEEN ROOMS	R-19 BATTS
WALLS BETWEEN CORRIDOR & ROOMS	R-19 BATTS
FURRED WALLS @ CONCRETE	R-15 RIGID
ELEVATOR SHAFT WALLS	R-19 BATTS
WALLS BETWEEN STAIRS & GUEST ROOMS	R-19 BATTS
GROUND FLOOR - FLOOR/CEILING	NONE
UPPER FLOORS - SEE MODULAR PLANS	INSULATION BY OTHERS

NOTES:
1. SEE TITLE 24 REPORT FOR ADDITIONAL INFORMATION
2. SEE ENERGY NOTES ON THIS SHEET FOR ADDITIONAL INFORMATION

ENERGY NOTES

A. AFTER INSTALLATION OF THERMAL INSULATION, THE CONTRACTOR SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING AT THE SATISFACTION OF THE BUILDING INSPECTOR, A CERTIFICATE SIGNED BY THE INSTALLER AND THE CONTRACTOR STATING THAT THE MATERIALS AND INSTALLATION CONFORMS WITH THE CURRENT REQUIREMENTS OF CEC SECTION 118 AND SECTION 150 (A), (B), (C), (D), AND (L). THE CERTIFICATE SHALL INCLUDE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED "R" VALUE AND (WHERE LOOSE-FILLED INSULATION IS INSTALLED) THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CORRESPONDING TO THE MANUFACTURER'S LABELLED DENSITY FOR THE REQUIRED "R" VALUE.

B. THE CONTRACTOR SHALL PROVIDE THE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND PRINTED INSTRUCTION ON HOW TO USE THEM EFFECTIVELY.

C. ALL MECHANICAL DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH CMC, CHAPTER 6 AND CEC SECTION 124 AND 150 (M).

D. ALL WEATHER STRIPPING FOR EXTERIOR WINDOWS AND DOORS SHALL BE GASKETED OR OTHERWISE SEALED TO LIMIT INFILTRATION IN ACCORDANCE WITH CEC SECTION 116 (B).

E. THE FOLLOWING ITEMS SHALL BE CAULKED OR OTHERWISE SEALED TO LIMIT AIR INFILTRATION AND EXFILTRATION, (CEC SECTION 116 AND 117).

1. AT ALL EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN EXTERIOR WALL PANELS.
2. AT ALL OPENINGS FOR PLUMBING, ELECTRICAL AND GAS LINES INTO WALLS, FLOORS AND CEILING.
3. AT ALL OPENINGS IN THE ATTIC FLOOR WHERE CEILING MATERIALS MEET INTERIOR AND EXTERIOR WALLS AND MASONRY.
4. AT ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE NOT SPECIFICALLY MENTIONED ABOVE.

F. ALL MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED TO INDICATE THAT THEY ARE IN COMPLIANCE WITH THE APPROPRIATE STANDARDS THAT ARE LISTED IN CEC SECTION 116.

G. EXHAUST FANS OR OTHER EXHAUST SYSTEMS EXHAUSTING AIR FROM THE BUILDING TO THE OUTSIDE SHALL BE PROVIDED WITH BACKDRAFT DAMPERS TO PREVENT AIR LEAKAGE IN ACCORDANCE WITH CEC SECTION 150 (M).

ACOUSTICAL NOTES

A. ALL GUEST ROOMS SHALL INCLUDE FORCED AIR MECHANICAL VENTILATION SYSTEMS, ACCEPTABLE TO THE LOCAL BUILDING OFFICIAL, TO ALLOW RESIDENTS THE OPTION OF CONTROLLING NOISE BY MAINTAINING THE WINDOWS CLOSED.

B. TO ACHIEVE THE 45 DBA CNEL INTERIOR NOISE STANDARD, **WINDOWS AND DOORS WITH A MINIMUM SOUND RATING OF STC 26 TO 29 SHALL BE USED IN GROUND AND UPPER LEVEL FACADES OF UNITS FACING OR PERPENDICULAR TO LAKEVILLE STREET.** WINDOWS WITH RATINGS RANGING FROM STC 30-35 SHOULD BE CONSIDERED TO REDUCE SINGLE-EVENT NOISE FROM TRAIN HORNS AND FURTHER REDUCE TRAFFIC NOISE LEVELS. THE FINAL DESIGN SHALL BE REVIEWED BY A QUALIFIED ACOUSTICIAN AND A REPORT SUBMITTED TO THE CITY CONFIRMING THAT THE DESIGN SHOWN IN THE CONTRACT DOCUMENTS INCORPORATES THE TREATMENTS NECESSARY TO MEET THE CITY AND STATE REQUIREMENTS FOR NOISE CONTROL.

C. ALL WINDOW & DOOR FRAMES AND SEALS SHALL BE THOROUGHLY CAULKED AND WEATHER-STRIPPED TO PREVENT AIR LEAK TYPE TRANSMISSION OF SOUND.

D. ALL CEILING / WALL JUNCTIONS SHALL BE THOROUGHLY SEALED AND CAULKED.

E. EXHAUST DUCTING AT BATHROOMS SHALL BE FITTED WITH ACOUSTICAL ABSORBENT LININGS (SMOOTH DUCT LINING).

F. WATER VELOCITIES IN SUPPLY PIPING SHOULD BE DESIGNED NOT TO EXCEED FIVE FEET PER SEC OND TO PREVENT PIPE BANGING OR OSCILLATION NOISE.

G. PROVIDE APPLICATION OF ACOUSTICAL SEALANT AT GYPSUM BOARD WALLS BETWEEN BOTH THE CEILING AND FLOORS. GAPS SHOULD BE 1/4" TO 1/2" AND BE FILLED WITH NON-HARDENING ACOUSTICAL SEALANT.

H. ISOLATE ALL WATER SUPPLY WASTEWATER PIPING BY BATT OR FILLED INSULATION IN THE IMMEDIATE STUD OR FLOOR JOIST CAVITY CONTAINING THE PIPE RUN.

I. DURING CONSTRUCTION, IT IS ESSENTIAL THAT ONE GUEST ROOM BE FIELD TESTED FOR EXTERIOR NOISE PENETRATION, PARTY WALL TRANSMISSION, AND FLOOR/CEILING NOISE PENETRATION. THESE TESTS SHOULD BE CONDUCTED DUE TO THE CLOSE TOLERANCES REQUIRED TO IMPLEMENT THE ABOVE MITIGATION MEASURES. THE FIELD TESTS SHOULD IDEALLY BE CONDUCTED BEFORE THE INTERIOR FINISHES.

J. UTILIZE ACOUSTICAL LININGS FOR ELECTRICAL OUTLET BOXES AND AVOID PLACING ELECTRICAL OUTLETS BACK TO BACK IN PARTY WALLS.

K. PROVIDE ACOUSTIC "WAFFLE" OR NEOPRENE PADS BETWEEN PIPE CLAMPS AND BOTTOM PLATES AT WASTE WATER PIPING LOCATIONS.

L. PROVIDE WATER HAMMER ARRESTORS AT ALL QUICK SHUT-OFF VALVES AT LAUNDRY CLOSETS, LAVATORIES AND KITCHEN SINKS.

M. ALL OUTLETS AND JUNCTION BOXES RECEIVE A 1/8" THICK PUTTY PAD FOR USE AS AN AIR/ACOUSTICAL BARRIER AT INSULATED EXTERIOR WALLS. CAULK ANY VOIDS BETWEEN INTERIOR GYPSUM BOARD AND OUTLET BOX WITH COMPATIBLE SEALANT, TYP.

N. PROVIDE ACOUSTICAL TREATMENT OF FANS AND COMPRESSORS FOR QUIET OPERATION OF PTAC/MECHANICAL UNITS

HILTON ACOUSTICAL BRAND STANDARDS

Acoustical Performance Minimum Criteria	
STC = Sound Transmission Coefficient / IIC = Impact Insulation Class	
Function / Meeting Rooms	
Function or meeting rooms	54 STC
Meeting room – operable partitions	52 STC
Meeting room – baffles above ceiling / partitions	54 STC
N/A [redacted]	[redacted]
Service room adjacent to meeting room	52 STC
Suites	
Suite to exterior	50 STC
Suite to Suite	50 STC
Suite to [redacted] fitness center	65 STC
Suite to public space	50 STC
Suite to back of house	60 STC
Suite floor / ceiling	50 STC
N/A [redacted]	[redacted]
Back of House	
Corridor to mechanical, laundry, service rooms	50 STC
Guest Floors	
Suite to Suite	55 IIC
N/A [redacted]	[redacted]

GENERAL NOTES

A. ALL WORK SHALL CONFORM TO: (A) THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL RELATED DOCUMENTS PUBLISHED BY THE I.C.C. WHICH HAVE BEEN ADOPTED BY THE LOCAL GOVERNING AGENCY; (B) ALL REGULATIONS AND ORDINANCES OF ALL LOCAL GOVERNING AGENCIES; (C) ANY SPECIAL CONDITIONS REQUIRED BY THE LOCAL GOVERNING AGENCIES; AND (D) ALL CALIFORNIA STATE CODE AMENDMENTS (BUILDING STANDARDS CODE) TITLE 24.

ALL CODES REFERENCED SHALL BE CALIFORNIA EDITIONS. THE CODES REFERENCED IN THESE PLANS ARE AS FOLLOWS:

1. 2016 CALIFORNIA BUILDING CODE (CBC).
2. 2016 CALIFORNIA MECHANICAL CODE (CMC).
3. 2016 CALIFORNIA PLUMBING CODE (CPC).
4. 2016 CALIFORNIA FIRE CODE (CFC).
5. 2016 CALIFORNIA ELECTRICAL CODE (CEC).
6. 2016 CALIFORNIA STATE ENERGY CONSERVATION STDS. (TITLE 24).
7. 2016 CALIFORNIA RESIDENTIAL CODE (CRC).
8. 2016 CALIFORNIA GREEN BUILDING CODE (CGBC).
9. 2016 BUILDING STANDARDS ADMINISTRATIVE CODE.
10. NATIONAL FIRE CODES (NFPA).
11. SOUTH SAN FRANCISCO MUNICIPAL CODE.

B. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE SHALL BE PROCEEDING AT HIS OWN RISK.

C. OMISSIONS FROM THE DRAWINGS AND SPECIFICATION OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

D. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWINGS SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

E. ALL DIMENSIONS INDICATED ON THE PLANS ARE TO BE FIELD VERIFIED BY CONTRACTOR. ANY DISCREPANCIES ARE TO BE IMMEDIATELY BROUGHT TO THE ARCHITECTS ATTENTION.

F. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS. THE LOCAL GOVERNING AGENCY, THE ARCHITECT, AND THE OWNER SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.

G. THE ARCHITECT OF RECORD SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING ALL SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING DEFERRED SUBMITTAL ITEMS, FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING. AFTER REVIEWING AND APPROVING, CONTRACTOR WILL BE RESPONSIBLE FOR SUBMITTING DOCUMENTS TO THE BUILDING DEPARTMENT FOR APPROVAL.

H. NO HAZARDOUS MATERIALS SHALL BE STORED AND / OR USED WITHIN THE BUILDING, WHICH EXCEED THE QUANTITIES LISTED IN IBC TABLES 307.1 (1) & 307.1 (2).

I. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.9.

J. MECHANICAL EQUIPMENT SHALL BE SCREENED WITH PAINT OR BUILDING MATERIALS AND COLORS COMPLIMENTARY TO THE BUILDING.

K. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 712.

L. CONTRACTOR TO NOTIFY OWNER PRIOR TO COMMENCING WITH ANY WORK. CONTRACTOR SHALL CONFORM TO ANY REQUIREMENTS FOR NOISE AND DUST CONTROL, TRASH, STORAGE, WORK HOURS, SITE ACCESS, SIGNAGE, ETC. AS DIRECTED BY THE OWNER.

M. ALL IMPROVEMENTS SHALL MEET CURRENT ACCESSIBILITY REQUIREMENTS.

N. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING INSPECTIONS BY THE BUILDING DEPT. AND OTHER AGENCIES AS REQUIRED.

O. PROVIDE ENTRANCE AND /OR EQUIPMENT ROOM KEY(S) FOR KEY BOX UPON FINAL INSPECTION.

P. SIGNAGE SHALL BE UNDER A SEPARATE PERMIT. SIGNAGE AND SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE OWNER, ARCHITECT AND THE CITY OF SOUTH SAN FRANCISCO PRIOR TO FABRICATION.

Q. ALL EXITS TO BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE.

R. FIRE SPRINKLERS TO BE REVIEWED & APPROVED BY FIRE MARSHALL PRIOR TO INSTALLATION.

FIRE DEPARTMENT NOTES

A. PROVIDE PORTABLE FIRE EXTINGUISHERS 2A10BC IN SUCH LOCATIONS SO THAT MAX. FLOOR TRAVEL DISTANCE DOES NOT EXCEED 75'-0" TO THE NEAREST EXTINGUISHER FROM ANY PORTION OF THE BUILDING. FIRE EXTINGUISHER CABINET LOCATIONS ARE INDICATED ON THE FLOOR PLAN AND ALL EXTINGUISHERS ARE REQUIRED TO BE ON SITE DURING CONSTRUCTION. (CFC SEC. 1002 AS AMENDED).

B. ANY PERSON USING A TORCH OR OTHER FLAME PRODUCING DEVICE FOR SWEATING PIPE JOINTS FROM OR IN ANY BUILDING OR STRUCTURE SHALL PROVIDE ONE APPROVED FIRE EXTINGUISHER ON THE PREMISES WHERE SAID BURNING OPERATION IS PERFORMED. COMBUSTIBLE MATERIAL IN THE CLOSE PROXIMITY OF OPEN FLAME SHALL BE PROTECTED AGAINST IGNITION BY SHIELDING, WETTING OR OTHER MEANS. IN ALL CASES, A FIRE WATCH SHALL BE MAINTAINED IN THE VICINITY OF THE OPERATION FOR ONE-HALF HOUR AFTER THE TORCH OR FLAME-PRODUCING DEVICE HAS BEEN USED. (CFC 1109.3).

C. PLAN AND SPECIFICATIONS FOR THE NFPA-13 (BLDG A) & NFPA-13 (BLDG B) AUTOMATIC FIRE-SPRINKLER SYSTEM AND FIRE ALARM SYSTEM SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. (CFC 1001.3 & 1001.4).

1. FOR FIRE-ALARM SYSTEMS EMPLOYING AUTOMATIC FIRE DETECTORS OR WATERFLOW DETECTION DEVICES, AT LEAST ONE FIRE ALARM BOX SHALL BE PROVIDED TO INITIATE A FIRE ALARM SIGNAL. THIS FIRE ALARM BOX (PULL STATION) SHALL BE LOCATED WHERE REQUIRED BY THE FIRE DEPARTMENT. (NFPA 72, 3-8.1.2).
2. AN APPROVED AUDIBLE SPRINKLER FLOW ALARM SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION. AN APPROVED AUDIBLE SPRINKLER FLOW ALARM TO ALERT THE OCCUPANTS SHALL BE PROVIDED IN THE INTERIOR OF THE BUILDING IN A NORMALLY OCCUPIED LOCATION. ACTION OF THE ALARM SHALL BE AS SET FORTH IN UBC STANDARD NO. 9-1, CBC 904.3.2.
3. SPRINKLER SYSTEMS IN BUILDINGS THAT HAVE AN UNDETERMINED USE WILL REQUIRE AN AUTOMATIC SPRINKLER SYSTEM WITH A DENSITY OF NO LESS THAN THAT REQUIRED FOR AND ORDINARY HAZARD GROUP 2 WITH A MIN. DESIGN AREA OF 3,000 SQUARE FEET. FOR BUILDINGS OF UNDETERMINED USE WITH CEILING HEIGHTS OVER 20 FEET, THE SYSTEM SHALL BE DESIGNED FOR DENSITY OF 0.33 S/QUARE FEET WITH A MIN. DESIGN AREA OF 3,000 SQUARE FEET.
4. THE FIRE SPRINKLER SYSTEM SHALL BE CENTRAL STATION MONITORED PER THE REQUIREMENTS OF THE CALIFORNIA FIRE CODE.\

D. AN APPROVED AUDIBLE SPRINKLER FLOW ALARM SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION. AN APPROVED AUDIBLE SPRINKLER FLOW ALARM TO ALERT THE OCCUPANTS SHALL BE PROVIDED IN THE INTERIOR OF THE BUILDING IN A NORMALLY OCCUPIED LOCATION. ACTUATION OF THE ALARM SHALL BE AS SET FORTH IN CBC STANDARD 9-1. THE ALARM SHALL CONSIST OF AN EXTERIOR RATED HORN AND STROBE DEVICE. A BELL IS NOT ACCEPTABLE.

E. THE FIRE DEPARTMENT SHALL INSPECT/APPROVE THE FOLLOWING PER (CFC ARTICLE 10):

1. MATERIALS SHALL BE INSPECTED AND APPROVED PRIOR TO INSTALLATION.
2. OVERHEAD SPRINKLER PIPING - PRIOR TO CONCEALMENT.
3. FINAL OCCUPANCY SIGN OFF - PRIOR TO OCCUPANCY.
4. ALL REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL OCCUPANCY APPROVAL, EXCEPT AS NOTED OTHERWISE.
5. THE FIRE DEPARTMENT SHALL BE GIVEN 48 HOURS MINIMUM NOTICE FOR ALL INSPECTIONS.

F. THE CONTRACTOR SHALL SUBMIT PLANS AND SPECIFICATIONS FOR THE ENTIRE FIRE ALARM SYSTEM TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CFC 14.103(A). CONTRACTOR SHALL OBTAIN AN ALARM-USER'S PERMIT FROM THE LOCAL GOVERNING AGENCY.

G. CONTRACTOR SHALL INSTALL A KNOX-BOX KEY WITH APPROPRIATE KEYS FOR FIRE DEPT. EMERGENCY USE. REFER TO FLOOR PLAN FOR LOCATION. PROVIDE ENTRANCE AND / OR EQUIPMENT ROOM KEY(S) FOR KEY BOX UPON FINAL INSPECTION. FINAL LOCATION TO BE COORDINATED WITH THE LOCAL JURISDICTION PRIOR TO INSTALLATION.

H. ALL LOCKABLE EXTERIOR AND INTERIOR DOORS SHALL BE GRANDMASTER KEYED.

I. THE FIRE ALARM CONTROL PANEL, FIRE SPRINKLER RISER, MAIN ELECTRICAL SHUT-OFF, AND ROOF ACCESS SHALL BE LABELLED WITH 1" HIGH CONTRASTING LETTERS.

J. THE HOOD AND DUCT EXTINGUISHING SYSTEM IS REQUIRED TO BE CONNECTED TO THE FIRE ALARM SYSTEM.

K. ADDRESS NUMBERS: NUMBERS SHALL BE CLEARLY VISIBLE FROM THE CENTERLINE OF THE ROADWAY FRONTING THE BUILDING AND THEY SHALL CONTRAST WITH THEIR BACKGROUND. NUMBER HEIGHT SHALL BE A MINIMUM OF SIX INCHES.

ELEVATOR NOTES

A. GENERAL CONTRACTOR SHALL PROVIDE AN ELEVATOR WITH AN ELEVATOR RECALL SWITCH.

B. ELEVATOR SHALL NOT CONTAIN SHUNT TRIP BREAKERS.

C. THE ELEVATOR HOISTWAY SHALL NOT BE FIRE SPRINKLERED.

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GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

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CALIFORNIA BUILDING CODE - ACCESSIBILITY NOTES

A. WALKS & SIDEWALKS

1. WALKS & SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4 INCH & SHALL BE A MINIMUM OF 48 INCHES IN WIDTH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. EXCEPT IN ALTERED CHANGES NOT EXCEEDING 1/4 INCH MAY BE VERTICAL. (26 DEGREE MAX. BEVEL = 1:2 SLOPE). SEE TYPICAL ACCESSIBILITY DETAIL SHEET.

EXCEPTIONS: WHEN, BECAUSE OF RIGHT-OF-WAY RESTRICTIONS, NATURAL BARRIERS OR OTHER EXISTING CONDITIONS, THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THE 48 INCH CLEAR SIDEWALK WIDTH WOULD CREATE AN UNREASONABLE HARDSHIP, THE CLEAR WIDTH MAY BE REDUCED TO 36 INCHES.

2. WALK & SIDEWALK SURFACES SHALL BE SLIP-RESISTANT WITH A STATIC COEFFICIENT OF FRICTION OF 0.6. SEE RAMPS & CURB RAMPS NOTES FOR RAMP SURFACES.

3. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1:20 (5.0% GRADIENT) IT SHALL COMPLY WITH THE PROVISIONS FOR PEDESTRIAN RAMPS.

4. SURFACE CROSS SLOPES SHALL NOT EXCEED 1:20 (2.0%).

5. WITHIN AN ACCESSIBLE ROUTE, GRATES SHALL HAVE OPENINGS NO MORE THAN 1/2 INCH IN DIRECTION OF TRAVEL. GRATES HAVING ELONGATED OPENINGS SHALL BE PLACED SO THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL. THE MAXIMUM VERTICAL SURFACE CHANGE SHALL BE 1/8 INCH.

6. WHEN CHANGES IN LEVELS GREATER THAN 1/2 INCH ARE NECESSARY THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS.

7. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60 INCHES X 60 INCHES AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 54" WIDE BY 48" INCHES DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. SUCH WALKS SHALL EXTEND 24 INCHES TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.

8. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 5 FEET IN LENGTH AT INTERVALS OF 400 FEET MAXIMUM.

9. CHANGES IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP MEETING THE REQUIREMENTS OF SECTION 8 ON THIS SHEET. SLANTS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. ANY RAISED AREA WITHIN AN ACCESSIBLE ROUTE SHALL BE CUT THROUGH TO MAINTAIN LEVEL ROUTE OR SHALL HAVE RAMPS AT BOTH SIDES AND A LEVEL AREA NOT LESS THAN 48 INCHES LONG CONNECTING THE RAMPS.

10. GUARDRAILS DESIGNED AND CONSTRUCTED ACCORDING TO SECTION 509 SHALL BE PROVIDED ON ANY PORTION OF AN ACCESSIBLE ROUTE MORE THAN 30 INCHES ABOVE THE GRADE OR FLOOR BELOW.

EXCEPTION 1: WHERE CURBS, WALLS OR SHOULDER SLOPES ABUT THE ACCESSIBLE ROUTE, A PROTECTIVE RAILING IS NOT REQUIRED. WHERE PROVIDED.

A. CURBS SHALL NOT BE LESS THAN 2 INCHES HIGH ABOVE THE SURFACE OF THE ACCESSIBLE ROUTE.

B. SHOULDER SLOPES SHALL BE AT THE SAME GRADE AS THE EDGE OF THE ACCESSIBLE ROUTE AND HAVE A SLOPE DOWNWARD FROM THE EDGE OF NOT MORE THAN 1 VERTICAL IN 50 HORIZONTAL (2.0% GRADIENT) FOR NOT 1 VERTICAL IN 50 HORIZONTAL FOR A DISTANCE OF NOT LESS THAN 36 INCHES.

EXCEPTION 2: FOR ROUTES ADJOINING VEHICULAR WAYS OR PARKING AREAS, PROTECTIVE RAILINGS ARE NOT REQUIRED PROVIDED THE DIFFERENCE IN GRADES IS LESS THAN 8 INCHES.

B. PEDESTRIAN RAMPS

1. ANY PATH OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE IS GREATER THAN 1 FOOT RISE IN 20 FOOT HORIZONTAL (5.0% GRADIENT).

2. PEDESTRIAN RAMPS SERVING ACCESSIBLE ENTRANCES TO BUILDINGS SHALL HAVE A CLEAR WIDTH NOT LESS THAN THE WIDTH REQUIRED FOR WALKS.

3. PEDESTRIAN RAMPS SERVING ACCESSIBLE ENTRANCES TO BUILDINGS SHALL BE A MINIMUM 48 INCHES CLEAR WIDTH.

4. PEDESTRIAN RAMPS SERVING ACCESSIBLE ENTRANCES TO BUILDINGS HAVING AN OCCUPANT LOAD OF 10 OR MORE SHALL HAVE A MINIMUM CLEAR WIDTH OF 60 INCHES.

5. PEDESTRIAN RAMPS SERVING ACCESSIBLE ENTRANCES TO BUILDINGS HOUSING GROUP R OCCUPANCIES MAY BE 36 INCHES CLEAR WIDTH WHEN THE OCCUPANT LOAD IS 50 OR LESS.

6. THE MAXIMUM SLOPE OF A RAMP THAT SERVES AN ENTIRE WAY, PROVIDES DISABLED ACCESS OR IS IN THE PATH OF TRAVEL SHALL BE 1 FOOT RISE IN 12 FEET OF HORIZONTAL RUN. THE LEAST SLOPE SHALL BE USED FOR ANY RAMP.

7. RAMP LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP.

8. INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30 IN. OF VERTICAL RISE & AT EACH CHANGE OF DIRECTION. LANDINGS ARE NOT CONSIDERED IN DETERMINING THE MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP.

9. ALL LANDING SHALL BE LEVEL, HAVE A LENGTH OF NO LESS THAN 60 INCHES IN THE DIRECTION OF A RAMP RUN AND A CLEAR WIDTH NOT LESS THAN THE REQUIRED FOR THE RAMP.

10. DOORS IN ANY POSITION SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES AND SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 3 1/2 INCHES WHEN FULLY OPEN.

11. THE WIDTH OF THE LANDING SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF ANY DOOR OR GATE FOR EITHER DIRECTION AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR RAMPS.

12. LANDINGS AT A CHANGE OF RAMP DIRECTION OR A STRAIGHT RUN RAMP SHALL BE NOT LESS THAN 60 IN. BY 60 IN.

13. AT LANDINGS, THE WIDTH SHALL BE AT LEAST THE SAME AS REQUIRED FOR THE RAMPS. MINIMUM 36 INCHES CLEAR.

14. OTHER INTERMEDIATE LANDINGS SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 60 IN.

15. THE SLOPE ACROSS A RAMP LANDING IN ANY DIRECTION SHALL NOT EXCEED 1/4 INCH RISE IN 1 FT OF RUN.

16. HANDRAILS ARE REQUIRED ON RAMPS THAT PROVIDE DISABLED ACCESS IF THE SLOPE EXCEEDS 1 FOOT RISE IN 20 FEET OF HORIZONTAL RUN.

17. RAMPS HAVING A RISE LESS THAN OR EQUAL TO 6 INCHES OR A RUN LESS THAN 72 INCHES DO NOT NEED HANDRAILS.

18. HANDRAILS SHALL BE PLACED ON EACH SIDE OF RAMP, SHALL BE CONTINUOUS THE FULL LENGTH OF THE RAMP, BE AT 34 INCHES MINIMUM TO THE TOP, SHALL BE EXTENDED A MIN. OF 1 FOOT BEYOND THE TOP AND BOTTOM OF ANY RAMP SEGMENT, AND THE ENDS SHALL BE RETURNED TO A WALL, FLOOR, OR POST RAILINGS.

19. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.

20. THE GRIP PORTION OF THE HANDRAILS SHALL BE NOT LESS THAN 1 1/4 INCHES NOR MORE THAN 1 1/2 INCHES IN CROSS SECTIONAL OUTSIDE DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE AND ALL SURFACES SHALL BE SMOOTH WITH NO SHARP CORNERS. SEE TYPICAL ACCESSIBILITY DETAIL SHEET.

21. THE SURFACE ON RAMPS ON ACCESSIBLE ROUTES SHALL HAVE SLIP-RESISTANT COVERING WITH A STATIC COEFFICIENT OF FRICTION OF 0.8.

22. WHEN THE RAMP SURFACE IS NOT BOUNDED BY A WALL OR FENCE AND THE RAMP EXCEEDS 1 0FT IN LENGTH, THE RAMP SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

A. A GUIDE CURB A MINIMUM OF 2 INCHES IN HEIGHT SHALL BE PROVIDED ATEACH SIDE OF THE RAMP. EXCEPT WHEN RAMP IS ADJACENT TO SOLID WALL AT LEAST 2" HIGHER THAN RAMP.

B. SEE NOTE N-7 FOR ADDITIONAL INFORMATION.

23. WHERE A RAMP SURFACE HAS A SLOPE OF 1:20 (5%) OR GREATER AND THE ADJACENT GRADE IS GREATER THAN 4" BELOW THE RAMP SURFACE A CURB, 6" HIGH ABOVE THE RAMP SURFACE SHALL BE PROVIDED ALONG SUCH OPEN SIDE OF RAMP SURFACE OR WHEEL GUIDE. SEE 22.B ABOVE.

24. WHERE AN ADJACENT GRADE IS 30" BELOW THE OPEN SIDE OF THE RAMP, A 42"-46" HIGH GUARDRAIL SHALL BE INSTALLED WITH INTERMEDIATE MEMBERS SO AN OBJECT OF 4 DIAMETER CAN NOT PASS THROUGH.

25. EXPOSED RAMPS AND THEIR APPROACHES SHALL BE CONSTRUCTED TO PREVENT ACCUMULATION OF WATER ON WALKING SURFACES.

C. CURB RAMPS

1. CURB RAMPS SHALL BE CONSTRUCTED AT EACH CORNER OF STREET INTERSECTIONS. WHERE A PEDESTRIAN WAY CROSSES A CURB AND WHEN THE ACCESSIBLE ROUTE REACHES ACCESSIBLE PARKING STALL OCCURS.

2. CURB RAMPS SHALL BE A MINIMUM OF 3 FEET IN WIDTH AND SHALL LIE GENERALLY IN A SINGLE SLOPED PLANE, WITH A MINIMUM OF SURFACE WARPING AND CROSS SLOPES OF NOT MORE THAN 1:50.

3. A LEVEL LANDING 4 FEET DEEP SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP EXCEPT IS FULL WIDTH TO PERMIT SAFE EGRESS FROM THE RAMP SURFACE. THE LANDING, IF LESS THAN 4 FEET, THEN THE SLOPE OF THE FAINNED OR FLARED SIDES OF THE CURB RAMPS SHALL NOT EXCEED ONE VERTICAL TO 12 HORIZONTAL. IF LANDING PROVIDED AT UPPER END IS 4 FEET DEEP OR MORE, THE SLOPE OF THE FAINNED OR FLARED SIDES SHALL NOT EXCEED ONE VERTICAL TO 10 HORIZONTAL. CURB RAMP MAXIMUM RISE AND RUN SHALL BE 4' AND 6'-0" RESPECTIVELY.

4. THE LOWERMOST OF EACH CURB RAMP SHALL NOT HAVE A LEVEL CHANGE GREATER THAN 1/2" TOTAL HEIGHT WITH 1/4" MAX. VERTICAL CHANGE IS EDGE. THIRDS SHALL BE A 1:2 SLOPED LEVEL IF LEVEL CHANGE IS GREATER THAN 1/8" VERTICAL LEVEL CHANGE.

5. THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL HAVE A FIRM, STABLE AND SLIP RESISTANT COVERING WITH A STATIC COEFFICIENT OF FRICTION OF 0.8 AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.

6. DETECTABLE WARNINGS ON WALKING SURFACES SHALL CONSIST OF APPROVED TEXTURE, INCLUDING, BUT NOT LIMITED TO RAISED TRUNCATED DOMES HAVING A DIAMETER OF 0.9 INCH NOMINAL, A HEIGHT OF 0.2 INCH NOMINAL AND A CENTER-TO-CENTER SPACING OF 2.35 INCHES NOMINAL. SANDPAPER OR BOAT DECK STRIP 1/2 TO 2 INCHES WIDE.

7. BUILT-UP CURB RAMPS SHALL BE LOCATED SO AS NOT TO PROJECT INTO VEHICULAR WAYS OR BE LOCATED WITHIN ACCESSIBLE PARKING SPACES.

8. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.

9. CURB RAMPS AT MARKED CROSSWALKS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING SLOPED SIDES.

D. ENTRANCES

1. AT LEAST 50 PERCENT OF ALL PUBLIC ENTRIES, OR A NUMBER EQUAL TO THE NUMBER OF EXITS REQUIRED BY SECTION 1003.3, WHICHEVER IS GREATER, SHALL BE ACCESSIBLE. ONE OF THE ACCESSIBLE PUBLIC ENTRIES SHALL BE THE PRIMARY ENTRY TO A BUILDING. AT LEAST ONE ACCESSIBLE ENTRY MUST BE A GROUND-FLOOR ENTRY. PUBLIC ENTRIES DO NOT INCLUDE LOADING OR SERVICE ENTRIES.

2. WHEN NOT ALL THE ENTRIES ARE ACCESSIBLE, THE DISABLED ACCESSIBLE ENTRANCES, SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS FROM APPROACHING PEDESTRIAN WAYS.

INACCESSIBLE WAYS: INACCESSIBLE ENTRIES SHALL HAVE DIRECTIONAL SIGNAGE TO INDICATE THE ROUTE TO THE NEAREST ACCESSIBLE ENTRY.

3. DOORS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH SECTION 1004 AND PROVISIONS OF THIS SECTION. FOR THE PURPOSE OF THIS SECTION, GATES SHALL BE CONSIDERED TO BE DOORS. AN ACCESSIBLE GATE OR DOOR SHALL BE PROVIDED ADJACENT TO ANY TURNSTILE OR REVOLVING DOOR. WHERE DOORWAYS HAVE TWO INDEPENDENTLY OPERATED DOOR LEAVES, ONE LEAF SHALL COMPLY WITH THIS SECTION.

4. DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE OPENING IS NOT LESS THAN 32 INCHES (EXCEPTION: DOORS NOT REQUIRING FULL USER PASSAGE, SUCH AS SHALLOW CLOSETS, MAY HAVE A CLEAR OPENING NOT LESS THAN 20 INCHES).

5. WHERE TWO DOORS ARE IN SERIES, THE MINIMUM DISTANCE BETWEEN TWO HINGED OR POWER-ON DOORS SHALL BE 48 IN ADDITION TO THE AREA NEEDED FOR ANY DOOR SWINGING INTO THE SPACE. DOORS IN SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.

6. DOOR CLOSERS AND DOOR OPERATORS SHALL BE OPERABLE AS REQUIRED IN SECTION 1004.8. EXCEPTION: FLOOR PAD OR ELECTRIC EYE ACTUATED POWER OPERATORS.

7. ALL POWER-OPERATED DOORS SHALL REMAIN IN THE FULLY OPEN POSITION FOR AT LEAST 6 SECONDS BEFORE CLOSING. TOUCH SWITCHES SHALL BE MOUNTED 36 INCHES ABOVE THE FLOOR AND NOT LESS THAN 18 INCHES OR MORE THAN 36 INCHES HORIZONTALLY FROM THE NEAREST POINT OF TRAVEL OF THE MOVING DOOR. DOOR POWER OPERATORS SHALL ALLOW THE DOOR TO BE HELD OPEN FOR A TIME NOT LESS THAN 36 INCHES FROM THE NEAREST POINT OF TRAVEL OF THE MOVING DOOR. POWER OPERATED DOORS SHALL AUTOMATICALLY BE REOPENED WHEN THEY ENCOUNTER AN OBSTRUCTION OTHER THAN TO STRIKE JAMB.

8. WHERE PROVIDED, DOOR CLOSERS SHALL BE ADJUSTED TO CLOSE FROM AN OPEN POSITION OF 90 DEGREES IN NOT LESS THAN 5 SECONDS TO WITHIN 12 INCHES FROM THE LATCH, WHEN MEASURED TO THE LEADING EDGE OF THE DOOR.

9. THE OPENING FORCE OF DOORS ALONG AN ACCESSIBLE ROUTE SHALL BE AS FOLLOW:

A. EXTERIOR DOORS: 8 1/2 POUNDS.

B. INTERIOR DOORS: 5 POUNDS.

C. STAIRWAY DOORS AT PRESSURIZED STAIR ENCLOSURES: 15 POUNDS.

10. AT EXTERIOR DOORS WHERE ENVIRONMENTAL CONDITIONS REQUIRE GREATER CLOSING FORCES, THE MAXIMUM FORCE FOR PUSHING OPEN THE DOOR SHALL BE AN ACCESSIBLE ROUTE. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCHING OR LATCH BOLT DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION. FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.

11. EVERY DOORWAY ENTRANCE, "EXIT", OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32 INCHES.

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

13. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, THE PANIC BAR PUSH PLATE, ACTIVATING BARS, OR OTHER DEVICES DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

14. HAND ACTIVATED DOOR OPENING HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FINISHED FLOOR.

15. MINIMUM MANEUVERING CLEARANCES AT DOORS THAT ARE NOT AUTOMATIC OR POWER ASSISTED SHALL BE PROVIDED AS INDICATED IN THE ACCESSIBILITY DETAIL SHEET. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR.

16. THE WIDTH OF THE LEVEL AREA ON THE SIDE TOWARDS WHICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS. WHEN DOOR SWINGS IN DIRECTION OF TRAVEL AND THE DOOR HAS BOTH LATCH AND A CLOSER, AN ADDITIONAL LEVEL AREA SHALL BE PROVIDED AT THE DOOR STRIKE EDGE OPPOSITE OF THE DOOR SWING.

17. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF A DOORWAY. EXCEPTION: BETWEEN 1 AND 2 INCH MAXIMUM 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

18. WHERE THRESHOLDS ARE UTILIZED AS A NECESSITY FOR THE PURPOSE OF PROVIDING FULLY CONTROLLED ACCESS, A DOOR OR GATE THAT IS FULLY ACCESSIBLE TO THE PHYSICALLY DISABLED SHALL BE PROVIDED ADJACENT TO THE TURNSTILE OR REVOLVING DOOR. THE DOOR SHALL BE SO DESIGNED AS TO FACILITATE THE SAME USE PATTERN.

19. THRESHOLDS AT DOORS SHALL COMPLY WITH SECTION A, NOTE 6 & SECTION E, NOTES 2, 3 AND 5.

E. FLOORS & LEVELS

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

2. ALL SURFACES SHALL BE FIRM, STABLE AND SLIP RESISTANT.

3. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4 INCH IN HEIGHT FOR EXTERIOR SLIDING DOORS OR 1/2 INCH FOR OTHER TYPES OF DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE OF NO GREATER THAN 1:2. SEE THRESHOLD/LEVEL CHANGES: DETAIL ON TYPICAL ACCESSIBILITY DETAIL SHEET.

4. SEE NOTE N-7 FOR ADDITIONAL INFORMATION.

5. CARPETING AND FLOOR MATS IN ACCESSIBLE AREAS SHALL BE SECURELY FASTENED TO THE UNDERLYING SURFACE, AND PROVIDE A FIRM, STABLE, CONTINUOUS AND RELATIVELY SMOOTH SURFACE.

F. CORRIDORS & AISLES

1. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36 INCHES EXCEPT AT DOORS (SEE SECTION D, NOTE 16 ON THIS SHEET). PROVIDED THAT AN ACCESSIBLE ROUTE WIDTH OF NOT LESS THAN 32 INCHES SHALL BE PERMITTED AT AN ACCESSIBLE ROUTE AROUND AN OBSTRUCTION WHICH IS LESS THAN 48" WIDE, THERE SHALL BE 42 INCHES MIN.

2. WHERE AN ACCESSIBLE ROUTE IS LESS THAN 60 INCHES PASSING SPACES AT LEAST 60 INCHES BY 60 INCHES SHALL BE LOCATED AT INTERVALS NOT TO EXCEED 200 FEET. A 1-5 MANEUVERING TURN OF TWO CORRIDORS OR AISLES SHALL SERVE AS A PASSING SPACE. EXCEPTION: THE MINIMUM WIDTH FOR SINGLE WHEELCHAIR PASSAGE SHALL BE 32 IN FOR A MAXIMUM DISTANCE OF 24 INCHES.

3. ACCESSIBLE ROUTES SHALL HAVE A CLEAR HEIGHT OF NOT LESS THAN 80 INCHES. WHERE THE VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS LESS THAN 80 INCHES, THERE SHALL BE A CLEARLY DISCERNIBLE PERMANENT BARRIER SHALL BE INSTALLED TO PREVENT TRAFFIC INTO SUCH AREAS OF REDUCED CLEARANCE.

G. STAIRWAYS

1. STAIRWAYS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH SECTION 1006 AND PROVISIONS OF THIS SECTION. SEE SECTION 509 FOR GUARDRAIL REQUIREMENTS.

2. OPEN RISERS SHALL NOT BE PERMITTED.

3. STAIRS NOSINGS SHALL BE FLUSH AND ROUNDED TO A RADIUS OF 1/2 INCH MAXIMUM. RISERS SHALL BE SLOPED, OR THE UNDERSIDE FROM THE HORIZONTAL NOSINGS SHALL PROJECT NOT MORE THAN 1 INCHES.

4. STAIR NOSINGS AND TREADS SHALL HAVE A SLIP RESISTANCE WITH A STATIC COEFFICIENT OF FRICTION OF 0.8. THE NOSING SHALL HAVE AN ANGLE OF NOT LESS THAN 60 DEGREES.

5. EXPOSED STAIRWAYS AND THEIR APPROACHES SHALL HAVE BE CONSTRUCTED TO PREVENT THE ACCUMULATION OF WATER ON WALKING SURFACES.

6. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE, AND EVERY STAIRWAY REQUIRED TO BE MORE THAN 88 INCHES IN WIDTH SHALL BE PROVIDED WITH NOT LESS THAN ONE INTERMEDIATE HANDRAIL FOR EACH 88 INCHES OF REQUIRED WIDTH. INTERMEDIATE HANDRAILS SHALL BE SPACED APPROXIMATELY EQUAL WITHIN THE ENTIRE WIDTH OF THE STAIRWAY.

7. HANDRAILS SHALL BE MOUNTED BETWEEN 34 INCHES AND 38 INCHES ABOVE THE NOSINGS OF THE READS.

8. HANDRAILS SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP NOSING ON ONE SIDE, AND 12 INCHES MINIMUM PLUS THE TREAD DEPTH BEYOND THE BOTTOM NOSING.

9. WHERE THE EXTENSION OF HANDRAIL IN THE DIRECTION OF THE STAIR RUN WOULD CREATE A HAZARD, THE EXTENSIONS SHALL BE MADE AT RIGHT ANGLES. ON THE FACE OF A RETURNING WALL WHERE THE STAIRWAYS ARE CONTINUOUS FROM A LANDING TO LANDING, THE INNER RAIL SHALL BE CONTINUOUS AND NEED NOT EXTEND OUT INTO THE LANDING.

10. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

11. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1 1/2 INCH BETWEEN THE WALL AND THE HANDRAIL.

12. THE HANDGRIP PORTION OF HANDRAILS SHALL BE 1 1/2" OUTSIDE DIAMETER MAX. IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE AND SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.

13. THE UPPER APPROACH AND THE LOWER TREAD OF EXTERIOR AND INTERIOR STAIRS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2 INCHES WIDE AND PLACED PARALLEL TO AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF A MATERIAL THAT IS NON-SLIP.

H. SANITARY FACILITIES (GENERAL)

1. WHEN SANITARY FACILITIES ARE PROVIDED IN A BUILDING, THEY SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED.

2. WHERE SEPARATE FACILITIES ARE PROVIDED FOR NON-DISABLED PERSONS OF EACH SEX, SEPARATE FACILITIES SHALL BE PROVIDED FOR DISABLED PERSONS OF EACH SEX ALSO. WHERE UNISEX FACILITIES ARE PROVIDED OR NON-DISABLED PERSONS, SUCH UNISEX FACILITIES SHALL BE FULLY ACCESSIBLE TO THE DISABLED.

3. ALL DOORWAYS LEADING TO SANITARY FACILITIES SHALL HAVE 32 INCH CLEAR UNOBSTRUCTED OPENINGS.

4. ON DOORWAYS LEADING TO MEN'S SANITARY FACILITIES, AN EQUILATERAL TRIANGLE 1 4 INCH THICK WITH EDGES 12 IN. LONG AND A VERTEX POINTING UPWARD SHALL BE PROVIDED AND ON DOORWAYS LEADING TO WOMEN'S SANITARY FACILITIES A CIRCLE 1/4 INCH THICK AND 12 INCHES IN DIAMETER SHALL BE PROVIDED. THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60 INCHES TO THE TOP OF THE SYMBOL AND SHALL CONTRAST DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR. PROVIDE PICTOGRAM ON THE WALL ADJACENT TO THE DOOR LATCH SIDE AS NOTED IN THE "SIGNS/PICTOGRAMS" DETAIL.

5. ON DOORWAYS LEADING TO UNISEX FACILITIES, AN EQUILATERAL TRIANGLE MOUNTED ON A SQUARE BACKGROUND PROVIDED EACH 1/4 INCH THICK LOCATED AS NOTED IN NOTE #4 ABOVE. PROVIDE UNISEX PICTOGRAM AS NOTED IN NOTE #4 ABOVE.

I. SINGLE ACCOMMODATION TOILET FACILITIES (WHERE INDICATED)

1. THERE SHALL BE SUFFICIENT SPACE IN THE ROOM TO ALLOW A WHEELCHAIR MEASURING 30 INCHES WIDE BY 48 INCHES LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE.

2. THE WATER CLOSET SHALL BE LOCATED IN A SPACE WHICH PROVIDES A MIN. OF 28 INCH WIDE CLEAR SPACE BETWEEN THE WATER CLOSETS FURTHEST MOST PROTRUDING SURFACE AND A MINIMUM 42 INCH WIDE CLEAR SPACE BETWEEN THE WATER CLOSETS FURTHEST MOST PROTRUDING EDGE AND AN ADJACENT WALL. AT ONE SIDE AND 48 INCHES OF ADJACENT WALL AT ONE SIDE AND 48 INCHES IN FRONT. A CIRCLE 1/4 INCH THICK AND 12 INCHES IN DIAMETER SHALL BE PROVIDED IN AN ACCESSIBLE COMPARTMENT WHEN THE CLEAR SPACE IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS AN END END OPENING (OPPOSITE THE WATER CLOSET). A 60 INCH MINIMUM DIAMETER CLEAR SPACE SHALL BE PROVIDED IN AN ACCESSIBLE COMPARTMENT WHEN THE DOORS LOCATED AT THE SIDE OF THE COMPARTMENT. SHALL COMPARTMENT DOORS SHALL NOT PROJECT MORE THAN 3 INCHES INTO THE CLEAR SPACES AS SPECIFIED ABOVE.

3. TURNAROUND CLEAR SPACE OF 60" DIAMETER SHALL BE PROVIDED WITHIN THE TOILET ROOM.

4. PROVIDE SYMBOLS ON DOOR & WALL. SEE "SIGNS/PICTOGRAMS" DETAIL.

J. MULTIPLE ACCOMODATION TOILET FACILITIES (WHERE INDICATED)

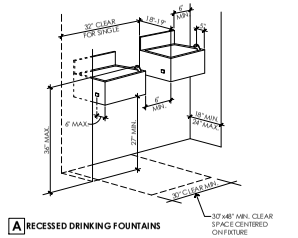
1. AN UNOBSTRUCTED DOOR SPACE SHALL BE PROVIDED WHEN BATHROOMS, TOILET ROOMS, BATHING FACILITIES AND SHOWER ROOMS OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 60 INCHES. DOORS IN ANY POSITION LOCATED AT TOILET MAY NOT ENCROACH INTO THIS SPACE. THE ACCESSIBLE ROUTE AND THE UNOBSTRUCTED FLOOR SPACE MAY OVERLAP.

2. STANDARD ACCESSIBLE STALL SHALL BE AT LEAST 60 INCHES WIDE WHERE WALL-HUNG WATER CLOSETS ARE INSTALLED, THE DEPTH OF THE STALL SHALL BE AT LEAST 56 INCHES. WHERE FLOOR MOUNTED WATER CLOSETS ARE INSTALLED, THE DEPTH OF THE STALL SHALL BE AT LEAST 59 INCHES. (REFER TO THE COMPARTMENT SHALL HAVE A CLEAR WIDTH OF 32 INCHES. TOILET STALL DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE, EXCEPT FOR THE STALL DOOR'S SWING. A CLEAR UNOBSTRUCTED ACCESS AT LEAST 48 INCHES WIDE SHALL BE PROVIDED TO TOILET STALLS.

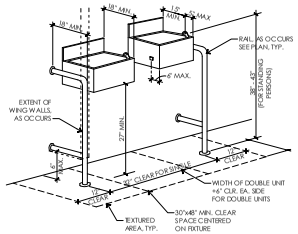
3. IN TOILET STALLS, THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF AT LEAST 9 INCHES ABOVE THE FLOOR. EXCEPTION: TOE CLEARANCE IS NOT REQUIRED IN A STALL WITH A DEPTH GREATER THAN 60 INCHES.

4. THE LATERAL DISTANCE FROM THE CENTER LINE OF THE WATER CLOSET TO THE NEAREST OBSTRUCTION SHALL BE 16 INCHES TO 18 INCHES ON ONE SIDE AND 42 INCHES ON THE OTHER SIDE. IN OTHER STALLS, A CLEAR FLOOR SPACE OF NOT LESS THAN 36 INCHES, AS SURED PERPENDICULAR TO THE WALL ON WHICH THE WATER CLOSET IS MOUNTED, SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. EXCEPTION: A LAVATORY MAY BE LOCATED WITHIN THE CLEAR FLOOR SPACE REQUIRED FOR A WATER CLOSET IF KNEE AND TOE CLEARANCES FOR THE LAVATORY COMPLY WITH SECTION 5. NOTE 11. ON THIS SHEET. THE DISTANCE FROM THE EDGE OF THE LAVATORY SHALL BE LOCATED NOT LESS THAN 15 INCHES FROM THE CENTERLINE OF THE WATER CLOSET IN ALL OTHER OCCUPANCIES THE EDGE OF THE LAVATORY SHALL BE LOCATED A MINIMUM OF 18 INCHES FROM THE CENTERLINE OF THE WATER CLOSET.

5. A WHEELCHAIR SEATURE LOCATED IN AN ACCESSIBLE COMPARTMENT SHALL PROVIDE A 48 INCH LONG CLEAR SPACE IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS AN OPENING DOOR IF SIDING THE WATER CLOSET. A 60 INCH MINIMUM DIAMETER TURN



A RECESSED DRINKING FOUNTAINS



B PROJECTED DRINKING FOUNDATIONS

RECESSED FOUNTAINS:

1. WITHIN ALCOVES MINIMUM 18" DEEP AND 32" MIN. CLR. WHEN A SINGLE FOUNTAIN IS PERMITTED
   - A. CONTRACTOR SHALL COORDINATE WITH SIZE OF WATER FOUNTAIN TO BE USED AND SIZE ALCOVE ACCORDINGLY COMPLYING WITH REQUIREMENTS AND RECOMMENDATIONS AND COORDINATING WITH THE ARCHITECT.
2. SEE TYPICAL ACCESSIBILITY NOTES SHEET SECTIONS "O" & "Q".

PROJECTED FOUNTAINS

1. WARNING FOR THE VISION IMPAIRED AT A PROJECTED DRINKING FOUNTAIN CAN BE PROVIDED BY EITHER OF THE FOLLOWING MEANS:
   - A. THE SURFACE OF THE FLOOR OR GROUND AT THE DRINKING FOUNTAIN CAN BE OF CONTRASTING COLOR WITH A TEXTURE THAT CONTRASTS IN RESILIENCY WITH THE ADJACENT FINISHED FLOOR MATERIAL, SO THAT IT CAN BE SENSED BY A CANE, WITH THE TEXTURE EXTENDING FROM THE WALL TO ONE FOOT BEYOND THE FRONT EDGE OF THE DRINKING FOUNTAIN AND ONE FOOT BEYOND EACH SIDE OF THE FOUNTAIN, OR
   - B. INSTALL WING WALLS ON EACH SIDE OF THE DRINKING FOUNTAIN TO PROJECT OUT FROM THE MAIN WALL AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6" OF THE PATH OF TRAVEL FLOOR FINISH. THERE MUST BE 32" CLEAR BETWEEN THE WING WALLS, OR
   - C. GUARDRAILS SHALL BE A MINIMUM OF 32" CLEAR BETWEEN AND PROJECT FROM THE SUPPORT WALL TO THE PROJECTING FACE OF THE FOUNTAIN AND WITHIN 6" OF THE FINISH SURFACE OF THE PATH OF TRAVEL.
2. FOUNTAIN & GUARDRAILS, ETC., SHALL NOT REDUCE THE REQUIRED ACCESSIBLE ROUTE/PATH WIDTH.

WATER FLOW

1. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4" HIGH MIN. AND SHALL BE LOCATED 5" MAX. FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3" OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30° MAX. WHERE SPOUTS ARE LOCATED BETWEEN 3"-5" MAX. FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15° MAX.

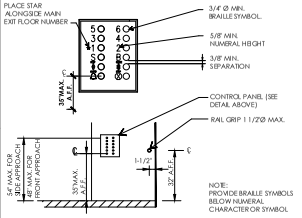
NOTE:

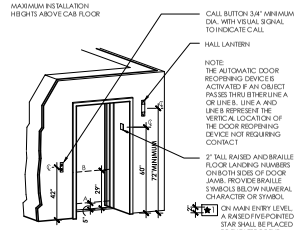
ILLUSTRATIONS SHOWN HERE ARE FOR DIMENSIONAL ACCESSIBILITY PURPOSES ONLY. A SECOND DRINKING FOUNTAIN SHOULD BE PROVIDED AT A MOUNTING HEIGHT SUITABLE TO PERSONS WITH LIMITED PHYSICAL BENDING ABILITY, ADJACENT TO THE ACCESSIBLE FOUNTAIN, MAINTAINING MINIMUM CLEARANCES NOTED AND AS REQUIRED, PROVIDE TEXTURED AREA OF CONTRASTING COLOR TO IDENTIFY WATER FOUNTAIN LOCATION AS NOTED. WHEN FOUNTAIN IS AT AN INTERIOR LOCATION, THE TEXTURED AREA SHALL ALSO BE OF DIFFERENT RESILIENCY THAN THAT OF THE ADJACENT FLOOR SURFACE FINISH. SEE TYPICAL ACCESSIBILITY NOTES SHEET FOR ADDITIONAL REQUIREMENTS.

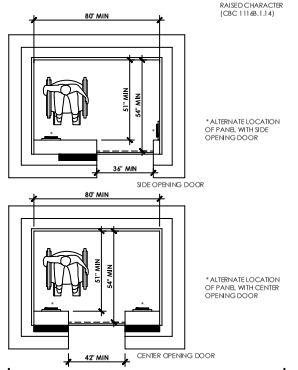
PER CBC 118-602

D12 ACCESSIBLE DRINKING FOUNTAINS

NOT TO SCALE — adadrinking

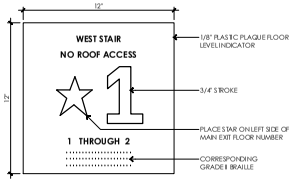






K12 ACCESSIBLE ELEVATOR REQM'NTS

NOT TO SCALE — ADAELEVCONTROLS.DWG



NOTE:

THE INFORMATION ON THE SIGN MUST BE PRESENTED WITH RAISED ARABIC NUMERALS & CORRESPONDING GRADE II BRAILLE. THE MEZZANINE LEVELS SHALL HAVE THE LETTER "M". PRECEDING FLOOR NUMBER. BASEMENT LEVELS SHALL HAVE THE LETTER "B" PRECEDING THE FLOOR NUMBER. THE SIGN SHALL BE LOCATED 60" A.F.F. & LOCATED IMMEDIATELY ADJACENT TO THE DOOR ON THE STRIKE SIDE.

F10 EXIT STAIR SIGNAGE

NOT TO SCALE — adaexitstairsig

MEN'S TOILET AND BATHING FACILITIES:

MEN'S TOILET AND BATHING FACILITIES ARE IDENTIFIED BY AN EQUILATERAL TRIANGLE, 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD. THE TRIANGLE SYMBOL CONTRASTS WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.

WOMEN'S TOILET AND BATHING FACILITIES

MEN'S TOILET AND BATHING FACILITIES ARE IDENTIFIED BY AN CIRCLE, 1/4" THICK WITH EDGES 12" DIAMETER. THE CIRCLE SYMBOL CONTRASTS WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.

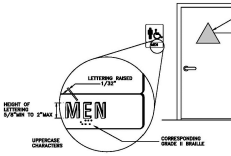
SINGLE USER TOILET AND BATHING FACILITIES:

SINGLE USER TOILET AND BATHING FACILITIES ARE IDENTIFIED BY AN APPROVED PICTOGRAM WHICH CONTRASTS WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.

WALL—SIGNAGE (TYP.)

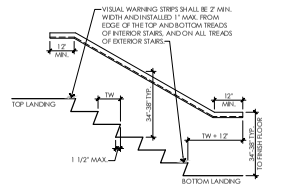
DOOR MOUNTED SIGNAGE (TYP.)

NOTE: PICTOGRAMS AND/OR LETTERING ARE NOT REQUIRED ON DOOR-MOUNTED SIGNAGE.

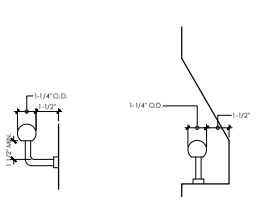


K10 ADA SIGNS AND PICTOGRAMS

NOT TO SCALE — adasigns



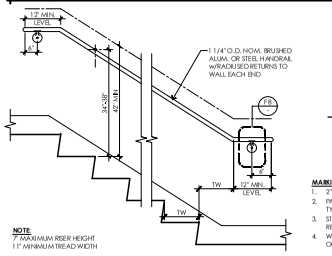
A STAIR SECTION

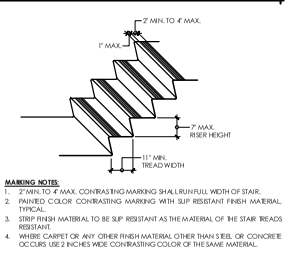


B HANDRAIL SECTION DETAILS

B8 ACCESSIBLE STAIR REQUIREMENTS

NOT TO SCALE — ADASTAIR.DWG



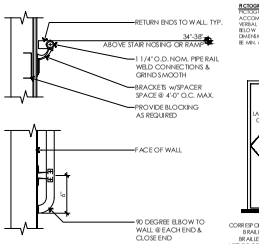


MARKING NOTES:

1. 2" MIN. TO 4" MAX. CONTRASTING MARKING SHALL RUN FULL WIDTH OF STAIR.
2. PAINTED COLOR CONTRASTING MARKING WITH SLIP RESISTANT FINISH MATERIAL, TYPICAL.
3. STRIP FINISH MATERIAL TO BE SLIP RESISTANT AS THE MATERIAL OF THE STAIR TREADS RESISTANT.
4. WHERE CARPET OR ANY OTHER FINISH MATERIAL OTHER THAN STEEL OR CONCRETE OCCURS USE 2 INCHES WIDE CONTRASTING COLOR OF THE SAME MATERIAL.

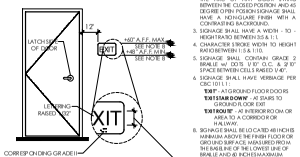
D8 ACCESSIBLE HANDRAIL ELEVATION

NOT TO SCALE — ADAHANDRAIL.DWG



F8 WALL MOUNTED HANDRAIL

NOT TO SCALE — adahandrail2



TACTILE SIGNAGE REQUIREMENTS

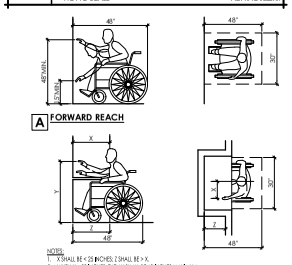
1. SIGNAGE SHALL BE INSTALLED ON LATCH SIDE OF DOOR, OR IF NO SPACE ON THE NEAREST WALL PREFERABLE TO THE RIGHT. DOUBLE DOORS WITH TWO LEAVES IN USE, SIGNAGE SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR.
2. SIGNAGE SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. X 18" MIN., CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. SIGNAGE SHALL HAVE A NON-GLARE FINISH WITH A CONTRASTING BACKGROUND.
3. SIGNAGE SHALL HAVE A WIDTH TO HEIGHT RATIO BETWEEN 3:5 & 1:1.
4. CHARACTER STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 & 1:10.
5. SIGNAGE SHALL CONTAIN GRADE 2 BRAILLE w/ DOTS 1/50" D.O. & 3/10" SPACE BETWEEN CELLS RAISED 1/40".
6. SIGNAGE SHALL HAVE VERBIAGE PER CBC 1011.1:
   - **"EXIT"** - AT GROUND FLOOR DOORS
   - **"EXIT/STAIR DOWN"** - AT STAIRS TO GROUND FLOOR EXIT
   - **"EXIT/ROOF"** - AT INTERIOR RO ON OR AREA TO A CORRIDOR OR HALLWAY
8. SIGNAGE SHALL BE LOCATED WITHIN THE MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.

D6 ACCESSIBLE STAIR MARKINGS

NOTTO SCALE (2016 CBC) — ADASTAIRMARKINGS.DWG

F6 TACTILE EXIT SIGN

NOTTO SCALE — ADATACTILEEXIT

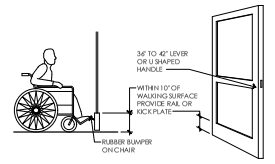


H8 ACCESSIBLE WALL PLAQUE

NTS

H6 DOOR CLEARANCES

NOT TO SCALE — adadoorclear



DOOR TYPE

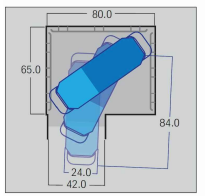
1. SWINGING DOOR & GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE

HARDWARE

2. OPENABLE FROM INSIDE WITH OUT USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT.
3. OPENABLE BY SINGLE EFFORT LEVER-TYPE DEVICE (NOT REQUIRING GRASPING).
4. MOUNTED 34" TO 44".
5. MAXIMUM 5 LBS. EFFORT TO OPERATE EXTERIOR DOOR, 5 LBS. FOR INTERIOR.

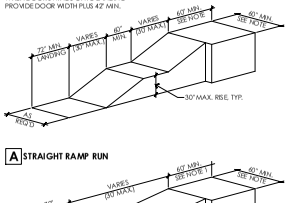
K8 STRETCHER REQUIREMENT

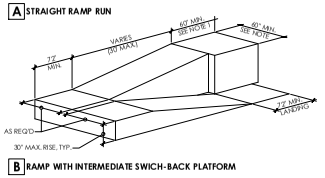
NOT TO SCALE — x-q-cc-elevator-stretcher

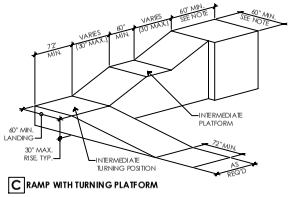


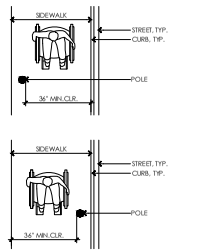
K6 ADA REACH REQUIREMENTS

NOT TO SCALE



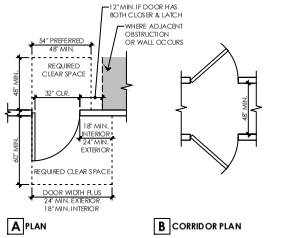


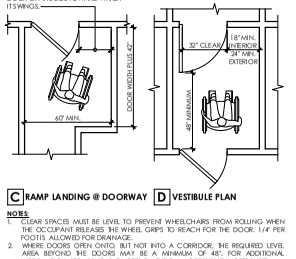




D4 ACCESSIBLE RAMP DETAILS

NOT TO SCALE (2016 CBC) — ADARAMP.DWG





NOTES:

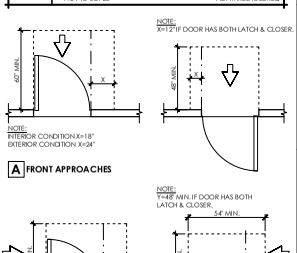
1. CLEAR SPACES MUST BE LEVEL TO PREVENT WHEELCHAIRS FROM ROLLING WHEN THE OCCUPANT RELEASES THE WHEEL GRIPS TO REACH FOR THE DOOR. 1/4" PER FOOT IS ALLOWED FOR DRAINAGE.
2. WHERE DOORS OPEN ONTO, BUT NOT INTO A CORRIDOR, THE REQUIRED LEVEL AREA BEYOND THE DOORS MAY BE A MINIMUM OF 48". FOR ADDITIONAL INFORMATION, SEE APPLICABLE NOTES ON TYPICAL ACCESSIBILITY NOTES SHEET.

H4 DOOR CLEARANCES

NOT TO SCALE — adadoorclear

K4 DOOR REQUIREMENTS

NOT TO SCALE — adadoorreqs2



NOTES:

1. 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE.
2. 1/2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL.
3. 1/4" MAXIMUM VERTICAL LEVEL CHANGE.

F2 ACCESSIBLE THRESHOLD REQUIREMENTS

NOT TO SCALE — ADATHRESHOLDREQ

NOTE

1. ALL DOOR IN ALCOVES SHALL COMPLY WITH CLEARANCES FOR FRONT APPROACHES.
2. ALL DOORWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 32".

K2 DOOR APPROACH REQUIREMENTS

NOT TO SCALE — adadoorreq

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RENEWAL 08/31/2019
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CONSULTANT

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SOUTH SAN FRANCISCO, CA 94080

PROJECT
Home2 Suites by Hilton
550 GATEWAY BOULEVARD
SOUTH SAN FRANCISCO, CA
ACCESSIBILITY STANDARD DETAILS

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A0.3

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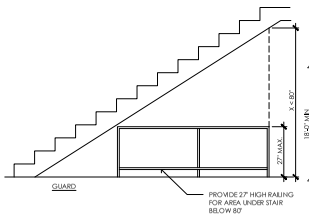
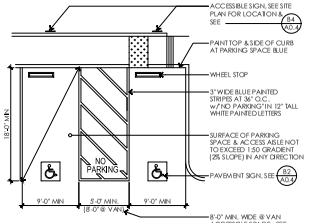
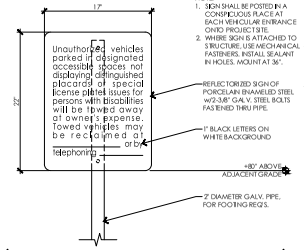


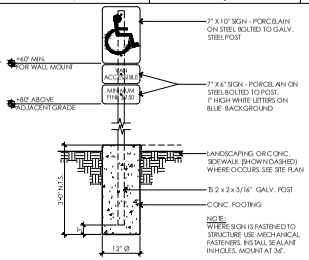
B10 UNDER STAIR GUARDRAIL
1/2" = 1'-0" guardrail-01



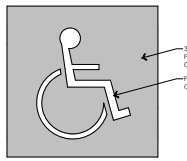
B8 TYPICAL ACCESSIBLE PARKING SPACE
SCALE: 3/8" = 1'-0" x-site-parking



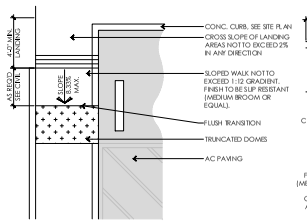
B6 SITE ENTRANCE SIGNAGE
NOT TO SCALE x-site-entrance



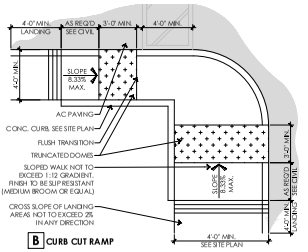
B4 ACCESSIBLE PARKING SIGNAGE
SCALE: 3/4" = 1'-0" x-site-ad-sign



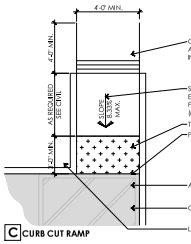
B2 ACCESSIBLE SYMBOL
3/4" = 1'-0" x-ada-symbol



A CURB CUT RAMP

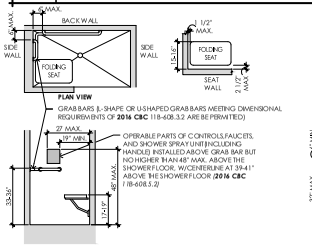


B CURB CUT RAMP

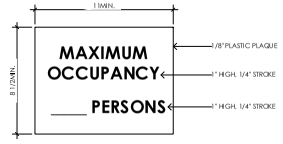


C CURB CUT RAMP

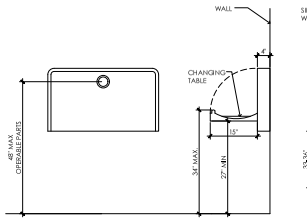
D6 CURB CUT RAMPS
1/4" = 1'-0" x-site-RAMPS



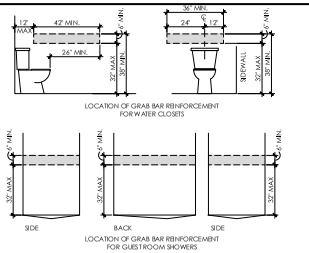
F12 2-WAY EMERGENCY COM.
NTS X-ACC-2WAY-C.DWG



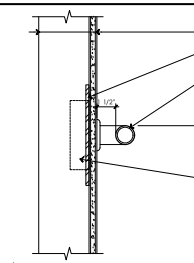
NOTES:
1. INSTALL CALL BUTTON AT 48" MAX. FROM FLOOR.
2. INSTALL INSTRUCTIONAL SIGNAGE DIRECTLY ALONGSIDE CALL BUTTONS.



F8 ACCESSIBLE SHOWER REQUIREMENTS
5/8" = 1'-0" x-ada-baby-cng-01



F6 ACCESSIBLE SHOWER REQUIREMENTS
3/8" = 1'-0" x-ada-shower-01

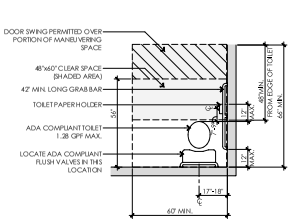


F4 ACCESSIBLE GRAB BAR BLOCKING
3/8" = 1'-0" x-ada-grabbarblocking

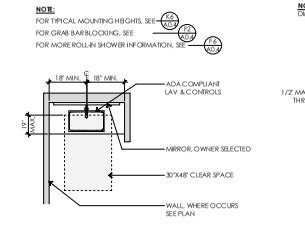
F2 GRAB BAR BLOCKING
3" = 1'-0" x-blocking

NOTES:
1. LETTERING SHALL BE A CONTRASTING COLOR TO THE BACKGROUND.
2. SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT.

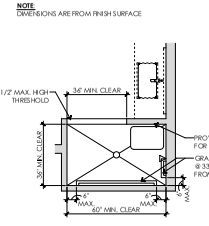
H12 OCCUPANT LOAD SIGN
NTS acc-occupant load sign



A TOILET REQUIREMENTS



B LAV REQUIREMENTS

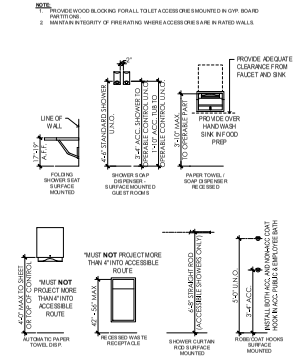


C ROLL-IN SHOWER WITH PERMANENT SEAT

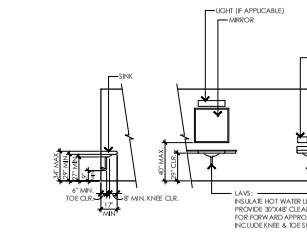
H6 BATHROOM DIMENSIONS & CLEARANCES FOR TYPICAL ACCESSIBLE UNITS
SCALE: 3/8" = 1'-0" x-ada-bathroom-shower

ASSISTIVE LISTENING SYSTEMS: ASSISTIVE LISTENING SYSTEMS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS.

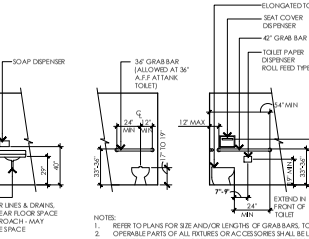
K12 ACC. FOR HEARING LOSS SYMBOL
NTS x-ada-hearing loss



K8 ACCESSORY MOUNTING HEIGHTS
3/8" = 1'-0" x-accessible-mounting heights-02



K6 ACCESSORY MOUNTING HEIGHT SCHEDULE
NOT ALL ACCESSORIES ARE SHOWN WITHIN THIS SCHEDULE - SEE PLANS FOR LOCATIONS x-accessible-mounting heights



NOTES:
1. REFER TO PLANS FOR SIZE AND/OR LENGTHS OF GRAB BARS, TOWEL BARS, MIRRORS, COUNTERS, ETC.
2. OPERABLE PARTS OF ALL FIXTURES OR ACCESSORIES SHALL BE LOCATED A MAXIMUM OF 40" ABOVE THE FLOOR.
3. WASHERS AND DRYERS: OPERABLE PARTS INCLUDING DOORS, LINT SCREENS, AND DETERGENT AND BLEACH COMPARTMENTS SHALL COMPLY WITH CBC 11B-309 AND 11B-611.3

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PROJECT
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SOUTH SAN FRANCISCO, CA

ACCESSIBILITY STANDARD DETAILS

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
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DATE
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GREEN BUILDING STANDARDS - NON-RESIDENTIAL

5.504.4.5.2 DOCUMENTATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:

1. PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
2. CHAIN OF CUSTODY CERTIFICATIONS.
3. OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

5.504.4.6 RESILIENT FLOORING SYSTEMS. FOR 50% OF FLOOR AREA RECEIVING RESILIENT FLOORING, INSTALL RESILIENT FLOORING COMPLYING WITH THE VOC-EMISSION LIMITS DEFINED IN THE 2009 COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) CRITERIA AND LISTED ON ITS LOW-EMITTING MATERIALS LIST (OR PRODUCT REGISTRY OR CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM. (USA-SS) DOCUMENTATION SHALL BE PROVIDED THAT VERIFIES THAT FINISH MATERIALS ARE CERTIFIED TO MEET THE POLLUTANT EMISSION LIMITS.

5.504.4.6.1 VERIFICATION OF COMPLIANCE. DOCUMENTATION SHALL BE PROVIDED VERIFYING THAT RESILIENT FLOORING MATERIALS MEET THE POLLUTANT EMISSION LIMITS.

NOTES:

1. CHPS LOW-EMITTING MATERIALS LISTS MAY BE FOUND AT WWW.CHPSRECIPE.NET OR WWW.CHPS.NET/DOCUMENTS/DOCS/DB1.
2. (USA-SS) PRODUCTS CERTIFIED UNDER THE FLOORSCORE PROGRAM MAY BE FOUND AT: HTTP://WWW.RFCI.COM/INDEX-PRODCERT1.HTM.
3. PRODUCTS CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM AND COMPLIANT WITH CHPS CRITERIA MAY BE FOUND AT: HTTP://WWW.GREENGUARD.ORG/CGI/BYLAUTL.ASP?STARTABD=135

5.504.5.3 RUBBLE. IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY THAT PROVIDES AT LEAST A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 13.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. WHERE OUTDOOR AREAS ARE PROVIDED FOR SMOKING, PROHIBIT SMOKING WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS AND IN BUILDINGS OR AS ENFORCED BY ORDINANCES, REGULATIONS OR POLICIES OF ANY CITY, COUNTY, CITY AND COUNTY, CALIFORNIA COMMUNITY COLLEGE, CAMPUS OR THE CALIFORNIA STATE UNIVERSITY OR CAMPUS OF THE UNIVERSITY OF CALIFORNIA, WHICHEVER ARE MORE STRINGENT. WHEN ORDINANCES, REGULATIONS OR POLICIES ARE NOT IN PLACE, POST SIGNAGE TO INFORM BUILDING OCCUPANTS OF THE PROHIBITION.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF CALIFORNIA BUILDING CODE, CCR, TITLE 24, PART 2, SECTIONS 1203 (VENTILATION) AND CHAPTER 14 (EXTERIOR WALLS). FOR ADDITIONAL MEASURES NOT APPLICABLE TO LOW-RISE RESIDENTIAL OCCUPANCIES, SEE SECTION 5.407.2 OF THIS CODE.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. FOR MECHANICALLY OR NATURALLY VENTILATED SPACES IN BUILDINGS, MEET THE MINIMUM REQUIREMENTS OF SECTION 121 (REQUIREMENTS FOR VENTILATION) OF THE CALIFORNIA ENERGY CODE, CCR, TITLE 24, PART 6, OR THE APPLICABLE LOCAL CODE, WHICHEVER IS MORE STRINGENT, AND CHAPTER 4 OF CCR, TITLE 8.

5.506.2 CARBON DIOXIDE (CO2) MONITORING. FOR BUILDINGS EQUIPPED WITH DEMAND CONTROL VENTILATION, CO2 SENSORS AND VENTILATION CONTROLS SHALL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE CALIFORNIA ENERGY CODE, CCR, TITLE 24, PART 6, SECTION 121(C)3, SECTION 5.507 ENVIRONMENTAL COMFORT.

5.507.4 ACOUSTICAL CONTROL. EXTERIOR BUILDING ASSEMBLIES AND COMPONENTS WITH SOUND TRANSMISSION COEFFICIENT (STC) VALUES DETERMINED IN ACCORDANCE WITH ASTM E 90 AND ASTM E 413.

5.507.4.1 EXTERIOR NOISE TRANSMISSION. WALL AND ROOF-CEILING ASSEMBLIES MAKING UP THE BUILDING ENVELOPE, SHALL HAVE AN STC OF AT LEAST 50, AND EXTERIOR WINDOWS SHALL HAVE A MINIMUM STC OF 30 FOR ANY OF THE FOLLOWING BUILDING LOCATIONS:

1. WITHIN 1,000 FT (300 M) OF RIGHT OF WAYS OF FREEWAYS,
2. WITHIN 5 MI. (8 KM) OF AIRPORTS SERVING MORE THAN 10,000 COMMERCIAL JETS PER YEAR,
3. WHERE SOUND LEVELS A THE PROPERTY LINE REGULARLY EXCEED 65 DECIBELS, OTHER THAN OCCASIONAL SOUND DUE TO CHURCH BELLS, TRAIN WHISTLES, EMERGENCY VEHICLES AND PUBLIC WARNING SYSTEMS, EXCEPTION: BUILDINGS WITH EITHER OR NO OCCUPANTS AND WHERE OCCUPANTS ARE NOT LIKELY TO BE AFFECTED BY EXTERIOR NOISE, AS DETERMINED BY THE ENFORCEMENT AUTHORITY, SUCH AS FACTORIES, STADIUMS, STORAGE, ENCLOSED PARKING STRUCTURES AND UTILITY BUILDINGS.

5.507.4.2 INTERIOR SOUND. WALL AND FLOOR-CEILING ASSEMBLIES SEPARATING TENANT SPACES AND TENANT SPACES AND PUBLIC PLACES SHALL HAVE AN STC OF AT LEAST 40. NOTE: EXAMPLES OF ASSEMBLIES AND THEIR VARIOUS STC RATINGS MAY BE FOUND IN THE CATALOG OF STC AND ICC RATINGS FOR WALL AND FLOOR CEILING ASSEMBLIES.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 COMBUSTION SYSTEMS AND WATER GAS REDUCTIONS. INSTALLATIONS OF HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL COMPLY WITH SECTIONS 5.508.1.1 AND 5.508.1.2.

5.508.1.1 CHLOROFLUOROCARBONS (CFCS). INSTALL HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN CFCS.

5.508.1.2 HALONS. INSTALL HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN HALONS.

TABLE 4.504.2
SEALANT VOC LIMIT
LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AQMD RULE #1168 (SCAQMD RULE 1168).

5.504.4.3 PAINTS AND COATINGS. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 5.504.4.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 5.504.4.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, N OFFLAT OR N OFFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36 AND 4.37 OF THE 2007 CALIFORNIA ARB RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 5.504.4.3 SHALL APPLY.

5.504.4.3.1 AEROSOL PAINTS AND COATINGS. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRWIM LIMITS FOR ROC IN SECTION 94522(A)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(C)(2) AND (D)(3), OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520. AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENTAGE BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS [2]
GRAMS OF VOC PER LITER OF COATING,
LESS WATER AND LESS EXEMPT COMPOUNDS

COATING CATEGORY	EFFECTIVE 1/1/2010	EFFECTIVE 1/1/2011
FLAT COATINGS	50	
NONFLAT COATINGS	100	
NONFLAT-HIGH GLOSS COATINGS	150	
SPECIALTY COATINGS		
ALUMINUM ROOF COATINGS	400	
BASEMENT SPECIALTY COATINGS	400	
BITUMINOUS ROOF COATINGS	50	
BITUMINOUS ROOF PRIMERS	350	
BOND BREAKERS	350	
CONCRETE CURING COMPOUNDS	350	
CONCRETE/MASONRY SEALERS	100	
DRIVEWAY SEALERS	50	
DRY FOG COATINGS	150	
FAUX FINISHING COATINGS	350	
FIRE RESISTIVE COATINGS	350	
FLOOR COATINGS	100	
FORM-RELEASE COMPOUNDS	250	
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500	
HIGH TEMPERATURE COATINGS	420	
INDUSTRIAL MAINTENANCE COATINGS	250	
LOW SOLIDS COATINGS [1]	120	
MAGNESITE CEMENT COATINGS	450	
MASTIC TEXTURE COATINGS	100	
METALLIC PIGMENTED COATINGS	500	
MULTICOLOR COATINGS	250	
PRETREATMENT WASH PRIMERS	420	
PRIMERS, SEALERS, & UNDERCOATERS	100	
REACTIVE PENETRATING SEALERS	350	
RECYCLED COATINGS	250	
ROOF COATINGS	50	
RUST PREVENTATIVE COATINGS	400	250
SHELLACS CLEAR	730	
OPAQUE	550	
SPECIALTY PRIMERS, SEALERS AND UNDERCOATERS	350	100
STAINS	250	
STONE CONSOLIDANTS	450	
SWIMMING POOL COATINGS	340	
TRAFFIC MARKING COATINGS	100	
TUB AND TILE REFINISH COATINGS	420	
WATERPROOFING MEMBRANES	250	
WOOD COATINGS	275	
WOOD PRESERVATIVES	350	
ZINC-RICH PRIMERS	340	

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER AND INCLUDING EXEMPT COMPOUNDS.
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

5.504.4.3.2 VERIFICATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. MANUFACTURER'S PRODUCT SPECIFICATION.
2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

5.504.4.4 CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

1. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCS (SPECIFICATION 01350).
3. NSF/ANSI 140 AT THE GOLD LEVEL.
4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD.

5.504.4.4.1. CARPET CUSHION. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM.

5.504.4.4.2 CARPET ADHESIVE. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 5.504.4.1.

5.504.4.5 COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120.12), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 5.504.4.5.

TABLE 5.504.4.5
FORMALDEHYDE LIMITS [1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

COATING CATEGORY	CURRENT LIMIT	JANUARY 1, 2012	JULY 1, 2012
HARDWOOD PLYWOOD VENEER CORE	0.05		
HARDWOOD PLYWOOD COMPOSITE CORE	0.08		0.05
PARTICLEBOARD	0.09		
MEDIUM DENSITY FIBERBOARD	0.11	0.13	
THIN MEDIUM DENSITY FIBERBOARD [2]	0.21	0.13	

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS STATED IN ACCORDANCE WITH ASTM E 1333 M (2006). FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 8 MM, INCLUSIVE.

5.410.2 SYSTEMS. DEVELOP A WRITTEN PLAN OF PROCEDURES FOR TESTING AND ADJUSTING SYSTEMS. SYSTEMS TO BE INCLUDED FOR TESTING AND ADJUSTING SHALL INCLUDE AT A MINIMUM, AS APPLICABLE TO THE PROJECT:

1. HVAC SYSTEMS AND CONTROLS
2. INDOOR AND OUTDOOR LIGHTING AND CONTROLS
3. WATER HEATING SYSTEMS
4. RENEWABLE ENERGY SYSTEMS
5. LANDSCAPE IRRIGATION SYSTEMS
6. WATER RECLAIM SYSTEMS

5.410.3.1 HVAC BALANCING. IN ADDITION TO TESTING AND ADJUSTING BEFORE A NEW SPACE CONDITIONING SYSTEM SERVING A BUILDING OR SPACE IS OPERATED FOR NORMAL USE, THE SYSTEM SHALL BE BALANCED IN ACCORDANCE WITH THE PROCEDURES DEFINED BY THE TESTING ADJUSTING AND BALANCING BUREAU NATIONAL STANDARDS; THE NATIONAL ENVIRONMENTAL BALANCING BUREAU PROCEDURAL STANDARDS OR ASSOCIATED AIR BALANCE COUNCIL NATIONAL STANDARDS OR AS APPROVED BY THE BUILDING OFFICIAL.

5.410.4.4 REPORTING. AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.

5.410.4.5 OPERATION AND MAINTENANCE (O & M) MANUAL. PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTEES/WARRANTIES FOR EACH SYSTEMS. O & M INSTRUCTIONS SHALL BE CONSISTENT WITH CEHA REQUIREMENTS IN CCR, TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS.

5.410.5.1 INSPECTIONS AND REPORTS. INCLUDE A COPY OF ALL INSPECTION VERIFICATIONS AND REPORTS REQUIRED BY THE ENFORCING AGENCY.

SECTION 5.410 RESERVED

5.503.1 GENERAL. INSTALL ONLY A DIRECT-VENT SEALED-COMBUSTION GAS OR SEALED WOOD-BURNING FIREPLACE OR A SEALED WOOD STOVE OR PELLET STOVE. AND REFER TO RESIDENTIAL REQUIREMENTS IN THE CALIFORNIA ENERGY CODE, TITLE 24, PART 6, SUBCHAPTER 7, SECTION 150. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL COMPLY WITH APPLICABLE LOCAL ORDINANCES.

5.503.1.1 WOODSTOVES. WOOD STOVES AND PELLET STOVES SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.

5.504.2 FINISH MATERIAL POLLUTANT CONTROL. FINISH MATERIALS SHALL COMPLY WITH SECTIONS 5.504.4.1 THROUGH 5.504.4.4.

5.504.4.1 ADHESIVES, SEALANTS AND CAULKS. ADHESIVES, SEALANTS, AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS:

1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLES 5.504.4.1 AND 5.504.4.2. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS AS SPECIFIED IN SUBSECTION 2, BELOW.
2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

TABLE 5.504.4.1
ADHESIVE VOC LIMIT [1]
LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
DRYWALL AND PANEL ADHESIVES	50
DRYWALL AND PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLEPLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP AND TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MAN AGEMENT DISTRICT RULE 1168.

SECTION 5.406 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE DIVERSION. ESTABLISH A CONSTRUCTION WASTE MANAGEMENT PLAN FOR THE DIVERTED MATERIALS, OR MEET LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.

5.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN FOR A PROVAL BY THE ENFORCEMENT AGENCY THAT:

1. IDENTIFIES THE MATERIALS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT USAGE, RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
2. DETERMINES IF MATERIALS WILL BE SORTED ON-SITE OR MIXED.
3. IDENTIFIES DIVERSION FACILITIES WHERE MATERIAL COLLECTED WILL BE TAKEN.
4. STATES THAT THE AMOUNT OF MATERIAL DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

5.408.2.1 DOCUMENTATION. DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATE COMPLIANCE WITH SECTIONS 5.408.2.1(5)5.1 THRU 4. THE WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE ACCESSIBLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY. EXCEPTION: (DSA-SS), 108 TONS IN AREAS WHERE THERE IS NO MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C&D) PROCESSOR OR RECYCLING FACILITIES WITHIN A FEASIBLE HAUL DISTANCE SHALL MEET THE REQUIREMENTS AS FOLLOWS:

1. THE ENFORCEMENT AGENCY HAVING JURISDICTION SHALL AT ITS DISCRETION, ENFORCE THE WASTE MANAGEMENT PLAN AND MAKE EXCEPTIONS AS DEEMED NECESSARY.

5.408.2.2 SOLID WASTE. THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.

NOTES:

1. SAMPLE FORMS FOUND IN CHAPTER 8 MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THE WASTE MANAGEMENT PLAN.
2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C&D) PROCESSORS CAN BE LOCATED A TTHE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE).

5.408.3 CONSTRUCTION WASTE REDUCTION OF AT LEAST 80 PERCENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 80 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT. CALCULATE THE AMOUNT OF MATERIALS DIVERTED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

EXCEPTIONS:

1. EXCAVATED SOIL AND LAND-CLEARING DEBRIS
2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS EXCEPTION DO NOT EXIST.

5.408.4 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 PERCENT OF TREES, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED. FOR A PHASED PROJECT, SUCH MATERIAL MAY BE STOCKPILED ON SITE UNTIL THE STORAGE SITE IS DEVELOPED.

SECTION 5.407 BUILDING MAINTENANCE AND OPERATION

5.410.1 RECYCLING BY OCCUPANTS. PROVIDE READILY ACCESSIBLE AREAS THAT SERVE THE ENTIRE BUILDING AND ARE IDENTIFIED FOR THE SEGREGATION AND COLLECTION OF NONHAZARDOUS MATERIALS FOR RECYCLING, INCLUDING (AT A MINIMUM) PAPER, CORRUGATED CARDBOARD, GLASS, PLASTIC AND METALS.

5.410.1.1 SAMPLE ORDINANCE SPACE ALLOCATION FOR RECYCLING AREAS SHALL COMPLY WITH CHAPTER 18, PART 3, DIVISION 30 OF THE PUBLIC RESOURCES CODE, CHAPTER 18 IS KNOWN AS THE CALIFORNIA SOLID WASTE REUSE AND RECYCLING ACCESS ACT OF 1991 (ACT).

NOTE: A SAMPLE ORDINANCE FOR USE BY LOCAL AGENCIES MAY BE FOUND IN APPENDIX A OF THE DOCUMENT A THE CALRECYCLE'S WEB SITE.

5.410.2 COMMISSIONING. FOR NEW BUILDINGS 10,000 SQUARE FEET AND OVER, BUILDING COMMISSIONING SHALL BE INCLUDED IN THE DESIGN AND CONSTRUCTION PROCESSES OF THE BUILDING PROJECT TO VERIFY THAT THE BUILDING SYSTEMS AND COMPONENTS MEET THE OWNER'S OR OWNER REPRESENTATIVE'S PROJECT REQUIREMENTS (OPR). COMMISSIONING SHALL BE PERFORMED IN ACCORDANCE WITH THIS SECTION BY TRAINED PERSONNEL WITH EXPERIENCE ON PROJECTS OF COMPARABLE SIZE AND COMPLEXITY TO THE COMMISSIONING PROJECT. SUCH TRAINING SHALL INCLUDE:

1. OWNERS OR OWNER REPRESENTATIVES' PROJECT REQUIREMENTS
2. BASIS OF DESIGN
3. COMMISSIONING MEASURES SHOWN IN THE CONSTRUCTION DOCUMENTS
4. CONSTRUCTION CHECKLISTS
5. FUNCTIONAL PERFORMANCE TESTING
6. DOCUMENTATION AND REPORTING
7. COMMISSIONING REPORT

ALL BUILDING SYSTEMS AND COMPONENTS COVERED BY TITLE 24, PART 6, AS WELL AS PROCESS EQUIPMENT AND CONTROLS, AND RENEWABLE ENERGY SYSTEMS SHALL BE INCLUDED IN THE SCOPE OF THE COMMISSIONING REQUIREMENTS.

5.410.2.1 OWNER OR OWNER REPRESENTATIVE'S PROJECT REQUIREMENTS (OPR). THE EXPECTATIONS AND REQUIREMENTS OF THE BUILDING APPROVAL PHASE SHALL BE DOCUMENTED BEFORE THE DESIGN PHASE OF THE PROJECT BEGINS. THIS DOCUMENTATION SHALL INCLUDE THE FOLLOWING:

1. ENVIRONMENTAL AND SUSTAINABILITY GOALS
2. ENERGY EFFICIENCY GOALS
3. INDOOR ENVIRONMENTAL QUALITY REQUIREMENTS
4. DESCRIPTION OF OWNER'S STAFF FUNCTIONS AND HOURS OF OPERATION, AND NEED FOR AFTER HOURS OPERATION
5. EQUIPMENT AND SYSTEMS EXPECTATIONS
6. BUILDING OCCUPANT AND OPERATION AND MAINTENANCE (O &M) PERSONNEL EXPECTATIONS

5.410.2.2 BASIS OF DESIGN (BOD). A WRITTEN EXPLANATION OF HOW THE DESIGN OF THE BUILDING SYSTEMS MEETS THE OPR SHALL BE COMPLETED AT THE DESIGN PHASE OF THE BUILDING PROJECT, AND UPDATED AS NECESSARY DURING THE DESIGN AND CONSTRUCTION PHASES. THE BASIS OF DESIGN DOCUMENT SHALL COVER THE FOLLOWING SYSTEMS:

1. HEATING, VENTILATION, AIR CONDITIONING (HVAC) SYSTEMS AND CONTROLS
2. LIGHTING CONTROLS AND DAYLIGHTING STRATEGIES
3. WATER HEATING SYSTEM
4. RENEWABLE ENERGY SYSTEMS
5. LANDSCAPE IRRIGATION SYSTEMS
6. WATER RECLAIM SYSTEMS

5.410.2.3 COMMISSIONING PLAN. PRIOR TO PERMIT ISSUANCE A COMMISSIONING PLAN SHALL BE COMPLETED TO DOCUMENT HOW THE PROJECT WILL BE COMMISSIONED AND SHALL BE STARTED DURING THE DESIGN PHASE OF THE BUILDING PROJECT. THE COMMISSIONING PLAN SHALL INCLUDE THE FOLLOWING:

1. GENERAL PROJECT INFORMATION
2. COMMISSIONING GOALS
3. SYSTEMS TO BE COMMISSIONED. PLANS TO TEST SYSTEMS AND COMPONENTS SHALL INCLUDE:
   A. AN EXPLANATION OF THE ORIGINAL DESIGN INTENT
   B. EQUIPMENT AND SYSTEMS TO BE TESTED, INCLUDING THE EXTENT OF TESTS
   C. FUNCTIONS TO BE TESTED
   D. CONDITIONS UNDER WHICH THE TEST SHALL BE PERFORMED
   E. MEASURABLE CRITERIA FOR ACCEPTABLE PERFORMANCE
4. COMMISSIONING TEAM INFORMATION
5. COMMISSIONING PROCESS ACTIVITIES, SCHEDULES AND RESPONSIBILITIES. PLANS FOR THE COMPLETION OF COMMISSIONING REQUIREMENTS LISTED IN SECTIONS 5.410.2.4 THROUGH 5.410.2.6 SHALL BE INCLUDED.

5.410.2.4 FUNCTIONAL PERFORMANCE TESTING. FUNCTIONAL PERFORMANCE TESTS SHALL DEMONSTRATE THE CORRECT INSTALLATION AND OPERATION OF EACH COMPONENT, SYSTEM AND SYSTEM-TO-SYSTEM INTERFACE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. FUNCTIONAL PERFORMANCE TESTING REPORTS SHALL CONTAIN INFORMATION ADDRESSING EACH OF THE BUILDING COMPONENTS TESTED, AND SHALL INCLUDE ANY READINGS AND ADJUSTMENTS MADE.

5.410.2.5 DOCUMENTATION AND TRAINING. A SYSTEMS MANUAL AND SYSTEMS OPERATIONS TRAINING ARE REQUIRED, INCLUDING OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) REQUIREMENTS IN CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS.

5410.2.5.1 SYSTEMS MANUAL. DOCUMENTATION OF THE OPERATIONAL ASPECTS OF THE BUILDING SHALL BE COMPLETED WITHIN THE SYSTEMS MANUAL AND DEL

CONDITIONS OF APPROVAL

6. At least one elevator shall be sized for a gurney the minimum size shall be in accordance with the CFC.
7. Fire alarm plans shall be provided per NFPA 72 and the City of South San Francisco Municipal Code.
8. Provide fire extinguishers throughout the building.
9. All Non parking space curbs to be painted red to local Fire Code Specifications
10. Access road shall have all weather driving capabilities and support the imposed load of 75,000 pounds.
11. Provide fire hydrants with an average spacing of 400 feet between hydrants, and there shall be minimum of 3 hydrants.
12. The fire hydrants shall have a minimum fire flow of 3250 gpm at 20 psi residual pressure for duration of 4 hours.
13. All buildings shall provide premise identification in accordance with SSF municipal code section 15.24.100.
14. Provide Knox key box for each building with access keys to entry doors, electrical/mechanical rooms, elevators, and others to be determined.
15. Local Fire Code and vehicle specifications and templates available at http://www.ssf.net/depts/fire/prevention/fire_permits.asp
16. All buildings shall have Emergency Responder Radio Coverage throughout in compliance with Section 510 of the California Fire Code.
17. This new Hotel construction will be assessed an adopted Public Safety Impact Fee. The fee for the Police Department is .13 per square foot and .29 per square foot for the Fire Department.

Fire Prevention Division contact Person: Luis Da Silva, Fire Marshal at (650) 829-3950

E. Police Department requirements shall be as follows:

1. Municipal Code Compliance

   The applicant shall comply with the provisions of Chapter 15.48 of the Municipal Code, "Minimum Building Security Standards" Ordinance revised May 1995. The Police Department reserves the right to make additional security and safety conditions, if necessary, upon receipt of detailed/revised building plans.

2. Alarm

   The hotel front desk/check in area shall be equipped with a central station silent robbery alarm.

3. Safes

   Commercial establishments having one hundred dollars or more in cash on the premises after closing hours or those businesses designated by the police department as having materials being highly susceptible to theft shall lock such money and materials in an approved type money safe with a minimum rating of TL-15.

4. Security Camera System

   The applicant shall install, maintain, and operate a security camera system, as required per Chapter 8.66 of the Municipal Code, "Video Surveillance at Business" (Ord. 1515 § 1, 2016), with particular attention to Sections 8.66.050, "Minimum Technological Standards," and 8.66.060, "Minimum Coverage Standards."

Police Department, Planning and Crime Prevention Division contact Person: Sgt. Mike Rudis at (650) 877-8927

Summary
Total estimated fees:

Oyster Point Interchange Impact Fee	$257,006.89
East of 101 Sewer Impact Fee	$176,561.44
East of 101 Traffic Impact Fee	$204,450.98
Total	**$638,019.31**

(Engineering Division contact, Patrick Caylao, Associate Engineer, (650) 829-6652)

C. Water Quality requirements shall be as follows:

The following items must be included in the plans or are requirements of the Stormwater and/or Pretreatment programs and must be completed prior to the issuance of a permit:

1. Fire sprinkler test drain must be connected to the sanitary sewer.
2. Condensate drains from HVAC systems must be connected to the sanitary sewer.
3. Trash Enclosure must be covered.
4. Site is subject to Low Impact Development (LID) requirements; site must treat stormwater prior to it entering the stormwater system.
5. Completed attached forms for Low Impact Development.
6. The onsite catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).
7. Landscaping shall meet the following conditions related to reduction of pesticide use on the project site:
   a. Where feasible, landscaping shall be designed and operated to treat stormwater runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.
   b. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
   c. Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent practicable.
   d. Proper maintenance of landscaping, with minimal pesticide use, shall be the responsibility of the property owner.
   e. Integrated pest management (IPM) principles and techniques shall be encouraged as part of the landscaping design to the maximum extent practicable. Examples of IPM principles and techniques include:
      i. Select plants that are well adapted to soil conditions at the site.
      ii. Select plants that are well adapted to sun and shade conditions at the site. In making these selections, consider future conditions when plants reach maturity, as well as seasonal changes.
      iii. Provide irrigation appropriate to the water requirements of the selected plants.
      iv. Select pest-resistant and disease-resistant plants.
      v. Plant a diversity of species to prevent a potential pest infestation from affecting the entire landscaping plan.
      vi. Use "insectary" plants in the landscaping to attract and keep beneficial insects.
8. No decorative bark shall be used in landscaping.
9. A grading and drainage plan must be submitted.
10. An erosion and sediment control plan must be submitted.

Water Quality Division contact Person: Andrew Wemmer at (650) 829-3840

D. Fire Department requirements shall be as follows:

1. Install fire sprinkler system per NFPA 13/SSFFD requirements under separate fire plan check and permit for overhead and underground.
2. Fire sprinkler system shall be central station monitored per California Fire Code section 1003.3.
3. Install a standpipe system per NFPA 14/SSFFD requirements under separate fire plan check and permit.
4. Install exterior listed horn/strobe alarm device, not a bell.
5. Elevator if provided shall not contain shunt-trips.
18. Applicant shall comply with the request of the San Mateo County Flood Control District to provide incorporate trash management measures in the design elements of the storm drainage system and appurtenances. Ensure that trash collecting devices are installed at storm drain inlets and maintained by the owner.
19. Applicant shall secure an affirmative Airport Land Use Commission consistency analysis prior to issuance of a building permit to construct the project.
20. Applicant shall comply with all notification and other requirements under the Federal Aviation Administration's 14 CFR Part 77, which requires the project to file a Notice of Proposed Construction or Alteration Form 7460-1.

Planning Division contact person: Tony Rozzi, AICP, Senior Planner (650) 877-8535

B. Engineering Division requirements shall be as follows:

1. The Owner shall, at his/her expense, replace any broken sidewalk, curb, and gutter fronting the property. The City of SSF shall be the sole judge of whether any such replacement is necessary.
2. The Owner shall coordinate with the Public Works department to ensure that any proposed repair work to sidewalk, curb, and/or gutter will be satisfactory to the City, shall obtain an encroachment permit for any work in the public right of way, and shall be responsible for all applicable fees and deposits. All work related to these requirements shall be accomplished at the Owner's expense.
3. The building permit application plans shall conform to the standards of the Engineering Division's "Building Permit Typical Plan Check Submittals" requirements, copies of which are available from the Engineering Division.
4. Contractors must have a Class A license for any work in the street (beyond the face of curb). Contractors with a Class A license may perform any and all work associated with building permit requirements. For concrete work between the curb and the building, a Class C-8 license is sufficient. For plumbing work between the curb and the building, a Class C-36 license is sufficient. An exemption may be granted by the City if a relatively minor portion of the work is not covered by the Contractor's license. For example, if a new sewer cleanout is being installed in the sidewalk by a Contractor with a C-36 (plumbing) license, the same Contractor may remove and reform no more than one (1) panel of the sidewalk without the need for a Class C-8 (concrete) license.
5. A grading permit shall be obtained from the Engineering Division. The developer will be responsible for paying for all fees, bonds, plan checking and all associated fees for the grading permit. The developer will also place a cash deposit of $30,000 to pay for all onsite, SWPPP compliance, grading compliance and dust control inspections.
6. Prior to the issuance of a grading permit, an updated geotechnical report shall be submitted, reviewed and approved by the Engineering Division. The developer shall place a $5,000 cash deposit with the City for the peer review of the Geotechnical Report.
7. The developer shall remove and replace any broken sidewalk fronting the project. The new sidewalk shall comply with the City standard detail and shall provide Caltrans standard handicap ramps. All work shall be done at no cost to the City.
8. The developer shall coordinate work with California Water Service for all water utility work.
9. The developer shall obtain an encroachment permit for any work performed in the City's right-of-way and pay all associated fees, deposit and/or bonds. The developer shall submit an Engineer's estimate for all work performed in the City's right-of-way and place a bond or cash deposit for said work.
10. East of 101 Engineering Development Impact Fees (as of July 1, 2016)

    Hotel (151 rooms) = 93,320 GSF

    a. **Oyster Point Interchange Impact Fee:** (Per Resolution (#71-84)
       Trip Calculation
       151 rooms @ 10.50 trips per 1000 gsf = 980 new vehicle trips

       Contribution Calculation
       #vehicle trips X $154 X (ENR Construction Cost Index / 6552.16)
       ENR (San Francisco - March 2016) = 11,157.90

       980 trips X $154 X (11,157.90/6552.16) = **$257,006.89**

    b. **East of 101 Sewer Impact Fee:** (Per Resolution #97-2002)
       Gallons per Area X Area x $4.73
       The generation rate for all land use is 400 gallons per day per 1,000 square feet of building area.

       (400 gallons/day/1000 sf) x 93,320 SF x $4.73 = **$ 176,561.44**

    c. **East of 101 Traffic Impact Fee (TIF):** (Per Resolution #101-2005 & #84-2007)
       Land Use Fee = $1,353.98 x #rooms

       151 rooms X $1,353.98 = **$204,450.98**

CONDITIONS OF APPROVAL
550 GATEWAY BOULEVARD
P15-0070: PP15-0003, UP15-0013, DR15-0056, SIGN516-0022, TDM15-0003
(As recommended by the Planning Division on September 15, 2016)

A. Planning Division requirements shall be as follows:

1. The applicant shall comply with the City's Standard Conditions of Approval for Commercial, Industrial, Mixed-Use and Multi-Family Residential Projects and with all the requirements of all affected City Divisions and Departments as contained in the attached conditions, except as otherwise amended by the following Conditions of Approval.
2. The construction drawings, comprised of the proposed hotel and related site improvements, shall substantially comply with the approved plans prepared by DES Architects on June 27, 2016, as approved by the Planning Commission in association with P15-0070, as amended by any applicable Conditions of Approval. The final plans shall be subject to the review and approval of the Chief Planner, as necessary.
3. All existing and proposed landscaping shall be maintained in a sufficient manner to the Chief Planner's satisfaction. A final landscaping plan shall be submitted and approved by the Chief Planner as part of the Building Division permit submittal.
4. All equipment (either roof or ground-mounted) shall be screened from view of public streets and neighboring properties through the use of integral architectural elements, such as enclosures or roof screens, and potentially landscape screening. Equipment enclosures and/or roof screens shall be painted and/or finished to match the building. Prior to the issuance of building permits, the applicant shall review the proposed location, size and screening of all mechanical equipment and utilities infrastructure and obtain Chief Planner approval.
5. The applicant shall comply with the Mitigation Measures identified in the Mitigated Negative Declaration and monitored through the Mitigation, Monitoring, and Reporting Program, dated July 14, 2016.
6. There shall be no outside storage of materials and equipment. All outside storage shall be within building structures or other enclosed areas approved by the Chief Planner.
7. Prior to submittal for building permits, the applicant shall provide plans to the Chief Planner for review and approval that show the location of all utilities, utility boxes, and standpipes. All utilities and standpipes shall be screened and/or located out of view of the public right of way.
8. The Chief Planner may review and approve minor material or design changes. If the change is not deemed minor by the Chief Planner, then a Precise Plan modification application shall be submitted by the applicant.
9. The applicant shall finalize the Preliminary Transportation Demand Management program, and submit it for review, and if acceptable, approval by the Chief Planner.
10. The applicant shall implement, manage, and update as necessary the final Transportation Demand Management program for the life of the project and conform to the City's yearly reporting requirements.
11. In accordance with South San Francisco Municipal Code Chapter 20.310, prior to issuance of a building permit the applicant shall pay the requisite childcare fee. Currently the fee for "hotel/visitor services" use is $0.18 per gross square feet of building, but is subject to annual increases. **The current fee for the subject project is ($3,320 sq. ft. x .18) $16,797.60.**
12. No on-site parking stalls shall be used for non-guest long-term parking. On-site parking shall be dedicated to registered guests and users of the proposed hotel.
13. The proposed hotel shall conform to the Municipal Code "Lodging" use classification, which is defined as "An establishment providing overnight accommodations to transient patrons for payment for periods of 30 consecutive calendar days or less."
14. Applicant shall update the draft Master Sign Program to indicate that the proposed monument sign will not be an illuminated cabinet sign. Any cabinet sign elements shall be removed before installation and a final Master Sign Program shall be reviewed and approved by the Planning Manager prior to issuance of a building permit.
15. Applicant shall update the draft Master Sign Program to include a circulation and emergency vehicle access signage plan, which was not addressed. The circulation and emergency vehicle access signage shall adequately identify location, number of signs, size, and proposed text and shall be approved by the Planning Manager, Fire Marshall and Police Department prior to building permit issuance.
16. Applicant shall revise the site plan to the Planning Manager's satisfaction to provide continuous sidewalk access from parking areas to the entrances of the proposed hotel for pedestrian safety.
17. Applicant shall comply with the request of the San Mateo County Flood Control District to provide drainage calculations showing existing and future discharge rates for the property, per their received IS/MND comment.

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PROJECT
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550 GATEWAY BOULEVARD
SOUTH SAN FRANCISCO, CA
CONDITIONS OF APPROVAL

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/14/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115
DATE
AUGUST 29, 2017
SHEET
A0.6

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1.5 Standard Project Conditions Required by Existing Law that Addresses Environmental Issues

The following project requirements are designed and implemented as part of the Project Description to reduce environmental impacts and are required through the City of South San Francisco's standard review and permitting procedures. Therefore, these measures are not separately identified as mitigation measures in this Initial Study. Failure of the Applicant to meet the required measures and/or elements of their Project Description relating to environmental issues could result in environmental impacts and require subsequent or supplemental CEQA review. In summary, the Project as proposed coupled with the Project requirements are the baseline from which environmental impacts are evaluated for the Project as described in Chapter 2 ("Project Description").

1. Aesthetics

Aesthetics – Light and Glare: Project signage is required to be reviewed by staff, and, in some instances, the City's Design Review Board and the Planning Commission. Lighting, size, color, placement, design, and compatibility with surrounding land uses is addressed and assured through this process. The City's sign regulations as set forth in Chapter 20.360 of the South San Francisco Municipal Code are intended to preserve and improve appearance, protect from visual clutter and blight, protect property values and enhance community appearance, minimize diversion of vehicle operators' attention, and safeguard life, health, property, and public welfare. Potential environmental impacts and the need, or lack thereof, for environmental clearance is also addressed and undertaken as a part of the Sign Permit procedure. The Planning Division implements and monitors this requirement.

Projects are reviewed by the City's Design Review Board consisting of professional architects and landscape architects. The Planning Commission, and in some cases the City Council, adds design elements to projects. Projects that are within a state or local scenic corridor are further addressed through the CEQA process.

2. Air Quality and Greenhouse Gas Emissions

Air Quality – Dust Control: All construction projects are required to comply with the Bay Area Air Quality Management District's (BAAQMD) dust control measures. These measures are imposed by the City's Engineering Division on all projects as a condition of building permit issuance and are monitored for compliance by staff and/or City consultants. The measures include all the *Basic Fugitive Dust Emissions Reduction Measures*, *Basic Exhaust Emissions Reduction Measures*, and some of the *Additional Fugitive Dust Emissions Reduction Measures* identified by the BAAQMD as of May 2011. The City requires projects to:

a) Water all active construction sites at least twice daily.

b) Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least two feet of freeboard.

c) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.

d) Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.

e) Sweep streets (with wet power vacuum sweepers), if visible soil material is carried onto adjacent public streets, at least once per day. The use of dry power sweeping is prohibited.

f) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).

g) Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiled materials.

h) Install sandbags or other erosion-control measures to prevent silt runoff to public roadways.

i) Replant vegetation in disturbed areas as quickly as possible.

j) Watering should be used to control dust generation during the break-up of pavement.

k) Cover all trucks hauling demolition debris from the site.

l) Use dust-proof chutes to load debris into trucks whenever feasible.

m) Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

n) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be in proper running order prior to operation.

o) Diesel powered equipment shall not be left inactive and idling for more than five minutes, and shall comply with applicable BAAQMD rules.

p) Use alternative fueled construction equipment, if possible.

q) All vehicle speeds on unpaved roads shall be limited to 15 miles per hour and slower, should wind and dust conditions necessitate.

r) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading, unless seeding or soil binders are used.

s) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California airborne toxic control measure detailed in Section 2485 of Title 13 of the California Code of Regulations. Clear signage regarding this requirement shall be provided for construction workers at all access points.

t) Post a visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within twenty-four (24) hours. The applicable Air District phone number shall also be visible to ensure compliance with applicable regulations.

Air Quality – Toxic Air Contaminants: The potential for toxic air contaminants (asbestos and lead-based paint) to be released into the environment is regulated and monitored through the City's Building Division in compliance with federal, local and *BAAQMD* regulations, in particular *BAAQMD Regulation 11, Rule 2* pertaining to asbestos. The *BAAQMD* regulates the demolition and renovations of buildings and structures that may contain asbestos, and the manufacture of materials known to contain asbestos. The *BAAQMD* shall be notified at least 10 business days before: (1) Any renovation involving the removal of 100 square feet or more, 100 linear feet or more, or 35 cubic feet or more of asbestos; and (2) Every demolition regardless of asbestos content.[2]

[2] Subpart M, National Emissions Standard for *Asbestos*, of Part 61 of Title 40 of the *Code of Federal Regulations (CFR)*, National Emissions Standards for Hazardous Air Pollutants (NESHAP) and the Federal Occupational Safety and Health Administration (FSE) OSHA) classify asbestos-containing material (ACM) as any material or product that contains *greater than* 1% asbestos. Nonfriable ACM is classified by NESHAP as either Category I or Category II material defined as follows: Category I – asbestos-containing packings, gaskets, resilient floor coverings, and asphalt roofing products. Category II – all asbestos-containing material not included in Category I that when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Regulated asbestos-containing material (RACM), a hazardous waste when friable, is classified as any material that contains *greater than* 1 % asbestos by dry weight and is: Friable or Category I material that has become friable; or Category I material that has been subjected to sanding grinding, cutting or abrading; or Category II nonfriable material that has a high probability becoming friable.

Activities that disturb material containing any amount of asbestos are subject to certain requirements of the Cal/OSHA asbestos standard contained in Title 8, CCR Section 1529. Typically, removal or disturbance of more than 100 square feet of material containing more than 0.1% asbestos must be performed by a registered asbestos abatement contractor, but associated waste labeling is not required if the material contains 1% or less asbestos. When the asbestos content of a material exceeds 1%, virtually all requirements of the standard become effective.

Materials containing more than 1% asbestos are also subject to NESHAP regulations (40 CFR Part 61, Subpart M). RACM (friable ACM and nonfriable ACM that will become friable during demolition operations) must be removed from buildings prior to demolition. Certain nonfriable ACM and materials containing 1% or less asbestos may remain in buildings during demolition; however, there are waste handling/disposal issues and Cal/OSHA work requirements that may make it cost ineffective to do so. Contractors are responsible for segregating and characterizing waste streams prior to disposal.

Lead contamination is regulated through a myriad of laws on the state, federal and local level. Lead is a pollutant regulated by many laws administered by the Environmental Protection Agency (EPA), including the Toxic Substances Control Act (TSCA), Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X), Clean Air Act (CAA), Clean Water Act (CWA), Safe Drinking Water Act (SDWA), Resource Conservation and Recovery Act (RCRA), and the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) among others.

Lead is also regulated by many California laws including the training and accreditation of training programs and certification of individuals that conduct lead-related construction activities (California Health & Safety Code section 105250). California Labor Code sections 6716 to 6717 establishes standards that protect the health and safety of employees who engage in lead-related construction work, including construction, demolition, renovation and repair.

California Health & Safety Code section 17961, 17980, 124130, 17920.10 deems a building to be in violation of the State Housing Law if it contains lead hazards, and requires local enforcement agencies to enforce provisions established to lead hazards and criminalizes specified acts related to lead hazard evaluation, abatement, and lead-related constructions unless certified or accredited by the California Department of Public Health Childhood Lead Poisoning Prevention Branch. The law permits local enforcement agencies to order the abatement of lead hazards or issue a

With respect to potential worker exposure, notification, and registration requirements, Cal/OSHA defines asbestos-containing construction material (ACCM) as construction material that contains more than 0.1% asbestos (Title 8, CCR 341.6).

For a solid waste containing lead, the waste is classified as California hazardous when: 1) the total lead content equals or exceeds the respective Total Threshold Limit Concentration (TTLC) of 1,000 milligrams per kilogram (Mg/kg); or 2) the soluble lead content equals or exceeds the respective Soluble Threshold Limit Concentration (STLC) of 5 milligrams per liter (mg/l) based on the standard Waste Extraction Test (WET). A waste has the potential for exceeding the lead STLC when the waste's total lead content is greater than or equal to ten times the respective STLC value since the WET uses a 1:10 dilution ratio. Hence, when total lead is detected at a concentration greater than or equal to 50 mg/kg and assuming that 100 percent of the total lead is soluble, soluble lead analysis is required. Lead-containing waste is classified as "Hazardous, Construction, and Recovery Act" (RCRA) hazardous, or Federal hazardous, when the soluble lead content equals or exceeds the Federal regulatory level of 5 mg/l based on the Toxicity Characteristic Leaching Procedure (TCLP).

The above regulatory criteria are based on chemical concentrations. Wastes may also be classified as hazardous based on other criteria such as ignitability; however, for the purposes of this investigation, toxicity [i.e., lead concentrations] is the primary factor considered for waste classification since waste generated during the construction activities would not likely warrant testing for ignitability or other criteria. Waste that is classified as either California hazardous or RCRA hazardous require management as a hazardous waste.

Potential hazards exist to workers who remove or cut through LCP coatings during demolition. Dust containing hazardous concentration of lead may be generated during scraping or cutting materials coated with lead-containing paint. Torching of these materials my produce lead oxide fumes. Therefore, air monitoring and/or respiratory protection may be required during the demolition of materials coated with LCP. Guidelines regarding regulatory provisions for construction work where workers may be exposed to lead are presented in Title 8, CCR, Section 1532.1.

cease and desist order in response to lead hazards. **Chapter 3, Section 3.3 Air Quality** describes many of the laws implemented through the air district.

The removal of buildings suspected of lead based paints (typically defined as buildings constructed prior to 1978 when laws were promulgated to remove lead from paint and other volatile organic compounds) requires surveys and removal of lead-based paints by licensed contractors certified to perform such activities to protect the environment and public health and safety. The City Building Division requests information and certification from persons applying for demolition, scaffolding and building permits (Jen Kirkman, previous Building Official, October 16, 2008).

Air Quality – Vehicle Emissions: The potential for air quality degradation from vehicle emissions is regulated to some extent by the City's Transportation Demand Management (TDM) program, contained in Chapter 20.400 of the South San Francisco Municipal Code. Table 20.400.003 in the South San Francisco Municipal Code establishes specific program requirements for a project generating one hundred or more vehicle trips per day or a project seeking a floor area ratio (FAR) bonus. The required alternative mode (mode shift) use for all projects is twenty-eight percent below standard trip rates modeled for the project without TDM measures in place. Projects with an increased FAR are required to increase their alternative mode use accordingly. The Planning Division implements and monitors this requirement..

Air Quality – Hearth Emissions: The BAAQMD adopted Regulation 6, Rule 3: Wood-Burning Devices, to reduce the harmful emissions that come from wood smoke. The Rule requires cleaner-burning (e.g., natural gas or propane), U.S. EPA-certified stoves and inserts as new housing construction.

South San Francisco Climate Action Plan: The City adopted a Climate Action Plan (CAP) on February 12, 2014. The CAP identifies strategies and actions to reduce greenhouse gas (GHG) emissions by 15 percent below baseline (2005) levels by 2020). The City has and continues to implement GHG reduction measures. Some examples include the installation of solar facilities at City buildings; requiring biowalls in private development; adopting and enforcing a construction and demolition waste recycling ordinance; adopting and implementing a TDM program, and providing electrical car charging stations at City facilities. The City actively participates in the San Francisco International Airport noise insulation program which also reduces heat loss and hence GHG emissions in older buildings. The City also spearheads educational programs to reduce GHG emissions. Through conditions of approval, development projects are required to implement a variety of GHG reduction measures. Some measures include use of renewable and alternate energy including solar and cogeneration, electric car facilities, water conservation, and waste reduction.

3. Geology and Soils

California Building Standards Code Title 24: All construction projects are required to comply with the California Building Code (CBC), as periodically amended. Design specifications are identified and required for projects located on sites subject to liquefaction, differential settlement, and severe groundshaking. These requirements are enforced and monitored by the City's Engineering Division. Compliance with the CBC is also implemented and monitored by the City's Building Division.

Geology and Soils Geotechnical Reports: The City Engineering Division also requires geotechnical reports as a part of the permit package for projects to be constructed on vacant

land, for demolition and rebuilding and for additions to buildings that require grading and additional loading (Sam Bautista, City Engineer, meeting July 22, 2009; conditions of project approval, see Chapter 3, Geology and Soils; and SSFMC 20.170.002). The geotechnical reports are required to be prepared by a licensed geologist, geotechnical engineer or engineering geologist. The geotechnical reports address design and construction specifications for the project including grading, drainage, utility and infrastructure design specifications, and placement and building design. The geotechnical reports are peer reviewed by the City's geotechnical consultant, and are modified as recommended by the City's consultant. Geotechnical approval by the City geotechnical consultant and the City is required prior to issuance of a building permit. The geotechnical professional of record is required to sign all project drawings. The City's geotechnical consultant provides construction inspections, oversight and monitoring for the City. The Engineering Division implements and monitors this requirement.

4. Hazardous Materials

Properties suspected of containing hazardous materials, due to their location or use history, are required by local, state, and federal law to undergo site characterization and if necessary remediation. Permits from the South San Francisco Fire Department, San Mateo County Environmental Health Division (SMCEHD), and/or BAAQMD are required. The following table identifies the standard, industry-accepted protocol for site characterization and remediation.

Media	Hazardous Materials	Approach
Soil Remediation (ex-situ)	Fuels	• Reuse on Site (if concentration is less than 100 ppm). • Haul and Dispose at appropriate landfill. • Capping and vapor barrier. • Treat on site (see below).
Soil Remediation (ex-situ)	Volatile Organic Compounds (VOCs) (gasoline fuels, solvents)	• Consult the SMCEHD for requirements. • Haul and Dispose. • Aeration – require a notification to BAAQMD, daily volumes are limited. • Vapor Stripping – apply vacuum system to covered piles, notify BAAQMD. • Bioremediation – apply bio-treatment materials, moisture and "weak" soil piles. • Thermal Desorption – various vendors provide mobile treatment units. • Capping and vapor barrier.
Soil Remediation (ex-situ)	Inorganics (metals)	• Consult BAAQMD and SMCEHD for requirements. • Haul and Dispose. • Chemical Stabilization. • Sorting – reduce waste volume by screening to target contaminant particle size.
Soil Remediation (in-situ)	VOCs	• Consult SMCEHD for requirements. • Soil Vapor Extraction – apply vacuum to vapor wells, notify BAAQMD. • In-situ chemical oxidation. • In-Situ Vitrification – use electricity to melt waste and

Media	Hazardous Materials	Approach
		surrounding soils.
Soil Remediation (in-situ)	Semivolatile Organic Compounds (SVOCs)	• Consult SMCEHD for requirements. • Bioremediation – saturate soils with bio-treatment materials. • Chemical Stabilization – saturate soils with chemicals to immobilize contaminants. • In-Situ Vitrification. • Capping.
Groundwater – Investigation	All	• If contaminants are detected in the 20-foot below ground surface soil sample an additional boring should be completed to groundwater. • Analyze sample for contaminants detected in soil. • Report results to the SMCEHD and consult on remedial alternatives.
Groundwater Remediation	VOCs	• Consult BAAQMD and SMCEHD for requirements. • Pump and Treat – pump from wells, treat and discharge treated water. • Air Sparging – inject air to volatilize contaminants and create aerobic groundwater conditions suitable for natural bioremediation. Generally applied in conjunction with Soil Vapor Extraction to control released volatiles. • Bioremediation – inject bio-treatment materials into affected groundwater. • Chemical Oxidation – inject oxidation chemicals into affected groundwater.
Groundwater Remediation	SVOCs	• Consult BAAQMD for requirements. • Pump and Treat. • Bioremediation. • Chemical Oxidation.
Groundwater Remediation	Inorganics	• Consult BAAQMD for requirements. • Pump and Treat. • Chemical Immobilization – inject chemicals to precipitate or chemically fix contaminants to soil particles

5. Hydrology and Water Quality

Hydrology and Water Quality: The following is a summary of applicable requirements in Provisions C.3.b.ii and C.3.e.ii.2 of the San Francisco Bay Region Municipal Regional Stormwater National Pollutant Discharge Elimination System Permit ("Municipal Regional Permit" or "MRP").

All projects that are required to treat stormwater will need to treat the permit-specified amount of stormwater runoff with low impact development methods. These methods include rainwater harvesting and reuse, infiltration, evapotranspiration, or bioretainment (filtering stormwater through vegetation and soils before discharging to the storm drain system). However, bioretainment will be allowed only where harvesting and reuse, infiltration, and evapotranspiration are infeasible at a project site. Vault-based treatment will not be allowed as a stand-alone treatment measure. Where stormwater harvesting and reuse, infiltration, or

evapotranspiration are infeasible, vault-based treatment measures may be used in series with bioretainment, for example, to remove trash or other large solids (see Provision C.3.c.ii.2 of the MRP).

Projects that create and/or replace 5,000 square feet or more of impervious surface related to auto service facilities, retail gasoline outlets, restaurants, and/or surface parking are required to provide low impact development treatment of stormwater runoff. This requirement applies to uncovered parking that is stand-alone, or included as part of any other development project, and it applies to the top uncovered portion of a parking structure, unless drainage from the uncovered portion is connected to the sanitary sewer (see Provision C.3.b.ii.1 of the MRP). For all other land use categories, 10,000 square feet is the regional threshold for requiring low impact development, source control, site design, and stormwater treatment, although municipalities may have the authority to require treatment to the maximum extent practicable for smaller projects. The new requirements are built into the following (see below) standard requirements.

Hydrology and Water Quality Stormwater Runoff Prevention (Operational): All Projects are required to comply with the San Mateo Countywide Storm Water Pollution Prevention Program (STOPPP), an organization of the City/County Association of Governments (C/CAG) of San Mateo County holding a National Pollutant Discharge Elimination System (NPDES) Storm Water Discharge permit. The City requires the implementation of Best Management Practices (BMPs) for new development and construction as part of its storm water management program, as levied through standard City CCOAs. The requirements are implemented and monitored by the Engineering and Water Quality Control Divisions.

The measures address pollution control and management mechanisms for contractor activities, e.g. structure construction, material delivery and storage, solid waste management, employee and subcontractor training. Stormwater pollution prevention measures also affect site development and operations in order to prevent pollution due to Project occupancy. Typical storm water quality protection measures include:

a) Walkway and light traffic areas shall use permeable pavements where feasible. Typical pervious pavements include pervious concrete, porous asphalt, turf blocks, brick pavers, natural stone pavers, concrete unit pavers, crushed aggregate (gravel), cobbles and wood mulch.

b) Parking lots shall include hybrid surfaces (pervious material for stalls only), concave medians with biofilters (grassy swales), and landscaped infiltration/detention basins as feasible.

c) Landscape design shall incorporate biofilters, infiltration, and retention/detention basins into the site plan as feasible.

d) Outdoor work areas including garbage, recycling, maintenance, storage, and loading, applicable storm water controls include siting or set back from drainage paths and water ways, provision of roofing and curbs or berms to prevent run on and run off. If the area has the potential to generate contaminated run off, structural treatment controls for contaminant removal (such as debris screens or filters) shall be incorporated into the design.

e) Roof leaders and site drainage shall be filtered and directed to the City storm drain system and harvesting of rainwater shall occur.

f) Drainage from paved surfaces shall be filtered through vegetated swales, buffer or sand strips before discharge to the City's storm drain system.

Hydrology and Water Quality Stormwater Runoff Prevention (Construction): The City of South San Francisco requires, through CCOAs, project compliance with the State Water Quality Control Board's general permitting requirements which require the applicant to secure a Construction Activities Storm Water General Permit, complete a Notice of Intent (NOI) and prepare and obtain approval of a Storm Water Pollution Prevention Plan (SWPPP). The state issues a Waste Discharge Identification number within 10 days of receipt of a complete NOI and SWPPP. The applicant is also required to submit copies of the NOI and SWPPP to the City of South San Francisco's Technical Services Supervisor within the Water Quality Control Plant of the Public Works Department prior to issuance of building and/or grading permits. The requirements are implemented and monitored by the City's Water Quality Control personnel. Typical construction stormwater protection measures include:

a) Identify all storm drains, drainage swales, and creeks located near construction sites and prevent pollutants from entering them by the use of filter fabric cloth, rock bags, straw wattles, slope hydroseeding, cleaning up leaks, drips or spills immediately, use dry cleaning methods to clean up spills, use of berms, temporary ditches, and check dams to reduce the velocity of surface flow.

b) Place rock bags at all drain inlets to filter silt and along curb and gutter to filter water before the drain inlets.

c) Place straw wattles and hydroseed the sloped areas.

d) Place straw matting at the temporary sloped areas for erosion control.

e) Place drain systems to filter and then drain into drain inlets.

f) Use silt fencing with straw mats and hand broadcast seed for erosion control.

g) Construct temporary drainage systems to filter and direct water accordingly.

h) Construct temporary rock and asphalt driveways and wheel washers to buffer public streets from dirt and mud.

i) Use part- and full-time street sweepers that operate along public streets and roads.

j) Cover all stockpiled soils to protect from erosion. Use berms around stockpiled soils.

k) Cover and protect from erosion plaster, concrete and other powders which create large amounts of suspended solids.

l) Store all hazardous materials (paints, solvents, chemicals) in accordance with secondary containment regulations and cover during wet weather.

m) Use terracing to prevent erosion.

n) Through grading plan review and approval, phase grading operations to reduce disturbed areas during wet weather, limit vegetation removal, delineate clearing limits, setbacks, easements, sensitive or critical areas, trees, drainage courses and buffer zones to prevent unnecessary disturbance and exposure. Limit or prohibit grading during the wet weather season, October 15th to April 15th.

o) Prevent spills and leaks by maintaining equipment, designating specific areas of a site for such activities that are controlled and away from water courses, and perform major maintenance off-site or in designated areas only.

p) Cover and maintain all dumpsters, collect and properly dispose of all paint removal wastes, clean up paints, solvents, adhesives, and all cleaning solvents properly. Recycle and salvage appropriate wastes and maintain an adequate debris disposal schedule.

q) Avoid roadwork and pavement stormwater pollution by following manufacturers' instructions.

6. Noise

Interior Ambient Noise: The City of South San Francisco regulates noise exposure through state law and in General Plan and Exit and 101 Area Plan, for projects located in the East of 101 area. A chapter of the CBC, collectively known as Title 24, contains acoustical requirements for interior sound levels in habitable rooms for multi-family residential land uses. Title 24 contains requirements for construction of new hotels, motels, apartment houses, and dwellings other than detached single-family dwellings intended to limit the extent of noise transmitted into habitable spaces. The standard specifies the extent to which walls, doors, and floor-ceiling assemblies must block or absorb sound between units and the amount of attenuation needed to limit noise from exterior sources. The standard sets forth an interior noise level of 45 dBA (CNEL or L_{dn}) in any habitable room with all doors and windows closed. The code requires an acoustical analysis demonstrating how dwelling units have been designed to meet this interior standard where such units are proposed in areas subject to noise levels greater than 60 dBA (CNEL or L_{dn}). Title 24 requirements are enforced as a condition of building permit issuance by the City's Building Division.

The City, through its General Plan, adopted the *Noise Guidelines* of the State Department of Health Services as in its Noise Element (1999). Table 9.2-3, *Land Use Criteria for Noise Impacted Areas*, (General Plan, page 280) guides land use decisions based upon noise thresholds correlating to land use classifications, acoustical analyses, and mitigations.

The City implements the Federal Aviation Administration adopted noise contours, participates in an aircraft noise insulation program and City/County Association of Governments (C/CAG) airport noise planning efforts. Figure 9-1 of the General Plan *Aircraft Noise and Noise Insulation Program* (General Plan, page 279) identifies the noise contours and program area for these planning efforts.

C/CAG updated the San Francisco International Airport noise impact boundaries in October, 2012. The new boundaries for South San Francisco are on page 118 of the *Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport for City/County Association of Governments of San Mateo County, Redwood City, California* (Ricondo Associates, Jacobs Consultancy, Clarion Associates. October 2012) ("ALUP"). Therefore the maps contained in the South San Francisco General Plan must be used in conjunction with the updated ALUP.

The East of 101 Area Plan requirement for interior ambient noise for commercial, office and retail is 45 dBA, L_{dn} echoing state law. Residential land uses in the East of 101 are prohibited. The Noise Guidelines are implemented by the Planning Division through new project review.

Noise Exterior Ambient Noise: The City of South San Francisco regulates exterior noise levels through the South San Francisco Municipal Code (Chapter 8.32). The Municipal Code identifies maximum noise exposure corresponding with land use and time of day. Low density residential maximum noise exposure (excluding vehicle horns and emergency vehicles) is restricted to 50 dB from 10 P.M. to 7 A.M. and 60 db from 7 A.M. to 10 P.M. Higher density residential and commercial land use noise exposure is restricted to 55 dB from 10 P.M. to 7 A.M. and 65 db from 7 A.M. to 10 P.M. Industrial land uses are restricted to 70 dB anytime of the day. These noise standards are implemented largely through enforcement actions (i.e., citizen complaint and governmental response). The City's Fire Department's Code Enforcement Officer implements these regulations. The following text and table are excerpted from Section 8.32.030.

(a) It is unlawful for any person to operate or cause to be operated any source of sound at any location within the city or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level when measured on any other property to exceed:

(1) The noise level standard for that land use as specified in Table 8.32.030 for a cumulative period of more than thirty minutes in any hour;

(2) The noise level standard plus five dB for a cumulative period of more than fifteen minutes in any hour;

(3) The noise level standard plus ten dB for a cumulative period of more than five minutes in any hour;

(4) The noise level standard plus fifteen dB for a cumulative period of more than one minute in any hour; or

(5) The noise level standard or the maximum measured ambient level, plus twenty dB for any period of time.

Table 8.32.030
NOISE LEVEL STANDARDS

Land Use Category	Time Period	Noise Level (dB)
R-E, R-1 and R-2 zones or any single-family or duplex residential in a specific plan district	10 p.m.—7 a.m. 7 a.m.—10 p.m.	50 60
R-3 and R-C zones or any multiple-family residential or mixed residential/commercial in a specific plan district	10 p.m.—7 a.m. 7 a.m.—10 p.m.	55 60
C-1, P-C, Gateway and Oyster Point Marina specific plan districts for commercial use in any specific plan district	10 p.m.—7 a.m. 7 a.m.—10 p.m.	60 65
M-1, P-I	Anytime	70

Source: City of South San Francisco Municipal Code

Construction noise exposure is also regulated by the Municipal Code (Section 8.32.050(d), provided below). Hours of construction are exempt from the standards identified in the preceding paragraph and are limited to 8 A.M. to 8 P.M. Monday through Friday, 9 A.M. to 8 P.M. on Saturdays and 10 A.M. to 6 P.M. on Sundays and holidays. The Building Division enforces and monitors these regulations. Exceptions to the hours of construction and maximum temporary noise levels may be granted by the Chief Building Official. The following text is excerpted from Section 8.32.050.

(a) Sound Performances and Special Events. Sound performances and special events not exceeding eighty dB measured at a distance of fifty feet from the loudest source are exempt from this chapter when approved therefore has been obtained from the appropriate governmental entity.

(b) Vehicle Horns. Vehicle horns, or other devices primarily intended to create a loud noise for warning purposes, shall be used only when the vehicle is in a situation where life, health or property are endangered.

(c) Utilities and Emergencies. Utility and street repairs, street sweepers, franchised garbage services and emergency response warning noises are exempt from this chapter.

(d) Construction. Construction, alteration, repair or landscape maintenance activities which are authorized by a valid city permit shall be allowed on weekdays between the hours of eight a.m. and eight p.m., on Saturdays between the hours of nine a.m. and eight p.m., and on Sundays and holidays between the hours of ten a.m. and six p.m., or at such other hours as may be authorized by the permit, if they meet at least one of the following noise limitations:

(1) No individual piece of equipment shall produce a noise level exceeding ninety dB at a distance of twenty-five feet. If the device is housed within a structure on the property, the measurement shall be made outside the structure at a distance as close to twenty-five feet from the equipment as possible.

(2) The noise level at any point outside of the property plane of the project shall not exceed ninety dB.

7. California Green Standard Building Code

New California Green Building Code Standards became effective on January 1, 2014. The mandatory and voluntary measures for residential, non-residential, and mixed use buildings are designed to reduce our carbon footprint and promote environmental sustainability i.e., decrease impacts incumbent upon the environment resulting from human activities. The collection of regulations is contained in the California Building Standards Code. The regulations prescribe measures to reduce water consumption, reduce building construction waste, and reduce energy consumption in both the construction and operation of buildings and for the life of the building. The regulations prescribe methods to test, report, maintain, and improve the measures employed to promote environmental sustainability.

The Green Building Code also regulates the exposure (i.e., off-gassing) of VOCs (volatile organic compounds), aerosols, and formaldehyde, and moisture and dust penetration as the use and application of building materials. Regulations address the types of sealants, coatings, finishes, flooring (wood, carpet, particle board), and architectural finishes that are not permitted based upon the performance and potential toxicity of the substances. Design standards limit and, as appropriate, prohibit the amount of building heat loss and light pollution incident upon adjacent properties. Standards address the use of potable, grey, and recycled water for interior and exterior, residential, and non-residential uses.

Maximum Sound Transmission Class (STC) ratings are also identified and apply to interior exposure levels and noise levels above property line. Minimum thresholds are identified that trigger additional STC ratings for buildings within prescribed proximity to freeways, airports, and 65 dB exceedances at property lines.

Amenities to support people using bicycles are identified and include lockers, showers, and secure lock-up areas. Provision of preferential parking spaces for low-fuel vehicles at a percentage of overall parking provided on a site is also specified.

1.6 Environmental Factors Potentially Affected

Chapter 3 evaluates the Project which is defined as that proposed by the Applicant, and as modified by the City of South San Francisco's standard CCOAs, identified above, and/or additional conditions of approval identified in the environmental checklist. Therefore, any impacts identified in the following environmental checklist presented in Chapter 3 are those that could exceed the impacts that would be mitigated by the City's standard permitting process and as such require additional mitigation and/or findings of overriding consideration.

Environmental factors that may be affected by the Project, as defined by CEQA and as described in **Chapter 3**, are listed below. Factors identified with **shading** have been determined to have the potential for significant and potentially unavoidable impacts as discussed in **Chapter 3**. These factors will be addressed as an EIR. Factors which are unshaded have been determined to pose no potential for significant impacts either because the resource is not present on the site; the impact does not reach the defined significance threshold; the applicant proposes measures as part of the project to reduce potential impacts to less than significant; and/or mitigation measures identified in **Chapter 3** would reduce the impact to less than significant.

Aesthetics	Hazards &Hazardous Materials	Public Services
Agriculture & Forestry Resources	Hydrology and Water Quality	Recreation
Air Quality	Land Use and Planning	Transportation and Circulation
Greenhouse Gas Emissions	Mineral Resources	Utilities &Service Systems
Biological Resources	Noise	Cumulative Impacts
Cultural Resources	Population &Housing	
Geology &Soils		

NONE

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PROJECT
Home2 Suites by Hilton
550 GATEWAY BOULEVARD
SOUTH SAN FRANCISCO, CA
MITIGATED NEGATIVE DECLARATION REQUIREMENTS

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
1	PLAN CHECK REVISIONS	12/20/2017
2	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115
DATE
AUGUST 29, 2017
SHEET
A0.7

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BUILDING CODE ANALYSIS

ADDRESS: 550 GATEWAY BOULEVARD SOUTH SAN FRANCISCO, CA
APN: 60-66-67 (PARCEL "A")
SITE AREA: 2.0 ACRE (87,120 S.F.)
OCCUPANCY GROUPS: A-2 (DINING/SUPPORT SERVICES)
A-3 (MEETING SPACES)
R-1 (HOTEL)
B (OFFICE/SUPPORT SPACES)
U (PORTE COCHERE)

SEPARATED OCCUPANCIES:
BUILDING A (BELOW PODIUM): NO
BUILDING B (ABOVE PODIUM): YES

TYPES OF CONSTRUCTION: TYPE III-A o/ TYPE I-A *
FIRE SPRINKLERS: YES (NFPA - 13)

BLDG HEIGHT ALLOWED B OCC (CBC): 85'
BLDG HEIGHT ALLOWED R-1 OCC (CBC - W/ S.L.): 65'
BLDG HEIGHT ALLOWED (ZONING): 71'-4"
BLDG HEIGHT PROPOSED: 62'-7" TO TOP OF PARAPET (71'-4" TO TOP OF BEACON)

NUMBER OF STORIES ALLOWED:
BUILDING A:
A-2 (TYPE IA CONSTRUCTION): UNLIMITED
A-3 (TYPE IA CONSTRUCTION): UNLIMITED
B (TYPE IA CONSTRUCTION): UNLIMITED
R-1 (TYPE IA CONSTRUCTION): UNLIMITED
U (TYPE IA CONSTRUCTION): UNLIMITED
BUILDING B
R-1 (TYPE IIIA CONSTRUCTION): 4 STORIES (ABOVE PODIUM)
B (TYPE IIA CONSTRUCTION): 5 STORIES ** (ABOVE PODIUM)

NUMBER OF STORIES PROPOSED:
BUILDING A: 1 STORY
BUILDING B: 5 STORIES TOTAL

OVERALL BUILDING:
BUILDING AREA BY STORY/OPTIONS

FIRST STORY (A-2 OCCUPANCY):	6,973 S.F.
FIRST STORY (B OCCUPANCY):	4,199 S.F.
FIRST STORY (R-1 OCCUPANCY):	8,084 S.F.
FIRST STORY (U OCCUPANCY):	1,131 S.F.
FIRST STORY TOTAL:	20,387 S.F.
SECOND STORY (R-1 OCCUPANCY):	19,196 S.F. (FIRST STORY ABOVE PODIUM)
THIRD STORY (R-1 OCCUPANCY):	19,196 S.F. (SECOND STORY ABOVE PODIUM)
FOURTH STORY (R-1 OCCUPANCY):	19,196 S.F. (THIRD STORY ABOVE PODIUM)
FIFTH STORY (R-1 OCCUPANCY):	19,196 S.F. (FOURTH STORY ABOVE PODIUM)
SIXTH STORY (B OCCUPANCY):	2,464 S.F. (FIFTH STORY ABOVE PODIUM)
OVERALL - BLDG. A + B:	98,304 S.F.

BUILDING A (AREA BELOW PODIUM)
TYPE I-A CONSTRUCTION - NON-SEPARATED OCCUPANCIES

BUILDING AREA BY OCCUPANCY:

A-2 OCCUPANCY:	5,679 S.F.
A-3 OCCUPANCY:	1,294 S.F.
B OCCUPANCY:	4,199 S.F.
R-1 OCCUPANCY:	8,084 S.F.
U OCCUPANCY	1,131 S.F.
TOTAL:	20,387 S.F.

ALLOWABLE BUILDING AREA: UNLIMITED
ACTUAL A-2 OCCUPANCY BUILDING AREA: 5,679 S.F.
ACTUAL A-3 OCCUPANCY BUILDING AREA: 1,294 S.F.
ACTUAL B OCCUPANCY BUILDING AREA: 4,199 S.F.
ACTUAL R-1 OCCUPANCY BUILDING AREA: 8,084 S.F.
ACTUAL U OCCUPANCY 1,131 S.F.

BUILDING B (AREA ABOVE PODIUM)
TYPE III-A CONSTRUCTION - NON-SEPARATED OCCUPANCIES

BUILDING AREA BY OCCUPANCY:

R-1 OCCUPANCY:	76,784 S.F.
B OCCUPANCY:	2,464 S.F.
TOTAL:	79,248 S.F.

BUILDING AREA BY STORY:

SECOND STORY (R-1 OCCUPANCY):	19,196 S.F. (FIRST STORY ABOVE PODIUM)
THIRD STORY (R-1 OCCUPANCY):	19,196 S.F. (SECOND STORY ABOVE PODIUM)
FOURTH STORY (R-1 OCCUPANCY):	19,196 S.F. (THIRD STORY ABOVE PODIUM)
FIFTH STORY (R-1 OCCUPANCY):	19,196 S.F. (FOURTH STORY ABOVE PODIUM)
SIXTH STORY (B OCCUPANCY):	2,464 S.F. (FIFTH STORY ABOVE PODIUM)
TOTAL ABOVE PODIUM:	79,248 S.F.

BUILDING B: ALLOWABLE BUILDING AREA CALCULATION - (PER CBC 508.3)
Ao = (At) + [NS x(Tf) x 30]
Aa = ALLOWABLE BUILDING AREA PER STORY
At = 72,000 S.F.
NS = 24,000 S.F.
If = [(UP - 0.28) W/30] = [603 LF / 701.5 LF - 0.25] 30.00 = 0.61
So = 2 (BUILDING AREA)
So = 1 (FLOOR AREA)

R-1 OCCUPANCY USED FOR THE ENTIRE BUILDING ABOVE THE PODIUM) **
ALLOWABLE AREA PER STORY
Aa = (72,000 S.F. + [24,000 S.F. x 0.61] x1)
Ao = 38,640 S.F.

ALLOWABLE BUILDING AREA PER STORY:	86,640 S.F.
ACTUAL BUILDING AREA PER STORY:	19,196 S.F.

ALLOWABLE AREA PER BUILDING
Aa = (72,000 S.F. + [24,000 S.F. x 0.61] x2)
Ao = 173,280 S.F.

TOTAL ALLOWABLE BUILDING AREA:	173,280 S.F.
ACTUAL TOTAL BUILDING AREA:	79,284 S.F.

MAXIMUM AREA OF OPENINGS BASED ON FIRE SEPARATION* (CBC TABLE 705.8)**

FIRE SEPARATION DISTANCE	PROTECTED	ALLOWABLE AREA
20' OR GREATER	YES/NO	NO LIMIT

BUILDING COMPONENT PROTECTION
NOTE: INCIDENTAL ACCESSORY OCCUPANCIES PER CBC 509 ARE MITIGATED BY PROPOSED AUTOMATIC FIRE EXTINGUISHING SYSTEM.

TYPE I-A CONSTRUCTION (ALL NON-COMBUSTIBLE CONSTRUCTION)

PRIMARY STRUCTURAL FRAME:	3 HOURS
BEARING WALLS - EXTERIOR:	3 HOURS
BEARING WALLS - INTERIOR:	3 HOURS
NONBEARING WALLS - EXTERIOR (>= 30 SEPARATION):	NONRATED
NONBEARING WALLS - INTERIOR (GENERAL)	NONRATED
STAIR ENTCLOSURE WALLS:	2-HR FIRE BARRIER
SHAFT ENCLOSURE WALLS:	2-HR FIRE BARRIER
LAUNDRY CHUTE DISCHARGE ROOM WALLS:	2-HR FIRE BARRIER
CORRIDOR WALLS:	1-HR FIRE PARTITION - STC 50
WALLS SEPARATING GUESTROOMS:	1-HR FIRE PARTITION - STC 50
FLOOR/CLG ASSEMBLIES:	3-HR HORIZ ASSEMBLY

TYPE III-A CONSTRUCTION

PRIMARY STRUCTURAL FRAME:	1 HOUR
BEARING WALLS - EXTERIOR:	2 HOURS ***
BEARING WALLS - INTERIOR:	1 HOUR
NONBEARING WALLS - EXTERIOR (>= 30 SEPARATION):	NONRATED ****
NONBEARING WALLS - INTERIOR (GENERAL):	NONRATED
STAIR ENTCLOSURE WALLS:	2-HR FIRE BARRIER
SHAFT ENCLOSURE WALLS:	2-HR FIRE BARRIER
CORRIDOR WALLS:	1-HR FIRE PARTITION - STC 50
WALLS SEPARATING GUESTROOMS:	1-HR FIRE PARTITION - STC 50
FLOOR/CLG ABOVE FIRST FLOOR:	3-HR HORIZ ASSEMBLY - NONCOMBUSTIBLE
FLOOR/CLG (GENERAL):	1-HR HORIZ ASSEMBLY - STC 50
ROOF/CLG ASSEMBLY:	1-HR HORIZ ASSEMBLY

NOTES:
* PER CBC SECTION 510.2 - A BUILDING SHALL BE CONSIDERED AS SEPARATE AND DISTINCT BUILDINGS FOR THE PURPOSE OF DETERMINING AREA LIMITATIONS, CONTINUITY OF FIRE WALLS, LIMITATION OF NUMBER OF STORIES AND TYPE OF CONSTRUCTION WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
1. THE BUILDINGS ARE SEPARATED WITH A HORIZONTAL ASSEMBLY HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOURS.
2. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY IS NOT GREATER THAN ONE STORY ABOVE GRADE PLANE.
3. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY IS OF TYPE IA CONSTRUCTION.
4. SHAFT, STAIRWAY, RAMP AND ESCALATOR ENCLOSURES THROUGH THE HORIZONTAL ASSEMBLY SHALL HAVE NOT LESS THAN A 2-HOUR FIRE-RESISTANCE RATING WITH OPENING PROTECTIVES IN ACCORDANCE WITH SECTION 716.5.
5. THE BUILDING OR BUILDINGS ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE MULTIPLE GROUP A OCCUPANCY USES, EACH WITH AN OCCUPANT LOAD OF LESS 300, OR GROUP B, A, R OR S OCCUPANCIES.
6. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY SHALL BE PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, AND SHALL BE PERMITTED TO BE ANY OF THE FOLLOWING OCCUPANCIES:
6.1. GROUP S-2 PARKING GARAGE USED FOR THE PARKING AND STORAGE OF PRIVATE MOTOR VEHICLES.
6.2. MULTIPLE GROUP A, EACH WITH AN OCCUPANT LOAD OF LESS THAN 300.
6.3. GROUP B.
6.4. GROUP M.
6.5. GROUP R; AND
6.6. USES INCIDENTAL TO THE OPERATION OF THE BUILDING (INCLUDING ENTIRE LOBBIES, MECHANICAL ROOMS, STORAGE AREAS, AND SIMILAR USES).
7. THE MAXIMUM BUILDING HEIGHTIN FEET SHALL NOT EXCEED THE LIMITS SET FORTH IN SECTION 503 FOR THE BUILDING HAVING THE SMALLER ALLOWABLE HEIGHT AS MEASURED FROM THE GRADE PLANE

** PER CBC 508.3 THIS IS A NONSEPARATED OCCUPANCY BUILDING.
- BUILDING A IS A TYPE I-A BUILDING. THE A-2 OCCUPANCY IS CONSIDERED THE MOST RESTRICTIVE. THEREFORE THE REQUIREMENTS FOR THE A-2 OCCUPANCY ARE USED FOR THE ENTIRE NONSEPARATED OCCUPANCY AREA.
- BUILDING B IS A TYPE III-A BUILDING. THE R-1 OCCUPANCY IS THE MOST RESTRICTIVE. THEREFORE THE REQUIREMENTS FOR THE R-1 OCCUPANCY ARE USED FOR THE ENTIRE NONSEPARATED OCCUPANCY AREA.
- SPRINKLER INCREASE IS BEING USED FOR R-1 ALLOWABLE AREAS BECAUSE BUILDING IS COMPLIANT WITH HEIGHT ABOVE GRADE PLANE (65') AND STORIES ALLOWED (4).

*** ALL EXTERIOR WALLS IN THIS BUILDING HAVE A FIRE SEPARATION DISTANCE GREATER THAT 30 FEET THEREFORE FIRE RATING REQUIREMENTS FOR FIRE SEPARATION DISTANCES OF LESS THAT 30 FEET ARE NOT SHOWN.

**** ALL EXTERIOR WALLS IN THE TYPE III-A PORTION OF THE BUILDING SHALL BE CONSTRUCTED WITH EITHER METAL STUDS OR FIRE-TREATED LUMBER

WALL LEGEND -TYPE 1A

	FULL HEIGHT 3-HR CONCRETE COLUMN OR WALL - S.S.D.	SEE RATED ASSEMBLY DATA ON SHEET A10.0
	FULL HEIGHT NON-RATED METAL STUD WALL	
	FULL HEIGHT 1-HR RATED METAL STUD WALL	SEE RATED ASSEMBLY DATA ON SHEET A10.0
	FULL HEIGHT 2-HR RATED METAL STUD WALL	SEE RATED ASSEMBLY DATA ON SHEET A10.0

NOTES:
1. REFER TO RATED ASSEMBLY DETAILS FOR ADDITIONAL FIRE RATED WALL INFORMATION

CODE LEGEND

- GROUP A-2 OCCUPANCY
- GROUP R-1 OCCUPANCY
- GROUP B OCCUPANCY
- GROUP R-1 OCCUPANCY (MODULAR CONSTRUCTION BY OTHERS)
- GROUP B OCCUPANCY (MODULAR CONSTRUCTION BY OTHERS)
- AREA OF OCCUPANCY SPACE
- 123 SF OCC # — NUMBER OF OCCUPANTS
- DIRECTION OF TRAVEL
- NUMBER OF OCCUPANTS EXITING THROUGH OPENING
- FE — PORTABLE FIRE EXTINGUISHER PER CFC SEC. 906, SIZE AND DISTRIBUTION PER TABLE 906.3 FOR LOW HAZARD OCCUPANCY, 75' MAXIMUM TRAVEL DISTANCE. -WHERE HOUSED IN FIRE RATED WALL, RECESSED IN TO BE RATED ACCORDINGLY
- EXIT TACTILE SIGN AS REQUIRED BY CBC 1011.1 & 1011.4 - SEE DETAIL
- EXIT STAIR SIGNAGE PER CBC 1 1B-504.8, CHAPTER 7 & 1022.9 - SEE DETAIL
- CR — CARD READER. SYMBOL INDICATES SIDE OF DOOR.
- EXIT SIGNS. SHADED AREA INDICATES DIRECTION OF TRAVEL. REFER TO ELECTRICAL DRAWINGS.

ACCESSIBLE PATH OF TRAVEL NOTES

PATH OF TRAVEL DESIGNATION

A. THIS PATH SHALL BE PROVIDED FROM THE ACCESSIBLE PARKING LOADING/UNLOADING ZONE TO THE MAIN ENTRANCE WITH A MAX. SLOPE OF 1:20 (UNLESS AN APPROVED RAMP IS USED).

B. THIS PATH SHALL BE A MIN. OF 48" WIDE WITH A NON-SLIP SURFACE.

C. THIS PATH SHALL BE AT THE SAME LEVEL AS THE FINISH FLOOR OF THE MAIN ENTRANCE WITH A MAX. THRESHOLD HEIGHT OF 1/2". REFER TO DETAIL IN THIS SET OF PLANS.

D. THIS PATH SHALL HAVE A MAX. CROSS SLOPE OF 2% AND A MAX. RUNNING SLOPE OF 5%. SLOPES HIGHER THAN THIS SHALL BE APPROVED BY THE BUILDING OFFICIAL.

E. REFER TO DOOR CLEARANCE REQUIREMENTS.

F. THIS PATH SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2", AND SHALL BE A MIN. 48" IN WIDTH.

G. THIS PATH SHALL BE SURFACED AT AS FOLLOWS:
1. SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS SLIP RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.
2. SURFACES WITH A SLOPE OF 6% GRADIENT SHALL BE SLIP RESISTANT.

H. PROVIDE TACTILE EXIT SIGN WITH ASSOCIATED GRADE II BRAILLE AS REQUIRED PER CBC 1013.4. REFER TO DETAIL

J. PROVIDE ACCESSIBLE ENTRANCE PLAQUE AND OR DECAL. REFER TO DETAIL

K. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60"x60" AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK AND NOT LESS THAN 48" WIDE BY 44" DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK.

L. WALKS SHALL EXTEND A MINIMUM OF 2'-0" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TO WARD THE WALK.

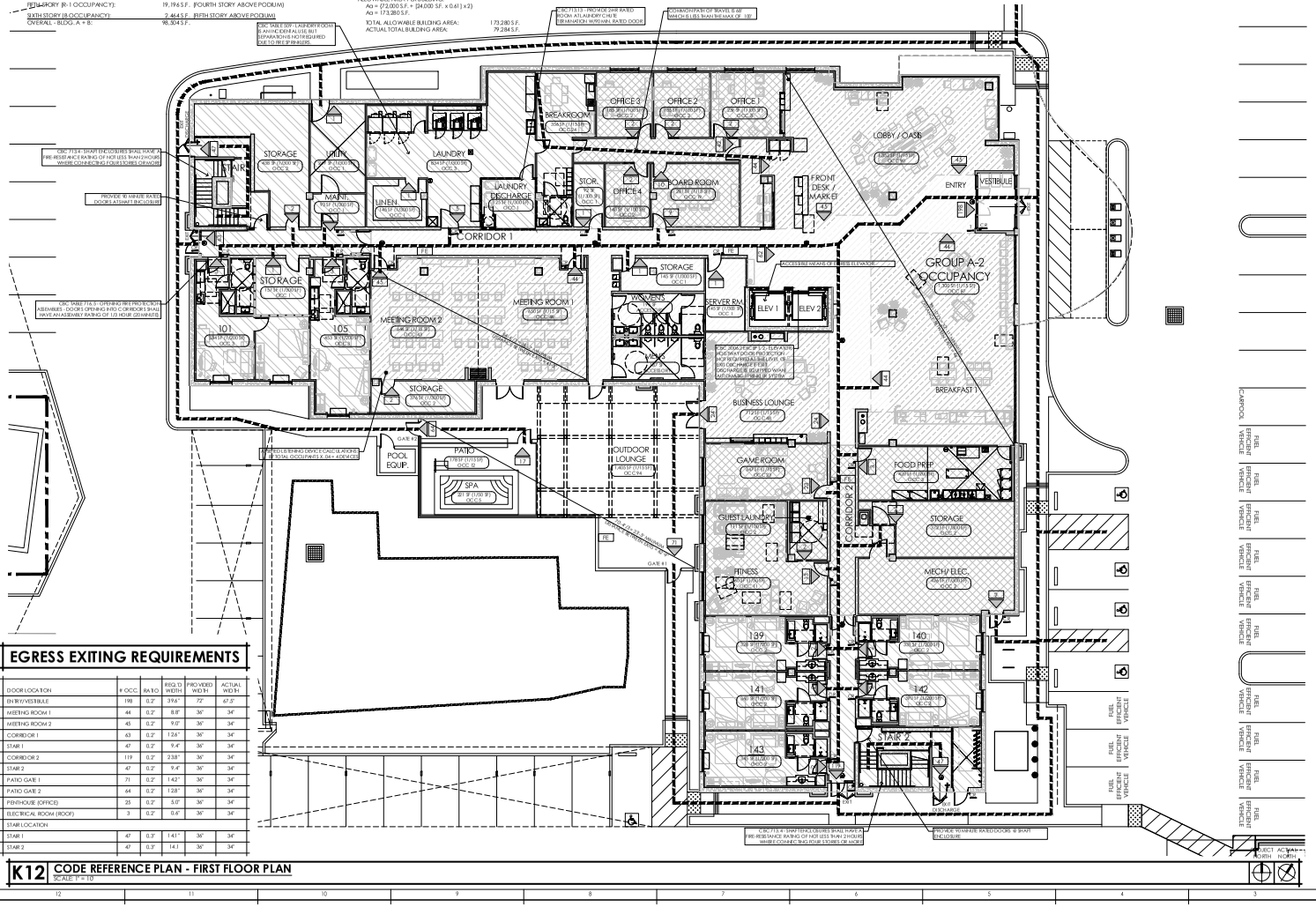
M. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 5' IN LENGTH AT INTERVALS OF AT LEAST EVERY 400'.

N. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS OF GRATINGS SHALL BE NO GREATER THAN 1/2" WIDE IN ONE DIRECTION. IF GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

P. ACCESSIBLE ROUTE AND ACCESSIBLE THRESHOLD REQUIREMENTS APPLY TO EXTERIOR & INTERIOR FLOORS INCLUDING FINISH MATERIAL ON TOP.

EGRESS EXITING REQUIREMENTS

DOOR LOCATION	# OCC.	IBA TO	REQ.'D WIDTH	PROVIDED WIDTH	ACTUAL WIDTH
ENTRY/VESTIBULE	198	0.2"	39.6"	72"	67.5"
MEETING ROOM 1	44	0.2"	8.8"	36"	34"
MEETING ROOM 2	45	0.2"	9.0"	36"	34"
CORRIDOR 1	63	0.2"	12.6"	36"	34"
STAIR 1	47	0.2"	9.4"	36"	34"
CORRIDOR 2	119	0.2"	23.8"	36"	34"
STAIR 2	47	0.2"	9.4"	36"	34"
PATIO GATE 1	71	0.2"	14.2"	36"	34"
PATIO GATE 2	64	0.2"	12.8"	36"	34"
PENTHOUSE (OFFICE)	25	0.2"	5.0"	36"	34"
ELECTRICAL ROOM (ROOF)	3	0.2"	0.6"	36"	34"
STAIR LOCATION					
STAIR 1	47	0.3"	14.1"	36"	34"
STAIR 2	47	0.3"	14.1	36"	34"



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Home2 Suites by Hilton
550 GATEWAY BOULEVARD
SOUTH SAN FRANCISCO, CA
BUILDING CODE STUDY
FIRST FLOOR PLAN

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

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DATE
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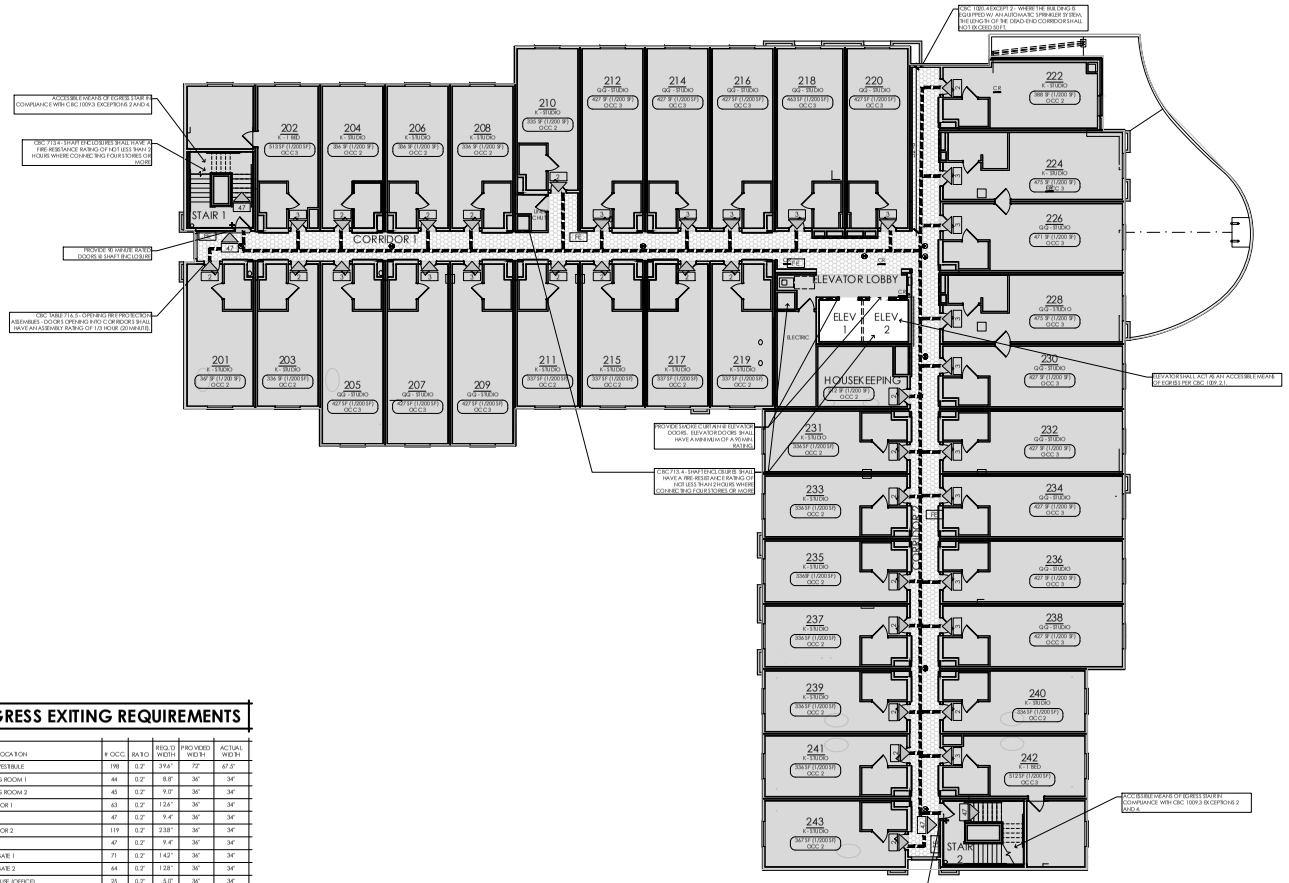

EGRESS EXITING REQUIREMENTS

DOOR LOCATION	# OCC.	RATIO	REQ.'D WIDTH	PROVIDED WIDTH	ACTUAL WIDTH
ENTRY VESTIBULE	198	0.2"	39.6"	72"	67.5"
MEETING ROOM 1	44	0.2"	8.8"	36"	34"
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ELECTRICAL ROOM (ROOF)	3	0.2"	0.6"	36"	34"
STAIR LOCATION					
STAIR 1	47	0.3"	14.1"	36"	34"
STAIR 2	47	0.3"	14.1	36"	34"

WALL LEGEND -TYPE IIIA

	EXTERIOR NON-BEARING NON-RATED EXTERIOR METAL STUD WALL	
	EXTERIOR LOAD-BEARING 2-HR RATED FIRE TREATED WOOD STUD WALL	SEE RATED ASSEMBLY DATA ON SHEET A10.0

NOTES:
1. REFER TO MODULAR BUILDING DRAWINGS FOR ADDITIONAL TYPE III-A FIRE RATED WALL INFORMATION

CODE LEGEND

- GROUP A-2 OCCUPANCY
- GROUP R-1 OCCUPANCY
- GROUP B OCCUPANCY
- GROUP R-1 OCCUPANCY (MODULAR CONSTRUCTION BY OTHERS)
- GROUP B OCCUPANCY (MODULAR CONSTRUCTION BY OTHERS)
- 123 SF / OCC # — AREA OF OCCUPANCY SPACE / NUMBER OF OCCUPANTS
- DIRECTION OF TRAVEL / NUMBER OF OCCUPANTS EXITING THROUGH OPENING
- FE — PORTABLE FIRE EXTINGUISHER PER CFC SEC. 906, SIZE AND DISTRIBUTION PER TABLE 906.3 FOR LOW HAZARD OCCUPANCY, 75' MAXIMUM TRAVEL DISTANCE. -WHERE HOUSED IN FIRE RATED WALL, RECESSED BOX TO BE RATED ACCORDINGLY
- EXIT TACTILE SIGN AS REQUIRED BY CBC 1011.1 & 1011.4 - SEE DETAIL (E6 / A10.1)
- EXIT STAIR SIGNAGE PER CBC 1 1 B-324.8, CHAPTER 7 & 1022.9 - SEE DETAIL (E7/A)
- CR — CARD READER. SYMBOL INDICATES SIDE OF DOOR.
- EXIT SIGNS. SHADED AREA INDICATES DIRECTION OF TRAVEL. REFER TO ELECTRICAL DRAWINGS.

ACCESSIBLE PATH OF TRAVEL NOTES

PATH OF TRAVEL DESIGNATION

A. THIS PATH SHALL BE PROVIDED FROM THE ACCESSIBLE PARKING LOADING/UNLOADING ZONE TO THE MAIN ENTRANCE WITH A MAX. SLOPE OF 1:20 UNLESS AN APPROVED RAMP IS USED.

B. THIS PATH SHALL BE A MIN. OF 48" WIDE WITH A NON-SLIP SURFACE.

C. THIS PATH SHALL BE AT THE SAME LEVEL AS THE FINISH FLOOR OF THE MAIN ENTRANCE WITH A MAX. THRESHOLD HEIGHT OF 1/2". REFER TO DETAIL IN THIS SET OF PLANS.

D. THIS PATH SHALL HAVE A MAX. CROSS SLOPE OF 2% AND A MAX. RUNNING SLOPE OF 5%. SLOPES HIGHER THAN THIS SHALL BE APPROVED BY THE BUILDING OFFICIAL.

E. REFER TO DOOR CLEARANCE REQUIREMENTS. (D7 / A10.1) (D8 / A10.1)

F. THIS PATH SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2", AND SHALL BE A MIN. 48" IN WIDTH.

G. THIS PATH SHALL BE SLIP-RESISTANT AS FOLLOWS:
1. SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.
2. SURFACES WITH A SLOPE OF 6% GRADIENT SHALL BE SLIP-RESISTANT.

H. PROVIDE TACTILE EXIT SIGN WITH ASSOCIATED GRADE 2 BRAILLE AS REQUIRED PER CBC 1011.3.4. REFER TO DETAIL (E4 / A10.1)

J. PROVIDE ACCESSIBLE ENTRANCE PLAQUE AND OR DECAL. REFER TO DETAIL (H8 / A10.1)

K. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60" WIDE AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK AND NOT LESS THAN 48" WIDE BY 44" DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK.

L. WALKS SHALL EXTEND A MINIMUM OF 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.

M. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 5' IN LENGTH AT INTERVALS OF AT LEAST EVERY 400'.

N. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE ½" OR GREATER THAN 1/2" WIDE IN ONE DIRECTION. IF GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

P. A ACCESSIBLE ROUTE AND ACCESSIBLE THRESHOLD REQUIREMENTS APPLY TO EXTERIOR & INTERIOR FLOORS INCLUDING FINISH MATERIAL ON TOP.

K12 CODE REFERENCE PLAN - SECOND FLOOR PLAN (THIRD, FOURTH & FIFTH FLOORS IDENTICAL)

SCALE: 1" = 10'

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SOUTH SAN FRANCISCO, CA

BUILDING CODE STUDY
SECOND FLOOR PLAN

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
1	PLAN CHECK REVISIONS	12/20/2017
2	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A1.1

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ELEVATOR NOTES

1. APPROVED SMOKE DETECTORS SHALL BE INSTALLED IN THE ELEVATOR HOISTWAY, ELEVATOR MACHINE ROOM, ELEVATOR MACHINERY SPACES, ELEVATOR CONTROL SPACES, AND ELEVATOR CONTROL ROOMS AND CONNECTED TO THE BUILDING FIRE ALARM SYSTEM IN ACCORDANCE WITH CBC SECTION 907.
2. ACTIVATION OF ANY OF THE SMOKE DETECTORS LISTED ABOVE SHALL CAUSE THE ACTIVATION OF THE BUILDING FIRE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH CBC SECTION 907 AND SHALL RECALL THE ELEVATOR NON STOP TO THE APPROPRIATE DESIGNATED FLOOR IN ACCORDANCE WITH CCR TITLE 8, DIVISION 1, CHAPTER 4, SUBCHAPTER 6, ELEVATOR SAFETY ORDERS.
3. THE ELEVATOR MACHINE ROOM, MACHINERY SPACE, CONTROL SPACE, OR CONTROL ROOM SHALL BE ENCLOSED WITH FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH CBC SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 712 OR BOTH. THE FIRE RESISTANCE RATING SHALL NOT BE LESS THAT THE REQUIRED RATING OF THE HOISTWAY ENCLOSURE SERVED BY THE MACHINERY. OPENINGS IN THE FIRE BARRIERS SHALL BE PROTECTED WITH ASSEMBLIES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN THAT REQUIRED FOR THE HOISTWAY ENCLOSURE DOORS.
4. THE BUILDING'S FIRE ALARM SYSTEM SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION IN ACCORDANCE WITH CBC SECTION 907.
5. AN ELEVATOR SIGN SHALL BE PERMANENTLY DISPLAYED IN A CONSPICUOUS LOCATION IN THE ELEVATOR MACHINE ROOM, MACHINERY SPACE, CONTROL SPACE, OR CONTROL ROOM IN 1-1/2" LETTERS STATING THE FOLLOWING "NO COMBUSTIBLE STORAGE IN THIS ROOM BY ORDER OF THE FIRE MARSHAL.

WALL LEGEND -TYPE IIIA

	EXTERIOR NON-BEARING NON-RATED EXTERIOR METAL STUD WALL	
	EXTERIOR LOAD-BEARING 2-HR RATED FIRE TREATED WOOD STUD WALL	SEE RATED ASSEMBLY DATA ON SHEET A10.0

NOTES:
1. REFER TO MODULAR BUILDING DRAWINGS FOR ADDITIONAL TYPE III-A FIRE RATED WALL INFORMATION

CODE LEGEND

- GROUP A-2 OCCUPANCY
- GROUP R-1 OCCUPANCY
- GROUP B OCCUPANCY
- GROUP R-1 OCCUPANCY (MODULAR CONSTRUCTION BY OTHERS)
- GROUP B OCCUPANCY (MODULAR CONSTRUCTION BY OTHERS)
- 123 SF / OCC # — AREA OF OCCUPANCY SPACE / NUMBER OF OCCUPANTS
- DIRECTION OF TRAVEL
- NUMBER OF OCCUPANTS EXITING THROUGH OPENING
- FE — PORTABLE FIRE EXTINGUISHER PER CFC SEC. 906, SIZE AND DISTRIBUTION PER TABLE 906.3 FOR LOW HAZARD OCCUPANCY, 75' MAXIMUM TRAVEL DISTANCE. -WHERE HOUSED IN FIRE RATED WALL, RECESSED BOX TO BE RATED ACCORDINGLY
- EXIT TACTILE SIGN AS REQUIRED BY CBC 1011.1 & 1011.4 - SEE DETAIL (1/A A0.3)
- EXIT STAIR SIGNAGE PER CBC 1 1B-304.8, CHAPTER 7 & 1022.9 - SEE DETAIL (2/A A0.3)
- CR — CARD READER. SYMBOL INDICATES SIDE OF DOOR.
- EXIT SIGNS. SHADED AREA INDICATES DIRECTION OF TRAVEL. REFER TO ELECTRICAL DRAWINGS.

ACCESSIBLE PATH OF TRAVEL NOTES

PATH OF TRAVEL DESIGNATION

A. THIS PATH SHALL BE PROVIDED FROM THE ACCESSIBLE PARKING LOADING &/INLOADING ZONE TO THE MAIN ENTRANCE WITH A MAX. SLOPE OF 1:20 UNLESS AN APPROVED RAMP IS USED.

B. THIS PATH SHALL BE A MIN. OF 48" WIDE WITH A NON-SLIP SURFACE.

C. THIS PATH SHALL BE AT THE SAME LEVEL AS THE FINISH FLOOR OF THE MAIN ENTRANCE WITH A MAX. THRESHOLD HEIGHT OF 1/2". REFER TO DETAIL IN THIS SET OF PLANS.

D. THIS PATH SHALL HAVE A MAX. CROSS SLOPE OF 2% AND A MAX. RUNNING SLOPE OF 5%. SLOPES HIGHER THAN THIS SHALL BE APPROVED BY THE BUILDING OFFICIAL.

E. REFER TO DOOR CLEARANCE REQUIREMENTS. (1/A A0.3) (1/A A0.3)

F. THIS PATH SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2", AND SHALL BE A MIN. 48" IN WIDTH.

G. THIS PATH SHALL BE SLIP RESISTANT AS FOLLOWS:
1. SURFACES WITH A SLOPE OF LESS THAN 5% GRADIENT SHALL BE AT LEAST AS SLIP RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.
2. SURFACES WITH A SLOPE OF 5% GRADIENT SHALL BE SLIP RESISTANT.

H. PROVIDE TACTILE EXIT SIGN WITH ASSOCIATED GRADE 2 BRAILLE AS REQUIRED PER CBC 1013.4. REFER TO DETAIL. (1/A A0.3)

J. PROVIDE ACCESSIBLE ENTRANCE PLAQUE AND OR DECAL. REFER TO DETAIL. (HR A0.3)

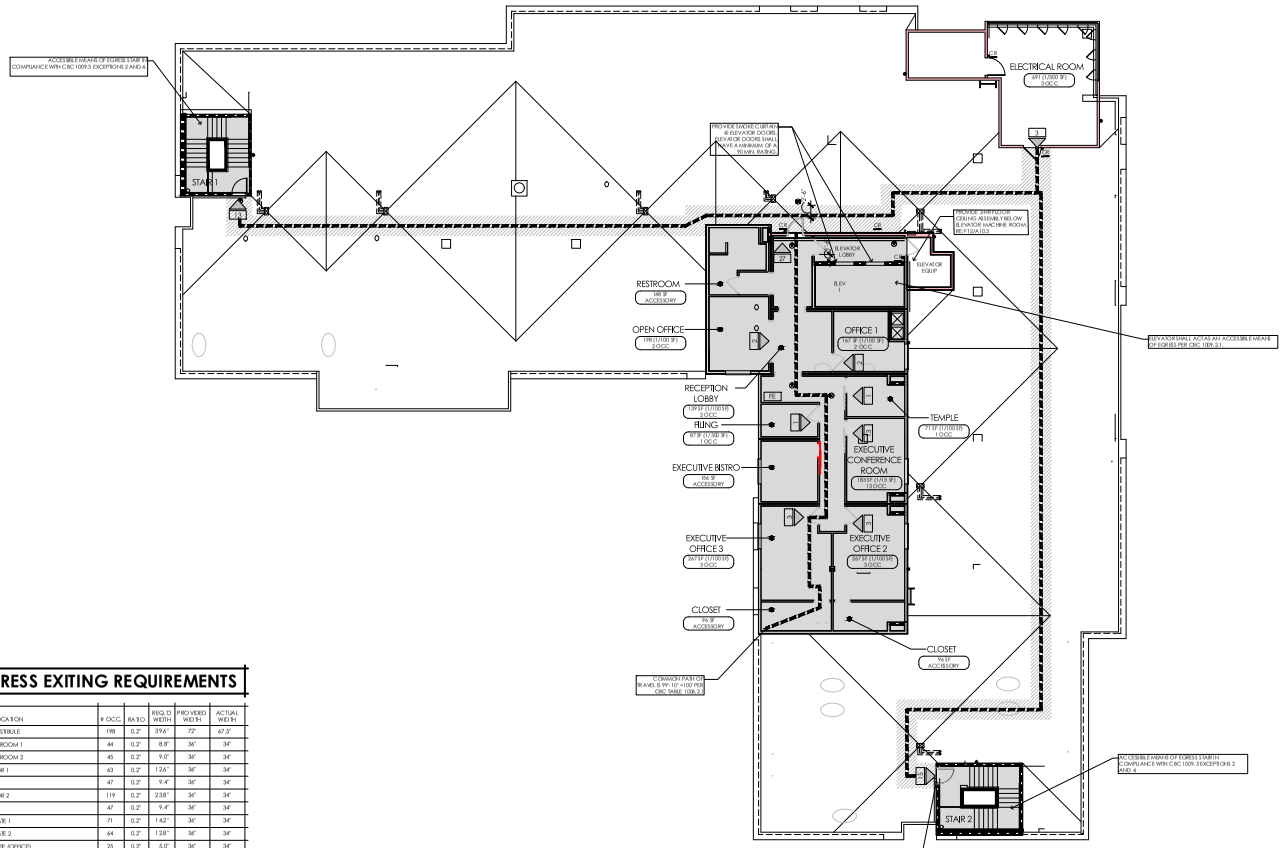
K. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60"x60" AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK AND NOT LESS THAN 48" WIDE BY 44" DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK.

L. WALKS SHALL EXTEND A MINIMUM OF 2'-4" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TO WARD THE WALK.

M. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 5' IN LENGTH AT INTERVALS OF AT LEAST EVERY 400'.

N. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE NO GREATER THAN 1/2" WIDE IN ONE DIRECTION. IF GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

P. ACCESSIBLE ROUTE AND ACCESSIBLE THRESHOLD REQUIREMENTS APPLY TO EXTERIOR & INTERIOR FLOORS INCLUDING FINISH MATERIAL ON TOP.



EGRESS EXITING REQUIREMENTS

DOOR LOCATION	# OCC.	RATIO	REQ.'D WIDTH	PROVIDED WIDTH	ACTUAL WIDTH
ENTRY VESTIBULE	198	0.2"	39.6"	72"	67.5"
MEETING ROOM 1	44	0.2"	8.8"	36"	34"
MEETING ROOM 2	45	0.2"	9.0"	36"	34"
CORRIDOR 1	63	0.2"	12.6"	36"	34"
STAIR 1	47	0.2"	9.4"	36"	34"
CORRIDOR 2	119	0.2"	23.8"	36"	34"
STAIR 2	47	0.2"	9.4"	36"	34"
PATIO GATE 1	71	0.2"	14.2"	36"	34"
PATIO GATE 2	64	0.2"	12.8"	36"	34"
PENTHOUSE (OFFICE)	25	0.2"	5.0"	36"	34"
ELECTRICAL ROOM (ROOF)	3	0.2"	0.6"	36"	34"
STAIR LOCATION					
STAIR 1	47	0.3"	14.1"	36"	34"
STAIR 2	47	0.3"	14.1	36"	34"

K12 CODE REFERENCE PLAN - SIXTH FLOOR PLAN

SCALE: 1" = 1'-0"

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BUILDING CODE STUDY
SIXTH FLOOR PLAN

#	REVISION	DATE
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1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
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SHEET
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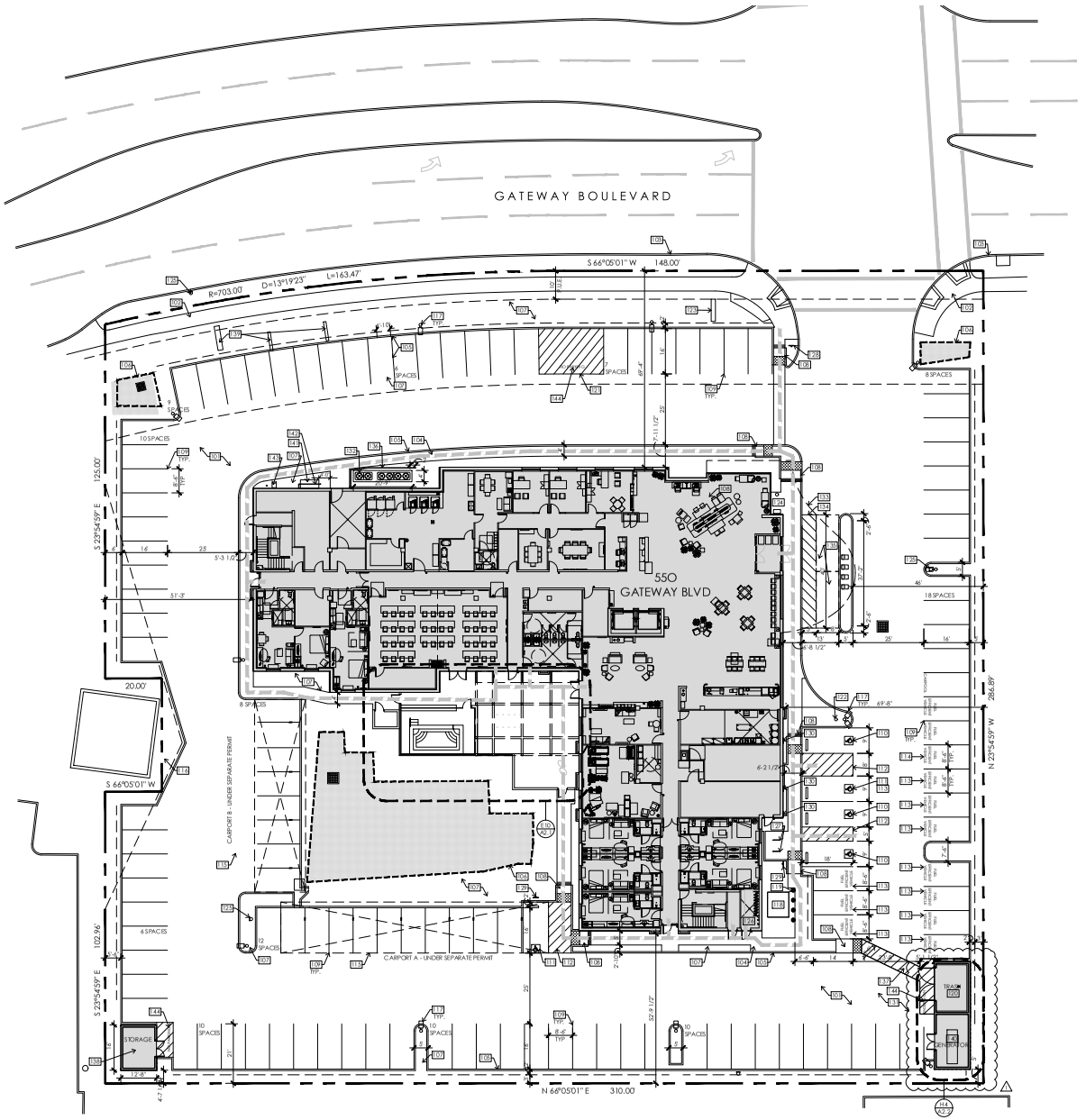

SITE GENERAL NOTES

1. REFER TO CIVIL PLANS FOR ALL GRADING, DRAINAGE & UTILITY INFORMATION
2. REFER TO LANDSCAPING/IRRIGATION PLANS FOR NEW PLANTING AND IRRIGATION
3. REFER TO SITE ELECTRICAL PLANS FOR ALL SITE LIGHTING & ELECTRICAL UTILITY INFORMATION
4. REFER TO PATH OF TRAVEL NOTES FOR ADDITIONAL INFORMATION ON THE ACCESSIBLE PATH OF TRAVEL REQUIREMENTS
5. ALL NON-PARKING CURBS SHALL BE PAINTED RED AND LABELED AS "NO PARKING" IN WHITE STENCILED LETTERS AND IN CONFORMANCE WITH THE LOCAL FIRE CODE AND SPECIFICATIONS.
6. ACCESS ROADS SHALL HAVE AN ALL WEATHER SURFACE AND BE ABLE TO SUPPORT AN IMPOSED LOAD OF 75,000 POUNDS.

ACCESSIBLE PATH OF TRAVEL NOTES

PATH OF TRAVEL DESIGNATION

A. THIS PATH SHALL BE PROVIDED FROM THE ACCESSIBLE PARKING LOADING/UNLOADING ZONE TO THE MAIN ENTRANCE WITH A MAX. SLOPE OF 1:20 UNLESS AN APPROVED RAMP IS USED.

B. THIS PATH SHALL BE A MIN. OF 48" WIDE WITH A NON-SLIP SURFACE.

C. THIS PATH SHALL BE AT THE SAME LEVEL AS THE FINISH FLOOR OF THE MAIN ENTRANCE WITH A MAX. THRESHOLD HEIGHT OF 1/2". REFER TO DETAIL IN THIS SET OF PLANS.

D. THIS PATH SHALL HAVE A MAX. CROSS SLOPE OF 2% AND A MAX. RUNNING SLOPE OF 5%. SLOPES HIGHER THAN THIS SHALL BE APPROVED BY THE BUILDING OFFICIAL.

E. REFER TO DOOR CLEARANCE REQUIREMENTS. (A2 A0.4) (H4 A0.5)

F. THIS PATH SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2", AND SHALL BE A MIN. 48" IN WIDTH.

G. THIS PATH SHALL BE SLIP RESISTANT AS FOLLOWS:
   1. SURFACES WITH A SLOPE OF LESS THAN 5% GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.
   2. SURFACES WITH A SLOPE OF 5% GRADIENT SHALL BE SLIP RESISTANT.

H. PROVIDE TACTILE EXIT SIGN WITH ASSOCIATED GRADE 2 BRAILLE AS REQUIRED PER CBC 1013.4. REFER TO DETAIL (A4 A0.5)

J. PROVIDE ACCESSIBLE ENTRANCE PLAQUE AND OR DECAL REFER TO DETAIL (H6 A0.5)

K. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60"x60" AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK AND NOT LESS THAN 48" WIDE BY 44" DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK.

L. WALKS SHALL EXTEND A MINIMUM OF 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.

M. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 5' IN LENGTH AT INTERVALS OF AT LEAST EVERY 400'.

N. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE NO GREATER THAN 1/2" WIDE IN ONE DIRECTION. IF GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

P. ACCESSIBLE ROUTE AND ACCESSIBLE THRESHOLD REQUIREMENTS APPLY TO EXTERIOR & INTERIOR FLOORS INCLUDING FINISH MATERIAL ON TOP.

SITE REFERENCE NOTES

100 NEW ASPHALT PARKING LOT PAVING - SEE CIVIL PLANS
102. EXISTING CONCRETE SIDEWALK
103. EXISTING CONCRETE CURB & GUTTER
104. NEW CONCRETE SIDEWALK - SEE CIVIL PLANS
105. NEW CONCRETE CURB - SEE CIVIL PLANS
106. BIO-RETENTION AREA (SHOWN SHADED & DASHED) - SEE CIVIL PLANS
107. LANDSCAPING AREA - SEE LANDSCAPING PLANS
108. CURB RAMP - SEE D6/A0.4
109. STANDARD PARKING STALL - SEE CIVIL PLANS
110. ACCESSIBLE PARKING STALL - SEE B8/A0.4
111. VAN ACCESSIBLE PARKING STALL - SEE B8/A0.4
112. ACCESS AISLE - SEE B8/A0.4
113. FUEL EFFICIENT VEHICLE PARKING SPACE DESIGNATED FOR FUTURE EV CHARGING STATION INSTALLATION UNDER SEPARATE PERMIT. CHARGING STATIONS WILL BE INSTALLED AT A LATER DATE UNDER A SEPARATE PERMIT WITH ONLY THE ELECTRICAL INFRASTRUCTURE BEING INSTALLED NOW AS REQUIRED BY CALGREEN 5.106.5.3. - SEE ELECTRICAL SITE PLAN
114. CARPOOL PARKING SPACE
115. FUTURE CARPORT (ABLE TO SUPPORT SOLAR PHOTOVOLTAIC PANELS) - SEE D10/A2.2 (UNDER SEPARATE PERMIT)
116. NEW RETAINING WALL - SEE CIVIL PLANS
117. SITE LIGHTING - SEE ELECTRICAL SITE PLAN
118. TRANSFORMER - SEE ELECTRICAL PLAN
119. PROTECTIVE BARRIER @ TRANSFORMER (BOLLARDS SHOWN) - SEE SITE ELECTRICAL PLAN
120. TRASH ENCLOSURE - SEE TRASH ENCLOSURE PLAN FOR MORE INFORMATION
121. DESIGNATED NO PARKING AREA AND SECONDARY EMERGENCY VEHICLE ACCESS - SEE CIVIL PLANS
122. NEW 30'-0" FLAG POLE w/GROUND MOUNTED UP LIGHTING - SEE ELECTRICAL
123. NEW MONUMENT SIGN
124. DESIGNATED SMOKING AREA w/ 16"x30" TRASH RECEPTACLE & SMOKING POST RECEPTACLE
125. FIRE HYDRANT - SEE CIVIL PLANS
126. BICYCLE STORAGE FOR LONG TERM BICYCLE PARKING - SEE ENLARGED PLANS
127. 2-BIKE BELOW GROUND MOUNTED BICYCLE RACK - GROUND CONTROL SYSTEMS - HOOP RUNNER (HR100) OR EQUIVALENT
128. ENTRANCE SIGNAGE - SEE B6/A0.4
129. ACCESSIBLE PARKING SIGNAGE - SEE B4/A0.4
130. WALL MOUNTED ACCESSIBLE PARKING SIGNAGE @ +60" HIGH - SEE B4/A0.4
131. CONCRETE PAD @ TRASH ENCLOSURE FOR SUPPORT OF TRASH COLLECTION VEHICLE - SEE CIVIL PLANS
132. MECHANICAL EQUIPMENT ON 6" CONCRETE PAD W/ #4 @ 18" O.C. EW. - SEE MECHANICAL DRAWINGS. VERIFY SIZE AND SPACING OF EQUIPMENT PRIOR TO CONSTRUCTION OF CONCRETE PAD.
133. LINE OF PORTE COCHERE ABOVE. REFER TO BUILDING PLANS.
134. 60" DEEP BY 40' WIDE PASSENGER ACCESS AISLE. BORDER AND CROSS HATCHING TO BE CONTRASTING COLOR WITH ADJACENT SURFACE. CROSS HATCHING TO BE 36" O.C. SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
135. 96" X 20' VEHICLE DROP OFF SHOWN DASHED. SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
136. HORIZONTAL WOOD FENCE. 1X4 WESTERN RED CEDAR (S4S) @ 4.5" O.C. HORIZONTAL SPACING. MAX POST SPACING 7'2" WITH 2x2 VERTICAL MID-RAIL AT 36". SEAL WITH (2) COATS URETHANE SEMI-GLOSS CLEAR SEALER. REFER TO K12/A2.1. EXTEND END OF FENCE 24" MINIMUM PAST EQUIPMENT.
137. ACCESSIBLE PATH TO TRASH ENCLOSURE. REFER TO CIVIL DRAWINGS FOR GRADING INFORMATION. SLOPE AND CROSS SLOPE NOT TO EXCEED 2%.
138. STORAGE AREA - CONSTRUCT SIMILAR TO TRASH ENCLOSURE.
139. BACKFLOW PREVENTION DEVICES - REFER TO CIVIL PLANS. REFER TO LANDSCAPE DRAWINGS FOR SCREENING.
140. EMERGENCY GENERATOR - REFER TO ELECTRICAL AND PLUMBING DRAWINGS.
141. 36"X78"X4" THICK CONCRETE PAD WITH #4 REBAR AT 24" O.C.
142. GAS METER - MAINTAIN ALL CLEARANCES REQUIRED BY PG&E 201.7 GREENBOOK.
143. WATER METER - REFER TO CIVIL DRAWINGS.
144. "NO PARKING" IN 12" HIGH WHITE LETTERS.

K12 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

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PROJECT
Home2 Suites by Hilton
550 GATEWAY BOULEVARD
SOUTH SAN FRANCISCO, CA
ARCHITECTURAL SITE PLAN

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115
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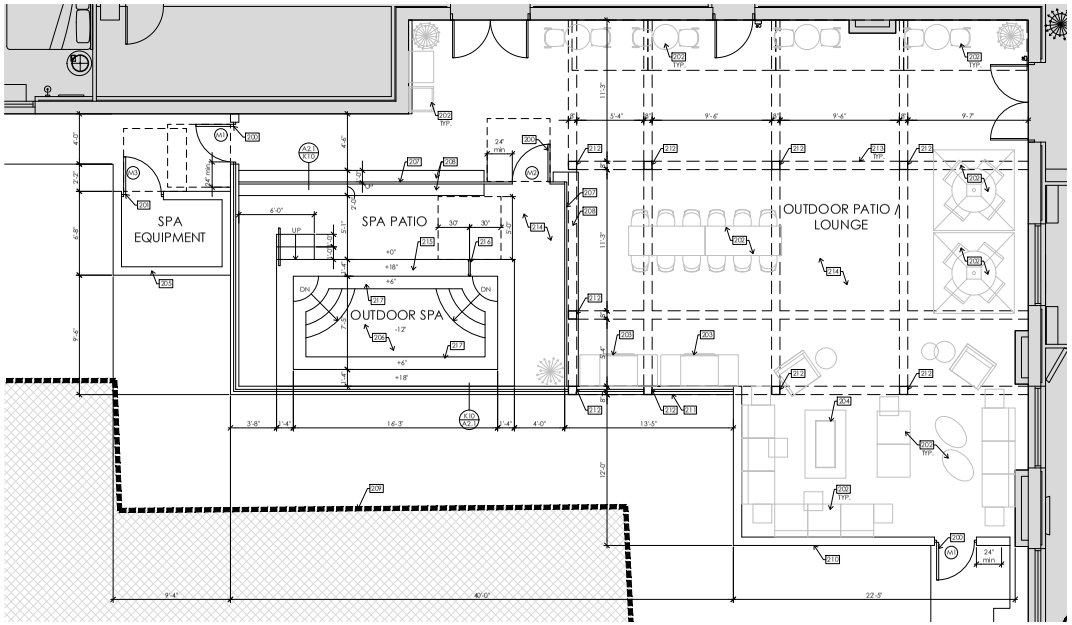
SITE GENERAL NOTES

1. REFER TO CIVIL PLANS FOR ALL GRADING, DRAINAGE & UTILITY INFORMATION
2. REFER TO LANDSCAPING/IRRIGATION PLANS FOR NEW PLANTING AND IRRIGATION
3. REFER TO SITE ELECTRICAL PLANS FOR ALL SITE LIGHTING & ELECTRICAL UTILITY INFORMATION
4. REFER TO PATH OF TRAVEL NOTES FOR ADDITIONAL INFORMATION ON THE ACCESSIBLE PATH OF TRAVEL REQUIREMENTS
5. ALL NON-PARKING CURBS SHALL BE PAINTED RED AND LABELED AS "NO PARKING" IN WHITE STENCILED LETTERS AND IN CONFORMANCE WITH THE LOCAL FIRE CODE AND SPECIFICATIONS.
6. ACCESS ROADS SHALL HAVE AN ALL WEATHER SURFACE AND BE ABLE TO SUPPORT AN IMPOSED LOAD OF 75,000 POUNDS.

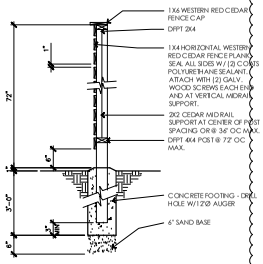
REFERENCE NOTES

200 METAL GATE - SEE DOOR SCHEDULE
201. EXTERIOR DOOR - SEE DOOR SCHEDULE
202. SITE FURNITURE - SEE INTERIOR SHEETS
203. OUTDOOR GRILL - SEE INTERIOR SHEETS & PLUMBING PLANS
204. FIREPIT - SEE INTERIOR SHEETS & PLUMBING PLANS
205. CMU BLOCK WALL. MATCH CONSTRUCTION OF TRASH ENCLOSURE.
206. OUTDOOR SPA, UNDER SEPARATE COVER
207. 6'-0" TALL METAL FENCING
208. LANDSCAPING AREA - SEE LANDSCAPING SHEETS
209. BIO-RETENTION AREA - SEE CIVIL SHEETS
210. 6'-0" TALL LANDSCAPING WALL - SEE LANDSCAPING SHEETS
211. LANDSCAPING WALL W/METAL FENCING - SEE LANDSCAPING
212. STEEL COLUMN FOR TRELLIS STRUCTURE - SEE STRUCTURAL SHEETS
213. TRELLIS STEEL BEAM ABOVE (SHOWN DASHED) - SEE STRUCTURAL SHEETS
214. CONCRETE PATIO, SEE CIVIL SHEETS
215. SPA TRANSFER WALL, +18" HIGH
216. SPA HANDRAIL FOR TRANSFER WALL W/60"X60" MIN. CLEAR DECK SPACE
217. SEATING LEDGE AT SPA, BELOW HEIGHT OF WATER LEVEL

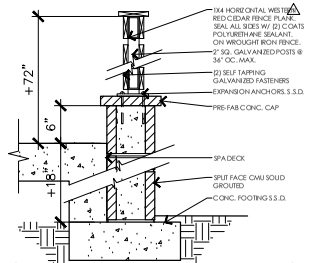


E10 ARCHITECTURAL ENLARGED SITE PLAN
SCALE: 1/4" = 1'-0"

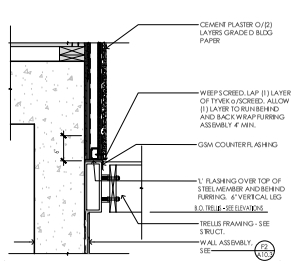
PROJECT NORTH / TRUE NORTH



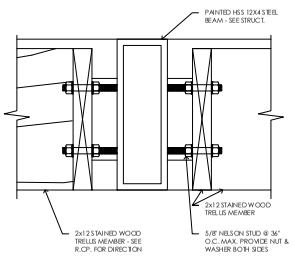
K12 SITE FENCE
3/4" = 1'-0"
X-SITEFENCE01



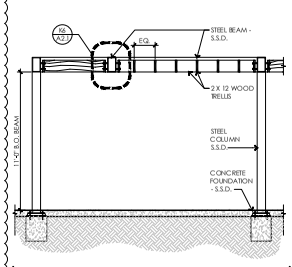
K10 FENCE @ POOL DECK
1 1/2" = 1'-0"
x-site-spa deck fence



K8 TRELLIS CONNECTION @ CONC.
1" = 1'-0"
trellis-03



K6 TRELLIS BEAM CONNECTION
3" = 1'-0"
x-trellis-02



K4 TRELLIS SECTION
1/4" = 1'-0"
x-trellis-01

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ENLARGED ARCHITECTURAL SITE PLAN

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115
DATE
AUGUST 29, 2017
SHEET
A2.1

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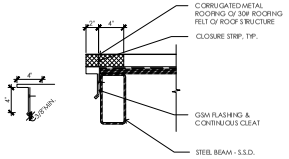
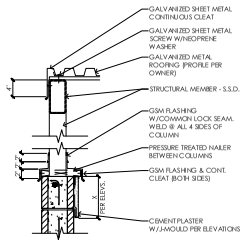
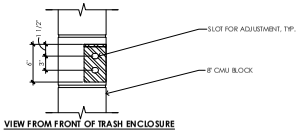


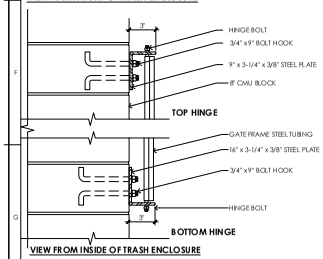
B12 TRASH ENLCOSURE - DRIP EDGE
SCALE: 1-1/2" = 1'-0" x-trash-drip edge-01



D12 TRASH ENCLOSURE WALL SECTION
SCALE: 1" = 1'-0" x-trash-sect-CMU-02

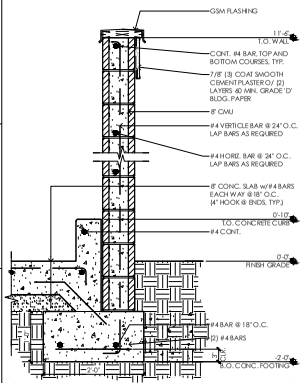


VIEW FROM FRONT OF TRASH ENCLOSURE

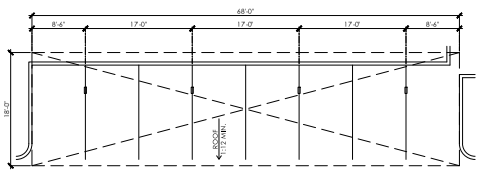


VIEW FROM INSIDE OF TRASH ENCLOSURE

G12 TRASH ENLCOSURE HINGE
SCALE: 1-1/2" = 1'-0" x-trash-hinge



K12 TRASH ENCLOSURE WALL SECTION
SCALE: 1" = 1'-0" x-trash-sect-CMU

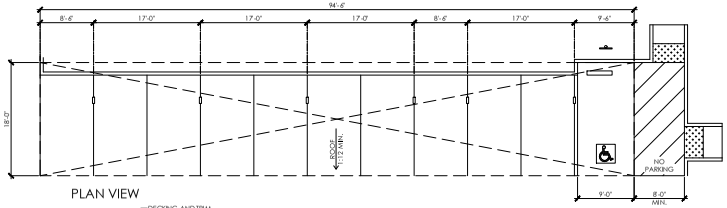


PLAN VIEW

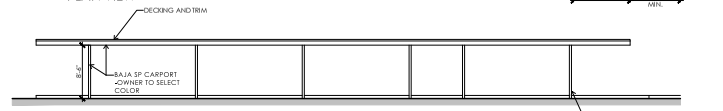
ELEVATION VIEW

8 STALL CARPORT - CARPORT B

NOTES:
1. CARPORTS SHALL BE UNDER A SEPARATE PERMIT. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
2. CONTRACTOR SHALL VERIFY DIMENSIONS ON-SITE PRIOR TO FABRICATION.
3. ALL DECKING TO BE AEP SPAN COOL WEATHERED COPPER COLOR OR EQUAL AS APPROVED BY OWNER.
4. ALL EXPOSED METAL EXCEPT COLORED ROOF DECKING TO BE PAINTED. VERIFY COLOR w/OWNER.
5. CARPORTS SHALL BE ABLE TO SUPPORT SOLAR PANELS

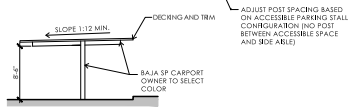


PLAN VIEW



ELEVATION VIEW

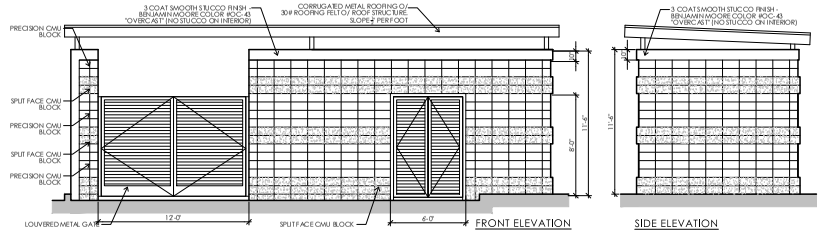
11 STALL CARPORT - CARPORTS A



SIDE ELEVATION VIEW

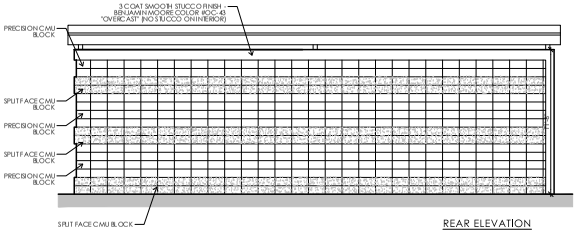
TYPICAL TO ALL CARPORTS

D10 PROPOSED CARPORTS (FOR REFERENCE ONLY)
SCALE: 1/8" = 1'-0"

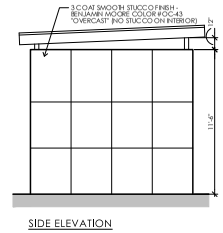


FRONT ELEVATION

SIDE ELEVATION

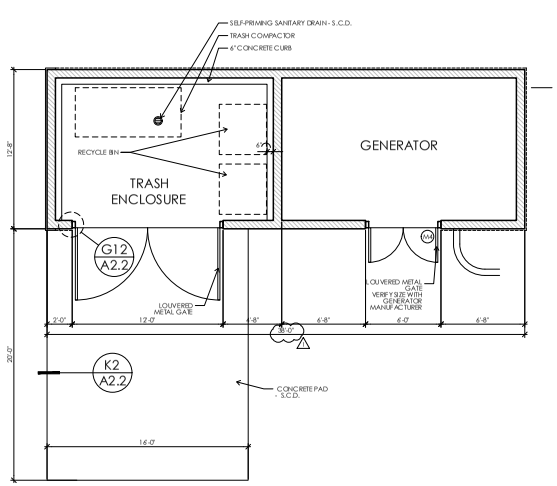


REAR ELEVATION

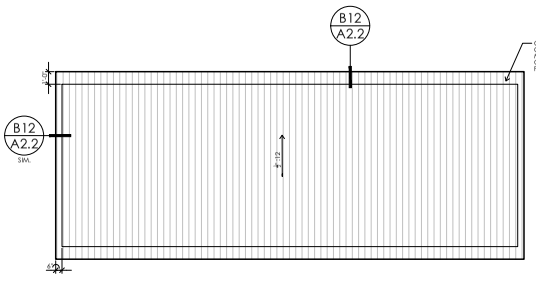


SIDE ELEVATION

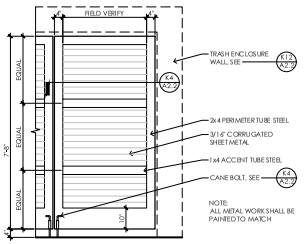
H10 TRASH ENCLOSURE - ELEVATIONS
SCALE: 1/4" = 1'-0"



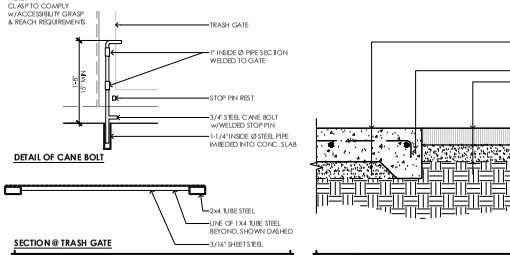
H4 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



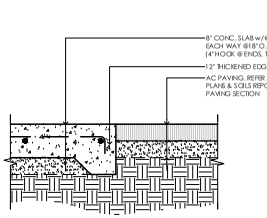
H10 TRASH ENCLOSURE - ROOF PLAN
SCALE: 1/4" = 1'-0"



K6 TRASH ENCLOSURE GATE
SCALE: 1" = 1'-0" x-trash-gate



K4 TRASH GATE SECTION & CANE BOLT
SCALE: 1" = 1'-0" x-trash-gate-sect



K2 TRASH SLAB TO A.C. TRANSITION
SCALE: 1" = 1'-0" x-trash-paving

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PROJECT
Home2 Suites by Hilton
550 GATEWAY BOULEVARD
SOUTH SAN FRANCISCO, CA

ARCHITECTURAL SITE DETAILS

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A2.2

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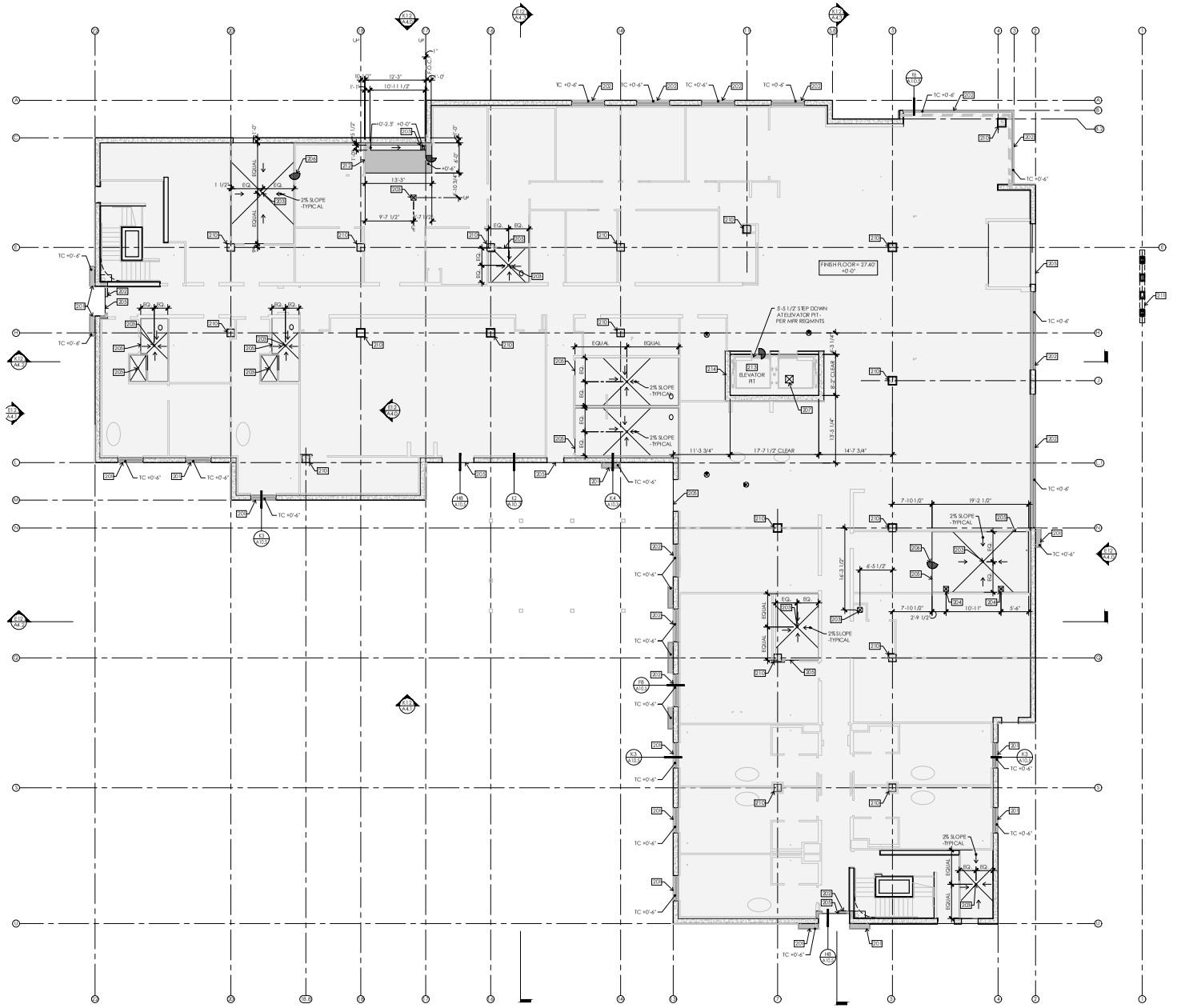

SLAB PLAN GENERAL NOTES

1. REFER TO ARCHITECTURAL OVERALL BUILDING PLANS FOR NOTES AND DIMENSIONS NOT SHOWN
2. REFER TO CIVIL PLANS FOR BUILDING AND FLATWORK ELEVATIONS ELEVATIONS
3. REFER TO PLUMBING AND CIVIL PLANS FOR DRAINAGE INFORMATION
4. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION

SLAB PLAN REFERENCE NOTES

201. CONCRETE CURB.
202. CONCRETE CURB w/CHAMFER EDGE @ STOREFRONT
203. FLOOR DRAIN - SEE PLUMBING DRAWINGS
204. FLOOR SINK - SEE PLUMBING DRAWINGS
205. REFER TO INTERIOR DESIGN SHEETS FOR FLOOR FINISH; FLUSH TRANSITION REQ'D FOR ACCESSIBILITY
206. SLOPE FLOORING TO DRAIN
207. ELEVATOR SUMP PIT PER MFR REQUIREMENTS
208. VOID IN SLAB
209. DASHED LINE REPRESENTS CONCRETE WALL OR COLUMN BELOW
210. CONCRETE COLUMN - S.S.D.
211. GRADE BEAM - S.S.D.
212. +6" CONCRETE PAD UNDER WASHING MACHINES. SEE PLUMBING PLANS FOR DRAINAGE.
213. PROVIDE LADDER IN ELEVATOR PIT PER MANUFACTURER'S RECOMMENDATIONS - SEE DETAIL K8/A10.8
214. 10" CONCRETE WALL - S.S.D.

K12 FIRST FLOOR SLAB PLAN
SCALE: 1/8" = 1'-0"

PROJECT ACTUAL NORTH - NORTH

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SOUTH SAN FRANCISCO, CA
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PROJECT
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DATE
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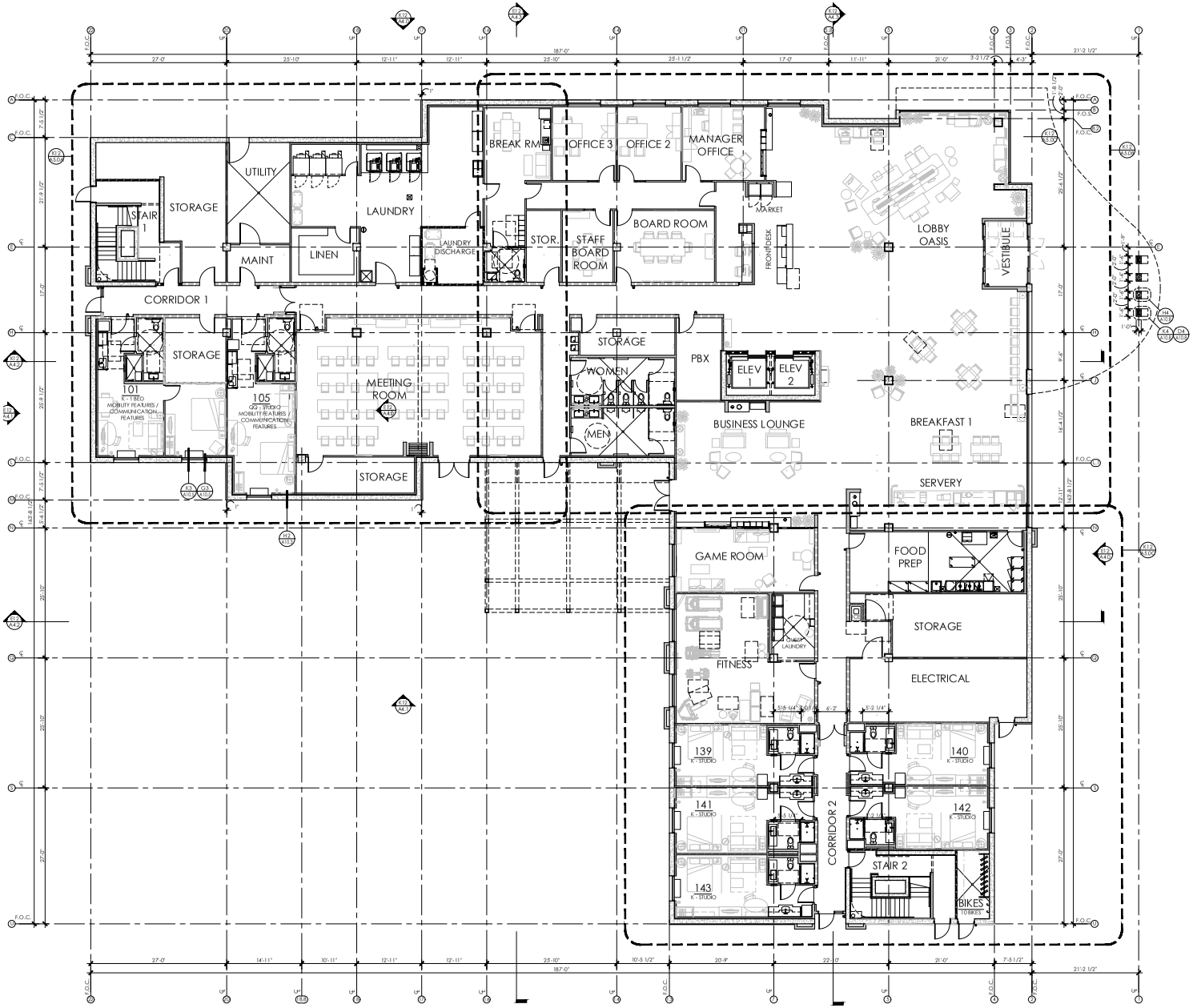

LEGEND

SITE CONSTRUCTED WALLS

	NEW CONCRETE WALL, SEE STRUCTURAL	B1 A10.0, D2 A10.1, F9 A10.0
	FULL HEIGHT 2-HOUR RATED/ STC-50 WALL	H5 A10.1, G10 A10.1 ELEVATOR
	FULL HEIGHT 1-HOUR RATED/ STC-50 WALL	D4 A10.0
	FULL HEIGHT WALL	I4 A10.0, H6 A10.1, I4 A10.0
	FULL HEIGHT 2-HOUR RATED SHAFT WALL	B1 A10.0, H8 A10.1
	2 hr FULL HEIGHT WALL @ 6TH FLOOR/ ROOF	B2.1 A10.0

MODULAR CONSTRUCTED WALLS

	FULL HEIGHT 1-HOUR/ STC-50 RATED PARTY WALL	SEE MODULAR PLANS
	FULL HEIGHT WALL	SEE MODULAR PLANS

SCHEDULE SYMBOLS

(#)	SEE DOOR SCHEDULE
(SF#)	SEE STOREFRONT SCHEDULE
(W#)	SEE WINDOW SCHEDULE
	FLOOR STRUCTURE BY MODULAR BUILDER. FINISHES AND CEILING INSTALLED ON SITE BY OSC.
	SEE HARDWARE SCHEDULE

FLOOR PLAN GENERAL NOTES

1. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
2. VERIFY INSULATION APPLICATIONS PER INSULATION SCHEDULE.
3. FIRE BLOCKING SHALL BE PROVIDED.
3a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10' INTERVALS BOTH HORIZONTAL AND VERTICAL.
3b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3c. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS. WITH NON-COMBUSTIBLE MATERIALS.
3d. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
4. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL U.N.O.
5. FOR RATED ASSEMBLIES AND PENETRATIONS, REFER TO A10.0, A10.1, & A10.2
6. PENETRATIONS OF FIREWALLS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS AND MEMBRANE-PENETRATION FIRE STOPS IN ACCORDANCE WITH CBC SECTIONS 713.3.1.2 & 713.3.2. SEE A10.1 FOR PENETRATION DETAILS.
7. REFER TO ENLARGED PLANS AND GUEST ROOM PLANS FOR ADDITIONAL INFORMATION
8. REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURES, SMOKE & CARBON MONOXIDE DETECTOR LOCATIONS, POWER & DATA, AND GENERAL ELECTRICAL NOTES.
9. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL EQUIPMENT, DUCT LAYOUT, AND GENERAL MECHANICAL NOTES.
10. REFER TO PLUMBING DRAWINGS FOR PLUMBING FIXTURES, DRAINAGE, AND GENERAL PLUMBING NOTES
11. REFER TO INTERIOR DRAWINGS FOR FURNITURE LAYOUT, FLOOR AND WALL FINISHES, AND ADDITIONAL INFORMATION.
12. PLYWOOD SHEATHING (WHERE OCCURS) AND GYPSUM BOARD SHALL BE SITE INSTALLED IN CORRIDORS, STAIRS, AND ELEVATOR SHAFTS BY THE GENERAL CONTRACTOR - SEE MODULAR PLANS FOR MORE INFORMATION.

FLOOR PLAN REFERENCE NOTES

301 AREA BY OTHERS (SHADED) SHOWN FOR REFERENCE - SEE MODULAR PLANS
302 LAUNDRY CHUTE W/ 42" HIGH DOOR
303 FURRED OUT METAL FRAMED WALL FRAMED ON-SITE
304 ENTRY CANOPY BELOW - SEE STRUCTURAL. PROVIDED FIRE PROOFING AT STRUCTURAL MEMBERS PER DETAIL B4/A10.8
305 STOREFRONT - SEE STOREFRONT SCHEDULE.
306 PREFABRICATED ELEVATED METAL ROOF CATWALK W/NON-PENETRATING ADHESIVE BASED SUPPORTS (SYSTEM SHALL NOT PENETRATE ROOF MEMBRANE) - MANUF: PHP SYSTEMS/DESIGN PRODUCT: ROOFTOP WALKWAY OR EQUIVALENT. SYSTEM HEIGHT ABOVE ADJACENT ROOF SURFACE TO BE ± 12". SYSTEM DESIGN AND CALCULATIONS SHALL BE PROVIDED AS A DEFERRED SUBMITTAL. PERFORATED METAL WALKWAY SHALL HAVE PERFORATION HOLES NO GREATER THAN 4" DIAMEETER AND SHALL BE SLIP RESISTANT AND IN COMPLIANCE WITH CBC 1003.4 AND 1118-302.
307 +42" HIGH METAL GUARDRAILING
308 MECHANICAL ROOFTOP EQUIPMENT - SEE MECHANICAL PLANS
309 ROOF DRAIN W/OVERFLOW DRAIN - SEE PLUMBING PLANS
310 ROOF CRICKET - SLOPE TO DIRECT WATER TOWARDS ROOF DRAINS
311 SINGLE PLY ROOFING MEMBRANE BY OTHERS(TAN COLOR) - SEE MODULAR PLANS
312 PARAPET W/COPING PAINTED TO MATCH - SEE BUILDING ELEVATIONS
313 SCUPPER & DOWNSPOUT - SEE PLUMBING DRAWINGS
314 AREA OF SITE BUILT ROOF FRAMING & PARAPET WALL - SEE F2/A10.4
315 SINGLE PLY ROOFING MEMBRANE AND TAPERED INSULATION TO BE INSTALLED IN FIELD (TAN COLOR) - SEE B10/A10.3
316 STAIR DOOR TO BE INSTALLED ON-SITE
317 2 HOUR RATED SHAFT (PLUG) WALL SITE INSTALLED - SEE H8/A10.3
318 WET STANDPIPE PER C.B.C. 905.3 IN 2x10 WALL - REFER TO FIRE SPRINKLER DRAWINGS (UNDER SEPARATE COVER)
319 18"x 18" RECESSED HOSE CABINET - REFER TO FIRE SPRINKLER DRAWINGS (UNDER SEPARATE COVER)
320 3" CANOPY STORM DRAIN W/OVERFLOW PIPING
321 VENT CAP & FLASHING ABOVE LAUNDRY CHUTE - SEE DETAIL K2/A10.8
322 DASHED LINE INDICATES TEMPORARY MODULAR WALL TO BE REMOVED
323 FULL HEIGHT WOOD STUD EXTERIOR WALLS, FRAMED ON-SITE. SEE WALL LEGEND.
324 SITE INSTALLED PLYWOOD SHEATHING (WHERE OCCURS), AND GYPSUM BOARD ON WALLS AND CEILING - SEE FLOOR PLAN GENERAL NOTE #12
325 REFER TO B1.0/A10.3 FOR 1-HR SITE BUILT ROOF ASSEMBLIES. REFER TO K10/A10.3 FOR INTERSECTION OF 2 HR SITE BUILT WALL AND 1 HR SITE BUILT ROOF/ CEILING
326 REFER TO DETAIL D12/A10.3 FOR SITE BUILT WALL CONSTRUCTION AT ELEVATOR SHAFT.
327 2-HOUR FIRE WALL - REFER TO MODULAR BUILDING PLANS. ALL PENETRATIONS BETWEEN MACHINE ROOM AND ELEVATOR SHAFT SHALL BE PROTECTED BY A 2 -HOUR RATED FIRE STOP. REFER TO A10.1.
328 PROVIDE 2HR FLOOR/ CEILING ASSEMBLY BELOW ELEVATOR MACHINE ROOM. REFER TO F12/ A10.3.
329 EMERGENCY SIGN: PROVIDE APPROVED PICTORIAL STANDARDIZED DESIGN AND POST ADJACENT TO ELEVATOR CALL STATION. SIGN SHALL READ "IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXIT STAIRS".
330 EMERGENCY 2-WAY COMMUNICATION SYSTEM AT ELEVATOR LANDING. MOUNTED NO HIGHER THAN 48" ABOVE FINISH FLOOR. REFER TO F11/A0.4.
331 PROVIDE A SIGN STATING "NO COMBUSTIBLE STORAGE PERMITTED IN THIS ROOM BY ORDER OF THE FIRE MARSHALL" IN 1-1/2" HIGH LETTERS.
332 SURFACE MOUNTED EXIT SIGN MOUNTED TO CATWALK RAILING. COORDINATE INSTALLATION WITH CATWALK MANUFACTURER AND CONSTRUCTION. GC IS RESPONSIBLE FOR INSTALLATION.
333 EXTERIOR SURFACE MOUNTED EXIT SIGN. PROVIDE WEATHER PROOF FIXTURE.
334 29" X 72" PERMANENT METAL SCAFFOLDING WITH BUILT IN LADDER AND METAL DECK MOUNTED ON CONTINUOUS 4X4 PRESSURE TREATED SLEEPERS. HEIGHT FROM DECK TO TOP OF PARAPET NOT TO EXCEED 42".
335 WINDOW WASHING EQUIPMENT AND SUPPORTS. REFER TO VENDOR SHOP DRAWINGS AND MODULAR STRUCTURAL DRAWINGS FOR SUPPORTS.
336 60" WIDE GATE OPENING PROVIDED BY W ALKWAY VENDOR.
337 LADDER
338 24" SQUARE RATED ACCESS PANEL. MATCH RATING OF WALL. ALIGN WITH LIGHT FIXTURES

K12 OVERALL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PROJECT
Home2 Suites by Hilton
550 GATEWAY BOULEVARD
SOUTH SAN FRANCISCO, CA
FIRST FLOOR PLAN

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	11/09/2018

PROJECT
A15115
DATE
AUGUST 29, 2017
SHEET
A3.1

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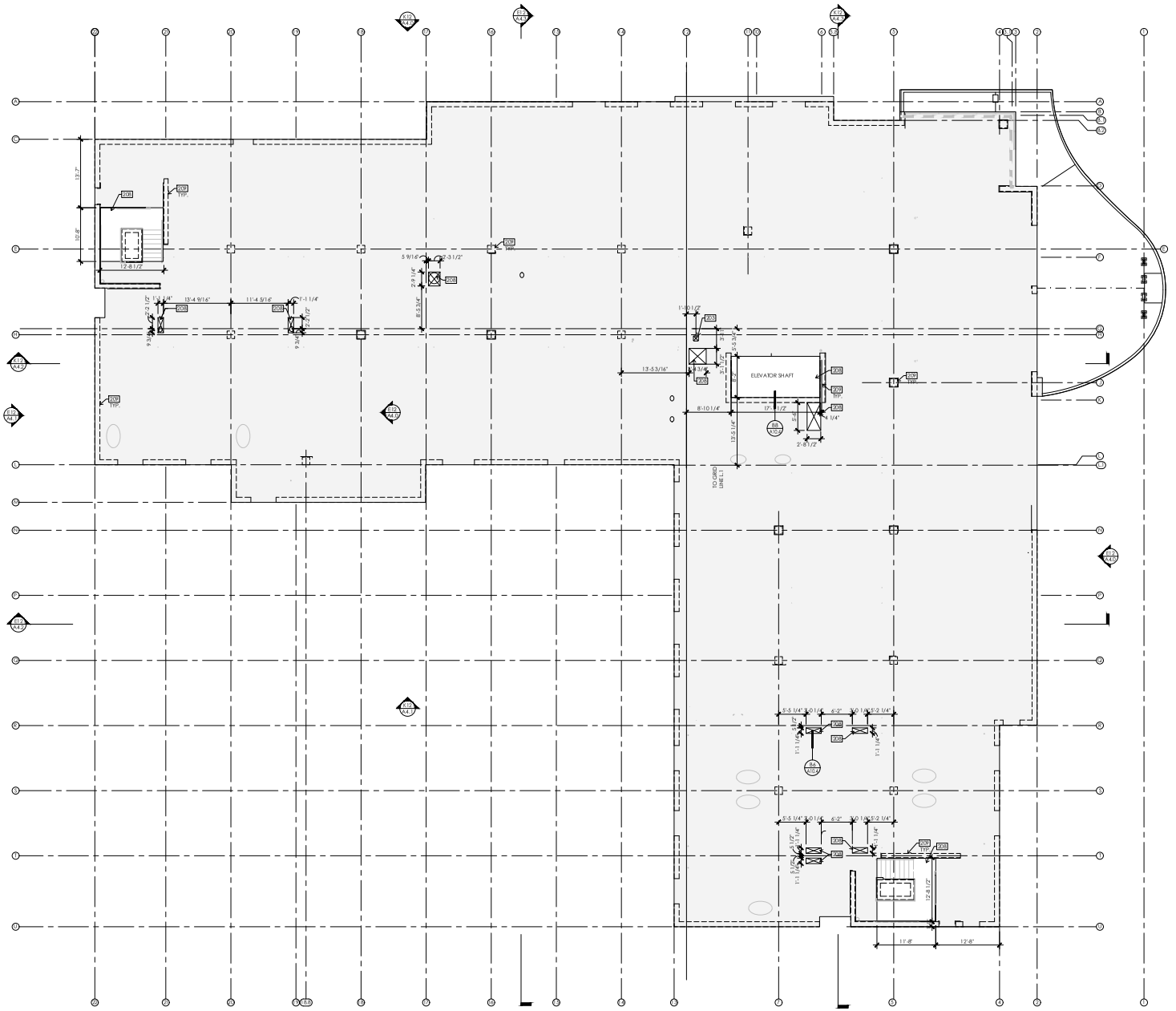

SLAB PLAN GENERAL NOTES

1. REFER TO ARCHITECTURAL OVERALL BUILDING PLANS FOR NOTES AND DIMENSIONS NOT SHOWN
2. REFER TO CIVIL PLANS FOR BUILDING AND FLATWORK ELEVATIONS ELEVATIONS
3. REFER TO PLUMBING AND CIVIL PLANS FOR DRAINAGE INFORMATION
4. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION

SLAB PLAN REFERENCE NOTES

201. CONCRETE CURB
202. CONCRETE CURB w/CHAMFER EDGE @ STOREFRONT
203. FLOOR DRAIN - SEE PLUMBING DRAWINGS
204. FLOOR SINK - SEE PLUMBING DRAWINGS
205. REFER TO INTERIOR DESIGN SHEETS FOR FLOOR FINISH ; FLUSH TRANSITION REQ'D FOR ACCESSIBILITY
206. SLOPE FLOORING TO DRAIN
207. ELEVATOR SUMP PIT PER MFR REQUIREMENTS
208. VOID IN SLAB
209. DASHED LINE REPRESENTS CONCRETE WALL OR COLUMN BELOW
210. CONCRETE COLUMN - S.S.D.
211. GRADE BEAM - S.S.D.
212. +6" CONCRETE PAD UNDER WASHING MACHINES. SEE PLUMBING PLANS FOR DRAINAGE
213. PROVIDE LADDER IN ELEVATOR PIT PER MANUFACTURER'S RECOMMENDATIONS - SEE DETAIL K8/A10.8
214. 10" CONCRETE WALL - S.S.D.

K12 SECOND FLOOR SLAB PLAN
SCALE: 1/8" = 1'-0"

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SECOND FLOOR SLAB PLAN

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	11/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A3.2

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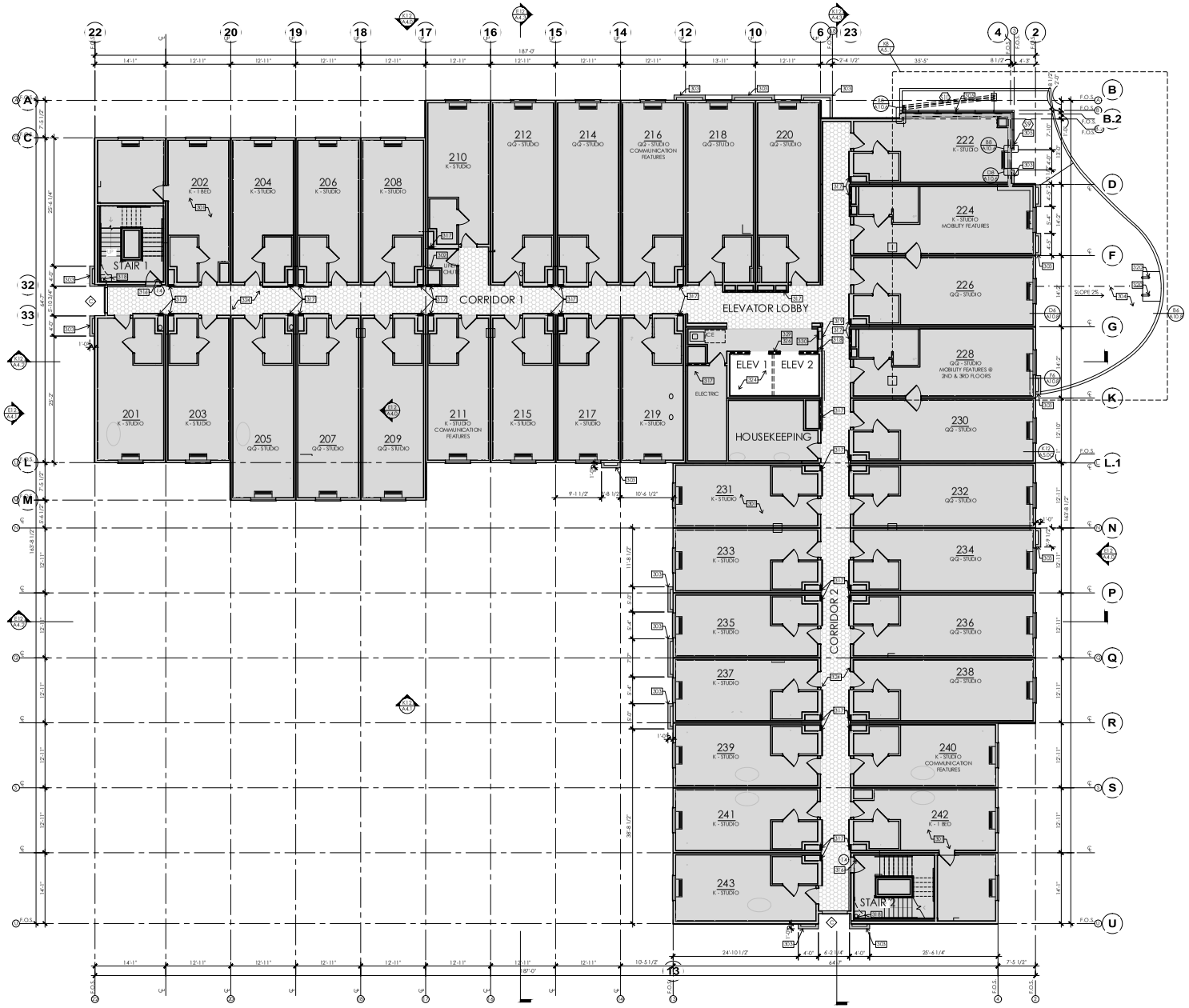

LEGEND

SITE CONSTRUCTED WALLS		
	NEW CONCRETE WALL, SEE STRUCTURAL	B2 A10.1, D2 A10.1, E6 A10.1
	FULL HEIGHT 2-HOUR RATED/ STC-50 WALL	H4 A10.1, D2 A/A10.1 ELEVATOR
	FULL HEIGHT 1-HOUR RATED/ STC-50 WALL	D4 A10.1
	FULL HEIGHT WALL	F4 A10.1, H6 A10.1, E6 A10.1
	FULL HEIGHT 2-HOUR RATED SHAFT WALL	B4 A10.1, H8 A10.1
	2 hr FULL HEIGHT WALL @ 6TH FLOOR/ ROOF	B10 A10.1
MODULAR CONSTRUCTED WALLS		
	FULL HEIGHT 1-HOUR/ STC-50 RATED PARTY WALL	SEE MODULAR PLANS
	FULL HEIGHT WALL	SEE MODULAR PLANS
SCHEDULE SYMBOLS		
#	SEE DOOR SCHEDULE	
SW	SEE STOREFRONT SCHEDULE	
W	SEE WINDOW SCHEDULE	
	FLOOR STRUCTURE BY MODULAR BUILDER. FINISHES AND CEILING INSTALLED ON SITE BY GC.	
	SEE HARDWARE SCHEDULE	

FLOOR PLAN GENERAL NOTES

1. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
2. VERIFY INSULATION APPLICATIONS PER INSULATION'S CHECKLIST.
3. FIRE BLOCKING SHALL BE PROVIDED:
   - 3a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10' INTERVALS BOTH HORIZONTAL AND VERTICAL.
   - 3b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   - 3c. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
   - 3d. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
4. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL U.N.O.
5. FOR RATED ASSEMBLIES AND PENETRATIONS, REFER TO A10.0, A10.1, & A10.2
6. PENETRATIONS OF FIRE WALLS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS AND MEMBRANE-PENETRATION FIRE STOPS IN ACCORDANCE WITH CBC SECTIONS 713.3.1.2 & 713.3.2. SEE A10.1 FOR PENETRATION DETAILS.
7. REFER TO ENLARGED PLANS AND GUESTROOM PLANS FOR ADDITIONAL INFORMATION.
8. REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURES, SMOKE & CARBON MONOXIDE DETECTOR LOCATIONS, POWER & DATA, AND GENERAL ELECTRICAL NOTES.
9. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL EQUIPMENT, DUCT LAYOUT, AND GENERAL MECHANICAL NOTES.
10. REFER TO PLUMBING DRAWINGS FOR PLUMBING FIXTURES, DRAINAGE, AND GENERAL PLUMBING NOTES
11. REFER TO INTERIOR DRAWINGS FOR FURNITURE LAYOUT, FLOOR AND WALL FINISHES, AND ADDITIONAL INFORMATION.
12. PLYWOOD SHEATHING (WHERE OCCURS) AND GYPSUM BOARD SHALL BE SITE INSTALLED IN CORRIDORS, STAIRS, AND ELEVATOR SHAFTS BY THE GENERAL CONTRACTOR - SEE MODULAR PLANS FOR MORE INFORMATION.

FLOOR PLAN REFERENCE NOTES

- 100 AREA BY OTHERS (SHADED) SHOWN FOR REFERENCE - SEE MODULAR PLANS
- 302. LAUNDRY CHUTE W/ 42" HIGH DOOR
- 303. FURRED-OUT METAL FRAMED WALL, FRAMED ON SITE
- 304. ENTRY CANOPY BELOW - SEE STRUCTURAL. PROVIDED FIRE PROOFING AT STRUCTURAL MEMBERS PER DETAIL B4/A10.8
- 305. STOREFRONT - SEE STOREFRONT SCHEDULE
- 306. PREFABRICATED ELEVATED METAL ROOF CATWALK W/ NON-PENETRATING ADHESIVE BASED SUPPORTS (SYSTEM SHALL NOT PENETRATE ROOF MEMBRANE) - MANUF: PHP SYSTEM/DESIGN PRODUCT: ROOFTOP WALKWAY OR EQUIVALENT. SYSTEM HEIGHT ABOVE ADJACENT ROOF SURFACE TO BE ± 12". SYSTEM DESIGN AND CALCULATIONS SHALL BE PROVIDED AS A DEFERRED SUBMITTAL. PERFORATED METAL WALKWAYS SHALL HAVE PERFORATION HOLES NO GREATER THAN 4" IN DIAMETER AND SHALL BE SLIP RESISTANT AND IN COMPLIANCE WITH CBC 1003.4 AND 118-302.
- 307. +42" HIGH METAL GUARD RAILING
- 308. MECHANICAL ROOFTOP EQUIPMENT - SEE MECHANICAL PLANS
- 309. ROOF DRAIN W/ OVERFLOW DRAIN - SEE PLUMBING PLANS
- 310. ROOF CRICKET - SLOPE TO DIRECT WATER TOWARDS ROOF DRAINS
- 311. SINGLE PLY ROOFING MEMBRANE BY OTHERS (TAN COLOR) - SEE MODULAR PLANS
- 312. PARAPET W/ COPING PAINTED TO MATCH - SEE BUILDING ELEVATIONS
- 313. SCUPPER & DOWNSPOUT - SEE PLUMBING DRAWINGS
- 314. AREA OF SITE BUILT ROOF FRAMING & PARAPET WALL - SEE F2/A10.4
- 315. SINGLE PLY ROOFING MEMBRANE AND TAPERED INSULATION TO BE INSTALLED IN FIELD (TAN COLOR) - SEE B1/A10.3
- 316. STAIR DOOR TO BE INSTALLED ON-SITE
- 317. 2 HOUR RATED SHAFT (PLUG) WALL SITE INSTALLED - SEE H8/A10.3
- 318. WET SPRINKLER PER CBC 903.3.1.1 & 2x10 WALL - REFER TO FIRE SPRINKLER DRAWINGS (UNDER SEPARATE COVER)
- 319. 18"x 18" RECESSED HOSE CABINET - REFER TO FIRE SPRINKLER DRAWINGS (UNDER SEPARATE COVER)
- 320. 3" CANOPY STORM DRAIN w/ OVERFLOW PIPING
- 321. VENT CAP & FLASHING ABOVE LAUNDRY CHUTE - SEE DETAIL K2/A10.8
- 322. DASHED LINE INDICATES TEMPORARY MODULAR WALL TO BE REMOVED
- 323. FULL HEIGHT WOOD STUD EXTERIOR WALLS, FRAMED ON SITE. SEE WALL LEGEND.
- 324. SITE INSTALLED PLYWOOD SHEATHING (WHERE OCCURS), AND GYPSUM BOARD ON WALLS AND CEILING - SEE FLOOR PLAN GENERAL NOTE #12
- 325. REFER TO B10/A10.3 FOR 1-HR SITE BUILT ROOF ASSEMBLIES. REFER TO K1/A10.3 FOR INTERSECTION OF 2 HR SITE BUILT WALL AND 1 HR SITE BUILT ROOF/ CEILING.
- 326. REFER TO DETAIL D1/A10.3 FOR SITE BUILT WALL CONSTRUCTION AT ELEVATOR SHAFT.
- 327. 2-HOUR FIRE WALL - REFER TO MODULAR BUILDING PLANS. ALL PENETRATIONS BETWEEN MACHINE ROOM AND ELEVATOR SHAFT SHALL BE PROTECTED BY A 2- HOUR RATED FIRE STOP. REFER TO A10.1.
- 328. PROVIDE 2HR FLOOR/ CEILING ASSEMBLY BELOW ELEVATOR MACHINE ROOM. REFER TO F12/ A10.3.
- 329. EMERGENCY SIGN: PROVIDE APPROVED PICTORIAL STANDARDIZED DESIGN AND POST ADJACENT TO ELEVATOR CALL STATION. SIGN SHALL READ "IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE, USE EXIT STAIRS".
- 330. EMERGENCY 2 WAY COMMUNICATION SYSTEM AT ELEVATOR LANDING. MOUNTED NO HIGHER THAN 48" ABOVE FINISH FLOOR. REFER TO F12/A0.4.
- 331. PROVIDE A SIGN STATING "NO COMBUSTIBLE STORAGE PERMITTED IN THIS ROOM BY ORDER OF THE FIRE MARSHALL" IN 1-1/2" HIGH LETTERS.
- 332. SURFACE MOUNTED EXIT SIGN MOUNTED TO CATWALK RAILING. COORDINATE INSTALLATION WITH CATWALK MANUFACTURER AND CONSTRUCTION. GC IS RESPONSIBLE FOR INSTALLATION.
- 333. EXTERIOR SURFACE MOUNTED EXIT SIGN. PROVIDE WEATHER PROOF FIXTURE.
- 334. 29" X 72" PERMANENT METAL SCAFFOLDING WITH BUILT IN LADDER AND METAL DECK MOUNTED ON CONTINUOUS 4X4 PRESSURE TREATED SLEEPERS. HEIGHT FROM DECK TO TOP OF PARAPET NOT TO EXCEED 42".
- 335. WINDOW WASHING EQUIPMENT AND SUPPORTS. REFER TO VENDOR SHOP DRAWINGS AND MODULAR STRUCTURAL DRAWINGS FOR SUPPORTS.
- 336. 60" WIDE GATE OPENING PROVIDED BY WALKWAY VENDOR.
- 337. LADDER
- 338. 24" SQUARE RATED ACCESS PANEL. MATCH RATING OF WALL. ALIGN WITH LIGHT FIXTURES

K12 OVERALL SECOND FLOOR PLAN (THIRD, FOURTH & FIFTH FLOORS IDENTICAL)
SCALE: 1/8" = 1'-0"

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PROJECT
Home2 Suites by Hilton
550 GATEWAY BOULEVARD
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SECOND FLOOR PLAN

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115
DATE
AUGUST 29, 2017
SHEET
A3.3

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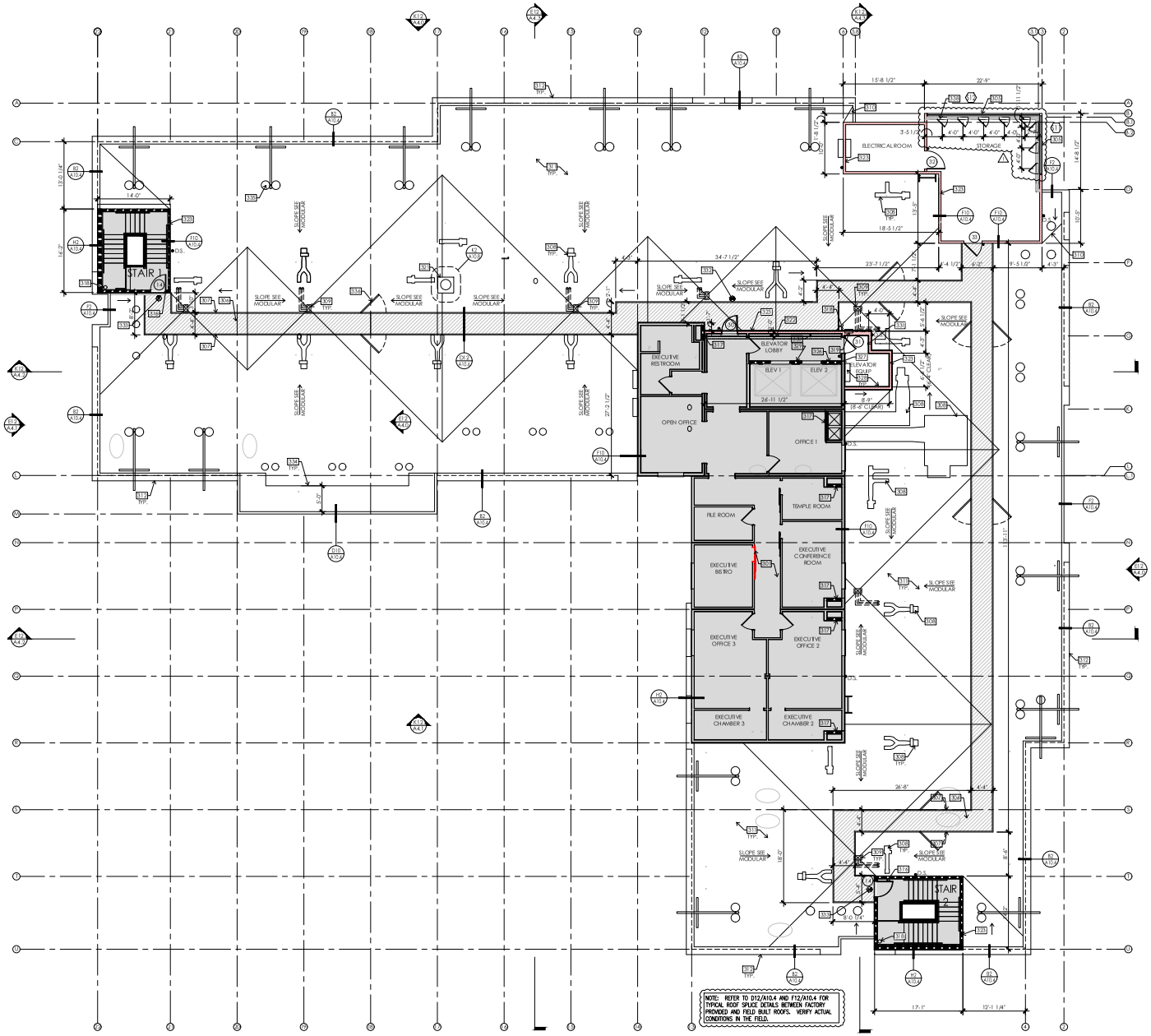

LEGEND

SITE CONSTRUCTED WALLS		
	NEW CONCRETE WALL, SEE STRUCTURAL	B2 A10.1, D2 A10.1, F6 A10.1
	FULL HEIGHT 2-HOUR RATED/ STC-50 WALL	H4 A10.1, D12 A/A4 A10.1 ELEVATOR
	FULL HEIGHT 1-HOUR RATED/ STC-50 WALL	D4 A10.1
	FULL HEIGHT WALL	F4 A10.1, H6 A10.1, K6 A10.1
	FULL HEIGHT 2-HOUR RATED SHAFT WALL	B4 A10.1, H8 A10.1
	2 hr FULL HEIGHT WALL @ 6TH FLOOR/ ROOF	B10 A10.1
MODULAR CONSTRUCTED WALLS		
	FULL HEIGHT 1-HOUR/ STC-50 RATED PARTY WALL	SEE MODULAR PLANS
	FULL HEIGHT WALL	SEE MODULAR PLANS
SCHEDULE SYMBOLS		
		SEE DOOR SCHEDULE
		SEE STOREFRONT SCHEDULE
		SEE WINDOW SCHEDULE
		FLOOR STRUCTURE BY MODULAR BUILDER. FINISHES AND CEILING INSTALLED ON SITE BY GC.
		SEE HARDWARE SCHEDULE

FLOOR PLAN GENERAL NOTES

1. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
2. VERIFY INSULATION APPLICATIONS PER INSULATION'S SCHEDULE.
3. FIRE BLOCKING SHALL BE PROVIDED:
3a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10' INTERVALS BOTH HORIZONTAL AND VERTICAL.
3b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3c. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
3d. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR F.A.C.T.O.R.Y.-BUILT CHIMNEYS
4. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL U.N.O.
5. FOR RATED ASSEMBLIES AND PENETRATIONS, REFER TO A10.0, A10.1, & A10.2
6. PENETRATIONS OF FIRE WALLS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS AND MEMBRANE-PENETRATION FIRE STOPS IN ACCORDANCE WITH CBC SECTIONS 713.3.1.2 & 713.3.2. -SEE A10.1 FOR PENETRATION DETAILS.
7. REFER TO ENLARGED PLANS AND GUESTROOM PLANS FOR ADDITIONAL INFORMATION
8. REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURES, SMOKE & CARBON MONOXIDE DETECTOR LOCATIONS, POWER & DATA, AND GENERAL ELECTRICAL NOTES.
9. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL EQUIPMENT, DUCT LAYOUT, AND GENERAL MECHANICAL NOTES.
10. REFER TO PLUMBING DRAWINGS FOR PLUMBING FIXTURES, DRAINAGE, AND GENERAL PLUMBING NOTES
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12. PLYWOOD SHEATHING (WHERE OCCURS) AND GYPSUM BOARD SHALL BE SITE INSTALLED IN CORRIDORS, STAIRS, AND ELEVATOR SHAFTS BY THE GENERAL CONTRACTOR - SEE MODULAR PLANS FOR MORE INFORMATION.

FLOOR PLAN REFERENCE NOTES

301 AREA BY OTHERS (SHADED) SHOWN FOR REFERENCE - SEE MODULAR PLANS
302. LAUNDRY CHUTE W/ 42" HIGH DOOR
303. FURRED-OUT METAL FRAMED WALL, FRAMED ON SITE
304. ENTRY CANOPY BELOW - SEE STRUCTURAL. PROVIDED FIRE PROOFING AT STRUCTURAL MEMBERS PER DETAIL B4/A10.8
305. STOREFRONT - SEE STOREFRONT SCHEDULE
306. PREFABRICATED ELEVATED METAL ROOF CATWALK W/ NON-PENETRATING ADHESIVE BASED SUPPORTS (SYSTEM SHALL NOT PENETRATE ROOF MEMBRANE) - MANUF: PHP SYSTEM/DESIGN PRODUCT: ROOFTOP WALKWAY OR EQUIVALENT. SYSTEM HEIGHT ABOVE ADJACENT ROOF SURFACE TO BE ± 12". SYSTEM DESIGN AND CALCULATIONS SHALL BE PROVIDED AS A DEFERRED SUBMITTAL. PERFORATED METAL WALKWAYS SHALL HAVE PERFORATION HOLES NO GREATER THAN 4" IN DIAMETER AND SHALL BE SLIP RESISTANT AND IN COMPLIANCE WITH CBC 1003.4 AND 11B-302.
307. +42" HIGH METAL GUARD RAILING
308. MECHANICAL ROOFTOP EQUIPMENT - SEE MECHANICAL PLANS
309. ROOF DRAIN W/ OVERFLOW DRAIN - SEE PLUMBING PLANS
310. ROOF CRICKET - SLOPE TO DIRECT WATER TOWARDS ROOF DRAINS
311. SINGLE PLY ROOFING MEMBRANE BY OTHERS (TAN COLOR) - SEE MODULAR PLANS
312. PARAPET W/ COPING PAINTED TO MATCH - SEE BUILDING ELEVATIONS
313. SCUPPER & DOWNSPOUT - SEE PLUMBING DRAWINGS
314. AREA OF SITE BUILT ROOF FRAMING & PARAPET WALL - SEE F2/A10.4
315. SINGLE PLY ROOFING MEMBRANE AND TAPERED INSULATION TO BE INSTALLED IN FIELD (TAN COLOR) - SEE B1/A10.3
316. STAIR DOOR TO BE INSTALLED ON-SITE
317. 2 HOUR RATED SHAFT (PLUG) WALL SITE INSTALLED - SEE H8/A10.3
318. WET SPRINKLER PER CBC 903.3.1.1 & 2 OR 903.3.1.3 NFPA 13D
319. 18"x 18" RECESSED HOSE CABINET - REFER TO FIRE SPRINKLER DRAWINGS (UNDER SEPARATE COVER)
320. 3" CANOPY STORM DRAIN w/ OVERFLOW PIPING
321. VENT CAP & FLASHING ABOVE LAUNDRY CHUTE - SEE DETAIL K2/A10.8
322. DASHED LINE INDICATES TEMPORARY MODULAR WALL TO BE REMOVED
323. FULL HEIGHT WOOD STUD EXTERIOR WALLS, FRAMED ON SITE. SEE WALL LEGEND.
324. SITE INSTALLED PLYWOOD SHEATHING (WHERE OCCURS), AND GYPSUM BOARD ON WALLS AND CEILING - SEE FLOOR PLAN GENERAL NOTE #12
325. REFER TO B10/A10.3 FOR 1-HR SITE BUILT ROOF ASSEMBLIES. REFER TO K1/A10.3 FOR INTERSECTION OF 2 HR SITE BUILT WALL AND 1 HR SITE BUILT ROOF/ CEILING.
326. REFER TO DETAIL D12/A10.3 FOR SITE BUILT WALL CONSTRUCTION AT ELEVATOR SHAFT.
327. 2-HOUR FIRE WALL - REFER TO MODULAR BUILDING PLANS. ALL PENETRATIONS BETWEEN MACHINE ROOM AND ELEVATOR SHAFT SHALL BE PROTECTED BY A 2- HOUR RATED FIRE STOP. REFER TO A10.1.
328. PROVIDE 2HR FLOOR/ CEILING ASSEMBLY BELOW ELEVATOR MACHINE ROOM. REFER TO F12/ A10.3.
329. EMERGENCY SIGN: PROVIDE APPROVED PICTORIAL STANDARDIZED DESIGN AND POST ADJACENT TO ELEVATOR CALLS STATION. SIGN SHALL READ "IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE, USE EXIT STAIRS".
330. EMERGENCY 2 WAY COMMUNICATION SYSTEM AT ELEVATOR LANDING. MOUNTED NO HIGHER THAN 48" ABOVE FINISH FLOOR. REFER TO F12/A0.4.
331. PROVIDE A SIGN STATING "NO COMBUSTIBLE STORAGE PERMITTED IN THIS ROOM BY ORDER OF THE FIRE MARSHALL" IN 1-1/2" HIGH LETTERS.
332. SURFACE MOUNTED EXIT SIGN MOUNTED TO CATWALK RAILING. COORDINATE INSTALLATION WITH CATWALK MANUFACTURER AND CONSTRUCTION. GC IS RESPONSIBLE FOR INSTALLATION.
333. EXTERIOR SURFACE MOUNTED EXIT SIGN. PROVIDE WEATHER PROOF FIXTURE.
334. 29" X 72" PERMANENT METAL SCAFFOLDING WITH BUILT IN LADDER AND METAL DECK MOUNTED ON CONTINUOUS 4X4 PRESSURE TREATED SLEEPERS. HEIGHT FROM DECK TO TOP OF PARAPET NOT TO EXCEED 42".
335. WINDOW WASHING EQUIPMENT AND SUPPORTS. REFER TO VENDOR SHOP DRAWINGS ~~FOR DETAILS AND SPECIFICATIONS FOR EQUIPMENT~~
336. 60" WIDE GATE OPENING PROVIDED BY WALKWAY VENDOR.
337. LADDER
338. 24" SQUARE RATED ACCESS PANEL. MATCH RATING OF WALL. ALIGN WITH LIGHT FIXTURES

PROJECT ACTUAL
NORTH NORTH

K12 OVERALL ROOF PLAN
SCALE: 1/8" = 1'-0"

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ROOF PLAN

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
1	PLAN CHECK REVISIONS	12/20/2017
	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115
DATE
AUGUST 29, 2017
SHEET
A3.4

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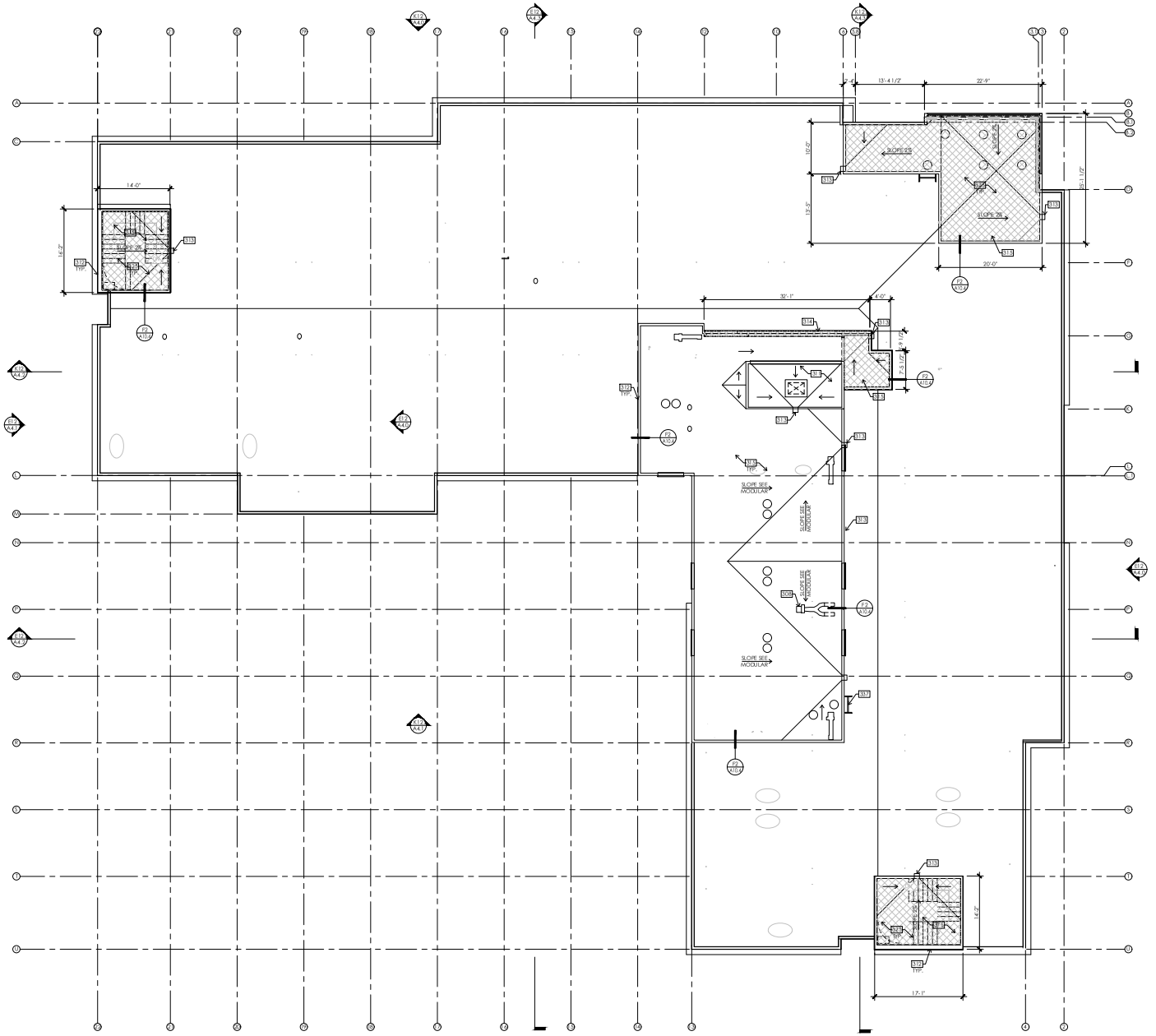

LEGEND

SITE CONSTRUCTED WALLS		
	NEW CONCRETE WALL, SEE STRUCTURAL	B2 A10.5, D2 A10.3, F5 A10.5
	FULL HEIGHT 2-HOUR RATED/ STC-50 WALL	H4 A10.5, D2 A/A1 A10.3 ELEVATOR
	FULL HEIGHT 1-HOUR RATED/ STC-50 WALL	D4 A10.3
	FULL HEIGHT WALL	F4 A10.5, H6 A10.5, K6 A10.5
	FULL HEIGHT 2-HOUR RATED SHAFT WALL	B4 A10.5, H8 A10.5
	2 hr FULL HEIGHT WALL @ 6TH FLOOR/ ROOF	B10 A10.5
MODULAR CONSTRUCTED WALLS		
	FULL HEIGHT 1-HOUR/ STC-50 RATED PARITY WALL	SEE MODULAR PLANS
	FULL HEIGHT WALL	SEE MODULAR PLANS
SCHEDULE SYMBOLS		
		SEE DOOR SCHEDULE
		SEE STOREFRONT SCHEDULE
		SEE WINDOW SCHEDULE
		FLOOR STRUCTURE BY MODULAR BUILDER. FINISHES AND CEILING INSTALLED ON SITE BY GC.
		SEE HARDWARE SCHEDULE

FLOOR PLAN GENERAL NOTES

1. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
2. VERIFY INSULATION APPLICATIONS PER INSULATION'S CHEDULE.
3. FIRE BLOCKING SHALL BE PROVIDED:
3a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10' INTERVALS BOTH HORIZONTAL AND VERTICAL.
3b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3c. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
3d. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS
4. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL U.N.O.
5. FOR RATED ASSEMBLIES AND PENETRATIONS, REFER TO A10.0, A10.1, & A10.2
6. PENETRATIONS OF FIRE WALLS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS AND MEMBRANE-PENETRATION FIRE STOPS IN ACCORDANCE WITH CBC SECTIONS 713.3.1.2 & 713.3.2 - SEE A10.1 FOR PENETRATION DETAILS.
7. REFER TO ENLARGED PLANS AND GUESTROOM PLANS FOR ADDITIONAL INFORMATION
8. REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURES, SMOKE & CARBON MONOXIDE DETECTOR LOCATIONS, POWER & DATA, AND GENERAL ELECTRICAL NOTES.
9. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL EQUIPMENT, DUCT LAYOUT, AND GENERAL MECHANICAL NOTES.
10. REFER TO PLUMBING DRAWINGS FOR PLUMBING FIXTURES, DRAINAGE, AND GENERAL PLUMBING NOTES
11. REFER TO INTERIOR DRAWINGS FOR FURNITURE LAYOUT, FLOOR AND WALL FINISHES, AND ADDITIONAL INFORMATION.
12. PLYWOOD SHEATHING (WHERE OCCURS) AND GYPSUM BOARD SHALL BE SITE INSTALLED IN CORRIDORS, STAIRS, AND ELEVATOR SHAFTS BY THE GENERAL CONTRACTOR - SEE MODULAR PLANS FOR MORE INFORMATION.

FLOOR PLAN REFERENCE NOTES

1. (MOD) AREA BY OTHERS (SHADED) SHOWN FOR REFERENCE - SEE MODULAR PLANS
2. 302. LAUNDRY CHUTE W/ 42" HIGH DOOR
3. 303. FURRED-OUT METAL FRAMED WALL, FRAMED ON SITE
4. 304. ENTRY CANOPY BELOW - SEE STRUCTURAL. PROVIDED FIRE PROOFING AT STRUCTURAL MEMBERS PER DETAILS B4/A10.8
5. 305. STOREFRONT - SEE STOREFRONT SCHEDULE
6. 306. PREFABRICATED ELEVATED METAL ROOF CATWALK W/ NON-PENETRATING ADHESIVE BASED SUPPORTS (SYSTEM SHALL NOT PENETRATE ROOF MEMBRANE) - MANUF: PHP SYSTEMS/DESIGN PRODUCT: ROOFTOP WALKWAY OR EQUIVALENT. SYSTEM HEIGHT ABOVE ADJACENT ROOF SURFACE TO BE ± 12". SYSTEM DESIGN AND CALCULATIONS SHALL BE PROVIDED AS A DEFERRED SUBMITTAL. PERFORATED METAL WALKWAYS SHALL HAVE PERFORATION HOLES NO GREATER THAN 4" IN DIAMETER AND SHALL BE SLIP RESISTANT AND IN COMPLIANCE WITH CBC 1003.4 AND 118-302.
7. 307. +42" HIGH METAL GUARD RAILING
8. 308. MECHANICAL ROOFTOP EQUIPMENT - SEE MECHANICAL PLANS
9. 309. ROOF DRAIN W/ OVERFLOW DRAIN - SEE PLUMBING PLANS
10. 310. ROOF CRICKET - SLOPE TO DIRECT WATER TOWARDS ROOF DRAINS
11. 311. SINGLE PLY ROOFING MEMBRANE BY OTHERS (TAN COLOR) - SEE MODULAR PLANS
12. 312. PARAPET W/ COPING PAINTED TO MATCH - SEE BUILDING ELEVATIONS
13. 313. SCUPPER & DOWNSPOUT - SEE PLUMBING DRAWINGS
14. 314. AREA OF SITE BUILT ROOF FRAMING & PARAPET WALL - SEE F2/A10.4
15. 315. SINGLE PLY ROOFING MEMBRANE AND TAPERED INSULATION TO BE INSTALLED IN FIELD (TAN COLOR) - SEE B1/A10.3
16. 316. STAIR DOOR TO BE INSTALLED ON-SITE
17. 317. 2 HOUR RATED SHAFT (PLUG) WALL SITE INSTALLED - SEE H8/A10.3
18. 318. WET SPRINKLER PER CBC 903.3.1.1 & 2 OR 13 R WALL - REFER TO FIRE SPRINKLER DRAWINGS (UNDER SEPARATE COVER)
19. 319. 18"x 18" RECESSED HOSE CABINET - REFER TO FIRE SPRINKLER DRAWINGS (UNDER SEPARATE COVER)
20. 320. 3" CANOPY STORM DRAIN w/ OVERFLOW PIPING
21. 321. VENT CAP & FLASHING ABOVE LAUNDRY CHUTE - SEE DETAIL K2/A10.8
22. 322. DASHED LINE INDICATES TEMPORARY MODULAR WALL TO BE REMOVED
23. 323. FULL HEIGHT WOOD STUD EXTERIOR WALLS, FRAMED ON SITE. SEE WALL LEGEND.
24. 324. SITE INSTALLED PLYWOOD SHEATHING (WHERE OCCURS), AND GYPSUM BOARD ON WALLS AND CEILING - SEE FLOOR PLAN GENERAL NOTE #12
25. 325. REFER TO B10/A10.3 FOR 1-HR SITE BUILT ROOF ASSEMBLIES. REFER TO K10/A10.3 FOR INTERSECTION OF 2 HR SITE BUILT WALL AND 1 HR SITE BUILT ROOF/ CEILING.
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36. 336. 60" WIDE GATE OPENING PROVIDED BY WALKWAY VENDOR.
37. 337. LADDER
38. 338. 24" SQUARE RATED ACCESS PANEL. MATCH RATING OF WALL. ALIGN WITH LIGHT FIXTURES

K12 OVERALL UPPER ROOF PLAN

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

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UPPER ROOF PLAN

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A3.5

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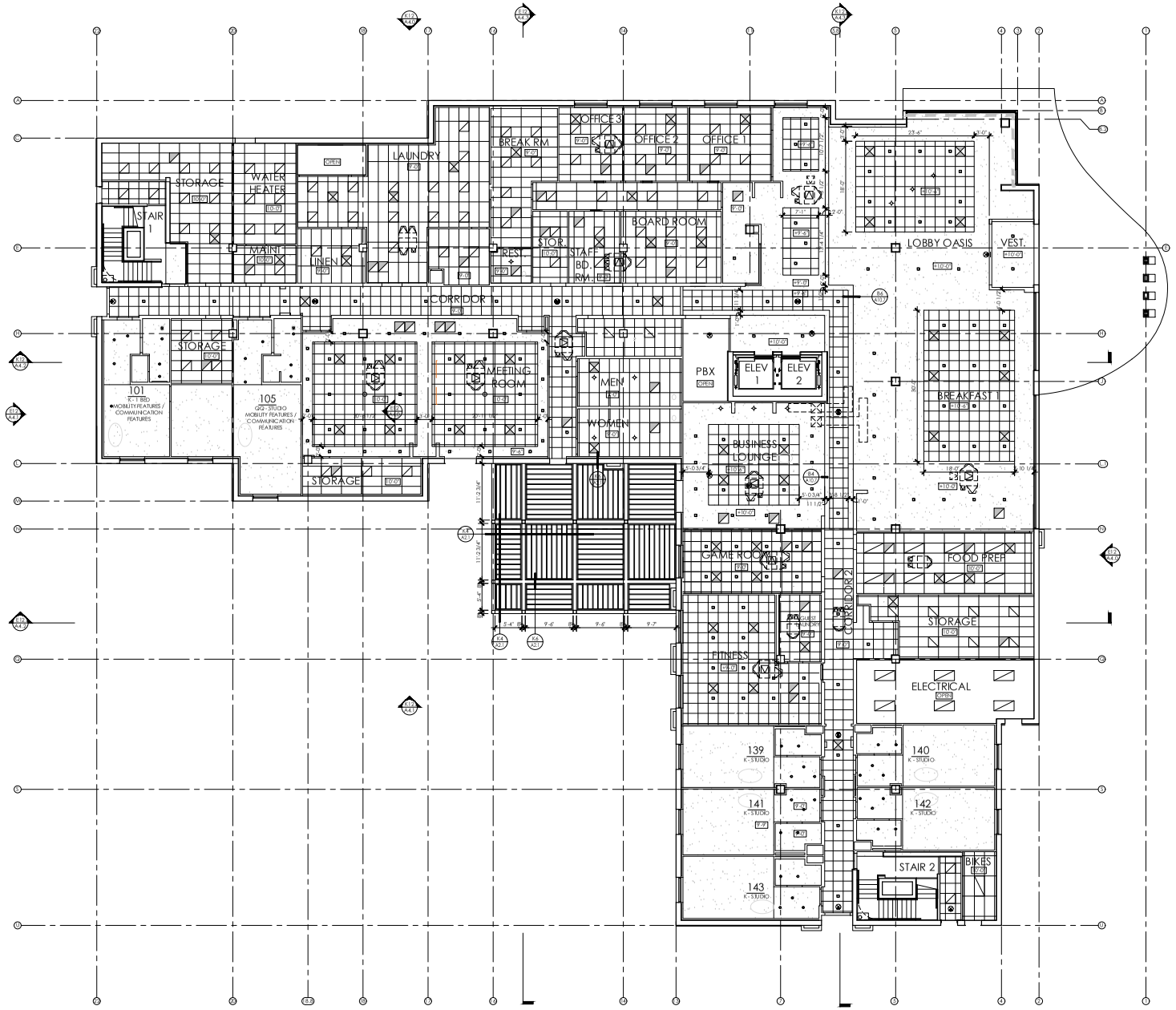

RCP GENERAL NOTES

1. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL INFORMATION.
2. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE AND ADDITIONAL ELECTRICAL INFORMATION.
3. WALL MOUNTED LIGHT FIXTURES NOT SHOWN, REFER TO ELECTRICAL PLANS
4. WALL MOUNTED EXHAUST-AIRS NOT SHOWN - REFER TO MECHANICAL PLANS
5. REFER TO INTERIOR DESIGN SHEETS FOR FINISHES AND FURNITURE LAYOUT
6. FOR ADDITIONAL INFORMATION, REFER TO CEILING DETAILS ON SHEET A10.7

REFLECTED CEILING LEGEND

- 2X2 SUSPENDED LAY-IN ACOUSTICAL CEILING TILE
- 2X4 SUSPENDED LAY-IN ACOUSTICAL CEILING TILE
- GYPSUM BOARD CEILING
- MECHANICAL EQUIPMENT ABOVE - SEE MECHANICAL PLANS
- SUPPLY - SEE MECHANICAL PLANS
- RETURN - SEE MECHANICAL PLANS
- CEILING MOUNTED BATHROOM EXHAUST - SEE MECHANICAL PLANS
- LIGHT FIXTURE - SEE ELECTRICAL PLANS
- LIGHT FIXTURE - SEE ELECTRICAL PLANS
- LIGHT FIXTURE - SEE ELECTRICAL PLANS
- LIGHT FIXTURE - SEE ELECTRICAL PLANS
- CEILING BY OTHERS - SEE MODULAR PLANS
- SMOKE CURTAIN AT ELEVATOR DOOR - SMOKE GUARD MODEL 400 OR APPROVED EQUAL - INSTALL PER MANUF'S REQUIREMENTS

K12 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

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FIRST FLOOR
REFLECTED CEILING PLAN

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A3.6

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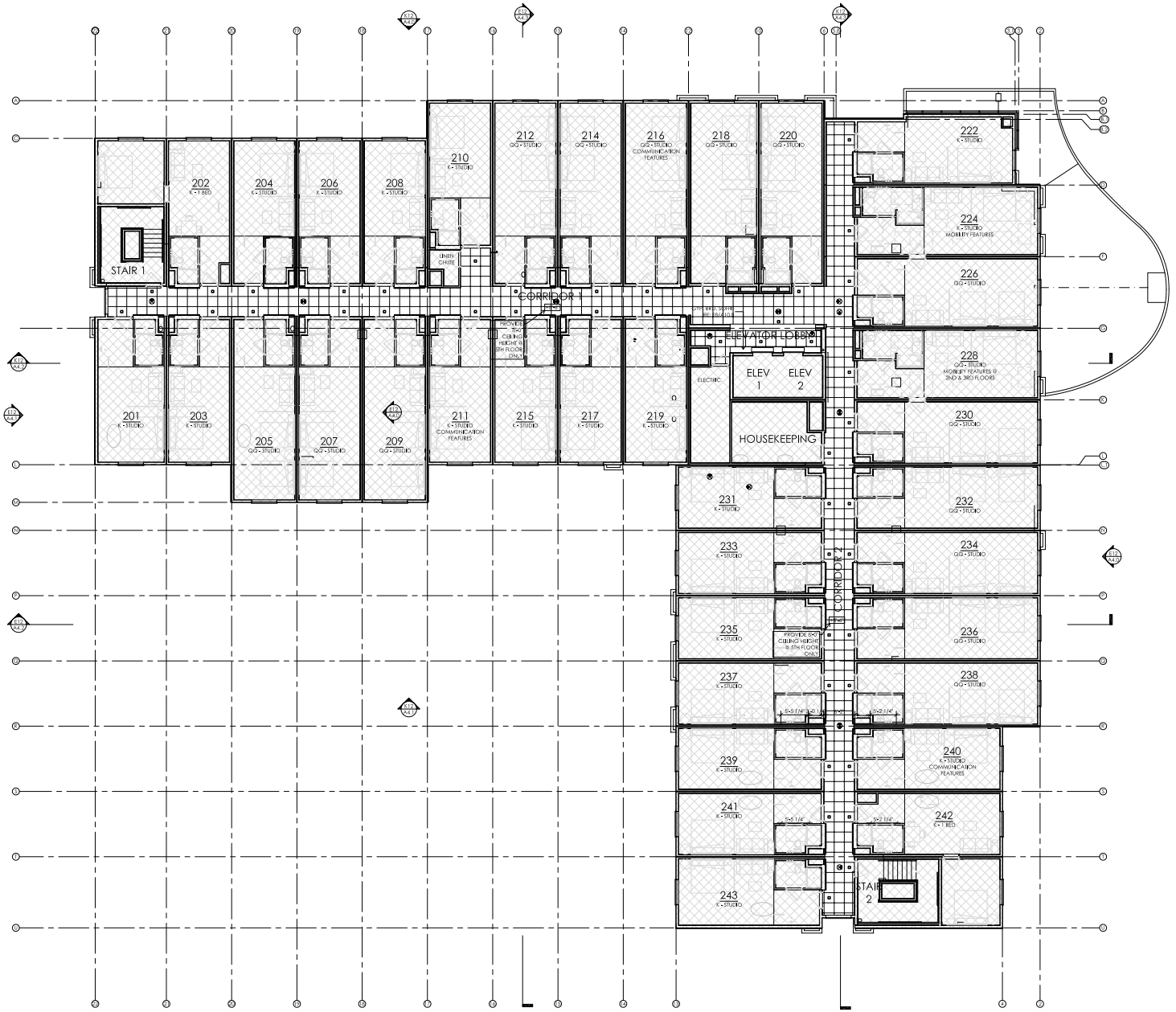

RCP GENERAL NOTES

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REFLECTED CEILING LEGEND

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- 2X4 SUSPENDED LAY-IN ACOUSTICAL CEILING TILE
- GYPSUM BOARD CEILING
- MECHANICAL EQUIPMENT ABOVE - SEE MECHANICAL PLANS
- SUPPLY - SEE MECHANICAL PLANS
- RETURN - SEE MECHANICAL PLANS
- CEILING MOUNTED BATHROOM EXHAUST - SEE MECHANICAL PLANS
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- SMOKE CURTAIN AT ELEVATOR DOOR - SMOKE GUARD MODEL 400 OR APPROVED EQUAL - INSTALL PER MANUF'S REQUIREMENTS

K12 SECOND FLOOR REFLECTED CEILING PLAN (THIRD, FOURTH & FIFTH FLOORS SIMILAR)
SCALE: 1/8" = 1'-0"

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SECOND FLOOR
REFLECTED CEILING PLAN

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
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1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A3.7

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RCP GENERAL NOTES

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6. FOR ADDITIONAL INFORMATION, REFER TO CEILING DETAILS ON SHEET A10.7

REFLECTED CEILING LEGEND

- 2X2 SUSPENDED LAY-IN ACOUSTICAL CEILING TILE
- 2X4 SUSPENDED LAY-IN ACOUSTICAL CEILING TILE
- GYPSUM BOARD CEILING
- MECHANICAL EQUIPMENT ABOVE - SEE MECHANICAL PLANS
- SUPPLY - SEE MECHANICAL PLANS
- RETURN - SEE MECHANICAL PLANS
- CEILING MOUNTED BATHROOM EXHAUST - SEE MECHANICAL PLANS
- LIGHT FIXTURE - SEE ELECTRICAL PLANS
- LIGHT FIXTURE - SEE ELECTRICAL PLANS
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- LIGHT FIXTURE - SEE ELECTRICAL PLANS
- LIGHT FIXTURE - SEE ELECTRICAL PLANS
- CEILING BY OTHERS - SEE MODULAR PLANS
- SMOKE CURTAIN AT ELEVATOR DOOR - SMOKE GUARD MODEL 400 OR APPROVED EQUAL - INSTALL PER MANUF'S REQUIREMENTS

K12 SIXTH FLOOR / ROOF REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

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SIXTH FLOOR / ROOF REFLECTED CEILING PLAN

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1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT A15115
DATE AUGUST 29, 2017
SHEET **A3.8**

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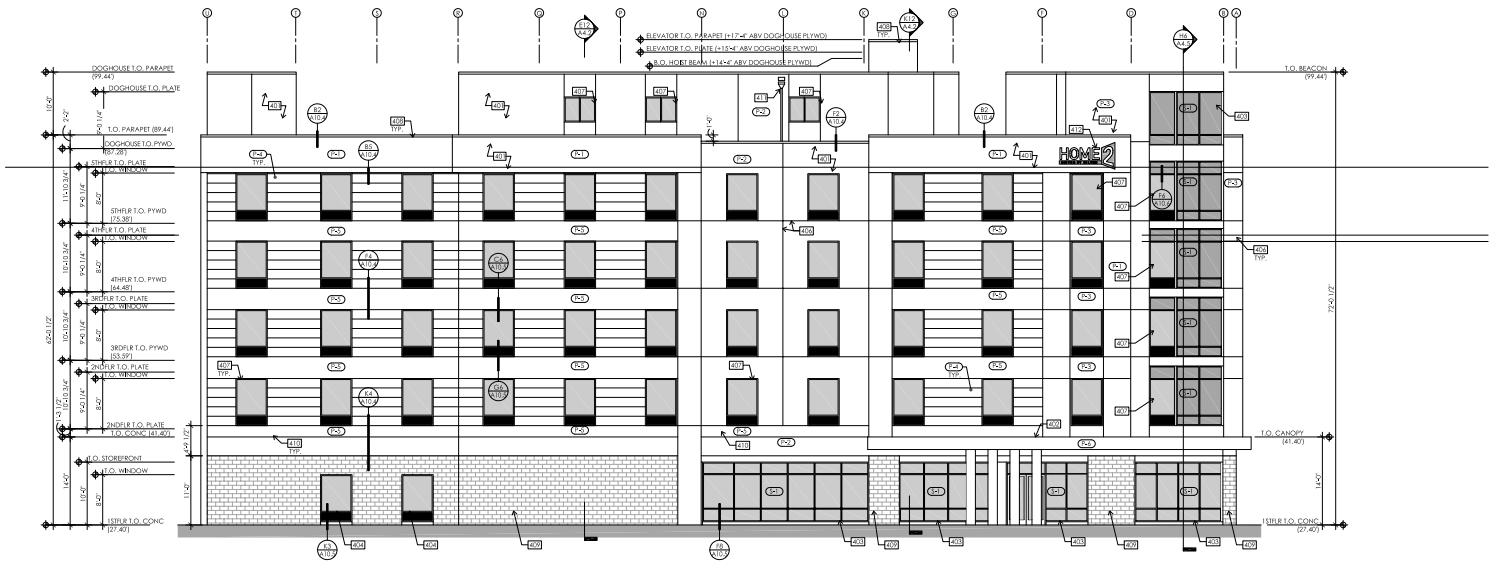
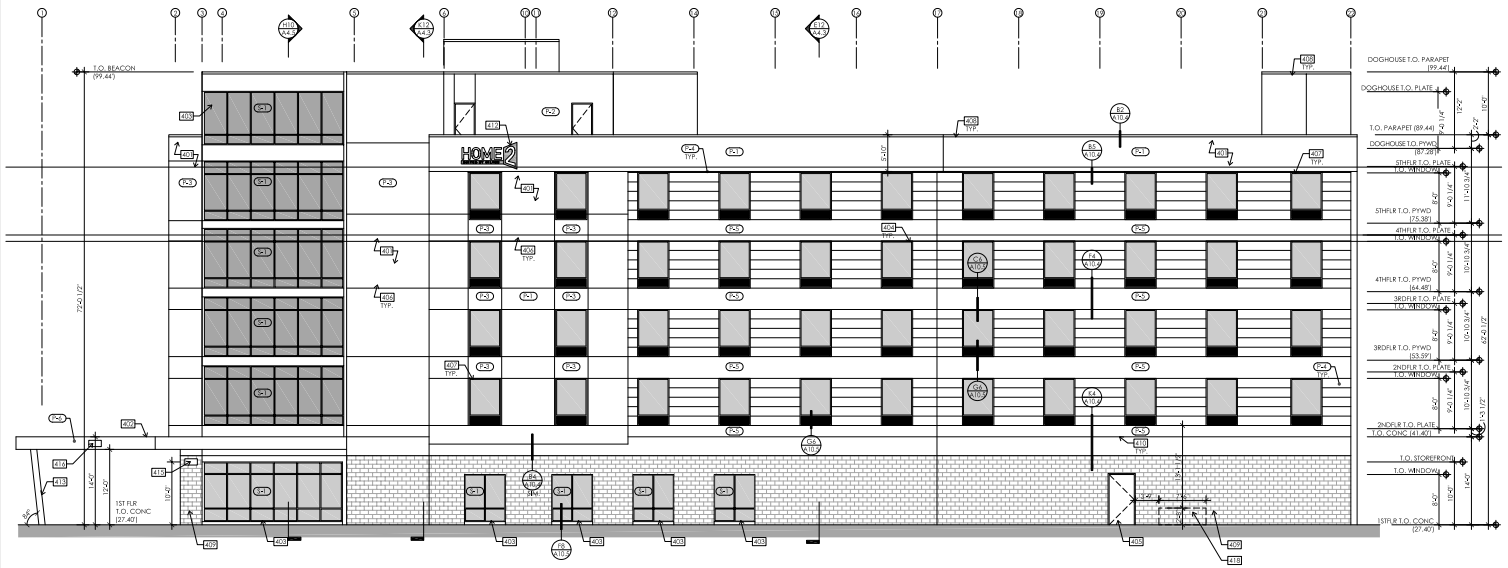
P:\Projects\2015\A15115 - South San Francisco Hotel\Cadbase\A15115-A3.7-Plans.dwg, A3.8, Feb 02, 2018 - 7:11am, TShaw



E12 EAST ELEVATION
SCALE: 1/8" = 1'-0"



K12 NORTH ELEVATION - FACING GATEWAY BLVD.
SCALE: 1/8" = 1'-0"

COLOR & MATERIAL LEGEND

PAINT COLORS:
(PROVIDE PAINT COLOR CHANGES SHALL ONLY OCCUR AT **INSIDE CORNERS.**
IF THERE ARE ANY DISCREPANCIES PLEASE CONTACT ARCHITECT.)

- P-1 SHERWIN WILLIAMS: SW7631 "CITY LOFT" ("WRAP" COLOR)
- P-2 SHERWIN WILLIAMS: SW7510 "CHATEAU BROWN" ("UNIT" COLOR)
- P-3 BENJAMIN MOORE: 396 "CHIC LIME" ("BEACON" COLOR)
- P-4 SHERWIN WILLIAMS: SW7633 "TAUPE TONE" ("CORE" COLOR)
- P-5 SHERWIN WILLIAMS: SW7634 "PEDIMENT" (ACCENT BAND)
- P-6 SHERWIN WILLIAMS: SW7656 "RHINESTONE" (CANOPY COLOR)

WINDOWS:
S251 SERIES BY WINTECH W/ANODIZED ALUMINUM FINISH

STOREFRONT: BY KAWNEER
S-1 ALUMINUM STOREFRONT W/ANODIZED CLEAR FINISH

STONE VENEER FINISH
MANUF.: DALTILE
MARBLE ATTACHE, CRUX MA84

ELEVATION GENERAL NOTES

1. GRADES SHOWN AS SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADING AND DRAINAGE.
2. REFER TO COLOR AND MATERIALS LEGEND FOR EXTERIOR FINISHES
3. EXTERIOR SIGNAGE SHALL BE APPROVED UNDER A SEPARATE PERMIT.

ELEVATION REFERENCE NOTES

401 PAINTED CEMENT PLASTER - SEE COLOR AND MATERIALS -
402. ENTRY CANOPY - S.S.D.
403. STOREFRONT - SEE FLOOR PLANS & STOREFRONT SCHEDULE
404. EXTERIOR WINDOW W/INTERGRAL LOUVER - SEE FLOOR PLANS & WINDOW SCHEDULE
405. EXTERIOR DOOR - SEE FLOOR PLANS & DOOR SCHEDULE
406. 3/4" DEEP CONTROL JOINT
407. EXTERIOR WINDOW BY MODULE - SEE MODULAR PLANS
408. GSM COPING @ TOP OF PARAPET
409. STONE VENEER FINISH - SEE COLOR AND MATERIALS LEGEND
410. SMOOTH STUCCO BAND
411. SCUPPER AND DOWNSPOUT
412. BRAND SIGNAGE; UNDER SEPARATE COVER
413. COLUMN AT CANOPY W/ STONE VENEER FINISH - SEE STRUCTURAL & COLOR AND MATERIALS LEGEND
414. METAL & WOOD TRELLIS - SEE FLOOR PLANS & STRUCTURAL PLANS
415. BUILDING ADDRESS. MINIMUM 4" HIGH LETTERS WITH A MINIMUM 1" WIDE STROKE ON A CONTRASTING BACKGROUND.
416. G.C. TO PROVIDE SIGN INDICATING "12'-0" CLEARANCE" IN 6" HIGH LETTERS ON A CONTRASTING BACKGROUND.
417. EXTERIOR WINDOW - SEE WINDOW SCHEDULE
418. GAS METER LOCATION. PROVIDE ALL CLEARANCES REQUIRED BY 2017 PGE GREENBOOK.

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STEPHEN A. HOOF ARCHITECT RCE76972
ARCHITECT OF RECORD/CONSULTANT

CONSULTANT

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SOUTH SAN FRANCISCO, CA 94080

PROJECT
Home2 Suites by Hilton
550 GATEWAY BOULEVARD
SOUTH SAN FRANCISCO, CA
NORTH & EAST ELEVATIONS

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115
DATE
AUGUST 29, 2017
SHEET
A4.0

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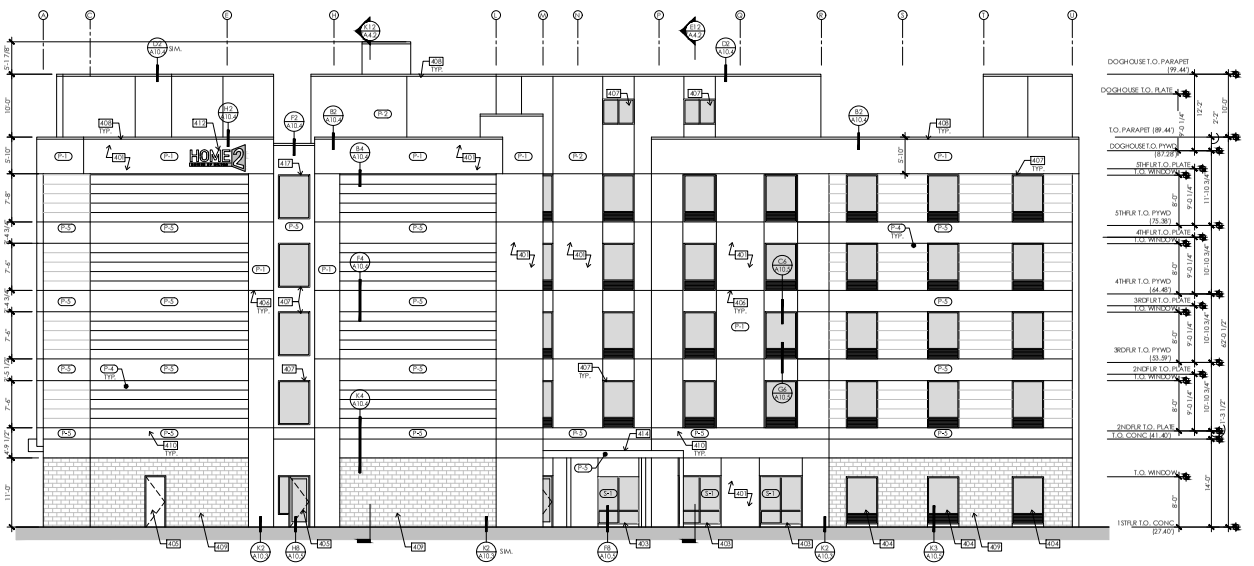
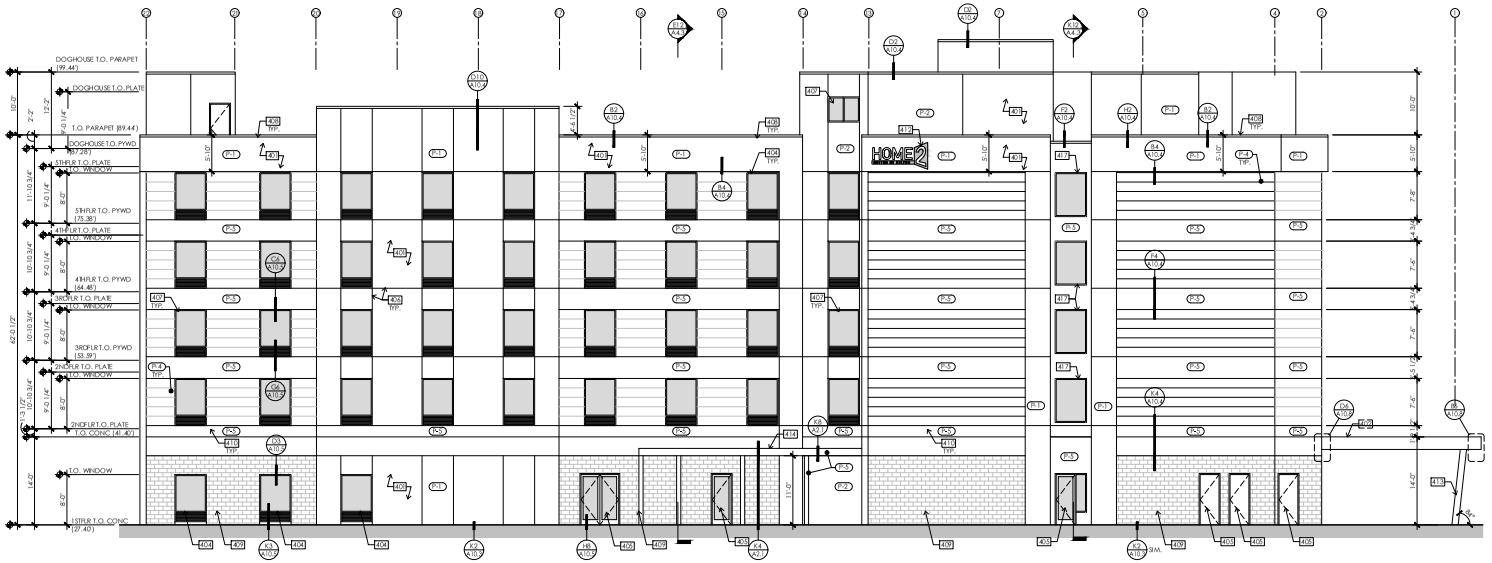
P:\Projects\2015\A15115 - South San Francisco Hotel\Cadbase\A15115-A4.0-Elevs.dwg, A4.0, Mar 16, 2018 - 4:19pm, TBrice



E12 WEST ELEVATION

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



K12 SOUTH ELEVATION

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

COLOR & MATERIAL LEGEND

PAINT COLORS:
* PASTEL PAINT COLOR CHANGES SHALL ONLY OCCUR AT **INSIDE CORNERS.**
IF THERE ARE ANY DISCREPANCIES PLEASE CONTACT ARCHITECTS.

P-1 SHERWIN WILLIAMS: SW 7631 "CITY LOFT" ("WRAP" COLOR)
P-2 SHERWIN WILLIAMS: SW 7510 "CHATEAU BROWN" ("LINK" COLOR)
P-3 BENJAMIN MOORE: 396 "CHIC LIME" ("BEACON" COLOR)
P-4 SHERWIN WILLIAMS: SW 7633 "TAUPE TONE" ("CORE" COLOR)
P-5 SHERWIN WILLIAMS: SW 7634 "PEDIMENT" (ACCENT BAND)
P-6 SHERWIN WILLIAMS: SW 7656 "RHINESTONE" (CANOPY COLOR)

WINDOWS:

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STOREFRONT BY KAWNEER

S-1 ALUMINUM STOREFRONT W/ ANODIZED CLEAR FINISH

STONE VENEER FINISH

MANUF.: DALTILE
MARBLE ATTACHE, CRUX MA84

ELEVATION GENERAL NOTES

1. GRADES SHOWN AS SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADING AND DRAINAGE
2. REFER TO COLOR AND MATERIALS LEGEND FOR EXTERIOR FINISHES
3. EXTERIOR SIGNAGE SHALL BE APPROVED UNDER A SEPARATE PERMIT.

ELEVATION REFERENCE NOTES

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402. ENTRY CANOPY - S.S.D. -
403. STOREFRONT - SEE FLOOR PLANS & STOREFRONT SCHEDULE
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405. EXTERIOR DOOR - SEE FLOOR PLANS & DOORS SCHEDULE
406. 3/4" DEEP CONTROL JOINT
407. EXTERIOR WINDOW W/ MODULE - SEE MODULAR PLANS
408. GSM COPING @ TOP OF PARAPET
409. STONE VENEER FINISH - SEE COLOR AND MATERIALS LEGEND
410. SMOOTH STUCCO BAND
411. SCUPPER AND DOWNSPOUT
412. BRAND SIGNAGE, UNDER SEPARATE COVER
413. COLUMN AT CANOPY W/ STONE VENEER FINISH - SEE STRUCTURAL & COLOR AND MATERIALS LEGEND
414. METAL & WOOD TRELLIS - SEE FLOOR PLANS & STRUCTURAL PLANS
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417. EXTERIOR WINDOW - SEE WINDOW SCHEDULE
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STEPHEN A. ROOK ARCHITECT #C36472
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SOUTH SAN FRANCISCO, CA 94080

PROJECT
Home2 Suites by Hilton
550 GATEWAY BOULEVARD
SOUTH SAN FRANCISCO, CA
SOUTH & WEST ELEVATIONS

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A4.1

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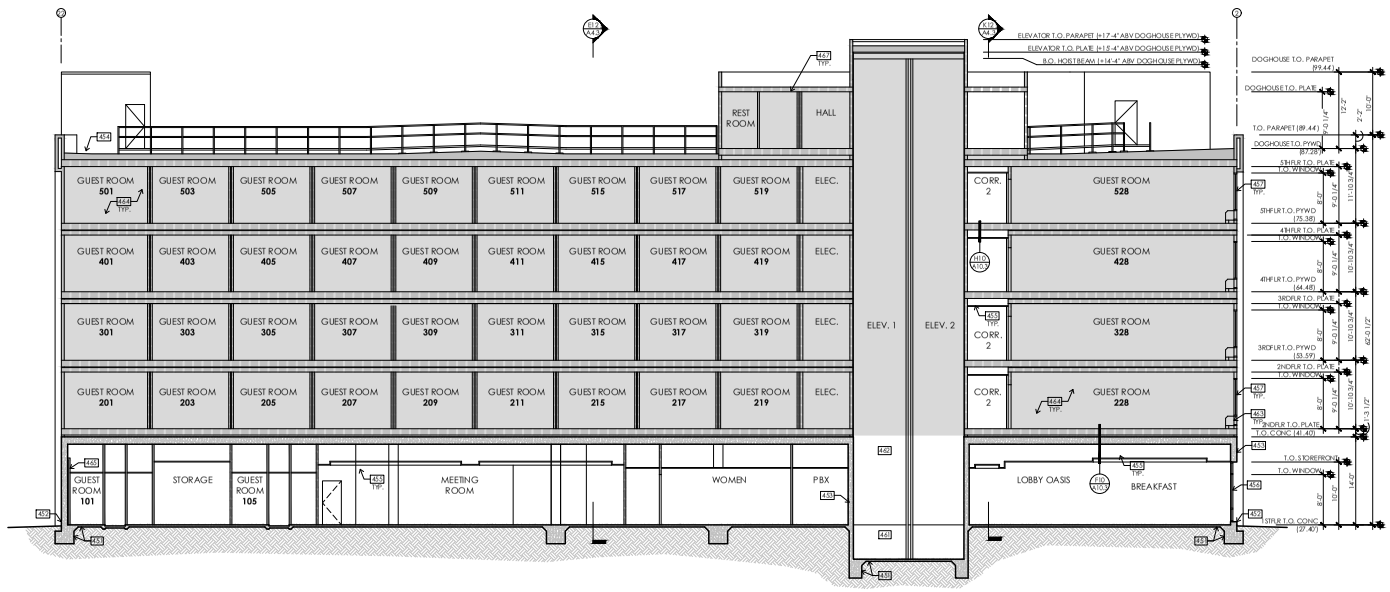
E12 BUILDING SECTION 1

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



K12 BUILDING SECTION 2

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

COLOR & MATERIAL LEGEND

PAINT COLORS:
* ENTER PAINT COLOR CHANGES SHALL ONLY OCCUR AT **INSIDE CORNERS.**
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P-1 SHERWIN WILLIAMS: SW 7631 "CITY LOFT" (WRAP COLOR)
P-2 SHERWIN WILLIAMS: SW 7510 "CHATEAU BROWN" (TUNK" COLOR)
P-3 BENJAMIN MOORE: 396 "CHIC LIME" (BEACON" COLOR)
P-4 SHERWIN WILLIAMS: SW 7633 "TAUPE TONE" ("CORE" COLOR)
P-5 SHERWIN WILLIAMS: SW 7634 "PEDIMENT" (ACCENT BAND)
P-6 SHERWIN WILLIAMS: SW 7656 "RHINESTONE" (CANOPY COLOR)

WINDOWS:

S251 SERIES BY WINTECH W/ ANODIZED ALUMINUM FINISH

STOREFRONT BY KAWNEER

ST-1 ALUMINUM STOREFRONT W/ ANODIZED CLEAR FINISH

STONE VENEER FINISH

MANUF.: DALTILE
MARBLE ATTACHE, CRUX MA84

SECTION GENERAL NOTES

1. GRADES SHOWN AS SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADING AND DRAINAGE.
2. REFER TO COLOR AND MATERIALS LEGEND FOR EXTERIOR FINISHES
3. EXTERIOR SIGNAGE SHALL BE APPROVED UNDER A SEPARATE PERMIT.

SECTION REFERENCE NOTES

451 CONCRETE SLAB & FOUNDATION PER STRUCTURAL - SEE STRUCTURAL DRAWINGS.
452. CONCRETE CURB - SEE STRUCTURAL DRAWINGS.
453. CONCRETE WALL - SEE STRUCTURAL DRAWINGS.
454. SINGLE-PLY ROOFING MEMBRANE - SEE ROOF PLAN
455. DROPPED CEILING - SEE REFLECTED CEILING PLANS AND ELECTRICAL PLANS
456. STOREFRONT - SEE FLOOR PLANS AND STOREFRONT SCHEDULE
457. WINDOW - SEE FLOOR PLANS & WINDOW SCHEDULE
458. DOOR - SEE FLOOR PLANS & DOOR SCHEDULE
459. ELEVATED CATWALK @ ROOF - SEE ROOF PLANS & D1.2/A10.6
460. +42" HIGH METAL GUARDRAIL
461. ELEVATOR PIT - PROVIDE #1 LADDER & LIGHT FIXTURE
462. ELEVATOR SHAFT - VENT PER MFPS REQUIREMENTS
463. PTAC UNIT - SEE MECHANICAL DRAWINGS
464. MODULAR CONSTRUCTION (AREA SHOWN SHADED) - SEE MODULAR PLANS
465. FURRED WALL AT CONCRETE
466. METAL & WOOD TRELLIS - SEE FLOOR PLANS & STRUCTURAL PLANS
467. 1 HOUR ROOF CEILING ASSEMBLY AT SITE BUILT ROOFS. REFER TO MODULAR PLANS FOR ROOF ASSEMBLIES AT NON-SITE BUILT CONDITIONS
468. DASHED LINE INDICATES LINE OF SITE FOR SITE LINE STUDY (ALL MECHANICAL EQUIPMENT - ROOF OR GROUND - SHALL BE SCREENED FROM VIEW OF PUBLIC STREETS
469. MECHANICAL EQUIPMENT - SEE MECHANICAL PLANS
470. LANDSCAPING - SEE LANDSCAPING PLANS
471. PROPERTY LINE
472. HORIZONTAL WOOD FENCE. 1X4 WESTERN RED CEDAR (S4S) @ 4.5" O.C. HORIZONTAL SPACING. 4X4 POST SPACING 7'2" WITH 2X2 VERTICAL AND RAIL AT 36". SEAL WITH (2) COATS URETHANE SEMI-GLOSS CLEAR SEALER. REFER TO K12/A2.1.
473. 24" LONG LED STRIP FIXTURE. ATTACH TO LIGHTING CIRCUIT. SHALL BE SWITCHED ON WITH EXTERIOR LIGHTING.
474. 24"X 24' RATED ACCESS PANEL. MATCH RATING OF WALL. PAINT EXTERIOR FACING SIDE WHITE.
475. 5/8" GYP. BRD OVER STUD BLOCKING. ALIGN WITH TOP OF MULLION OF STOREFRONT. PAINT GYP. WHITE.
476. FIELD INSTALLED ROOF MEMBRANE OVER TAPERED INSULATION.
477. FIELD BUILT ROOF TOP FRAMING. REFER TO STRUCTURAL DRAWINGS.

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THOMAS REES MARCH ARCHITECT #C39148
STEPHEN A ROOK ARCHITECT #C36872
ARCHITECT OF RECORD / CONSULTANT

CONSULTANT

CLIENT
SRI KRISHNA ENTERPRISE
300 GATEWAY BOULEVARD
SOUTH SAN FRANCISCO, CA 94080

PROJECT
Home2 Suites by Hilton
550 GATEWAY BOULEVARD
SOUTH SAN FRANCISCO, CA
BUILDING SECTIONS

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A4.2

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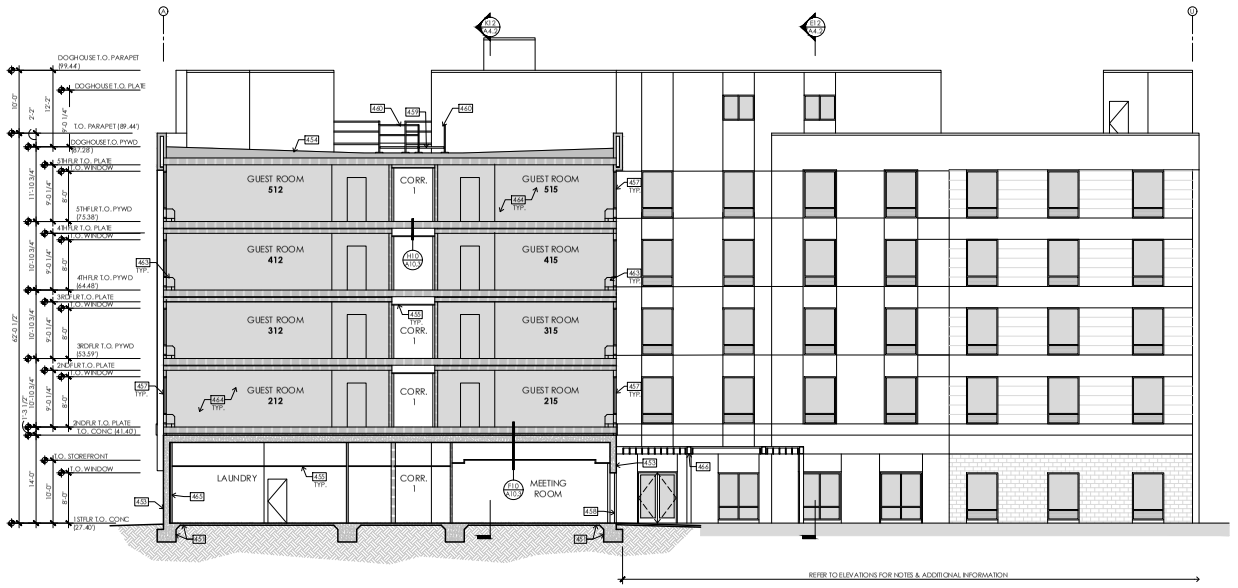
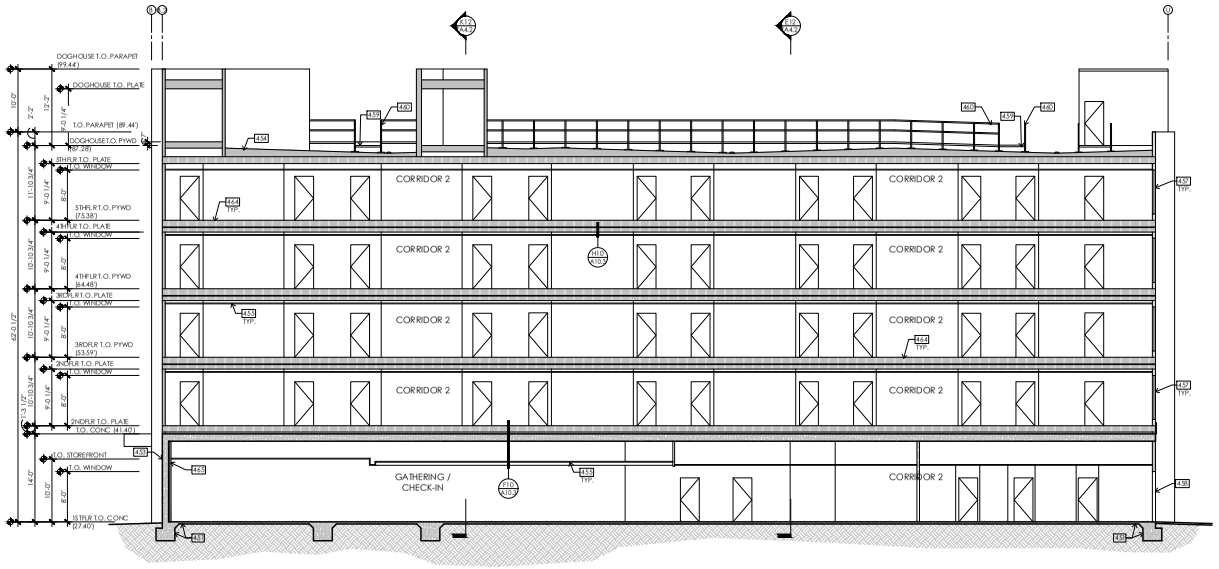


E12 BUILDING SECTION A

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



K12 BUILDING SECTION B

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

COLOR & MATERIAL LEGEND

PAINT COLORS:
* PAINTWORK OR CHANGES SHALL ONLY OCCUR AT **INSIDE CORNERS.**
IF THERE ARE ANY DISCREPANCIES PLEASE CONTACT ARCHITECT.

P-1 SHERWIN WILLIAMS: SW 7631 "CITY LOFT" ("WRAP" COLOR)
P-2 SHERWIN WILLIAMS: SW 7510 "CHATEAU BROWN" ("LINK" COLOR)
P-3 BENJAMIN MOORE: 396 "CHIC LIME" ("BEACON" COLOR)
P-4 SHERWIN WILLIAMS: SW 7633 "TAUPE TONE" ("CORE" COLOR)
P-5 SHERWIN WILLIAMS: SW 7634 "PEDIMENT" (ACCENT BAND)
P-6 SHERWIN WILLIAMS: SW 7656 "RHINESTONE" (CANOPY COLOR)

WINDOWS:

S251 SERIES BY WINTECH W/ ANODIZED ALUMINUM FINISH

STOREFRONT BY KAWNEER

ST-1 ALUMINUM STOREFRONT W/ ANODIZED CLEAR FINISH

STONE VENEER FINISH

MANUF.: DALTILE
MARBLE ATTACHE, CRUX MA84

SECTION GENERAL NOTES

1. GRADES SHOWN AS SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADING AND DRAINAGE
2. REFER TO COLOR AND MATERIALS LEGEND FOR EXTERIOR FINISHES
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SECTION REFERENCE NOTES

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452. CONCRETE CURB - SEE STRUCTURAL DRAWINGS.
453. CONCRETE WALL - SEE STRUCTURAL DRAWINGS.
454. SINGLE-PLY ROOFING MEMBRANE - SEE ROOF PLAN
455. DROPPED CEILING - SEE REFLECTED CEILING PLANS AND ELECTRICAL PLANS
456. STOREFRONT - SEE FLOOR PLANS AND STOREFRONT SCHEDULE
457. WINDOW - SEE FLOOR PLANS & WINDOW SCHEDULE
458. DOOR - SEE FLOOR PLANS & DOOR SCHEDULE
459. ELEVATED CATWALK @ ROOF - SEE ROOF PLANS & D1.2/A10.6
460. +42" HIGH METAL GUARDRAIL
461. ELEVATOR PIT - PROVIDE #1 LADDER & LIGHT FIXTURE
462. ELEVATOR SHAFT - VENT PER MFR'S REQUIREMENTS
463. PTAC UNIT - SEE MECHANICAL DRAWINGS
464. MODULAR CONSTRUCTION (AREA SHOWN SHADED) - SEE MODULAR PLANS
465. FURRED WALL AT CONCRETE
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470. LANDSCAPING - SEE LANDSCAPING PLANS
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THOMAS E. BISS ARCHITECT #C31618
STEPHEN A. RISOR ARCHITECT #C36173
ARCHITECT OF RECORD / SIGNATURE

CONSULTANT

CLIENT
SRI KRISHNA ENTERPRISE
300 GATEWAY BOULEVARD
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PROJECT
Home2 Suites by Hilton
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BUILDING SECTIONS

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1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A4.3

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COLOR & MATERIAL LEGEND

PAINT COLORS:
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MANUF.: DALTILE
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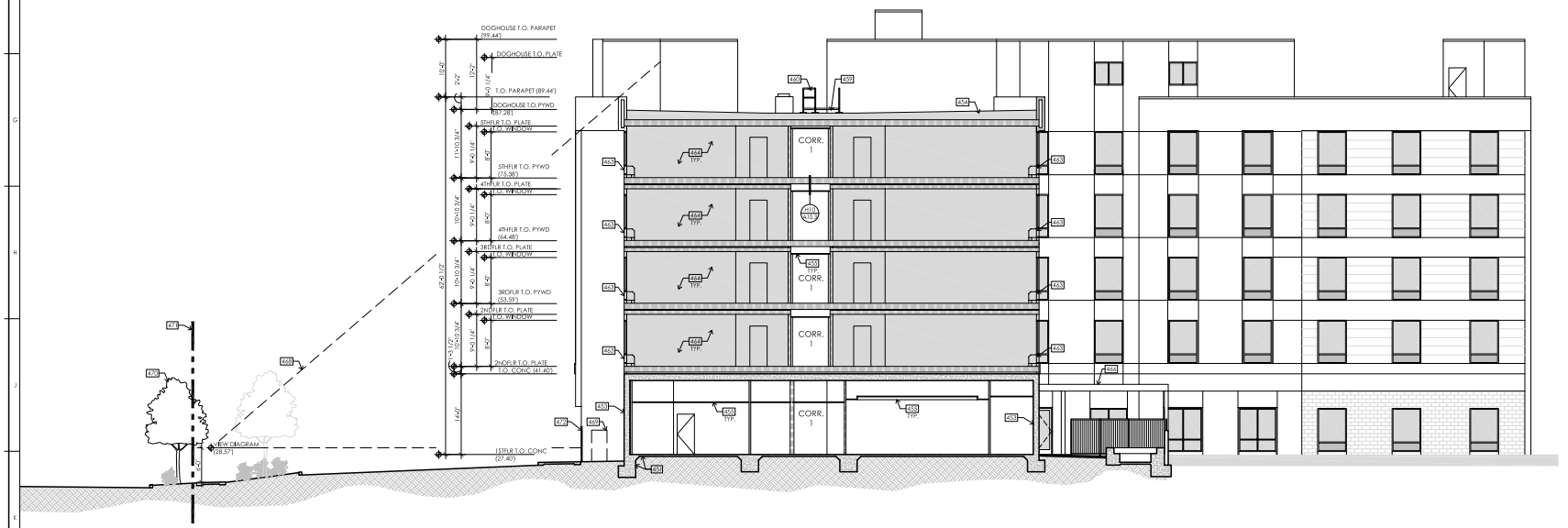
2. REFER TO COLOR AND MATERIALS LEGEND FOR EXTERIOR FINISHES.
3. EXTERIOR SIGNAGE SHALL BE APPROVED UNDER A SEPARATE PERMIT.

SECTION REFERENCE NOTES

451. CONCRETE SLAB & FOUNDATION PER STRUCTURAL - SEE STRUCTURAL DRAWINGS..
452. CONCRETE CURB - SEE STRUCTURAL DRAWINGS.
453. CONCRETE WALL - SEE STRUCTURAL DRAWINGS.
454. SINGLE-PLY ROOFING MEMBRANE - SEE ROOF PLAN
455. DROPPED CEILING - SEE REFLECTED CEILING PLANS AND ELECTRICAL PLANS
456. STOREFRONT - SEE FLOOR PLANS AND STOREFRONT SCHEDULE
457. WINDOW - SEE FLOOR PLANS & WINDOW SCHEDULE
458. DOOR - SEE FLOOR PLANS & DOOR SCHEDULE
459. ELEVATED CATWALK @ ROOF - SEE 'ROOF PLANS & D12/A10.6
460. +42" HIGH METAL GUARDRAIL
461. ELEVATOR PIT - PROVIDE PIT LADDER & LIGHT FIXTURE
462. ELEVATOR SHAFT - VENT PER MFR'S REQUIREMENTS
463. PTAC UNIT - SEE MECHANICAL DRAWINGS
464. MODULAR CONSTRUCTION (AREA SHOWN SHADED) - SEE MODULAR PLANS
465. FURRED WALL AT CONCRETE
466. METAL & WOOD TRELLIS - SEE FLOOR PLANS & STRUCTURAL PLANS
467. 1 HOUR ROOF CEILING ASSEMBLY AT SITE BUILT ROOFS. REFER TO MODULAR PLANS FOR ROOF ASSEMBLIES AT NON-SITE BUILT CONDITIONS
468. DASHED LINE INDICATES LINE OF SITE FOR SITE-LINE STUDY (ALL MECHANICAL EQUIPMENT - ROOF OR GROUND - SHALL BE SCREENED FROM VIEW OF PUBLIC STREETS
469. MECHANICAL EQUIPMENT - SEE MECHANICAL PLANS
470. LANDSCAPING - SEE LANDSCAPING PLANS
471. PROPERTY LINE
472. HORIZONTAL WOOD FENCE. 1X4 WESTERN RED CEDAR (S4S) @ 4.5" O.C. HORIZONTAL SPACING. MAX POST SPACING 72" WITH 2x2 VERTICAL MID-RAIL AT 36". SEAL WITH (2) COATS URETHANE SEMI-GLOSS CLEAR SEALER. REFER TO K12/A2.1.
473. 24" LONG LED STRIP FIXTURE. ATTACH TO LIGHTING CIRCUIT. SHALL BE SWITCHED ON WITH EXTERIOR LIGHTING.
474. 24" X 24" RATED ACCESS PANEL. MATCH RATING OF WALL. PAINT EXTERIOR FACING SIDE WHITE.
475. ⅝" GYP. BRD. OVER STUD BLOCKING. ALIGN WITH TOP OF MULLION OF STOREFRONT. PAINT GYP. WHITE.
476. FIELD INSTALLED ROOF MEMBRANE OVER TAPERED INSULATION.
477. FIELD BUILT ROOF TOP FRAMING. REFER TO STRUCTURAL DRAWINGS.



K12 BUILDING SECTION 3
SCALE: 1/8" = 1'-0"

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Home2 Suites by Hilton
550 GATEWAY BOULEVARD
SOUTH SAN FRANCISCO, CA
BUILDING SECTIONS

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A4.4

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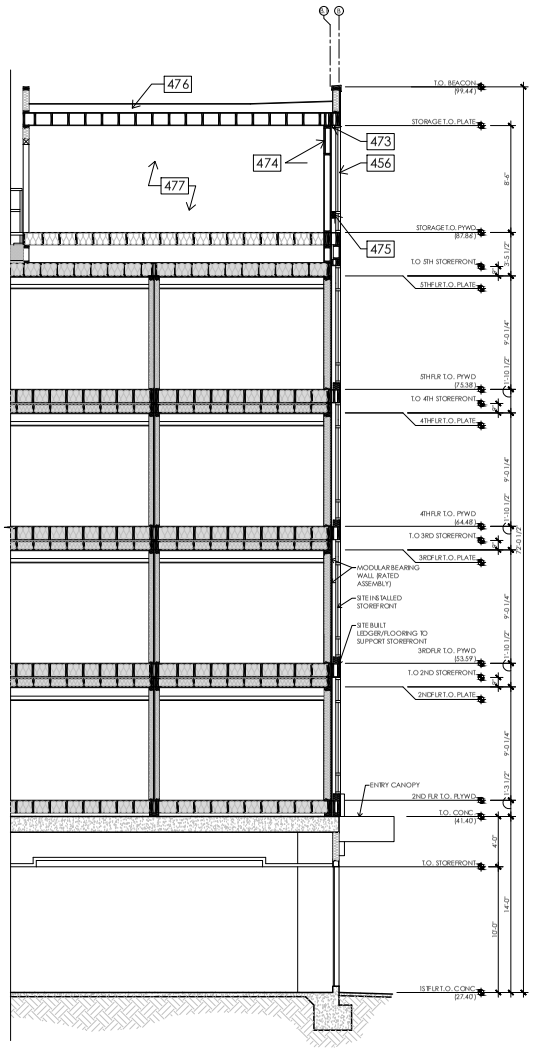
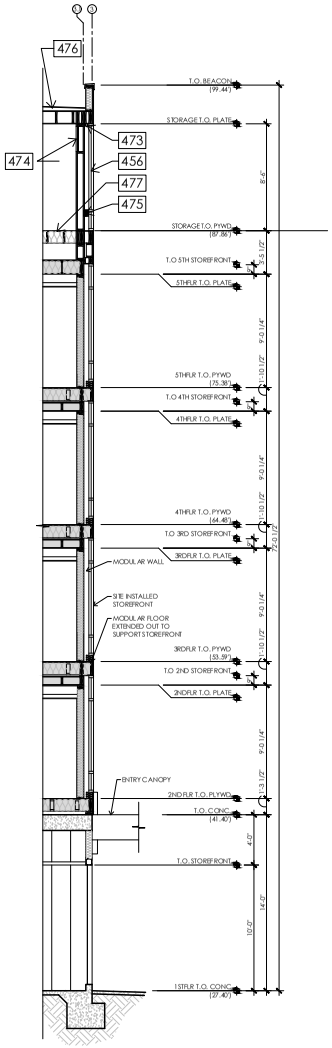


H10 MODULAR BEARING WALL SECTION
SCALE: 1/4" = 1'-0"



H6 NON-BEARING WALL SECTION
SCALE: 1/4" = 1'-0"

COLOR & MATERIAL LEGEND

PAINT COLORS:
* ANY PAINT COLOR CHANGES SHALL ONLY OCCUR AT **INSIDE CORNERS.**
IF THERE ARE ANY DISCREPANCIES PLEASE CONTACT ARC HITECT.)

P-1 SHERWIN WILLIAMS: SW 7631 "CITY LOFT" ("WRAP" COLOR)
P-2 SHERWIN WILLIAMS: SW 7510 "CHATEAU BROWN" ("LINK" COLOR)
P-3 BENJAMIN MOORE: 396 "CHIC LIME" ("BEACON" COLOR)
P-4 SHERWIN WILLIAMS: SW 7633 "TAUPE TONE" ("CORE" COLOR)
P-5 SHERWIN WILLIAMS: SW 7634 "PEDIMENT" (ACCENT BAND)
P-6 SHERWIN WILLIAMS: SW 7656 "RHINESTONE" (CANOPY COLOR)

WINDOWS:

S251 SERIES BY WINTECH W/ ANODIZED ALUMINUM FINISH

STOREFRONT BY KAWNEER

S-1 ALUMINUM STOREFRONT W/ ANODIZED CLEAR FINISH

STONE VENEER FINISH

MANUF.: DALTILE
MARBLE ATTACHE, CRUX MA84

SECTION GENERAL NOTES

1. GRADES SHOWN AS SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADING AND DRAINAGE
2. REFER TO COLOR AND MATERIALS LEGEND FOR EXTERIOR FINISHES
3. EXTERIOR SIGNAGE SHALL BE APPROVED UNDER A SEPARATE PERMIT.

SECTION REFERENCE NOTES

451 CONCRETE SLAB & FOUNDATION PER STRUCTURAL - SEE STRUCTURAL DRAWINGS.
452. CONCRETE CURB - SEE STRUCTURAL DRAWINGS.
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456. STOREFRONT - SEE FLOOR PLANS AND STOREFRONT SCHEDULE
457. WINDOW - SEE FLOOR PLANS & WINDOW SCHEDULE
458. DOOR - SEE FLOOR PLANS & DOOR SCHEDULE
459. ELEVATED CATWALK @ ROOF - SEE ROOF PLANS & D1.2/A10.6
460. +42" HIGH METAL GUARDRAIL
461. ELEVATOR PIT - PROVIDE PIT LADDER & LIGHT FIXTURE
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463. PTAC UNIT - SEE MECHANICAL DRAWINGS
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468. DASHED LINE INDICATES LINE OF SITE FOR SITE LINE STUDY (ALL MECHANICAL EQUIPMENT - ROOF OR GROUND - SHALL BE SCREENED FROM VIEW OF PUBLIC STREETS
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470. LANDSCAPING - SEE LANDSCAPING PLANS
471. PROPERTY LINE
472. HORIZONTAL WOOD FENCE. 1X4 WESTERN RED CEDAR (S4S) @ 4.5" O.C. HORIZONTAL SPACING. MAX POST SPACING 7'2" WITH 2x2 VERTICAL AND RAIL AT 34". SEAL WITH (2) COATS URETHANE SEMI-GLOSS CLEAR SEALER. REFER TO S1/A6.1
473. 24" LONG LED STRIP FIXTURE. ATTACH TO LIGHTING CIRCUIT. SHALL BE SWITCHED ON WITH EXTERIOR LIGHTING.
474. 24"X 24" RATED ACCESS PANEL. MATCH RATING OF WALL. PAINT EXTERIOR FACING SIDE WHITE.
475. 5/8" GYP. BRD OVER STUD BLOCKING. ALIGN WITH TOP OF MULLION OF STOREFRONT. PAINT GYP. WHITE.
476. FIELD INSTALLED ROOF MEMBRANE OVER TAPERED INSULATION.
477. FIELD BUILT ROOF TOP FRAMING. REFER TO STRUCTURAL DRAWINGS.

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SOUTH SAN FRANCISCO, CA
WALL SECTIONS

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	PLAN CHECK REVISIONS	10/16/2017
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PROJECT
A15115

DATE
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SHEET
A4.5

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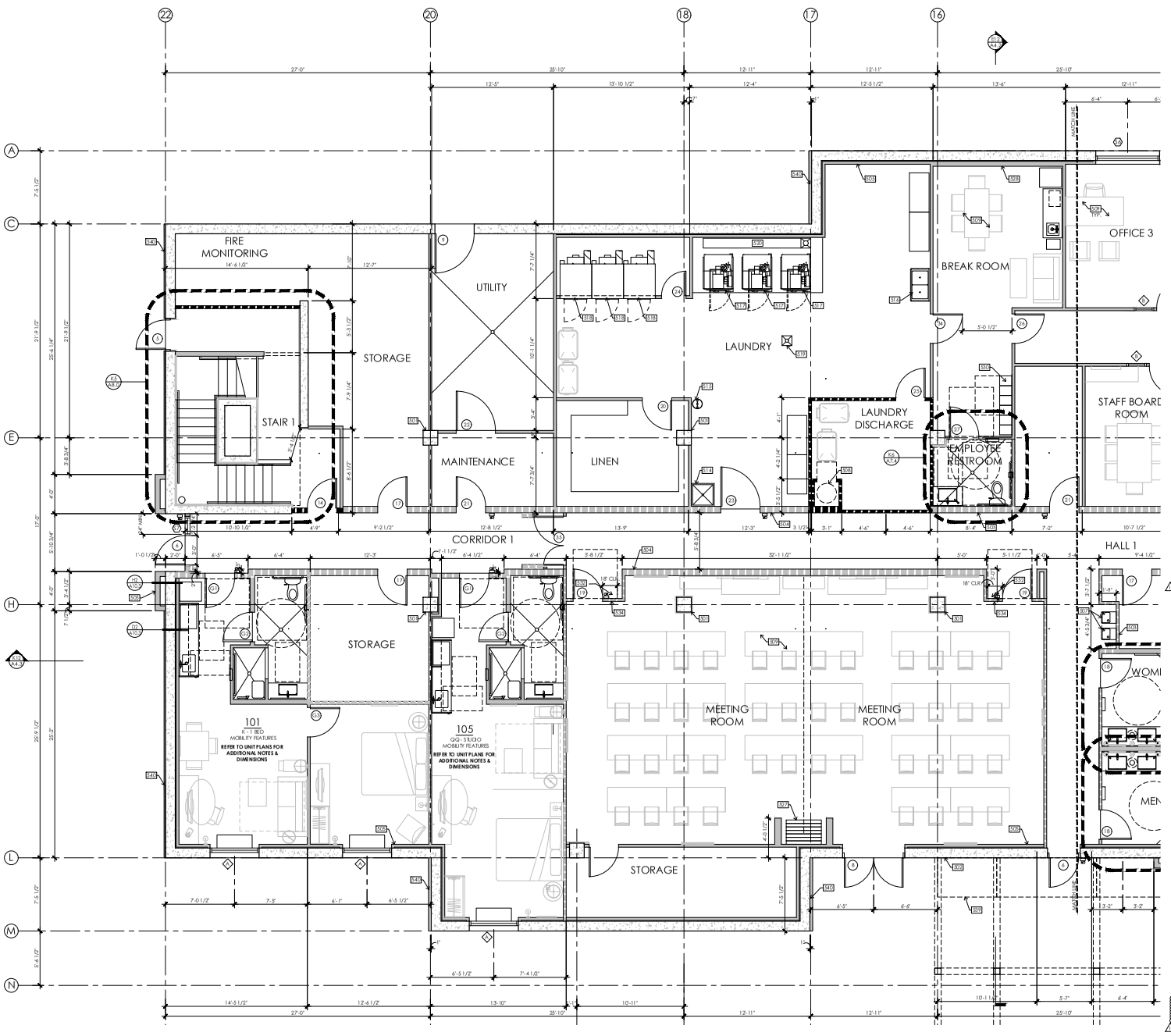

LEGEND

SITE CONSTRUCTED WALLS

	NEW CONCRETE WALL, SEE STRUCTURAL	B2 A10.1, D2 A10.1, E6 A10.1
	FULL HEIGHT 2-HOUR RATED/ STC-50 WALL	H4 A10.1, D1 A/A10.1 ELEVATOR
	FULL HEIGHT 1-HOUR RATED/ STC-50 WALL	D4 A10.1
	FULL HEIGHT WALL	F4 A10.1, H6 A10.1, E6 A10.1
	FULL HEIGHT 2-HOUR RATED SHAFT WALL	B4 A10.1, H8 A10.1
	2 hr FULL HEIGHT WALL @ 6TH FLOOR/ ROOF	B10 A10.1

MODULAR CONSTRUCTED WALLS

	FULL HEIGHT 1-HOUR/ STC-50 RATED PARTY WALL	SEE MODULAR PLANS
	FULL HEIGHT WALL	SEE MODULAR PLANS

SCHEDULE SYMBOLS

#	SEE DOOR SCHEDULE
SF#	SEE STOREFRONT SCHEDULE
W#	SEE WINDOW SCHEDULE
	FLOOR STRUCTURE BY MODULAR BUILDER. FINISHES AND CEILING INSTALLED ON SITE BY GC.
	SEE HARDWARE SCHEDULE

FLOOR PLAN GENERAL NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR WALL FRAMING INFORMATION, U.N.O.
2. REFER TO INSULATION SCHEDULE ON SHEET A0.1 FOR WALL INSULATION.
3. FIRE BLOCKING SHALL BE PROVIDED:
3a. IN CONCEALED SPACES OF COMBUSTIBLE STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS & 10 FT INTERVALS BOTH HORIZONTAL AND VERTICAL.
3b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3c. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
4. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE CBC CHAPTER IN THE FOLLOWING AREAS:
4a. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS
4b. WITHIN TUB ENCLOSURES
4c. WITHIN HOT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET
4d. GLAZING IN STAIR LANDINGS AND WITHIN 5'-0" OF THE BOTTOM AND TOP THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
5. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL U.N.O.
6. REFER TO RATED ASSEMBLY DETAIL SHEETS A10.0-A10.3 FOR RATED ASSEMBLIES AND PENETRATIONS.
7. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS, OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
8. HANDRAILS SHALL COMPLY WITH THE FOLLOWING:
8a. TOP OF HANDRAIL SHALL BE PLACED BETWEEN 34" & 38" ABOVE LANDINGS AND THE NOSING OF THE TREAD.
8b. HANDGRIP SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION WITH NO SHARP CORNERS
8c. HANDRAILS PROJECTING FROM THE WALL SHALL NOT HAVE LESS THAN 1 1/2" BETWEEN WALL AND THE HANDRAIL
9. PENETRATIONS OF FIRE-RATED WALLS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS AND MEMBRANE-PENETRATION FIRE STOPS IN ACCORDANCE WITH CBC SECTIONS 713.3.1.2 & 713.3.2. -SEE A10.1 FOR PENETRATION DETAILS.
10. REFER TO INTERIOR DESIGN DRAWINGS FOR FLOOR FINISHES, WALL FINISHES, FURNITURE, & ADDITIONAL INFORMATION.
11. REFER TO GUEST ROOM PLANS & INTERIOR DRAWINGS FOR ADDITIONAL INFORMATION ON GUEST ROOMS.
12. ALL EXPOSED CONCRETE WALLS AND COLUMNS WITHIN PUBLIC AREAS SHALL RECEIVE DRYWALL OVER FURRING STUDS MINIMUM UNLESS NOTED OR SHOWN OTHERWISE.

FLOOR PLAN REFERENCE NOTES

501 CONCRETE COLUMN - S.S.D.
502. CONCRETE WALL - S.S.D.
503. PLUMBING WALL - S.P.D.
504. 8" METAL STUD WALL@ CORRIDOR FOR PLUMBING ABOVE - S.P.D.
505. METAL STUD FURRED WALL
506. EXHAUST SHAFT - S.M.D.
507. WAIST HEIGHT WALL - SEE D12/A0.3 & S.P.D.
508. LAUNDRY CHUTE ABOVE (SHOWN DASHED)
509. FURNITURE SHOWN FOR REFERENCE) - S.I.D.
510. FRONT DESK W/ ACCESSIBLE APPROACH - S.I.D.
511. ICE MACHINE, W/ 30"x 48" ACCESSIBLE CLEAR SPACE POSITIONED FOR PARALLEL APPROACH
512. MITSUBISHI 3500# GURNEY COMPLIANT ELEVATOR - SEE STANDARD ACCESSIBILITY DETAILS SHEET A0.3
513. INTERIOR WINDOW @ FRONT DESK/ WORK STATION - S.I.D.
514. MOP SINK - S.P.D.
515. EYE WASH STATION - S.P.D.
516. 2-COMPARTMENT SINK - S.P.D.
517. COMMERCIAL CLOTHES WASHER ON CONCRETE PAD - S.P.D.
518. COMMERCIAL TUMBLER DRYER (UNIMAC, MODEL UT120ON OR EQUIVALENT) - S.P.D.
519. FLOOR DRAIN - S.P.D.
520. TRENCH DRAIN AT WASHING MACHINES - S.P.D.
521. MEDIA WALL - S.I.D.
522. NOT USED.
523. ACCESSIBLE SERVICE COUNTER - S.I.D. TOP OF COUNTER TO BE BETWEEN 28" MIN AND 34" MAX. ABOVE FINISH FLOOR. PROVIDE 17" KNEE AND TOE CLEARANCE WITH A HEIGHT OF 27" CLEAR MIN WHERE A FORWARD APPROACH IS INDICATED.
524. FLOOR SINK - S.P.D.
525. ANGLED STAND UP BIKE RACK - BRAND: CYCLE STORAGE SOLUTIONS, MODEL: STORAGE STAND UP JEBIKE SINGLE SIDE - OR EQUIVALENT
526. WALL MOUNTED VERTICAL BIKE RACK - BRAND: CYCLE STORAGE SOLUTIONS, MODEL: WALMAX - OR APPROVED EQUAL (NOTE: VERIFY CLEARANCE REQUIREMENTS & INSTALL PER MANUFACTURER'S RECOMMENDATIONS)
527. STACKABLE, INDIVIDUAL, OMNI-DIRECTIONAL PANELS w/STC RATING OF 56 BY HUFCOR: SERIES 641, FACED IN FABRIC, SEE INTERIORS FOR FABRIC SPEC.(17) PANELS TOTAL (TRACK ABOVE SHOWN DASHED)
528. 6" METAL STUD FURRED WALL - OR PLUMBING - S.P.D.
529. REFER TO D12/A10.3 FOR 2-HR SITE BUILT WALL AT ELEVATOR SHAFT.
530. STEAM HOT LESS THAN 1 GAL IN THE LOCKERS SHALL BE ADA COMPLIANT AND WITHIN THE SPECIFIED REACH RANGE OF 15" MIN TO 48" MAX ABOVE THE FINISH FLOOR. ALL OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND SHALL NOT REQUIRE MORE THAN 5 LB OF FORCE TO OPERATE MAXIMUM.
531. GC TO PROVIDE (4) WIRELESS ASSISTED LISTENING DEVICES FOR THIS ROOM TWO OF WHICH SHALL BE HEARING AID COMPATIBLE. REFER TO CALCULATIONS ON SHEET A1.0
532. PROVIDE 6" PLAQUE AT STRIKE SIDE OF DOOR JAMB SHOWING INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS COMPLYING WITH CBC 11B-703.7.2.4. REFER TO DETAIL K12/A0.4
533. BREAKFAST COUNTER: 34" MAX HEIGHT TO TOP OF COUNTER.
534. POSTED SIGN TO READ "MAXIMUM OCCUPANCY 87 OCCUPANTS". REFER TO H12/A0.4.
535. POSTED SIGN TO READ "MAXIMUM OCCUPANCY 177 OCCUPANTS". REFER TO H12/A0.4.
536. PROVIDE FIRE PROTECTION FOR PORTE COCHERE PRIMARY AND SECONDARY STRUCTURAL MEMBERS. REFER TO B4 AND D4/A10.8
537. TABLE AT +34" MAX TO 28" MIN AFF. KNEE CLEARANCE SHALL BE A MINIMUM OF 27".
538. KNOX BOX. COORDINATE FINAL LOCATION WITH LOCAL FIRE JURISDICTION PRIOR TO INSTALLATION.
539. 3" EXTERIOR RATED PLYWOOD ABOVE. ATTACH TO TOP OF TRELLIS FRAMING WITH SELF TAPPING SCREWS.
540. EXTERIOR GYP. SHEATHING AND METAL FURRING. FURRING AND SHEATHING SHALL ALIGN WITH FACE OF SEATING ABOVE. REFER FOR EXTERIOR ELEVATIONS

DINING TABULATIONS

SEATING AT TABLES: 24 SEATS (.05) = 2 SPACES REQUIRED. 2 SPACES PROVIDED.

SEATING AT WINDOWS: 11 SEATS (.05) = 1 SPACE REQUIRED. 2 SPACES PROVIDED.

K12 ENLARGED FIRST FLOOR PLAN - AREA A
SCALE: 1/4" = 1'-0"

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ENLARGED FIRST FLOOR PLAN AREA A

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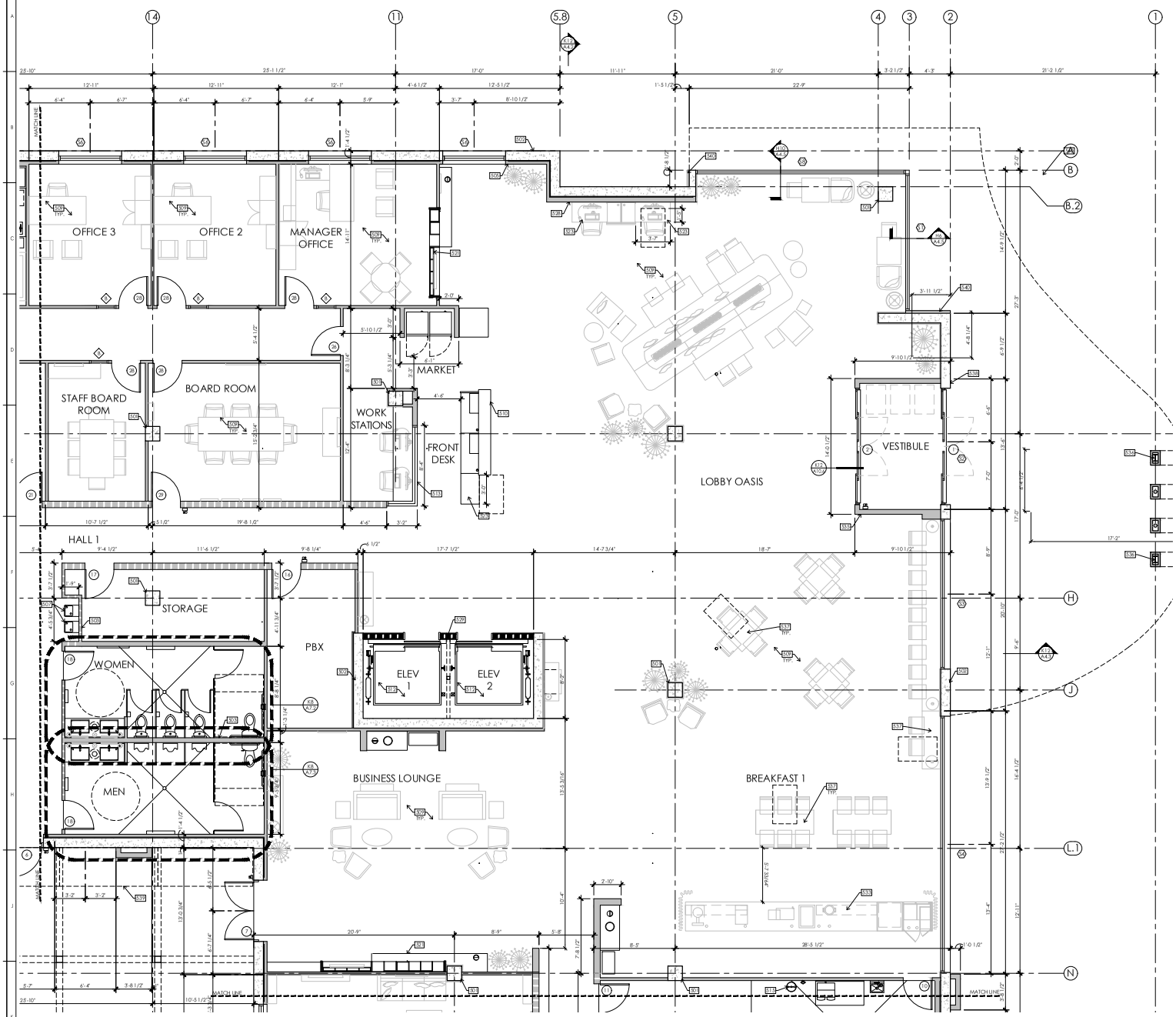

LEGEND

SITE CONSTRUCTED WALLS

	NEW CONCRETE WALL, SEE STRUCTURAL	B1 A10.1 / D2.1 A10.0 / F5 A10.0
	FULL HEIGHT 2-HOUR RATED/ STC-50 WALL	H1A A10.1 / D12.2 A10.1 / M ELEVATOR
	FULL HEIGHT 1-HOUR RATED/ STC-50 WALL	D4 A10.1
	FULL HEIGHT WALL	F4 A10.1 / H6 A10.1 / F6 A10.0
	FULL HEIGHT 2-HOUR RATED SHAFT WALL	B9 A10.1 / H8 A10.1
	2 hr FULL HEIGHT WALL @ 6TH FLOOR/ ROOF	B10 A10.1

MODULAR C ONSTRUCTED WALLS

	FULL HEIGHT 1-HOUR/ STC-50 RATED PARTY WALL	SEE MODULAR PLANS
	FULL HEIGHT WALL	SEE MODULAR PLANS

SCHEDULE SYMBOLS

(x)	SEE DOOR SCHEDULE
(XX)	SEE STOREFRONT SCHEDULE
(X)	SEE WINDOW SCHEDULE
	FLOOR STRUCTURE BY MODULAR BUILDER. FINISHES AND CEILING INSTALLED ON SITE BY GC.
	SEE HARDWARE SCHEDULE

FLOOR PLAN GENERAL NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR WALL FRAMING INFORMATION, U.N.O..
2. REFER TO INSULATION SCHEDULE ON SHEET A0.1 FOR WALL INSULATION.
3. FIRE BLOCKING SHALL BE PROVIDED:
   - 3a. IN CONCEALED SPACES OF COMBUSTIBLE STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10' INTERVALS BOTH HORIZONTAL AND VERTICAL.
   - 3b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   - 3c. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS. WITH NON-COMBUSTIBLE MATERIALS.
4. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE CBC CHAPTER IN THE FOLLOWING AREAS:
   - 4a. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS
   - 4b. WITHIN TUB ENCLOSURES
   - 4c. WITHIN HOT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET
   - 4d. GLAZING IN STAIR LANDINGS AND WITHIN 5'-0" OF THE BOTTOM AND TOP THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
5. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL U.N.O..
6. REFER TO RATED ASSEMBLY DETAIL SHEETS A10.0-A10.3 FOR RATED ASSEMBLIES AND PENETRATIONS.
7. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS, OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
8. HANDRAILS SHALL COMPLY WITH THE FOLLOWING:
   - 8a. TOP OF HANDRAIL SHALL BE PLACED BETWEEN 34" & 38" ABOVE LANDINGS AND THE NOSING OF THE TREAD.
   - 8b. HANDGRIP SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION WITH NO SHARP CORNERS
   - 8c. HANDRAILS PROJECTING FROM THE WALL SHALL NOT HAVE LESS THAN 1 1/2" BETWEEN WALL AND THE HANDRAIL
9. PENETRATIONS OF FIRE-RATED WALLS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS AND MEMBRANE-PENETRATION FIRE STOPS IN ACCORDANCE WITH CBC SECTIONS 713.3.1.2 & 713.3.2. - SEE A10.1 FOR PENETRATION DETAILS.
10. REFER TO INTERIOR DESIGN DRAWINGS FOR FLOOR FINISHES, WALL FINISHES, FURNITURE, & ADDITIONAL INFORMATION.
11. REFER TO GUEST ROOM PLANS & INTERIOR DRAWINGS FOR ADDITIONAL INFORMATION ON GUEST ROOMS.
12. ALL EXPOSED CONCRETE WALLS AND COLUMNS WITHIN PUBLIC AREAS SHALL RECEIVE ½" DRYWALL OVER ½" FURRING STUDS MINIMUM UNLESS NOTED OR SHOWN OTHERWISE.

FLOOR PLAN REFERENCE NOTES

501. CONCRETE COLUMN - S.S.D.
502. CONCRETE WALL - S.S.D.
503. PLUMBING WALL - S.P.D.
504. 8" METAL STUD WALL@ CORRIDOR FOR PLUMBING ABOVE - S.P.D.
505. METAL STUD FURRED WALL
506. EXHAUST SHAFT - S.M.D.
507. WATER FOUNTAIN - SEE D12/A0.3 & S.P.D.
508. LAUNDRY CHUTE ABOVE (SHOWN DASHED)
509. FURNITURE (SHOWN FOR REFERENCE) - S.L.D.
510. FRONT DESK w/ ACCESSIBLE APPROACH - S.L.D.
511. ICE MACHINE W/30"x 48" ACCESSIBLE CLEAR SPACE POSITIONED FOR PARALLEL APPROACH
512. MITSUBISHI 3,500# GURNEY COMPLIANT ELEVATOR - SEE STANDARD ACCESSIBILITY DETAILS SHEET A0.3
513. INTERIOR WINDOW @ FRONT DESK/ WORK STATION - S.I.D.
514. MOP SINK - S.P.D.
515. EYE WASH STATION - S.P.D.
516. 2-COMPARTMENT SINK - S.P.D.
517. COMMERCIAL CLOTHES WASHER ON CONCRETE PAD - S.P.D.
518. COMMERCIAL TUMBLER DRYER (UNIMAC, MODEL UT120N OR EQUIVALENT) - S.P.D.
519. FLOOR DRAIN - S.P.D.
520. TRENCH DRAIN AT WASHING MACHINES - S.P.D.
521. MEDIA WALL - S.I.D.
522. NOT USED.
523. ACCESSIBLE SERVICE COUNTER - S.I.D. TOP OF COUNTER TO BE BETWEEN 28" MIN AND 34" MAX. ABOVE FINISH FLOOR. PROVIDE 17" KNEE AND TOE CLEARANCE WITH A HEIGHT OF 27" CLEAR MIN. WHERE A FORWARD APPROACH IS INDICATED.
524. FLOOR SINK - S.P.D.
525. ANGLED STAND UP BIKE RACK - BRAND: CYCLE STORAGE SOLUTIONS, MODEL: STORAGE STAND UP (8 BIKE SINGLE SIDE) - OR APPROVED EQUAL
526. WALL MOUNTED VERTICAL BIKE RACK - BRAND: CYCLE STORAGE SOLUTIONS, MODEL: WALL MAX - OR APPROVED EQUAL (NOTE: VERIFY CLEARANCE REQUIREMENTS & INSTALL PER MANUFACTURER'S RECOMMENDATIONS)
527. STACKABLE, INDIVIDUAL, OMNI-DIRECTIONAL PANELS w/STC RATING OF 56 BY HUFCOR, SERIES 641, FACED IN FABRIC (SEE INTERIORS FOR FABRIC SPEC.) (7 PANELS TOTAL) (TRACK ABOVE SHOWN DASHED)
528. 6" x 10" FURRED WALL FOR PLUMBING - S.P.D.
529. REFER TO D.1/2.A.1.0.3 FOR 2-HR SITE BUILT W.A.L.A.T. ELEVATOR SHAFT.
530. 5% BUT NOT LESS THAN 1 ON THE LOCKERS SHALL BE ADA COMPLIANT AND WITHIN THE SPECIFIED REACH RANGE OF 1.5" MIN TO 48" MAX ABOVE THE FINISH FLOOR. ALL OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND SHALL NOT REQUIRE MORE THAN 5 LB. OF FORCE TO OPERATE MAXIMUM.
531. GC TO PROVIDE (4) WIRELESS ASSISTED LISTENING DEVICES FOR THIS ROOM TWO OF WHICH SHALL BE HEARING AID COMPATIBLE. REFER TO C CALCULATIONS ON SHEET A1.0.
532. PROVIDE 6" PLAQUE AT STRIKE SIDE OF DOOR JAMB SHOWING INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS COMPLYING WITH CBC 11B-703.7.2.4. REFER TO DETAIL K12/A0.4
533. BREAKFAST COUNTER: 34" MAX HEIGHT TO TOP OF COUNTER.
534. POSTED SIGN TO READ "MAXIMUM OCCUPANCY 87 OCCUPANTS". REFER TO H1/2/A0.4.
535. POSTED SIGN TO READ "MAXIMUM OCCUPANCY 177 OCCUPANTS". REFER TO H1/2/A0.4.
536. PROVIDE FIRE PROTECTION FOR PORTE COCHERE PRIMARY AND SECONDARY STRUCTURAL MEMBERS. REFER TO B4 AND D4/A10.8
537. TABLE AT +34" MAX TO 28" MIN AFF., KNEE CLEARANCE SHALL BE A MINIMUM OF 27".
538. KNOX BOX. COORDINATE FINAL LOCATION WITH LOCAL FIRE JURISDICTION PRIOR TO INSTALLATION.
539. ½" EXTERIOR RATED PLYWOOD ABOVE. ATTACH TO TOP OF TRELLIS FRAMING WITH SELF TAPPING SCREWS.
540. EXTERIOR GYP. SHEATHING AND METAL FURRING. FURRING AND SHEATHING SHALL ALIGN WITH ADJACENT SHEATHING ABOVE. FINISH PER INTERIOR ELEVATIONS.

DINING TABULATIONS

SEATING AT TABLES: 24 SEATS (.05) = 2 SPACES REQUIRED. 2 SPACES PROVIDED.

SEATING AT WINDOWS: 11 SEATS (.05) = 1 SPACE REQUIRED 2 SPACES PROVIDED

K12 ENLARGED FIRST FLOOR PLAN - AREA B
SCALE: 1/4" = 1'-0"

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ENLARGED FIRST FLOOR PLAN AREA B

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A5.0B

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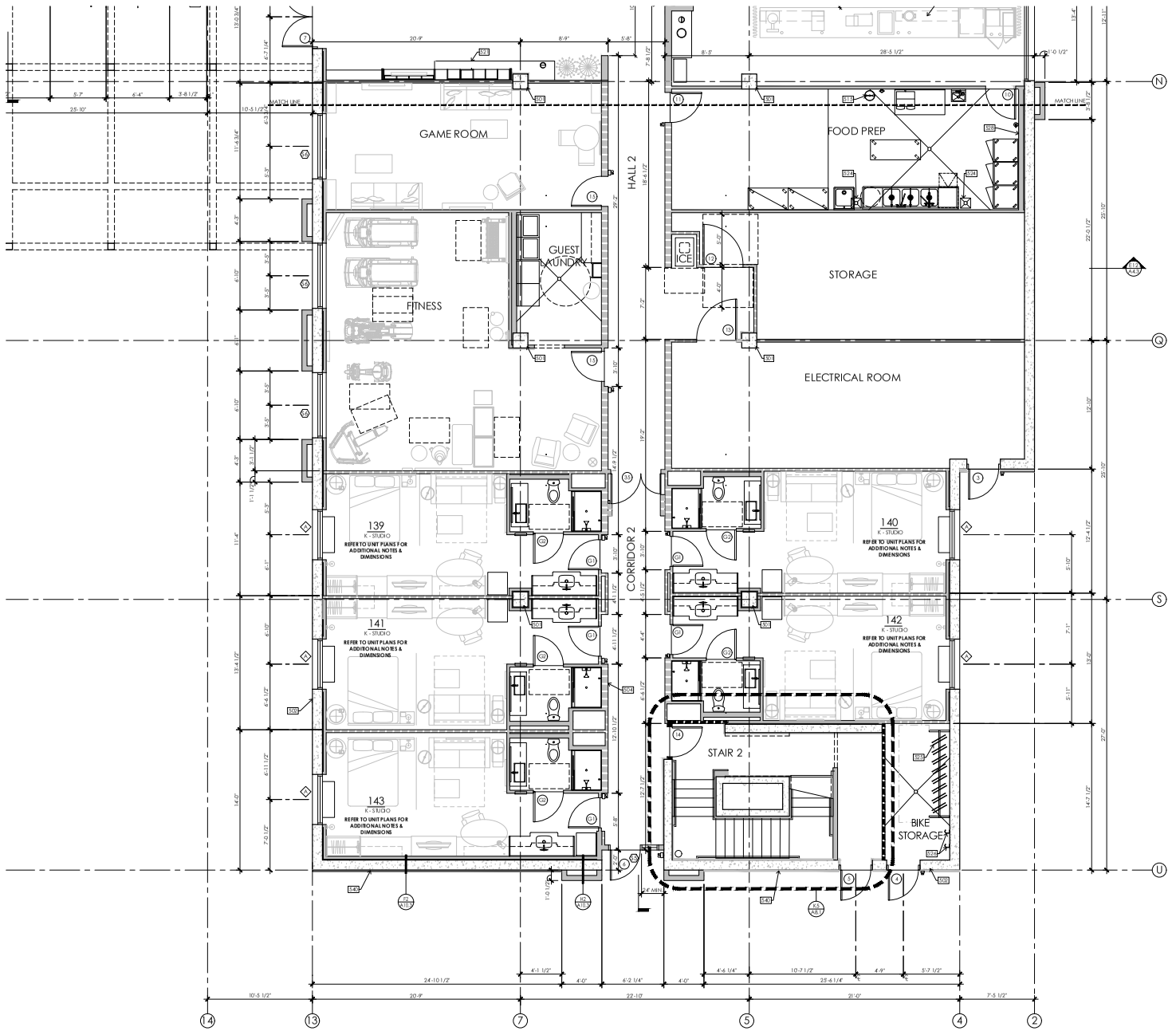

K12 ENLARGED FIRST FLOOR PLAN - AREA C

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

LEGEND

SITE CONSTRUCTED WALLS

	NEW CONCRETE WALL, SEE STRUCTURAL	B1 A10.1 / D2 A10.1 / F5 A10.1
	FULL HEIGHT 2-HOUR RATED/ STC-50 WALL	H1A A10.1 / D12.1 A10.1 ELEVATOR
	FULL HEIGHT 1-HOUR RATED/ STC-50 WALL	D4 A10.1
	FULL HEIGHT WALL	F4 A10.1 / H6 A10.1 / F6 A10.1
	FULL HEIGHT 2-HOUR RATED SHAFT WALL	B1 A10.1 / H8 A10.1
	2 hr FULL HEIGHT WALL @ 6TH FLOOR/ ROOF	B10 A10.1

MODULAR C CONSTRUCTED WALLS

	FULL HEIGHT 1-HOUR/ STC-50 RATED PARTY WALL	SEE MODULAR PLANS
	FULL HEIGHT WALL	SEE MODULAR PLANS

SCHEDULE SYMBOLS

(#)	SEE DOOR SCHEDULE
(SF#)	SEE STOREFRONT SCHEDULE
(W#)	SEE WINDOW SCHEDULE
	FLOOR STRUCTURE BY MODULAR BUILDER. FINISHES AND CEILING INSTALLED ON SITE BY GC.
	SEE HARDWARE SCHEDULE

FLOOR PLAN GENERAL NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR WALL FRAMING INFORMATION, U.N.O.
2. REFER TO INSULATION SCHEDULE ON SHEET A0.1 FOR WALL INSULATION.
3. FIRE BLOCKING SHALL BE PROVIDED:
   - 3a. IN CONCEALED SPACES OF COMBUSTIBLE STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10' INTERVALS BOTH HORIZONTAL AND VERTICAL.
   - 3b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   - 3c. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS. WITH NON-COMBUSTIBLE MATERIALS.
4. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE CBC CHAPTER IN THE FOLLOWING AREAS:
   - 4a. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS
   - 4b. WITHIN TUB ENCLOSURES
   - 4c. WITHIN HOT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET
   - 4d. GLAZING IN STAIR LANDINGS AND WITHIN 5'-0" OF THE BOTTOM AND TOP THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
5. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL U.N.O.
6. REFER TO RATED ASSEMBLY DETAIL SHEETS A10.0-A10.3 FOR RATED ASSEMBLIES AND PENETRATIONS.
7. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS, OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
8. HANDRAILS SHALL COMPLY WITH THE FOLLOWING:
   - 8a. TOP OF HANDRAIL SHALL BE PLACED BETWEEN 34" & 38" ABOVE LANDINGS AND THE NOSING OF THE TREAD.
   - 8b. HANDGRIP SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION WITH NO SHARP CORNERS
   - 8c. HANDRAILS PROJECTING FROM THE WALL SHALL NOT HAVE LESS THAN 1 1/2" BETWEEN WALL AND THE HANDRAIL
9. PENETRATIONS OF FIRE-RATED WALLS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS AND MEMBRANE-PENETRATION FIRE STOPS IN ACCORDANCE WITH CBC SECTIONS 713.3.1.2 & 713.3.2. - SEE A10.1 FOR PENETRATION DETAILS.
10. REFER TO INTERIOR DESIGN DRAWINGS FOR FLOOR FINISHES, WALL FINISHES, FURNITURE, & ADDITIONAL INFORMATION.
11. REFER TO GUEST ROOM PLANS & INTERIOR DRAWINGS FOR ADDITIONAL INFORMATION ON GUEST ROOMS.
12. ALL EXPOSED CONCRETE WALLS AND COLUMNS WITHIN PUBLIC AREAS SHALL RECEIVE ½" DRYWALL OVER ½" FURRING STUDS MINIMUM UNLESS NOTED OR SHOWN OTHERWISE.

FLOOR PLAN REFERENCE NOTES

- 500 CONCRETE COLUMN - S.S.D.
- 502. CONCRETE WALL - S.S.D.
- 503. PLUMBING WALL - S.P.D.
- 504. 8" METAL STUD WALL @ CORRIDOR FOR PLUMBING ABOVE - S.P.D.
- 505. METAL STUD FURRED WALL
- 506. EXHAUST SHAFT - S.M.D.
- 507. WATER FOUNTAIN - SEE D12/A0.3 & S.P.D.
- 508. LAUNDRY CHUTE ABOVE (SHOWN DASHED)
- 509. FURNITURE (SHOWN FOR REFERENCE) - S.I.D.
- 510. FRONT DESK w/ ACCESSIBLE APPROACH - S.I.D.
- 511. ICE MACHINE W/ 30"x 48" ACCESSIBLE CLEAR SPACE POSITIONED FOR PARALLEL APPROACH
- 512. MITSUBISHI 3,500# GURNEY COMPLIANT ELEVATOR - SEE STANDARD ACCESSIBILITY DETAILS SHEET A0.3
- 513. INTERIOR WINDOW @ FRONT DESK/ WORK STATION - S.I.D.
- 514. MOP SINK - S.P.D.
- 515. EYE WASH STATION - S.P.D.
- 516. 2-COMPARTMENT SINK - S.P.D.
- 517. COMMERCIAL CLOTHES WASHER ON CONCRETE PAD - S.P.D.
- 518. COMMERCIAL TUMBLER DRYER (UNIMAC, MODEL UT120N OR EQUIVALENT) - S.P.D.
- 519. FLOOR DRAIN - S.P.D.
- 520. TRENCH DRAIN AT WASHING MACHINES - S.P.D.
- 521. MEDIA WALL - S.I.D.
- 522. NOT USED.
- 523. ACCESSIBLE SERVICE COUNTER - S.I.D. TOP OF COUNTER TO BE BETWEEN 28" MIN AND 34" MAX. ABOVE FINISH FLOOR. PROVIDE 17" KNEE AND TOE CLEARANCE WITH A HEIGHT OF 27" CLEAR MIN. WHERE A FORWARD APPROACH IS INDICATED.
- 524. FLOOR SINK - S.P.D.
- 525. ANGLED STAND UP BIKE RACK - BRAND: CYCLE STORAGE SOLUTIONS, MODEL: STORAGE STAND UP (8 BIKE SINGLE SIDE) - OR EQUIVALENT SILENT
- 526. WALL MOUNTED VERTICAL BIKE RACK - BRAND: CYCLE STORAGE SOLUTIONS, MODEL: WALL MAX - OR APPROVED EQUAL (NOTE: VERIFY CLEARANCE REQUIREMENTS & INSTALL PER MANUFACTURER'S RECOMMENDATIONS)
- 527. STACKABLE, INDIVIDUAL, OMNI-DIRECTIONAL PANELS w/STC RATING OF 56 BY NUFCOR; SERIES 641, PLACED IN FABRIC (SEE INTERIORS FOR FABRIC SPEC.) (7) PANELS TOTAL (TRACK ABOVE SHOWN DASHED)
- 528. 6" METAL STUD FURRED WALL FOR PLUMBING - S.P.D.
- 529. REFER TO D12/A10.3 FOR 2-HR SITE BUILT W.A.L.A.T. ELEVATOR SHAFT.
- 530. 5% BUT NOT LESS THAN 1 ON THE LOCKERS SHALL BE ADA COMPLIANT AND WITHIN THE SPECIFIED REACH RANGE OF 15" MIN TO 48" MAX ABOVE THE FINISH FLOOR. ALL OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND SHALL NOT REQUIRE MORE THAN 5 LB. OF FORCE TO OPERATE MAXIMUM.
- 531. GC TO PROVIDE (4) WIRELESS ASSISTED LISTENING DEVICES FOR THIS ROOM TWO OF WHICH SHALL BE HEARING AID COMPATIBLE. REFER TO C ALCULATIONS ON SHEET A1.0.
- 532. PROVIDE 6" PLAQUE AT STRIKE SIDE OF DOOR JAMB SHOWING INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS COMPLYING WITH CBC 11B-703.7.2.4. REFER TO DETAIL K12/A0.4
- 533. BREAKFAST COUNTER: 34" MAX HEIGHT TO TOP OF COUNTER.
- 534. POSTED SIGN TO READ "MAXIMUM OCCUPANCY 87 OCCUPANTS". REFER TO H12/A0.4.
- 535. POSTED SIGN TO READ "MAXIMUM OCCUPANCY 177 OCCUPANTS". REFER TO H12/A0.4.
- 536. PROVIDE FIRE PROTECTION AT OR PORTE COCHERE PRIMARY AND SECONDARY STRUCTURAL MEMBERS. REFER TO 8M AND D4/A10.8.
- 537. TABLE AT +34" MAX TO 28" MIN AFF., KNEE CLEARANCE SHALL BE A MINIMUM OF 27".
- 538. KNOX BOX. COORDINATE FINAL LOCATION WITH LOCAL FIRE JURISDICTION PRIOR TO INSTALLATION.
- 539. ½" EXTERIOR RATED PLYWOOD ABOVE. ATTACH TO TOP OF TRELLIS FRAMING WITH SELF TAPPING SCREWS.
- 540. EXTERIOR GYP. SHEATHING AND METAL FURRING. FURRING AND SHEATHING SHALL ALIGN WITH ACTUAL SHEARWALL AND VIF. FINISH PER INTERIOR ELEVATIONS.

DINING TABULATIONS

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2 SPACES PROVIDED.

SEATING AT WINDOWS: 11 SEATS (.05) = 1 SPACE REQUIRED
2 SPACES PROVIDED

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550 GATEWAY BOULEVARD
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ENLARGED FIRST FLOOR PLAN
AREA C

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT: A15115
DATE: AUGUST 29, 2017
SHEET: **A5.0C**

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LEGEND

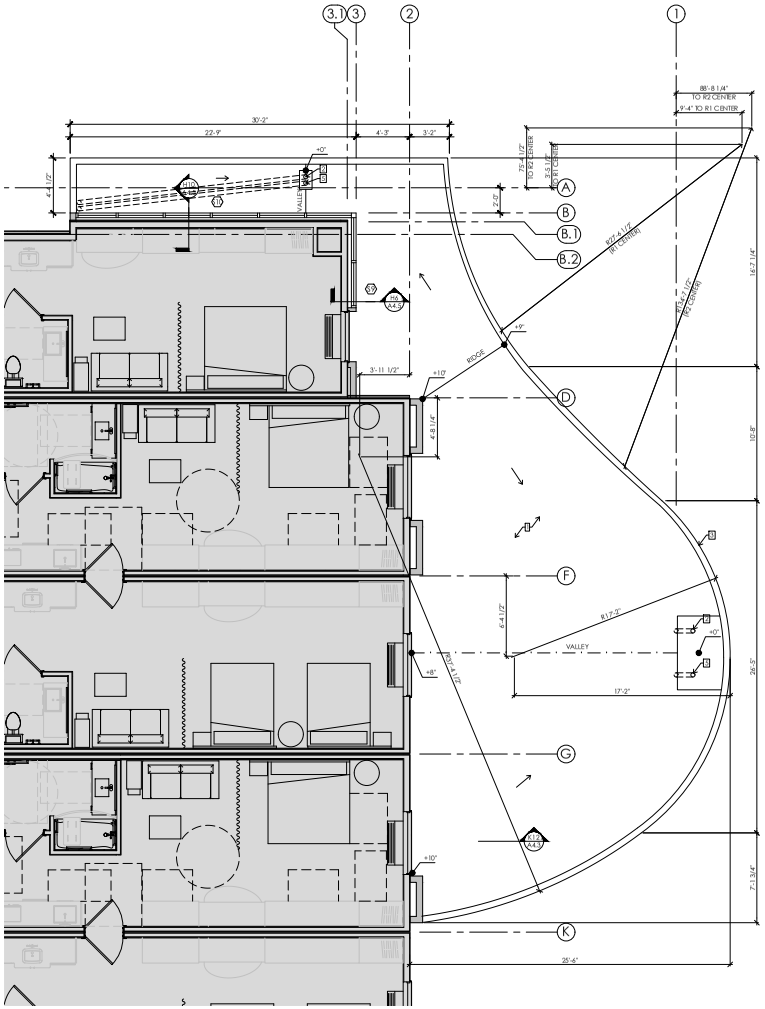
SITE CONSTRUCTED WALLS		
	NEW CONCRETE WALL, SEE STRUCTURAL	B1 A10.1 / D2 A10.1 / F5 A10.1
	FULL HEIGHT 2-HOUR RATED/ STC-50 WALL	H1A A10.1 / D12.1A A10.1 ELEVATION
	FULL HEIGHT 1-HOUR RATED/ STC-50 WALL	D4 A10.1
	FULL HEIGHT WALL	F4 A10.1 / H6 A10.1 / F6 A10.1
	FULL HEIGHT 2-HOUR RATED SHAFT WALL	B1 A10.1 / H8 A10.1
	2 hr FULL HEIGHT WALL @ 6TH FLOOR/ ROOF	B10 A10.1
MODULAR CONSTRUCTED WALLS		
	FULL HEIGHT 1-HOUR/ STC-50 RATED PARTY WALL	SEE MODULAR PLANS
	FULL HEIGHT WALL	SEE MODULAR PLANS
SCHEDULE SYMBOLS		
		SEE DOOR SCHEDULE
		SEE STOREFRONT SCHEDULE
		SEE WINDOW SCHEDULE
		FLOOR STRUCTURE BY MODULAR BUILDER. FINISHES AND CEILING INSTALLED ON SITE BY GC.
		SEE HARDWARE SCHEDULE

CANOPY GENERAL NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL CONNECTIONS, STEEL BEAM LOCATIONS & SIZES, AND STEEL COLUMNS

FLOOR PLAN REFERENCE NOTES

1. SINGLE PLY ROOFING - SLOPE TO DRAIN
2. ROOF DRAIN
3. BREAK METAL FASCIA @ CANOPY EDGE
4. ANGLED COLUMN BELOW - S.S.D
5. OVERFLOW DRAIN



K8 ENTRY CANOPY PLAN
SCALE: 1/4" = 1'-0"

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ENTRY CANOPY PLAN

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1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A5.1

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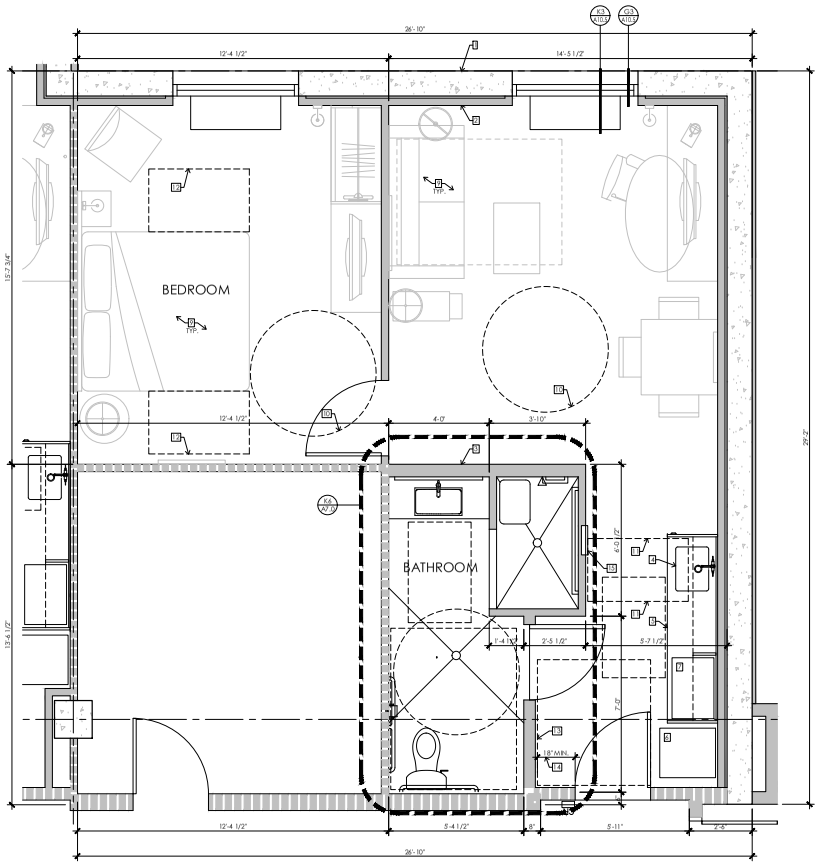
G12 KING ONE BEDROOM - MOBILITY FEATURES - REFLECTED CEILING PLAN

SCALE: 1/2" = 1'-0" — GUEST ROOM 101



G6 KING ONE BEDROOM - MOBILITY FEATURES - FLOOR PLAN

SCALE: 1/2" = 1'-0" — GUEST ROOM 101

GUEST ROOM ACCESSIBLE NOTES

1. GUEST ROOMS W/ MOBILITY FEATURES SHALL COMPLY W/ THE FOLLOWING 2016 CBC SECTIONS:

- 11B-806.2.3 **SLEEPING AREAS.** AT LEAST ONE SLEEPING AREA SHALL PROVIDE A 36"x48" MIN. CLEAR SPACE ON BOTH SIDES OF A BED.
- 11B-806.2.3.2 **PERSONAL LIFT DEVICE FLOOR SPACE:** PROVIDE CLEAR SPACE UNDER BED FOR USE OF A PERSONAL LIFT DEVICE. THE CLEAR SPACE SHALL EXTEND UNDER THE BED PARALLEL TO THE LONG SIDE AND BE ADJACENT TO AN ACCESSIBLE ROUTE. THE CLEAR SPACE SHALL EXTEND TO POINTS HORIZONTALLY 30", VERTICALLY 7", AND NOT MORE THAN 12" FROM THE HEAD AND FOOT END OF THE BED.
- 11B-806.2.4 **TOILET AND BATHING FACILITIES.** AT LEAST ONE BATHROOM PROVIDED AS PART OF A GUEST ROOM SHALL COMPLY W/CBC SECTION 11B-603 REQUIREMENTS. (ONE ACCESSIBLE WATER CLOSET, ONE ACCESSIBLE LAVATORY, ONE ACCESSIBLE BATHTUB OR SHOWER COMPARTMENT - SEE ACCESSIBLE DETAILS)
- 11B-806.2.4.1 **VANITY COUNTERTOP SPACE.** VANITY COUNTERTOP SPACE IS PROVIDED IN NON-ACCESSIBLE GUEST BATHROOMS. PROVIDE COMPARABLE ACCESSIBLE VANITY COUNTERTOP SPACE IN ACCESSIBLE GUEST BATHROOMS.
- 11B-806.2.5 **KITCHENS, KITCHENETTES, AND WET BARS.** KITCHENS, KITCHENETTES, AND WET BARS SHALL COMPLY W/ CBC SECTION 11B-804
  - **11B-804.2 EXCEPTION:** NO COOKTOP OR CONVENTIONAL RANGE PROVIDED IN GUESTROOM WET BAR
  - **11B-804.4 SINKS.** PROVIDE 30"x48" CLEAR FLOOR SPACE W/KNEE & TOE CLEARANCE (11B-606.2 EXCEPTION 1 - WETBAR W/NO COOKTOP OR CONVENTIONAL RANGE, PARALLEL APPROACH PERMITTED) SINK SHALL BE INSTALLED +34" MAX. ABOVE FIN. FLOOR. CONTROLS SHALL BE W/IN ACCESSIBLE REACH RANGES AND SUPPLY & DRAIN PIPES SHALL BE INSULATED W/NO SHARP OR ABRASIVE SURFACES
  - **11B-804.6 APPLIANCES.** ALL CONTROLS SHALL BE W/IN ACCESSIBLE REACH RANGES, AND SHALL HAVE A 30"x48" CLEAR FLOOR SPACE (DISHWASHER, MICROWAVE, REFRIGERATOR)
- 11B-806.2.6 **TURNING SPACE.** PROVIDE ACCESSIBLE TURNING SPACE WITHIN ACCESSIBLE GUEST ROOMS.

2. GUEST ROOMS W/ COMMUNICATION FEATURES SHALL COMPLY W/ THE FOLLOWING 2016 CBC SECTIONS:

- 11B-806.3.1 **ALARMS:** *WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, FIRE ALARMS SHALL COMPLY W/SECTION 11B-702 (AUDIBLE & VISIBLE ALARMS), AND CARBON MONOXIDE ALARMS SHALL COMPLY W/ CBC CHAPTER 4.*
- 11B-806.3.2 **NOTIFICATION DEVICES.** *VISIBLE NOTIFICATION DEVICES SHALL BE PROVIDED TO ALERT OCCUPANTS OF INCOMING TELEPHONE CALLS AND A DOOR KNOCK OR BELL. NOTIFICATION DEVICES SHALL NOT BE CONNECTED TO VISIBLE ALARM SIGNAL APPLIANCES. TELEPHONES SHALL HAVE VOLUME CONTROLS COMPATIBLE W/ THE TELEPHONE SYSTEM AND SHALL COMPLY W/SECTION 11B-704.3. TELEPHONES SHALL BE SERVED BY AN ELECTRICAL OUTLET COMPLYING W/ SECTION 11B-309 LOCATED WITHIN 48" OF THE TELEPHONE TO FACILITATE THE USE OF A TTY.*

REFLECTED CEILING LEGEND

- 2X2 SUSPENDED LAY-IN ACOUSTICAL CEILING TILE
- 2X4 SUSPENDED LAY-IN ACOUSTICAL CEILING TILE
- GYPSUM BOARD CEILING - PROVIDE MOISTURE RESISTANT TYPE 'X' GYP. BOARD IN BATHROOMS
- CEILING MOUNTED BATHROOM EXHAUST - SEE MECHANICAL PLANS
- LIGHT FIXTURE - SEE INTERIOR PLANS & ELECTRICAL LUMINAIRE SCHEDULE

FLOOR PLAN REFERENCE NOTES

1. CONCRETE WALL - SEE STRUCTURAL DRAWINGS
2. METAL STUD FURRED WALL - SEE DETAIL D2/A10.3
3. METAL STUD PLUMBING WALL - SEE DETAIL --/A--
4. SINK @ WETBAR - SEE PLUMBING DRAWINGS
5. DISHWASHER - SEE ---- SCHEDULE
6. REFRIGERATOR - SEE ---- SCHEDULE
7. COUNTERTOP W/ MICROWAVE IN ACCESSIBLE GUEST ROOM - SEE --- SCHEDULE
8. MICROWAVE - SEE --- SCHEDULE
9. FURNITURE (SHOWN FOR REFERENCE) - SEE INTERIOR DESIGN SHEETS
10. 5'-0" DIA. CLEAR ACCESSIBLE TURNING SPACE
11. 30"x48" ACCESSIBLE CLEAR SPACE @ APPLIANCE
12. 36"x48" ACCESSIBLE CLEAR SPACE @ SIDE (2016 CBC / 11B-806.2.3)
13. DOOR MANUEVERING CLEAR SPACE @ ENTRY
14. DIMENSIONS FROM FINISH SURFACE
15. SUB PANEL - SEE ELECTRICAL

GENERAL GUEST ROOM NOTES

A. REFER TO ENLARGED ARCHITECTURAL PLANS FOR DOOR & WINDOW CALLOUTS, AND ADDITIONAL INFORMATION NOT SHOWN.
B. REFER TO INTERIOR DESIGN SHEETS FOR FLOOR FINISHES, WALL FINISHES, AND ADDITIONAL INFORMATION.
C. REFER TO INTERIOR DESIGN SHEETS FOR GUEST ROOM INTERIOR ELEVATIONS, GUEST ROOM TAGGED FURNITURE PLANS, AND GUEST ROOM ELECTRICAL/RCP PLAN.
D. ALL DIMENSIONS ARE TO FRAMING (EXTERIOR WALLS ARE TO FACE OF SHEATHING, INTERIOR WALLS TO FACE OF STUD) U.N.O.
E. VERIFY INSULATION APPLICATIONS PER INSULATION'S CHEDULE
F. FIRE BLOCKING SHALL BE PROVIDED:
   1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10' INTERVALS BOTH HORIZONTAL AND VERTICAL.
   2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILING AND COVE CEILINGS.
   3. IN OPENINGS AROUND VENTS, PIPES, DUCTS, & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
G. REFER TO GUEST ROOM ACCESSIBLE NOTES FOR ADDITIONAL INFORMATION REGARDING ACCESSIBILITY.
H. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ FIXTURE FABRICATOR WHERE NECESSARY TO PROVIDE PROPER BLOCKING IN WALL FOR FIXTURES, FURNITURE, AND CASEWORK.
I. REFER TO ELECTRICAL SHEETS FOR CARBON MONOXIDE AND SMOKE DETECTORS

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KING ONE BEDROOM MOBILITY FEATURES

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A6.0

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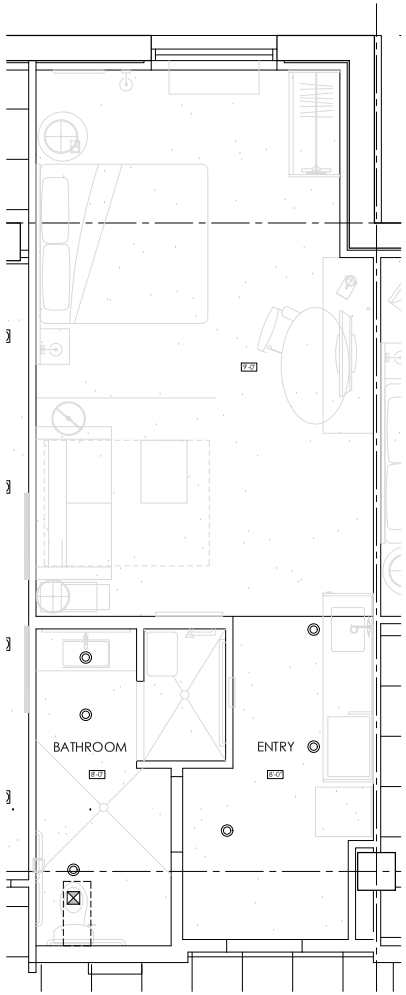
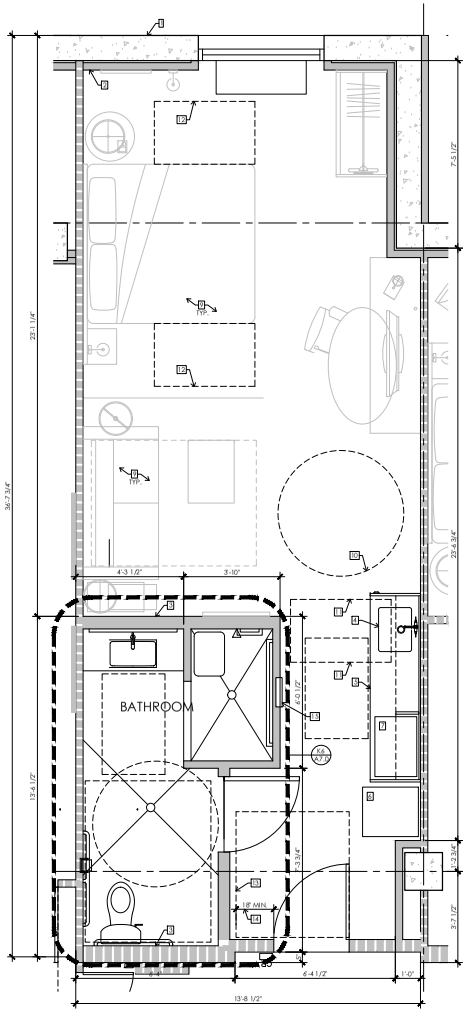


H8 DOUBLE QUEEN STUDIO - MOBILITY FEATURES - REFLECTED CEILING PLAN

SCALE: 1/2" = 1'-0" GUEST ROOM 105



H4 DOUBLE QUEEN STUDIO - MOBILITY FEATURES - FLOOR PLAN

SCALE: 1/2" = 1'-0" GUEST ROOM 105

GUEST ROOM ACCESSIBLE NOTES

1. GUESTROOMS W/ MOBILITY FEATURES SHALL COMPLY W/ THE FOLLOWING 2016 CBC SECTIONS:

11B-806.2.3 ***SLEEPING AREAS.*** AT LEAST ONE SLEEPING AREA SHALL PROVIDE A 36"x48" MIN. CLEAR SPACE ON BOTH SIDES OF A BED.

11B-806.2.3.2 ***PERSONAL LIFT DEVICE FLOOR SPACE:*** PROVIDE CLEAR SPACE UNDER BED FOR USE OF A PERSONAL LIFT DEVICE. THE CLEAR SPACE SHALL EXTEND UNDER THE BED PARALLEL TO THE LONG SIDE AND BE ADJACENT TO AN ACCESSIBLE ROUTE. THE CLEAR SPACE SHALL EXTEND TO POINTS HORIZONTALLY 30", VERTICALLY 7", AND NOT MORE THAN 12" FROM THE HEAD AND FOOT END OF THE BED.

11B-806.2.4 ***TOILET AND BATHING FACILITIES.*** AT LEAST ONE BATHROOM PROVIDED AS PART OF A GUESTROOM SHALL COMPLY W/CBC SECTION 11B-603 REQUIREMENTS, ONE ACCESSIBLE WATER CLOSET, ONE ACCESSIBLE LAVATORY, ONE ACCESSIBLE BATHTUB OR SHOWER COMPARTMENT - SEE ACCESSIBLE DETAILS)

11B-806.2.4.1 ***VANITY COUNTERTOP SPACE.*** VANITY COUNTERTOP SPACE IS PROVIDED IN NON-ACCESSIBLE GUEST BATHROOMS. PROVIDE COMPARABLE ACCESSIBLE VANITY COUNTERTOP SPACE IN ACCESSIBLE GUEST BATHROOMS.

11B-806.2.5 ***KITCHENS, KITCHENETTES, AND WET BARS.*** KITCHENS, KITCHENETTES, AND WET BARS SHALL COMPLY W/ CBC SECTION 11B-804

- ***11B-804.2 EXCEPTION:*** NO COOKTOP OR CONVENTIONAL RANGE PROVIDED IN GUESTROOM WET BAR.
- ***11B-804.4 SINKS.*** PROVIDE 30"x48" CLEAR FLOOR SPACE W/KNEE & TOE CLEARANCE (11B-606.2 EXCEPTION 1 - WETBAR W/NO COOKTOP OR CONVENTIONAL RANGE, PARALLEL APPROACH PERMITTED). SINK SHALL BE INSTALLED +34" MAX. ABOVE FIN. FLOOR. CONTROLS SHALL BE W/IN ACCESSIBLE REACH RANGES AND SUPPLY & DRAIN PIPES SHALL BE INSULATED W/NO SHARP OR ABRASIVE SURFACES
- ***11B-804.6 APPLIANCES.*** ALL CONTROLS SHALL BE W/IN ACCESSIBLE REACH RANGES, AND SHALL HAVE A 30"x48" CLEAR FLOOR SPACE (DISHWASHER, MICROWAVE, REFRIGERATOR)

11B-806.2.6 ***TURNING SPACE.*** PROVIDE ACCESSIBLE TURNING SPACE W/IN/IN ACCESSIBLE GUESTROOMS.

2. GUEST ROOMS W/ COMMUNICATION FEATURES SHALL COMPLY W/ THE FOLLOWING 2016 CBC SECTIONS:

11B-806.3.1 ***ALARMS:*** *WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, FIRE ALARMS SHALL COMPLY W/SECTION 11B-702 (AUDIBLE & VISIBLE ALARMS), AND CARBON MONOXIDE ALARMS SHALL COMPLY W/ CBC CHAPTER 4.*

11B-806.3.2 ***NOTIFICATION DEVICES.*** *VISIBLE NOTIFICATION DEVICES SHALL BE PROVIDED TO ALERT OCCUPANTS OF INCOMING TELEPHONE CALLS AND A DOOR KNOCK OR BELL. NOTIFICATION DEVICES SHALL NOT BE CONNECTED TO VISIBLE ALARM SIGNAL APPLIANCES. TELEPHONES SHALL HAVE VOLUME CONTROLS COMPATIBLE W/ THE TELEPHONE SYSTEM AND SHALL COMPLY W/SECTION 11B-704.3. TELEPHONES SHALL BE SERVED BY AN ELECTRICAL OUTLET COMPLYING W/ SECTION 11B-309 LOCATED WITHIN 48" OF THE TELEPHONE TO FACILITATE THE USE OF A TTY.*

REFLECTED CEILING LEGEND

- 2X2 SUSPENDED LAY-IN ACOUSTICAL CEILING TILE
- 2X4 SUSPENDED LAY-IN ACOUSTICAL CEILING TILE
- GYPSUM BOARD CEILING - PROVIDE MOISTURE RESISTANT TYPE 'X' GYP. BOARD IN BATHROOMS
- CEILING MOUNTED BATHROOM EXHAUST - SEE MECHANICAL PLANS
- LIGHT FIXTURE - SEE INTERIOR PLANS & ELECTRICAL LUMINAIRE SCHEDULE

FLOOR PLAN REFERENCE NOTES

1. CONCRETE WALL - SEE STRUCTURAL DRAWINGS
2. METAL STUD FURRED WALL - SEE DETAIL D2/A10.3
3. METAL STUD PLUMBING WALL - SEE DETAIL --/A--
4. SINK @ WETBAR - SEE PLUMBING DRAWINGS
5. DISHWASHER - SEE ---- SCHEDULE
6. REFRIGERATOR - SEE ---- SCHEDULE
7. COUNTERTOP W/ MICROWAVE IN ACCESSIBLE GUEST ROOM - SEE --- SCHEDULE
8. MICROWAVE - SEE ---- SCHEDULE
9. FURNITURE (SHOWN FOR REFERENCE) - SEE INTERIOR DESIGN SHEETS
10. 5'-0" DIA. CLEAR ACCESSIBLE TURNING SPACE
11. 30"x48" ACCESSIBLE CLEAR SPACE @ APPLIANCE
12. 36"x48" ACCESSIBLE CLEAR SPACE @ BED SIDE (2016 CBC / 11B-806.2.3)
13. DOOR MANUEVERING CLEAR SPACE @ ENTRY
14. DIMENSIONS FROM FINISH SURFACE
15. SUBPANEL - SEE ELECTRICAL

GENERAL GUEST ROOM NOTES

A. REFER TO ENLARGED ARCHITECTURAL PLANS FOR DOOR & WINDOW CALLOUTS, AND ADDITIONAL INFORMATION NOT SHOWN.

B. REFER TO INTERIOR DESIGN SHEETS FOR FLOOR FINISHES, WALL FINISHES, AND ADDITIONAL INFORMATION.

C. REFER TO INTERIOR DESIGN SHEETS FOR GUESTROOM INTERIOR ELEVATIONS, GUEST ROOM TAGGED FURNITURE PLANS, AND GUESTROOM ELECTRICAL/RCP PLAN.

D. ALL DIMENSIONS ARE TO FRAMING (EXTERIOR WALLS ARE TO FACE OF SHEATHING, INTERIOR WALLS TO FACE OF STUD) U.N.O.

E. VERIFY INSULATION APPLICATIONS PER INSULATION SCHEDULE

F. FIRE BLOCKING SHALL BE PROVIDED:
   1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10' INTERVALS BOTH HORIZONTAL AND VERTICAL.
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   3. IN OPENINGS AROUND VENTS, PIPES, DUCTS, & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.

G. REFER TO GUEST ROOM ACCESSIBLE NOTES FOR ADDITIONAL INFORMATION REGARDING ACCESSIBILITY

H. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ FIXTURE FABRICATOR WHERE NECESSARY TO PROVIDE PROPER BLOCKING IN WALL FOR FIXTURES, FURNITURE, AND CASEWORK.

I. REFER TO ELECTRICAL SHEETS FOR CARBON MONOXIDE AND SMOKE DETECTORS

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DOUBLE QUEEN STUDIO
MOBILITY FEATURES

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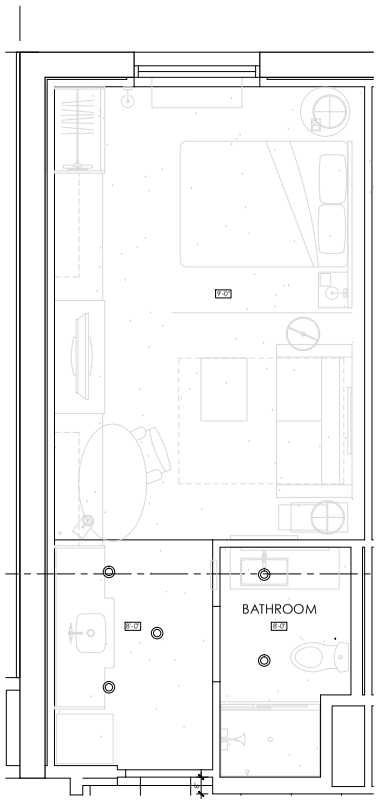
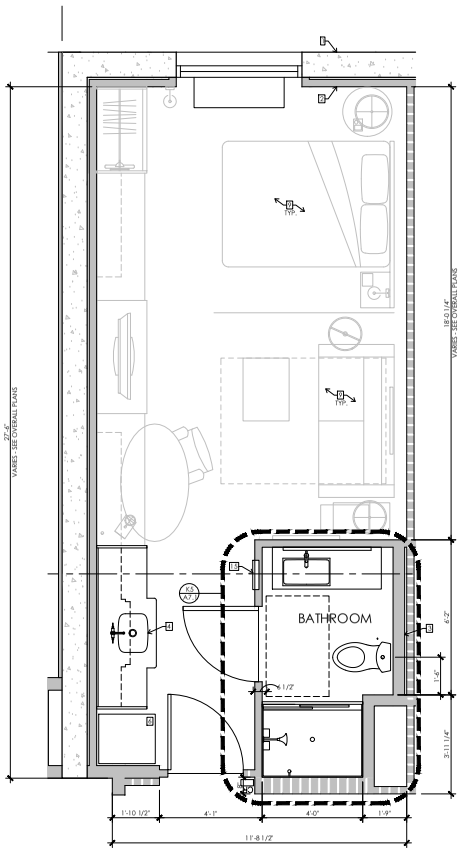


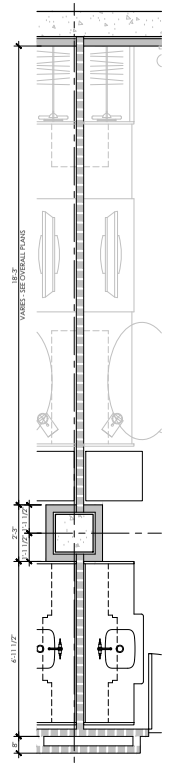
G6 TYPICAL KING STUDIO - REFLECTED CEILING PLAN

SCALE: 1/2" = 1'-0" GUESTROOMS 139 - 140 - 143



G6 TYPICAL KING STUDIO - FLOOR PLAN

SCALE: 1/2" = 1'-0" GUESTROOMS 139 - 140 - 143



G2 ALT KING STUDIO - FLOOR PLAN

SCALE: 1/2" = 1'-0" GUEST ROOMS 141 - 142

GUEST ROOM ACCESSIBLE NOTES

1. GUESTROOMS W/ MOBILITY FEATURES SHALL COMPLY W/ THE FOLLOWING 2016 CBC SECTIONS:

11B-806.2.3 ***SLEEPING AREAS.*** *AT LEAST ONE SLEEPING AREA SHALL PROVIDE A 36"x48" MIN. CLEAR SPACE ON BOTH SIDES OF A BED.*

11B-806.2.3.2 ***PERSONAL LIFT DEVICE FLOOR SPACE:*** *PROVIDE CLEAR SPACE UNDER BED FOR USE OF A PERSONAL LIFT DEVICE. THE CLEAR SPACE SHALL EXTEND UNDER THE BED PARALLEL TO THE LONG SIDE AND BE ADJACENT TO AN ACCESSIBLE ROUTE. THE CLEAR SPACE SHALL EXTEND TO POINTS HORIZONTALLY 30", VERTICALLY 7", AND NOT MORE THAN 12" FROM THE HEAD AND FOOT END OF THE BED.*

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- ***11B-804.2 EXCEPTION:*** *NO COOKTOP OR CONVENTIONAL RANGE PROVIDED IN GUESTROOM WET BAR*
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6. REFRIGERATOR - SEE ---- SCHEDULE
7. COUNTERTOP MICROWAVE IN ACCESSIBLE GUEST ROOM - SEE --- SCHEDULE
8. MICROWAVE - SEE --- SCHEDULE
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15. SUBPANEL - SEE ELECTRICAL

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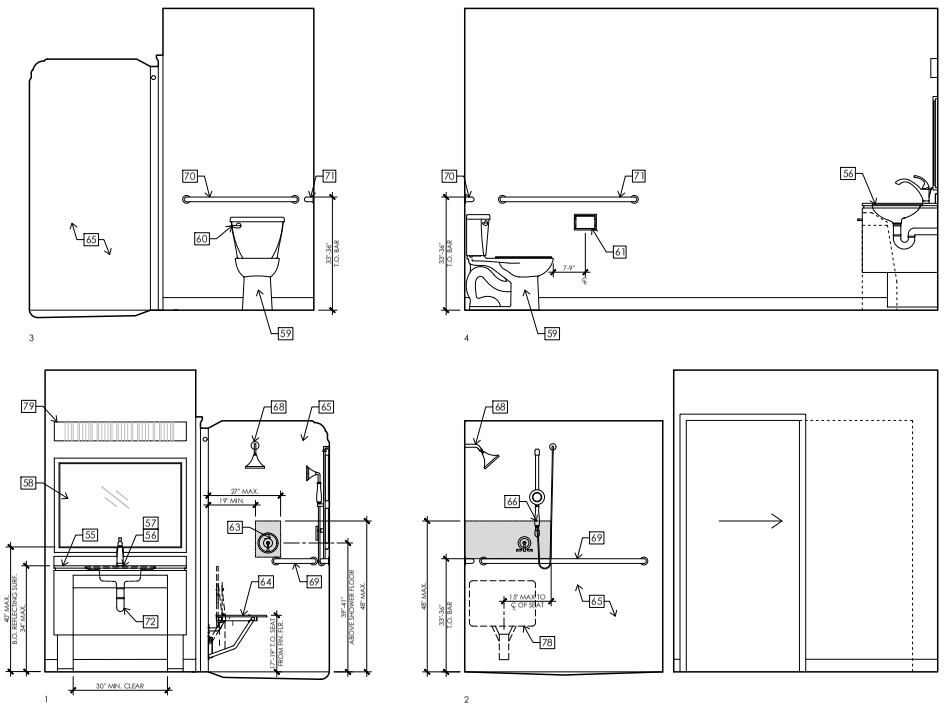
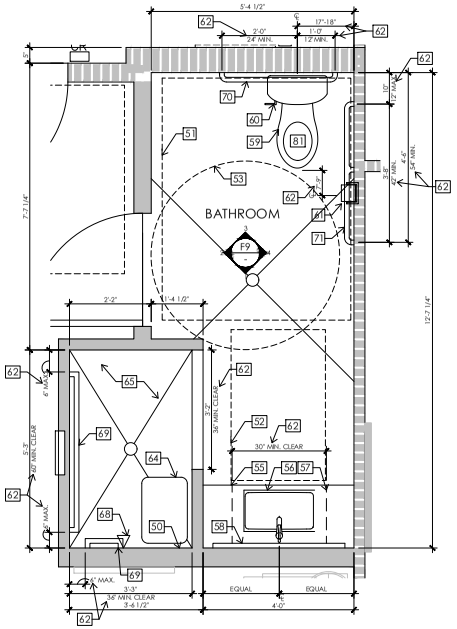


F9 GUEST BEDROOM - MOBILITY FEATURES - INTERIOR ELEVATIONS
SCALE: 3/4" = 1'-0"



K6 GUESTROOM BATHROOM - MOBILITY FEATURES - FLOOR PLAN
SCALE: 3/4" = 1'-0"

GENERAL NOTES

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2. REFER TO ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN.
3. REFER TO DETAILS K6/A0.4 & K8/A0.4 FOR TYPICAL ACCESSORY MOUNTING HEIGHTS
4. REFER TO DETAIL H6/A0.4 FOR TYPICAL PLUMBING FIXTURE CLEARANCE REQUIREMENTS

REFERENCE NOTES

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REFER TO STANDARD ACCESSIBILITY SHEETS ON A0.2, A0.3, A0.4 FOR ADDITIONAL INFORMATION ON ACCESSIBILITY

50. PLUMBING WALL
51. TOILET CLEAR SPACE - SEE H6/A0.4
52. 30"x48" LAV. CLEAR SPACE
53. 60" DIA. TURN AROUND CLEAR SPACE
54. 30"x48" CLEAR SPACE
55. BATHROOM COUNTERTOP W/BACKSPLASH - S.I.D.
56. BATHROOM LAVATORY - S.I.D.
57. PROVIDE 30" MIN. CLEAR SPACE @ LAV. W/KNEE CLEARANCE. FINISH FLOORING SHALL EXTEND UNDERNEATH LAVATORY AREA (2016 CBC 118-606.2)
58. MIRROR - S.I.D.
59. TOILET - S.P.D.
60. TOILET FLUSH CONTROL, IN-AND OPERATED CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET - 2016 CBC 118-604.6)
61. TOILET PAPER HOLDER LOCATION IN COMPLIANCE W/ 2016 CBC 604.7
62. DIMENSION IS FROM FINISH SURFACE
63. SHOWER CONTROL LOCATION (ALLOWABLE AREA SHOWN SHADED - 2016 CBC 118-608.5.3)
64. FOLD DOWN SHOWER SEAT - SEE F6/A0.4
65. ROLL-IN SHOWER TO COMPLY W/2016 CBC 118-608. 36" MIN. x 60" MIN. TO FINISH SURFACE - SEE F6/A0.4
66. SHOWER SPRAY HEAD, HAND HELD UNIT (HANDLE/OPERABLE PARTS SHALL BE LOCATED WITHIN SHADED AREA - 2016 CBC 118-608.5.3)
67. SHOWER W / FULL HEIGHT TILE SURROUND AND TEMPERED GLASS SHOWER DOOR & ENCLOSURE - S.I.D.
68. SHOWER SPRAY HEAD, FIXED
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#	REVISION	DATE
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	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A7.0

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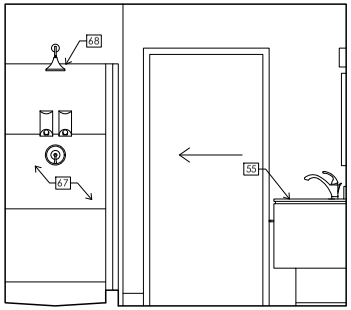

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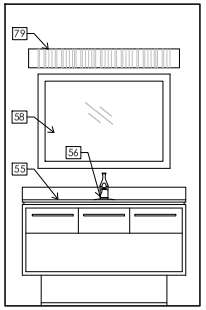

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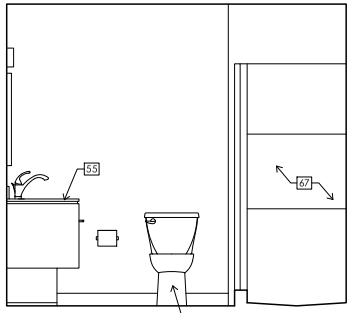

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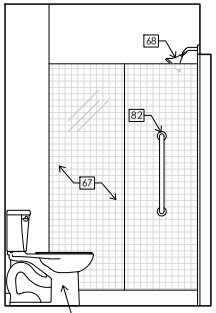

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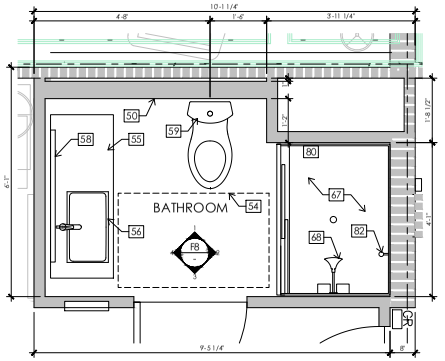
89. ½" DRYWALL O/ ½" FURRING CHANNEL.

F8 STANDARD GUEST BEDROOM - INTERIOR ELEVATIONS
SCALE: 3/4" = 1'-0"



K5 GUESTROOM BATHROOM - STANDARD - FLOOR PLAN
SCALE: 3/4" = 1'-0"

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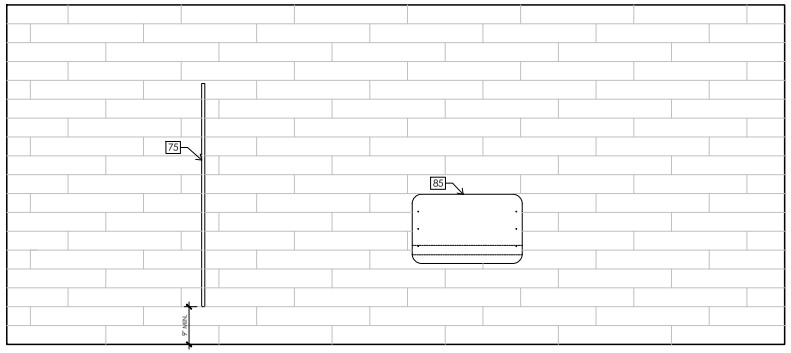

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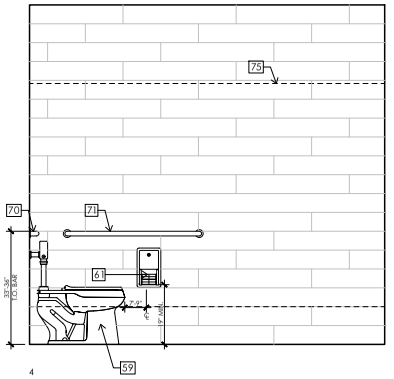

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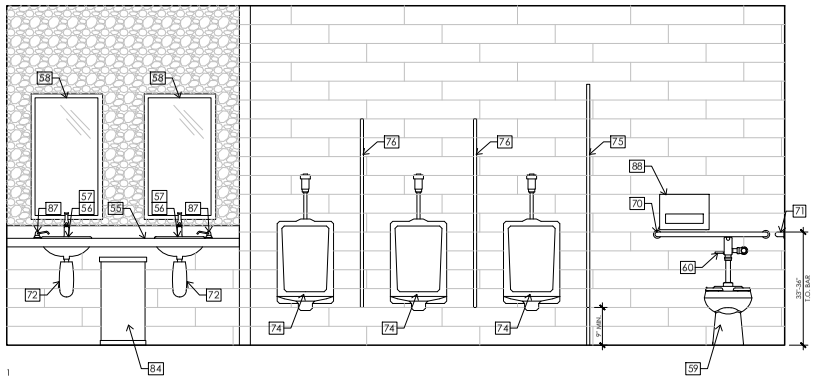

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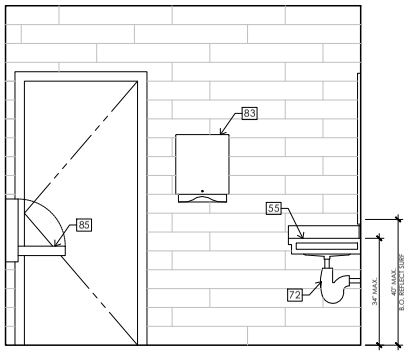
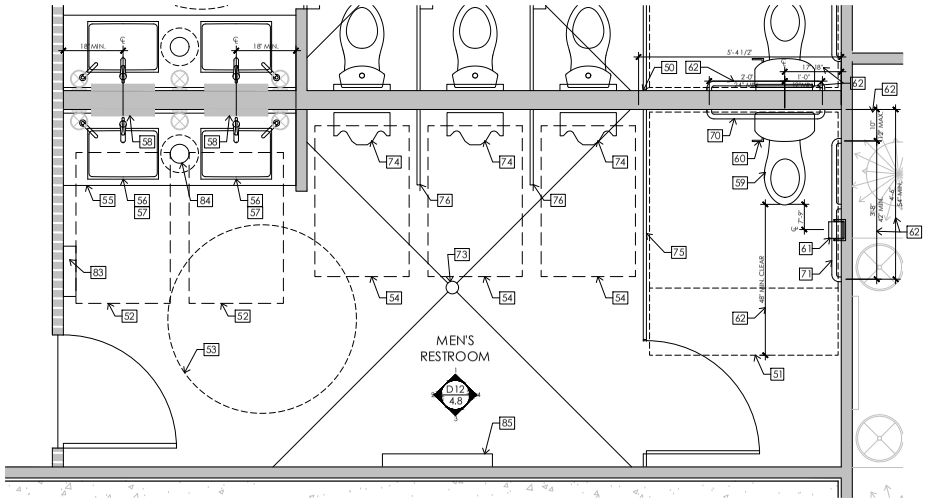


2

F12 MEN'S RESTROOM - INTERIOR ELEVATIONS

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



K8 MEN'S RESTROOMS - ENLARGED FLOOR PLAN

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

GENERAL NOTES

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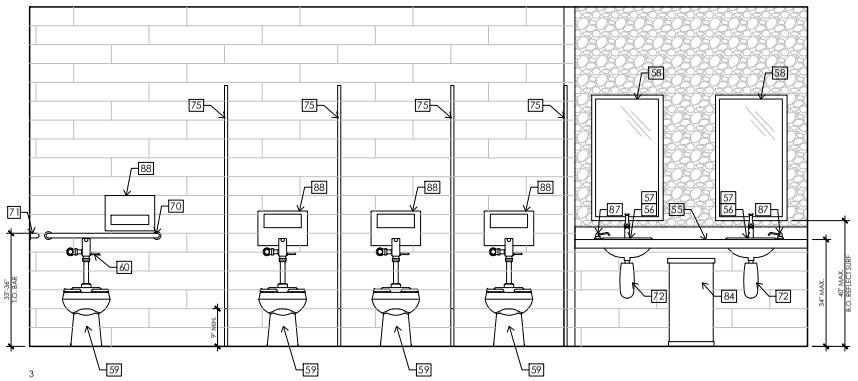

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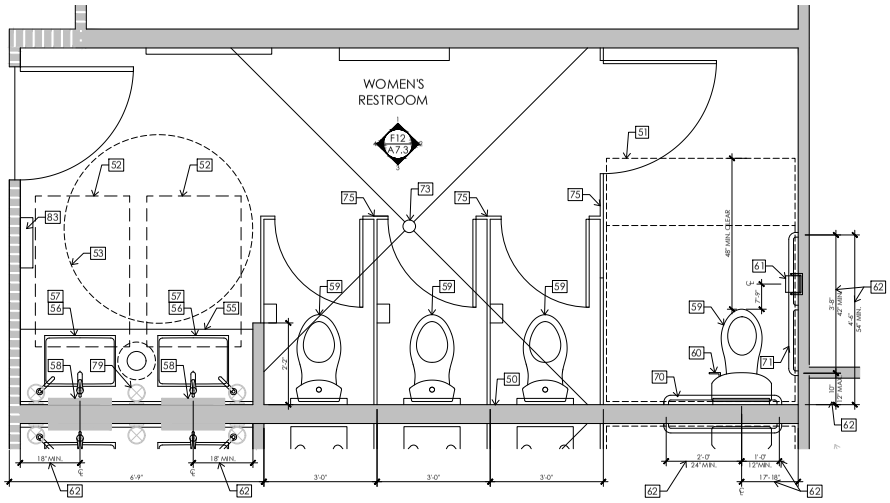
85. BABY CHANGING STATION - S.I.D.
86. ~~FACIAL TISSUE DISPENSER~~ **NOT USED**
87. SOAP DISPENSER - S.I.D.
88. TOILET SEAT COVER DISPENSER
89. ½" DRYWALL O/ ½" FURRING CHANNEL.



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550 GATEWAY BOULEVARD
SOUTH SAN FRANCISCO, CA

WOMEN'S RESTROOM PLAN & INTERIOR ELEVATIONS

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115
DATE
AUGUST 29, 2017
SHEET
A7.3

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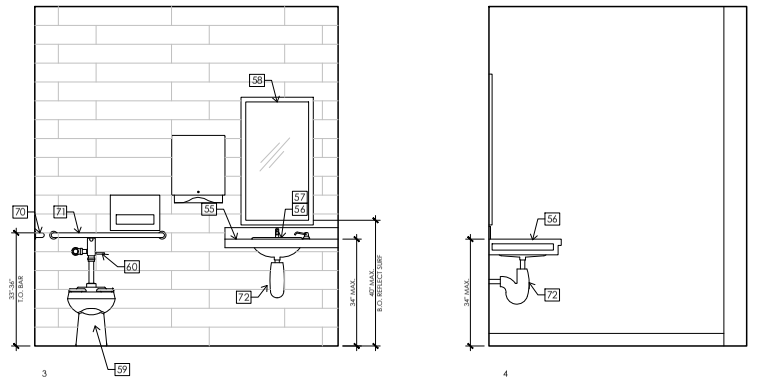

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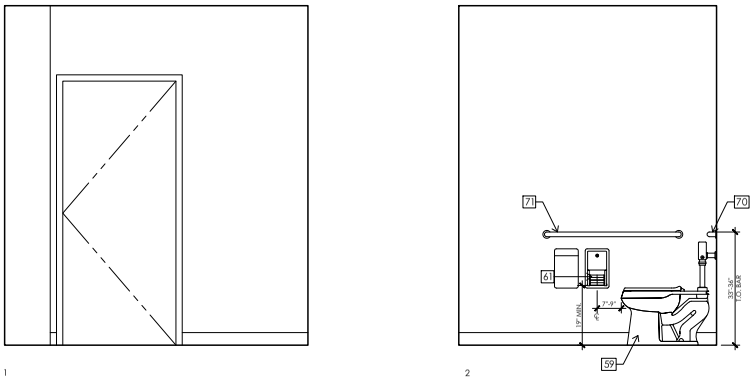
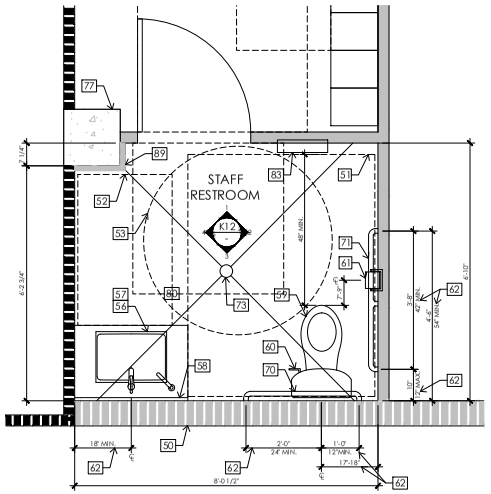


1 2

F8 EMPLOYEE RESTROOM - INTERIOR ELEVATIONS

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



K8 EMPLOYEE RESTROOM - ENLARGED FLOOR PLAN

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

GENERAL NOTES

1. REFER TO INTERIOR DESIGN SHEETS FOR FIXTURES, FINISHES, AND INTERIOR ELEVATIONS.
2. REFER TO ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN.
3. REFER TO DETAILS X6/A0.4 & X8/A0.4 FOR TYPICAL ACCESSORY MOUNTING HEIGHTS
4. REFER TO DETAIL H6/A0.4 FOR TYPICAL PLUMBING FIXTURE CLEARANCE REQUIREMENTS

REFERENCE NOTES

SEE INTERIOR DESIGN SHEETS FOR MORE INFORMATION ON FIXTURE AND FINISHES
REFER TO STANDARD ACCESSIBILITY SHEETS ON A0.2, A0.3, A0.4 FOR ADDITIONAL INFORMATION ON ACCESSIBILITY

50 PLUMBING WALL
51. TOILET CLEAR SPACE - SEE H6/A0.4
52. 30"x48" LAV. CLEAR SPACE
53. 60" DIA. TURN AROUND CLEAR SPACE
54. 30"x48" CLEAR SPACE
55. BATHROOM COUNTERTOP W/BACKSPLASH - S.I.D.
56. BATHROOM LAVATORY - S.I.D.
57. PROVIDE 30" MIN. CLEAR SPACE @ LAV. W/KNEE CLEARANCE. FINISH FLOORING SHALL EXTEND UNDERNEATH LAVATORY AREA (2016 CBC 11B-606.2)
58. MIRROR - S.I.D.
59. TOILET - S.P.D.
60. TOILET FLUSH CONTROL, IN-AND OPERATED CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET - 2016 CBC 11B-604.6)
61. TOILET PAPER HOLDER LOCATION IN COMPLIANCE W/ 2016 CBC 604.7
62. DIMENSION IS FROM FINISH SURFACE
63. SHOWER CONTROL LOCATION (ALLOWABLE AREA SHOWN SHADED - 2016 CBC 11B-608.5.3)
64. FOLD DOWN SHOWER SEAT - SEE F6/A0.4
65. ROLL-IN SHOWER TO COMPLY W/2016 CBC 11B-608. 36" MIN. x 60" MIN. TO FINISH SURFACE - SEE F6/A0.4
66. SHOWER SPRAY HEAD, HAND HELD UNIT (HANDLE/OPERABLE PARTS SHALL BE LOCATED WITHIN SHADED AREA - 2016 CBC 11B-608.5.3)
67. SHOWER W/ FULL HEIGHT TILE SURROUND AND TEMPERED GLASS SHOWER DOOR & ENCLOSURE - S.I.D.
68. SHOWER SPRAY HEAD, FIXED
69. SHOWER GRAB BAR, PROVIDE BLOCKING - SEE F2/A0.4
70. 36" LONG GRAB BAR, PROVIDE BLOCKING - SEE F2/A0.4
71. 42" LONG GRAB BAR, PROVIDE BLOCKING - SEE F2/A0.4
72. SUPPLY & DRAIN PIPES TO BE INSULATED UNDER SINKS (2016 CBC 11B-606.5)
73. FLOOR DRAIN, SLOPE FLOORING TO DRAIN, 2% MAXIMUM SLOPE - S.P.D.
74. URINAL (13 1/2" DEEP MIN. - 2016 CBC 11B-605.2) W/FLUSH CONTROLS MOUNTED AT 44" HIGH MAX. (2016 CBC 11B-405.4) - S.P.D.
75. TOILET PARTITION W/ 9"MIN. TOE CLEARANCE (2016 CBC 11B-604.8.1.4) - S.I.D.
76. 24" DEEP URINAL WALL PARTITION - S.I.D.
77. STRUCTURAL COLUMN - S.S.D.
78. DIMENSION IS FROM CENTERLINE OF SHOWER SEAT LOCATED ON OPPOSITE WALL (SHOWN DASHED) (2016 CBC 11B-608.5.3)
79. LIGHT FIXTURE - S.E.D.
80. WALL MOUNTED EXHAUST FAN - S.M.D.
81. CEILING MOUNTED EXHAUST FAN - S.M.D.
82. VERTICAL GRAB BAR, PROVIDE BLOCKING - S.I.D.
83. PAPER TOWEL DISPENSER - S.I.D.
84. TRASH RECEPTACLE - S.I.D.
85. BABY CHANGING STATION - S.I.D.
86. ~~FACIAL TISSUE DISPENSER~~ **NOT USED**
87. SOAP DISPENSER - S.I.D.
88. TOILET SEAT COVER DISPENSER
89. ½" DRYWALL ON 2" FURRING CHANNEL.

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Home2 Suites by Hilton
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SOUTH SAN FRANCISCO, CA
BREAK ROOM RESTROOM PLANS & INTERIOR ELEVATIONS

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A7.4

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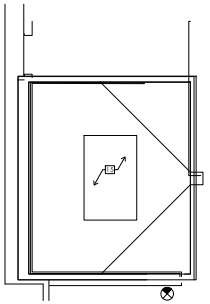
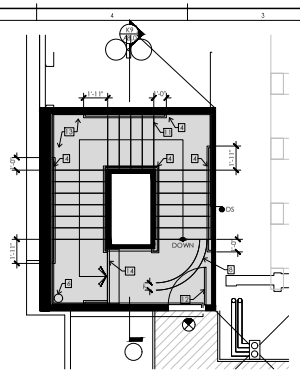


C8 STAIR 1 - ROOF PLAN
SCALE: 1/4" = 1'-0"



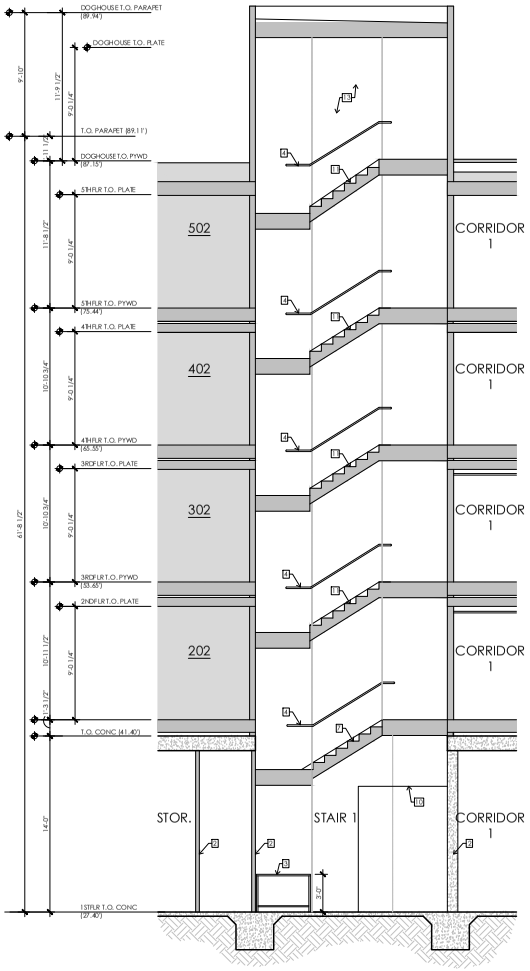
C5 STAIR 1 - LOWER ROOF (6TH FLOOR) PLAN
SCALE: 1/4" = 1'-0"

GENERAL STAIR NOTES

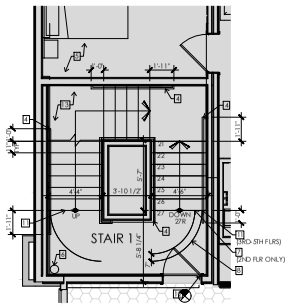
1. PER 2016 CBC 1011.2 - THE MINIMUM WIDTH SHALL NOT BE LESS THAN 44" AND SHALL NOT BE LESS THAN THE WIDTH DETERMINED BY THE OCCUPANT LOAD (SEE OCCUPANT LOAD CALCULATION ON SHEET A1.0.) (NOTE: THIS BUILDING IS EQUIPPED W/ AN *AUTOMATIC SPRINKLER SYSTEM* INSTALLED IN ACCORDANCE W/ SECTION 903.3.1.1 THEREFORE CBC 1009.3 EXCEPTION 2 APPLIES)
2. PER 2016 CBC 1011.3 - STAIRWAYS SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 80" MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING
3. FOR MAX. RISER HEIGHT AND TREAD DEPTH, REFER TO DETAIL D6/A0.3
4. PER 2016 CBC 1011.6 - THE WIDTH OF THE STAIRWAY LANDING SHALL HAVE A MINIMUM WIDTH MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY, AND WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE DEPTH DOES NOT NEED TO EXCEED 48". DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF OF THE REQUIRED WIDTH, AND WHEN FULLY OPEN, DOORS OPENING ONTO A LANDING SHALL NOT PROJECT MORE THAN 7" ONTO A LANDING.
5. PER 2016 CBC 1011.11 - STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE. REFER TO DETAIL B8/A0.3
6. PER 2016 CBC 1014.6 - HANDRAILS SHALL EXTEND HORIZONTALLY BY 12" MIN. AT THE TOP RISER OF STAIRS, AND 12" + THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER OF STAIRS. SEE DETAIL B8/A0.3
7. PER 2016 CBC 11B-504.4.1 - PROVIDE A CONTRASTING STRIPE 2" MIN. - 4" MAX. WIDE PLACED PARALLEL NOT MORE THAN 1" FROM THE NOSE OF THE UPPER APPROACH AND LOWER TREAD AT INTERIOR STAIRS. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR APPROACH, AND SHALL BE SLIP RESISTANT (PAINTED STRIPE IS ACCEPTABLE).
8. PER 2016 CBC 11B-504.8 - PROVIDE FLOOR IDENTIFICATION SIGNS AT THE LANDING OF EACH FLOOR LEVEL ADJACENT TO THE DOOR ON THE LATCH SIDE. SEE DETAIL F1/A0.3
9. PER 2016 CBC 1009.3 EXCEPTION 5 - THIS BUILDING IS EQUIPPED W/ AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, AND THEREFORE AREAS OF REFUGE ARE NOT REQUIRED AT STAIRWAYS.
10. PLYWOOD SHEATHING (WHERE OCCURS) AND GYPSUM BOARD SHALL BE SITE INSTALLED IN CORRIDORS, STAIRS CLOSE-UPS, AND ELEVATOR SHAFTS BY THE GENERAL CONTRACTOR.

FLOOR PLAN REFERENCE NOTES

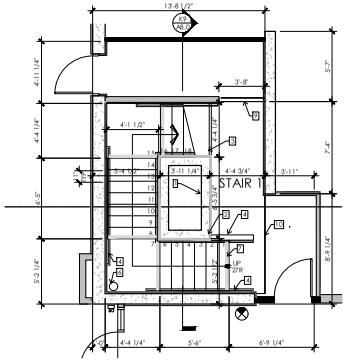
1. CONCRETE WALL - SEE STRUCTURAL
2. METAL STUD WALL - SEE PLANS
3. SITE INSTALLED GUARDRAIL UNDERNEATH STAIRS (+36" HIGH @ AREAS W/HEAD CLEARANCE GREATER THAN 80", +27" HIGH @ AREAS W/HEAD CLEARANCE LESS THAN 80") - SEE DETAIL B1/A0.4
4. SITE INSTALLED STAIR HANDRAIL W/ HANDRAIL EXTENSIONS - SEE DETAIL B8/A0.3
5. AREA NOT IN SCOPE OF WORK (SHOWN SHADED) - SEE MODULAR PLANS
6. STANDPIPE
7. STEEL STAIRS W/CONCRETE TREADS
8. LANDING CLEARANCE @ STAIRWAY. DOOR SHALL NOT PROJECT MORE THAN 7" INTO LANDING AREA - SEE GENERAL STAIR NOTE #4
9. OPENING IN WALL W/B.O. HEADER @ +8'-0" (SHOWN DASHED)
10. B.O. HEADER @ +10'-0" (SHOWN DASHED)
11. WOOD STAIRS BY OTHERS - NOT IN SCOPE OF WORK - SEE MODULAR PLANS
12. STAIR DOOR INSTALLED ON SITE - SEE OVERALL PLANS & DOOR SCHEDULE
13. GYPSUM BOARD CLOSE-UP INSTALLED ON SITE (WHERE OCCURS) - SEE MODULAR PLANS FOR MORE INFORMATION
14. SITE INSTALLED +42" HIGH METAL GUARDRAIL
15. CONC. WALL, S.S.D.



K9 STAIR 1 - SECTION
SCALE: 1/4" = 1'-0"



G5 STAIR 1 - SECOND FLOOR PLAN (3RD, 4TH, & 5TH SIM.)
SCALE: 1/4" = 1'-0"



K5 STAIR 1 - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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STAIR 1 - ENLARGED PLANS & SECTION

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
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1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
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DATE
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SHEET
A8.0

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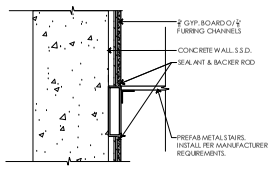
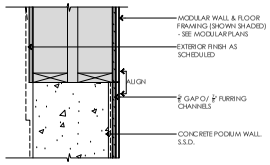
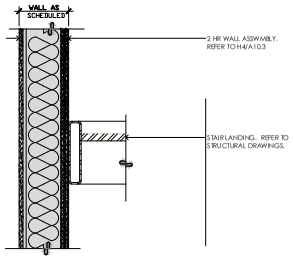


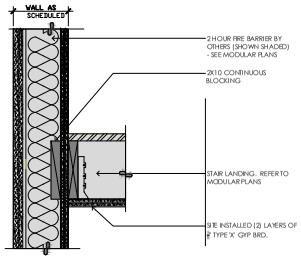
STRINGER @ CONC. STAIRS
1 1/2" = 1'-0" storefrontmodular-01



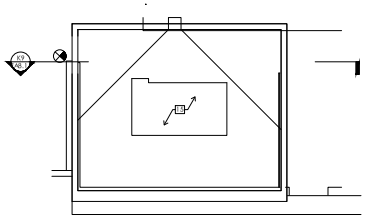
CONC. TO MOD. WALL TRANSITION
1 1/2" = 1'-0" storefrontmodular-01



C9 STAIR LANDING AT 2HR WALL
1 1/2" = 1'-0" STAIR-INT-2HR-02



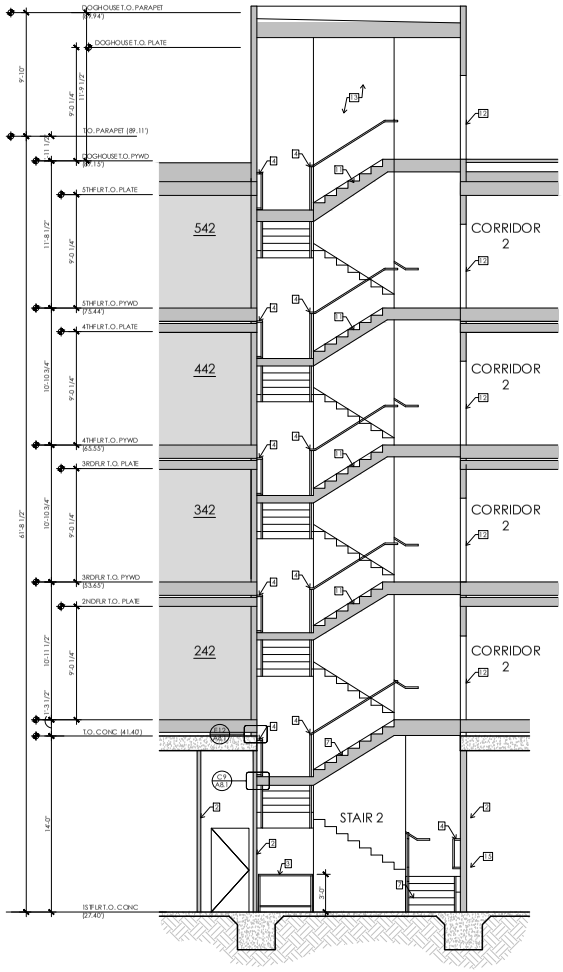
C7 STAIR LANDING AT 2HR WALL
1 1/2" = 1'-0" STAIR-INT-2HR-01



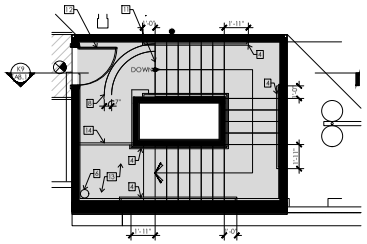
C5 STAIR 2 - ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL STAIR NOTES

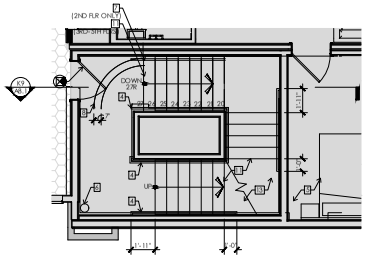
1. PER 2016 CBC 1011.2 - THE MINIMUM WIDTH SHALL NOT BE LESS THAN 44" AND SHALL NOT BE LESS THAN THE WIDTH DETERMINED BY THE OCCUPANT LOAD (SEE OCCUPANT LOAD CALCULATION ON SHEET A1.0.) (NOTE: THIS BUILDING IS EQUIPPED W/ AN *AUTOMATIC SPRINKLER SYSTEM* INSTALLED IN ACCORDANCE W/ SECTION 903.3.1.1. THEREFORE CBC 1009.3 EXCEPTION 2 APPLIES)
2. PER 2016 CBC 1011.3 - STAIRWAYS SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 80" MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.
3. FOR MAX. RISER HEIGHT AND TREAD DEPTH, REFER TO DETAIL D6/A0.3
4. PER 2016 CBC 1011.6 - THE WIDTH OF THE STAIRWAY LANDING SHALL HAVE A MINIMUM WIDTH MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY, AND WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE DEPTH DOES NOT NEED TO EXCEED 48". DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF OF THE REQUIRED WIDTH, AND WHEN FULLY OPEN, DOORS OPENING ONTO A LANDING SHALL NOT PROJECT MORE THAN 7" ONTO A LANDING.
5. PER 2016 C.B.C. 1011.11 - STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE. REFER TO DETAIL B8/A0.3
6. PER 2016 C.B.C. 1014.6 - HANDRAILS SHALL EXTEND HORIZONTALLY BY 12" MIN. AT THE TOP RISER OF STAIRS, AND 12" + THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER OF STAIRS. SEE DETAIL B8/A0.3
7. PER 2016 C.B.C. 11B-504.4.1 - PROVIDE A CONTRASTING STRIPE 2" MIN. - 4" MAX. WIDE PLACED PARALLEL NOT MORE THAN 1" FROM THE NOSE OF THE UPPER APPROACH AND LOWER TREAD AT INTERIOR STAIRS . THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR APPROACH, AND SHALL BE SLIP RESISTANT (PAINTED STRIPE IS ACCEPTABLE).
8. PER 2016 C.B.C. 11B-504.8 - PROVIDE FLOOR IDENTIFICATION SIGNS AT THE LANDING OF EACH FLOOR LEVEL ADJACENT TO THE DOOR ON THE LATCH SIDE. SEE DETAIL F1/DA0.3
9. PER 2016 C.B.C. 1009.3 EXCEPTION 5 - THIS BUILDING IS EQUIPPED W/ AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1. AND THEREFORE AREAS OF REFUGE ARE NOT REQUIRED AT STAIRWAYS.
10. PLYWOOD SHEATHING (WHERE OCCURS) AND GYPSUM BOARD SHALL BE SITE INSTALLED IN CORRIDORS. STAIRS CLOSE-UPS, AND ELEVATOR SHAFTS BY THE GENERAL CONTRACTOR.



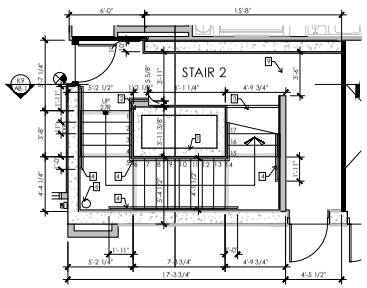
K9 STAIR 2 - SECTION
SCALE: 1/4" = 1'-0"



E5 STAIR 2 - LOWER ROOF (6TH FLOOR) PLAN
SCALE: 1/4" = 1'-0"



H5 STAIR 2 - SECOND FLOOR PLAN (3RD, 4TH, & 5TH SIM.)
SCALE: 1/4" = 1'-0"



K5 STAIR 2 - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN REFERENCE NOTES

1. CONCRETE WALL - SEE STRUCTURAL
2. METAL STUD WALL - SEE PLANS
3. SITE INSTALLED GUARDRAIL UNDERNEATH STAIRS (+36" HIGH @ AREAS W/HEAD CLEARANCE GREATER THAN 80", +27" HIGH @ AREAS W/HEAD CLEARANCE LESS THAN 80") - SEE DETAIL B10/A0.4
4. SITE INSTALLED STAIR HANDRAIL W/ HANDRAIL EXTENSIONS - SEE DETAIL B8/A0.3
5. AREA NOT IN SCOPE OF WORK (SHOWN SHADED) - SEE MODULAR PLANS
6. STANDPIPE
7. STEEL STAIRS W/CONCRETE TREADS
8. LANDING CLEARANCE @ STAIRWAY. DOOR SHALL NOT PROJECT MORE THAN 7" INTO LANDING AREA - SEE GENERAL STAIR NOTE #4
9. OPENING IN WALL W/B.O. HEADER @ +8'-0" (SHOWN DASHED)
10. B.O. HEADER @ +10'-0" (SHOWN DASHED)
11. WOOD STAIRS BY OTHERS - NOT IN SCOPE OF WORK - SEE MODULAR PLANS
12. STAIR DOOR INSTALLED ON SITE - SEE OVERALL PLANS & DOOR SCHEDULE
13. GYPSUM BOARD CLOSE-UP INSTALLED ON SITE (WHERE OCCURS) - SEE MODULAR PLANS FOR MORE INFORMATION
14. SITE INSTALLED +42" HIGH METAL GUARDRAIL
15. CONC. WALL. S.S.D.

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STAIR 2 - ENLARGED PLANS & SECTION

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
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SHEET
A8.1

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GENERAL SIGNAGE NOTES

WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH THE FOLLOWING NOTES. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60 INCHES (1524 MM) ABOVE THE FINISH FLOOR TO THE CENTER LINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES (76 MM) OF SIGNAGE WITHOUT ENCOUNTERING PROVIDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR. NOTE REFER TO ACCESSIBILITY DETAILS SHEET FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO SANITARY FACILITIES.

BRAILLE SYMBOLS: SHALL BE CONTRACTED GRADE 2 BRAILLE. DOTS SHALL BE 1/10 INCH (2.54 MM) ON CENTERS IN EACH CELL WITH 2/10 INCH (5.08 MM) SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCH (0.635 MM) ABOVE THE BACKGROUND.

PROPORTIONS: LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 AND 1:10.

CHARACTER HEIGHT: CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER- CASE X. LOWERCASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE WITH UBC SECTION 1128, THE MINIMUM CHARACTER HEIGHT SHALL BE 3 INCHES (76 MM).

CONTRAST OF SYMBOL: CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

RAISED CHARACTERS AND PICTORIAL SYMBOL SIGNS:
SYMBOLS ARE USED THEY SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

1. LETTER TYPE. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32 INCH (0. 794 MM) MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.
2. SYMBOL SIZE. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8 INCH (15.9 MM) HIGH.
3. PICTORIAL SYMBOL SIGNS (PICTOGRAMS). PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6 INCHES (152 MM) IN HEIGHT.

DOOR HARDWARE SCHEDULE

GENERAL NOTES:
A. LEVER HARDWARE SHALL BE USED AT ALL DOORS.
B. EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
C. SWEEP PERIOD FOR DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
D. LEVER TYPE HARDWARE SHALL BE CURVED WITH A RETURN TO WITHIN 1/2" OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS.
E. CARD READER HARDWARE SHALL BE MOUNTED WITH THE TOP OF THE READER @ 48" MAX. ABOVE GRADE/FINISH FLOOR

GROUP 1
(AUTOMATED SLIDING GLASS ENTRY)
PROVIDE HARDWARE PER MANUF'S REQUIREMENTS
1 ACCESSIBLE THRESHOLD
NAMEPLATE: N-2

GROUP 2
(AUTOMATED SLIDING GLASS ENTRY)
PROVIDE HARDWARE PER MANUF'S REQUIREMENTS
1 REMOTE READER (VESTIBULE)
1 INTERCOM/BUZZER (VESTIBULE)
1 ACCESSIBLE THRESHOLD
NAMEPLATE: N-2

GROUP 3
(EXTERIOR - ELEC./MAINT.)
3 HINGES
1 DOOR CLOSER
1 ADVANCE CARDLOCK - WING LEVER w/WEATHERPACK
1 PANIC HARDWARE - INTERIOR/EGRESS
1 WEATHERSTRIP
1 THRESHOLD
1 DOOR SHOE
1 DRIP @ DOOR HEAD
NAMEPLATES: N-7

GROUP 4
(EXTERIOR - BIKE STORAGE)
3 HINGES
1 DOOR CLOSER
1 ADVANCE CARDLOCK - WING LEVER w/WEATHERPACK
1 WEATHERSTRIP
1 ACCESSIBLE THRESHOLD
1 KICKPLATE (INTERIOR)
1 DOOR SHOE
1 DRIP @ DOOR HEAD

GROUP 5
(EXTERIOR - STAIR - GROUND FLOOR)
3 HINGES
1 DOOR CLOSER
1 PANIC HARDWARE - PUSH SIDE/EGRESS
NO HARDWARE AT EXTERIOR
1 WEATHERSTRIP
1 ACCESSIBLE THRESHOLD
1 DOOR SHOE
1 DRIP @ DOOR HEAD

GROUP 6
(EXTERIOR - CORRIDOR)
1 CONTINUOUS HINGE
1 DOOR CLOSER
1 PANIC HARDWARE - INTERIOR/EGRESS
1 ADVANCE CARD LOCK
1 WEATHERSTRIP
1 ACCESSIBLE THRESHOLD
1 DOOR SHOE
1 DRIP @ DOOR HEAD

GROUP 7
(EXTERIOR - DOUBLE)
1 EA. CONTINUOUS HINGE
1 EA. DOOR CLOSER
1 EA. PANIC HARDWARE - INTERIOR/EGRESS
1 REMOTE READER
1 WEATHERSTRIP
1 ACCESSIBLE THRESHOLD
1 EA. DOOR SHOE
1 EA. DRIP @ DOOR HEAD

GROUP 8
(EXTERIOR - DOUBLE, MEETING RM)
1 EA. CONTINUOUS HINGE
1 EA. DOOR CLOSER
1 EA. PANIC HARDWARE - INTERIOR/EGRESS
1 LOCKSET - OWNER SELECTED
1 WEATHERSTRIP
1 ACCESSIBLE THRESHOLD
1 EA. DOOR SHOE
1 EA. DRIP @ DOOR HEAD

GROUP 9
(EXTERIOR - UTILITY)
3 HINGES
1 DOOR CLOSER
1 ADVANCE CARDLOCK - WING LEVER w/WEATHERPACK
1 WEATHERSTRIP
1 THRESHOLD
1 DOOR SHOE
1 DRIP @ DOOR HEAD
NAMEPLATES: N-8

GROUP 10
(INTERIOR NON RATED - FOOD PREP)
3 HINGES
1 DOOR CLOSER
1 ADVANCE CARD LOCK - WING LEVER
1 KICKPLATE
1 DOOR SWEEP
1 WALL STOP
NAMEPLATES: N-5

GROUP 11
(INTERIOR RATED - FOOD PREP)
3 HINGES
1 DOOR CLOSER
1 ADVANCE CARD LOCK
1 SMOKE & DRAFT SEAL
1 DOOR SWEEP
1 WALL STOP
1 ACCESSIBLE THRESHOLD
NAMEPLATES: N-5

GROUP 12
(INTERIOR RATED - STORAGE)
3 HINGES
1 DOOR CLOSER
1 KEYED LOCKSET - CORRIDOR
1 SMOKE & DRAFT SEAL
1 DOOR SHOE
1 WALL STOP
1 ACCESSIBLE THRESHOLD

GROUP 13
(INTERIOR RATED - ELEC./MAINT.)
3 HINGES
1 DOOR CLOSER
1 PANIC HARDWARE (ELECTRICAL ONLY)
1 ADVANCE CARDLOCK - WING LEVER
1 SMOKE & DRAFT SEAL
1 WALL STOP
1 DOOR SWEEP
NAMEPLATE: N-7 @ ELECTRICAL ROOM
N-8 @ MAINT. RM

GROUP 14
(INTERIOR RATED - STAIR)
3 HINGES
1 DOOR CLOSER
1 PANIC HARDWARE (PUSH SIDE)
1 SMOKE & DRAFT SEAL
1 WALL STOP
1 ACCESSIBLE THRESHOLD
NAMEPLATE: N-4

GROUP 15
(INTERIOR RATED - FITNESS/GAME RM)
1 CONTINUOUS HINGE
1 DOOR CLOSER
1 ADVANCE CARD LOCK
1 SMOKE & DRAFT SEAL
1 WALL STOP
1 ACCESSIBLE THRESHOLD

GROUP 16
(INTERIOR RATED - SINGLE)
3 HINGES
1 DOOR CLOSER
1 ADVANCE CARD LOCK - WING LEVER
1 SMOKE & DRAFT SEAL
1 WALL STOP
1 ACCESSIBLE THRESHOLD

GROUP 17
(INTERIOR RATED - RESTROOMS)
3 HINGES
1 DOOR CLOSER
1 PUSH/PULL PLATE
1 SMOKE & DRAFT SEAL
1 DOOR SHOE
1 WALL STOP
1 ACCESSIBLE THRESHOLD
NAMEPLATE: N-6

GROUP 18
(INTERIOR RATED - SINGLE MEETING ROOM)
3 HINGES
1 DOOR CLOSER W/HOLD OPEN FUNCTION
1 ADVANCE CARDLOCK - WING LEVER
1 SMOKE & DRAFT SEAL
1 180° ONE-WAY VIEWER (LOOKING INTO MEETING ROOM)
1 DOOR SWEEP
1 WALL STOP
1 ACCESSIBLE THRESHOLD

GROUP 19
(INTERIOR NON RATED - SINGLE)
3 HINGES
1 DOOR CLOSER W/HOLD OPEN FUNCTION
1 KEYED LOCKSET
1 KICKPLATE (STORAGE/LINEN SIDE)
1 WALL STOP

GROUP 20
(INTERIOR RATED - ELEC./MAINT.)
3 HINGES
1 DOOR CLOSER
1 PANIC HARDWARE
1 ADVANCE CARDLOCK - WING LEVER
1 SMOKE & DRAFT SEAL
1 WALL STOP
1 DOOR SWEEP
NAMEPLATE: N-7 @ ELECTRICAL ROOM
N-8 @ MAINT. RM

GROUP 21
(INTERIOR NON RATED - SINGLE)
3 HINGES
1 KEYED LOCKSET
1 WALL STOP

GROUP 22
(INTERIOR RATED - LAUNDRY DISCHARGE)
3 HINGES
1 DOOR CLOSER
1 LATCH SET
1 SMOKE & DRAFT SEAL
1 MAGENETIC HOLD OPEN
1 ACCESSIBLE THRESHOLD
1 WALL STOP

GROUP 23
(INTERIOR NON RATED - SINGLE)
3 HINGES
1 DOOR CLOSER
1 180° ONE-WAY VIEWER (@ OFFICE CORRIDOR/MARKET ONLY)
1 LATCH SET
1 WALL STOP

GROUP 24
(INTERIOR NON RATED - EMPL. RESTROOM)
3 HINGES
1 PRIVACY SET
1 WALL STOP
NAMEPLATE: N-6

GROUP 25
(EXTERIOR - 6TH FLOOR)
3 HINGES
1 DOOR CLOSER
1 PANIC HARDWARE - PUSH SIDE/EGRESS
1 ADVANCE CARD LOCK - WING LEVER W/ WEATHER PACK
1 WEATHERSTRIP
1 ACCESSIBLE THRESHOLD
1 DOOR SHOE
1 DRIP @ DOOR HEAD

GROUP 26
(ELEVATOR EQUIPMENT - 6TH FLOOR)
3 HINGES
1 ADVANCE CARD LOCK
1 WEATHERSTRIP
1 ACCESSIBLE THRESHOLD
1 DOOR SHOE
1 WALL STOP

GROUP 27
(SITE METAL GATE - OUTDOOR PATIO EGRESS)
3 HINGES
1 SELF-CLOSER
1 ADVANCE CARDLOCK w/WEATHER PACK
1 PANIC HARDWARE (PUSH SIDE/ EGRESS)
1 KICKPLATE
1 SECURITY SCREEN

GROUP 28
(SITE METAL GATE - SPA EGRESS)
3 HINGES
1 SELF-CLOSER
1 KEYED LOCKSET
1 PANIC HARDWARE (PUSH SIDE/ EGRESS)
1 KICKPLATE
1 SECURITY SCREEN

GROUP 29
(SITE - SPA EQUIPMENT)
3 HINGES
1 SELF-CLOSER
1 KEYED LOCKSET
1 WEATHERSTRIP

GROUP 30
(SITE STORAGE - DOUBLE)
3 EA. HINGES
1 EA. FLUSH BOLT
1 EA. SELF-CLOSER
1 KEYED LOCKSET
1 WEATHERSTRIP

GROUP 31
(INTERIOR NON-RATED)
3 HINGES
1 DOOR CLOSER
1 LATCH SET
1 SMOKE & DRAFT SEAL
1 DOOR SWEEP
1 WALL STOP
1 ACCESSIBLE THRESHOLD

GROUP 32
(INTERIOR RATED)
3 HINGES - EACH LEAF
1 DOOR CLOSER - EACH LEAF
1 LATCH SET - 34" LEAF
SMOKE & DRAFT SEALS
MAGNETIC HOLD OPEN - EACH LEAF

GUEST ROOMS

GROUP 81
(GUEST ROOM ENTRY - SINGLE)
3 HINGES
1 ADVANCE CARD LOCK (OWNER SELECTED)
1 DOOR CLOSER - W/90° STOP (2-STAGE HYDRAULIC)
1 SMOKE & DRAFT SEAL
1 DOOR SWEEP
1 SAFETY FLIP LATCH SURFACE MOUNTED @ 4'-0"
1 ONE WAY DOOR VIEWER W/COVER (PROVIDE 2 @ ACCESSIBLE ROOMS)
1 VINYL ACCESSIBLE THRESHOLD
1 WALL STOP
NAMEPLATE: N-1

GROUP 82
(GUEST ROOM BATHUBED - SINGLE)
3 HINGES
1 DOOR SWEEP
1 PRIVACY LOCKSET
1 WALL STOP

DOOR SCHEDULE

DOOR NO.	LOCATION(S)	DOOR TYPE	SIZE W	SIZE H	SIZE THK	CORE	MAT'L	FRAME	HARDWARE GROUP	FIRE RATING	NOTES	DETAILS
SITE												
M1	PATIO GATE	H	3'-0"	6'-0"	1-3/4"	-	METAL	METAL	27			
M2	SPA GATE	H	3'-0"	6'-0"	1-3/4"	-	METAL	METAL	28			
M3	SPA EQUIPMENT	B	3'-0"	7'-0"	1-3/4"	-	METAL	METAL	29			
M4	SITE STORAGE	E	6'-0"	8'-0"	1-3/4"	-	METAL	METAL	30			
COMMON AREAS												
1	ENTRY/VESTIBULE	A	12'-0"	7'-0"	-	-	ALUMINUM	STORFRONT	1			F12, K12 & K20A10.6
2	VESTIBULE/LOBBY	A	12'-0"	7'-0"	-	-	ALUMINUM	STORFRONT	2			F12, K12 & K20A10.6
3	EXTERIOR ELECTRICAL	B	3'-0"	7'-0"	1-3/4"	HOLLOW	GALV.-HM	GALV.-HM	3			K20A10.6
4	BIKE STORAGE	B	3'-0"	7'-0"	1-3/4"	HOLLOW	GALV.-HM	GALV.-HM	4			K20A10.6
5	EXTERIOR STAIR	B	3'-0"	7'-0"	1-3/4"	HOLLOW	GALV.-HM	GALV.-HM	5			K12, K4 & K20A10.6
6	EXTERIOR CORRIDOR	C	3'-0"	7'-0"	-	-	ALUMINUM	STORFRONT	6			K8 & HR/A10.5
7	EXT. BREAKFAST 2	D	6'-0"	7'-0"	-	-	ALUMINUM	STORFRONT	7			K8 & HR/A10.5, K20A10.6
8	EXTERIOR MEETING RM	G	6'-0"	7'-0"	-	-	ALUMINUM	STORFRONT	8			K8 & HR/A10.5, K20A10.6
9	EXTERIOR UTILITY	B	4'-0"	7'-0"	1-3/4"	HOLLOW	GALV.-HM	GALV.-HM	9			K20A10.6
10	FOOD PREP (WR)	B	3'-0"	7'-0"	1-3/4"	HOLLOW	WOOD	HM	10			F4, H4, & K10A10.6
11	FOOD PREP (R)	B	3'-0"	7'-0"	1-3/4"	SC	WOOD	HM	11	20 MIN.		
12	STORAGE - ICE	B	4'-0"	7'-0"	1-3/4"	SC	WOOD	HM	12	20 MIN.		K10A10.6
13	ELECTRICAL	B	4'-0"	7'-0"	1-3/4"	SC	WOOD	HM	13	20 MIN.		
14	STAIR - CORRIDOR	B	3'-0"	7'-0"	1-3/4"	SC	WOOD	HM	14	90 MIN.		
15	FITNESS/GAME RM	C	3'-0"	7'-0"	-	SC	ALUMINUM	STORFRONT	15	20 MIN.		F6/A 10.6
16	PDK	B	3'-0"	7'-0"	1-3/4"	SC	WOOD	HM	16	20 MIN.		
17	STORAGE	B	3'-0"	7'-0"	1-3/4"	SC	WOOD	HM	12	20 MIN.		
18	PUBLIC RESTROOMS	B	3'-0"	7'-0"	1-3/4"	SC	WOOD	HM	17	20 MIN.		
19	MEETING RM	B	3'-0"	7'-0"	-	SC	ALUMINUM	STORFRONT	18	20 MIN.		
20	MEETING RM/ STORAGE & LINEN	B	3'-0"	7'-0"	-	HOLLOW	WOOD	HM	19			F4 & H4 #10.6
21	MAINTENANCE	B	3'-0"	7'-0"	1-3/4"	SC	WOOD	HM	13	20 MIN.		
22	MAINT./UTILITY	B	4'-0"	7'-0"	1-3/4"	HOLLOW	WOOD	HM	21			F4 & H #10.6
23	LAUNDRY	B	4'-0"	7'-0"	1-3/4"	SC	WOOD	HM	11	20 MIN.		
24	LAUNDRY/DRYER	B	2'-6"	7'-0"	1-3/4"	SC	WOOD	HM	19			F4 & H #10.6
25	LAUNDRY DISCHARGE	B	3'-0"	7'-0"	1-3/4"	SC	WOOD	HM	22	90 MIN.		
26	BREAKFAST & OFFICE CORRIDOR/MARKET	B	3'-0"	7'-0"	1-3/4"	HOLLOW	WOOD	HM	23			F4, H4 & R10A10.6
27	EMPLOYEE REST.	B	3'-0"	7'-0"	1-3/4"	SC	WOOD	HM	24			F4, H4 & F10A10.6
28	OFFICE	F	3'-0"	7'-0"	1-3/8"	-	WOOD	HM	21			F4, H4 & R10A10.6
29	BOARD ROOM	B	3'-0"	7'-0"	1-3/8"	SC	WOOD	HM	18	20 MIN.		R9A10.6
30	EXTERIOR ROOF	B	3'-0"	7'-0"	1-3/4"	HOLLOW	GALV.-HM	GALV.-HM	25			F2, H2 & K6A10.6
31	ELEVATOR EQUIP.	B	3'-0"	7'-0"	1-3/4"	SC	WOOD	HM	26	90 MIN.		F4, H4 & K20A10.6
32	6TH FLOOR ELEC.	B	3'-6"	7'-0"	1-3/4"	HOLLOW	METAL	HM	13			F4, H4 & K20A10.6
33	EXTERIOR ROOF	B	3'-6"	7'-0"	1-3/4"	HOLLOW	GALV.-HM	GALV.-HM	25			F2, H2 & K20A10.6
34	BREAKFAST & OFFICE CORRIDOR/MARKET	B	3'-0"	7'-0"	1-3/4"	HOLLOW	WOOD	HM	31			F4, H4 & R10A10.6
35	CORRIDOR	I	5'-0"	7'-0"	1-3/4"	HOLLOW	HM	HM	32	20 MIN.		F4 & H4
GUEST ROOMS												
G1	GUEST ROOM ENTRY	B	3'-0"	7'-0"	1-3/4"	SC	WOOD	METAL	R1	20 MIN.	2, 3	K10 & K12/A9.0
G2	GUEST ROOM BATH	B	3'-0"	7'-0"	1-3/4"	SC	WOOD	HM	R2			K10/A10.6
G3	GUEST ROOM BED	B	3'-0"	7'-0"	1-3/4"	SC	WOOD	HM	R2			H10/A10.6

GENERAL DOOR NOTES

A. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
B. MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS OR ANY OTHER TYPE OF DEVICE THAT MAY BE USED TO CLOSE OR RESTRAIN THE DOOR OTHER THAN BY OPERATION OF THE LOCKING DEVICE SHALL NOT BE USED.
C. THE UNLATCHING OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.
D. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PAIR OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE. HARDWARE LOCATED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
E. INTERIOR AND EXTERIOR THRESHOLDS SHALL BE NO HIGHER THAN 1/2 INCH ABOVE THE ADJACENT FLOOR LEVELS. EACH EXPOSED EDGE OF THRESHOLDS IS REQUIRED TO BE BEVELED OR SLOPED AT AN ANGLE NOT TO EXCEED 45 DEGREES SO THAT NO VERTICAL CHANGE OF ELEVATION EXCEEDS 1/4 INCH..
F. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR THAT SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. ALL LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS WHICH MAY HAVE A SLOPE NOT TO EXCEED 1/4 INCH PER FOOT.
G. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LBS.
H. THE BOTTOM 10 INCHES OF ALL DOORS & GATES EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10 INCH HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
I. ALL GLAZING IN DOORS SHALL BE TEMPERED GLASS, EXCEPT WHERE FIRE-RATED DOORS ARE SCHEDULED, IN WHICH CASE WIRE-GLASS SHALL BE USED.
J. DOOR DETAILS REFERENCED MAY NOT NECESSARILY SHOW HARDWARE SMOKE SEALS ETC., REFER TO RATING AND HARDWARE GROUP FOR WEATHER-STRIPPING, DOOR BOTTOMS OR SMOKE SEAL REQUIREMENTS.
K. PROVIDE 4 SETS OF KEYS FOR ALL LOCKS, TAGGED AND IDENTIFIED.
P. DOOR GLAZING SHALL BE DUAL GLAZED, LOW-E GLASS.
Q. DEAD BOLT LOCKING DEVICE ONLY TO BE USED IF INTEGRALLY TIED INTO THE LATCHING DEVICE, SO THAT A PERSON FROM THE INSIDE CAN EXIT THE BUILDING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
R. ALL DOORS AND HARDWARE FOR DOORS TO NON-PUBLIC SPACES ON GUEST SUITE FLOORS SHALL MATCH THE STYLE AND FINISH OF GUEST SUITE ENTRY DOORS
S. ALL DOORS SHALL HAVE A MINIMUM OF 32" MINIMUM CLEAR WIDTH OPENING WHEN DOOR IS FULLY OPEN.

DOOR REMARKS

1. PROVIDE WEATHERSTRIPPING AND THRESHOLDS (ACCESSIBLE THRESHOLDS AT REQUIRED LOCATIONS) FOR ALL EXTERIOR DOORS
2. ALL OUTSWINGING EXTERIOR METAL DOORS SHALL HAVE CLOSED TOPS
3. INTERIOR METAL DOORS SHALL BE 4 MIN. OF 18 GAUGE COLD-ROLLED STEEL W/ MIN. 16 GAUGE COLD-ROLLED STEEL WELDED FRAME
4. EXTERIOR METAL DOORS SHALL BE 4 MIN. OF 16 GAUGE 'A-60' GALVANIZED
5. DOOR FRAMES SHALL BE WELDED OR KNOCKDOWN THREE-PIECE METAL FRAMES & MUST BE PROPERLY SECURED & INSTALLED. SNAP-ON TRIM IS NOT ALLOWED
6. PROVIDE WALL-MOUNTED DOOR STOPS FOR ALL DOORS (FLOOR-MOUNTED DOOR STOPS ARE NOT ALLOWED)
7. ALL BACK OF HOUSE DOORS SUBJECT TO HEAVY TRAFFIC MUST HAVE STAINLESS STEEL KICK PLATES (KICK PLATES ARE NOT ALLOWED ON GUESTROOM DOORS)
8. ELECTRICAL LOCKSETS SHALL HAVE THE FOLLOWING MINIMUM FEATURES:
   8.1. MECHANICAL OVERRIDE (HARD KEY) IS NOT ALLOWED
   8.2. AN EMI-CODED CARD KEY / FOB MUST BE USED FOR OPERATION
   8.3. AN AUDIT/INTEGRATION FEATURE SHALL BE PROVIDED
   8.4. THE DEADBOLT MUST BE ENGAGED BY A TURN PIECE ON THE INSIDE OF THE GUEST SUITE
   8.5. THE DEADBOLT AND LATCH BOLT MUST BOTH RETRACT WHEN THE INSIDE LEVER IS TURNED
   8.6. LEVER SHALL REMAIN IN A HORIZONTAL POSITION WHEN NOT IN OPERATION, AND INSIDE GUEST SUITE LEVER MUST REMAIN IN PERPENDICULAR POSITION WHEN NOT IN USE
   8.7. RFID RADIO FREQUENCY IDENTIFICATION (CONTACT-LESS) LOCKS ARE REQUIRED AND MUST HAVE HILTON WORLDWIDE BLE COMPATIBILITY FOR INTEGRATION WITH THE HILTON WORLDWIDE 'STRAT TO ROOM' PROGRAM
9. PROVIDE ACCESSIBLE REMOTE CARD READERS AT ALL EXTERIOR ENTRANCE DOORS, INCLUDING MAIN ENTRY, FITNESS CENTER, BUSINESS CENTER, MEETING ROOMS, AND GAME ROOM
10. ALUMINUM STOREFRONT PER MANUFACTURER, SEE ELEVATION COLOR NOTES ON ELEVATION SHEETS FOR STOREFRONT COLOR
11. SLIDING AUTOMATIC ENTRANCE DOOR
12. PROVIDE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY FOR FIRE RATED DOOR
13. POWER OPERATED DOORS SHALL MEET THE FOLLOWING SPECIFICATIONS:
   13.1. THE DOOR SHALL BE CAPABLE OF BEING OPERATED MANUALLY IN THE EVENT OF A POWER FAILURE WITH BREAK AWAY PANELS.
   13.2. THE FORCES REQUIRED TO OPERATE THE BREAK AWAY PANELS SHALL BE NO MORE THAN 15 #.
   13.3. DOOR SHALL COMPLY WITH BHMA 156.10

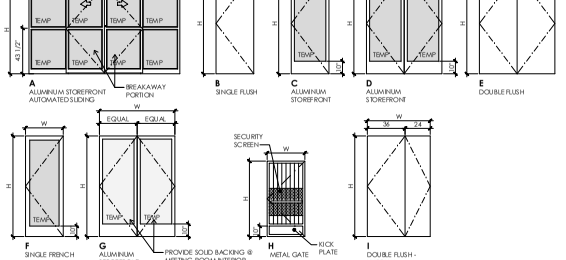
NAMEPLATE LEGEND

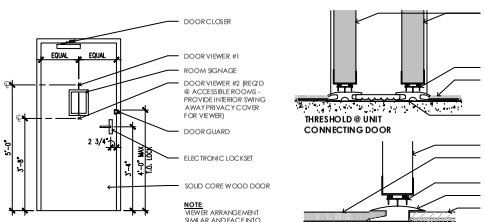
N-1 ROOM #, REFER TO FLOOR PLANS FOR NUMBERING
N-2 ACCESSIBLE PLAQUE - SEE STANDARD ACCESSIBLE DETAIL SHEETS
N-3 ELEVATOR EQUIPMENT
N-4 EXIT STAIR IDENTIFICATION SIGN - SEE DETAIL F10/A0.3
N-5 EMPLOYEES ONLY
N-6 RESTROOM SIGNAGE - SEE DETAIL K10/A0.3
N-7 ELECTRICAL ROOM - AUTHORIZED PERSONNEL ONLY
N-8 UTILITY ROOM - AUTHORIZED PERSONNEL ONLY
N-9 THIS BUILDING TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED

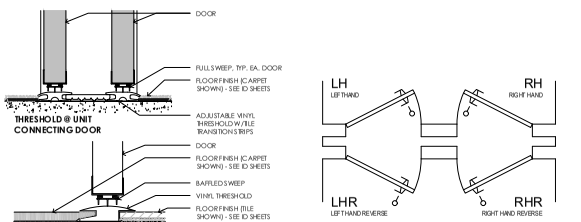
STEEL FRAME NOTES

A. ALL STEEL DOOR FRAMES SHALL BE 16 GAUGE AT EXTERIOR LOCATIONS AND 16 GAUGE COLD-ROLLED STEEL WELDED FRAME AT INTERIOR LOCATIONS
B. ALL STEEL DOOR FRAMES SHALL BE TYPICALLY DOUBLE-RABBETED SECTIONS WITH 2 OR 4 INCH FACE DIMENSION. JAMB DEPTH SHALL BE AS REQUIRED BY ADJACENT WALL CONSTRUCTION.
C. ALL STEEL DOOR FRAMES SHALL BE FACTORY PRIMED; PAINTED IN FIELD COLOR SELECTED BY OWNER.

DOOR TYPES







ABBREVIATIONS

14	14 GAUGE HOLLOW METAL
16	16 GAUGE HOLLOW METAL
18	18 GAUGE HOLLOW METAL
ALUM	ALUMINUM
ANO	ANODIZED
COMM	COMMUNICATING
DBL	DOUBLE
ET	ETCHED
FV	FIELD VERIFY
GALV	GALVANIZED
GL	GLASS/GLAZING
HC	HOLLOW CORE
HM	HOLLOW METAL
LH	LEFT HAND
LHA	LEFT HAND - ACTIVE LEAF
LHR	LEFT HAND REVERSE BEVEL
LHRA	LEFT HAND REVERSE - ACTIVE LEAF
LVL	LEVEL
PR	PAIR
PT	PAINT
RH	RIGHT HAND
RHA	RIGHT HAND - ACTIVE LEAF
RHR	RIGHT HAND REVERSE BEVEL
SC	SOLID CORE
SM	SURFACE MOUNTED
SST	STAINLESS STEEL
STL	STEEL
ST	STAIN
VIF	VERIFY IN FIELD
WD	WOOD

K12 TYP. GUEST ROOM ENTRY DOOR — 1/2" = 1'-0" — x-guestroom door

K10 TYP. GUEST ROOM THRESHOLDS — NOT TO SCALE — x-guestroomdoor-Threshold-01

K8 DOOR HAND DIAGRAMS — NOT TO SCALE — x-doorhandle-01

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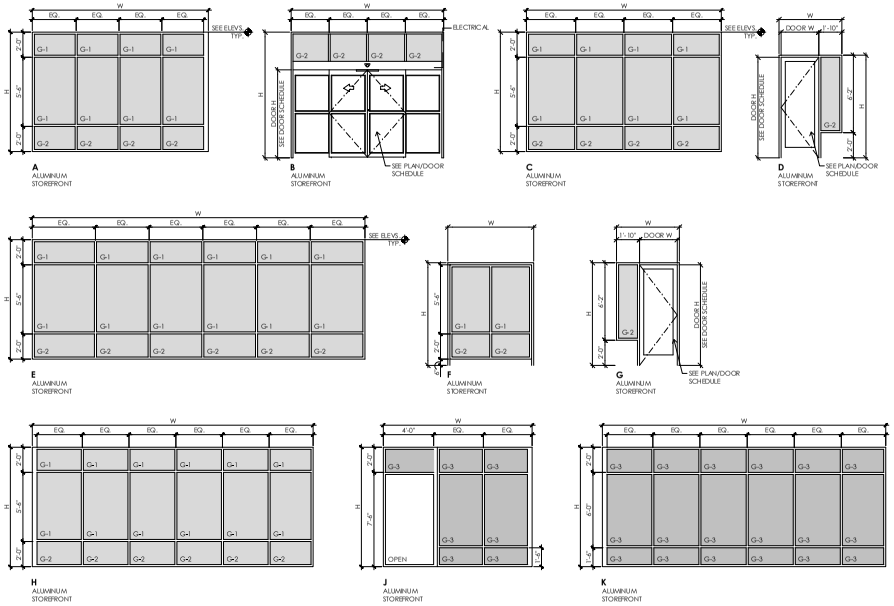
STOREFRONT TYPES



STOREFRONT SCHEDULE

NO.	TYPE	SIZE W	SIZE H	FRAME TYPE	NOTES
1	A	14'-9 1/2"	9'-6"	ALUM	
S2	B	12'-0"	10'-0"	ALUM	
S3	C	15'-6"	9'-6"	ALUM	
S4	E	26'-6"	9'-6"	ALUM	
S5	D	5'-0"	8'-2"	ALUM	
S6	F	6'-6"	8'-0"	ALUM	
S7	G	5'-0"	8'-2"	ALUM	
S8	H	22'-1"	9'-6"	ALUM	
S9	J	11'-10"	9'-6"	ALUM	
S10	K	22'-3 1/2"	9'-6"	ALUM	
S11	L	11'-10"	8'-6"	ALUM	
S12	M	22'-3 1/2"	8'-6"	ALUM	

STOREFRONT SCHEDULE NOTES:

1. STOREFRONT (KAWNEER CENTER-GLAZED SERIES 451 STOREFRONT FRAMING)

STOREFRONT NOTES

A. ALL ALUMINUM STOREFRONT SECTIONS ARE 2" x 4 1/2" CENTER GLAZED, U.N.O.
B. SEE ELEVATION COLOR NOTES ON ELEVATION SHEETS FOR STOREFRONT COLOR.
C. REFER TO WINDOW AND DOOR SCHEDULES FOR GLASS TYPES AND HEAD HEIGHTS.
D. REFER TO DOOR SCHEDULE FOR ALUMINUM STOREFRONT DOORS.
E. ALL ALUMINUM SECTIONS SHALL BE ISOLATED FROM STEEL STUDS, FLASHING, ETC. TO PREVENT GALVANIC CORROSION.

GLAZING TYPES

G-1 1" INSULATED LOW-E DUAL GLAZED CLEAR GLASS.
G-2 1" INSULATED LOW-E DUAL GLAZED CLEAR GLASS, TEMPERED.
G-3 SPANDREL GLASS; COLOR FOR SPANDREL GLASS: - OPAQUE FRIT
MANUF: VIRASPAN; VIRACON COLOR: "SUBDUED GRAY" - V903 OR SIMILAR;
-SUBMIT SAMPLE FOR ARCH. APPROVAL
G-4 TRANSLUCENT FILM. COLOR: VIRACON COLOR "OG GRAY - V1087. TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

GLAZING NOTES

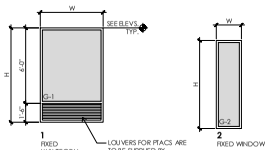
A. GLAZING IN THE FOLLOWING LOCATIONS SHOULD BE OF SAFETY GLAZING MATERIAL IN ACCORDANCE WITH SECTION 2406.4 (SEE EXCEPTIONS):
1. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOORS
2. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
3. INDIVIDUAL FIXED OR OPERABLE PANELS, OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE, THAT MEET ALL OF THE FOLLOWING CONDITIONS:
a. EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET, AND:
b. EXPOSED BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR, AND:
c. EXPOSED TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FLOOR, AND:
d. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
4. GLAZING IN GUARDS AND RAILINGS
5. GLAZING IN WALLS, ENCLOSURE OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE
6. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS
B. GLAZED OPENINGS AT RATED CORRIDORS SHALL BE FIXED GLAZING / METAL FRAME, LISTED AND LABELLED FOR A FIRE PROTECTION RATING OF AT LEAST 45 MINUTES IN ACCORDANCE WITH UBC SECTION 703.5.
C. THE TOTAL AREA OF ALL GLAZED OPENINGS IN ANY PORTION OF AN EXIT CORRIDOR SHALL NOT EXCEED 25 PERCENT OF THE AREA OF THE CORRIDOR WALL OF THE ROOM WHICH IT IS SEPARATING FROM THE CORRIDOR.
D. INTERIOR FRAMES SCHEDULED AS FIRE RATED SHALL BE HOLLOW METAL.
E. REFER TO TITLE24 REPORT FOR MAX U-VALUE AND MAX SHGC.

WINDOW SCHEDULE

NO.	TYPE	SIZE W	SIZE H	FRAME TYPE	NOTES
GROUND FLOOR WINDOWS					
1	1	5'-0"	7'-6"	ALUM	EXTERIOR
B	2	2'-0"	7'-0"	ALUM	INTERIOR
UPPER FLOOR CORRIDOR WINDOWS					
C	2	5'-0"	7'-0"	ALUM	EXTERIOR

NOTE: ALL OTHER UPPER FLOOR WINDOWS ARE INSTALLED BY OTHERS - SEE MODULAR PLANS

WINDOW TYPES



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PROJECT
Home2 Suites by Hilton
550 GATEWAY BOULEVARD
SOUTH SAN FRANCISCO, CA
DOOR & WINDOW SCHEDULES

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	11/09/2018

PROJECT
A15115
DATE
AUGUST 29, 2017
SHEET
A9.1

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RATED ASSEMBLY DATA

CONSTRUCTION		LOCATION	FIRE RATING	SOUND RATING	RATED ASSEMBLY NUMBER	DETAIL REFERENCES
WALLS	I-A	INTERIOR BETWEEN GUEST ROOMS /CORRIDOR - METAL	1-HOUR	50-54 STC	GA: WP 1052; RAL-TL88-55	D4/A10.3
	II-A	INTERIOR DOUBLE WALL BETWEEN GUEST ROOMS - WOOD	1-HOUR	56 STC	GA: WP 3370 CA OFFICE OF NOISE 1.2.4.1.4.4	SEE MODULAR PLANS
	II-A	INTERIOR STAGGERED BETWEEN GUEST ROOMS /CORRIDOR - WOOD	1-HOUR	53 STC	GA: WP 3380 CA OFFICE OF NOISE 1.2.3.5.4.3	B8/A10.3
	II-A	EXTERIOR NON-BEARING WALL - WOOD	1-HOUR	N/A	CBC 721.1(2) ITEM #15-1.3	B4/A10.3
	I-A	EXTERIOR NON-BEARING WALL - METAL	1-HOUR	N/A	CBC 721.1(2) ITEM #15-1.4	K4/A10.3
	I-A	INTERIOR SHAFT WALL - METAL	2-HOUR	55-59 STC	GA: WP 1521 / UGC-640818	H4/A10.3
	II-A	INTERIOR STAGGERED STUD SHAFT WALL - WOOD	2-HOUR	50-54 STC	GA: WP 3910; NGC 2377	H8/A10.3 & SEE MODULAR PLANS
	II-A	INTERIOR DOUBLE SHAFT WALL - WOOD	2-HOUR	55-59 STC	GA: WP 3820 NGC 3056	D8/A10.3
	I-A &II-A	INTERIOR SHAFT LINER WALL - METAL	2-HOUR	50-54 STC	GA: WP 7051; RAL-TL93-181	B4/A10.3
	II-A	EXTERIOR LOAD BEARING - WOOD	2-HOUR	N/A	CBC 721.1(2) ITEM #15-1.6	D4/A10.3
	I-A	EXTERIOR/INTERIOR BEARING WALLS/PRIMARY STRUCTURE - CONCRETE	3-HOUR	N/A	CBC 721.1 (2) ITEM #4-1.1	B2/A10.3
ROOF/CEILING	II-A	FLOOR/CEILING BETWEEN GUEST ROOMS - WOOD	1-HOUR	55 NNIC/FC	PIRET & ASSOC. ENGINEERING EVAL 100753 & INTERTEK REPORT 100802/3FSI A1-D01C1	SEE MODULAR PLANS
	II-A	FLOOR/CEILING BETWEEN CORRIDOR - WOOD	1-HOUR	N/A	CBC 721.3 (3) ITEM #21-1.1	H10/A10.3
	I-A	PODIUM FLOOR/CEILING - CONCRETE	3-HOUR	53 STC/27 IIC	CBC 721.1 (3) ITEM #3-1.1 KINETICS NOISE CONTROL: AT001045	D10 & D12/A10.3
ROOF/CLG	II-A	ROOF/CEILING ASSEMBLY - WOOD (MODULAR PORTION)	1-HOUR	N/A	PIRET & ASSOC. ENGINEERING EVAL 100753 & INTERTEK REPORT 100802/3FSI A1-D01C1	SEE MODULAR PLANS
	II-A	ROOF/CEILING ASSEMBLY - SITE BUILT - WOOD	1-HOUR	N/A	GA: RC 2602	B10/A10.3

GA FILE NO. RC 2602 | **GENERIC** | **1 HOUR FIRE**

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer ⅝" type X gypsum wallboard applied at right angles to wood roof trusses 24" o.c. with 1¼" Type W or S drywall screws 24" o.c. **Face** layer ⅝" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1¼" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1¼" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting ½" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering. **Ceiling provides one hour fire resistance protection for trusses.**

Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

ROOF/CLG: 1-HOUR / SITE-BUILT (WOOD)

GA FILE NO. FC 5750 | **GENERIC** | **2 HOUR FIRE**

WOOD FLOOR, WOOD I-JOISTS, GYPSUM WALLBOARD, RIGID FURRING CHANNELS

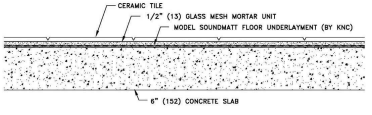
Base layer ⅝" type X gypsum wallboard applied at right angles to 9½" deep wood I-joists 24" o.c. with 1¼" Type W drywall screws 12" o.c. **Second** layer ⅝" type X gypsum wallboard applied at right angles to I-joists with 2" Type W drywall screws 12" o.c. Second layer joints offset 24" from base layer joints. **Third** layer ⅝" type X gypsum wallboard applied at right angles to I-joists with 2½" Type W drywall screws 12" o.c. Third layer joints offset 12" from second layer joints. Hat-shaped rigid furring channels 24" o.c. applied at right angles to I-joists over third layer with two 2½" long Type W drywall screws at each I-joist. **Face** layer ⅝" type X gypsum wallboard applied at right angles to furring channels with 1¼" Type S drywall screws 12" o.c. Wood I-joists supporting ¾" T & G edge plywood floor applied at right angles to I-joists with 8d nails 6" o.c. at joints and 12" at intermediate I-joists. **Ceiling provides two-hour fire-resistance protection for wood framing.**

Approx. Ceiling Weight: 12 psf
Fire Test: UL R4024, 00NK26545, 4-27-01, UL Design L556; ULC Design M514

FLOOR/CLG: 2-HOUR / SITE-BUILT (WOOD)

KINETICS NOISE CONTROL TEST REPORT #AT001045

- **KINETICS NOISE CONTROL PRODUCTS:**
  - SOUNDMATT
- **ACOUSTICAL RATINGS:**
  - STC 60
  - IIC 53
- **TESTING AGENCY & REPORT NUMBER:**
  - NATIONAL RESEARCH COUNCIL OF CANADA
  - B-3463.12



KINETICS DRAWING NUMBER: AT001045

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TABLE 721.1(2)—continued
RATED FIRE-RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS [a, b, c]

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE-TO-FACE[d] (inches) 4 hours	3 hours	2 hours	1 hour
15. Exterior or interior walls (continued)	15-1.1[e,m]	Exterior surface with ½" drop siding over ½" gypsum sheathing on 2" x 4" wood studs at 16" on center, interior surface treatment as required for 1-hour-rated exterior or interior 2" x 4" wood stud partitions. Gypsum sheathing nailed with 1½" by No. 11 gage by ⅞" head galvanized nails at 8" on center. Siding nailed with 7d galvanized smooth box nails.	—	—	—	Varies
	15-1.2[e,m]	2" x 4" wood studs 16" on center with metal lath and ¾" cement plaster on each side. Lath attached with 6d common nails 7" on center driven to 1" minimum penetration and bent over. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.	—	—	—	5[f]/8
	15-1.3[e,m]	2" x 4" wood studs 16" on center with ¾" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required for interior, nonbearing, noncombustible stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.	—	—	—	Varies
	15-1.4	3½" No. 16 gage noncombustible studs 16" on center with ¾" cement plaster (measured from the face of the studs) on the exterior surface with interior surface treatment as required for interior, nonbearing, noncombustible stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.	—	—	—	Varies[g]

EXT. WALL: 1-HOUR / NON-BEARING (METAL)

TABLE 721.1(2)—continued
RATED FIRE-RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS [a, b, c]

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE-TO-FACE[d] (inches) 4 hours	3 hours	2 hours	1 hour
15. Exterior or interior walls (continued)	15-1.1[e,m]	Exterior surface with ½" drop siding over ½" gypsum sheathing on 2" x 4" wood studs at 16" on center, interior surface treatment as required for 1-hour-rated exterior or interior 2" x 4" wood stud partitions. Gypsum sheathing nailed with 1½" by No. 11 gage by ⅞" head galvanized nails at 8" on center. Siding nailed with 7d galvanized smooth box nails.	—	—	—	Varies
	15-1.2[e,m]	2" x 4" wood studs 16" on center with metal lath and ¾" cement plaster on each side. Lath attached with 6d common nails 7" on center driven to 1" minimum penetration and bent over. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.	—	—	—	5[f]/8
	15-1.3[e,m]	2" x 4" wood studs 16" on center with ¾" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required for interior, nonbearing, noncombustible stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.	—	—	—	Varies
	15-1.4	3½" No. 16 gage noncombustible studs 16" on center with ¾" cement plaster (measured from the face of the studs) on the exterior surface with interior surface treatment as required for interior, nonbearing, noncombustible stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.	—	—	—	Varies[g]

EXT. WALL: 1-HOUR / NON-BEARING (WOOD)

TABLE 721.1(2)—continued
RATED FIRE-RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS [a, b, c]

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE-TO-FACE[d] (inches) 4 hours	3 hours	2 hours	1 hour
15. Exterior or interior walls (continued)	15-1.6[e]	2" x 6" fire-retardant-treated wood studs 16" on center. Interior face has two layers of ⅝" Type X gypsum with the base layer placed vertically and attached with 6d box nails 12" on center. The face layer is placed horizontally and attached with 8d box nails 8" on center at joints and 12" on center elsewhere. The exterior face has a base layer of ⅝" Type X gypsum sheathing placed vertically with 6d box nails 8" on center at joints and 12" on center elsewhere. An approved building paper is next applied, followed by self-furred exterior lath attached with 2½", No. 12 gage galvanized roofing nails with a⅞" diameter head and spaced 6" on center along each stud. Cement plaster consisting of a½" brown coat is then applied. The scratch coat is mixed in the proportion of 1:3 by weight, cement to sand with 10 pounds of hydrated lime and 3 pounds of approved additives or admixtures per sack of cement. The brown coat is mixed in the proportion of 1:4 by weight, cement to sand with the same amounts of hydrated lime and approved additives or admixtures used in the scratch coat.	—	—	8[f]/4	—

EXT. WALL: 2-HOUR / LOAD-BEARING (WOOD)

TABLE 721.1(2)
RATED FIRE-RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS [a, b, c]

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE-TO-FACE[d] (inches) 4 hours	3 hours	2 hours	1 hour
4. Solid concrete[h,i]	4-1.1	Siliceous aggregate concrete.	7.0	6.2	5.0	3.5
		Carbonate aggregate concrete.	6.6	5.7	4.6	3.2
		Sand-lightweight concrete.	5.4	4.6	3.8	2.7
		Lightweight concrete.	5.1	4.4	3.6	2.5

EXT. WALL: 3-HOUR / LOAD-BEARING (CONCRETE)

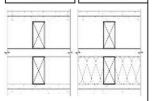
WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3820 | **GENERIC** | **2 HOUR FIRE** | **55 to 59 STC SOUND**

GYPSUM WALLBOARD, WOOD STUDS

Base layer ⅝" type X gypsum wallboard or gypsum veneer base applied at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1¾" long, 0.085" shank, ¼" heads, 24" o.c. **Face** layer ⅝" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 8d coated nails, 2¼" long, 0.100" shank, ¼" heads, 8" o.c.

Joints staggered 16" each layer and side. Sound tested with 3½" glass fiber insulation stapled to studs in stud spaces on one side and with nails for base layer spaced 6" o.c. Horizontal bracing required at mid-height. **(LOAD-BEARING)**



Thickness: 10¾"
Approx. Weight: 13 psf
Fire Test: See WP 4135 (FM WP 360, 9-27-74); UL R4024, 10-31-68
Sound Test: NGC 3056, 4-7-70

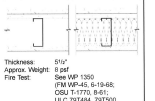
INT. WALL: 2-HOUR / SHAFT (DOUBLE WOOD)

GA FILE NO. WP 1052 | **GENERIC** | **1 HOUR FIRE** | **50 to 54 STC SOUND**

GYPSUM WALLBOARD, STEEL STUDS

One layer ⅝" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 3½" steel studs 24" o.c. with 1" Type S drywall screws 9" o.c. at vertical joints and 12" o.c. at wall perimeter and intermediate studs. **Face** layer ⅝" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to ONE SIDE with 1¼" Type S drywall screws 12" o.c.

Joints staggered 24" each layer and side. Sound tested with 3½" glass fiber friction fit in stud space. **(NLB)**



Thickness: 5⅛"
Approx. Weight: 8 psf
Fire Test: See WP 1350 (FM WP-45, 6-19-68; OSU T-1770, 8-61; ULC 797484, 797500, 797497, 8-21-81, ULC Design W415)
Sound Test: NRCC 817-NV, 2-3-81

INT. WALL: 1-HOUR / STC-50 (METAL)

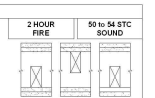
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3910 | **GENERIC** | **2 HOUR FIRE** | **50 to 54 STC SOUND**

GYPSUM WALLBOARD, WOOD STUDS

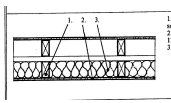
Base layer 5/8"type X gypsum wallboard or gypsum veneer base applied at right angles to each side of 2 x 4 wood studs 16" o.c., staggered 8" o.c. on 2 x 6 wood plates, with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 8d coated nails, 2 3/8" long, 0.113" shank, 9/32" heads, 8" o.c.

Joints staggered 16" each layer and side. Sound tested with nails for base layer spaced 6" o.c. Horizontal bracing required at mid-height. **(LOAD-BEARING)**



Thickness: 9"
Approx. Weight: 13 psf
Fire Test: See WP 4135 (FM WP 360, 9-27-74)
Sound Test: NGC 2377, 5-19-70

INT. WALL: 2-HOUR / SHAFT (STAGGERED WOOD)



1. double row of 2x4 studs 16"o.c. on separate plates spaced 1" apart.
2. 1/2" type X gypsum board screwed 12"o.c.
3. 3 1/2" thick sound attenuation blanket.

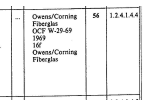
...	Owens/Corning Fiberglas OCF W-49-69 1969 16f Owens/Corning Fiberglas	56	1.2.4.1.4.4

GA FILE NO. WP 3370 | **GENERIC** | **1 HOUR FIRE** | **45 to 49 STC SOUND**

GYPSUM WALLBOARD, WOOD STUDS

One layer ⅝" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1⅞" long, 0.0915" shank, ¼" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid-height. **(LOAD-BEARING)**



Thickness: 9½"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301); UL R4024, 10-31-68 NRCC TL-93-261; IRC-IR-761, 3/98
Sound Test:

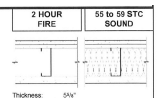
INT. WALL: 1-HOUR / STC-50 (DOUBLE WOOD)

GA FILE NO. WP 1521 | **GENERIC** | **2 HOUR FIRE** | **55 to 59 STC SOUND**

GYPSUM WALLBOARD, STEEL STUDS

Base layer ½" type X gypsum wallboard or gypsum veneer base applied parallel to each side of 3½" steel studs 24" o.c. with 1" Type S drywall screws 24" o.c. **Face** layer ½" type X gypsum wallboard or gypsum veneer base applied parallel to each side with 1¼" Type S drywall screws 12" o.c.

Joints staggered 24" each layer and side. Sound tested with 3½" glass fiber friction fit in stud space. **(NLB)**



Thickness: 5⅛"
Approx. Weight: 9 psf
Fire Test: See WP 1545 (UC, 9-7-61); UL R3014-93, 3-26-81, ULC Design W414)
Sound Test: NRCC 815-NV, 2-3-81

INT. WALL: 2-HOUR / SHAFT (METAL)

---

1. 2x4 studs spaced 24"o.c. and staggered 12"o.c. on 2x6 plates.
2. 1/2" type X gypsum board screwed 12"o.c.
3. 1/2" type X gypsum board screwed 12"o.c.
4. 3 1/2" thick sound attenuation blanket.

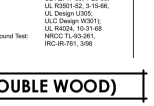
...	Owens/Corning Fiberglas OCF W-47-69 1969 16f Owens/Corning Fiberglas	53	1.2.3.5.4.3

GA FILE NO. WP 3380 | **GENERIC** | **1 HOUR FIRE** | **40 to 44 STC SOUND**

GYPSUM WALLBOARD, WOOD STUDS

One layer ⅝" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. staggered 8" o.c. on 2 x 6 wood plates with 6d coated nails, 1⅞" long, 0.0915" shank, ¼" heads, 7" o.c.

Joints staggered 24" on opposite sides. Horizontal bracing required at mid-height. **(LOAD-BEARING)**



Thickness: 7¾"
Approx. Weight: 8 psf
Fire Test: See WP 3605 (UL R1319-4, -6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, UL Design U305; ULC Design W301); UL R4024, 10-31-68 NRCC TL-93-254, IRC-IR-761, 3/98
Sound Test:

INT. WALL: 1-HOUR / STC-50 (STAGGERED WOOD)

TABLE 721.1(3)
MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS[a, b]

FLOOR OR ROOF CONSTRUCTION	ITEM NUMBER	CEILING CONSTRUCTION	THICKNESS OF FLOOR OR ROOF SLAB (inches) 4 hours	3 hours	2 hours	1 hour	MINIMUM THICKNESS OF CEILING (inches) 4 hours	3 hours	2 hours	1 hour
1. Siliceous aggregate concrete	1-1.1	Slab (no ceiling required). Minimum cover over nonprestressed reinforcement shall not be less than ¾" [c, h, i].	7.0	6.2	5.0	3.5	—	—	—	—
2. Carbonate aggregate concrete	2-1.1		6.6	5.7	4.6	3.2	—	—	—	—
3. Sand-lightweight concrete	3-1.1		5.4	4.6	3.8	2.7	—	—	—	—
4. Lightweight concrete	4-1.1		5.1	4.4	3.6	2.5	—	—	—	—

FLOOR/CLG: 3-HOUR / PODIUM (CONCRETE)

SHAFT WALLS

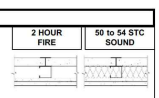
GA FILE NO. WP 7051 | **PROPRIETARY*** | **2 HOUR FIRE** | **50 to 54 STC SOUND**

GYPSUM WALLBOARD, STEEL C-H OR C-T STUDS

One layer 1" x 24" proprietary type X gypsum panels inserted between 2½" floor and ceiling J runners with 1 section of 2½" steel C-H or C-T studs between panels.

OPPOSITE SIDE: **Base** layer ½" proprietary type X gypsum wallboard applied at right angles to studs with 1" Type S drywall screws 24" o.c. **Face** layer ½" proprietary type X gypsum wallboard applied parallel to studs with 1⅝" Type S drywall screws 12" o.c.

Sound tested with 1½" glass fiber insulation in stud space. **(NLB)**



Thickness: 3⅛"
Approx. Weight: 9 psf
Fire Test: UL R7094, 93NK8151, 9-14-93; UL R3660, 07NK22992, 2-18-08; UL Design U428
Sound Test: RAL TL93-181, 7-1-93

PROPRIETARY GYPSUM BOARD

American Gypsum Company LLC	-	½" FireBloc® Type C
	-	1" Shaft Liner
CertainTeed Gypsum Inc.	-	½" ProRoc® Type C Gypsum Panels
	-	1" GlasRoc® Shaftliner Gypsum Panels
National Gypsum Company	-	½" Gold Bond® Brand FIRE-SHIELD C™ Gypsum Board
	-	1" Gold Bond® Brand FIRE-SHIELD® Shaftliner
PABCO Gypsum	-	½" FLAME CURB® Super 'C'™
	-	1" PABCORE® Gypsum Liner Board
Temple-Inland	-	½" TG-C
	-	1" Silent Guard™ Gypsum Liner Board

INT. WALL: 2-HOUR / SHAFT LINER (METAL)

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Home2 Suites by Hilton
550 GATEWAY BOULEVARD
SOUTH SAN FRANCISCO, CA
RATED ASSEMBLY DETAILS

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/14/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A10.0

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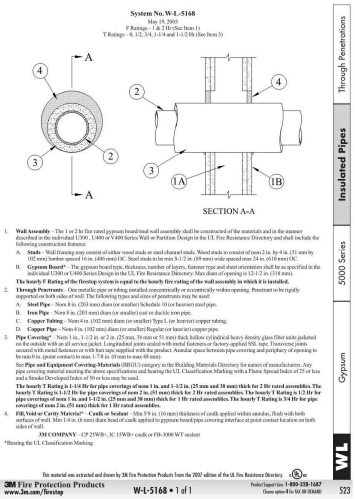

D12 RATED PENETRATION WALL W-L-5168 (METALLIC)
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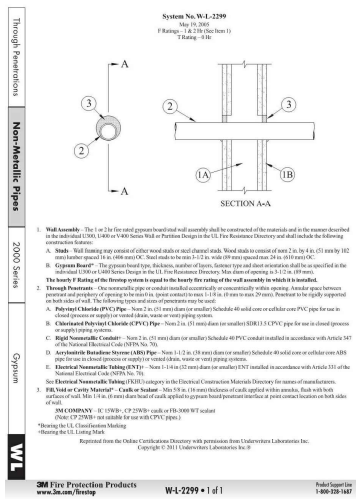

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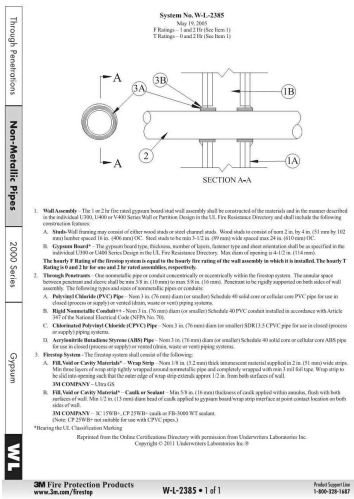

D6 RATED PENETRATION WALL W-L-2385 (NON-METALLIC)
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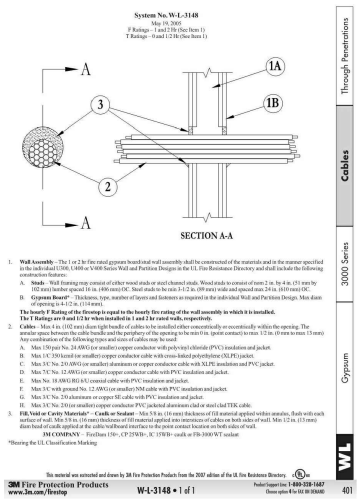

D3 RATED PENETRATION WALL W-L-3148
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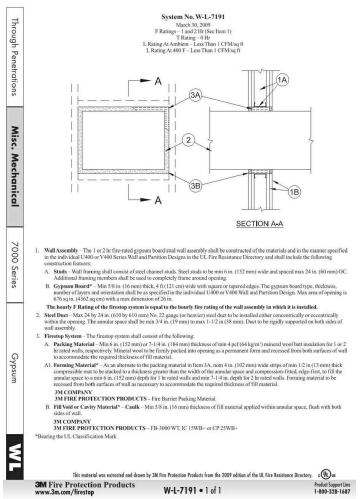

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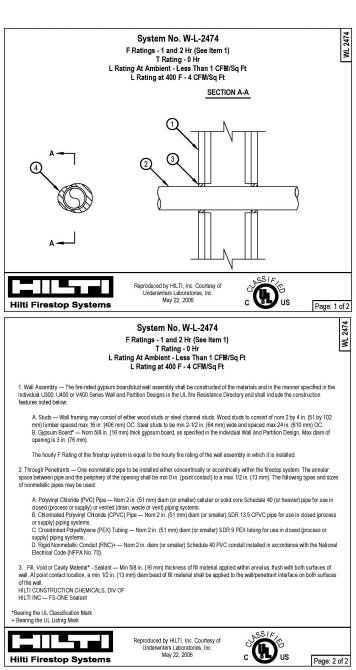

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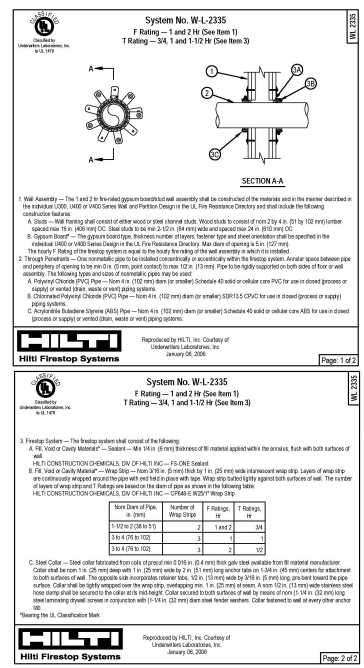

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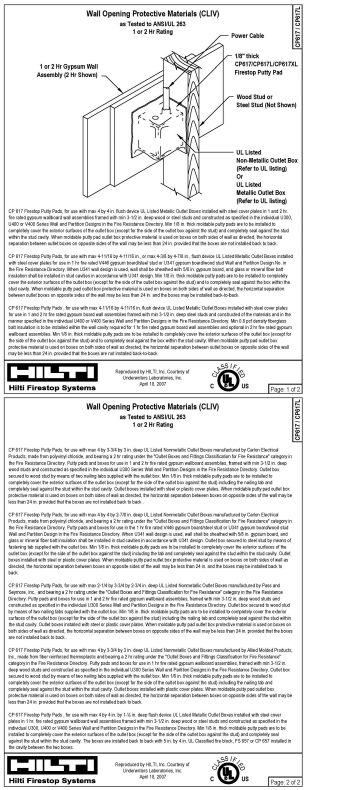

K3 RATED PENETRATION WALL CP-617 (ELECTRICAL)
NOT TO SCALE

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PROJECT
Home2 Suites by Hilton
550 GATEWAY BOULEVARD
SOUTH SAN FRANCISCO CA
RATED PENETRATIONS
WALLS

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	11/09/2018

PROJECT
A15115
DATE
AUGUST 29, 2017
SHEET
A10.1

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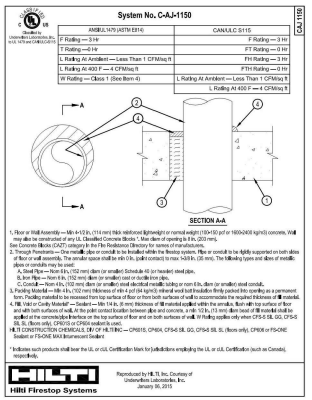

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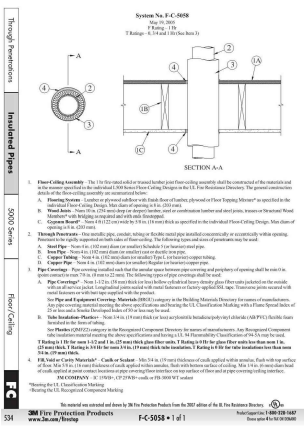

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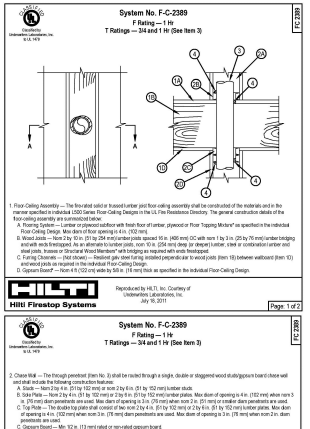

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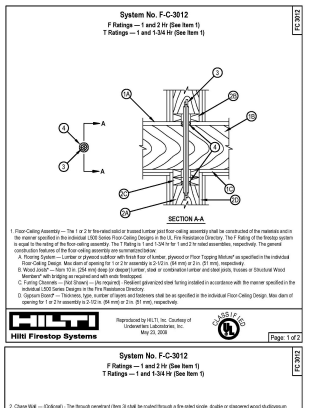

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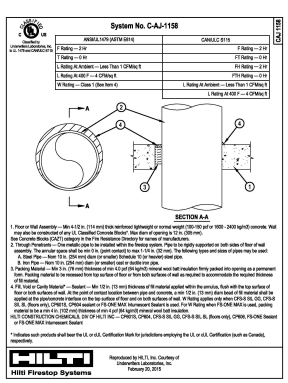

G12 PENETRATION CONC. WAL/FLR/CLG AJ-1158 (METALLIC)
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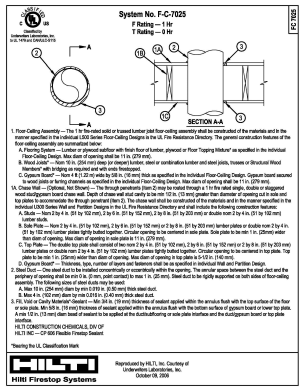

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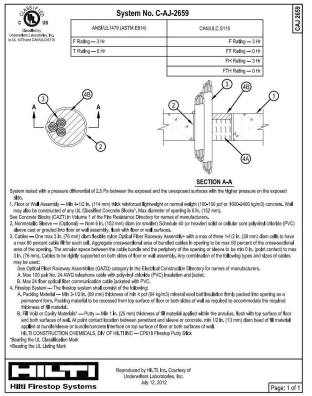

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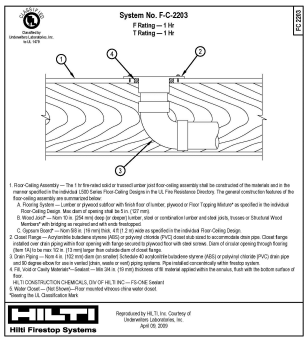

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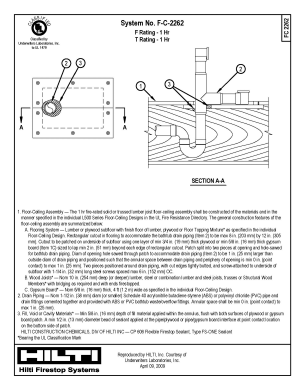
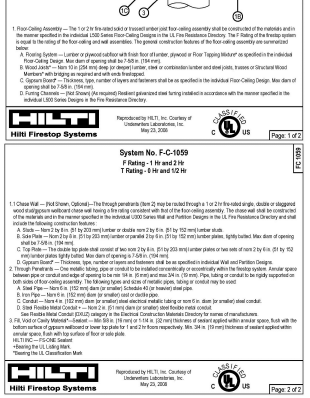
NOT TO SCALE



K6 RATED PENETRATION FLR/CLG F-C-2262 (NON-METALLIC)
NOT TO SCALE



K3 RATED PENETRATION FLOOR/CEILING F-C-1059 (METALLIC)
NOT TO SCALE

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RATED PENETRATIONS FLOOR/CEILING

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
1	PLAN CHECK REVISIONS	12/20/2017
	CONSTRUCTABILITY UPDATES	11/09/2018

PROJECT
A15115
DATE
AUGUST 29, 2017
SHEET
A10.2

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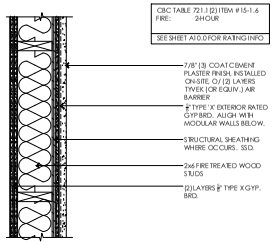
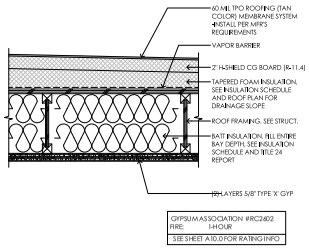


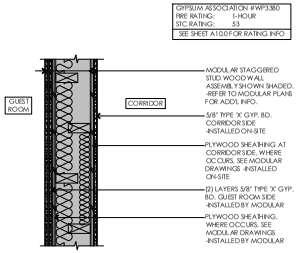
B12 2-HR EXT. AT FIELD FRAMED WALLS

1 1/2" = 1'-0" wall-ext-2hr-03



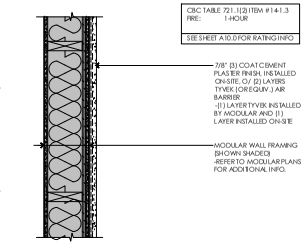
B10 ROOF / CEILING ASSEMBLY

1 1/2" = 1'-0" R1-Clg-01



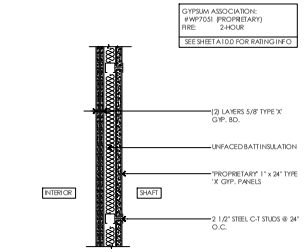
B8 1-HR/STC-50 INT. WALL (WOOD)

1 1/2" = 1'-0" wall-int-1hr-05



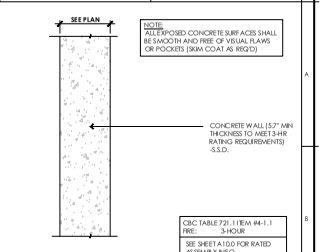
B6 1-HR EXTERIOR AT MODULAR WALL

1 1/2" = 1'-0" wall-ext-1hr-03



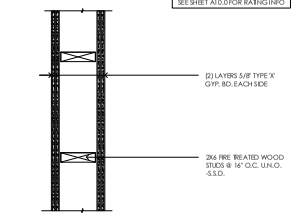
B4 2-HR SHAFT WALL

1 1/2" = 1'-0" shaftwall-01



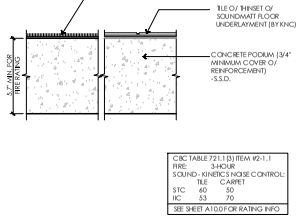
B2 3-HOUR RATED CONCRETE WALL

1 1/2" = 1'-0" wall-conc-3hr



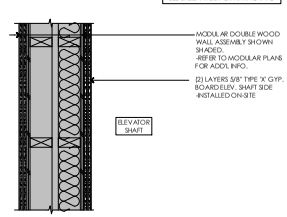
D12 2-HR INTERIOR WALL (WOOD)

1 1/2" = 1'-0" wall-int-2hr-04



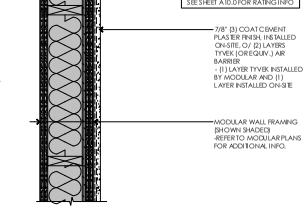
D10 CONC. PODIUM @ INTERIOR SPACE

1 1/2" = 1'-0" podium-01



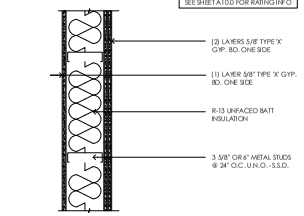
D8 2-HR DOUBLE SHAFT WALL (WOOD)

1 1/2" = 1'-0" wall-int-2hr-02



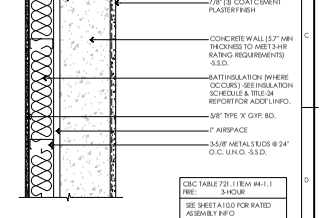
D6 2-HR EXTERIOR AT MODULAR WALL

1 1/2" = 1'-0" wall-ext-2hr-02



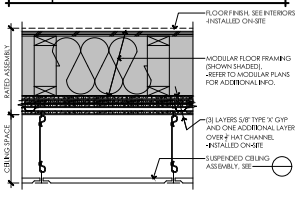
D4 1-HR/STC-50 INTERIOR WALL (METAL)

1 1/2" = 1'-0" wall-int-1hr-01



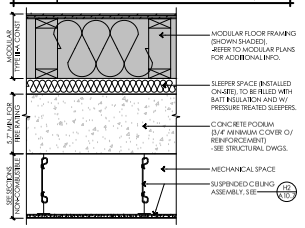
D2 EXTERIOR CONCRETE WALL (STUCCO)

1 1/2" = 1'-0" wall-conc-3hr-furred



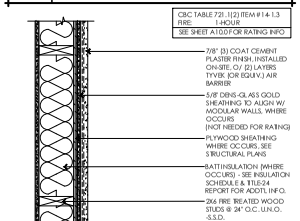
F12 1-HR FLOOR/CLG @ ELEVTR. M. ROOM

1 1/2" = 1'-0" floor-1hr-06



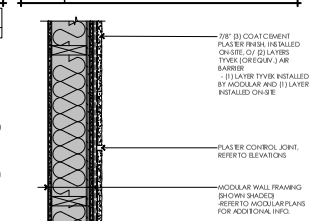
F10 CONC. PODIUM @ GUEST ROOMS

1 1/2" = 1'-0" podium-02



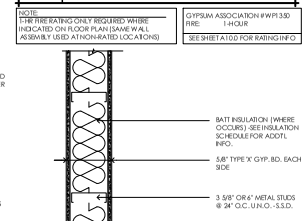
F8 1-HR EXT. WALL AT ROOF (STUCCO)

1 1/2" = 1'-0" wall-ext-1hr-01



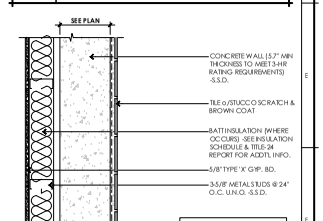
F6 STUCCO CONTROL JOINT

1 1/2" = 1'-0" wall-stucco-01



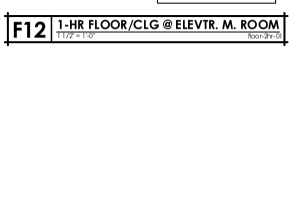
F4 1-HOUR METAL STUD INTERIOR WALL

1 1/2" = 1'-0" wall-int-1hr-02



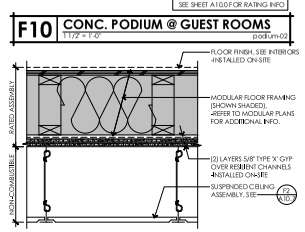
F2 EXTERIOR CONCRETE WALL (TILE)

1 1/2" = 1'-0" wall-conc-3hr-TILE



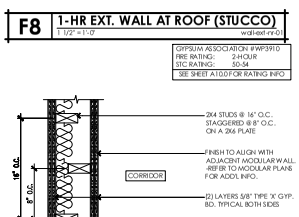
H10 1-HR FLOOR/CLG @ CORRIDOR

1 1/2" = 1'-0" floor-1hr-02



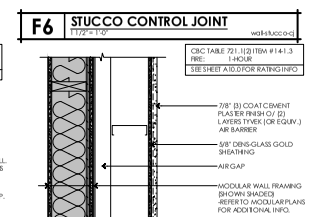
K10 2-HR EXT. WALL @ 1 HR CEILING

1 1/2" = 1'-0" WALL-EXT-2HR-1HR CLG



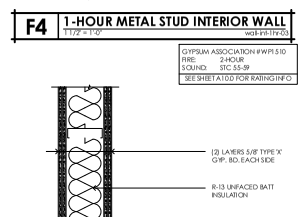
H8 2-HR STAGGERED PLUG WALL

1 1/2" = 1'-0" wall-int-1hr-04



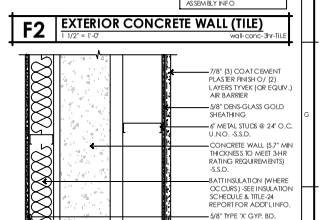
H6 EXT. WALL BUMP-OUT @ MODULAR

1 1/2" = 1'-0" wall-ext-1hr-04



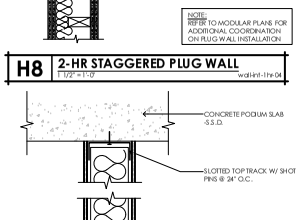
H4 2-HR/STC-50 INTERIOR WALL (METAL)

1 1/2" = 1'-0" wall-int-2hr-01



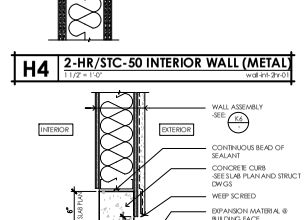
H2 EXTERIOR WALL BUMP-OUT @ CONC.

1 1/2" = 1'-0" wall-conc-3hr-furred2



K8 PARTITION WALL CONNECTIONS

1 1/2" = 1'-0" Wall-Ceiling Connection

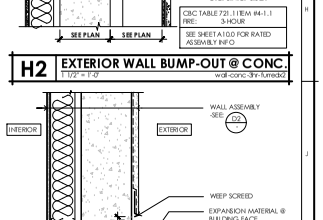


K6 METAL STUD WALL (STUCCO)

1 1/2" = 1'-0" wall-ext-int-12

K4 EXTERIOR WALL AT GRADE/PAVING

1 1/2" = 1'-0" wall-slab-01



K2 EXTERIOR WALL AT GRADE/PAVING

1 1/2" = 1'-0" wall-slab-02

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RATED PENETRATIONS FLOOR/CEILING

#	REVISION	DATE
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1	CONSTRUCTABILITY UPDATES	11/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A10.3

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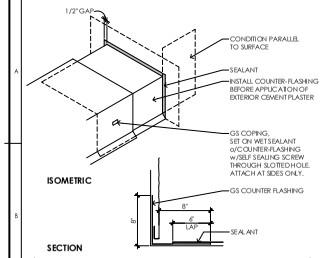
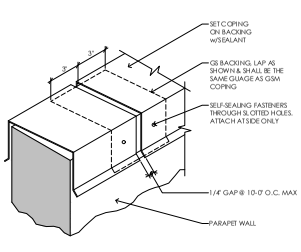


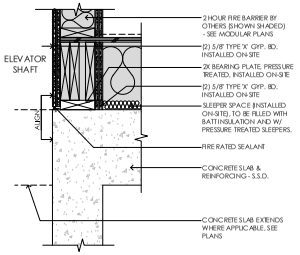
B12 PARAPET COPING SIDEWALL

1 1/2" = 1'-0" x-parapet-coping.vw



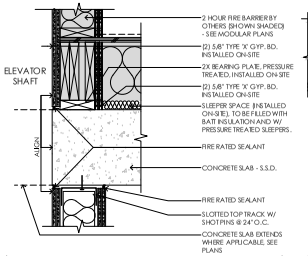
B10 PARAPET COPING JOINT

1 1/2" = 1'-0" x-parapet-coping.jt



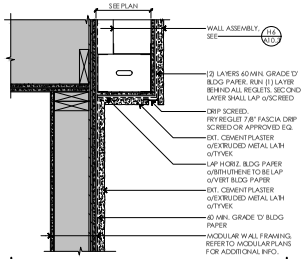
B8 2-HR ELEV. WALL AT FLOOR/CLG.

1 1/2" = 1'-0" wall-int-2hr-05



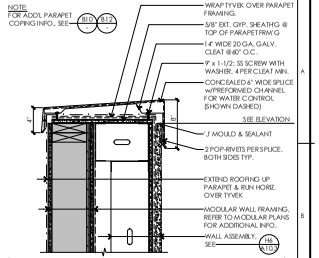
B6 2-HR SHAFT WALL AT FLOOR/CLG.

1 1/2" = 1'-0" wall-int-2hr-04



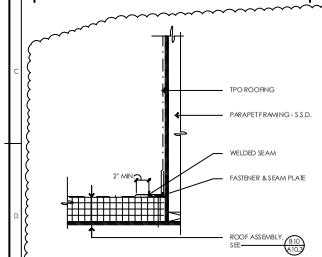
B4 SOFFIT AT MODULAR

1 1/2" = 1'-0" soffit-02



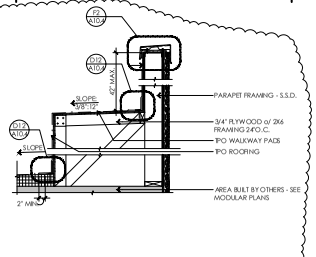
B2 PARAPET

1 1/2" = 1'-0" parapet-01



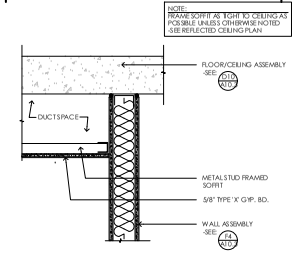
D12 ROOF SPLICE @ CORNER

1 1/2" = 1'-0" roof-02



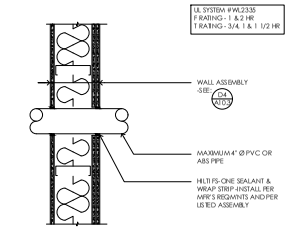
D10 PARAPET

3/4" = 1'-0" parapet-04



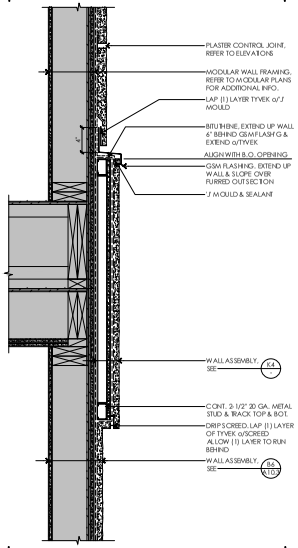
D8 HVAC FURR DOWN SOFFIT

1 1/2" = 1'-0" soffit-01



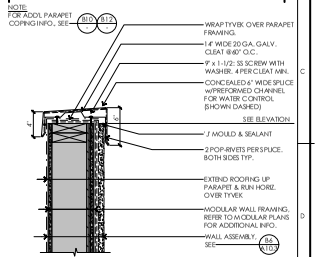
D6 PENTRATION FIRESTOP

1 1/2" = 1'-0" penetration-02



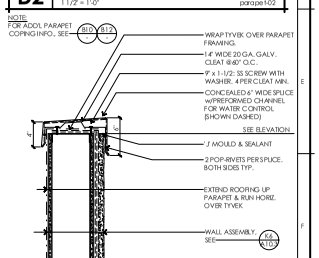
B4 STUCCO AT MODULAR WALL

1 1/2" = 1'-0" wall-ext-hnr-10



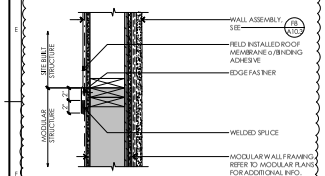
B2 PARAPET @ MODULAR WALL

1 1/2" = 1'-0" parapet-02



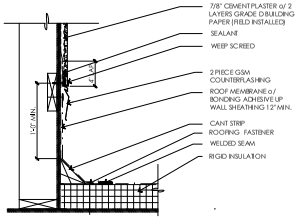
D2 PARAPET @ ON-SITE WALL

1 1/2" = 1'-0" parapet-03



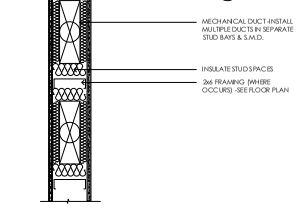
F12 ROOFING SPLICE

1 1/2" = 1'-0" roofing-connection-01



F10 ROOF TO WALL TRANSITION

1 1/2" = 1'-0" roof-01

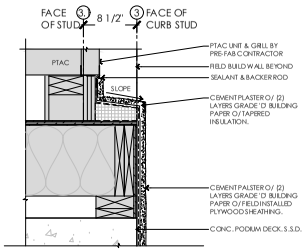


F8 MECH DUCTS WITHIN WALLS

1 1/2" = 1'-0" hvac-01

F6 PLUMBING PENETRATIONS

1 1/2" = 1'-0" plumb-01



CONC. TO PREFAB WALL TRANSITION

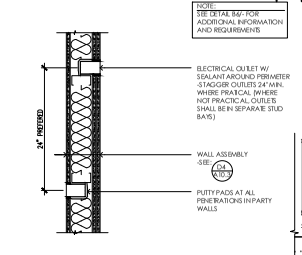
1 1/2" = 1'-0" wall-transition@modularwall

1. ELECTRICAL BOXES SHALL BE LISTED AND TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND SHALL BE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING.
2. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF PARTY WALLS SHALL BE SEPARATED BY 24" WHERE POSSIBLE , MINIMUM SEPARATION IS ONE STUD BAY. ALL OUTLET BOXES SHALL BE PROTECTED WITH LISTED PUTTY PADS.
3. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8" UNLESS LISTED OTHERWISE.
4. ALL PENETRATIONS INTO SOUND RATED PARTITIONS OR FLOOR/CEILING ASSEMBLIES SHALL BE SEALED W/ APPROVED PERMANENT RESILIENT ACOUSTICAL SEALANT (TREMCO ACOUSTICAL SEALANT OR EQUAL) AND BACKED BY INSULATION.
5. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES, & APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION AT POINTS OF CONTACT BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.
6. METAL VENTILATING AND CONDITIONING AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED.
7. ALL ACOUSTIC SEALANT CALLED OUT IN PLANS SHALL BE PERMANENT RESILIENT ACOUSTICAL SEALANT (TREMCO ACOUSTICAL SEALANT OR EQUAL)

NOTE:
ALL REQUIREMENTS LISTED ABOVE APPLY TO TV, TELEPHONE, FIBER OPTIC AND OTHER SIMILAR PENETRATIONS NOT SPECIFICALLY MENTIONED.

H8 ACOUSTIC NOTES

1/2" = 1'-0" acoustic notes



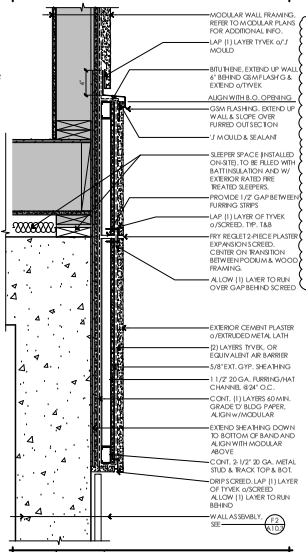
H6 ELECTRICAL PENTRATIONS

1 1/2" = 1'-0" elect-01

1. SASM = SELF-ADHERING SHEET MEMBRANE
2. SASM MUST BE ROLLED FOR TIGHT ADHESION
3. ALL BOLT PENETRATIONS SHALL B E PRE-DRILLED AND EMBEDDED IN HYDROPHILIC SWELLABLE SEALANT
4. USE 12" WIDE SASM AT ALL INSIDE AND OUTSIDE CORNERS OVER EXTERIOR SHEATHING
5. APPLY REQUIRED PRIMER WHEN INSTALLING SASM OVER EXTERIOR SHEATHING
6. PROVIDE SASM BEHIND STUCCO AT ALL LOCATIONS WHERE A SURFACE-APPLIED COMPONENT OR FASTENER PENETRATES THE STUCCO WALL ASSEMBLY
7. GALVANIZED SHEET METAL FLASHING WITH SOLDERED JOINTS SHALL BE USED AT ALL HORIZONTAL PENETRATIONS OF A VERTICAL PLANE
8. NOTIFY ARCHITECT OF ANY CONDITIONS THAT ARE NOT SPECIFICALLY ADDRESSED OR IF FIELD CONDITIONS VARY FROM DRAWINGS

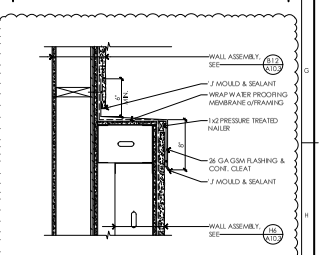
K8 WATERPROOFING NOTES

1 1/2" = 1'-0" waterproof notes



K4 CONCRETE WALL WITH STONE

1 1/2" = 1'-0" wall-transition



H2 TRANSITION @ ROOF FRAMING

1 1/2" = 1'-0" parapet-04

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PROJECT
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550 GATEWAY BOULEVARD
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ARCHITECTURAL DETAILS

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	11/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A10.4

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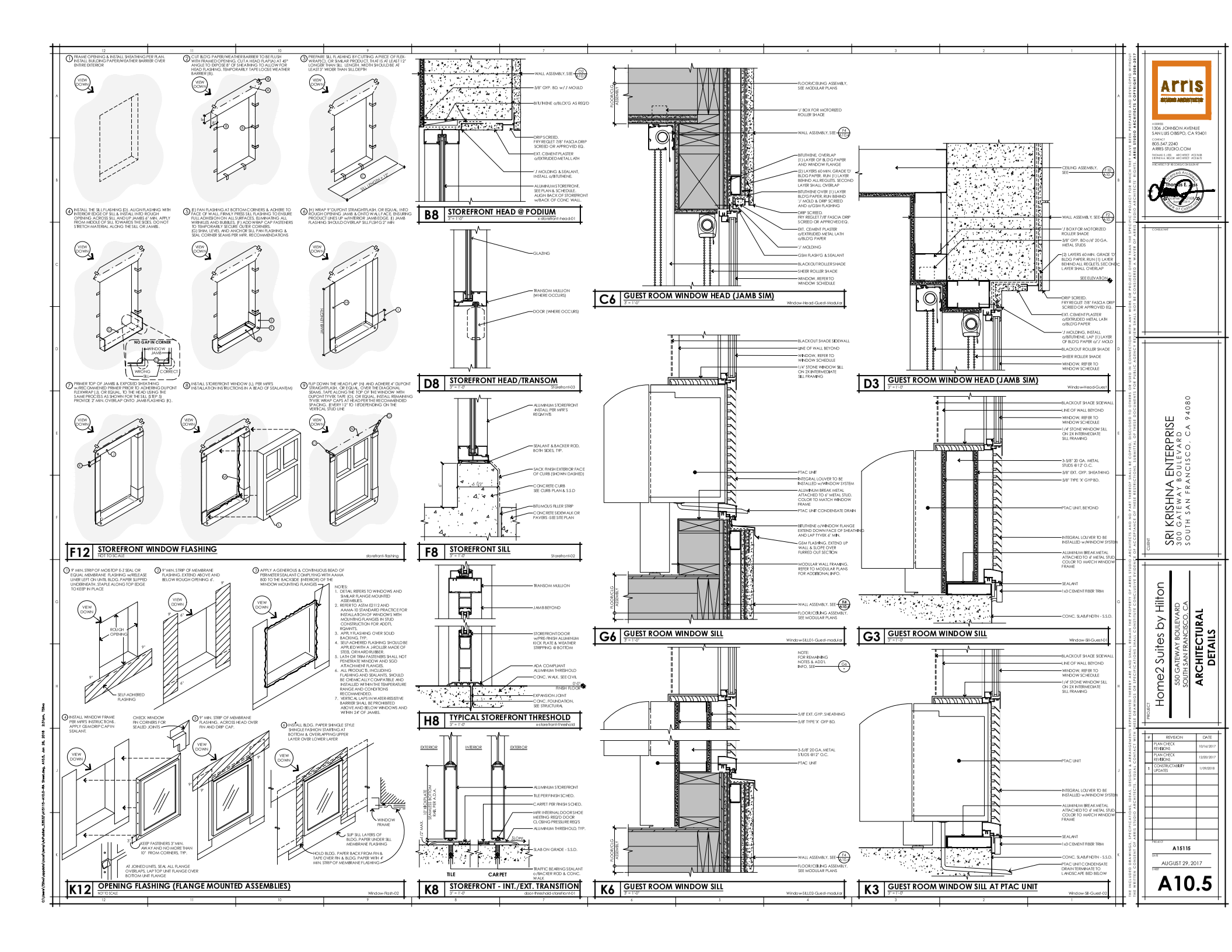
1 FRAME OPENING & INSTALL SHEATHING PER PLAN. INSTALL BUILDING PAPER/WEATHER BARRIER OVER ENTIRE EXTERIOR
2 CUT BLDG PAPER/WEATHER BARRIER TO BE FLUSH WITH FRAMED OPENING. CUT A HEAD FLAP (A) AT 45° ANGLE TO EXPOSE 8" OF SHEATHING TO ALLOW FOR HEAD FLASHING. TEMPORARILY TAPE LOOSE WEATHER BARRIER (B).
3 PREPARE SILL FLASHING BY CUTTING A PIECE OF FLEX-WRAP (C), OR SIMILAR PRODUCT, THAT IS AT LEAST 12" LONGER THAN SILL LENGTH. WIDTH SHOULD BE AT LEAST 3" WIDER THAN SILL DEPTH
4 INSTALL THE SILL FLASHING (D). ALIGN FLASHING WITH INTERIOR EDGE OF SILL & INSTALL INTO ROUGH OPENING. ACROSS SILL AND UP JAMBS 6" MIN. APPLY FROM MIDDLE OF SILL TOWARDS THE SIDES. DO NOT STRETCH MATERIAL ALONG THE SILL OR JAMBS.
5 (E) FAN FLASHING AT BOTTOM CORNERS & ADHERE TO FACE OF WALL. FIRMLY PRESS SILL FLASHING TO ENSURE FULL ADHESION ON ALL SURFACES, ELIMINATING ALL WRINKLES AND BUBBLES. (F) ADD WRAP CAP FASTENERS TO TEMPORARILY SECURE OUTER CORNERS.
(G) SHIM, LEVEL AND ANCHOR SILL PAN FLASHING & SEAL CORNER SEAMS PER MFR. RECOMMENDATIONS
6 (H) WRAP 9" DUPONT STRAIGHTFLASH, OR EQUAL, INTO ROUGH OPENING JAMB & ONTO WALL FACE, ENSURING PRODUCT LINES UP WITH INTERIOR JAMB EDGE. (I) JAMB FLASHING SHOULD OVERLAP SILL FLSH'G 2" MIN
NO GAP IN CORNER
WINDOW JAMB
WRONG
CORRECT
SILL
7 PRIMER TOP OF JAMBS & EXPOSED SHEATHING w/RECOMMENED PRIMER PRIOR TO ADHERING DUPONT FLEXWRAP (J), OR EQUAL, TO THE HEAD USING THE SAME PROCESS AS SHOWN FOR THE SILL (STEP 5). PROVIDE 2" MIN. OVERLAP ONTO JAMB FLASHING (K).
8 INSTALL STOREFRONT WINDOW (L). PER MFR'S INSTALLATION INSTRUCTIONS IN A BEAD OF SEALANT(M)
9 FLIP DOWN THE HEAD FLAP (A) AND ADHERE 4" DUPONT STRAIGHTFLASH, OR EQUAL, OVER THE DIAGONAL SEAMS. TAPE ALONG THE TOP OF THE WINDOW WITH DUPONT TYVEK TAPE (D), OR EQUAL. INSTALL REMAINING TYVEK WRAP CAPS AT HEAD PER THE RECOMMENDED SPACING. (EVERY 2' TO 16' DEPENDING ON THE VERTICAL STUD LINE
VIEW DOWN
JAMB LENGTH
F12 STOREFRONT WINDOW FLASHING
NOT TO SCALE
storefront-flashing
1 9" MIN. STRIP OF MOISTOP E-Z SEAL OR EQUAL MEMBRANE FLASHING w/RELEASE LINER LEFT ON UNTIL BLDG. PAPER SLIPPED UNDERNEATH. STAPLE ALONG TOP EDGE TO KEEP IN PLACE
2 9" MIN. STRIP OF MEMBRANE FLASHING. EXTEND ABOVE AND BELOW ROUGH OPENING 6".
3 APPLY A GENEROUS & CONTINUOUS BEAD OF PERIMETER SEALANT COMPLYING WITH AAMA 800 TO THE BACKSIDE (INTERIOR) OF THE WINDOW MOUNTING FLANGES
ROUGH OPENING
SELF-ADHERED FLASHING
NOTES:
1. DETAIL REFERS TO WINDOWS AND SIMILAR FLANGE MOUNTED ASSEMBLIES.
2. REFER TO ASTM E2112 AND AAMA 10 STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADDTL REQMNTS.
3. APPLY FLASHING OVER SOLID BACKING, TYP.
4. SELF-ADHERED FLASHING SHOULD BE APPLIED WITH A J-ROLLER MADE OF STEEL OR HARD RUBBER.
5. LATH OR TRIM FASTENERS SHALL NOT PENETRATE WINDOW AND SGD ATTACHMENT FLANGES.
6. ALL PRODUCTS, INCLUDING FLASHING AND SEALANTS, SHOULD BE CHEMICALLY COMPATIBLE AND INSTALLED WITHIN THE TEMPERATURE RANGE AND CONDITIONS RECOMMENDED.
7. VERTICAL LAPS IN WATER-RESISTIVE BARRIER SHALL BE PROHIBITED ABOVE AND BELOW WINDOWS AND WITHIN 24" OF JAMBS.
4 INSTALL WINDOW FRAME PER MFR'S INSTRUCTIONS. APPLY GSM DRIP'C AP IN SEALANT.
CHECK WINDOW PIN CORNERS FOR SEALED JOINTS
5 9" MIN. STRIP OF MEMBRANE FLASHING. ACROSS HEAD OVER PIN AND DRIP CAP.
6 INSTALL BLDG. PAPER SHINGLE STYLE SHINGLE FASHION STARTING AT BOTTOM & OVERLAPPING UPPER LAYER OVER LOWER LAYER
KEEP FASTENERS 3" MIN. AWAY AND NO MORE THAN 10" FROM CORNERS, TYP.
AT JOINED UNITS, SEAL ALL FLANGE OVERLAPS. LAP TOP UNIT FLANGE OVER BOTTOM UNIT FLANGE
WINDOW FRAME
SLIP SILL LAYERS OF BLDG. PAPER UNDER SILL MEMBRANE FLASHING
HOLD BLDG. PAPER BACK FROM PIN & TAPE OVER PIN & BLDG. PAPER WITH 4" MIN. STRIP OF MEMBRANE FLASHING
K12 OPENING FLASHING (FLANGE MOUNTED ASSEMBLIES)
NOT TO SCALE
Window-Flash-02
WALL ASSEMBLY, SEE
5/8" GYP. BD. w/ J MOULD
BITUTHENE o/BLDG'G AS REQ'D
DRIP'S CREED, FRY REGLET 7/8" FASCIA DRIP SCREED OR APPROVED EQ.
EXT. CEMENT PLASTER o/EXTRUDED METAL LATH
J MOLDING & SEALANT, INSTALL o/BITUTHENE
ALUMINUM STOREFRONT, SEE PLAN & SCHEDULE. ALIGN BACK OF STOREFRONT w/BACK OF CONC WALL.
B8 STOREFRONT HEAD @ PODIUM
3" = 1'-0"
storefront-head-01
GLAZING
TRANSOM MULLION (WHERE OCCURS)
DOOR (WHERE OCCURS)
D8 STOREFRONT HEAD/TRANSOM
3" = 1'-0"
Storefront-03
ALUMINUM STOREFRONT -INSTALL PER MFR'S REQMNTS
SEALANT & BACKER ROD, BOTH SIDES, TYP.
SACK FINISH EXTERIOR FACE OF CURB (SHOWN DASHED)
CONCRETE CURB SEE CURB PLAN & S.S.D
BITUMOUS FILLER STRIP
CONCRETE SIDEWALK OR PAVERS -SEE SITE PLAN
F8 STOREFRONT SILL
3" = 1'-0"
Storefront-02
TRANSOM MULLION
JAMB BEYOND
STOREFRONT DOOR w/PRE-FINISH ALUMINUM KICK PLATE & WEATHER STRIPPING @ BOTTOM
ADA COMPLIANT ALUMINUM THRESHOLD
CONC. W.ALK. SEE CIVIL
FINISH FLOOR
EXPANSION JOINT
CONC. FOUNDATION, SEE STRUCTURAL
H8 TYPICAL STOREFRONT THRESHOLD
3" = 1'-0"
exterior-threshold
EXTERIOR
INTERIOR
EXTERIOR
ALUMINUM STOREFRONT
TILE PER FINISH SCHED.
CARPET PER FINISH SCHED.
MFR INTERNAL DOOR SHOE MEETING REQ'D DOOR CLOSING PRESSURE REQ'S
ALUMINUM THRESHOLD, TYP.
SLOPE
SLAB ON GRADE - S.S.D.
TRAFFIC BEARING SEALANT o/RACHER ROD & CONC. W.ALK
TILE
CARPET
K8 STOREFRONT - INT./EXT. TRANSITION
3" = 1'-0"
door-threshold-storefront-01
FLOOR/CEILING ASSEMBLY, SEE MODULAR PLANS
'J' BOX FOR MOTORIZED ROLLER SHADE
WALL ASSEMBLY, SEE
BITUTHENE OVERLAP (1) LAYER OF BLDG PAPER AND WINDOW FLANGE
(2) LAYERS 60 MIN. GRADE 'D' BLDG PAPER, RUN (1) LAYER BEHIND ALL REGLETS, SECOND LAYER SHALL OVERLAP
BITUTHENE OVER (1) LAYER BLDG PAPER, RUN BEHIND 'J' MOLD & DRIP SCREED AND o/GSM FLASHING
DRIP SCREED, FRY REGLET 7/8" FASCIA DRIP SCREED OR APPROVED EQ.
EXT. CEMENT PLASTER o/EXTRUDED METAL LATH o/BLDG PAPER
'J' MOLDING
GSM FLASH'G & SEALANT
BLACKOUT ROLLER SHADE
SHEER ROLLER SHADE
WINDOW, REFER TO WINDOW SCHEDULE
C6 GUEST ROOM WINDOW HEAD (JAMB SIM)
3" = 1'-0"
Window-Head-Guest-Modular
BLACKOUT SHADE SIDEWALL
LINE OF WALL BEYOND
WINDOW, REFER TO WINDOW SCHEDULE
1/4" STONE WINDOW SILL ON 2X INTERMEDIATE SILL FRAMING
PTAC UNIT
INTEGRAL LOUVER TO BE INSTALLED w/WINDOW SYSTEM
ALUMINUM BREAK METAL ATTACHED TO 6" METAL STUD, COLOR TO MATCH WINDOW FRAME
PTAC UNIT CONDENSATE DRAIN
BITUTHENE o/WINDOW FLANGE EXTEND DOWN FACE OF SHEATHING AND LAP TYVEK 6" MIN.
GSM FLASHING, EXTEND UP WALL & SLOPE OVER FURRED OUT SECTION
MODULAR WALL FRAMING, REFER TO MODULAR PLANS FOR ADDITIONAL INFO.
WALL ASSEMBLY, SEE
FLOOR/CEILING ASSEMBLY, SEE MODULAR PLANS
G6 GUEST ROOM WINDOW SILL
3" = 1'-0"
Window-SILL01-Guest-modular
NOTE: FOR REMAINING NOTES & ADD'L INFO, SEE
5/8" EXT. GYP. SHEATHING
5/8" TYPE 'X' GYP BD.
3-5/8" 20 GA. METAL STUDS @12" O.C.
PTAC UNIT
WALL ASSEMBLY, SEE
FLOOR/CEILING ASSEMBLY, SEE MODULAR PLANS
K6 GUEST ROOM WINDOW SILL
3" = 1'-0"
Window-SILL02-Guest-modular
CEILING ASSEMBLY, SEE
WALL ASSEMBLY, SEE
'J' BOX FOR MOTORIZED ROLLER SHADE
5/8" GYP., BD o/ 6" 20 GA. METAL STUDS
(2) LAYERS 60 MIN. GRADE 'D' BLDG PAPER, RUN (1) LAYER BEHIND ALL REGLETS, SECOND LAYER SHALL OVERLAP
SEE ELEVATION
DRIP SCREED, FRY REGLET 7/8" FASCIA DRIP SCREED OR APPROVED EQ.
EXT. CEMENT PLASTER o/EXTRUDED METAL LATH o/BLDG PAPER
'J' MOLDING, INSTALL o/BITUTHENE, LAP (1) LAYER OF BLDG PAPER o/ 'J' MOLD
BLACKOUT ROLLER SHADE
SHEER ROLLER SHADE
WINDOW, REFER TO WINDOW SCHEDULE
D3 GUEST ROOM WINDOW HEAD (JAMB SIM)
3" = 1'-0"
Window-Head-Guest
BLACKOUT SHADE SIDEWALL
LINE OF WALL BEYOND
WINDOW, REFER TO WINDOW SCHEDULE
1/4" STONE WINDOW SILL ON 2X INTERMEDIATE SILL FRAMING
3-5/8" 20 GA. METAL STUDS @12" O.C.
5/8" EXT. GYP. SHEATHING
5/8" TYPE 'X' GYP BD.
PTAC UNIT, BEYOND
INTEGRAL LOUVER TO BE INSTALLED w/WINDOW SYSTEM
ALUMINUM BREAK METAL ATTACHED TO 6" METAL STUD, COLOR TO MATCH WINDOW FRAME
SEALANT
1x3 CEMENT FIBER TRIM
CONC. SLAB/FNDTN - S.S.D.
G3 GUEST ROOM WINDOW SILL
3" = 1'-0"
Window-SILGuest-01
BLACKOUT SHADE SIDEWALL
LINE OF WALL BEYOND
WINDOW, REFER TO WINDOW SCHEDULE
1/4" STONE WINDOW SILL ON 2X INTERMEDIATE SILL FRAMING
PTAC UNIT
INTEGRAL LOUVER TO BE INSTALLED w/WINDOW SYSTEM
ALUMINUM BREAK METAL ATTACHED TO 6" METAL STUD, COLOR TO MATCH WINDOW FRAME
SEALANT
1x3 CEMENT FIBER TRIM
CONC. SLAB/FNDTN - S.S.D.
PTAC UNIT CONDENSATE DRAIN TERMINATE TO LANDSCAPE BED BELOW
K3 GUEST ROOM WINDOW SILL AT PTAC UNIT
3" = 1'-0"
Window-SILGuest-02
ARRIS STUDIO ARCHITECTS
ADDRESS 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401
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ARCHITECTURAL DETAILS
REVISION DATE
PLAN CHECK REVISIONS 10/16/2017
PLAN CHECK REVISIONS 12/20/2017
1 CONSTRUCTABILITY UPDATES 11/09/2018
PROJECT A15115
DATE AUGUST 29, 2017
SHEET A10.5
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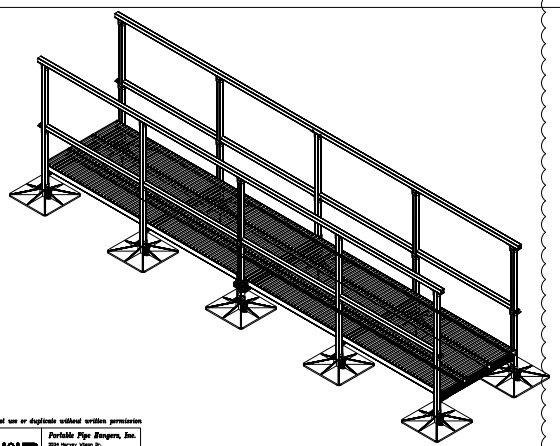

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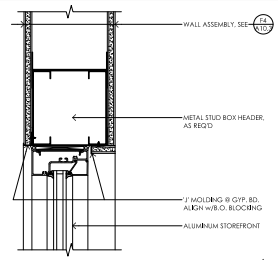
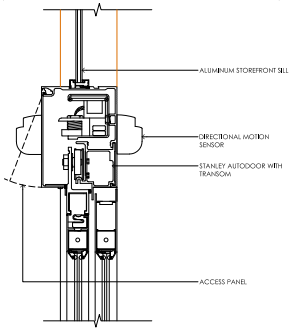
3536 Harvey Wilson Dr.
Houston, TX 77020-5526
713-675-3586 PH 713-675-5274 FAX
800/727-6586

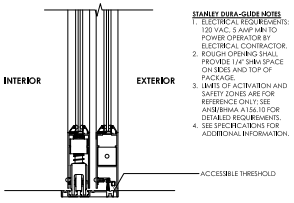
PART NAME/NUMBER: DWG 9320041
DESCRIPTION: PPH WALKWAY
DRAWN BY: HH DATE: 06-22-05
CHECKED BY: DH SCALE: NTS
REVISIONS 01

D12 ROOF TOP WALKWAY - BY PPH
NOT TO SCALE — walkway



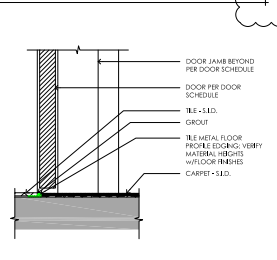
F12 INTERIOR STOREFRONT HEAD
3" = 1'-0" — storefront-head-int



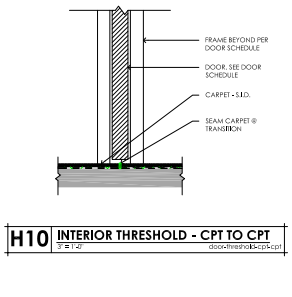


STANLEY DURA-GLIDE NOTES
1. ELECTRICAL REQUIREMENTS: 120 VAC, 5 AMP MIN NO POWER OPERATOR BY ELECTRICAL CONTRACTOR.
2. ROUGH OPENING SHALL PROVIDE 1/4" SHIM SPACE ON SIDES AND TOP OF PACKAGE.
3. LIMITS OF ACTIVATION AND SAFETY ZONES ARE FOR REFERENCE ONLY. SEE ANSI/BHMA A156.10 FOR DETAILED REQUIREMENTS.
4. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

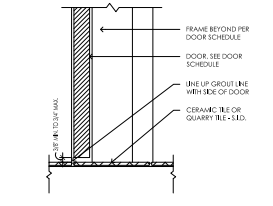
K12 INTERIOR AUTO SLIDING DOOR
3" = 1'-0" — >Autodoor



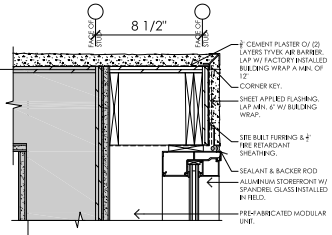
F10 NR INT. THRESHOLD - CPT TO TILE
3" = 1'-0" — door-threshold-cpt-tile-02



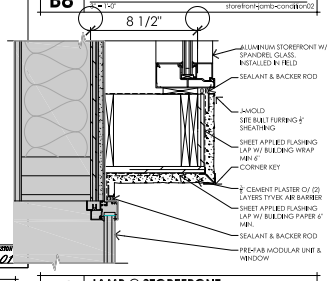
H10 INTERIOR THRESHOLD - CPT TO CPT
3" = 1'-0" — door-threshold-cpt-cpt



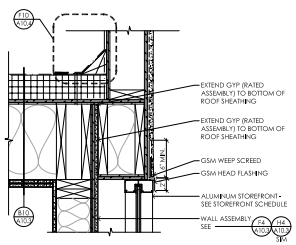
K10 INTERIOR THRESHOLD - TILE TO TILE
3" = 1'-0" — door-threshold-tile-tile



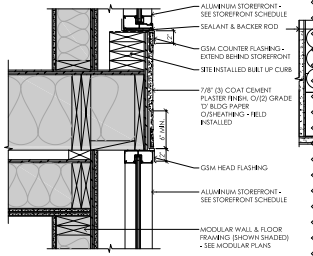
B8 STOREFRONT JAMB @ FURRED WALL
3" = 1'-0" — storefront-jamb-condition02



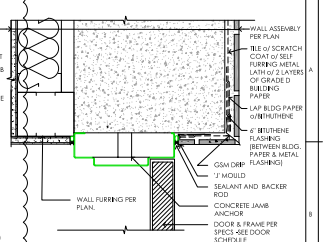
D8 JAMB @ STOREFRONT
3" = 1'-0" — storefront-jamb-condition01



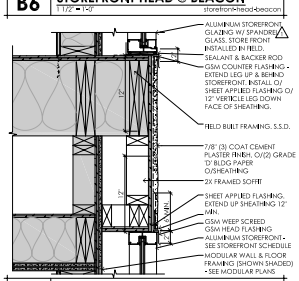
B6 STOREFRONT HEAD @ BEACON
1 1/2" = 1'-0" — storefront-head-beacon



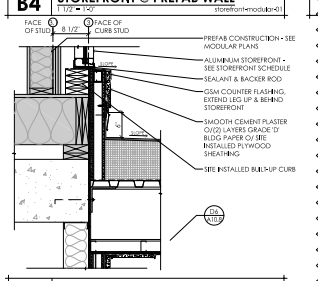
B4 STOREFRONT @ PREFAB WALL
1 1/2" = 1'-0" — storefront-modular-01



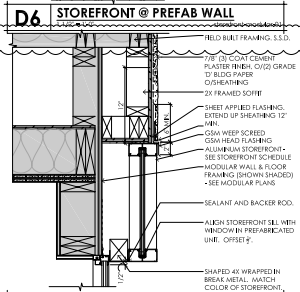
B2 EXTERIOR DOOR HEAD (CONC.)
3" = 1'-0" — door-03



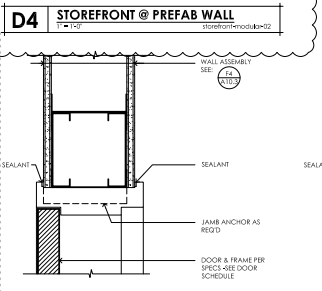
D6 STOREFRONT @ PREFAB WALL
1 1/2" = 1'-0" — storefront-modular-03



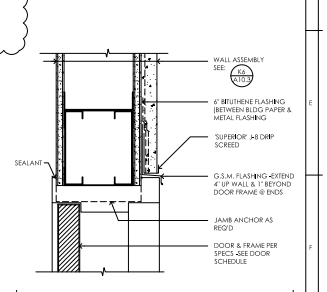
D4 STOREFRONT @ PREFAB WALL
1" = 1'-0" — storefront-modular-02



F6 STOREFRONT @ PREFAB WALL
1 1/2" = 1'-0" — storefront-modular-04

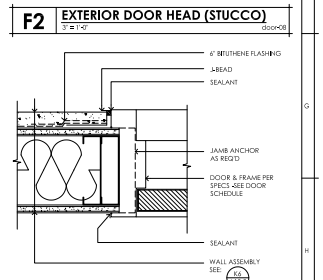


F4 INTERIOR DOOR HEAD (NON-RATED)
3" = 1'-0" — door-05

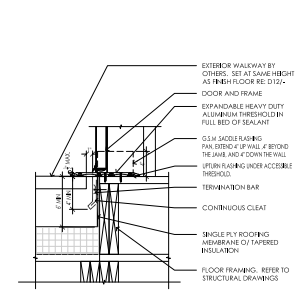


F2 EXTERIOR DOOR HEAD (STUCCO)
3" = 1'-0" — door-08

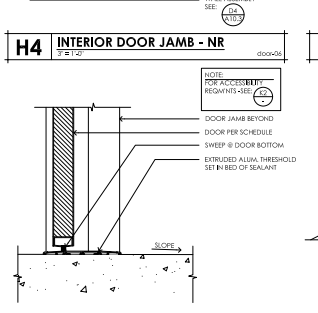
H4 INTERIOR DOOR JAMB - NR
3" = 1'-0" — door-06



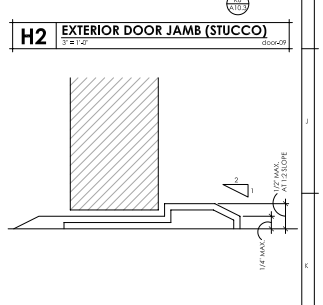
H2 EXTERIOR DOOR JAMB (STUCCO)
3" = 1'-0" — door-09



K6 EXTERIOR DOOR THRESHOLD
1-1/2" = 1'-0" — door-13



K4 EXTERIOR DOOR THRESHOLD
3" = 1'-0" — door-02



K2 ACCESSIBLE THRESHOLD RQM'NTS
1"-1" = 1'-0" — threshold-01

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Home2 Suites by Hilton
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ARCHITECTURAL DETAILS

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115
DATE
AUGUST 29, 2017
SHEET
A10.6

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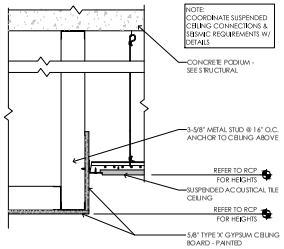
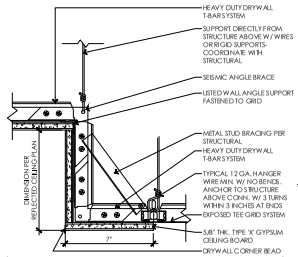
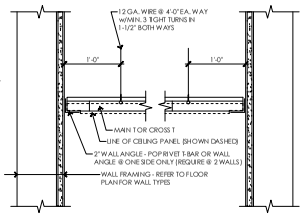
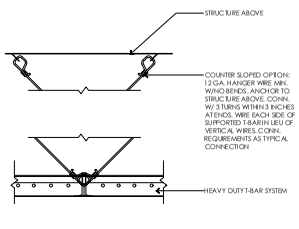


B6 SOFFIT AT SUSPENDED CEILING — 1 1/2" = 1'-0" — suspended-ceiling-soffit-01

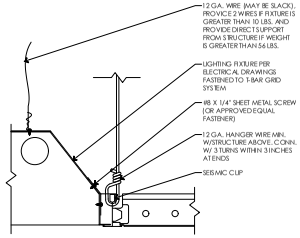


B4 CLG - SUSPENDED ELEV. CHANGE — 3" = 1'-0" — suspended-ceiling-seismic-01

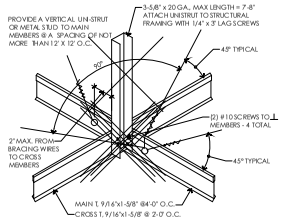




D6 SEISMIC COUNTER SLOPE OPTION — 3" = 1'-0" — suspended-ceiling-seismic-03



D4 CLG - SUSPENDED LIGHTING FIXTURE — 3" = 1'-0" — suspended-ceiling-fixture-02



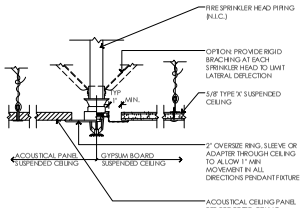
SUSPENDED CEILING GENERAL NOTES

SUSPENDED CEILING SYSTEM TO CONFORM TO REQUIREMENTS FOR SEISMIC DESIGN CATEGORIES D AND SHALL BE DESIGNED & INSTALLED IN ACCORDANCE WITH ASTM C635 & ASTM C636 **AND SHALL COMPLY WITH CBC SECTION 808.1 & ASCE 7-10 SECTION 13.5.6** . SYSTEM SHALL COMPLY WITH ALL OF THE FOLLOWING:

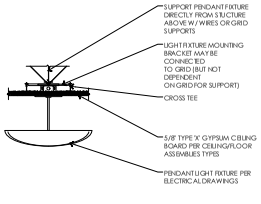
A. A HEAVY DUTY T-BAR GRID SYSTEM SHALL BE USED.
B. THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2.0 INCH. IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE 0.75 INCHES CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE.
C. FOR CEILING AREAS EXCEEDING 1,000 S.F., HORIZONTAL RESTRAINT OF THE CEILING TO THE STRUCTURAL SYSTEM SHALL BE PROVIDED. THE TRIBUTARY AREAS OF THE HORIZONTAL RESTRAINTS SHALL BE APPROXIMATELY EQUAL.
EXCEPTION: RIGID BRACES ARE PERMITTED TO BE USED INSTEAD OF DIAGONAL SPLAY WIRES. BRACES AND ATTACHMENTS TO THE STRUCTURAL SYSTEM ABOVE SHALL BE ADEQUATE TO LIMIT RELATIVE LATERAL DEFLECTION AT POINT OF ATTACHMENT OF CEILING GRID TO LESS THAN 0.25 INCHES FOR THE LOADS PRESCRIBED IN A.S.C.E. 7-05, SECTION 13.3.1
D. EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2 INCH OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1 INCH IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SWING JOINT THAT CAN ACCOMMODATE 1 INCH OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS IS PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.
E. CHANGES IN CEILING PLAN ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING.
F. CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING.

NOTE:
1. INSTALL LATERAL FORCE BRACING (SPLAY WIRES AND COMPRESSION STRUTS) AS SHOWN ABOVE. DIAGONAL 12 GA. WIRES (4 REQUIRED) SHALL BE SECURED TO MAIN T WITHIN 2" OF CROSS T INTERSECTION AND SPLAYED 90 DEGREES FROM EACH OTHER AT 12'-0" O.C. IN BOTH DIRECTIONS, WITH FIRST POINT WITHIN 4'-0" FROM EACH WALL. COMPRESSION STRUTS (EMT) SHALL OCCUR AT EACH SEISMIC RESTRAINT 12'-0" O.C. EACH WAY AND WITHIN 6'-0" OF EACH WALL.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF THE GRID LAYOUT AND SEISMIC BRACING.

ES REPORT #: ESR-1222

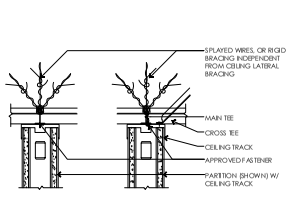


F6 FIRE SPRINKLER HEAD — 3" = 1'-0" — suspended-ceiling-sprinkler-01

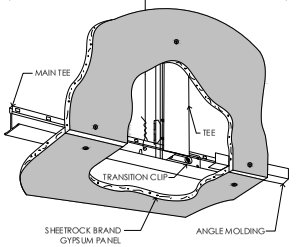


F4 PENDANT FIXTURE CONNECTION — 3/4" = 1'-0" — suspended-ceiling-fixture-0

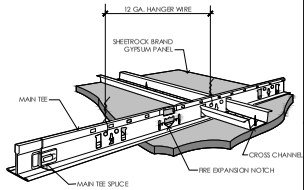
F2 SEISMIC BRACING @ SUSP'D CLG — NOT TO SCALE — x-clng-ACS-seismic



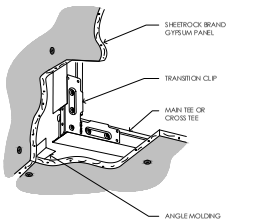
H6 PARTITION LATERAL BRACING — 3" = 1'-0" — suspended-ceiling-lateral-01



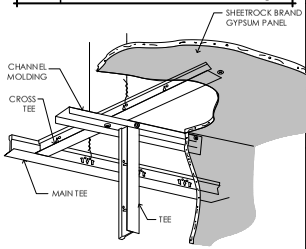
H4 CEILING @ 90° OUTSIDE CORNER — N.T.S. — x-Clng-07



H2 TYPICAL GYPSUM BOARD CEILING — N.T.S. — x-clng-01a



K4 CEILING @ 90° OUTSIDE CORNER — N.T.S. — x-Clng-06



K2 CEILING @ 90° INSIDE CORNER — N.T.S. — x-clng-08

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PROJECT
Home2 Suites by Hilton
550 GATEWAY BOULEVARD
SOUTH SAN FRANCISCO, CA

ARCHITECTURAL DETAILS

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	11/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A10.7

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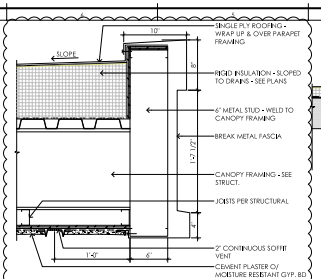
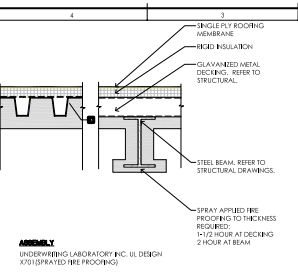
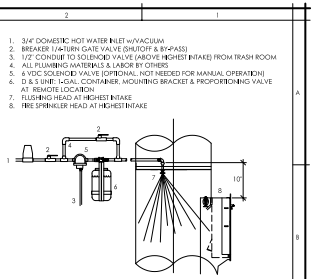


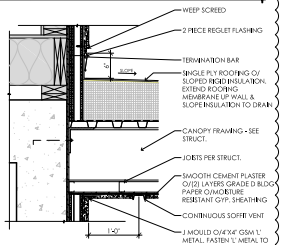
B6 CANOPY FASCIA EDGE
1 1/2" = 1'-0" x-canopy edge-01



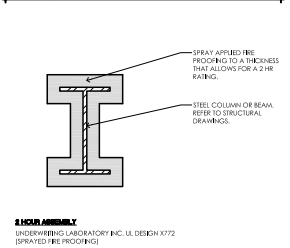
B4 FIRE RATED BEAM AND DECK
1 1/2" = 1'-0" x-deck-HP



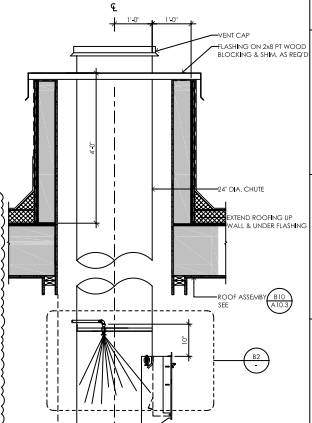
B2 LAUNDRY CHUTE TO CHUTE
3/4" = 1'-0"

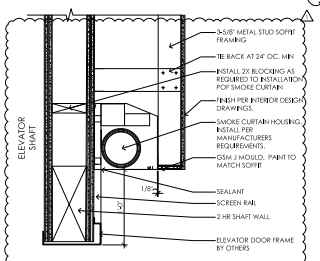


D6 CANOPY CONCRETE CONNECTION
1" = 1'-0" x-canopy-02

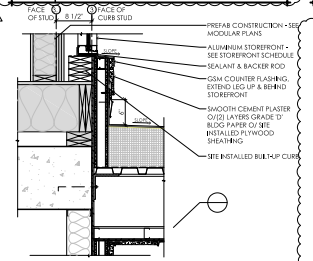


D4 COLUMN & BEAM - 2 HOUR
1 1/2" = 1'-0" x-column-HP

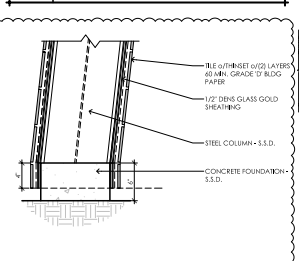




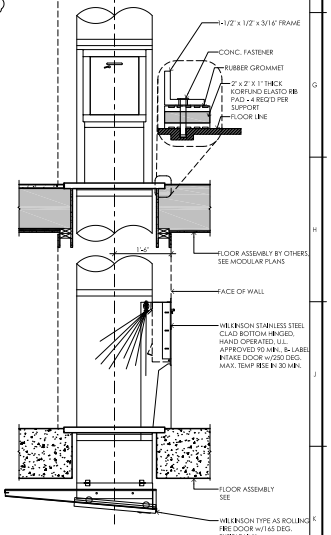
F8 SOFFIT @ SMOKE CURTAIN
1 1/2" = 1'-0" soffit-02



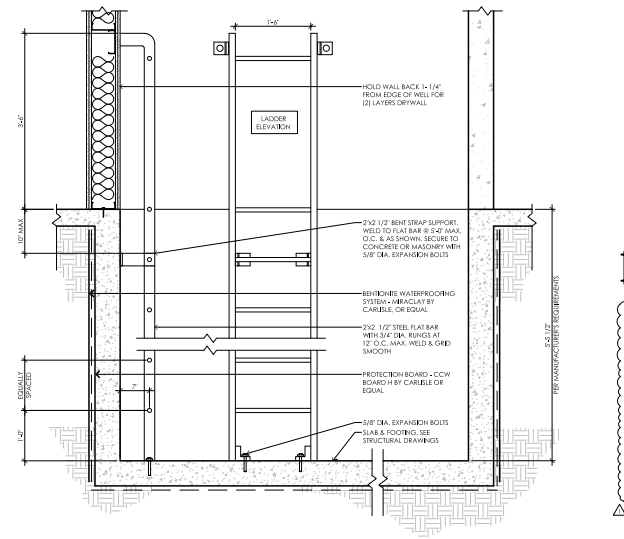
F6 STOREFRONT @ PREFAB WALL
1" = 1'-0" storefront-modular-02



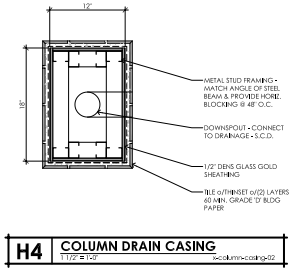
F4 COLUMN BASE @ CANOPY
1 1/2" = 1'-0" x-column-base-01



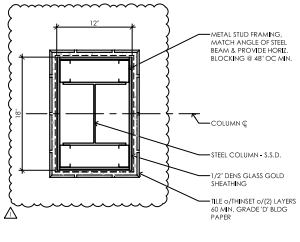
K2 LAUNDRY CHUTE
3/4" = 1'-0"



K8 ELEVATOR LADDER AND PIT
1" = 1'-0" x-elevator-ladder-01



H4 COLUMN DRAIN CASING
1 1/2" = 1'-0" x-column-casing-02



K4 COLUMN CASING @ CANOPY
1 1/2" = 1'-0" x-column-casing-03

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SOUTH SAN FRANCISCO, CA

ARCHITECTURAL DETAILS

#	REVISION	DATE
	PLAN CHECK REVISIONS	10/16/2017
	PLAN CHECK REVISIONS	12/20/2017
1	CONSTRUCTABILITY UPDATES	1/09/2018

PROJECT
A15115

DATE
AUGUST 29, 2017

SHEET
A10.8

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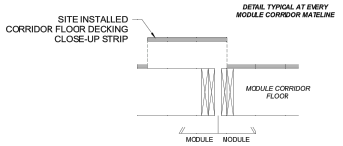
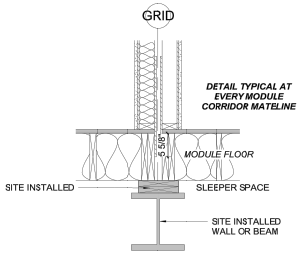
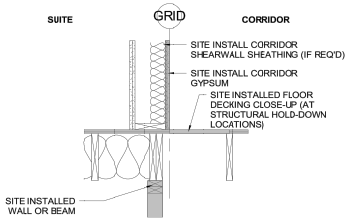


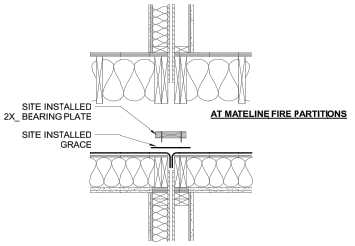
4 (ON-SITE) TYPICAL FLOOR CLOSE-UP AT MAIN CORRIDOR MATELINES
1" = 1'-0"



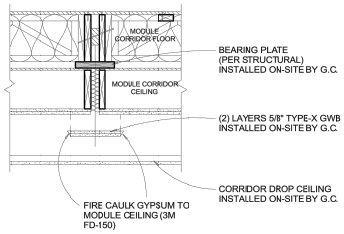
3 (ON-SITE) L2 BEARING PLATES AT CORRIDOR
1" = 1'-0"



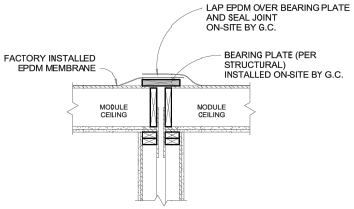
2 (ON-SITE) L2 BEARING PLATES AT CORRIDOR1
1" = 1'-0"



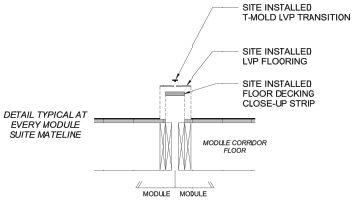
1 (ON-SITE) TYP. BEARING PLATE INSTALLATION BETWEEN LEVELS
1" = 1'-0"



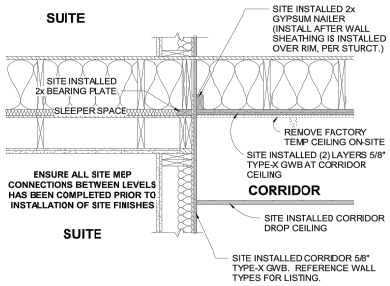
8 TYPICAL CORRIDOR CEILING CLOSE-UP (ON-SITE)
1" = 1'-0"



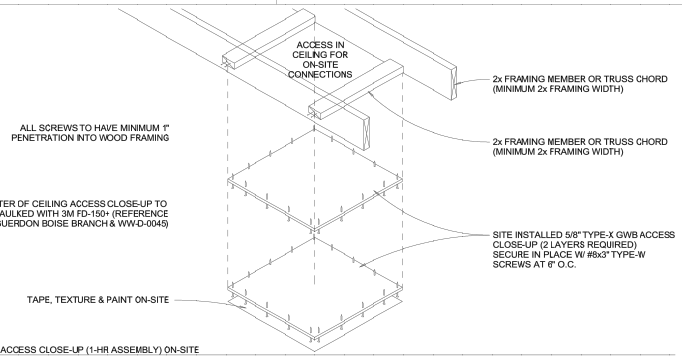
7 MODULE CLOSE-UP AT CEILING (ON-SITE)
1" = 1'-0"



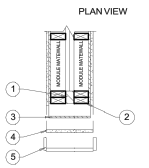
6 (ON-SITE) TYPICAL FLOOR DECKING CLOSE-UP AT SUITE
1" = 1'-0"



5 (ON-SITE) CORRIDOR CEILING
1" = 1'-0"



11 CEILIING ACCESS CLOSE-UP (1-HR ASSEMBLY) ON-SITE
1" = 1'-0"



STEP-1
INSTALL WOOD SHIMS AND LAG
WALLS TOGETHER AT 16" O.C.

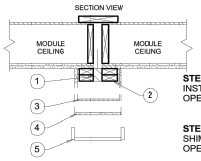
STEP-2
SHIM FACE OF WALL TO ENSURE
A FLUSH OPENING

STEP-3
NAIL ON OSB/PLY STRIP FULL
HEIGHT OF OPENING

STEP-4
INSTALL 5/8" TYPE-X GWB STRIP
FULL HEIGHT OF OPENING. FIRE
CAULK GYP JOINTS.

STEP-5 (OPTIONAL)
INSTALL CASING PER
ARCHITECTURAL SPECIFICATIONS

10 TYPICAL MATELINE WALL CLOSE-UP (ON-SITE)
1" = 1'-0"



STEP-1
INSTALL WOOD SHIMS AND LAG
OPENING TOP PLATES AT 16" O.C.

STEP-2
SHIM HEADER TO ENSURE LEVEL
OPENING

STEP-3
NAIL ON OSB/PLY STRIP FULL
LENGTH OF OPENING

STEP-4
INSTALL 5/8" TYPE-X GWB STRIP
FULL LENGTH OF OPENING (FIRE
CAULK JOINTS)

STEP-5 (OPTIONAL)
INSTALL CASING PER
ARCHITECTURAL SPECIFICATIONS.

9 TYPICAL MATELINE DROP HEADER CLOSE-UP (ON-SITE)
1" = 1'-0"

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TYPICAL MODULAR CONNECTION DETAILS

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PROJECT
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