BUILDING PERMIT

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Permit Application No.: 202305047097

UNITED PLAYAZ
1038 Howard Street,
San Francisco, CA 94103
TEL. 888.975.2929

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL: 213.895.7800 FAX: 213.895.7808

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Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:
LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35752
EXP. 05-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE 08/22/2023
Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
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Full Size Print: 30" x 42"

Sheet Title:
COVER SHEET

G0.01

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SHEET NUMBER	SHEET TITLE	SCHEMATIC DESIGN 03/14/2023	DESIGN DEVELOPMENT 04/11/2023	BUILDING PERMIT 04/26/2023	25% CONSTRUCTION DOCUMENTS 04/26/2023	REV 1: BID DOCUMENTS 06/30/2023	REV 2: BUILDING PERMIT 08/15/2023	REV 3: BUILDING PERMIT 08/22/2023
STRUCTURE								
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S0.03	STRUCTURAL - GENERAL NOTES CONTINUED		•	•	•	•		
S0.04	STRUCTURAL - SPECIAL INSPECTIONS		•	•	•	•		
S0.05	STRUCTURAL - SPECIAL INSPECTIONS		•	•	•	•		
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S1.02	STRUCTURAL - FRAMING PLAN - LEVEL 2 & ROOF	•	•	•	•	•		
S2.01	STRUCTURAL - BRACED FRAME ELEVATIONS (REMOVED)			•	•			
S2.02	STRUCTURAL - BRACED FRAME CONNECTION DETAILS (REMOVED)			•	•			
S2.11	STRUCTURAL - CMU WALL ELEVATIONS & DETAILS					•		
S2.12	STRUCTURAL - CMU WALL ELEVATIONS & DETAILS					•		
S3.01	STRUCTURAL - STEEL COLUMN SCHEDULE			•	•	•		
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S4.02	STRUCTURAL - CONCRETE SPREAD FOOTING DETAILS			•	•	•		
S4.03	STRUCTURAL - CONCRETE ELEVATOR PIT DETAILS			•	•	•		
S5.01	STRUCTURAL - STEEL FRAMING DETAILS			•	•	•		
S5.02	STRUCTURAL - STEEL FRAMING DETAILS			•	•	•		
S5.03	STRUCTURAL - METAL DECK DETAILS			•	•	•		
S5.04	STRUCTURAL - METAL DECK DETAILS			•	•	•		
S6.01	STRUCTURAL - TYPICAL NON-BEARING CMU DETAILS			•	•	•		
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MEP1.02	FLOOR PLAN - LEVEL 2 & ROOF (REMOVED)	•						
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M0.03	TITLE-24 - MECHANICAL	•	•	•	•	•		
M0.04	TITLE-24 - MECHANICAL	•	•	•	•	•		
M0.05	TITLE-24 - MECHANICAL	•	•	•	•	•		
M0.06	CALGREEN	•	•	•	•	•		
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M1.02	FLOOR PLAN - LEVEL 2 - MECHANICAL	•	•	•	•	•		
M1.03	FLOOR PLAN - ROOF LEVEL - MECHANICAL	•	•	•	•	•		
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P0.02	EQUIPMENT SCHEDULE - PLUMBING	•	•	•	•	•		
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P1.02	FLOOR PLAN - LEVEL 2 - PLUMBING	•	•	•	•	•		
P1.03	FLOOR PLAN - ROOF LEVEL - PLUMBING	•	•	•	•	•		
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E0.02	LUMINAIRE SCHEDULES	•	•	•	•	•		
E0.03	TITLE-24 - ELECTRICAL	•	•	•	•	•		
E0.04	TITLE-24 - ELECTRICAL	•	•	•	•	•		
E0.05	TITLE-24 - ELECTRICAL	•	•	•	•	•		
E0.06	TITLE-24 - ELECTRICAL	•	•	•	•	•		
E0.50	SITE PLAN - ELECTRICAL	•	•	•	•	•		
E1.01	RCP - LEVEL 1 - LIGHTING	•	•	•	•	•		
E1.02	RCP - LEVEL 2 - LIGHTING	•	•	•	•	•		
E1.03	RCP - ROOF LEVEL - LIGHTING	•	•	•	•	•		
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E2.02	FLOOR PLAN - LEVEL 2 - POWER	•	•	•	•	•		
E2.03	FLOOR PLAN - ROOF LEVEL - POWER	•	•	•	•	•		
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E7.01	DIAGRAMS - ELECTRICAL	•	•	•	•	•		
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Grand total: 159								

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G2.05	AERIAL VIEW, EXISTING SITE PHOTOS	•	•	•	•	•		
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G4.02	MEP SYSTEM DESIGN NARRATIVE	•	•	•	•	•		
G4.03	MEP SYSTEM DESIGN NARRATIVE	•	•	•	•	•		
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G4.15	ACOUSTICAL DESIGN NARRATIVE	•	•	•	•	•		
G4.16	ACOUSTICAL DESIGN NARRATIVE	•	•	•	•	•		
G4.17	ACOUSTICAL DESIGN NARRATIVE	•	•	•	•	•		
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G7.06	GREEN BUILDING FORMS, REPORTS, SUPPLEMENTAL INFORMATION					•		
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G9.11	ACCESSIBILITY STANDARDS (PUBLIC AREAS)	•	•	•	•	•		
G9.12	ACCESSIBILITY STANDARDS (PUBLIC AREAS)	•	•	•	•	•		
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C4.01	GRADING PLAN	•	•		•	•		
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LS1.02	OCCUPANCY & EXITING ANALYSIS - LEVEL 2	•	•	•	•	•		
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A0.05	EXISTING BUILDING PLANS - FOUNDATION & LEVEL 1						•	
A0.06	EXISTING BUILDING PLANS - LEVEL 2 & ROOF						•	
A0.07	EXISTING BUILDING ELEVATIONS						•	
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A0.15	STREETSCAPE PLAN	•	•	•	•	•		
A0.20	BUILDING GEOMETRY, 3D VIEWS	•	•	•	•	•		
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A1.02	PROPOSED FLOOR PLAN - LEVEL 2 & ROOF	•	•	•	•	•	•	
A1.02-RD	PROPOSED FLOOR PLAN - LEVEL 2 & ROOF DRAINS			•	•	•	•	
A2.01	RCP - LEVEL 1 & 2	•	•	•	•	•		
A3.01	PROPOSED BUILDING ELEVATION - NORTH, WEST	•	•	•	•	•	•	•
A3.02	PROPOSED BUILDING ELEVATION - SOUTH, EAST	•	•	•	•	•	•	•
A3.10	PROPOSED ROOF & MISC. ELEVATIONS		•	•	•	•	•	•
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A4.02	BUILDING SECTIONS	•	•	•	•	•		
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A5.01	FOUNDATION & SLAB EDGE DETAILS			•	•	•		
A5.02	FOUNDATION & SLAB EDGE DETAILS			•	•	•		
A5.10	EXTERIOR WALL FINISH TYPE - NEW CMU		•	•	•	•		
A5.15	EXTERIOR WALL FINISH TYPE - EXISTING CMU		•	•	•	•		
A5.20	EXTERIOR WALL FINISH TYPE - STUD FRAMED		•	•	•	•		
A5.25	EXTERIOR WALL FINISH TYPE - CONCEALED		•	•	•	•		
A5.27	TYPICAL EXTERIOR PERIMETER JOINTS AT CONCEALED WALLS			•	•	•		
A5.30	EXTERIOR WALL FINISH TYPE - GLAZING					•		
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A5.51	EXTERIOR DETAILS					•		
A5.60	ROOF DETAILS			•	•	•		
A5.61	ROOF DETAILS					•		
A5.70	INTERIOR DETAILS					•		
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A6.02	WALL TYPES			•	•	•		
A6.05	WALL TYPE DETAILS					•		
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A6.10	DOOR AND FINISH SCHEDULES		•	•	•	•		
A7.05	DECORATIVE FENCE		•	•	•	•		
A7.06	DECORATIVE FENCE					•		
A7.10	PREFABRICATED SOUND ATTENUATION BARRIER					•		
A7.50	KITCHEN AND BATHROOM LAYOUTS	•	•	•	•	•		
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A8.60	TYPICAL ELEVATOR DETAILS			•	•	•		

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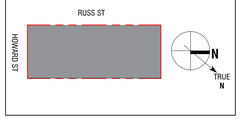

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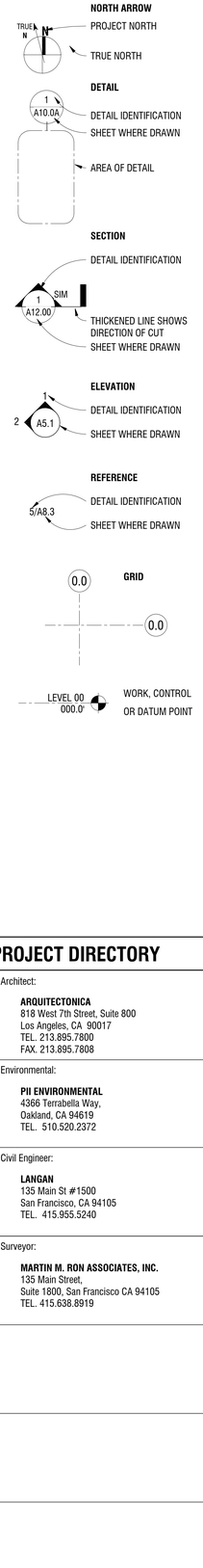
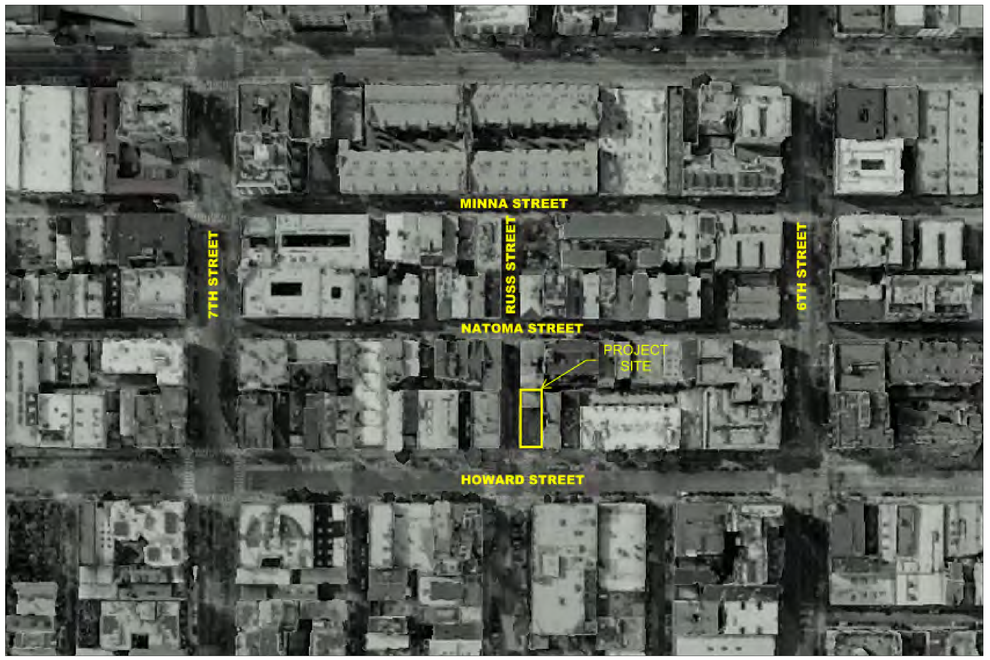
ABBREVIATIONS *(NOT ALL ABBREVIATIONS MAY BE USED)*

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
Φ	DIAMETER, ROUND
d_T	PENNY
⊥	PERPENDICULAR
⅊	PLATE
[	CHANNEL
⌑	SQUARE FOOT
#	POUND
AB	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONER
ACOUS	ACOUSTICAL
AD	AREA DRAIN
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APNL	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
BBD	BULLETIN BOARD
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BM	BEAM
BOT	BOTTOM
BSMT	BASEMENT
BUR	BUILT-UP ROOF
CAB	CABINET
CB	CATCH BASIN
CBD	CHALK BOARD
CEM	CEMENT
CFLASH	COUNTERFLASH (ING)
CG	CORNER GUARD
CI	CAST IRON
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CLG	CEILING
CLKG	CAULKING
CLO	CLOSET
CLR	CLEAR (ANCE)
CMU	CONCRETE MASONRY UNIT
CNR	CORNER
CNTR	COUNTER
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CT	CERAMIC TILE
CTSK	COUNTERSUNK
CTR	CENTER
DBL	DOUBLE
DD	DECK DRAIN
DEM	DEMOLISH, DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DIS	DISPENSER
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STAND PIPE
DWG	DRAWING
DWR	DRAWER
E	EAST
(E)	EXISTING
EA	EACH
EB	EXPANSION BOLT
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EMER	EMERGENCY
ELEV	ELEVATOR
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPANSION
EXPO	EXPOSED
EXT	EXTERIOR
(F)	FACE OF
FA	FIRE ALARM
FCC	FIRE COMMAND CENTER
FD	FLOOR DRAIN
FDC	FIRE DEPT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FH	FLATHEAD
FIN	FINISH (ED)
FL	FLOOR (ING)
FLASH	FLASHING
FLUOR	FLUORESCENT
F.O.F.	FACE OF FINISH
FPRF	FIREPROOF (ING)
FS	FULL SIZE
F.S.A.E.	FIRE SERVICE ACCESS ELEVATOR
FT	FOOT, FEET
FTG	FOOTING
FURR	FURR (ED) (ING)
FUT	FUTURE
FWC	FABRIC WALL COVERING
GA	GAGE, GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GFRC	GLASS FIBER REINFORCED CONCRETE
GL	GLASS
GND	GROUND
GR	GRADE
GSM	GALVANIZED SHEET METAL
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HCP	HANDICAP (ED)
HD	HEAD
HDWD	HARDWOOD
HDW	HARDWARE
HM	HOLLOW METAL
HORZ	HORIZONTAL
HRC	HOSE REEL CABINET
HT	HEIGHT
HVAC	HEATING, VENTILATING, AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH
INCAN	INCANDESCENT
INCL	INCLUDE
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JAN	JANITOR
JF	JOINT FILLER
JST	JOIST
JT	JOINT
KIT	KITCHEN
KO	KNOCKOUT
KP	KICK PLATE
LAM	LAMINATE
LAV	LAVATORY
LKR	LOCKER
LOUV	LOUVER
LPT	LOW POINT
LT	LIGHT
LTWT	LIGHTWEIGHT
MB	MACHINE BOLTS
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MOULD	MOULDING
MTD	MOUNT (ED)
MTL	METAL
MUL	MULLION
N	NORTH
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
NOM	NOMINAL
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
OPP HD	OPPOSITE HAND
OTS	OPEN TO STRUCTURE
OVD	OVERFLOW DRAIN
OZ	OUNCE
PAV	PAVING
PCP	PORTLAND CEMENT PLASTER
PE	PASSENGER ELEVATOR
PH	PENTHOUSE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
POL	POLISH (ED)
PNT	PAINT (ED)
PR	PAIR
PRCST	PRECAST
PT	POINT
PTD	PAPER TOWEL DISPENSER
PTD/R	PAPER TOWEL DISPENSER AND RECEPTACLE
PTN	PARTITION
QT	QUARRY TILE
R	RISER
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCED
(R)	REMOVE (ED)
REPL	REPLACED
REQ	REQUIRED
RESIL	RESILIENT
REV	REVISIONS
RFG	ROOFING
RH	ROUND HEAD
RL	RIDGE LINE
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
SAFB	SOUND ATTENUATION FIBERGLASS BATTS
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SD	SMOKE DETECTOR
SDP	SOAP DISPENSER
SE	SHUTTLE ELEVATOR
SECT	SECTION
SH	SHELF
SHT	SHEET
SHR	SHOWER
SHTHG	SHEATHING
SIM	SIMILAR
SJ	SEISMIC JOINT
SCED	SEE CIVIL ENGINEER DRAWINGS
SED	SEE ELECTRICAL DRAWINGS
SLD	SEE LANDSCAPE DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SPD	SEE PLUMBING DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS
SPGL	SPANDREL GLASS
SM	SHEET METAL
SMS	SHEET METAL SCREW (S)
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATION
SPKR	SPEAKER
SQ	SQUARE
SS	STAINLESS STEEL
SSK	SERVICE SINK
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STRUCTURE
STRL	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
T	TREAD
(T)	TOP OF
TB	TOWEL BAR
TBR	TO BE REMOVED
TEL	TELEPHONE
TEMP	TEMPERED
TERR	TERRAZZO
T&G	TONGUE AND GROOVE
THK	THICK
THRU	THROUGH
TKBD	TACKBOARD
TPD	TOILET PAPER DISPENSER
TS	TUBULAR STEEL
TYP	TYPICAL
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR	URINAL
VB	VAPOR BARRIER
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VT	VINYL TILE
VWC	VINYL WALL COVERING
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
WGL	WIRE GLASS
WH	WATER HEATER
WR	WATER RESISTANT
WND	WINDOW
W/O	WITHOUT
WP	WATERPROOF (ING)
WS	WOOD SCREW
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD

SYMBOLS LEGEND *(NOT ALL SYMBOLS MAY BE USED)*





VICINITY MAP

PROJECT DIRECTORY

Architect: **ARQUITECTONICA** 818 West 7th Street, Suite 800 Los Angeles, CA 90017 TEL. 213.895.7800 FAX. 213.895.7808	Owner: **UNITED PLAYAZ** 1038 Howard Street, San Francisco, CA 94103 TEL. 415.940.4778	Acoustical Engineer: **SALTER** 130 Sutter Street, Suite 500, San Francisco, CA 94104 TEL. 415.470.5445	Permit Expediter: **REUBEN, JUNIUS & ROSE, LLP** 1 Bush Street, Suite 600 San Francisco, CA 94104 TEL. 415.770.4869
Environmental: **PII ENVIRONMENTAL** 4366 Terrabella Way, Oakland, CA 94619 TEL. 510.520.2372	Fire/Life Safety: **THE FIRE CONSULTANTS** 1777 North California Boulevard, Suite 200 Walnut Creek, CA 94596 TEL. 925.979.9993	Lighting Consultant: **LUMA** 48 Golden Gate Avenue San Francisco, CA 94102 TEL. 415.544.7500	Structural Engineer: **DCI ENGINEERS** 135 Main Street, Suite 1800 San Francisco, CA 94105 TEL. 415.781.1505
Civil Engineer: **LANGAN** 135 Main St #1500 San Francisco, CA 94105 TEL. 415.955.5240	Geotechnical Engineer: **ROCKRIDGE GEOTECHNICAL** 270 Grand Ave, Oakland, CA 94610 TEL. 925.323.0010	M/E/P Engineers: **PAE** 444 Spear Street, Suite 210 San Francisco, CA 94105 TEL. 415.544.7500	Building Envelope Consultant (Facade & Waterproofing): **CDC BUILDING ENCLOSURE CONSULTING** 582 Market Street, Suite 1217 San Francisco, CA 94104 TEL. 925.906.9255
Surveyor: **MARTIN M. RON ASSOCIATES, INC.** 135 Main Street, Suite 1800, San Francisco CA 94105 TEL. 415.638.8919	Green Building: **TRIPLE GREEN BUILDING GROUP** 5161 Valley View Rd, El Sobrante, CA 94803 TEL. 770.241.1354	Joint Trench: **MILLENNIUM DESIGN & CONSULTING, INC.** PO Box 737 Alamo, CA 94507 TEL. 925.783.4300	

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
135 Main St #1500
San Francisco, CA 94105
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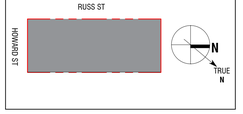
TEL. 770.241.1354

Key Plan:



Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
No. C35782
Exp. 05-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

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1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

PROJECT DIRECTORY, SYMBOLS, ABBREVIATIONS,& VICINITY MAP

Scale: 12" = 1'-0"

G2.01

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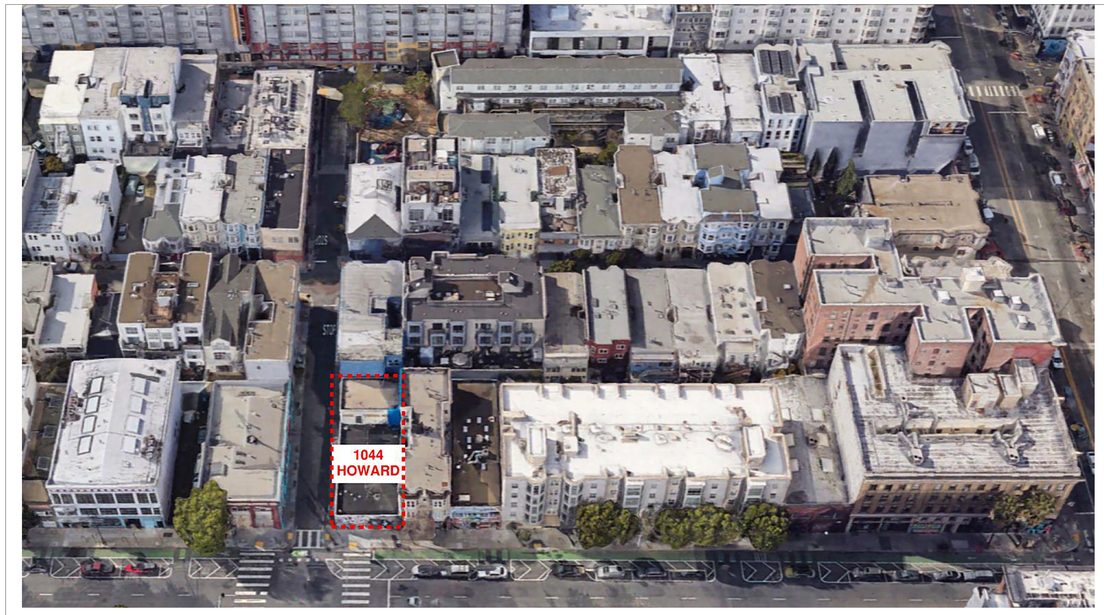
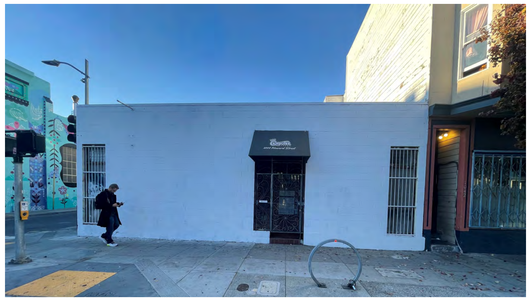
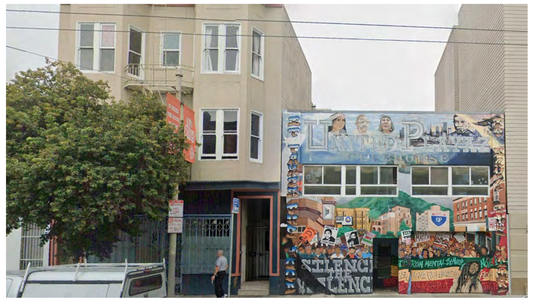
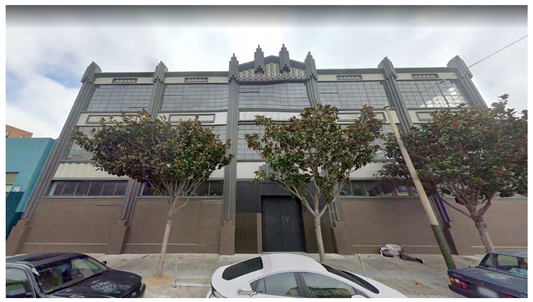
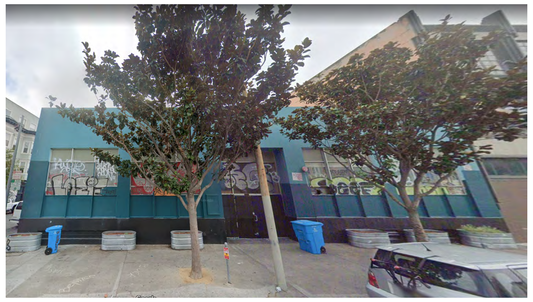


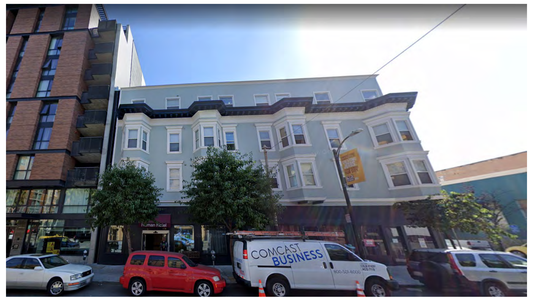


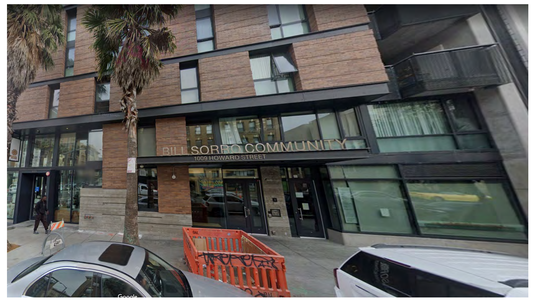


HOWARD STREET LOOKING NORTH WEST

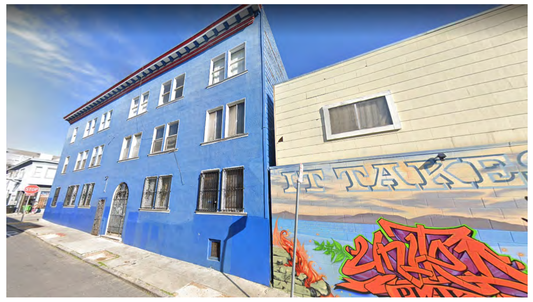


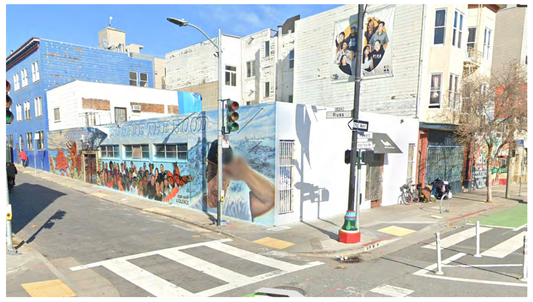






HOWARD STREET LOOKING SOUTH WEST





RUSS STREET LOOKING NORTH EAST

RUSS STREET LOOKING NORTH EAST

CORNER OF RUSS AND HOWARD

CORNER OF 6TH AND HOWARD

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

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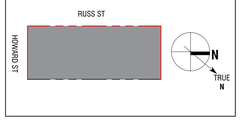
Key Plan:



Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
No. C35782
Exp. 05-31-2025
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Full Size Print: 30" x 42"

Sheet Title:

AERIAL VIEW, EXISTING SITE PHOTOS

Scale:

G2.05

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3D STREET VIEW LOOKING NORTHWEST - DUSK

3D STREET VIEW LOOKING NORTHWEST - DAY

3D STREET VIEW FROM HOWARD STREET - DAY

2

3D INTERIOR VIEW FROM LEVEL 1 MEETING ROOMS

3D VIEW FROM LEVEL 2 BASKETBALL COURT

RENDERING GENERAL NOTES:

1. REDERINGS ARE FOR ILLUSTRATIVE PURPOSES TO REPRESENT CONCEPTUAL DESIGN INTENT, AND BUILT CONDITIONS MAY VARY.

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UNITED PLAYAZ PROJECT

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TEL. 888.975.2929

Architect:

ARQUITECTONICA
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Los Angeles, CA 90017
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TEL. 770.241.1354

Key Plan:

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
REN. 05-31-2015
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2	08/15/2023	BUILDING PERMIT

Full Size Print: 30" x 42"

Sheet Title:

RENDERINGS

Scale:

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BUILDING DATA CALCULATIONS

USE	LEVEL	HEIGHT (FT)	TOTAL FLOOR AREA (SF)	GROSS FLOOR AREA EXCLUSION (SF)	GROSS FLOOR AREA (GSF)	GFA EXCLUSION NOTES
ROOF	03	4'-4"	1,073	1,073	0	(17)
OFFICE / TERRACE	02	12'-4 1/2"	3,198	3,198	0	(17)
WAITING / MEETING	01	18'-2"	3,211	3,211	0	(17)
ELEV PIT	-01	2'-8"	44	44	0	(17)
TOTAL		**34'-8 1/2"**	**7,526**	**7,526**	**0**	

PER SEC. 102 FLOOR AREA, GROSS

(17) FLOOR AREA IN C-3 AND EASTERN NEIGHBORHOODS MIXED USE DISTRICTS PERMANENTLY DEVOTED TO CULTURAL, EDUCATIONAL, RECREATIONAL, RELIGIOUS, OR SOCIAL SERVICE FACILITIES AVAILABLE TO THE GENERAL PUBLIC AT NO COST OR AT A FEE COVERING ACTUAL OPERATING EXPENSES, PROVIDED THAT SUCH FACILITIES ARE:
(A) OWNED AND OPERATED BY A NONPROFIT CORPORATION OR INSTITUTION; OR
(B) ARE MADE AVAILABLE RENT FREE FOR OCCUPANCY ONLY BY NONPROFIT CORPORATIONS OR INSTITUTIONS FOR SUCH FUNCTIONS. BUILDING AREA SUBJECT TO THIS SUBSECTION SHALL BE COUNTED AS OCCUPIED FLOOR AREA, EXCEPT AS PROVIDED IN SUBSECTIONS (A) THROUGH (F) IN THE DEFINITION FOR FLOOR AREA, OCCUPIED, FOR THE PURPOSE OF CALCULATING THE FREIGHT LOADING REQUIREMENTS FOR THE PROJECT;

3

BUILDING DATA SUMMARY

TOTAL FLOOR AREA (SF)	7,526
GROSS FLOOR AREA EXCLUSION (SF)	7,526
GROSS FLOOR AREA (GSF)	0

BUILDING DATA NOTES

1. SQUARE FOOTAGES SHOWN ARE APPROXIMATE FOR REFERENCE PURPOSES.
2. COORDINATE WITH GROSS FLOOR AREA DIAGRAMS ON SHEET G3.05.

BICYCLE PARKING SUMMARY

BICYCLE PARKING PER CALGREEN 5.106.4.
SAN FRANCISCO PLANNING SEC. 155.1-2.

	REQUIRED:	PROVIDED:
CLASS 1 LONG TERM:	2 SPACES	2 SPACES
CLASS 2 SHORT TERM:	2 SPACES	2 SPACES 2 STREET EXISTING
TOTAL CLASS 1 AND 2:	4 SPACES	4 SPACES

2

GREEN BUILDING COMPLIANCE STATEMENT

PROJECT SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF SAN FRANCISCO GREEN BUILDING FOR NON-RESIDENTIAL ALTERATIONS & ADDITIONS PER SAN FRANCISCO GREEN BUILDING SUBMITTAL FORM GS3.

COORDINATE WITH SFGB SUBMITTAL FORM GS3 REQUIREMENTS ON SHEET G7.02.

COORDINATE WITH MECHANICAL COMPLIANCE FORMS ON M0.03
COORDINATE WITH POWER AND LIGHTING COMPLIANCE FORMS ON E0.02, E0.03, E0.04.
COORDINATE WITH ENVELOPE COMPLIANCE FORMS ON G7.05, G7.06.

COORDINATE WITH T24 ENERGY DESIGN COMPLIANCE STATEMENT ON THIS SHEET.

T24 ENERGY DESIGN COMPLIANCE STATEMENT

PROJECT SHALL COMPLY WITH PRESCRIPTIVE ENERGY DESIGN STANDARDS PER 2022 CEC BUILDING ENERGY EFFICIENCY STANDARDS, SECTION 140.3 - PRESCRIPTIVE REQUIREMENTS FOR BUILDING ENVELOPES, TABLE 140.3-B FOR CLIMATE ZONE 3.

ROOF/ CEILINGS:	U-FACTOR 0.034 MAX / R-30ci
FRAMED WALLS[1]:	U-FACTOR 0.071 MAX / R-8ci + R-19 CAVITY
CMU WALL FURRING[2]:	U-FACTOR 0.065 MAX / R-4ci + R-8 CAVITY
FLOORS/ SOFFITS[1]:	U-FACTOR 0.071 MAX / R-2ci + R-19 CAVITY
EXTERIOR DOORS:	U-FACTOR 0.700 MAX / R-1.4
ROOFING PRODUCTS:	AGED SOLAR REFLECTANCE OF 0.63 MIN AND THERMAL EMMITANCE OF 0.75 MIN, OR SRI 75 MIN
FIXED WINDOW[3]:	U-FACTOR 0.36 MAX, RSHGC 0.25 MAX, VT 0.42 MIN
CURTAINWALL OR STOREFRONT[3]:	U-FACTOR 0.41 MAX, RSHGC 0.26 MAX, VT 0.46 MIN
GLAZED DOORS[3]:	U-FACTOR 0.45 MAX, RSHGC 0.23 MAX, VT 0.14 MIN

[1] 6" STUDS AT 24" O.C.
[2] 2.5" STUDS
[3] NFRC CERTIFIED AND LABELED
[4] U-FACTOR 0.137 MAX PER HVAC LOADS MODEL ASSUMPTION BY MECHANICAL ENGINEER

BIRD SAFE COMPLIANCE STATEMENT

THE PROJECT IS NOT REQUIRED TO COMPLY WITH SAN FRANCISCO PLANNING SECTION 139 STANDARDS FOR BIRD SAFE BUILDINGS BECAUSE IT IS NOT LOCATED LOCATED NEAR A URBAN BIRD REFUGE.

SCOPE OF WORK STATEMENT

THE UNITED PLAYAZ PROJECT IS A MIXED-USE DEVELOPMENT LOCATED AT 1044 HOWARD STREET, SAN FRANCISCO, CA 94103. THE DEVELOPMENT SITE IS SITUATED BETWEEN RUSS STREET TO THE SOUTHWEST AND 6TH STREET TO THE NORTHEAST IN THE CITY'S SOMA DISTRICT. THE DEVELOPMENT WILL INCLUDE THE MAJOR ALTERATION AND CHANGE OF USE OF AN EXISTING VACANT 2-STORY BUILDING AND CONSTRUCTION OF A 2-STORY COMMUNITY HALL. THE NEW CONSTRUCTION WILL HAVE OVER 7,000 SF TOTAL FLOOR AREA INCLUDING BACK-OF-HOUSE AND MECHANICAL SPACES THAT SUPPORT THE COMMUNITY HALL.

STRUCTURAL BASIS OF DESIGN STATEMENT

THE UNITED PLAYAZ PROJECT IS A RENOVATION AND SEISMIC REHABILITATION OF AN EXISTING STRUCTURE WITH TWO LEVELS OF ELEVATED FRAMING. THE EXISTING FLOOR AND ROOF FRAMING WILL BE REPLACED WITH A CONCRETE OVER METAL DECK SYSTEM OVER STEEL FRAMING. THE MAIN LATERAL FORCE RESISTING SYSTEM WILL BE UPGRADED TO CURRENT CODE REQUIREMENTS WITH THE ADDITION OF SPECIAL CONCENTRIC BRACED FRAMES. FOUNDATIONS WILL LOCALLY BE IMPROVED BELOW THE GRAVITY AND LATERAL IMPROVEMENTS TO TRANSFER LOADS TO THE SOIL. THE EXISTING MASONRY PERIMETER WALLS WILL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SUPPORTED FOR SEISMIC FORCES WITH THE UPGRADES TO THE NEW PRIMARY STRUCTURE.

2

SFFD ADMINISTRATIVE BULLETINS

THE FOLLOWING LIST REPRESENTS ANTICIPATED SAN FRANCISCO FIRE DEPARTMENT (SFFD) ADMINISTRATIVE BULLETINS APPLICABLE FOR THIS PROJECT:

- AB 2.01 - 2022 FIRE ALARM AND SIGNALING SYSTEMS
- AB 2.04 - 2022 FIRE SPRINKLER SYSTEMS
- AB 2.07 - 2022 EMERGENCY GENERATOR AND FUEL STORAGE
- AB 2.05 - 2022 FIRE SMOKE DAMPERS
- AB 2.09 - 2022 UNDERGROUND PIPING
- AB 2.11 - 2022 EMERGENCY EVACUATION SIGNS
- AB 3.06 - 2022 MONITORING
- AB 3.07 - 2022 FIRE ALARM NOTIFICATION DEVICES
- AB 4.05 - 2022 PROTECTION OF STANDPIPE INLETS
- AB 4.06 - 2022 FIRE DEPARTMENT CONNECTIONS AND STANDPIPE OUTLET VALVES
- AB 4.08 - 2022 UNDERGROUND PIPING FOR FIRE SPRINKLER SERVICES
- AB 4.10 - 2022 TESTING FOR FIXED EQTINGUISHING SYSTEMS
- AB 4.13 - 2022 SPRINKLER AND STANDPIPE FLOW RATE AND REQUIRED PRESSURES
- AB 4.15 - 2022 ATTACHMENTS AND ANCHORS FOR SPRINKLER PIPES
- AB 4.18 - 2022 SPRINKLER AND STANDPIPE SIGNS
- AB 4.24 - 2022 FIRE DEPARTMENT CONNECTIONS (FDC) REQUIREMENTS
- AB 4.26 - 2022 LABELS FOR SPRINKLER SYSTEM CONTROL VALVES
- AB 4.27 - 2022 LISTED FLEXIBLE SPRINKLER HOUSE FITTINGS
- AB 5.09 - 2022 LOCKBOX PROGRAM

NFPA STANDARDS

THE FOLLOWING LIST REPRESENTS ANTICIPATED NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS APPLICABLE FOR THIS PROJECT:

- NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
- NFPA 25 STANDARD FOR THE INSPECTION, TESTING, AND MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS
- NFPA 70 NATIONAL ELECTRICAL CODE
- NFPA 72 NATIONAL FIRE ALARM CODE

NOTE: NFPA STANDARDS ADOPT AMENDMENTS BY THE 2022 CALIFORNIA BUILDING CODE (CBC) CHAPTER 35 (NFPA STANDARDS WITH AMENDMENTS) AND CALIFORNIA FIRE CODE (CFC) CHAPTER 80 (NFPA STANDARDS WITH AMENDMENTS).

DEFERRED PERMIT SUBMITTALS / ADDENDA

THE FOLLOWING LIST REPRESENTS ANTICIPATED DEFERRED PERMITS FOR THIS PROJECT THAT WILL BE SUBMITTED TO THE BUILDING DEPARTMENT AS ADDENDA TO SITE PERMIT:

1. SITE MITIGATION PLAN / HEALTH
2. METAL STAIRS
3. FIRE ALARM SYSTEM
4. FIRE SPRINKLERS & UNDERGROUND
5. ERRCS
6. ELEVATORS

CODE SUMMARY NOTES

1. FIRE-RETARDANT-TREATED WOOD (SEE CBC SECTION 2303) MAY BE USED, PROVIDED FIRE-RESISTANCE REQUIREMENTS ARE MAINTAINED PER CBC 603.1.
2. CITY WATER MAIN IS PRIMARY SOURCE FOR FIRE PROTECTION.

FIRE ALARM COMPLIANCE STATEMENT

FIRE ALARM SYSTEM THAT INCLUDES EMERGENCY HORN STROBE ANNUNCIATION SYSTEM WILL BE IN PLACE PER 2022 CBC, AND THE PROJECT WILL NOT IMPLEMENT VOICE/ALARM COMMUNICATION SYSTEM PER 1005.3.2 EXCEPTION 1.

EXTERIOR WALLS COMPLIANCE STATEMENT

NORTH AND EAST EXTERIOR WALLS ARE REQUIRED TO BE 1-HOUR RATED WITH NO OPENINGS. SOUTH AND WEST EXTERIOR WALLS CAN BE NON-RATED WITH AN UNLIMITED AREA OF UNPROTECTED OPENINGS.

BUILDING SUMMARY & SPECIFICATIONS

PROJECT ADDRESS	1044 HOWARD STREET, SAN FRANCISCO, CA 94103
ASSESSOR BLOCK, LOT	BLOCK 3726, LOT 019
ASSESSOR PARCEL NUMBER (APN)	3726019
ESTIMATED LOT SIZE	0.07 ACRES (3,236 SF)
ZONING USE DISTRICT	MUG (MIXED USE-GENERAL)
HEIGHT & BULK DISTRICT	85-X
PREVIOUS USE . OCC. CLASSIF.	B-2
PROPOSED USE . OCC. CLASSIF.	A-3, B, S-1, S-2
TYPE OF CONSTRUCTION	TYPE II-B; PRIMARY STRUCTURE STEEL
TYPE OF BUILDING	COMMUNITY HALL
BUILDING HEIGHT / ROOF	34'-8 1/2" / 30'-4 1/2"
HIGHEST OCCUPIED FLOOR	18'-0"
TOP OF MECHANICAL SCREEN	34'-8 1/2"
TOP OF ELEVATOR OVERRUN	34'-8 1/2"
NUMBER OF STORIES	2
NUMBER OF SUB LEVELS	0
NUMBER OF PARKING LEVELS	0
GROSS FLOOR AREA (SF)	SEE DATA ON THIS CHART
PRINCIPLE EXTERIOR MATERIALS	GLASS, CMU, PLASTER (SEE A3-SERIES SHEETS)
PROJECT OWNER	UNITED PLAYAZ
OWNER'S ADDRESS	1038 HOWARD STREET SAN FRANCISCO, CA 94103
OWNER'S CONTACT	RUDY CORPUZ
OWNER'S CONTACT PHONE	(888) 975-2929

CODE SUMMARY

COORDINATE WITH SFFD ADMINISTRATIVE BULLETINS LIST ON THIS SHEET.
COORDINATE WITH NFPA STANDARDS LIST ON THIS SHEET.

BUILDING CODE	2022 CALIFORNIA BUILDING CODE (CBC) + AMENDMENTS
	2022 CALIFORNIA GREEN BUILDING CODE + AMENDMENTS
	2022 SAN FRANCISCO BUILDING CODE
	2022 SAN FRANCISCO HOUSING CODE
FIRE CODE	2022 CALIFORNIA FIRE CODE + AMENDMENTS
	CA STATE FIRE MARSHAL REQUIREMENTS
	2022 SAN FRANCISCO FIRE CODE
ENERGY CODE	2022 CALIFORNIA ENERGY CODE,TITLE 24,PART 6 + ERRATA
MECHANICAL CODE	2022 CALIFORNIA MECHANICAL CODE + AMENDMENTS
PLUMBING CODE	2022 CALIFORNIA PLUMBING CODE + AMENDMENTS
ELECTRICAL CODE	2022 CALIFORNIA ELECTRICAL CODE + AMENDMENTS
PLANNING CODE	SAN FRANCISCO PLANNING CODE
ACCESSIBILITY STANDARDS	2022 CALFIRONIA BUILDING CODE CHAPTERS 11A & 11B
	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
	THE FAIR HOUSING ACT DESIGN MANUAL - 1998
	2017 ICC A117.1 (ANSI A117.1)
MISCELLANEOUS	PG&E GREEN BOOK, 2022-2023 EDITION
	ELEVATOR SAFETY ORDINANCES
	INDUSTRIAL SAFETY ORDERS (TITLE 8)

CODE DATA SUMMARY

COORDINATE WITH LS-SERIES SHEETS FOR OCCUPANCY & EXITING ANALYSIS.

SEISMIC DESIGN CATEGORY	
FIRE PROTECTION	DESIGN BUILD
SPRINKLER SYSTEM	AUTOMATIC THROUGHOUT
SPRINKLER STANDPIPE	NOT REQUIRED
FIRE FLOW	SEE INFORMATION ON SHEET G5.01
FIRE ALARM	SEE COMPLIANCE STATEMENT ON THIS SHEET
FIRE RESISTANCE REQUIRMENTS PER CBC TABLE 601	NON-RATED PRIMARY STRUCTURAL FRAME
	NON-RATED BEARING WALLS - EXTERIOR
	NON-RATED BEARING WALLS - INTERIOR
	NON-RATED NONBEARING WALLS - INTERIOR
	NON-RATED FLOOR CONSTRUCTION
	NON-RATED ROOF CONSTRUCTION
FIRE RESISTANCE REQUIRMENTS PER CBC TABLE 602	1 HR FIRE SEPARATION DISTANCE X > 5 FT
	1 HR FIRE SEPARATION DISTANCE 5 FT ≤ X ≤ 10 FT
	1 HR FIRE SEPARATION DISTANCE 10 FT < X < 30 FT
	0 HR FIRE SEPARATION DISTANCE X ≥ 30 FT
SHAFT ENCLOSURES PER CBC SECTION 713.4	2 HR WHERE CONNECTING MORE THAN FOUR STORIES
	1 HR WHERE CONNECTING LESS THAN FOUR STORIES
STAIRWAY CONSTRUCTION PER CBC SECTION 1023.2	2 HR WHERE CONNECTING MORE THAN FOUR STORIES
	1 HR WHERE CONNECTING LESS THAN FOUR STORIES
MAXIMUM DISTANCE TO EXIT PER CBC SECTION 1028.7 & 1016.2	250' MAX FOR SPRINKLERED BUILDING
	400' MAX FOR STORAGE (S-2 OCC)
MINIMUM CORRIDOR WIDTH PER CBC SECTION 1020.3	44" MIN FOR OCC LOAD ≥ 50
	36" MIN FOR OCC LOAD < 50

ALLOWABLE EXTERIOR WALL OPENINGS

PER CBC TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS; UNPROTECTED, SPRINKLERED
COORDINATE WITH EXTERIOR WALLS COMPLIANCE STATEMENT

FIRE SEPARATION DISTANCE	ALLOWABLE AREAa
0 FT TO LESS THAN 3 FTb, k	NOT PERMITTED
3 FT TO LESS THAN 5 FT	15%
5 FT TO LESS THAN 10 FT	25%
10 FT TO LESS THAN 15 FT	45%
15 FT TO LESS THAN 20 FT	75%
20 FT OR GREATER	NO LIMIT

a. VALUES INDICATED ARE THE PERCENTAGE OF THE AREA OF THE EXTERIOR WALL, PER STORY
b. FOR THE REQUIREMENTS FOR FIRE WALLS OF BUILDINGS WITH DIFFEREING HEIGHTS, SEE SECTION 706.6.1
k. FOR OPENINGS BETWEEN S-2 PARKING GARAGE AND R-2 BUILDING, SEE SECTION 705.6, EXCEPTION 2

D.A. CHECKLIST (p. 1 of 2): The address of the project is: 1044 HOWARD STREET

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

1. The proposed use of the project is COMMUNITY HALL (e.g. Retail, Office, Restaurant, etc.)
2. Describe the area of remodel, including which floor: LEVELS 1 AND 2
3. The construction cost of this project *excluding* disabled access upgrades *to the path of travel is* $ 3,500,000.00, which is; *(check one)* ☒ more than / ☐ less than the 2022 Valuation Threshold of **$186,172.00**.
4. Is this a City project and/or does it receive any form of public funding? *Check one:* ☒ Yes / ☐ No Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

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

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

CBC chapter 2 section 202 Definitions:

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

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

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

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

D.A. CHECKLIST (p. 2 of 2): The address of the project is: 1044 HOWARD STREET

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

Note: upgrades below are listed in priority based on CBC-11B-202.4, exception 8	Existing Fully Complying	Will be Up-graded to Full Compliance	Equivalent facilitation will provide full access	Compliance is Technically infeasible	Approved in compliance with immediately preceding code	Not required by Code (and/or none existing)	Non-compliant request UHR filed to unified by AAC	Location of detail(s)- include detail no. & drawing sheet (*do not leave this part blank!*). Also clarification comments can be written here.
A. One accessible entrance including: approach walk, vertical access, platform (landings), door / gate and hardware for door/gate	☒	☐	☐	☐	☐	☐	☐	A1.01, A3.01, A3.02
B. An accessible route to the area of remodel including:								
Parking/access aisles and curb ramps	☐	☐	☐	☐		☒	☐	N/R
Curb ramps and walks	☒	☐	☐	☐		☐	☐	A0.01
Corridors, hallways, floors	☐	☒	☐	☐		☐	☐	A1.01, A1.02
Ramps elevators, lifts	☐	☒	☐	☐		☐	☐	A1.01, A1.02, A8.02
C. At least one accessible restroom for each sex or a single unisex restroom serving the area of remodel.	☐	☒	☐	☐	☐	☐	☐	A1.01, A1.02, A7.50, A7.51
D. Accessible public pay phone.	☐	☐	☐	☐	☐	☒	☐	N/R
E. Accessible drinking fountains.	☐	☒	☐	☐	☐	☐	☐	A1.02
F. Additional accessible elements such as parking, stairways, storage, alarms and signage.	☐	☒	☐	☐	☐	☐	☐	G9.10, G9.11, G9.12, A8.01, A8.02
See the requirements for additional forms listed below	1.	2.	3.	4.	5.	6.	7.	

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

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UNITED PLAYAZ PROJECT
1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

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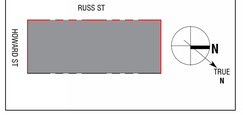

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
09-31-2023
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/22/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS
2	08/15/2023	BUILDING PERMIT
3	08/22/2023	BUILDING PERMIT

Full Size Print: 30" x 42"

Sheet Title:

STATEMENTS, CODE SUMMARY, CALCULATIONS

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

G3.01

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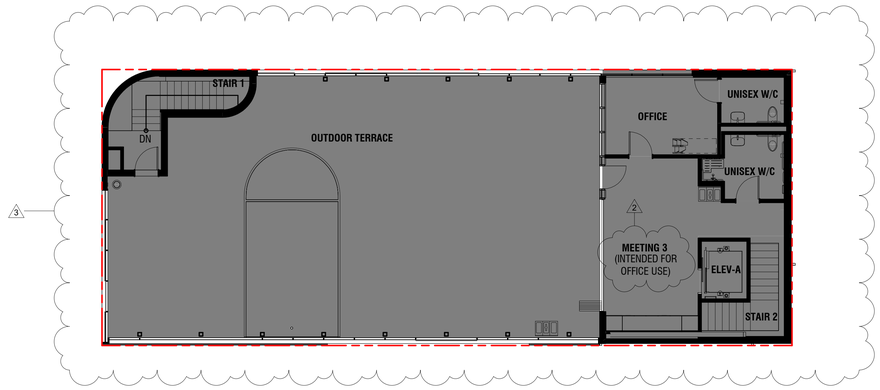
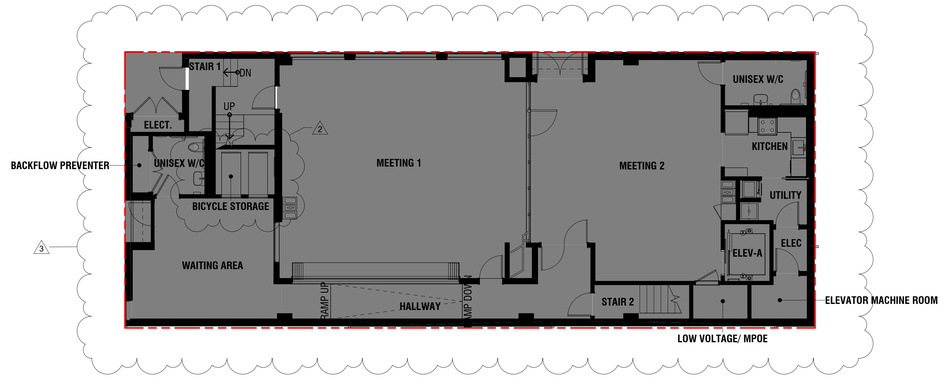
FLOOR PLAN - ROOF LEVEL 3
SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 2 2
SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 1 1
SCALE: 1/8" = 1'-0"

GROSS FLOOR AREA EXEMPT AREA

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

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DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
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M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
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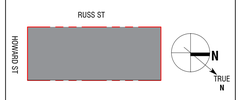

Seal / Signature:

BUILDING PERMIT

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1	06/30/2023	BID DOCUMENTS
2	08/15/2023	BUILDING PERMIT
3	08/22/2023	BUILDING PERMIT

Full Size Print: 30" x 42"

Sheet Title:

FLOOR PLAN DIAGRAMS - GROSS FLOOR AREA

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

G3.05

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PAE

United Playaz - 1044 Howard

100% Design Development Narrative

April 11, 2023

pae-engineers.com

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Project Directory

Owner: **United Playaz**

Architect: **Arquitectonica**
818 W. 7th Street
Suite 800
Los Angeles, CA 90017
213-895-7800

Kelsey Malott, AIA, NCARB
kmalott@arquitectonica.com

Bernardo Fort-Brescia, FAIA
bfort@arquitectonica.com

Ilon Keilson
ikeilson@arquitectonica.com

Ulysses Hernandez
uhernandez@arquitectonica.com

Michael O'Boyle, AIA, LEED AP
moboyle@arquitectonica.com

Miguel Ruiz
mruiz@arquitectonica.com

Mechanical, Plumbing, and Electrical Engineer: **PAE**
444 Spear Street
San Francisco, CA 94105
415-544-7500

Grant Craig, PE, LEED AP BD+C
Principal-in-Charge
grant.craig@pae-engineers.com

Andrew McGann, LEED AP
Mechanical Lead
andrew.mcgann@pae-engineers.com

Taylor Berrian, PE
Project Manager
taylor.berrian@pae-engineers.com

Kasey Richards
Mechanical Support
kasey.richards@pae-engineers.com

James Bradshaw, PE
Mechanical Engineer of Record
james.bradshaw@pae-engineers.com

Damien Johnson, PE
Plumbing Lead
damien.johnson@pae-engineers.com

Erica Kram, PE, LEED AP BD+C, GPC
Plumbing Engineer of Record
erica.kram@pae-engineers.com

Selman Martinez
Electrical Lead
selman.martinez@pae-engineers.com

Mike Dimmel, PE, LEED AP
Electrical Engineer of Record
mike.dimmel@pae-engineers.com

Ivan Howard
Revit Lead
ivan.howard@pae-engineers.com

Jenn Smith
Project Coordinator
jenn.smith@pae-engineers.com

1.0 Project Description

1.1 Project Overview

INTENDED USE OF DOCUMENTS

This Basis of Design (BOD) has been prepared to define the Design Development mechanical, electrical, plumbing, fire protection and lighting (MEPFPL) systems serving the building, for coordination with the architect, owner, contractors and to assist in cost estimation. This document defines the level of quality and performance required on the project. This Basis of Design document will be updated, altered, and expanded upon as the project progresses.

The MEPFPL systems proposed for the project have been developed to meet owner project goals related to the following categories.

- Cost
  - First cost, energy cost, carbon emissions, maintenance cost, and total cost of ownership.
- Operations
  - Energy efficiency, electrical impact, controls integration, envelope impact, phasing impacts, space requirements, ease of installation, equipment life, maintenance access, flexibility, operational resiliency, redundancy, and effectiveness.
- Experience
  - Indoor air quality, thermal comfort, individual thermal comfort, visual comfort, resident experience, acoustics, and aesthetics.

PROJECT DESCRIPTION

The project is located at 1044 Howard Street in San Francisco CA. The development will include the soft demolition of an existing vacant 2-story building and the construction of a 2-story community center. The new construction will have an area of approximately 6,000 SF including back-of-house and mechanical spaces that support the community center. A mural was recently painted along the existing exterior face of the CMU wall on Russ street that the project would like to preserve.

The programming of the building includes: waiting areas, large meeting rooms, kitchen, bathrooms, storage, an outdoor terrace with a basketball court, and an office area.

1.2 Codes and Standards

Mechanical, electrical, plumbing and fire protection systems will be designed in accordance with best engineering practices and all applicable Codes, Standards, and Authorities having jurisdiction. Systems must be designed in accordance with, including, but not limited to:

- 2022 California Building Standards Administrative Code
- 2022 California Building Code
- 2022 California Electrical Code
- 2022 California Mechanical Code

- 2022 California Plumbing Code
- 2022 California Energy Code
- 2022 California Fire Code
- 2022 California Green Building Standards Code, CALGreen
- 2022 California Reference Standards Code
- Air Conditioning, Heating, and Refrigeration Institute (AHRI)
- Air Movement and Control Association (AMCA)
- Americans with Disabilities Act (ADA) or Uniform Federal Accessibility Standards
- American National Standards Institute (ANSI)
- American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE)
- American Society of Sanitary Engineering (ASSE)
- American Water Works Association (AWWA)
- Bay Area Air Quality Management District
- California Code of Regulations (CCR): Title 17 & 22, California Health Laws Related to Recycled Water
- California Code of Regulations (CCR): Title 24, Building Standards Code
- California Department of Public Health
- California Health and Safety Code, Section 116875(b) – California Lead-Free Plumbing Law
- Division of State Architect (DSA) Interpretation of Regulations
- Environmental Protection Agency (EPA)
- Illuminating Engineering Society of North America
- Institute of Electrical and Electronics Engineers (IEEE)
- Illuminating Engineering Society of North America (IES)
- LEED V4 BD+C New Constructions Rating System.
- National Environmental Balancing Bureau (NEBB) – Testing and Balancing standards
- National Electrical Contractors Association (NECA)
- National Electrical Manufacturers Association (NEMA)
- National Fire Protection Association (NFPA) Standards
- Occupational Safety and Health Administration (OSHA)
- Pacific Gas and Electric Construction Guidelines
- Sheet Metal and Air Conditioning Contractors National Association (SMACNA)
- Underwriters Laboratories (UL)

1.3 Owner Specific Requirements

The Owner requirement are based on feedback provided to PAE during the kickoff phase, SD and DD owner design team meetings. This Basis of Design represents our understanding of these owner requirements and are subject to future developments throughout the process.

1.4 Sustainability Goals

ENERGY PERFORMANCE GOALS

The project is pursuing the following goals:

- Design an all-electric building for building space heating, space cooling, domestic hot water heating and in-unit cooking. This will eliminate fossil-fuels and therefore reduce the building's carbon emissions.
- Comply with Title 24-2019 California Energy Code.
- Comply with San Francisco Green Building Code.

WATER CONSERVATION

The project will utilize low flow plumbing fixtures to reduce indoor water consumption. These strategies are described in detail in the Plumbing section.

1.5 Climate Overview

Understanding the local climate is critical toward the design of a sustainable project. The systems designed for this project have been considered due to the unique climate of San Francisco, CA and to meet the project goals. The mild climate, cloud-cover and seasonal prevailing wind directions were all factors that were considered.

The tables, charts and figures below provide weather and climate data based on Title 24 and ASHRAE. The ASHRAE climatic data is from the closest ASHRAE data station, which is located at San Francisco International Airport (#724940), which is approximately 11 miles South of the project site. The Title 24 climatic data is from San Francisco CO weather station.

For annual houriy weather analysis, the industry standard is to use TMY3 (Typical Meteorological Year 3) data, produced by the National Renewable Energy Laboratory (NREL). The TMY3 data set contains weather data for 1,020 locations across the United States. For this project, the closet TMY3 weather data available is for the San Francisco International Airport, which is approximately 11 miles South of the project site.

CLIMATE DATA

Table 1: Climate Summary Chart – ASHRAE

San Francisco International Airport, San Francisco, CA	
Geographical	
Latitude	37.620° N
Longitude	122.365° W
Elevation	8 ft.

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:

DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:

PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:

The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:

Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:

LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

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05.31.2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

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MEP SYSTEM DESIGN NARRATIVE

Scale:

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Summer	
Cooling	
Degree Days (50/65°F)	3053/158
50-Year Extreme	101.5°F
0.4% DB/MCWB	82.6/62.7 °F
Evaporation	
0.4% WB/MCDB	65.6/77.2°F
Hottest Month DB Range	16.0°F
Winter	
Heating Degree Days (50/65°F)	98/2679
50-Year Extreme	28.4°F
99.6%	39.5°F
Precipitation	
Annual Rainfall	21.6"
Sources: ASHRAE Fundamentals 2017	

Table 2: Climate Summary Chart – CA Title 24

San Francisco AP

Summer	
Cooling	
0.5% DB/MCWB	83/64 °F
Evaporation	
0.5% WB	64°F
Winter	
Heating	
0.2% DB	35°F
Median of Extremes	31°F

AIR DATA

The table above and the figures below illustrate the extremes, averages, and breakdown of San Francisco's annual temperatures and relative humidity range.

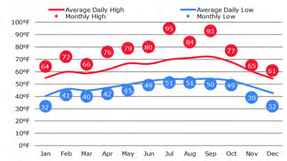

Figure 1: Average Monthly Temperatures

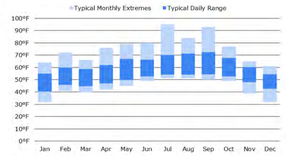

Figure 2: Average Monthly Temperature Range

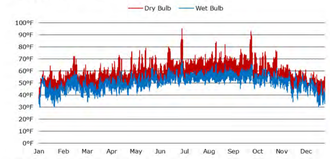

Figure 3: Hourly Dry Bulb & Wet Bulb Temperatures

SOLAR DATA

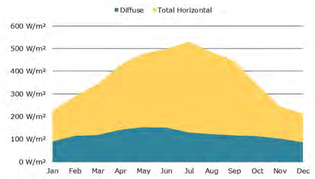

Figure 4: Monthly Solar Radiation

PRECIPITATION DATA

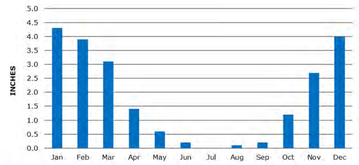

Figure 5: Monthly Rainfall

1.6 Noise and Vibration Control

The MEPTFP systems are designed to meet the acoustical and vibration isolation criteria established by the project Acoustical Consultant. This section will be updated based on the Acoustical Consultant's report. PAE will provide equipment information to the project Acoustical Consultant at each phase of the design for review and coordination.

2.0 Mechanical

2.1 General

The following HVAC design criteria and system descriptions apply to the design for United Playaz – 1044 Howard, unless specifically stated otherwise.

The proposed HVAC systems considered for the project are the following:

- Ventilation air provided by energy recovery ventilators or in line fans
- Space conditioning provided by Variable Refrigerant Flow (VRF) system
- Local toilet Exhaust System
- Local kitchen exhaust system

2.2 Design and Performance Criteria

The following tables illustrate the design criteria that will be utilized to design the HVAC systems.

OUTDOOR DESIGN CRITERIA

Table 3: Climate Summary Chart – CA Title 24

Operation	Reference	Temperature
Cooling	Title 24 Joint Appendices (0.5% Dry Bulb/Mean Coincident Wet Bulb)	79°F/63°F
Heating	Title 24 Joint Appendices (Winter Median of Extremes)	38°F

Note: Based on Title-24 JA2 2019 Appendix Weather Data for San Francisco County

INDOOR DESIGN CRITERIA

Table 4: Indoor Climate Conditions

Space Type	Relative Humidity	Cooling	Heating
Conference/Meeting	No control	75°F ±2°F	70°F ±2°F
Corridor/Transition	No control	78°F ±2°F	68°F ±2°F
Electrical/Mechanical	No control	80°F ±2°F	60°F ±2°F
Lobby	No control	75°F ±2°F	70°F ±2°F
Kitchen	No control	78°F ±2°F	68°F ±2°F
Office, Enclosed	No control	75°F ±2°F	70°F ±2°F

MISCELLANEOUS INDOOR LOAD DENSITIES

Table 5: Internal Loads

Space Type	Occupants (#/1,000 SF)*	Plug Load (W/SF)	Lighting Load (W/SF)**
L1 Meeting 1, 2	36 ppl	1.00	0.85
L2 Meeting	8 ppl	1.00	0.85
Corridor/Transition	N/A	0.20	0.60
Electrical/Mechanical	N/A	By Equipment	0.40
Lobby	150	0.50	0.85
Office, Enclosed	5.0	1.00	0.65

*Occupant load values based on the CMC or furniture plans
**Lighting load values based on the lower of ASHRAE 90.1 and T24 Prescriptive

EXHAUST DESIGN RATES

Table 6: Exhaust System Design Rates

Exhaust Service	Minimum Exhaust Airflow Rate
Restroom	100 CFM
Kitchen Hood	400 CFM

VENTILATION

Ventilation rates are governed by several jurisdictions including 2019 CMC, 2019 CEC and ASHRAE. These ventilation rates are defined below and must be delivered to each space type. Each space will be provided with the greater of CEC and ASHRAE 62.2 calculation methods.

Table 7: All Other Spaces Ventilation Design Rates

Space Type	Title 24 (CEC) – People Method	Title 24 (CEC) – Area Method	ASHRAE 62.1		Project Requirements
	(CFM/per person)	(CFM/SF)	R_p	R_a	
Conference	15	0.50	5	0.06	Greater of Title 24 and ASHRAE 62.1
Corridor/Transition	-	0.15	-	0.06	Greater of Title 24 and ASHRAE 62.1
Lobby	15	0.50	5	0.06	Greater of Title 24 and ASHRAE 62.1
Multipurpose Assembly	15	0.50	5	0.06	Greater of Title 24 and ASHRAE 62.1
Office	15	0.15	5	0.06	Greater of Title 24 and ASHRAE 62.1

For reference, ventilation rates are determined by the following:

- All other spaces: Greater of ASHRAE 62.1 and CEC
- ASHRAE 62.1 Table 6.2.2.1: $V_{bz}=R_p*P_z+R_a*A_z$
- CEC Code: Greater of
  - CEC Table 120.1-A
  - 15 CFM per person

DUCTWORK AND PIPING SIZE CRITERIA

Table 8: Duct, Pipe, HVAC Component and Louver Sizing Criteria

Low-Pressure Ductwork	
Static Pressure Loss	Maximum 0.08 inches water column per 100 feet
Main Velocity	Maximum 1,500 feet per minute
Branch Velocity	Maximum 1,200 feet per minute
To Diffusers & Grilles	Maximum 600 feet per minute
Flexible Ducts	Maximum length 5 feet, minimize total 90 degree bends
Medium-Pressure Ductwork	
Static Pressure Loss	Maximum 0.10 inches water column per 100 feet
Main Velocity	Maximum 1,700 feet per minute
Branch Velocity	Maximum 1,400 feet per minute
HVAC Components	
Cooling Coils	Maximum 500 FPM
Heating Coils	Maximum 600 FPM
Filters	Maximum 500 FPM
Louvers	
Residential Ventilation	Maximum 400 FPM through net free area
Residential Exhaust	Maximum 400 FPM through net free area
General Ventilation	Maximum 600 FPM through net free area
General Exhaust	Maximum 800 FPM through net free area

2.3 Ventilation Systems

ENERGY RECOVERY VENTILATORS

The two meeting rooms on level 01 shall be provided with ventilation air via localized energy recovery ventilators (ERVs). ERVs are an energy recovery ventilation system that recovers energy from the room and preconditions the incoming ventilation air. ERVs exchange energy from building return/exhaust air and transfers it to fresh outside air via a fixed plate system. Heat transfer occurs as the temperature transfers through the plate from one airstream to the other.

The ERVs will be located above a dropped ceiling. The architect shall provide an access panel below the unit. Ventilation ductwork will be ducted from the exterior via a louver within the façade to the ERV unit. Fresh supply air will then be ducted from the ERV unit to the return air boot of the VRF fan coil unit. Return air from the room will be ducted from a return air diffuser to the ERV unit. From the ERV unit, the return air will be ducted to the exterior via a louver in the façade.

The ERVs shall be provided with the following:

- Supply fan
- Relief/exhaust fan
- MERV 13 filters
- Variable speed ECM motor
- Onboard programmable digital controller with independent variable speeds
- CO2 sensor/control, for those units serving spaces requiring CO2 monitoring
- Motion occupancy sensor/control
- Cross-core differential pressure ports
- Speed controller for initial balance and airflow adjustment
- Backdraft damper

ERVs shall be provided for the following spaces:

- Level 01 Meeting #1
- Level 01 Meeting #2

IN-LINE FANS

The level 01 waiting area and the level 02 office and meeting room shall be provided with ventilation air via inline ventilation fans. Ventilation air will be ducted from the exterior via a louver within the façade (or from the roof via a duct and a rain cap) to an inline ventilation fan. The inline ventilation air will deliver unconditioned outside air to the return air boot of the fan coil unit via outside air ductwork. The inline ventilation fan shall be located above a drop ceiling. The architect shall provide an access panel below the unit.

The inline ventilation fan shall be provided with the following:

- Supply fan
- MERV 13 filters
- Onboard programmable digital controller with independent variable speeds
- Variable speed ECM motor
- Airflow measurement test port
- Speed controller for initial balance and airflow adjustment
- Backdraft damper

Inline ventilation fans shall be provided for the following spaces:

- Level 01 Waiting Area
- Level 02 Office
- Level 02 Meeting
- Maintenance

2.4 Heating and Cooling Systems – VRF

GENERAL

Space conditioning for the building is provided via a variable refrigerant flow (VRF) system with heat recovery. This system provides space conditioning to all areas via VRF indoor units that connect to a shared refrigerant loop, branch selector boxes and a rooftop outdoor condenser unit. The rooftop condenser units are equipped with a multi speed reversible scroll compressor that allows for simultaneous heating and cooling throughout the system and a varying of the total cooling and heating load required at a given time.

The VRF system is a 3-pipe refrigerant system (suction, liquid and return hot gas). The three pipes are routed from the outdoor condenser unit to a multiport branch selector box, which is the valving and control mechanism of the whole system. Downstream of the branch selector box, two refrigerant pipes extend to each of the VRF indoor units on the system. A VRF indoor unit calling for cooling will open its suction line and liquid line valves and act as an evaporator. A VRF indoor unit calling for heating will open its liquid line and hot gas line valves and act as a condenser.

EQUIPMENT/DUCTING/PIPING

VRF systems have four main components to the system: VRF indoor units, VRF outdoor condenser units, branch selector boxes and refrigerant piping.

VRF INDOOR UNIT

A horizontal VRF indoor unit shall be installed above a dropped ceiling within each space that it is serving. Supply air ductwork shall be routed to ceiling supply air diffusers to serve each space. All supply air ductwork downstream of the VRF indoor unit shall be acoustically lined with one-inch duct liner board. A custom sheet metal mixed air plenum with filter rack shall be connected to the inlet of the unit. Return air shall be ducted directly from a ceiling mounted return air grille. The return air will be fully ducted back to the unit and will not utilize an open return air plenum, due to the wood construction.

All piping and electrical connections to the unit are on the left-hand side of the unit in the direction of airflow. An access door must be provided for maintenance and service. The access door size shall be the size of the VRF indoor unit plus any requirements for clearances of piping and electrical connections (approximately 24"x24").

Condensate piping from the VRF indoor unit shall be routed to the nearest lavatory or floor sink.

BRANCH SELECTOR BOX

A VRF system allows for improved energy efficiency by utilizing heat recovery between connected indoor units. In a typical one-to-one split system heat pump layout, an indoor unit in cooling mode will discharge its hot gas to the rooftop condenser to reject the heat to the atmosphere, while an indoor unit in heating mode draws heated refrigerant gas from its connected condenser to provide heat to the indoors. With a VRF system, a heat recovery unit is utilized to redirect hot gas from an indoor unit in cooling mode directly to a connected indoor unit in heating mode, skipping the condenser unit altogether. This allows a measure of free heating and cooling without the operation of the condensing unit compressor and fans.

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

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DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

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444 Spear Street, Suite 210
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Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
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270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

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LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

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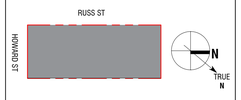

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The diversion of the refrigerant and control of this portion of the system is via a branch selector box. The branch selector box will be located above a dropped ceiling and will be accessed via an access panel. The VRF indoor units serving amenity spaces will be provided with a branch selector box that connects to multiple VRF indoor units. Each branch selector box will require a power connection and, where applicable, a ceiling access panel.

AIR-COOLED CONDENSING UNITS

Each VRF indoor unit shall be connected to a multi-circuit outdoor condensing unit with variable speed compressors and condenser fans. A total of three refrigerant pipes (liquid, suction and hot gas) are routed from each manifolded condenser to the branch selector boxes within the building. Two refrigerant pipes (liquid and suction) are routed from the branch selector box to each fan coil unit.

The outdoor condenser units shall be mounted on a wooden sleeper system, with appropriate vibration isolation design criteria from the acoustical report. Refrigerant piping shall be racked on the roof on Unistrut mounting.

The total tonnage of the VRF system will be ~12 tons.

REFRIGERANT PIPING

The three insulated refrigerant pipes (liquid, suction and hot gas) will be routed vertically within a wall of the residential unit or within a central shaft that can be accessed from the corridor. If any refrigerant piping is located above the residential corridor ceiling, the piping needs to be located above a 1 hour ceiling construction.

CONTROLS

Each VRF indoor unit will be controlled locally by a programmable Energy Star compliant thermostat with digital readout. The thermostat shall be installed a minimum of 10' away from the perimeter wall.

A multizone central VRF controller shall be provided to control and monitor all VRF indoor and outdoor units with individual heating and cooling setpoints, setpoint range limitation, setback setpoints, and auto changeover control. The central controller allows remote monitoring via a web/email function and acts as a central management tool.

SYSTEM MAINTENANCE

A VRF system will have minimal maintenance based on the components in the system:

— VRF Outdoor Units
  - Heat exchanger fins – check and brush.
  - Check fan.
  - Outdoor unit has fan motor, controls, compressor, valves, and refrigerant circuit. If failure occurs there may be a compressor replacement or fan motor replacement.
  - Outdoor unit can be comprised of multiple separate VRF modules. Typically, a failure would only occur in one of the two or three modules. This results in the system remaining operational at 1/2 or 1/3 capacity.

— VRF Indoor Units
  - Filter replacement.
  - The indoor VRF unit has a fan motor, controls, refrigerant circuit, condensate pump, and coil. If failure occurs there may be a fan motor or condensate pump replacement.
— VRF BS Boxes
  - Minimal maintenance.

2.5 Toilet Exhaust

Each bathroom shall be provided with a local toilet exhaust fan. The local toilet exhaust fan shall be sized for 50 CFM/100 CFM per toilet room (trickle/boost mode) and be similar to a Panasonic Whisper Green Exhaust Fan FV-05-11VKS2. Each local toilet exhaust fan shall be controlled by a wall mounted signal switch. The local toilet exhaust fan shall be provided with an integral humidity/condensation sensor for additional control of bathroom moisture/boost mode control. Each local toilet exhaust fan shall be ducted vertically to the upper roof via a 6" diameter exhaust duct. The exhaust duct shall be concealed within a wall or rated shaft, and shall terminate at the roof with a rain cap or gooseneck fitting.

2.6 Kitchenette Exhaust

The kitchenette is provided with a cooktop that will be provided with a kitchen exhaust hood. The domestic kitchen exhaust hood must be served by an independent exhaust system and may not be connected to any other exhaust systems. The domestic kitchen exhaust hood with integral fan and switch shall be provided by other. The nominal exhaust rate is assumed to be 400 CFM per hood. The domestic kitchen exhaust hood shall be ducted vertically to the upper roof via a 6" diameter exhaust duct. The exhaust duct shall be concealed within a wall or rated shaft, and shall terminate at the roof with a rain cap or gooseneck fitting.

2.7 Dryer Exhaust

There is one domestic dryer provided within the kitchenette. The dryer must be served by an independent exhaust system and may not be connected to any other exhausts systems. Nominal exhaust rate is assumed to be 250 CFM per dryer. Actual dryer design airflow must be confirmed with final dryer selection and the exhaust system capacity shall be adjusted accordingly.

The final dryer installation and exhaust vent system must meet the manufacturer's requirements. Dryers shall be located in closets with the manufacturer's required open area for make-up air. For exhaust duct runs that exceed code and manufacturer's requirements, an-line dryer booster fan, with lint screen, shall be provided. The authority having jurisdiction shall provide approval of using manufacturer's maximum duct length and maximum number of elbows, in lieu of the stricter code requirement for duct length and number of elbows.

The dryer shall be ducted vertically to the upper roof via a 4" diameter exhaust duct. The exhaust duct shall be concealed within a wall or rated shaft, and shall terminate at the roof with a rain cap or gooseneck connection.

2.8 Supplemental Heating and Cooling

The level 01 storage room that houses the lighting inverter and the domestic water air source heat pump will be provided with ventilation air and space conditioning via the VRF system that is serving the adjacent meeting room. A duct will tap off and provide air to the storage closet via a ceiling mounted grille. Return air will be brought back to the meeting room via a door undercut.

3.0 Plumbing

3.1 Design Criteria

Table 9: Plumbing Piping Sizing Criteria

Domestic and Non-Potable Water Piping	
Minimum Pressure	30 PSI at most remote outlet
Maximum Pressure	70 PSI
Friction Loss	Maximum 3 PSI per 100 feet
Velocity	Maximum 6 feet per second (Cold Water) Maximum 5 feet per second (Hot Water) Maximum 3 feet per second (Hot Water Return)
Sizing	Per Code (CPC 2022 – Appendix A)
Below Grade Material	3 inch and smaller, Type K, Hard drawn copper tubing, Soldered\brazed fittings
Domestic Hot Water Supply/Return, Above Grade Insulation	3/4 inch and smaller, 1 inch thick fiberglass, all-purpose jacket or elastomeric 1 inch and larger, 1-1/2 inch thick fiberglass or all-purpose jacket
Storm Drainage Piping	
Rainfall Rate (extract local rainfall for project location)	1.5 inches per hour 3.0 inches per hour (combined)
Piping Slope	Minimum 1/8 inch per foot
Sizing	Per Code (CPC 2022)
Material	Service weight cast iron with no-hub couplings
Insulation	Drain bodies and first 10 feet of pipe connected to the drain body, 1/2 inch, Fiberglass, All-purpose jacket
Waste and Vent Piping	
Piping Slope	Minimum 1/4 inch per foot for piping less than 4 inches, 1/8 inch per foot for 4 inches and larger
Sizing	Per Code (CPC 2022)
Material	Service weight cast iron with no-hub couplings

3.2 Plumbing Fixtures

Commercial grade low flow fixtures will be provided where indicated on the architectural drawings. Refer to table below for representative flow rates for each type of fixture.

Table 10: Plumbing Fixture Types and Locations

Fixture	Location	Type	Control	Flow*	Notes
WC-1 Water Closet	Restrooms (ADA wheelchair)	Wall hung, vitreous china	Sensor operated flush valve	1.28 GPF	Seat at 18 inches above floor, centerline at 17 inches from wall
L-1 Lavatory	Restrooms	Counter mounted, vitreous china	Single lever faucet	0.5 GPM	All locations are ADA accessible
S-1 Sink	Kitchen	Self rimming, counter mounted, Stainless steel	Single lever faucet, swing spout	1.5 GPM	ADA faucet
DF-1 Bottle Filler	Basketball Court	Wall hung, outdoor	Push button		
DW-1 Dishwasher	Kitchen	Undercounter, Residential			
H-1 Hose Bibb	Varies		Recessed box, removable key		
SB-1 Clothes Washer Supply Box	Kitchen	Residential			
SB-2 Refrigerator Supply Box	Kitchen	Residential			

*Code minimum flush/flow rates.

3.3 Domestic Cold-Water System

The domestic cold water system consists of a domestic cold water main, distribution piping, reduced pressure backflow preventer, and connection to the domestic water main and meter provided by the SFPUC.

A water main appears to enter the building, underground, adjacent to the building's existing Howard St entrance. Pending field verification of the domestic main's size, the preliminary analysis assumes the existing domestic cold water main is adequate for reuse to serve the new program.

Cold water will be distributed to the plumbing fixtures and other areas requiring water. Refer to Architectural Drawings for plumbing fixtures and room locations. Freeze-proof hose bibs to be distributed around the perimeter of the building at every 100 feet and be provided for at roof.

The domestic water system pressure shall be designed for a minimum of 30 PSI and 70 PSI maximum. Per the fire flow test, dated March 20, 2023, the available water street pressure is adequate to serve all fixtures within the building. Vertical domestic water risers will be provided.

Provide leak detection for water heater and washing machine.

IRRIGATION

A backflow device will be provided for the irrigation system within the water service room. Irrigation piping will be stubbed out of the building for landscape use.

3.4 Domestic Hot Water System

All program areas listed above will require hot water service. Provide isolation valves for the domestic hot/cold water system so that each restroom core can be isolated. Isolation valves shall be clearly labeled.

The following hot water system will be provided:

— Building Domestic Hot Water System
  - Load per fixture counts and ASHRAE traditional sizing method.
  - (1) Electric Tank-type Heat Pump Water Heater – 80 Gallons, 5 kW. Basis of design: Rheem HDLD80-1RH unit.
  - Circulation pump, expansion tank, master mixing valve (ASSE 1017) to be provided for a complete circulating system.
  - Generate at 150 deg F, blend and distribute to fixtures at 120 deg F.

3.5 Storm Drain System

The combined storm sewer piping system shall be a gravity system consisting of roof drains, overflow drains, scuppers, area drains, planter drains, storm sewer building mains, branch lines for roof drains/overflow drains discharging into the piping system, and connection(s) to the stub-outs provided in the Civil section of work. A sand interceptor shall be provided for all roof and planter drains.

A running trap will be provided on the storm water piping leaving the building to prevent sewer gases from entering the building storm water piping systems.

3.6 Sanitary Sewer System

Sanitary waste and vent piping will be provided in toilet rooms and kitchen. Plumbing fixtures will be drained by gravity through risers and branch piping.

A sanitary main appears to exit the building, underground, at the building's existing Russ St entrance. Pending field verification of the sanitary main's size, the preliminary analysis assumes the existing waste main is adequate for reuse to serve the new program.

Sanitary waste piping leaving the site will connect to a combination sewer at the street. Sanitary waste piping will run parallel to the storm water and be connected to piping provided by Civil near the curb line.

Per the latest site survey, a backwater valve will be required for all level 1 fixtures.

CONDENSATE DRAINAGE

Condensate drain lines from mechanical fan coil units to lavatory tailpiece connections and approved indirect waste receptors such as floor sinks shall be provided. Condensate drain lines shall be wrapped with ½" thick insulation to prevent condensation.

3.7 Natural Gas System

There is no existing gas service to the building. Design intent is for building to be all-electric and to remain without gas service.

4.0 Fire Protection

4.1 Design Criteria

The project fire protection system will be designed in accordance with the following standards, State Fire Code, and local Fire Marshall requirements.

— NFPA 13: Standard for the Installation of Sprinkler Systems
— NFPA 25: Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems
— NFPA 70: National Electrical Code
— NFPA 72: National Fire Alarm Code

4.2 General

SYSTEM DESCRIPTION

Based on the height of the building, a fire standpipe system is not required for the project. An automatic sprinkler system will be provided to meet the requirements of the adopted editions of the building codes, as well as national standards and current local codes. The sprinkler system will consist of the following:

— Fire Protection Water Utility Service
  - A new Fire Protection line will be routed from the water main along Howard St. A double check detector assembly will be provided in the building.
— Fire Department Connection (FDC)
  - The Fire Department Connection (FDC) location will be coordinated with the Authority Having Jurisdiction for the location. FDC will be sized in accordance with NFPA 13. The FDC will be sized for the fire sprinkler demand.
— Wet Pipe Sprinkler System
  - The fire sprinkler system will consist of a main flow alarm station, zone control valves and flow indicators, alarm bell, fire sprinkler piping and heads. Each floor will be provided with a zone isolation valve with tamper switches, flow switches, and fire department test stations.
  - Ordinary Hazard (Group 1) is the minimum accepted system design occupancy classification. The minimum design will be 0.15 gpm/SF for the hydraulically most remote 1,500 SF.
  - When quick-response sprinklers are used the hydraulically most remote area may be reduced in accordance with the provisions of NFPA 13.

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect: **ARQUITECTONICA**
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

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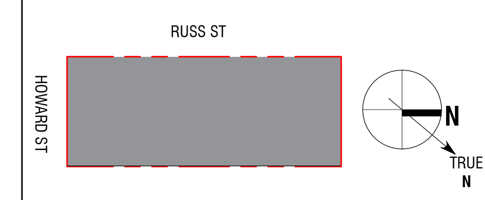

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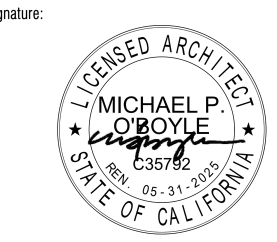

BUILDING PERMIT

DATE: 08/15/2023

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MEP SYSTEM DESIGN NARRATIVE

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5.0 Electrical

5.1 Design Criteria

The following electrical design criteria and system descriptions apply to the design of the United Playaz building at 1044 Howard Street in San Francisco unless stated otherwise.

5.2 Codes and Standards

All work will be installed in accordance with the following:

- 2022 California Electrical Code, Title 24, Part 3
- 2022 California Energy Code, Title 24, Part 6
- 2022 California Building Code, Title 24, Part 2
- 2022 California Fire Code, Title 24, Part 9, Appendices B and C
- National Electrical Code (NEC)
- International Fire Code (IFC).
- American National Standards Institute (ANSI).
- Institute of Electrical and Electronics Engineers (IEEE).
- Illuminating Engineering Society of North America (IES).
- National Fire Protection Association (NFPA).
- National Electrical Manufactures Association (NEMA).
- Underwriters Laboratories (UL).
- Americans with Disabilities Act (ADA)
- Other applicable codes as necessary

Material and equipment will be listed and labeled by Underwriters Laboratories or approved testing laboratory.

5.3 Service and Distribution

EXISTING SYSTEM DESCRIPTION

Based on PAE's visual observation, the building has an existing underground incoming service rated at 400 Amps, 208/120vac, 3-phase provided by Pacific Gas and Electric (PG&E). The incoming electrical service originates from a utility box that will be located in coordination with the Civil Consultant, Joint Trench Consultant, and existing underground utilities.

The age of the existing distribution infrastructure exceeds the typical useful life expectancies listed in the Building Owners and Managers Association (BOMA) Preventive Maintenance Guidebook and ASHRAE Fundamentals. Much of the distribution equipment is not in good condition. PAE recommends replacing all electrical distribution infrastructure.

BUILDING MAIN POWER SERVICE

Based upon preliminary load calculations, the service is anticipated to be 208/120V, 3-phase, 4-wire, sized at 400 amperes. The existing service is expected to be sufficient for the new proposed all-electric program in the building pending PG&E's confirmation of the existing utility service. Underground feeders within the building footprint will be excavated and rerouted to a new service equipment location. New service equipment will be located in a dedicated electrical closet near the existing underground electrical service utility box. The service will enter a panel-meter combination cabinet likely located within a dedicated electrical closet located on the ground level. The Dry Utility Consultant will confirm electrical service tie-in locations to PG&E's infrastructure.

A surge protective device (SPD) will be provided at the main service switchboard to limit potential damage from over voltages and other transients. Smart metering infrastructure will be provided per PG&E's requirements.

Calculation

PAE

House Electrical Load Calculations

Voltage: 208V
Phase: 3

Building Spaces / Equipment

Spaces	sf	x	Watts/sf =	Lighting		Watts/sf =	Power	
[illegible]	[illegible]	x	[illegible]	0.3	kVA	[illegible]	0.6	kVA
[illegible]	[illegible]	x	[illegible]	0.2	kVA	[illegible]	0.3	kVA
[illegible]	[illegible]	x	[illegible]	0.3	kVA	[illegible]	0.3	kVA
[illegible]	[illegible]	x	[illegible]	2.2	kVA	[illegible]	15.4	kVA
[illegible]	[illegible]	x	[illegible]	0.1	kVA	[illegible]	1.9	kVA
[illegible]	[illegible]	x	[illegible]	0.0	kVA	[illegible]	0.1	kVA
[illegible]	[illegible]	x	[illegible]	0.2	kVA	[illegible]	1.1	kVA
[illegible]	[illegible]	x	[illegible]	1.1	kVA	[illegible]	1.3	kVA
[illegible]	[illegible]	x	[illegible]	0.4	kVA	[illegible]	0.7	kVA
				4.8	kVA		21.7	kVA

Total House Spaces = 26.5 kVA

Total Spaces Load (Connected) = 26 kVA
Total Spaces Load (Demand) = 21 kVA

Equipment	Quantity / sf	x	hp	W/sf	Connected	Demand Factor	Demand
House Equipment							
Elevators ****	[illegible]		[illegible]		40.0 kVA	[illegible]	38.0 kVA
CU-R-1	[illegible]		[illegible]		20.0 kVA	[illegible]	20.0 kVA
Fan Coils (House)	[illegible]		[illegible]		3.5 kVA	[illegible]	3.5 kVA
Exhaust	[illegible]		[illegible]		2.0 kVA	[illegible]	2.0 kVA
Supply Fans	[illegible]		[illegible]		0.9 kVA	[illegible]	0.9 kVA
ERV	[illegible]		[illegible]		2.0 kVA	[illegible]	2.0 kVA
Circulation Pumps	[illegible]		[illegible]		0.3 kVA	[illegible]	0.3 kVA
Water Heaters	[illegible]		[illegible]		6.0 kVA	[illegible]	6.0 kVA
					74.7 kVA		72.7 kVA

	Connected	Demand
Total Equipment Load (Connected) *** =	75 kVA	
Total Equipment Load (Demand) *** =		73 kVA
Total House Load (Spaces + Equipment) (Connected) *** =	101 kVA	
Total House Load (Spaces + Equipment) (Demand) *** =		93 kVA
Total House Load at 208/120V (Connected) *** =		281 Amps
Total House Load at 208/120V (Demand) *** =		259 Amps
Utility Service Size (House) at 208/120V *** =		[illegible] Amps

Figure 6: Electrical Load Calculations

BUILDING DISTRIBUTION

The main service will be 400 amps and the main service voltage of 208Y/120V 3-phase will be used to feed lighting, mechanical, and power loads. The electrical power system will incorporate submetering and system performance tracking at the main distribution panel. The submetering will provide information on system loading and power quality.

Power distribution throughout the building will be accomplished through conduit and wire feeders with 208vac 3-phase branch panels.

Branch Circuit Wiring

Copper conductors routed in EMT raceway will be used throughout the building for branch distribution. Flexible metal clad (MC) cabling may be used for branch circuiting in areas where concealed within walls and ceilings. The homeruns back to the panel will be EMT/copper conductors. Ground fault circuit interrupter receptacles will be provided in toilet rooms, sinks, roof, outdoor and wet areas, and kitchens.

Equipment Connections

Electrical power connections will be made to all mechanical equipment, elevator, and owner furnished equipment to including all electrically associated devices such as disconnect switches, contactors, magnetic or manual starters, lock-out switches, etc., not furnished under Division 23.

Electrical power connections will be made to support miscellaneous equipment. Connections include disconnect safety switches and wiring to support interlocks to remote devices.

Grounding System

A grounded power system will be provided in compliance with the NEC. This ground system consists of the building service ground consisting of multiple ground rods, existing ground electrode(s), and bonding to the water service and structural steel. All metallic systems will be grounded to the ground system. An equipment grounding conductor will be provided in all feeder and branch wiring runs.

5.4 Emergency Power Systems

INVERTER

A central inverter will serve emergency loads. Emergency loads will be those designated as life safety meeting the criteria of NEC 700 and will include egress lighting and alarm systems.

An emergency generator is not anticipated to be required.

Elevators will be provided with Emergency Return Units. Emergency power will not be provided for elevator recall.

EGRESS/EMERGENCY

Emergency lighting power will be provided via the central inverter for a minimum of 90 minutes to illuminate the paths of egress. LED exit signage will be provided to indicate the path of egress. Egress lighting will be provided as part of the general lighting arrangement. Where spaces are indicated as hazardous electrical classification, appropriately rated fixtures will be used.

5.5 Renewable Power

In accordance with California Energy Commission Title 24 Part 6 requirements for non-residential buildings, a solar PV zone on the roof of the building with an area of at least 15 percent of the total roof area will be designated. Space and raceway provisions for a future PV system will be allocated.

5.6 Lighting Fixtures and Lamps – Back-of-House

This section covers lighting in back-of-house spaces including electrical/telecom/mechanical rooms, stairwells, and back-of-house corridors.

All lighting in back-of-house areas will be LED type.

Fixture layout and quantity will be provided to meet recommendations of Illuminating Engineering Society of North America (IESNA) and the local energy code.

Recommended illumination levels will be achieved as follows:

Table 11: Recommended Illumination Levels

Area	Source	Light Level Ambient (average FC)	Light Level Emergency (average FC)
Back of House	LED	5 – 25	1.0
Elec/Telecom/Mech Areas	LED	10 – 20	1.0
Stairwells	LED	5	1.0
Elevator Pit, Hoistway Overrun, Machine/Control Room	LED	19 (minimum FC)	1.0 (minimum FC)
Elevator Lobbies – At Elevator Door Thresholds	LED	10 (minimum FC)	1.0 (minimum FC)

5.7 Lighting Controls

Controls for lighting systems will be provided to comply with the requirements of 2022 California Title 24 Energy Code, Part 6 Title 24. The control intent for specific space types is defined as follows:

Stairwells: Fixtures with integral occupancy sensor automatically dims lights to 50% output when area is unoccupied for more than 30 minutes, and automatically steps lights to 100% output when area is occupied.

Back-of-House Utility Rooms: Automatic controls not provided in utility spaces for occupant safety. Manual switches are provided adjacent to room entry.

Elevator Pit and Hoistways: Automatic controls not provided for occupant safety. Manual switches are provided, with location to be field verified.

Other Areas: Local occupancy sensor automatically shuts off lights when area is unoccupied. Manual dimming switches are provided for local override.

Exterior/Roof: Photocell provided for automatic On/Off control in response to daylight, as well as time schedule for programmed On/Off control capability. Where required by Title 24 Energy Code, local occupancy sensor automatically dims lights to 50% output when area is unoccupied for more than 30 minutes, and automatically raises lights to 100% output when area is occupied.

NETWORK LIGHTING CONTROLS

A building wide programmable lighting control system incorporating time-of-day inputs will be utilized. Inputs will include photocells for either switch dimming applications or full range dimming in daylight harvesting, vacancy sensors for either switch dimming or full range dimming in daylight harvesting, time clocks and input from other building systems.

All lighting control equipment will be commissioned.

6.0 Fire Alarm

SYSTEM DESCRIPTION

The Fire Alarm system will consist of a Class B hard wired system and include an automatically actuated alarm as shown in table below.

The activation of any sprinkler flow switch, smoke detection device or manual pull station will operate the alarm system and initiate the smoke control sequence where appropriate. The fire alarm system will be connected to an approved central monitoring service.

The activation of any elevator lobby, hoistway or machine room smoke or heat detector will cause the elevator to initiate a recall sequence.

The activation of any standpipe or sprinkler valve tamper switch activates the fire alarm system supervisory audible signal and illuminates the indicator at the control panel.

The activation of any sprinkler pre-action system pressure or low air switch activates the fire alarm system supervisory audible signal and illuminates the indicator at the control panel.

The activation of any duct detector or area detection device will initiate a HVAC unit shutdown and fire alarm system to close the combination fire/smoke dampers for the zone.

A two-way communication system will be provided within areas of refuge, elevator landing on each accessible floor that is one or more stories above or below the story of exist discharge to comply with NFPA 72.

SYSTEM EQUIPMENT

Fire alarm equipment will be housed with electrical or telecom equipment rooms or as required by the AHJ. Equipment located within the space will include:

- Fire Alarm System Control Panel
- NAC Panels
- Firefighter's Control and Indicating Panel (if needed)
- Telephone for Outside Communication

Table 12: Fire Alarm Device Coverage

Device	Coverage
Manual pull stations	Located at each exit and each exit leaving an elevated floor.
Smoke Detectors	Corridors, Air handlers (>2,000CFM), Elevators lobbies, Elevator machine rooms, Elevator hoistways, Electrical rooms, at Electrical panelboards Telecom rooms.
Fire Sprinkler	Tamper and Flow
Annunciation	Remote Annunciation at entry
Building Annunciation	Horn and Strobe annunciation throughout the facility.
System output	Relay interface for mechanical system shut down and elevator recall.
Monitoring	Central Station Monitoring

7.0 Technology

7.1 Telecommunications Service

Incoming telecommunications are anticipated to be maintained. The incoming service provider conduit(s) within the building footprint will be excavated and rerouted to a new minimum point of entry (MPOE) location. The exact location is to-be-determined.

Conduits will be provided for telecom distribution throughout the building as required.

Due to the size of the building, it is assumed that a ERRCS will not be required. However, this should be determined by the project's Life Safety Consultant.

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect: **ARQUITECTONICA**
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer: **Langan Engineering**
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer: **DCI Engineers**
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers: **PAE**
444 Spear Street, Suite 210
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1777 North California Boulevard, Suite 200
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TEL. 925.979.9993

Geotechnical Engineer: **Rockridge Geotechnical**
270 Grand Ave,
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TEL. 770.241.1354

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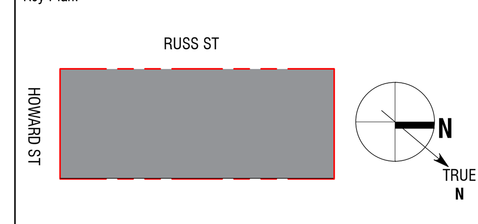

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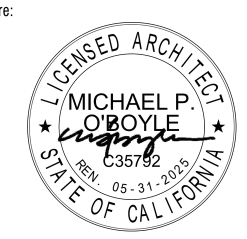

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MEP SYSTEM DESIGN NARRATIVE

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United Playaz
San Francisco, CA

INTERIOR ACOUSTICS NARRATIVE

14 March 2023

Prepared for: Kelsey Malott
Arquitectonica
818 West 7th Street, Suite 800
Los Angeles, CA 90017
kmalott@arquitectonica.com

Prepared by: **Salter**
Adrian L. Lu, PE – Senior Consultant alu@salter-inc.com
Eric Mori, PE – Senior Vice President emori@salter-inc.com

Salter Project 23-0083

INTRODUCTION

The purpose of this narrative is to provide acoustical design standards for the United Playaz project. The project consists of the conversion of an existing two-level building into a community center. We used the architectural backgrounds received 6 March 2023 as the basis for our review.

The report is organized into the following sections:

- Section 1: Sound-Isolation Criteria
- Section 2: Sound-Isolating Assemblies
- Section 3: Sound-Isolation Details
- Section 4: Room Acoustics
- Section 5: HVAC System Noise
- Section 6: MEP System Noise and Vibration Reduction
- Section 7: Elevator Isolation
- Appendix A: Operable Partition Specification Input
- Appendix B: List of Acoustically Absorptive Finish Materials

We are also conducting an environmental noise study for the project. The results of that study will be published separately from this report.

SECTION 1: SOUND-ISOLATION CRITERIA

1.1 CALGreen

The California Green Building Standards Code (CALGreen) addresses acoustical issues in non-residential buildings in Section 5.507.4.3.

- If a building is exposed to an exterior $L_{eq}(h)$[1] of 65 dB during any hour of operation, the building envelope must reduce the interior noise environment to $L_{eq}(h)$ of 50 dBA in occupied areas. We are preparing an environmental noise study that will include the window STC ratings needed to meet this criterion.

SECTION 2: SOUND-ISOLATING ASSEMBLIES

2.1 Walls

1. We recommend that the wall separating Waiting Area 101 and Meeting 104/105 be an insulated, single-stud wall with four total layers of gypsum board (see **Figure 1**).

1 $L_{eq}(h)$ – The equivalent steady-state A-weighted sound level that, in a stated period of time, would contain the same acoustic energy as the time-varying sound level during the same period.

2. We recommend incorporating an insulated furred wall with one layer of gypsum board and a one-inch air gap (see **Figure 2**) at the following adjacencies:
   a. Around exhaust shafts and elevator shafts
   b. Neighboring residences and Waiting Area 101, Stair 2, Kitchen 107, Meeting 201
   c. Meeting 105 and Stair 2
3. For the operable partitions between Meeting 104 and 105 and between Waiting Area 101 and Meeting 104, we recommend a minimum NIC[2] rating of 42 be specified. Also, we recommend the operable partition have sound-absorbing panels with a minimum NRC[3] 0.65. **Appendix A** provides specifications input for the operable partitions.

2.2 Doors and Interior Windows

4. We recommend that sound-gasketed doors (see **Figure 3**) be used at the following rooms:
   a. Meeting 104 and 105
   b. Meeting 201
   c. Office 202
   d. MEP/MDF/IDF
5. For the interior glazed opening between Waiting Area 101 and Meeting 104, we recommend providing minimum 3/8-inch-thick laminated glass or 1/2-inch-thick monolithic glass.

2.3 Floor-Ceiling Assemblies

6. For Level 1 spaces below the Level 2 Basketball Court and Outdoor Terrace, we recommend installing a suspended gypsum board ceiling (see **Figure 4**). Additionally, a resilient material should be used at the floor side of this assembly (e.g., a topping slab over rigid insulation).
7. We recommend installing an acoustical underlayment (e.g., Pliteq RST-02) to reduce footfall noise at hard-surfaced flooring indoor areas on Level 2 to the below spaces.
8. Depending on the rooftop mechanical equipment noise levels, mitigation could include isolated gypsum board ceilings, stanchions under the equipment, and/or increasing mass at the roof. We will refine this recommendation once we have received sound data for the equipment.

2 NIC (Noise Isolation Class) – A single-number rating defined in ASTM E336 that quantifies the ability of a partition to reduce airborne noise between adjacent spaces under field conditions. The sound levels measured in the receive room are not adjusted to account for the effects of the room volume and furnishings. Increasing NIC ratings correspond to improved airborne sound isolation.

3 NRC (Noise Reduction Coefficient) – A single-number rating defined in ASTM C423 that quantifies the sound absorbing performance of a material. NRC is calculated by averaging the material's octave-band sound absorption coefficients in the speech frequency range – i.e., at 250, 500, 1000, and 2000 hertz. An NRC of 1.00 represents 100% absorption (no sound reflections). An updated version of the NRC is SAA (sound absorption average).

SECTION 3: SOUND-ISOLATION DETAILS

1. All sound-rated assemblies – including demising walls, plumbing walls, and dropped ceilings – should include batt insulation and have acoustical caulking around the entire perimeter, as shown on the various attached figures. Sound-rated partitions should be defined in the project documents as those that include batt insulation.
2. The face layers of gypsum board at sound-rated partitions need to be held back 1/4-inch from intersecting surfaces (floor, ceiling, and walls) and caulked airtight with acoustical sealant.
3. At fire and sound-rated conditions, use a fire-rated acoustical sealant (such as Pecora AC-20 or Metacaulk 150+). Intumescent caulking is typically not appropriate since it only fills the gap when exposed to high heat.
4. All sound-rated walls should be full-height. Where walls meet the metal deck, the intersection should be treated as shown in **Figure 5**.
5. Outlet boxes in plumbing walls and sound-rated partitions should be treated with an approved sheet caulking (e.g., Lowny's pads) on all sides (excluding the front). Light switches and low-voltage (including audiovisual) receptacles should be placed in outlet boxes and treated as such (see **Figure 6**). "Ring-and-string" is not acceptable at sound-rated construction.
6. Outlet boxes and other recessed fixtures should not be located back-to-back in a sound-rated wall. Offset such elements on opposite sides of the wall by at least 16-inches and one stud bay. Where it is not possible to provide 16-inch separation, a gypsum board or sheet metal backer plate should be attached to the inner face of one row of studs (of a double-stud wall). The backer should extend eight inches beyond the edges of the boxes in question. See **Figure 7**.
7. Recessed panels, equipment, or fixtures having a penetration area greater than 25 square inches should be enclosed with one layer of gypsum board, as shown in **Figure 8**.
8. Services (e.g., duct and pipes) should be run along the corridors with branches through the corridor wall and into the room.
9. Cable-tray should not penetrate sound-rated partitions. **Figures 9 and 10** address such conditions. The cable tray is to be interrupted at sound-rated walls with a conduit penetration that can be effectively sealed on both sides.
10. Where penetrations are required through sound-rated construction, it is important to incorporate measures that will maintain the sound-insulation performance of the assembly being penetrated.
    a. For smaller pipes, conduit, or similar (less than three-inch diameter), the penetration opening should be oversized by 1/4-inch (annular gap) and sealed airtight with acoustical sealant (see **Figure 11**).
    b. Larger elements (e.g., ductwork) should have an approximately 1-inch gap to allow for the penetrant to not be in contact with the structure. The void surrounding the penetrant is to be filled with insulation with a backer rod and sealed airtight with acoustical sealant (see **Figure 12**).
    c. Multiple pipe/conduit penetrations should also be sealed airtight (see **Figure 13**).

   d. Duct and pipe external insulation wrap should not be continuous through sound-rated wall penetrations. Hold the insulation back so that an effective seal can be made between the gypsum board and the metal. Do not allow flexible duct to penetrate sound-rated partitions.
11. Access doors in sound-rated construction should be equal to fire-rated access doors incorporating an insulated steel door panel, piano hinge, and continuous stop/flange along with a silicone bulb seal (e.g., Pemko S88) added at the door perimeter. The assembly should be sealed to the gypsum board with acoustical sealant.
12. If hand dryers would be used in the bathrooms, we recommend locating dryers on walls that are not adjacent to a noise-sensitive space.
13. Stair stringers should only be attached to landings, not to the wall, and there should be a minimum 1/2-inch gap from the adjacent structure.

SECTION 4: ROOM ACOUSTICS

1. We recommend acoustically absorptive wall finishes in the following spaces.
   a. Waiting Area 101
      i. Ceiling: 50% coverage at NRC[3] 0.70, concentrate treatments over occupied areas
      ii. Wall: 25% of total wall area at NRC 0.70, distribute material evenly on two adjacent walls between 3-feet and 8-feet above finish floor
   b. Meeting 104 and 105
      i. Ceiling: 80% coverage at NRC 0.90, evenly distributed
      ii. Wall: 25% of total wall area at NRC 0.80, distribute material evenly on two adjacent walls. We recommend the operable wall include absorptive treatments. See **Appendix A**.
   c. Meeting 201
      i. Ceiling: 100% coverage at NRC 0.70
   d. Office 202
      i. Ceiling: 100% coverage at NRC 0.70
   e. Mechanical Rooms/IDF/MDF: Provide two-inch-thick, black-faced insulation, minimum NRC 0.85, at the available wall and ceiling surfaces of equipment rooms.
2. **Appendix B** provides a list of materials that could be considered. Several options for acoustical treatments are available beyond suspended acoustical tile. Materials include fabric wrapped acoustical panels, perforated wood and metal systems, stretched fabric systems, acoustical plaster, wood slats and grilles, and others. We look forward to coordinating the acoustical features of the building with your design aesthetic.

SECTION 5: HVAC SYSTEM NOISE

The following MEP system acoustical recommendations should be incorporated into the specifications and subcontractors' work agreements.

1. Based on ASHRAE[4] guidelines, noise generated by the mechanical equipment should not exceed the following criteria:

Table 1: Background Noise Criteria

Space	NC[5] Criterion
Meeting Rooms	30
Office	35
Waiting Area, Hallways, Kitchen	40
Restrooms	45

2. Manufacturer-provided octave-band sound power levels should be submitted for all noise-generating equipment. We look forward to receiving this information to refine our HVAC system noise reduction recommendations.
3. For noise from the rooftop equipment breaking through the roof into the building, we recommend an NC criterion ten points lower than the criterion in the spaces below equipment, which should make the noise virtually inaudible (especially if a sound-masking system is used).

   We can review manufacturer's sound data for the MEP equipment and provide noise reduction recommendations. However, consider that radiated noise from mechanical equipment – such as exhaust fans – could require additional noise mitigation to meet the project criteria (e.g., ceilings, additional mass on the roof, equipment stanchions). Wherever possible, rooftop mechanical equipment should be located above non-noise-sensitive areas, such as MEP equipment rooms, stairwells, and storage rooms.
4. The design should anticipate the incorporation of internally lined duct (minimum 1-inch-thick acoustical liner) and/or silencers between sensitive spaces and noise generating devices. The necessary length of lining will be determined as the project progresses. The engineer is to provide us with equipment acoustical performance data for our noise analysis.
5. Flexible duct should be acoustically rated (e.g., Flexmaster Type 6, Casco SilentFlex II, or equal). Sound-rated constructions should not be penetrated with flexible duct. Turns should not exceed 90 degrees (i.e., no 180-degrees turns).
6. Provide cabinet/utility set fans for rooftop exhaust fans in lieu of mushroom fans.
7. Air registers should be rated with NC ratings at least five points less than the criterion for the space being served (see **Item 1** above).

4 ASHRAE – American Society of Heating, Refrigeration, and Air-Conditioning Engineers

5 NC (Noise Criteria) – A single-number rating defined by ASHRAE that quantifies a steady-state noise. It is based on a family of curves that includes noise from 63 Hz to 8,000 Hz. NC is typically used to rate the loudness of HVAC system noise in a room.

8. **Table 2** and **Table 3** below outline the maximum airflow velocities in occupied spaces according to the NC criteria for use when sizing ductwork.

Table 2: Maximum Airspeed in Ductwork Above or in Occupied Spaces

Duct Location	NC Criterion	Maximum Airspeed (fpm) Rectangular Duct	Maximum Airspeed (fpm) Circular Duct
In Shaft or Above Drywall Ceiling	40	3000	4200
	35	2500	3500
	30	2100	3000
	25	1700	2500
Above Suspended Acoustic Ceiling	40	2100	3600
	35	1750	3000
	30	1450	2400
	25	1200	2000
Duct Located Within Occupied Space	40	1600	2500
	35	1300	2000
	30	1000	1700
	25	750	1400

Table 3: Maximum Airspeed at Supply and Return Openings

Type of Opening	NC Criterion	Opening Airspeed (fpm)
Supply Outlet	40	560
	35	500
	30	425
	25	350
Return Inlet	40	675
	35	600
	30	500
	25	425

9. The project is located near residences. We understand mechanical equipment might be planned for the rooftop areas. Noise-reduction measures may be needed depending on the equipment noise levels and equipment location. We will analyze noise from the equipment to the nearby residences in a subsequent review.

SECTION 6: MEP SYSTEM NOISE AND VIBRATION REDUCTION

6.1 MEP Equipment

1. All vibration isolation should conform to ASHRAE guidelines. The ASHRAE guidelines include items such as spring isolators and inertia bases, as well as ancillary items such as flexible piping and electrical connections. Specify that all vibration isolation devices are to be from a single manufacturer.
2. We recommend that unhoused springs be used. Where necessary, separate seismic snubbers should be used. We also recommend external spring isolation; if internal springs are used, then the equipment housing should be isolated on neoprene waffle pads.
3. The acoustical vibration isolation should not compromise seismic code requirements and vice-versa.
4. Generally, we recommend the vibration isolation devices should be as follows:
   - Unhoused springs should be equal to Mason SLFH
   - Restrained springs should be equal to Mason SLRSO or SSLFH-X
   - Spring curbs should be equal to Mason RSC or Mason West ISC
   - Captive neoprene mounts should be equal to Mason BR
   - Spring-and-neoprene hangers should be equal to Mason 30N
   - Neoprene hangers should be equal to Mason HD
   - 3/4-inch neoprene waffle pads should be equal to Mason Super W (and incorporate Mason HG grommets)
   - Flexible connectors should be Mason Safeflex
   - Seismic snubbers should be equal to Mason Z-1225
5. Vibration isolation devices should be as follows:

Equipment	Isolator Type
Air-handling units	Unhoused springs with separate seismic snubbers (or restrained springs)
Upblast fans and down-discharge units	Spring curbs
Internally spring-isolated rooftop fan units*	Neoprene waffle pads
Ceiling-hung units	Spring-and-neoprene hangers
Condensing units	Restrained spring isolators
Boilers	Neoprene waffle pads
Pumps	Springs with inertia bases

* For fan units containing compressors, external spring vibration isolation should be provided; internal spring isolation is not recommended for such units.

6. Medium and high-pressure ductwork (i.e., over 1500 fpm) riser supports should be isolated from the structure with captive neoprene mounts.

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UNITED PLAYAZ PROJECT
1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

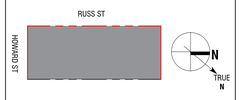
Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd.
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:



Seal / Signature:
LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
REN. 05-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

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7. All attachments to vibration-isolated equipment should be made flexible: twin-sphere rubber connectors for pipes, bellows type canvas for ducts, and flexible hose for conduit. Metal-braided hose connectors are not considered acoustically flexible.

6.2 Piping and Ductwork

8. All HVAC and plumbing piping – including supply water, waste, drain, refrigerant, condenser water, and rainwater leaders – should be vibration isolated from the structure, other piping, ductwork, gypsum board, etc. This includes pipe penetrations through framing, pipes running along framing members, and hangers.

   This requirement applies for all pipes attached to a partition adjacent to occupied spaces. Even though plumbing codes do not require attachments at every penetration, an isolator should be used at each occurrence.
9. All supply piping should be isolated, whether copper, PEX, CPVC, or other. In some cases, certain isolators might not be appropriate (e.g., Acousto-Plumb with CPVC piping).
10. In double-stud assemblies, piping is not to be attached to both stud bays. A length of plumbing should only be attached to one stud bay.
11. The contractor should submit proposed piping isolation devices for approval. The orange-and-blue Acousto-Plumb system, the blue-and-white Hubbard Holdrite Silencer system, and the Trisolator system are acceptable.
12. All hangers, clamps, etc. should incorporate minimum 1/4-inch-thick sticky-back felt or ribbed neoprene between the hanger and the supported pipes. The isolation intended should be cut so that it wraps completely around the pipe. In addition, the isolation material should extend out a minimum 1/4 inch past the hanger edges.

    The Hubbard Silencer 300 and 320 Series of neoprene-lined hangers are acceptable manufactured pre-isolated hangers. Alternatively, non-isolated hangers can be purchased and the isolation material (e.g., felt, Hubbard Silencer 272-2 or 271) added in the field.
13. At trapeze and unistrut installations, a resilient material should be required between the piping and the clamp. If a "resilient" insert is to be used, it must be submitted to verify that it is sufficiently acoustically resilient; some "cushioned" inserts (e.g., Cush-a-Clamp) are actually not resilient. Calcium silicate is not acoustically resilient. Appropriate products are Hydro-Strut by Hydro-Craft and Hubbard Holdrite 257-P and 287-P.
14. 3/8-inch-thick neoprene waffle pads (e.g., Mason Super Mini W) are needed between pipe riser clamps and the structure (see **Figure 14**).
15. At walls adjacent to noise-sensitive spaces, piping should not be closer than one inch to the gypsum board (see **Figure 15**). Piping is not to touch the gypsum board in any occupied space.
16. Cast iron pipe should be used for waste, drain, or similar systems. If thin-walled copper, PVC, or other lightweight piping is used, then it must be completely wrapped with an approved acoustical pipe putty.

17. Supply water flow rates should not exceed four (6) feet per second (fps) in 1/2-inch and 3/4-inch diameter pipes. For larger pipes, six (8) fps is allowable.
18. Maintain a maximum water pressure of 60 psi at plumbing fixtures as consistent with adequate flow rates.
19. All stud and joist spaces including piping should have a minimum of R-11 (3-1/2-inch thick) batt insulation installed.

SECTION 7: ELEVATOR ISOLATION

The following isolation guidelines are for machine-room less (MRL) elevator equipment. The project elevator consultant should review these as some of our recommendations may be superseded by the applicable elevator codes.

1. Provide gearless direct-drive machinery to avoid gearbox noise. Otherwise, specify worm gear traction type.
2. Provide filters on SCR power converter and regulation units to suppress acoustic noise. The A weighted sound pressure level should not exceed 60 dB when measured three feet from the unit under all load conditions.
3. Vibration isolate sheave beams to eliminate structure-borne sound being transmitted to the building.
4. Vibration isolators for sheave beams should be equivalent to Mason Industries Model RB or SWM waffle pad with neoprene grommet and washer isolated bolt attachment. Select isolators to compress a minimum of 0.1 inches under load.
5. Provide flexible power connection to motor equivalent to Seal-tite.
6. Provide adjustable volume controls for elevator cab arrival enunciators.
7. Provide optical cab position detectors in order to eliminate structure-borne noise associated with mechanical detectors.

APPENDIX A - OPERABLE PARTITION SPECIFICATION INPUT

1.01 GENERAL

The partition manufacturer and installer are responsible for the overall sound isolation between divisible spaces. This includes not only the acoustical performance of the partition, but also any necessary ancillary hardware and review of the surrounding building constructions.

1.02 CODES AND STANDARDS

The installed partition shall comply with the following and as specified herein:

- ASTM E90: Laboratory measurement of airborne sound transmission loss of building partitions.
- ASTM E336: Measurement of airborne sound insulation in buildings.
- ASTM E413: Determination of Sound Transmission Class.
- ASTM E557: Architectural application and installation of operable partitions.
- ASTM C423: Sound absorption and sound absorption coefficients.

1.03 WORK INCLUDED

Supply and install complete operable partition system including overhead track and acoustical seals.

1.04 SUBMITTALS

Submit acoustical test reports conforming to ASTM E90 and ASTM C423 and references for at least three projects of similar size and scope that have been in operation for a minimum of five years. Test reports must be for the product proposed for the project and not be more than 10 years old, based on the date of submission.

2.01 MATERIALS

Provide an operable partition system meeting the minimum laboratory STC rating necessary to meet the specified NIC rating in-situ. Provide each sliding panel with one sound-absorbing face having a minimum noise reduction coefficient of 0.65.

3.01 INSTALLATION

Install the partition in accordance with ASTM E557 with sound-absorbing faces alternated with solid reflecting faces such that half of the sound absorption is exposed on each side of the partition. The partition manufacturer shall review and comment on the related permanent building construction around the operable partition to match the required acoustical performance.

3.02 INSTALLED ACOUSTICAL PERFORMANCE

The field installed performance will be verified at the Owner's option by an independent acoustical consultant. Acoustical tests shall be performed in general accordance with ASTM E336 with special conditions as follows:

1. Due to the large size of the space and difficulty in establishing a diffuse sound field, the noise source (i.e., loudspeaker) may be directed toward the partition but not be closer than 10 feet. The source room levels shall have uniformity of ±2 dBC approximately 5 feet in front of the partition under test.
2. The source and receiver room sound pressure levels will be measured across the width of the room and spatially averaged at approximately 10 feet from the partition.
3. The minimum acceptable installed performance is Noise Isolation Class 42. In addition, the absolute minimum acceptable noise reductions achieved in any one octave band are as follows:

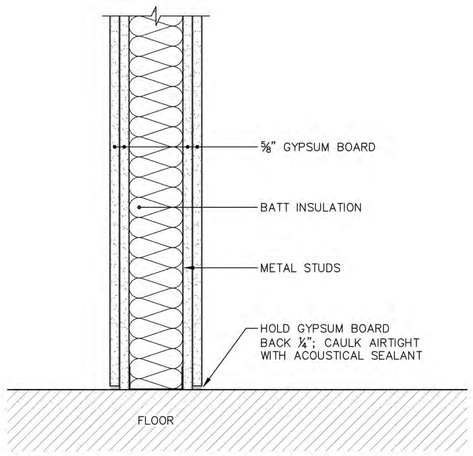
125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz
22 dB	31 dB	38 dB	41 dB	42 dB	42 dB

Should the installed partition fail to meet the specified acoustical performance requirements, the installing contractor shall inspect the complete installation and make any adjustments and/or modifications as required. The cost of additional testing to determine compliance and materials/labor required to bring the partition into compliance shall be the sole obligation of the installing contractor.

APPENDIX B - LIST OF ACOUSTICALLY ABSORPTIVE FINISH MATERIALS

The following is a list of materials and manufacturers that could be considered for this project:

1. Acoustical Plaster
   a. Fellert (http://www.fellert.com/)
   b. Pyrok StarSilent (www.starsilent.com)
   c. BASWA Phon (baswaphon.com)
2. Acoustical Panel
   a. Autex Acoustics (www.autexacoustics.com/)
   b. Techlite (www.techlite.com/accent-series/)
   c. Conwed Fabric | IR (https://www.conwed.com/products-panels/)
   d. Unika Vaev (https://unikavaev.com/products/product-category/acoustic-products/)
   e. Decoustics Claro (https://decoustics.com/products/claro/)
   f. Kinetics HardSide (https://kineticsnoise.com/hardside/acoustical-panels)
3. Acoustical Ceiling Tile and Drywall
   a. Armstrong ACOUSTIBuilt (https://www.armstrongceilings.com/commercial/en/commercial-ceilings-walls/acoustibuilt-ceiling-panels.html)
   b. Armstrong Ultima (https://www.armstrongceilings.com/commercial/en/commercial-ceilings-walls/ultima-lay-in-and-tegular-ceiling-tiles.html)
4. Stretched Fabric
   a. Eurospan (www.eurospanstretchsystems.com)
   b. Newmat (www.newmatusa.com)
5. Black-Faced Insulation
   a. Knauf Black Acoustical Board (https://www.knaufnorthamerica.com/en-us/products/fiberglass-insulation-board/black-acoustical-board)
   b. Johns-Manville InsulShield Black (https://www.jm.com/content/dam/jm/global/en/building-Insulation/Files/BI%20Data%20Sheets/Res%20and%20Commercial/HIG-1214-Insul-Shield-Data-Sheet.pdf)
   c. Certainteed Rigid Liner Board (https://www.certainteed.com/technical-insulation/products/rigid-liner-board-toughgard-facing/)



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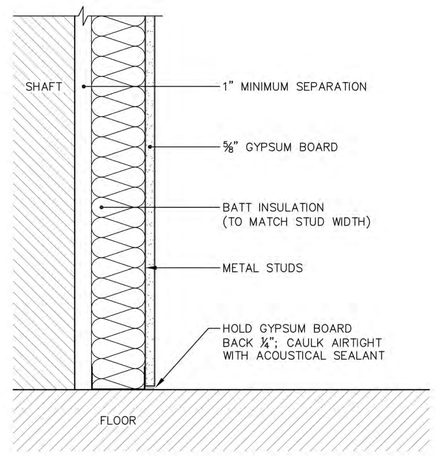
SOUND–RATED PARTITION | FIGURE 1
3104A | MFH
1.1.2.1 | 01.07.20



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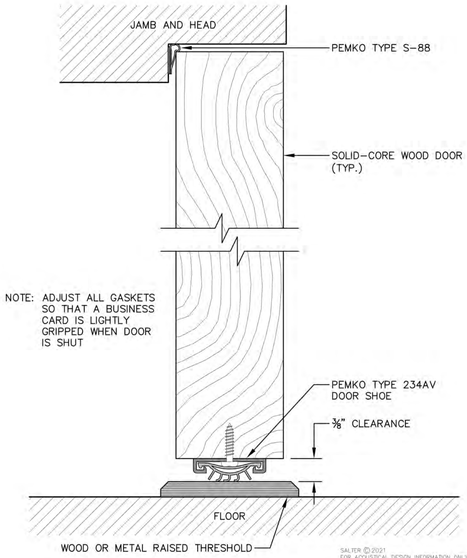
FURRED WALL | FIGURE 2
3151 | MFH
1.1.5 | 01.07.20



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ACOUSTICALLY–GASKETED DOOR | FIGURE 3
56
5.1.1 | 03.07.14

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:

DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:

PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:

The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:

Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:

LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

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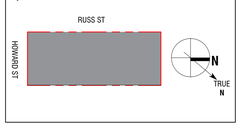

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LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
09-31-2023
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

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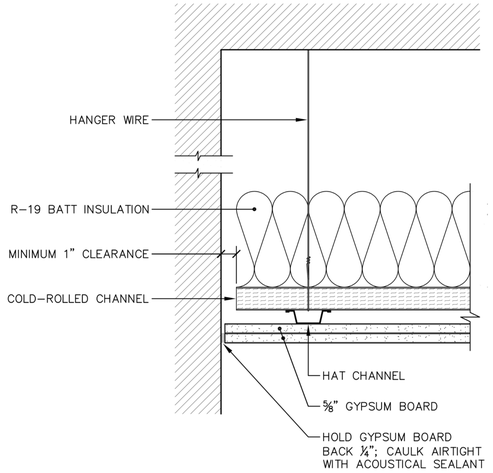

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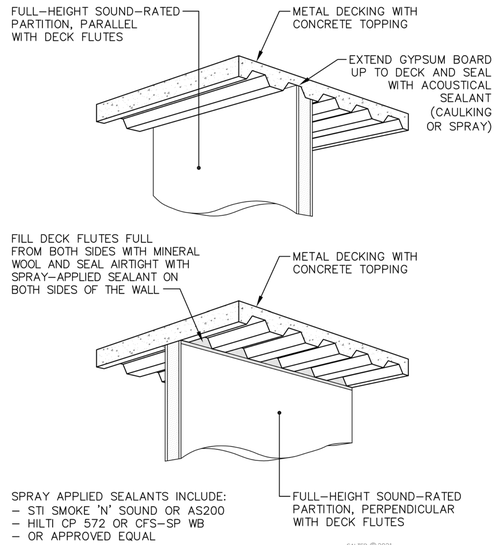
SUSPENDED GYPSUM BOARD CEILING

FIGURE 4
4352 MTH
2.2.1 03.01.21



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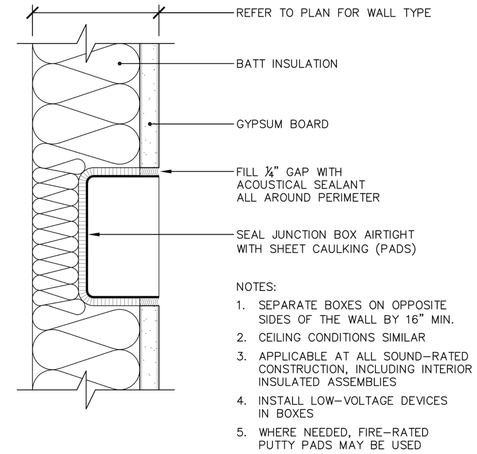
INTERSECTION OF DECK AND SOUND-RATED PARTITION

FIGURE 5
1977E JLD
1.2.2.3 10.05.16



NOTES:
1. SEPARATE BOXES ON OPPOSITE SIDES OF THE WALL BY 16" MIN.
2. CEILING CONDITIONS SIMILAR
3. APPLICABLE AT ALL SOUND-RATED CONSTRUCTION, INCLUDING INTERIOR INSULATED ASSEMBLIES
4. INSTALL LOW-VOLTAGE DEVICES IN BOXES
5. WHERE NEEDED, FIRE-RATED PUTTY PADS MAY BE USED

PADS MANUFACTURED AND DISTRIBUTED BY: LOWRY'S INC.
www.halowry.com

NELSON FSP FIRESTOP PUTTY PADS
DISTRIBUTED BY: EMERSON INDUSTRIAL
www.emersonindustrial.com

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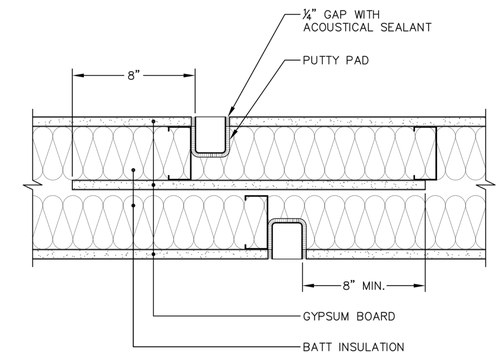
JUNCTION BOX IN SOUND-RATED CONSTRUCTION

FIGURE 6
49 EBM
3.2.1 03.14.17



NOTES:
1. PANEL TO BE EITHER SHEET METAL OR ½" MINIMUM GYPSUM BOARD
2. PANEL TO BE ATTACHED TO ONLY ONE ROW OF STUDS
3. PANEL TO EXTEND 8" ABOVE AND BELOW OUTLETS
4. WALL TYPE PER PLANS

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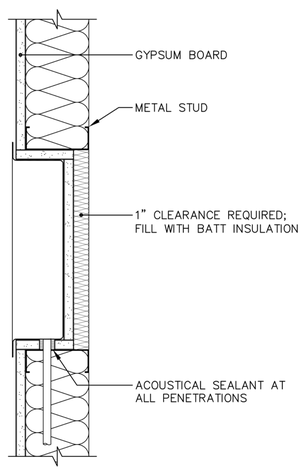
JUNCTION BOX ISOLATION WHERE LESS THAN 16" SEPARATION

FIGURE 7
145 EBM
3.2.1 06.18.12



NOTE: LINE TOP, BOTTOM, BACK AND SIDES WITH ONE LAYER ⅝" GYPSUM BOARD OR 2 PSF. SHEET VINYL

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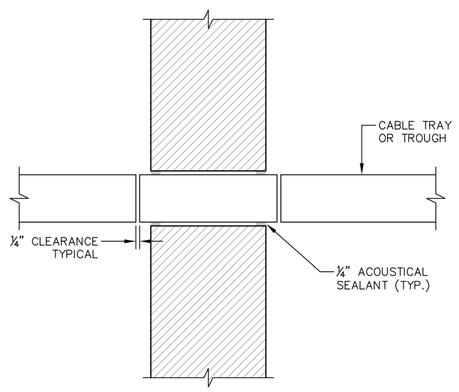
RECESSED PANELS AND FIXTURES IN SOUND-RATED CONSTRUCTION

FIGURE 8
1539 KML
3.2.2 04.26.02



VERTICAL SECTION

NOTES: 1. USE HOLE SAW BIT FOR CIRCULAR PENETRATION
2. AFTER CABLE PULL IS COMPLETE, FILL CONDUIT WITH SAFING INSULATION AND SEAL BOTH ENDS OF CONDUIT WITH FIRE-STOP FOAM SEALANT OR STI SMOKE 'N' SOUND ACOUSTICAL SEALANT OR SPRAY

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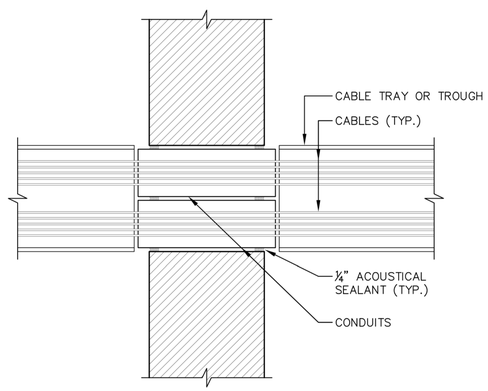
TYPICAL CABLE TRAY/TROUGH AT SOUND-RATED CONSTRUCTION

FIGURE 9
1634 DRS
3.1.4 03.10.03



PLAN VIEW

NOTES: 1. USE HOLE SAW BIT FOR CIRCULAR PENETRATION
2. AFTER CABLE PULL IS COMPLETE, FILL CONDUIT WITH SAFING INSULATION AND SEAL BOTH ENDS OF CONDUIT WITH FIRE-STOP FOAM SEALANT OR STI SMOKE 'N' SOUND ACOUSTICAL SEALANT OR SPRAY

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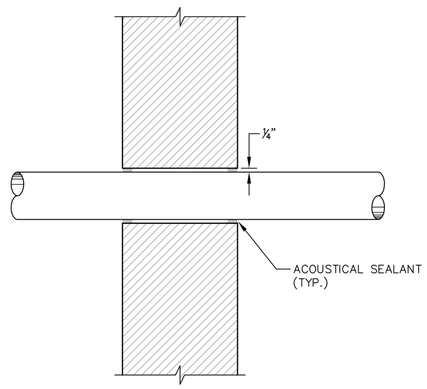
TYPICAL CABLE TRAY/TROUGH AT SOUND-RATED CONSTRUCTION

FIGURE 10
1634A DRS
3.1.4 03.10.03



(PIPE OR CONDUIT LESS THAN 3" DIAMETER)

NOTE: APPLICABLE AT ALL SOUND-RATED CONSTRUCTION INCLUDING INTERIOR INSULATED ASSEMBLIES

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TYPICAL PIPE OR CONDUIT PENETRATION THROUGH SOUND-RATED CONSTRUCTION

FIGURE 11
182 EBM
3.1.1, 3.1.3 03.14.17

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

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El Sobrante, CA 94803
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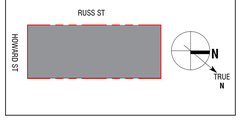

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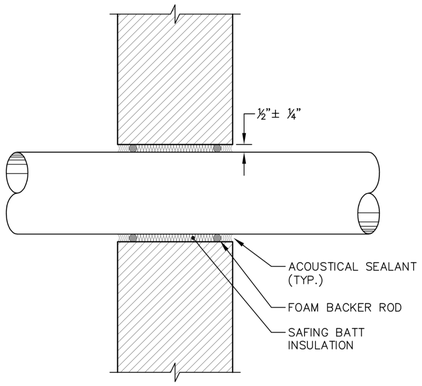

(DUCT, PIPE, OR CONDUIT 3" DIAMETER OR GREATER)

NOTE: APPLICABLE AT ALL SOUND–RATED CONSTRUCTION INCLUDING INTERIOR INSULATED ASSEMBLIES

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TYPICAL DUCT, PIPE, OR CONDUIT PENETRATION THROUGH SOUND–RATED CONSTRUCTION

FIGURE 12

181 3.1.1, 3.1.2, 3.1.3 EBM 03.14.17

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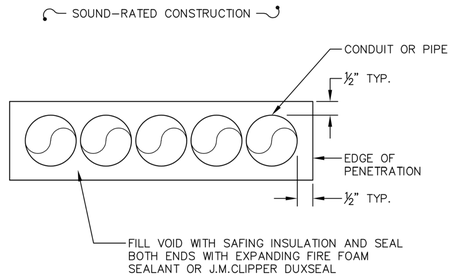

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TYPICAL MULTIPLE PIPE OR CONDUIT PENETRATION THROUGH SOUND–RATED CONSTRUCTION

FIGURE 13

1791 3.1.1, 3.1.3 JCS 10.31.02

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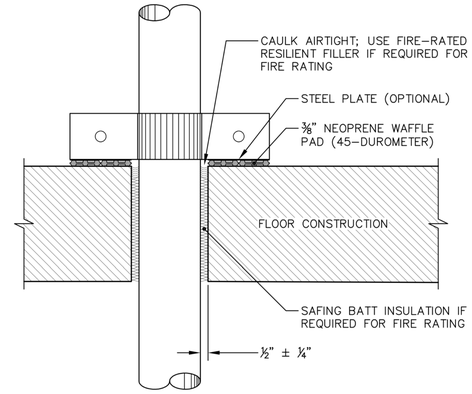

NOTE: IF PIPE IS SUSPENDED FROM–OR DIRECTLY ATTACHED TO–STRUCTURE OR OTHER BUILDING ELEMENTS, USE ⅜" THICK FELT, OR 40–DUROMETER NEOPRENE AS SLEEVE BETWEEN PIPE AND PIPE HANGER

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PIPE RISER ISOLATION

FIGURE 14

53B 3.1.1, 8.3 EBM 03.14.17

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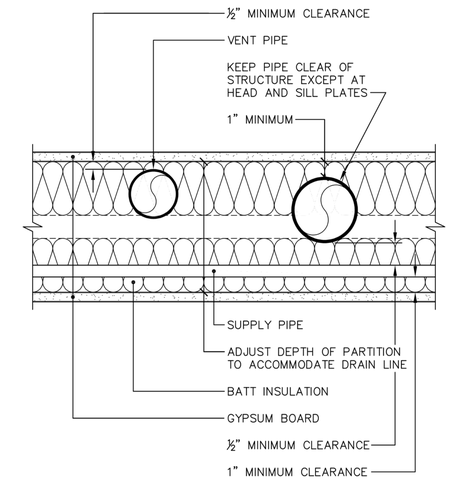

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PIPING WALL WIDTH AND CLEARANCES

FIGURE 15

1266N 4.4 EBM 05.25.16

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MEMORANDUM

DATE: 6 April 2023

NAME: Kelsey Malott
COMPANY: Arquitectonica
EMAIL: kmalott@arquitectonica.com

FROM: Adrian L. Lu, PE and Eric Mori, PE

SUBJECT: United Playaz
Basketball Court and Outdoor Terrace Sound Isolation

PROJECT: 23-0083

Based on feedback in our 31 March 2023 conference call, we further reviewed impact sound isolation of activity at the basketball court and outdoor terrace to the meeting rooms below. Our comments are as follows:

1. Please confirm the planned surface finish for the basketball court and outdoor terrace. We understand the roof-ceiling assembly consists of a topping slab, waterproofing layer, rigid insulation, and concrete-metal deck (3-1/2-inch LW concrete over 2-inch metal deck). Ideally a resilient material is incorporated into the roof-ceiling assembly (e.g., Pliteq GenieMat FF25 between the topping slab and concrete-metal deck). We should have a conversation with Pliteq to understand the most efficient product based on the overall assembly.
2. A spring-isolated gypsum board ceiling (see **Figure 1**) should be used in Meeting 1 and 2. If anything would be hung from the ceiling, a layer of plywood may be used in lieu of one of the gypsum board layers. It should be confirmed that there are no fire issues with using plywood.
3. Piping, conduit, duct, etc. that run above the spring-isolated ceiling should have flexible connections where they transition from rigid structure to the ceiling (see **Figures 2 to 4**).
4. To reduce structure-borne noise transfer around the spring-isolated ceiling, there should be an insulated furred wall (see **Figure 5**) in the meeting rooms (e.g., at the exterior walls). There should be a one-inch air gap between the furred wall and primary wall.
5. Ideally, the top of the walls at the meeting rooms are not rigidly connected to the deck. Where walls go to the deck, the top of the walls should be isolated from the structure (e.g., using Kinetics Wallmat or Mason NPS) or as shown in **Figure 6** (e.g., for the furred walls in Item 4). We can confirm the recommended isolation once the roof-ceiling system is more defined.

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6. The meeting room ceilings should be sound absorptive. See our Interior Acoustics Narrative for more information.

* * *

This concludes our comments. We look forward to coordinating the above recommendations with you. Please contact us with any questions.

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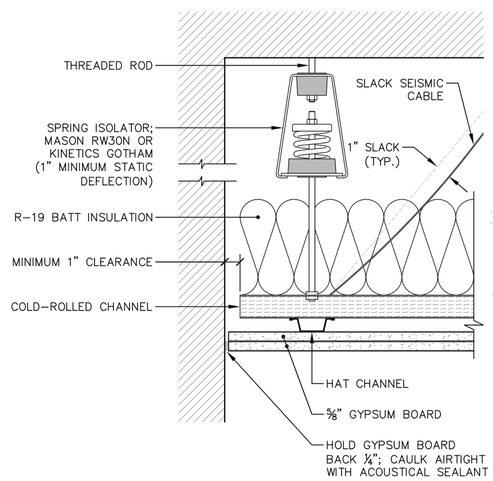

NOTES: 1. IF SEISMIC CABLES MUST BE TAUT, INCORPORATE MASON WHR OR KINETICS AF ISOLATORS
2. IF NEEDED TO ADDRESS SEISMIC UPLIFT, USE COMPRESSIBLE STRUTS

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SPRING–ISOLATED GYPSUM BOARD CEILING

FIGURE 1

4372 2.2.1 MFH 03.01.21

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Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

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135 Main Street, Suite 1800
San Francisco, CA 94105
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270 Grand Ave,
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48 Golden Gate Ave,
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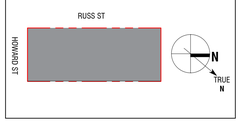

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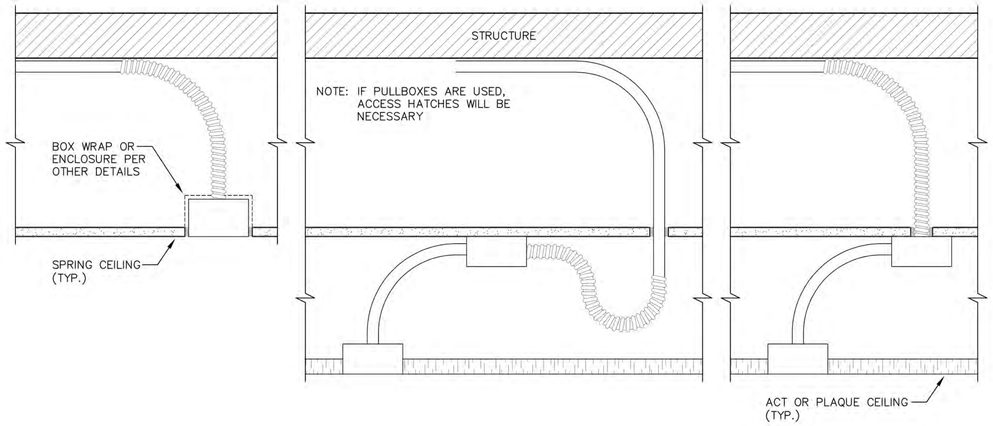

NOTE: PENETRATIONS SEALED PER OTHER DETAILS

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LOW-VOLTAGE AND ELECTRICAL DEVICES AT SPRING-ISOLATED CEILING

FIGURE 2

R20 3.1.3, 3.2.1 JRD/AD/FT 04.13.22

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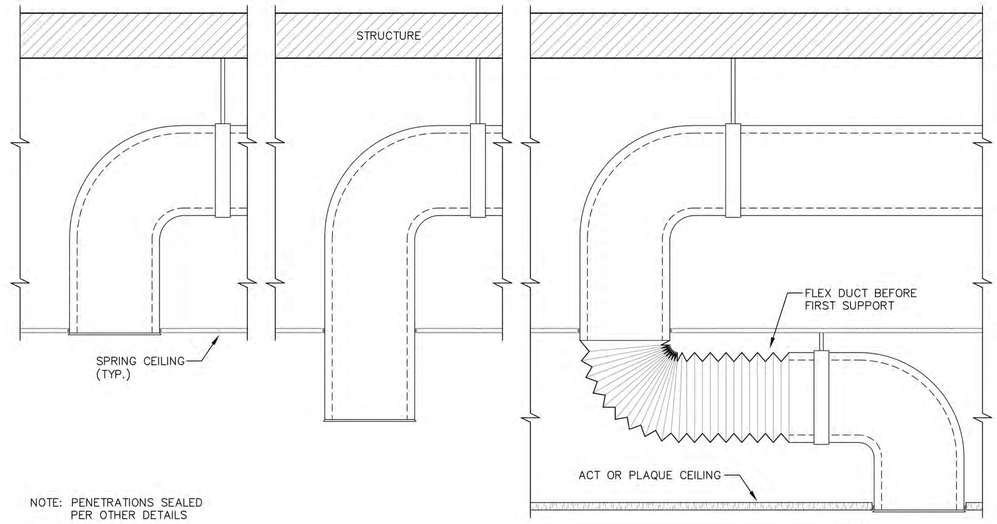

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DUCTS AT SPRING-ISOLATED CEILING

FIGURE 4

R22 3.1.2 JRD/AD/FT 04.13.22

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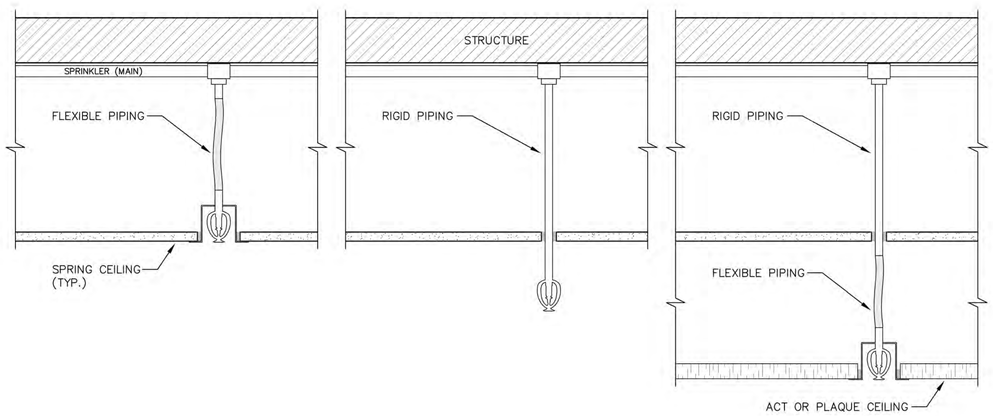

NOTE: PENETRATIONS SEALED PER OTHER DETAILS

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SPRINKLERS AT SPRING-ISOLATED CEILING

FIGURE 3

R21 3.1.1 JRD/AD/FT 04.13.22

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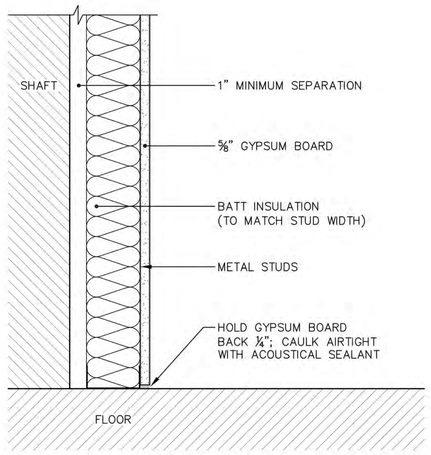

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FURRED WALL

FIGURE 5

S1.51 1.1.5 MFH 01.01.20

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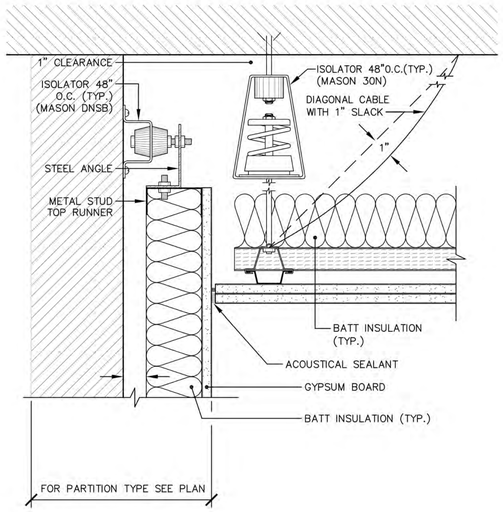

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WALL-CEILING INTERSECTION

FIGURE 6

1689K 1.2.2.6 JRD 04.18.19

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

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Langan Engineering
135 Main St #1500
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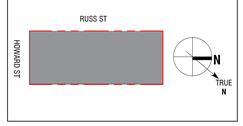

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LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
REN. 05-31-2025
STATE OF CALIFORNIA

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12 April 2023

Kelsey Malott
Arquitectonica
818 West 7th Street, Suite 800
Los Angeles, CA 90017
kmalott@arquitectonica.com

Subject: United Playaz
Mechanical Review
Salter Project 23-0083

Dear Kelsey:

As requested, we reviewed the noise from the mechanical equipment. Our review is based on the 11 April 2023 Design Development set and mechanical equipment cutsheets received 22 March 2023. Our comments are as follows.

PROJECT NOISE CRITERIA

City of San Francisco Noise Ordinance

Article 29 of the San Francisco Police Code contains noise regulations that limit the maximum noise levels due to "fixed noise sources". Noise limits are dependent on local ambient noise levels and the property type (where the source is located). For fixed noise sources associated with commercial property limits, Section 2909(b) of the Code is applicable:

> **2909(b) Commercial and Industrial Property Noise Limits:** No person shall produce or allow to be produced by any machine, or device, music or entertainment or any combination of same, on commercial or industrial property over which the person has ownership or control, a **noise level more than eight dBA above the local ambient** at any point outside of the property plane.

The "local ambient" is defined in the Police Code as the following:

> Ambient means the lowest sound level repeating itself during a minimum ten-minute period as measured with a Type 1, precision sound level meter, using slow response and "A" weighting. The minimum sound level shall be determined with the noise source at issue silent, and in the same location as the measurement of the noise level of the source or sources at issue. However, for purposes of this chapter, in no case shall the ambient be considered or determined to be less than: (1) Thirty-five dBA for interior residential noise, and (2) Forty-five dBA in all other locations.

In addition to noise limits at the property planes, the Code includes noise limits for neighboring residential interiors as follows:

> **2909(d) Fixed Residential Interior Noise Limits:** In order to prevent sleep disturbance, protect public health and prevent the acoustical environment from progressive deterioration due to the increasing use and influence of mechanical equipment, no fixed noise source may cause the noise level measured inside any sleeping or living room in any dwelling unit located on residential property to exceed **45 dBA between the hours of 10:00 p.m. to 7:00 a.m. or 55 dBA between the hours of 7:00 a.m. to 10:00 p.m.** with windows open except where building ventilation is achieved through mechanical systems that allow windows to remain closed.

Project Interior Noise

Based on ASHRAE[1] guidelines, noise generated by the mechanical equipment should not exceed the following criteria:

Table 1: Background Noise Criteria

Space	NC[2]Criterion
Meeting Rooms	30
Office	35
Waiting Area, Hallways, Kitchen	40
Restrooms	45

OUTDOOR NOISE ANALYSIS

We calculated equipment noise levels based on provided equipment sound data, the building layout, equipment location, and distances to the nearest property planes. Our analysis is based on the following assumptions/conditions:

- All equipment (i.e., supply fans and the condensing unit) can/will operate at 100% load.
- All equipment could operate simultaneously during nighttime hours.
- Outdoor noise transmitted into residence interior spaces through the building facade with open windows would be reduced by 15 decibels (A-weighted noise reduction).
- We did not measure the ambient noise environment at the rooftop area of the project. Therefore, we have taken the "minimum" ambient noise level to be 45 dBA at the property plane as outlined in the Police Code. Therefore, a noise level 8 dB over the ambient, or 53 dBA (45 dBA + 8 dB), is the criterion at the neighboring property planes.

1 ASHRAE – American Society of Heating, Refrigeration, and Air-Conditioning Engineers

2 NC (Noise Criteria) – A single-number rating defined by ASHRAE that quantifies a steady-state noise. It is based on a family of curves that includes noise from 63 Hz to 8,000 Hz. NC is typically used to rate the loudness of HVAC system noise in a room.

The nearest adjacent properties include a commercial building to the southeast and elevated residences along Natoma and Howard Streets to the northwest, southwest, and northeast. **Tables 2 and 3** summarize the calculated mechanical equipment noise levels at the property planes and nearest neighboring residences, respectively. **Bolded** levels exceed the project criteria.

Table 2: Mechanical equipment noise levels at property planes

Property Plane	Calculated Noise Level (dBA)	Noise Criterion, Ambient Noise Level + 8 dB (dBA)
Northwest	**64**	53
Southwest	**54**	
Northeast	52	
Southeast	39	

Table 3: Calculated indoor noise levels (dBA) at the nearest neighboring residences

Residential Property Location	Calculated Noise Level (dBA)	Noise Criterion
Northwest – 543 to 545 Natoma Street	39	45
Southwest – 547 to 549 Natoma Street	30	
Northeast – 1040 to 1042 Howard Street	32	

As shown Table 2, noise levels at the northwest and southwest property planes are estimated to be higher than the Noise Ordinance limit. Table 3 shows the indoor noise level Noise Ordinance limit is met.

Recommendations

To meet the Noise Ordinance, we recommend a noise barrier be constructed around the rooftop equipment, see **Appendix A** for a conceptual layout. The noise barrier should be tall enough to break line-of-sight to the northwest property. Given the proximity to this property plane, the barrier may need to be sloped towards the condensing unit (see **Figure 1**). The noise barrier should have a minimum surface weight of 4 psf (e.g., cement board, plywood, sheet metal). It should be continuous all the way to the roof, with no gaps between panels and no gap between the roof and the bottom edge of the barrier. If necessary, a maximum 12-inch-tall mass-loaded flexible vinyl (minimum 2 psf) "skirt" can be incorporated at the base of the barrier. The barrier should incorporate sound-absorptive media on the surface facing the equipment with a minimum NRC[1] rating of 0.90.

† NRC (Noise Reduction Coefficient) – A single-number rating defined in ASTM C423 that quantifies the sound absorbing performance of a material. NRC is calculated by averaging the material's octave-band sound absorption coefficients in the speech frequency range – i.e., at 250, 500, 1000, and 2000 hertz. An NRC of 1.00 represents 100% absorption (no sound reflections). An updated version of the NRC is SAA (sound absorption average).

INTERIOR NOISE ANALYSIS

General

1. Please send noise data for the energy recovery ventilators when available.

ERV-01-01 and ERV-01-02

2. Discharge Noise: We calculated approximately NC 40 in Meeting Room 1, which exceeds the project criterion (NC 30). To meet the project criteria, we recommend incorporating at least 5 feet of 1-inch-thick internal duct lining immediately downstream of the ERV.
3. Inlet Noise: We calculated approximately NC 40 in Meeting Room 1, which exceeds the project criterion (NC 30). To meet the project criteria, we recommend incorporating at least 5 feet of 1-inch-thick internal duct lining immediately downstream of the ERV.

FCU-01-02 to FCU-01-05

4. Discharge Noise: We calculated approximately NC 40 in Meeting Room 1, which exceeds the project criterion (NC 30). To meet the project criteria, we recommend incorporating at least 5 feet of 1-inch-thick internal duct lining immediately downstream of the FCU.
5. Inlet Noise: We calculated approximately NC 40 in Meeting Room 1, which exceeds the project criterion (NC 30). To meet the project criteria, we recommend incorporating at least 5 feet of 1-inch-thick internal duct lining.

FCU-02-02

6. Discharge Noise: We calculated approximately NC 40 in Meeting Room 201, which exceeds the project criterion (NC 30). To meet the project criteria, we recommend incorporating at least 5 feet of 1-inch-thick internal duct lining.
7. Inlet Noise: We calculated approximately NC 40 in Meeting Room 201, which exceeds the project criterion (NC 30). To meet the project criteria, we recommend incorporating at least 5 feet of 1-inch-thick internal duct lining.

Vibration Isolation

8. We recommend including the information in **Table 4** below in the project specifications or as a schedule in the mechanical drawings.

Table 4: Equipment Vibration Isolation

Equipment	Vibration Isolation	Minimum Static Deflection (inch)
CU-R-01	Restrained spring isolators - Mason SLLFH-X	1
FCU-01-01 to FCU-02-02; SF-01-01 to SF-02-02; ERV-01-01 and ERV-01-02	Spring-and-neoprene hangers – Mason RW30N	1

* * *

This concludes our comments. Please contact us with any questions.

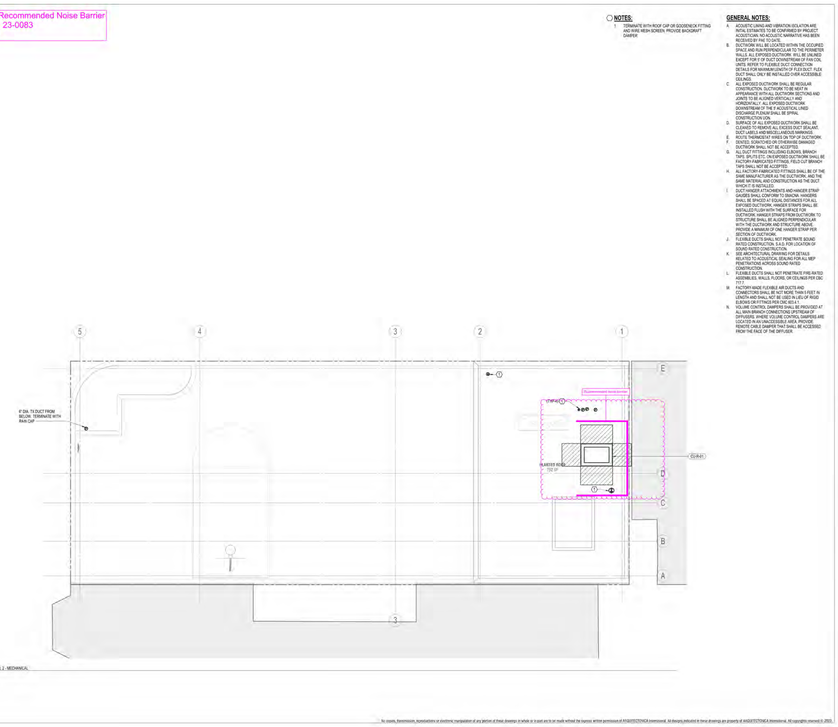
Best,

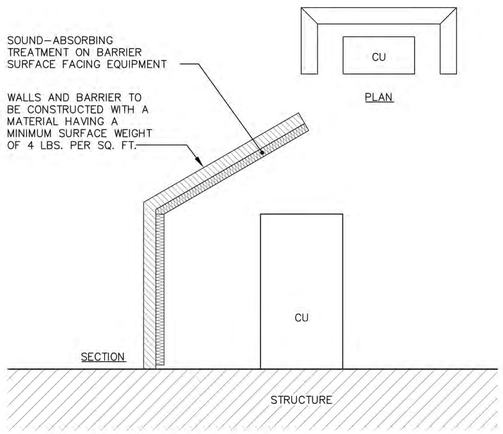
SALTER

Adrian L. Lu, PE
Senior Consultant

Enclosure

Appendix A - Recommended Noise Barrier
Salter Project: 23-0083
12 April 2023





FOR ACOUSTICAL DESIGN PURPOSES ONLY; SUPPORT, ATTACHMENTS, WATER AND FIRE PROTECTION AND VERIFICATION OF SUITABILITY FOR THE PARTICULAR EQUIPMENT TO BE ENCLOSED IS BY OTHERS.

SALTER © 2021
FOR ACOUSTICAL DESIGN INFORMATION ONLY

CONCEPTUAL DESIGN FOR ACOUSTICAL BARRIER

FIGURE 1
14800 ALL/ERM
7.5 01.12.21

Salter San Francisco San Jose Honolulu Seattle www.salter-inc.com

UNITED PLAYAZ PROJECT
1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

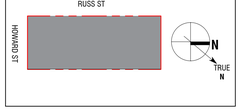
Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd.
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:



Seal / Signature:
LICENSED ARCHITECT MICHAEL P. O'BOYLE C35782 EXP. 06-30-2023 STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

ACOUSTICAL DESIGN NARRATIVE

Scale:

G4.20

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SAN FRANCISCO FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
PLAN CHECK DIVISION / WATER FLOW
49 South Van Ness Ave., Suite 560
SAN FRANCISCO, CA 94103

Email: WaterflowSFFD@sfgov.org
Phone: 628-652-3473
Payment (VISA/MC): Email best time to contact you.

REQUEST FOR WATER FLOW INFORMATION

(For additional information, see Water Flow FAQs at: https://sf-fire.org/services/plan-check?water)

REQUEST IS FOR: FIRE FLOW- YES ☑ NO ☐ SPRINKLER DESIGN- YES ☑ NO ☐

DATE: 3/16/2023

CONTACT PERSON: Brian Gagnon ADDRESS: 1777 California Blvd, Suite 2

PHONE #: (925) 323-0010 EMAIL: bgagnon@thefireconsultant

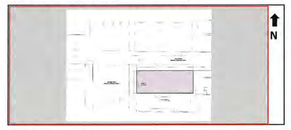
OWNER'S NAME: United Playaz PHONE #: 888-975-2929

ADDRESS FOR WATER FLOW INFORMATION: 1044 Howard St

CROSS STREETS *(BOTH ARE REQUIRED)*: Howard Street and Russ Str

SPECIFY STREET FOR WATER DEPT CONNECTION: Howard Street

PROVIDE PROJECT LOCATION SKETCH HERE:



OCCUPANCY TYPE *(CIRCLE ONE)*: R3 R2 LIVE/WORK COMMERCIAL OTHER

HAZARD CLASSIFICATION: LIGHT ORD 1 ORD 2 EXT 1 EXT 2 OTHER

CAR-STACKER: YES NO NO

NUMBER OF STORIES: 2 HEIGHT OF BLDG (FT): About 33 Feet

- SUBMIT FORM WITH A $136.00 CHECK (PAYABLE TO "SFFD") OR PAY BY CREDIT CARD (PHONE # ABOVE)
- REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY EMAIL AND AN ADDITIONAL FEE OF $273.00 WILL BE REQUIRED
- WATER FLOW INFORMATION WILL BE RETURNED BY EMAIL
- INCOMPLETE FORMS **WILL NOT** BE PROCESSED
- PLEASE ALLOW FOR A MINIMUM OF 7 TO 14 BUSINESS DAYS FOR PROCESSING

**********Official Use Only**********

Flow data provided by: LAU/MATSUGAYASHI Date forwarded: 3/30/23

Flow data:

☐ FIELD FLOW TEST STATIC 59 PSI

☒ RECORDS ANALYSIS RESIDUAL 58 PSI

Gate Page 111 FLOW 1176 GPM

8 INCH MAIN on HOWARD ST

Rev. 10/2022

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
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Los Angeles, CA 90017
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Civil Engineer:

Langan Engineering
135 Main St #1500
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TEL. 415.955.5240

Structural Engineer:

DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:

PAE
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San Francisco, CA 94105
TEL. 415.544.7500

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Walnut Creek, CA 94596
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Lighting Consultant:

LUMA
48 Golden Gate Ave,
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TEL. 415.544.7500

Green Building:

Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

CITY WATER FLOW FIRE FORM

Scale:

G5.01

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Form version: Dec 9, 2022 (For permit applications January 2022 - December 2025)

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

INSTRUCTIONS:

1. **Select one (1) column to the right. For each applicable requirement in the column, indicate evidence of fulfillment in the References column. For items that are not applicable, indicate "N/A".**
2. **Provide project information in the Verification box at the right.**

Submittal must be a minimum of 24" x 36". This form is for permit applications submitted January 2020 through December 2022.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	NEW CONSTRUCTION	ALTERATIONS + ADDITIONS	REFERENCES
				☐ OTHER NON-RESIDENTIAL F,H,L,S,U *or* A,B,E,I,M less than 25,000 sq.ft.	☑ OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or $200,000	DRAWING OR SPECIFICATION # (If not applicable, indicate "N/A".)
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 5.504.4.1-6	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.	•	•	PROJECT WILL COMPLY WITH THIS REQUIREMENT. COMPLIANCE WILL BE REQUIRED IN THE SPECIFICATIONS AND CONFIRMED THROUGH THE CONSTRUCTION SUBMITTAL PROCESS IN PRODUCT DATA.
WATER	INDOOR WATER USE REDUCTION	CALGreen 5.303.3, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Large non-residential alteration & addition projects must upgrade all non-compliant fixtures per SF Building Code ch.13A.	•	•	PLUMBING FIXTURES MEET THESE REQUIREMENTS AS SHOWN IN FIXTURE SCHEDULE ON P0.02.
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft., shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF ≤.45 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•	if applicable	N/A – THIS IS AN EXISTING PROJECT WITH MODIFIED LANDSCAPE AREA LESS THAN 1,000 SF.
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft).	•	•	WHOLE BUILDING WATER METER WILL MEET THIS REQUIREMENT. NO INDIVIDUAL SPACES ARE PROJECTED TO CONSUME GREATER THAN 1,000 GAL/DAY.
ENERGY	ALL-ELECTRIC CONSTRUCTION	SFBC 106A.1.17	Newly constructed buildings must be all-electric, with no gas piping systems or infrastructure. See Administrative Bulletin 112 for details.	•	*n/r*	N/R
	ENERGY DESIGN	Title 24 Part 6, SFGBC 5.201	Energy Design – All projects must comply with California 2022 Energy Standards. Mixed-fuel (with natural gas): In isolated situations where natural gas may be permitted per Admin Bulletin 112, comply with Electric Ready Design Guidelines, installing wiring and electrical infrastructure for future conversion of all mixed-fuel loads to all-electric	•	•	PROJECT WILL COMPLY AND DEMONSTRATE THIS ON THE FOLLOWING SHEETS AS CONSTRUCTION DRAWINGS PROGRESS: MECHANICAL AND ELECTRICAL DRAWINGS, INCLUDING MECHANICAL COMPLIANCE FORMS ON SHEETS M0.02, POWER AND LIGHTING COMPLIANCE FORMS ON SHEETS E0.02, E0.03, AND E0.04 AND ENVELOPE COMPLIANCE FORM ON SHEET G7.05.
	BETTER ROOFS	Energy Code 140.10(a-b), SFGBC 5.201.1.2	Photovoltaics and battery storage are prescriptively required by CA Energy Code. If SFPUC Stormwater Requirements apply, each square foot of living roof contributing to Stormwater Management Ordinance compliance may reduce the Solar Access Roof Area by 1 square foot.	Applies to common uses in A, B, I, E, M occupancies. See Energy Code 140.10(a).	*n/r*	N/R
	COMMISSIONING (Cx)	CALGreen 5.410.2-5.410.4.5.1	For projects ≥10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	•	•	PROJECT WILL COMPLY WITH THIS REQUIREMENT. ALL NEW HVAC EQUIPMENT WILL BE TESTED AND ADJUSTED. COMPLIANCE WILL BE REQUIRED IN THE SPECIFICATIONS AND CONFIRMED THROUGH THE REVIEW OF COMPLETED REPORTS.
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code sec.155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	•	if >10 stalls added	N/A: NO STALLS ARE BEING ADDED.
	WIRING FOR ELECTRIC VEHICLE CHARGING	SFGBC 5.106.5.3, CalGreen 5.106.5.3.1, 5.106.5.3.2	Install raceway capable of supporting future Level 2 EVSE (min 40A 208/240VAC) and install Level 2 EVSE. See SFGBC Table 5.106.5.3.1 for minimum quantities. (Requires EVSE in approx. 5% of total spaces, and raceway to additional 5% of spaces)	•	if >10 stalls added	N/A: NO STALLS ARE BEING ADDED.
	INFRASTRUCTURE FOR ELECTRIC VEHICLE CHARGING	CalGreen 5.103.3.3, 5.106.5.3	Install service capacity and panelboards with sufficient space. Electrical load calculations must demonstrate the entire electric system, including any on-site distribution transformers, has sufficient capacity to simultaneously charge all required circuits at the full specified amperage. If the number of receptacles or EVSE installed is greater than the minimum required, Automated Load Management Systems may be used. ALMS must have capacity to deliver 3.3kW simultaneously to each EVCS, and the total capacity dedicated to EV charging must be at a minimum equal to the minimum required number of EV Capable, EV Ready, and EVSE spaces at full specified amperage. Construct all off-street light-duty vehicle parking spaces with dimensions capable of installing EVSE.	•	*n/r*	N/R
RESOURCE RECOVERY	RECYCLING BY OCCUPANTS	SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials. For help estimating adequate space for collection by hauler, see supporting materials including a design guide and calculator at: www.sfenvironment.org/refusecalculator.	•	•	PROJECT WILL COMPLY WITH THIS REQUIREMENT AND PROVIDE ADEQUATE SPACE AND EQUAL ACCESS FOR STORAGE, COLLECTION AND LOADING OF COMPOSTABLE, RECYCLEABLE AND LANDFILL MATERIALS. SPACE CALCULATIONS WILL BE PROVIDED AND LOCATIONS WILL BE CALCULATED AND LOCATED ON SHEET A1.01 AS CONSTRUCTION DRAWINGS PROGRESS.
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, CalGreen 5.405.1.1 Environment Code ch.14, SF Building Code ch.13B	100% of mixed debris must be taken by a Permitted Transporter to a Registered Facility for recycling and recovery. Complete Material Reduction and Recovery Plan and demonstrate minimum 65% recovery rate. For more information, see Information Sheet GB-02, or contact 415-355-3799 or debrisrecovery@sfgov.org.	•	•	PROJECT WILL COMPLY WITH THIS REQUIREMENT. A MATERIAL REDUCTION AND RECOVERY PLAN DEMONSTRATING A MINIMUM 65% RECOVERY RATE WILL BE PROVIDED AS CONSTRUCTION DRAWINGS PROGRESS. PROJECT WILL PROVIDE DOCUMENTATION DEMONSTRATING 100% OF MIXED DEBRIS WILL BE TAKEN BY A PERMITTED TRANSPORTER TO A REGISTERED FACILITY FOR RECYCLING AND RECOVERY.
HVAC	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	•	•	PROJECT COMPLIES WITH THIS REQUIREMENT AS SHOWN ON THE MECHANICAL SCHEDULE, SHEET M0.02.
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	•	•	PROJECT WILL COMPLY. ENERGY CODE COMPLIANCE FOR LIGHTING ZONES 1-4 WILL BE DEMONSTRATED IN PROJECT DOCUMENTATION AND BUG RATINGS WILL BE INCLUDED ON FIXTURE SCHEDULE E0.02 AS CONSTRUCTION DRAWINGS PROGRESS.
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	N/A: PROJECT IS NOT LOCATED NEAR URBAN BIRD REFUGE. COMPLIANCE STATEMENT WILL BE SHOWN ON SHEET G3.01 AS CONSTRUCTION DRAWINGS PROGRESS.
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7	Prohibit smoking within 25 feet of building entries, air intakes, and operable windows.	•	•	SMOKING IS PROHIBITED IN ALL AREAS, INTERIOR AND EXTERIOR. NON-SMOKING POLICY AND SIGNAGE LOCATIONS WILL BE SHOWN IN BUILDING ELEVATION GENERAL NOTES ON SHEETS A3.01, A3.02, A3.10, A3.11 AND PLANS AS CONSTRUCTION DRAWINGS PROGRESS.
	SHADE TREES	CalGreen 5.106.12	Plant trees to sufficient to provide shade within 15 years for 20% of landscape and hardscape area. Exclude shade structures covered by photovoltaics or cool roof materials from total area calculation.	•	*n/r*	N/R
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	•	if project extends outside envelope	N/A; PROJECT DOES NOT EXTEND OUTSIDE EXISTING BUILDING'S ENVELOPE.
	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	N/A; PROJECT DOES NOT EXTEND OUTSIDE EXISTING BUILDING'S ENVELOPE.
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3	Comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants).	•	•	PROJECT WILL COMPLY. SHEETS G4.15 TO G4.19 STATE A NOISE STUDY IS UNDERWAY THAT INCLUDES WINDOW STC RATINGS NEEDED. WALL TYPE & FLOOR/CEILING ASSEMBLIES IN COMPLIANCE WILL BE SHOWN ON SHEET A6.02 AS CONSTRUCTION DRAWINGS PROGRESS.
	AIR FILTRATION (CONSTRUCTION)	CALGreen 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	PROJECT WILL COMPLY. COMPLIANCE WILL BE REQUIRED IN THE SPECIFICATIONS AND CONFIRMED THROUGH THE CONSTRUCTION PROCESS. THIS WILL BE INCLUDED IN MECHANICAL DRAWINGS AND CALGREEN NOTES ON SHEET M0.04 AS CONSTRUCTION DRAWINGS PROGRESS.
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3	Provide MERV-13 filters on HVAC for regularly occupied, actively ventilated spaces.	•	•	PROJECT WILL COMPLY. COMPLIANCE WILL BE REQUIRED IN THE SPECIFICATIONS, CONFIRMED THROUGH THE CONSTRUCTION PROCESS AND INCLUDED IN THE EQUIPMENT SCHEDULE ON SHEET M0.05 AS CONSTRUCTION DRAWINGS PROGRESS.

VERIFICATION

UNITED PLAYAZ
PROJECT NAME

BLOCK 3726, LOT 019
BLOCK/LOT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103
ADDRESS

A-3
PRIMARY OCCUPANCY

7,162 SF
GROSS BUILDING AREA

Green Building Compliance Professional of Record will verify compliance.

Kelly Gearhart
NAME

Triple Green Building Group, LLC
FIRM

ARCHITECTURAL OR ENGINEERING LICENSE

☑ I am a LEED Accredited Professional

☑ I am a GreenPoint Rater

☑ I am an ICC Certified CALGreen Inspector

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

April 25, 2023
LICENSED PROFESSIONAL
(sign & date)

AFFIX STAMP BELOW:

Kelly Gearhart

GBCI LEED AP BD+C: 0000087389
Green Rater ID: 87389-GR
Verified CalGreen Inspector: 9955451

LEED AP BD+C · LEED AP O+M · GreenPoint RATER · ICC INTERNATIONAL CODE COUNCIL

UNITED PLAYAZ PROJECT
1044 HOWARD STREET, SAN FRANCISCO, CA 94103

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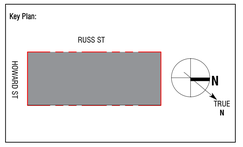
5161 Valley View Rd.
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:



Seal / Signature:

LICENSED ARCHITECT · MICHAEL P. O'BOYLE · C35782 · 09-31-2023 · STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:
GS3 GREEN BUILDING OTHER NON-RESIDENTIAL SUBMITTAL FORM

Scale:

G7.02

8/17/2023 10:18:26 AM

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STATE OF CALIFORNIA
Envelope Component Approach
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
Project Name: United Playaz Project	Report Page:	(Page 1 of 10)
Project Address:	Date Prepared:	2023-07-07T18:37:28-04:00

This document is used to demonstrate compliance with mandatory requirements in 110.8(g) and 120.7(b)/ 160.1 for newly constructed nonresidential, hotel/ motel, multifamily and mixed-use buildings, and 141.0(b)1/ 180.2 for alterations, related to roof, wall and floor assemblies. It is also used to demonstrate compliance with prescriptive requirements in 140.3/ 170.2 for newly constructed buildings, and 141.0/ 180.1/ 180.2 for additions and alterations, related to roof, wall, floor, door, fenestration and daylighting requirements.

A. GENERAL INFORMATION

01	Project Location (city)	San Francisco	05	# of Stories (Habitable Above Grade)	1
02	Zipcode	94103	06	Total Conditioned Floor Area (ft²)	2808
03	Climate Zone	3	07	Total Unconditioned Floor Area (ft²)	615
04	Occupancy Types Within Project: {select all that apply}: If one occupancy constitutes >= 80% of the conditioned floor area, the entire building envelope may be designed to comply with the provisions of that occupancy per 100.0(f).	08	☐	Project includes unconditioned enclosed space(s) > 5,000 ft² under a roof with a ceiling height of at least 15 ft.[1]	

● Office ● Support Areas

[1] FOOTNOTE: Enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15 ft in climate zones 2 through 15 are required to meet the minimum daylighting requirements defined in 140.3(c)/ 170.2(b). Compliance with 140.3(c)/ 170.2(b) is documented in Table L. This is the only prescriptive requirement which applies to unconditioned spaces.

B. PROJECT SCOPE

This table specifies project envelope components within the permit application demonstrating compliance using the prescriptive paths outlined in 140.3/ 170.2 and 141.0(a)1/ 180.1 and 141.0(b)1 and 2/ 180.2 for additions and alterations.

My project consists of (check all that apply)	Component Types					
01			02			
☐ New Construction or Newly Conditioned Space	☐	Roof	☐	Walls	☐	Exterior Opaque Doors
☐ One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft			☐	Floors	☐	Fenestration/ Glazed Doors[1]
☐ Addition of conditioned space	☐	Roof	☐	Walls	☐	Exterior Opaque Doors
☐ One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft						
☐ Addition is <=700 ft²			☐	Floors	☐	Fenestration/ Glazed Doors[1]
☐ Addition is >700 ft²						
☒ Alteration of conditioned space	☒	Roof Assembly	☒	Walls		Exterior Opaque Doors NA. for Alts.
☐ One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft and lighting system installed for the first time	☒	Roofing Material[2]	☒	Floors	☒	Fenestration

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CALIFORNIA ENERGY COMMISSION

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B. PROJECT SCOPE

[1]*FOOTNOTE: Doors that are more than 25% glass in area are considered Glazed Doors and should be documented on table K with fenestration.*
[2]*Roof recovers and replacements must also check "Roof Assembly" box and document compliance with insulation requirements in Table F. Roof recoats may document compliance with roof material only in Table G.*

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through L. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see the applicable table referenced below.

Opaque Envelope Components					Fenestration	Daylighting Spaces > 5,000ft²	Compliance Results
Roof Assembly	Roofing Materials	Walls	Floors	Doors			
01	02	03	04	05	06	07	08
(See Table F)	(See Table G)	(See Table H)	(See Table I)	(See Table J)	(See Table K)	(See Table L)	COMPLIES
Yes	Yes	Yes	Yes		Yes		

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. ROOF ASSEMBLY SCHEDULE

This table demonstrates compliance for prescriptive roof assembly requirements in 140.3(a)1B/ 170.2(a)1B for new construction, 141.0(a)/ 180.1 for additions, or 141.0(b)2Biii/ 180.2 for alterations,

01	Indicate roof types included in the project:	☐ Framed	☐ Framed-Multifamily	☐ SIPS	☒ Span Deck & Concrete	☐ Metal Panels	☐ Metal Building			

Span Deck And Concrete Roof Assemblies

01	☐	Include Span Deck and Concrete Roof Assemblies in Area-Weighted Average U-factor Calculation[1]

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F. ROOF ASSEMBLY SCHEDULE

Span Deck And Concrete Roof Assemblies

02	03	04	05	06
Tag/Plan Detail ID	Name/Description	Status	Exception to Roof Insulation Requirements in 141.0(b)2Biii (Alts. Only)	Occupancy Type
Sheet A1.02	Span Deck and Concrete Roof	New		Nonresidential/ Relocatable 1 CZ

07	08	09	10	11	12	13	14		15
Tag/Plan Detail ID	How Design U-factor was determined	Fireproofing	Concrete Topping Thickness (in.)	Continuous Insulation per Design[1]	Thermal Performance Unit	Required Thermal Performance[3]	U-factor per Design		Net Area[4] ft²
Sheet A1.02	JA4 Tables	No	2 in.	R-30	U-factor	0.034	per JA4	0.031	
							per Software/ Other		

[1]FOOTNOTES: If any individual assembly is non-compliant, assemblies may show compliance using an area-weighted calculation. Metal building roofs may not be combined with other roof types. The area-weighted compliance option is not available for alterations demonstrating compliance with R-values in Table 141.0-C.
[2] For alterations using U-factor as the Thermal Performance Unit, at least R-10 insulation must be above deck.
[3] If "R-value" is shown in cell 13 as the Thermal Performance Unit, the R-value shown here is for continuous insulation per Table 141.0-C.
[4] Roof area minus any fenestration/ skylight area

G. RATED ROOFING MATERIAL (COOL ROOF)

This table demonstrates compliance with prescriptive roof material requirements in 140.3(a)1A/ 170.2(a)1A for new construction, 141.0(a)/ 180.1 for additions, and 141.0(b)2B/ 180.2 for alterations. Roof recovers and replacements must also document compliance with insulation requirements in Table F. Roof recoats may document compliance with roof material only in Table G.

01	02	03	04	05	06	07	08		09		10
Tag/Plan Detail ID	Name/ Description/ Location	Status	Occupancy Type	Roof Slope	Roof Material	Compliance Method	Required Minimum Material Performance		Designed Material Performance		U-factor / R-value of Assembly
A1.02	Roof Surface	New	Nonresidential	Low slope	Single ply thermoplastic	SRI	Reflectance		Reflectance[1]		
							Emittance		Emittance		
							SRI	75	SRI	75	

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H. WALL ASSEMBLY SCHEDULE

This table demonstrates compliance with prescriptive wall assembly requirements in 140.3(a)/ 170.2(a) for new constructions, 141.0(a)/ 180.1 for additions and 141.0(b)1B/ 180.2 for alterations.

01	Indicate wall types included in the project:[1]	☒ Framed	☒ Mass (new only)	☐ Concrete Sandwich Panel (new only)	☐ SIPS	☐ ICF (new only)			
		☐ Metal Panels	☐ Metal Building	☐ Spandrel/ Curtain Wall	☐ Straw Bale	☐ Log Home (new only)			

[1] FOOTNOTES: Wall types indicated above as "(new only)" do not have Title 24, Part 6 requirements for alterations. New construction and additions do have requirements and should be clicked above and compliance demonstrated within this table.

Framed Walls

01	☐	Calculate Area-Weighted Average U-factor for Metal Framed Walls[1]
02	☐	Include Wood Framed Walls in Area-Weighted Average U-factor Calculation[1]

03	04	05	06	07	08	09	10	11	12		13
Tag/Plan Detail ID	Occupancy & Status	How Design U-factor was determined	Location/ Fire Rating	Frame Material, Spacing & Depth	Cavity Insulation per Design	Continuous Insulation per Design	Thermal Performance Unit	Required Thermal Performance	U-factor per Design		Net Area[3] ft²
A3 Series Sheets	Nonresidential/ Relocatable 1 CZ: New	JA4 Tables	Exterior wall	Metal 24" OC 2x6	R-19	R-8	U-factor	0.0709	per JA4	0.0709	
									per Software/ Other		

[1]FOOTNOTES: If any individual assembly is non-compliant, assemblies may show compliance using an area-weighted calculation. Metal framed walls may not be combined with other wall types. Wood framed walls are combined with SIPS, spandrel & curtain, metal panel and straw bale wall types. The area-weighted compliance option is not available for alterations demonstrating compliance with R-values in Table 141.0-C.
[2] If "R-value" is shown in cell 10 as the Thermal Performance Unit, the R-value shown here is for cavity insulation per 141.0(b)1B.
[3] Wall area minus any fenestration area

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H. WALL ASSEMBLY SCHEDULE

Mass Walls (new walls only)

01	☐	Calculate Area-Weighted Average U-factor for Mass Walls[1]

02	03	04	05	06	07	08	09	10	11		12
Tag/Plan Detail ID	Occupancy Type	How Design U-factor was determined	Mass Information			Additional Insulation Information		Maximum U-factor Allowed[2]	U-factor per Design		Net Area[3] ft²
			Mass Material	Fill Options	Thickness (in)	Frame Material & Thickness	Cavity Insulation per Design				
A3 Series Sheets	Nonresidential/ Relocatable 1 CZ	JA4 Tables	CMU normal weight	Solid Grout	8 in	Metal- 2.5 in	R-8	0.65	per JA4	0.2106	
									per Software/ Other		

[1]FOOTNOTES: If any individual assembly is non-compliant, assemblies may show compliance using an area-weighted calculation. Mass walls are combined with concrete sandwich panel, log and ICF wall types. Mass walls must meet mandatory requirements in 120.7(b), but may area-weight to comply with prescriptive requirements in Table 140.3 for new construction.
[2] Mass walls are defined as "light" or "heavy" depending on their Heat Capacity. Heat Capacity is determined in Tables 4.3.5 and 4.3.6 in Joint Appendix 4. Walls with Heat Capacity of 15 or greater are "heavy" while walls with Heat Capacity from 7 to less than 15 are "light". Walls with heat capacity less than 7 would be categorized as "Wood framed and Other" for compliance purposes.
[3] Wall area minus any fenestration area

I. FLOOR ASSEMBLY SCHEDULE

This table demonstrates compliance with prescriptive floor assembly requirements in 140.3(a)4/ 170.2(a)5 for new construction, 141.0(a)/ 180.1 for additions, or mandatory floor assembly requirements in 141.0(b)1C/ 180.2 for alterations.

01	Indicate floor types included in the project:[1]	☒ Framed	☐ SIPS (new only)	☐ Raised Mass	☐ Heated Slab-on-grade (new only)	

[1] FOOTNOTES: Floor types indicated above as "(new only)" do not have Title 24, Part 6 requirements for alterations. New construction and additions do have requirements and should be clicked above and compliance demonstrated within this table.

Framed Floors

01	☐	Include Framed Floors in Area-Weighted Average U-factor Calculation[1]

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I. FLOOR ASSEMBLY SCHEDULE

02	03	04	05	06	07	08	09	10	11		12
Tag/Plan Detail ID	Occupancy & Status	How Design U-factor was determined	Crawlspace	Frame Material, Spacing & Depth	Cavity Insulation per Design	Continuous Insulation per Design	Thermal Performance Unit	Required Thermal Performance[2]	U-factor per Design		Area ft²
Sheet A1.01	Nonresidential/ Relocatable 1 CZ: New	JA4 Tables	No	Metal 24" OC 2x6	R-19	R-2	U-factor	0.0709	per JA4	0.067	
									per Software/ Other		

[1]FOOTNOTES: If any individual assembly is non-compliant, assemblies may show compliance using an area-weighted calculation. Framed floors are combined with SIPs floors. The area-weighted compliance option is not available for assemblies demonstrating compliance with R-values.
[2] If "R-value" is shown in cell 09 as the Thermal Performance Unit, the R-value shown here is for cavity insulation.

J. EXTERIOR DOOR SCHEDULE

This section does not apply to this project.

K. FENESTRATION AND GLAZED DOOR SCHEDULE

This table demonstrates compliance with prescriptive fenestration requirements in 140.3(a)5/ 170.2(a)3 for new constructions, 141.0(a)/ 180.1 for additions, or 141.0(b)2A/ 180.2 for alterations. Exterior doors that are more than 25% glass in area are considered Glazed Doors and should be documented on this table with fenestration.

01	Indicate fenestration types included in the project:[1]	☒ Vertical (alterations)	☐ Vertical (new)	☐ Skylights	☒ Glazed Doors (new only)	

[1] FOOTNOTES: Fenestration types indicated above as "(new only)" do not have Title 24, Part 6 requirements for alterations. New construction and additions do have requirements and should be clicked above and compliance demonstrated within this table.

Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)

01	☐	Calculate Area-Weighted Average U-factor for Vertical Fenestration and Glazed Doors[1]
02	☐	Calculate Area-Weighted Average (R)SHGC for Vertical Fenestration and Glazed Doors[1]
03	☐	Calculate Area-Weighted Average VT for Vertical Fenestration and Glazed Doors[1]

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K. FENESTRATION AND GLAZED DOOR SCHEDULE

Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)

04	05	06	07	08	09		10	11	12	13
Tag/Plan Detail ID	Fenestration Type	Occupancy & Status	U-factor/ (R)SHGC Compliance Method	VT Compliance Method	Calculation Method for Performance Values per Design[2]		Product Performance Unit	Required Product Performance	Product Performance per Design	Area ft²
Sheet A3.01	Fixed window	Nonresidential/ Relocatable 1 CZ: : Alt. (Adding New > 50ft2)	Table 140.3-B/C/D	Table 140.3-B/C/D	NFRC Certified		U-factor (max)	0.36	0.36	187
					☐	Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.25	0.25	
							VT (min)	0.42	0.42	
A3.02	Fixed window	Nonresidential/ Relocatable 1 CZ: : Alt. (Adding New > 50ft2)	Table 140.3-B/C/D	Table 140.3-B/C/D	NFRC Certified		U-factor (max)	0.36	0.36	54
					☐	Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.25	0.25	
							VT (min)	0.42	0.42	
A3.02	Glazed door	Nonresidential/ Relocatable 1 CZ: : Alt. (Adding New <= 50ft2)			NFRC Certified		U-factor (max)	0.45	0.45	21
							(R)SHGC (max)			
							VT (min)			
A3.10	Fixed window	Nonresidential/ Relocatable 1 CZ: : Alt. (Adding New > 50ft2)	Table 140.3-B/C/D	Table 140.3-B/C/D	NFRC Certified		U-factor (max)	0.36	0.36	115
					☐	Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.25	0.25	
							VT (min)	0.42	0.42	
A3.10	Glazed door	Nonresidential/ Relocatable 1 CZ: : Alt. (Adding New > 50ft2)	Table 140.3-B/C/D	Table 140.3-B/C/D	NFRC Certified		U-factor (max)	0.45	0.45	154
					☐	Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.23	0.23	
							VT (min)	0.17	0.17	

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K. FENESTRATION AND GLAZED DOOR SCHEDULE

Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)

04	05	06	07	08	09		10	11	12	13
Tag/Plan Detail ID	Fenestration Type	Occupancy & Status	U-factor/ (R)SHGC Compliance Method	VT Compliance Method	Calculation Method for Performance Values per Design[2]		Product Performance Unit	Required Product Performance	Product Performance per Design	Area ft²
Sheet A3.01	Fixed window	Nonresidential/ Relocatable 1 CZ: : Alt. (Adding New > 50ft2)	Table 140.3-B/C/D	Table 140.3-B/C/D	NFRC Certified		U-factor (max)	0.36	0.36	187
					☐	Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.25	0.25	
							VT (min)	0.42	0.42	
A3.02	Fixed window	Nonresidential/ Relocatable 1 CZ: : Alt. (Adding New > 50ft2)	Table 140.3-B/C/D	Table 140.3-B/C/D	NFRC Certified		U-factor (max)	0.36	0.36	54
					☐	Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.25	0.25	
							VT (min)	0.42	0.42	
A3.02	Glazed door	Nonresidential/ Relocatable 1 CZ: : Alt. (Adding New <= 50ft2)			NFRC Certified		U-factor (max)	0.45	0.45	21
							(R)SHGC (max)			
							VT (min)			
A3.10	Fixed window	Nonresidential/ Relocatable 1 CZ: : Alt. (Adding New > 50ft2)	Table 140.3-B/C/D	Table 140.3-B/C/D	NFRC Certified		U-factor (max)	0.36	0.36	115
					☐	Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.25	0.25	
							VT (min)	0.42	0.42	
A3.10	Glazed door	Nonresidential/ Relocatable 1 CZ: : Alt. (Adding New > 50ft2)	Table 140.3-B/C/D	Table 140.3-B/C/D	NFRC Certified		U-factor (max)	0.45	0.45	154
					☐	Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.23	0.23	
							VT (min)	0.17	0.17	

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N. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, form user must provide an explanation in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/. Individuals who perform the field testing and verification work, and provide the information required for completion of the fenestration Certificate of Acceptance documentation are not required to be licensed professionals. However, the person who signs the Certificate of Acceptance document to certify compliance with the acceptance requirements shall be licensed as specified in Standards Section 10-103(a)4 and NA7.3.1

Form/Title	Systems/Spaces To Be Field Verified
NRCA-ENV-02-F must be submitted for all new, added or altered site built fenestration.	Sheet A3.01; A3.02; A3.02; A3.10; A3.10

O. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no forms required for this project.

8/15/2023 11:13:16 AM

UNITED PLAYAZ PROJECT
1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

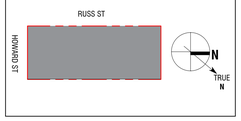
Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:



Seal / Signature:

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:
GREEN BUILDING FORMS, REPORTS, SUPPLEMENTAL INFORMATION

Scale:

G7.05

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Envelope Component Approach

CALIFORNIA ENERGY COMMISSION

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Project Name: United Playaz Project	**Report Page:**	**(Page 10 of 10)**
Project Address:	**Date Prepared:**	2023-07-07T18:37:28-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Ilon Keilson	Documentation Author Signature:
Company:	Signature Date:
Address:	CEA/ HERS Certification Identification (if applicable):
City/State/Zip:	Phone:

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Michael O'Boyle	Responsible Designer Signature:
Company:	Date Signed:
Address:	License:
City/State/Zip:	Phone:

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

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ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

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135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:

DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:

PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:

The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:

Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

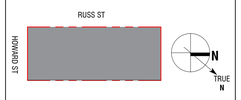
Lighting Consultant:

LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:

Triple Green Building Group
5161 Valley View Rd.
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:



Seal / Signature:

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

GREEN BUILDING FORMS, REPORTS, SUPPLEMENTAL INFORMATION

Scale:

G7.06

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GENERAL NOTES

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

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

SEE C.F.C. ARTICLE 14 FOR FIRE SAFETY DURING CONSTRUCTION.

ALL TESTS AND SPECIFICATIONS SHALL CONFORM TO THE LATEST EDITION OF CALIFORNIA CODE OF REGULATIONS, TITLE 24 AND C.B.C. 2022.

ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, INCLUDING THESE GENERAL NOTES. THE CONTRACTOR SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL TRADES.

SPECIFICATIONS, BOUND SEPARATELY, ARE PART OF THE CONTRACT DOCUMENTS.

THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. IF CONFLICT IS FOUND BETWEEN DRAWINGS, GENERAL NOTES AND SPECIFICATIONS, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, CORRECTIONS, SHALL BE SUBMITTED TO AND APPROVED BY THE PROPER GOVERNING AGENCY BEFORE PROCEEDING WITH THE WORK.

GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.

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

THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL COORDINATE ALL WORK SHOWN ON THE ARCHITECT'S DRAWINGS WITH THE WORK SHOWN ON THE CONSULTANT DRAWINGS. ANY DISCREPANCIES FOUND SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION BY RFI'S (REQUEST FOR INFORMATION) BEFORE ANY NEW WORK IS STARTED.

SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL WORK. SHOP DRAWINGS SHALL BE OF A SCALE WHICH SPECIFIC COMPONENTS CAN BE IDENTIFIED.

FOR SUBSTITUTIONS REFER TO SPECIFICATIONS.

DETAILS ARE REFERENCED FOR CONVENIENCE ONLY. DETAILS AND NOTES SHALL APPLY IN ALL SIMILAR CASES, WHETHER OR NOT SPECIFICALLY REFERENCED. WHERE A TYPICAL CONDITION IS DETAILED, IT SHALL BE UNDERSTOOD THAT ALL LIKE OR SIMILAR CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE.

CONSTRUCTION DOCUMENTS ARE DIAGRAMMATIC. DO NOT SCALE DIMENSIONS OFF THE DRAWINGS. FIELD VERIFY ALL DIMENSIONS.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. LARGER SCALE DETAILS GOVERN. EXISTING BUILDING DIMENSIONS ARE SHOWN FOR INFORMATION ONLY. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS AT SITE PRIOR TO COMMENCING THE WORK, AND REPORT ANY DISCREPANCIES TO THE CONSTRUCTION MANAGER IN WRITING.

ALL WALL DIMENSIONS ARE TO THE FACE OF WALL FINISH, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.

CEILING HEIGHT DIMENSIONS ARE FROM TOP OF SLAB TO FINISHED SURFACE.

FLOOR LEVELS INDICATED ON DRAWINGS ARE FOR REFERENCE ONLY. PRIOR TO CONSTRUCTION THE GENERAL CONTRACTOR SHALL HIRE A THIRD PARTY LICENSED SURVEYOR TO FIELD VERIFY EXISTING GRADES AND FLOOR ELEVATIONS INDICATED ON DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

ALL MATERIAL USED IN THIS PROJECT SHALL BE NEW AND OF THE KIND & QUALITY AS REQUIRED BY THE CONTRACT DOCUMENTS. CONTRACTOR SHALL INVESTIGATE AND VERIFY THAT ALL MATERIALS ARE APPLIED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

ALL ELECTRICAL, DATA, LOW VOLTAGE, PHONE, MECHANICAL AND PLUMBING LINES SHALL BE CONCEALED UNLESS OTHERWISE NOTED.

ANCHORS AT APPLICATIONS WHERE DISSIMILAR METALS EXIST MUST USE RUBBER GROMMETS (OR EQUIVALENT) AND STAINLESS STEEL BOLTS/ANCHORS ARE REQUIRED BETWEEN DISSIMILAR METALS, AT BOTH EXTERIOR AND INTERIOR APPLICATIONS.

EXTERIOR ANCHORS AT MASONRY AND CONCRETE APPLICATIONS MUST BE STAINLESS STEEL.

EXTERIOR APPLICATIONS FOR STEEL TO STEEL CONNECTIONS, GALVANIZED OR STAINLESS STEEL BOLTS, NUTS, AND WASHERS MAY BE USED.

ALL MATTERS OF COLOR, TEXTURE, DESIGN AND INTERPRETATION OF PLANS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION.

CONTRACTOR TO COORDINATE WORK WITH THE CITY, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. COORDINATE WORK WITH OTHER CONTRACTS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS, INCLUDING TRASH REMOVAL ACCESS.

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

CONTRACTOR TO COORDINATE TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS.

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

CONTRACTOR TO PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE. G.C. TO COORDINATE TRASH ACCESS.

CONTRACTOR TO MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH COUNTY TO PROVIDE SECURITY.

CONTRACTOR TO UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4 INCH, UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL PROVIDE CONSTRUCTION BARRICADES OR FENCING AS REQUIRED AND AS APPROVED BY THE CITY FOR PUBLIC SAFETY PRIOR TO COMMENCING THE WORK.

PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.

FIRE PROTECTION EQUIPMENT AND SERVICE ACCESS MUST BE PROVIDED DURING THE CONSTRUCTION PERIOD AS REQUIRED BY THE CITY.

CONTRACTOR SHALL PROVIDE TEMPORARY EXIT SIGNS TO ASSURE A MEANS OF EGRESS DURING CONSTRUCTION.

PUBLIC IMPROVEMENTS AND SERVICES ADJACENT TO THE SITE SHALL BE MAINTAINED DURING CONSTRUCTION. APPROVAL OF THE CITY ENGINEERING DEPARTMENT IS REQUIRED BEFORE ANY WORK IS COMMENCED.

GENERAL CONTRACTOR SHALL COORDINATE SITE PLUMBING, DRAINAGE, ELECTRICAL, TELEPHONE WORK AND EXISTING UTILITIES TO PROVIDE A COMPLETE OPERATING SYSTEM.

CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY, OSHA DEPARTMENT, FOR WORK ON BUILDINGS OVER 36'-0" IN HEIGHT.

EXCEPT WHERE SHOWN IN DIMENSIONAL DETAIL, THE LOCATIONS OF PLUMBING, MECHANICAL EQUIPMENT, DUCTS, PIPING, AND FITTING ARE ONLY APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR, SUBJECT TO APPROVAL BY THE ARCHITECT.

THERMOSTAT LOCATIONS ON MECHANICAL DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL VERIFY ALL THERMOSTAT LOCATIONS WITH ARCHITECT.

CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES AS WELL AS POWER AND WATER OR DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR SUBSTITUTIONS SHALL BE MADE AT NO ADDITIONAL COST.

CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL MECHANICAL OPENINGS THROUGH THE ROOF WITH MECHANICAL EQUIPMENT MANUFACTURERS.

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CONTRACTOR TO COORDINATE, PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BLOCKING, BACKING PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, FIXTURES, PARTITIONS AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT AND FURNISHINGS.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKBOARDS, ELECTRICAL OUTLETS, CONDUIT, AND ETC., AS REQUIRED BY THE OWNER'S TELEPHONE COMPANY, TO ACCOMMODATE THEIR INSTALLATION. TELEPHONE AND ELECTRICAL OUTLETS ON THE OPPOSITE SIDES OF COMMON WALLS SHALL BE LOCATED IN SEPARATE STUD CAVITIES. NO BACK-TO-BACK OUTLETS SHALL BE ALLOWED. WHERE SPECIFIC DIMENSIONS CONTRADICT THIS NOTE, THE CONTRACTOR SHALL RELOCATE ONE OUTLET TO THE OPPOSITE SIDE OF THE STUD NEAREST THAT DIMENSION.

EGRESS STAIR SHAFTS SHALL BE AIRTIGHT AND SEALED.

MECHANICAL SUPPLY AND RETURN AIR SHAFTS SHALL BE AIRTIGHT AND SEALED.

NO DEVIATION FROM CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ENGINEER.

THE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL AND ELECTRICAL WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS THAT WOULD CAUSE AN AWKWARD INSTALLATION, IT SHALL BE BROUGHT TO THE ENGINEER'S AND ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST.

CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY, OSHA DEPARTMENT, FOR TRENCHES OR EXCAVATIONS GREATER THAN 5'-0" DEEP INTO WHICH A PERSON IS REQUIRED TO DESCEND FOR CONSTRUCTION PURPOSES.

CONTRACTOR SHALL AS NECESSARY PROVIDE SHORING DESIGNED AND DETAILED BY A CALIFORNIA REGISTERED ENGINEER.

CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.

CONTRACTOR SHALL PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. COMPLY WITH BUILDING CODES.

PROVIDE EMERGENCY LIGHTING OF MIN. ONE FOOT-CANDLE AT ALL FLOOR LEVELS TO COMPLY WITH BUILDING CODES.

DOORS OPENING INTO REQUIRED 1-HOUR, FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP ASSEMBLY HAVING A 20-MINUTE RATING AND SHALL BE SELF-CLOSING.

20-MINUTE DOOR JAMBS TO BE TIGHT-FITTING, SMOKE AND DRAFT CONTROLLED.

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

INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDOR SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING: A. CLASS I, FLAME SPREAD 0-25, SMOKE DENSITY 150, FOR MATERIALS INSTALLED IN VERTICAL EXITS. B. CLASS II, FLAME SPREAD 26-75, SMOKE DENSITY300, FOR MATERIALS INSTALLED IN HORIZONTAL EXITS. C. CLASS III, FLAME SPREAD 76-200, SMOKE DENSITY 450, FOR MATERIALS INSTALLED IN ANY OTHER LOCATION.

PROVIDE FIRE DAMPERS OR DOORS WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS.

WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.

LOCATE THE CENTER OF FIRE ALARM INITIATING DEVICES 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.

EMERGENCY WARNING SYSTEMS SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.

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

ALTERATIONS OR ADDITIONS TO THE FIRE SPRINKLER AND FIRE ALARM SYSTEM SHALL BE DONE IN COMPLIANCE WITH NFPA 13, NFPA 72, AND THE ADA. COMMON USE AREAS ARE DEFINED TO INCLUDE BREAK ROOMS, CONFERENCE ROOMS, OPEN AREAS, CORRIDORS, HALLWAYS AND LOBBIES. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY LOCAL AUTHORITIES HAVING JURISDICTIONS.

IF THE SPACE ABOVE THE SUSPENDED CEILING IS USED AS A RETURN AIR PLENUM, THEN ALL EQUIPMENT AND WIRING (COMMUNICATION, POWER ETC.) SHALL BE LISTED FOR INSTALLATION IN A PLENUM.

ALL FLEXIBLE AIR DUCTS, IF USED, SHALL MEET THE REQUIREMENTS OF NFPA 90A, 2-3-2 IN CONSTRUCTION AND INSTALLATION.

THE CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES RELATED TO SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SHORING OF THE TRENCHES. THE VENTILATION OF CONFINED SPACES, PROVISION AND MAINTENANCE OF BARRICADES AND THE PREPARATION OF TRAFFIC CONTROL PLAN.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS.

REFER TO SITE PLAN FOR ADDITIONAL DIMENSIONAL INFORMATION.

VERIFY EXACT LOCATIONS OF ALL PROPERTY LINES, EASEMENTS, SETBACKS AND UTILITIES PRIOR TO ANY WORK.

THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK ON ANY TRENCHING. NOTICE OF THE PROPOSED WORK SHALL BE GIVEN TO THE APPLICABLE GAS, ELECTRIC, TELEPHONE, SEWER AND WATER AGENCIES.

ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF STRUCTURE.

CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS AND PROPERTY CORNERS DURING CONSTRUCTION.

ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADE.

GRADES, ELEVATIONS AND LOCATIONS SHOWN ARE APPROXIMATE. AS DIRECTED BY THE ENGINEER, THEY MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN CONDITIONS. ELEVATIONS REFER TO CENTER OF DROP INLETS, MANHOLES AND JUNCTION BOXES AND THE MIDPOINT OF THE LIP FOR CATCH BASINS.

CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.

ALL FILL TO BE COMPACTED PER RECOMMENDATION OF THE GEOTECHNICAL ENGINEER.

THE PROPOSED CONTOURS SHOWN IN DRIVES, PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT SECTIONS TO ESTABLISH CORRECT SUB BASE OR AGGREGATE BASE COURSE ELEVATIONS.

CONTRACTOR SHALL INSURE POSITIVE DRAINAGE SO THAT RUN-OFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.

CONTRACTOR IS RESPONSIBLE FOR DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON DRAWINGS. DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL THE SAID ITEMS.

CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.

ALL FILL MATERIALS, EXISTING BUILDING FOUNDATIONS, PAVEMENT AND UTILITY STRUCTURES, TOPSOIL AND ANY OTHER DELETERIOUS MATERIALS SHALL BE COMPLETELY REMOVED FROM WITHIN THE BEARING ZONE BELOW NEW STRUCTURES.

ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIAL MUST BE REMOVED. ALL UNDESIRABLE MATERIAL SHALL BE REMOVED, BACKFILLED AND COMPACTED AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE.

CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC.

ACCESSIBLE SIGN WITH A "VAN" MARKING SHALL HAVE ADDITIONAL SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY SIGN DENOTING VAN ACCESSIBILITY.

CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE CITY STANDARDS.

CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ARCHITECT ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTIONS PRIOR TO PROCEEDING.

MINIMUM TRENCH WIDTH TO BE TWO FEET.

ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES TO PROTECT EXISTING PIPELINES AND UTILITIES THAT ARE TO REMAIN IN SERVICE. CONTRACTOR SHALL VERIFY THAT THOSE PIPELINES AND UTILITIES THAT ARE TO BE REMOVED, HAVE BEEN DISCONNECTED, SHUT DOWN OR ABANDONED PRIOR TO ATTEMPTING REMOVAL OR DEMOLITION IN A MANNER TO AVOID ANY DISRUPTION OF EXISTING FACILITIES.

ALL UTILITY AND IRRIGATION TRENCHES SHALL BE RE-COMPACTED AS REQUIRED BY THE PROJECT SOILS REPORT AND PER THE CIVIL ENGINEER'S GRADING AND DRAINAGE PLANS.

LINES THAT ARE UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.

DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.

REFER TO CIVIL DRAWINGS FOR TIE-IN LOCATION AND ELEVATION OF ALL UTILITIES.

CONTRACTOR SHALL RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON PLANS.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCURS DURING CONSTRUCTION.

ALL EXISTING UTILITIES PROPOSED TO BE RELOCATED SHALL BE PLACED UNDERGROUND.

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO THE FINAL CONNECTION OF SERVICE.

CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:

A. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
B. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
C. MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
D. DESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL REGULATIONS.

ALL UTILITIES THAT LIE WITHIN THE STREET RIGHT-OF-WAY, INCLUDING MAINS AND LATERALS, SHALL BE INSTALLED PRIOR TO FINAL STREET SUBGRADE PREPARATION.

ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE BEARING RING AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISHED GRADE.

PRIOR TO POURING CONCRETE FOOTINGS, THE FOOTING AND FOUNDATION EXCAVATION SHALL BE INSPECTED BY THE SOILS ENGINEER, BUILDING INSPECTOR AND CONTRACTOR. IF ANY OF THE ABOVE PERSONNEL SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, ADDITIONAL SOILS RESTING AND RECOMMENDATIONS BY THE SOIL ENGINEER SHALL BE REQUIRED. NOTIFY THE ARCHITECT IN WRITING OF ANY SUSPECTED SOLID PROBLEMS IMMEDIATELY.

ALL FLATWORK: DRIVEWAYS, CONCRETE WALKWAYS AND PATIOS SHALL COMPLY WITH FLATWORK REQUIREMENTS AS INDICATED ON FOUNDATION PLANS AND DRAWING NOTES. COMPLY WITH REQUIREMENTS OF CIVIL ENGINEER'S GRADING AND DRAINAGE PLAN. THE CONTRACTOR SHALL COORDINATE ALL WORK SHOWN ON ARCHITECTURAL SITE PLAN WITH CIVIL ENGINEER'S GRADING PERMIT DRAWINGS AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO ANY WORK OR ORDERING MATERIALS.

ALL EXTERIOR "AT GRADE" STAIRS, STEPS, LANDINGS AND OTHER WALKING SURFACES SHALL BE PROVIDED WITH SLIP RESISTANT FINISH.

FINISH GRADE THE SITE AFTER STRUCTURES AND OTHER IMPROVEMENTS ARE INSTALLED, SUCH THAT SURFACE WATERS ARE DIRECTED AWAY FROM BUILDING FOUNDATIONS AND FILL SLOPES TOWARD APPROVED DRAINAGE WAYS.

THE CONTRACTOR SHALL FIELD SURVEY AND VERIFY EXACT LOCATIONS OF ALL PROPERTY LINES WITH RESPECT TO THE NEW PROPOSED WORK TO CONFIRM COMPLIANCE WITH ALL REQUIRED SETBACKS. THE CONTRACTOR SHALL ALSO FIELD SURVEY THE EXISTING GRADES AND TOPOGRAPHY WITH RESPECT TO THE NEW PROPOSED WORK TO CONFIRM COMPLIANCE WITH ALL REQUIRED HEIGHT LIMITS. THIS SURVEY WORK TO BE PERFORMED FIRST AND PRIOR TO ANY OTHER WORK. IF ANY DISCREPANCIES WITH THE APPROVED PLANS ARE DISCOVERED, NOTIFY THE ARCHITECT IMMEDIATELY.

THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL SURPLUS EXCAVATION MATERIALS AND DEBRIS FROM THE SITE AND SHALL MAINTAIN THE SITE IN ORDERLY CONDITION.

ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY THE CONTRACTOR OR ANY SUB-CONTRACTOR SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. ALL PUBLIC IMPROVEMENTS FOR THE PROJECT THAT ARE DAMAGED OR DISPLACED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.

THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH SMOOTH TRANSITION. PAVING CONFORMS SHALL BE MADE WITH SMOOTHLY TRIMMED BUTT JOINT WITHOUT OVERLAPPING EXISTING PAVEMENT.

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE CONSTRUCTION NOTES.

REFER TO SITE ELECTRICAL PLAN FOR SITE LIGHTING CONSTRUCTION NOTES.

AIR QUALITY REQUIREMENTS:

THE CITY ENGINEER AND THE CHIEF BUILDING OFFICIAL SHALL CONFIRM THAT THE GRADING PLAN, BUILDING PLANS, AND SPECIFICATIONS STIPULATE THAT, IN COMPLIANCE WITH SCAQMD RULE 403, EXCESSIVE FUGITIVE DUST EMISSIONS SHALL BE CONTROLLED BY REGULAR WATERING OR OTHER DUST PREVENTION MEASURES, AS SPECIFIED IN THE SCAQMD'S RULES AND REGULATIONS. IN ADDITION, SCAQMD RULE 402 REQUIRES IMPLEMENTATION OF DUST SUPPRESSION TECHNIQUES TO PREVENT FUGITIVE DUST FROM CREATING A NUISANCE OFF-SITE. IMPLEMENTATION OF THE FOLLOWING MEASURES WOULD REDUCE SHORT-TERM FUGITIVE DUST IMPACTS ON NEARBY SENSITIVE RECEPTORS:

A. ALL ACTIVE PORTIONS OF THE CONSTRUCTION SITE SHALL BE WATERED EVERY THREE HOURS DURING DAILY CONSTRUCTION ACTIVITIES AND WHEN DUST IS OBSERVED MIGRATING FROM THE PROJECT SITE TO PREVENT EXCESSIVE AMOUNTS OF DUST;

B. PAVE OR APPLY WATER EVERY THREE HOURS DURING DAILY CONSTRUCTION ACTIVITIES OR APPLY NON-TOXIC SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS. MORE FREQUENT WATERING SHALL OCCUR IF DUST IS OBSERVED MIGRATING FROM THE SITE DURING SITE DISTURBANCE;

C. ANY ON-SITE STOCKPILES OF DEBRIS, DIRT, OR OTHER DUSTY MATERIAL SHALL BE ENCLOSED, COVERED, OR WATERED TWICE DAILY, OR NON-TOXIC SOIL BINDERS SHALL BE APPLIED;

D. ALL GRADING AND EXCAVATION OPERATIONS SHALL BE SUSPENDED WHEN WIND SPEEDS EXCEED 25 MILES PER HOUR;

E. DISTURBED AREAS SHALL BE REPLACED WITH GROUND COVER OR PAVED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED IN THE AFFECTED AREA;

F. GRAVEL BED TRACKOUT APRONS (3 INCHES DEEP, 25 FEET LONG, AND 12 FEET WIDE PER LANE AND EDGED BY ROCK BERM OR ROW OF STAKES) SHALL BE INSTALLED TO REDUCE MUD/DIRT TRACKOUT FROM UNPAVED TRUCK EXIT ROUTES;

G. ON-SITE VEHICLE SPEED SHALL BE LIMITED TO 15 MILES PER HOUR;

H. ALL ON-SITE ROADS SHALL BE PAVED AS SOON AS FEASIBLE, WATERED TWICE DAILY, OR CHEMICALLY STABILIZED;

I. VISIBLE DUST BEYOND THE PROPERTY LINE WHICH EMANATES FROM THE PROJECT SHALL BE PREVENTED TO THE MAXIMUM EXTENT FEASIBLE;

J. ALL MATERIAL TRANSPORTED OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNTS OF DUST PRIOR TO DEPARTING THE JOB SITE;

K. REROUTE CONSTRUCTION TRUCKS AWAY FROM CONGESTED STREETS OR SENSITIVE RECEPTOR AREAS;

L. TRACK-OUT DEVICES SHALL BE USED AT ALL CONSTRUCTION SITE ACCESS POINTS; AND

M. ALL DELIVERY TRUCK TIRES SHALL BE WATERED DOWN AND /OR SCRAPED DOWN PRIOR TO DEPARTING THE JOB SITE.

IN COMPLIANCE WITH SCAQMD RULE 403, O3 PRECURSOR EMISSIONS FROM CONSTRUCTION EQUIPMENT VEHICLES SHALL BE CONTROLLED BY MAINTAINING EQUIPMENT ENGINES IN GOOD CONDITION AND IN PROPER TUNE PER MANUFACTURER'S SPECIFICATIONS, TO THE SATISFACTION OF THE CITY ENGINEER. MAINTENANCE RECORDS SHALL BE PROVIDED TO THE CITY BY THE CONSTRUCTION CONTRACTOR ON A MONTHLY BASIS. THE CITY INSPECTOR SHALL BE RESPONSIBLE FOR ENSURING THAT CONTRACTORS COMPLY WITH THIS MEASURE DURING CONSTRUCTION.

J. ALL MATERIAL TRANSPORTED OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNTS OF DUST PRIOR TO DEPARTING THE JOB SITE;

K. REROUTE CONSTRUCTION TRUCKS AWAY FROM CONGESTED STREETS OR SENSITIVE RECEPTOR AREAS;

L. TRACK-OUT DEVICES SHALL BE USED AT ALL CONSTRUCTION SITE ACCESS POINTS; AND

M. ALL DELIVERY TRUCK TIRES SHALL BE WATERED DOWN AND /OR SCRAPED DOWN PRIOR TO DEPARTING THE JOB SITE.

IN COMPLIANCE WITH SCAQMD RULE 403, O3 PRECURSOR EMISSIONS FROM CONSTRUCTION EQUIPMENT VEHICLES SHALL BE CONTROLLED BY MAINTAINING EQUIPMENT ENGINES IN GOOD CONDITION AND IN PROPER TUNE PER MANUFACTURER'S SPECIFICATIONS, TO THE SATISFACTION OF THE CITY ENGINEER. MAINTENANCE RECORDS SHALL BE PROVIDED TO THE CITY BY THE CONSTRUCTION CONTRACTOR ON A MONTHLY BASIS. THE CITY INSPECTOR SHALL BE RESPONSIBLE FOR ENSURING THAT CONTRACTORS COMPLY WITH THIS MEASURE DURING CONSTRUCTION.

THE FOLLOWING MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION TO SUBSTANTIALLY REDUCE NOX RELATED EMISSIONS. THEY SHALL BE INCLUDED IN THE GRADING PLAN, BUILDING PLANS, AND CONTRACT SPECIFICATIONS. CONTRACT SPECIFICATION LANGUAGE SHALL BE REVIEWED BY THE CITY PRIOR TO ISSUANCE OF A GRADING PERMIT.

A. OFF-ROAD DIESEL EQUIPMENT OPERATORS SHALL BE REQUIRED TO SHUT DOWN THEIR ENGINES RATHER THAN IDLE FOR MORE THAN FIVE MINUTES, AND SHALL ENSURE THAT ALL OFF-ROAD EQUIPMENT IS COMPLIANT WITH THE CARB IN-USE OFF-ROAD DIESEL VEHICLE REGULATION AND SCAQMD RULE 2449.

B. REQUIRE THE USE OF 2010 AND NEWER DIESEL HAUL TRUCKS (E.G., MATERIAL DELIVERY TRUCKS AND SOIL IMPORT/EXPORT) AND IF THE LEAD AGENCY DETERMINES THAT 2010 MODEL YEAR OR NEWER DIESEL TRUCKS CANNOT BE OBTAINED THE LEAD AGENCY SHALL USE TRUCKS THAT MEET EPA MODEL YEAR NOX EMISSIONS REQUIREMENTS

C. THE FOLLOWING NOTE SHALL BE INCLUDED ON ALL GRADING PLANS: DURING PROJECT CONSTRUCTION, ALL INTERNAL COMBUSTION ENGINES/CONSTRUCTION EQUIPMENT OPERATING ON THE PROJECT SITE SHALL MEET EPA-CERTIFIED TIER 3 EMISSIONS STANDARDS, OR HIGHER ACCORDING TO THE FOLLOWING:
(JANUARY 1, 2012, TO DECEMBER 31, 2014): ALL OFF-ROAD DIESEL-POWERED CONSTRUCTION EQUIPMENT GREATER THAN 50 HP SHALL MEET TIER 3 OFF-ROAD EMISSIONS STANDARDS. IN ADDITION, ALL CONSTRUCTION EQUIPMENT SHALL BE OUTFITTED WITH BACT DEVICES CERTIFIED BY CARB. ANY EMISSIONS CONTROL DEVICE USED BY THE CONTRACTOR SHALL ACHIEVE EMISSIONS REDUCTIONS THAT ARE NO LESS THAN WHAT COULD BE ACHIEVED BY A LEVEL 3 DIESEL EMISSIONS CONTROL STRATEGY FOR A SIMILARLY SIZED ENGINE AS DEFINED BY CARB REGULATIONS.

(POST-JANUARY 1, 2015): ALL OFF-ROAD DIESEL-POWERED CONSTRUCTION EQUIPMENT GREATER THAN 50 HP SHALL MEET THE TIER 4 EMISSION STANDARDS, WHERE AVAILABLE. IN ADDITION, ALL CONSTRUCTION EQUIPMENT SHALL BE OUTFITTED WITH BACT DEVICES CERTIFIED BY CARB. ANY EMISSIONS CONTROL DEVICE USED BY THE CONTRACTOR SHALL ACHIEVE EMISSIONS REDUCTIONS THAT ARE NO LESS THAN WHAT COULD BE ACHIEVED BY A LEVEL 3 DIESEL EMISSIONS CONTROL STRATEGY FOR A SIMILARLY SIZED ENGINE AS DEFINED BY CARB REGULATIONS.

D. A COPY OF EACH UNIT'S CERTIFIED TIER SPECIFICATION, BACT DOCUMENTATION, AND CARB OR SCAQMD OPERATING PERMIT SHALL BE PROVIDED AT THE TIME OF MOBILIZATION OF EACH APPLICABLE UNIT OF EQUIPMENT.

E. THE CONTRACTOR AND APPLICANT, IF THE APPLICANT'S EQUIPMENT IS USED, SHALL MAINTAIN CONSTRUCTION EQUIPMENT ENGINES BY KEEPING THEM TUNED AND REGULARLY SERVICED TO MINIMIZE EXHAUST EMISSIONS.

F. USE LOW SULFUR FUEL FOR STATIONARY CONSTRUCTION EQUIPMENT. THIS IS REQUIRED BY SCAQMD RULES 431.1 AND 431.2.

G. UTILIZE EXISTING POWER SOURCES (I.E., POWER POLES) WHEN AVAILABLE. THIS MEASURE WOULD MINIMIZE THE USE OF HIGHER POLLUTING GAS OR DIESEL GENERATORS.

H. CONFIGURE CONSTRUCTION PARKING TO MINIMIZE TRAFFIC INTERFERENCE.

I. MINIMIZE OBSTRUCTION OF THROUGH-TRAFFIC LANES AND PROVIDE TEMPORARY TRAFFIC CONTROLS SUCH AS A FLAG PERSON DURING ALL PHASES OF CONSTRUCTION WHEN NEEDED TO MAINTAIN SMOOTH TRAFFIC FLOW. CONSTRUCTION SHALL BE PLANNED SO THAT LANE CLOSURES ON EXISTING STREETS ARE KEPT TO A MINIMUM.

J. SCHEDULE CONSTRUCTION OPERATIONS AFFECTING TRAFFIC FOR OFF-PEAK HOURS TO THE BEST EXTENT WHEN POSSIBLE.

K. DEVELOP A TRAFFIC PLAN TO MINIMIZE TRAFFIC FLOW INTERFERENCE FROM CONSTRUCTION ACTIVITIES (THE PLAN MAY INCLUDE ADVANCE PUBLIC NOTICE OF ROUTING, USE OF PUBLIC TRANSPORTATION AND SATELLITE PARKING AREAS WITH A SHUTTLE SERVICE).

L. CONSTRUCTION-RELATED EQUIPMENT, INCLUDING HEAVY-DUTY EQUIPMENT, MOTOR VEHICLES, AND PORTABLE EQUIPMENT, SHALL BE TURNED OFF WHEN NOT IN USE FOR MORE THAN FIVE MINUTES.

STOCKPILES OF DEBRIS AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

TRASH AND CONSTRUCTION RELATED DEBRIS MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

NOISE

A. PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMIT, THE PROJECT APPLICANT SHALL DEMONSTRATE TO THE SATISFACTION OF THE CITY'S BUILDING OFFICIAL THAT CONSTRUCTION NOISE REDUCTION METHODS SHALL BE USED WHERE FEASIBLE. THESE REDUCTION METHODS INCLUDE SHUTTING OFF IDLING EQUIPMENT, INSTALLING TEMPORARY ACOUSTIC BARRIERS AROUND STATIONARY CONSTRUCTION NOISE SOURCES, MAXIMIZING THE DISTANCE BETWEEN CONSTRUCTION EQUIPMENT STAGING AREAS AND OCCUPIED RESIDENTIAL AREAS, AND ELECTRIC AIR COMPRESSORS AND SIMILAR POWER TOOLS. CONSTRUCTION HAUL ROUTES SHALL BE DESIGNED TO AVOID NOISE SENSITIVE USES (E.G., RESIDENCES, CONVALESCENT HOMES, ETC.), TO THE EXTENT FEASIBLE.

B. DURING CONSTRUCTION, STATIONARY CONSTRUCTION EQUIPMENT SHALL BE PLACED SUCH THAT EMITTED NOISE IS DIRECTED AWAY FROM SENSITIVE NOISE RECEIVERS.

C. CONSTRUCTION ACTIVITIES SHALL NOT TAKE PLACE OUTSIDE OF THE ALLOWABLE HOURS SPECIFIED BY THE CITY'S MUNICIPAL CODE.

THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STROM DRAIN SYSTEM.

EACH CONTRACTOR SHALL THOROUGHLY CLEAN AND SECURE THE AREA OF CONSTRUCTION AFTER EACH DAY OF WORK.

THERE SHALL NOT BE ANY TRESPASSING ON THE ADJOINING PROPERTY. NO MATERIALS SHALL BE STORED ON THE ADJOINING PROPERTY. THE CONTRACTOR IS TO INSPECT ALL SIDEWALKS INCLUDING THE ADJOINING PROPERTY PRIOR TO COMMENCING WORK. ALL EXISTING DAMAGE SHALL BE NOTED AND AGREED TO BY ALL PARTIES. ANY DAMAGE TO THESE SIDEWALKS OR ADJOINING PROPERTY DURING THE CONSTRUCTION SHALL BE REPAIRED PRIOR TO COMPLETION.

FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

SAFEGUARDING OF OWNER'S PROPERTY THE CONTRACTOR SHALL CARE, CUSTODY & RESPONSIBILITY FOR SAFEGUARDING ALL OF THE OWNER'S PROPERTY OF EVERY KIND WHETHER FIXED OR PORTABLE. FURNISH ALL FORMS OF SECURITY & PROTECTION NECESSARY TO PROTECT THE OWNER'S PROPERTY REGARDLESS OF CAUSE EACH CONTRACTOR SHALL REPAIR, REPLACE OR OTHERWISE ACCEPTABLY RESTORE OWNER'S PROPERTY UNDER THE CONTRACTORS CARE.

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect: **ARQUITECTONICA**
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

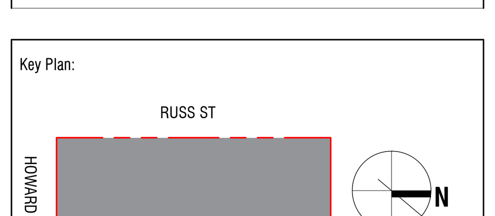
Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:



Seal / Signature:

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

GENERAL NOTES

Scale: 12" = 1'-0"

G8.01

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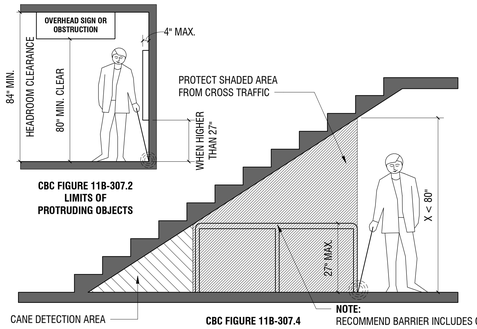


CBC FIGURE 11B-307.2
LIMITS OF PROTRUDING OBJECTS

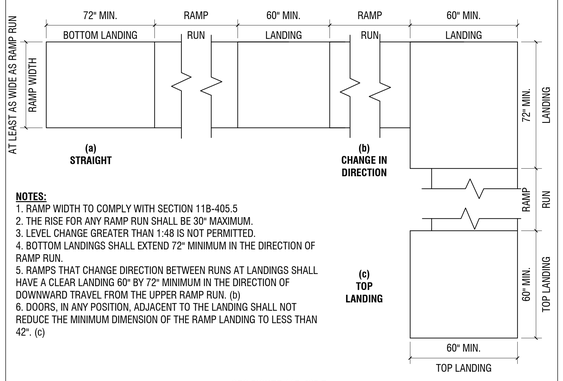
CBC FIGURE 11B-307.4
VERTICAL CLEARANCE

NOTE:
RECOMMEND BARRIER INCLUDES CANE DETECTION RAIL WITHIN 6" OF FLOOR

NOTES:
ALL CLEARANCES SHALL BE MEASURED FROM THE NEAREST OBSTRUCTION, SUCH AS WALL BASE / COVE BASE, NOT NECESSARILY FACE OF WALL FINISH

PROTRUDING OBJECTS (PUBLIC AREAS) 12

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



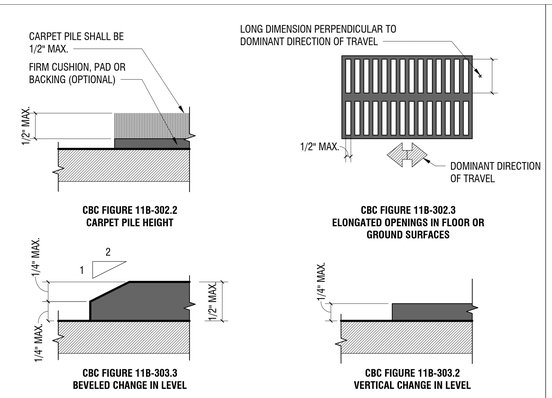
(a) STRAIGHT

(b) CHANGE IN DIRECTION

(c) TOP LANDING

NOTES:
1. RAMP WIDTH TO COMPLY WITH SECTION 11B-405.5
2. THE RISE FOR ANY RAMP RUN SHALL BE 30" MAXIMUM.
3. LEVEL CHANGE GREATER THAN 1:48 IS NOT PERMITTED.
4. BOTTOM LANDINGS SHALL EXTEND 72" MINIMUM IN THE DIRECTION OF RAMP RUN.
5. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60" BY 72" MINIMUM IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN. (b)
6. DOORS, IN ANY POSITION, ADJACENT TO THE LANDING SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42". (c)

CBC FIGURE 11B-405.7
RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 11B-405



CBC FIGURE 11B-302.2
CARPET PILE HEIGHT

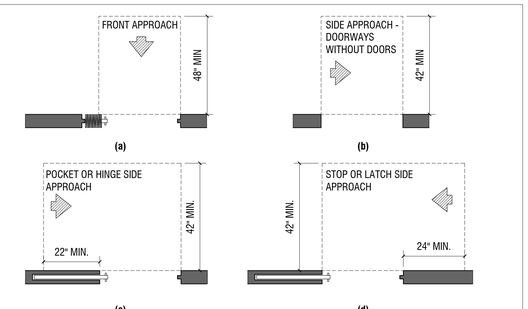
CBC FIGURE 11B-302.3
ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES

CBC FIGURE 11B-303.3
BEVELED CHANGE IN LEVEL

CBC FIGURE 11B-303.2
VERTICAL CHANGE IN LEVEL

FLOOR AND GROUND SURFACES (PUBLIC AREAS) 6

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



CBC FIGURE 11B-404.2.4.2
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES, AND FOLDING DOORS

NOTES:
ALL CLEARANCES SHALL BE MEASURED FROM THE NEAREST OBSTRUCTION, SUCH AS WALL BASE / COVE BASE, NOT NECESSARILY FACE OF WALL FINISH

CLEARANCE AT NON-SWINGING DOORS (PUBLIC AREAS) 4

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

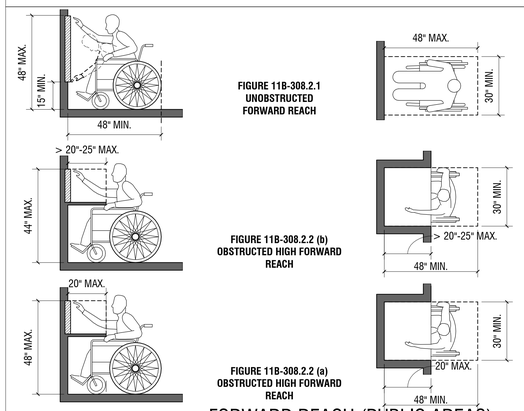


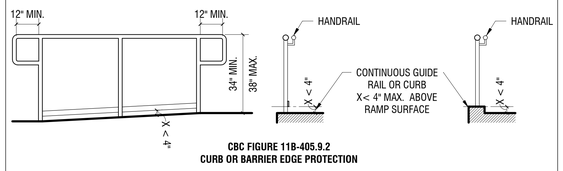
FIGURE 11B-308.2.1
UNOBSTRUCTED FORWARD REACH

FIGURE 11B-308.2.2 (b)
OBSTRUCTED HIGH FORWARD REACH

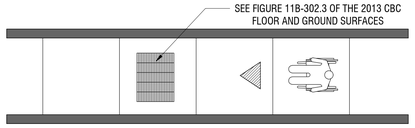
FIGURE 11B-308.2.2 (a)
OBSTRUCTED HIGH FORWARD REACH

FORWARD REACH (PUBLIC AREAS) 11

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



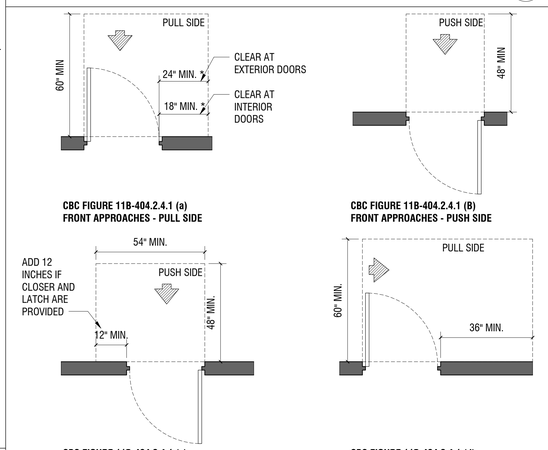
CBC FIGURE 11B-405.9.2
CURB OR BARRIER EDGE PROTECTION



GRATES ALONG AN ACCESSIBLE ROUTE

RAMPS AND SIDEWALKS (PUBLIC AREAS) 8

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

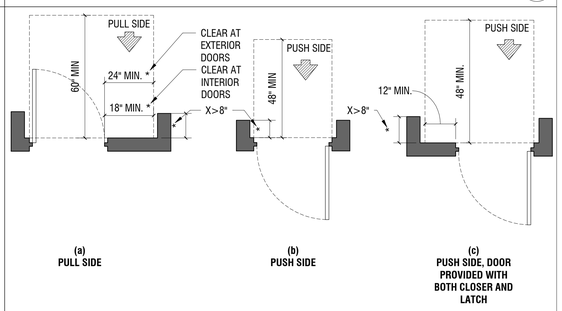


CBC FIGURE 11B-404.2.4.1 (a)
FRONT APPROACHES - PULL SIDE

CBC FIGURE 11B-404.2.4.1 (B)
FRONT APPROACHES - PUSH SIDE

CBC FIGURE 11B-404.2.4.1 (c)
FRONT APPROACHES - PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH

CBC FIGURE 11B-404.2.4.1 (d)
HINGE APPROACH, PULL SIDE



(a) PULL SIDE

(b) PUSH SIDE

(c) PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH

CBC FIGURE 11B-404.2.4.3
MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES

NOTES:
ALL CLEARANCES SHALL BE MEASURED FROM THE NEAREST OBSTRUCTION, SUCH AS WALL BASE / COVE BASE, NOT NECESSARILY FACE OF WALL FINISH

CLEARANCE AT RECESS DOORS AND GATES (PUBLIC AREAS) 3

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

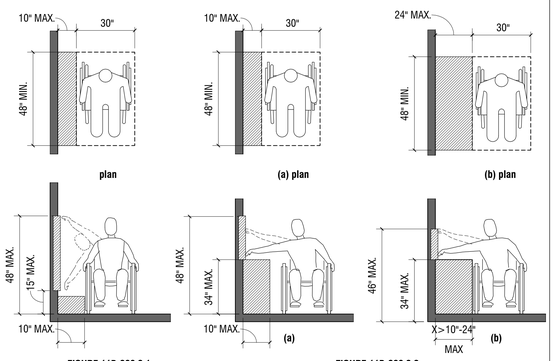
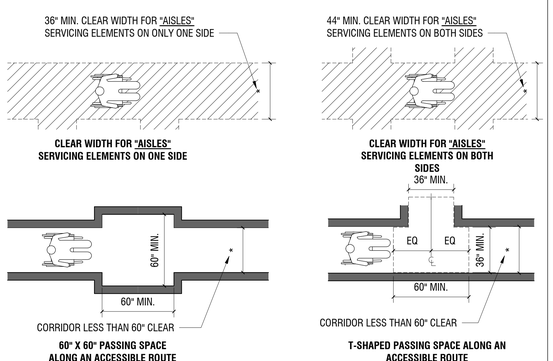


FIGURE 11B-308.3.1
UNOBSTRUCTED SIDE REACH

FIGURE 11B-308.3.2
OBSTRUCTED HIGH SIDE REACH

SIDE REACH DIAGRAMS (PUBLIC AREAS) 10

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



CLEAR WIDTH FOR "AISLES" SERVICING ELEMENTS ON ONE SIDE

CLEAR WIDTH FOR "AISLES" SERVICING ELEMENTS ON BOTH SIDES

60" X 60" PASSING SPACE ALONG AN ACCESSIBLE ROUTE

T-SHAPED PASSING SPACE ALONG AN ACCESSIBLE ROUTE

NOTE:
AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60" SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200' MAXIMUM. SEE SECTION 11B-403.5.3 PASSING SPACES

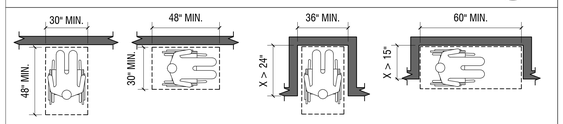
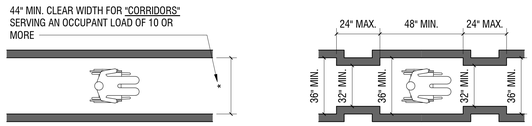


FIGURE 11B-305.5
POSITION OF CLEAR FLOOR OR GROUND SPACE

FIGURE 11B-305.7.1
MANEUVERING CLEARANCE IN AN ALCOVE, FORWARD APPROACH

FIGURE 11B-305.7.2
MANEUVERING CLEARANCE IN AN ALCOVE, PARALLEL APPROACH



CLEAR WIDTH OF "CORRIDORS" BY OCCUPANT LOAD

CBC FIGURE 11B-403.5.1
CLEAR WIDTH OF AN ACCESSIBLE ROUTE

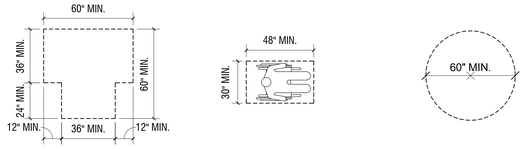


FIGURE 11B-304.3.2
T-SHAPED TURNING SPACE

FIGURE 11B-305.3
CLEAR FLOOR OR GROUND SPACE

SECTION 11B-304.3.1
CIRCULAR TURNING SPACE

NOTE: ALL DOOR CLEARANCES SHALL BE MEASURED FROM THE NEAREST OBSTRUCTION, SUCH AS WALL BASE / COVE BASE, NOT NECESSARILY FACE OF WALL FINISH.

CLEAR FLOOR SPACE (PUBLIC AREAS) 9

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

(a) 180 DEGREE TURN

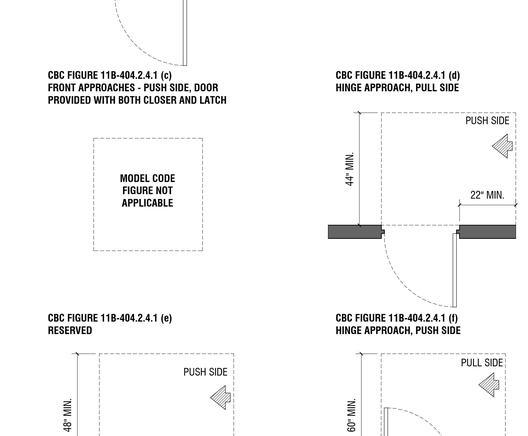
CBC FIGURE 11B-403.5.2
CLEAR WIDTH AT TURN

NOTE:
ALL CORRIDOR AND AISLE CLEARANCES SHALL BE MEASURED FROM THE NEAREST OBSTRUCTION, SUCH AS WALL BASE / COVE BASE, NOT NECESSARILY FACE OF WALL FINISH

(b) 180 DEGREE TURN (EXCEPTION)

ACCESSIBLE ROUTE (PUBLIC AREAS) 7

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

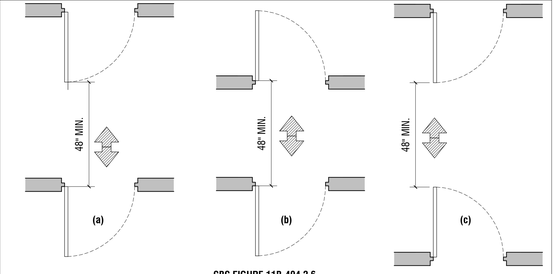


CBC FIGURE 11B-404.2.4.1 (e)
RESERVED

CBC FIGURE 11B-404.2.4.1 (f)
HINGE APPROACH, PUSH SIDE

CBC FIGURE 11B-404.2.4.1 (g)
HINGE APPROACH, PUSH SIDE, DOOR PROVIDE WITH BOTH CLOSER AND LATCH

CBC FIGURE 11B-404.2.4.1 (h)
LATCH APPROACH, PULL SIDE



CBC FIGURE 11B-404.2.6
DOORS IN SERIES AND GATES IN SERIES

NOTES: ALL CLEARANCES SHALL BE MEASURED FROM THE NEAREST OBSTRUCTION, SUCH AS A WALL BASE /COVE BASE, NOT NECESSARILY FACE OF WALL FINISH.

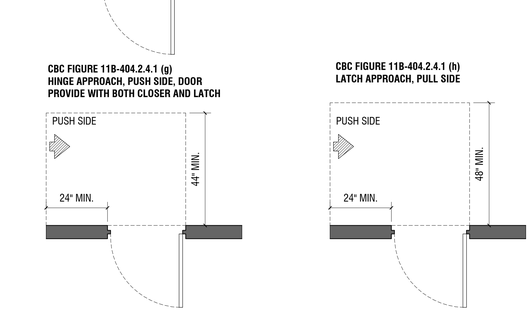
NOTES: DOOR AND GATE CLOSING SPEED SHALL COMPLY WITH SECTION 11B-404.2.8 OF THE 2022 CBC

NOTES: THE CLOSER-EFFORT TO OPERATE DOORS SHALL COMPLY WITH SECTION 11B-404.2.9 OF THE 2022 CBC.

NOTES: ADDITIONAL DOOR REQUIREMENTS CAN BE FOUND IN SECTION 1008 OF THE 2022 CBC.

CLEARANCE DOORS AND GATES IN A SERIES (PUBLIC AREAS) 2

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



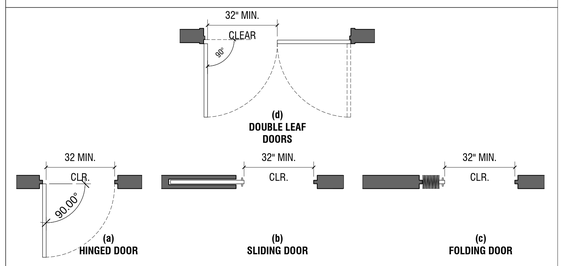
CBC FIGURE 11B-404.2.4.1 (j)
LATCH APPROACH, PUSH SIDE

CBC FIGURE 11B-404.2.4.1 (k)
LATCH APPROACH, PUSH SIDE, DOOR PROVIDED WITH CLOSER

NOTES:
ALL CLEARANCES SHALL BE MEASURED FROM THE NEAREST OBSTRUCTION, SUCH AS WALL BASE / COVE BASE, NOT NECESSARILY FACE OF WALL FINISH

CLEARANCE AT DOOR (PUBLIC AREAS) 5

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



(a) HINGED DOOR

(b) SLIDING DOOR

(c) FOLDING DOOR

CBC FIGURE 11B-404.2.3
CLEAR WIDTH OF DOORWAYS

NOTE CLEARANCE:
CLEAR OPENINGS MUST BE BETWEEN THE FACE OF THE DOOR IN ITS 90° OPEN POSITION AND THE FACE OF THE DOOR STOP

NOTE CLEARANCE:
CLEAR OPENINGS FOR TWO LEAF DOORS MUST BE BETWEEN EITHER DOOR IN ITS 90° OPEN POSITION AND THE EDGE OF THE OTHER DOOR.

NOTE CLEARANCE:
DOOR CLEAR HEIGHT NOT LESS THAN 80"

CLEAR DOORWAY WIDTH AND DEPTH (PUBLIC AREAS) 1

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

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
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5161 Valley View Rd.
El Sobrante, CA 94803
TEL. 770.241.1354

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BUILDING PERMIT

DATE: 08/15/2023

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1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

ACCESSIBILITY STANDARDS (PUBLIC AREAS)

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

G9.10

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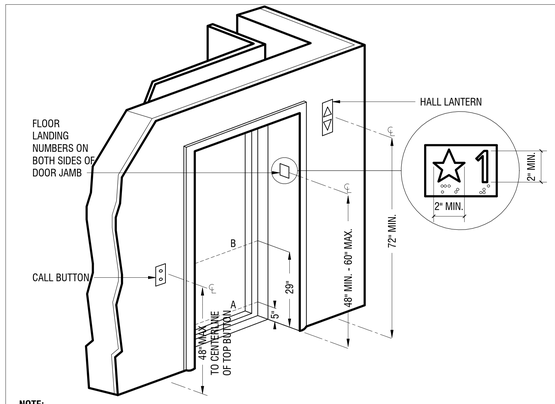
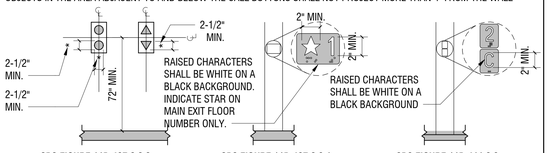


NOTE:
AN AUTOMATIC DOOR REOPENING DEVICE MUST BE LOCATED VERTICALLY AT 5" AND 29" ABOVE THE THRESHOLD, AND MUST BE ACTIVATED WHEN AN OBJECT PASSES THROUGH EITHER OF THE LINES. LINE A AND LINE B REPRESENT THE VERTICAL LOCATION OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT.

NOTE:
OBJECTS IN THE AREA ADJACENT TO AND BELOW THE CALL BUTTONS SHALL NOT PROJECT MORE THAN 4" FROM THE WALL



CBC FIGURE 11B-407.2.2.2
VISIBLE HALL SIGNALS

CBC FIGURE 11B-407.2.3.1
FLOOR DESIGNATIONS ON JAMBS OF ELEVATOR HOISTWAY ENTRANCE

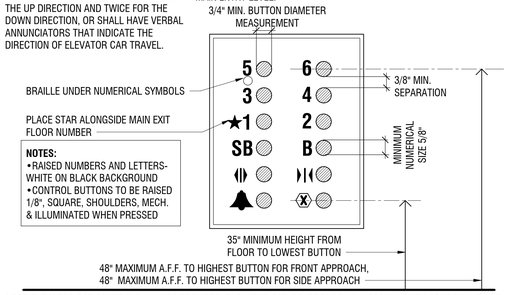
CBC FIGURE 11B-411.2.3
FLOOR DESIGNATIONS ON JAMBS OF DESTINATION-ORIENTED ELEVATOR HOISTWAY ENTRANCES

NOTE VISIBLE SIGNALS:
VISIBLE SIGNAL FIXTURES SHALL BE CENTERED AT 72" MINIMUM ABOVE THE FINISH FLOOR OR GROUND. THE VISIBLE SIGNAL ELEMENTS SHALL BE A MINIMUM 2-1/2" HIGH BY 2-1/2" WIDE. SIGNALS SHALL BE VISIBLE FORM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.

NOTE AUDIBLE SIGNALS:
AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION, OR SHALL HAVE VERBAL ANNUNCIATORS THAT INDICATE THE DIRECTION OF ELEVATOR CAR TRAVEL.

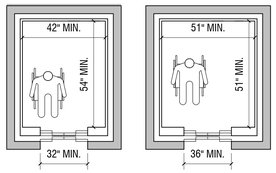
NOTE FLOOR DESIGNATION:
FLOOR DESIGNATIONS SHALL COMPLY WITH SECTIONS 11B-703.2 AND 11B-703.4.1 AND SHALL BE PROVIDED ON BOTH JAMBS OF ELEVATOR HOISTWAY ENTRANCES. A RAISED STAR, PLACED TO THE LEFT OF THE FLOOR DESIGNATION, SHALL BE PROVIDED ON BOTH JAMBS AT THE MAIN ENTRY LEVEL.

NOTE CAR DESIGNATIONS:
DESTINATION-ORIENTED ELEVATORS SHALL PROVIDE TACTILE CARE IDENTIFICATION COMPLYING WITH SECTIONS 11B-703.2 AND 11B-703.4.1 ON BOTH JAMBS OF THE HOISTWAY IMMEDIATELY BELOW THE FLOOR DESIGNATION.



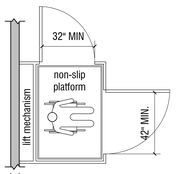
NOTES:
- RAISED NUMBERS AND LETTERS-WHITE ON BLACK BACKGROUND
- CONTROL BUTTONS TO BE RAISED 1/8", SQUARE, SHOULDERS, MECH. & ILLUMINATED WHEN PRESSED

NOTE ELEVATOR CAR CONTROLS: WHERE PROVIDED, ELEVATOR CAR CONTROLS SHALL COMPLY WITH SECTION 11B-407.4.6



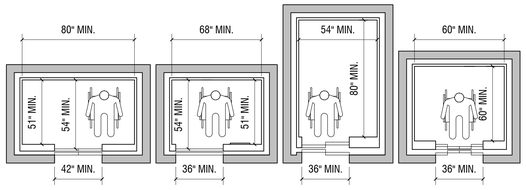
(a) centered door
(b) side (off-centered) door

CBC FIGURE 11B-408.4.1
LIMITED-USE/LIMITED-APPLICATION (LULA) ELEVATOR CAR DIMENSIONS



NOTES:
PLATFORM LIFTS WILL NEED TO COMPLY WITH SECTION 11B-410 OF THE 2013 CBC

CBC FIGURE 11B-410.6
PLATFORM LIFT DOORS AND GATES



(a) centered door
(b) side (off-centered) door
(c) any door location
(d) any door location

CBC FIGURE 11B-407.4.1
ELEVATOR CAR DIMENSIONS

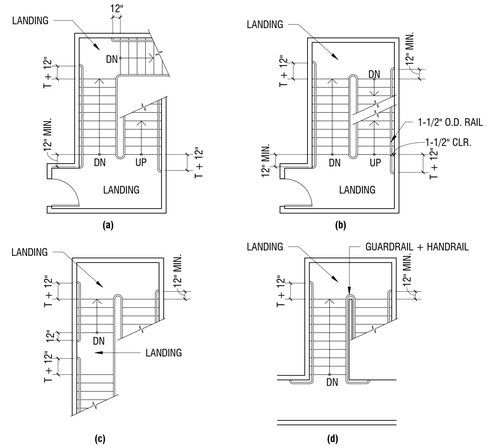
NOTE:
ELEVATORS SHALL COMPLY WITH SECTION 11B-407 AND WITH ASME A17.1 THEY SHALL BE PASSENGER ELEVATORS AS CLASSIFIED BY ASME A17.1. ELEVATOR OPERATION SHALL BE AUTOMATIC.

NOTE COMBINED PASSENGER AND FREIGHT ELEVATORS:
WHEN THE ONLY ELEVATORS PROVIDED FOR USE BY THE PUBLIC AND EMPLOYEES ARE COMBINATION PASSENGER AND FREIGHT ELEVATORS, THEY SHALL COMPLY WITH SECTION 11B-407 AND WITH SAME A17.1.

NOTE:
SUPPORT RAILS COMPLYING WITH SECTION 11B-407.4.10 SHALL BE PROVIDED ON AT LEAST ONE WALL OF THE CAR.

ELEVATOR STANDARDS (PUBLIC AREAS) 3

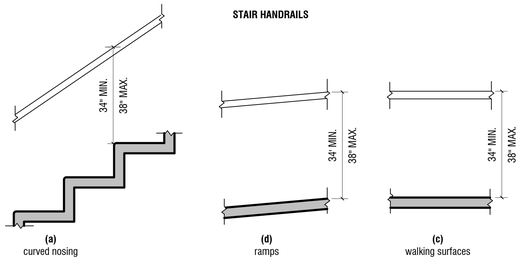
SCALE: 1/2" = 1'-0"



NOTES :
EXTENSION OF THE HANDRAIL SHALL BE EQUAL TO THE TREAD DEPTH PLUS 12" AT BASE OF STAIR

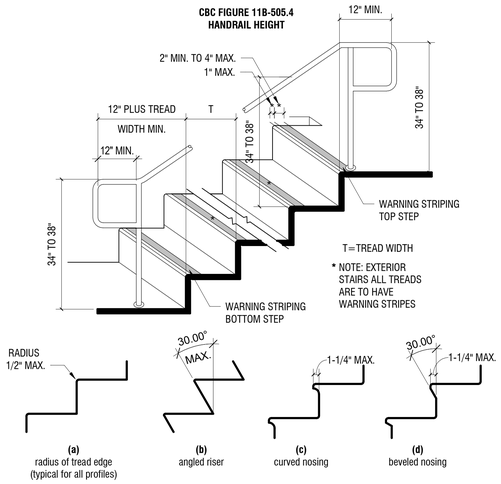
NOTES :
INNER HANDRAIL AT LANDING OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO THE LANDING OR PATH OF TRAVEL.

STAIR HANDRAILS



(a) curved nosing
(d) ramps
(c) walking surfaces

CBC FIGURE 11B-505.4
HANDRAIL HEIGHT

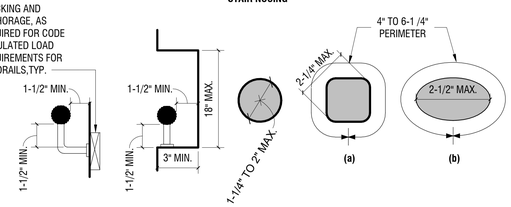


(a) radius of tread edge (typical for all profiles)
(b) angled riser
(c) curved nosing
(d) beveled nosing

NOTES:
- CLOSED RISERS AT INTERIOR STAIRS
- SLIP RESISTANT TREADS
- WARNING STRIPS FOR TOP AND BOTTOM TREAD ON INTERIOR STAIRS, ALL TREADS ON EXTERIOR STAIRS
- EXTERIOR STAIRS ALL TREADS ARE TO HAVE WARNING STRIPES PER SEC. 1115A.5

CBC FIGURE 11B-504.5
STAIR NOSING

NOTE :
BLOCKING AND ANCHORAGE, AS REQUIRED FOR CODE STIPULATED LOAD REQUIREMENTS FOR HANDRAILS,TYP.



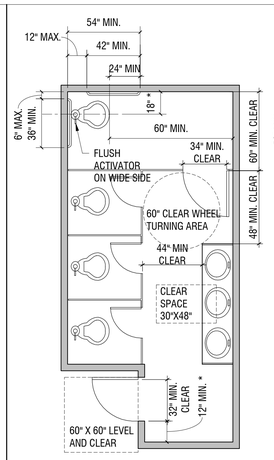
CBC FIGURE 11B-505.5
HANDRAIL CLEARANCE

CBC FIGURE 11B-505.7.2
HANDRAIL NON-CIRCULAR CROSS SECTION

NOTES:
- HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES.
- THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH.
- HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS
- HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUND EDGES.

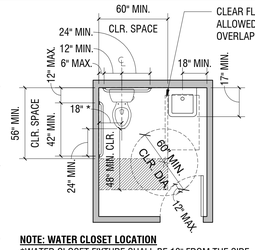
STAIR STANDARDS (PUBLIC AREAS) 2

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



THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

MULTIPLE-ACCOMMODATING TOILET FACILITY DIAGRAM



NOTE: WATER CLOSET LOCATION
*WATER CLOSET FIXTURE SHALL BE 18" FROM THE SIDE WALL; CBC PROVIDES 17"-18", BUT CONFLICTS WITH OTHER CODES WHITH STRICKTER REQUIREMENTS, THEREFOR 18" IS THE MIN/MAX DIMENSION TO BE USED

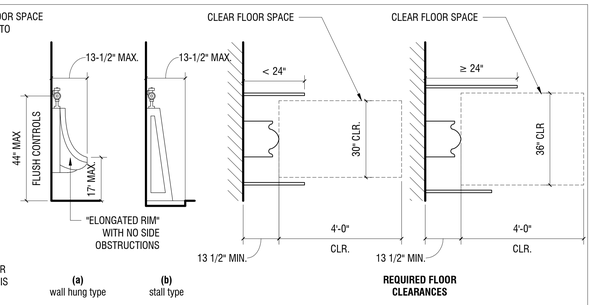
NOTE: FLUSH CONTROLS
FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET FIXTURE.

NOTE: TURNING SPACE
THERE SHALL BE IN THE ROOM A CLEAR TURNING SPACE OF AT LEAST 60" IN DIAMETER OR A T-SHAPED SPACE COMPLYING WITH SECTION 1138A.1.3

NOTE: DOOR SWING
DOOR SHALL NOT ENCROACH INTO THE CIRCULAR TURNING SPACE BY MORE THAN 12".

NOTE: CLEAR FLOOR SPACE AT FIXTURES
DOOR SHALL NOT SWING INTO ANY FIXTURE CLEAR SPACE.

SINGLE-ACCOMMODATION TOILET FACILITIES
SECTION 1127A.2.2



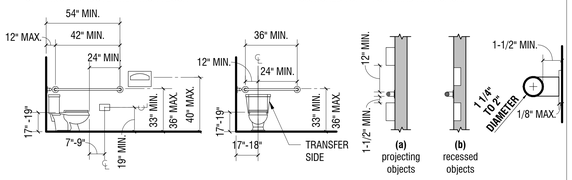
(a) wall hung type
(b) stall type

CBC FIGURE 11B-605.2
HEIGHT AND DEPTH OF URINALS

REQUIRED FLOOR CLEARANCES

NOTE: FLUSH CONTROLS
FLUSH CONTROLS SHALL BE LOCATED AT A MAXIMUM HEIGHT OF 44 INCHES ABOVE THE FINISH FLOOR.

NOTE: CLEAR FLOOR SPACE
CLEAR FLOOR SPACE SHALL COMPLY WITH SECTION 11B-305 POSITIONED FOR A FORWARD APPROACH.



CBC FIGURE 11B-604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS

CBC FIGURE 11B-604.5.2
REAR WALL GRAB BAR AT WATER CLOSETS

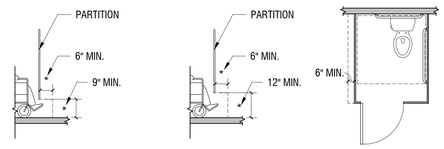
(a) projecting objects
(b) recessed objects

CBC FIGURE 11B-609.3
SPACING OF GRAB BARS

NOTE: WATER CLOSET LOCATION
*WATER CLOSET FIXTURE SHALL BE 18" FROM THE SIDE WALL; CBC PROVIDES 17"-18", BUT CONFLICTS WITH OTHER CODE REQUIREMENTS THAT ARE MORE STRICK, THEREFOR 18" IS THE MIN/MAX DIMENSION TO BE USED

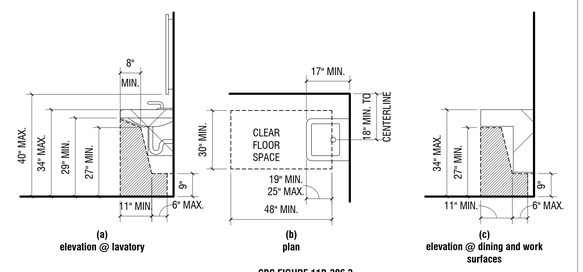
NOTE: FLUSH CONTROLS
FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH SECTION 11B-604.9.5

NOTE: GRAB BARS
SEE SECTION 11B-609 OF THE 2022 CBC FOR THE LOCATION, MOUNTING HEIGHT AND STRUCTURAL STRENGTH REQUIREMENTS OF THE FASTENER OR MOUNTING DEVICE OR SUPPORTING STRUCTURE FOR THE GRAB BARS.



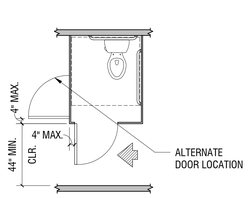
(a) elevation adult
(b) elevation children
(c) plan

CBC FIGURE 11B-604.8.1.4
MANEUVERING SPACE WITH END-OPENING DOOR

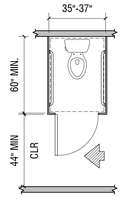


(a) elevation @ lavatory
(b) plan
(c) elevation @ dining and work surfaces

CBC FIGURE 11B-306.3
KNEE CLEARANCE



CBC FIGURE 11B-604.8.1.2
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS



CBC FIGURE 11B-604.8.2
AMBULATORY ACCESSIBLE TOILET COMPARTMENT

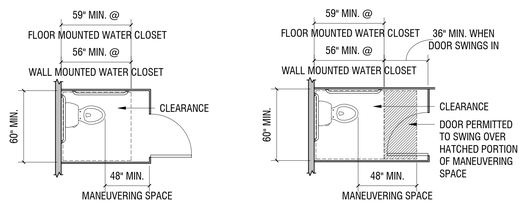
FAUCETS: CONTROLS FOR FAUCETS SHALL COMPLY WITH SECTION 11B-309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

EXPOSED PIPES AND SURFACES. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

SINK DEPTH. SINKS SHALL BE 6-1/2" DEEP MAXIMUM.

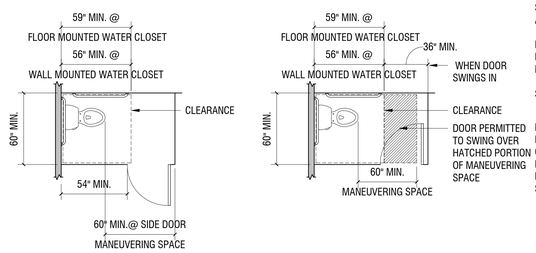
SINK HEIGHT. LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OUR COUNTER SURFACE 34" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

OVERFLOW: THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCES.



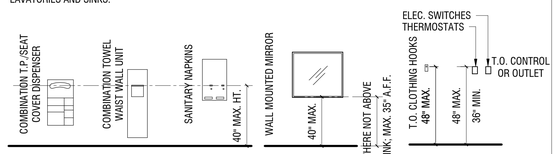
(a) out-swinging door
(b) in-swinging door

CBC FIGURE 11B-604.8.1.1.3
MANEUVERING SPACE WITH END-OPENING DOOR



(a) out-swinging door
(b) in-swinging door

CBC FIGURE 11B-604.8.1.1.2
MANEUVERING SPACE WITH SIDE-OPENING DOOR



WALL MOUNTING HEIGHTS

NOTES:
WHERE SIX OR MORE STALLS ARE PROVIDED WITHIN A MULTIPLE ACCOMMODATION TOILET ROOM, AT LEAST ONE STALL SHALL BE PROVIDED FOR THE SEMI AMBULANT AS PER 3100a (b) 3A (IV), TITLE 24

DOORS OTHER THAN DOOR ACCESSIBLE STALL(S) MAY ENCROACH ON 60 DEG. CLEAR TURNING AREA NO MORE THAN 12"

SEMI AMBULANT AS PER 3100A (b) 3A (IV), TITLE 24

NOTES DOOR SWING:
DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. OTHER THAN THE DOOR TO THE ACCESSIBLE WATER CLOSET COMPARTMENT, A DOOR IN ANY POSITION, MAY ENCROACH INTO THE TURNING SPACE BY 12 INCHES MAXIMUM.

EXCEPTIONS:
WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.

NOTE:
TOILET COMPARTMENT DOORS, INCLUDING HARDWARE, SHALL COMPLY WITH SECTION 11B-604.8.1.2

NOTE:
ALL ACCESSIBLE STALL DOORS SHALL BE SELF CLOSING AND HAVE HANDLES ON BOTH SIDES, AND LEVER/LATCH OR OPEN LOOP TYPE LOCKING HARDWARE (SEC. 1115B.7.1.4)

NOTE CLEAR SPACE:
IF WHEELCHAIR TURNING AREA ENCROACHES UNDER LAVATORY, THEN 8" MAXIMUM ENCROACHMENT UNDER LAVATORY UP TO 29" ABOVE THE FLOOR CLEAR IS ALLOWED

NOTE OPERABLE REACH HEIGHT:
40" MAX FROM FINISH FLOOR AT OPERABLE PART FOR ONE OF EACH DISPENSING DEVICE AND TRASH RECEPTACLE

NOTE TOE CLEARANCE:
AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES MINIMUM ABOVE THE FINISH FLOOR AND 6" DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS.

EXCEPTION: TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 66 INCHES WIDE.

TOILETS AND FACILITIES (PUBLIC AREAS) 1

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

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

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444 Spear Street, Suite 210
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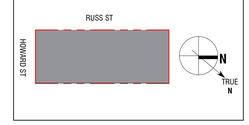

Seal / Signature:

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	04/26/2023	BUILDING PERMIT
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1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

ACCESSIBILITY STANDARDS (PUBLIC AREAS)

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

G9.11

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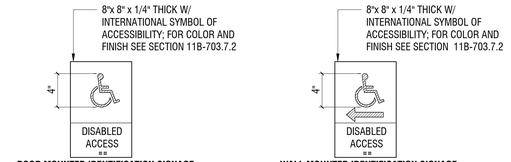
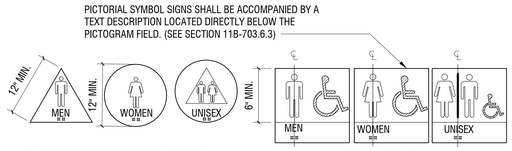


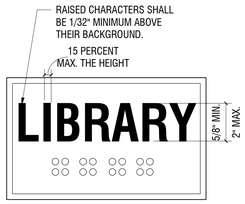
DOOR MOUNTED IDENTIFICATION SIGNAGE PICTORIAL SYMBOL SIGNS

WALL MOUNTED IDENTIFICATION SIGNAGE PICTORIAL SYMBOL SIGNS



DOOR MOUNTED IDENTIFICATION SIGNAGE PICTORIAL SYMBOL SIGNS
CBC SEE SECTION 11B-703.7.2.6

WALL MOUNTED IDENTIFICATION SIGNAGE PICTORIAL SYMBOL SIGNS
CBC SEE SECTION 11B-703.6



NOTE STYLE OF RAISED CHARACTERS:
RAISED CHARACTERS SHALL BE UPPERCASE, SANS SERIF AND SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

NOTE LINE SPACING FOR RAISED CHARACTERS:
SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.

NOTE FINISH AND CONTRAST OF VISUAL CHARACTERS:
CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

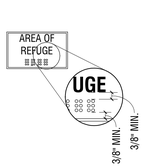


FIGURE 11B-703.3.2
POSITION OF BRAILLE

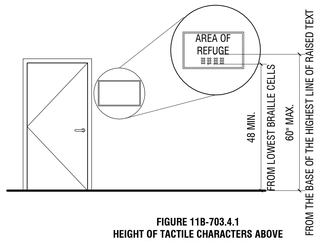
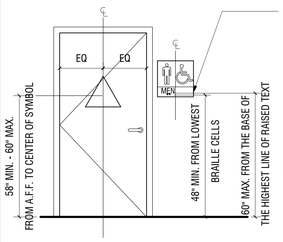


FIGURE 11B-703.4.1
HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND



HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND

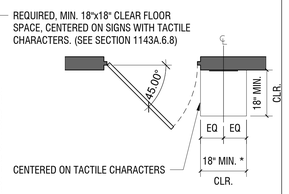


FIGURE 11B-703.4.2
LOCATION OF TACTILE SIGNS AT DOORS

NOTE GENERAL:
SIGNS SHALL COMPLY WITH SECTION 11B-703. WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.

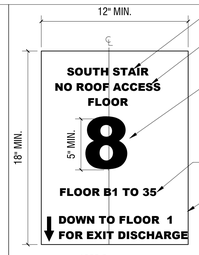
NOTE:
ALL DOOR CLEARANCES SHALL BE MEASURED FROM THE NEAREST OBSTRUCTION, SUCH AS WALL BASE / COVE BASE, NOT NECESSARILY FACE OF WALL FINISH.

NOTE:
SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. BY 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. WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ON EXITS THE ROOM OR SPACE.

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

NOTE VISUAL CHARACTERS:
VISUAL CHARACTERS SHALL COMPLY WITH SECTION 11B-703.5.
EXCEPTION: *WHERE VISUAL CHARACTERS COMPLY WITH SECTION 11B-703.2 AND ARE ACCOMPANIED BY BRAILLE COMPLYING WITH SECTION 11B-703.3, THEY SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS 11B-703.5.2 THROUGH 11B-703.5.6, 11B-703.5.8 AND 11B-703.5.9.*

ACCESSIBLE SIGNAGE (PUBLIC AREAS) 3
SCALE: 1/2" = 1'-0"



STAIR IDENTIFICATION SHALL BE PLACED AT THE TOP OF THE SIGN AND SHALL BE A MIN. OF 1-1/2" HEIGHT BLOCK LETTERING WITH 1/4" STROKES.

STAIRWAY UPPER TERMINUS, SUCH AS ROOF ACCESS OR NO ROOF ACCESS, SHALL BE PLACED UNDER THE STAIR IDENTIFICATION, AND SHALL BE A MIN. OF 1" HEIGHT BLOCK LETTERING WITH 1/4" STROKES.

THE NUMBER DESIGNATING THE FLOOR LEVEL SHALL BE A MINIMUM OF 5 INCHES IN HEIGHT WITH 2/4" STROKES AND LOCATED IN THE CENTER OF THE SIGN. BASEMENT LEVELS SHALL HAVE THE LETTER "B" PROCEEDING THE FLOOR NUMBER.

THE LOWER AND UPPER TERMINUS OF THE STAIRWAYS SHALL BE PLACED AT THE BOTTOM OF THE SIGN IN 1" HIGH BLOCK LETTERING WITH 1/4" STROKES.

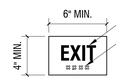
CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR A DARK CHARACTERS ON A LIGHT BACKGROUND.

1023.9
STAIRWAY IDENTIFICATION SIGNS

NOTE STAIRWAY IDENTIFICATION SIGNS:
A SIGN HALL BE PROVIDED AT EACH FLOOR LANDING IN A INTERIOR EXIT STAIRWAY AND RAMP CONNECTION MORE THAN THREE STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE INTERIOR EXIT STAIRWAY AND RAMP AND THE IDENTIFICATION OF THE STAIR OR RAMP. THE SIGN SHALL ALSO STATE THE STORY OF, AND THE DIRECTION, THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FROM THE INTERIOR EXIT STAIRWAYS AND RAMP FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITIONS.

NOTE STAIRWAY IDENTIFICATION SIGNS:
IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, RAISED CHARACTERS AND BRAILLE FLOOR IDENTIFICATION SIGNS THAT COMPLY WITH CHAPTER 11A, SECTION 1143A OR CHAPTER 11B, SECTIONS 11B-703.1, 11B-703.2, 11B-703.3 AND 11B-703.5 SHALL BE LOCATED AT THE LANDING OF EACH FLOOR LEVEL, PLACED ADJACENT TO THE DOOR ON THE LATCH SIDE, IN ALL ENCLOSED STAIRWAYS IN BUILDINGS TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT THE EXIT DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME AS THE HEIGHT OF THE RAISED CHARACTERS.

NOTE EMERGENCY EVACUATION SIGNS
WHERE REQUIRED, EVACUATION SIGNAGE AND EMERGENCY PROCEDURE INFORMATION IS REQUIRED TO MEET CALIFORNIA CODE OF REGULATIONS, TITLE 19, SECTION 3.09.



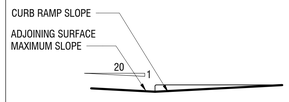
5/8" MIN. AND 2" MAX. HIGH 1/32" RAISED, UPPERCASE, SANS SERIF TYPE STYLE.
GRADE 2 BRAILLE "EXIT"

RAISED CHARACTER AND BRAILLE EXIT SIGNS

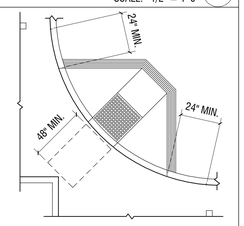
NOTE TERMS:
1) EACH GRADE-LEVEL EXTERIOR EXIT DOOR THAT IS REQUIRED TO COMPLY WITH SECTION 1011.1, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD, *"EXIT"*.
2) EACH EXIT DOOR THAT IS REQUIRED TO COMPLY WITH SECTION 1011.1, AND THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE: *"EXIT STAIRS DOWN"*, *"EXIT RAMP DOWN"*, *"EXIT STAIR UP"*, *"EXIT RAMP UP"*.
3) EACH EXIT DOOR THAT IS REQUIRED TO COMPLY WITH SECTION 1011.1, AND THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAYS SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, *"EXIT ROUTE"*.
4) EACH EXIT ACCESS DOOR FORM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO COMPLY WITH SECTION 1011.1, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, *"EXIT ROUTE"*.
5) EACH EXIT DOOR THROUGH A HORIZONTAL EXIT THAT IS REQUIRED TO COMPLY WITH SECTION 1011.1, SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, *"TO EXIT"*.

NOTE GENERAL:
RAISED CHARACTER AND BRAILLE EXIT SIGNS SHALL COMPLY WITH CHAPTER 11A, SECTION 1143A OR CHAPTER 11B, SECTION 11B-703.1, 11B-703.2, 11B-703.3 AND 11B-703.5.

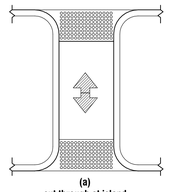
EVACUATION SIGNS 4
SCALE: 1/2" = 1'-0"



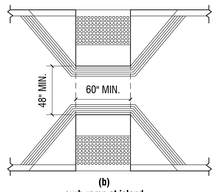
CBC FIGURE 11B-406.5.8
COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS



CBC FIGURE 11B-406.5.10
DIAGONAL OR CORNER TYPE CURB RAMPS

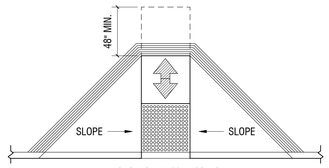


(a)
cut through at island

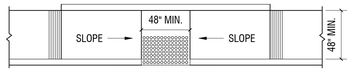


(b)
curb ramp at island

CBC FIGURE 11B-406.6
ISLANDS IN CROSSING



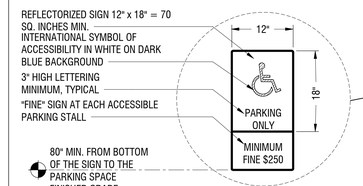
CBC FIGURE 11B-406.5.3
SIDES OF CURB RAMPS



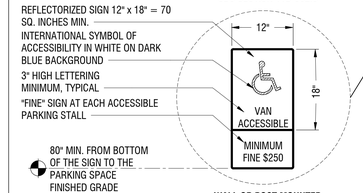
CBC FIGURE 11B-406.3.2
PARALLEL CURB RAMPS

NOTE GENERAL:
CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS ON ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 11B-406

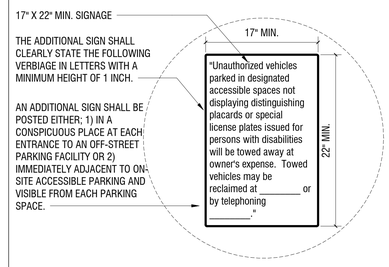
CURB RAMPS, BLENDED TRANSITIONS (PUBLIC AREAS) 2
SCALE: 1/2" = 1'-0"



WALL OR POST MOUNTED ACCESSIBLE PARKING SIGN
CBC SECTION 11B-502.6



WALL OR POST MOUNTED VAN ACCESSIBLE PARKING SIGN
CBC SECTION 11B-502.6



WALL OR POST MOUNTED TOW WARNING SIGNAGE
CBC SECTION 11B-502.8

NOTE ACCESS AISLE LOCATION:
ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. ACCESS AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE.

NOTE ACCESSIBLE ROUTES:
PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT CARS AND VANS, WHEN PARKED, CANNOT OBSTRUCT THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.

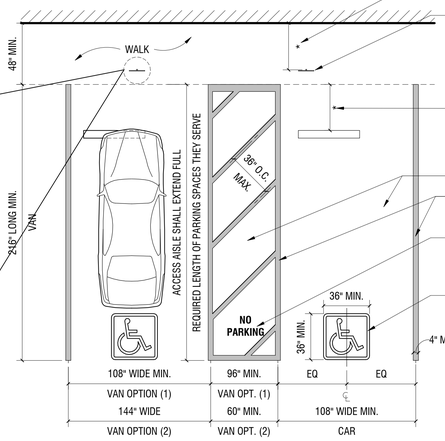
NOTE ACCESSIBLE ROUTES *ARRANGEMENT*:
PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND PARKING SPACES OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY PARKED.

NOTE ADDITIONAL SIGNAGE (TOW WARNING):
AN ADDITIONAL SIGN SHALL BE POSTED EITHER; 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.

EACH PASSENGER LOADING ZONE DESIGNATED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A REFLECTORIZED SIGN COMPLYING WITH SECTION 11B-703.5. IT SHALL BE PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM THE PASSENGER LOADING ZONE STATING "PASSENGER LOADING ZONE ONLY" AND INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 IN WHITE ON A DARK BLUE BACKGROUND

NOTE ACCESSIBLE ROUTES *ARRANGEMENT*:
PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND PARKING SPACES OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY PARKED.

NOTE ADDITIONAL SIGNAGE (TOW WARNING):
AN ADDITIONAL SIGN SHALL BE POSTED EITHER; 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.



11B-502.3.3
PERPENDICULAR PARKING

48 " REQUIRED FOR PATH OF TRAVEL-- 36 " ALLOWED AT POINT AS AN EXCEPTION (IF THE PARKING SIGN IS MOUNTED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE)

ACCESSIBLE PARKING SIGN UNOBSCURED BY PARKED VEHICLE, 70 SQ. INCHES MINIMUM SIZE CENTERED, EITHER 60" HIGH MINIMUM WHEN MOUNTED ON A WALL OR WHEN MOUNTED ON A POLE OUTSIDE OF A PATH OF TRAVEL. SIGNS ON POLES WITHIN THE PATH OF TRAVEL SHALL PROVIDE 80" MINIMUM HEAD ROOM PER SECTION 11B-502.6

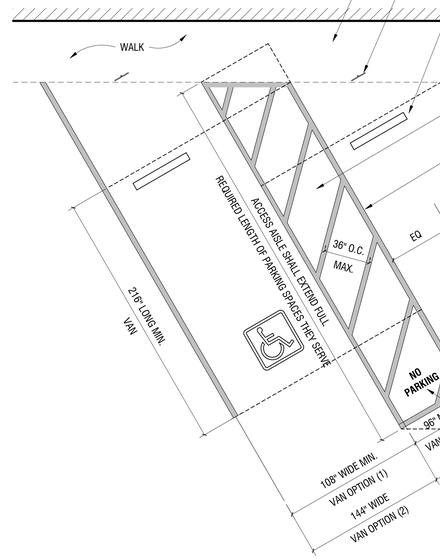
WHEEL STOP 4'-0" IN LENGTH, 24" MIN. AWAY FROM WALK RECOMMENDED, 60" AWAY FROM WALK MAX., TYP., AND OFF CENTER TO ALLOW WHEEL CONTACT -- WHEEL STOP SHALL PREVENT REDUCTION OF REQUIRED 48" MIN WIDTH OF PATH OF TRAVEL BY PARKED VEHICLE

1:48 MAX. SLOPE AT PAVEMENT

4" WIDE BLUE STRIPPING

THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12" IN HIGH AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY.

TYPICAL, WHITE ON A BLUE BACKGROUND, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAVEMENT SYMBOL TO COMPLY WITH SECTION 11B-703.7.2.1 (36" HIGH x 36" WIDE)



11B-502.3.3
ANGLED PARKING

48 " REQUIRED FOR PATH OF TRAVEL-- 36 " ALLOWED AT POINT AS AN EXCEPTION (IF THE PARKING SIGN IS MOUNTED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE)

ACCESSIBLE PARKING SIGN UNOBSCURED BY PARKED VEHICLE, 70 SQ. INCHES MINIMUM SIZE CENTERED, EITHER 60" HIGH MINIMUM WHEN MOUNTED ON A WALL OR WHEN MOUNTED ON A POLE OUTSIDE OF A PATH OF TRAVEL. SIGNS ON POLES WITHIN THE PATH OF TRAVEL SHALL PROVIDE 80" MINIMUM HEAD ROOM PER SECTION 11B-502.6

WHEEL STOP 4'-0" IN LENGTH, 24" MIN. AWAY FROM WALK RECOMMENDED, 60" AWAY FROM WALK MAX., TYP., AND OFF CENTER TO ALLOW WHEEL CONTACT --WHEEL STOP SHALL PREVENT REDUCTION OF REQUIRED 48" MIN WIDTH OF PATH OF TRAVEL BY PARKED VEHICLE

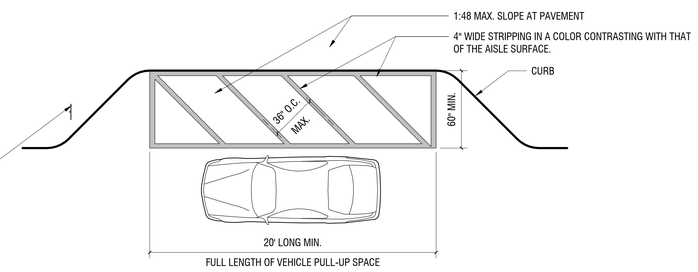
1:48 MAX. SLOPE AT PAVEMENT

4" WIDE BLUE STRIPPING

TYPICAL, WHITE ON A BLUE BACKGROUND, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAVEMENT SYMBOL TO COMPLY WITH SECTION 11B-703.7.2.1 (36" HIGH x 36" WIDE)

4" WIDE BLUE STRIPPING

THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12" IN HIGH AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY.



11B-503.3
PASSENGER DROP-OFF AND LOADING ZONE ACCESS AISLE

ACCESSIBLE PARKING (PUBLIC AREAS) 1
SCALE: 1/2" = 1'-0"

8/15/2023 11:13:22 AM

UNITED PLAYAZ PROJECT
1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
San Francisco, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

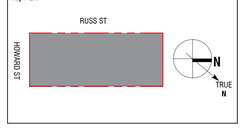
Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd.
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:



Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
No. C35782
08-31-2023
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

ACCESSIBILITY STANDARDS (PUBLIC AREAS)

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

G9.12

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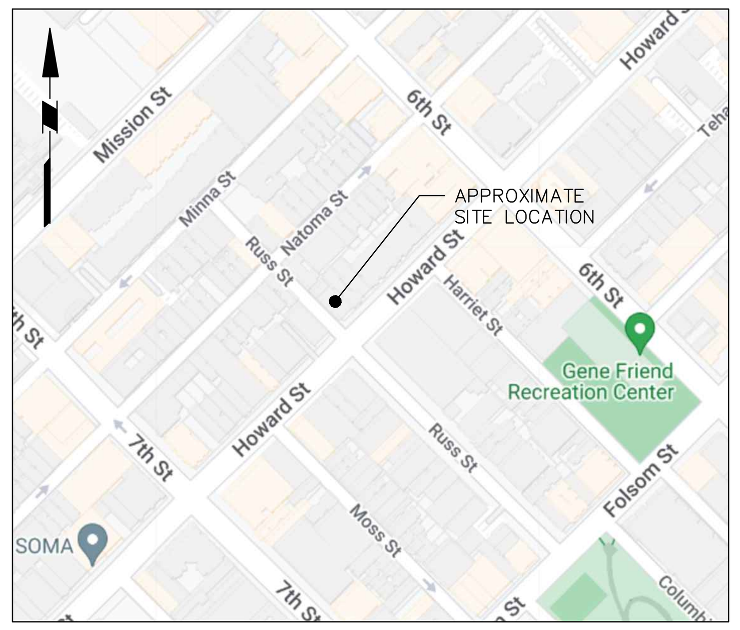
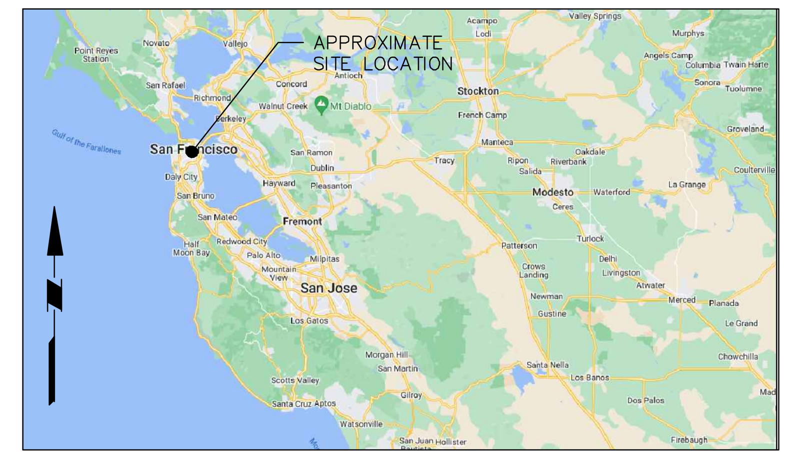
SHEET INDEX

DWG NO.	DRAWING TITLE	SCALE
C0.01	COVER SHEET AND NOTES	AS SHOWN
C1.01	TOPOGRAPHIC SURVEY	1–IN = 8–FT
C1.02	PHOTO PLAN	1–IN = 5–FT
C2.01	DEMOLITION PLAN	1–IN = 5–FT
C3.01	SITE PLAN	1–IN = 5–FT
C4.01	GRADING PLAN	1–IN = 5–FT
C4.02	GRADING DETAILS	1–IN = 2–FT
C5.01	UTILITY PLAN	1–IN = 5–FT
C6.01	EROSION AND SEDIMENT CONTROL PLAN	1–IN = 5–FT
C6.02	EROSION AND SEDIMENT CONTROL DETAILS	AS SHOWN
C7.01	CIVIL DETAILS	AS SHOWN
C7.02	CIVIL DETAILS	AS SHOWN
C7.03	CIVIL DETAILS	AS SHOWN



LOCATION MAP
N.T.S.



LOCATION MAP
N.T.S.

ABBREVIATIONS

BW	BACK OF WALK
CSS	COMBINED SEWER SYSTEM
DIP	DUCTILE IRON PIPE
DW	DOMESTIC WATER
(E)	EXISTING
FL	FLOW LINE
FO	FIBER OPTIC
FS	FINISHED SURFACE
FW	FIRE WATER
INV	INVERT
LF	LINEAR FEET
NTS	NOT TO SCALE
(P)	PROPOSED
P	PAVEMENT
PCC	PORTLAND CEMENT CONCRETE
PG&E	PACIFIC GAS AND ELECTRIC
POC	POINT OF CONNECTION
R	RADIUS
SD	STORM DRAIN
SFDPW	SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS
SFMTA	SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY
SFPUC	SAN FRANCISCO PUBLIC UTILITY COMMISSION
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
TC	TOP OF CURB
TV	TELEVISION
VCP	VITRIFIED CLAY PIPE

PLAN NOTES

I. GENERAL

1. THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. DESIGN AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, CITY AND COUNTY OF SAN FRANCISCO STANDARDS, CALTRANS STANDARD PLANS AND THESE NOTES. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
3. CONSTRUCTION STAKING SHALL BE DONE BY A CIVIL ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA.
4. REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY THE CIVIL DESIGN ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED ITEMS, REVISIONS SHALL BE ACCURATELY SHOWN ON REVISED PLANS.
5. STANDARD CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE DAYS AND HOURS REGULATED BY THE CITY AND COUNTY OF SAN FRANCISCO AND THE OWNER.
6. PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE BEFORE ACCEPTANCE OF THE IMPROVEMENTS BY THE OWNER.
7. THE CONTRACTOR SHALL RESTORE TO THEIR PREVIOUS CONDITION OR REPLACE STRUCTURES TO REMAIN INCLUDING BUT NOT LIMITED TO WALLS, FENCES, SERVICES, UTILITIES, PAVEMENT, & CURB MARKINGS IMPROVEMENTS OR FEATURES OF WHATEVER NATURE WHICH ARE DAMAGED DUE TO THE CONTRACTOR'S WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL PREPARE A VEHICULAR ACCESS ROUTE PLAN AND TRAFFIC CONTROL PLAN AND OBTAIN APPROVAL FROM THE CITY AND COUNTY OF SAN FRANCISCO AND THE OWNER BEFORE COMMENCING WORK.
9. EXISTING PUBLIC PEDESTRIAN WALKWAYS, BIKE PATHS & HANDICAP ACCESS PATHWAYS SHALL BE MAINTAINED DURING CONSTRUCTION UNLESS ALTERNATE CONDITIONS ARE APPROVED BY GOVERNING AUTHORITIES.
10. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING OR HOT–MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF EVERY WORK DAY.
11. PRIOR TO FINAL PREPARATION OF THE SUBGRADE AND PLACEMENT OF BASE MATERIALS FOR PAVED AREAS, UNDERGROUND UTILITY MAINS SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT. STUB–OUTS SHALL BE INSTALLED IN A MANNER WHICH WILL NOT DISTURB THE PAVEMENT, CURB AND GUTTER, AND WALKS WHEN SERVICE CONNECTIONS ARE MADE.
12. THE CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEATHED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT EXISTING IMPROVEMENTS WILL BE FULLY PROTECTED FROM DAMAGE. DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEATHING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL COMPLETE NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. THE CONTRACTOR SHALL PROVIDE SHEATHING, SHORING AND BRACING IN CONFORMANCE WITH THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL COMPLY WITH OSHA REQUIREMENTS.
13. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR THE ENTIRE PROJECT SITE AND REMAIN COMPLIANT WITH THE REGIONAL WATER QUALITY CONTROL BOARD REGULATIONS. THE SITE SHALL BE SPRINKLED OR SPRAYED AS NECESSARY TO PREVENT DUST NUISANCE.
14. WHEN SPECIFICATIONS OR STANDARDS FROM DIFFERENT AUTHORITIES DIFFER FOR THE SAME SUBJECT MATTER, NOTIFY OWNER AND REQUEST CLARIFICATION.
15. UPON SATISFACTORY COMPLETION OF THE WORK, THE WORK SITE SHALL BE CLEANED UP AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE AND RUBBISH OF ANY NATURE BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AND WITHIN COMPLIANCE OF THE RWQCB.
16. CHAPTER 33 OF THE CALIFORNIA FIRE CODE SHALL BE FOLLOWED FOR AREAS UNDER CONSTRUCTION. CONTACT THE CITY FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS FOR BUILDINGS UNDER CONSTRUCTION.
17. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE INSTALLATION OF ANY DRY AND WET UTILITIES INCLUDING BUT NOT LIMITED TO COMCAST, PG&E, AT&T, SBC, CABLE TV FACILITIES & THE CITY AND COUNTY OF SAN FRANCISCO.
18. THE CONTRACTOR SHALL BE AWARE THAT DEWATERING ACTIVITIES SHALL COMPLY WITH THE CONDITIONS OF THE BAY AREA REGIONAL WATER QUALITY CONTROL BOARD GENERAL PERMIT FOR CONSTRUCTION SITES.
19. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THE PLANS ARE BASED UPON RECORD INFORMATION. HOWEVER, THE CIVIL DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR SIZE, ACCURACY OR ACTUAL LOCATIONS.
20. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASINS, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS, UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL MEET AND FOLLOW NPDES REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION INCLUDING COMPLYING WITH THE CITY AND COUNTY OF SAN FRANCISCO'S CONSTRUCTION SITE RUNOFF CONTROL ORDINANCE.
22. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING DEMOLITION WORK, WORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
23. THE CONTRACTOR SHALL POST ON SITE EMERGENCY TELEPHONE NUMBERS FOR CITY ENGINEER, AMBULANCE, POLICE, FIRE DEPARTMENTS, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.
24. FOR RECONSTRUCTION OF CONCRETE CURB, GUTTER/PARKING STRIP, AND DRIVEWAY CURB CUTS, SAW–CUT MINIMUM 2–FT FOR AC CONFORM AND REPLACE WITH 2–IN ACWS OVER 8–IN CONCRETE BASE. ALL WORK DIRECTED BY THE PUBLIC WORKS INSPECTOR.
25. SALVAGE AND PROTECT GRANITE CURB AND DELIVER TO THE CITY PER DPW ORDER NO. 201,954. CONTACT BUREAU OF STREET AND SEWER REPAIR (BSSR) AT LEAST FORTY–EIGHT HOURS (48 HOURS) PRIOR TO DELIVERY. BSSR CAN BE REACHED AT (415) 695–2087.

II. LAYOUT NOTES

1. CURB RETURN RADII AND CURB DATA ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

III. EXISTING CONDITIONS

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON "SITE SURVEY OF A PORTION OF ASSESSOR'S BLOCK NO. 3726 FOR UNITED PLAYAZ", PREPARED BY MARTIN M. RON ASSOCIATES ON 3/29/2023. GRADES ENCOUNTERED ON–SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT FIELD INVESTIGATIONS TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
5. ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION.

IV. GRADING

1. GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS.
2. CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITHIN TOLERANCE OF ONE–TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES. THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE OWNER.
3. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
4. THE GEOTECHNICAL ENGINEER WILL BE PRESENT AT THE SITE DURING GRADING OPERATIONS AND SHALL PERFORM TESTING DEEMED NECESSARY. THE GEOTECHNICAL ENGINEER SHALL OBSERVE GRADING OPERATIONS AND IDENTIFY THOSE CONDITIONS WITH RECOMMENDED CORRECTIVE MEASURES TO THE CONTRACTOR AND THE CONSTRUCTION MANAGER.
5. UPON COMPLETION OF GRADING OPERATIONS, THE GEOTECHNICAL ENGINEER WILL PROVIDE A WRITTEN REPORT DOCUMENTING THE RESULTS OF THE GEOTECHNICAL ENGINEER'S SITE OBSERVATION AND TESTING ACTIVITIES PERFORMED DURING SITE GRADING OPERATIONS.
6. EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE FOR PERMIT PURPOSES. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES FOR BUILDING PURPOSES PRIOR TO BIDDING. FINAL GRADING QUANTITIES ARE DEPENDENT ON FIELD CONDITIONS, CONSTRUCTION TECHNIQUES AND SEQUENCES, FINAL COMPACTION OBTAINED, TRENCHING AND BACKFILL METHODS AND NUMEROUS OTHER FACTORS OUT OF THE CONTROL THE DESIGNER. ANY IMPORT OR EXPORT REQUIRED SHALL BE REFLECTED IN THE BID. NO ADDITIONAL COMPENSATION WILL BE MADE FOR IMPORT OR EXPORT REQUIRED UNLESS NECESSITATED BY UNFORESEEN FIELD CONDITIONS (E.G. UNSUITABLE EXISTING SOIL NOT DETECTED IN THE GEOTECHNICAL INVESTIGATION REPORT).

V. UTILITIES

1. BEFORE DISCONNECTING UTILITY SERVICE TO ANY ESTABLISHMENT, CONTRACTOR SHALL GIVE ADVANCE NOTICE TO ESTABLISHMENT BEFORE THEIR UTILITY SHUT DOWN, MAKE ARRANGEMENTS WITH THOSE ESTABLISHMENTS FOR A SCHEDULED SHUT DOWN AND COORDINATE DATE OF SHUT DOWN, DURATION, INCONVENIENCE, DELAYS, ETC: WITH A REPRESENTATIVE OF THE OWNER AND/OR RESPECTIVE UTILITY AGENCY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE) LOCATIONS, INVERTS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE DRAWINGS AND REQUIRING MODIFICATIONS TO THE SITE DESIGN SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION. DIFFERING UTILITY CONDITIONS THAT ARE ENCOUNTERED BY THE CONTRACTOR, THAT REQUIRE MODIFICATION OF SITE DESIGN AND THAT ARE NOT BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT AT HIS SOLE COST.

VI. CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 4,500 PSI WITH 6.0% ENTRAINED AIR.
2. ALL REINFORCING BARS SHALL BE BILLET STEEL, DEFORMED TYPE, EPOXY COATED, ASTM A615, GRADE 60.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWING AND CONCRETE MIX DESIGN TO ENGINEER FOR REVIEW.

VII. RECORD DRAWINGS

1. CONTRACTOR SHALL KEEP ACCURATE AS–BUILT DRAWINGS WHICH SHOW THE FINAL LOCATION, ELEVATION, AND DESCRIPTION OF WORK. CONTRACTOR SHALL ALSO NOTE THE LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS ENCOUNTERED.

VIII. STATEMENT OF RESPONSIBILITY

1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION. WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
2. CONTRACTOR SHALL COMPLY WITH STATE, COUNTY AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.

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UNITED PLAYAZ PROJECT
1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

COVER SHEET AND NOTES

C0.01

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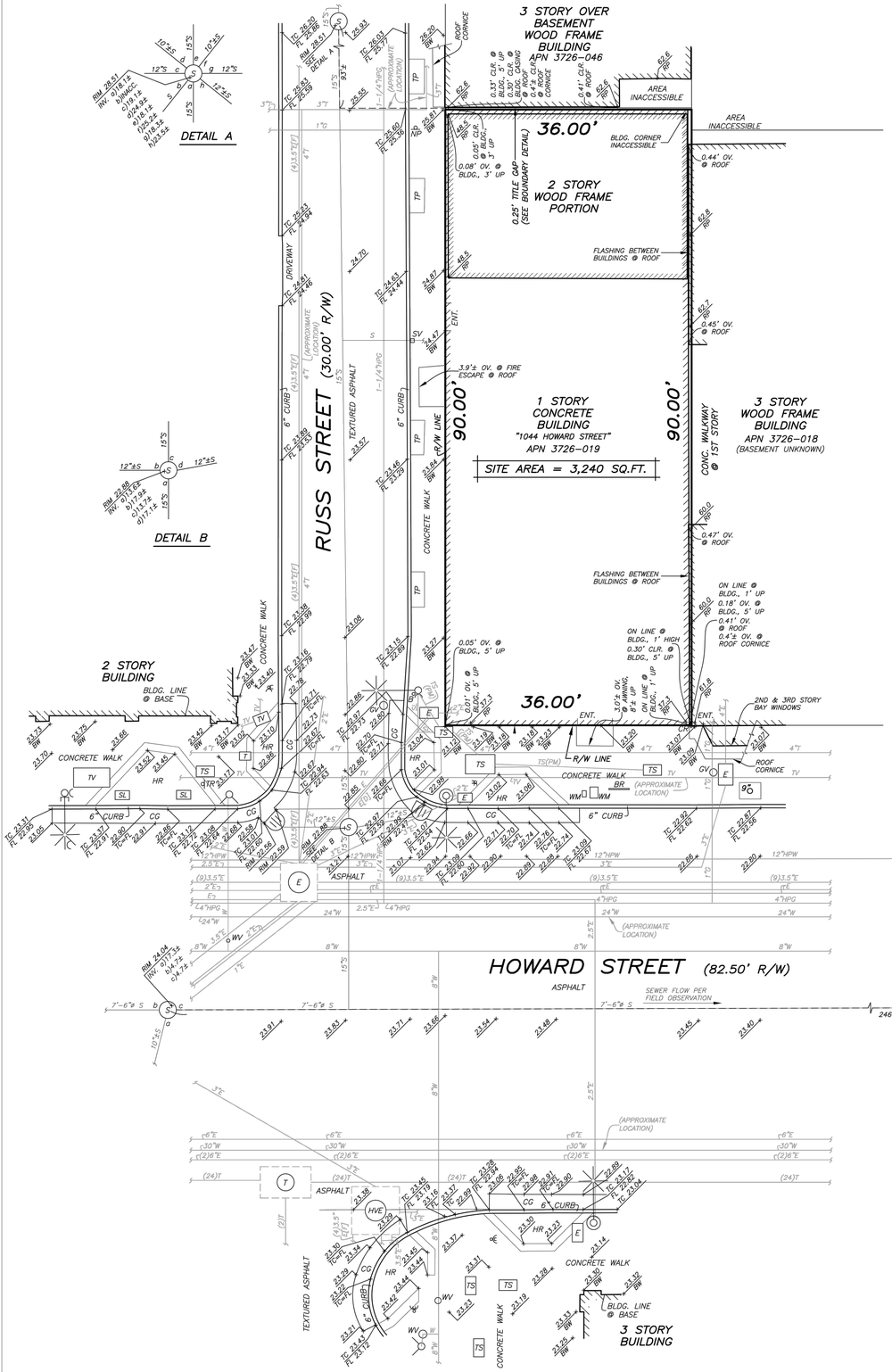

LEGEND

CLR.	CLEAR OF PROPERTY LINE
OV.	OVER PROPERTY LINE
CONC.	CONCRETE
R/W	RIGHT OF WAY
BLDG.	BUILDING
APN	ASSESSOR'S PARCEL NUMBER
CM	CONDOMINIUM MAPS
HR	HANDICAP RAMP
ENT.	ENTRANCE
TC	TOP OF CURB
FL	FLOW LINE
BW	BACK OF WALK
RP	ROOF PARAPET
CG	CONCRETE GUTTER
INACC.	INACCESSIBLE
WM	WATER METER PULLBOX
E	ELECTRIC PULLBOX
	CATCH BASIN
E	ELECTRIC MANHOLE
HVE	HIGH VOLTAGE ELECTRIC MANHOLE
T	TELEPHONE MANHOLE
S	SEWER MANHOLE
GV	GAS VALVE
WV	WATER VALVE
	LOW PRESSURE FIRE HYDRANT
	HIGH PRESSURE FIRE HYDRANT
CR*	COMMUNICATIONS RISER
B	BOLLARD
?	UNKNOWN COVER
TV	TELEVISION PULLBOX
T	TELEPHONE PULLBOX
BR	BIKE RACK
TS	TRAFFIC SIGNAL PULLBOX
SL	STREET LIGHT PULLBOX
	PEDESTRIAN SIGNAL
	PEDESTRIAN SIGNAL
	TRAFFIC SIGNAL & PEDESTRIAN SIGNAL
	ELECTROLIER
	ELECTROLIER & TRAFFIC SIGNAL
	ELECTROLIER, TRAFFIC SIGNAL & PEDESTRIAN SIGNAL
NP	NO PARKING SIGN
TR	TRAFFIC SIGN
SV	SEWER VENT
	TREE PIT W/TREE & DIAMETER
TP	TREE PIT (NO TREE)
E	ELECTRIC LINE
E[F]	ELECTRIC LINE (FIBER)
E[D]	ELECTRIC LINE (DEACTIVATED)
G	GAS LINE
HPG	HIGH PRESSURE GAS LINE
S	SEWER LINE
SL	STREET LIGHT LINE
T	TELEPHONE LINE
TV	TELEVISION LINE
W	WATER LINE
HPW	HIGH PRESSURE WATER LINE
TS	TRAFFIC SIGNAL PAINT MARK (RECORDS NOT AVAILABLE)
	PROPERTY LINE
	RIGHT OF WAY/LOT LINE
	BUILDING LINE

LEGAL DESCRIPTION (PER TITLE REPORT)

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF RUSS STREET AND THE NORTHWESTERLY LINE OF HOWARD STREET; RUNNING THENCE NORTHEASTERLY AND ALONG SAID LINE OF HOWARD STREET 36 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 90 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 36 FEET TO THE NORTHEASTERLY LINE OF RUSS STREET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY ALONG SAID LINE OF RUSS STREET 90 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF 100 VARA BLOCK NO. 394

ASSESSOR'S LOT 019; BLOCK 3726

SURVEY REFERENCE

OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT NO. 0227027108-RL DATED NOVEMBER 4, 2022, UPDATED REPORT.

THE FOLLOWING ARE PERTINENT EXCEPTIONS TO TITLE WITHIN THE ABOVE REFERENCED PRELIMINARY REPORT:

7. "SOUTH OF MARKET EARTHQUAKE RECOVERY REDEVELOPMENT PLAN" RECORDED JULY 12, 1990 IN REEL F166, IMAGE 917, OFFICIAL RECORDS; "SOUTH OF MARKET EARTHQUAKE RECOVERY REDEVELOPMENT PLAN" RECORDED JULY 17, 1995 IN REEL G424, IMAGE 156, OFFICIAL RECORDS; AND "MODIFICATION OF CCR" RECORDED FEBRUARY 12, 1999 IN REEL H321, IMAGE 599, OFFICIAL RECORDS.

8. "REDEVELOPMENT PLAN FOR THE SOUTH OF MARKET REDEVELOPMENT PROJECT AREA" RECORDED DECEMBER 11, 2006, DOCUMENT NO. 2006-1296007, OFFICIAL RECORDS.

9. "DECLARATION OF RESTRICTIONS AND STATEMENT REGARDING EMINENT DOMAIN LIMITATIONS IN THE SOUTH OF MARKET REDEVELOPMENT AREA" RECORDED DECEMBER 11, 2006, DOCUMENT NO. 2006-1296008, OFFICIAL RECORDS; AND THAT CERTAIN AMENDMENT RECORDED DECEMBER 31, 2007, DOCUMENT NO. 2007-1512984, OFFICIAL RECORDS.

BASIS OF SURVEY

1. CITY OF SAN FRANCISCO MONUMENT MAP NO. 314 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

2. BLOCK DIAGRAM OF 100 VARA BLOCK 394 DATED JANUARY 26, 1910 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR AS FILE NO. 3726a.TIF.

GENERAL NOTES

1. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SAN FRANCISCO BENCHMARK NO. BM10102, BRASS DISC LOCATED AT THE NORTHEASTERLY CORNER OF MARKET STREET AND CYRIL MAGNIN STREET, ELEVATION = 35.47 FEET CCSF 2013 NAVD88 VERTICAL DATUM.

UTILITY NOTE

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OBTAINED OF THE VARIOUS UTILITY COMPANIES IN MARCH 2023, AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY. DUE TO THE PROLIFERATION OF TELECOMMUNICATION COMPANIES, NOT ALL UNDERGROUND RECORDS ARE AVAILABLE. THEREFORE, THERE MAY BE TELECOMMUNICATION LINES NOT SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR DAVID B. RON Exp. 09/30/24 No. LS 8934 STATE OF CALIFORNIA

SITE SURVEY

OF A PORTION OF ASSESSOR'S BLOCK NO. 3726

FOR

UNITED PLAYAZ

SAN FRANCISCO CALIFORNIA

SCALE: 1" = 8'	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	SURV: MC
DATE: 3/29/23		DES.
SHEET: 1 OF: 1		DRW: JP
		CHK: DR
JOB NO. T-1295		REV NO.

1 4-21-23 ADDITIONAL TOPOGRAPHY

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:

DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:

PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:

The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:

Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:

LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:

Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:

REGISTERED PROFESSIONAL ENGINEER JOSEPH TOLENTINO No. C84317 CIVIL STATE OF CALIFORNIA

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
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Full Size Print: 30" x 42"

Sheet Title:

TOPOGRAPHIC SURVEY

C1.01

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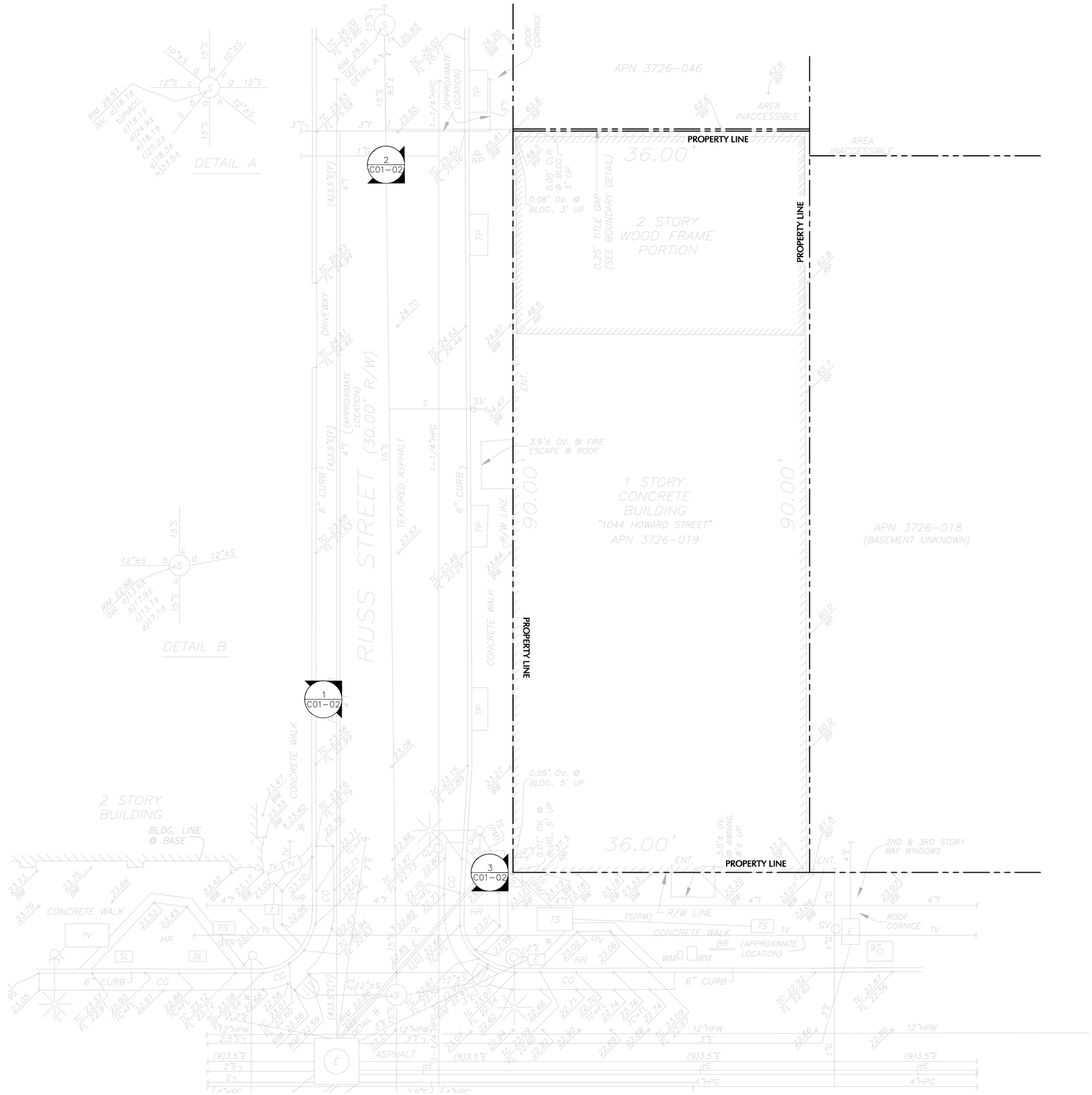
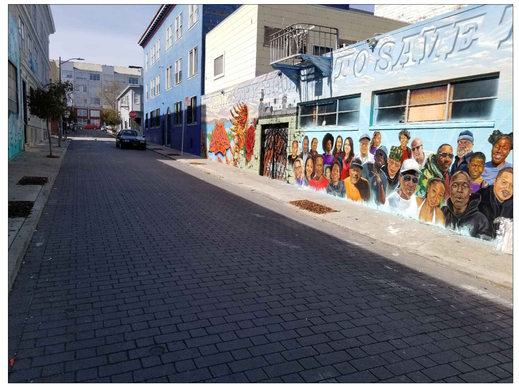
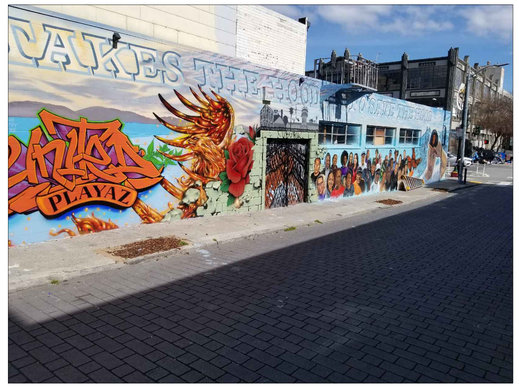




1 RUSS STREET - LOOKING DOWN SIDEWALK FRONTING PROJECT SITE
FACING NORTH
N.T.S.



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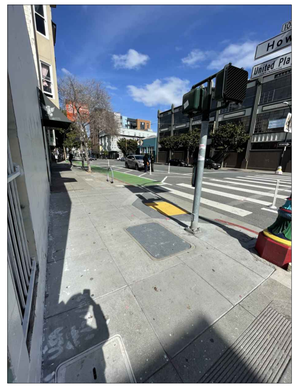
FACING EAST
N.T.S.



3 HOWARD STREET- LOOKING DOWN SIDEWALK FRONTING PROPERTY
FACING EAST
N.T.S.

SCALE: 1 INCH = 5 FEET

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
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444 Spear Street, Suite 210
San Francisco, CA 94105
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Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:

REGISTERED PROFESSIONAL ENGINEER
JONATHAN JOSEPH TOOLEY
No. C-28917
CIVIL
STATE OF CALIFORNIA

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

PHOTO PLAN

C1.02

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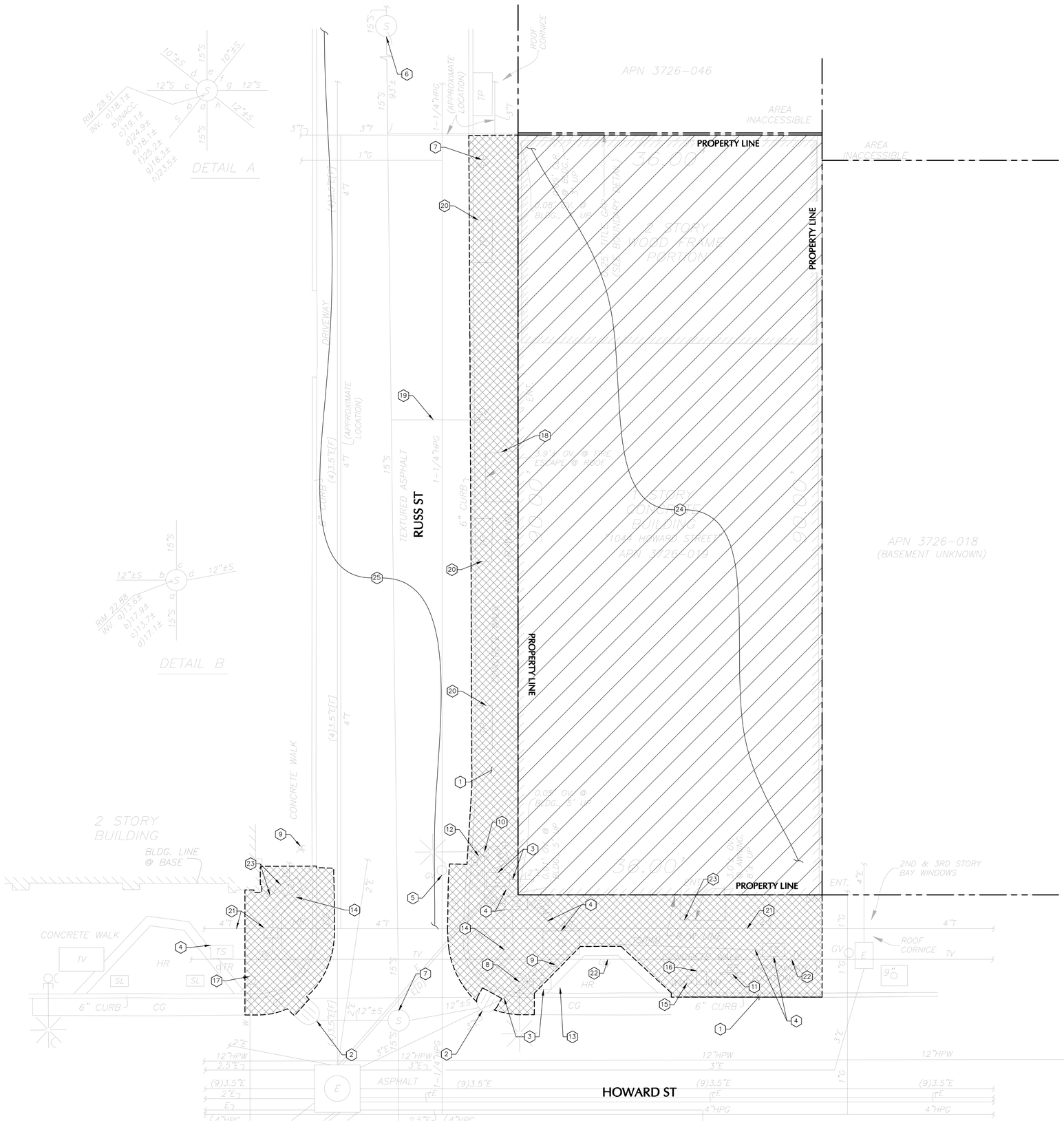

DEMOLITION LEGEND

- (E) CONCRETE SIDEWALK, CURB AND GUTTER TO BE DEMOLISHED
- (E) BUILDING AND ASSOCIATED APPURTENANCES TO BE DEMOLISHED; SEE ARCHITECTURAL DEMOLITION PLANS
- DEMOLITION LIMIT OF WORK
- PROPERTY LINE

DEMOLITION NOTES

1. (E) CONCRETE SIDEWALK AND CURB TO BE DEMOLISHED
2. (E) CATCH BASIN TO BE PROTECTED IN PLACE
3. (E) ELECTRIC PULLBOX AND ELECTRIC LINE TO BE PROTECTED IN PLACE
4. (E) TRAFFIC SIGNAL PULLBOX AND ELECTRIC LINE TO BE PROTECTED IN PLACE
5. (E) GAS VALVE TO BE PROTECTED IN PLACE
6. (E) SEWER MANHOLE TO BE PROTECTED IN PLACE
7. (E) NO PARKING SIGN TO BE PROTECTED IN PLACE
8. (E) LIGHT POLE WITH SIGNS TO BE PROTECTED IN PLACE
9. (E) TRAFFIC POLE WITH PEDESTRIAN PUSH BUTTON TO BE PROTECTED IN PLACE
10. (E) LIGHT POLE WITH TRAFFIC SIGNAL AND PEDESTRIAN PUSH BUTTON TO BE PROTECTED IN PLACE
11. (E) BIKE RACK TO BE PROTECTED IN PLACE
12. (E) BOLLARD TO BE PROTECTED IN PLACE
13. (E) CURB RAMP TO BE PROTECTED IN PLACE
14. (E) CURB RAMP TO BE DEMOLISHED
15. (E) WATER METER TO BE PROTECTED IN PLACE
16. (E) WATER METER TO BE DEMOLISHED
17. (E) FIRE HYDRANT TO BE PROTECTED IN PLACE
18. (E) FIRE ESCAPE TO BE DEMOLISHED
19. (E) SEWER LINE AND SEWER VENT TO BE DEMOLISHED
20. (E) TREE PIT TO BE PROTECTED IN PLACE
21. (E) TELEPHONE PULLBOX AND TELEPHONE LINE TO BE PROTECTED IN PLACE
22. (E) TELEVISION STRUCTURE AND TELEVISION LINE TO BE PROTECTED IN PLACE
23. (E) AWNING TO BE DEMOLISHED
24. (E) BUILDING TO BE DEMOLISHED; SEE ARCHITECTURAL DEMOLITION PLANS
25. (E) STAMPED PAVEMENT TO BE PROTECTED IN PLACE

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

RUSS ST

JS GRAYSH

N
TRUE N

Seal / Signature:

REGISTERED PROFESSIONAL ENGINEER
JOSHUA JOSEPH HOOVER
No. C 84817
CIVIL
STATE OF CALIFORNIA

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
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DEMOLITION PLAN

C2.01

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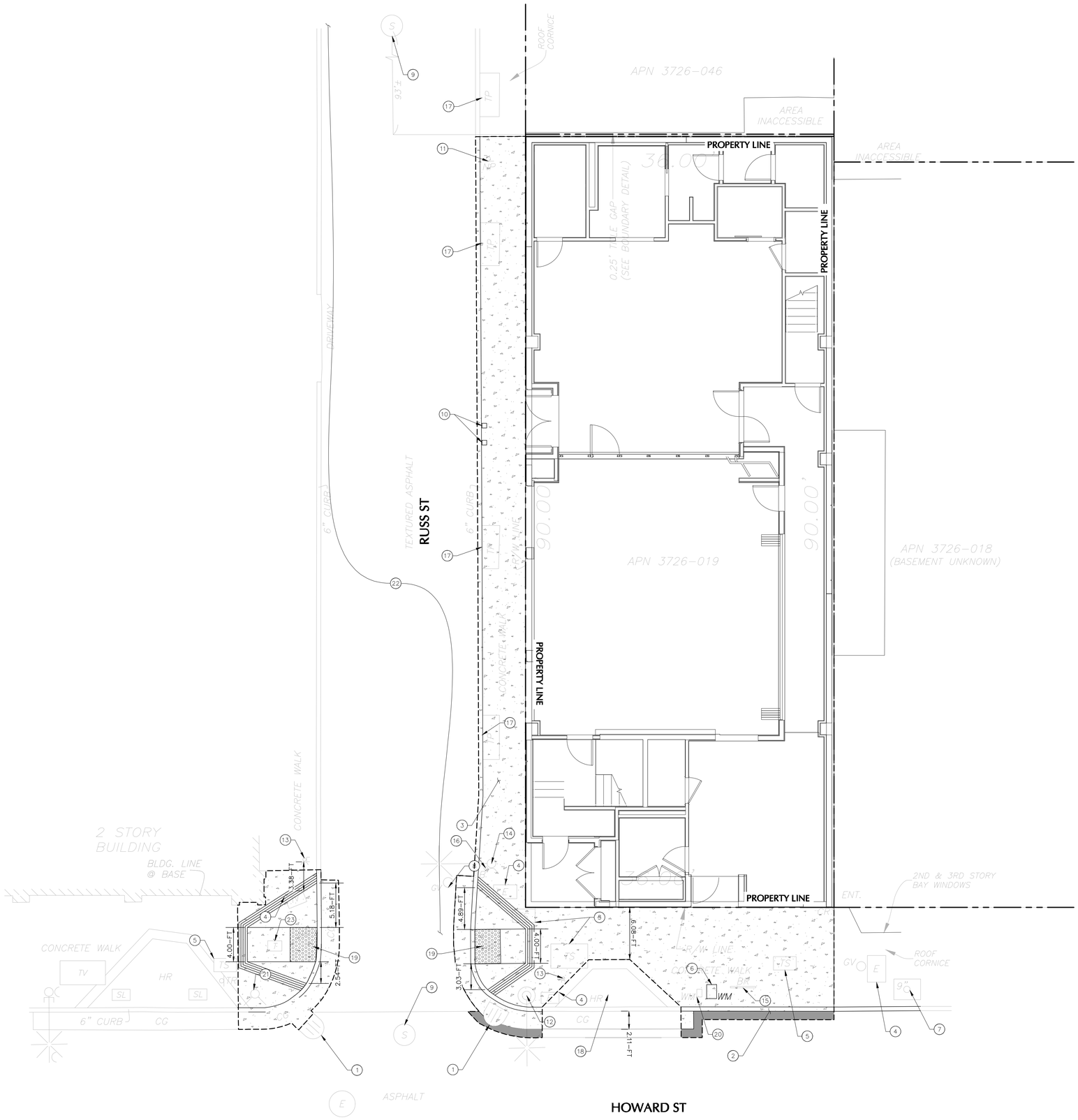

LEGEND:

- (P) ASPHALT
- (P) CONCRETE
- PROPERTY LINE
- LIMIT OF WORK

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED

CONSTRUCTION NOTES

1. (E) CATCH BASIN
2. (E) CURB
3. (E) SIDEWALK
4. (E) ELECTRIC PULLBOX
5. (E) TRAFFIC SIGNAL PULLBOX
6. (P) WATER METER PULLBOX
7. (E) TREE
8. (E) GAS VALVE
9. (E) SEWER MANHOLE
10. (P) SEWER VENT
11. (E) NO PARKING SIGN
12. (E) LIGHT POLE WITH SIGNS
13. (E) TRAFFIC POLE WITH PEDESTRIAN PUSH BUTTON
14. (E) LIGHT POLE WITH TRAFFIC SIGNAL AND PEDESTRIAN PUSH BUTTON
15. (E) BIKE RACK
16. (E) BOLLARD
17. (E) TREE PIT
18. (E) CURB RAMP
19. (P) CURB RAMP
20. (E) WATER METER
21. (E) FIRE HYDRANT
22. (E) STAMPED PAVEMENT TO REMAIN UNLESS OTHERWISE NOTED
23. (E) TELEPHONE PULLBOX

SCALE: 1 INCH = 5 FEET

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

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PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

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Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
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LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
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5161 Valley View Rd,
El Sobrante, CA 94803
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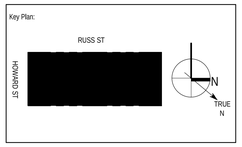
Key Plan:



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BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
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	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
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SITE PLAN

C3.01

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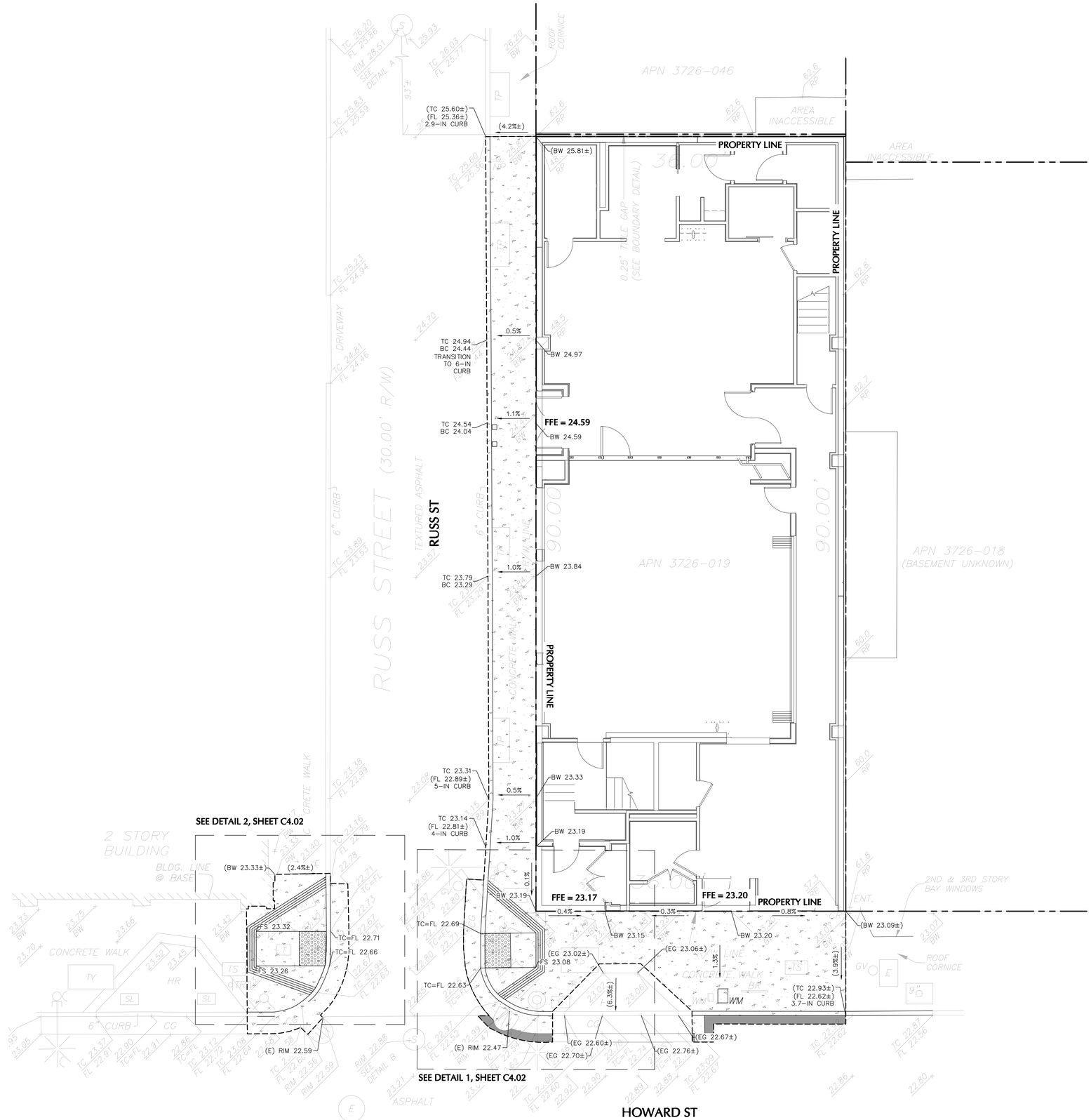

LEGEND

— — — —	LIMIT OF WORK
— — — —	PROPERTY LINE
(EG XX.XX ±)	CONFORM TO EXISTING GRADE
P XX.XX	PROPOSED GRADE
(XX.X ±%)	CONFORM TO EXISTING SLOPE
XX.X%	PROPOSED SLOPE

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
EG	EXISTING GRADE
GB	GRADE BREAK
FG	FINISH GRADE
FL	FLOW LINE
FT	FEET
IN	INCH
LP	LOW POINT
HP	HIGH POINT
P	PAVEMENT
TC	TOP OF CURB
BC	BOTTOM OF CURB
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

NOTE

1. ALL EXISTING MANHOLE COVERS, UTILITY BOX COVERS, ETC TO BE ADJUSTED TO PROPOSED GRADE UNLESS OTHERWISE NOTED.

SCALE: 1 INCH = 5 FEET

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
135 Main St #1500
San Francisco, CA 94105
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1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
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Geotechnical Engineer:

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Oakland, CA 94610
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Lighting Consultant:

LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:

Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:

BID DOCUMENTS

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GRADING PLAN

C4.01

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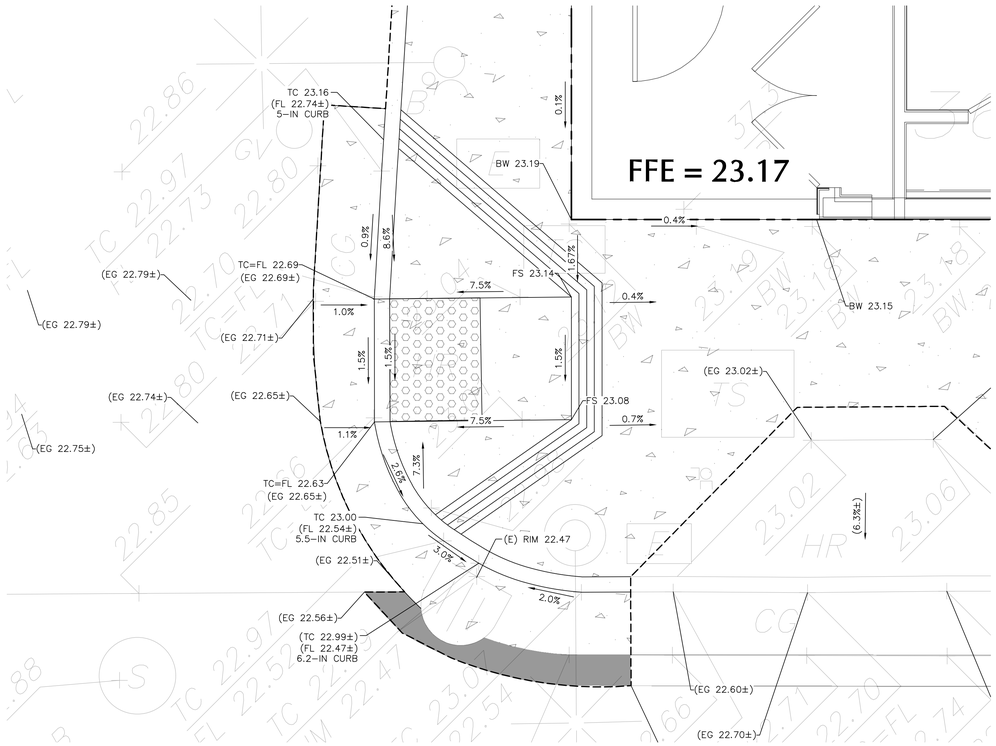
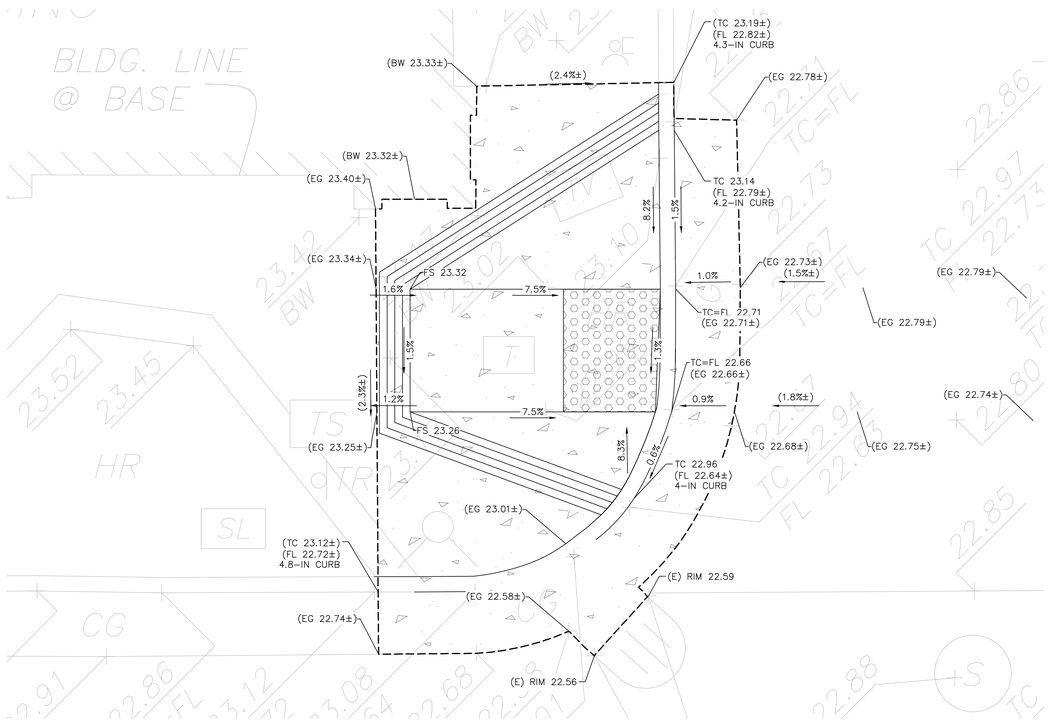


1 C4.01 **DETAILED GRADING OF CURB RAMP**
RUSS STREET
1-IN = 2-FT

SCALE: 1 INCH = 2 FEET



2 C4.01 **DETAILED GRADING OF CURB RAMP**
RUSS STREET
1-IN = 2-FT

SCALE: 1 INCH = 2 FEET

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1038 Howard Street, San Francisco, CA 94103
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ARQUITECTONICA
818 West 7th Street, Suite 800
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135 Main St #1500
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San Francisco, CA 94102
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Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOSEPH KOMPALI
No. C 78317
CIVIL
STATE OF CALIFORNIA

BID DOCUMENTS

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Full Size Print: 30" x 42"

Sheet Title:

GRADING DETAILS

C4.02

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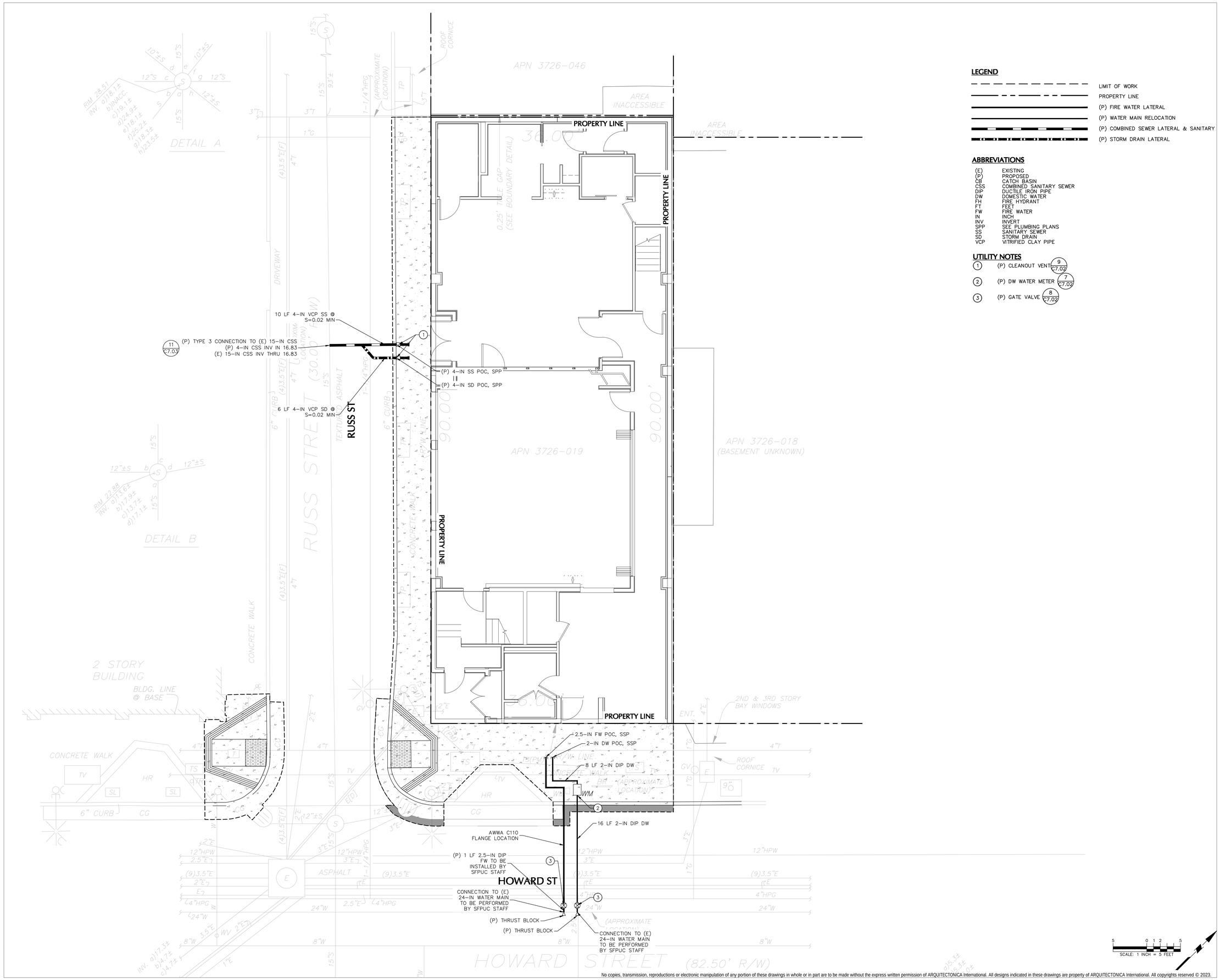

LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- (P) FIRE WATER LATERAL
- (P) WATER MAIN RELOCATION
- (P) COMBINED SEWER LATERAL & SANITARY
- (P) STORM DRAIN LATERAL

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
CB	CATCH BASIN
CSS	COMBINED SANITARY SEWER
DIP	DUCTILE IRON PIPE
DW	DOMESTIC WATER
FH	FIRE HYDRANT
FT	FEET
FW	FIRE WATER
IN	INCH
INV	INVERT
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SD	STORM DRAIN
VCP	VITRIFIED CLAY PIPE

UTILITY NOTES

1. (P) CLEANOUT VENT (9/C7.02)
2. (P) DW WATER METER (7/C7.02)
3. (P) GATE VALVE (8/C7.02)

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
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El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

RUSS ST

HOWARD ST

N

TRUE N

Seal / Signature:

REGISTERED PROFESSIONAL ENGINEER
RONALD JOSEPH HOWARD
No. C 047977
CIVIL
STATE OF CALIFORNIA

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	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

UTILITY PLAN

C5.01

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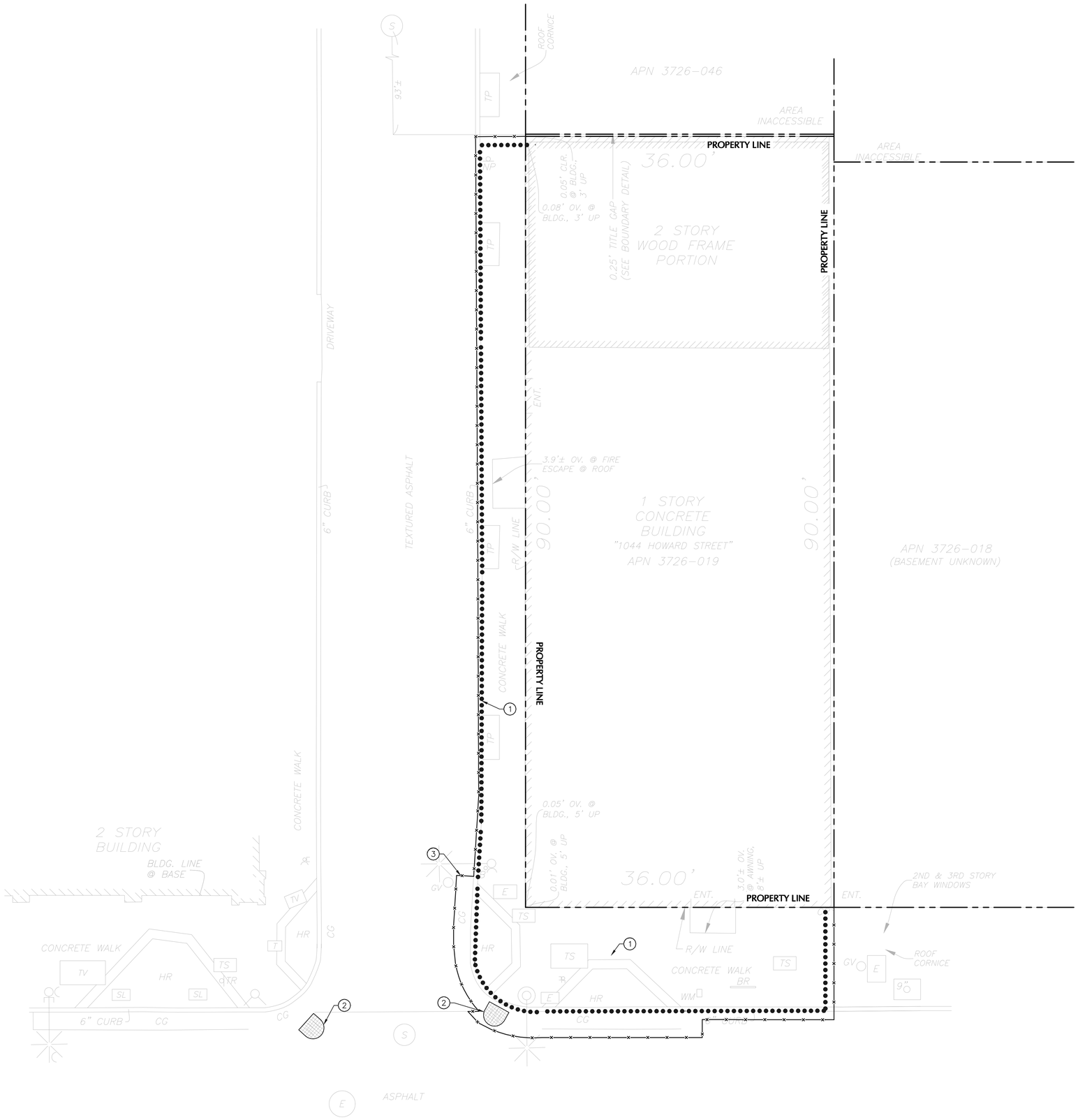
Date: 6/27/2023 Time: 11:38 User: esu Style Table: Langan.stb Layout: C5.01 Document Code: 731774801-0101-CU101-0101



EROSION CONTROL LEGEND

- ●●●●●● FIBER ROLL
- —×—×— CONSTRUCTION FENCE
- ▭ INLET PROTECTION

EROSION CONTROL NOTES:

1. INSTALL FIBER ROLLS INSIDE CONSTRUCTION FENCE
2. INSTALL INLET PROTECTION
3. INSTALL TEMPORARY CONSTRUCTION FENCE (EXACT LOCATION TBD BY CONTRACTOR AND APPROVED BY OWNER)

SCALE: 1 INCH = 5 FEET

6/26/2023 5:24:14 PM

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
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Key Plan:

Seal / Signature:

BID DOCUMENTS

DATE: 06/30/2023

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EROSION AND SEDIMENT CONTROL PLAN

C6.01

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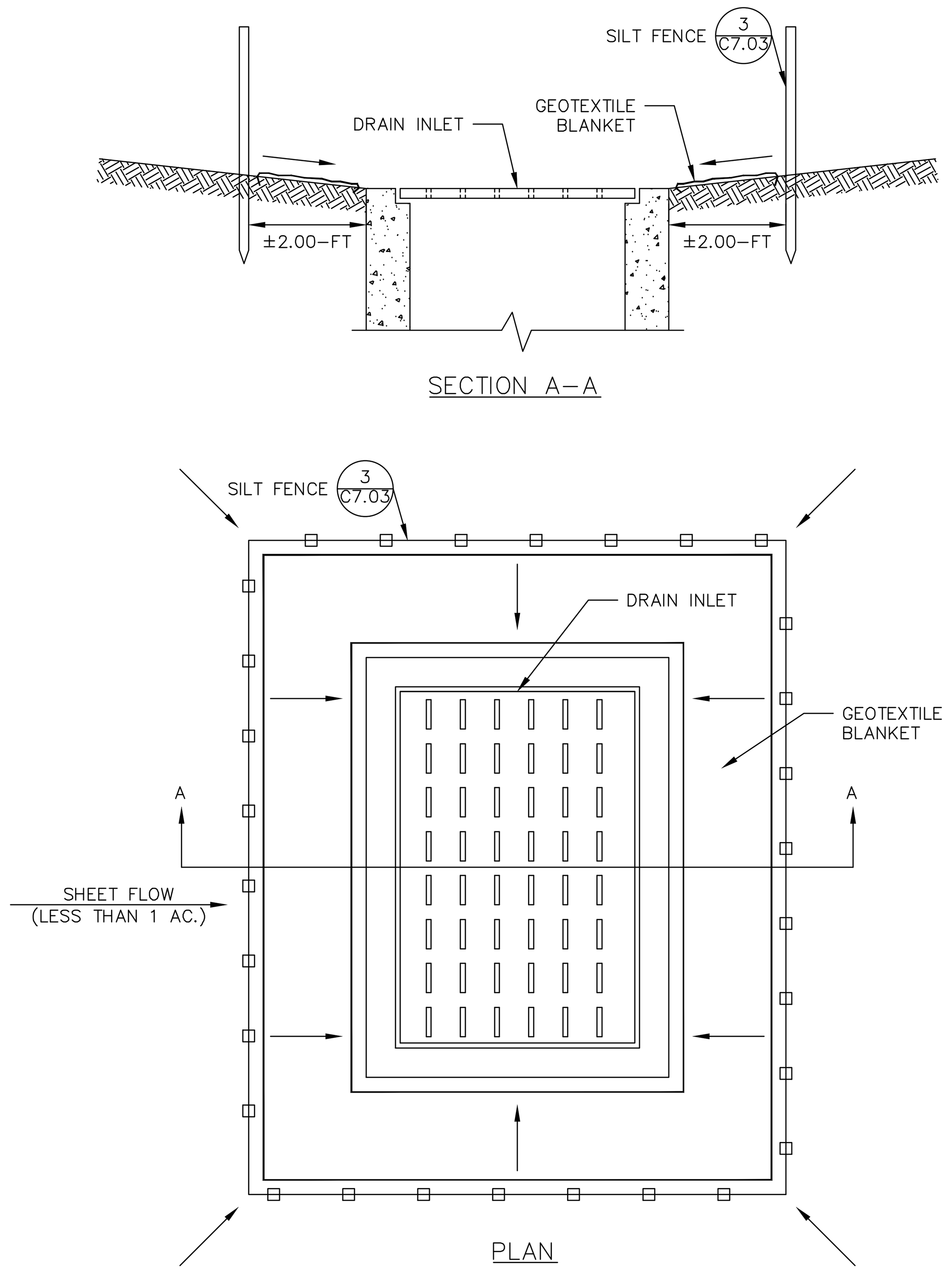
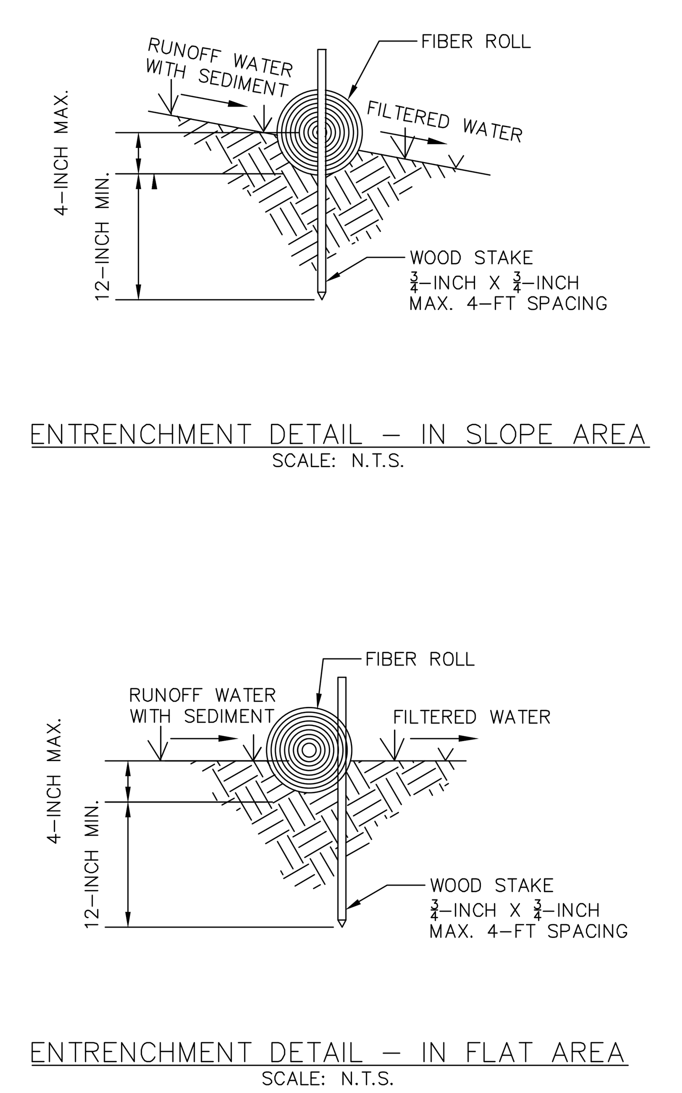


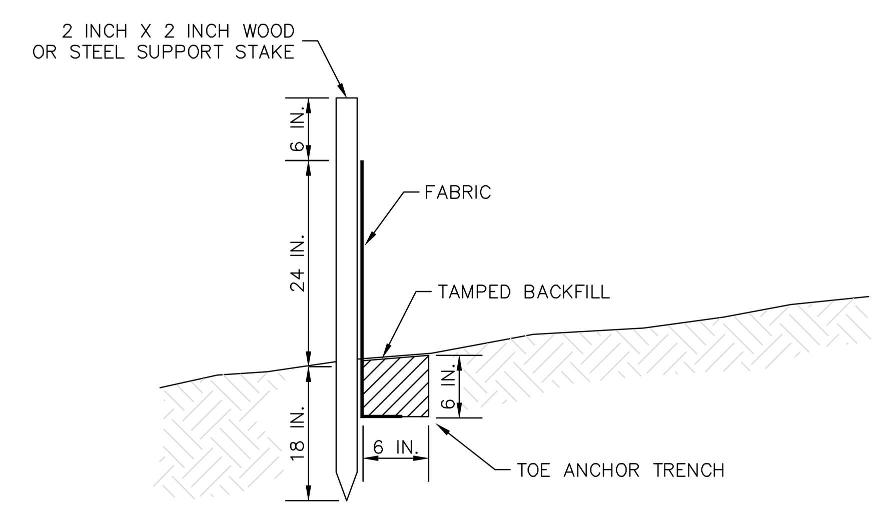
1 C7.03 **INLET PROTECTION DETAIL**
NOT TO SCALE



NOTES:

1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3–INCH TO 4–INCH DEEP, DUG ON CONTOUR.
2. ADJACENT ROLLS SHALL TIGHTLY ABUT.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

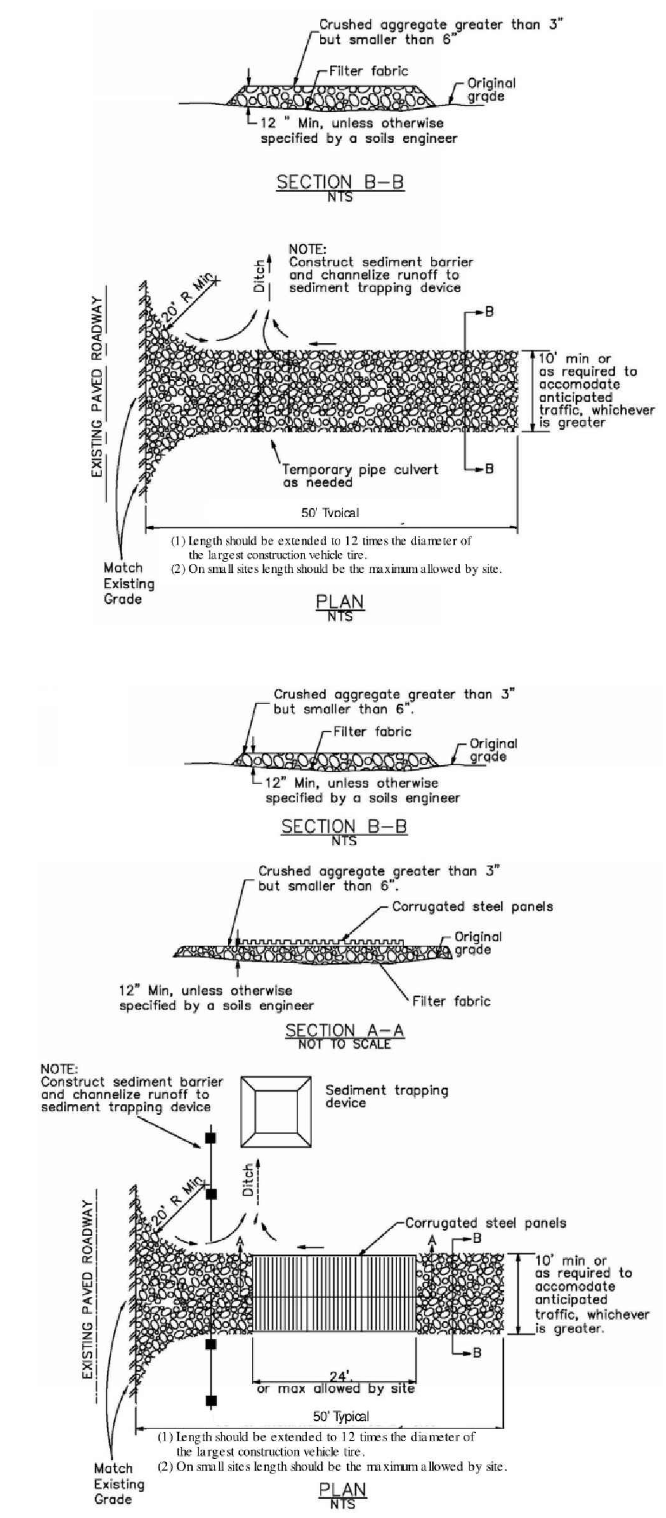
2 C7.03 **FIBER ROLL DETAIL**
NOT TO SCALE



NOTES:

1. SILT FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CALIFORNIA STORMWATER QUALITY ASSOCIATION STORMWATER BEST MANAGEMENT PRACTICES.
2. SILT FENCE SHALL BE INSTALLED PARALLEL TO EXISTING CONTOURS OR CONSTRUCTED LEVEL ALIGNMENTS.
3. CONSTRUCT THE LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER, IN NO CASE SHALL THE REACH LENGTH EXCEED 500'.
4. THE LAST 8' OF FENCE SHALL BE TURNED UP SLOPE.
5. STAKE DIMENSIONS ARE NOMINAL.
6. DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
7. STAKES SHALL BE SPACED AT 8' MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
8. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES.
9. STAKES SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW–THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE.
10. FOR END STAKE, FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES.
11. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL.
12. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 THE HEIGHT OF THE LINEAR BARRIER.
13. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN A MANNER TO ENSURE SEDIMENT REMAINS BEHIND THE SILT FENCE.
14. JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.
15. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS.
16. ADD 3–4 BAGS TO CROSS BARRIER ON DOWNGRADIENT SIDE OF SILT FENCE AS NEEDED TO PREVENT BYPASS OF UNDERMINING AND AS ALLOWABLE BASED ON SITE LIMITS OF DISTURBANCE.

3 C7.03 **SILT FENCE DETAIL**
NOT TO SCALE



4 C7.03 **STABILIZED CONSTRUCTION ENTRANCE DETAIL**
NOT TO SCALE

GENERAL NOTES

1. FENCING ALIGNMENT SHOWN FOR REFERENCE ONLY. ACTUAL FENCE ALIGNMENT TO BE DETERMINED IN THE FIELD BY CONTRACTOR.

2. REFER TO CONTRACTOR'S LOGISTICS PLAN(S) FOR THE LOCATION(S) OF SIDEWALK DETOURS, OVERHEAD PROTECTION AND TRAFFIC CONTROL MEASURES DURING EACH PHASE OF CONSTRUCTION.

3. EROSION CONTROL MEASURES SHOWN CORRESPOND WITH TENTATIVE FENCING ALIGNMENT. THESE MEASURES MUST BE ADJUSTED WITH ANY FENCING ALIGNMENT CHANGE SO AS TO BE IN PLACE AT ALL TIMES DURING CONSTRUCTION.

4. SFPUC WASTEWATER ENTERPRISE COLLECTION SYSTEM DIVISION MUST BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION, VIA AILEJAY@SFWATER.ORG.

5. REVIEW AND/OR APPROVAL OF THE ESCP SHOULD NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION SITE RUNOFF CONTROL ORDINANCE, NOR SHOULD AN APPROVED ESCP RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.

6. IF THE APPROVED PLAN NEEDS TO BE MODIFIED ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE SFPUC.

OWNER'S CERTIFICATION

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHOULD BE DONE PURSUANT TO THE APPROVED PLAN.

X ______________________________

EROSION & SEDIMENT CONTROL NOTES

1. THIS SHEET IS INTENDED TO BE USED FOR EROSION CONTROL ONLY.

2. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FILED CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT–LADEN STORM RUN OFF FROM LEAVING THE SITE. FIBER ROLLS, SAND BAGS, AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. ALL EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.

3. CATCH BASING INSERTS SHALL BE PROVIDED AT ALL CATCH BASINS DURING THE PERIODS FROM APRIL 15 TO SEPTEMBER 15, INSERTS SHALL BE REMOVED AND REPLACED WITH SEDIMENT BARRIERS ON SEPTEMBER 15. INSERTS ARE NO LONGER NEEDED ONCE THE ADJACENT STREET IS PAVED AND UPSTREAM SOILS ARE STABILIZED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO PUBLIC AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY CONTRACTOR'S GRADING ACTIVITIES AND SHALL BE RESPONSIBLE FORT THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE. ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORK DAY.

5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OPERABLE YEAR ROUND OR UNTIL VEGETATION IS ESTABLISHED ON DISTURBED SURFACES.

6. BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES (TARPS, STRAW WATTLES, SILT FENCES ETC.) TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM DRAIN.

7. ALL EROSION CONTROL FACILITIES MUST BE MONITORED AS REQUIRED IN THE MONITORING PROGRAM. ALL SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.

8. ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.

9. DURING CONSTRUCTION, THE MAINTENANCE OF SUMMERTIME DRAINAGE THROUGH THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.

10. OPEN SPACE AREAS ARE TO BE PLANTED BY SEPTEMBER 15. IF THIS CONDITION IS NOT MET, CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN TO THE CITY FOR REVIEW AND APPROVAL.

11. DURING PERIODS WHEN STORMS ARE FORECASTED–
A. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
B. ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
C. WHERE STOCKPILE IS NECESSARY, USE A TARPAULIN OR SURROUND THE STOCKPILE MATERIAL WITH FIBER ROLLS OR OTHER RUNOFF CONTROL MEASURES.
D. USE INLET SEDIMENT BARRIERS FROM STORM DRAINS ADJACENT TO THE STOCKPILED SOIL.
E. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION PLACEMENT.

DURING PERIODS WHEN STORMS ARE NOT FORECASTED–
A. PREVENT STOCKPILED MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.
B. THOROUGHLY REMOVE LOOSE SOIL VIA SWEEPING FOLLOWING REMOVAL OF DIRT.

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES. BMP'S REGARDING THE DISCHARGE OF NON–STORM WATER RUNOFF SHALL APPLY YEAR–ROUND.

12. THE NAME, ADDRESS AND 24–HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL PLAN SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER
NAME: ____________
ADDRESS: ____________
TELEPHONE NO: ____________
EMERGENCY TELEPHONE NO: ____________

13. STORM WATER SAMPLES SHALL BE TAKEN WHENEVER VISUAL MONITORING INDICATES THAT THERE HAS BEEN A BREACH, MALFUNCTION, LEAKAGE, OR ANY SPILL FROM A BMP WHICH COULD RESULT IN THE DISCHARGE IN STORM WATER OF POLLUTANTS THAT WOULD NOT BE VISUALLY DETECTABLE, OR IF STORM WATER COMES INTO CONTACT WITH SOIL AMENDMENTS OR OTHER EXPOSED MATERIALS OR CONTAMINATION AND IS ALLOWED TO BE DISCHARGED.

14. THE SAMPLES ARE TO BE TAKEN BY THE CONTRACTOR. ARRANGEMENTS SHALL BE MADE WITH A TESTING LAB PRIOR TO STARTING CONSTRUCTION. THE SAMPLE SHALL BE TAKEN, PRESERVED AND TRANSPORTED TO THE LAB IN ACCORDANCE WITH THE LAB PROCEDURES. SAMPLES SHALL BE TESTED FORM SETTLEABLE SOLIDS (ML/L) AND TOTAL SUSPENDED SOLIDS (MG/L). FAILURE TO FOLLOW LAB PROCEDURES COULD INVALIDATE TESTING RESULTS, RESULTING IN A VIOLATION OF THE PERMIT. SAMPLING BOTTLES SHALL BE OBTAINED IN ADVANCE AND STORED AT THE JOB SITE. THEN SAMPLING PROCEDURE SHALL BE DOCUMENTED AND DESCRIBED ACCORDING TO LOCATION AND RATIONALE FOR OBTAINING THE UNCONTAMINATED SAMPLE OF STORM WATER.

15. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY.

16. THE EROSION CONTROL PLAN COVERS ONLY THE FIRST WINTER DURING WHICH CONSTRUCTION IS TO TAKE PLACE. PLANS ARE TO BE RESUBMITTED PRIOR TO SEPTEMBER 1ST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTABLE BY THE CITY.

17. MAINTENANCE, MONITORING AND INSPECTION SHALL BE CONDUCTED ACCORDING TO BEST MANAGEMENT PRACTICES. TRAINING OF INSPECTION PERSONNEL WILL BE CONDUCTED PRIOR TO IMPLEMENTATION OF THE MONITORING PROGRAM. THE MONITORING PROGRAM SHALL INCLUDE REGULAR SITE INSPECTIONS AND REPORTS, MONITORING FORMS AND COMPLIANCE SHALL BE PROVIDED TO THE OWNER AND ENGINEER BY JULY 1 FOR THE PREVIOUS YEARS ACTIVITIES.

18. THE EROSION CONTROL PLAN COVERS ONLY THE FIRST WINTER DURING WHICH CONSTRUCTION IS TO TAKE PLACE. PLANS ARE TO BE RESUBMITTED PRIOR TO SEPTEMBER 1ST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.

19. ALL EROSION CONTROL FACILITIES MUST BE MONITORED AS REQUIRED IN THE MONITORING PROGRAM. ALL SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.

20. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON AND AFTER EACH STORM EVENT.

21. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT TEMPORARY BORROW AREAS AND/OR STOCKPILES WITH THE APPROPRIATE EROSION CONTROL MEASURES SATISFACTORY TO THE CITY.

22. ADDITIONAL EROSION CONTROL MEASURES MY BE REQUIRED DURING GRADING OPERATION, BEFORE OCTOBER 1 AND PRIOR TO INSTALLATION OF STORM DRAIN SYSTEM. SUCH ADDITIONAL MEASURES WILL BE CONTINGENT UPON THE STAGE OF GRADING OPERATION. CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED BY THE CITY.

BMP'S FOR EROSION AND SEDIMENT CONTROL

1. PROPOSED BEST MANAGEMENT PRACTICES TO REDUCE POLLUTANTS IN STORM WATER DISCHARGES WILL BE IMPLEMENTED ON SITE, INCLUDING MINIMIZATION AND STABILIZATION OF DISTURBED AREAS, PROTECTED AREAS, PROTECTION OF SLOPES AND CHANNELS, PERIMETER CONTROLS, INTERNAL EROSION CONTROL, AND SPECIFIC BEST MANAGEMENT PRACTICES.

2. THE LIMITS OF GRADING SHALL BE STAKED PRIOR TO GRADING OPERATIONS. VEHICLES AND EQUIPMENT SHALL BE LIMITED TO THE EXISTING ROADS AND TO WITHIN THE GRADING LIMITS. VEHICLE PARKING SHALL BE ALLOWED IN DESIGNATED VEHICLE STORAGE AREAS ONLY.

3. FIBER ROLL BARRIERS – FIBER ROLL BARRIERS SHALL BE PROVIDED (1) NEAR THE BASE OF FILL SLOPES, (2) ALONG THE BASE OF CUT SLOPES (EXCEEDING ON ACRE OF DISTURBED GRADING AREA), AND (3) AT THE BASE OF ALL GEOTECHNICAL REPAIR SITES. CUT SLOPE SHALL REQUIRE FIBER ROLL BARRIERS TO BE LOCATED AT THE TOE OF SLOPE, PARALLELING THE EDGE OF PAVEMENT (ADEQUATE SEDIMENT STORAGE SHOULD BE PROVIDED BETWEEN THE FIBER ROLL BARRIER AND TOE OF SLOPE AT ALL TIMES.

4. STABILIZED CONSTRUCTION ENTRANCE – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED FOR REDUCING THE AMOUNT OF MU THAT IS TRACKED FROM THE SITE TO THE STORM DRAIN SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING STABILIZED CONSTRUCTION ENTRANCES AS CONSTRUCTION PHASES DICTATE.

5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CONSTRUCTION AND STORAGE ACTIVITIES FOR EACH PHASE OF CONSTRUCTION.

UNITED PLAYAZ PROJECT
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TEL. 888.975.2929

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ARQUITECTONICA
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Civil Engineer:
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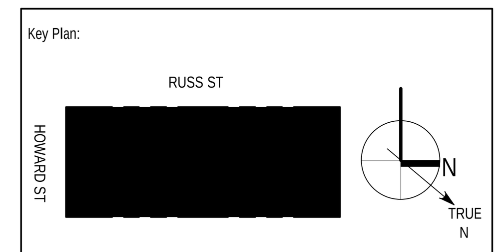

Seal / Signature:

BID DOCUMENTS

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Signature Date

Project No.: 10848.00

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EROSION AND SEDIMENT CONTROL DETAILS

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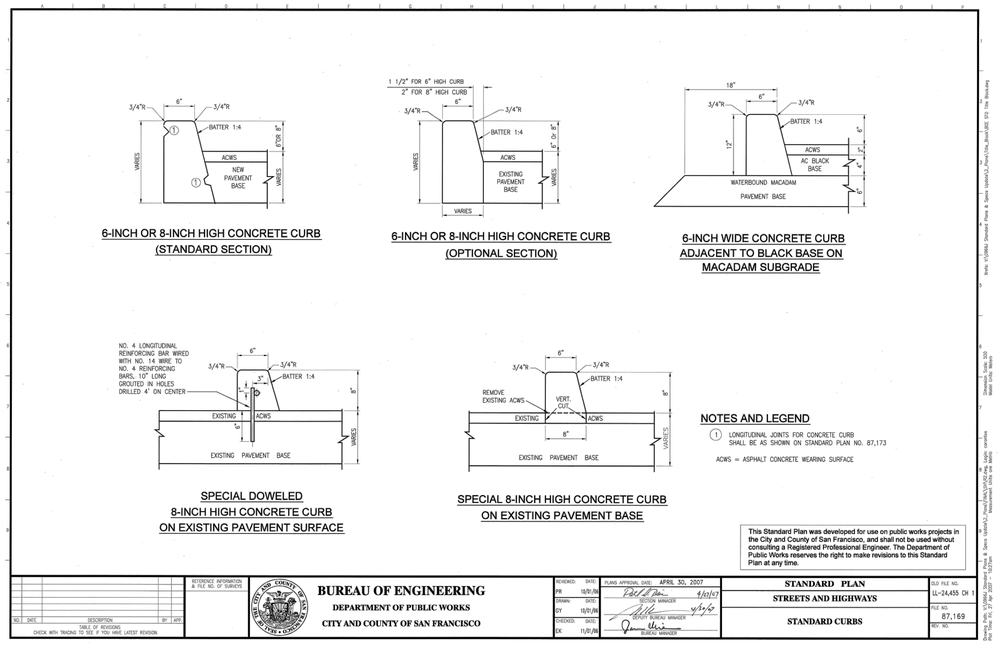
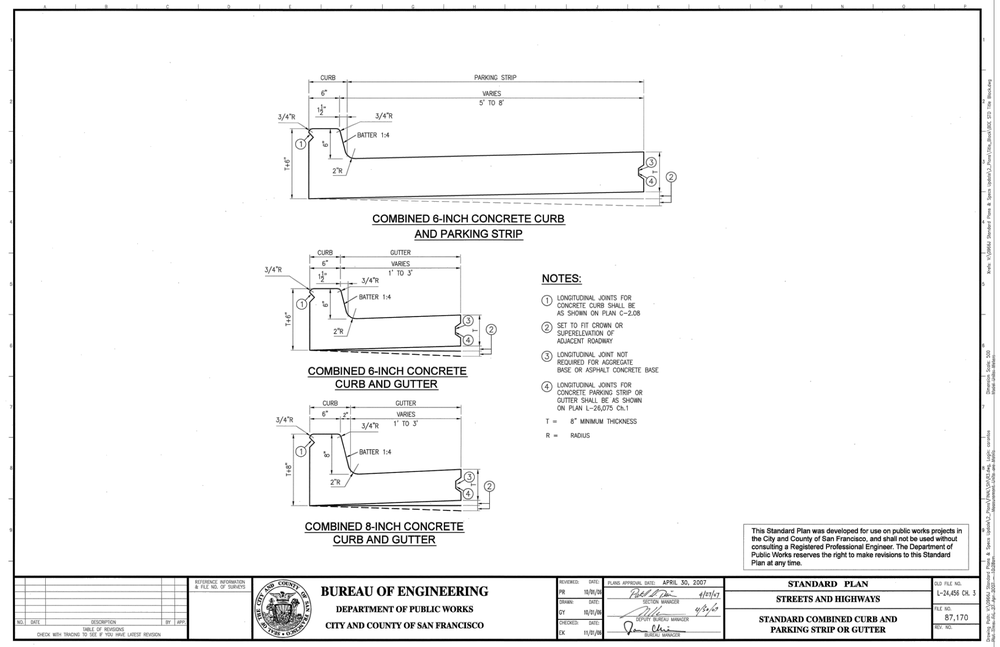
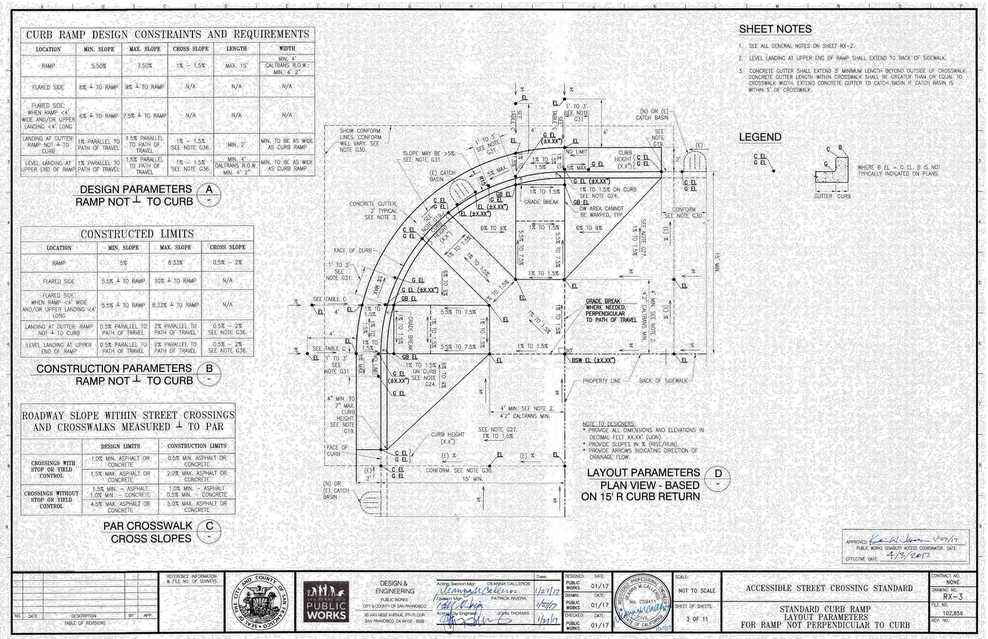


1 - 6-IN VERTICAL CURB PER SFDPW STANDARD DETAIL 87,169
NTS



2 - 6-IN VERTICAL CURB AND PARKING STRIP OR GUTTER PER SFDPW STANDARD DETAIL 87,170
NTS



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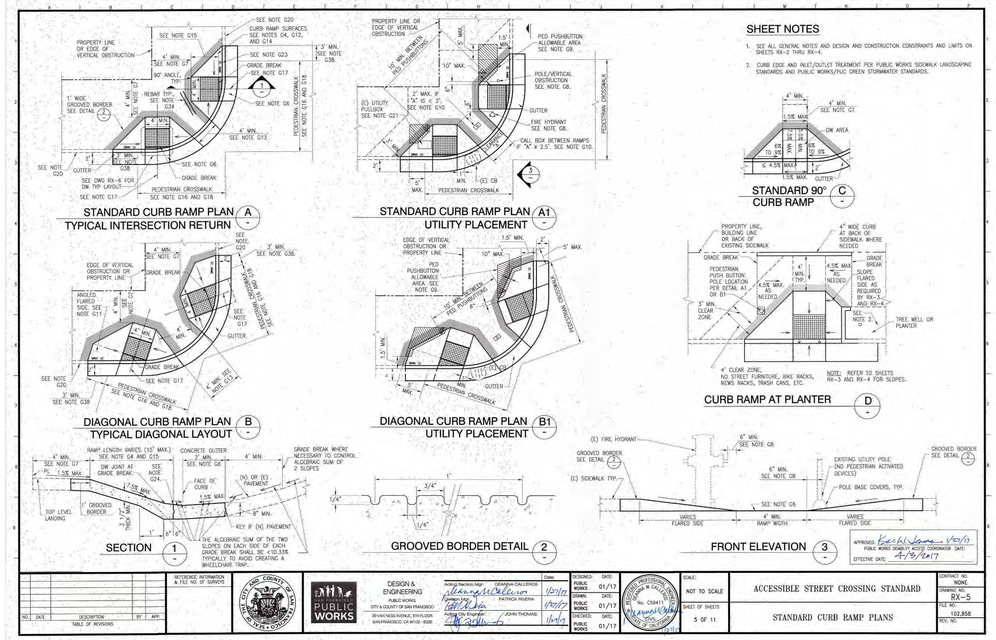

4 - STANDARD CURB RAMP PER SFDPW STANDARD DETAIL RX-5
NTS

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
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Key Plan:

Seal / Signature:

PROFESSIONAL ENGINEER JOSEPH HOGUE No. C 58417 CIVIL STATE OF CALIFORNIA

BID DOCUMENTS

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CIVIL DETAILS

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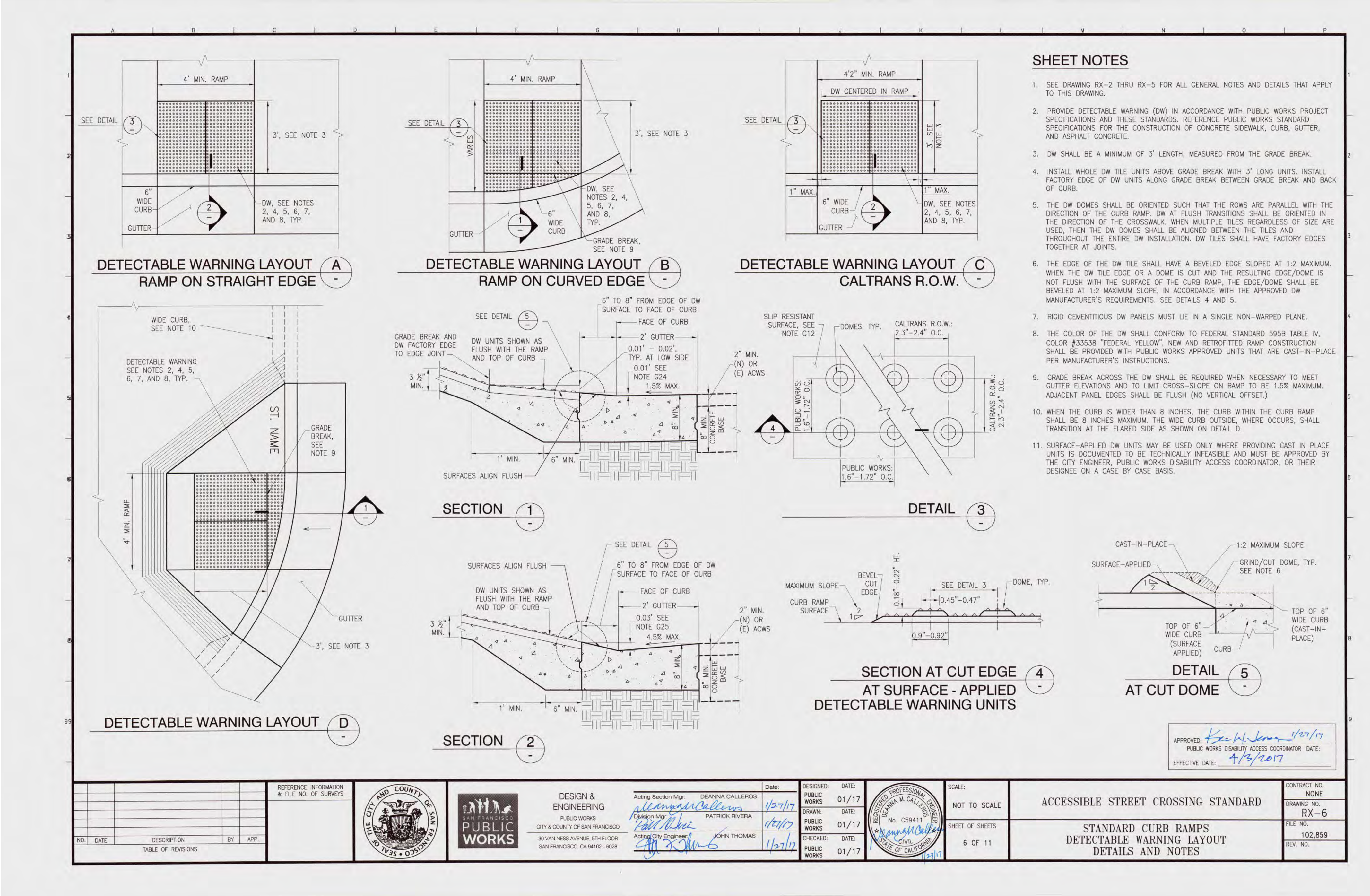


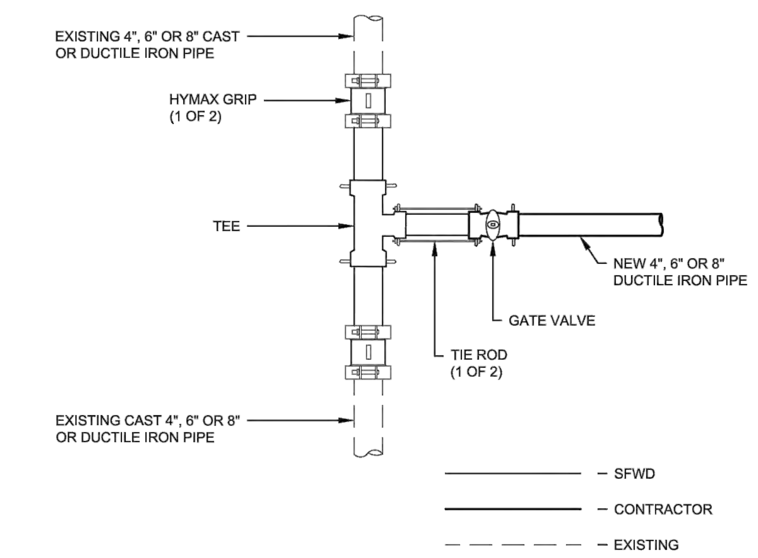
SHEET NOTES

1. SEE DRAWING RX-2 THRU RX-5 FOR ALL GENERAL NOTES AND DETAILS THAT APPLY TO THIS DRAWING.
2. PROVIDE DETECTABLE WARNING (DW) IN ACCORDANCE WITH PUBLIC WORKS PROJECT SPECIFICATIONS AND THESE STANDARDS. REFERENCE PUBLIC WORKS STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF CONCRETE SIDEWALK, CURB, GUTTER, AND ASPHALT CONCRETE.
3. DW SHALL BE A MINIMUM OF 3' LENGTH, MEASURED FROM THE GRADE BREAK.
4. INSTALL WHOLE DW TILE UNITS ABOVE GRADE BREAK WITH 3' LONG UNITS. INSTALL FACTORY EDGE OF DW UNITS ALONG GRADE BREAK BETWEEN GRADE BREAK AND BACK OF CURB.
5. THE DW DOMES SHALL BE ORIENTED SUCH THAT THE ROWS ARE PARALLEL WITH THE DIRECTION OF THE CURB RAMP. DW AT FLUSH TRANSITIONS SHALL BE ORIENTED IN THE DIRECTION OF THE CROSSWALK. WHEN MULTIPLE TILES REGARDLESS OF SIZE ARE USED, THEN THE DW DOMES SHALL BE ALIGNED BETWEEN THE TILES AND THROUGHOUT THE ENTIRE DW INSTALLATION. DW TILES SHALL HAVE FACTORY EDGES TOGETHER AT JOINTS.
6. THE EDGE OF THE DW TILE SHALL HAVE A BEVELED EDGE SLOPED AT 1:2 MAXIMUM. WHEN THE DW TILE EDGE OR A DOME IS CUT AND THE RESULTING EDGE/DOME IS NOT FLUSH WITH THE SURFACE OF THE CURB RAMP, THE EDGE/DOME SHALL BE BEVELED AT 1:2 MAXIMUM SLOPE, IN ACCORDANCE WITH THE APPROVED DW MANUFACTURER'S REQUIREMENTS. SEE DETAILS 4 AND 5.
7. RIGID CEMENTITIOUS DW PANELS MUST LIE IN A SINGLE NON-WARPED PLANE.
8. THE COLOR OF THE DW SHALL CONFORM TO FEDERAL STANDARD 595B TABLE IV, COLOR #33538 "FEDERAL YELLOW". NEW AND RETROFITTED RAMP CONSTRUCTION SHALL BE PROVIDED WITH PUBLIC WORKS APPROVED UNITS THAT ARE CAST-IN-PLACE PER MANUFACTURER'S INSTRUCTIONS.
9. GRADE BREAK ACROSS THE DW SHALL BE REQUIRED WHEN NECESSARY TO MEET GUTTER ELEVATIONS AND TO LIMIT CROSS-SLOPE ON RAMP TO BE 1.5% MAXIMUM. ADJACENT PANEL EDGES SHALL BE FLUSH (NO VERTICAL OFFSET.)
10. WHEN THE CURB IS WIDER THAN 8 INCHES, THE CURB WITHIN THE CURB RAMP SHALL BE 8 INCHES MAXIMUM. THE WIDE CURB OUTSIDE, WHERE OCCURS, SHALL TRANSITION AT THE FLARED SIDE AS SHOWN ON DETAIL D.
11. SURFACE-APPLIED DW UNITS MAY BE USED ONLY WHERE PROVIDING CAST IN PLACE UNITS IS DOCUMENTED TO BE TECHNICALLY INFEASIBLE AND MUST BE APPROVED BY THE CITY ENGINEER, PUBLIC WORKS DISABILITY ACCESS COORDINATOR, OR THEIR DESIGNEE ON A CASE BY CASE BASIS.

APPROVED: PUBLIC WORKS DISABILITY ACCESS COORDINATOR 1/27/17 EFFECTIVE DATE: 4/3/2017

DESIGN & ENGINEERING, PUBLIC WORKS, CITY & COUNTY OF SAN FRANCISCO, 30 VAN NESS AVENUE, 5TH FLOOR, SAN FRANCISCO, CA 94102-6028
Acting Section Mgr: DEANNA CALLEROS 1/27/17 — Division Mgr: PATRICK RIVERA 1/27/17 — Acting City Engineer: JOHN THOMAS 1/27/17
DESIGNED: PUBLIC WORKS 01/17 — DRAWN: PUBLIC WORKS 01/17 — CHECKED: PUBLIC WORKS 01/17
SCALE: NOT TO SCALE — SHEET OF SHEETS 6 OF 11
ACCESSIBLE STREET CROSSING STANDARD
STANDARD CURB RAMPS DETECTABLE WARNING LAYOUT DETAILS AND NOTES
CONTRACT NO. NONE — DRAWING NO. RX-6 — FILE NO. 102,859

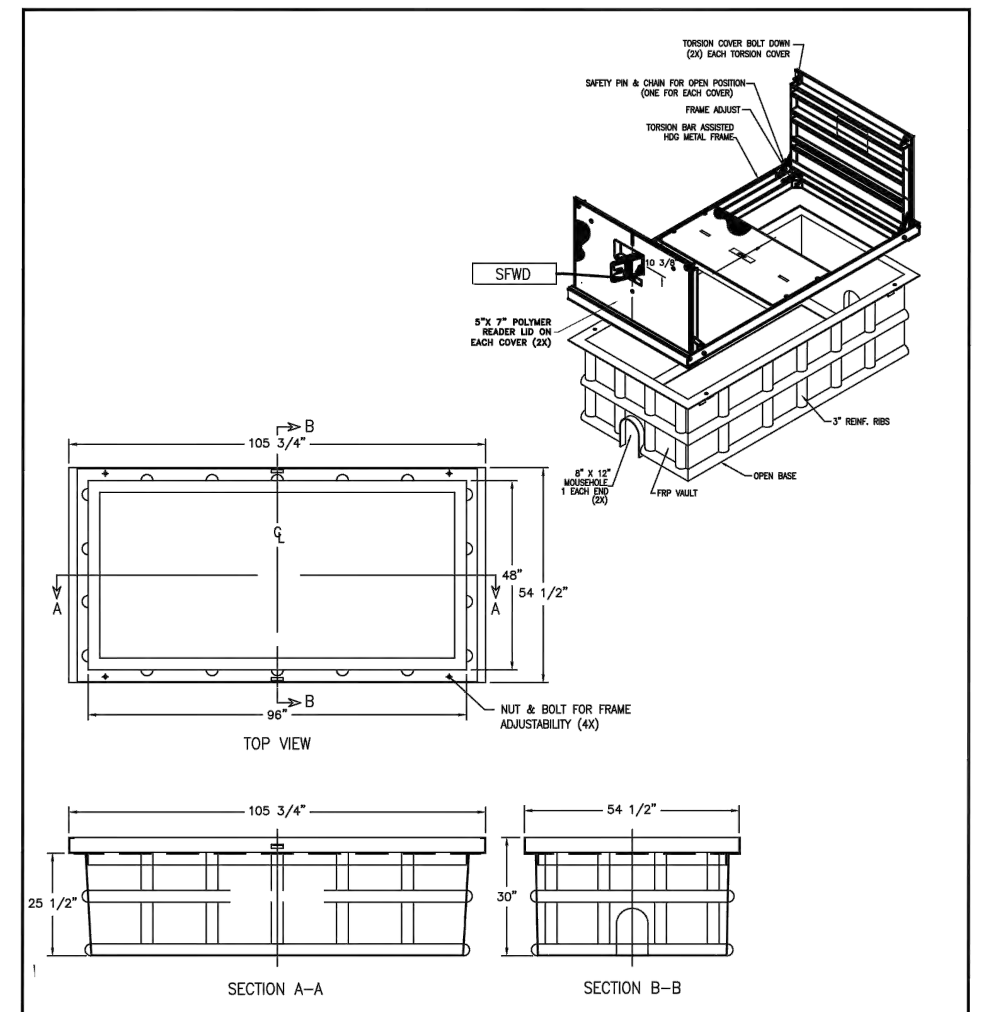
5 / - **CURB RAMP DETECTABLE WARNING PER SFDPW STANDARD DETAIL RX-6**
NTS



	MATERIALS	MC-4x4	MC-4x6	MC-6x6	MC-4x8	MC-6x8	MC-8x8
CONTRACTOR	GATE VALVE	4" (1)	4" (1)	6" (1)	4" (1)	6" (1)	8" (1)
	FIELD LOK GASKET	4" (1)	4" (1)	6" (1)	4" (1)	6" (1)	8" (1)
	BOX COVER	6" (1)	6" (1)	6" (1)	6" (1)	6" (1)	8" (1)
	STEEL BASE PLATE	6" (1)	6" (1)	6" (1)	6" (1)	6" (1)	8" (1)
SFWD	TEE	4"x4" (1)	6"x4" (1)	6"x6" (1)	8"x4" (1)	8"x6" (1)	8"x8" (1)
	HYMAX GRIP	4" (2)	6" (2)	6" (2)	8" (2)	8" (2)	8" (2)
	FIELD LOK GASKET	4" (4)	6"(2) ,4"(2)	6" (4)	8"(2), 4"(2)	8"(2), 6"(2)	8" (4)
	TIE ROD	5/8" (2)	5/8" (2)	5/8" (2)	5/8" (2)	5/8" (2)	3/4" (2)

San Francisco Water Power Sewer — Services of the San Francisco Public Utilities Commission
WATER ENTERPRISE – CITY DISTRIBUTION DIVISION STANDARD PLANS
NEW LATERAL BRANCH TO EXISTING MAIN CONNECTION FOR 4", 6" AND 8" BRANCH TO 4", 6" AND 8" MAIN
DATE 10/1/2016 — SCALE N.T.S. — REV. 0 — DRAWING NO. CDD–LP–131 — SHEET
W:\ENGINEERING\03 REFERENCE INFORMATION\STANDARD PLANS\CAD\02_DRAWINGS\CDD–LP–101 TO CDD–LP–147.DWG
ANSI FULL BLEED A (8.50 X 11.00 INCHES)

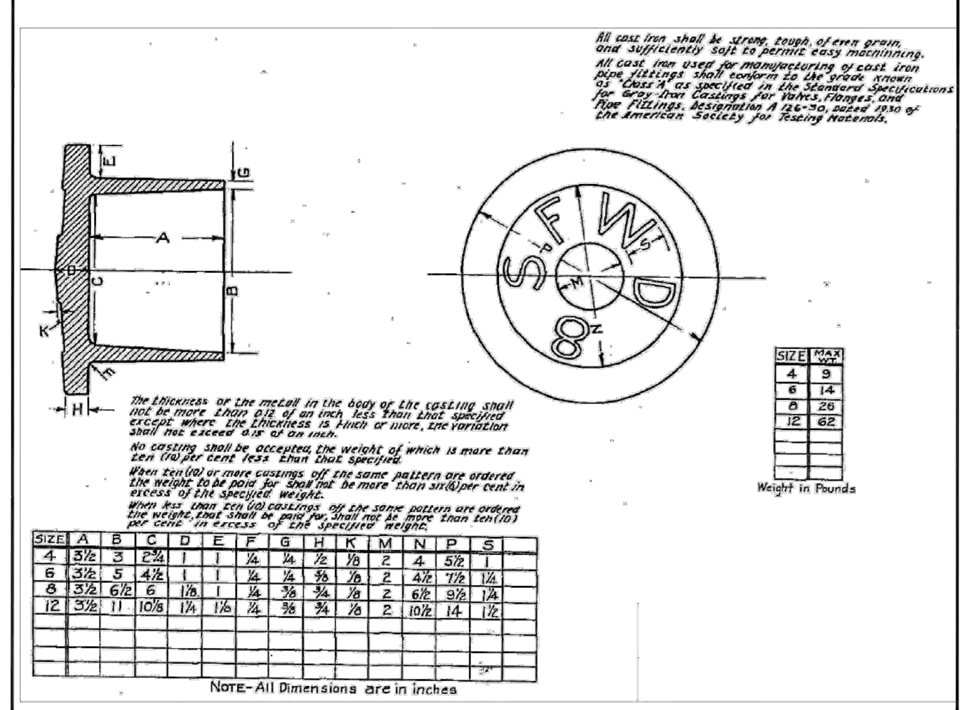
6 / - **WATER LATERAL CONNECTION TO MAIN PER SFPUC STANDARD DETAIL CDD-LP-131**
NTS



ARMORCAST A6–1499TAXMT–SFWD OR APPROVED EQUIVALENT

San Francisco Water Power Sewer — Services of the San Francisco Public Utilities Commission
WATER ENTERPRISE – CITY DISTRIBUTION DIVISION STANDARD PLANS
WATER SERVICES 48"X96"X30" METER VAULT W/TORSION ASSISTED COVER
DATE 10/1/2016 — SCALE N.T.S. — REV. 0 — DRAWING NO. CDD–LP–216 — SHEET
W:\ENGINEERING\03 REFERENCE INFORMATION\STANDARD PLANS\CAD\02_DRAWINGS\CDD–LP–216.DWG
ANSI FULL BLEED A (8.50 X 11.00 INCHES)

7 / - **WATER METER PER SFPUC STANDARD DETAIL CDD-LP-216**
NTS



SIZE	MAX WT.
4	9
6	14
8	26
12	62

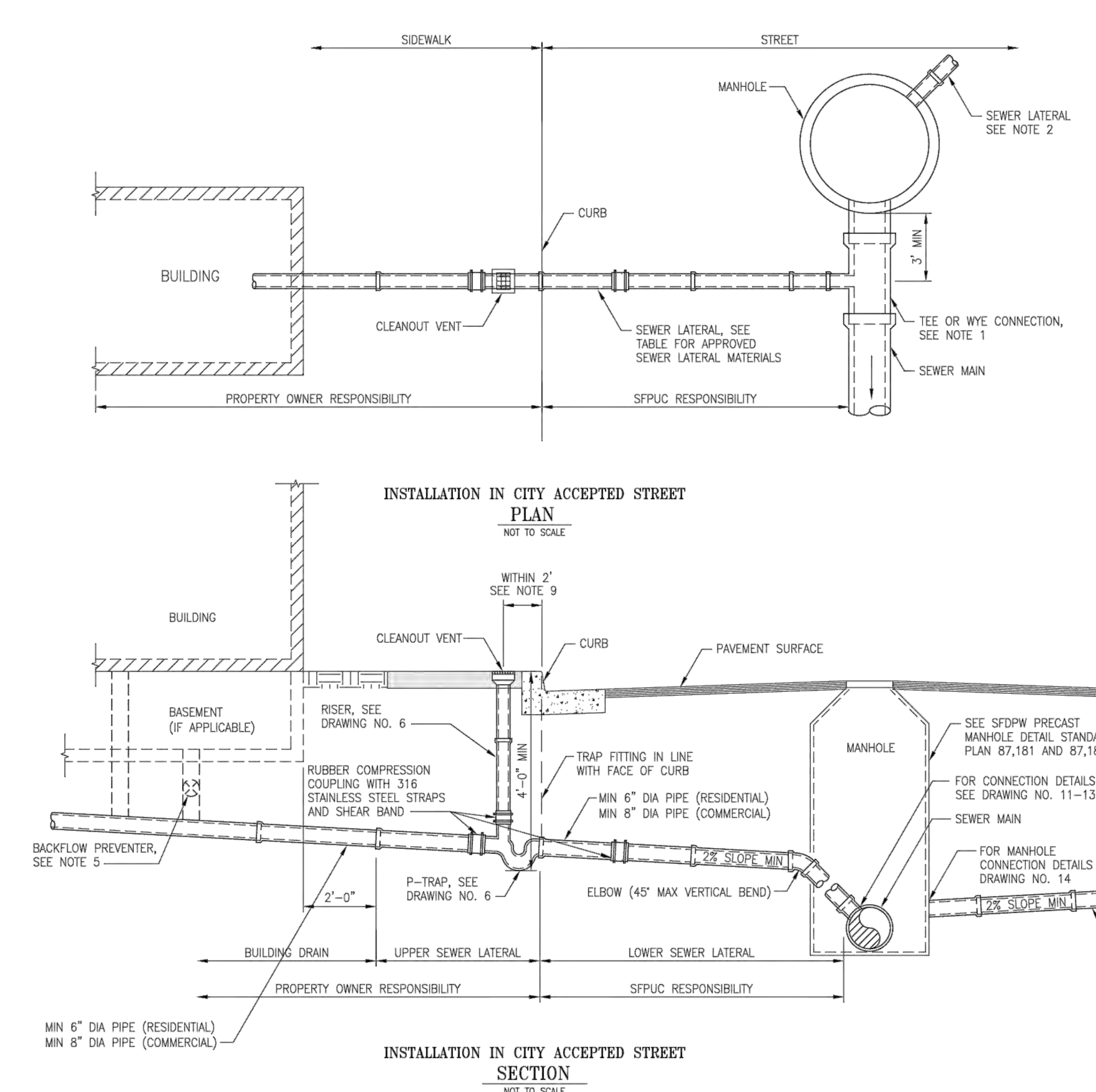
SIZE	A	B	C	D	E	F	G	H	K	M	N	P	S
4	3½	3	2¾	1	1	¼	¼	½	⅛	2	4	5½	1
6	3½	5	4½	1	1	¼	¼	⅝	⅛	2	4½	7½	1¼
8	3½	6½	6	1⅛	1	¼	⅜	¾	⅛	2	6½	9½	1¼
12	3½	11	10⅛	1¼	1⅛	¼	⅜	¾	⅛	2	10½	14	1½

The thickness of the metal in the body of the casting shall not be more than 0.12 of an inch less than that specified except where the thickness is 1 inch or more, the variation shall not exceed 0.15 of an inch.
No casting shall be accepted, the weight of which is more than ten (10) per cent less than that specified.
When ten (10) or more castings of the same pattern are ordered the weight to be paid for shall not be more than six (6) per cent in excess of the specified weight.
When less than ten (10) castings of the same pattern are ordered the weight that shall be paid for, shall not be more than ten (10) per cent in excess of the specified weight.

D&L FOUNDRY O–700X OR APPROVED EQUIVALENT

San Francisco Water Power Sewer — Services of the San Francisco Public Utilities Commission
WATER ENTERPRISE – CITY DISTRIBUTION DIVISION STANDARD PLANS
VALVE BOXES & COVERS STANDARD SFWD POTABLE WATER GATE COVER
DATE 10/1/2016 — SCALE N.T.S. — REV. 0 — DRAWING NO. CDD–LP–251 — SHEET
W:\ENGINEERING\03 REFERENCE INFORMATION\STANDARD PLANS\CAD\02_DRAWINGS\CDD–LP–251 TO CDD–LP–252.DWG
ANSI FULL BLEED A (8.50 X 11.00 INCHES)

8 / - **GATE VALVE COVER PER SFPUC STANDARD DETAIL CDD-LP-251**
NTS



APPROVED SEWER LATERAL JOINTS

SEWER LATERAL MATERIAL	VCP	HDPE	ABS	CAST IRON (TRAP)
VCP	• BELL AND SPIGOT COMPRESSION JOINT MEETING THE REQUIREMENTS OF ASTM C425. • FOR PLAIN END PIPE, RUBBER COUPLINGS CAN BE USED			• VCP SPIGOT CAN BE USED WITH BELL ON P–TRAP IF CONNECTION IS WATERTIGHT AND MEETS PRESSURE TESTING OF ASTM C425. • VCP PLAIN END PIPE CAN CONNECT TO PLAIN END ON P–TRAP USING RUBBER COUPLINGS.
HDPE		• BUTT FUSION JOINTS WITH INTERNAL JOINT BEAD REMOVED. MEETING REQUIREMENTS OF ASTM D2657 AND D3261. • ELECTRO–FUSION JOINTS USING ELECTRO–FUSION COUPLINGS. • BELL & SPIGOT JOINTS ARE NOT ACCEPTABLE		• HDPE PIPE CAN CONNECT TO BELL ON A P–TRAP USING RUBBER COUPLING. USE BUSHING TO COUPLE PIPE OF DIFFERENT OUTSIDE DIAMETERS. • HDPE PIPE CAN CONNECT TO THE PLAIN END ON A P–TRAP USING RUBBER COUPLING. USE BUSHING TO COUPLE PIPE OF DIFFERENT OUTSIDE DIAMETERS.
ABS			• PLAIN END PIPE AND SOCKETS SHALL BE JOINED USING SOLVENT CEMENT MEETING THE REQUIREMENTS OF ASTM D2661. • PLAIN END PIPE CAN CONNECT TO PLAIN END PIPE USING A RUBBER COUPLING.	• ABS PLAIN END PIPE CAN BE USED WITH BELL ON P–TRAP IF CONNECTION IS WATERTIGHT AND MEETS PRESSURE TESTING OF ASTM C425. • ABS PLAIN END PIPE CAN CONNECT TO PLAIN END ON P–TRAP USING RUBBER COUPLING. USE BUSHING TO COUPLE PIPE OF DIFFERENT OUTSIDE DIAMETERS.

NOTE:
COUPLINGS SHALL BE RUBBER COMPRESSION COUPLINGS, MINIMUM 5–INCH LONG, WITH STAINLESS STEEL BANDS IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C425

APPROVED SEWER LATERAL MATERIALS

SEWER LATERAL MATERIAL	UPPER LATERAL	LOWER LATERAL
VCP	YES	YES
HDPE	YES	YES
ABS	YES	NO

NOTES:
1. MANUFACTURED TEES ARE REQUIRED FOR CONNECTION TO SEWER MAINS LESS THAN 12" DIAMETER.
2. SEWER LATERALS 10" DIAMETER AND GREATER CONNECTING TO SEWER MAINS LESS THAN 42" DIAMETER SHALL CONNECT DIRECTLY TO A MANHOLE. IF THERE IS NO MANHOLE TO CONNECT TO, A NEW MANHOLE SHALL BE CONSTRUCTED BASED ON SFDPW STANDARD DETAIL 87,181 THROUGH 87,186.
3. CLEANOUT SHALL BE THE PROPERTY OWNERS RESPONSIBILITY.
4. OWNER MUST ACQUIRE ALL NECESSARY PERMITS FROM APPLICABLE AGENCIES PRIOR TO CONSTRUCTION.
5. A BACKFLOW PREVENTER IS REQUIRED IF THE ELEVATION OF THE FIXTURE IS LOWER THAN THE ELEVATION OF THE CLEANOUT VENT COVER. THIS REQUIREMENT IS FROM THE MOST RECENT SAN FRANCISCO PLUMBING CODE, CHAPTER 7.
6. A CLEANOUT IN THE COMBINED SEWER SYSTEM AND SANITARY SEWER SYSTEM CONSISTS OF THE P–TRAP, RISER AND VENT.
7. A FITTING SHALL BE TRIMMED NEAT WITH INTERIOR OF SEWER MAIN.
8. SEWER LATERALS SHALL BE INSTALLED WITH NO ABRUPT VERTICAL OR HORIZONTAL SLOPE CHANGES.
9. POSITIVE SURFACE SLOPE SHALL BE MAINTAINED FROM VENT TO GUTTER.
10. THE LOWER SEWER LATERAL SHALL NOT "ZIG–AND–ZAG" TO AVOID OBSTRUCTIONS. THE ELBOW FITTING TO TURN THE LATERAL VERTICALLY DOWN TO THE SEWER MAIN IS THE ONLY ALLOWABLE FITTING. IF THE LOWER LATERAL MUST BE LOWERED TO AVOID AN EXISTING OBSTRUCTION, TWO ELBOW FITTINGS WILL BE ALLOWED WITH ONE IMMEDIATELY AFTER THE P–TRAP.

APPLICABLE TO COMBINED SEWER SYSTEM AND SANITARY SEWER SYSTEM

San Francisco Water Power Sewer
SEWER LATERAL STANDARD DETAILS — SAN FRANCISCO PUBLIC UTILITIES COMMISSION
DATE MAY 2017 — REVISION 1.0 — REVISED
TYPICAL SEWER LATERAL INSTALLATION IN COMBINED SEWER SYSTEM AND SANITARY SEWER SYSTEM
DWG NO. 5

9 / - **TYPICAL SEWER LATERAL INSTALLATION DETAIL**
NTS

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect: ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:

BID DOCUMENTS

DATE: 06/30/2023
Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:
CIVIL DETAILS

C7.02

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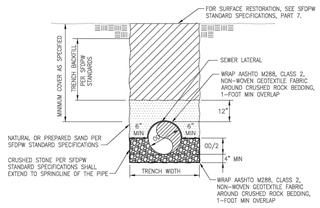
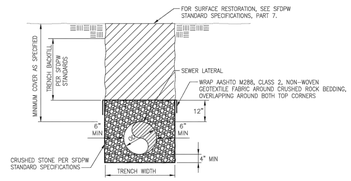


TRENCH DETAIL FOR RIGID PIPE (1)
NOT TO SCALE



TRENCH DETAIL FOR FLEXIBLE PIPE (2)
NOT TO SCALE

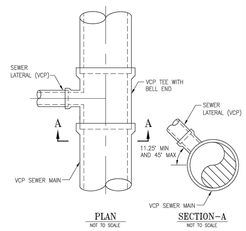
NOTES:
1. TRENCH SHALL HAVE VERTICAL WALLS IN PIPE ZONE UNLESS NOTED OTHERWISE.
2. BACKFILL SHALL BE SUITABLE NATIVE MATERIAL OR IMPORTED BACKFILL MATERIAL PER SFDPW SPECIFICATIONS CAREFULLY PLACED AND MECHANICALLY COMPACTED, PER SFDPW STANDARD SPECIFICATIONS.
3. FOR ADDITIONAL INFORMATION ON VCP SEWER LATERALS, SEE ASTM C12 "STANDARD PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES". FOR ADDITIONAL INFORMATION ON HDPE AND ABS SEWER LATERALS, SEE ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS".

APPLICABLE TO BOTH COMBINED AND SANITARY SEWER SYSTEMS

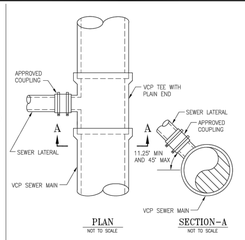
San Francisco Water Power Sewer

SEWER LATERAL STANDARD DETAILS SAN FRANCISCO PUBLIC UTILITIES COMMISSION	SEWER LATERAL TRENCH	DWG NO. 15
DATE MAY 2017 · REVISION 1.0 · REVISED		

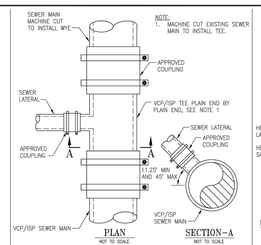
10 - TYPICAL SEWER/STORM DRAIN LATERAL TRENCH
NTS



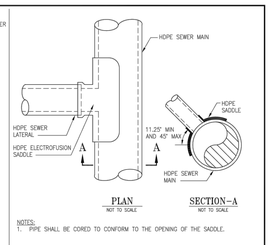
TYPE 1 - VCP TEE BELL END CONNECTION (NEW SEWER MAIN CONSTRUCTION) (1)
NOT TO SCALE



TYPE 2 - VCP TEE PLAIN END CONNECTION (NEW SEWER MAIN CONSTRUCTION) (2)
NOT TO SCALE

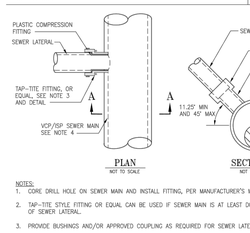


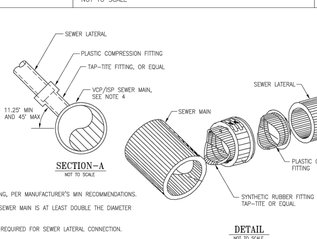
TYPE 3 - VCP/ISP TEE W/APPROVED COUPLINGS (CONNECTION TO EXISTING SEWER MAIN) (3)
NOT TO SCALE



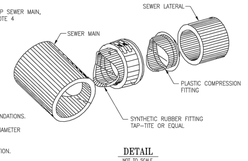
NOTES:
1. PIPE SHALL BE CORED TO CONFORM TO THE OPENING OF THE SADDLE.

TYPE 4 - HDPE SADDLE (CONNECTION TO NEW OR EXISTING SEWER MAIN) (4)
NOT TO SCALE

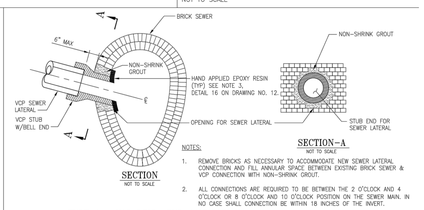




NOTES:
1. CORE DRILL HOLE ON SEWER MAIN AND INSTALL FITTING, PER MANUFACTURER'S MIN RECOMMENDATIONS.
2. TAP-TITE STYLE FITTING OR EQUAL CAN BE USED IF SEWER MAIN IS AT LEAST DOUBLE THE DIAMETER OF SEWER LATERAL.
3. PROVIDE BUSHINGS AND/OR APPROVED COUPLING AS REQUIRED FOR SEWER LATERAL CONNECTION.
4. FITTING SHALL BE TRIMMED NEAT WITH INTERIOR SURFACE OF SEWER MAIN PIPE.



TYPE 5 - TAP-TITE FITTING (CONNECTION TO EXISTING SEWER MAIN) (5)
NOT TO SCALE



NOTES:
1. REMOVE BRICKS AS NECESSARY TO ACCOMMODATE NEW SEWER LATERAL CONNECTION AND FILL ANNULAR SPACE BETWEEN EXISTING BRICK SEWER & VCP CONNECTION WITH NON-SHRINK GROUT.
2. ALL CONNECTIONS ARE REQUIRED TO BE BETWEEN THE 2 O'CLOCK AND 4 O'CLOCK OR 8 O'CLOCK AND 10 O'CLOCK POSITION ON THE SEWER MAIN. IN NO CASE SHALL CONNECTION BE WITHIN 18 INCHES OF THE INVERT.

TYPE 6 - VCP BELL STUB CONNECTION (CONNECTION TO NEW OR EXISTING SEWER MAIN) (6)
NOT TO SCALE

APPLICABLE TO BOTH COMBINED AND SANITARY SEWER SYSTEMS

San Francisco Water Power Sewer

SEWER LATERAL STANDARD DETAILS SAN FRANCISCO PUBLIC UTILITIES COMMISSION	SEWER LATERAL CONNECTION TYPES 1-6	DWG NO. 11
DATE MAY 2017 · REVISION 1.0 · REVISED		

10 - SEWER LATERAL CONNECTION TYPES PER SFPUC STANDARD DETAIL
NTS

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
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TEL. 925.979.9993

Geotechnical Engineer:
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270 Grand Ave,
Oakland, CA 94610
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Green Building:
Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

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	04/11/2023	DESIGN DEVELOPMENT
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Full Size Print: 30" x 42"

Sheet Title:

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EXIT INFORMATION

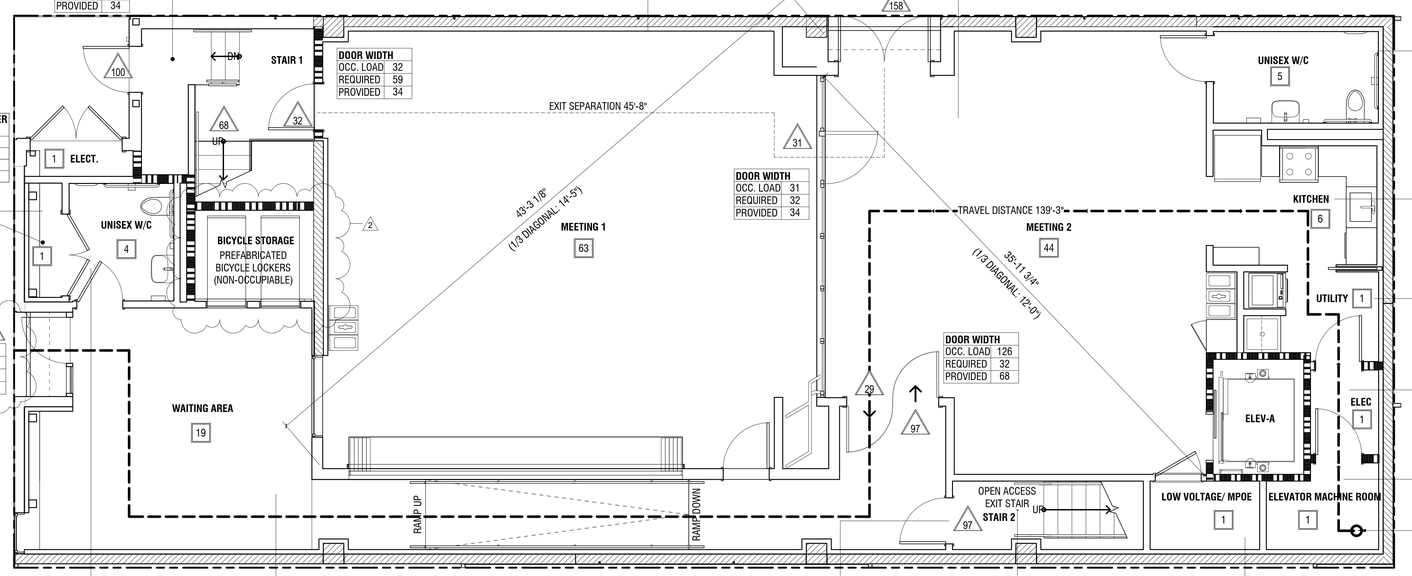
STAIR 1		
TOTAL OCCUPANT LOAD	-	145
MIN STAIRWAY WIDTH (INCH/PERSON)	CBC 1005.3.1 (0.3)	29.0"
STAIRWAY WIDTH	PROVIDED	44.0"
MIN DOORWAY WIDTH (INCH/PERSON)	CBC 1005.3.2 (0.2)	21.8"
DOORWAY WIDTH	PROVIDED	34.0"

EXIT INFORMATION

AREA NAME	MEETING 1	
AREA GROSS SQFT	-	932 SF
OCC CATEGORY	CBC CH 3	A-3
OCCUPANCY USE	CBC TABLE 1004.5	ASSEMBLY
OCC LOAD FACTOR		15
OCCUPANT TOTAL	-	63
MIN 2 EXIT OCC LOAD	CBC 1006.2.1	50
MIN 3 / 4 EXIT OCC LOAD	CBC 1006.2.1.1	501 / 1,000
NUMBER OF EXITS	PROVIDED	2
EXIT SEPARATION REQ'D (1/3 DIAGONAL DIST)	CBC 1007.1.1 EX. 2	14'-2"
EXIT SEPARATION	PROVIDED	44'-0"
MIN DOOR WIDTH	CBC 1010.1.1	32" CLR.
MIN STAIRWAY WIDTH	CBC 1011.2	44"

EXIT INFORMATION

AREA NAME	MEETING 2	
AREA GROSS SQFT	-	657 SF
OCC CATEGORY	CBC CH 3	A-3
OCCUPANCY USE	CBC TABLE 1004.5	ASSEMBLY
OCC LOAD FACTOR		15
OCCUPANT TOTAL	-	44
MIN 2 EXIT OCC LOAD	CBC 1006.2.1	50
MIN 3 / 4 EXIT OCC LOAD	CBC 1006.2.1.1	501 / 1,000
NUMBER OF EXITS	PROVIDED	2
EXIT SEPARATION REQ'D (1/3 DIAGONAL DIST)	CBC 1007.1.1 EX. 2	13'-3"
EXIT SEPARATION	PROVIDED	40'-2"
MIN DOOR WIDTH	CBC 1010.1.1	32" CLR.
MIN STAIRWAY WIDTH	CBC 1011.2	44"



AREA NAME	BACKFLOW PREVENTER
AREA GSF	16 SF
OCC CATEGORY	S-2
OLF	300
NO. OF OCCUP.	1

AREA NAME	UNISEX W/C
AREA GSF	52 SF
OCC CATEGORY	A-3
OLF	15
NO. OF OCCUP.	4

AREA NAME	WAITING AREA
AREA GSF	280 SF
OCC CATEGORY	A-3
OLF	15
NO. OF OCCUP.	19

DOOR WIDTH	
OCC. LOAD	97
REQUIRED	32
PROVIDED	34

EXIT INFORMATION

STAIR 2		
TOTAL OCCUPANT LOAD	-	97
MIN STAIRWAY WIDTH (INCH/PERSON)	CBC 1005.3.1 (0.3)	19.4"
STAIRWAY WIDTH	PROVIDED	44.0"
MIN DOORWAY WIDTH (INCH/PERSON)	CBC 1005.3.2 (0.2)	14.6"
DOORWAY WIDTH	PROVIDED	36.0"

AREA NAME	LOW VOLTAGE/ MPOE
AREA GSF	32 SF
OCC CATEGORY	S-2
OLF	300
NO. OF OCCUP.	1

AREA NAME	UNISEX W/C
AREA GSF	64 SF
OCC CATEGORY	A-3
OLF	15
NO. OF OCCUP.	5

AREA NAME	KITCHEN
AREA GSF	86 SF
OCC CATEGORY	A-3
OLF	15
NO. OF OCCUP.	6

AREA NAME	UTILITY
AREA GSF	48 SF
OCC CATEGORY	S-2
OLF	300
NO. OF OCCUP.	1

AREA NAME	ELEC
AREA GSF	25 SF
OCC CATEGORY	S-2
OLF	300
NO. OF OCCUP.	1

AREA NAME	ELEVATOR MACHINE ROOM
AREA GSF	38 SF
OCC CATEGORY	S-2
OLF	300
NO. OF OCCUP.	1

LEGEND

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

SMOKE BARRIER

SMOKE BARRIER ZONE (EGRESS)

SMOKE BARRIER ZONE (S-2)

SMOKE BARRIER ZONE (EXIT)

PERMANENT PASSIVE SMOKE BARRIER (RATING PER PLANS)

0 OCCUPANT COUNT

0 COMBINED OCCUPANT LOAD

LIFE SAFETY SYMBOL LEGEND

ALL MECHANICAL SHAFT WALLS TO BE MINIMUM 2-HOUR FIRE RATED ASSEMBLIES
ALL WALLS ARE NON-RATED UNLESS OTHERWISE NOTED

1 HOUR FIRE RATED PARTITION
2 HOUR FIRE RATED PARTITION
3 HOUR FIRE RATED PARTITION

0SP	NON RATED SMOKE PARTITION
1SB	1 HOUR FIRE PARTITION AND SMOKE BARRIER
1SP	1 HOUR FIRE PARTITION AND SMOKE PARTITION
1H	1 HOUR FIRE RATED NON-COMBUSTIBLE
2H	2 HOUR FIRE RATED NON-COMBUSTIBLE
2SB	2 HOUR FIRE PARTITION AND SMOKE BARRIER
3H	3 HOUR FIRE RATED NON-COMBUSTIBLE
2S	2 HOUR FIRE RATED SHAFT

EGRESS ROUTE

ACCESSIBLE ROUTE

2 WAY COMMUNICATION DEVICE

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
135 Main St #1500
San Francisco, CA 94105
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444 Spear Street, Suite 210
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Rockridge Geotechnical
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48 Golden Gate Ave,
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Green Building:

Triple Green Building Group
5161 Valley View Rd.
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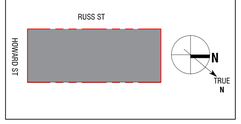
TEL. 770.241.1354

Key Plan:



Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
REN. 05-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
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	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS
2	08/15/2023	BUILDING PERMIT

Full Size Print: 30" x 42"

Sheet Title:

OCCUPANCY & EXITING ANALYSIS - LEVEL 1

Scale: As indicated

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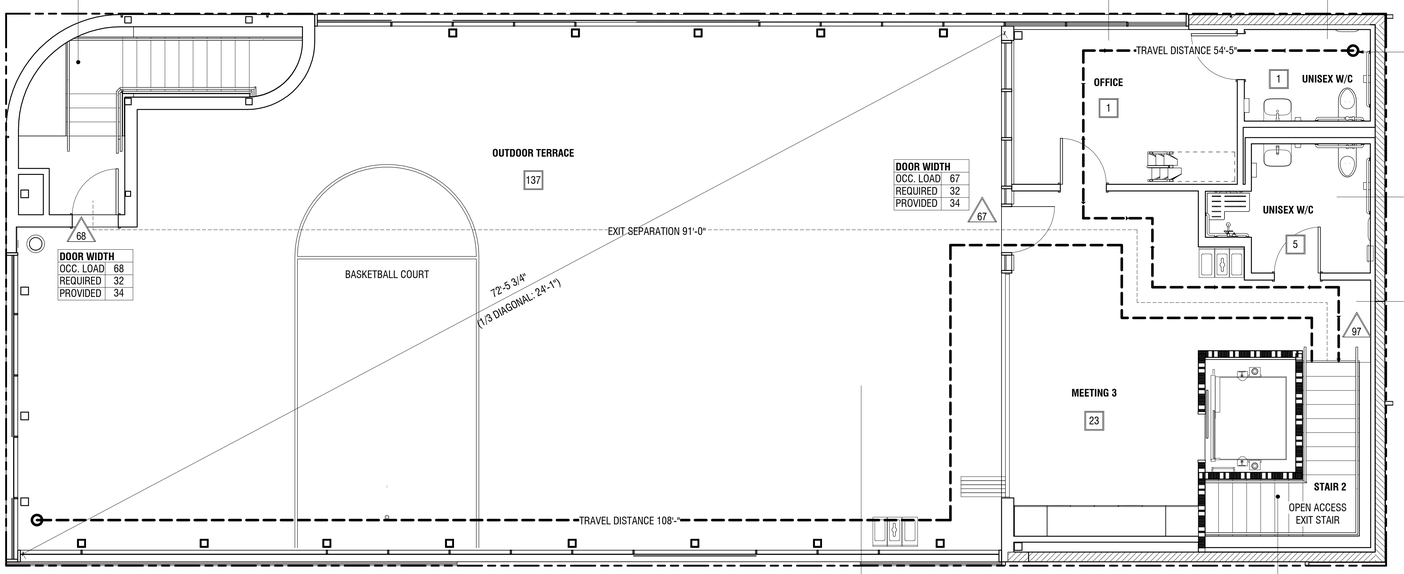
EXIT INFORMATION

STAIR 1		
TOTAL OCCUPANT LOAD	-	68
MIN STAIRWAY WIDTH (INCH/PERSON)	CBC 1005.3.1 (0.3)	13.6"
STAIRWAY WIDTH	PROVIDED	44.0"
MIN DOORWAY WIDTH (INCH/PERSON)	CBC 1005.3.2 (0.2)	10.2"
DOORWAY WIDTH	PROVIDED	36.0"

AREA NAME	OFFICE
AREA GSF	147 SF
OCC CATEGORY	B
OLF	150
NO. OF OCCUP.	1

AREA NAME	UNISEX W/C
AREA GSF	49 SF
OCC CATEGORY	B
OLF	150
NO. OF OCCUP.	1



AREA NAME	UNISEX W/C
AREA GSF	74 SF
OCC CATEGORY	A-3
OLF	15
NO. OF OCCUP.	5

AREA NAME	MEETING 3
AREA GSF	334 SF
OCC CATEGORY	A-3
OLF	15
NO. OF OCCUP.	23

EXIT INFORMATION

AREA NAME	OUTDOOR TERRACE	
AREA GROSS SQFT	-	2,043 SF
OCC CATEGORY	CBC CH 3	A-3
OCCUPANCY USE	CBC TABLE 1004.5	AMENITY
OCC LOAD FACTOR		15
OCCUPANT TOTAL	-	137
MIN 2 EXIT OCC LOAD	CBC 1006.2.1	50
MIN 3 / 4 EXIT OCC LOAD	CBC 1006.2.1.1	501 / 1,000
NUMBER OF EXITS	PROVIDED	2
EXIT SEPARATION REQ'D (1/3 DIAGONAL DIST)	CBC 1007.1.1 EX. 2	24'-1"
EXIT SEPARATION	PROVIDED	91'-0"
MIN DOOR WIDTH	CBC 1010.1.1	32" CLR.
MIN STAIRWAY WIDTH	CBC 1011.2	44"

EXIT INFORMATION

STAIR 2		
TOTAL OCCUPANT LOAD	-	85
MIN STAIRWAY WIDTH (INCH/PERSON)	CBC 1005.3.1 (0.3)	17.0"
STAIRWAY WIDTH	PROVIDED	44.0"
MIN DOORWAY WIDTH (INCH/PERSON)	CBC 1005.3.2 (0.2)	12.8"
DOORWAY WIDTH	PROVIDED	36.0"

LEGEND

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

SMOKE BARRIER

SMOKE BARRIER ZONE (EGRESS)

SMOKE BARRIER ZONE (S-2)

SMOKE BARRIER ZONE (EXIT)

PERMANENT PASSIVE SMOKE BARRIER (RATING PER PLANS)

0 OCCUPANT COUNT

0 COMBINED OCCUPANT LOAD

LIFE SAFETY SYMBOL LEGEND

ALL MECHANICAL SHAFT WALLS TO BE MINIMUM 2-HOUR FIRE RATED ASSEMBLIES
ALL WALLS ARE NON-RATED UNLESS OTHERWISE NOTED

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2 HOUR FIRE RATED PARTITION
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1SB	1 HOUR FIRE PARTITION AND SMOKE BARRIER
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3H	3 HOUR FIRE RATED NON-COMBUSTIBLE
2S	2 HOUR FIRE RATED SHAFT

EGRESS ROUTE

ACCESSIBLE ROUTE

2 WAY COMMUNICATION DEVICE

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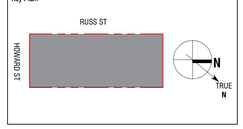

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35762
REN. 09-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

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	04/26/2023	25% CONSTRUCTION DOCUMENTS
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Full Size Print: 30" x 42"

Sheet Title:

OCCUPANCY & EXITING ANALYSIS - LEVEL 2

Scale: As indicated

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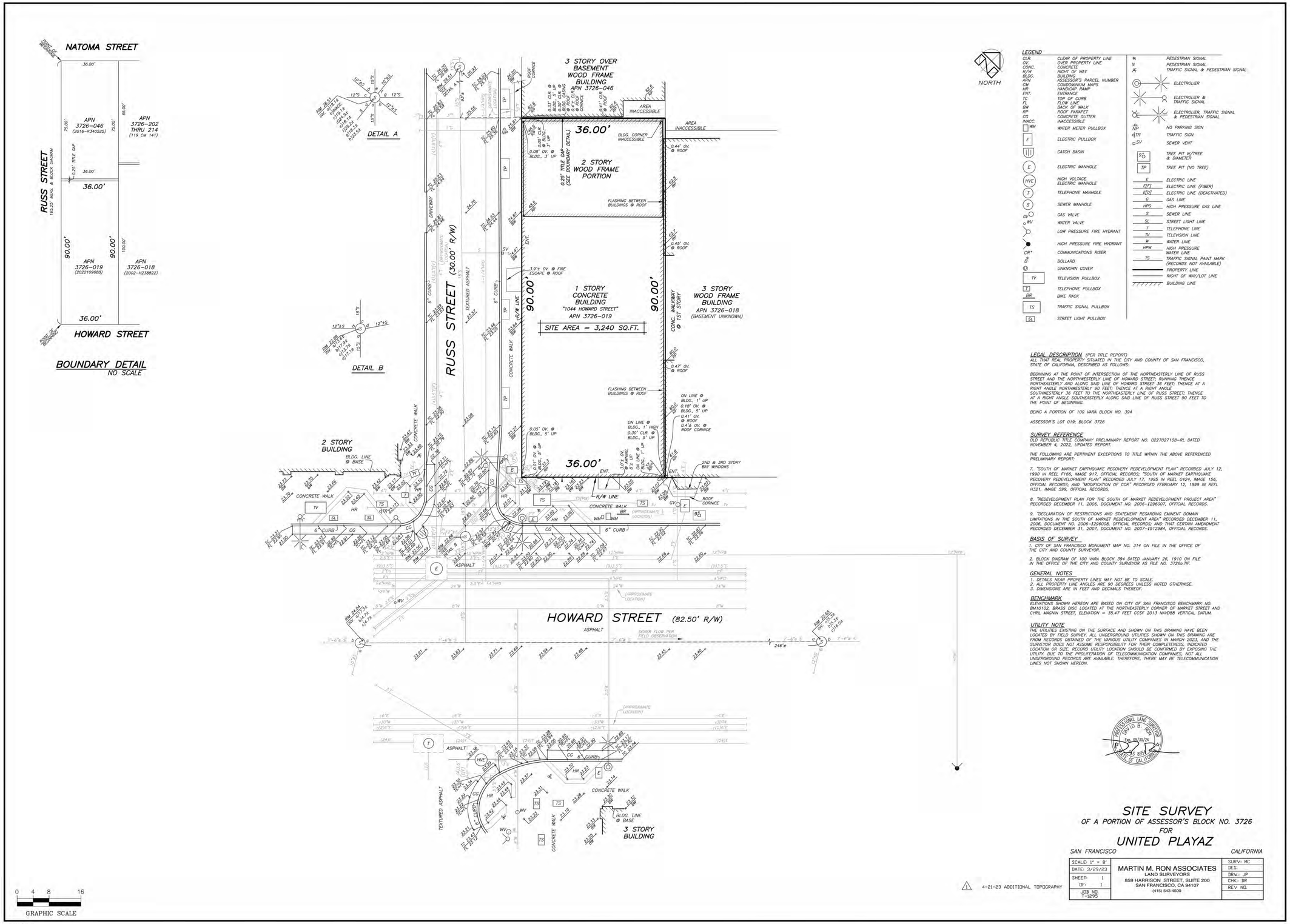

LEGAL DESCRIPTION (PER TITLE REPORT)

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF RUSS STREET AND THE NORTHWESTERLY LINE OF HOWARD STREET; RUNNING THENCE NORTHEASTERLY AND ALONG SAID LINE OF HOWARD STREET 36 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 90 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 36 FEET TO THE NORTHEASTERLY LINE OF RUSS STREET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY ALONG SAID LINE OF RUSS STREET 90 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF 100 VARA BLOCK NO. 394

ASSESSOR'S LOT 019; BLOCK 3726

SURVEY REFERENCE

OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT NO. 0227027108-RL DATED NOVEMBER 4, 2022, UPDATED REPORT.

THE FOLLOWING ARE PERTINENT EXCEPTIONS TO TITLE WITHIN THE ABOVE REFERENCED PRELIMINARY REPORT:

7. "SOUTH OF MARKET EARTHQUAKE RECOVERY REDEVELOPMENT PLAN" RECORDED JULY 12, 1990 IN REEL F166, IMAGE 917, OFFICIAL RECORDS; "SOUTH OF MARKET EARTHQUAKE RECOVERY REDEVELOPMENT PLAN" RECORDED JULY 17, 1995 IN REEL G424, IMAGE 156, OFFICIAL RECORDS; AND "MODIFICATION OF CCR" RECORDED FEBRUARY 12, 1999 IN REEL H321, IMAGE 599, OFFICIAL RECORDS.

8. "REDEVELOPMENT PLAN FOR THE SOUTH OF MARKET REDEVELOPMENT PROJECT AREA" RECORDED DECEMBER 11, 2006, DOCUMENT NO. 2006-I296007, OFFICIAL RECORDS.

9. "DECLARATION OF RESTRICTIONS AND STATEMENT REGARDING EMINENT DOMAIN LIMITATIONS IN THE SOUTH OF MARKET REDEVELOPMENT AREA" RECORDED DECEMBER 11, 2006, DOCUMENT NO. 2006-I296008, OFFICIAL RECORDS; AND THAT CERTAIN AMENDMENT RECORDED DECEMBER 31, 2007, DOCUMENT NO. 2007-I512984, OFFICIAL RECORDS.

BASIS OF SURVEY

1. CITY OF SAN FRANCISCO MONUMENT MAP NO. 314 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

2. BLOCK DIAGRAM OF 100 VARA BLOCK 394 DATED JANUARY 26, 1910 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR AS FILE NO. 3726.TIF.

GENERAL NOTES

1. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SAN FRANCISCO BENCHMARK NO. BM10102, BRASS DISC LOCATED AT THE NORTHEASTERLY CORNER OF MARKET STREET AND CYRIL MAGNIN STREET, ELEVATION = 35.47 FEET CCSF 2013 NAVD88 VERTICAL DATUM.

UTILITY NOTE

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OBTAINED OF THE VARIOUS UTILITY COMPANIES IN MARCH 2023, AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY. DUE TO THE PROLIFERATION OF TELECOMMUNICATION COMPANIES, NOT ALL UNDERGROUND RECORDS ARE AVAILABLE. THEREFORE, THERE MAY BE TELECOMMUNICATION LINES NOT SHOWN HEREON.

SITE SURVEY

OF A PORTION OF ASSESSOR'S BLOCK NO. 3726

FOR

UNITED PLAYAZ

SAN FRANCISCO CALIFORNIA

SCALE: 1" = 8'	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	SURV: MC
DATE: 3/29/23		DES:
SHEET: 1		DRW: JP
OF: 1		CHK: DR
JOB NO. T-1295		REV NO.

1 4-21-23 ADDITIONAL TOPOGRAPHY

T-1295B.dwg

NOTE: SURVEY IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:

DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
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M/E/P Engineers:

PAE
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The Fire Consultants
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270 Grand Ave,
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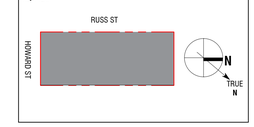
Key Plan:



Seal / Signature:

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C35782
08-31-2023
STATE OF CALIFORNIA

BUILDING PERMIT

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	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

PROFESSIONAL LAND SURVEYOR
DAVID B. ROSS
Exp. 09/30/24
C.S. 8525
STATE OF CALIFORNIA

Full Size Print: 30" x 42"

Sheet Title:

EXISTING SITE SURVEY

Scale:

A0.01

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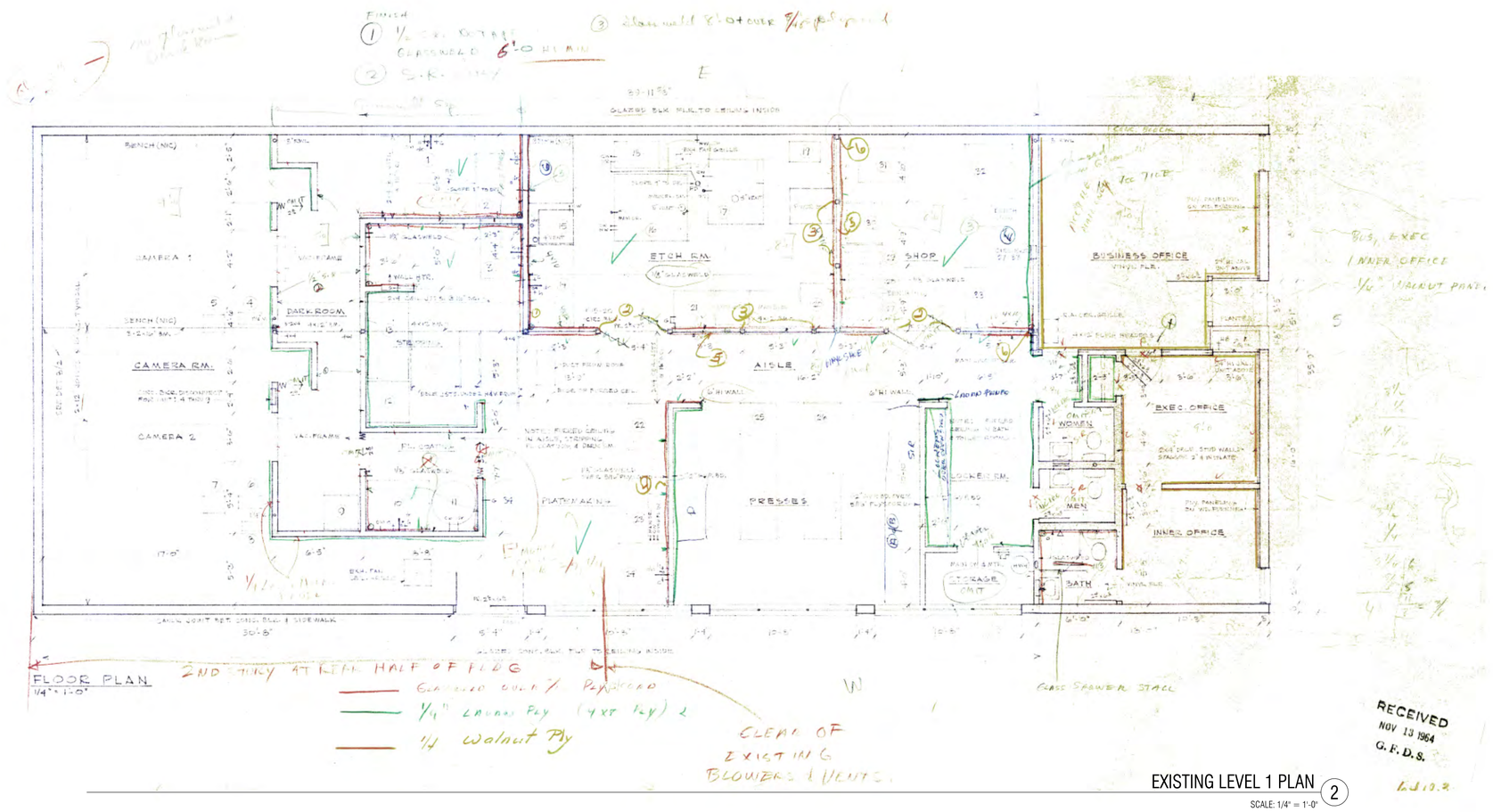
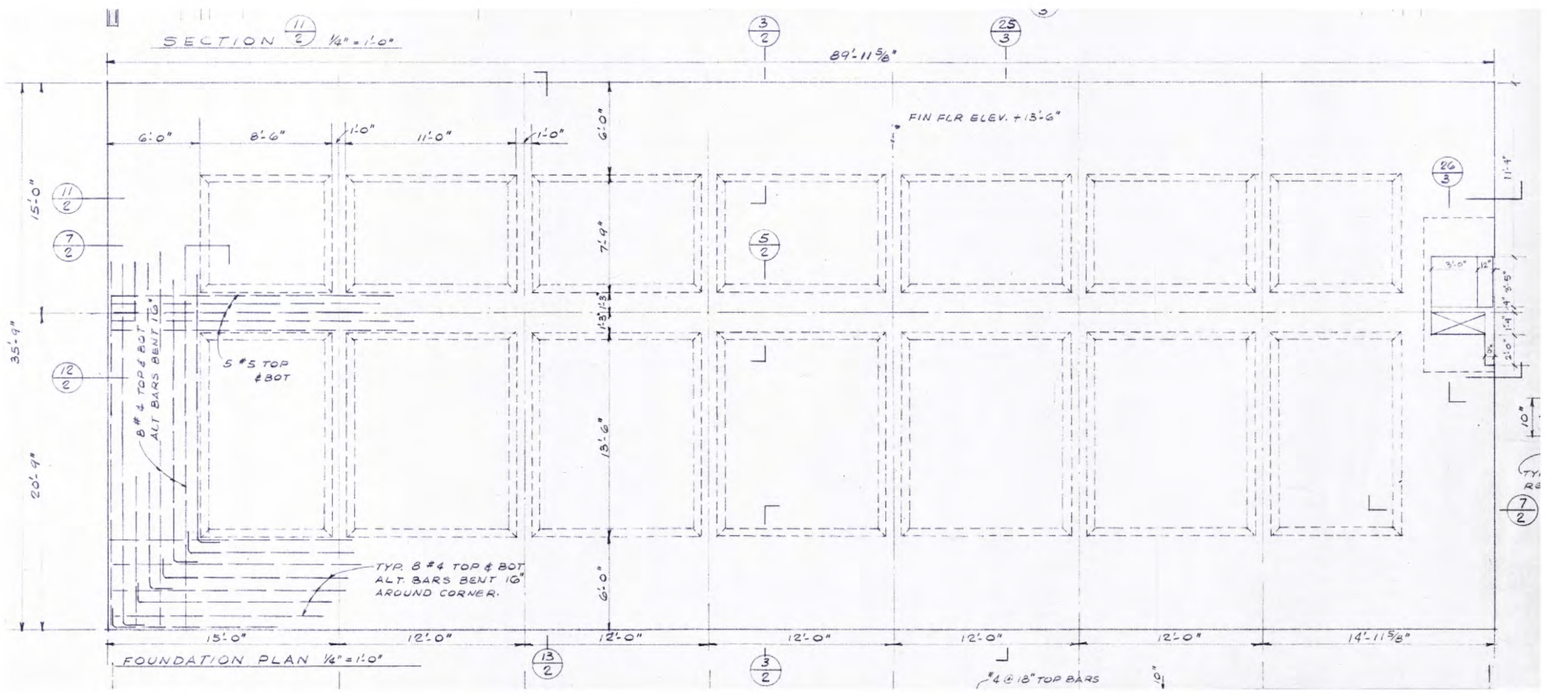


EXISTING LEVEL 1 PLAN (2)

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



EXISTING FOUNDATION PLAN (1)

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

LEGEND

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

GENERAL NOTES

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

1. EXISTING FLOOR PLANS ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE BASED ON INFORMATION AVAILABLE. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD.

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Key Plan:

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
Exp. 05-31-2024
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
2	08/15/2023	BUILDING PERMIT

Full Size Print: 30" x 42"

Sheet Title:

EXISTING BUILDING PLANS - FOUNDATION & LEVEL 1

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

2

A0.05

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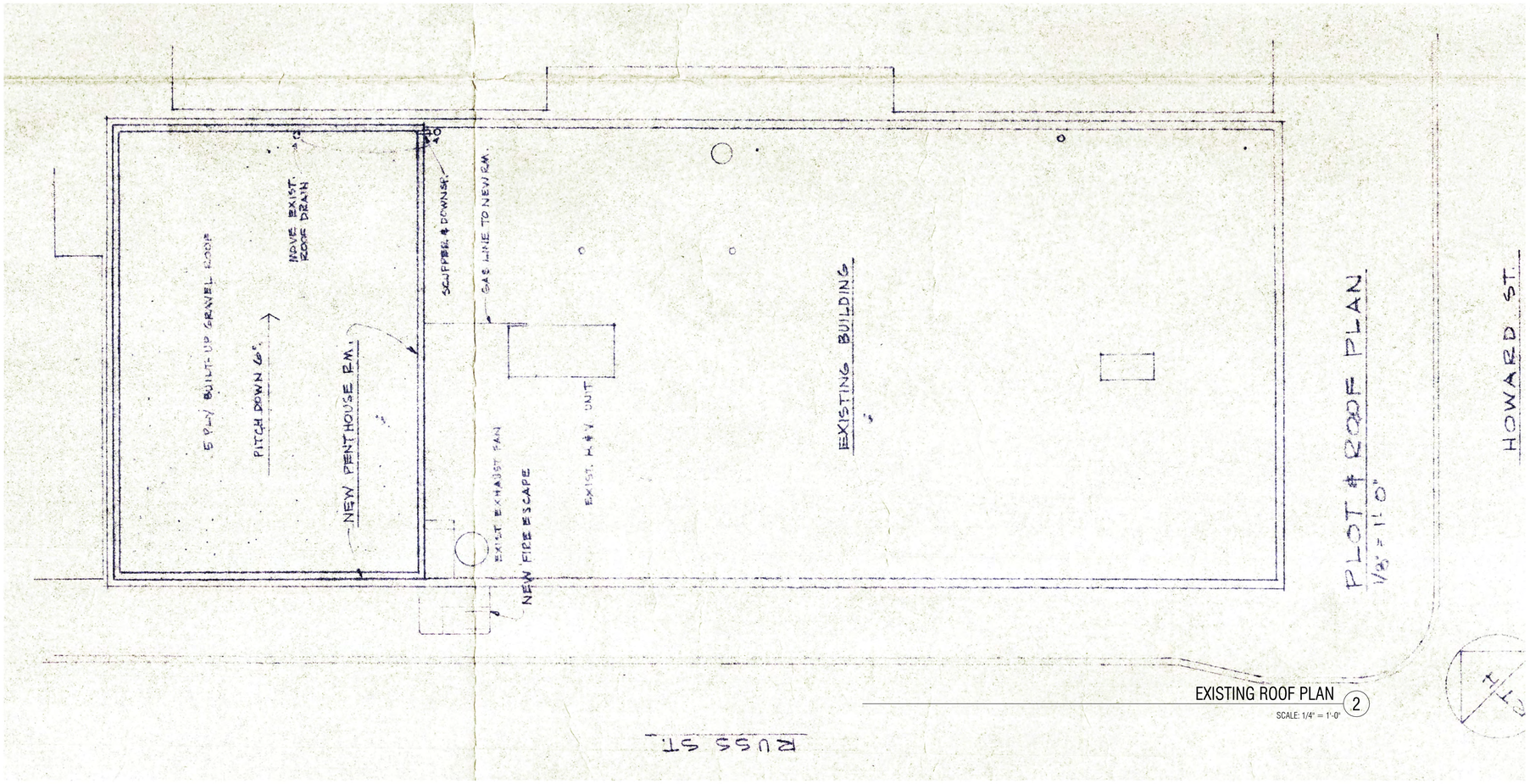
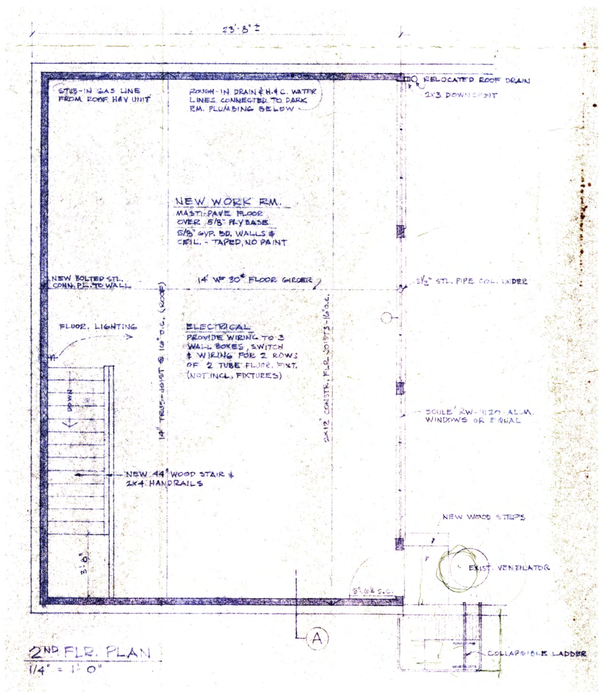


EXISTING ROOF PLAN (2)

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



2ND FLR. PLAN

1/4" = 1'-0"

EXISTING LEVEL 2 PLAN (1)

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

LEGEND

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

GENERAL NOTES

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San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:

DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:

PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:

The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:

Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:

LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:

Triple Green Building Group
5161 Valley View Rd.
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
Exp. 05-31-2024
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
2	08/15/2023	BUILDING PERMIT

Full Size Print: 30" x 42"

Sheet Title:

EXISTING BUILDING PLANS - LEVEL 2 & ROOF

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

2 A0.06

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LEGEND

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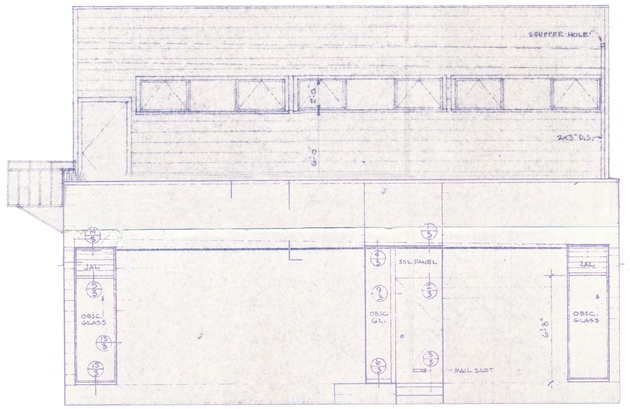
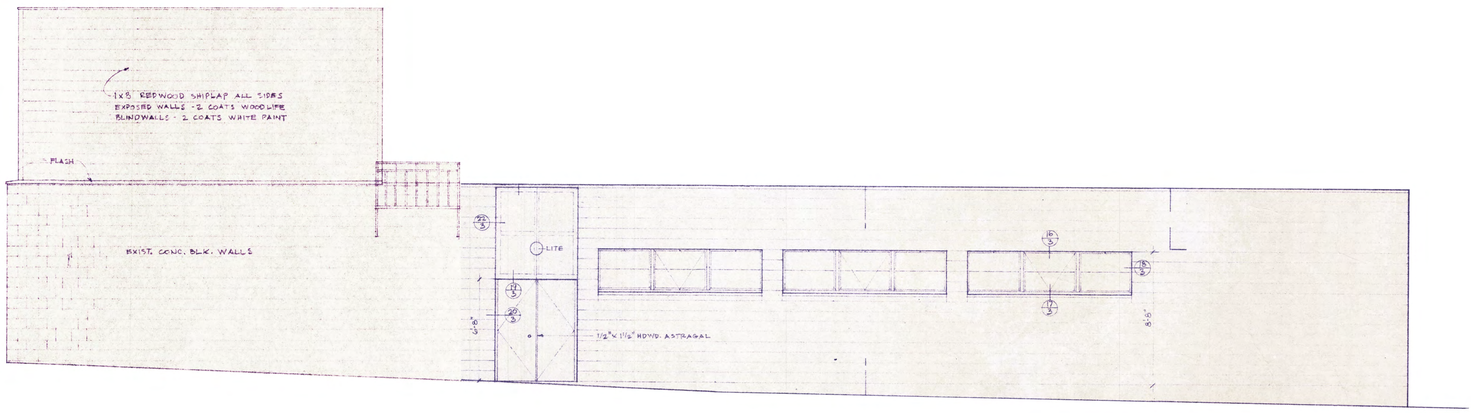


EXISTING SOUTH ELEVATION (2)

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



EXISTING WEST ELEVATION (1)

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

GENERAL NOTES

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

1. EXISTING FLOOR PLANS ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE BASED ON INFORMATION AVAILABLE. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD.

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
135 Main St #1500
San Francisco, CA 94105
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El Sobrante, CA 94803
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Key Plan:

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
REN. 05-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
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Full Size Print: 30" x 42"

Sheet Title:

EXISTING BUILDING ELEVATIONS

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

2 A0.07

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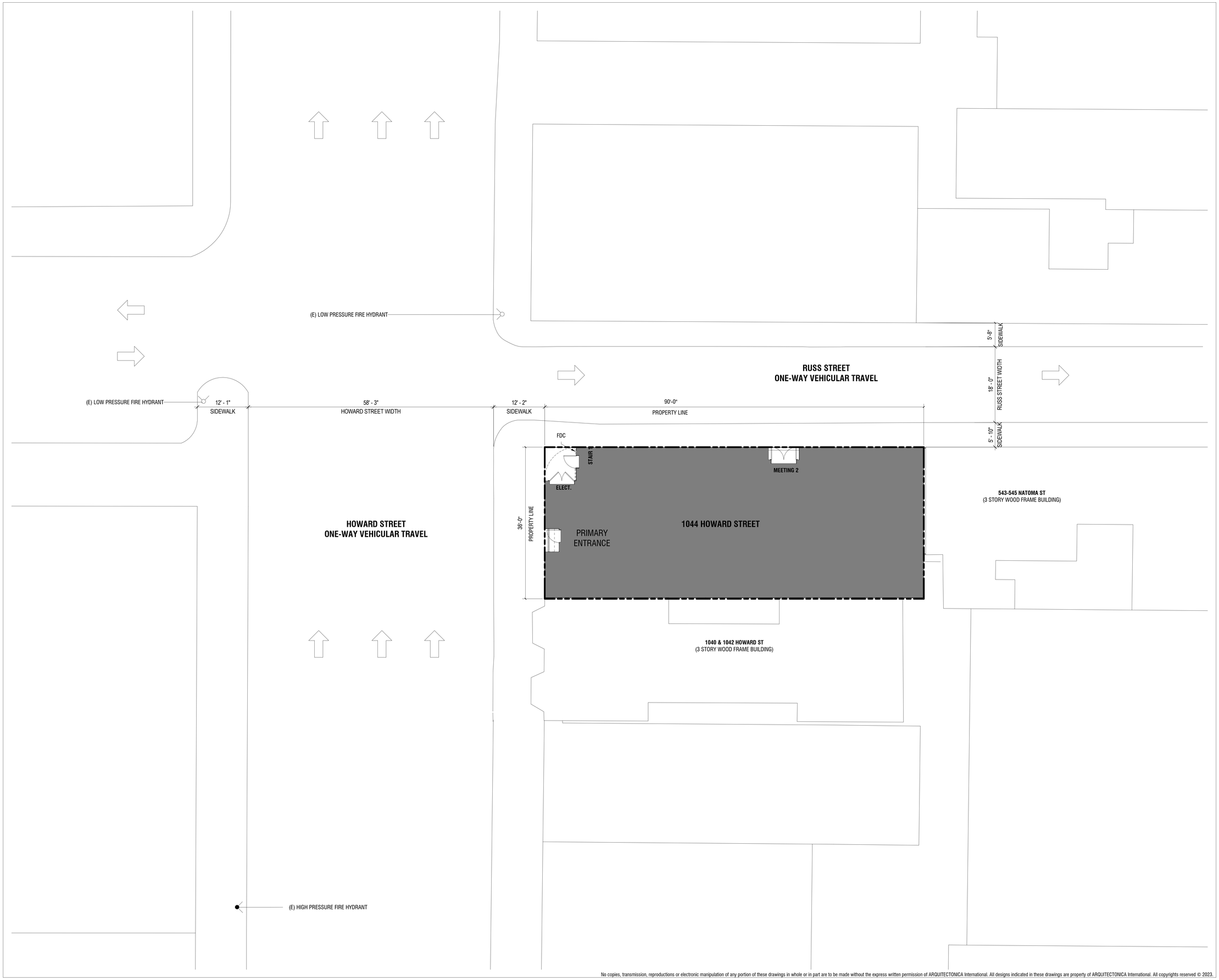

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UNITED PLAYAZ PROJECT

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1038 Howard Street, San Francisco, CA 94103
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ARQUITECTONICA
818 West 7th Street, Suite 800
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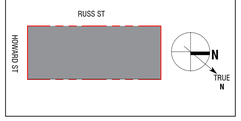

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
05-31-2025
STATE OF CALIFORNIA

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DATE: 08/15/2023

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	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

SITE PLAN

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

A0.10

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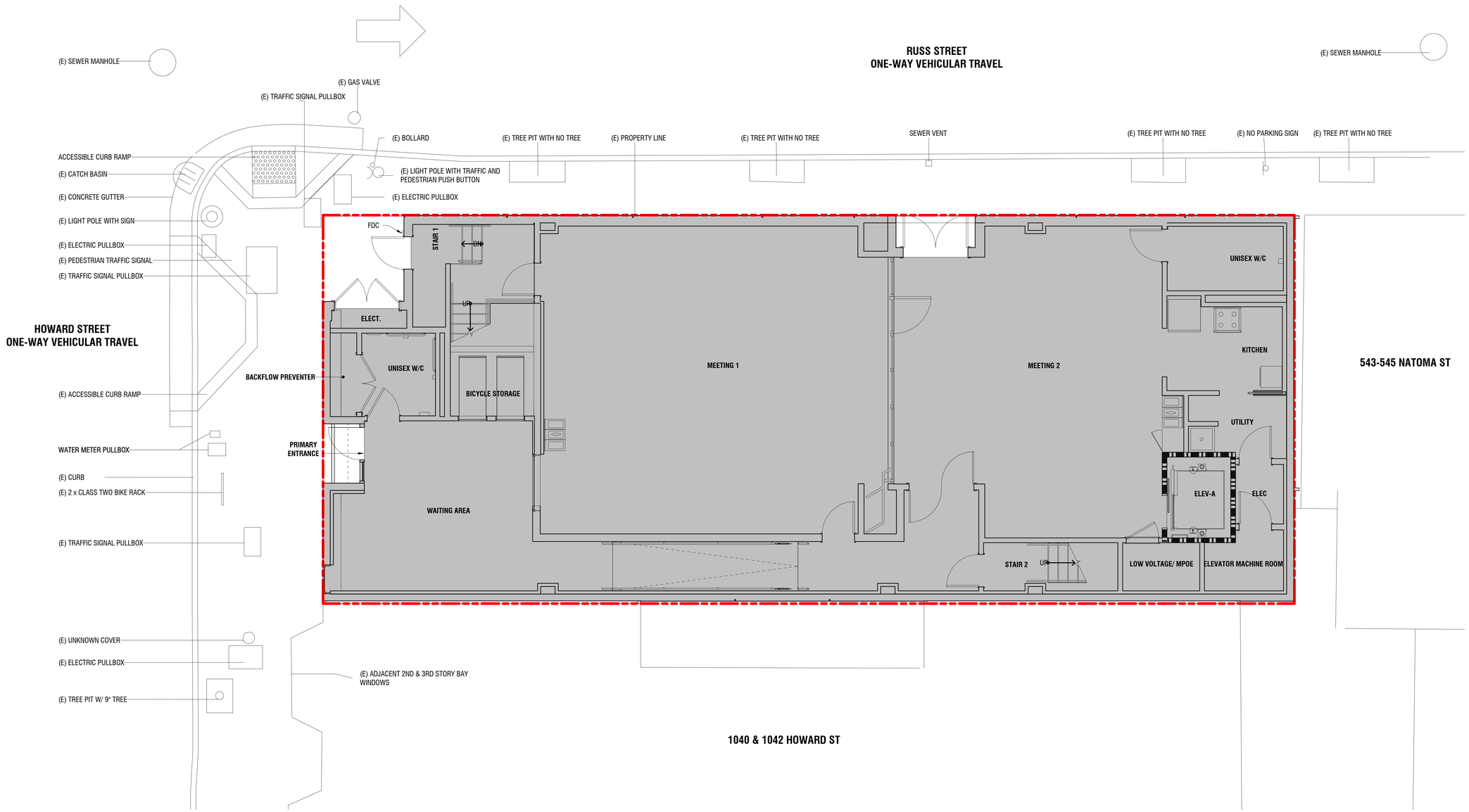

GENERAL NOTES

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

1. COORDINATE WITH CIVIL DRAWINGS FOR SUPPLEMENTAL STREETSCAPE AND UTILITY INFORMATION.
2. COORDINATE WITH EXISTING FIELD CONDITIONS.
3. COORDINATE BETWEEN TRADES, INCLUDING ELECTRICAL, PLUMBING, DRY UTILITIES, JOINT TRENCH.

UNITED PLAYAZ PROJECT

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Owner:

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270 Grand Ave,
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5161 Valley View Rd.
El Sobrante, CA 94803
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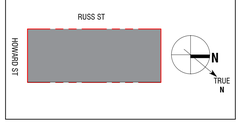
Key Plan:



Seal / Signature:

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

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	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

STREETSCAPE PLAN

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

A0.15

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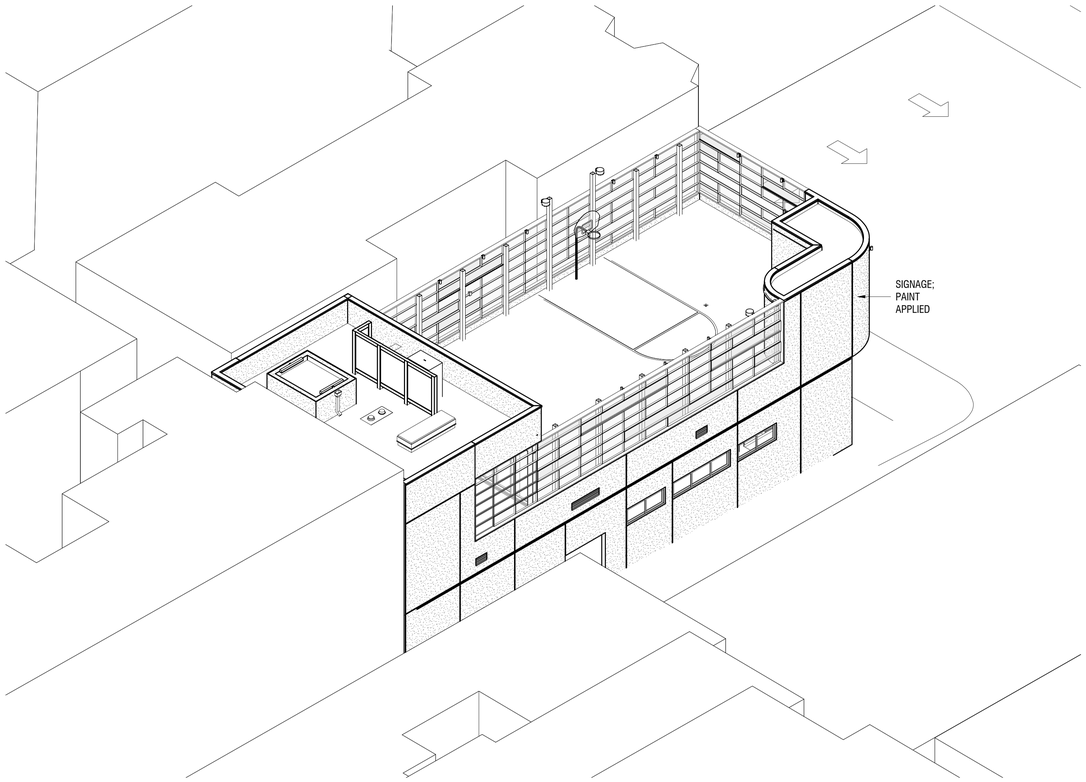
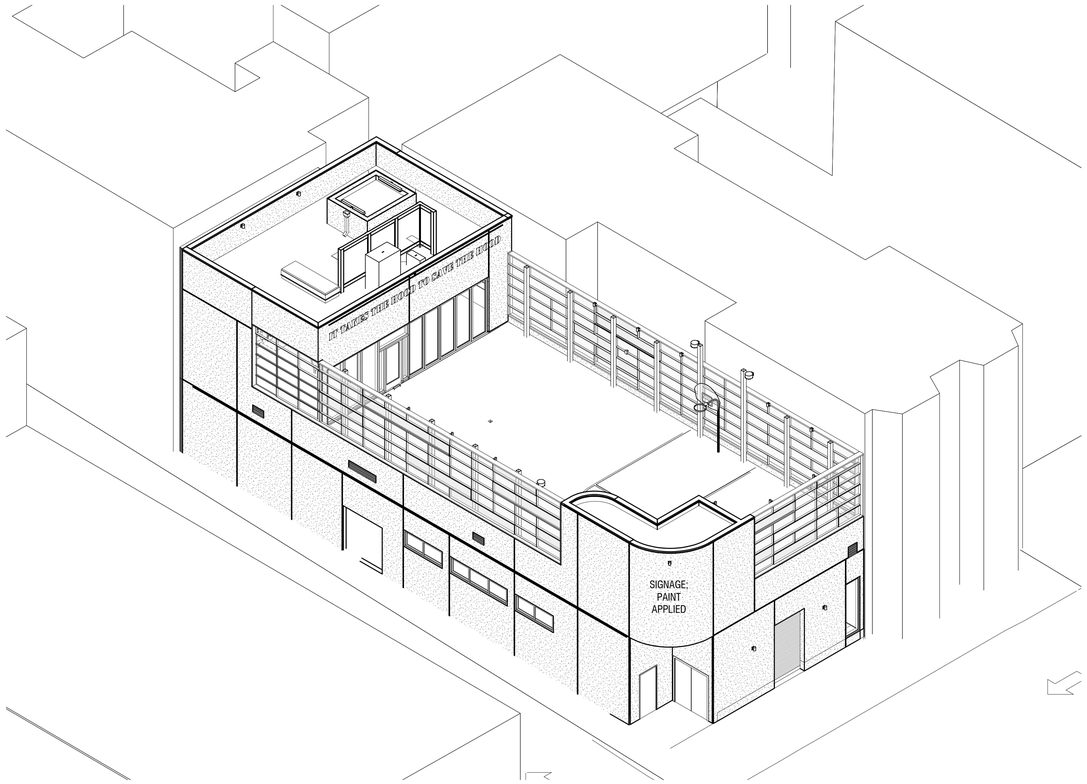
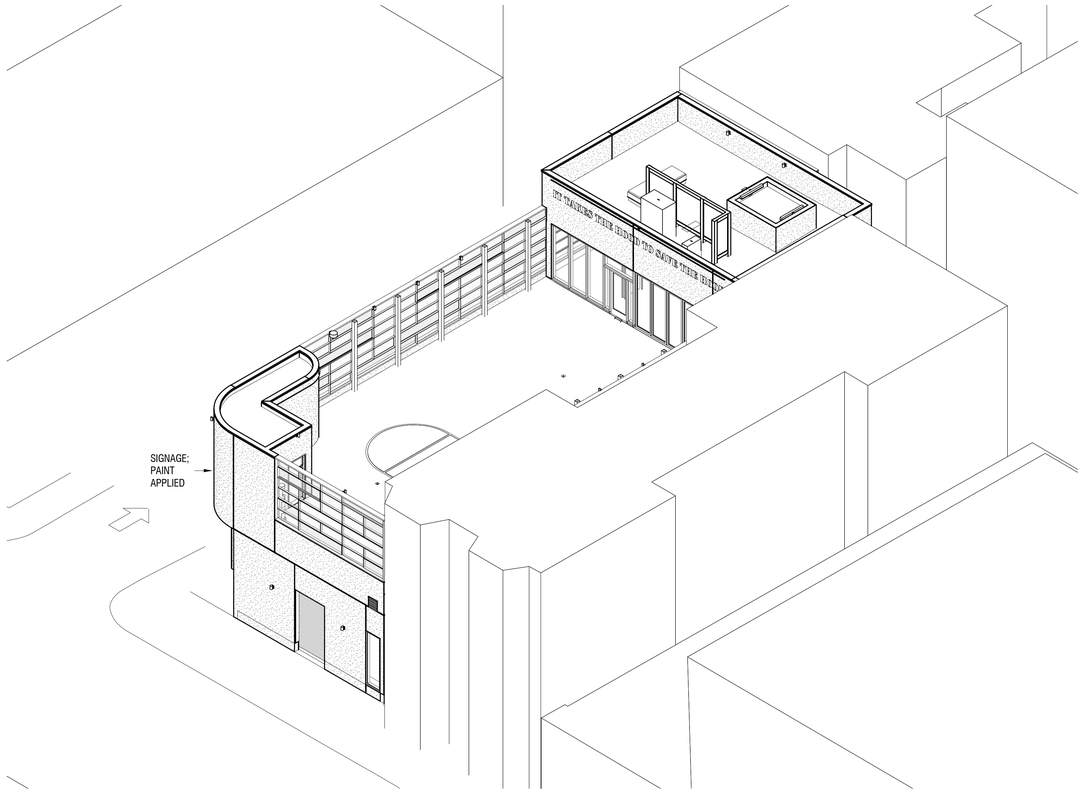


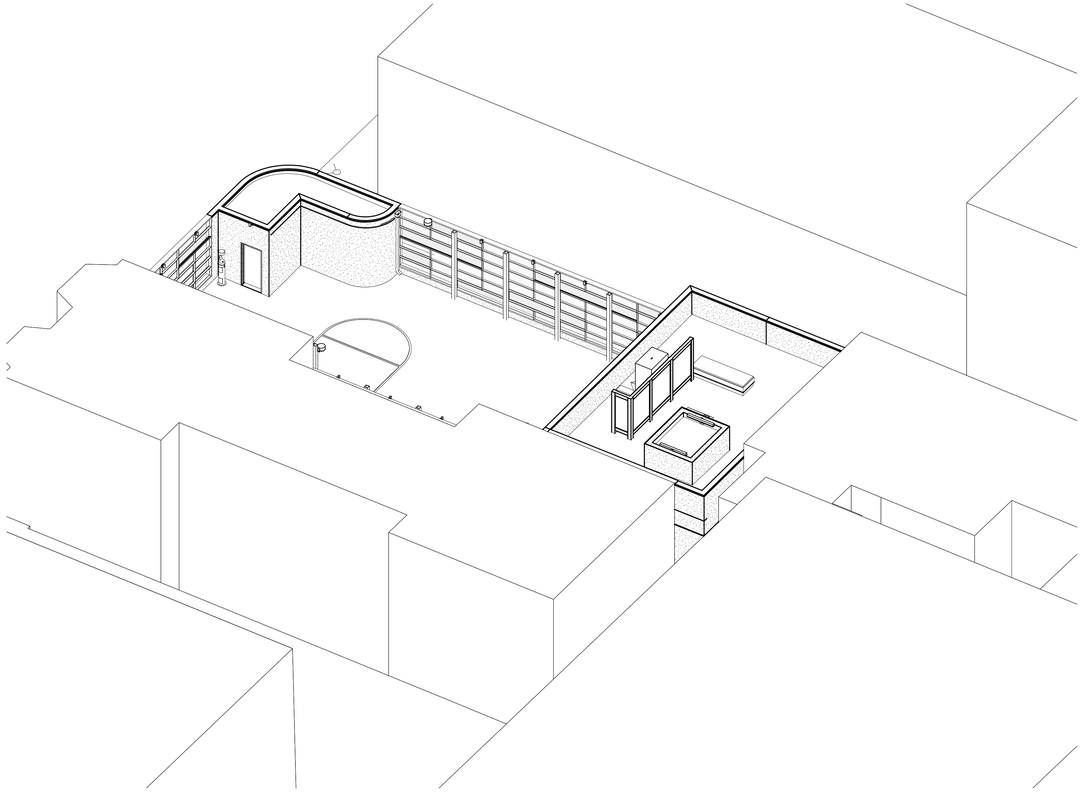
NORTH WEST
SCALE: 4



SOUTH WEST
SCALE: 3



SOUTH EAST
SCALE: 2



NORTH EAST
SCALE: 1

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
135 Main St #1500
San Francisco, CA 94105
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El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P.
O'BOYLE
C35782
05-31-2015
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

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	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

BUILDING GEOMETRY, 3D VIEWS

Scale:

A0.20

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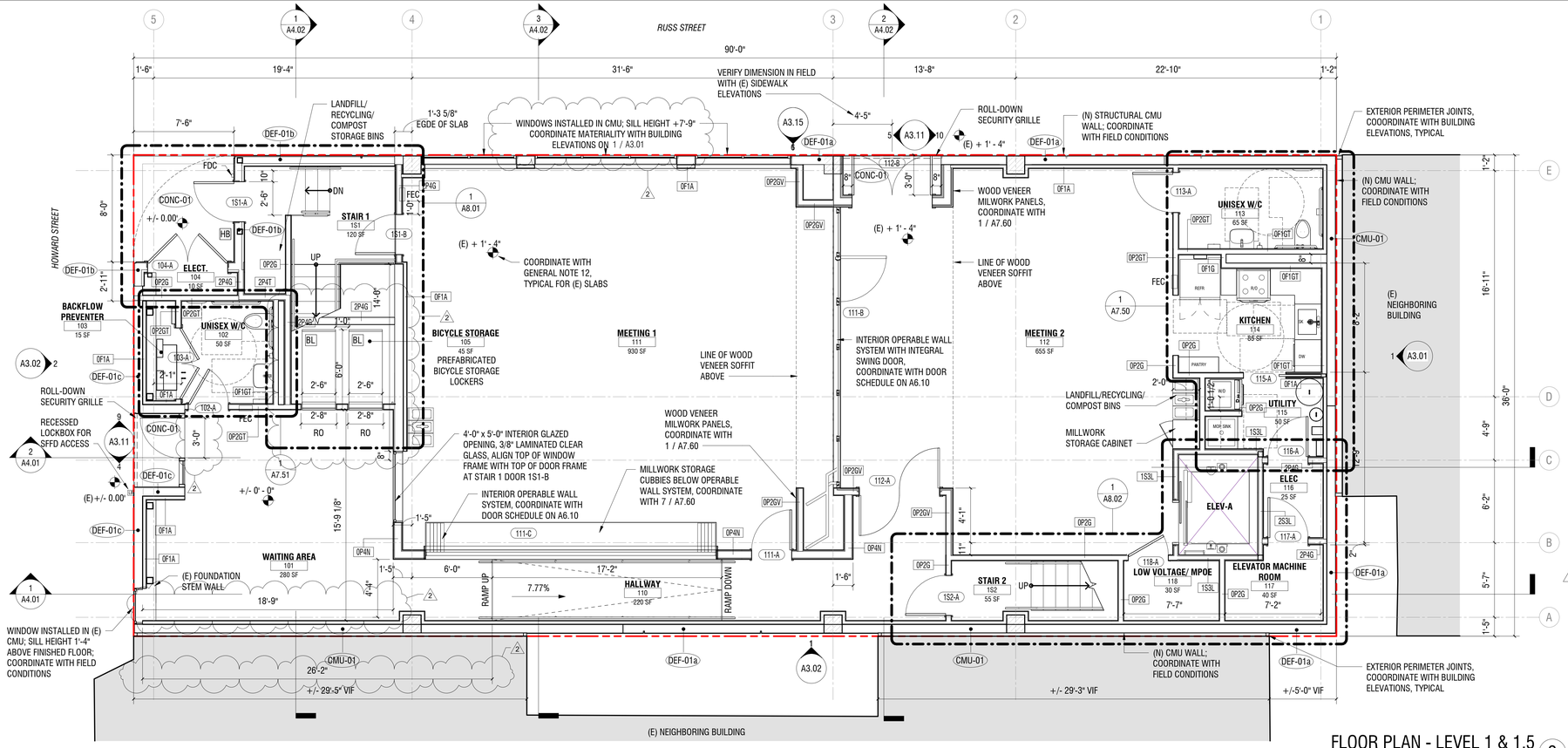
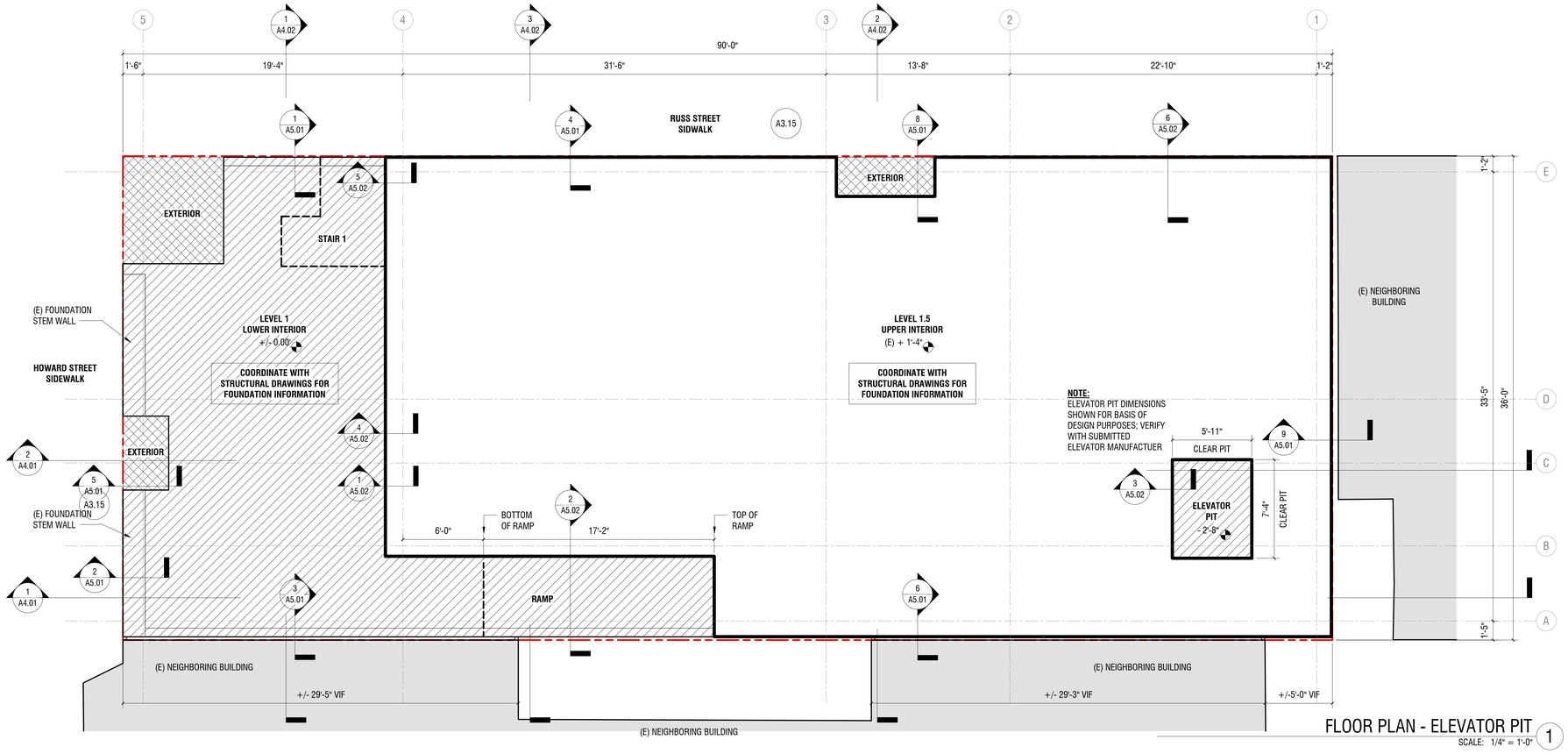


FLOOR PLAN - LEVEL 1 & 1.5 (2)

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



FLOOR PLAN - ELEVATOR PIT (1)

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

LEGEND

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

- **RFM** — **SINGLE-PLY ROOFING MEMBRANE** BASIS OF DESIGN: PVC COORDINATE WITH 4 / A5.60 COLOR: LIGHT GRAY, COORDINATE WITH GENERAL NOTE 11
- **CONC-01** — **CONCRETE** COLOR, FINISH, JOINT PATTERN TO MATCH EXISTING ADJACENT SIDEWALK, COORDINATE WITH AS-BUILT FIELD CONDITIONS
- **CONC-02** — **CONCRETE WITH ENHANCED FINISH** SPLIT SYSTEM CONCRETE TOPPING OVER STRUCTURAL SLAB, COORDINATE WITH 1 / A5.60 COLOR: LIGHT GRAY, COORDINATE WITH GENERAL NOTE 11
- **RFA-S** — **ROOF ACCESS STAIR** BASIS OF DESIGN: LAPEYRE STEEL, ALTERNATING TREADS, 68 DEGREE ANGLE, OSHA COMPLIANT COLOR: DARK CHARCOAL
- **RFA-H** — **ROOF ACCESS HATCH** BASIS OF DESIGN: BILCO STEEL, COMPRESSION SPRING OPERATED COLOR: MATCH ADJACENT ROOF SURFACE
- **(E)** — **EXISTING TO REMAIN** VERIFY AND COORDINATE WITH AS-BUILT FIELD CONDITIONS
- **2** — **TWO-WAY COMMUNICATION DEVICE** RECESSED, PROVIDE AT ELEVATOR LANDING ABOVE EXIT DISCHARGE LEVEL 1 IN ACCORDANCE WITH CBC 1009.8 - 2022.
- **WATER BOTTLE FILL STATION** COORDINATE WITH PLUMBING DRAWINGS FOR BASIS OF DESIGN INFORMATION
- **FEC** — **FIRE EXTINGUISHER CABINET** RECESSED, ENSURE 75 FOOT MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER, IN ACCORDANCE WITH CFC 906-2022 AND NFPA 10.
- **HB** — **HOSE BIB** LOCKABLE, COORDINATE WITH PLUMBING DRAWINGS FOR BASIS OF DESIGN INFORMATION
- **LB** — **SFFD LOCK BOX** RECESSED LOCKBOX, COORDINATE WITH 2022 SAN FRANCISCO FIRE CODE, SECTION 506.2.1
- **BL** — **PREFABRICATED BICYCLE STORAGE LOCKER** BASIS OF DESIGN: DERO, SINGLE LOCKER DEEP RED RAL 3003
- **FREE-STANDING WASTE MANAGEMENT COLLECTION BIN CLUSTER** BASIS OF DESIGN: RUBBERMAID SLIM JIM KIT, 23 GAL (KIT INLUDES BIN, SHROUD, LID, BILLBOARD, CONNECTOR, LABEL) COLOR LANDFILL: BLACK WITH CLOSED LID, 2185053 COLOR RECYCLING: BLUE WITH MIXED RECYCLING LID, 2185055 COLOR COMPOST: GREEN WITH CLOSED LID, 5185051
- **CMU-01** — **EXTERIOR WALL TYPE - CONCEALED CMU WALL** COORDINATE WITH BUILDING ELEVATIONS LEGEND ON A3-SERIES SHEETS
- **SH-01** — **EXTERIOR WALL TYPE - CONCEALED SHAFT WALL** COORDINATE WITH BUILDING ELEVATIONS LEGEND ON A3-SERIES SHEETS
- **DEF-01a** — **EXTERIOR WALL TYPE - DEFS OVER CMU WALL** COORDINATE WITH BUILDING ELEVATIONS LEGEND ON A3-SERIES SHEETS
- **DEF-01b** — **EXTERIOR WALL TYPE - DEFS OF STUD WALL** COORDINATE WITH BUILDING ELEVATIONS LEGEND ON A3-SERIES SHEETS
- **DEF-01c** — **EXTERIOR WALL TYPE - DEFS OVER (E) CMU WALL** COORDINATE WITH BUILDING ELEVATIONS LEGEND ON A3-SERIES SHEETS

GENERAL NOTES

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

1. COORDINATE WITH CODE COMPLIANCE STATEMENTS ON SHEET G3.01.
2. COORDINATE WITH BUILDING DATA CHARTS ON SHEET G3.01 FOR AREA TABULATION OF SQUARE FOOTAGES, AND WITH GROSS FLOOR AREA DIAGRAMS ON SHEET G3.05.
3. COORDINATE WITH WALL RATINGS SHOWN ON LS-SERIES SHEETS.
4. FOR EXTERIOR WALL TYPE CONSTRUCTION, COORDINATE WITH BUILDING ELEVATIONS ON A3-SERIES SHEETS, EXTERIOR WALL FINISH TYPES ON A5.50.
5. FOR LIGHT LAYOUT INFORMATION, COORDINATE WITH LIGHTING DESIGN BOD ON SHEET G4.10, G4.11, G4.12, AND WITH ELECTRICAL DRAWINGS.
6. FOR POSSIBLE FF&E LAYOUT INFORMATION, COORDINATE WITH A7.70.
7. FOR POSSIBLE CAT MILLWORK LAYOUT INFORMATION, COORDINATE WITH A7.80.
8. FOR INTERIOR FINISH INFORMATION, COORDINATE WITH INTERIOR FINISH LEGEND ON SHEET A6.10..
9. FOR TYPICAL ACOUSTICAL REQUIREMENTS, COORDINATE WITH ACOUSTICAL NARRATIVE ON G4.15 TO G4.19.
10. FOR DRAINAGE PLAN, COORDINATE WITH A1.02-RD.
11. FOR BUILDING ENVELOPE ENERGY REQUIREMENTS, INCLUDING INSULATION, ROOFING, GLASS VALUES, COORDINATE WITH T24 ENERGY DESIGN COMPLIANCE STATEMENT ON G3.01.
12. FOR LOW VOLTAGE LAYOUT CONCEPTS, COORDINATE WITH A7.75.

UNITED PLAYAZ PROJECT

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Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
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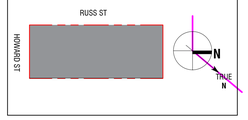

Seal / Signature:

LICENSED ARCHITECT MICHAEL P. O'BOYLE C35782 08-31-2023 STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

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1	06/30/2023	BID DOCUMENTS
2	08/15/2023	BUILDING PERMIT

Full Size Print: 30" x 42"

Sheet Title:

PROPOSED FLOOR PLAN - ELEVATOR PIT, LEVEL 1 & 1.5

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

A1.01

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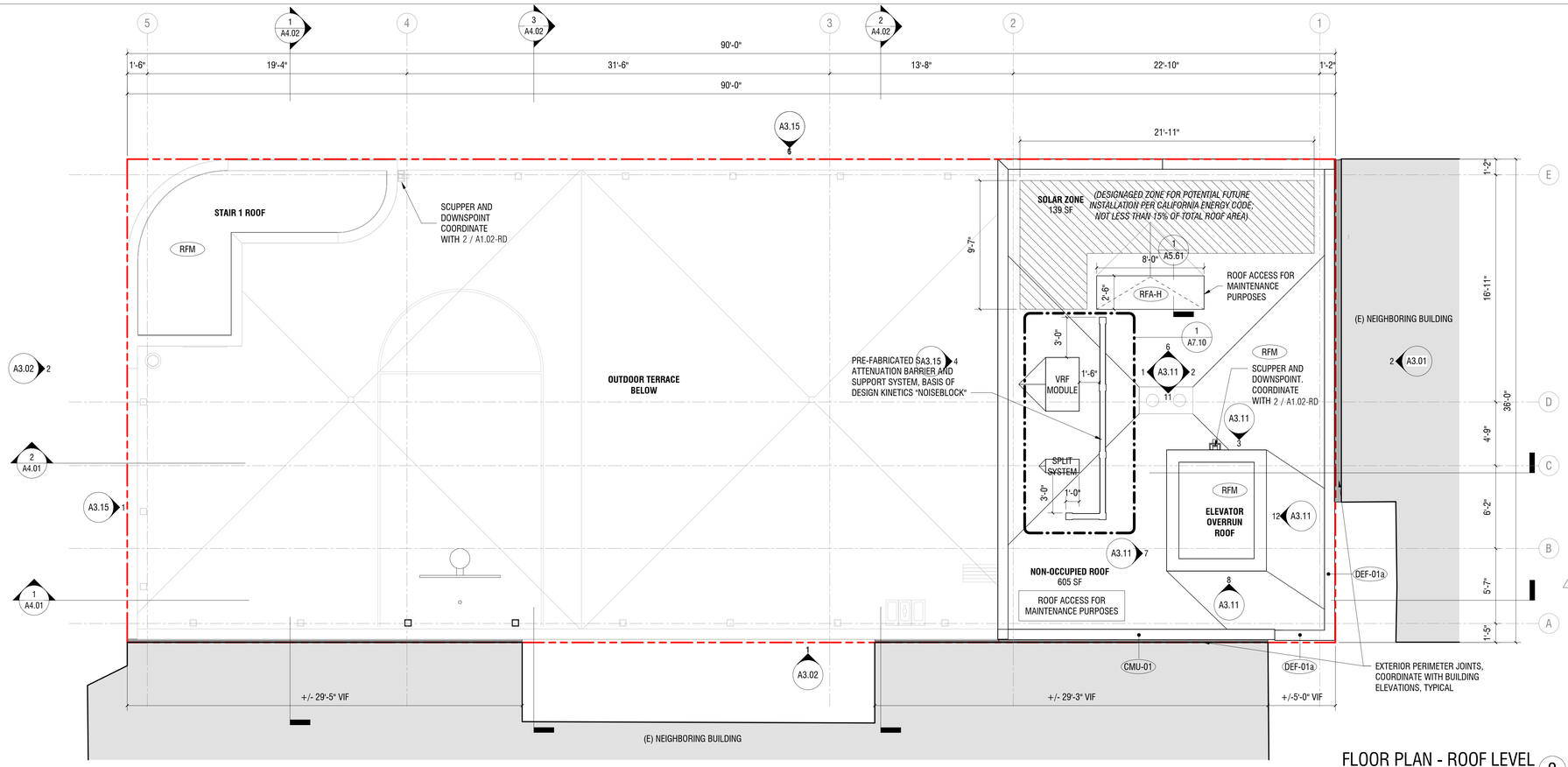
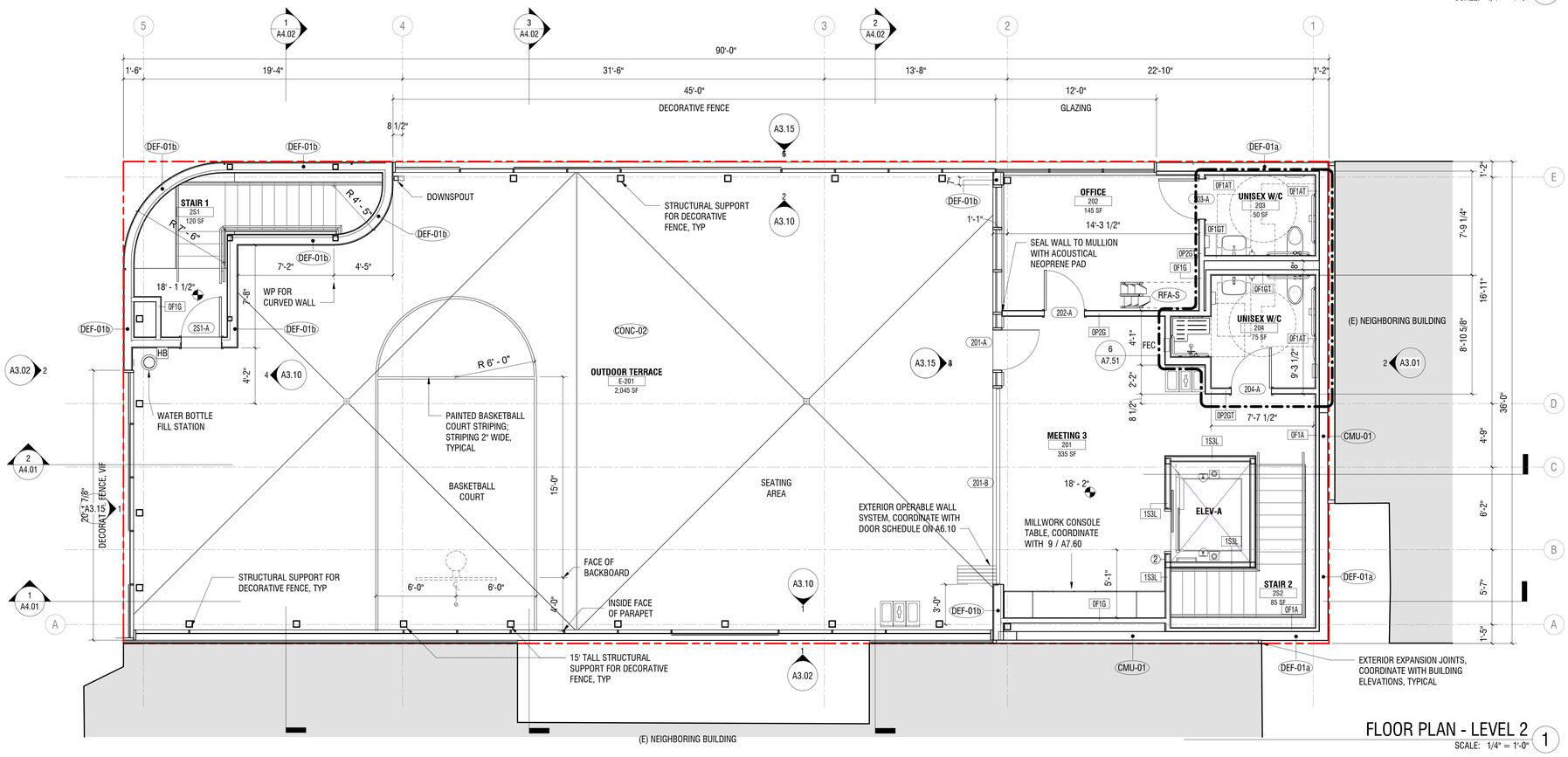


FLOOR PLAN - ROOF LEVEL 2

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



FLOOR PLAN - LEVEL 2

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

LEGEND

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- **RFM** — **SINGLE-PLY ROOFING MEMBRANE**
  BASIS OF DESIGN: PVC
  COORDINATE WITH 4 / A5.60
  COLOR: LIGHT GRAY, COORDINATE WITH GENERAL NOTE 11
- **CONC-01** — **CONCRETE**
  COLOR, FINISH, JOINT PATTERN TO MATCH EXISTING ADJACENT SIDEWALK, COORDINATE WITH AS-BUILT FIELD CONDITIONS
- **CONC-02** — **CONCRETE WITH ENHANCED FINISH**
  SPLIT SYSTEM CONCRETE TOPPING OVER STRUCTURAL SLAB, COORDINATE WITH 1 / A5.60
  COLOR: LIGHT GRAY, COORDINATE WITH GENERAL NOTE 11
- **RFA-S** — **ROOF ACCESS STAIR**
  BASIS OF DESIGN: LAPEYRE
  STEEL, ALTERNATING TREADS, 68 DEGREE ANGLE, OSHA COMPLIANT
  COLOR: DARK CHARCOAL
- **RFA-H** — **ROOF ACCESS HATCH**
  BASIS OF DESIGN: BILCO
  STEEL, COMPRESSION SPRING OPERATED
  COLOR: MATCH ADJACENT ROOF SURFACE
- **(E)** — **EXISTING TO REMAIN**
  VERIFY AND COORDINATE WITH AS-BUILT FIELD CONDITIONS
- **2** — **TWO-WAY COMMUNICATION DEVICE**
  RECESSED, PROVIDE AT ELEVATOR LANDING ABOVE EXIT DISCHARGE LEVEL 1 IN ACCORDANCE WITH CBC 1009.8 - 2022.
- **WATER BOTTLE FILL STATION**
  COORDINATE WITH PLUMBING DRAWINGS FOR BASIS OF DESIGN INFORMATION
- **FEC** — **FIRE EXTINGUISHER CABINET**
  RECESSED, ENSURE 75 FOOT MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER, IN ACCORDANCE WITH CFC 906-2022 AND NFPA 10.
- **HB** — **HOSE BIB**
  LOCKABLE, COORDINATE WITH PLUMBING DRAWINGS FOR BASIS OF DESIGN INFORMATION
- **LB** — **SFFD LOCK BOX**
  RECESSED LOCKBOX, COORDINATE WITH 2022 SAN FRANCISCO FIRE CODE, SECTION 506.2.1
- **BL** — **PREFABRICATED BICYCLE STORAGE LOCKER**
  BASIS OF DESIGN: DERO, SINGLE LOCKER DEEP RED RAL 3003
- **FREE-STANDING WASTE MANAGEMENT COLLECTION BIN CLUSTER**
  BASIS OF DESIGN: RUBBERMAID SLIM JIM KIT, 23 GAL
  (KIT INLUDES BIN, SHROUD, LID, BILLBOARD, CONNECTOR, LABEL)
  COLOR LANDFILL: BLACK WITH CLOSED LID, 2185053
  COLOR RECYCLING: BLUE WITH MIXED RECYCLING LID, 2185055
  COLOR COMPOST: GREEN WITH CLOSED LID, 5185051
- **CMU-01** — **EXTERIOR WALL TYPE - CONCEALED CMU WALL**
  COORDINATE WITH BUILDING ELEVATIONS LEGEND ON A3-SERIES SHEETS
- **SH-01** — **EXTERIOR WALL TYPE - CONCEALED SHAFT WALL**
  COORDINATE WITH BUILDING ELEVATIONS LEGEND ON A3-SERIES SHEETS
- **DEF-01a** — **EXTERIOR WALL TYPE - DEFS OVER CMU WALL**
  COORDINATE WITH BUILDING ELEVATIONS LEGEND ON A3-SERIES SHEETS
- **DEF-01b** — **EXTERIOR WALL TYPE - DEFS OF STUD WALL**
  COORDINATE WITH BUILDING ELEVATIONS LEGEND ON A3-SERIES SHEETS
- **DEF-01c** — **EXTERIOR WALL TYPE - DEFS OVER (E) CMU WALL**
  COORDINATE WITH BUILDING ELEVATIONS LEGEND ON A3-SERIES SHEETS

GENERAL NOTES

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

1. COORDINATE WITH CODE COMPLIANCE STATEMENTS ON SHEET G3.01.
2. COORDINATE WITH BUILDING DATA CHARTS ON SHEET G3.01 FOR AREA TABULATION OF SQUARE FOOTAGES, AND WITH GROSS FLOOR AREA DIAGRAMS ON SHEET G3.05.
3. COORDINATE WITH WALL RATINGS SHOWN ON LS-SERIES SHEETS.
4. FOR EXTERIOR WALL TYPE CONSTRUCTION, COORDINATE WITH BUILDING ELEVATIONS ON A3-SERIES SHEETS, EXTERIOR WALL FINISH TYPES ON A5.50.
5. FOR LIGHT LAYOUT INFORMATION, COORDINATE WITH LIGHTING DESIGN BOD ON SHEET G4.10, G4.11, G4.12, AND WITH ELECTRICAL DRAWINGS.
6. FOR POSSIBLE FF&E LAYOUT INFORMATION, COORDINATE WITH A7.70.
7. FOR POSSIBLE CAT MILLWORK LAYOUT INFORMATION, COORDINATE WITH A7.80.
8. FOR INTERIOR FINISH INFORMATION, COORDINATE WITH INTERIOR FINISH LEGEND ON SHEET A6.10..
9. FOR TYPICAL ACOUSTICAL REQUIREMENTS, COORDINATE WITH ACOUSTICAL NARRATIVE ON G4.15 TO G4.19.
10. FOR DRAINAGE PLAN, COORDINATE WITH A1.02-RD.
11. FOR BUILDING ENVELOPE ENERGY REQUIREMENTS, INCLUDING INSULATION, ROOFING, GLASS VALUES, COORDINATE WITH T24 ENERGY DESIGN COMPLIANCE STATEMENT ON G3.01.
12. FOR LOW VOLTAGE LAYOUT CONCEPTS, COORDINATE WITH A7.75.

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

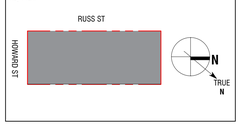
Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:



Seal / Signature:

LICENSED ARCHITECT MICHAEL P. O'BOYLE C35782 08-31-2023 STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
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	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS
2	08/15/2023	BUILDING PERMIT

Full Size Print: 30" x 42"

Sheet Title:

PROPOSED FLOOR PLAN - LEVEL 2 & ROOF

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

A1.02

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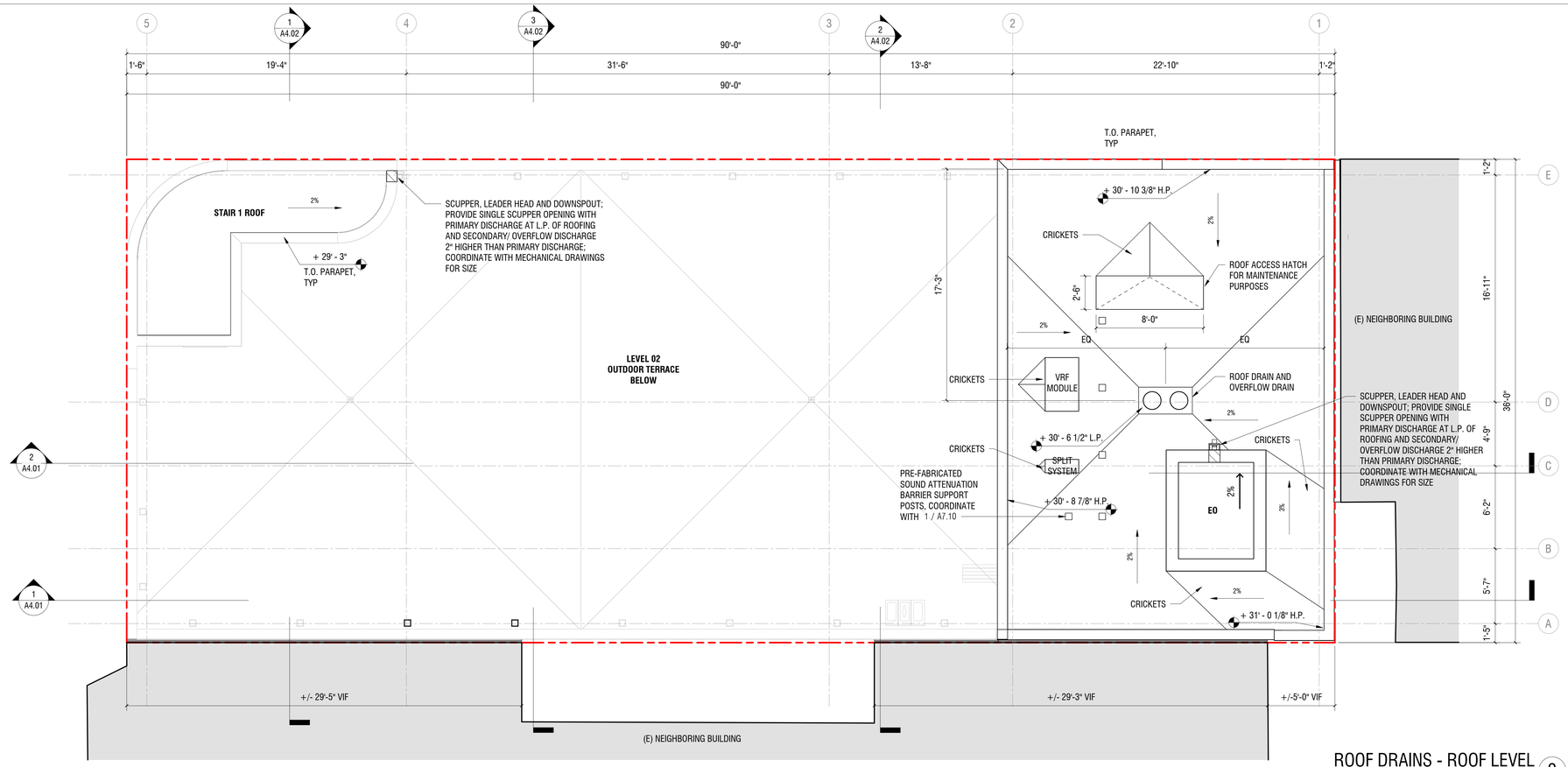
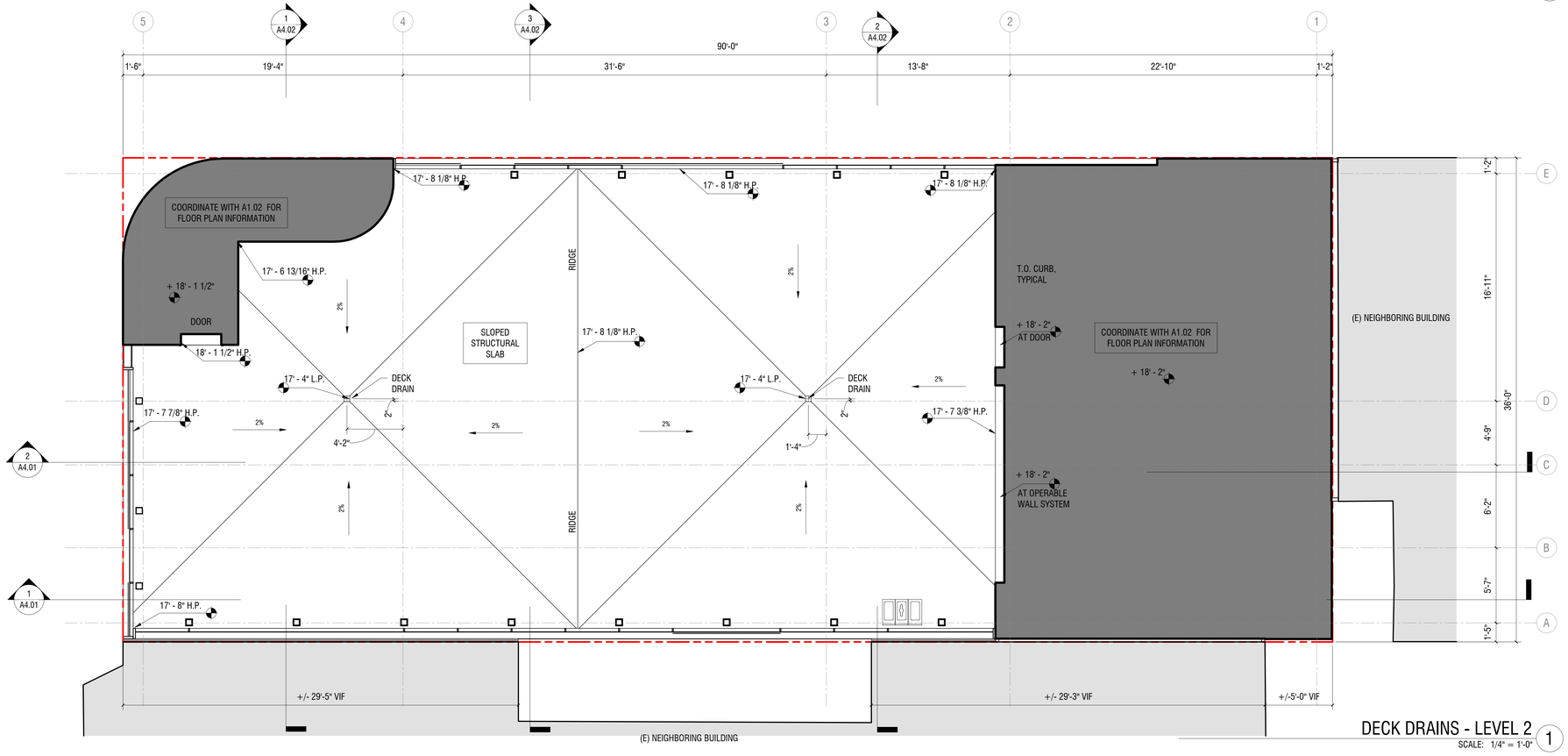


ROOF DRAINS - ROOF LEVEL 2
SCALE: 1/4" = 1'-0"



DECK DRAINS - LEVEL 2
SCALE: 1/4" = 1'-0"

LEGEND

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

GENERAL NOTES

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

1. HIGH POINT (H.P.) AND LOW POINT (L.P.) ELEVATIONS ARE MEASURED TO TOP OF STRUCTURAL SLAB AND ARE NOMINAL (+/-) DEPENDING ON AS-BUILT CONDITIONS.
2. FOR TYPICAL TOPPING SLAB ASSEMBLY AT LEVEL 2, COORDINATE - / ---
3. FOR LEVEL 2 SLOPING, PROVIDE 2% MAX SLOPE FOR ADA COMPLIANCE PURPOSES AND 2% MIN FOR WATER DRAINAGE PURPOSES.
4. FOR ROOF LEVEL SLOPING, PROVIDE 2% MIN SLOPE FOR WATER DRAINAGE PURPOSES.

UNITED PLAYAZ PROJECT

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Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd.
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:

LICENSED ARCHITECT MICHAEL P. O'BOYLE C35782 08-31-2025 STATE OF CALIFORNIA

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Full Size Print: 30" x 42"

Sheet Title:

PROPOSED FLOOR PLAN - LEVEL 2 & ROOF DRAINS

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

A1.02-RD

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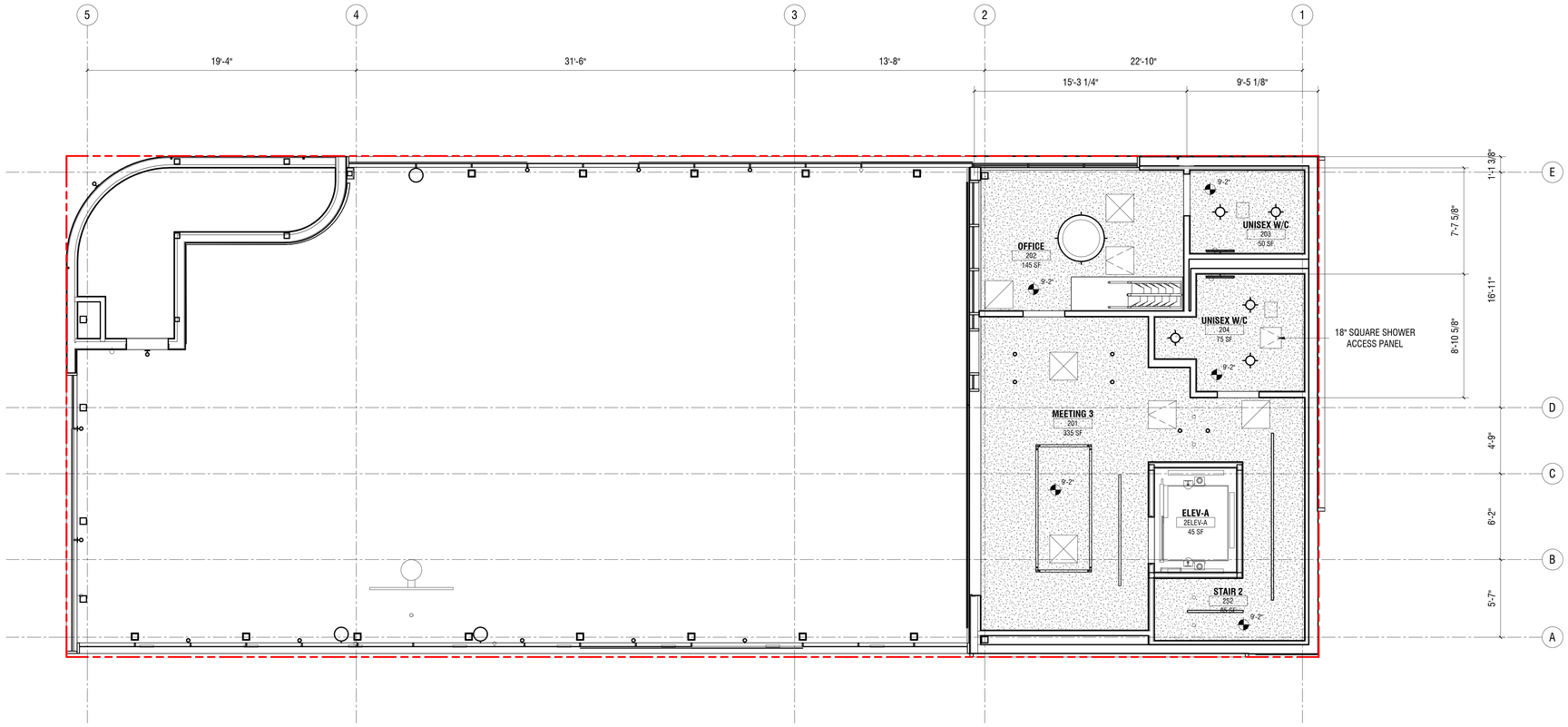
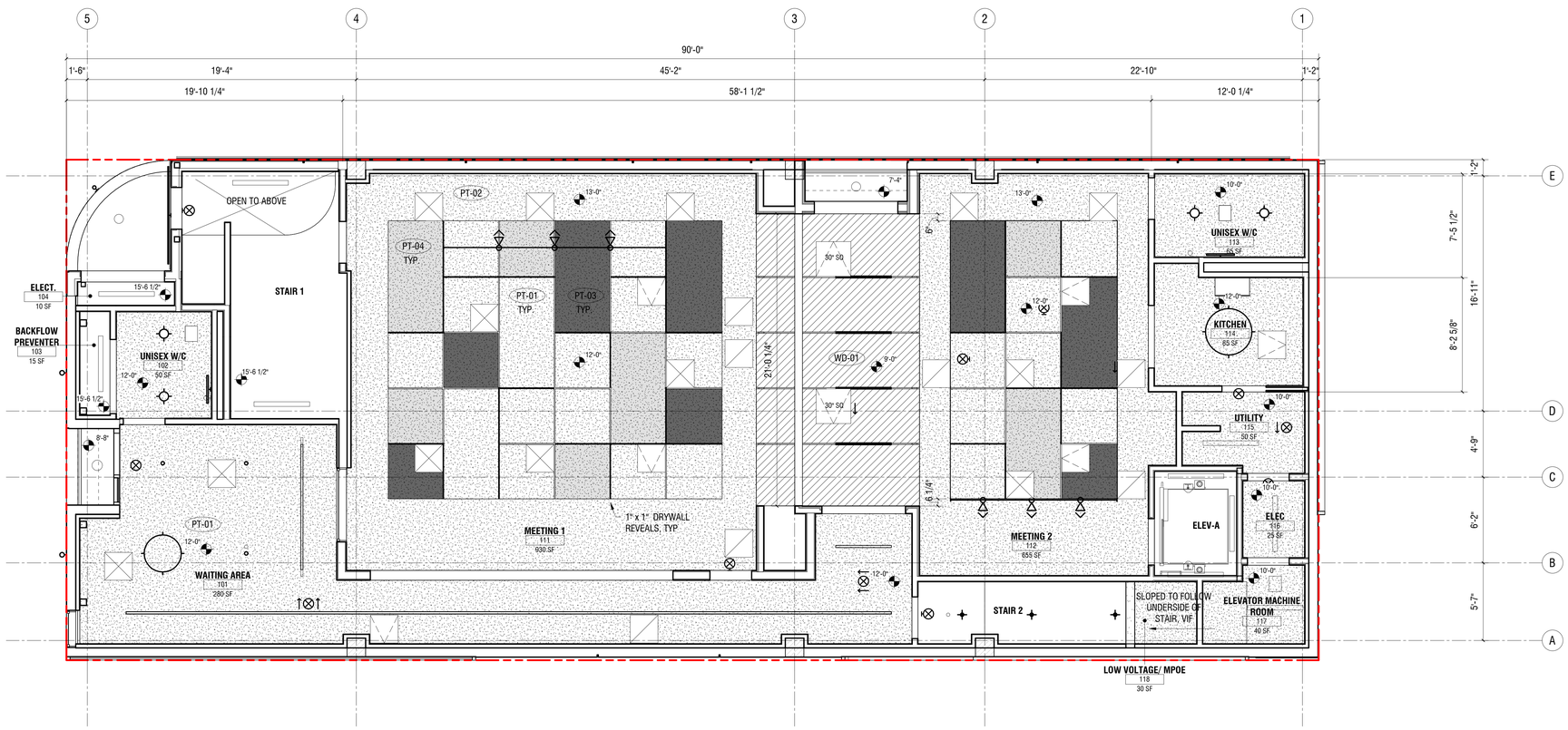


REFLECTED CEILING PLAN - LEVEL 2

SCALE: 1/4" = 1'-0" (2)



REFLECTED CEILING PLAN - LEVEL 1

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

LEGEND

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

CLG-00 — **EXPOSED STRUCTURE**
ELEVATION MARKER INDICATES BOTTOM OF STRUCTURAL SLAB

CLG-01 — **SUSPENDED GYPSUM BOARD CEILING**
BASIS OF DESIGN ARMSTRONG "SHORT SPAN" DRYWALL GRID SYSTEM, **GN5**

CLG-02 — **WOOD VENEER MILLWORK PANELS**
MILLWORK MECHANICALLY ATTACHED TO FACE OF SUSPENDED GYPSUM BOARD CEILING WITH CONCEALED FASTENERS, COORDINATE WITH 4 / A7.60, **GN5**

ACCESS PANEL
FLUSH MOUNT WITH TAPE-IN FLANGE AND CONTINUOUS PIANO HINGE, S-88 GASKETS AROUND THE PERIMETER, 1-1/2" MINIMUM INSULATION; 24" SQUARE UNLESS NOTED OTHERWISE, COORDINATE WITH MEP DRAWINGS, COLOR: MATCH ADJACENT CEILING SURFACE

CEILING DIFFUSER - SUPPLY
FLUSH MOUNT; 24" SQUARE UNLESS NOTED OTHERWISE, COORDINATE WITH MEP DRAWINGS, COLOR: MATCH ADJACENT CEILING SURFACE

CEILING DIFFUSER - RETURN
FLUSH MOUNT; 24" SQUARE UNLESS NOTED OTHERWISE, COORDINATE WITH MEP DRAWINGS, COLOR: MATCH ADJACENT CEILING SURFACE

LINEAR RECESSED LIGHTING
COORDINATE WITH MEP DRAWINGS

DOWNLIGHT RECESSED - ROUND
COORDINATE WITH MEP DRAWINGS

TRACK LIGHTING
COORDINATE WITH MEP DRAWINGS

GENERAL NOTES GN#

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1. COORDINATE WITH CODE COMPLIANCE STATEMENTS ON SHEET G3.01.
2. UNLESS NOTED OTHERWISE, LEVEL 1 CEILING HEIGHTS ARE MEASURED FROM TOP OF LEVEL 1.5 SLAB (+1'-4"), AND LEVEL 2 CEILING HEIGHTS ARE MEASURED FROM TOP OF LEVEL 2.5 SLAB (+16'-6").
3. FOR INTERIOR FINISH INFORMATION, COORDINATE WITH INTERIOR FINISH LEGEND ON SHEET A6.10.
4. FOR LIGHT LAYOUT AND FIXTURE INFORMATION, COORDINATE WITH ELECTRICAL DRAWINGS.
5. FOR TYPICAL ACOUSTICAL REQUIREMENTS, COORDINATE WITH ACOUSTICAL NARRATIVE ON G4.15 TO G4.19. FOR CEILING INSTALLATION REQUIRMENTS IN MEETING 1 AND 2, COORDINATE WITH SUPPLEMENTAL ACOUSTICAL MEMO ON SHEET G4.19.

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
1038 Howard Street, San Francisco, CA 94103
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818 West 7th Street, Suite 800
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444 Spear Street, Suite 210
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Rockridge Geotechnical
270 Grand Ave,
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LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
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Green Building:
Triple Green Building Group
5161 Valley View Rd.
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
05-31-2023
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

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Full Size Print: 30" x 42"

Sheet Title:

RCP - LEVEL 1 & 2

Scale: As indicated

A2.01

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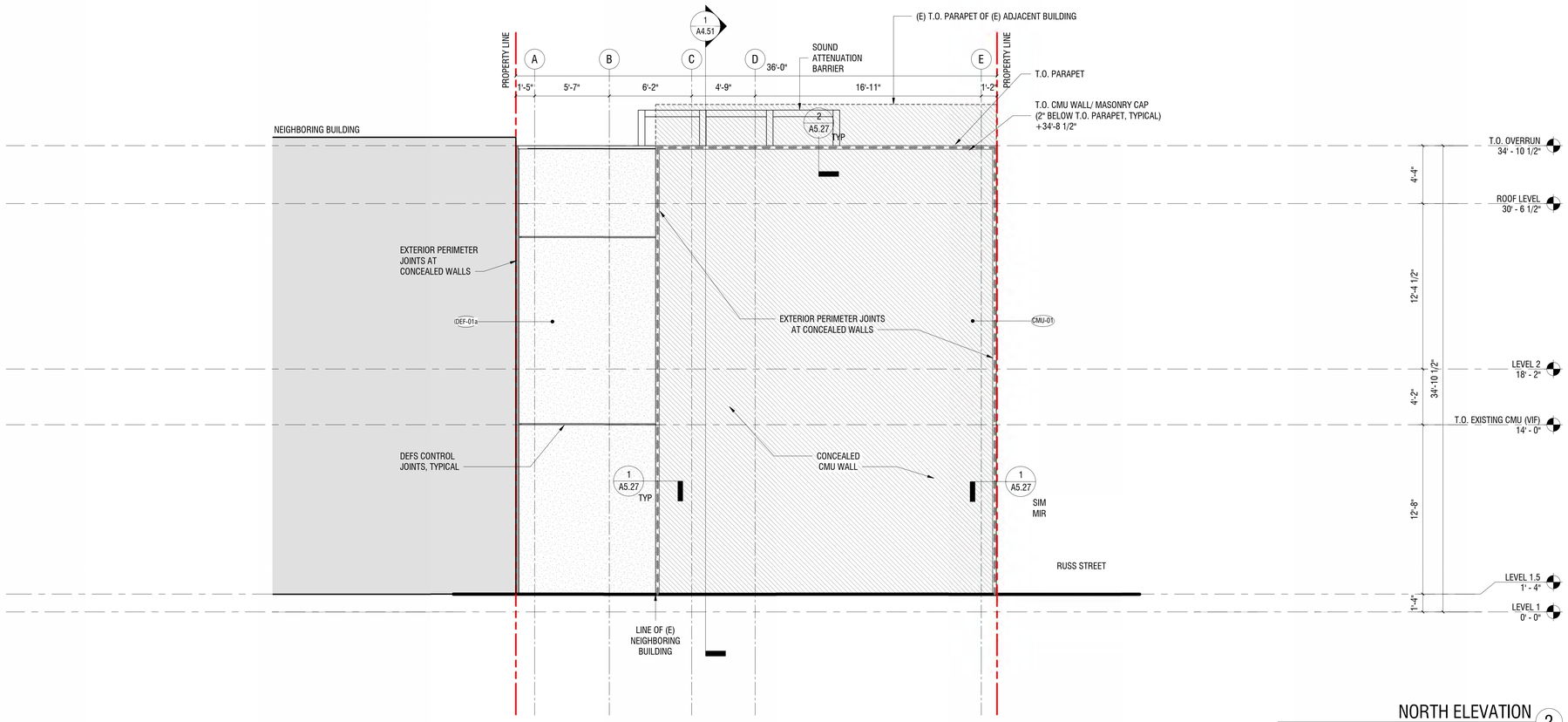
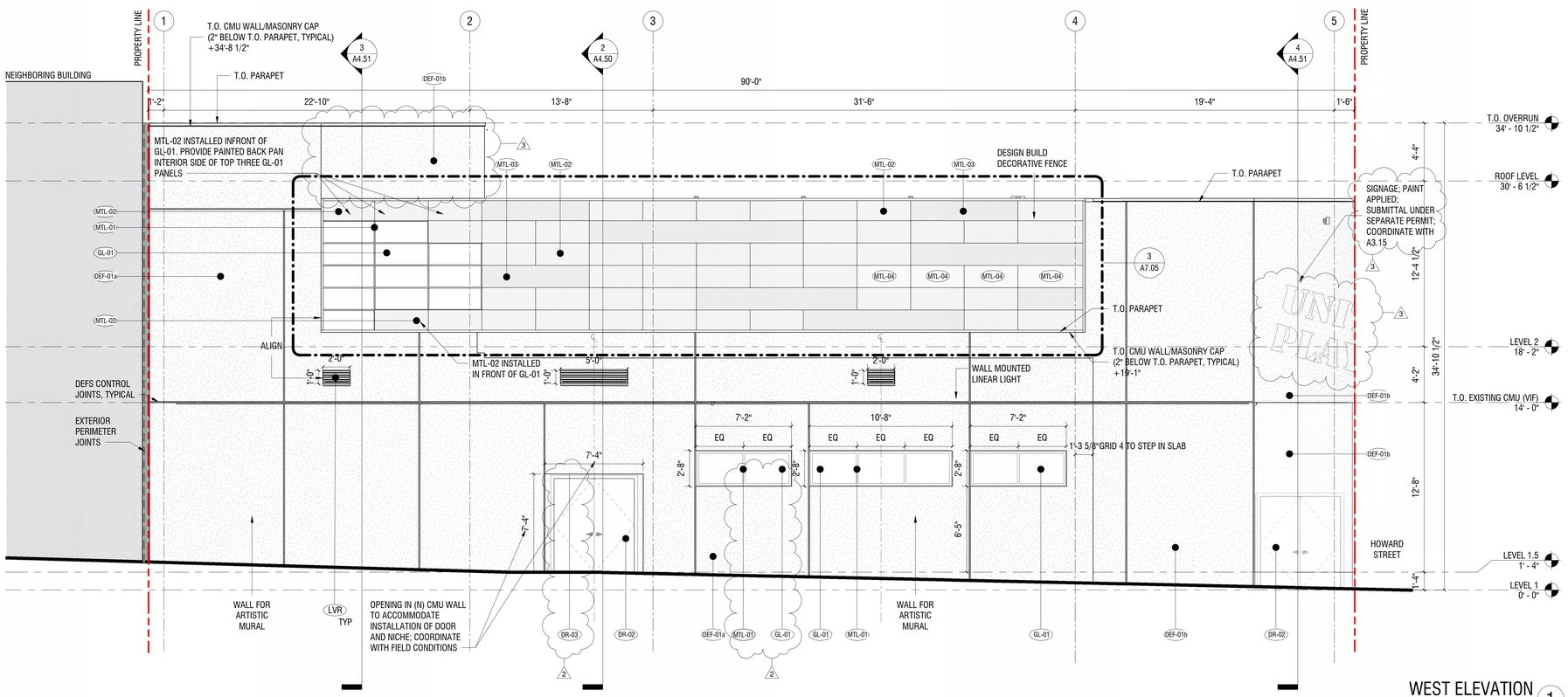


NORTH ELEVATION 2

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



WEST ELEVATION 1

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

LEGEND

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

- **GL-01** — **INSULATED HIGH PERFORMANCE GLAZING**
  TRANSPARENT; NFRC CERTIFIED; COORDINATE WITH GENERAL NOTE 5
- **CMU-01** — **CONCEALED EXTERIOR CONCRETE MASONRY UNIT WALL**
  BLIND SIDE WALL INSTALLATION AT (E) ADJACENT BUILDING, NO EXTERIOR FINISH
- **SH-01** — **CONCEALED EXTERIOR SHAFT WALL**
  BLIND SIDE WALL INSTALLATION AT (E) ADJACENT BUILDING, NO EXTERIOR FINISH
- **DEF-01a** — **DIRECT-APPLIED EXTERIOR FINISH SYSTEM**
  APPLIED OVER CMU WALL,
  COORD. WITH 3 / A5.10, 1 / A5.50
  COLOR: CHARCOAL GRAY, FINE TEXTURE
  BASIS OF DESIGN: DRYVET TAFS-02
- **DEF-01b** — **DIRECT-APPLIED EXTERIOR FINISH SYSTEM**
  APPLIED OVER METAL STUD WALL,
  COORD. WITH 3 / A5.20, 1 / A5.50
  COLOR: CHARCOAL GRAY, FINE TEXTURE
  BASIS OF DESIGN: DRYVET TAFS-02
- **DEF-01c** — **DIRECT-APPLIED EXTERIOR FINISH SYSTEM**
  APPLIED OVER EXISTING CMU WALL
  COORD. WITH 3 / A5.15, 1 / A5.50
  COLOR: CHARCOAL GRAY, FINE TEXTURE
  BASIS OF DESIGN: DRYVET TAFS-02
- **DR-01** — **ALUMINUM FRAMED TRANSPARET GLASS DOOR**
  FRAME COLOR: MATCH ADJACENT MULLIONS
  GLASS COLOR: MATCH ADJACENT GLAZING
- **DR-02** — **PAINTED METAL DOOR**
  COLOR: MATCH ADJACENT WALL SURFACE
- **DR-03** — **ROLL-DOWN SECURITY GRILL**
  MINIMUM 75% OPEN TO PERPENDICULAR VIEW
  IN COMPLIANCE WITH SFPC SECTION 145.1(C)(7)
- **MTL-01** — **ALUMINUM MULLION**
  THERMALLY ISOLATED, PRE-ENGINEERED, PRE-TESTED, NFRC CERTIFIED ASSEMBLY
  COLOR: CHARCOAL, FACTORY FINISHED
- **MTL-02** — **ALUMINUM PERFORATED PANEL**
  DENSE PERFORATION, LOW VISIBILITY THROUGH PANEL
  COLOR: CHARCOAL; SINGLE PANE
  BASIS OF DESIGN: GKD METAL FABRICS ELLIPSE 14
- **MTL-03** — **ALUMINUM PERFORATED PANEL**
  DENSE PERFORATION, LOW VISIBILITY THROUGH PANEL
  DUAL COLOR: OUTSIDE SURFACE COLOR CHARCOAL,
  INSIDE SURFACE LIGHT GREY; DOUBLE PANE,
  BASIS OF DESIGN: GKD METAL FABRICS ELLIPSE 52
- **MTL-04** — **ALUMINUM PERFORATED PANEL**
  OPEN PERFORATION, HIGH VISIBILITY THROUGH PANEL
  COLOR: CHARCOAL; SINGLE PANE
  BASIS OF DESIGN: GKD METAL FABRICS ELLIPSE 2
- **LVR** — **METAL MECHANICAL LOUVER**
  BASIS OF DESIGN: CONSTRUCTION SPECIALTIES DC-9614
  AMCA 550 RATED, COORDINATE WITH MECHANICAL DRAWINGS
  COLOR: MATCH ADJACENT WALL SURFACE
- **FIRE DEPARTMENT CONNECTION**
  FLUSH MOUNT; COORDINATE WITH DESIGN
  BUILD FIRE PROTECTION SUBCONTRACTOR
- **HB** — **HOSE BIB**
  LOCKABLE, COORDINATE WITH PLUMBING
  DRAWINGS FOR BASIS OF DESIGN INFORMATION
- **(E)** — **EXISTING TO REMAIN**
  VERIFY AND COORDINATE WITH AS-BUILT FIELD CONDITIONS
- **LB** — **SFFD LOCK BOX**
  RECESSED LOCKBOX, COORDINATE WITH 2022 SAN FRANCISCO FIRE CODE, SECTION 506.2.1
- **EXTERIOR PERIMETER JOINTS AT CONCEALED WALLS**
  PROVIDE WEATHER TIGHT SEAL BETWEEN 1044 HOWARD AND (E) NEIGHBORING BUILDING; EXTERIOR JOINTS TO BE INSTALLED WITHOUT DISRUPTING (E) ADJACENT CONDITIONS EXCEPT WHERE NECESSARY TO FACILITATE NEW JOINT INSTALLATION. VERIFY AND COORDINATE IN FIELD WITH AS-BUILT CONDITIONS. TYPICAL. COORDINATE WITH TYPICAL DETAILS ON A5.27.

GENERAL NOTES

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1. COORDINATE WITH A-510, A-515, A-520, A-525 FOR EXTERIOR WALL FINISH TYPE TYPICAL DETAILS
2. PROVIDE CONTROL JOINTS/ EXPANSION JOINTS WITHIN DEFS SYSTEM TO COMPLY WITH ASTM C1063. REFERENCE GUIDELINES: PANEL LENGTH SHOULD NOT BE GREATER THAN 18 FT IN ANY DIRECTION, PANEL SHOULD NOT EXCEED 144 SQFT, PANEL LENGTH-TO-WIDTH RATIO SHOULD NOT EXCEED 2-1/2 TO 1
3. PROVIDE SAFETY GLAZING AS REQUIRED PER 2022 CBC SECTION 2406.
4. PROJECT IS NOT PROVIDING OUTDOOR AREAS FOR SMOKING, AND SMOKING SHALL BE PROHIBITED WITHIN 25 FT OF BUILDING ENTRIES, AIR INTAKES, AND OEPRABLE WINDOWS.
5. FOR BUILDING ENVELOPE ENERGY REQUIREMENTS, INCLUDING INSULATION, ROOFING, GLASS VALUES, COORDINATE WITH T24 ENERGY DESIGN COMPLIANCE STATEMENT ON G3.01.

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
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LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35752
REN. 05-31-2025
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Full Size Print: 30" x 42"

Sheet Title:

2 PROPOSED BUILDING ELEVATION - NORTH, WEST

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

A3.01

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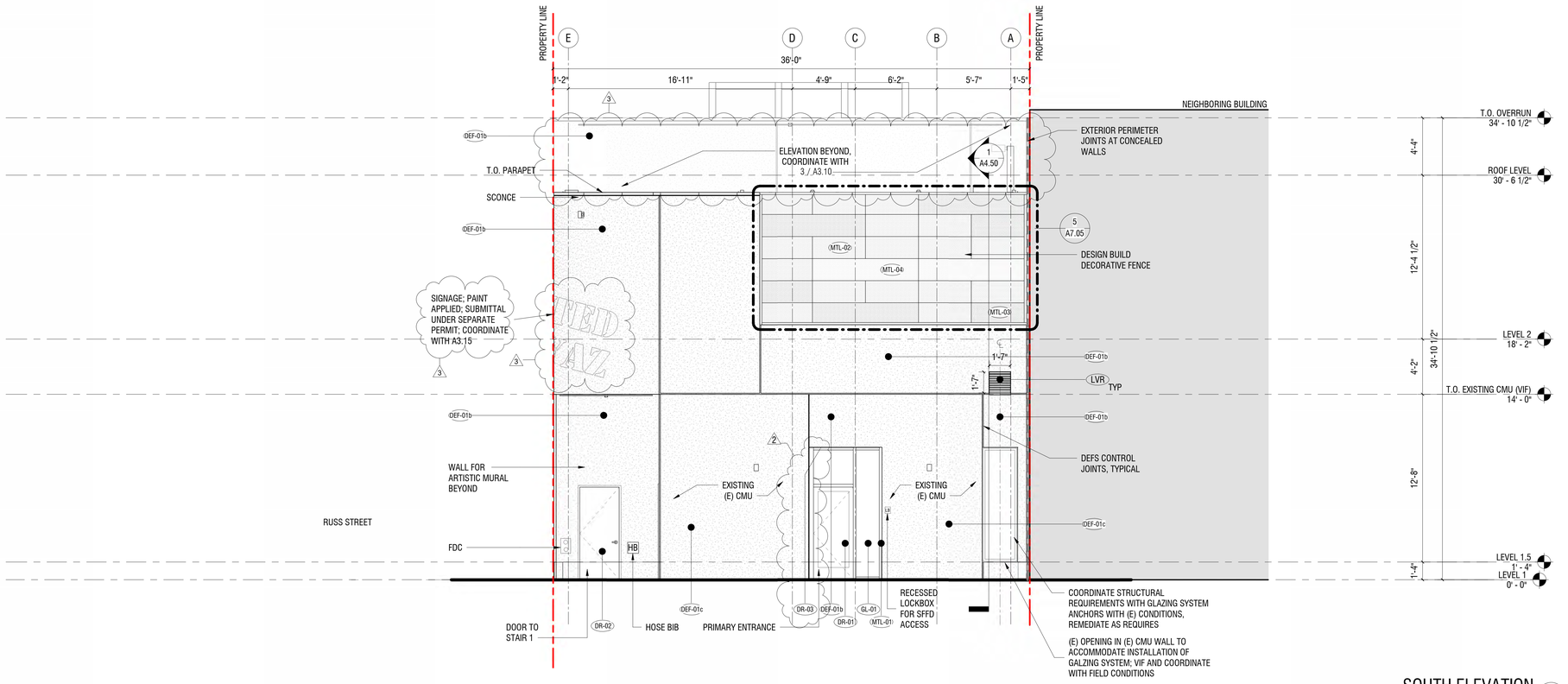
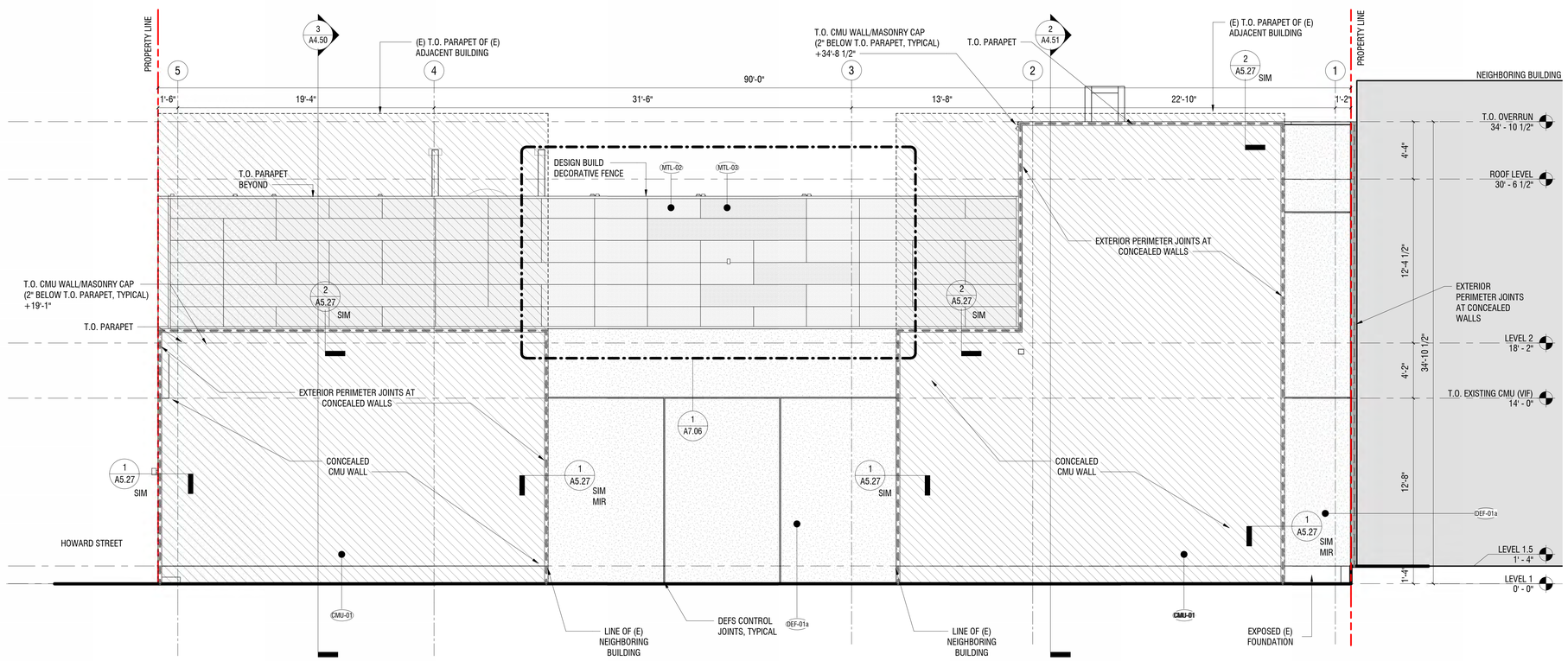


SOUTH ELEVATION 2

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



EAST ELEVATION 1

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

LEGEND

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

- **GL-01** — **INSULATED HIGH PERFORMANCE GLAZING**
  TRANSPARENT; NFRC CERTIFIED; COORDINATE WITH GENERAL NOTE 5
- **CMU-01** — **CONCEALED EXTERIOR CONCRETE MASONRY UNIT WALL**
  BLIND SIDE WALL INSTALLATION AT (E) ADJACENT BUILDING, NO EXTERIOR FINISH
- **SH-01** — **CONCEALED EXTERIOR SHAFT WALL**
  BLIND SIDE WALL INSTALLATION AT (E) ADJACENT BUILDING, NO EXTERIOR FINISH
- **DEF-01a** — **DIRECT-APPLIED EXTERIOR FINISH SYSTEM**
  APPLIED OVER CMU WALL,
  COORD. WITH 3 / A5.10, 1 / A5.50
  COLOR: CHARCOAL GRAY, FINE TEXTURE
  BASIS OF DESIGN: DRYVET TAFS-02
- **DEF-01b** — **DIRECT-APPLIED EXTERIOR FINISH SYSTEM**
  APPLIED OVER METAL STUD WALL,
  COORD. WITH 3 / A5.20, 1 / A5.50
  COLOR: CHARCOAL GRAY, FINE TEXTURE
  BASIS OF DESIGN: DRYVET TAFS-02
- **DEF-01c** — **DIRECT-APPLIED EXTERIOR FINISH SYSTEM**
  APPLIED OVER EXISTING CMU WALL
  COORD. WITH 3 / A5.15, 1 / A5.50
  COLOR: CHARCOAL GRAY, FINE TEXTURE
  BASIS OF DESIGN: DRYVET TAFS-02
- **DR-01** — **ALUMINUM FRAMED TRANSPARET GLASS DOOR**
  FRAME COLOR: MATCH ADJACENT MULLIONS
  GLASS COLOR: MATCH ADJACENT GLAZING
- **DR-02** — **PAINTED METAL DOOR**
  COLOR: MATCH ADJACENT WALL SURFACE
- **DR-03** — **ROLL-DOWN SECURITY GRILL**
  MINIMUM 75% OPEN TO PERPENDICULAR VIEW IN COMPLIANCE WITH SFPC SECTION 145.1(C)(7)
- **MTL-01** — **ALUMINUM MULLION**
  THERMALLY ISOLATED, PRE-ENGINEERED, PRE-TESTED, NFRC CERTIFIED ASSEMBLY
  COLOR: CHARCOAL, FACTORY FINISHED
- **MTL-02** — **ALUMINUM PERFORATED PANEL**
  DENSE PERFORATION, LOW VISIBILITY THROUGH PANEL
  COLOR: CHARCOAL; SINGLE PANE
  BASIS OF DESIGN: GKD METAL FABRICS ELLIPSE 14
- **MTL-03** — **ALUMINUM PERFORATED PANEL**
  DENSE PERFORATION, LOW VISIBILITY THROUGH PANEL
  DUAL COLOR: OUTSIDE SURFACE COLOR CHARCOAL, INSIDE SURFACE LIGHT GREY; DOUBLE PANE,
  BASIS OF DESIGN: GKD METAL FABRICS ELLIPSE 52
- **MTL-04** — **ALUMINUM PERFORATED PANEL**
  OPEN PERFORATION, HIGH VISIBILITY THROUGH PANEL
  COLOR: CHARCOAL; SINGLE PANE
  BASIS OF DESIGN: GKD METAL FABRICS ELLIPSE 2
- **LVR** — **METAL MECHANICAL LOUVER**
  BASIS OF DESIGN: CONSTRUCTION SPECIALTIES DC-9614
  AMCA 550 RATED, COORDINATE WITH MECHANICAL DRAWINGS
  COLOR: MATCH ADJACENT WALL SURFACE
- **FIRE DEPARTMENT CONNECTION**
  FLUSH MOUNT; COORDINATE WITH DESIGN
  BUILD FIRE PROTECTION SUBCONTRACTOR
- **HB** — **HOSE BIB**
  LOCKABLE, COORDINATE WITH PLUMBING DRAWINGS FOR BASIS OF DESIGN INFORMATION
- **(E)** — **EXISTING TO REMAIN**
  VERIFY AND COORDINATE WITH AS-BUILT FIELD CONDITIONS
- **LB** — **SFFD LOCK BOX**
  RECESSED LOCKBOX, COORDINATE WITH 2022 SAN FRANCISCO FIRE CODE, SECTION 506.2.1
- **EXTERIOR PERIMETER JOINTS AT CONCEALED WALLS**
  PROVIDE WEATHER TIGHT SEAL BETWEEN 1044 HOWARD AND (E) NEIGHBORING BUILDING; EXTERIOR JOINTS TO BE INSTALLED WITHOUT DISRUPTING (E) ADJACENT CONDITIONS EXCEPT WHERE NECESSARY TO FACILITATE NEW JOINT INSTALLATION. VERIFY AND COORDINATE IN FIELD WITH AS-BUILT CONDITIONS. TYPICAL. COORDINATE WITH TYPICAL DETAILS ON A5.27.

GENERAL NOTES

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

1. COORDINATE WITH A-510, A-515, A-520, A-525 FOR EXTERIOR WALL FINISH TYPE TYPICAL DETAILS
2. PROVIDE CONTROL JOINTS/ EXPANSION JOINTS WITHIN DEFS SYSTEM TO COMPLY WITH ASTM C1063. REFERENCE GUIDELINES: PANEL LENGTH SHOULD NOT BE GREATER THAN 18 FT IN ANY DIRECTION, PANEL SHOULD NOT EXCEED 144 SQFT, PANEL LENGTH-TO-WIDTH RATIO SHOULD NOT EXCEED 2-1/2 TO 1
3. PROVIDE SAFETY GLAZING AS REQUIRED PER 2022 CBC SECTION 2406.
4. PROJECT IS NOT PROVIDING OUTDOOR AREAS FOR SMOKING, AND SMOKING SHALL BE PROHIBITED WITHIN 25 FT OF BUILDING ENTRIES, AIR INTAKES, AND OEPRABLE WINDOWS.
5. FOR BUILDING ENVELOPE ENERGY REQUIREMENTS, INCLUDING INSULATION, ROOFING, GLASS VALUES, COORDINATE WITH T24 ENERGY DESIGN COMPLIANCE STATEMENT ON G3.01.

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

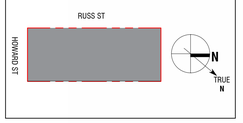
Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:



Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35752
REN. 05-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/22/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS
2	08/15/2023	BUILDING PERMIT
3	08/22/2023	BUILDING PERMIT

Full Size Print: 30" x 42"

Sheet Title:

2 PROPOSED BUILDING ELEVATION - SOUTH, EAST

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

A3.02

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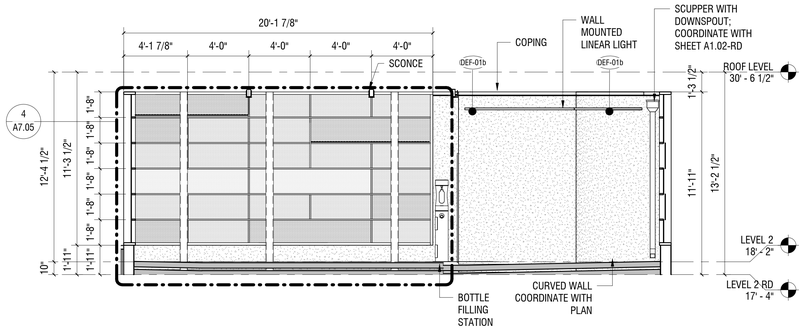
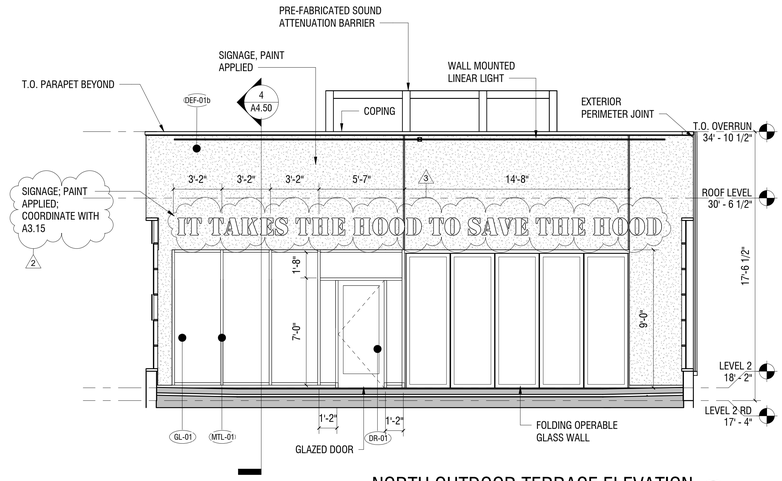
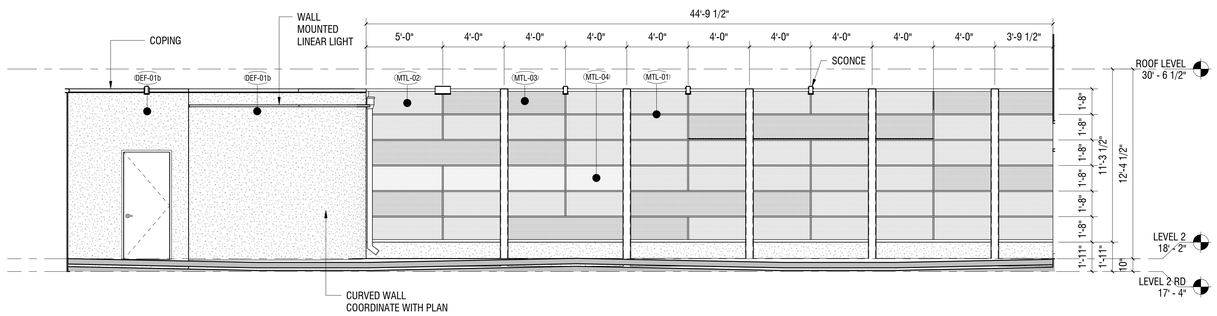


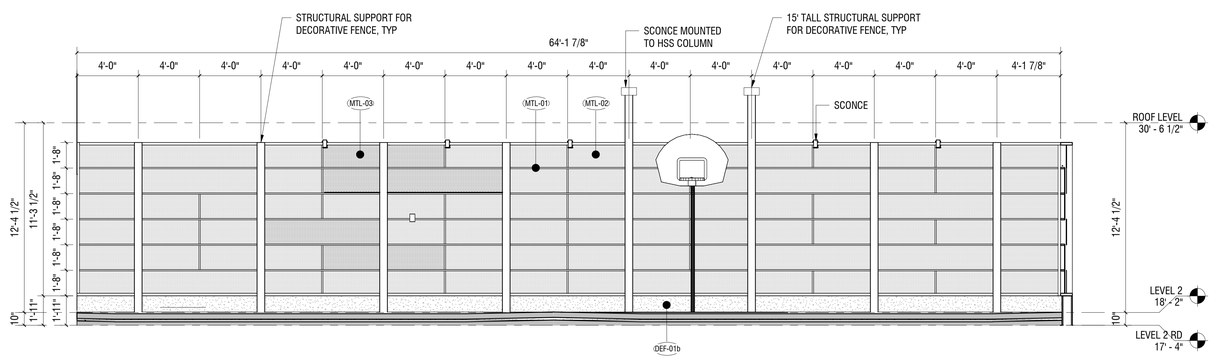
SOUTH OUTDOOR TERRACE ELEVATION (4)
SCALE: 1/4" = 1'-0"



NORTH OUTDOOR TERRACE ELEVATION (3)
SCALE: 1/4" = 1'-0"



WEST OUTDOOR TERRACE ELEVATION (2)
SCALE: 1/4" = 1'-0"



EAST OUTDOOR TERRACE ELEVATION (1)
SCALE: 1/4" = 1'-0"

LEGEND

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  TRANSPARENT; NFRC CERTIFIED; COORDINATE WITH GENERAL NOTE 5
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  BLIND SIDE WALL INSTALLATION AT (E) ADJACENT BUILDING, NO EXTERIOR FINISH
- SH-01 — **CONCEALED EXTERIOR SHAFT WALL**
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- DEF-01a — **DIRECT-APPLIED EXTERIOR FINISH SYSTEM**
  APPLIED OVER CMU WALL,
  COORD. WITH 3 / A5.10, 1 / A5.50
  COLOR: CHARCOAL GRAY, FINE TEXTURE
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  COLOR: CHARCOAL GRAY, FINE TEXTURE
  BASIS OF DESIGN: DRYVET TAFS-02
- DEF-01c — **DIRECT-APPLIED EXTERIOR FINISH SYSTEM**
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  COLOR: MATCH ADJACENT WALL SURFACE
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  MINIMUM 75% OPEN TO PERPENDICULAR VIEW
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  COLOR: CHARCOAL, FACTORY FINISHED
- MTL-02 — **ALUMINUM PERFORATED PANEL**
  DENSE PERFORATION, LOW VISIBILITY THROUGH PANEL
  COLOR: CHARCOAL; SINGLE PANE
  BASIS OF DESIGN: GKD METAL FABRICS ELLIPSE 14
- MTL-03 — **ALUMINUM PERFORATED PANEL**
  DENSE PERFORATION, LOW VISIBILITY THROUGH PANEL
  DUAL COLOR: OUTSIDE SURFACE COLOR CHARCOAL, INSIDE SURFACE LIGHT GREY; DOUBLE PANE,
  BASIS OF DESIGN: GKD METAL FABRICS ELLIPSE 52
- MTL-04 — **ALUMINUM PERFORATED PANEL**
  OPEN PERFORATION, HIGH VISIBILITY THROUGH PANEL
  COLOR: CHARCOAL; SINGLE PANE
  BASIS OF DESIGN: GKD METAL FABRICS ELLIPSE 2
- LVR — **METAL MECHANICAL LOUVER**
  BASIS OF DESIGN: CONSTRUCTION SPECIALTIES DC-9614
  AMCA 550 RATED, COORDINATE WITH MECHANICAL DRAWINGS
  COLOR: MATCH ADJACENT WALL SURFACE
- **FIRE DEPARTMENT CONNECTION**
  FLUSH MOUNT; COORDINATE WITH DESIGN
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- HB — **HOSE BIB**
  LOCKABLE, COORDINATE WITH PLUMBING DRAWINGS FOR BASIS OF DESIGN INFORMATION
- (E) — **EXISTING TO REMAIN**
  VERIFY AND COORDINATE WITH AS-BUILT FIELD CONDITIONS
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  RECESSED LOCKBOX, COORDINATE WITH 2022 SAN FRANCISCO FIRE CODE, SECTION 506.2.1
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GENERAL NOTES

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1. COORDINATE WITH A-510, A-515, A-520, A-525 FOR EXTERIOR WALL FINISH TYPE TYPICAL DETAILS
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3. PROVIDE SAFETY GLAZING AS REQUIRED PER 2022 CBC SECTION 2406.
4. PROJECT IS NOT PROVIDING OUTDOOR AREAS FOR SMOKING, AND SMOKING SHALL BE PROHIBITED WITHIN 25 FT OF BUILDING ENTRIES, AIR INTAKES, AND OEPRABLE WINDOWS.
5. FOR BUILDING ENVELOPE ENERGY REQUIREMENTS, INCLUDING INSULATION, ROOFING, GLASS VALUES, COORDINATE WITH T24 ENERGY DESIGN COMPLIANCE STATEMENT ON G3.01.

UNITED PLAYAZ PROJECT

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Owner:
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TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

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LUMA
48 Golden Gate Ave,
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TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
09-31-2023
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/22/2023

Project No.: 10848.00

RevNo.	Date	Description
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS
2	08/15/2023	BUILDING PERMIT
3	08/22/2023	BUILDING PERMIT

Full Size Print: 30" x 42"

Sheet Title:

2 PROPOSED ROOF & MISC. ELEVATIONS

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

A3.10

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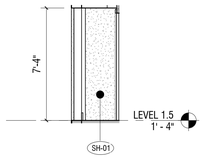
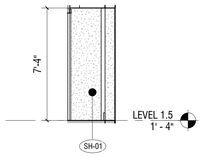
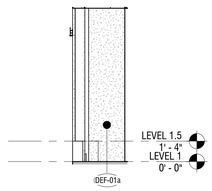


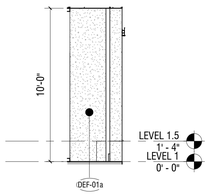
RUSS ENTRY EAST ELEVATION 10
SCALE: 1/4" = 1'-0"



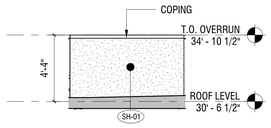
RUSS ENTRY WEST ELEVATION 5
SCALE: 1/4" = 1'-0"



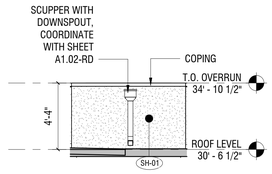
HOWARD ENTRY SOUTH ELEVATION 9
SCALE: 1/4" = 1'-0"



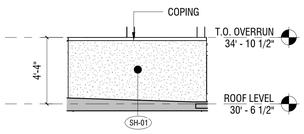
HOWARD ENTRY NORTH ELEVATION 4
SCALE: 1/4" = 1'-0"



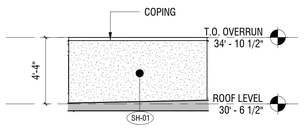
ELEVATOR OVERRUN SOUTH ELEVATION 8
SCALE: 1/4" = 1'-0"



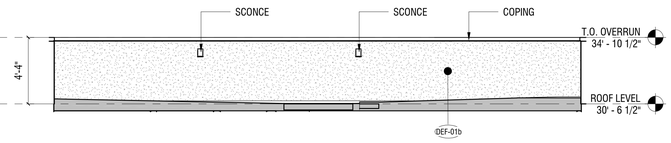
ELEVATOR OVERRUN NORTH ELEVATION 3
SCALE: 1/4" = 1'-0"



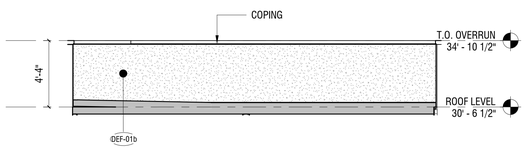
ELEVATOR OVERRUN EAST ELEVATION 12
SCALE: 1/4" = 1'-0"



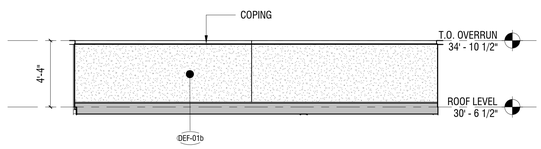
ELEVATOR OVERRUN WEST ELEVATION 7
SCALE: 1/4" = 1'-0"



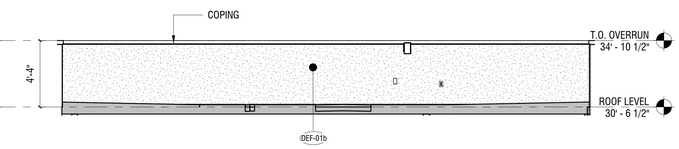
ROOF PARAPET WEST ELEVATION 2
SCALE: 1/4" = 1'-0"



ROOF PARAPET SOUTH ELEVATION 11
SCALE: 1/4" = 1'-0"



ROOF PARAPET NORTH ELEVATION 6
SCALE: 1/4" = 1'-0"



ROOF PARAPET EAST ELEVATION 1
SCALE: 1/4" = 1'-0"

LEGEND

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

- GL-01 — **INSULATED HIGH PERFORMANCE GLAZING** TRANSPARENT; NFRC CERTIFIED; COORDINATE WITH GENERAL NOTE 5
- CMU-01 — **CONCEALED EXTERIOR CONCRETE MASONRY UNIT WALL** BLIND SIDE WALL INSTALLATION AT (E) ADJACENT BUILDING, NO EXTERIOR FINISH
- SH-01 — **CONCEALED EXTERIOR SHAFT WALL** BLIND SIDE WALL INSTALLATION AT (E) ADJACENT BUILDING, NO EXTERIOR FINISH
- DEF-01a — **DIRECT-APPLIED EXTERIOR FINISH SYSTEM** APPLIED OVER CMU WALL, COORD. WITH 3 / A5.10, 1 / A5.50 COLOR: CHARCOAL GRAY, FINE TEXTURE BASIS OF DESIGN: DRYVET TAFS-02
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- DR-02 — **PAINTED METAL DOOR** COLOR: MATCH ADJACENT WALL SURFACE
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- MTL-01 — **ALUMINUM MULLION** THERMALLY ISOLATED, PRE-ENGINEERED, PRE-TESTED, NFRC CERTIFIED ASSEMBLY COLOR: CHARCOAL, FACTORY FINISHED
- MTL-02 — **ALUMINUM PERFORATED PANEL** DENSE PERFORATION, LOW VISIBILITY THROUGH PANEL COLOR: CHARCOAL; SINGLE PANE BASIS OF DESIGN: GKD METAL FABRICS ELLIPSE 14
- MTL-03 — **ALUMINUM PERFORATED PANEL** DENSE PERFORATION, LOW VISIBILITY THROUGH PANEL DUAL COLOR: OUTSIDE SURFACE COLOR CHARCOAL, INSIDE SURFACE LIGHT GREY; DOUBLE PANE, BASIS OF DESIGN: GKD METAL FABRICS ELLIPSE 52
- MTL-04 — **ALUMINUM PERFORATED PANEL** OPEN PERFORATION, HIGH VISIBILITY THROUGH PANEL COLOR: CHARCOAL; SINGLE PANE BASIS OF DESIGN: GKD METAL FABRICS ELLIPSE 2
- LVR — **METAL MECHANICAL LOUVER** BASIS OF DESIGN: CONSTRUCTION SPECIALTIES DC-9614 AMCA 550 RATED, COORDINATE WITH MECHANICAL DRAWINGS COLOR: MATCH ADJACENT WALL SURFACE
- **FIRE DEPARTMENT CONNECTION** FLUSH MOUNT; COORDINATE WITH DESIGN BUILD FIRE PROTECTION SUBCONTRACTOR
- HB — **HOSE BIB** LOCKABLE, COORDINATE WITH PLUMBING DRAWINGS FOR BASIS OF DESIGN INFORMATION
- (E) — **EXISTING TO REMAIN** VERIFY AND COORDINATE WITH AS-BUILT FIELD CONDITIONS
- LB — **SFFD LOCK BOX** RECESSED LOCKBOX, COORDINATE WITH 2022 SAN FRANCISCO FIRE CODE, SECTION 506.2.1
- **EXTERIOR PERIMETER JOINTS AT CONCEALED WALLS** PROVIDE WEATHER TIGHT SEAL BETWEEN 1044 HOWARD AND (E) NEIGHBORING BUILDING; EXTERIOR JOINTS TO BE INSTALLED WITHOUT DISRUPTING (E) ADJACENT CONDITIONS EXCEPT WHERE NECESSARY TO FACILITATE NEW JOINT INSTALLATION. VERIFY AND COORDINATE IN FIELD WITH AS-BUILT CONDITIONS. TYPICAL. COORDINATE WITH TYPICAL DETAILS ON A5.27.

GENERAL NOTES

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

1. COORDINATE WITH A-510, A-515, A-520, A-525 FOR EXTERIOR WALL FINISH TYPE TYPICAL DETAILS
2. PROVIDE CONTROL JOINTS/ EXPANSION JOINTS WITHIN DEFS SYSTEM TO COMPLY WITH ASTM C1063. REFERENCE GUIDELINES: PANEL LENGTH SHOULD NOT BE GREATER THAN 18 FT IN ANY DIRECTION, PANEL SHOULD NOT EXCEED 144 SQFT, PANEL LENGTH-TO-WIDTH RATIO SHOULD NOT EXCEED 2-1/2 TO 1
3. PROVIDE SAFETY GLAZING AS REQUIRED PER 2022 CBC SECTION 2406.
4. PROJECT IS NOT PROVIDING OUTDOOR AREAS FOR SMOKING, AND SMOKING SHALL BE PROHIBITED WITHIN 25 FT OF BUILDING ENTRIES, AIR INTAKES, AND OEPRABLE WINDOWS.
5. FOR BUILDING ENVELOPE ENERGY REQUIREMENTS, INCLUDING INSULATION, ROOFING, GLASS VALUES, COORDINATE WITH T24 ENERGY DESIGN COMPLIANCE STATEMENT ON G3.01.

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

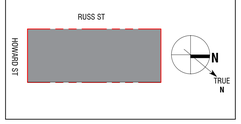
Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:



Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
09-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS
2	08/15/2023	BUILDING PERMIT

Full Size Print: 30" x 42"

Sheet Title:

2 PROPOSED ROOF & MISC. ELEVATIONS

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

A3.11

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LEGEND

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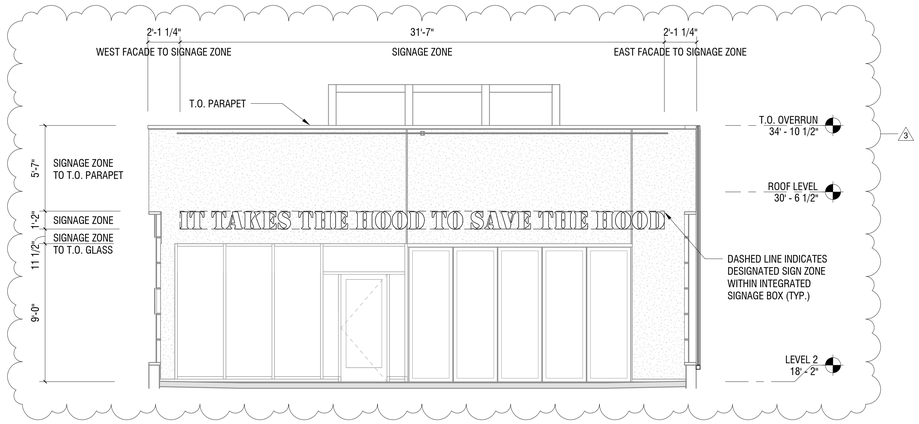
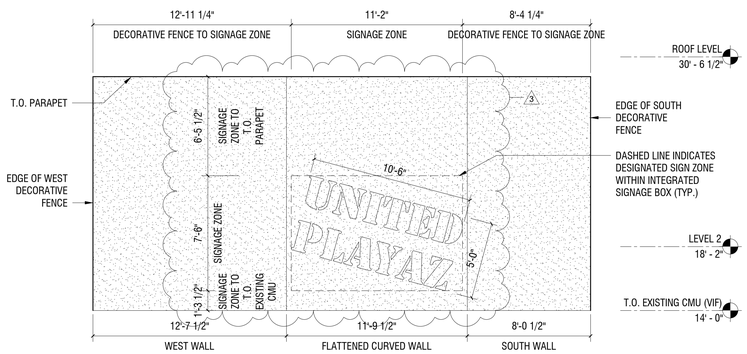


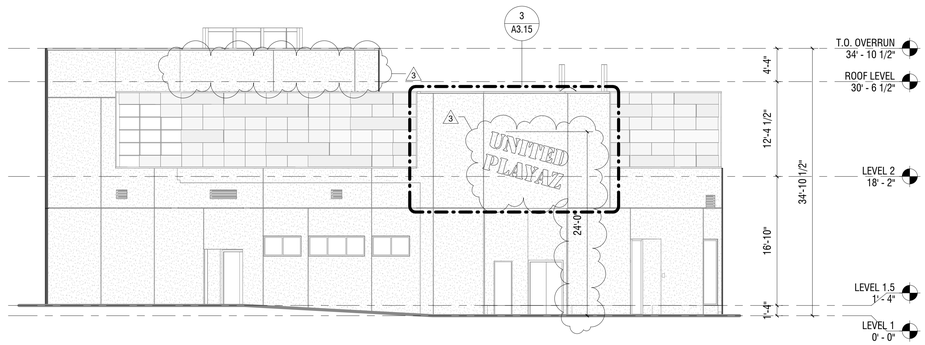
SIGNAGE ELEVATION - NORTH OUTDOOR TERRACE 4

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



ENLARGED SIGNAGE ELEVATION - SOUTHWEST 3

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



SIGNAGE ELEVATION - SOUTHWEST 2

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

GENERAL NOTES

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SIGNAGE KEY PLAN 1

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

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Owner:

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TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:

DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
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M/E/P Engineers:

PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:

The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:

Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

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LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

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Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
09-31-2023
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/22/2023

Project No.: 10848.00

RevNo.	Date	Description
2	08/15/2023	BUILDING PERMIT
3	08/22/2023	BUILDING PERMIT

Full Size Print: 30" x 42"

Sheet Title:

PROPOSED MISCELLANEOUS ELEVATIONS - EXTERIOR BUILDING SIGNAGE

Scale: As indicated

2

A3.15

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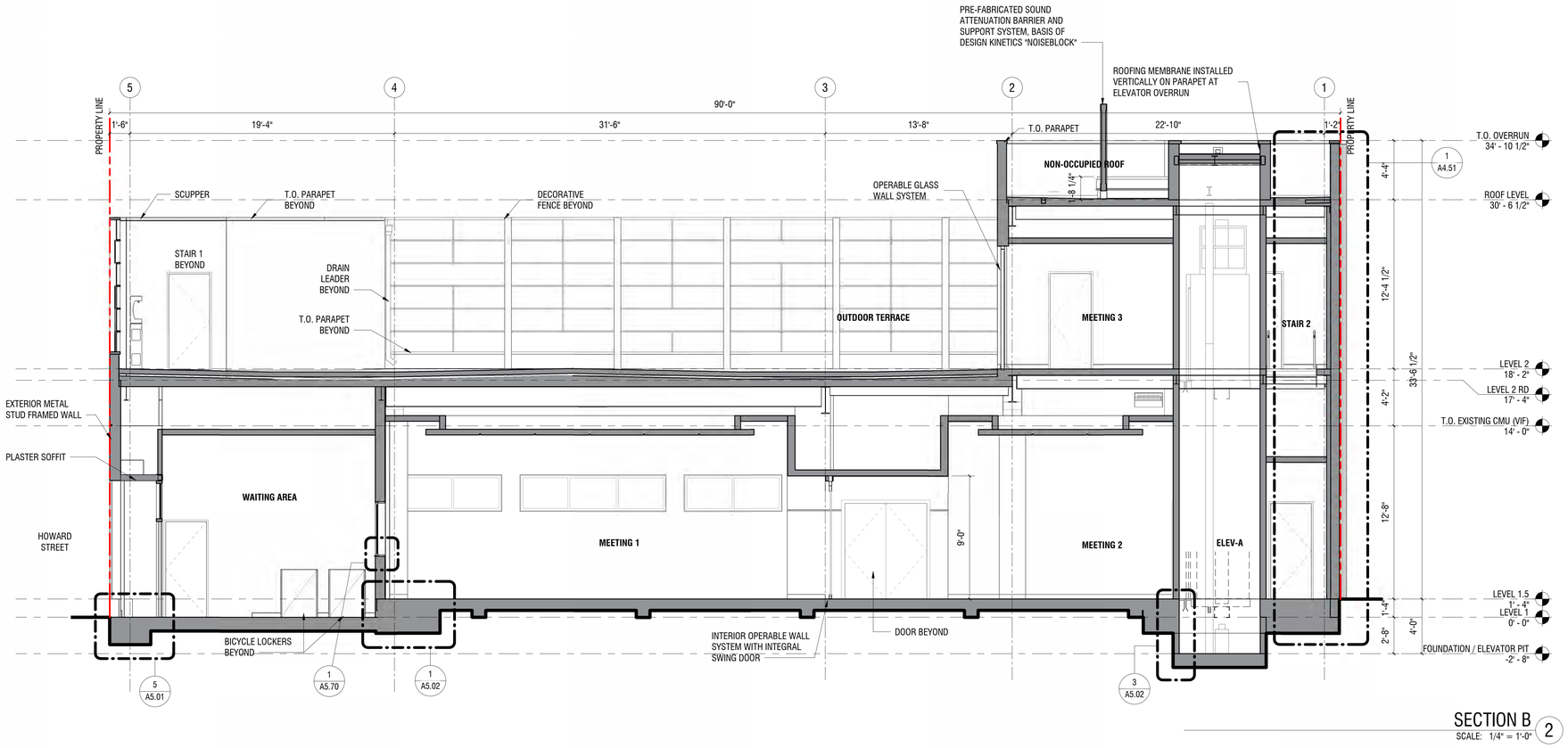
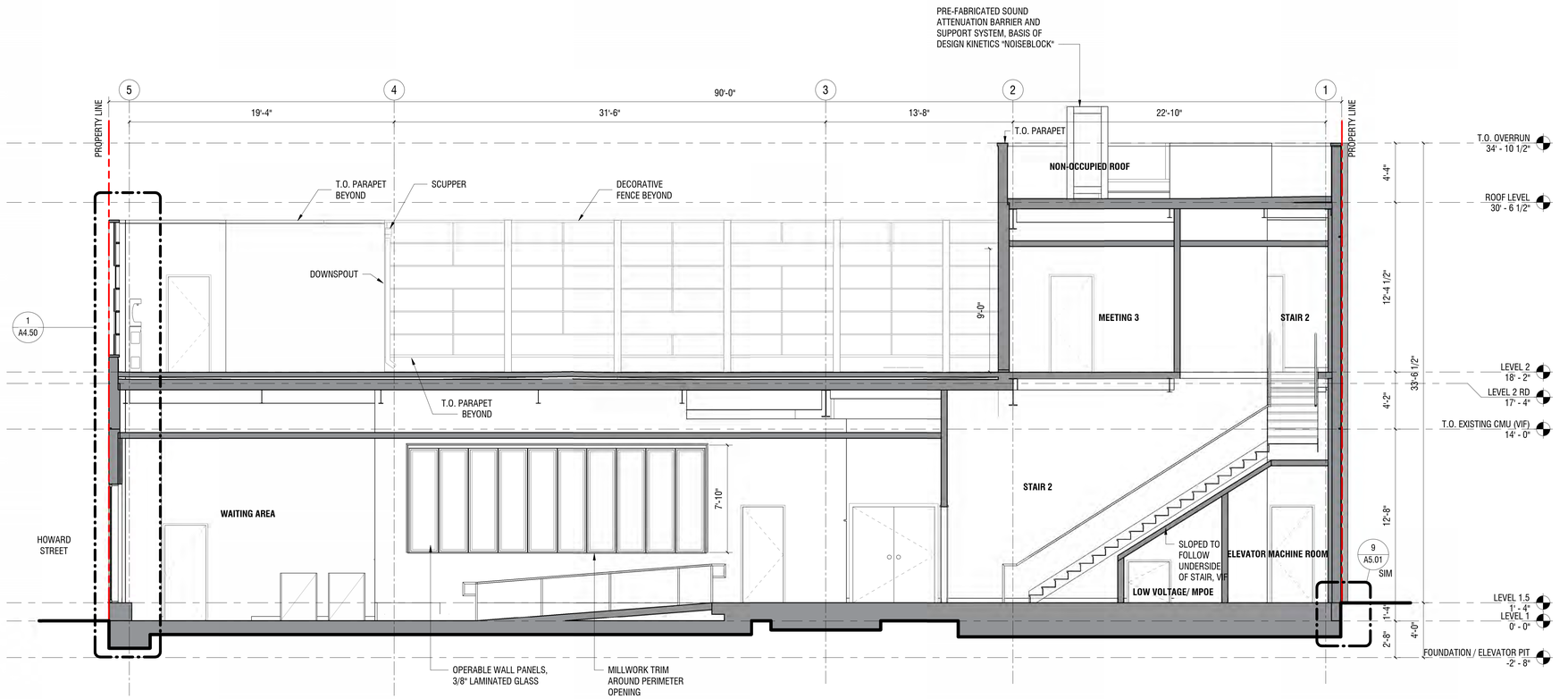


SECTION B 2
SCALE: 1/4" = 1'-0"



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

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Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd.
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
REN. 05-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
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	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

BUILDING SECTIONS

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

A4.01

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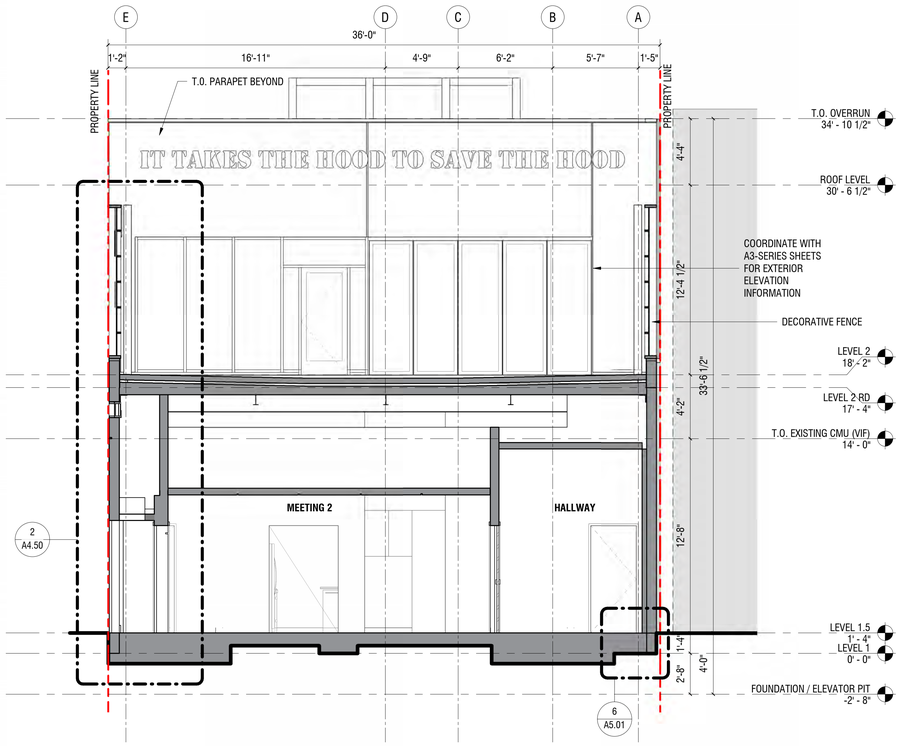
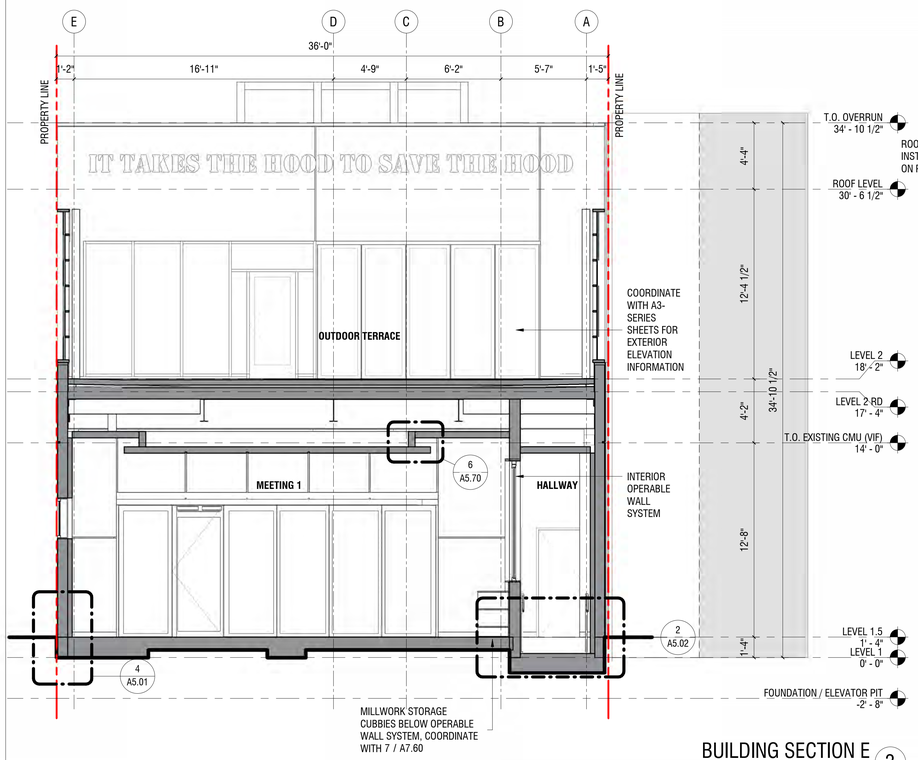
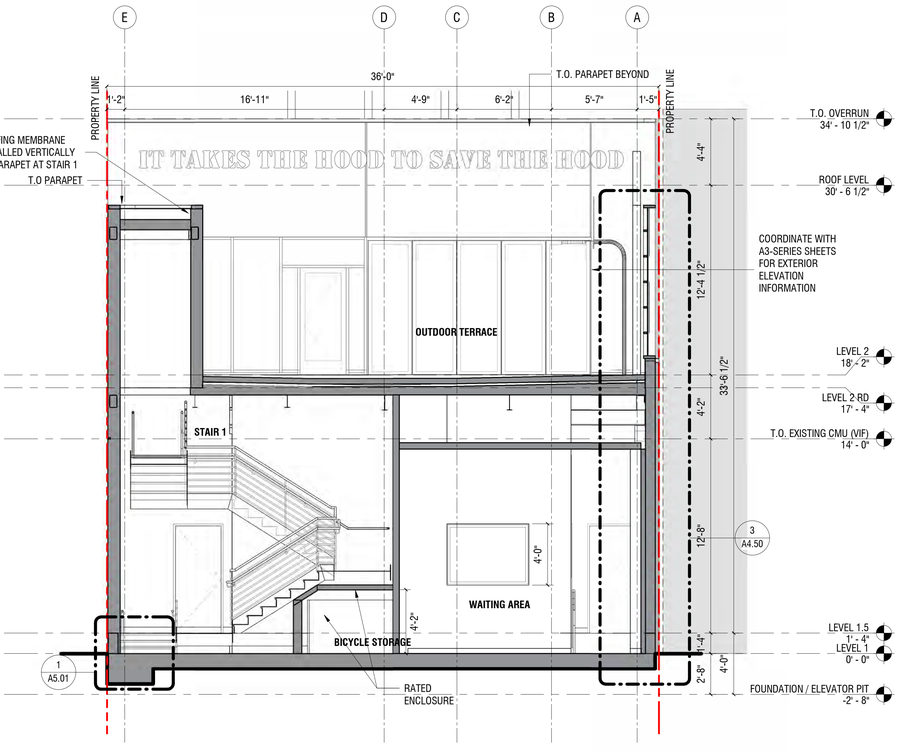


BUILDING SECTION D (2)
SCALE: 1/4" = 1'-0"



BUILDING SECTION E (3)
SCALE: 1/4" = 1'-0"



BUILDING SECTION C (1)
SCALE: 1/4" = 1'-0"

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:

DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:

PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:

The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:

Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

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LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
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El Sobrante, CA 94803
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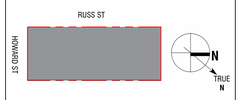
Key Plan:



Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
REN. 05-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

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	04/26/2023	25% CONSTRUCTION DOCUMENTS
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BUILDING SECTIONS

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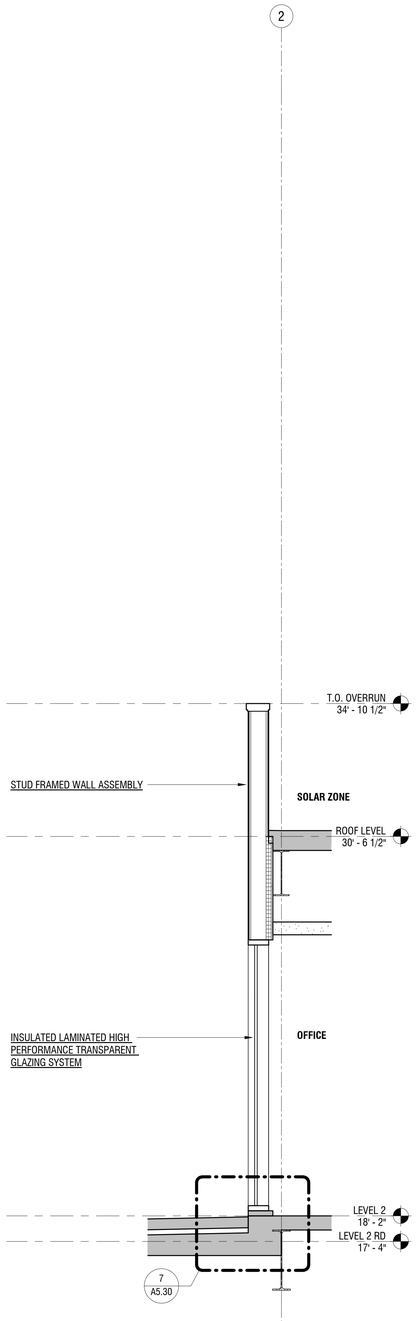
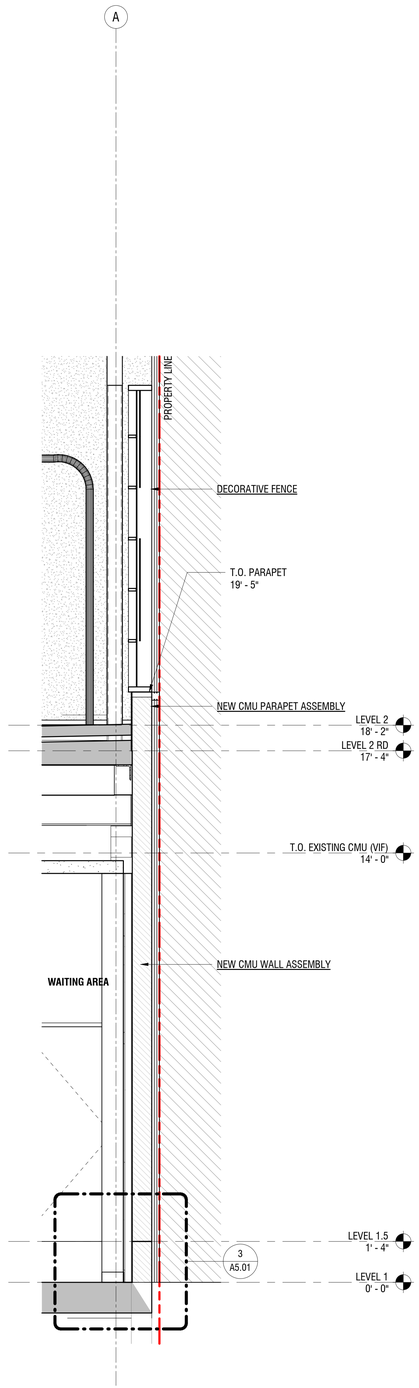


NORTH WALL AT OUTDOOR TERRACE (4)
SCALE: 1/2" = 1'-0"



EAST WALL AT OURDOOR TERRACE (3)
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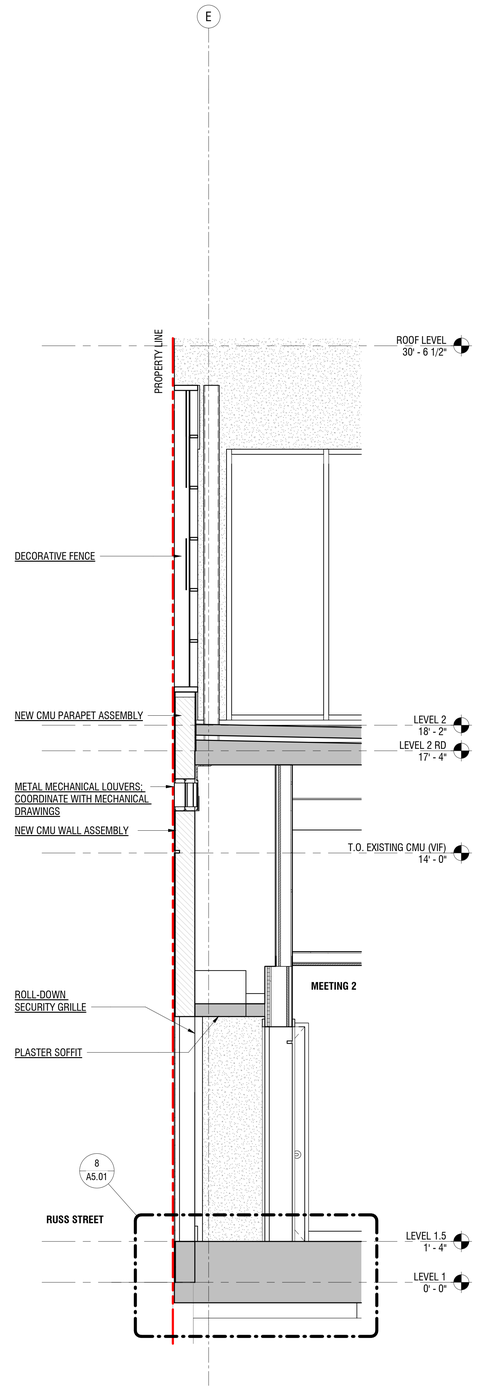
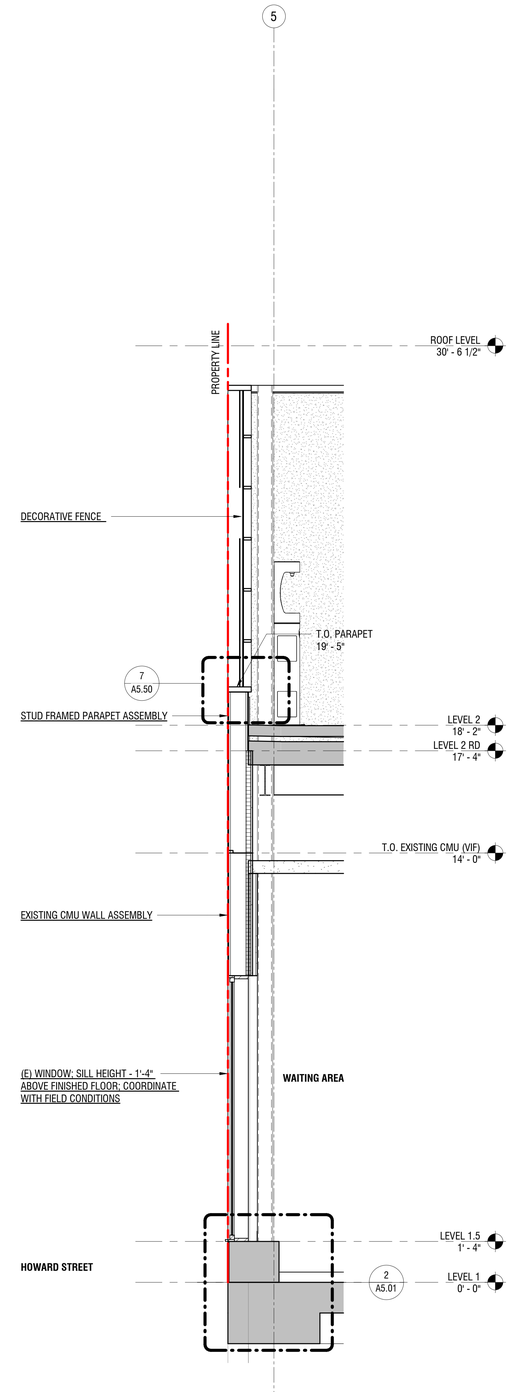


WEST WALL AT OUTDOOR TERRACE (2)
SCALE: 1/2" = 1'-0"



SOUTH WALL AT OUTDOOR TERRACE (1)
SCALE: 1/2" = 1'-0"

UNITED PLAYAZ PROJECT

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Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

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135 Main Street, Suite 1800
San Francisco, CA 94105
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M/E/P Engineers:

PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
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Fire/Life Safety:

The Fire Consultants
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Walnut Creek, CA 94596
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Geotechnical Engineer:

Rockridge Geotechnical
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Key Plan:

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
05-31-2024
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

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Sheet Title:

WALL SECTIONS

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A4.50

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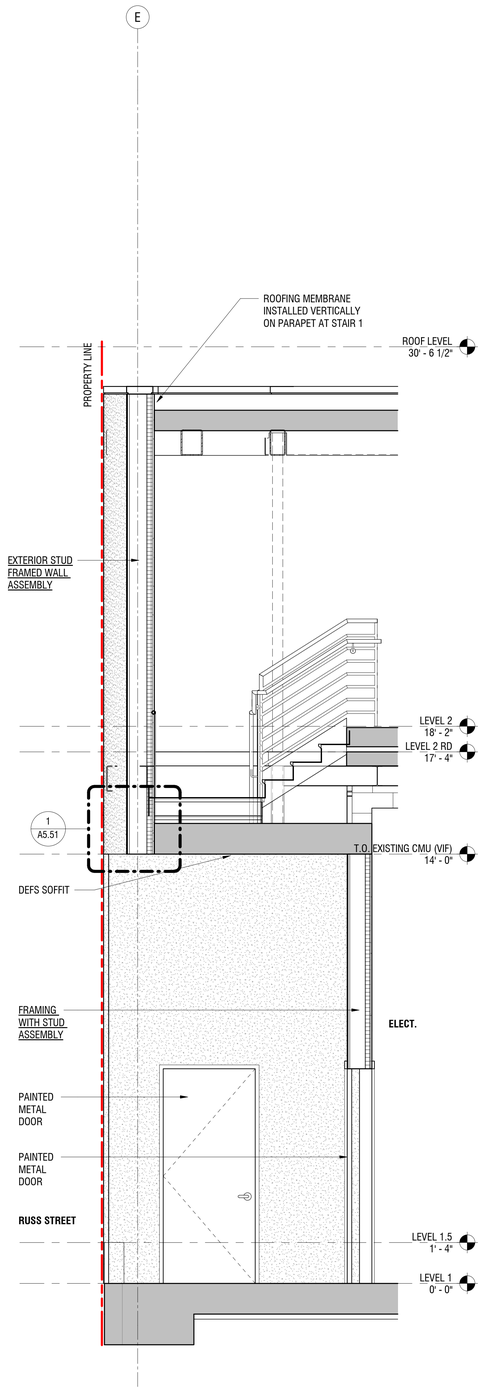
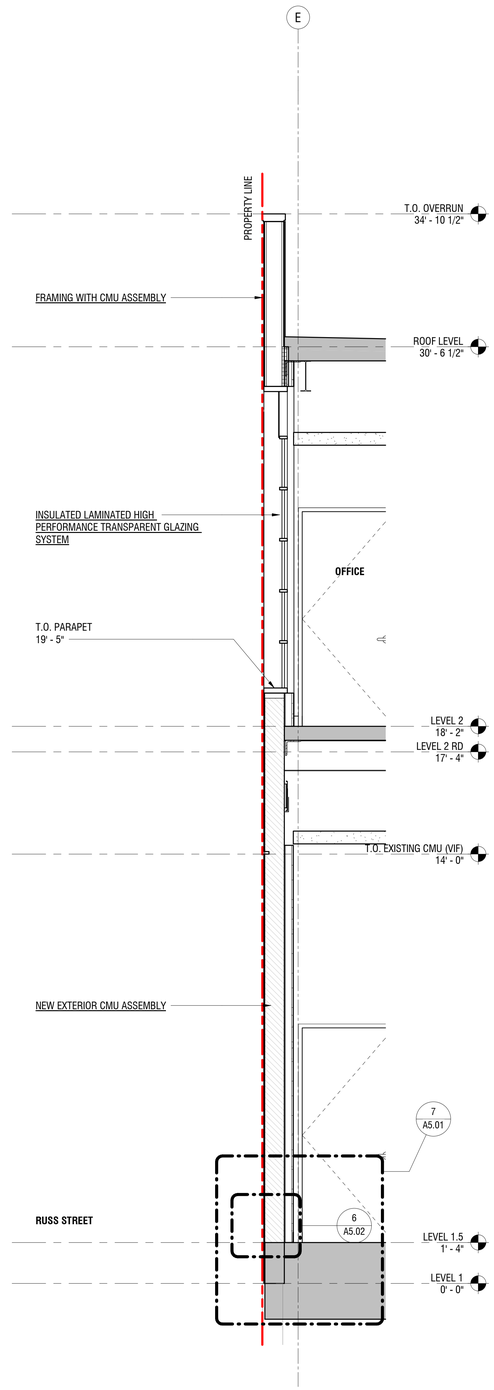
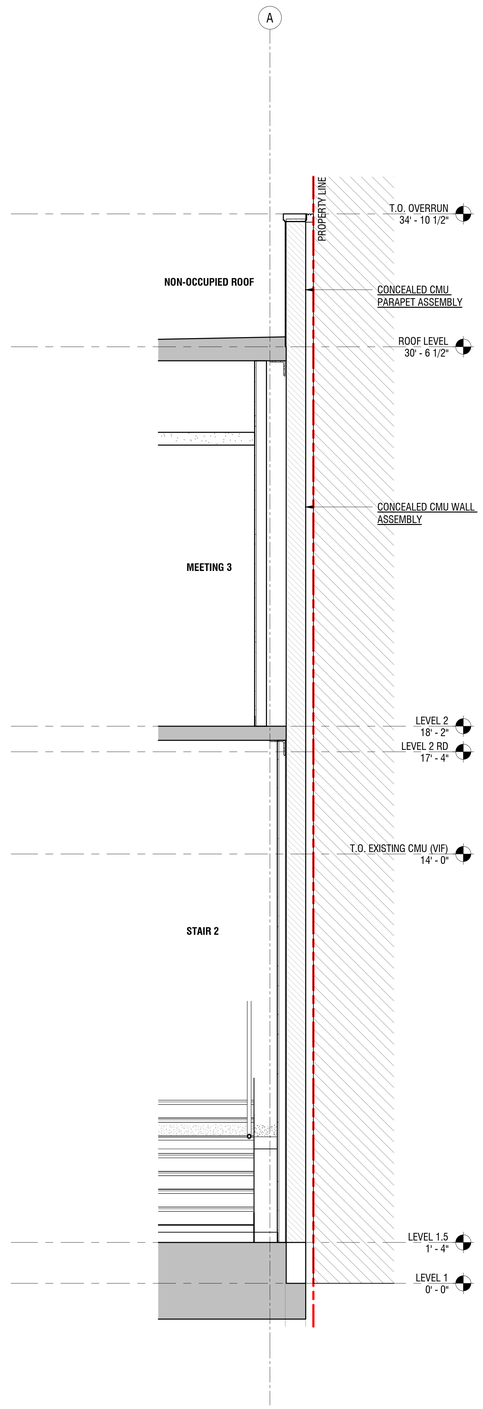


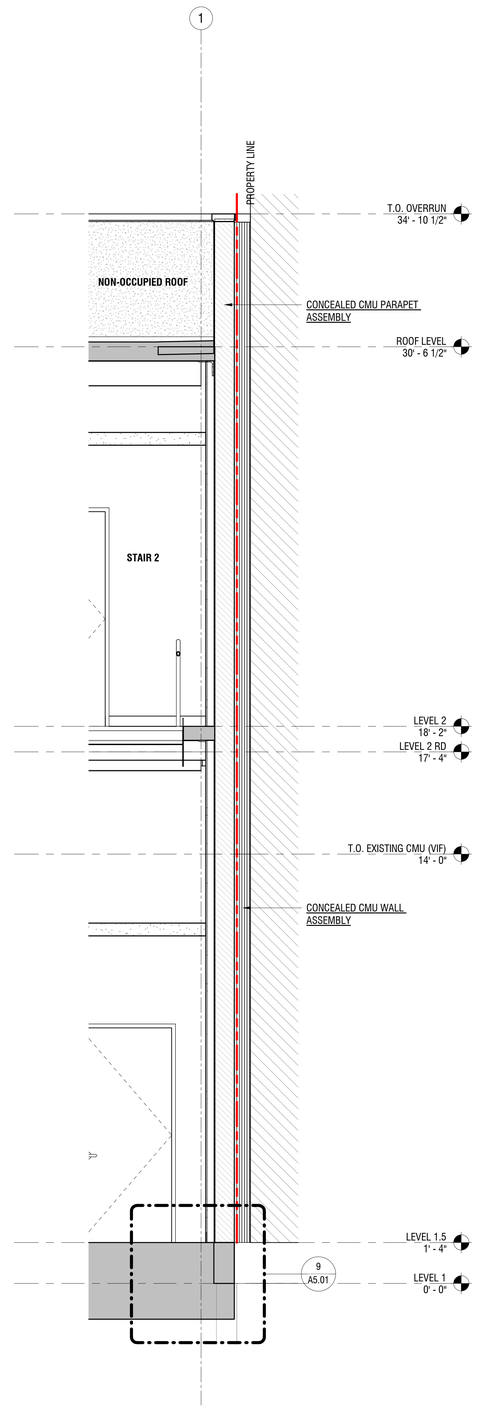
WEST WALL AT STAIR 1 (4)
SCALE: 1/2" = 1'-0"



WEST WALL AT OFFICE (3)
SCALE: 1/2" = 1'-0"



EAST WALL AT NEIGHBORING BUILDING (2)
SCALE: 1/2" = 1'-0"



NORTH WALL AT NEIGHBORING BUILDING (1)
SCALE: 1/2" = 1'-0"

8/15/2023 11:22:12 AM

UNITED PLAYAZ PROJECT

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Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
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TEL. 213.895.7800

Civil Engineer:
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Sheet Title:

WALL SECTIONS

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

A4.51

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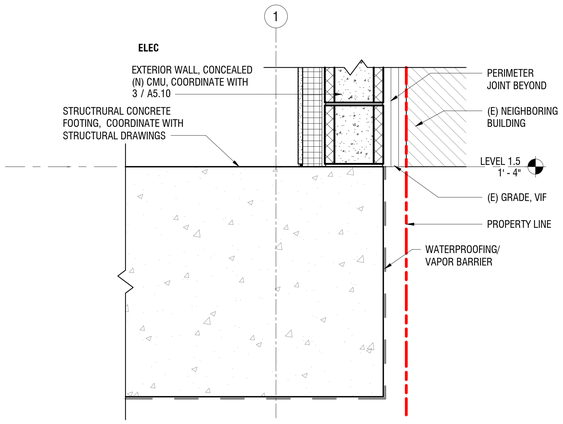
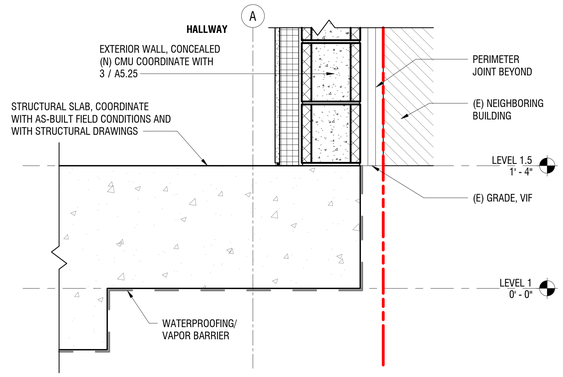
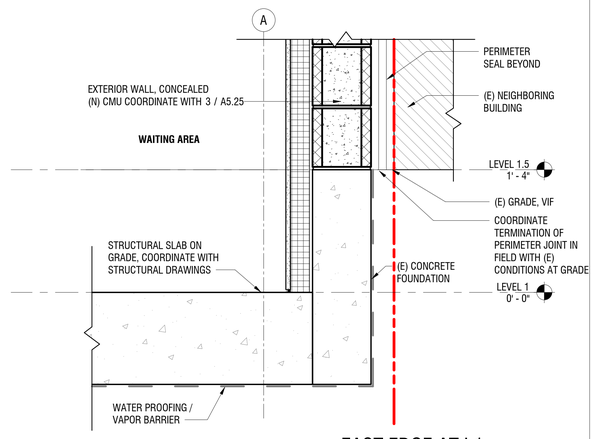


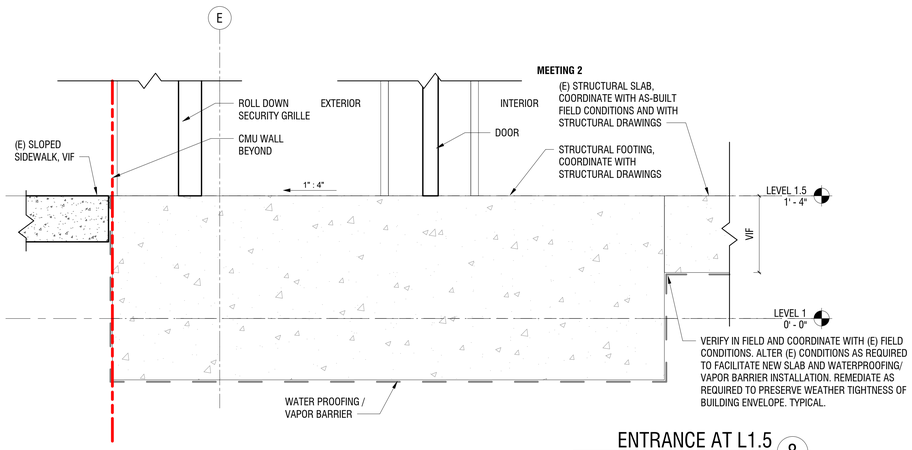
NORTH EDGE AT L1.5 (9)
SCALE: 1 1/2" = 1'-0"



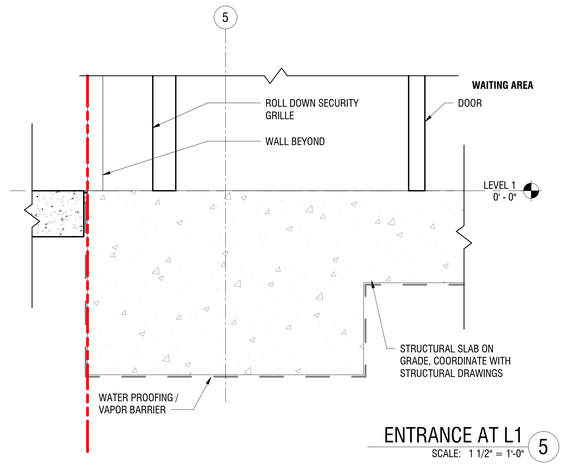
(E) EAST EDGE AT L1.5 (6)
SCALE: 1 1/2" = 1'-0"



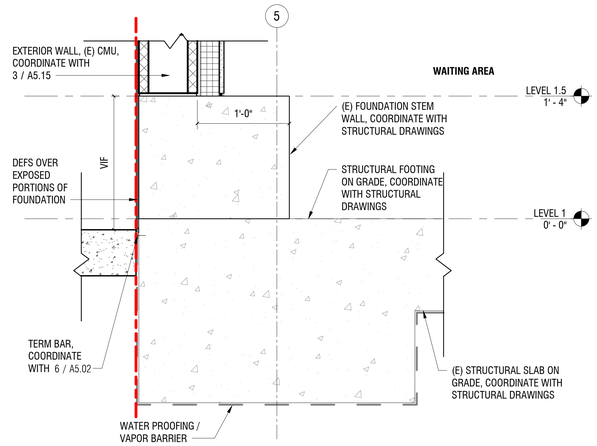
EAST EDGE AT L1 (3)
SCALE: 1 1/2" = 1'-0"



ENTRANCE AT L1.5 (8)
SCALE: 1 1/2" = 1'-0"



ENTRANCE AT L1 (5)
SCALE: 1 1/2" = 1'-0"



SOUTH EDGE AT L1 (2)
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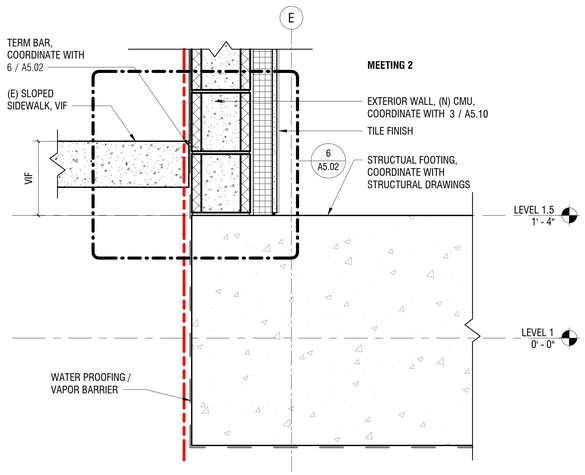
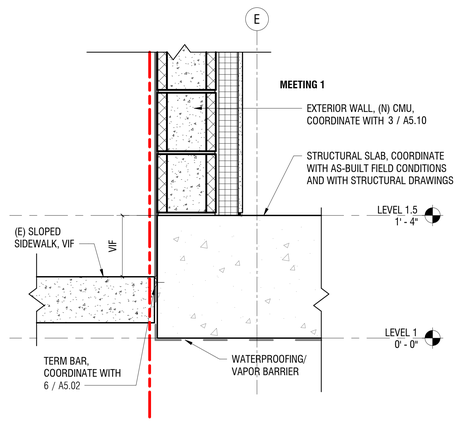
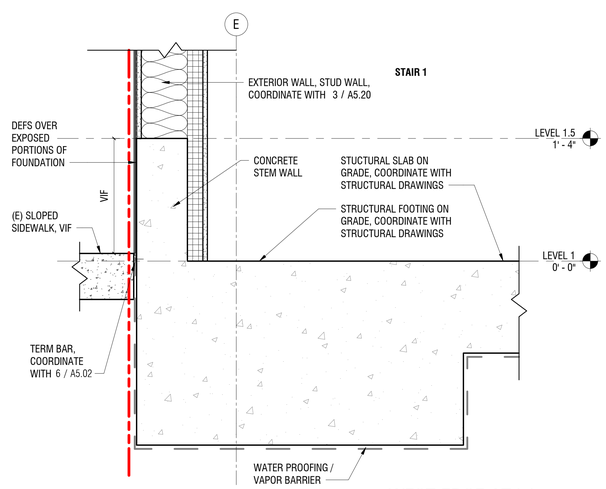


WEST EDGE AT L1.5 - BELOW SIDEWALK (7)
SCALE: 1 1/2" = 1'-0"



(E) WEST EDGE AT L.5 - ABOVE SIDEWALK (4)
SCALE: 1 1/2" = 1'-0"



WEST EDGE AT L1 (1)
SCALE: 1 1/2" = 1'-0"

GENERAL NOTES

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

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4. PROVIDE BENTONITE WATERSTOP WHERE COLD POUR JOINTS OCCUR; MIN. 3" COVERAGE.

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

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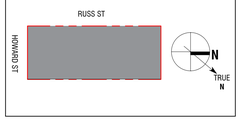
5161 Valley View Rd.
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:



Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
No. C35782
Exp. 05-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

FOUNDATION & SLAB EDGE DETAILS

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

A5.01

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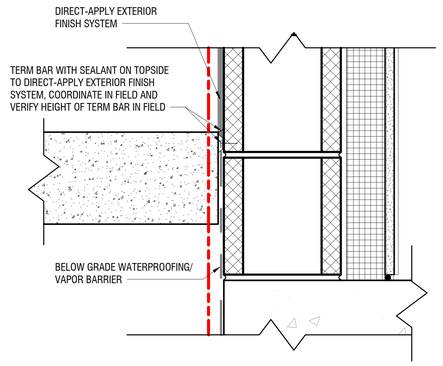
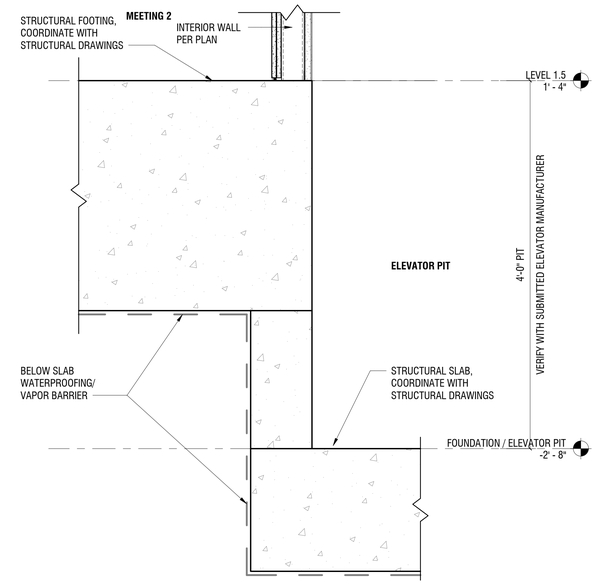
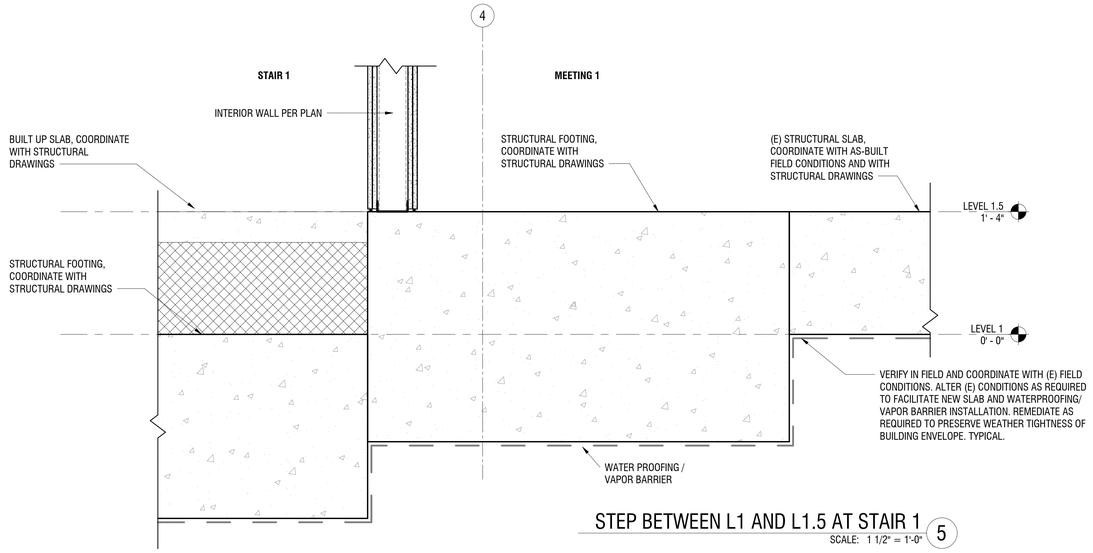


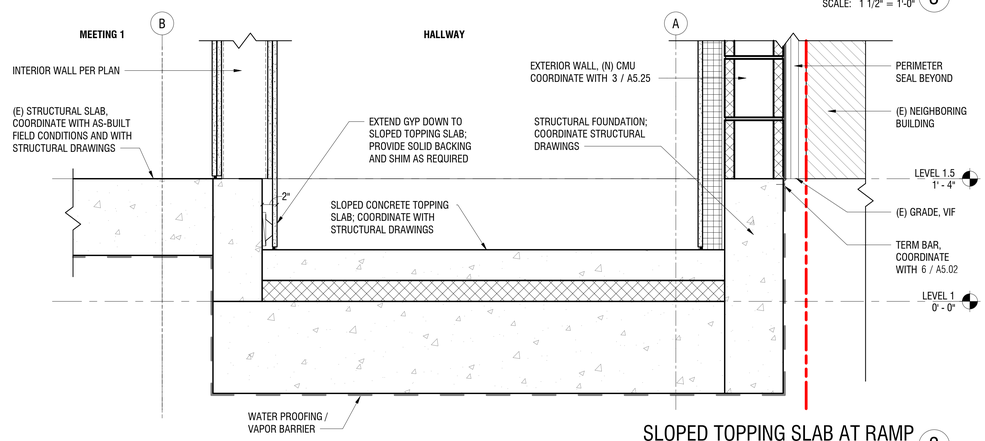
TYPICAL TERM BAR AT FOUNDATION 6
SCALE: 3" = 1'-0"



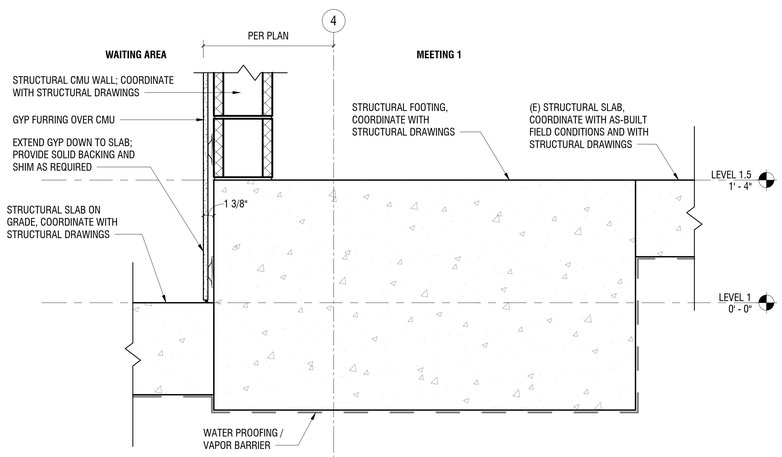
ELEVATOR PIT 3
SCALE: 1 1/2" = 1'-0"



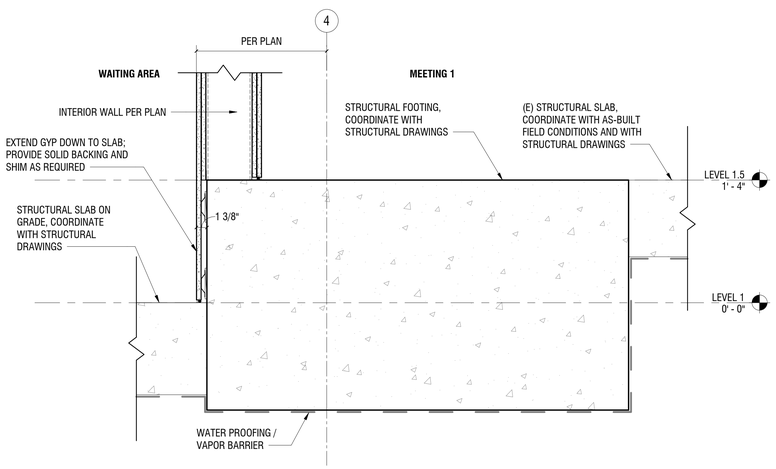
STEP BETWEEN L1 AND L1.5 AT STAIR 1 5
SCALE: 1 1/2" = 1'-0"



SLOPED TOPPING SLAB AT RAMP 2
SCALE: 1 1/2" = 1'-0"



STEP BETWEEN L1 AND L1.5 AT CMU WALL 4
SCALE: 1 1/2" = 1'-0"



STEP BETWEEN L1 AND L1.5 AT STUD WALL 1
SCALE: 1 1/2" = 1'-0"

GENERAL NOTES

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Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
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Civil Engineer:
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135 Main St #1500
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M/E/P Engineers:
PAE
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Oakland, CA 94610
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Key Plan:

Seal / Signature:

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C35782
REN. 05-31-2023
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Full Size Print: 30" x 42"

Sheet Title:

FOUNDATION & SLAB EDGE DETAILS

Scale: As indicated

A5.02

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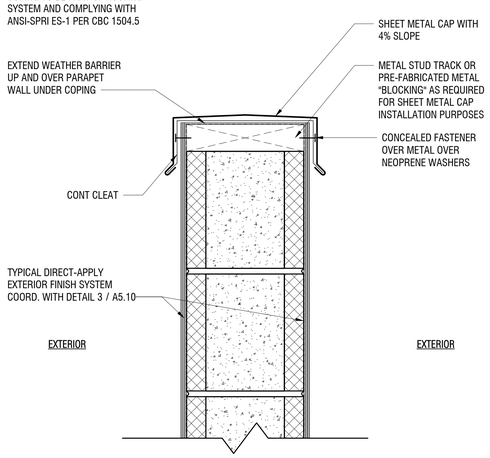
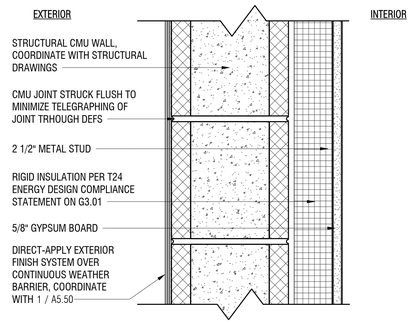
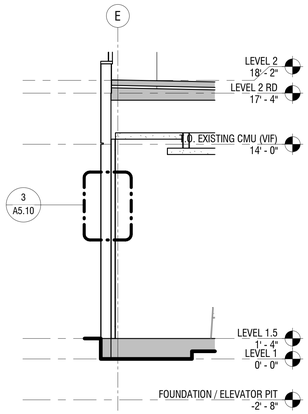
GENERAL NOTE FOR PARAPETS:
COPING TO BE PART OF ROOFING SYSTEM AND COMPLYING WITH ANSI-SPRI ES-1 PER CBC 1504.5



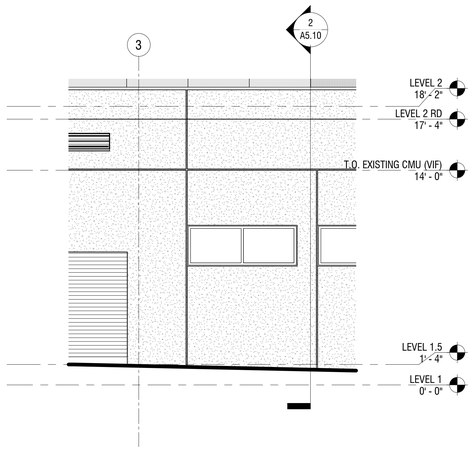
TYPICAL PARAPET AT NEW EXTERIOR CMU ASSEMBLY (4)
SCALE: 3" = 1'-0"



TYPICAL DEFS OVER NEW EXTERIOR CMU ASSEMBLY (3)
SCALE: 3" = 1'-0"



TYPICAL NEW EXTERIOR CMU ELEVATION (2)
SCALE: 1/4" = 1'-0"



TYPICAL NEW EXTERIOR CMU ELEVATION (1)
SCALE: 1/4" = 1'-0"

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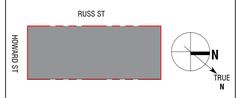
Key Plan:



Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
05-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
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	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

EXTERIOR WALL FINISH TYPE - NEW CMU

Scale: As indicated

A5.10

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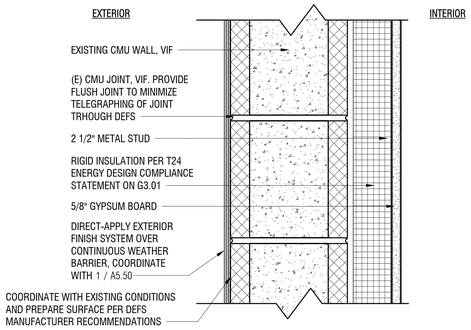
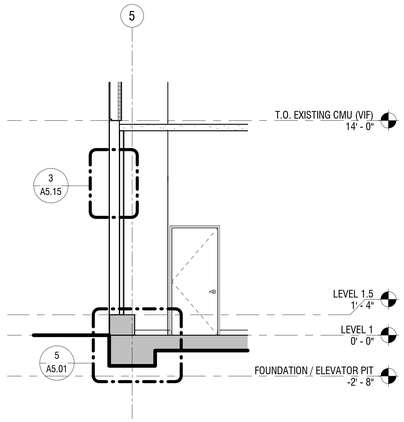


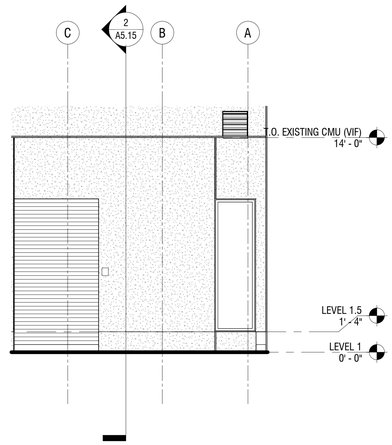
TYPICAL DEFS OVER EXISTING EXTERIOR CMU ASSEMBLY (3)

SCALE: 3" = 1'-0"



TYPICAL EXISTING EXTERIOR CMU SECTION (2)

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



TYPICAL EXISTING EXTERIOR CMU ELEVATION (1)

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C35752
05-31-2025
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Full Size Print: 30" x 42"

Sheet Title:

EXTERIOR WALL FINISH TYPE - EXISTING CMU

Scale: As indicated

A5.15

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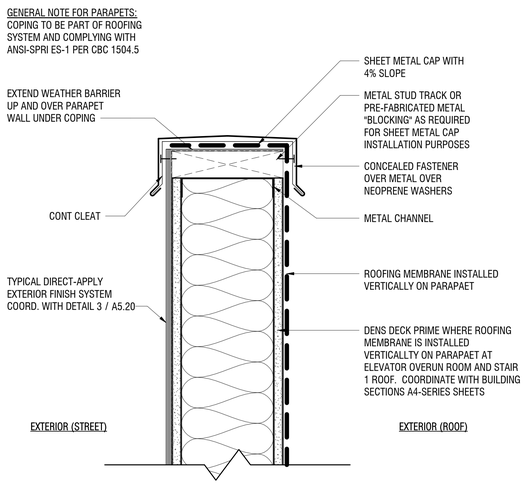
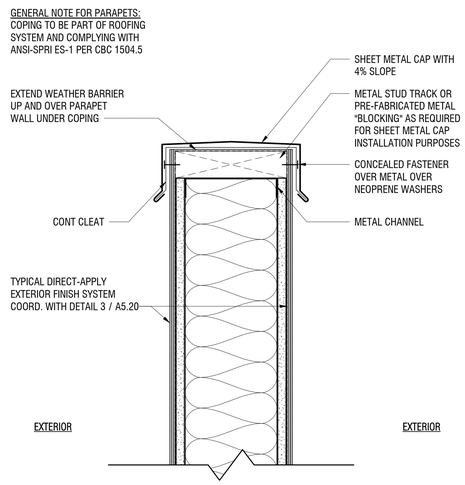
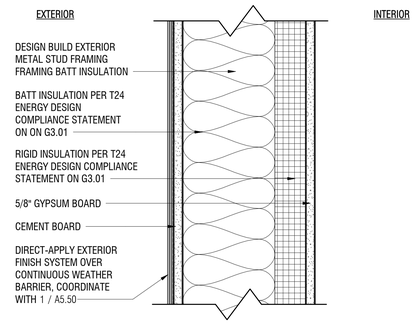


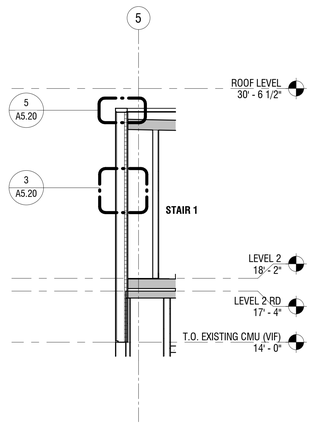
TYPICAL PARAPET AT UN-OCCUPIED ROOFS (5)
SCALE: 3" = 1'-0"



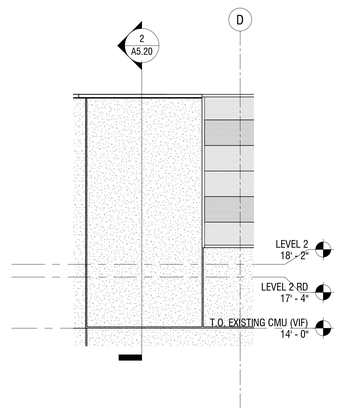
TYPICAL PARAPET AT EXTERIOR STUD FRAMED ASSEMBLY (4)
SCALE: 3" = 1'-0"



TYPICAL DEFS OVER EXTERIOR STUD WALL ASSEMBLY (3)
SCALE: 3" = 1'-0"



TYPICAL EXTERIOR STUD FRAMED WALL SECTION (2)
SCALE: 1/4" = 1'-0"



TYPICAL EXTERIOR STUD FRAMED WALL ELEVATION (1)
SCALE: 1/4" = 1'-0"

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
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Fire/Life Safety:
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1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
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Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
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48 Golden Gate Ave,
San Francisco, CA 94102
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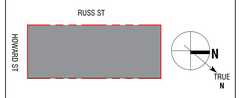
TEL. 770.241.1354

Key Plan:



Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
REN. 05-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

EXTERIOR WALL FINISH TYPE - STUD FRAMED

Scale: As indicated

A5.20

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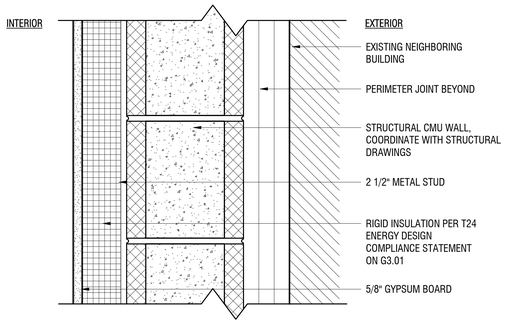
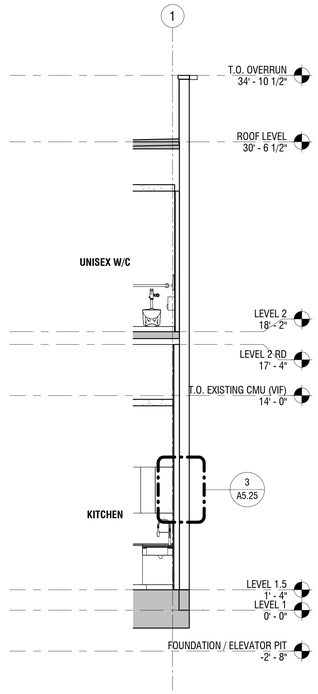


TYPICAL EXTERIOR CONCEALED CMU ASSEMBLY (3)
SCALE: 3" = 1'-0"



TYPICAL EXTERIOR CONCEALED SECTION (2)
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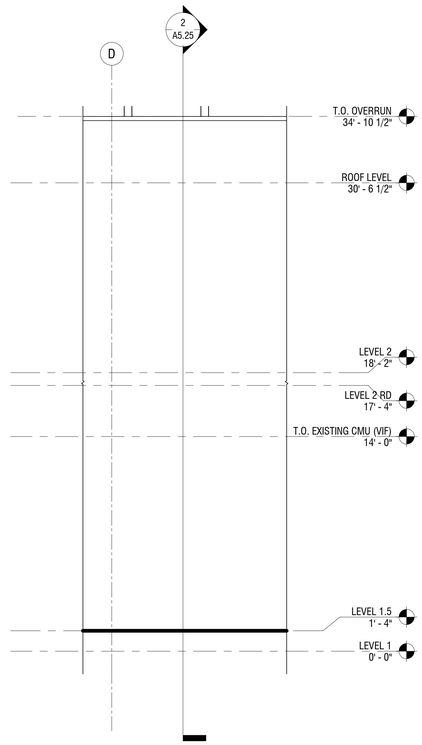

TYPICAL EXTERIOR CONCEALED ELEVATION (1)
SCALE: 1/4" = 1'-0"

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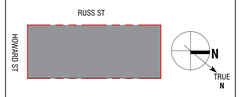
Key Plan:



Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35752
REN. 05-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

EXTERIOR WALL FINISH TYPE - CONCEALED

Scale: As indicated

A5.25

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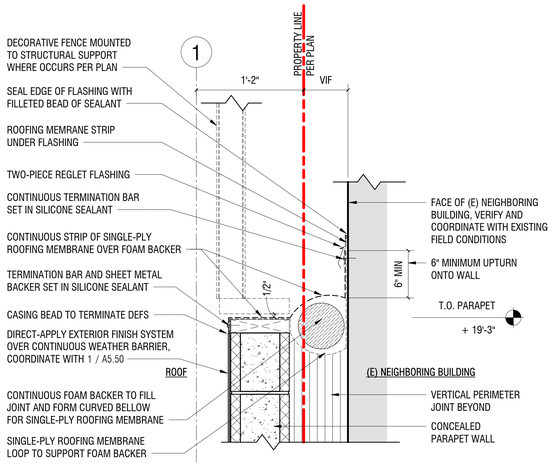
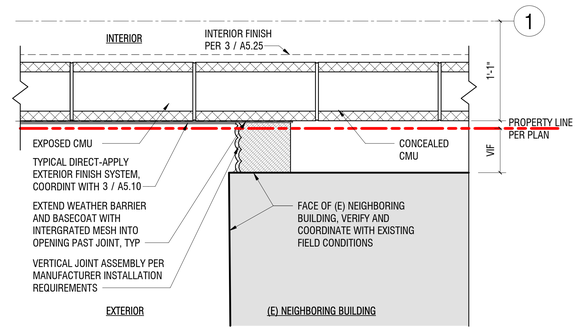


TYPICAL HORIZONTAL JOINT AT PARAPET (2)

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



TYPICAL VERTICAL JOINT AT CMU WALL (1)

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

EXTERIOR PERIMETER JOINT GENERAL NOTES:

1. COORDINATE WITH 2/A3.01, 1/A3.02 FOR DETAIL CALLOUTS.
2. PROVIDE WEATHER TIGHT SEAL BETWEEN 1044 HOWARD AND (E) NEIGHBORING BUILDING; EXTERIOR JOINTS TO BE INSTALLED WITHOUT DISRUPTING (E) ADJACENT CONDITIONS EXCEPT WHERE NECESSARY TO FACILITATE NEW JOINT INSTALLATION. VERIFY AND COORDINATE IN FIELD WITH AS-BUILT CONDITIONS. TYPICAL
3. BASIS OF DESIGN VERTICAL JOINT ASSEMBLY: EMSEAL SEISMIC COLORSEAL
4. BASIS OF DESIGN HORIZONTAL JOINT ASSEMBLY: SINGLE-PLY ROOFING MEMBRANE BELLOW INSTALLED ABOVE AND BELOW FOAM BACKER

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San Francisco, CA 94105
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270 Grand Ave,
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Key Plan:

Seal / Signature:

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Full Size Print: 30" x 42"

Sheet Title:

TYPICAL EXTERIOR PERIMETER JOINTS AT CONCEALED WALLS

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

A5.27

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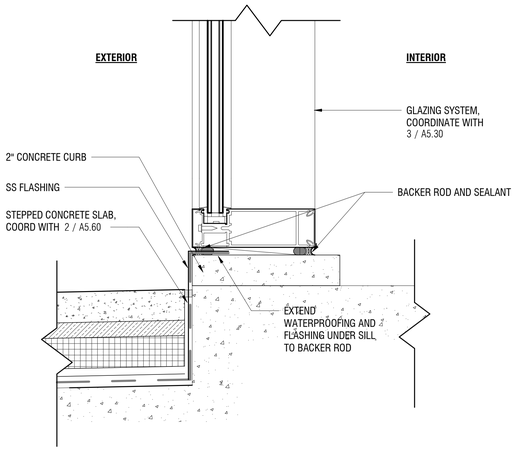
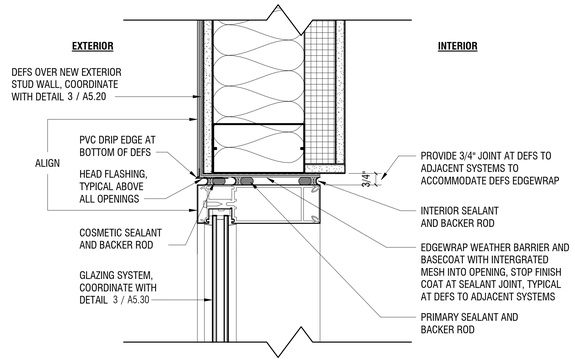
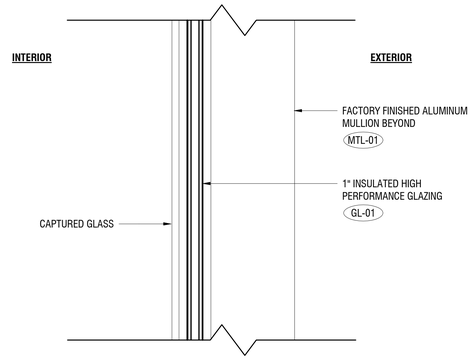


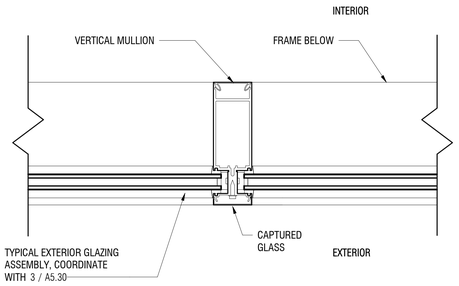
GLAZING SILL DETAIL @ SLAB EDGE (7)
SCALE: 3" = 1'-0"



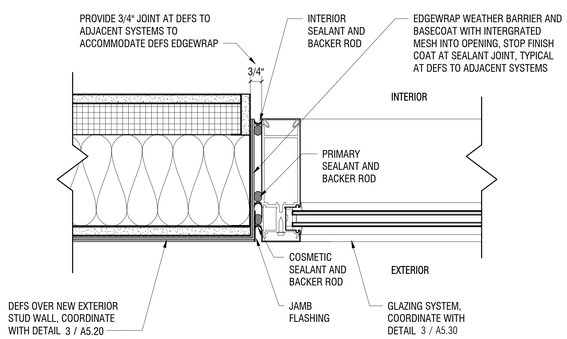
WINDOW WALL HEAD DETAIL @ PLASTER WALL HEADER (4)
SCALE: 3" = 1'-0"



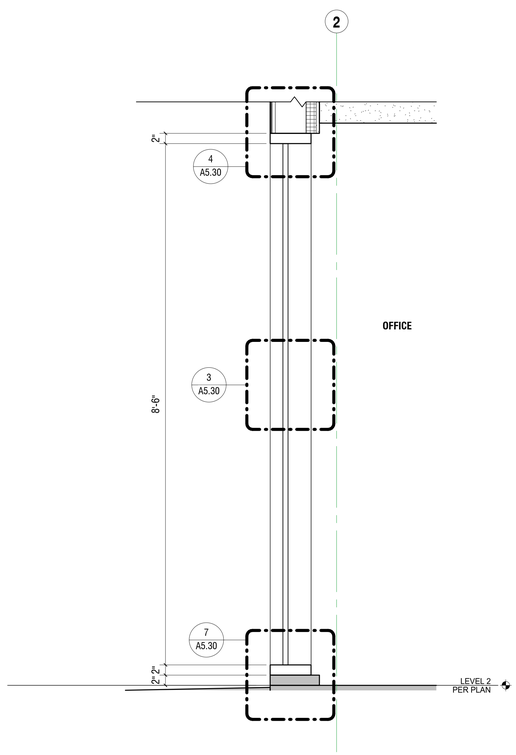
TYPICAL EXTERIOR GLAZING ASSEMBLY (3)
SCALE: 3" = 1'-0"



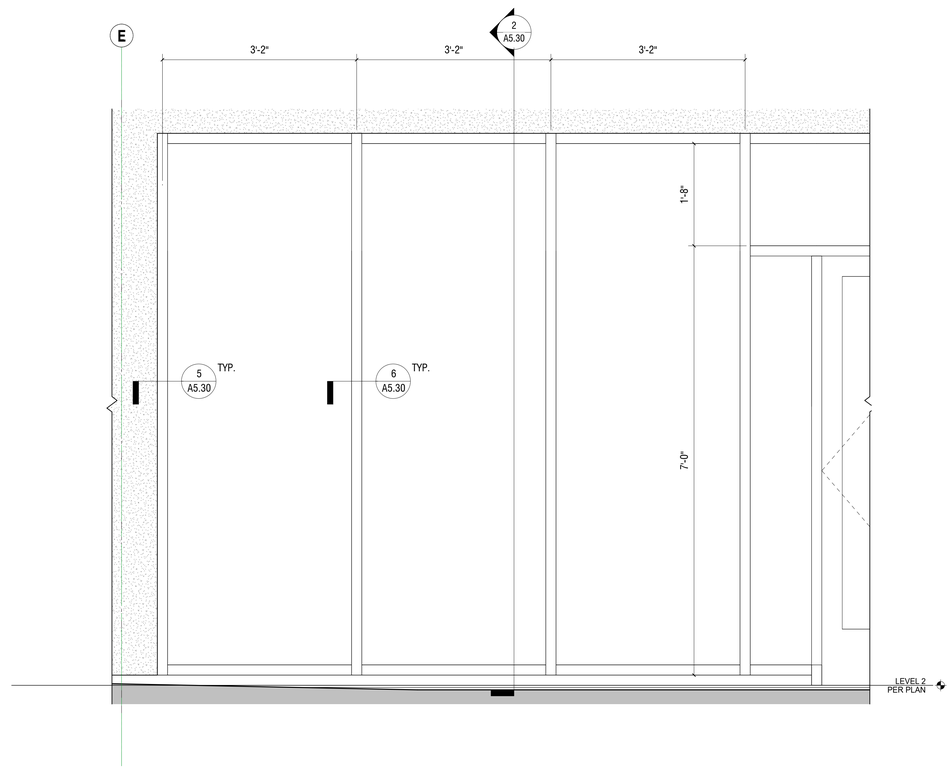
TYPICAL EXTERIOR GLAZING AT VERTICAL MULLION (6)
SCALE: 3" = 1'-0"



TYPICAL EXTERIOR GLAZING JAMB AT PLASTER WALL (5)
SCALE: 3" = 1'-0"



TYPICAL EXTERIOR GLAZING SECTION (2)
SCALE: 1" = 1'-0"



TYPICAL EXTERIOR GLAZING ELEVATION (1)
SCALE: 1" = 1'-0"

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
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M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
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1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
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270 Grand Ave,
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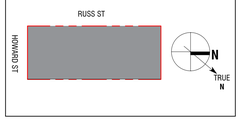
Key Plan:



Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
05-31-2024
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

EXTERIOR WALL FINISH TYPE - GLAZING

Scale: As indicated

A5.30

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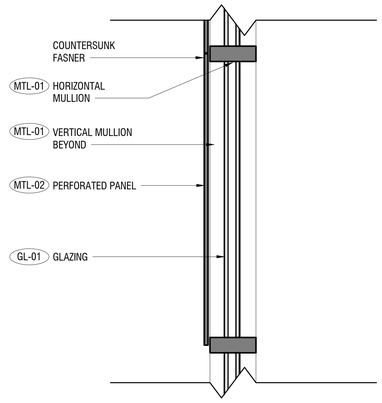
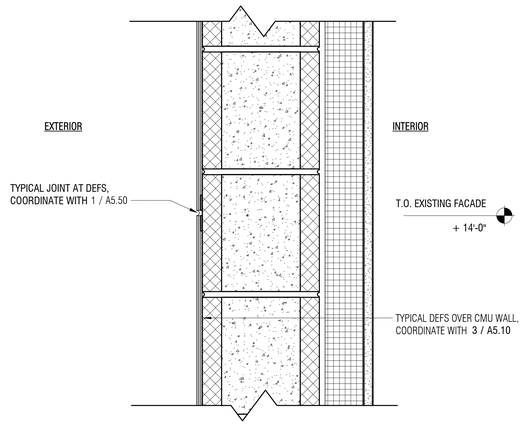
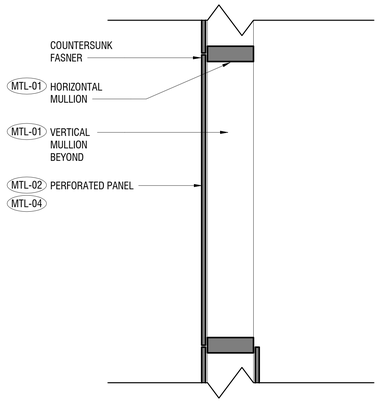


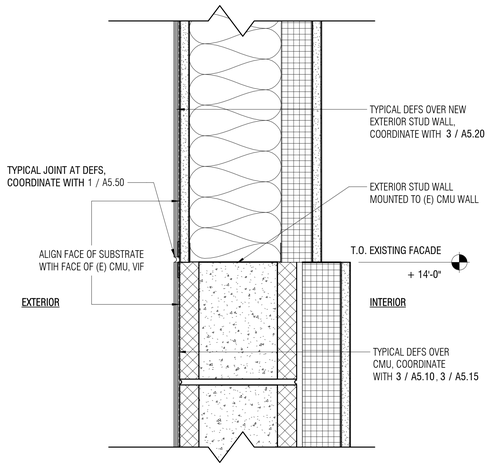
TYPICAL PERFORATED PANEL AT GLAZING 6
SCALE: 3" = 1'-0"



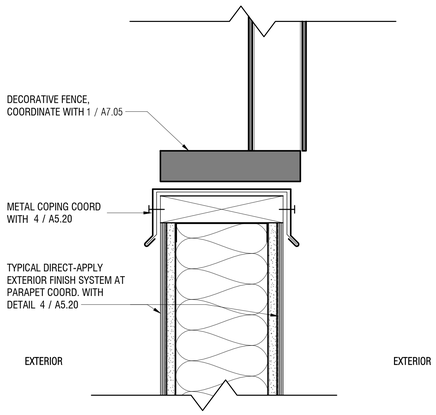
TYPICAL DEFS JOINT AT CMU WALL 3
SCALE: 3" = 1'-0"



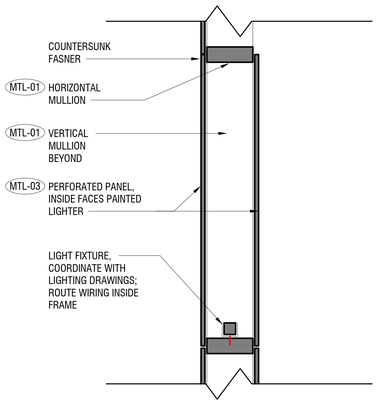
TYPICAL SINGLE PANE PERFORATED PANEL 5
SCALE: 3" = 1'-0"



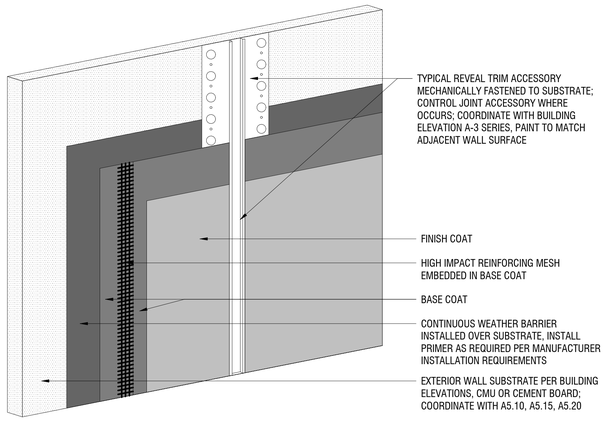
TYPICAL DEFS JOINT BETWEEN (E) CMU AND STUD WALL 2
SCALE: 3" = 1'-0"



TYPICAL STUD FRAMED PARAPET AT DECORATIVE FENCE 7
SCALE: 3" = 1'-0"



TYPICAL DOUBLE PANE PERFORATED PANEL 4
SCALE: 3" = 1'-0"



TYPICAL DEFS ASSEMBLY 1
SCALE: 3" = 1'-0"

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MICHAEL P. O'BOYLE
C35782
08-31-2023
STATE OF CALIFORNIA

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DATE: 08/15/2023

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1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

EXTERIOR DETAILS

Scale: 3" = 1'-0"

A5.50

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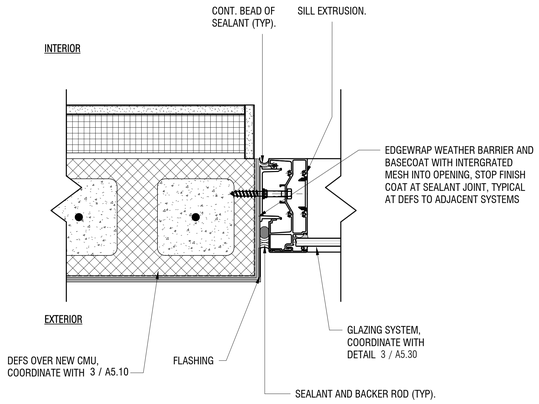
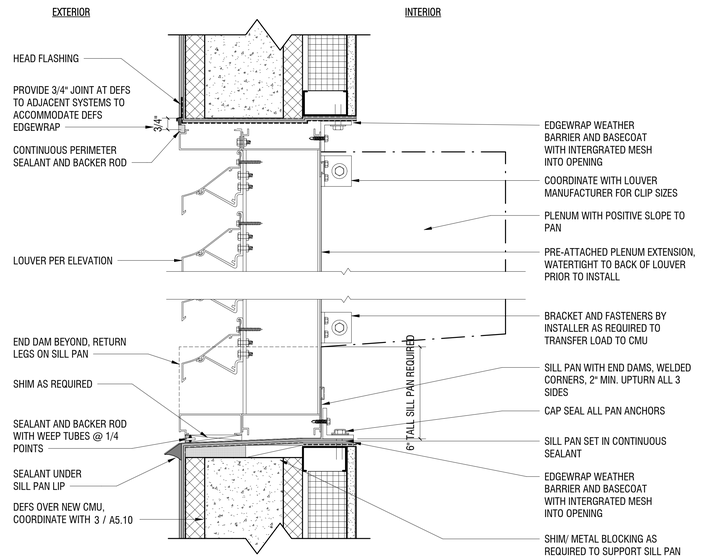
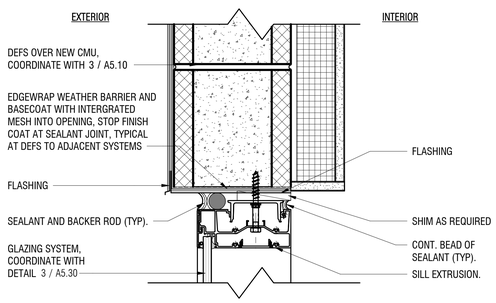


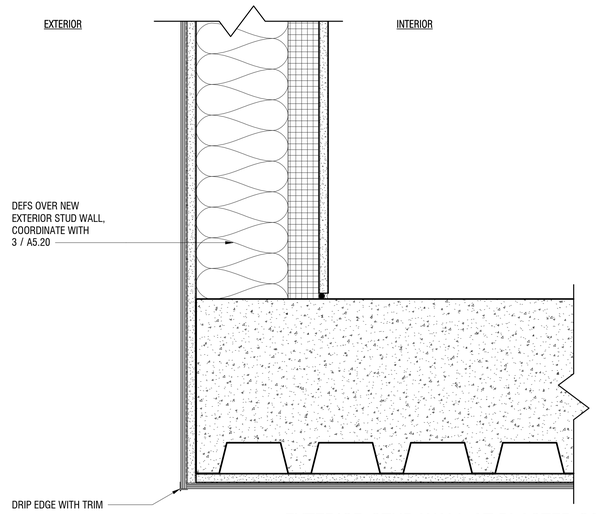
WINDOW JAMB DETAIL @ CMU WALL (5)
SCALE: 3" = 1'-0"



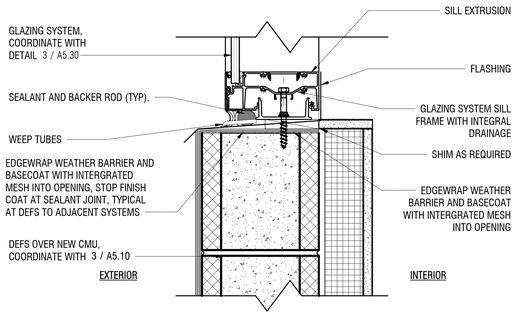
TYPICAL LOUVER (2)
SCALE: 3" = 1'-0"



WINDOW HEAD DETAIL @ CMU WALL (4)
SCALE: 3" = 1'-0"



EXTERIOR STUD WALL AT PLASTER SOFFIT (1)
SCALE: 3" = 1'-0"



WINDOW SILL DETAIL @ CMU WALL (3)
SCALE: 3" = 1'-0"

8/15/2023 11:22:24 AM

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

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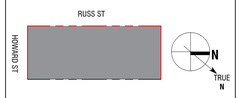
Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:



Seal / Signature:

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

EXTERIOR DETAILS

Scale: 3" = 1'-0"

A5.51

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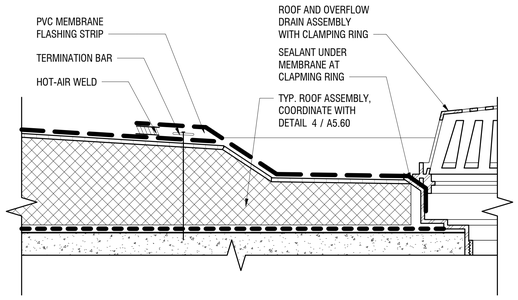
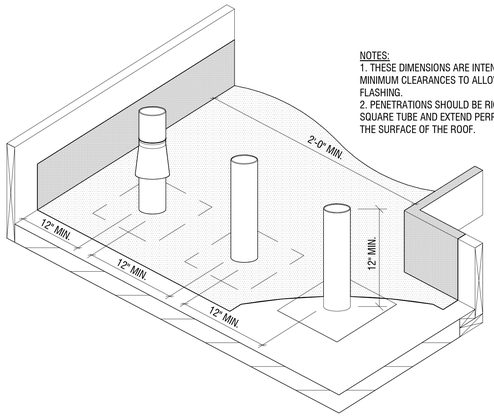


TYPICAL ROOF ASSEMBLY AT ROOF DRAIN 7

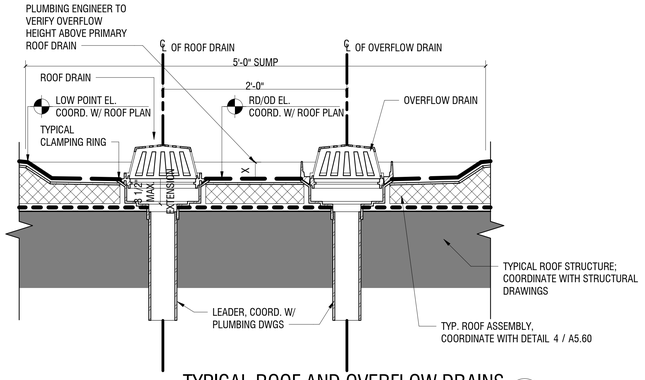
SCALE: 3" = 1'-0"



NOTES:
1. THESE DIMENSIONS ARE INTENDED TO PROVIDE MINIMUM CLEARANCES TO ALLOW FOR PROPER FLASHING.
2. PENETRATIONS SHOULD BE RIGID, ROUND OR SQUARE TUBE AND EXTEND PERPENDICULAR FROM THE SURFACE OF THE ROOF.

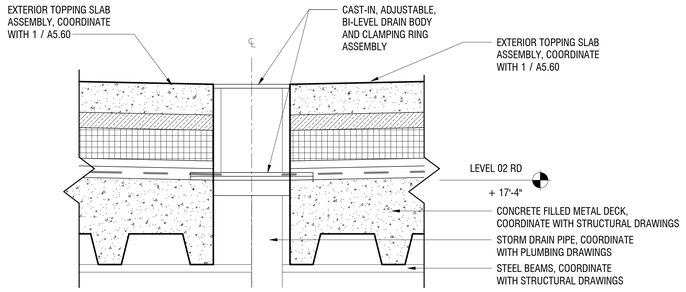
SPACING STANDARDS BETWEEN PIPES, CURBS, & WALLS 10

SCALE: 3" = 1'-0"



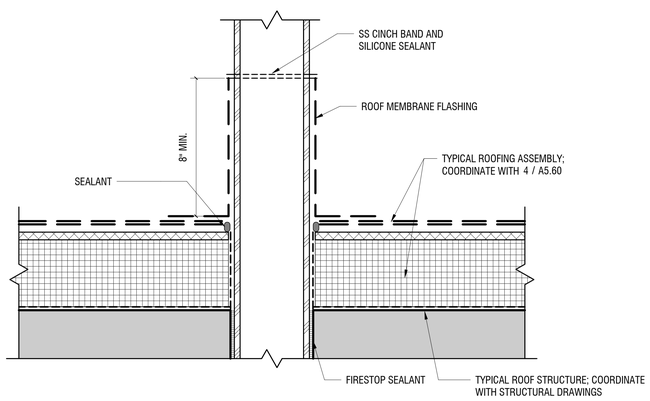
TYPICAL ROOF AND OVERFLOW DRAINS 6

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



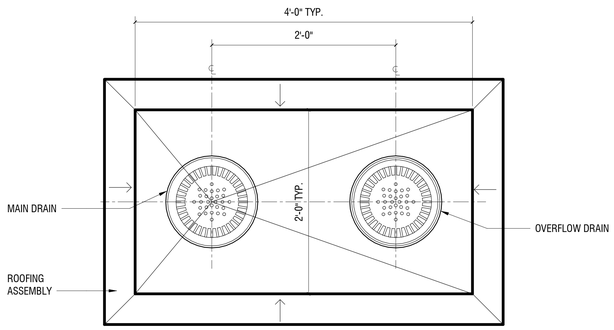
TYPICAL SPLIT SLAB ASSEMBLY AT DRAIN 3

SCALE: 3" = 1'-0"



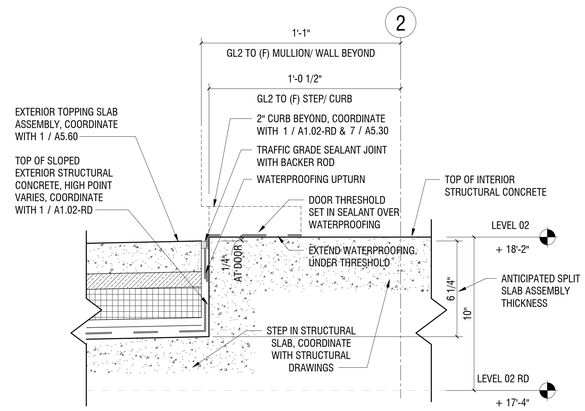
PIPE PENETRATION FLASHING DETAIL 9

SCALE: 3" = 1'-0"



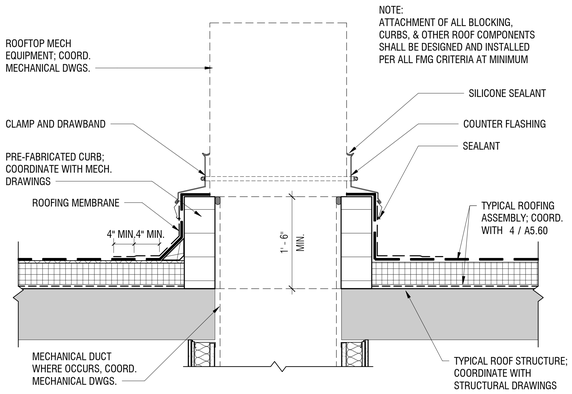
TYPICAL PLAN AT ROOF DRAIN 5

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



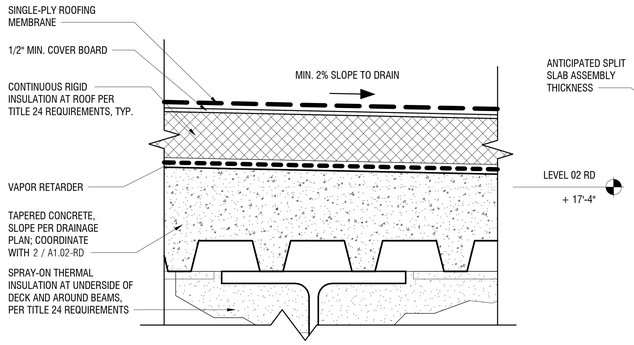
TYPICAL SPLIT SLAB ASSEMBLY AT STEP 2

SCALE: 3" = 1'-0"



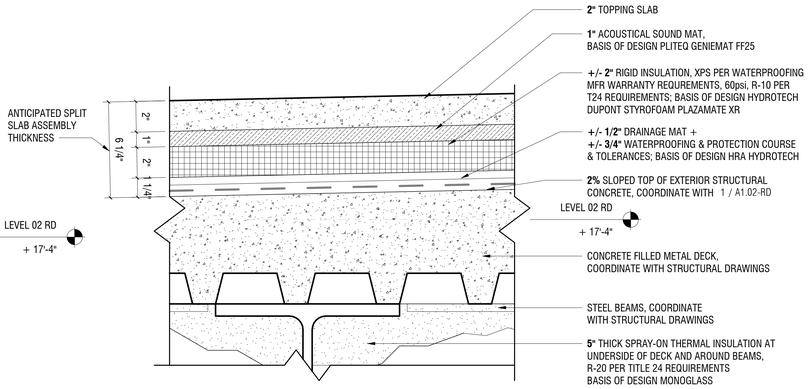
ROOFTOP EQUIPMENT CURB FLASHING DETAIL 8

SCALE: 1" = 1'-0"



TYPICAL SINGLE PLY ROOFING ASSEMBLY 4

SCALE: 3" = 1'-0"



TYPICAL SPLIT SLAB ASSEMBLY 1

SCALE: 3" = 1'-0"

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

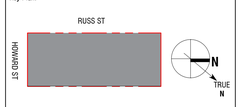
Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd.
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:



Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
05-31-2023
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

ROOF DETAILS

Scale: As indicated

A5.60

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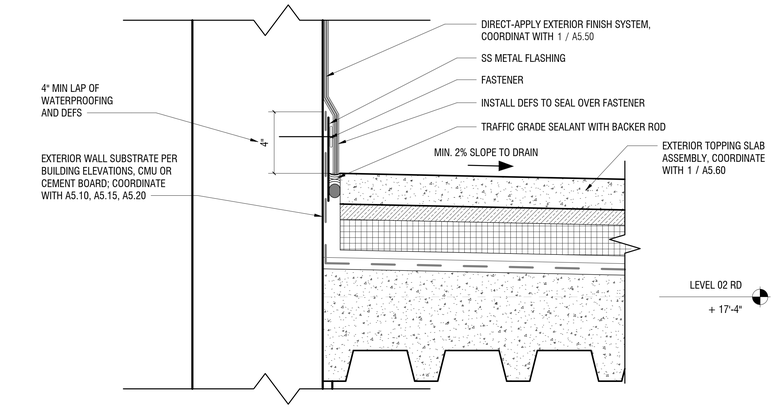
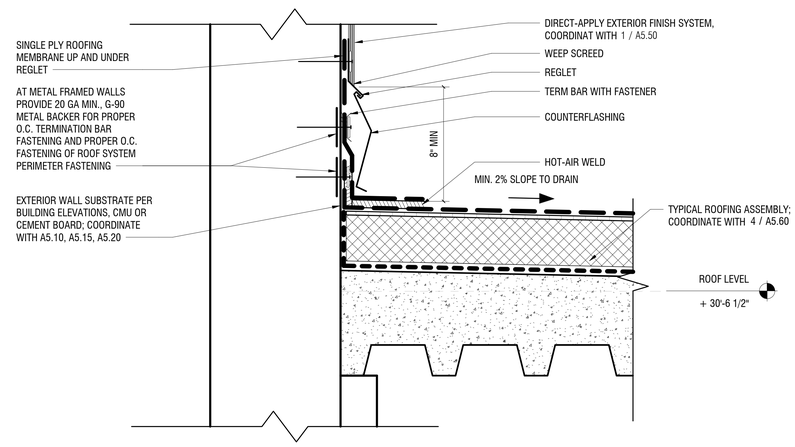
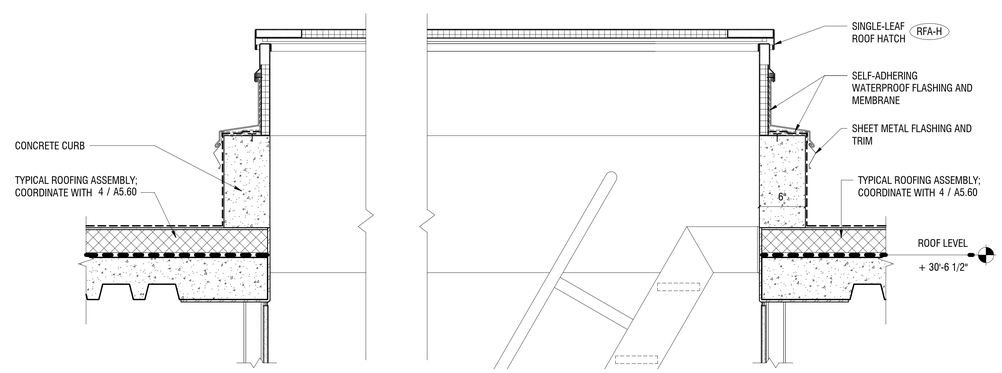


TYPICAL SPLIT SLAB ASSEMBLY AT PARAPET 3
SCALE: 3" = 1'-0"



TYPICAL SINGLE PLY ROOFING ASSEMBLY AT PARAPET 2
SCALE: 3" = 1'-0"



TYPICAL ROOF ACCESS HATCH DETAIL 1
SCALE: 1 1/2" = 1'-0"

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
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TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
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5161 Valley View Rd,
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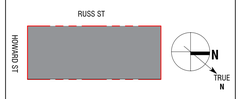

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
09-31-2023
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

ROOF DETAILS

Scale: As indicated

A5.61

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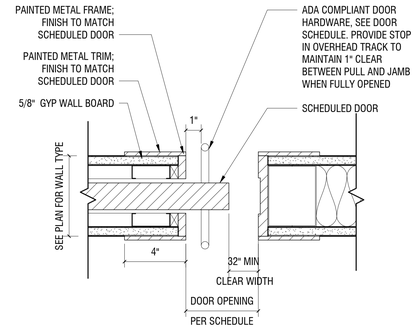
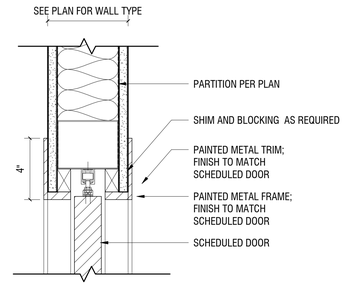
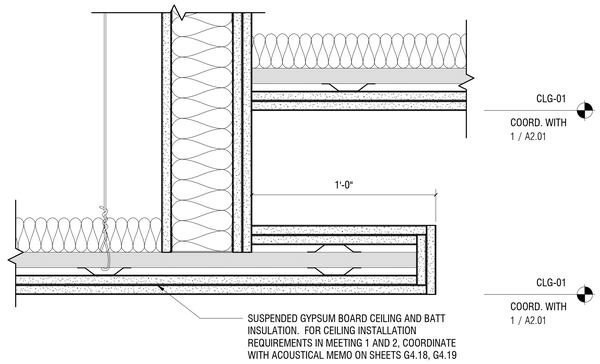


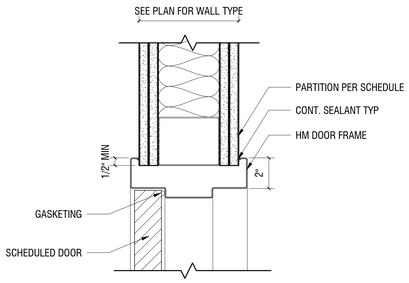
TYPICAL POCKET DOOR JAMB 4
SCALE: 3" = 1'-0"



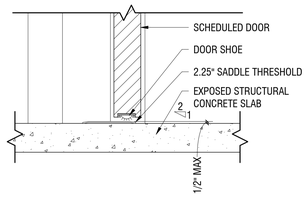
TYPICAL POCKET DOOR HEAD 3
SCALE: 3" = 1'-0"



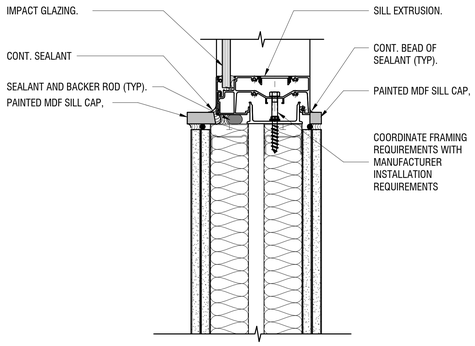
DROPPED CEILING 6
SCALE: 3" = 1'-0"



INT. HOLLOW METAL DOOR HEAD (JAMB SIM.) 2
SCALE: 3" = 1'-0"



DOOR THRESHOLD AT CONCRETE 5
SCALE: 3" = 1'-0"



WINDOW WALL SILL DETAIL @ KNEE WALL 1
SCALE: 3" = 1'-0"

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
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135 Main St #1500
San Francisco, CA 94105
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PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
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270 Grand Ave,
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TEL. 925.323.0010

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48 Golden Gate Ave,
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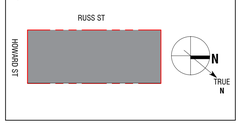

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
08-31-2023
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
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1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

INTERIOR DETAILS

Scale: 3" = 1'-0"

A5.70

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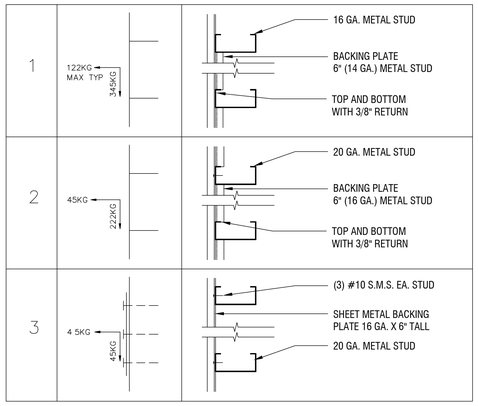
BACKING PLATE SCHEDULE



BACKING PLATE GENERAL NOTES:

(1) PROVIDE BACKING PLATE AT ALL TOILET ACCESSORIES AND WALL MOUNTED EQUIPMENT, FURNISHINGS OR DEVICES.

(2) EXTEND BACKING PLATE TO NEXT STUD BEYOND SIDE OF FIXTURE OR ACCESSORY.

(3) PROVIDE METAL SLEEVES THROUGH WALL FINISH AT FIXTURE AND EQUIPMENT FASTENING.

(4) MAXIMUM LOADS SHOWN ARE MAXIMUM ALLOWABLE LOADS FOR THE DIRECTION SHOWN. VERTICAL AND HORIZONTAL LOADS ARE NOT ADDITIVE, BUT MAY ACT TOGETHER. IE. MAXIMUM ALLOWABLE LOADS ARE FOR SHEAR-TENSION INTERACTION CALCULATION.

(5) CONTRACTOR TO VERIFY BACKING PLATE TYPES TO BE INSTALLED WITH SIZE AND WEIGHT OF EQUIPMENT, CASEWORK AND/OR SHELVING PRIOR TO APPLICATION OF GYPSUM BOARD COVER. SEE LOADING DIAGRAM ABOVE.

PARTITION TYPE NAMING CONVENTION

THE PARTITION TAG CONSISTS OF FOUR DIGITS. REFER TO THE EXPLANATION OF EACH DIGIT BELOW.
(1) THE FIRST DIGIT REFERS TO THE REQUIRED FIRE RATING OF THE PARTITION.
(2) THE SECOND DIGIT REFERS TO THE PARTITION DESIGNATION.
(3) THE THIRD DIGIT REFERS TO THE AMOUNT OF GYPSUM WALL BOARD LAYERING REQUIRED.
(4) THE FOURTH DIGIT REFERS TO THE METAL STUD SIZE OF THE PARTITION.
(5) SAMPLE PARTITION TYPE:
1 HOUR, FIRE RATED DRYWALL PARTITION WITH TWO LAYERS OF GYPSUM WALL BOARD OVER 3-5/8" METAL STUD FRAMING

1 P 2 F X

X — APPLIES TO SPECIALTY WALL FINISH APPLIED TO FACE OF GYPSUM

FIRE RATING PREFIX
0 - NO RATING
1 - 1 HOUR RATING
2 - 2 HOUR RATING
3 - 3 HOUR RATING
4 - 4 HOUR RATING

PARTITION DESIGNATION
P - PARTITION WALL
F - FURRING WALL
S - SHAFT WALL
M - CONCRETE MASONRY UNIT

GYPSUM BOARD LAYERING
0 - NOT APPLICABLE
1 - 1 LAYER
2 - 2 LAYERS
3 - 3 LAYERS
4 - 4 LAYERS

METAL STUD SIZE
A - 7/8" HAT CHANNEL
B - 1 1/2" HAT CHANNEL
C - 1 5/8" METAL STUD
D - 2 1/2" METAL STUD
E - 3 1/2" METAL STUD
F - 3 5/8" METAL STUD
G - 4" METAL STUD
H - 5 1/2" METAL STUD
I - 6" METAL STUD
J - 8" METAL STUD
K - 2 1/2" CH STUD
L - 4" CH STUD
M - 6" CH STUD
N - 4" METAL DOUBLE STUD
X - NOT APPLICABLE

PARTITION GENERAL NOTES:

(1) PARTITION TYPES ARE IDENTIFIED ON THE A1 SERIES FLOOR PLANS.

(2) REFER TO THE LS SERIES FLOOR PLANS FOR EXTENT OF FIRE RATED CONSTRUCTION AND SMOKE SEPARATION REQUIREMENTS. PARTITION TAGS INDICATE THE REQUIRED FIRE RATING FOR ASSOCIATED PARTITION CONSTRUCTION.

(3) PROVIDE UL-APPROVED FIRE RESISTIVE JOINT SYSTEMS AS REQUIRED.

(4) FIRE RESISTANT PARTITION ASSEMBLIES SHALL BE CONSTRUCTED OF MATERIALS AND IN THE MANNER DESCRIBED IN THE U400 SERIES PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL GA-600.

(5) PARTITION TAGS INDICATE COMPLETE WALL ASSEMBLY WITH EXCEPTION OF FINISHES. REFER TO ROOM FINISH SCHEDULE FOR FINISH REQUIREMENTS. WHERE WALL ASSEMBLY HAS MULTIPLE TAGS REFER TO 3D DATA BASE FOR WALL THICKNESS. DIMENSIONS SHOWN ON PLANS ARE MEASURED TO FACE OF PARTITION ASSEMBLY AND DO NOT INCLUDE FINISHES.

(6) METAL STUD PARTITIONS DESIGNATED ACOUSTICALLY SENSITIVE CONSTRUCTION SHALL BE INSTALLED WITH ACOUSTICAL INSULATION AS INDICATED. FOR ACOUSTICALLY SENSITIVE CMU WALLS, CELLS SHALL BE FILLED 100% SOLID WITH GROUT. REFER TO SPECIFICATION SECTION FOR MORTAR AND GROUT MATERIALS.

(7) METAL STUD PARTITIONS SHALL BE COORDINATED WITH ADJACENT TRADES FOR LATERAL BRACING AND BRIDGING.

(8) PROVIDE CONCRETE CURB FOR TERMINATION OF FLOOR WATERPROOFING, TRAFFIC COAT FINISHES AND AS INDICATED.

(9) FIRE RATED SHAFT WALL ASSEMBLIES SHALL MAINTAIN CONTINUITY OF FIRE RATING BOTH VERTICALLY AND HORIZONTALLY AS THE SHAFT TRANSITIONS FLOOR TO FLOOR THROUGHOUT THE BUILDING.

(10) WHERE PARTITIONS ARE DESIGNATED WITH 1 HOUR RATING PREFIX OR GREATER PROVIDE CONTINUOUS FIRE STOPPING SEALANT AT ALL DRYWALL TERMINATIONS. WHERE NON-RATED PARTITIONS OCCUR, PROVIDE CONTINUOUS ACOUSTICAL SEALANT.

(11) CONTROL JOINT REQUIREMENTS (APPLICABLE TO ENTIRE PROJECT):

A. WHERE PARTITION DRYWALL SURFACES ARE CONTINUOUS FOR 30 FEET IN HEIGHT OR LENGTH, PROVIDE CONTROL JOINTS AT 30 FEET ON CENTER.

B. WHERE CEILING SURFACES ARE CONTINUOUS AND PROVIDED WITH PERIMETER RELIEF, PROVIDE CONTROL JOINTS AT 50 FEET ON CENTER.

C. WHERE CEILING SURFACES ARE CONTINUOUS AND NOT PROVIDED WITH PERIMETER RELIEF, PROVIDE CONTROL JOINTS AT 30 FEET ON CENTER.

D. PROVIDE CONTROL JOINT AT FLOOR LINE OF ALL STAIRWELL WALLS AND WHERE EXPOSED GYPSUM WALL BOARD WALL SURFACES SPAN CONTINUOUSLY OVER FLOOR SLAB EDGES.

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UNITED PLAYAZ PROJECT
1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

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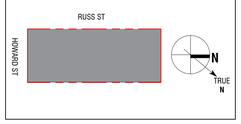
Key Plan:



Seal / Signature:

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

WALL TYPES

Scale: 3" = 1'-0"

A6.01

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0F1A

STUD:	2 1/2" STUD
OVERALL THICKNESS:	3 1/2"
SHEATHING:	ONE LAYER 5/8" GWB TYPE X ONE SIDE
INSULATION:	2 1/2" RIGID INSULATION
NOTES:	

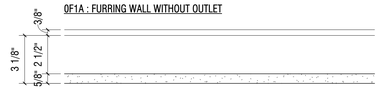
0F1G

STUD:	4" METAL STUD
OVERALL THICKNESS:	4 5/8"
SHEATHING:	ONE LAYER 5/8" GWB TYPE X ONE SIDE
INSULATION:	FULL DEPTH ACOUSTICAL BATT CONTINUOUS ACOUSTICAL SEALANT
NOTES:	

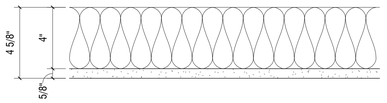
0F1GT

STUD:	4" METAL STUD
OVERALL THICKNESS:	4 7/8"
SHEATHING:	ONE LAYER 5/8" GWB TYPE X ONE SIDE
INSULATION:	FULL DEPTH ACOUSTICAL BATT CONTINUOUS ACOUSTICAL SEALANT
NOTES:	ONE LAYER 1/4" TILE ONE SIDE

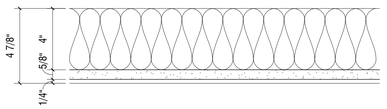
0F1A : FURRING WALL WITHOUT OUTLET



0F1G : FURRING WALL



0F1GT : FURRING WALL WITH TILE



FURRING WALLS 3
SCALE: 3" = 1'-0"

0P2G

STUD:	4" METAL STUD
OVERALL THICKNESS:	5 1/4"
SHEATHING:	ONE LAYER 5/8" GWB TYPE X BOTH SIDES
INSULATION:	FULL DEPTH ACOUSTICAL BATT CONTINUOUS ACOSUTICAL SEALANT
NOTES:	

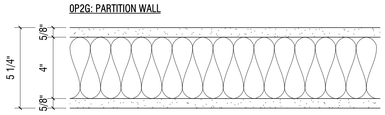
0P2GT

STUD:	4" METAL STUD
OVERALL THICKNESS:	5 1/2"
SHEATHING:	ONE LAYER 5/8" GWB TYPE X BOTH SIDES
INSULATION:	FULL DEPTH ACOUSTICAL BATT CONTINUOUS ACOSUTICAL SEALANT
NOTES:	ONE LAYER 1/4" TILE ONE SIDE

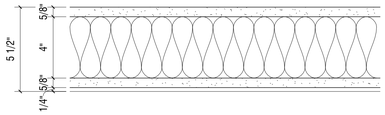
0P2GTT

STUD:	4" METAL STUD
OVERALL THICKNESS:	5 3/4"
SHEATHING:	ONE LAYER 5/8" GWB TYPE X BOTH SIDES
INSULATION:	FULL DEPTH ACOUSTICAL BATT CONTINUOUS ACOSUTICAL SEALANT
NOTES:	ONE LAYER 1/4" TILE BOTH SIDES

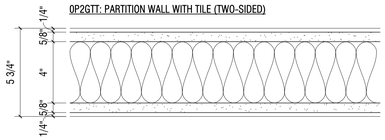
0P2G: PARTITION WALL



0P2GT: PARTITION WALL WITH TILE (ONE-SIDED)



0P2GTT: PARTITION WALL WITH TILE (TWO-SIDED)



0P2GV

STUD:	4" METAL STUD
OVERALL THICKNESS:	6 5/8"
SHEATHING:	ONE LAYER 5/8" GWB TYPE X ONE SIDE
INSULATION:	FULL DEPTH ACOUSTICAL BATT CONTINUOUS ACOSUTICAL SEALANT
NOTES:	2" WOOD VENEER MILLWORK PANEL

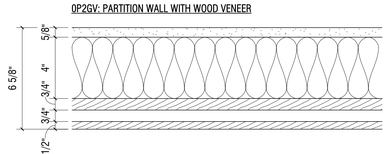
2P4G

STUD:	4" METAL STUD
OVERALL THICKNESS:	6 1/2"
SHEATHING:	TWO LAYERS 5/8" GWB TYPE X BOTH SIDES:
INSULATION:	FULL DEPTH ACOUSTICAL BATT CONTINUOUS ACOSUTICAL SEALANT
NOTES:	

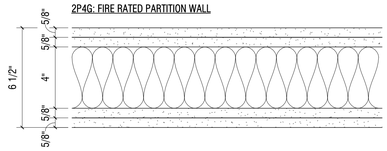
0P4N

STUD:	4" METAL DOUBLE STUD
OVERALL THICKNESS:	8 1/2"
SHEATHING:	TWO LAYERS 5/8" GWB TYPE X BOTH SIDES:
INSULATION:	FULL DEPTH ACOUSTICAL BATT CONTINUOUS ACOSUTICAL SEALANT
NOTES:	

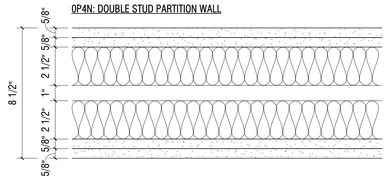
0P2GV: PARTITION WALL WITH WOOD VENEER



2P4G: FIRE RATED PARTITION WALL



0P4N: DOUBLE STUD PARTITION WALL

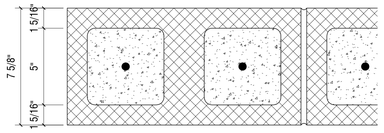


PARTITION WALLS 2
SCALE: 3" = 1'-0"

2M0X

STUD:	NOT APPLICABLE
OVERALL THICKNESS:	7 5/8"
SHEATHING:	NOT APPLICABLE
INSULATION:	FULL DEPTH ACOUSTICAL BATT CONTINUOUS ACOUSTICAL SEALANT
NOTES:	2 HR RATING

2M0X : FIRE RATED CMU WALL

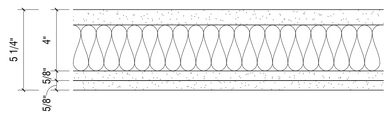


CMU WALLS 4
SCALE: 3" = 1'-0"

1S3L

STUD:	4" CH STUD
OVERALL THICKNESS:	5 1/4"
SHEATHING:	TWO LAYERS 5/8" GWB TYPE X ONE SIDE
INSULATION:	FULL DEPTH ACOUSTICAL BATT CONTINUOUS ACOUSTICAL SEALANT
NOTES:	

1S3L : FIRE RATED ELEVATOR SHAFT WALL



SHAFT WALLS 1
SCALE: 3" = 1'-0"

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
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Civil Engineer:
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135 Main St #1500
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Green Building:
Triple Green Building Group
5161 Valley View Rd.
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
05-31-2023
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

WALL TYPES

Scale: 3" = 1'-0"

A6.02

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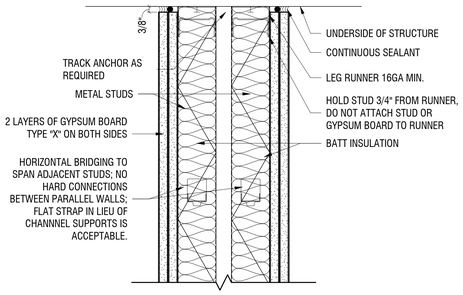
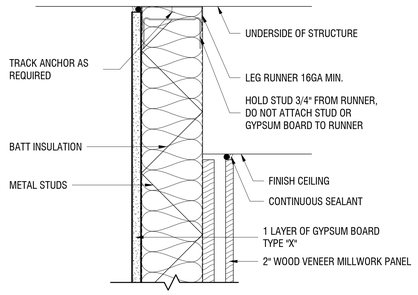


HEAD - PARTITION TYPE 0P4N (16)
SCALE: 3" = 1'-0"



HEAD - PARTITION TYPE 0P2GV (12)
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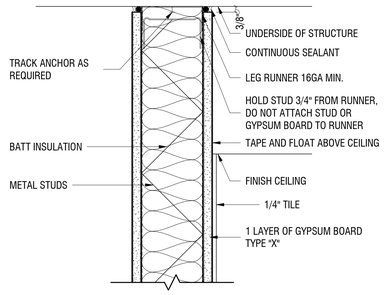

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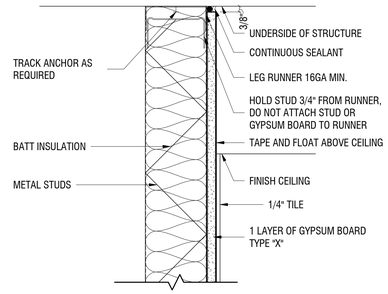
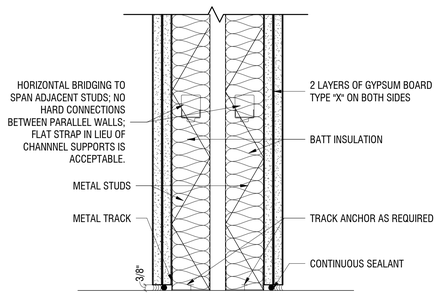


HEAD - PARTITION TYPE 0F1GT (4)
SCALE: 3" = 1'-0"



BASE - PARTITION TYPE 0P4N (15)
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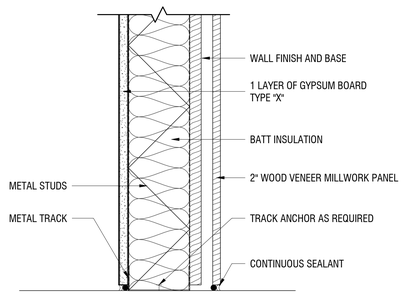

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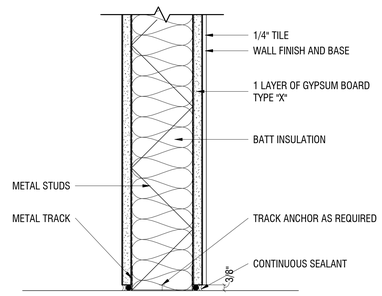

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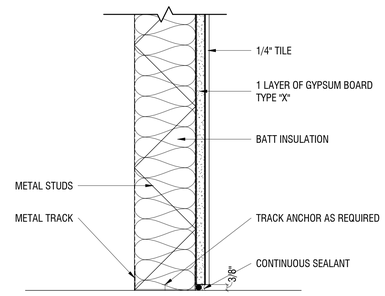

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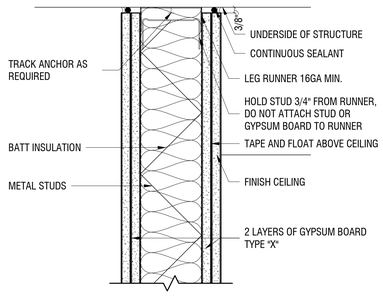

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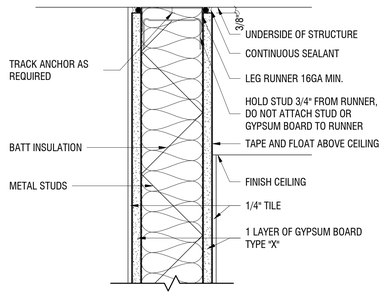

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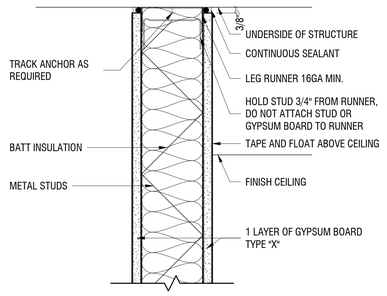

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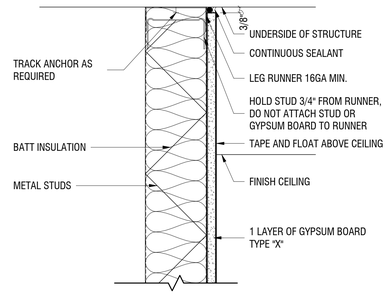

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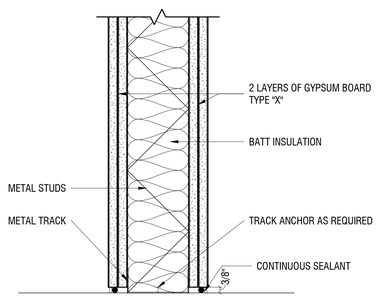

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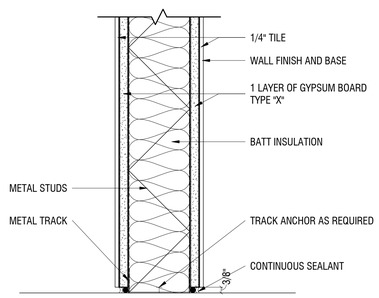

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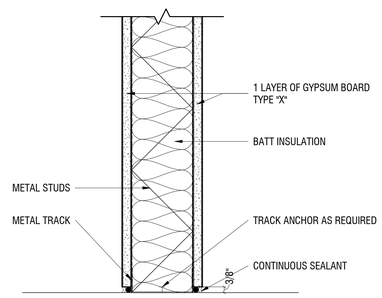

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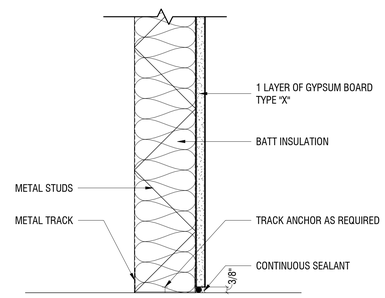

BASE - PARTITION TYPE 0F1G (1)
SCALE: 3" = 1'-0"

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Owner:
1038 Howard Street, San Francisco, CA 94103
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Architect:
ARQUITECTONICA
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Seal / Signature:

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RevNo.	Date	Description
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Full Size Print: 30" x 42"

Sheet Title:

WALL TYPE DETAILS

Scale: 3" = 1'-0"

A6.05

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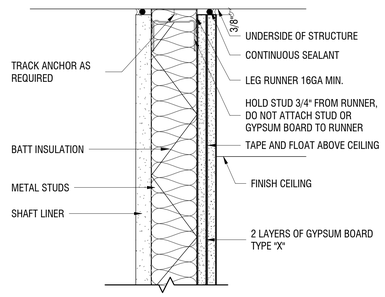
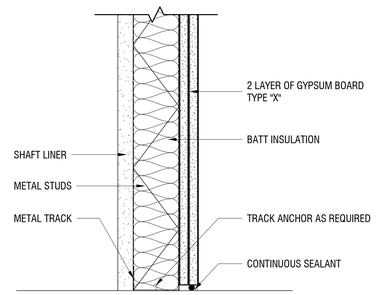


HEAD - PARTITION TYPE 1S3L (2)

SCALE: 3" = 1'-0"



BASE - PARTITION TYPE 1S3L (1)

SCALE: 3" = 1'-0"

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818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:

DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:

PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:

The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:

Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:

LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:

Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35752
REN. 05-31-2015
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

WALL TYPE DETAILS

Scale: 3" = 1'-0"

A6.06

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DOOR SCHEDULE

Mark	RM Locator	Type Mark	Width	Height	Thickness	Fire Rating	Hardware	Door Material	Door Finish	Frame Material	Frame Finish	Detail Head	Detail Jamb	Detail Threshold	Remarks
LEVEL 1															
1S1-A	STAIR 1	F	3' - 0"	7' - 0"	1 3/4"	-	02	HM	PT	HM	PT				1, 3, 4, 6
101-A	WAITING AREA	FG	3' - 0"	7' - 0"	1 3/4"	-	01	ALUM / GL	GL	ALUM	PT				1,3,4
101-B	WAITING AREA	C	5' - 6"	10' - 0"	2"	-	18	PER MFR.	PT	PER MFR.	PT				1, 14
102-A	W/C	F	3' - 0"	7' - 0"	1 3/4"	-	19	HM	PT	HM	PT				4, 7
103-A	BACKFLOW PREVENTER ROOM	FF	5' - 4"	7' - 0"	1 3/4"	-	13	HM	PT	HM	PT				
104-A	ELECTRICAL	FF	6' - 0"	7' - 0"	1 3/4"	-	05	HM	PT	HM	PT				1
LEVEL 1.5															
1S1-B	STAIR 1	F	3' - 0"	7' - 0"	1 3/4"	90 MIN	06	HM	PT	HM	PT				3, 4, 7
1S2-A	STAIR 2	F	3' - 0"	7' - 0"	1 3/4"	-	07	HM	PT	HM	PT				2, 3, 4, 7
111-A	MEETING 1	F	3' - 0"	7' - 0"	1 3/4"	-	08	HM	PT	HM	PT				2, 4, 7
111-B	MEETING 1	SLD	21' - 0"	9' - 0"	2 1/2"	-	16	ALUM / GL	GL	ALUM	PT				9, 13
111-C	MEETING 1	FLD	21' - 9"	7' - 10"	3 1/8"	-	17	ALUM / GL	GL	ALUM	PT				10, 12
112-A	MEETING 2	DA	6' - 0"	7' - 0"	1 3/4"	-	14	HM	PT	HM	PT				2, 3, 4, 6, 7
112-B	MEETING 2	FF	6' - 0"	7' - 0"	1 3/4"	-	04	HM	PT	HM	PT				1, 3, 7
112-C	MEETING 2	C	7' - 4"	7' - 4"	2"	-	18	PER MFR.	PT	PER MFR.	PT				1, 14
113-A	W/C	F	3' - 0"	7' - 0"	1 3/4"	-	19	HM	PT	HM	PT				4, 7
115-A	UTILITY	PL	3' - 2"	7' - 0"	1 3/4"	-	15	HM	PT	HM	PT				15
116-A	ELEC	F	3' - 0"	7' - 0"	1 3/4"	90 MIN	09	HM	PT	HM	PT				4, 5, 7
117-A	ELEVATOR MACHINE ROOM	F	3' - 0"	7' - 0"	1 3/4"	90 MIN	09	HM	PT	HM	PT				4, 5, 7
118-A	FACILITIES CLOSET	F	3' - 0"	3' - 0"	1 3/4"	-	09	HM	PT	HM	PT				
LEVEL 2															
2S1-A	STAIR 1	F	3' - 0"	7' - 0"	1 3/4"	-	03	HM	PT	HM	PT				1, 3
201-A	MEETING 3	FG	3' - 0"	7' - 0"	1 3/4"	-	03	ALUM / GL	PT	ALUM	PT				1
201-B	MEETING 3	XFLD	14' - 8"	9' - 0"	3 1/8"	-	17	ALUM / GL	GL	ALUM	PT				1, 11
202-A	OFFICE	F	3' - 0"	7' - 0"	1 3/4"	-	10	HM	PT	HM	PT				7
203-A	W/C	F	3' - 0"	7' - 0"	1 3/4"	-	19	HM	PT	HM	PT				4, 7
204-A	W/C	F	3' - 0"	7' - 0"	1 3/4"	-	11	HM	PT	HM	PT				4, 7

GENERAL DOOR NOTES

1. COORDINATE WITH A-1 SERIES SHEETS FOR FLOOR PLANS WITH DOOR TAGS. DOOR SUPPLIER TO VERIFY QUANTITIES AND SWINGS WITH PLANS.
2. COORDINATE DOOR FRAME THROAT WITH WALL THICKNESS AT LOCATION WHERE DOOR OCCURS IN PLAN.
3. COORDINATE WITH LS-1 SERIES SHEETS FOR EXITING ANALYSIS AMD FIRE RATINGS.
4. ALL EXIT DOORS SHALL BE OPERABLE FORM THE INSIDE WITHOUT THE USE OF ANY SPECIAL KNOWLEDGE OR EFFORT. KEY LOCKING HARDWARE MAY BE USED ON THE MAIN ENTRANCE IF THERE IS A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS.
5. ALL DOORS WITHIN THE PATH OF EGRESS TAVEL TO BE OPERABLE BY SINGLE EFFORT BY LEVER TYPE LOCKSET, PANIC BAR HARDWARE, OR PUSH/PULL HARDWARE.
6. DEAD BOLTS ARE NOT PERMITTED ON EXIT DOORS UNLESS OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.
7. ALL DOORS SERVING AN OCCUPANT LOAD OF 50 OR MORE (CUMULATIVE) SHALL HAVE PANIC HARDWARE AND SWING IN DIRECTION OF EGRESS TRAVEL.
8. DOOR OPERATING DEVICES SHALL BE LEVER OPERATED, PUSH TYPE OR U-SHAPED HANDLES PER ANSI A117.1.
9. THE BOTTOM 10" OF ALL DOORS AND GATES SHALL BE PROVIDED WITH A SMOOTH SURFACE TO ALLOW THE DOOR TO BE OPENED WITH A WHEELCHAIR FOOTREST PER ANSI A117.1.
10. ALL RATED DOORS SHALL BE SELF CLOSING.
11. ALL DOORS / GATES INTENDED FOR USER PASSAGE SHALL PROVIDE 32" MINIMUM CLEAR OPENING WIDTH.
12. THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT. CHANGE IN LEVEL BETWEEN 1/4" INCH (6mm) AND 1/2" (12.7mm) SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE).
13. MOUNT ALL DOOR LEVERS AT 36" A.F.F. TO CENTERLINE. ALL OTHER PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE CENTERED BETWEEN 34" & 44" A.F.F. HARDWARE CONRACTOR TO PROVIDE HARDWARE AS REQUIRED TO ENSURE COMPLIANCE.
    INTERIOR DOOR/ GATE OPENING FORCES, EXCLUDING DOORS REQUIRED TO BE FIRE RATED, SHALL NOT EXCEED 5-LBS.
14. EXTERIOR DOOR/ GATE OPENING FORCES, AND DOORS REQUIRED TO BE FIRE RATED, SHALL NOT EXCEED 30-LBS TO BE SET IN MOTION AND NOT EXCEED 15-LBS TO MOVE TO A FULLOPEN POSITION.
15. DOOR / GATE CLOSERS SHALL TAKE 5 SECONDS MIN. TO MOVE FROM 90 DEGREES TO 12 DEGREES FROM LATCH. COORDINATE WITH HARDWARE SPECIFICATIONS AND HARDWARE GROUPS UNDER SEPARATE COVER.
16. COORDINATE DOOR FINISHES WITH INTERIOR FINISH LEGEND ON THIS SHEET.

REMARKS

1. LOCATED IN EXTERIOR WALL; ENSURE DOOR HARDWARE IS SUITABLE FOR OUTDOOR EXPOSURE.
2. PROVIDE MAGNETIC HOLD OPEN
3. PROVIDE PANIC HARDWARE
4. PROVIDE CLOSER
5. PROVIDE KICKPLATE
6. PROVIDE HALF GLASS LITE
7. PROVIDE SOUND GASKET
8. PROVIDE INTEGRATED LOUVER; COORDINATE WITH MECH DRAWINGS FOR FREE AIR MINIMUM REQUIREMENTS
9. INTERIOR OPERABLE WALL SYSTEM, 3/8" LAMINATED GLASS; BASIS OF DESIGN NANAWALL SLIDING GLASS SYSTEM
10. INTERIOR OPERABLE WALL SYSTEM, 3/8" LAMINATED GLASS; BASIS OF DESIGN NANAWALL FOLDING GLASS SYSTEM
11. EXTERIOR OPERABLE WALL SYSTEM, MATCH GLASS TO ADJACENT GLAZING SYSTEM; BASIS OF DESIGN NANAWALL FOLDING GLASS SYSTEM
12. SILL HEIGHT 3'-8"
13. INTEGRATED HINGED GLASS SWING DOOR
14. ROLL DOWN SECURITY GRILL WITH COMPACT HOOD AND BARREL ASSEMBLY. COORDINATE INSTALLATION REQUIREMENTS AND DIMENSIONS IN FIELD WITH SUBMITTED MANFUFACTURER.
15. PROVIDE ADA COMPLIANT HANDLE WITH STOP IN OVERHEAD TRACK. COORDINATE WITH 4 / A5.70 .

DOOR TYPE LEGEND

F: SINGLE FLUSH
FL: SINGLE FLUSH WITH LOUVER
FG: SINGLE FULL GLASS
PL: POCKET WITH LOUVER
C: COILING
FF: DOUBLE FLUSH
DA: FLUSH DOUBLE ACTION; DOOR LEAFS SWING IN OPPOSING DIRECTIONS
FLD: OPERABLE FOLDING GLASS WALL SYSTE,
SLD: OPERABLE SLIDING GLASS WALL SYSTEM
XFLD: EXTERIOR OPERABLE FOLDING GLASS WALL SYSTEM

ABBREVIATIONS

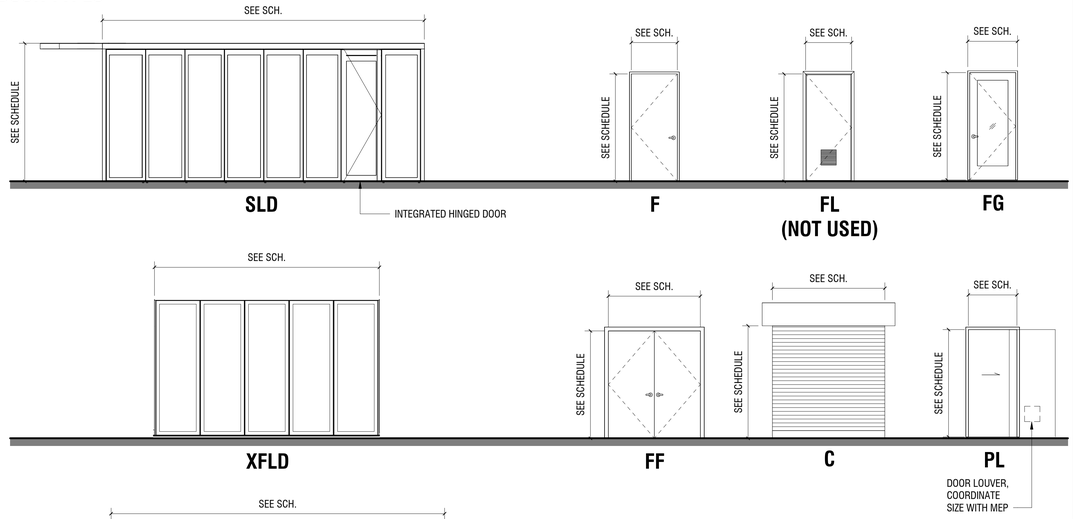
CONSTRUCTION AND MATERIAL

ALUM	ALUMINUM
HM	HOLLOW METAL
PER MFR	PER MANUFACTURER

FACING AND FINISH

PT	PAINT, MATCH ADJACENT WALL SURFACE
GL	GLASS, MATCH ADJACENT GLAZING SYSTEM

DOOR TYPES



FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH NORTH	WALL FINISH EAST	WALL FINISH SOUTH	WALL FINISH WEST	CEILING FINISH	REMARKS
		ROOM FINISH							
LEVEL 1									
1S1	STAIR 1	CONC-03	RB-01	PT-01	PT-01	PT-01	PT-01	EXP	
101	WAITING AREA	CONC-03	RB-01	PT-01	PT-01	PT-01	PT-01	PT-01	
102	UNISEX W/C	TL-01	TL-01	PT-01/TL-01	PT-01/TL-01	PT-01/TL-01	PT-01/TL-01	PT-01	WET AREA, MULTI FINISH, COORDINATE WITH ELEVATIONS
103	BACKFLOW PREVENTER	CONC-03	RB-01	PT-01	PT-01	PT-01	PT-01	EXP	
104	ELECT.	CONC-03	RB-01	PT-01	PT-01	PT-01	PT-01	EXP	
105	BICYCLE STORAGE	CONC-03	RB-01	PT-01	PT-01	PT-01	PT-01	PT-01	NON-OCCUPIABLE SPACE
LEVEL 1.5									
1S2	STAIR 2	CONC-03	RB-01	PT-01	PT-01	PT-01	PT-01	EXP	
110	HALLWAY	CONC-03	RB-01	PT-01	PT-01	PT-01	PT-01	PT-01	
111	MEETING 1	CONC-03	RB-01	PT / WD	PT / WD	PT / WD	PT-01	PT / WD	MULTI FINISH, COORDINATE WITH PLANS AND RCP
112	MEETING 2	CONC-03	RB-01	PT / WD	PT-01	PT / WD	PT / WD	PT / WD	MULTI FINISH, COORDINATE WITH PLANS AND RCP
113	UNISEX W/C	TL-01	TL-01	PT-01/TL-01	PT-01/TL-01	PT-01/TL-01	PT-01/TL-01	PT-01	WET AREA, MULTI FINISH, COORDINATE WITH ELEVATIONS
114	KITCHEN	CONC-03	RB-01	PT-01	PT-01	PT-01	PT-01	PR-01	WET AREA
115	UTILITY	CONC-03	RB-01	PT-01	PT-01	PT-01	PT-01	PT-01	
116	ELEC	CONC-03	RB-01	PT-01	PT-01	PT-01	PT-01	PT-01	
117	ELEVATOR MACHINE ROOM	CONC-03	RB-01	PT-01	PT-01	PT-01	PT-01	PT-01	
118	LOW VOLTAGE/ MPOE	CONC-03	RB-01	PT-01	PT-01	PT-01	PT-01	PT-01	
ELEV-A	ELEV-A	PER MFR	PER MFR	PER MFR	PER MFR	PER MFR	PER MFR	PER MFR	ELEVATOR CAB
LEVEL 2									
2S1	STAIR 1	CONC-03	RB-01	PT-01	PT-01	PT-01	PT-01	EXP-01	
2S2	STAIR 2	CONC-03	RB-01	PT-01	PT-01	PT-01	PT-01	PT-01	
201	MEETING 3	CONC-03	RB-01	PT-01	PT-01	PT-01	PT-01	PT-01	
202	OFFICE	CONC-03	RB-01	PT-01	PT-01	PT-01	PT-01	PT-01	
203	UNISEX W/C	TL-01	TL-01	PT-01/TL-01	PT-01/TL-01	PT-01/TL-01	PT-01/TL-01	PT-01	WET AREA, MULTI FINISH, COORDINATE WITH ELEVATIONS
204	UNISEX W/C	TL-01	TL-01	PT-01/TL-01	PT-01/TL-01	PT-01/TL-01	PT-01/TL-01	PT-01	WET AREA, MULTI FINISH, COORDINATE WITH ELEVATIONS
E-201	OUTDOOR TERRACE	EXT	EXT	EXT	EXT	EXT	EXT	EXT	EXTERIOR SPACE, COORDINATE WITH PLANS AND ELEVATIONS

INTERIOR FINISH LEGEND

CONC-03 — **SEALED POLISHED CONCRETE**
BASIS OF DESIGN CURECRETE "ASFORD FORMULA"; INSTALL PER MANUFACTURER SPECIFICATIONS AND REQUIREMENTS, ENSURE STATIC COEFFICIENT OF FRICTION LEVEL .50 TO .60.

TL-01 — **TILE**
BASIS OF DESIGN DALTILE "PORTFOLIO", 8"x16"
COLOR: PF06 IRON GRAY

PT-01 — **PAINT (WHITE)**
BASIS OF DESIGN SHERWIN WILLIAMS
COLOR: SW 7005 PURE WHITE

PT-02 — **PAINT (BLACK)**
BASIS OF DESIGN SHERWIN WILLIAMS
COLOR: SW 6258 TRICORN BLACK

PT-03 — **PAINT (DARK GRAY)**
BASIS OF DESIGN SHERWIN WILLIAMS
COLOR: SW 7069 IRON ORE

PT-04 — **PAINT (LIGHT GRAY)**
BASIS OF DESIGN SHERWIN WILLIAMS
COLOR: SW 7073 NETWORK GRAY

WD-01 — **WOOD VENEER MILWORK PANELS**
COLOR: WHITE OAK VENEER

RB-01 — **HEAVY DUTY RUBBER BASE**
BASIS OF DESIGN: JOHNSONITE "MILWORK REVEAL",
COLOR: MATCH ADJACENT WALL SURFACE, 4" TALL

EXP — **EXPOSED STRUCTURE**
NO FINISH

MFR — **PER MANUFACTURER**
FINISHES PROVIDED BY MANUFACTURER AND SELECTED FROM MANUFACTURER STANDARD RANGE OF OPTIONS

INTERIOR FLOOR FINISH GENERAL NOTES

1. COORDINATE WITH (E) CONDTIONS AND INSTALL SELF-LEVELING CONCRETE TOPPING WITH AGGREGATE FINISH OVER (E) SLAB: VERIFY EXTENTS IN FIELD. PREPARE (E) SLAB PER MAUFACTURER INSTALLATION REQUIREMENTS. BASIS OF DESIGN ARDEX.
2. WALKING SURFACES SHALL BE FINISHED WITH MATERIALS HAVING A STATIC COEFICIENT OF FRICTION LEVEL .50 TO .60

INTERIOR FINISH GENERAL NOTES

1. CLEAN INTERIOR EXPOSED STRUCTURE AND PAINT TO MATCH ADJACENT WALL SURFACE.
2. PROVIDE MOISTURE RESISTANT GYP BOARD AT PAINTED WALLS IN WET OR DAMP AREAS.
3. PROVIDE GLASS MAT TILE BACKER BOARD AT TILE WALLS IN WET OR DAMP AREAS.
4. TILEWORK TO CONFORM TO THE TILE COUNCIL OF AMERICA, INC. HANDBOOK FOR CERAMIC TYLE INSTALLATION.
5. GYPSUM WORK TO CONFORM TO THE U.S. GYPSUM ASSOCIATION STANDARD SPECIFICATIONS . FINISH GYPSUM BOARD IN ACCORDANCE WITH LEVELS DEFINED IN ASTM C840 AS FOLLOWS.
   - A. LEVEL 0: NOT USED
   - B. LEVEL 1: WALL AREAS ABOVE FINISHED CEILINGS.
   - C. LEVEL 2: WALLS AND CEILINGS TO RECEIVE TILE FINISH, BEHIND CABINTRY, IN UTILITY AREAS.
   - D. LEVEL 3: NOT USED.
   - E. LEVEL 4: WALLS AND CEILINGS TO RECEIVE FLAT, EGGSHELL PAINT FINISH.
   - F. LEVEL 5: WALLS AND CEILINGS TO RECEIVE SEMI-GLOSS PAINT FINISH
6. PROVIDE PAINT SHEENS IN ACCORDANCE WITH LEVELS DEFINED IN MPI GLOSS AND SHEEN STANDARDS AS FOLLOWS:
   - A. MPI LEVEL 1: FLAT AT CEILINGS AND OTHER OVERHEAD SURFACES
   - B. MPI LEVEL 2: NOT USED
   - C. MPI LEVEL 3: EGGSHELL AT ALL GENERAL LOCATIONS
   - D. MPI LEVEL 4: NOT USED
   - E. MPI LEVEL 5: SEMI-GLOSS AT WET AND DAMP AREAS, MECHANICAL ROOMS, ELECTRICAL ROOMS, UTILITY ROOMS, OTHER HIGH ABUSE AREAS, DOORS AND DOOR TRIMS
   - F. MPI LEVEL 6: NOT USED
   - G. MPI LEVEL 7: NOT USED
7. INTERIOR ITEMS INSTALLED ON WALL SURFACES, SUCH AS ELECATRICAL CONDUIT, PIPING AND OTHER MISC. ITEMS TO BE PAINTED IN FIELD OR FACTORY-FINISHED TO MATCH ADJACENT WALL SURFACE, UNLESS NOTED OTHERWISE.

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
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Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

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48 Golden Gate Ave,
San Francisco, CA 94102
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5161 Valley View Rd.
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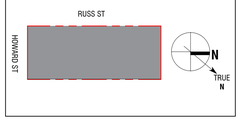
TEL. 770.241.1354

Key Plan:



Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
No. C35782
05-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

DOOR AND FINISH SCHEDULES

Scale: As indicated

A6.10

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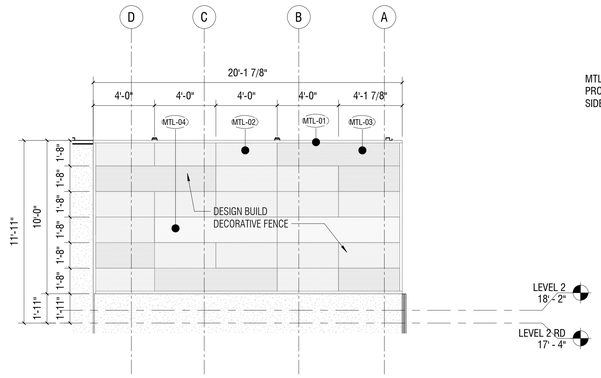
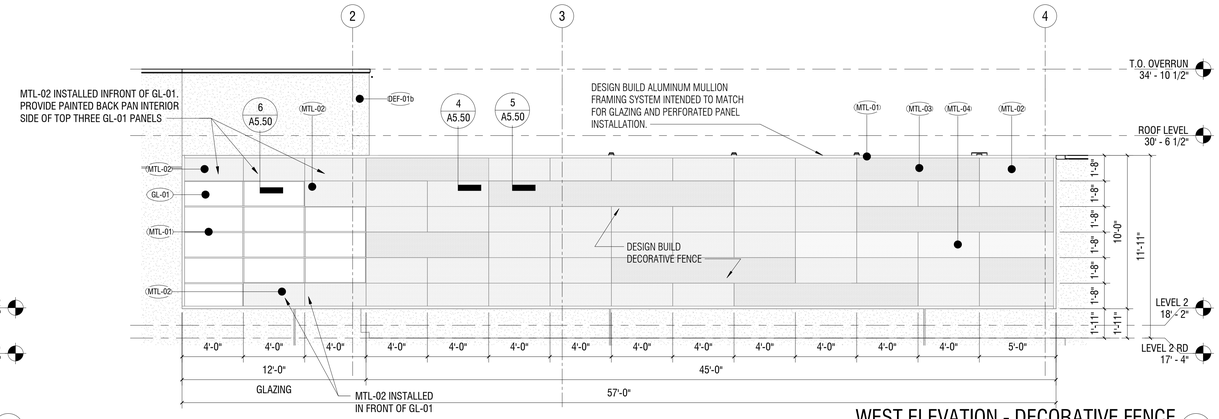
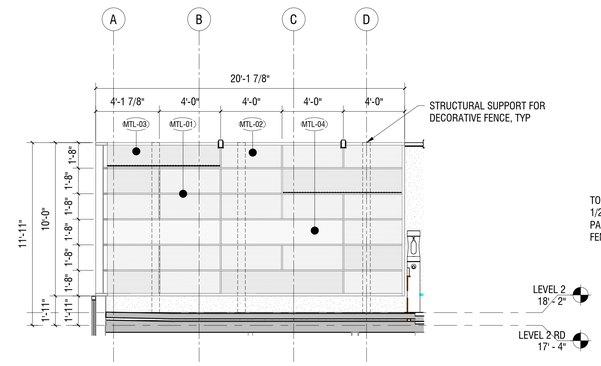


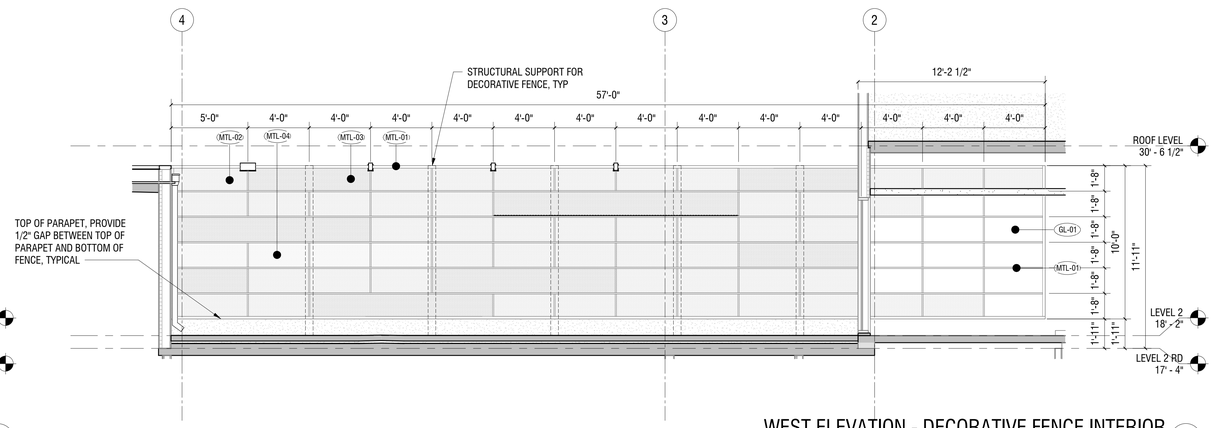
SOUTH ELEVATION - DECORATIVE FENCE 5
SCALE: 1/4" = 1'-0"



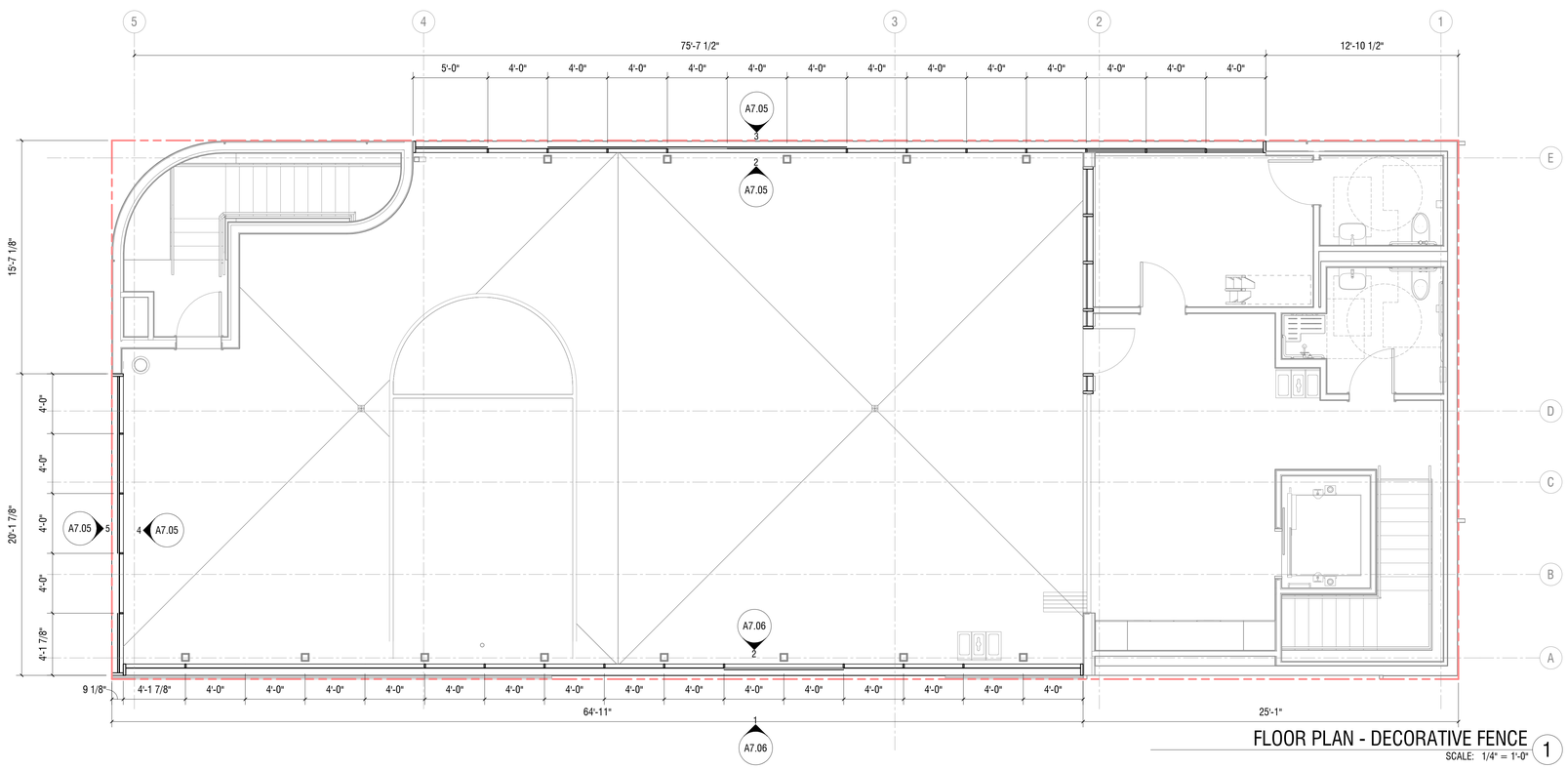
WEST ELEVATION - DECORATIVE FENCE 3
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - DEOCRATIVE FENCE INTERIOR 4
SCALE: 1/4" = 1'-0"



WEST ELEVATION - DECORATIVE FENCE INTERIOR 2
SCALE: 1/4" = 1'-0"



FLOOR PLAN - DECORATIVE FENCE 1
SCALE: 1/4" = 1'-0"

KEY NOTES

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

GL-01 **INSULATED HIGH PERFORMANCE GLAZING**
TRANSPARENT; NFRC CERTIFIED; COORDINATE WITH GENERAL NOTE 5

CMU-01 **CONCEALED EXTERIOR CONCRETE MASONRY UNIT WALL**
BLIND SIDE WALL INSTALLATION AT (E) ADJACENT BUILDING, NO EXTERIOR FINISH

SH-01 **CONCEALED EXTERIOR SHAFT WALL**
BLIND SIDE WALL INSTALLATION AT (E) ADJACENT BUILDING, NO EXTERIOR FINISH

DEF-01a **DIRECT-APPLIED EXTERIOR FINISH SYSTEM**
APPLIED OVER CMU WALL,
COORD. WITH 3 / A5.10, 1 / A5.50
COLOR: CHARCOAL GRAY, FINE TEXTURE
BASIS OF DESIGN: DRYVET TAFS-02

DEF-01b **DIRECT-APPLIED EXTERIOR FINISH SYSTEM**
APPLIED OVER METAL STUD WALL,
COORD. WITH 3 / A5.20, 1 / A5.50
COLOR: CHARCOAL GRAY, FINE TEXTURE
BASIS OF DESIGN: DRYVET TAFS-02

DEF-01c **DIRECT-APPLIED EXTERIOR FINISH SYSTEM**
APPLIED OVER EXISTING CMU WALL
COORD. WITH 3 / A5.15, 1 / A5.50
COLOR: CHARCOAL GRAY, FINE TEXTURE
BASIS OF DESIGN: DRYVET TAFS-02

DR-01 **ALUMINUM FRAMED TRANSPARET GLASS DOOR**
FRAME COLOR: MATCH ADJACENT MULLIONS
GLASS COLOR: MATCH ADJACENT GLAZING

DR-02 **PAINTED METAL DOOR**
COLOR: MATCH ADJACENT WALL SURFACE

DR-03 **ROLL-DOWN SECURITY GRILL**
MINIMUM 75% OPEN TO PERPENDICULAR VIEW
IN COMPLIANCE WITH SFPC SECTION 145.1(C)(7)

MTL-01 **ALUMINUM MULLION**
THERMALLY ISOLATED, PRE-ENGINEERED, PRE-TESTED, NFRC CERTIFIED ASSEMBLY
COLOR: CHARCOAL, FACTORY FINISHED

MTL-02 **ALUMINUM PERFORATED PANEL**
DENSE PERFORATION, LOW VISIBILITY THROUGH PANEL
COLOR: CHARCOAL; SINGLE PANE
BASIS OF DESIGN: GKD METAL FABRICS ELLIPSE 14

MTL-03 **ALUMINUM PERFORATED PANEL**
DENSE PERFORATION, LOW VISIBILITY THROUGH PANEL
DUAL COLOR: OUTSIDE SURFACE COLOR CHARCOAL, INSIDE SURFACE LIGHT GREY; DOUBLE PANE,
BASIS OF DESIGN: GKD METAL FABRICS ELLIPSE 52

MTL-04 **ALUMINUM PERFORATED PANEL**
OPEN PERFORATION, HIGH VISIBILITY THROUGH PANEL
COLOR: CHARCOAL; SINGLE PANE
BASIS OF DESIGN: GKD METAL FABRICS ELLIPSE 2

LVR **METAL MECHANICAL LOUVER**
BASIS OF DESIGN: CONSTRUCTION SPECIALTIES DC-9614
AMCA 550 RATED, COORDINATE WITH MECHANICAL DRAWINGS
COLOR: MATCH ADJACENT WALL SURFACE

FIRE DEPARTMENT CONNECTION
FLUSH MOUNT; COORDINATE WITH DESIGN
BUILD FIRE PROTECTION SUBCONTRACTOR

HB **HOSE BIB**
LOCKABLE, COORDINATE WITH PLUMBING
DRAWINGS FOR BASIS OF DESIGN INFORMATION

(E) **EXISTING TO REMAIN**
VERIFY AND COORDINATE WITH AS-BUILT FIELD CONDITIONS

LB **SFFD LOCK BOX**
RECESSED LOCKBOX, COORDINATE WITH 2022 SAN FRANCISCO FIRE CODE, SECTION 506.2.1

EXTERIOR PERIMETER JOINTS AT CONCEALED WALLS
PROVIDE WEATHER TIGHT SEAL BETWEEN 1044 HOWARD AND (E) NEIGHBORING BUILDING; EXTERIOR JOINTS TO BE INSTALLED WITHOUT DISRUPTING (E) ADJACENT CONDITIONS EXCEPT WHERE NECESSARY TO FACILITATE NEW JOINT INSTALLATION. VERIFY AND COORDINATE IN FIELD WITH AS-BUILT CONDITIONS. TYPICAL. COORDINATE WITH TYPICAL DETAILS ON A5.27.

UNITED PLAYAZ PROJECT
1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

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PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
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Fire/Life Safety:
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TEL. 925.979.9993

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270 Grand Ave,
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TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd.
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TEL. 770.241.1354

Key Plan:

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
08-31-2023
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

DECORATIVE FENCE

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

A7.05

8/15/2023 11:22:39 AM

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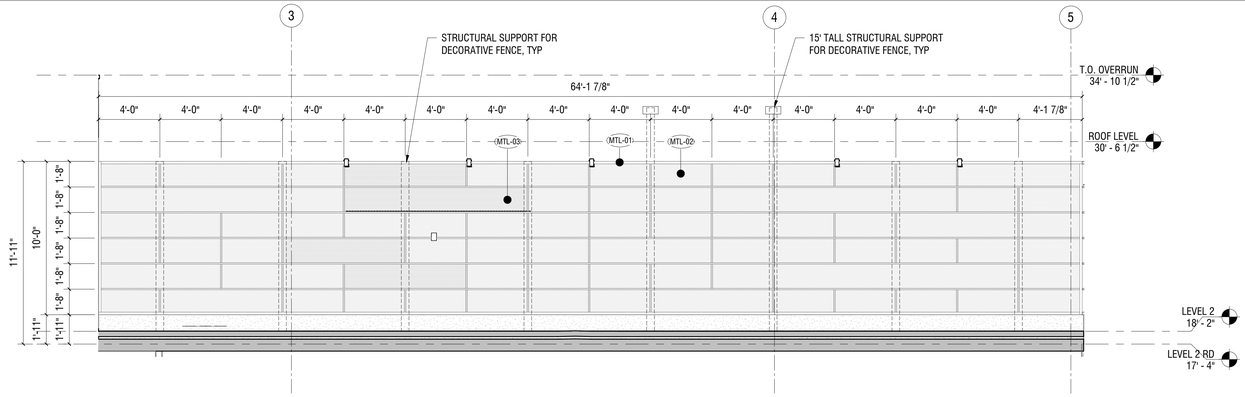
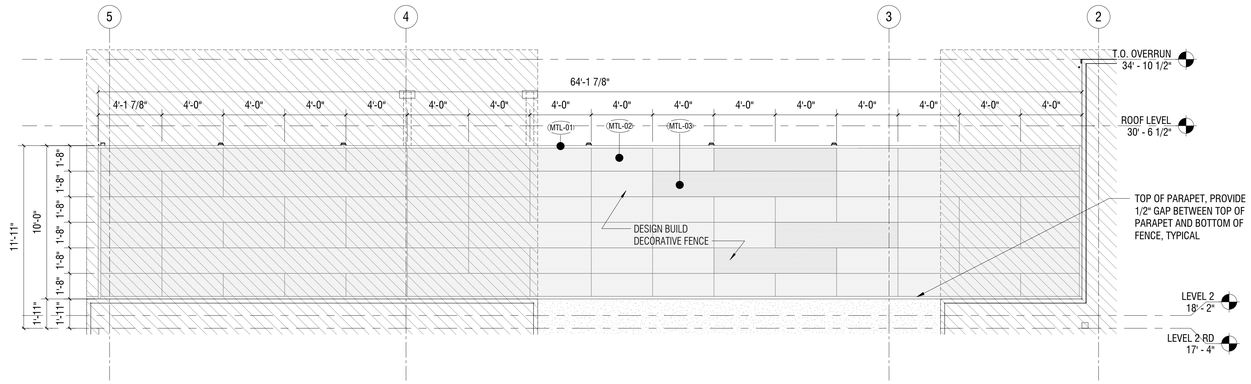


EAST ELEVATION - DECORATIVE FENCE (2)
SCALE: 1/4" = 1'-0"



EAST ELEVATION - DECORATIVE FENCE (1)
SCALE: 1/4" = 1'-0"

GL-01 **INSULATED HIGH PERFORMANCE GLAZING**
TRANSPARENT; NFRC CERTIFIED; COORDINATE WITH GENERAL NOTE 5

CMU-01 **CONCEALED EXTERIOR CONCRETE MASONRY UNIT WALL**
BLIND SIDE WALL INSTALLATION AT (E) ADJACENT BUILDING, NO EXTERIOR FINISH

SH-01 **CONCEALED EXTERIOR SHAFT WALL**
BLIND SIDE WALL INSTALLATION AT (E) ADJACENT BUILDING, NO EXTERIOR FINISH

DEF-01a **DIRECT-APPLIED EXTERIOR FINISH SYSTEM**
APPLIED OVER CMU WALL,
COORD. WITH 3 / A5.10, 1 / A5.50
COLOR: CHARCOAL GRAY, FINE TEXTURE
BASIS OF DESIGN: DRYVET TAFS-02

DEF-01b **DIRECT-APPLIED EXTERIOR FINISH SYSTEM**
APPLIED OVER METAL STUD WALL,
COORD. WITH 3 / A5.20, 1 / A5.50
COLOR: CHARCOAL GRAY, FINE TEXTURE
BASIS OF DESIGN: DRYVET TAFS-02

DEF-01c **DIRECT-APPLIED EXTERIOR FINISH SYSTEM**
APPLIED OVER EXISTING CMU WALL
COORD. WITH 3 / A5.15, 1 / A5.50
COLOR: CHARCOAL GRAY, FINE TEXTURE
BASIS OF DESIGN: DRYVET TAFS-02

DR-01 **ALUMINUM FRAMED TRANSPARET GLASS DOOR**
FRAME COLOR: MATCH ADJACENT MULLIONS
GLASS COLOR: MATCH ADJACENT GLAZING

DR-02 **PAINTED METAL DOOR**
COLOR: MATCH ADJACENT WALL SURFACE

DR-03 **ROLL-DOWN SECURITY GRILL**
MINIMUM 75% OPEN TO PERPENDICULAR VIEW
IN COMPLIANCE WITH SFPC SECTION 145.1(C)(7)

MTL-01 **ALUMINUM MULLION**
THERMALLY ISOLATED, PRE-ENGINEERED, PRE-TESTED,
NFRC CERTIFIED ASSEMBLY
COLOR: CHARCOAL, FACTORY FINISHED

MTL-02 **ALUMINUM PERFORATED PANEL**
DENSE PERFORATION, LOW VISIBILITY THROUGH PANEL
COLOR: CHARCOAL; SINGLE PANE
BASIS OF DESIGN: GKD METAL FABRICS ELLIPSE 14

MTL-03 **ALUMINUM PERFORATED PANEL**
DENSE PERFORATION, LOW VISIBILITY THROUGH PANEL
DUAL COLOR: OUTSIDE SURFACE COLOR CHARCOAL,
INSIDE SURFACE LIGHT GREY; DOUBLE PANE.
BASIS OF DESIGN: GKD METAL FABRICS ELLIPSE 52

MTL-04 **ALUMINUM PERFORATED PANEL**
OPEN PERFORATION, HIGH VISIBILITY THROUGH PANEL
COLOR: CHARCOAL; SINGLE PANE
BASIS OF DESIGN: GKD METAL FABRICS ELLIPSE 2

LVR **METAL MECHANICAL LOUVER**
BASIS OF DESIGN: CONSTRUCTION SPECIALTIES DC-9614
AMCA 550 RATED, COORDINATE WITH MECHANICAL DRAWINGS
COLOR: MATCH ADJACENT WALL SURFACE

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LB **SFFD LOCK BOX**
RECESSED LOCKBOX, COORDINATE WITH 2022 SAN FRANCISCO FIRE CODE, SECTION 506.2.1

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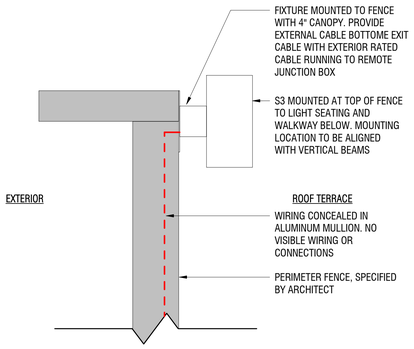
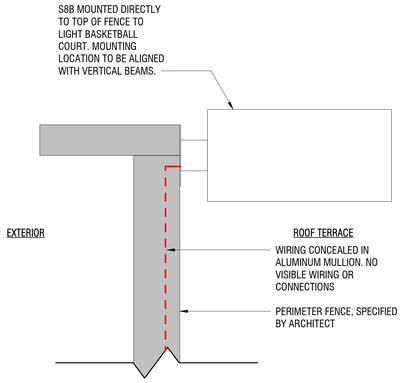
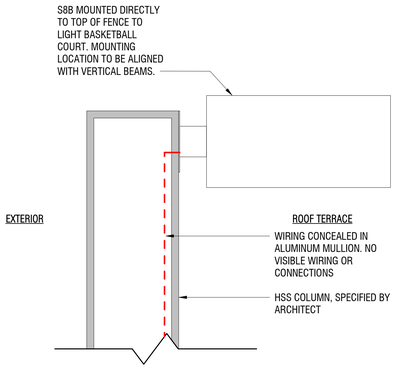
PROVIDE WEATHER TIGHT SEAL BETWEEN 1044 HOWARD AND (E) NEIGHBORING BUILDING; EXTERIOR JOINTS TO BE INSTALLED WITHOUT DISRUPTING (E) ADJACENT CONDITIONS EXCEPT WHERE NECESSARY TO FACILITATE NEW JOINT INSTALLATION. VERIFY AND COORDINATE IN FIELD WITH AS-BUILT CONDITIONS. TYPICAL. COORDINATE WITH TYPICAL DETAILS ON A5.27.



S3A SCONCE AT DECORATIVE FENCE (3)
SCALE: 3" = 1'-0"



S8B SCONCE AT DECORATIVE FENCE (4)
SCALE: 3" = 1'-0"



S8B SCONCE AT HSS COLUMN (5)
SCALE: 3" = 1'-0"

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Structural Engineer:
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TEL. 770.241.1354

Key Plan:

Seal / Signature:

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

DECORATIVE FENCE

Scale: As indicated

A7.06

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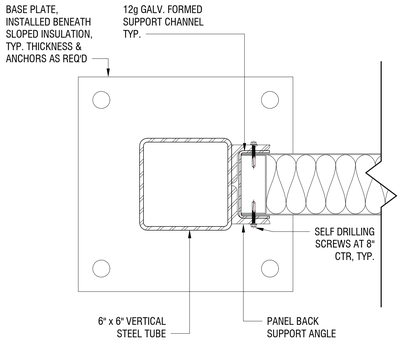
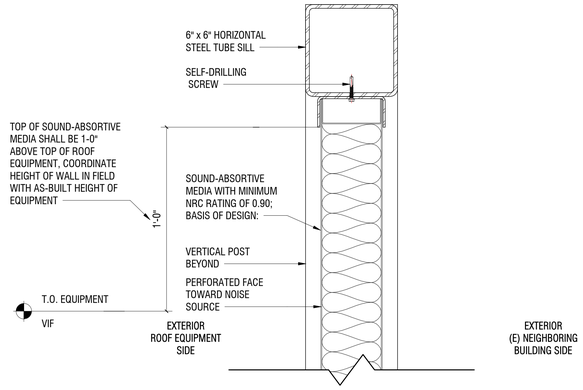
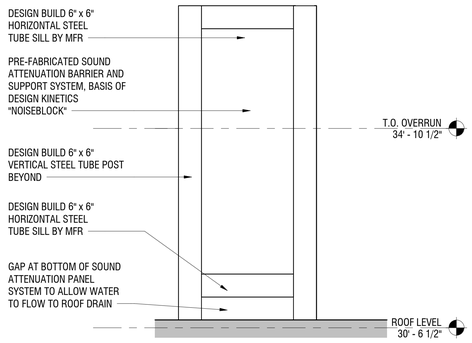


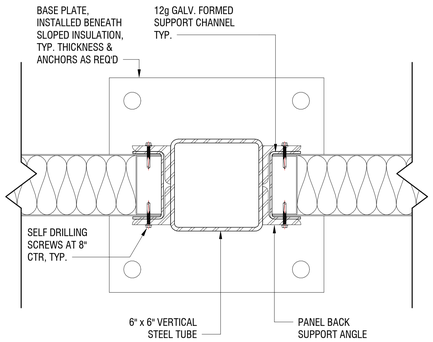
SOUND ATTENUTATION BARRIER - END CONNECTION 9
SCALE: 3" = 1'-0"



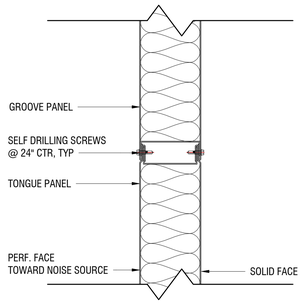
SOUND ATTENUTATION BARRIER - HEAD 6
SCALE: 3" = 1'-0"



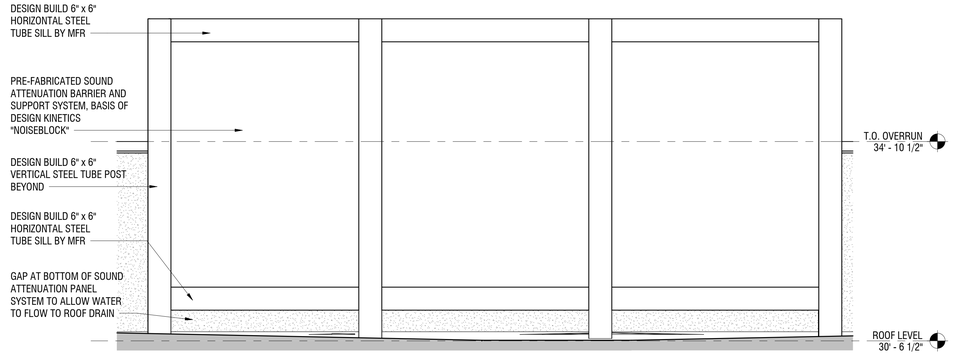
SOUND ATTENUATION BARRIER - SOUTH ELEVATION (NORTH SIMILAR) 3
SCALE: 3/4" = 1'-0"



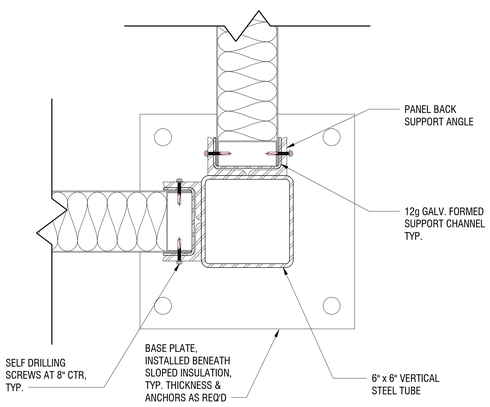
SOUND ATTENUTATION BARRIER - LINEAR JOINT CONNECTION 8
SCALE: 3" = 1'-0"



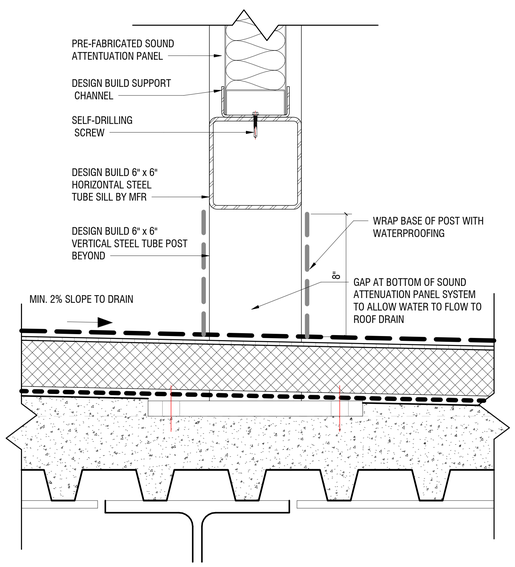
SOUND ATTENUATION BARRIER - PANEL TO PANEL CONNECTION 5
SCALE: 3" = 1'-0"



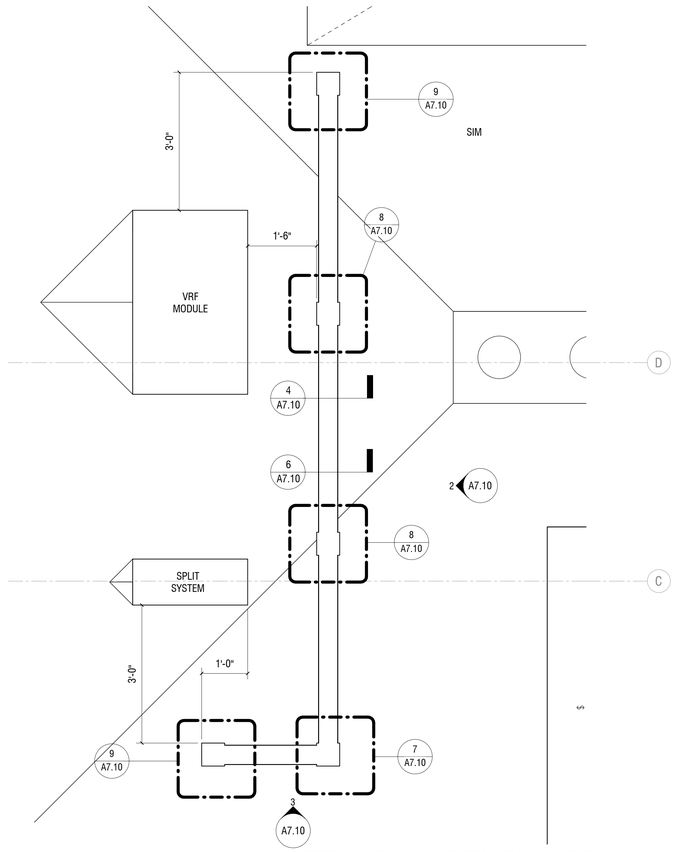
SOUND ATTENUATION BARRIER - WEST ELEVATION (EAST SIMILAR) 2
SCALE: 3/4" = 1'-0"



SOUND ATTENUTATION BARRIER - CORNER JOINT CONNECTION 7
SCALE: 3" = 1'-0"



SOUND ATTENUATION BARRIER - BASE 4
SCALE: 3" = 1'-0"



SOUND ATTENUATION BARRIER - ROOF LEVEL 1
SCALE: 3/4" = 1'-0"

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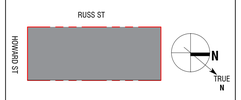
Key Plan:



Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
REN. 05-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

PREFABRICATED SOUND ATTENUATION BARRIER

Scale: As indicated

A7.10

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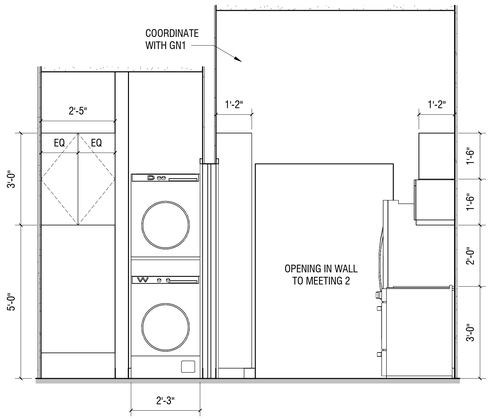
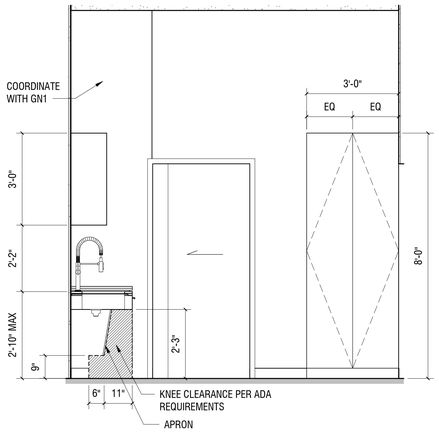
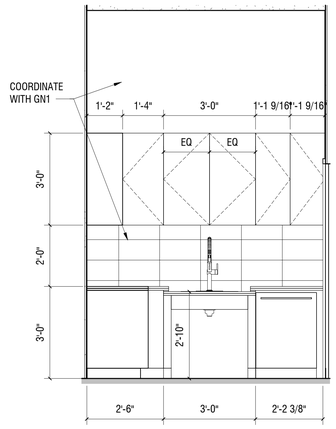


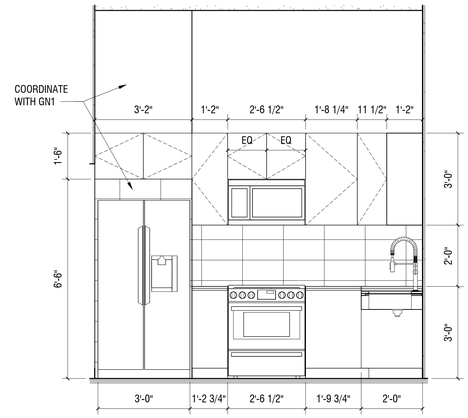
KITCHEN - ELEVATION D 5
SCALE: 1/2" = 1'-0"



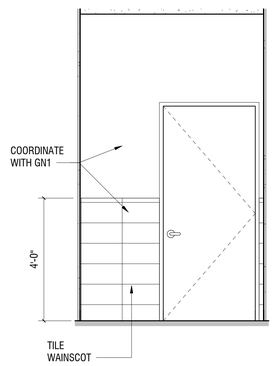
KITCHEN - ELEVATION C 4
SCALE: 1/2" = 1'-0"



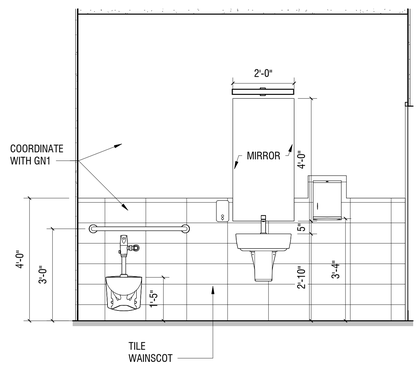
KITCHEN - ELEVATION B 3
SCALE: 1/2" = 1'-0"



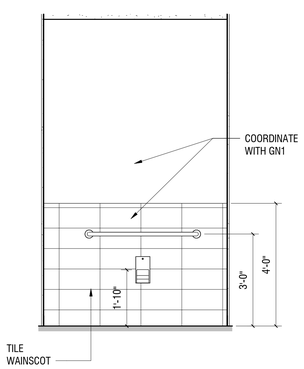
KITCHEN - ELEVATION A 2
SCALE: 1/2" = 1'-0"



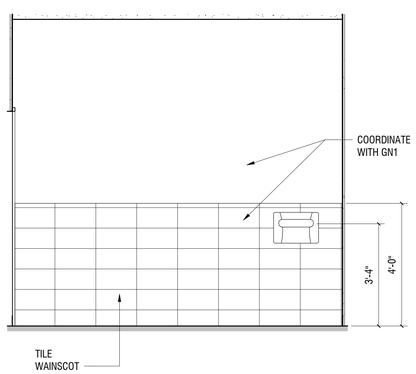
UNISEX W/C - ELEVATION D 9
SCALE: 1/2" = 1'-0"



UNISEX W/C - ELEVATION C 7
SCALE: 1/2" = 1'-0"



UNISEX W/C - ELEVATION B 8
SCALE: 1/2" = 1'-0"



UNISEX W/C - ELEVATION A 6
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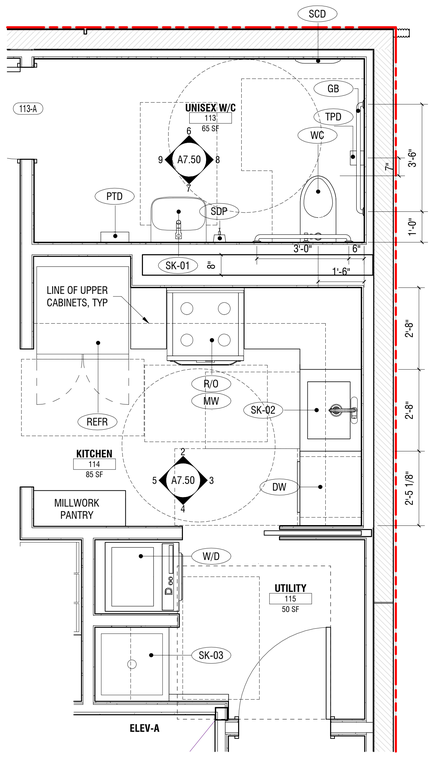

KITCHEN & UNISEX W/C - ENLARGED PLAN 1
SCALE: 1/2" = 1'-0"

LEGEND

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

- WC — **TOILET** ADA, WALL MOUNT, ELONGATED BOWL, COORDINATE WITH PLUMBING DRAWINGS FOR BASIS OF DESIGN INFORMATION
- SK-01 — **RESTROOM SINK AND FAUCET** ADA, WALL MOUNT SINK, COORDINATE WITH PLUMBING DRAWINGS FOR BASIS OF DESIGN INFORMATION
- SK-02 — **KITCHEN SINK AND FAUCET** ADA, UNDERMOUNT SINK, COORDINATE WITH PLUMBING DRAWINGS FOR BASIS OF DESIGN INFORMATION
- SK-03 — **SERVICE MOP SINK AND FAUCET** FLOOR MOUNT SINK, 24" SQUARE BOWL, 3-SIDED SPLASH GUARD, COORDINATE WITH PLUMBING DRAWINGS FOR BASIS OF DESIGN INFORMATION
- REFR — **REFRIGERATOR** BASIS OF DESIGN: LG MODEL NO: LMXS28626S 28 CU. FT. 4-DOOR FRENCH DOOR REFRIGERATOR, ENERGY STAR
- R/O — **RANGE AND OVEN** BASIS OF DESIGN: LG MODEL LSEL6335F 6.3 CU. FT SLIDE-IN, CONVECTION OVEN, CERAMIC GLASS COOKTOP
- MW — **MICROWAVE** BASIS OF DESIGN: LG MODEL MVEL2033F 2.0 CU. FT OVER-THE-RANGE, 400 CFM CHARCOAL FILTERED EXHAUST
- DW — **DISHWASHER** BASIS OF DESIGN: LG MODEL LDFN4542S 15 PLACE SETTINGS CAPACITY, THIRD RACK, FRONT CONTROLS, QUIET OPERATION, ENERGY STAR
- W/D — **WASHER AND DRYER** BASIS OF DESIGN: LG MODEL WKEX200HBA SINGLE UNIT WASHTOWER WITH CENTRAL CONTROLS, 4.5 CU. FT. WASHER AND 7.4 CU. FT. VENTED DRYER, ENERGY STAR
- GB — **GRAB BARS** BASIS OF DESIGN: BRADLEY 8122 - LENGTH PER ELEVATION STAINLESS STEEL SATIN FINISH, SURFACE MOUNTED, 34" FF
- GBS — **SHOWER GRAB BARS** BASIS OF DESIGN: BRADLEY 8120 - LENGTH PER ELEVATION STAINLESS STEEL SATIN FINISH, L-SHAPE, SURFACE MOUNTED, 34" FF
- TPD — **TOILET PAPER DISPENSER** BASIS OF DESIGN: BRADLEY 5402 STAINLESS STEEL SATIN FINISH, SURFACE MOUNTED, 22" AFF
- SDP — **SOAP DISPENSER** BASIS OF DESIGN: BRADLEY 6562 STAINLESS STEEL SATIN FINISH, SURFACE MOUNTED 40" AFF
- SCD — **SEAT COVER DISPENSER** BASIS OF DESIGN: BRADLEY 5A40 STAINLESS STEEL SATIN FINISH, SURFACE MOUNTED 40" AFF
- PTD — **PAPER TOWEL DISPENSER** BASIS OF DESIGN: BRADLEY 250-15 STAINLESS STEEL SATIN FINISH, SURFACE MOUNTED 40" AFF
- SND — **SANITARY NAPKIN DISPENSER** BASIS OF DESIGN: BRADLEY 401 SATIN FINISH STAINLESS STEAL, RECESSED 30" AFF
- HASH — **HAND SHOWER SYSTEM** ADA, SURFACE MOUNTED 44" AFF, COORDINATE WITH PLUMBING DRAWINGS FOR BASIS OF DESIGN INFORMATION
- FSS — **FOLDING SHOWER SEAT** BASIS OF DESIGN: BOBRICK B-5181 ADA, SOLID PHENOLIC, SURFACE MOUNTED 19" AFF
- MIR — **MIRROR**

GENERAL NOTES

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

1. FOR INTERIOR FINISH INFORMATION, COORDINATE WITH INTERIOR FINISH LEGEND ON SHEET A6.10.

UNITED PLAYAZ PROJECT
1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

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PAE
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TEL. 925.979.9993

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270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

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TEL. 415.544.7500

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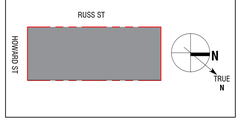
TEL. 770.241.1354

Key Plan:



Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
EXP. 05-31-2023
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

KITCHEN AND BATHROOM LAYOUTS

Scale: As indicated

A7.50

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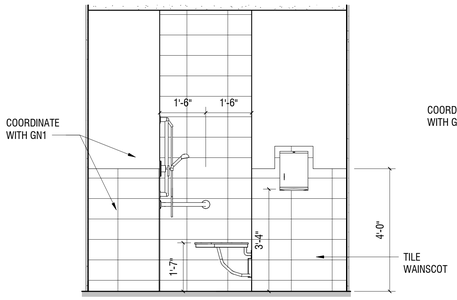
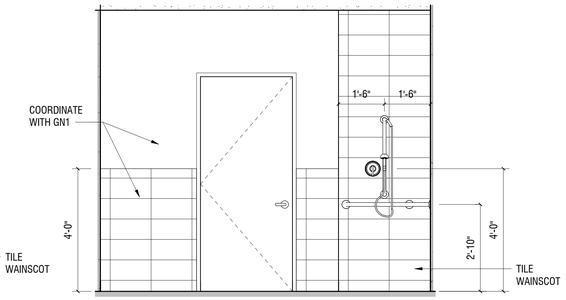


ACCESSIBLE UNISEX W/C TYPE B - ELEVATION D 10
SCALE: 1/2" = 1'-0"



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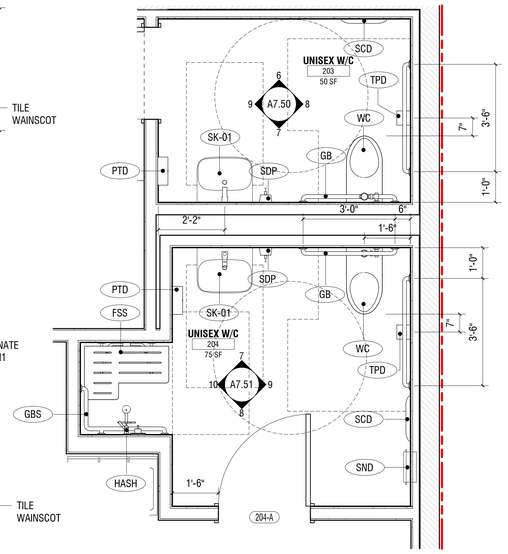
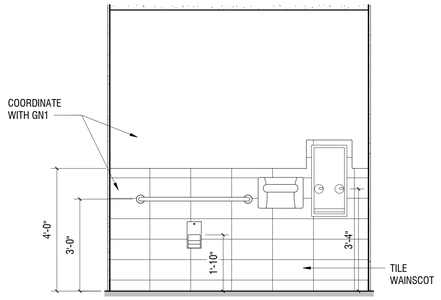


ACCESSIBLE UNISEX W/C TYPE B - ENLARGED PLAN 6
SCALE: 1/2" = 1'-0"



ACCESSIBLE UNISEX W/C TYPE B - ELEVATION B 9
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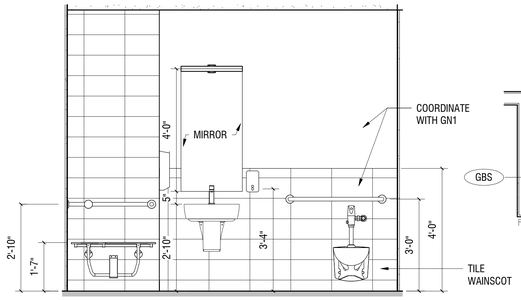
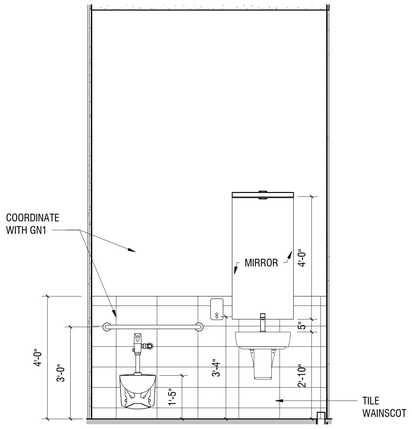


ACCESSIBLE UNISEX W/C TYPE B - ELEVATION A 7
SCALE: 1/2" = 1'-0"



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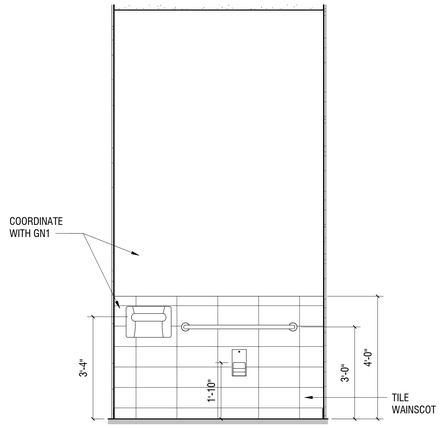

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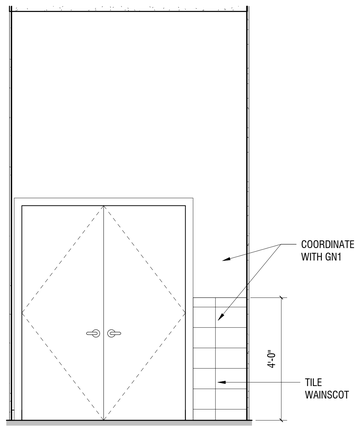
SCALE: 1/2" = 1'-0"



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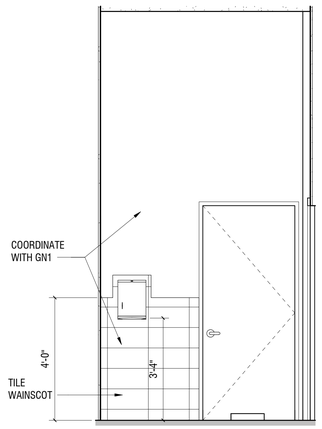

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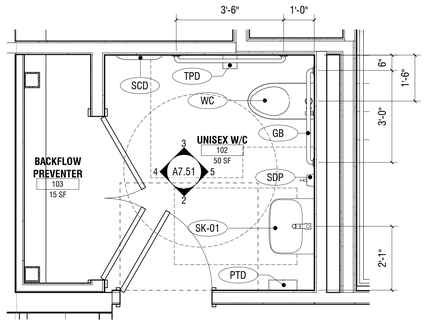

ACCESSIBLE UNISEX W/C TYPE A - ENLARGED PLAN 1
SCALE: 1/2" = 1'-0"

LEGEND

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

- **WC** — **TOILET**
  ADA, WALL MOUNT, ELONGATED BOWL, COORDINATE WITH PLUMBING DRAWINGS FOR BASIS OF DESIGN INFORMATION
- **SK-01** — **RESTROOM SINK AND FAUCET**
  ADA, WALL MOUNT SINK, COORDINATE WITH PLUMBING DRAWINGS FOR BASIS OF DESIGN INFORMATION
- **SK-02** — **KITCHEN SINK AND FAUCET**
  ADA, UNDERMOUNT SINK, COORDINATE WITH PLUMBING DRAWINGS FOR BASIS OF DESIGN INFORMATION
- **SK-03** — **SERVICE MOP SINK AND FAUCET**
  FLOOR MOUNT SINK, 24" SQUARE BOWL, 3-SIDED SPLASH GUARD, COORDINATE WITH PLUMBING DRAWINGS FOR BASIS OF DESIGN INFORMATION
- **REFR** — **REFRIGERATOR**
  BASIS OF DESIGN: LG MODEL NO: LMXS28626S
  28 CU. FT. 4-DOOR FRENCH DOOR REFRIGERATOR, ENERGY STAR
- **R/O** — **RANGE AND OVEN**
  BASIS OF DESIGN: LG MODEL LSEL6335F
  6.3 CU. FT SLIDE-IN, CONVECTION OVEN, CERAMIC GLASS COOKTOP
- **MW** — **MICROWAVE**
  BASIS OF DESIGN: LG MODEL MVEL2033F
  2.0 CU. FT OVER-THE-RANGE, 400 CFM CHARCOAL FILTERED EXHAUST
- **DW** — **DISHWASHER**
  BASIS OF DESIGN: LG MODEL LDFN4542S
  15 PLACE SETTINGS CAPACITY, THIRD RACK, FRONT CONTROLS, QUIET OPERATION, ENERGY STAR
- **W/D** — **WASHER AND DRYER**
  BASIS OF DESIGN: LG MODEL WKEX200HBA
  SINGLE UNIT WASHTOWER WITH CENTRAL CONTROLS,
  4.5 CU. FT. WASHER AND 7.4 CU. FT. VENTED DRYER, ENERGY STAR
- **GB** — **GRAB BARS**
  BASIS OF DESIGN: BRADLEY 8122 - LENGTH PER ELEVATION
  STAINLESS STEEL SATIN FINISH, SURFACE MOUNTED, 34" FF
- **GBS** — **SHOWER GRAB BARS**
  BASIS OF DESIGN: BRADLEY 8120 - LENGTH PER ELEVATION
  STAINLESS STEEL SATIN FINISH, L-SHAPE, SURFACE MOUNTED, 34" FF
- **TPD** — **TOILET PAPER DISPENSER**
  BASIS OF DESIGN: BRADLEY 5402
  STAINLESS STEEL SATIN FINISH, SURFACE MOUNTED, 22" AFF
- **SDP** — **SOAP DISPENSER**
  BASIS OF DESIGN: BRADLEY 6562
  STAINLESS STEEL SATIN FINISH, SURFACE MOUNTED 40" AFF
- **SCD** — **SEAT COVER DISPENSER**
  BASIS OF DESIGN: BRADLEY 5A40
  STAINLESS STEEL SATIN FINISH, SURFACE MOUNTED 40" AFF
- **PTD** — **PAPER TOWEL DISPENSER**
  BASIS OF DESIGN: BRADLEY 250-15
  STAINLESS STEEL SATIN FINISH, SURFACE MOUNTED 40" AFF
- **SND** — **SANITARY NAPKIN DISPENSER**
  BASIS OF DESIGN: BRADLEY 401
  SATIN FINISH STAINLESS STEAL, RECESSED 30" AFF
- **HASH** — **HAND SHOWER SYSTEM**
  ADA, SURFACE MOUNTED 44" AFF, COORDINATE WITH PLUMBING DRAWINGS FOR BASIS OF DESIGN INFORMATION
- **FSS** — **FOLDING SHOWER SEAT**
  BASIS OF DESIGN: BOBRICK B-5181
  ADA, SOLID PHENOLIC, SURFACE MOUNTED 19" AFF
- **MIR** — **MIRROR**

GENERAL NOTES

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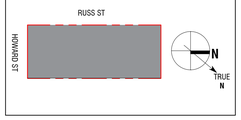
Key Plan:



Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35752
REN. 05-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

BATHROOM LAYOUTS

Scale: As indicated

A7.51

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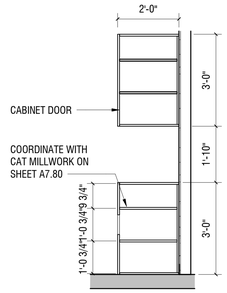

SECTION - MEETING 3 - CONSOLE TABLE 10
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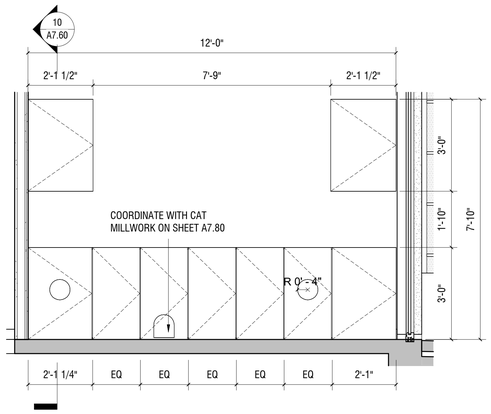

ELEVATION - MEETING 3 - CONSOLE TABLE 9
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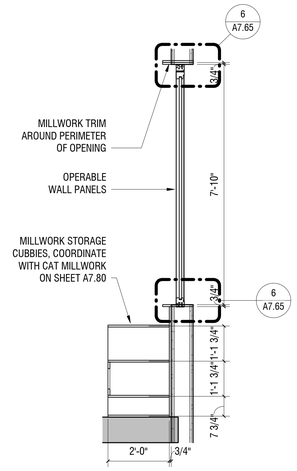

SECTION - MEETING 1 - STORAGE CUBBIES 8
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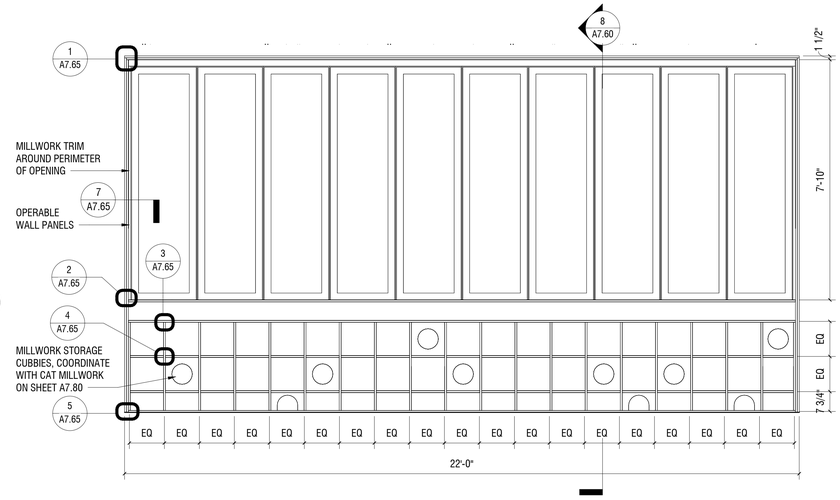

ELEVATION - MEETING 1 - STORAGE CUBBIES 7
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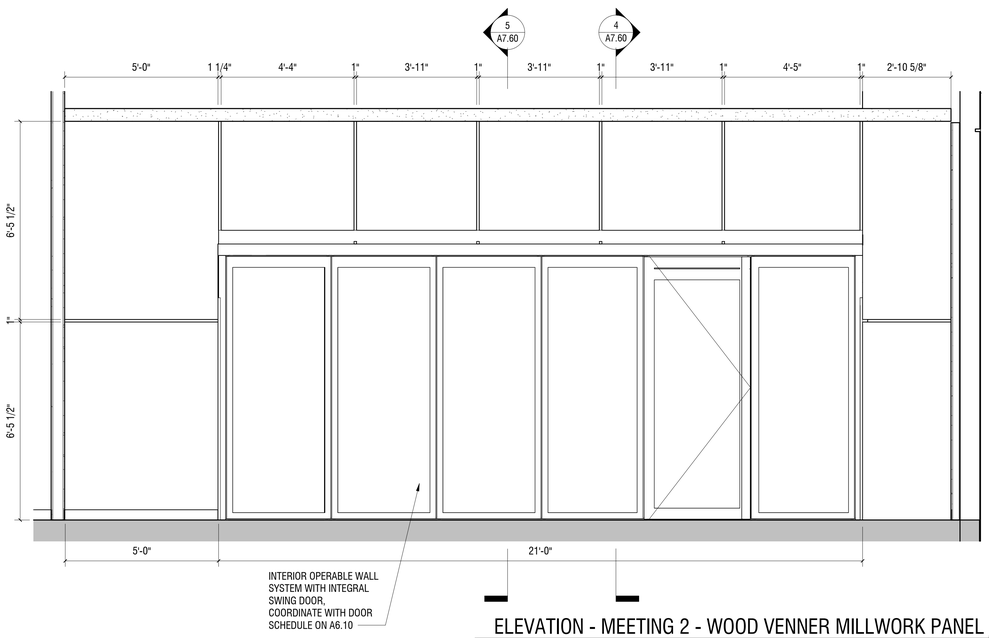
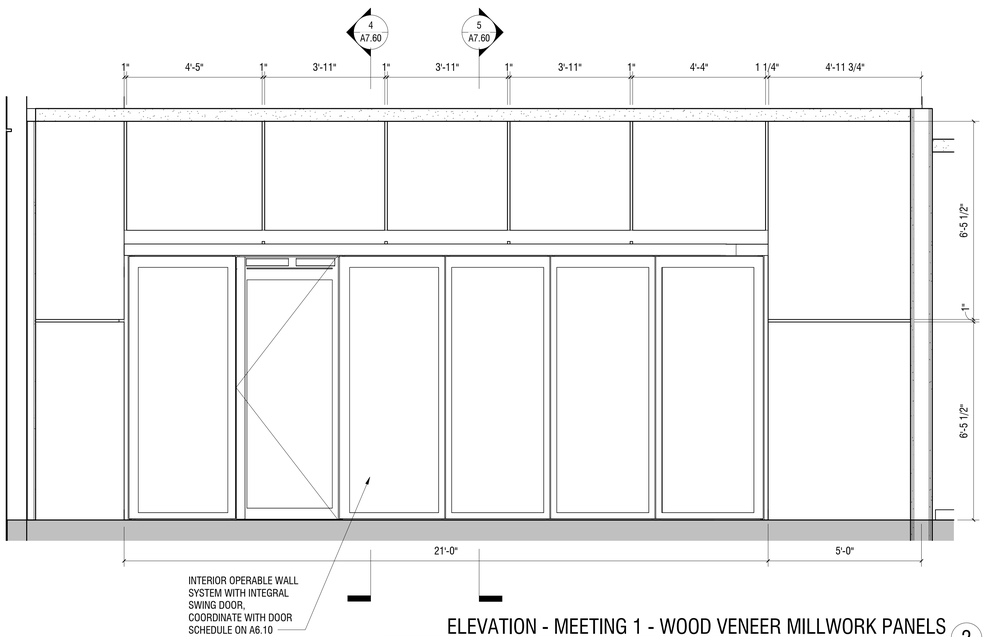


ELEVATION - MEETING 2 - WOOD VENNER MILLWORK PANEL 3
SCALE: 1/2" = 1'-0"



ELEVATION - MEETING 1 - WOOD VENEER MILLWORK PANELS 2
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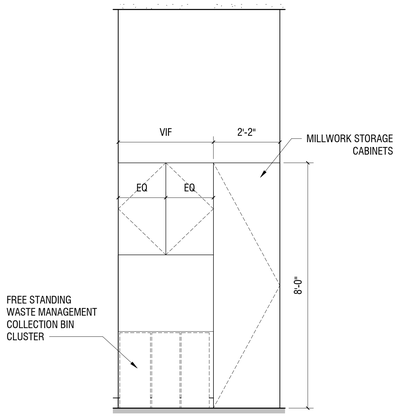
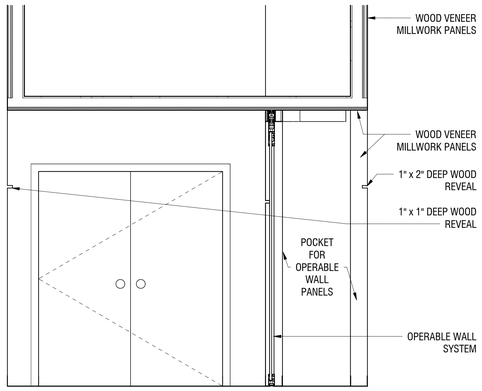
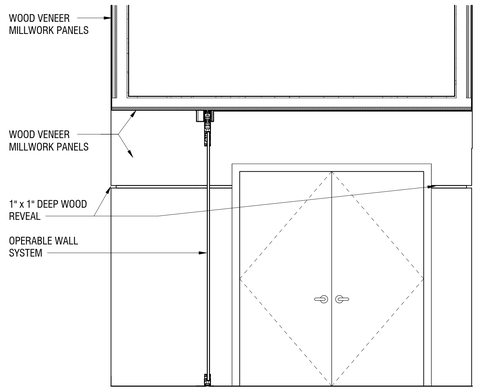


ELEVATION - MEETING 2 - TRASH/STORAGE AREA 6
SCALE: 1/2" = 1'-0"



ELEVATION - MEETING 1 & 2 - WOOD VENEER MILLWORK 5
SCALE: 1/2" = 1'-0"



ELEVATION - MEETING 1 & 2 - WOOD VENEER MILLWORK PANELS 4
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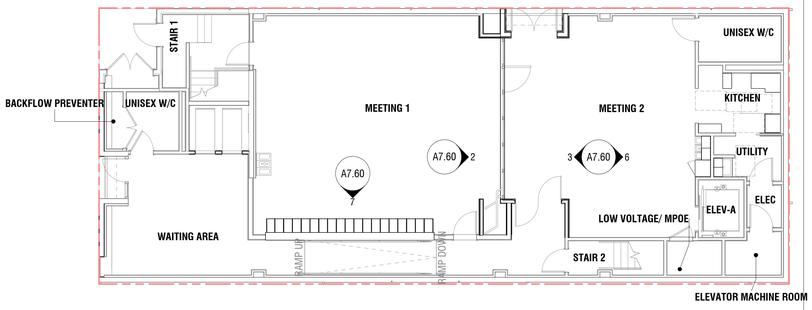

KEY PLAN - LEVEL 1 MILLWORK 1
SCALE: 1/8" = 1'-0"

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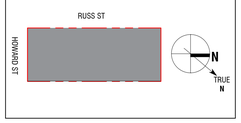

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Full Size Print: 30" x 42"

Sheet Title:

MEETING ROOM MILLWORK LAYOUTS

Scale: As indicated

A7.60

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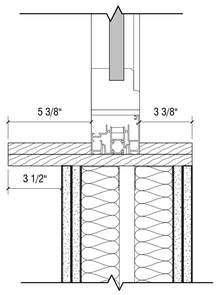
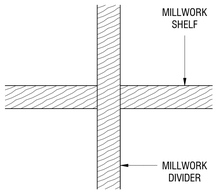
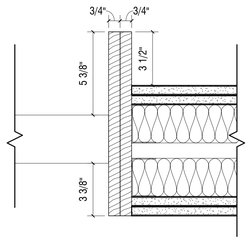


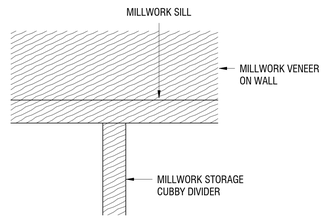
FOLDING OPERABLE WALL - SILL (8)
SCALE: 3" = 1'-0"



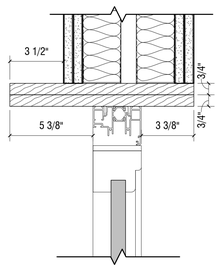
TYPICAL INTERSECTION AT SHELF AND DIVIDER (4)
SCALE: 6" = 1'-0"



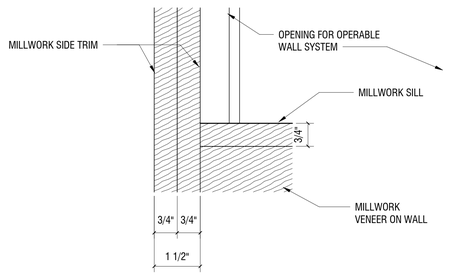
FOLDING OPERABLE WALL - JAMB (7)
SCALE: 3" = 1'-0"



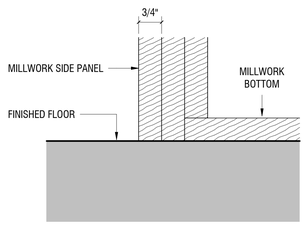
TYPICAL INTERSECTION AT SILL AND DIVIDER (3)
SCALE: 6" = 1'-0"



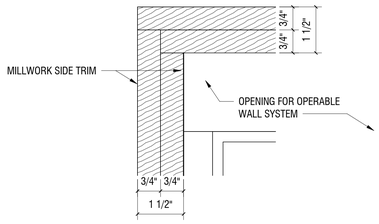
FOLDING OPERABLE WALL - HEAD (6)
SCALE: 3" = 1'-0"



TYPICAL INTERSECTION AT SILL AND SIDE TRIM (2)
SCALE: 6" = 1'-0"



TYPICAL INTERSECTION AT BOTTOM AND SIDE PANEL (5)
SCALE: 6" = 1'-0"



TYPICAL CORNER AT TRIM AROUND OPENING (1)
SCALE: 6" = 1'-0"

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8/15/2023 11:22:56 AM

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

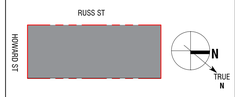
Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:



Seal / Signature:

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

MEETING ROOM MILLWORK DETAILS

Scale: As indicated

A7.65

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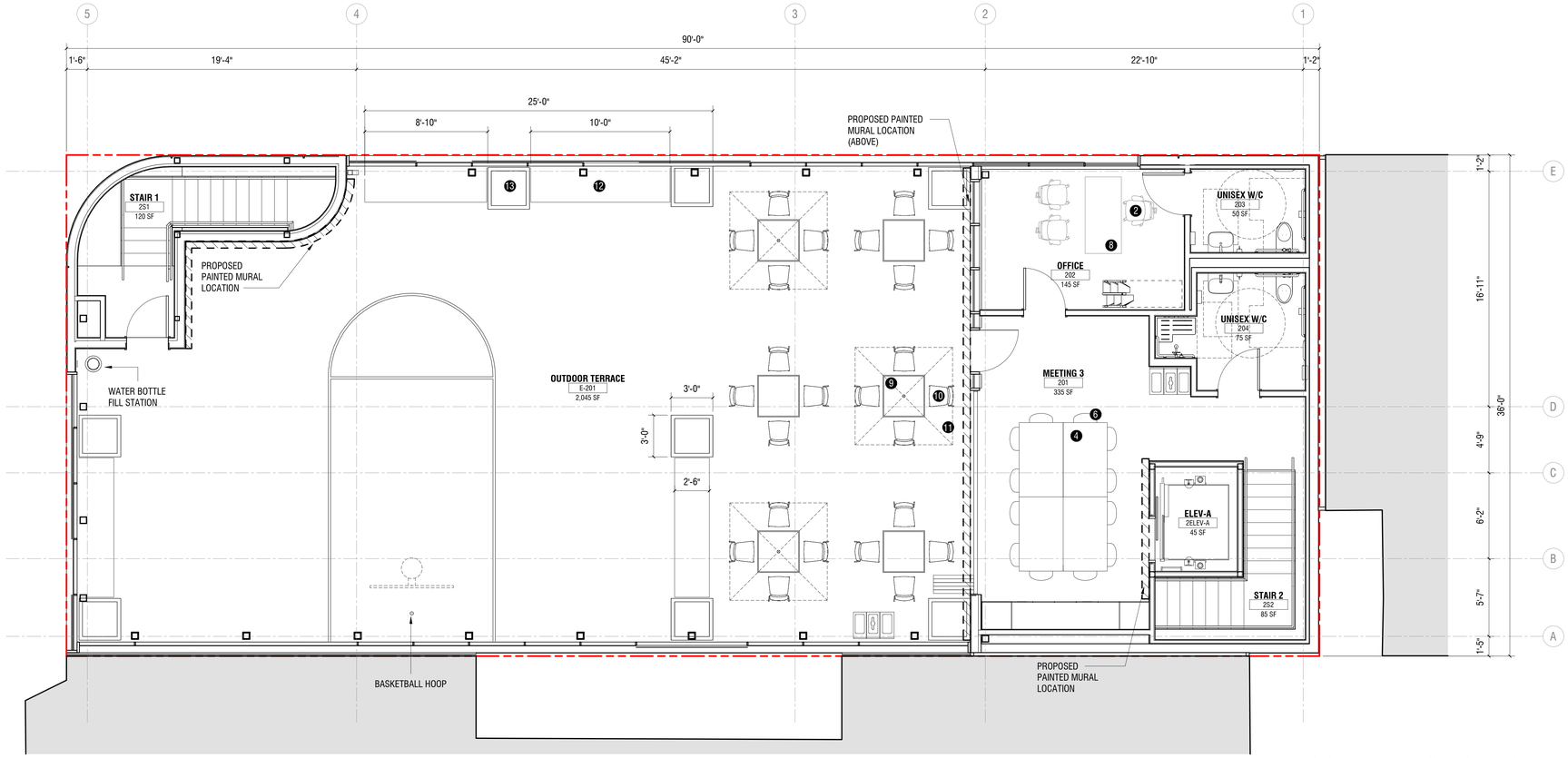
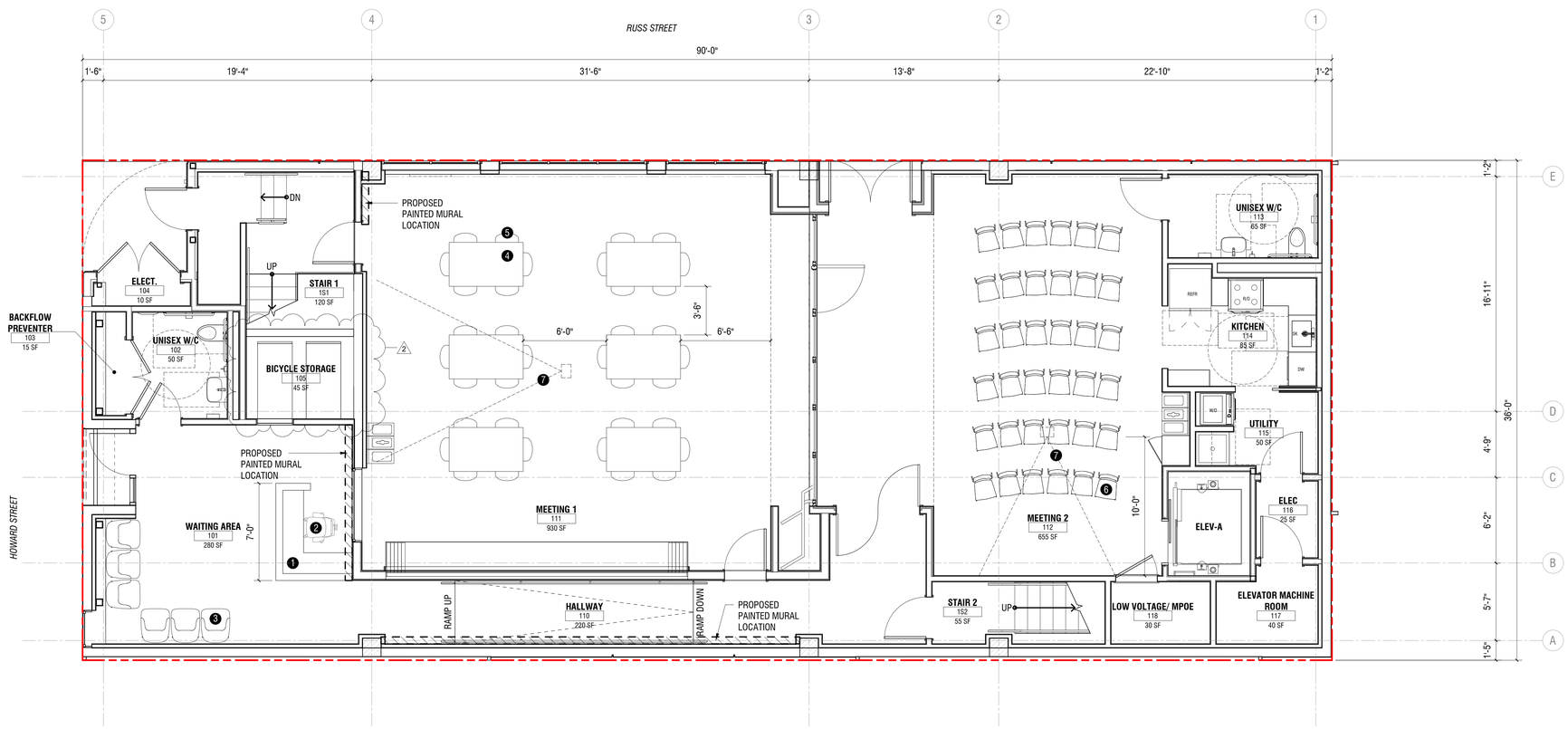


FLOOR PLAN - LEVEL 2 FURNITURE (2)

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



FLOOR PLAN - LEVEL 1 FURNITURE (1)

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

LEGEND

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

GENERAL NOTE:
ITEMS BELOW ARE INTENDED AS MOVEABLE FURNITURE, FIXTURES AND EQUIPMENT (FF&E) **PROVIDED BY OWNER AFTER BUILDING OCCUPANCY**, AND ARE SHOWN FOR BUDGET AND REFERENCE PURPOSES.

1 | RECEPTION DESK
BASIS OF DESIGN: BUSCHDESIGN
BALTIC BIRCH PLYWOOD RECEPTION DESK WITH SIDE EXTENSION

2 | DESK CHAIR
BASIS OF DESIGN: IKEA, MARKUS
VISSLE DARK GRAY

3 | WAITING ROOM CHAIR
BASIS OF DESIGN: ALLMODERN
JACE ARM CHAIR, SUNDAY DARK GREY PERFORMANCE BASKET WEAVE

4 | MEETING ROOM TABLE
BASIS OF DESIGN: GRACIE OAKS
ABIBATU, 64" DINING TABLE

5 | MEETING ROOM ONE CHAIR
BASIS OF DESIGN: 2MODERN
BAYO CHAIR, MATT OXIDE RED

6 | MEETING ROOM TWO & THREE CHAIRS
BASIS OF DESIGN: 2MODERN, BAYO CHAIR
MATT TAUPE, MATT OPTIC WHITE

7 | PROJECTOR
EPSON, EPIQVISION FLEX CO-W01
PORTABLE PROJECTOR

8 | OFFICE DESK
LATITUDE RUN
MANHA 66" DESK

9 | PATIO TABLE
BASIS OF DESIGN: LANCASTER TABLE
ITEM # 427CAU3232WH, WHITE

10 | PATIO CHAIR
BASIS OF DESIGN: LANCASTER SEATING
ITEM # 427CALUSDRD, RED

11 | UMBRELLA
BASIS OF DESIGN: ABOVE ALL
SKU: UMBWS-07

12 | BENCH
BASIS OF DESIGN: CRATE & BARREL
DUNEWOOD WHITE WASHED BENCH

13 | PLANTER BOX
BASIS OF DESIGN: SOL 72 OUTDOOR
CHIPPS ROLLING WOOD PLANTER BOX

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1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

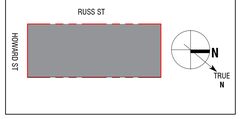
Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:



Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
Exp. 01-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS
2	08/15/2023	BUILDING PERMIT

Full Size Print: 30" x 42"

Sheet Title:

FURNITURE, FIXTURES AND EQUIPMENT (FF&E) LAYOUTS

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

A7.70

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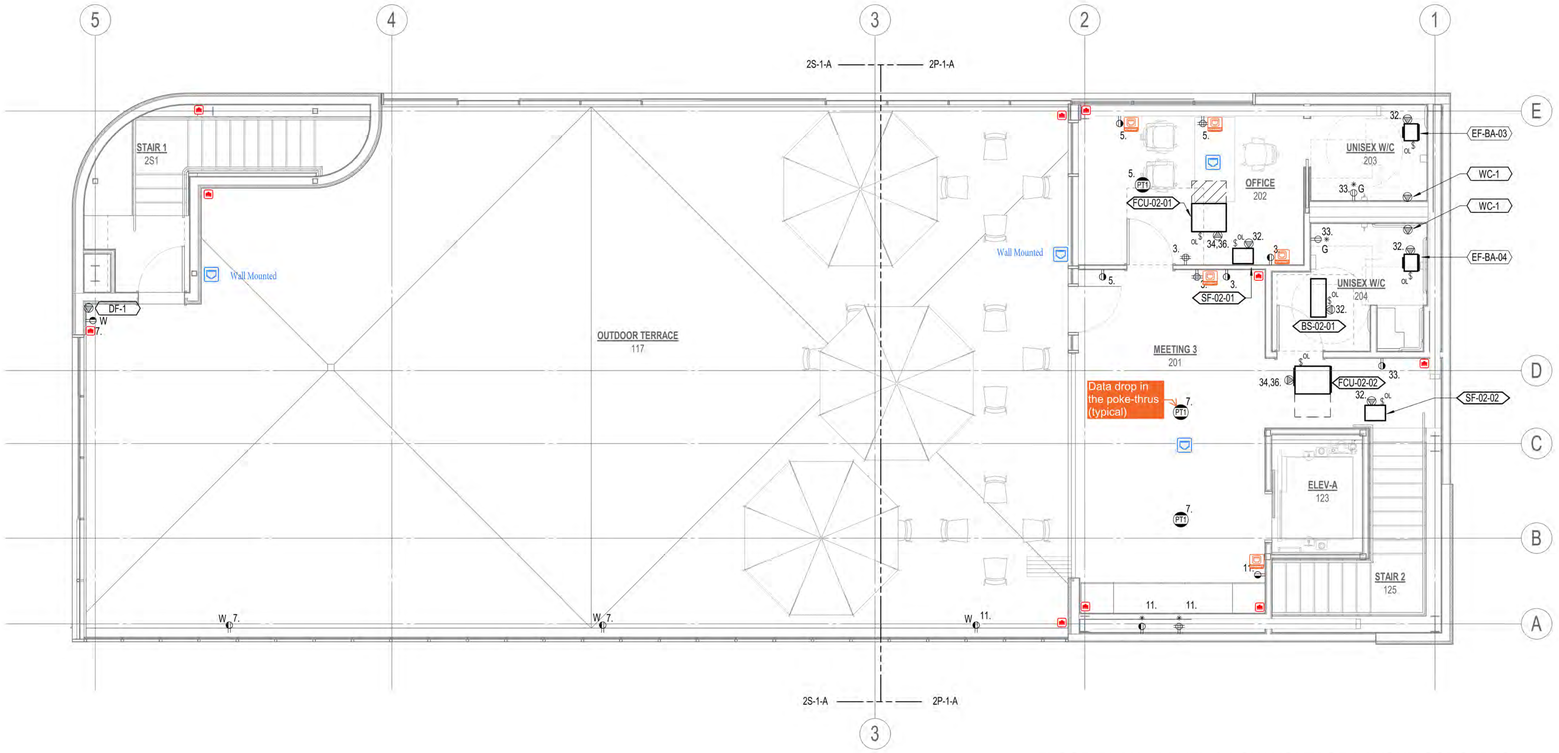
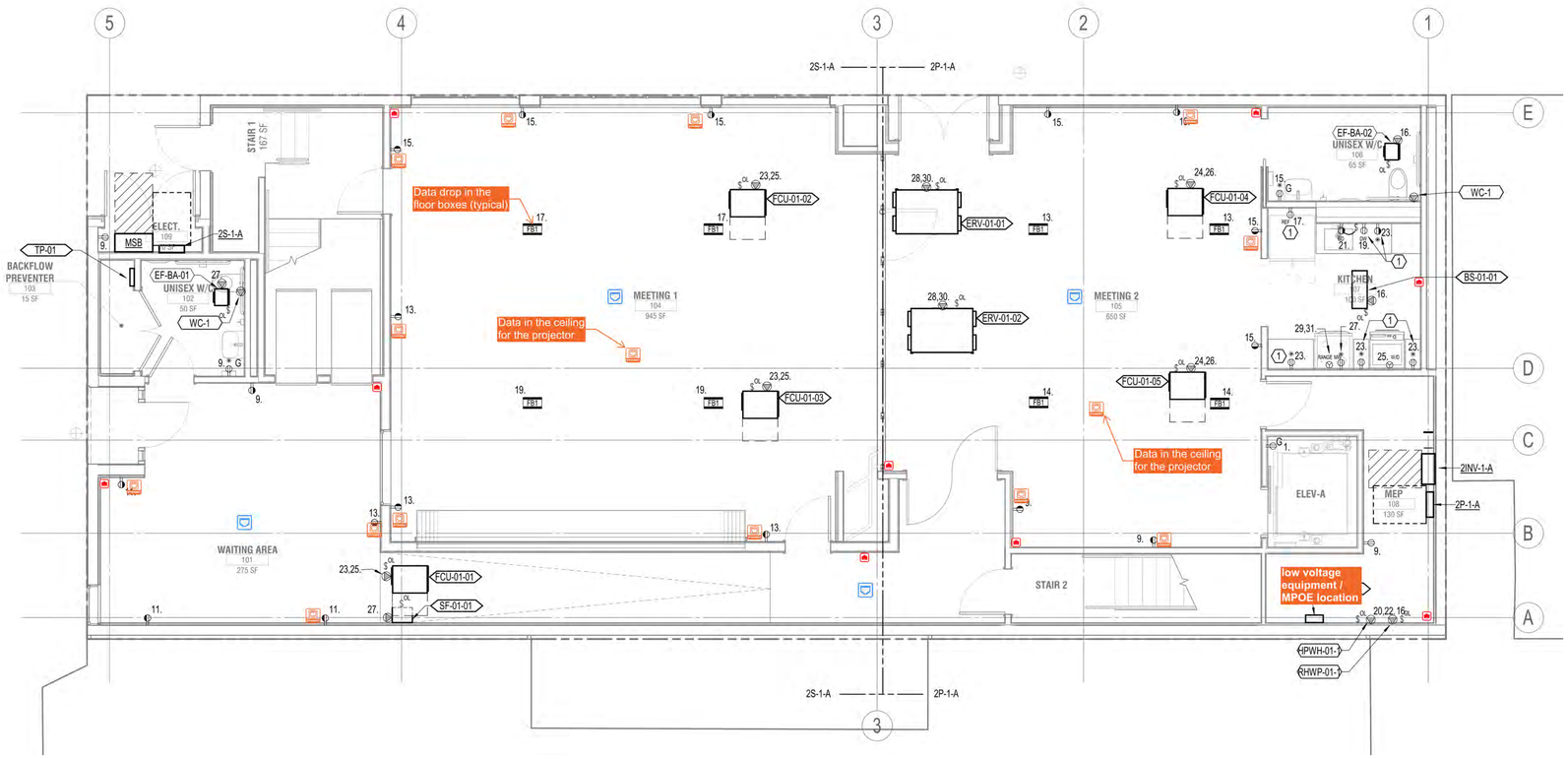
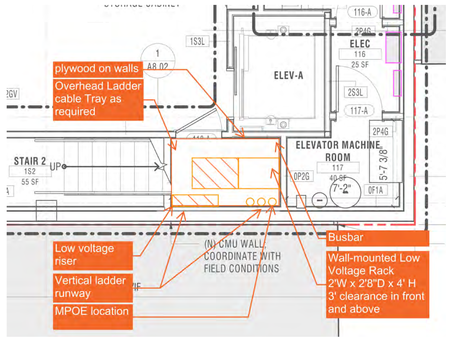


FLOOR PLAN - LEVEL 2 LOW VOLTAGE LAYOUT CONCEPTS (3)
SCALE: 1/4" = 1'-0"



FLOOR PLAN - LEVEL 1 LOW VOLTAGE LAYOUT CONCEPTS (2)
SCALE: 1/4" = 1'-0"



MPOE LAYOUT (1)
SCALE: 1/4" = 1'-0"

LEGEND

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

- Standard Cat6 Drop x2
- Camera Location
- Wireless Access point (ceiling mounted)

UNITED PLAYAZ PROJECT

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Owner:
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
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Walnut Creek, CA 94596
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270 Grand Ave,
Oakland, CA 94610
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LUMA
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San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd.
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
REN. 05-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

LOW VOLTAGE LAYOUT CONCEPTS

Scale:

A7.75

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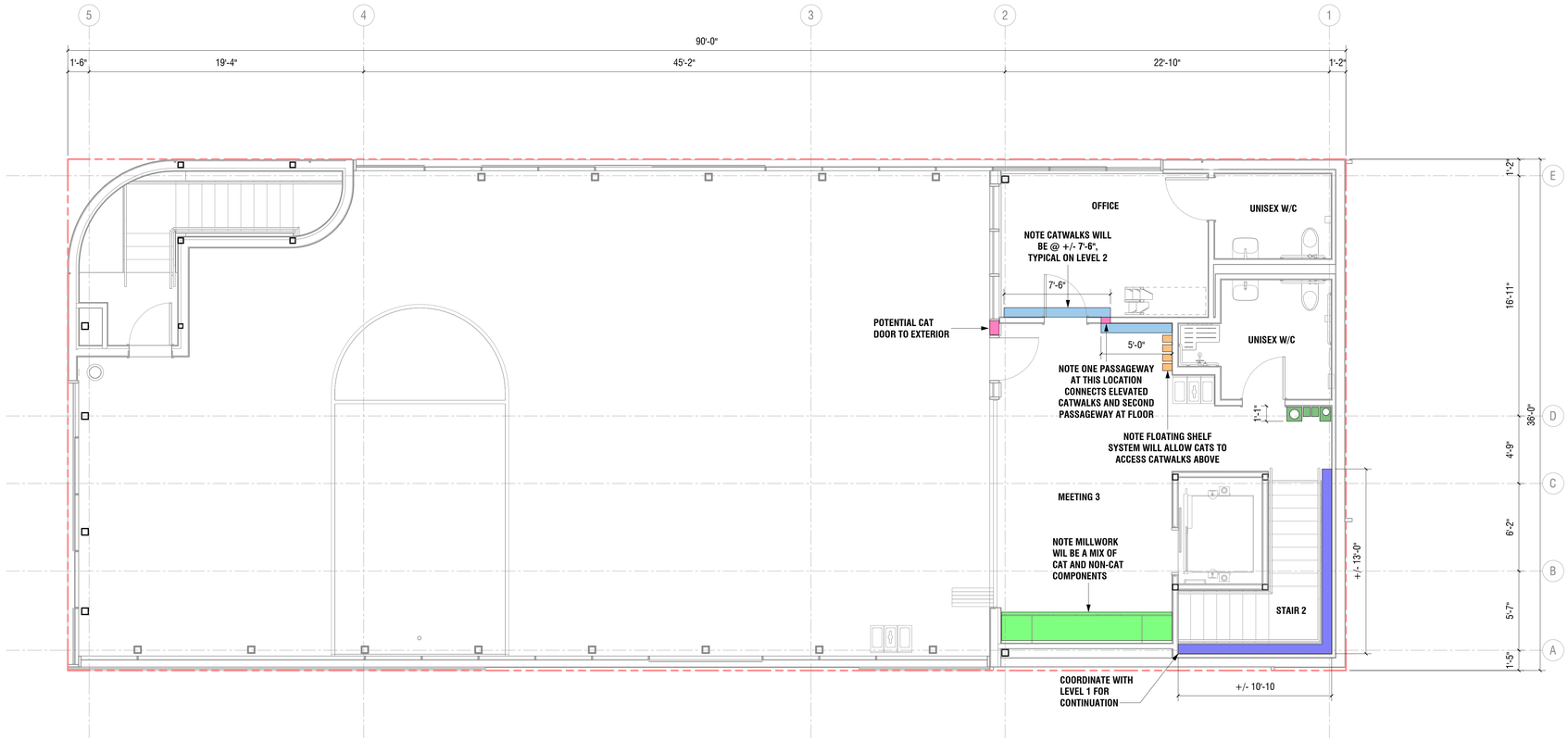
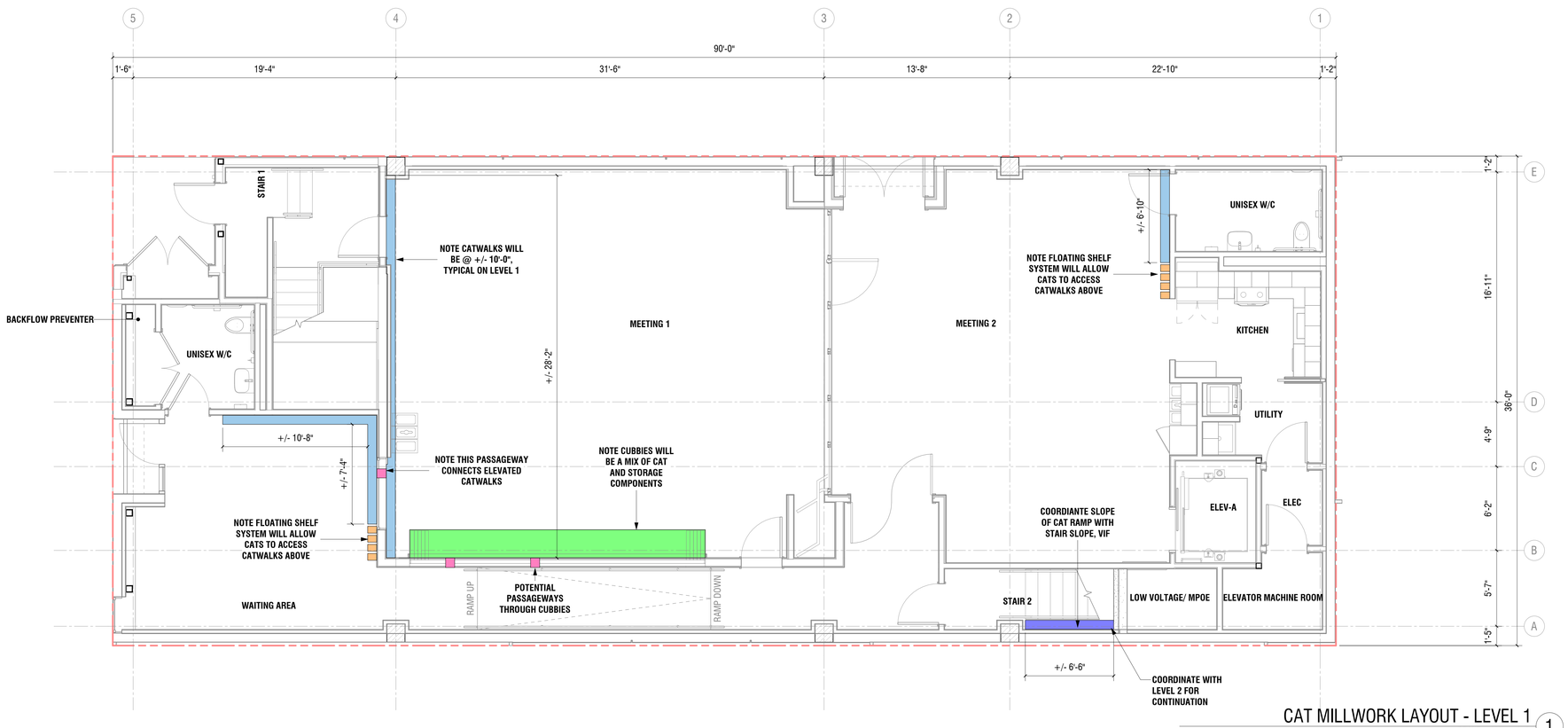


CAT MILLWORK LAYOUT - LEVEL 2 (2)

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



CAT MILLWORK LAYOUT - LEVEL 1 (1)

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

LEGEND

* NOT ALL NOTES/SYMBOLS ARE NECESSARILY USED ON THIS SHEET

CATWALK 8" WIDE, LENGTH PER PLAN

CAT RAMP 8" WIDE, LENGTH PER PLAN

FLOATING WALL SYSTEM

PLAY WALL

CAT MILLWORK

CAT DOOR / PASSAGEWAY

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
08-31-2023
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

CAT MILLWORK LAYOUTS

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

A7.80

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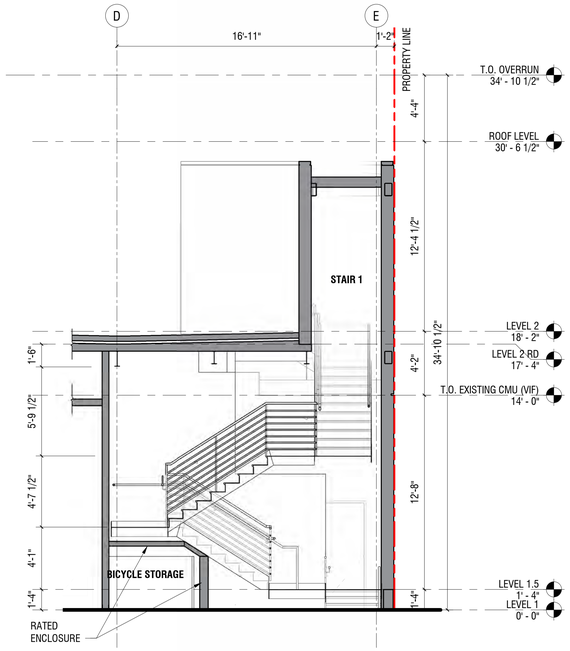
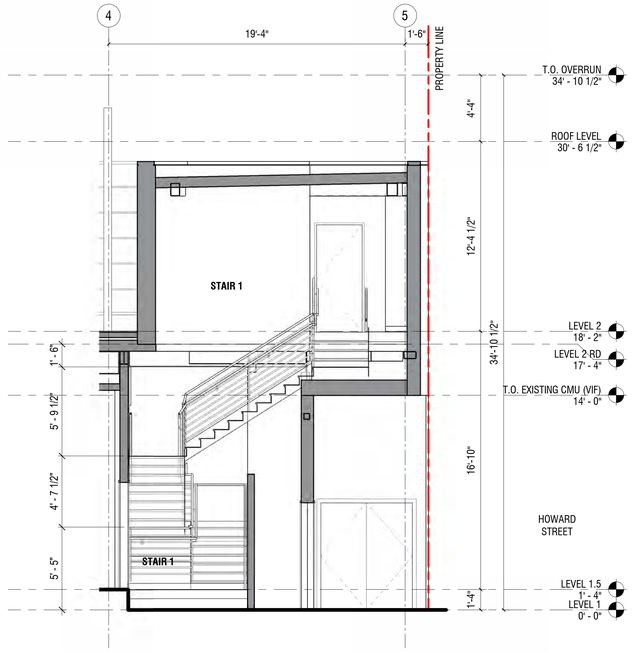
GENERAL NOTE:

1. COORDINATE WITH G9.10, G9.11 AND G9.12 FOR STAIR ACCESSIBILITY REQUIREMENTS

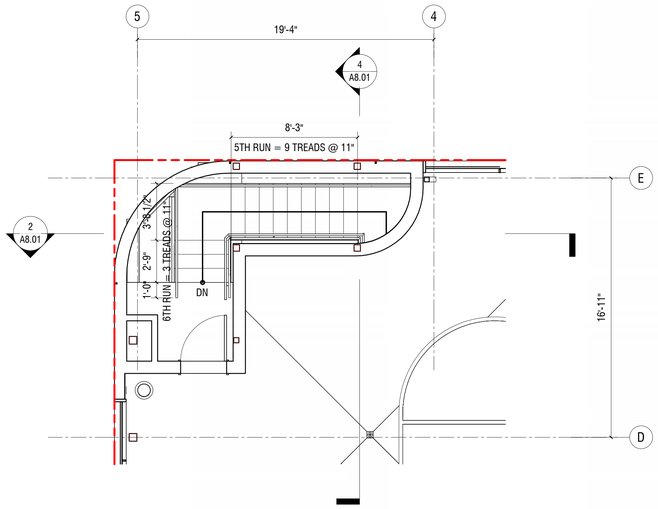
2. COORDINATE WITH A8.50 FOR TYPICAL STAIR DETAILS.



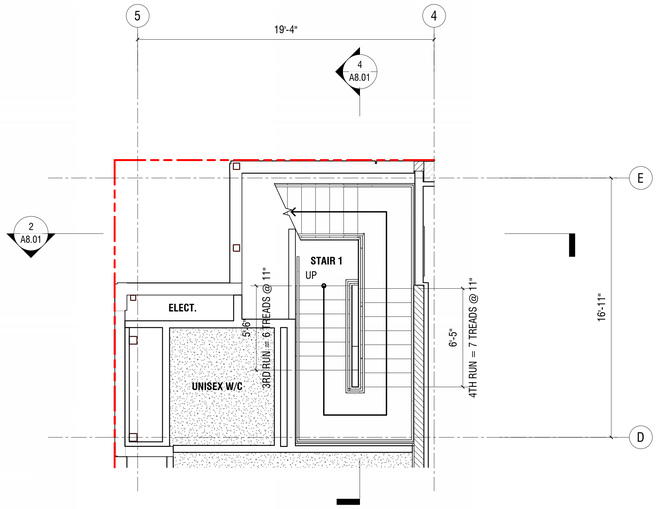
STAIR 1 - SECTION B 4
SCALE: 1/4" = 1'-0"



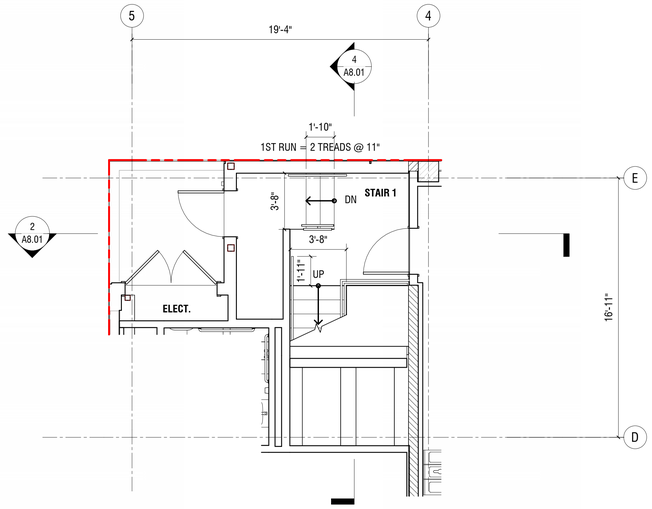
STAIR 1 - SECTION A 2
SCALE: 1/4" = 1'-0"



STAIR 1 PLAN - LEVEL 2 5
SCALE: 1/4" = 1'-0"



STAIR 1 PLAN - INTERMEDIATE LANDING 3
SCALE: 1/4" = 1'-0"



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

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Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
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Key Plan:

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
REN. 05-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

VERTICAL TRANSPORTATION - STAIR 1

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

A8.01

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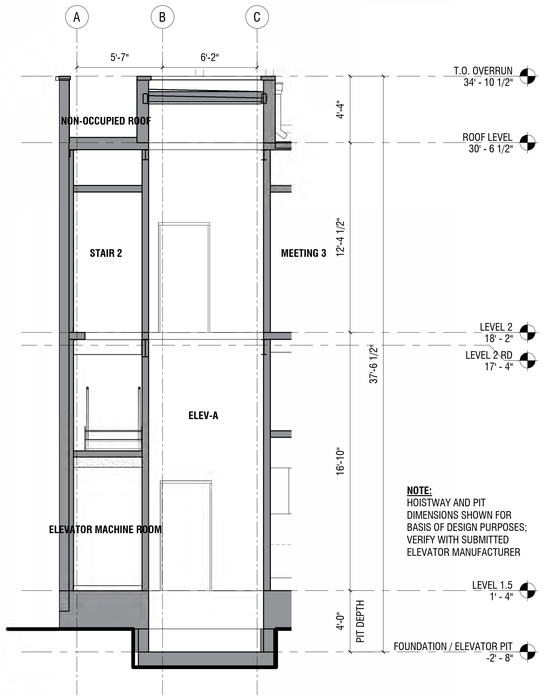
GENERAL NOTE:

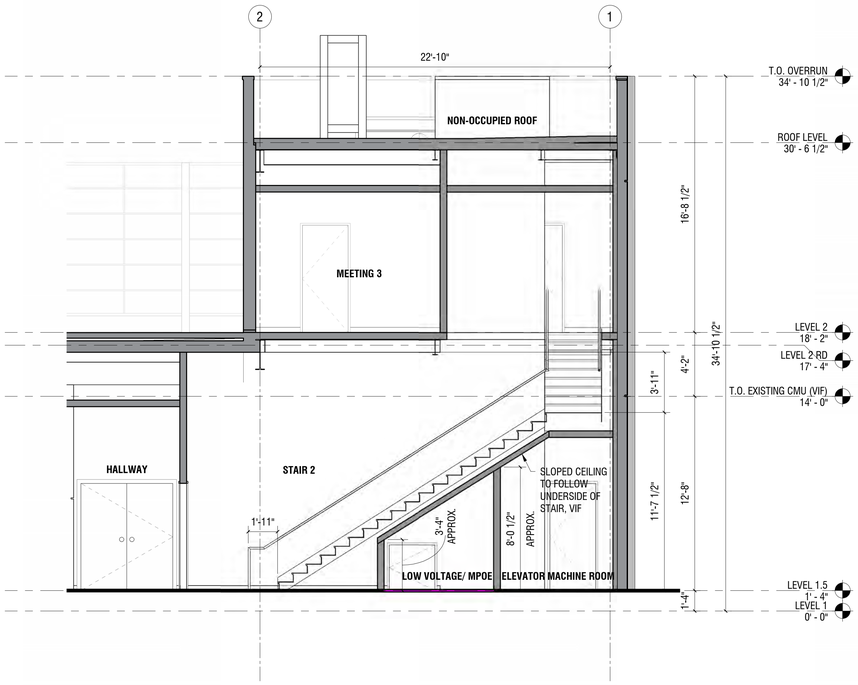
1. COORDINATE WITH G9.10, G9.11 AND G9.12 FOR STAIR AND ELEVATOR ACCESSIBILITY REQUIREMENTS

2. COORDINATE WITH A8.50 FOR TYPICAL STAIR DETAILS.

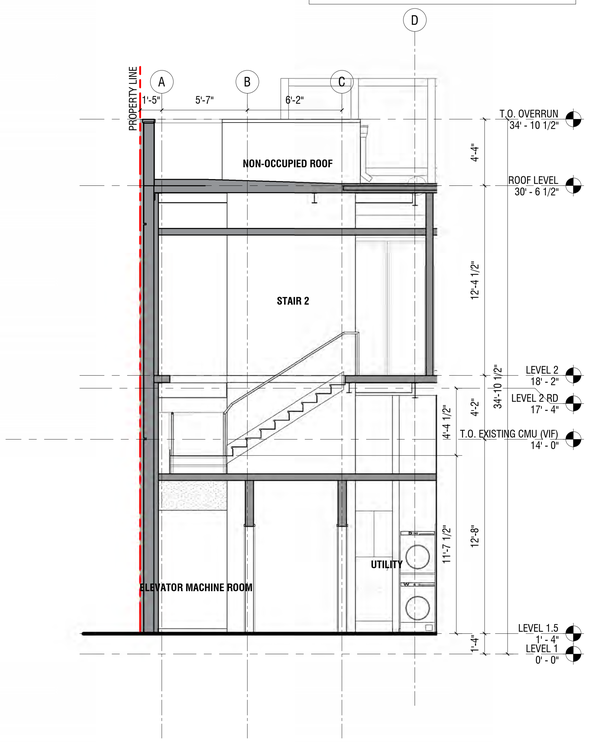
3. COORDINATE WITH A8.60 FOR TYPICAL ELEVATOR DETAILS



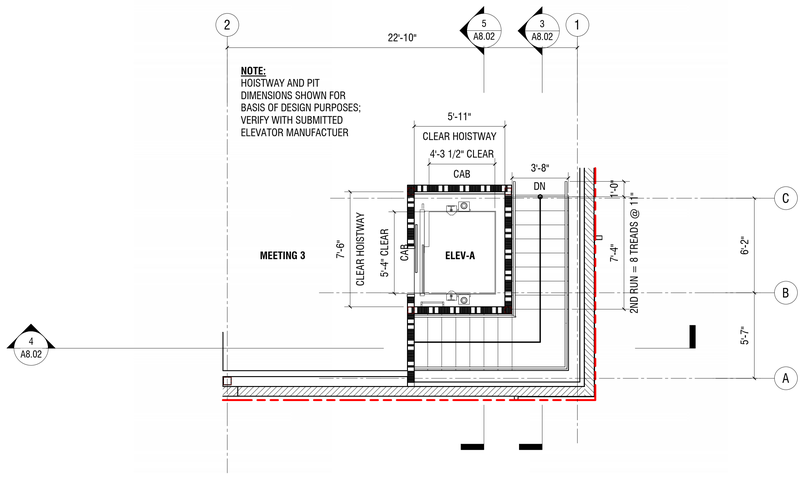
ELEVATOR A - SECTION A (5)
SCALE: 1/4" = 1'-0"



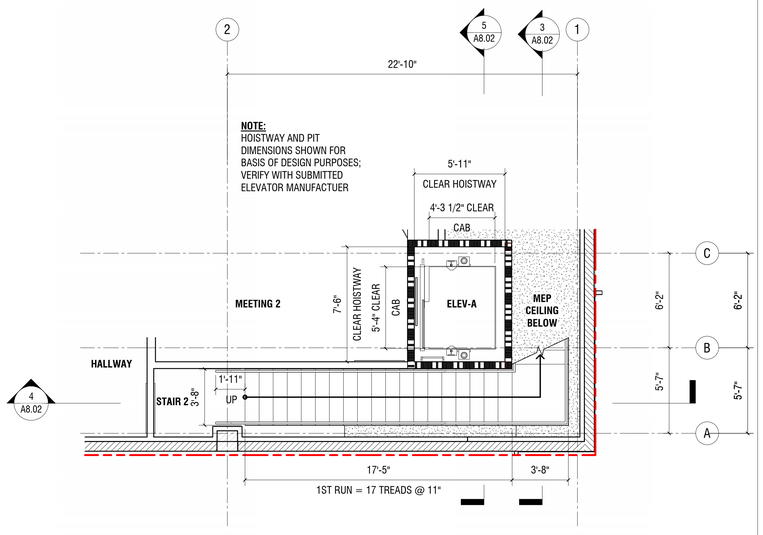
STAIR 2 - SECTION B (4)
SCALE: 1/4" = 1'-0"



STAIR 2 - SECTION A (3)
SCALE: 1/4" = 1'-0"



STAIR 2, ELEVATOR A PLAN - LEVEL 2 (2)
SCALE: 1/4" = 1'-0"



STAIR 2, ELEVATOR A PLAN - LEVEL 1 (1)
SCALE: 1/4" = 1'-0"

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
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Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Green Building:
Triple Green Building Group
5161 Valley View Rd,
El Sobrante, CA 94803
TEL. 770.241.1354

Key Plan:

Seal / Signature:

LICENSED ARCHITECT
MICHAEL P. O'BOYLE
C35782
REN. 05-31-2025
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

VERTICAL TRANSPORTATION - STAIR 2, ELEVATOR A

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

A8.02

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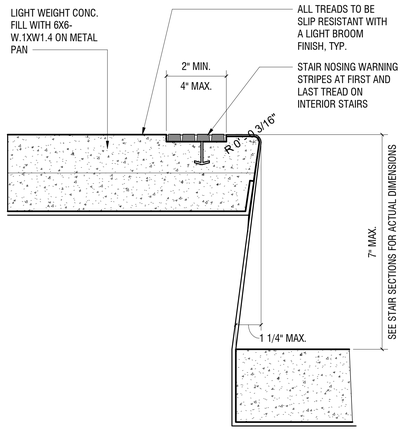
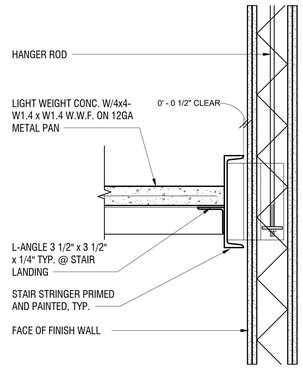


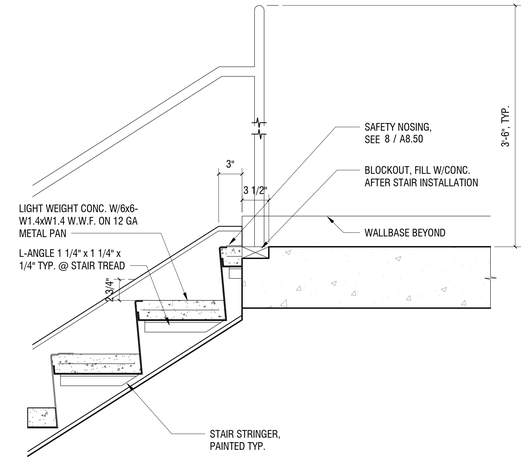
STAIR DETAIL - TYP. NOSING (8)

SCALE: 6" = 1'-0"



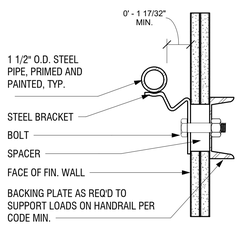
STAIR DETAIL - TYP. LANDING AT WALL (6)

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



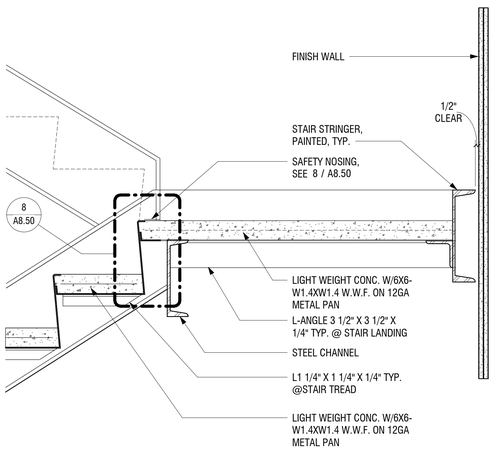
STAIR DETAIL @ TOP OF SLAB (3)

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



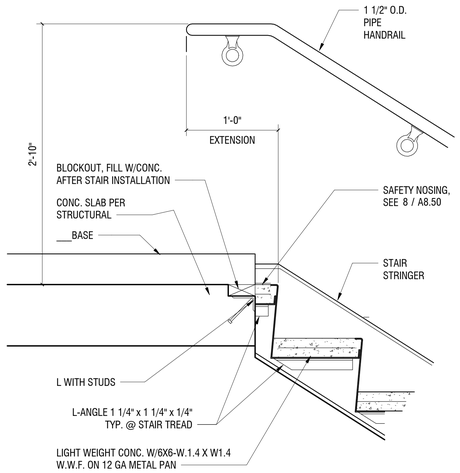
STAIR DETAIL - TYP. HANDRAIL SECTION (10)

SCALE: 3" = 1'-0"



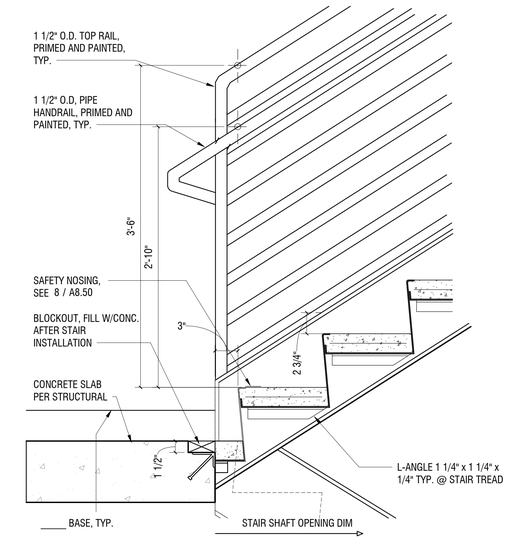
STAIR DETAIL SECTION @ LANDING (7)

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



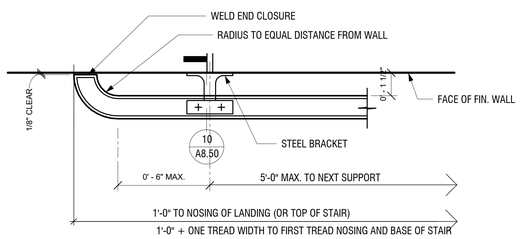
STAIR DETAIL @ TOP OF SLAB @ WALL (5)

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



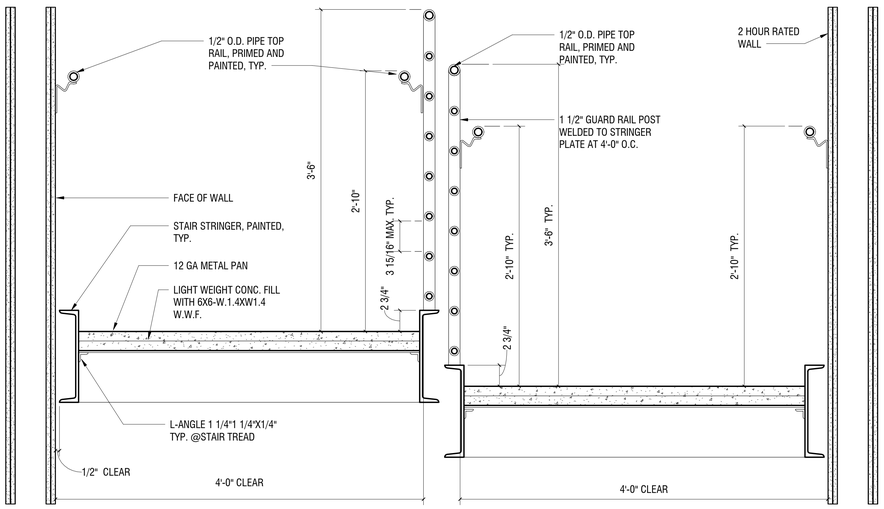
STAIR DETAIL @ BOTTOM OF SLAB (2)

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



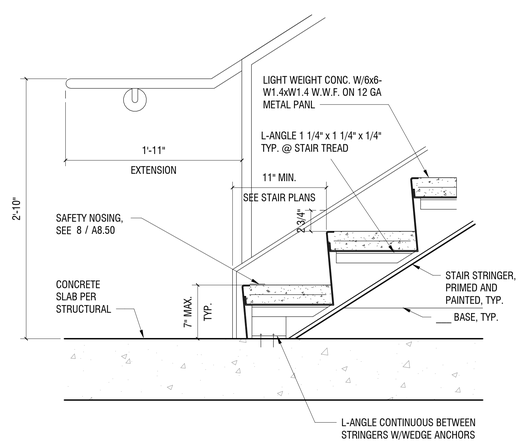
STAIR DETAIL - TYP. HANDRAIL PLAN (9)

SCALE: 3" = 1'-0"



STAIR DETAIL - CROSS SECTION (4)

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



STAIR DETAIL @ BASE (1)

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

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270 Grand Ave,
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Full Size Print: 30" x 42"

Sheet Title:

TYPICAL STAIR DETAILS

Scale: As indicated

A8.50

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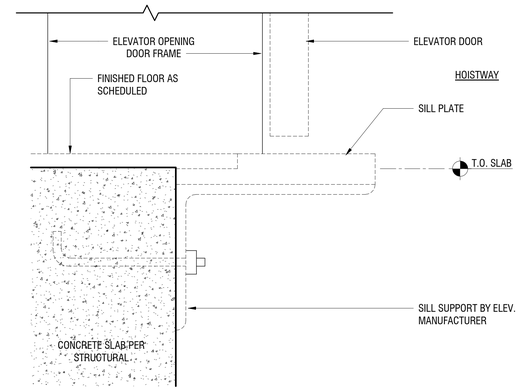
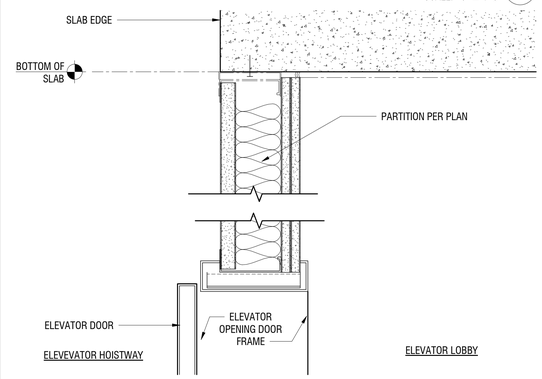
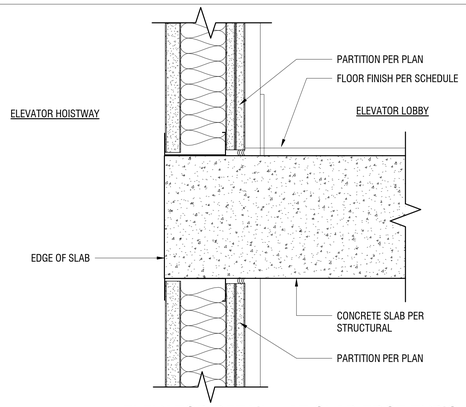


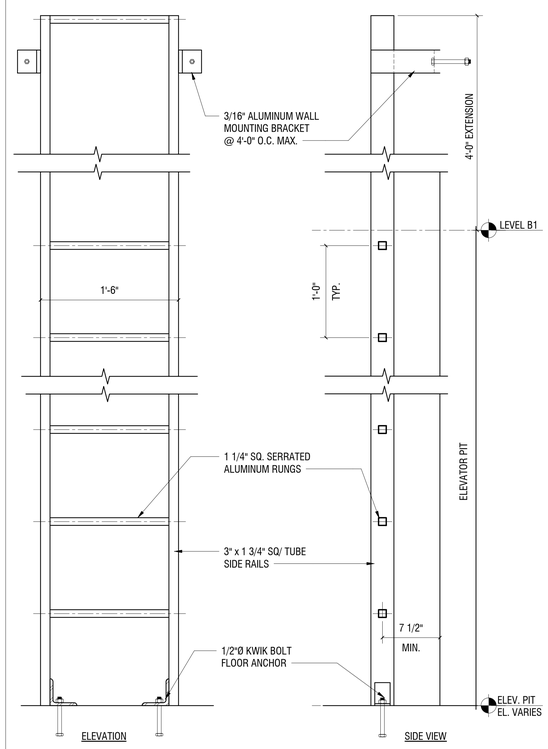
ELEVATOR DETAIL - AT SILL SUPPORT (4)
SCALE: 6" = 1'-0"



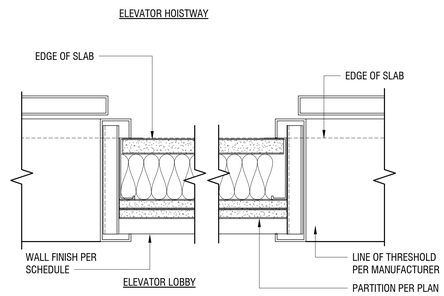
ELEVATOR DETAIL - SECTION HEAD AT FRAME (3)
SCALE: 3" = 1'-0"



ELEVATOR DETAIL - AT SLAB EDGE TYPICAL (2)
SCALE: 3" = 1'-0"



ELEVATOR DETAIL - STEEL LADDER (5)
SCALE: 1 1/2" = 1'-0"



ELEVATOR DETAIL - JAMB AT ELEVATOR FRAME (1)
SCALE: 3" = 1'-0"

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Los Angeles, CA 90017
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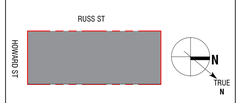

Seal / Signature:

BUILDING PERMIT

DATE: 08/15/2023

Project No.: 10848.00

RevNo.	Date	Description
	04/26/2023	BUILDING PERMIT
	04/26/2023	25% CONSTRUCTION DOCUMENTS
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Full Size Print: 30" x 42"

Sheet Title:

TYPICAL ELEVATOR DETAILS

Scale: As indicated

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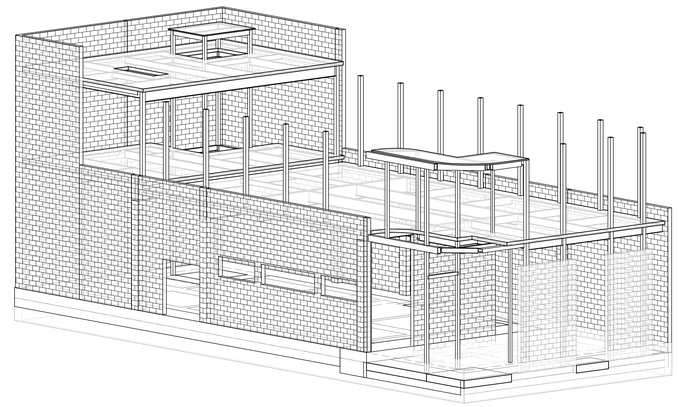
NOTES:

*	INDICATES INCLUDED IN THE SET
0	INDICATES NOT INCLUDED IN THE SET
R	INDICATES SHEET PROVIDED FOR REFERENCE ONLY
(BLANK)	INDICATES SHEET NOT CREATED FOR THE PROJECT AT THIS MILESTONE

DCI - STRUCTURAL SHEET LIST

SHEET NUMBER	SHEET TITLE	100% DD 04/11/2023	CD BUILDING PERMIT 04/26/2023	BID DOCUMENTS 06/30/2023	BUILDING PERMIT 06/30/2023
S0.01	COVER SHEET	*	*	*	*
S0.02	GENERAL NOTES	*	*	*	*
S0.03	GENERAL NOTES CONTINUED	*	*	*	*
S0.04	SPECIAL INSPECTIONS	*	*	*	*
S0.05	SPECIAL INSPECTIONS	*	*	*	*
S0.10	LOAD MAPS	*	*	*	*
S1.01	FOUNDATION PLAN - LEVEL 1	*	*	*	*
S1.02	FRAMING PLAN - LEVEL 2 & ROOF	*	*	*	*
S2.11	CMU WALL ELEVATIONS & DETAILS			*	*
S2.12	CMU WALL ELEVATIONS & DETAILS			*	*
S3.01	STEEL COLUMN DETAILS		*	*	*
S4.01	CONCRETE FOUNDATION DETAILS		*	*	*
S4.02	CONCRETE SPREAD FOOTING DETAILS		*	*	*
S4.03	CONCRETE ELEVATOR PIT DETAILS		*	*	*
S5.01	STEEL FRAMING DETAILS		*	*	*
S5.02	STEEL FRAMING DETAILS		*	*	*
S5.03	METAL DECK DETAILS		*	*	*
S5.04	METAL DECK DETAILS		*	*	*
S6.01	TYPICAL CMU DETAILS		*	*	*
Sheet Total: 19					

1044 HOWARD STREET
SAN FRANCISCO, CA



PERSPECTIVE VIEW IS INTENDED FOR REPRESENTATION ONLY
PERSPECTIVE VIEW IS NOT FOR SCALING, PRICING OR CONSTRUCTION PURPOSE

DCI - DRAWING SCOPE

PROJECT SCOPE:

THESE DRAWINGS INCLUDE THE DESIGN FOR THE PRIMARY STRUCTURAL FRAME, DEFINED AS THE PRIMARY LOAD BEARING COMPONENTS OF THE BUILDING INCLUDING FOUNDATIONS, COLUMNS, FLOOR AND ROOF FRAMING, AND THE SEISMIC AND WIND LATERAL FORCE RESISTING SYSTEM.

SECONDARY COMPONENTS NOT PART OF THE PRIMARY STRUCTURAL FRAME BUT INCLUDED IN THE SCOPE OF THESE DRAWINGS ARE:
- ELEVATOR GUIDERAIL SUPPORTS
- MECHANICAL SCREENS
- NON LOAD BEARING CMU WALLS

BIDDER-DESIGNED ELEMENTS AND DEFERRED SUBMITTALS:

ELEMENTS IDENTIFIED IN CONTRACT DOCUMENTS OUTSIDE THE SCOPE OF THESE DRAWINGS ARE BIDDER-DESIGNED, AND POSSIBLY DEFFERED SUBMITTALS. CONTRACTOR TO CONFIRM WITH AUTHORITY HAVING JURISDICTION FOR FINAL LIST OF DEFFERED SUBMITTALS. THESE ELEMENTS REQUIRE A SPECIALTY STRUCTURAL ENGINEER AND ARE THE RESPONSIBILITY OF THE CONTRACTOR AS OUTLINED IN THE STRUCTURAL GENERAL NOTES.

BIDDER-DESIGNED ELEMENTS INCLUDE BUT ARE NOT LIMITED TO:
- STEEL STAIRS
- HANDRAILS, GUARDRAILS, BALCONY RAILS AND THEIR ANCHORAGE
- FENCES, PRIVACY SCREENS AND THEIR ANCHORAGE
- EXTERIOR CLADDING SYSTEMS AND THEIR CONNECTIONS: CURTAIN AND STOREFRONT WALL SYSTEMS, PRE-ENGINEERED PANELS.
- FACADE ACCESS EQUIPMENT / LIFELINE SUPPORTS
- MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER ANCHORAGE / HANGER PLANS
- TEMPORARY SHORING SYSTEMS
- RESHORING FOR P-T SLABS
- SOLAR EQUIPMENT SUPPORT AND THEIR ANCHORAGE

DRAWING LEGEND

MARK	DESCRIPTION	MARK	DESCRIPTION
F2.0	FOOTING SYMBOL (REFER TO SPREAD FOOTING SCHEDULE)		INDICATES WIDE FLANGE COLUMN
PT	PILE CAP SYMBOL (REFER TO PILE CAP SCHEDULE)		INDICATES HOLLOW STRUCTURAL SECTION (HSS) COLUMN OR TUBE STEEL (TS) COLUMN
1	TILT-UP/PRECAST CONCRETE WALL CONNECTION SYMBOL (REFER TO CONNECTION DETAIL)		INDICATES HOLLOW STRUCTURAL SECTION (HSS) COLUMN OR STEEL PIPE COLUMN
2W4	SHEAR WALL SYMBOL (REFER TO SHEAR WALL SCHEDULE)		INDICATES WOOD POST
0 RFI 00	REVISION TRIANGLE		INDICATES BUNDLED STUDS
1	TILT-UP/PRECAST CONCRETE WALL PANEL NUMBER (REFER TO TILT-UP/ PRECAST CONCRETE WALL ELEVATIONS)		INDICATES CONCRETE COLUMN
1	CMU WALL REINFORCING SYMBOL (REFER TO CMU WALL REINFORCING SCHEDULE)		INDICATES PRECAST CONCRETE COLUMN
8"	CONTINUITY PLATE LENGTH (REFER TO TYPICAL DETAIL)		INDICATES MOMENT FRAME CONNECTION
DS	INDICATES DOUBLE SHEAR CONNECTION (REFER TO THE DOUBLE SHEAR PLATE CONNECTIONS DETAIL)		INDICATES CANTILEVER CONNECTION
00TB	INDICATES REINFORCING TYPE (REFER TO THE REINFORCING SCHEDULE)		INDICATES DRAG CONNECTION
SR	INDICATES NUMBER OF STUD RAIL REQUIRED AT COLUMN (REFER TO STUD RAIL DETAILS)		INDICATES A LEDGER
1	ROOF/FLOOR DIAPHRAGM NAILING SYMBOL (REFER TO DIAPHRAGM NAILING SCHEDULE)		INDICATES WOOD OR STEEL STUD BEARING WALL LINE PER KEY ON SHEET
C1 COLUMN SIZE	STEEL/CONCRETE COLUMN SYMBOL (REFER TO STEEL COLUMN SCHEDULE)	OR	INDICATES WOOD OR STEEL STUD SHEAR WALL LINE AND HOLD-DOWNS PER KEY ON SHEET
T/FTG = X'-X"	ELEVATION SYMBOL (T/ REFERS TO COMPONENT THAT THE ELEVATION REFERENCES)		INDICATES MASONRY/CMU WALL
3	STUD BUBBLE (INDICATES NUMBER OF STUDS REQUIRED IF EXCEEDS NUMBER SPECIFIED IN PLAN NOTE)		INDICATES CONCRETE/TILT-UP CONCRETE WALL
	INDICATES STEP IN FOOTING (REFER TO TYPICAL STEP IN FOOTING DETAIL)		INDICATES BEARING WALL BELOW
X SX.X	DETAILS OR SECTION CUT (DETAIL NUMBER/SHEET NUMBER)		INDICATES EXISTING WALL
00 S0.0	DETAILS OR SECTION CUT IN PLAN VIEW (DETAIL NUMBER/SHEET NUMBER)		POST-TENSION DEAD END (PLAN)
XX/SXX.XX	INDICATES LOCATION OF CONCRETE WALLS, SHEAR WALLS OR BRACED FRAME ELEVATIONS		POST-TENSION STRESSING END (PLAN)
	STRUCTURAL EXTENT SYMBOL SINGLE ARROW - END OF EXTENT DOUBLE ARROW - CONTINUOUS EXTENT ALONG THE ELEMENT LINE UNTIL THE ELEMENT IS INTERRUPTED	3	POST-TENSION PROFILE (PLAN) (IN INCHES)
			INTERMEDIATE STRESSING (PLAN)
	INDICATES DIRECTION OF DECK SPAN		

ABBREVIATIONS

L	Angle	FB	Factory-Built	PJP	Partial Joint Penetration
AB	Anchor Bolt	FD	Floor Drain	PREFAB	Prefabricated
ADDL	Additional	FDN	Foundation	PSF	Pounds per Square Foot
ADH	Adhesive	FIN	Finish	PSI	Pounds Per Square Inch
ALT	Alternate	FLR	Floor	PSL	Parallel Strand Lumber
ARCH	Architectural	FRP	Fiberglass Reinforced Plastic	P-T	Post-Tensioned
B or BOT	Bottom	FRT	Fire Retardant Treated	PT	Pressure Treated
B/	Bottom Of	FTG	Footing	R	Radius
BLDG	Building	F/	Face of	RD	Roof Drain
BLKG	Blocking	GA	Gage	REF	Refer/Reference
BMU	Brick Masonry Unit	GALV	Galvanized	REINF	Reinforcing
BP	Baseplate	GEOTECH	Geotechnical	REQD	Required
BRBF	Buckling Restrained Braced Frame	GL	Glue Laminated Timber	RET	Retaining
		GWB	Gypsum Wall Board	SB	Site-Built
BRG	Bearing	HDR	Header	SCBF	Special Concentric Braced Frame
BTWN	Between	HF	Hem-Fir		
C	Camber	HGR	Hanger	SCHED	Schedule
CB	Castellated Beam	HD	Hold-down	SER	Structural Engineer of Record
C'BORE	Counterbore	HORIZ	Horizontal		
CL or ℄	Centerline	HP	High Point	SFRS	Seismic Force-Resisting System
CLT	Cross-Laminated Timber	HSS = TS	(Hollow Structural Section)		
CIP	Cast in Place	IBC	International Building Code	SHTHG	Sheathing
CJ	Construction or Control Joint	ID	Inside Diameter	SIM	Similar
		IE	Invert Elevation	SLBB	Short Leg Back-to-Back
CJP	Complete Joint Penetration	IF	Inside Face	SMF	Special Moment Frame
		INT	Interior	SOG	Slab on Grade
CLR	Clear	k	Kips	SP	Southern Pine
CLG	Ceiling	KSF	Kips Per Square Foot	SPEC	Specification
CMU	Concrete Masonry Unit	LF	Lineal Foot	SQ	Square
COL	Column	LL	Live Load	SR	Studrail
CONC	Concrete	LLBB	Long Leg Back-to-Back	SF	Square Foot
CONN	Connection	LLH	Long Leg Horizontal	SST	Stainless Steel
CONST	Construction	LLV	Long Leg Vertical	STAGG	Stagger/Staggered
CONT	Continuous	LP	Low Point	STD	Standard
C'SINK	Countersink	LONGIT	Longitudinal	STIFF	Stiffener
CTRD	Centered	LSL	Laminated Strand Lumber	STL	Steel
DIA	Diameter	LVL	Laminated Veneer Lumber	STRUCT	Structural
DB	Drop Beam	MAS	Masonry	SWWJ	Solid Web Wood Joist
DBA	Deformed Bar Anchor	MAX	Maximum	SYM	Symmetrical
DBL	Double	MECH	Mechanical	T	Top
DEMO	Demolish	MEP	Mechanical, Electrical, Plumbing	T/	Top Of
DEV	Development			T&B	Top & Bottom
DF	Douglas Fir	MEZZ	Mezzanine	TC AX LD	Top Chord Axial Load
DIAG	Diagonal	MFR	Manufacturer	TCX	Top Chord Extension
DIST	Distributed	MIN	Minimum	TDS	Tie Down System
DL	Dead Load	MISC	Miscellaneous	T&G	Tongue & Groove
DN	Down	NIC	Not In Contract	THKND	Thickened
DO	Ditto	NLT	Nail-Laminated Timber	THRD	Threaded
DP	Depth/Deep	NTS	Not To Scale	THRU	Through
DWG	Drawing	OC	On Center	TRANSV	Transverse
(E)	Existing	OCBF	Ordinary Concentric Braced Frame	TYP	Typical
EA	Each			UNO	Unless Noted Otherwise
EF	Each Face	OD	Outside Diameter	URM	Unreinforced Masonry Unit
EL	Elevation	OF	Outside Face		
ELEC	Electrical	OPNG	Opening	VERT	Vertical
ELEV	Elevator	OPP	Opposite	W	Wide
EMBED	Embedment	OWSJ	Open Web Steel Joist	W/	With
EQ	Equal	OWWJ	Open Web Wood Joist	W/O	Without
EQUIP	Equipment	PL	Plate	WHS	Welded Headed Stud
EW	Each Way	PAF	Powder Actuated Fastener	WP	Working Point
EXP	Expansion	PC	Precast	WWF	Welded Wire Fabric
EXP JT	Expansion Joint	PERP	Perpendicular	±	Plus or Minus
EXT	Exterior	PLWD	Plywood		

UNITED PLAYAZ PROJECT
1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

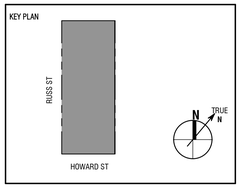
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



Seal / Signature:

BUILDING PERMIT

DATE: 06/30/2023

Project No.: 23081-0013

RevNo.	Date	Description
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:
STRUCTURAL - COVER SHEET

Scale: As Indicated

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FOR PERMIT

The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

STRUCTURAL - GENERAL NOTES

GENERAL REQUIREMENTS

GOVERNING CODE: The design and construction of this project is governed by the **"California Building Code (CBC)", 2022 Edition**, hereafter referred to as the CBC, as adopted and modified by the City of **San Francisco, CA** understood to be the Authority Having Jurisdiction (AHJ).

REFERENCE STANDARDS: Refer to Chapter 35 of 2022 CBC. Where other Standards are noted in the drawings, use the latest edition of the standard unless a specific date is indicated. Reference to a specific section in a code does not relieve the contractor from compliance with the entire standard.

DEFINITIONS: The following definitions cover the meanings of certain terms used in these notes:

(1) "**Architect/Engineer**" – The Architect of Record and the Structural Engineer of Record.

(2) "**Structural Engineer of Record**" **(SER)** – The structural engineer who is licensed to stamp & sign the structural documents for the project. The SER is responsible for the design of the Primary Structural System.

(3) "**Submit for review**" - Submit to the Architect/SER for review prior to fabrication or construction.

(4) "**Per Plan**" – Indicates references to the structural plans, elevations and structural general notes.

(5) "**Seismic Force Resisting System (SFRS)**" **– A** recognized structural system of components (beams, braces, drags, struts, collectors, diaphragms, columns, walls, etc) of the primary structure that are specially designed and proportioned to resist earthquake-induced ground motions and maintain stability of the structure. Fabrication and installation of components designated as part of the SFRS require the general contractor, subcontractor, or supplier who is responsible for any portion of SFRS fabrication or installation to comply with special requirements (including, but not limited to, material control, compliance certifications, personnel qualifications, documentation, reporting requirements, etc) and to provide the required Quality Control including the required coordination of Special Inspections (Quality Assurance – QA). Special provisions apply to any member designated as part of the SFRS. Refer to plans, elevations, details, Design Criteria and Symbols and Legends for applicable members and connections.

(6) **"Specialty Structural Engineer" (SSE) –** A professional engineer (PE or SE), licensed in the State where the project is located, (typically not the SER), who performs specialty structural engineering services for selected specialty-engineered elements identified in the Contract Documents, and who has experience and training in the Specialty. Documents stamped and signed by the SSE shall be completed by or under the direct supervision of the SSE.

(7) **"Bidder-designed" –** Components of the structure that require the general contractor, subcontractor, or supplier who is responsible for the design, fabrication and installation of specialty-engineered elements identified in the Contract Documents to retain the services of an SSE. Submittals of "Bidder-designed" elements shall be stamped and signed by the SSE.

OTHER DRAWINGS: Refer to the architectural, mechanical, electrical, civil and plumbing drawings for additional information including but not limited to dimensions, elevations, slopes, door and window openings, non-bearing walls, stairs, finishes, drains, waterproofing, railings, elevators, curbs, depressions, mechanical unit locations, and other nonstructural items.

STRUCTURAL DETAILS: The structural drawings are intended to show the general character and extent of the project and are not intended to show all details of the work. Use entire detail sheets and specific details referenced in the plans as "typical" wherever they apply. Similarly, use details on entire sheets with "typical" in the name wherever they apply.

STRUCTURAL RESPONSIBILITIES: The structural engineer (SER) is responsible for the strength and stability of the primary structure in its completed form.

COORDINATION: The Contractor is responsible for coordinating details and accuracy of the work; for confirming and correlating all quantities and dimensions; for selecting fabrication processes; for techniques of assembly; and for performing work in a safe and secure manner.

EXISTING CONDITIONS: Information shown on the drawings related to existing conditions represent the present knowledge, but without guarantee of accuracy. Report conditions that conflict with contract documents to the architect or SER. Do not deviate from the contract documents without written direction from the architect and/or SER. All existing dimensions and information shall be field verified prior to fabrication as required to coordinate with new construction.

NEW CONSTRUCTION: The contractor shall remove all interfering items for new construction and shall repair or replace all removed items to match the existing conditions in accordance with the architectural drawings. New construction elements shall be designed and installed per current California Building Code 2021, hereafter referred to as CBC as allowed by IEBC.

MEANS, METHODS and SAFETY REQUIREMENTS: The contractor is responsible for the means and methods of construction and all job-related safety standards such as OSHA and DOSH (Department of Occupational Safety and Health). Contractor is responsible to adhere to OSHA regulations regarding steel erection items specifically addressed in the latest OSHA regulations. Bolting and field welding at all member connections is to be completed prior to the release of the member from the hoisting mechanism unless reviewed and approved by the General Contractor's temporary bracing and shoring design engineer. The construction documents represent the completed structure. The contractor is responsible for means and methods of construction related to the intermediate structural conditions (i.e., movement of the structure due to moisture and thermal effects; construction sequence; temporary bracing, etc.).

BRACING/SHORING DESIGN ENGINEER: The contractor shall at their discretion employ an SSE, a registered professional engineer for the design of any temporary bracing and shoring. Submit construction sequence to Architect/Engineer for review.

TEMPORARY SHORING, BRACING: The contractor is responsible for the strength and stability of the structure during construction and shall provide temporary shoring, bracing and other elements required to maintain stability until the structure is complete. It is the contractor's responsibility to be familiar with the work required in the construction documents and the requirements for executing it properly.

CONSTRUCTION LOADS: Loads on the structure during construction shall not exceed the design loads as noted in DESIGN CRITERIA & LOADS below or the capacity of partially completed construction as determined by the Contractor's SSE for Bracing/Shoring.

CHANGES IN LOADING: The contractor has the responsibility to notify the SER of any architectural, mechanical, electrical, or plumbing load imposed onto the structure that differs from, or that is not documented on the original Contract Documents (architectural / structural / mechanical / electrical or plumbing drawings). Provide documentation of location, load, size and anchorage of all undocumented loads in excess of **400** pounds. Provide marked-up structural plan indicating locations of any new equipment or loads. Submit plans to the Architect/Engineer for review prior to installation.

NOTE PRIORITIES: Plan and detail notes and specific loading data provided on individual plans and detail drawings supplements information in the Structural General Notes.

DISCREPANCIES: In case of discrepancies between the General Notes, Specifications, Plans/Details or Reference Standards, the Architect/Engineer shall determine which shall govern. Discrepancies shall be brought to the attention of the Architect/Engineer before proceeding with the work. Should any discrepancy be found in the Contract Documents, the Contractor will be deemed to have included in the price the most expensive way of completing the work, unless prior to the submission of the price, the Contractor asks for a decision from the Architect as to which shall govern. Accordingly, any conflict in or between the Contract Documents shall not be a basis for adjustment in the Contract Price.

SITE VERIFICATION: The contractor shall verify all dimensions and conditions at the site. Conflicts between the drawings and actual site conditions shall be brought to the attention of the Architect/Engineer before proceeding with the work.

ADJACENT UTILITIES: The contractor shall determine the location of all adjacent underground utilities prior to earthwork, foundations, shoring, and excavation. Any utility information shown on the drawings and details is approximate and not necessarily complete.

ALTERNATES: Alternate products of similar strength, nature and form for specified items may be submitted with adequate technical documentation (proper test report, etc.) to the Architect/Engineer for review. Alternate materials that are submitted without adequate technical documentation or that significantly deviate from the design intent of materials specified may be returned without review. Alternates that require substantial effort to review will not be reviewed unless authorized by the Owner.

ADDITIONS/ALTERATIONS/REPAIRS: Additions, alterations, and/or repairs to the existing structure has been analyzed for additional loading and/or modification due to the addition, the alteration or the repair. All affected existing member have been analyzed or reinforced as required per IEBC.

All Demolition or removal of architectural, mechanical or structural elements shall not damage structural items to remain.

DESIGN CRITERIA AND LOADS

OCCUPANCY:	Risk Category of Building per 2022 CBC Table 1604.5 =	II

WIND DESIGN:	**MAIN WIND FORCE RESISTING SYSTEM**	
	Ultimate Design Wind Speed, V_{ULT} (MPH)	**92**
	Exposure Category	
	Internal Pressure Coefficient **Cpi =**	**+/- 0.18**
	Topographic Factor **Kzt =**	**1.0**
	Wind Analysis procedure used:	**Directional**

SEISMIC DESIGN:	**Seismic Design Category: SDC =**	**D**
	Basic Structural System	**Building Frame**
	Seismic Force Resisting System	**Special Reinforced Masonry Shear Walls**
	Response Modification Factor: **R =**	**5**
	System Over Strength Factor **Omega =**	**2.50**
	Deflection Amplification Factor **Cd =**	**3.50**
	Site Classification per CBC 1613.3.2 & ASCE 7-16, Ch. 20 **Site Class =**	**D**
	Seismic Importance Factor per ASCE 7-16 Table 1.5-2 **Ie =**	**1.00**
	Spectral Response Acceleration (Short Period) **S_s =**	**1.50**
	Spectral Response Acceleration (1-Second Period) **S_1 =**	**0.60**
	Spectral Design Response Coefficient (Short Period) **S_{DS} =**	**1.00**
	Spectral Design Response Coefficient (1-Second Period) **S_{DI} =**	**0.68**
	Seismic response coefficient(s) **Cs =**	**0.200**
	Redundancy Factor (North/South Direction) **N/S rho=**	**1.3**
	Redundancy Factor (East / West Direction) **E/W rho=**	**1.3**
	Design Base Shear (North/South Direction) (KIPS)	**210**
	Design Base Shear (East / West Direction) (KIPS)	**210**
	Base shear governed by:	**Seismic**
	Seismic Analysis procedure used:	**Linear Dynamic**

DESIGN LIVE LOADS	**AREA**	**LIVE LOADS (PSF) UNO**	**REMARKS & FOOTNOTES (4)**
	See structural loading plans for area loads and line loads. Loads listed below are for miscellaneous items.		
	Handrails & Pedestrian Guardrails	50 PLF or 200 LB	(1)
	Stairs & Exits	100 PSF or 300 LB	Stair treads per note (2)
	Vehicle Barrier	6000 lbs	Applied horizontally at both 18" and 27" above the level (3)
	Façade Access Equipment / Lifeline Supports	2.5 * Rated Hoist Load	per CBC 1607.9.3 and 1607.9.4; 3100 lbs any direction (lifeline)

(1) Top rail shall be designed to resist 50 PLF line load or 200 lb point load applied in any direction at any point. Intermediate rails (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 LB on an area not to exceed 1 ft square. These three loads are to be considered separately with worst case used for design.

(2) Stair loading requirements:

a. Treads: Stair treads shall be designed for 100 PSF live load or a 300 lb. concentrated load placed to produce maximum stress, whichever controls. The 300 lb concentrated load shall be placed over 2"x2" area at any point to produce maximum stress. Area load and concentrated load are to be considered separately with worst case used for design.

b. Stringers and Landings: Stringers and landings shall be designed for 100 PSF live load. Live load deflection shall not exceed 1/360 of the span.

c. Railings: The completed handrail, guardrail, and supporting structure and their connections shall be designed to resist loads as specified in CBC Section 1607.8.

d. Seismic Design Parameters: Stairs shall be designed as egress stairs with a seismic importance factor (I_p)=1.5 unless otherwise noted by the Architect. The stair assembly and attachment to the main structure shall be designed for lateral loads per CBC Chapter 16 and **ASCE 7-16 Section 13.3 "Seismic Demands on Non-structural Components."**

e. Deflection Compatibility: Stair design shall account for the load effects generated by the primary structure's seismic inelastic story drifts as provided in the DESIGN CRITERIA AND LOADS section and as defined in **ASCE 7-16 Section 12.8.6**.

f. Anchorage to Concrete: Portions of the stair system anchored to concrete shall be designed for the overstrength (Ω_o) factor as defined in **ASCE 7-16 Table 13.5-1**.

(3) Need not apply concurrently with other handrail and guardrail loads; applied over not more than 1 square foot.

(4) Unless otherwise noted, point loads to be distributed over a 2.5ft x 2.5ft area and located to produce maximum load effects on structural members.

SUBMITTALS

SUBMIT FOR REVIEW: SUBMITTALS of shop drawings, product data, and mill tests are required for items noted in the individual materials sections and for *bidder designed* elements.

SUBMITTAL REVIEW PERIOD: Submittals shall be made in time to provide a minimum of TWO WEEKS or 10 WORKING DAYS for review by the Architect/Engineer prior to the onset of fabrication.

GENERAL CONTRACTOR'S PRIOR REVIEW: Prior to submission to the Architect/Engineer, the Contractor shall review the submittal for completeness. Dimensions and quantities are not reviewed by the SER, and therefore, must be verified by the General Contractor. Contractor shall provide any necessary dimensional details requested by the Detailer and provide the Contractor's review stamp and signature before forwarding to the Architect/Engineer.

SHOP DRAWING REVIEW: Once the contractor has completed their review, the SER will review the submittal for general conformance with the design concept and the contract documents of the building and will stamp the submittal accordingly. Markings or comments shall not be construed as relieving the contractor from compliance with the project plans and specifications, nor departures there from. The SER will return submittals in the form they are submitted in (either hard copy or electronic). For hard copy submittals, the contractor is responsible for submitting the required number of copies to the SER for review.

SHOP DRAWING DEVIATIONS: When shop drawings (component design drawings) differ from or add to the requirements of the structural drawings they shall be designed and stamped by the responsible SSE.

DEFERRED SUBMITTALS

BIDDER-DESIGNED ELEMENTS

Submit "Bidder-Designed" deferred submittals to the Architect and SER for review. The deferred submittals shall also be submitted to the city for approval, if required by the city.

Design of prefabricated, "bidder designed", manufactured, pre-engineered, or other fabricated products shall comply with the following requirements:

(1) Design considers tributary dead, live, wind and earthquake loads in combinations required by CBC.
(2) Design within the Deflection Limits noted herein and as specified or referenced in the CBC.
(3) Design shall conform to the specifications and reference standards of the governing code.
(4) Submittal shall include:
  a. Calculations prepared, stamped and signed by the SSE demonstrating code conformance.
  b. Engineered component design drawings are prepared, stamped and signed by the SSE.
  c. Product data, technical information and manufacturer's written requirements and Agency approvals as applicable.
  d. SSE may submit to the Architect/Engineer, a request to utilize relevant alternate design criteria of similar nature and generally equivalency which is recognized by the Code and acceptable to the Authority Having Jurisdiction. Submit adequate documentation of design.

DEFLECTION LIMITS FOR SSE / BIDDER DESIGNED ELEMENTS:	**VERTICAL (1)**	**LIMIT**
	Steel Floor Members Live Load (LL)	L / 480 or 1/4"
	Steel Floor Members Total Load (TL)	L / 240 or 1/2"
	Steel Roof Members Live Load (LL)	L / 240 or 1/2"
	Steel Roof Members Total Load (TL)	L / 180 or 3/4"
	HORIZONTAL (2)	**LIMIT**
	Members Supporting Brittle Finishes	L / 240
	Members Supporting Flexible Finishes	L / 180
	Members Supporting Masonry	L / 600 @ 0.7E or 0.7 x Cladding Wind
	Interstory Drift	0.30"

(1) Maximum vertical deflection is whichever criteria yields less deflection. L is the clear span length in inches.
(2) Wind Load is reducible to 0.42 times the Component and Cladding Loads per CBC Table 1604.3 footnote f.

GENERAL CONTRACTOR'S PRIOR REVIEW: Once the contractor has completed their review of the SSE component drawings, the SER will review the submittal for general conformance with the design of the building and will stamp the submittal accordingly. Review of the Specialty Structural Engineer's (SSE) shop drawings (component design drawings) is for compliance with design criteria and compatibility with the design of the primary structure and does not relieve the SSE of responsibility for that design. All necessary bracing, ties, anchorage, proprietary products shall be furnished and installed per manufacturer's instructions or the SSE's design drawings and calculations. These elements include but are not limited to:

(1) Steel Joists and Girders
(2) Steel Stairs
(3) Handrails, Guardrails and Balcony Rail Anchorages
(4) Metal Deck Edge Forms
(5) Exterior Cladding Systems: Curtain Wall Systems, Pre-engineered Panels
(6) Roof Mounted Components: Skylights, hatches
(7) Façade Access Equipment / Lifeline Supports
(8) Mechanical, Electrical, Plumbing & Sprinkler Hanger Plans
(9) Temporary Shoring Systems

INSPECTIONS, QUALITY ASSURANCE VERIFICATIONS AND TEST REQUIREMENTS

INSPECTIONS: Foundations, footings, under slab systems and framing are subject to inspection by the Building Official in accordance with CBC 110.3. Contractor shall coordinate all required inspections with the Building Official.

SPECIAL INSPECTIONS, VERIFICATIONS and TESTS: Special Inspections, Verifications and Testing shall be done in accordance with CBC Chapter 17, the STATEMENT AND SCHEDULES OF SPECIAL INSPECTIONS listed in these drawings, and the AHJ STATEMENT OF SPECIAL INSPECTION and/or STATEMENT OF STRUCTURAL OBSERVATIONS.

STRUCTURAL OBSERVATION: per CBC Section 1704.6

Structural Observation is the visual observation of the structural system by a registered design professional for general conformance to the approved construction documents. It is not always required on a project, does not include or waive the responsibility for the special inspections and tests required by a Special Inspector per CBC Chapter 17, is not continuous, and does not certify conformance with the approved construction documents.

[Structural Observation for this project is not required per CBC Section 1704.6.]

Structural Observation for this project is required per CBC Section 1704.6. Contractor shall notify the SER in a timely manner to allow required Structural Observations to occur. Reports will be distributed to the Architect, the Contractor, Special Inspector and the Authority Having Jurisdiction.

The frequency and extent of observations is at the discretion of the structural observer. Only significant stages of construction identified by the Structural Observer require observation. For repetitive or similar structural elements identified as significant, only the first element of a stage requires observation unless noted otherwise. The following significant stages of construction require observation: prior to foundation concrete placement, during the first elevated floor framing, during roof framing, and after roof diaphragm is complete prior to roofing.

CONTRACTOR RESPONSIBILITY: Prior to issuance of the building permit, the Contractor is required to provide the Authority Having Jurisdiction a signed, written acknowledgement of the Contractor's responsibilities associated with the above Statement of Special Inspections addressing the requirements listed in CBC Section 1704.4. Contractor is referred to CBC Sections 1705.12.5 and 1705.12.6 for architectural and MEP building systems that may be subject to additional inspections (based on the building's designated Seismic Design Category listed in the CRITERIA), including anchorage of HVAC ductwork containing hazardous materials, piping systems and mechanical units containing flammable, combustible or highly toxic materials, electrical equipment used for emergency or standby power, exterior wall panels and suspended ceiling systems.

SOILS AND FOUNDATION

REFERENCE STANDARDS: Conform to CBC Chapter 18 "Soils and Foundations."

GEOTECHNICAL REPORT: Recommendations contained in "Geotechnical Investigations Proposed Improvements" by Rockridge Geotechnical dated February 21, 2023 were used for design.

CONTRACTOR'S RESPONSIBILITIES: Contractor shall be responsible to review the Geotechnical Report and shall follow the recommendations specified therein including, but not limited to, subgrade preparations, pile installation procedures, ground water management and steep slope Best Management Practices."

GEOTECHNICAL SUBGRADE INSPECTION: The Geotechnical Engineer shall inspect all sub-grades and prepared soil bearing surfaces, prior to placement of foundation reinforcing steel and concrete. Geotechnical Engineers shall provide a letter to the owner stating that soils are adequate to support the "Allowable Foundation Bearing Pressure(s)" shown below.

DESIGN SOIL VALUES:

Safety Factor per Soils Report	1.5	
Allowable Foundation Bearing Pressure	2500	PSF D + L
Allowable Foundation Bearing Pressure	3325	PSF Total Load
Passive Lateral Pressure	250	PSF/FT
Active Lateral Pressure (unrestrained)	[35]	PSF/FT
At-Rest Lateral Pressure (restrained)	[55]	PSF/FT
Seismic Lateral Pressure	[8H]	PSF
Coefficient of Sliding Friction	[0.35]	

FOUNDATIONS and FOOTINGS: Foundations shall bear on either on competent native soil or compacted structural fill as per the geotechnical report. Exterior perimeter footings shall bear not less than **18** inches below finish grade, unless otherwise specified by the geotechnical engineer and/or the building official.

FOOTING DEPTH: Tops of footings shall be as shown on plans with vertical changes as indicated with steps in the footings; locations of steps shown as approximate and shall be coordinated with the civil grading plans.

SLABS-ON-GRADE: All slabs-on-grade shall bear on compacted structural fill or competent native soil per the geotechnical report. All moisture sensitive slabs-on-grade or those subject to receive moisture sensitive coatings/covering shall be provided with an appropriate capillary break and vapor barrier/retardant over the subgrade prepared and installed as noted in the geotechnical report, barrier manufacturer's written recommendations and coordinated with the finishes specified by the Architect.

UNDERPINNING: Underpinning of adjacent structures shall be installed in a sequential manner that protects the neighboring structure and the working construction site. Underpinning design and sequencing are the responsibility of the contractor. Sequence of installation must be shown on approved deferred submittal permit drawings.

CAST-IN-PLACE CONCRETE

REFERENCE STANDARDS: Conform to:
(1) ACI 301-20 "Specifications for Structural Concrete"
(2) CBC Chapter 19 "Concrete"
(3) ACI 318-19 "Building Code Requirements for Structural Concrete"
(4) ACI 117-10 "Specifications for Tolerances for Concrete Construction and Materials"

FIELD REFERENCE: The contractor shall keep a copy of ACI Field Reference manual, SP-15, "Standard Specifications for Structural Concrete (ACI 301) with Selected ACI and ASTM References."

CONCRETE MIXTURES: Conform to ACI 301 Section 4 "Concrete Mixtures" and CBC Section 1904.1.

MATERIALS: Conform to ACI 301 Section 4.2.1 "Materials" for requirements for cementitious materials, aggregates, mixing water and admixtures.

SUBMITTALS: Provide all submittals required by ACI 301 Section 4.1.2. Submit mix designs for each mix in the table below. Substantiating strength results from past tests shall not be older than 24 months per ACI 318 Section 26.4.3.1 (b).

TABLE OF MIX DESIGN REQUIREMENTS

Member Type/Location	Strength f'c (psi)	Test Age (days)	Nominal Maximum Aggregate	Exposure Class	Max W/C Ratio	Air Content	Notes (1 to 8 Typical UNO)
Footings	5000	56	1"	-	-	-	-
Exterior Slabs on Grade, Sidewalks, and Architectural Stem Walls & Curbs	3500	28	1"	-	0.55	-	-
Interior Slabs on Grade & Topping Slabs	3000	28	1"	-	-	-	-
Lightweight Slabs on Metal Deck	3000	28	1"	-	-	-	-
Site Retaining Walls	4000	28	1"	-	0.55	-	-

Table of Mix Design Requirements Notes:

(1) W/C Ratio: Water–cementitious material ratios shall be based on the total weight of cementitious materials. Maximum ratios are controlled by strength noted in the Table of Mix Design Requirements and durability requirements given in ACI 318 Section 19.3.

(2) Cementitious Materials:
  a. DCI encourages the reduction of cement content and/or the use of blended hydraulic cements. Where requirements of this section prohibit inclusion of any of these mixes, contact DCI for further coordination.
  b. The use of fly ash, other pozzolans, silica fume, or slag shall conform to ACI 318 Sections 19.3.2 and 26.4.2.2.
  c. For concrete used in elevated floors, minimum cementitious-materials content shall conform to ACI 301 Table 4.2.1.1.(b) Acceptance of lower cement content is contingent on providing supporting data to the SER for review and acceptance.
  d. Cementitious materials shall conform to the relevant ASTM standards listed in ACI 318 Section 26.4.1.1.1(a).

(3) Air Content: Conform to ACI 318 Section 19.3.3.1. Minimum standards for exposure class are noted in the table. If freezing and thawing class is not noted, air content given is that required by the SER. Tolerance is ±1-½%. Air content shall be measured at point of placement.

(4) Aggregates shall conform to ASTM C33. Lightweight aggregates shall conform to ASTM C330.

(5) Slump: Conform to ACI 301 Section 4.2.2.1. Slump shall be determined at point of placement.

(6) Chloride Content: Conform to ACI 318 Table 19.3.2.1.

(7) Non- chloride accelerator: Non-chloride accelerating admixture may be used in concrete placed at ambient temperatures below 50°F at the contractor's option.

(8) ACI 318, Section 19.3.1.1 exposure classes shall be assumed to be F0, S0, W0, and C0 unless different exposure classes are listed in the Table of Mix Design Requirements that modify these base requirements.

MEASURING, MIXING, AND DELIVERY: Conform to ACI 301 Section 4.3.

HANDLING, PLACING, CONSTRUCTING AND CURING: Conform to ACI 301 Section 5. In addition, hot weather concreting shall conform to ACI 305R-20 and cold weather concreting shall conform to ACI 306R-16.

LIGHTWEIGHT CONCRETE USED OVER METAL DECK: Lightweight aggregates shall conform to ASTM C330. Cured lightweight concrete shall not weigh more than **120** pounds per cubic foot as determined by ASTM C567. Fine aggregates in sand lightweight concrete shall conform to ASTM C33. Conform to the slump requirements in ACI 301 Section 4.2.2.1. Lightweight aggregates shall be pre-wetted according to the supplier's recommendations.

CONSTRUCTION JOINTS: Conform to ACI 301 Sections. 2.2.2.5 and 5.3.2.6. Construction joints shall be located and detailed as on the construction drawings. Submit alternate locations per ACI 301 Section 5.1.2.3(a) for review and approval by the SER two weeks minimum prior to forming. Use of an acceptable adhesive, surface retardant, portland cement grout or roughening the surface is not required unless specifically noted on the drawings.

EMBEDDED ITEMS: Position and secure in place expansion joint material, anchors and other structural and nonstructural embedded items before placing concrete. Contractor shall refer to mechanical, electrical, plumbing and architectural drawings and coordinate other embedded items.

GROUT: Use 7000 psi non-shrink grout under column base plates.

POST-INSTALLED ANCHORS to CONCRETE: Anchor location, type, diameter and embedment shall be as indicated on drawings. Reference the POST INSTALLED ANCHORS section for applicable Post-Installed Anchor Adhesives. Anchors shall be installed and inspected in strict accordance with the applicable ICC-Evaluation Service Report (ESR). Special inspection shall be per the TESTS and INSPECTIONS section.

TOPPING SLABS: Conform to ACI 301 and the recommendations of ACI 302.1R-15 "Guide for Concrete Floor and Slab Construction" for Class 3 (unbonded topping floors).

BONDING AGENT: Use MasterEmaco ADH 326. Apply in accordance with manufacturer's instructions.

JOINT COMPOUND: Provide acid resistant silicone caulk where noted on the drawings. Submit product data for review.

LEAN CONCRETE BACKFILL: Conform to recommendations of ACI 229R-13 "Controlled Low Strength Materials (CLSM)" for mixing and placing lean concrete backfill shown on the drawings. Use 100 psi mix for backfill not under footings. Use 300 psi mix for backfill below footings. Use standard slump test to verify flow ability. Test in accordance with ASTM D 4832-10 "Standard Test Method for Preparation and Testing of Controlled Low Strength Material (CLSM) Test Cylinders."

SHRINKAGE: Conventional and post-tensioned concrete slabs will continue to shrink after initial placement and stressing of concrete. Contractor and subcontractor shall coordinate jointing and interior material finishes to provide adequate tolerance for expected structural frame shrinkage and shall include, but not be limited to curtain wall, dryvit, storefront, skylight, floor finish, and ceiling suppliers. Contact Engineer for expected range of shrinkage.

FLOOR FINISHES: The contractor must provide and correctly install an isolation membrane and properly detailed expansion joints to help minimize cracking of finishes with cementitious setting beds or finish properties (tile, stone, terrazzo, concrete topping, etc). The expansion joints shall be sized for an expected shortening movement of 0.01 inches per foot.

CLADDING CONNECTIONS and SLAB SHORTENING: At the time of installation, the cladding connection design shall accommodate a typical future vertical movement at each floor of ½ inch or L/600, whichever is greater, due to variable live loading and creep. This displacement will occur at the free end of cantilever beams and at midspan of edge slabs and beams.

At the time of installation, the cladding connections shall accommodate shortening of the slab edge inwards due to shrinkage. Calculation of the amount of shortening is the responsibility of the design / construction team as a whole and shall be agreed upon in a preconstruction meeting. The connections shall also accommodate typical slab edge construction tolerance both inward and outward. The amount of tolerance shall be defined by the general contractor and agreed to by the cladding designer and formwork subcontractor prior to the design of the connections. The cladding shall be installed to the proper design plan location.

STRENGTH TESTING AND ACCEPTANCE:

Testing: Obtain samples and conduct tests in accordance with ACI 301 Section 1.7.3.3. Additional samples may be required to obtain concrete strengths at alternate intervals than shown below.

(1) Cure 4 cylinders for 28-day test age. Test 1 cylinder at 7 days, test 2 cylinders at 28 days, and hold 1 cylinder in reserve for use as the Engineer directs. After 56 days, unless notified by the Engineer to the contrary, the reserve cylinder may be discarded without being tested for specimens meeting 28-day strength requirements.

(2) Cure 5 cylinders for 56-day test age. Test one at 7 days, one at 28 days, 2 at 56 days and hold 1 cylinder in reserve for use as the Engineer directs. After 72 days, unless notified by the Engineer to the contrary, the reserve cylinder may be discarded without being tested for specimens meeting 56-day strength requirements.

(3) Cure 6 cylinders for 90-day test age. Test one at 7 days, one at 28 days, one at 56 days, 2 at 90 days, and hold 1 cylinder in reserve for use as the Engineer directs. After 106 days, unless notified by the Engineer to the contrary, the reserve cylinder may be discarded without being tested for specimens meeting 90-day strength requirements.

(4) The number of cylinders indicated above reference 6 by 12 in cylinders. If 4 by 8 in cylinders are to be used, additional cylinders must be cured for testing of 3 cylinders at test age per the table of mix design requirements.

Acceptance. Strength is satisfactory when:

(1) The averages of all sets of 3 consecutive tests equal or exceed the specified strength.

(2) No individual test falls below the specified strength by more than 500 psi.

A "test" for acceptance is the average strength of two 6 by 12 in. cylinders or three 4 by 8 in. cylinders tested at the specified test age.

FLOOR FLATNESS and FLOOR LEVELNESS: Minimum values of flatness, F(F) 30; and of levelness, F(L) 20; with minimum local values of flatness, F(F) 24; and of levelness, F(L) 15; for slabs-on-grade are required. Overall minimum values of flatness, F(F) 30; with minimum local values of flatness, F(F) 24; for suspended slabs are required. Concrete slabs that will receive wood flooring shall have a minimum F(F) 35. The preceding values are minimums unless specifications require higher values. Measured values shall be in accordance with ACI 117.

OVER-FRAMING / STRUCTURAL FOAM FILL / RIGID INSULATION

FOAM FILL: Structural foam fill / rigid insulation as shown on the drawings shall be InsulFoam GF, by InsulFoam LLC Engineered EPS, Type ASTM D6817, or approved equal. Provide in locations and thicknesses indicated on plans. Minimum Required Foam Properties are: Foam Type, InsulFoam EPS19; Density, 1.15 pcf; Compressive Resistance, 5.8 psi (at 1% deformation), 13.1 psi (at 5% deformation), and 16.0 psi (at 10% deformation).

CONCRETE REINFORCEMENT

REFERENCE STANDARDS: Conform to:
(1) ACI 301-20 "Standard Specifications for Structural Concrete", Section 3 "Reinforcement and Reinforcement Supports."
(2) ACI SP-66(04) "ACI Detailing Manual"
(3) CRSI MSP-09, 28th Edition, "Manual of Standard Practice."
(4) ANSI/AWS D1.4: 2005, "Structural Welding Code - Reinforcing Steel."
(5) CBC Chapter 19-Concrete.
(6) ACI 318-19 "Building Code Requirements for Structural Concrete."
(7) ACI 117-10 "Specifications for Tolerances for Concrete Construction and Materials"

SUBMITTALS: Conform to ACI 301 Section 3.1.2 "Submittals." Submit placing drawings showing fabrication dimensions and placement locations of reinforcement and reinforcement supports.

MATERIALS:

Reinforcing Bars	ASTM A615, Grade 60, deformed bars.
	ASTM A706, Grade 60, deformed bars.
	ASTM A706, Grade 80, deformed bars*
Smooth Welded Wire Fabric	ASTM A1064
Deformed Welded Wire Fabric	ASTM A1064
Bar Supports	CRSI MSP-09, Chapter 3 "Bar Supports."
Tie Wire	16 gage or heavier, black annealed.
Stud Rails	ASTM A1044
Headed Deformed Bars	ASTM A970

Reference plans for location

FABRICATION: Conform to ACI 301, Section 3.2.2. "Fabrication", and ACI SP-66 "ACI Detailing Manual."

WELDING: Bars shall not be welded unless authorized. When authorized, conform to ACI 301, Section 3.2.2.2. "Welding", AWS D1.4, and provide ASTM A706, grade 60 reinforcement.

PLACING: Conform to ACI 301, Section 3.3.2 "Placing." Placing tolerances shall conform to ACI 117.

CONCRETE COVER: Conform to the following cover requirements unless noted otherwise in the drawings.

Concrete cast against earth	3"
Concrete exposed to earth or weather	2"
Ties in columns and beams	1-½"
Bars in slabs	¾"
Bars in walls	¾"

SPLICES: Conform to ACI 301, Section 3.3.2.7, "Splices". Refer to "Typical Lap Splice and Development Length Schedule" for typical reinforcement splices. Splices indicated on individual sheets shall control over the schedule. Mechanical connections may be used when approved by the SER.

FIELD BENDING: Conform to ACI 301 Section 3.3.2.8. "Field Bending or Straightening." Bar sizes #3 through #5 may be field bent cold the first time. Subsequent bends and other bar sizes require preheating. Do not twist bars. Bars shall not be bent past 45 degrees.

TYPICAL CONCRETE REINFORCEMENT: Unless noted on the plans, concrete walls shall have the following minimum reinforcement. Contractor shall confirm minimum reinforcement of walls with SER prior to rebar fabrication.

TABLE of MINIMUM CONCRETE WALL REINFORCING

Wall Thickness	HORIZONTAL Bars	VERTICAL Bars	Location
6"	#4 @ 12" OC	#4 @ 12" OC	center in wall
8"	#5 @ 12" OC	#5 @ 12" OC	center in wall
10"	#4 @ 16" OC EF	#4 @ 16" OC EF	EF = each face
12"	#4 @ 12" OC EF	#4 @ 12" OC EF	EF = each face

REINFORCED UNIT MASONRY

REFERENCE STANDARDS: Conform to:

(1) CBC Chapter 21 "Masonry."
(2) TMS 402-16 "Building Code Requirements for Masonry Structures."
(3) TMS 602-16 "Specification for Masonry Structures."
(4) ACI SP-66 "ACI Detailing Manual" including ACI 315 "Details and Detailing of Concrete Reinforcement."
(5) ANSI/AWS D1.4 "Structural Welding Code - Reinforcing Steel."

SUBMITTALS: Conform to TMS 602-16 Section 1.5. Submit shop drawings for review including:

(1) Masonry reinforcement, size, layout, and grade in accordance with plans.
(2) Material certificates for all Steel Reinforcing, Anchors, Ties and Metal Accessories certifying compliance with required strength, grade and ASTM standards.
(3) Certification letters for masonry block and grout mix design certifying compliance with required strength and respective ASTM standards.
(4) Mix Designs for each Grout Mix indicating type and proportions of ingredients in compliance of Proportion Specification.
(5) Location of expansion and control joints.
(6) Product Information, ICC ESR Reports and Material Certifications certifying compliance for all non-preapproved Post-Installed Anchors.
(7) High Grout Lift procedures.

STRENGTH: The assumed compressive strength of the masonry assemblage, f'm, is 2000 psi based on TMS 602-16 Section 1.4B for concrete and clay masonry.

MATERIALS:

(1) Concrete Masonry Units: Conform to ASTM C-90, medium weight (approx. 115 PCF) units. Provide 2000 psi compressive strength to achieve masonry assembly strength indicated above under STRENGTH.

(2) Mortar: Conform to ASTM C270, Type S, and CBC Section 2103.2 "Mortar."

(3) Grout: Conform to ASTM C476 and CBC Section 2103.3 Proportion Specifications. Use fine grout except coarse grout may be used where permitted by TMS 602-16 Table 3.2.1.

(4) Reinforcing Bars: Conform to ASTM A615, Grade 60 deformed bars and CBC Section 2103.4 unless noted otherwise. Lap Splices shall be as noted on plans. Fabrication shall be in accordance with TMS 602-16 2.7A.

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect: **ARQUITECTONICA**
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

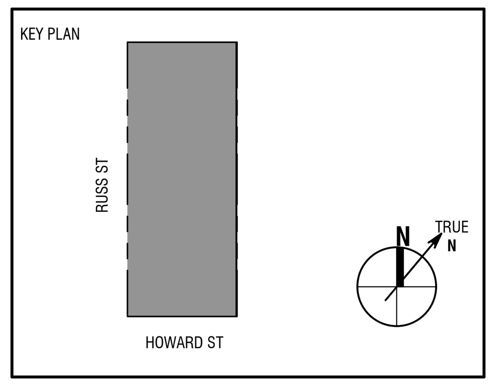
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



Seal / Signature:

BUILDING PERMIT

DATE: 06/30/2023

Project No.: 23081-0013

RevNo.	Date	Description
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

STRUCTURAL - GENERAL NOTES

Scale: As Indicated

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FOR PERMIT
The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

(5) Joint Reinforcement: Conform to ASTM A951 and CBC Section 2103.4.

(6) Anchors, Ties and Accessories: Conform to CBC Section 2103.4 and TMS 602-16 Section 2.4D.

(7) Water: Shall be clean and potable.

(8) Admixtures: Admixtures shall not be used unless approved by SER.

(9) Post-Installed Anchors in MASONRY: Reference the POST- INSTALLED ANCHORS section for applicable Post-Installed Anchors to Masonry.

(10) Second-Hand Units: Shall not be used unless approved by SER. Shall be in accordance with CBC Section 2103.1.1

QUALITY ASSURANCE (f'm=2000 psi): Conform to CBC Section 2105 "Quality Assurance".

(1) Masonry Units: A letter of certification from the manufacturer of the units shall be provided to the SER prior to the delivery of the units to the jobsite to ensure the units comply with the compressive strength specified above and ASTM C-90-14.

(2) Mortar: No mortar testing is required.

(3) Grout: A letter of certification from the supplier of the grout shall be provided to the SER prior to delivery of the grout to the jobsite to ensure that the grout complies with ASTM C 476.

DELIVERY, STORAGE AND HANDLING: Delivery, storage and handling of materials used for masonry construction shall be per TMS 602-16, Section 1.7.

SPECIAL INSPECTION: Special Inspections shall be performed per the "TESTS AND INSPECTIONS" section of the STRUCTURAL GENERAL NOTES.

ANCHORS, TIES AND CONNECTORS: Masonry anchors, ties and connectors shall be as specified on structural drawings. Consult architectural drawings for masonry anchor ties not included on the structural drawings.

EMBEDDED ITEMS: Embedded Items and Accessories shall be in accordance with MSJC Section 6.1 and installed in accordance with TMS 602-16 Section 3.3D. Position and Secure in place expansion joint material, anchors and other structural and non-structural embedded items before placing grout. Contractor shall refer to structural, architectural, mechanical, electrical, plumbing, etc. and coordinate all embedded items.

POST-INSTALLED ANCHORS to MASONRY: Anchor location, type, diameter and embedment shall be as indicated on drawings. Reference the POST INSTALLED ANCHORS section for applicable Post-Installed Anchor Adhesives. Anchors shall be installed and inspected in strict accordance with the applicable ICC-Evaluation Service Report (ESR). Special inspection shall be per the TESTS and INSPECTIONS section.

MASONRY REINFORCING STEEL: Masonry reinforcing shall be as noted on plans and shall be securely placed in accordance with CBC Sections 2106, 2107, and 2108 and TMS 602-16 Section 6.1. Masonry shall be constructed within the tolerances specified in the TMS 602-16. Unless otherwise noted on the plans, the minimum wall reinforcement shall be as follows:

TABLE of MINIMUM REINFORCING

Wall Thickness	Vertical Bars	Running Bond Horizontal Bars	Stack Bond Horizontal Bars
4"	#4 @ 16" OC	#4 @ 32" OC	#4 @ 32"OC
6"	#5 @ 24" OC	#5 @ 32" OC	#6 @ 40"OC
8"	#5 @ 24" OC	(2) #4 @ 48" OC	(2) #5 @ 48"OC
12"	#6 @ 32" OC	(2) #5 @ 48"OC	(2) #6 @ 48"OC

Bond beams with horizontal bar or bars shall be provided at 48 inches on center and at all floor and roof lines and at the top of the wall. Provide a bond beam with horizontal bar or bars over all openings and extend these bars 2'-0" past the opening at each side. Provide a bar or bars vertically for the full height of the wall at each side of openings, wall ends and intersections. Dowels to masonry walls shall be embedded a minimum of 1'-6" or hooked into the supporting structure and be of the same size and spacing as wall reinforcing. Reinforcing steel shall be as specified under "MATERIALS" Section. Provide corner bars to match the horizontal wall reinforcing at wall intersections. All bars shall be lapped a minimum 48 diameters or 1'-6" minimum unless noted on the plans.

LINTELS: Reinforced masonry lintels to be installed over all openings unless otherwise indicated on drawings. Do not splice reinforcing bars within lintels and maintain 8-inch bearing minimum on each side. Unless otherwise noted on the plans, the minimum reinforcement for lintels in 8" masonry shall be as follows:

(1) Openings up to 42 inches wide: (2) #4 at bottom web of 8-inch-deep lintel.
(2) Openings 42 to 78 inches wide: (2) #4 at bottom web of 16-inch-deep lintel.
(3) Openings over 78 inches wide: Reinforce per drawings

CONSTRUCTION: Masonry shall be constructed in accordance with CBC Section 2104 "Construction", and TMS 602-16 Part 3 "Execution."

COLD AND HOT WEATHER CONSTRUCTION: Cold and hot weather construction shall be in accordance with TMS 602 -16 Section 1.8C and 1.8D.

BLOCK PATTERN: Use running bond unless noted. For stack bond, follow criteria in TMS 402-16 Section 4.5.

GROUTED CELLS: Fill all cells with grout unless noted otherwise on plans. Minimum grouting spaces and construction shall be in accordance with TMS 402-16 Section 3.2 and TMS 602-16 Section 3.5.

GROUT POUR HEIGHT: Grout Pour Height shall not exceed height specified in TMS 602-16 Section 3.5C.
(1) Masonry blocks shall be adequately braced to withstand fluid pressures of Grout Pour, see temporary bracing.

GROUT LIFTS: Unless otherwise noted, Grout Lifts and pour height shall not exceed 5ft 4in. Grout Lifts shall not exceed spacing of intermediate reinforced bond beams. Grout Lifts exceeding 5ft 4in shall be approved by SER.

REINFORCING COVER AND CLEARANCE REQUIREMENTS: Unless otherwise noted:

Clear distance between parallel bars (and between adjacent pairs of lap spliced bars) shall be equal to the adjacent bar diameter (for bars greater than #8), and not less than:
(1) 1" at 8" and smaller block,
(2) 2" at 10" block
(3) 3" at 12" block.
Clearance (clear space) between the block and the reinforcing shall be:
(1) ¼" at fine grout
(2) ½" at course grout.
Masonry Cover (including grout and block wall) at masonry face exposed to earth or weather shall be:
(1) 1 1/2" minimum
(2) 2" for bars #6 and larger.

CONTROL AND EXPANSION JOINTS: Reference Drawings for typical details of Masonry Control and Expansion Joints. Location of control and expansion joints shall be approved by SER. Unless otherwise indicated on drawings, install control and expansion joints at the following:

(1) Continuous Walls: Vertical joints at the lesser of 1.5 times the wall height or 25 feet on center maximum.
(2) Corners and Intersecting Walls: First vertical joint from the corner at lesser of 1.25 times the wall height or 16 feet.
(3) Abrupt changes in wall height and wall thickness, such as adjacent to columns or pilasters.

TEMPORARY BRACING: Contractor is responsible for all temporary bracing of masonry during construction. Reference "CONTRACTOR RESPONSIBILITIES" section for further information and requirements.

POST-INSTALLED ANCHORS (INTO CONCRETE AND MASONRY)

REFERENCE STANDARDS: Conform to:
(1) CBC Chapter 19 "Concrete"
(2) ACI 318-19 "Building Code Requirements for Structural Concrete"
(3) CBC Chapter 21 "Masonry"
(4) TMS 402-16 "Building Code Requirements for Masonry Structures"

POST-INSTALLED ANCHORS: Install only where specifically shown in the details or allowed by SER. All post-Installed anchors types and locations shall be approved by the SER and shall have a current ICC-Evaluation Service Report that provides relevant design values necessary to validate the available strength exceeds the required strength. Submit current manufacturer's data and ICC ESR report to SER for approval regardless of whether or not it is a pre-approved anchor. Anchors shall be installed in strict accordance with ICC-ESR and the manufacturer's printed installation instructions (MPII) in conjunction with edge distance, spacing and embedment depth as indicated on the drawings. The contractor shall arrange for a manufacturer's field representative to provide installation training for all products to be used, prior to the commencement of work. Only trained installer shall perform post installed anchor installation. A record of training shall be kept on site and be made available to the SER as requested. Adhesive anchors installed in horizontally or upwardly inclined orientation shall be performed by a certified adhesive anchor installer (AAI) as certified through ACI/CRSI or approved equivalent. Proof of current certification shall be submitted to the engineer for approval prior to commencement of installation. No reinforcing bars shall be damaged during installation of post-installed anchors. Special inspection shall be per the TESTS and INSPECTIONS section. Anchor type, diameter and embedment shall be as indicated on drawings.

(1) ADHESIVE ANCHORS: The following Adhesive-type anchoring systems have been used in the design and shall be used for anchorage to CONCRETE and MASONRY, as applicable and in accordance with corresponding current ICC ESR report. Reference the corresponding ICC ESR report for required minimum age of concrete, concrete temperature range, moisture condition, light weight concrete, and hole drilling and preparation requirements. Drilled-in anchor embedment lengths shall be as shown on drawings, or not less than 7 times the anchor nominal diameter (7D). Adhesive anchors are to be installed in concrete aged a minimum of 21 days, unless otherwise specified in the ICC ESR report.
   a. HILTI "HIT-HY 200" – ICC ESR-3187 for anchorage to CONCRETE]
      [HILTI "HIT-HY 270" – ICC ESR-4143 for anchorage to MASONRY Only], [ICC ESR-4144 for anchorage to UNREINFORCED MASONRY (URM)
   b. SIMPSON "SET-3G" – ICC ESR 4057 for anchorage to CONCRETE only
   c. SIMPSON "SET-XP" – ICC ESR 2508 for anchorage to CONCRETE], [IAPMO 265 for anchorage to MASONRY
   d. SIMPSON "ET-HP" – ICC ESR-3638, IAPMO 241 for anchorage to UNREINFORCED CONCRETE MASONRY (URM)
(2) EXPANSION ANCHORS: The following Expansion type anchors are pre-approved for anchorage to CONCRETE or MASONRY in accordance with corresponding current ICC ESR report:
   a. HILTI "KB TZ2" – ICC ESR-4266 for anchorage to CONCRETE], [ICC ESR-4561 for anchorage to MASONRY
   b. SIMPSON "STRONG-BOLT 2" – ICC ESR-3037 for anchorage to CONCRETE], [IAPMO 240 to MASONRY
   c. SIMPSON "WEDGE-ALL" – ICC ESR-1396 for anchorage to MASONRY
(3) SCREW ANCHORS: The following Screw type anchor is pre-approved for anchorage to CONCRETE or MASONRY in accordance with corresponding current ICC ESR report:
   a. SIMPSON "TITEN HD" – ICC ESR-2713 for CARBON STEEL to CONCRETE, ICC ESR-1056 for MASONRY Only, IAPMO 493 for STAINLESS STEEL to CONCRETE
   b. HILTI "KH-EZ" – ICC ESR-3027 for anchorage to CONCRETE

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STRUCTURAL STEEL

REFERENCE STANDARDS: Conform to:
(1) CBC Chapter 22 – "Steel"
(2) ANSI/AISC 303-16 – "Code of Standard Practice for Steel Buildings & Bridges"
(3) AISC – "Manual of Steel Construction", Fifteenth Edition (2016)
(4) ANSI/AISC 360-16 – "Specification for Structural Steel Buildings"
(5) AWS D1.1:2015 – "Structural Welding Code – Steel"
(6) 2014 RCSC – "Specification for Structural Joints using High-Strength Bolts"
(7) ANSI/AISC 341-16 – "Seismic Provisions for Structural Steel Buildings"
(8) AWS D1.8:2009 – "Structural Welding Code – Seismic Supplement"

SPECIAL PROVISIONS for ELEMENTS of the SEISMIC FORCE RESISTING SYSTEM (SFRS): Selected steel elements of this project are part of the Seismic Force Resisting System" (SFRS) and thus are subject to special requirements detailed in the AISC "Seismic Provisions". Elements of the **SFRS** are designated on plans. Refer to DRAWING LEGEND for symbols used to designate elements on the plans and **STRUCTURAL STEEL SEISMIC PROVISIONS** Section of General Notes for supplemental requirements.

SUBMITTALS: Submit the following documents to the SER for review:

(1) SHOP DRAWINGS complying with AISC 360 Sections M1and N3 and AISC 303 Section 4.
(2) ERECTION DRAWINGS complying AISC 360 Sections M1and N3 and AISC 303 Section 4.
(3) Weld Procedure Specifications (WPS's) for shop and field welding.
(4) Manufacturer's Certificates of Conformance for electrodes, fluxes and gases (welding consumables).
(5) Charpy V-notch (CVN) Impact Test results per ASTM A6 Supplementary Requirement S30 for hot-rolled shapes with flanges exceeding 2 inches as required per AISC 360 section A3.1c.

Make copies of the following documents "Available upon Request" to the SER or Owner's Inspection Agency in electronic or printed form prior to fabrication per AISC 360 Section N3.2 requirements:

(1) Fabricator's written Quality Control Manual that includes, as a minimum:
   a. Material Control Procedures
   b. Inspection Procedures
   c. Non-conformance Procedures
(2) Steel & Anchor Rod suppliers' Material Test Reports (MTR's) indicating the compliance with specifications.
(3) Fastener manufacturer's Certification documenting conformance with the specification.
(4) Filler metal manufacturer's product data for SMAW, FCAW and GMAW indicating:
   a. Product specification compliance
   b. Recommended welding parameters
   c. Recommended storage and exposure requirements including baking
   d. Limitations of use
(5) Welded Headed (Shear) Stud Anchors Manufacturer's certification indicating the meet specifications.
(6) Procedure Qualification Records (PQR's) for WPS's that are not prequalified in accordance with AWS.
(7) Welding personnel Performance Qualification Records (WPQR) and continuity records conforming to AWS standards.

MATERIALS:
Structural steel materials shall conform to materials and requirements listed in AISC 360 section A3 including, but not limited to:
Wide Flange (W), Tee (WT) Shapes....................ASTM A992 Fy = 50 ksi
Structural (S), (M) & (HP) Shapes........................ASTM A36, Fy = 36 ksi
Channel (C) & Angle (L) Shapes..........................ASTM A36, Fy = 36 ksi
Structural Plate (PL)...ASTM A36, Fy = 36 ksi
High Strength Plate (Gr 50 PL)............................ASTM A572, Fy = 50 ksi
Hollow Structural Section – Square/Rect (HSS)..ASTM A500, Grade C Fy = 50 ksi
Structural Pipe, (PIPE) 12" dia. and less.............ASTM A53, Grade B Fy = 35 ksi
Hollow Structural Section – Round (HSS)............ASTM A500, Grade C Fy = 46 ksi
High Strength, Heavy Hex Structural Bolts..........ASTM F3125 Gr. A325/F1852, Type 1 or 3, Plain
High Strength, Heavy Hex Structural Bolts..........ASTM F3125 Gr. A490/F2280, Type 1 or 3, Plain
High Strength, Heavy Hex Structural Bolts..........ASTM F3125 Gr. A325/F1852, Type 1, Galvanized/Mechanically Galv
High Strength, Heavy Hex Structural Bolts..........ASTM F3125 Gr. A490, Type 1, Zn/Al Finish
High Strength, Heavy Hex Structural Bolts..........ASTM F3125 Gr. A325/F1852, Type 3, Plain (weathering)
High Strength, Heavy Hex Structural Bolts..........ASTM F3125 Gr. F2280, Type 3, Plain, (weathering)
Heavy Hex Nuts..ASTM A563, Grade and Finish per RCSC Table 2.1
Washers (Hardened Flat or Beveled)...................ASTM F436, Grade and Finish per RCSC Table 2.1
Compressible Washer DTI..................................ASTM F959-09 Direct Tension Indicators
Anchor Rods (Anchor Bolts, typical)....................ASTM F1554, Gr. 36
Anchor Rods (High Strength)...............................ASTM F1554, Gr. 55 (weldable) per Supplement S1
Anchor Rods (High Strength)...............................ASTM F1554, Gr. 105
Mild Threaded Rods..ASTM A36, Fy = 36 ksi
High Strength Threaded Rods.............................ASTM A449, Fy = 50 ksi
High Strength Threaded Rods.............................ASTM A193, Grade B7, Fy = 100 ksi
Welded Headed Stud Anchors.............................ASTM A108 – Nelson/TRW S3L
Welded Headed Stud Anchors.............................ASTM A108 – Nelson/TRW H4L
Deformed Bar Anchors (DBA)..............................ASTM A496 – Nelson/TRW D2L, Fy = 70 ksi

STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS:

(1) ASTM F3125 Gr. A325-N **[Gr. A490-N]** bolts – "threads NOT excluded in the shear plane".
(2) High strength bolted joints have been designed as "BEARING" connections.
(3) Provide ASTM Bolt Grade and Type as specified in the Materials section above.
(4) Provide Washers over outer ply of slotted holes and oversize holes per RCSC Table 6.1.
(5) Provide Nut and Washer grades, types and finishes conforming to RCSC specification Table 2.1.
(6) Provide *fastener assemblies* from a single supplier.
(7) Joint Types shall be:
   a. ST - "Snug Tight", for typical beam end "shear" connections, unless noted otherwise.
   b. SC - "Slip Critical", where specifically indicated. Provide with Class A [B] Faying surface.
   c. PT - "Pre-Tensioned for bolted connection conditions where specifically noted. For PT bolted joints that occur in the SFRS, provide with Class A Faying surface.
(8) Install bolts in joints in accordance with the RCSC Specification Section 8 and Table 4.1.
(9) Inspection is per RCSC Section 9.

ANCHORAGE to CONCRETE:

(1) SHEAR STUDS on STEEL BEAMS for COMPOSITE CONSTRUCTION: Headed Shear Studs welded to tops of Wide Flange Beams, shall be 3/4" diameter WHS with nominal stud lengths as indicated. Unless noted otherwise, provide minimum shear stud height equal to the (metal deck depth + 1 ½") and a maximum shear stud height that allows for ½" of concrete cover over the stud.

(2) EMBEDDED STEEL PLATES for Anchorage to Concrete: Plates (PL) embedded in concrete with studs (WHS) or dowel bar anchors (DBA) shall be of the sizes and lengths as indicated on the plans with minimum 1/2" dia. WHS x 6" long but provide not less than ¾" interior cover or 1 ½" exterior cover to the opposite face of concrete, unless noted otherwise.

(3) COLUMN ANCHOR RODS and BASE PLATES: All columns (vertical member assemblies weighing over 300 pounds) shall be provided with a **minimum of four ¾" diameter anchor rods**. Column base plates shall be at least ¾" thick, unless noted otherwise. Cast-in-place anchor rods shall be provided unless otherwise approved by the Engineer. Unless noted otherwise, embedment of cast-in-place anchor rods shall be 12 times the anchor diameter (12D).

FABRICATION:

(1) Conform to AISC 360 Section M2 "Fabrication" and AISC 303 Section 6 "Shop Fabrication".

(2) Quality Control (QC) shall conform to:
   a. AISC 360 Chapter N "Quality Control and Quality Assurance" and
   b. AISC 303 Section 8 "Quality Control".
   c. Fabricator and Erector shall establish and maintain written Quality Control (QC) procedures per AISC 360 section N3.
   d. Fabricator shall perform self-inspections per AISC 360 section N5 to ensure that their work is performed in accordance with Code of Standard Practice, the AISC Specification, Contract Documents and the Applicable Building Code.
   e. QC inspections may be coordinated with Quality Assurance inspections per Section N5.3 where fabricators QA procedures provide the necessary basis for material control, inspection, and control of the workmanship expected by the Special Inspector.

WELDING:

(1) Welding shall conform to AWS D1.1 and D1.8 as applicable for Seismic elements with Prequalified Welding Processes except as modified by AISC 360 section J2 and AISC 341 as applicable. Welders shall be qualified in accordance with AWS D1.1 (and D1.8 for Demand Critical Welds where applicable) requirements.
(2) Use 70ksi strength, low-hydrogen type electrodes (E7018) or E71T as appropriate for the process selected.
(3) Welding of high strength anchor rods is prohibited unless approved by Engineer.
(4) Welding of headed stud anchors shall be in accordance with AWS D1.1 Chapter 7 "Stud Welding".

ERECTION:

(1) Conform to AISC 360 Section M4 "Erection" and AISC 303 Section 7 "Erection".
(2) Conform to AISC 360 Chapter N "Quality Control and Quality Assurance" and AISC 303 Section 8.
   a. The Erector shall maintain detailed erection quality control procedures that ensure that the work is performed in accordance with these requirements and the Contract Documents.
(3) Steel work shall be carried up true and plumb within the limits defined in AISC 303 Section 7.13.
(4) High strength bolting shall comply with the RCSC requirements including RCSC Section 7.2 "Required Testing", as applicable and AISC 360 Chapter J, Section M2.5 and Section N5.6.
(5) Welding of HEADED STUD ANCHORS shall be in accordance with AWS D1.1 Chapter 7 "Stud Welding.
(6) Provide Headed (Shear) Stud Anchors welded through the metal deck to tops of beams denoted in plans.
(7) The contractor shall provide temporary bracing and safety protection required by AISC 360 Section M4.2 and AISC 303 Section 7.10 and 7.11.

PROTECTIVE COATING REQUIREMENTS:

(1) SHOP PAINTING: Conform to AISC 360 Section M3 and AISC 303 Section 6.5 unless otherwise specified by the project specifications.

(2) INTERIOR STEEL:
   a. Unless noted otherwise, ***do not paint*** any of the steel surfaces meeting the following conditions:
      i. Concealed by the interior building finishes,
      ii. Fireproofed,
      iii. Embedded in concrete,
      iv. Specially prepared as a "faying surface" for Type-SC "slip-critical" connections including bolted connections that form a part of the Seismic Force Resisting System governed by AISC 341 unless the coating conforms to requirements of the RCSC Bolt Specification and is approved by the Engineer.
      v. Welded; if area requires painting, do not paint until after weld inspections and non-destructive testing requirement, if any, are satisfied.
   b. Interior steel, exposed to view, shall be painted with one coat of shop primer unless otherwise indicated in the project specifications. Field touch-ups to match the finish coat or as otherwise indicated in the project specifications.

(3) EXTERIOR STEEL: Exposed exterior steel shall be protected by either:
   a. Paint with an exterior multi-coat system as per the project specifications. Field touch-up painting shall [be to match topcoat.
   b. Galvanizing: Unless protected with a paint system, exposed steel (outside the building envelope) shall be hot -dipped galvanized, where noted on the plans or otherwise indicated by the finishes specified by the Architect. Apply field touch-ups per project specifications.
(4) Steel need not be primed or painted unless noted otherwise on the drawings or in the project specifications. Conform to AISC 360 Section M3 and AISC 303 Section 6.5 unless a multi-coat system is required per the project specifications.

ARCHITECTURALLY EXPOSED STRUCTURAL STEEL: Steel identified by the Architect on the architectural drawings as Architecturally Exposed Structural Steel, (AESS) shall conform to AISC 303 Section 10.

STRUCTURAL STEEL - SEISMIC PROVISIONS

REFERENCE STANDARDS: Conform to the standards in the STRUCTURAL STEEL section and the following:

(1) ANSI/AISC 341-16 – "Seismic Provisions for Structural Steel Buildings"
(2) AWS D1.8:2009 – "Structural Welding Code – Seismic Supplement"

SCOPE: In addition to the standards specified in the STRUCTURAL STEEL Section of these GENERAL REQUIREMENTS, Structural Steel that is part of or that transfers seismic loads to the designated Seismic Force Resisting System (SFRS) defined in the DESIGN CRITERIA AND LOADS section of these GENERAL REQUIREMENTS, shall comply with the applicable SEISMIC PROVISIONS below.

SEISMIC FORCE RESISTING SYSTEM (SFRS): The SFRS is an assemblage of beams, columns, and braces that have been specially proportioned into vertical frame systems to resist lateral seismic forces. Beyond the frames are typically other horizontal members connecting to the vertical shear-resisting frames that collect and deliver concentrated seismic forces to the vertical shear elements. These elements include "collectors", "drags", and "diaphragms" (such as the floor slab and roof deck), which also form part of the SFRS and are subject to the "Seismic Provisions" of AISC 341.

DESIGNATION of the primary SFRS Framing System for this project is provided in the DESIGN CRITERIA AND LOADS section of these GENERAL REQUIREMENTS. In addition to the primary steel SFRS, Stability of the structure under seismic loads is reliant upon structural steel collectors, drag struts, and diaphragm chords which are also governed by the Seismic Provisions.

Lowest Anticipated Service Temperature (LAST): The primary SFRS framing for this project is to be enclosed and expected to be maintained with the LAST of 50 degrees Fahrenheit.

Structural members and their connections considered in the design of the SFRS are subject to the special Seismic Provisions of this section. Subject elements require special attention to detailing, material control, documentation, fabrication, inspection, and protections from all trades. Special requirements include but are not limited to:
(1) Identification of SFRS Members and their Connections on shop and erection drawings; include special detailing, welding and inspection requirements and limitations on where other trades are restricted from any attachments. Refer to AISC 341 section D1.3 Protected Zones.
(2) Connection Configurations detailed to scale, including the layout of bolts, plates, welds and protected zones and any special erection procedures and welding sequence requirements.
   a. Protected Zones (PZ) - Locations and Dimensions shall be clearly dimensioned on the shop drawings including applicable painting, labeling, and warnings.
   b. Include placement detail of shear studs on applicable members with respect to the protected zones.
(3) Gusset Plates of SCBF shall be detailed to scale as required to accommodate inelastic rotations.
(4) Demand Critical Welds (DCW) shall be noted on shop and erection drawings.
(5) Members and Plates subject to Charpy V-notch (CVN) toughness testing.

QUALITY CONTROL and QUALITY ASSURANCE PLAN: Quality Control (QC) (by Contractor) and Quality Assurance (QA) (by an approved Special Inspection Agency) for members of the SFRS shall be provided in accordance with AISC 341, Chapter J and coordinated per Section J5.4.
(1) Fabricator and Erector shall have Quality Control Program per AISC 360 Section N2.
   a. Fabricator and Erector shall provide access to the Quality Assurance/Special Inspection Agency, prior to the start of work, for purposes of review of the Quality Control Program required per AISC 360 Section N3.2 and per CBC 1704.2.5.
(2) Special Inspections required per CBC sections 1705.2.1 and 1705.12.1 and the STATEMENT OF SPECIAL INSPECTIONS section of these GENERAL REQUIREMENTS.

SUBMITTALS:
(1) Submit Fabricator and Erector Documents per AISC 360 Section N3 and AISC 341 Section J2.1.
(2) Shop drawings of the SFRS shall be prepared in accordance with AISC 303 Section 4, AISC 341 Sections A4.1, A4.2, and I1 and shall include the following:
   a. DESIGNATION of the SFRS.
   b. MEMBER and CONNECTIONS of the SFRS clearly identified.
   c. PROTECTED ZONES, locations and dimensions provided per Fig C-F2.5 & 2.6 in AISC 341.
   d. PRE-TENSIONED BOLTS and FAYING SURFACE PREPARATION LOCATIONS in SFRS.
   e. WELD ACCESS HOLE DIMENSIONS, surface profile and finish requirements.
   f. GUSSET PLATES drawn to scale when they are designed to accommodate inelastic rotation.
   g. NDT where performed by the fabricator.
(3) Weld Procedure Specifications (WPS's).
(4) Bolt Installation Procedures.
(5) Charpy V-notch Conformance Certification for *Welding Electrodes*, Fluxes and Shielding Gases.
(6) Material Data for Demand Critical Welds per AISC 341 J2.1(3).
(7) Charpy V-notch Conformance Certification/Verification Test Results *for "Heavy Shapes" or Jumbo Sections, if applicable.*
(8) Specific assembly order, welding sequence, welding technique, or other special precautions for joints or groups of joints where such items are designated to be submitted to the SER.

SFRS MATERIALS: Structural steel part of the SFRS shall meet the requirements of AISC 341 Section A3.1. Reference the MATERIALS section of the STRUCTURAL STEEL for specific ASTM specifications.

HEAVY SECTIONS – SPECIAL REQUIREMENTS: In addition to AISC 360 A3.1c requirements:

Hot-rolled shapes with flanges 1 ½ inch thick and thicker shall have a minimum Charpy V-notch toughness of 20 ft-lbs at 70 degrees F tested in the alternate core location as described in ASTM A6 Supplementary Requirement S30.

Plates, 2 inches thick and thicker shall have a minimum Charpy V-notch toughness of 20 ft-lbs at 70 degrees F measured at any location permitted by ASTM A673, Frequency P, where the plate is used for:

a. Members built up from plate
b. Connection plates where inelastic strain under seismic loading is expected
c. The "steel core" of buckling-restrained braces

SFRS BOLTED JOINT REQUIREMENTS: All bolts shall be installed as pre-tensioned high-strength bolts of size and orientations as shown on the drawings. Bolt holes shall be standard holes or short-slotted holes perpendicular to the applied load unless otherwise noted. Exception: For diagonal braces in SCBF frames, oversized holes are permitted in one connection ply provided brace connection strength is based on slip-critical capacities. All bolted joints shall be prepared with Class A faying surfaces (or better) per RCSC Specification Section 3.2 and shall have faying surfaces prepared and bolts installed in accordance with Joint Type SC - Class A (uncoated) - "Slip-Critical" per RCSC Specification Table 4.1 and Section 8.2. Inspections shall be per RCSC Section 9.3.

SFRS WELDING REQUIREMENTS: All welding of the SFRS shall conform to the Structural Welding Code, AWS D1.1, and the Seismic Supplement, AWS D1.8. This includes both shop fabrication and field erection welding.

(1) WELDING PROCEDURE SPECIFICATIONS (WPS): Welding shall be done with appropriate Weld Procedures prepared in accordance with AWS D1.1 and AWS D1.8 clause 6.1. Submit for review per AISC 341 Section I2.3.

(2) FILLER METAL: Welds of members of the SFRS shall be made with filler metal conforming to the requirements of AISC 341 Section A3.4 and AWS D1.8 clause 6.3, which can produce welds that have a minimum Charpy V-Notch toughness of 20 foot-pounds at 0 degrees Fahrenheit. Submit evidence of compliance.

(3) WELD (RUNOFF) TABS: Remove weld (runoff) tabs, unless noted otherwise, and grind surfaces per AWS D1.8 clause 6.11 unless noted otherwise.

(4) CONTINUITY PLATES AND STIFFENERS placed into the webs of rolled shapes shall be detailed in accordance with AWS D1.8 clause 4.1.

(5) WELD ACCESS HOLES of Demand Critical Welds shall either be per AWS D1.8 Section 6.10.1.2 or as otherwise permitted per AISC 360 section J1.6.

(6) BACKING BARS:
   a. Backing in groove welded butt splices of columns need not be removed.
   b. Backing in groove welds of columns to baseplates shall be removed except when backing is placed and reinforced per the requirements of AISC 341 section D2.6.

(7) TACK WELDS: All Tack Welds part of the SFRS shall comply with the requirements of AWS D1.8 Section 6.16.

DEMAND CRITICAL WELDS (DCW): Welds designated as "Demand Critical Welds" or "DCW" in the tail of weld symbols on drawings shall comply with the additional requirements of Sections A3.4b and I2.3 in AISC 341 and shall be made with filler metals capable of providing a minimum Charpy V-Notch toughness of 20 ft-lb at 0 degrees Fahrenheit and 40 ft-lb at 70 degrees Fahrenheit as determined by the appropriate AWS classification test method or manufacturer certification. Unless noted otherwise, the following welds in the SFRS shall be considered "Demand Critical":
(1) Complete-joint-penetration (CJP) groove welds of:
   a. Column Splices
   b. Column-to-baseplate
   c. Beam Flange-to-Column Flange, unless otherwise noted in AISC 358
   d. Beam Web-to-Column Flange, unless otherwise noted in AISC 358

PROTECTED ZONE (PZ): Comply with the AISC 341 section I2.1 restrictions on work in Protected Zones in structural steel structures resisting seismic forces. Refer to Figures C-F2.5 & 2.6 for Protected Zones in SCBFs. Comply with the following:
(1) Protected Zones (PZ) shall be detailed on SHOP Drawings:
   a. PZ shall be painted on all sides in "Safety Yellow" paint.
   b. Paint in 2" high black letters, "PROTECTED ZONE - NO FASTENERS PERMITTED" each side.
   c. PZ markings are required before and after fireproofing.
(2) Welded, bolted, screwed or shot-in attachments for perimeter edge angles, exterior facades, partitions, duct work, piping or other construction shall not be placed within the Protected Zone per AISC 341 Sec I2.1.
(3) Repair holes, tack welds, erection aids, air-arc gouging and unspecified thermal cutting from fabrication or erection operations in accordance with AWS D1.8 clause 6.15.
(4) Steel headed stud anchors, decking attachments or anything that penetrates the beam flange shall not be permitted on beam flanges within the protected zone unless specifically permitted in AISC 358.
(5) Arc spot welds as required to secure decking are permitted.

COMPOSITE METAL ROOF AND COMPOSITE FLOOR DECK

REFERENCE STANDARDS: Conform to:
(1) SDI-DDM – "Diaphragm Design Manual, 4th Edition
(2) ANSI/SDI NC-2017 – "Standard for Non-composite Steel Floor Deck"
(3) ANSI/SDI RD-2017 – "Standard for Steel Roof Deck"
(4) ANSI/SDI C-2017 – "Standard for Composite Steel Floor Deck-Slabs"
(5) AISI S100-16 - "North American Specification for the Design of Cold-Formed Steel Structural Members"
(6) AWS D1.3:2008 - "Structural Welding Code - Sheet Steel"

SUBMITTALS: Submit shop drawings to the Architect/Engineer for review. Shop drawings shall include material type, design loads, diaphragm capacities, span layout, deck attachments, metal deck edge form design & calculations, and shoring requirements. All openings shall be indicated. Any alternate deck types and gages shall be submitted to the Architect/Engineer for review prior to fabrication and shall include a valid ICC evaluation report, calculations & shop drawings (component design drawings) stamped by the SSE.

PRE-CONSTRUCTION MEETING: The contractor shall arrange a pre-construction meeting for composite steel construction. The contractor, structural engineer-of-record, subcontractors involved with the steel erection and placement of concrete on composite floors work, and representatives of the special inspection agency shall attend this meeting. Agenda items include but are not limited to:
(1) Pour sequence: Pours should start over the joists and work towards the girders.
(2) Construction Joint locations and details: dowel construction joints with #4 x 5'-0" @ 18" oc unless noted otherwise on the drawings. Construction joints shall be located to fully load composite steel framing prior to achieving composite action with the concrete.
(3) Screed points shall be placed to achieve a uniform thickness of concrete over the deck.
(4) Bolts in shear plates at the end of composite wide flange framing shall be snug tight only prior to pouring concrete. Over-tightening the bolts can result in crowned floors and "banging bolts" after construction is completed.

MATERIAL: ASTM A653 – SS Designation, Grade 33 [50]. Minimum yield strength shall be 33 [50] ksi. Steel deck and accessories shall be galvanized to G60 minimum in accordance with ASTM A653

TYPE: Deck shall be as shown on the structural drawings based on 3-span, unshored condition. Heavier gauge deck or shoring may be required for conditions other than 3 span based on manufacturer capacities, actual deck layout, and span conditions. Deviations from deck gauges shown on the structural drawings shall be submitted to SER for approval. Maximum dead load deflection is ¾" or L/180, whichever is less.

a. VERCO – IAPMO ER-217

DIAPHRAGM CAPACITY: Deck and attachments shall be capable of resisting the diaphragm shears where indicated on the drawings. Submit ICC Evaluation Report as proof of compliance.

INSTALLATION: Install deck in accordance with supplier's instructions and shop drawings. Attachments shall resist the uplift forces and the diaphragm shear forces shown on the drawings. Welding shall conform to AWS D1.3. Welders shall have current Light Gage Certification. Roof deck shall have a minimum end lap shall be 2" centered over supports. Composite floor deck panel ends shall abut one another, centered over supports, and obtain adequate end bearing. Where two units abut, each unit shall be fasted to the steel support as required. Minimum bearing for both roof deck and floor deck 2, unless noted otherwise."

OPENINGS: Deck openings less than 6" do not require reinforcement. For larger openings, refer to typical details.

ACCESSORIES: Deck manufacturer shall furnish shoring plans, closure plates, ridge and valley plates, cant strips, sump pans, flashing and all other light gage steel material required to complete the work.

CONCRETE FILL: Conform to notes this sheet for CAST-IN-PLACE CONCRETE and CONCRETE REINFORCEMENT. Provide minimum 3000 psi concrete and WWF 6x6-W1.4xW1.4 unless noted otherwise. Splice welded plain wire reinforcement per ACI 318 Section 25.5.4 or 12" minimum.

DECK FASTENING: Minimum deck fastening shall be as follows, unless noted otherwise on the drawings. A 3/4" diameter welded headed stud welded through metal deck in accordance with AWS, shall be permitted as a substitute for a 3/4" visible diameter puddle weld.

Composite Metal Floor and Roof Deck
(1) 1/2" effective diameter puddle welds (3/4" visible diameter) each rib at transverse and perimeter supports
(2) 1/2" effective diameter puddle welds (3/4" visible diameter) at 18" OC at longitudinal supports
(3) Side lap connections shall be made as necessary to accommodate construction loading, unless noted otherwise, but not less than 1 1/2" top seam weld at 2'-0" on center or button punched at 2'-0" on center.

Non-Composite Metal Roof Deck
(1) 1/2" effective diameter puddle welds (3/4" visible diameter) each rib at transverse and perimeter supports
(2) 1/2" effective diameter puddle welds (3/4" visible diameter) at 6" OC at longitudinal supports
(3) Side lap connection necessary to develop the shear loading indicated on the diaphragm schedule, but not less than 600 plf

COLD-FORMED STEEL FRAMING

REFERENCE STANDARDS: Conform to:
(1) AISI S100-16 "North American Specification for the Design of Cold-Formed Steel Structural Members"
(2) AISI S202-15 "Code of Standard Practice for Cold-Formed Steel Framing"
(3) AISI S220-15 "North American Standard for Cold Formed Steel Framing – Nonstructural Members"
(4) AISI S230-15 "Standard for Cold-Formed Steel Framing-Prescriptive Method for One- and Two-family Dwellings"
(5) AISI S240-15 "North American Standard for Cold-Formed Steel Structuring Framing"
(6) AISI S400-15/S1-16 "North American Standard for Seismic Design of Cold-formed Steel Structural systems, with Supplement 1, 2016"
(7) AWWC "Wall and Ceiling Standards" Sec. 9.8 "Exterior Steel Studs Wall Systems."
(8) AWS D1.3 "Structural Welding Code - Sheet Steel."

MATERIALS:

Structural Sections	54, 68 and 97-mil; ASTM A653, SS Grade 50 or ASTM A1003 Grade 50, Min Fy=50 KSI 33 and 43-mil; ASTM A653, SS Grade 33, or ASTM A1003 Grade 33, Min Fy=33 KSI
Sheet Metal Screws	Grabber or Buildex Self-Drilling, #10 screws unless noted otherwise on drawings; ASTM C1513 or SER approved alternate
Fasteners to Steel	Hilti X-U Power Actuated Fasteners – ICC ESR-2269
Fasteners to Concrete	Hilti X-U Power Actuated Fasteners with ¾" embedment– ICC ESR-2269
Weld Material	E60XX electrodes conforming to AWS D1.3

Studs and Track shall be galvanized in accordance with ASTM A653, G60, unless in contact with pressure treated wood. If in contact with pressure treated wood, use G90 or greater coatings. Fastenings not shown on the drawings shall be as recommended by the manufacturer.

SIZE AND PROFILE: Cold-formed steel framing members shall be as specified in the Steel Stud Manufacturer's Association ICC Evaluation Report ESR-3064P and of the size and profile as shown on the drawings. Alternate members equivalent in shape, size, and strength by manufacturers not members of the Steel Stud Manufacturer's Association shall be subject to review and approval by the Architect / Engineer.

JOISTS: Provide C-shaped joists with stiffened flanges (S-sections in SSMA). Spans are assumed to be continuously sheathed at the top flange. A minimum 3-1/2" bearing shall be provided at each end of each joist. Add web stiffeners if bearing is less than 3-1/2", but no less than 1-1/2". All joists must be braced laterally at each end by track or blocking. Joist bridging shall be a maximum 8'-0" oc. Joists with pre-punched web holes shall be submitted to SER for review and approval. All pre-punched web holes shall be a minimum of 10" inches from bearing ends and a minimum of 48" on center. If a punch-out falls within 10" of a bearing point, reinforcement is required.

CONNECTORS and FASTENERS: Connectors shall be installed per the manufacturer's instructions. All screws shall be snug with the steel surface and shall penetrate into steel studs by a minimum of three exposed threads. Connections shall not be stripped. Screws shall be installed a minimum of 3/8" from steel edges and with no less than ¾" o.c. spacing.

When fastening to steel, Powder Actuated Fasteners shall be installed a minimum of 1/2" from steel edges and with no less than 1" o.c. spacing. When fastening to concrete, Powder Actuated Fasteners shall be installed a minimum of 3" from concrete edges and with no less than 4" o.c. spacing. Powder Actuated Fasteners shall not be used for hanging applications.

FULL-HEIGHT NON-LOAD-BEARING STUD WALLS: Full height stud walls shall be attached to concrete slabs above with deflection track to allow for differential vertical floor deflections under live loads. Maintain ¾" gap between top of studs and slab unless noted otherwise on plan.

MEMBER CONDITION: All structural cold-formed framing members must be in good condition. Damaged members, members with cracking in the steel at the bend radius locations, and members with significant red rusting or scaling of the protective coating are unacceptable and must be replaced, unless approved by the SER. Members not meeting tolerances listed below shall be replaced prior to loading.

ERECTION and TOLERANCES: Cold-formed steel framing shall be erected true and plumb per the requirements and within the specified tolerances listed below. For purposes of this section, camber is defined as the deviation from straightness of a member or any portion of a member with respect to its major axis, and sweep is defined as the deviation from straightness of a member or any portion of a member with respect to its minor axis.

(1) For joists, track, and axial load bearing studs, out of plumbness and out of straightness (camber and sweep) shall not exceed 1/1000th of the member length (1/8" over 10'-0").
(2) Erect framing in accordance with manufacturer's instructions.
(3) Studs shall seat into top and bottom tracks. The gap between the end of the stud and the web of the track shall not exceed 1/16" for axial load bearing studs.
(4) Joists and end stiffeners shall be located directly over studs. The use of a wall top track as a load distribution member is not permitted.

FIELD CUTS AND NOTCHES: Field cuts and notches of any kind (including widening pre-punched holes) are NOT allowed in any structural cold-formed steel member without prior approval from SER.

PERMANENT WALL BRACING AND BRIDGING: Double flat strap or channel bridging as specified on the structural drawings shall be installed at 4'-0" oc maximum unless noted otherwise on the plan notes or bridging details and connected prior to loading studs. Bridging anchorage design to be based on "All Steel Design" (mechanically braced) or "Sheathing Braced Design" per AISI S240. Reference the framing plan notes for type of design used.

TEMPORARY BRACING: Reference "Temporary Shoring, Bracing" in the "General Requirements" section above.

STEEL STAIRS

REFERENCE STANDARDS: Conform to:
(1) CBC Chapter 10 – "Means of Egress", CBC Table 1607.1 – "Minimum Uniformly Distributed Live Loads and Minimum Concentrated Live Loads"
(2) NAAMM – "Metals Stairs Manual"
(3) ANSI/AISC 360-16 – "Specification for Structural Steel Buildings"
(4) AISI S100-16 – "North American Specification for the Design of Cold-Formed Steel Structural Members"
(5) AWS D1.1:2014 - "Structural Welding Code - Steel"
(6) AWS D1.3:2008 - "Structural Welding Code - Sheet Steel"

SUBMITTALS: Steel stairs are to be prepared by an SSE. Reference DEFINITIONS and DEFERRED SUBMITTALS above. Submit structural calculations and shop drawings (component design drawings) stamped by a professional Civil Engineer registered in the state of California.

MATERIALS:
Structural WF Shapes..ASTM A992
Steel Channels, Angles, Plates & Bar.................ASTM A36
Sheet Steel (Galvanized)....................................ASTM A446 ASTM A525
Steel Pipe Rail..ASTM A53, Grade B
Steel Tubing..ASTM A500, Grade B
Steel Rod...ASTM A36 or A307
Steel Deck...1-1/2" Composite Floor Deck
Bolts..ASTM F3125 Gr. A325N
Welds, Structural Steel..AWS D1.1
Welds, Sheet Steel..AWS D1.3
Welded Headed Studs (WHS).............................ASTM A108, AWS D1.1
Headed Concrete Anchors (HCA)........................ASTM A108, AWS D1.1

SCOPE: The steel stair design and construction scope shall include treads, risers, stringers, landings, railings and all connections including connections to the primary structure unless noted otherwise. All inserts required for attachment to the primary structure shall be designed and provided by the stair supplier.

ARCHITECTURAL REQUIREMENTS: Conform to shape and configuration shown on the architectural drawings. Consult the project specifications for additional information. All steel shall be painted red, per project specifications with one coat of standard shop primer unless noted otherwise on the drawings or in the specifications.

CONCRETE FILL: Conform to notes, this sheet for CAST-IN-PLACE CONCRETE and CONCRETE REINFORCMENT. Provide minimum 3000 psi concrete and WWF 6x6-W1.4xW1.4 or Fibermesh unless noted on the drawings.

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UNITED PLAYAZ PROJECT
1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

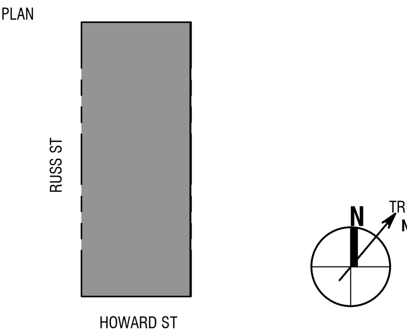
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



Seal / Signature:

BUILDING PERMIT

DATE: 06/30/2023

Project No.: 23081-0013

RevNo.	Date	Description
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

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Sheet Title:
STRUCTURAL - GENERAL NOTES CONTINUED

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The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DOI Engineers.

SPECIAL INSPECTIONS

The following Statement and Schedules of Inspections are those Special Inspections and Tests that shall be performed for this project. Special Inspectors shall reference these plans and IBC Chapter 17 for all special inspection requirements.
The owner shall retain [an "approved agency" per IBC 1703] [a WABO accredited Special Inspections agency] to provide special inspections for this project. Special Inspectors shall be qualified persons per IBC [CBC] 1704.2.1.
Special inspection reports shall be provided on a weekly basis. Submit copies of all inspection reports to the Architect/Engineer and the Authority Having Jurisdiction for review. In addition to special inspection reports and tests, submit reports and certificates noted in IBC 1704.5 to the Authority Having Jurisdiction. Final special inspection reports will be required by each special inspection firm per IBC 1704.2.4.

****** NTE: WABO (WA Assoc. of Building Officials) is the Washington State agency tasked with testing and accrediting Special Inspection agencies, inspectors and welders. Use in WA State.***

STATEMENT OF SPECIAL INSPECTIONS:

This statement of Special Inspections has been written with the understanding that the Building Official will:
- **Review and approve the qualifications of the Special Inspectors**
- **Monitor the special inspection activity on the project site to assure that Special Inspectors are qualified and performing their duty as state within this statement.**
- **Review all Special Inspection Reports submitted to them by the Special Inspector**
- **Perform inspections as required by CBC Section 110.3.**

The following Special Inspections are applicable to this project:

- **Special Inspections for Standard Buildings**	**(per CBC 1705.1)**	**REQUIRED**
- **Special Inspections for Seismic Resistance**	**(per CBC 1705.13)**	**REQUIRED**
- **Testing for Seismic Resistance**	**(per CBC 1705.14)**	**REQUIRED**
- **Special Inspections for Wind Resistance**	**(per CBC 1705.12)**	**NOT REQUIRED**

SPECIAL INSPECTION OF SHOP FABRICATED GRAVITY LOAD-BEARING MEMBERS AND ASSEMBLIES:

Special Inspection of shop fabricated Gravity Load Bearing Members & Assemblies shall be verified by the Special Inspector as stated in Section 1704.2.5.

STRUCTURAL STEEL

per IBC 1705.2.1

A qualified Special Inspector of an "approved agency" providing Quality Assurance (QA) Special Inspections for the project shall review and confirm the Fabricator and Erector's Quality Control (QC) procedures for completeness and adequacy relative to AISC 360-16 Chapter N, AISC 303-16 Code of Standard Practice; AWS D1.1-2015 Structural Welding Code, AISC 341-16 Seismic Provisions Chapter J, AWS D1.8-2009 Seismic Supplement and 2022 CBC code requirements for the fabricator's scope of work.

- QA Agency providing Special Inspections shall provide personnel meeting the minimum qualification requirements for Inspection and Nondestructive Testing NDT per AISC 360 Section N4.
- [For Special Inspections of Steel Seismic Force Resisting Systems, QA Agency personnel shall meet the minimum qualification requirements for Inspection and Nondestructive Testing NDT per AISC 341 Sections J3 and J4.
  - QC Agency shall submit qualification documents per AISC 341 section J2 on projects subject to Special Inspections on Seismic Force Resisting Systems with R >3.
  - NDT personnel shall be qualified per AISC 341 Section J4.
  - Provide QC and QA Inspections per AISC 341 Section J5 through J10 as applicable.]
- Verify Fabricator and Erector QC Program per AISC 360 Section N2.
- Inspection of welds and bolts by both QC and QA personnel shall be per the Schedule of Special Inspections below. All provisions of AWS D1.1 Structural Welding Code for statically loaded structures shall apply. [Additional Weld and Bolt Inspections shall be performed by both QC and QA personnel on SFRS elements in accordance with the Schedule of Special Inspections below. Welding inspection and nondestructive testing shall also satisfy AISC 360 and AWS D1.8 Seismic Supplement.]
- Nondestructive Testing (NDT) of welds:
  - Non-Destructive Testing (NDT) of welded joints per AISC 360 N5.5 [and AISC 341 J6.2 for elements of the SFRS].
  - Risk Category for determination of extent of NDT per AISC 360 N5.5b is noted in the Design Criteria and Loads section of these General Requirements.
  - NDT performed shall be documented and reports shall identify the tested weld by piece mark and location of the piece.
  - For field work, the NDT report shall identify the tested weld by location in the structure, piece mark and location of the piece.
- Additional Inspection tasks per AISC 360 Section N5.8.
- Inspection for Composite Construction shall be done per AISC 360 Section N6.

POST-INSTALLED ANCHORS TO CONCRETE AND MASONRY: shall comply with IBC Section 1703. Inspections shall be in accordance with the requirements set forth in the approved ICC Evaluation Report and as indicated by the design requirements specified on the drawings. Refer to the POST INSTALLED ANCHORS section of these notes for anchors that are the basis of the design. Special inspector shall verify anchors are as specified in the POST INSTALLED ANCHORS section of these notes or as otherwise specified on the drawings. Substitutions require approval by the SER and require substantiating calculations and current 2021 IBC [CBC] recognized ICC Evaluation Services (ES) Report. Special Inspector shall document in their Special Inspection Report compliance with each of the elements required within the applicable ICC Evaluation Services (ES) Report.

PREFABRICATED CONSTRUCTION: All prefabricated construction shall conform to IBC Section 1703.

SCHEDULES OF SPECIAL INSPECTIONS:

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity	-	X
2. Verify excavations are extended to proper depth and have reach proper material	-	X
3. Perform classification and testing of compacted fill materials	-	X
4. During fill placement, verify use of proper materials and procedures in accordance with the provisions of the approved geotechnical report. Verify densities and lift thicknesses during placement and compaction of compacted fill.	X	-
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly	-	X

TABLE 1705.3 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD	IBC [CBC] REFERENCE
1. Inspection, reinforcement, including pre-stressing tendons, and verify placement.	-	X	ACI 318 Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	-
2. Reinforcing bar welding:				
a. Verify weldability of reinforcing bars other than ASTM A706	-	X	AWS D1.4 ACI 318: 26.6.4	-
b. Inspect single pass fillet weld maximum 5/16"	-	X		-
c. Inspect all other welds	X	-		-
3. Inspect anchors cast in concrete	-	X	ACI 318: 17.8.2	-
4. Inspect anchors post-installed in hardened concrete members:				
a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads	X	-	ACI 318: 17.8.2.4	-
b. Mechanical anchors and adhesive anchors not defined in 4.a	-	X	ACI 318: 17.8.2	
5. Verify use of required design mix	-	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete	X	-	ASTM C172 ASTM C31 ACI 318: 26.5, 26.12	-
7. Inspect concrete and shotcrete placement for proper application techniques	X	-	ACI 318: 26.5	-
8. Verify maintenance of specified curing temperature and techniques	-	X	ACI 318 :26.5.3 – 26.5.5	-
9. Inspect pre-stressed concrete for:				
a. Application of pre-stressing forces; and	X	-	ACI 318: 26.10	-
b. Grouting of bonded pre-stressing tendons	X	-		
10. Inspect erection of precast concrete members	-	X	ACI 318: 26.9	-
11. For precast concrete diaphragm connections or reinforcement at joints classified as moderate or high deformability elements (MDE or HDE) in structures assigned to Seismic Design Category C, D, E, or F, inspect such connections and reinforcement in the field for:				
a. Installation of the embedded parts	X	-	ACI 318: 26.13.1.3	
b. Completion of the continuity of reinforcement across joints.	X	-	ACI 550.5	-
c. Completion of connections in the field	X	-		
12. Inspect installation tolerances of precast concrete diaphragm connection for compliance with ACI 550.5		X	ACI 318: 26.13.1.3	-
13. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete prior to removal of shores and forms from beams and structural slabs	-	X	ACI 318: 26.11.2	-
14. Inspect formwork for shape, location and dimensions of the concrete member being formed	-	X	ACI 318: 26.11.1.2 (b)	-

MINIMUM REQUIREMENTS FOR INSPECTIONS OF STRUCTURAL STEEL CONSTRUCTION

INSPECTION TASKS	QC	QA	REFERENCED STANDARD
INSPECTION TASKS PRIOR TO WELDING			
1. Welder qualification records and continuity records	P	O	AISC 360 TABLE N5.4-1
2. Welding procedure specifications (WPSs) available	P	P	AISC 360 TABLE N5.4-1
3. Manufacturing certifications for welding consumables available	P	P	AISC 360 TABLE N5.4-1
4. Material identification (type/grade)	O	O	AISC 360 TABLE N5.4-1
5. Welder identification system	O	O	AISC 360 TABLE N5.4-1
6. Fit-up of groove welds (including joint geometry) • Joint preparation • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack welding quality and location) • Backing type and fit (if applicable)	O	O	AISC 360 TABLE N5.4-1
7. Fit-up of CJP groove welds of HSS T-, Y-, and K-joints without backing (including joint geometry) • Joint preparation • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack welding quality and location)	P	O	AISC 360 TABLE N5.4-1
8. Configuration and finish of access holes	O	O	AISC 360 TABLE N5.4-1
9. Fit-up of fillet welds • Dimensions (alignment, gaps at root) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	O	O	AISC 360 TABLE N5.4-1
10. Check welding equipment	O	-	AISC 360 TABLE N5.4-1
INSPECTION TASKS DURING WELDING			
1. Use of qualified welders	O	O	AISC 360 TABLE N5.4-2
2. Control and handling of welding consumables • Packaging • Exposure control	O	O	AISC 360 TABLE N5.4-2
3. No welding over cracked tack welds	O	O	AISC 360 TABLE N5.4-2
4. Environmental conditions • Wind speed within limits • Precipitation and temperature	O	O	AISC 360 TABLE N5.4-2
5. WPS followed • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flowrate • Preheat applied • Interpass temperature maintained (min/max) • Proper position (F, V, H, OH)	O	O	AISC 360 TABLE N5.4-2
6. Welding techniques • Interpass and final cleaning • Each pass within profile limitations • Each pass meets quality requirements	O	O	AISC 360 TABLE N5.4-2
INSPECTION TASKS AFTER WELDING			
1. Welds cleaned	O	O	AISC 360 TABLE N5.4-3
2. Size, length, and locations of welds	P	P	AISC 360 TABLE N5.4-3
3. Welds meet visual acceptance criteria • Crack prohibition • Weld/base-metal fusion • Crater cross section • Weld profiles • Weld size • Undercut • Porosity	P	P	AISC 360 TABLE N5.4-3
4. Arc strikes	P	P	AISC 360 TABLE N5.4-3
5. k-area	P	P	AISC 360 TABLE N5.4-3
6. Weld access holes in rolled heavy shapes and built-up heavy shapes	P	P	AISC 360 TABLE N5.4-3
7. Backing removed and weld tabs removed (if required)	P	P	AISC 360 TABLE N5.4-3
8. Repair activities	P	P	AISC 360 TABLE N5.4-3
9. Document acceptance or rejection of welded joint or member	P	P	AISC 360 TABLE N5.4-3
10. No prohibited welds have been added without the approval of the EOR	P	P	AISC 360 TABLE N5.4-3
INSPECTION TASKS PRIOR TO BOLTING			
1. Manufacturer's certifications available for fastener materials	O	P	AISC 360 TABLE N5.6-1
2. Fasteners marked in accordance with ASTM requirements	O	O	AISC 360 TABLE N5.6-1
3. Correct fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane)	O	O	AISC 360 TABLE N5.6-1
4. Correct bolting procedure selected for joint detail	O	O	AISC 360 TABLE N5.6-1
5. Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements	O	O	AISC 360 TABLE N5.6-1
6. Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used.	P	O	AISC 360 TABLE N5.6-1
7. Proper storage provided for bolts, nuts, washers and other fasteners components	O	O	AISC 360 TABLE N5.6-1
INSPECTION TASKS DURING BOLTING			
1. Fastener assemblies, of suitable condition, placed in all holes and washers are positioned as required	O	O	AISC 360 TABLE N5.6-2
2. Joint brought to the snug-tight condition prior to the pre-tensioning operation	O	O	AISC 360 TABLE N5.6-2
3. Fastener component not turned by the wrench prevented from rotating	O	O	AISC 360 TABLE N5.6-2
4. Fasteners are pre-tensioned in accordance with the RCSC Specification, progressing systematically from the most rigid point toward the free edges	O	O	AISC 360-10 TABLE N5.6-2
INSPECTION TASKS AFTER BOLTING			
1. Document acceptance or rejection of bolted connections	P	P	AISC 360 TABLE N5.6-3
INSPECTION OF STEEL ELEMENTS OF COMPOSITE CONSTRUCTION PRIOR TO CONCRETE PLACEMENT			
1. Placement and installation of steel deck	P	P	AISC 360 TABLE N6.1
2. Placement and installation of steel headed stud anchors	P	P	AISC 360 TABLE N6.1
3. Document acceptance or rejection of steel elements	P	P	AISC 360 TABLE N6.1

O - Observe these items on a random basis. Operations need not be delayed pending these inspections
P - Perform these tasks for each welded joint or member, each bolted connection, or each steel element

MINIMUM REQUIREMENTS SPECIAL INSPECTION OF STRUCTURAL STEEL SEISMIC FORCE RESISTING SYSTEM (SFRS)

INSPECTION TASK	QC TASK	QC DOC	QA TASK	QA DOC	REFERENCED STANDARD
VISUAL INSPECTION TASKS PRIOR TO WELDING					
1. Material Identification (Type/Grade)	O	-	O	-	AISC 341 TABLE J6-1
2. Welder identification System	O	-	O	-	AISC 341 TABLE J6-1
3. Fit-up Groove Welds (including joint geometry) • Joint preparation • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location) • Backing type and fit (if applicable)	P/O**	-	O	-	AISC 341 TABLE J6-1
4. Configuration and finish of access holes	O	-	O	-	AISC 341 TABLE J6-1
5. Fit-up fillet welds • Dimensions (alignment, gaps at root) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location	P/O**	-	O	-	AISC 341 TABLE J6-1
VISUAL INSPECTION TASKS DURING WELDING					
1. WPS followed • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flowrate • Preheat applied • Interpass temperature maintained(min/max) • Proper position (F, V, H, OH) • Intermix of filler metals avoided unless approved	O	-	O	-	AISC 341 TABLE J6-2
2. Use of qualified welders	O	-	O	-	AISC 341 TABLE J6-2
3. Control and handling of welding consumables • Packaging • Exposure control	O	-	O	-	AISC 341 TABLE J6-2
4. Environmental conditions • Wind speed within limits • Precipitation and temperature	O	-	O	-	AISC 341 TABLE J6-2
5. Welding techniques • Interpass and final cleaning • Each pass within profile limitations • Each pass meets quality requirements	O	-	O	-	AISC 341 TABLE J6-2
6. No welding over cracked tacks	O	-	O	-	AISC 341 TABLE J6-2
VISUAL INSPECTION TASKS AFTER WELDING					
1. Welds cleaned	O	-	O	-	AISC 341 TABLE J6-3
2. Size, length, and locations of welds	P	-	P	-	AISC 341 TABLE J6-3
3. Welds meet visual acceptance criteria • Crack prohibition • Weld/base-metal fusion • Crater cross section • Weld profiles and size • Undercut • Porosity	P	D	P	D	AISC 341 TABLE J6-3
4. k-area	P	D	P	D	AISC 341 TABLE J6-3
5. Placement of reinforcing or contouring fillet welds (if required)	P	D	P	D	AISC 341 TABLE J6-3
6. Backing removed, weld tabs removed, and finished, and fillet welds added (if required)	P	D	P	D	AISC 341 TABLE J6-3
7. Repair activities	P	-	P	D	AISC 341 TABLE J6-3
INSPECTION TASKS PRIOR TO BOLTING					
1. Proper fasteners selected for the joint detail	O	-	O	-	AISC 341 TABLE J7-1
2. Proper bolting procedure selected for joint detail	O	-	O	-	AISC 341 TABLE J7-1
3. Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements	O	-	O	-	AISC 341 TABLE J7-1
4. Pre-installation verification testing by installation personnel observed for fastener assemblies and methods used.	P	D	O	D	AISC 341 TABLE J7-1
5. Proper storage provided for bolts, nuts, washers and other fastener components	O	-	O	-	AISC 341 TABLE J7-1
INSPECTION TASKS DURING BOLTING					
1. Fastener assemblies placed in all holes and washers (if required) are positioned as required	O	-	O	-	AISC 341 TABLE J7-2
2. Joint brought to the snug-tight condition prior to the pre-tensioning operation	O	-	O	-	AISC 341 TABLE J7-2
3. Fastener component not turned by the wrench prevented from rotating	O	-	O	-	AISC 341 TABLE J7-2
4. Bolts are pre-tensioned progressing systematically from the most rigid point toward the free edges	O	-	O	-	AISC 341 TABLE J7-2
INSPECTION TASKS AFTER BOLTING					
1. Document accepted and rejected connections	P	D	P	D	AISC 341 TABLE J7-3

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

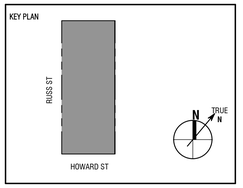
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



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STRUCTURAL - SPECIAL INSPECTIONS

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MINIMUM REQUIREMENTS SPECIAL INSPECTION OF STRUCTURAL STEEL SEISMIC FORCE RESISTING SYSTEM (SFRS) (CONTINUED)

INSPECTION TASK	QC	QC	QA	QA	REFERENCED STANDARD
	TASK	DOC	TASK	DOC	
OTHER INSPECTION TASKS					
1. RBS requirements, if applicable • Contour and finish • Dimensional tolerances	P	D	P	D	AISC 341 TABLE J8-1
2. Protected zone- no holes and unapproved attachments made by fabricator or erector, as applicable	P	D	P	D	AISC 341 TABLE J8-1
INSPECTION OF COMPOSITE STRUCTURES PRIOR TO CONCRETE PLACEMENT					
1. Material Identification of reinforcing steel (Type/Grade)	O	-	O	-	AISC 341 TABLE J9-1
2. Determination of carbon equivalent for reinforcing steel other than ASTM A706	O	-	O	-	AISC 341 TABLE J9-1
3. Proper reinforcing Steel size, spacing and orientation	O	-	O	-	AISC 341 TABLE J9-1
4. Reinforcing steel has not been rebent in the field	O	-	O	-	AISC 341 TABLE J9-1
5. Reinforcing steel has been tied and supported as required	O	-	O	-	AISC 341 TABLE J9-1
6. Required reinforcing steel clearances have been provided	O	-	O	-	AISC 341 TABLE J9-1
7. Composite member has required size	O	-	O	-	AISC 341 TABLE J9-1
INSPECTION OF COMPOSITE STRUCTURES DURING CONCRETE PLACEMENT					
1. Concrete: Material Identification (mix design, compressive strength, maximum large aggregate size, maximum slump)	O	D	O	D	AISC 341 TABLE J9-2
2. Limits on water added at the truck or pump	O	D	O	D	AISC 341 TABLE J9-2
3. Proper placement techniques to limit segregation	O	-	O	-	AISC 341 TABLE J9-2
INSPECTION OF COMPOSITE STRUCTURES AFTER CONCRETE PLACEMENT					
1. Achievement of minimum specified concrete compressive strength at specified age	-	D	-	D	AISC 341 TABLE J9-3
INSPECTION OF H-PILES					
1. Protected zone- no holes and unapproved attachments made by the responsible contractor, as applicable	P	D	P	D	AISC 341 TABLE J10-1

O - The inspector shall observe these functions on a random, daily basis. Operations need not be delayed pending observations.
P - These inspections shall be performed prior to the final acceptance of the item.
D - The inspector shall prepare reports indicating that the work has been performed in accordance with the contract documents. The report need not provide detailed measurements for joint fit-up, WPS settings, completed welds, or other individual items listed in the tables. For shop fabrication, the report shall indicate the piece mark of the piece inspected. For field work, the report shall indicate the reference grid lines and floor elevation inspected. Work not in compliance with the contract documents and whether the noncompliance has been satisfactorily repaired shall be noted in the inspection report.
**Follow performance of this inspection task for ten welds to be made by a given welder, with the welder demonstrating understanding of requirements and possession of skills and tools to verify these items, the perform designation of this task shall be reduced to observe, and the welder shall perform this task. Should the inspector determine that the welder has discontinued performance of this task, the task shall be returned to perform until such time as the inspector has re-establishes adequate assurance that the welder will perform the inspection tasks listed.

REQUIRED SPECIAL INSPECTIONS AND TESTS OF MASONRY CONSTRUCTION

Requirements in the tables "Minimum Verification Requirements" and "Minimum Special Inspection Requirements" below are based on a "Level" as defined by the Code. For this structure use the requirements for Level 2.

MINIMUM VERIFICATION REQUIREMENTS

MINIMUM VERIFICATION	REQUIRED FOR QUALITY ASSURANCE [a]	REQUIRED FOR QUALITY ASSURANCE [a]	REQUIRED FOR QUALITY ASSURANCE [a]	REFERENCE FOR CRITERIA
	Level 1	Level 2	Level 3	TMS 602
1. Prior to construction, verification of compliance of submittals.	R	R	R	Art 1.5
2. Prior to construction, verification of f'm and f'AAC except where specifically exempted by the code.	NR	R	R	Art 1.4 B
3. During construction, verification of Slump flow and Visual Stability Index (VSI) when self-consolidating grout is delivered to the project site	NR	R	R	Art 1.5 & 1.6.3
4. During construction, verification of f'm and f'AAC for every 5,000 sq. ft.	NR	NR	R	Art 1.4 B
5. During construction, verification of proportions of materials as delivered to the project site for premixed or preblended mortar, prestressed grout, and grout other than self-consolidating grout.	NR	NR	R	Art 1.4 B

(a) R=Required, NR=Not Required

MINIMUM SPECIAL INSPECTION REQUIREMENTS

INSPECTION TASK	FREQUENCY (a)	FREQUENCY (a)	FREQUENCY (a)	REFERENCE FOR CRITERIA	REFERENCE FOR CRITERIA
	LEVEL 1	LEVEL 2	LEVEL 3	TMS 402	TMS 602
1. As masonry construction begins, verify that following are in compliance:					
a. Proportions of site-prepared mortar	NR	P	P		Art. 2.1, 2.6 A, & 2.6 C
b. Grade and size of prestressing tendons and anchorages	NR	P	P		Art. 2.4 B & 2.4 H
c. Grade, type and size of reinforcement, connectors, anchor bolts, and prestressing tendons and anchorages	NR	P	P		Art. 3.4 & 3.6 A
d. Prestressing technique	NR	P	P		Art. 3.6 B
e. Properties of thin-bed mortar for AAC masonry	NR	C (b) P (c)	C		Art. 2.1 C.1
f. Sample panel construction	NR	P	C		Art. 1.6 D
2. Prior to grouting: verify that the following are in compliance:					
a. Grout space	NR	P	C		Art. 3.2 D, 3.2 F
b. Placement of prestressing tendons and anchorages	NR	P	P	Sec.10.8 & 10.9	Art. 2.4, 3.6
c. Placement of reinforcement, connectors, and anchor bolts	NR	P	C	Sec. 6.1, 6.3.1, 6.3.6, & 6.3.7	Art. 3.3 E & 3.4
d. Proportions of site-prepared grout and prestressing grout for bonded tendons	NR	P	P		Art. 2.6 B & 2.4 G.1.b
3. Verify compliance of the following during construction:					
a. Materials and procedures with the approved submittals	NR	P	P		Art. 1.5
b. Placement of masonry units and mortar joints construction	NR	P	P		Art. 3.3 B
c. Size and location of structural members	NR	P	P		Art. 3.3 F
d. Type, size, and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction	NR	P	C	Sec. 1.2.1 (e), 6.2.1, & 6.3.1	
e. Welding of reinforcement	NR	C	C	Sec. 6.1.6.1.2	
f. Preparation, construction, and protection of masonry during cold weather (temperature below 40°F) or hot weather (temperature above 90°F)	NR	P	P		Art. 1.8 C & 1.8 D
g. Application and measurement of prestressing force	NR	C	C		Art. 3.6 B
h. Placement of grout and prestressing grout for bonded tendons is in compliance	NR	C	C		Art. 3.5 & 3.6 C
i. Placement of AAC masonry units and construction of thin-bed mortar joints	NR	C (b) P (c)	C		Art. 3.3 B.9 & 3.3 F.1.b
4. Observe preparation of grout specimens, mortar specimens, and/or prisms	NR	P	C		Art. 1.4 B.2.a.3, 1.4 B.2.b.3, 1.4 B.2.c.3, 1.4 B.3, 1.4 B.4

(a) Frequency refers to the frequency of inspection, which may be continuous during the listed task or periodically during the listed task, as defined in the table.
NR=Not Required, P=Periodic, C=Continuous
(b) Required for the first 5000 square feet of AAC masonry.
(c) Required after the first 5000 square feet of AAC masonry.

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Patrick O'Riordan, Interim Director

NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspections are required *in addition to* the called inspections performed by the Department of Building Inspection. The name of the special inspector shall be furnished to the district building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or **628-652-3407.** If there are any field problems regarding special inspection, please call your District Building Inspector or 628-652-3400 Ext 1.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner should request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. ***The permit will not be finalized without compliance with the special inspection requirements.***

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.6. **The building permit will not be finalized without compliance with the structural observation requirements.**

Special Inspection Services Contact Information

1. **Telephone: (628) 652-3407**
2. **Email:** dbi.specialinspections@sfgov.org
3. **In person: 49 South Van Ness Ave – Suite 400**

Note: We are moving towards a "paperless" mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Special Inspection Services
49 South Van Ness Ave – Suite 400 – San Francisco CA 94103
Office (628) 652-3407 – www.sfdbi.org

Updated 10/05/2020

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS 1044 Howard St., San Francisco, CA APPLICATION NO.____ ADDENDUM NO.____

OWNER NAME United Playaz OWNER PHONE NO. (888) 975-2929

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.6. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and high-rise projects, and for projects utilizing new processes or materials.

In accordance with Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

1. [✓] Concrete (Placement & sampling)
2. [✓] Bolts installed in concrete
3. [ ] Special moment - Resisting concrete frame
4. [✓] Reinforcing steel and prestressing tendons
5. **Structural welding:**
   A. Periodic visual inspection
   [✓] Single pass fillet welds 5/16" or smaller
   [✓] Steel deck
   [✓] Welded studs
   [✓] Cold formed studs and joists
   [✓] Stair and railing systems
   [✓] Reinforcing steel
   B. Continuous visual inspection and NDT
   (Section 1704)
   [✓] All other welding
   (NDT exception: Fillet weld)
   [ ] Reinforcing steel; and [ ] NDT required
   [ ] Moment-resisting frames
   [ ] Others____
6. [✓] High-strength bolting
7. [ ] Structural masonry
8. [ ] Reinforced gypsum concrete
9. [ ] Insulating concrete fill
10. [✓] Sprayed-on fireproofing
11. [ ] Piling, drilled piers and caissons
12. [ ] Shotcrete
13. [ ] Special grading, excavation and filling
    (Geo. Engineered)
14. [ ] Smoke-control system
15. [ ] Demolition
16. [ ] Exterior Facing
17. **Retrofit of unreinforced masonry buildings:**
    [ ] Testing of mortar quality and shear tests
    [ ] Inspection of repointing operations
    [ ] Installation inspection of new shear bolts
    [ ] Pre-installation inspection for embedded
    [ ] Pull/torque tests per SFBC Sec.1607C & 1615C
18. **Bolts installed in existing concrete or masonry:**
    [✓] Concrete [✓] Masonry
    [✓] Pull/torque tests per SFEBC Sec. 507C & 515C
19. [✓] Shear walls and floor systems used as shear diaphragms
20. [ ] Holdowns
21. **Special cases:**
    [ ] Shoring
    [ ] Underpinning[ ] Not affecting adjacent property
    [ ] Affecting adjacent property: PA____
    [ ] Others
22. [ ] Crane safety (Apply to the operation of tower cranes on high-rise building)
    (Section 1705.22)
23. [ ] Others: "As recommended by professional of record"____
24. **Structural observation per Sec. 1704.6 (SFBC) for the following:** [✓] Foundations [✓] Steel framing
    [✓] Concrete construction [ ] Masonry construction [ ] Wood framing
    [ ] Other:____
25. Certification is required for: [ ] Glu-lam components
26. [ ] Firestops in high-rise building

Prepared by: Jordan Hague, DCI Engineers Phone: (415) 781-1505
Engineer/Architect of Record
Required information:
FAX: ( ) Email jhague@dci-engineers.com

Review by: ____ Phone: (628) 652-
DBI Engineer or Plan Checker

****

APPROVAL (Based on submitted reports.)

DATE DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:
Special Inspection Services (628) 652-3407; or, dbi.specialinspections@sfgov.org

Updated 10/05/2020

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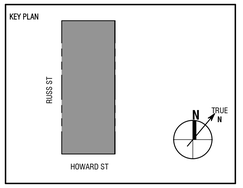
KEY PLAN



Seal / Signature:

BUILDING PERMIT

DATE: 06/30/2023

Project No.: 23081-0013

RevNo.	Date	Description
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	04/26/2023	BUILDING PERMIT
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STRUCTURAL - SPECIAL INSPECTIONS

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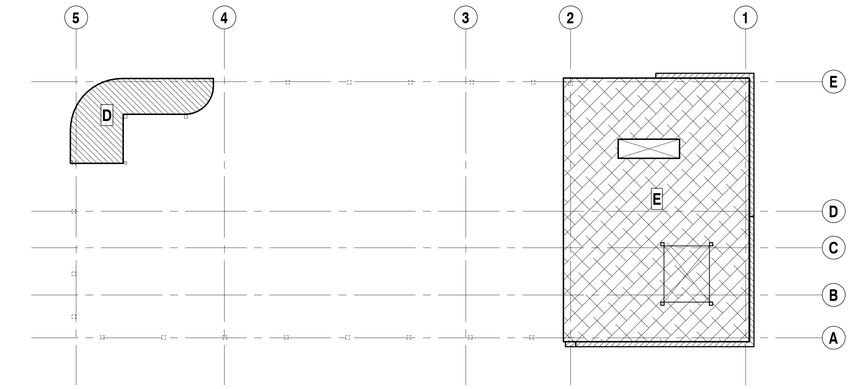
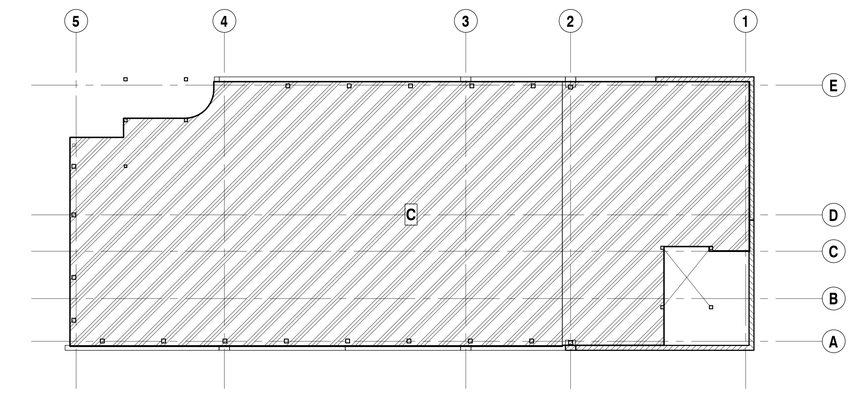


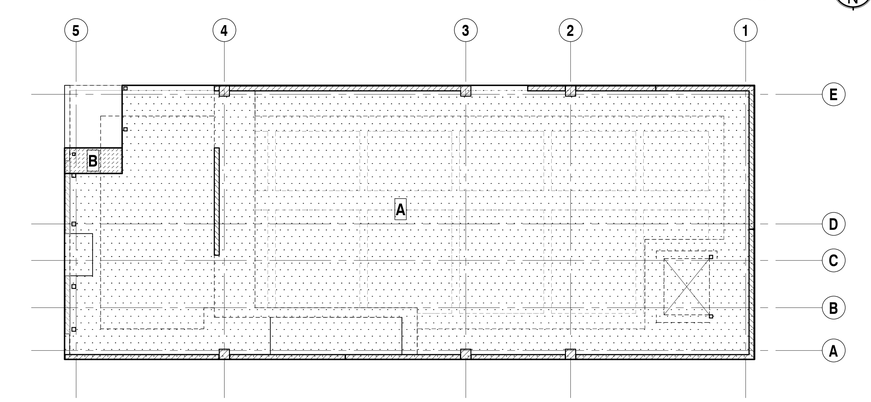
ROOF LEVEL LOAD MAP

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



LEVEL 2 LOAD MAP

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



LEVEL 1 LOAD MAP

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

01601

LOAD MAP LEGEND

DESIGN LOAD LEGEND

MARK / PATTERN	AREA	ADDED DEAD LOAD	LIVE LOAD
A	ASSEMBLY	15 PSF	100 PSF
B	MECHANICAL	75 PSF	50 PSF
C	ROOF ASSEMBLY	25 PSF	100 PSF
D	ROOF	25 PSF	20 PSF
E	ROOF MECHANICAL	80 PSF	20 PSF

NOTES:

1. UNIFORM LOADS ARE IN POUNDS PER SQUARE FOOT (PSF).

2. ALL LOADS ARE IN ADDITION TO STRUCTURE SELF-WEIGHT.

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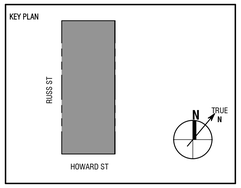
KEY PLAN



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STRUCTURAL - LOAD MAPS

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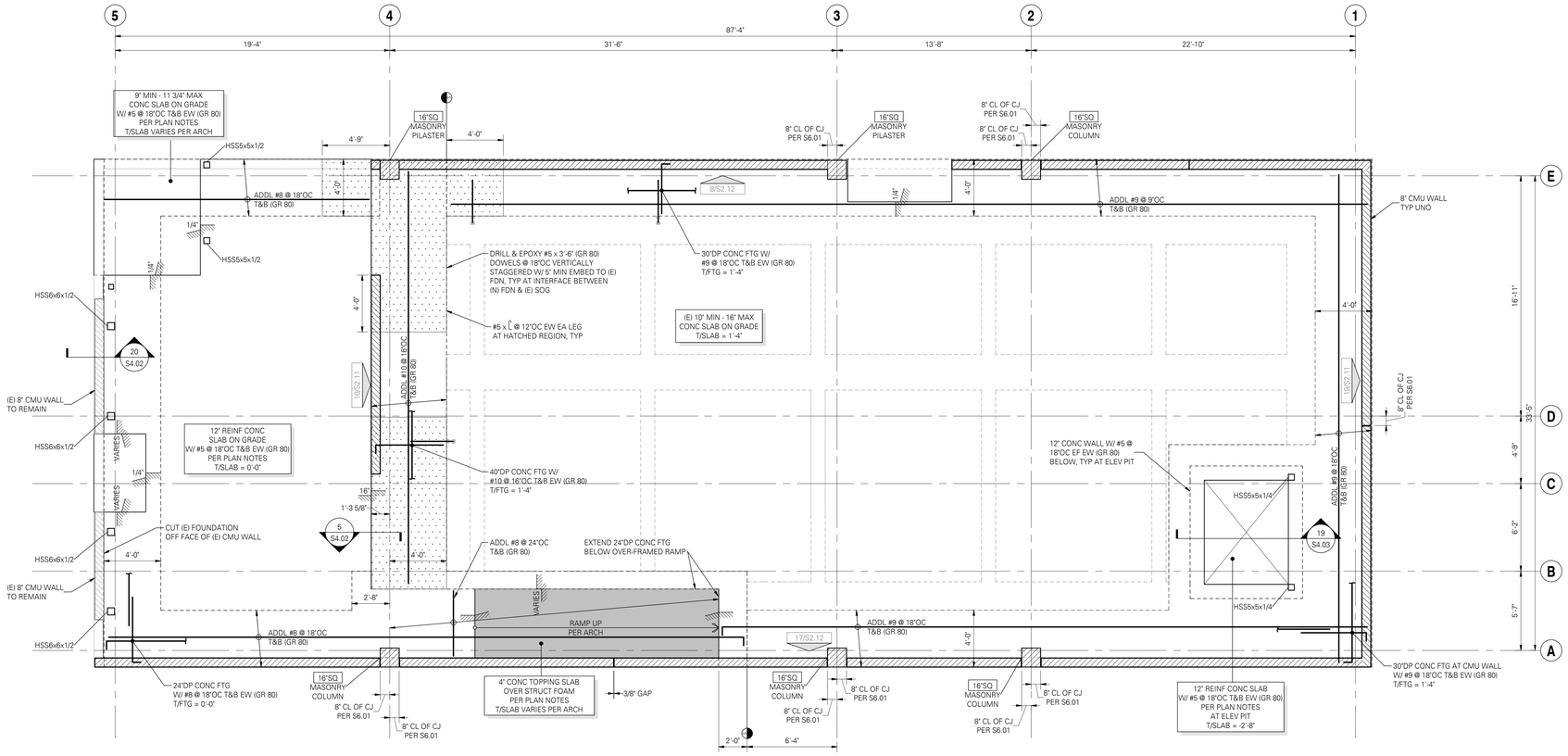

LEVEL 1 FOUNDATION PLAN

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

N

FOUNDATION PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S0.01-S0.03.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED.
3. CONTRACTOR SHALL LOCATE AND VERIFY THE FOLLOWING WITH OTHERS PRIOR TO POURING CONCRETE: ALL DOOR OPENINGS IN FOUNDATION WALLS; DRAINS AND SLOPES; BLOCKOUTS FOR PLUMBING, SPRINKLERS AND HVAC. ALL DUCTS, CHASES AND PIPES PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
4. TOP OF SLAB (T/SLAB) ELEVATION ASSUMED PER PLAN. FOR ACTUAL T/SLAB ELEVATION REFER TO CIVIL AND ARCHITECTURAL DRAWINGS. PROVIDE 6 MIL VAPOR BARRIER BELOW SLAB AT INTERIOR SPACES. PROVIDE FREE-DRAINING GRANULAR FILL PER GEOTECH REPORT.
5. TYPICAL TOP OF FOOTING ELEVATION = PER PLAN, UNO.
6. ALL FOOTINGS AND SLABS TO BEAR ON COMPETENT NATIVE SOIL AND/OR STRUCTURAL FILL. SUBGRADE PREPARATION, STRUCTURAL FILL, DRAINAGE SYSTEM, AND OTHER REQUIREMENTS PER GEOTECH REPORT AS NOTED IN THE STRUCTURAL GENERAL NOTES.
7. CJ INDICATES CONTROL JOINT PER PLAN.
8. CONTRACTOR TO VERIFY TOP OF CONCRETE (T/CONC) WALL ELEVATIONS ON ALL SITE RETAINING WALLS. MAINTAIN T/WALL ELEVATION A MINIMUM OF 6" ABOVE FINISH GRADE.
9. MOISTURE PROOF ALL CONCRETE STEM AND BASEMENT WALLS PER ARCHITECT. CONTRACTOR TO VERIFY ADDITIONAL LOCATIONS WHICH REQUIRE WATERPROOFING PER ARCHITECTURAL DRAWINGS.
10. STEEL STAIRS SHALL BE BIDDER-DESIGNED, UNO. APPLICABLE DESIGN REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
11. ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.

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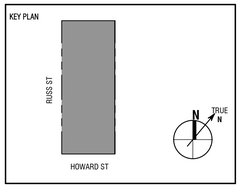
KEY PLAN



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Full Size Print: 30" x 42"

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STRUCTURAL - FOUNDATION PLAN - LEVEL 1

Scale: As Indicated

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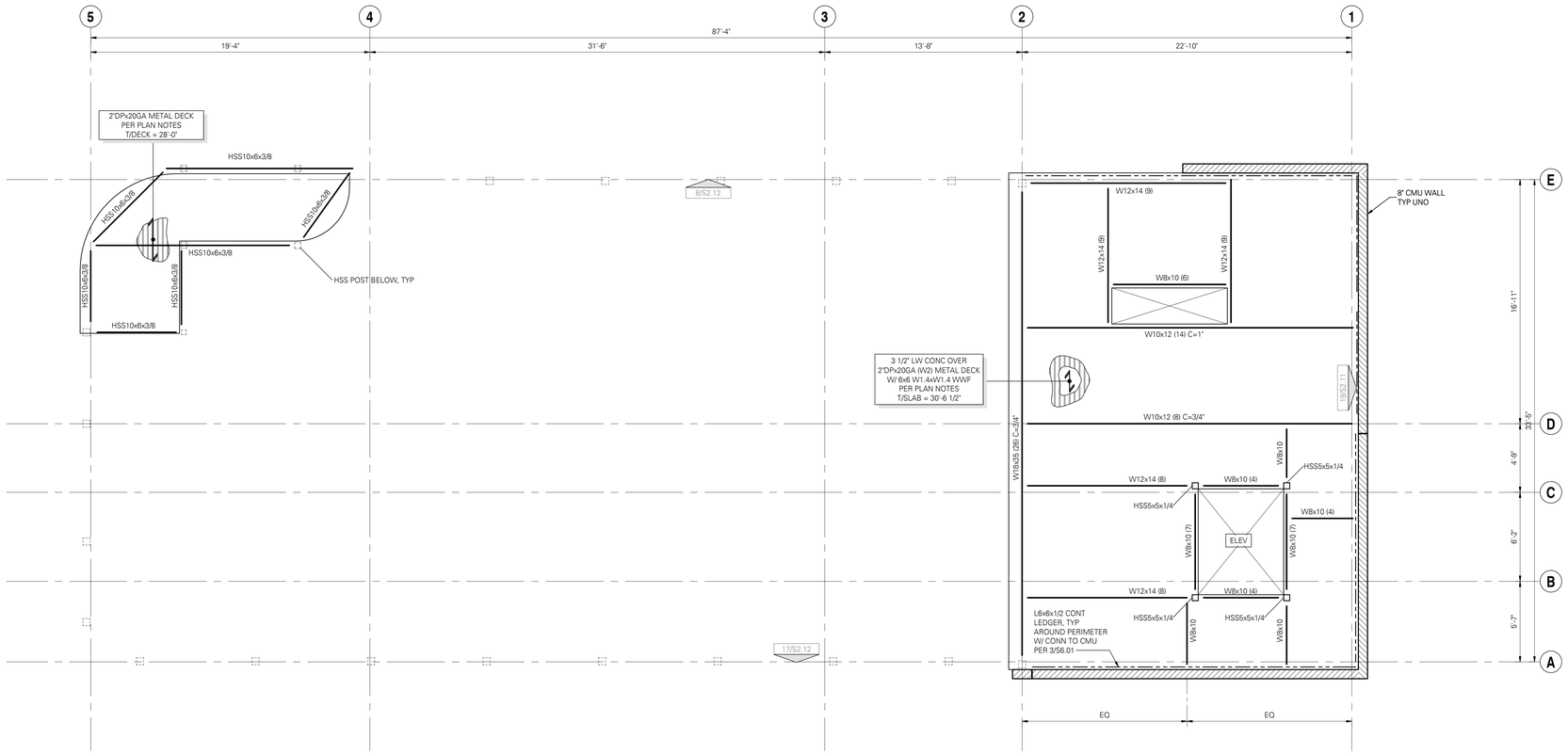
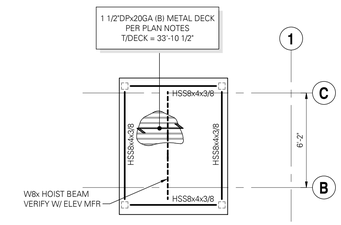


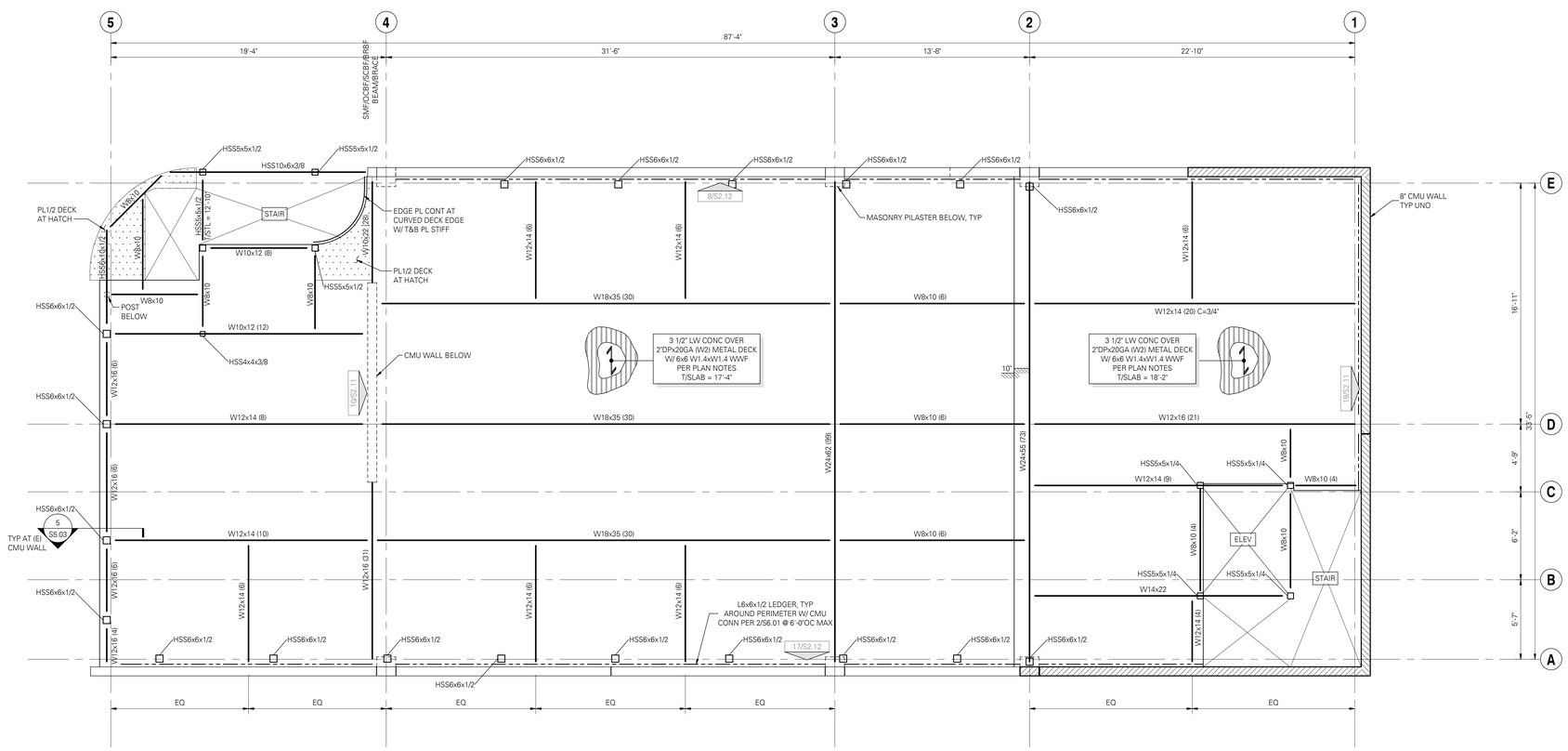
ROOF LEVEL FRAMING PLAN

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



ELEVATOR OVERRUN FRAMING PLAN

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



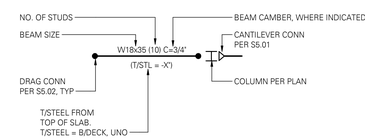
LEVEL 2 FRAMING PLAN

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

FLOOR FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S0.01-S0.03.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED.
3. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS.
4. TOP OF SLAB ELEVATION (T/SLAB) = X'-X", UNO.
5. T/STL=X'-X" INDICATES TOP OF STEEL (T/STL) ELEVATION (AT JOISTS) (T/STL = B/DECK) UNO; STEEL JOISTS SHALL BE EQUALLY SPACED, TYPICAL UNO.
6. FLOOR FRAMING SYSTEM SHALL BE OF COMPOSITE CONSTRUCTION. PROVIDE SHEAR STUDS 3/4" DIAMETER, MIN x (DECK DEPTH + 1 1/2") LONG, SPACED PER 18/S5.04. NUMBERS INDICATED ON PLAN IN PARENTHESES ADJACENT TO STEEL BEAM CALLOUT INDICATE THE MINIMUM NUMBER OF STUDS REQUIRED. AT BEAMS WHERE STUD QUANTITY IS OMITTED, PROVIDE STUDS @ 12"OC MAX.
7. NUMBERS INDICATED ON PLAN ADJACENT TO JOIST CALLOUT SHOWN THUS: (400/200) INDICATES TOTAL LOAD AND LIVE LOAD (IN PLF) FOR WHICH JOISTS ARE TO BE DESIGNED BY OTHERS.
8. CONCRETE OVER METAL DECK PER PLAN AND STRUCTURAL GENERAL NOTES. PROVIDE REINFORCING AS SHOWN IN PLAN AND DETAILS. DECK ATTACHMENT REQUIREMENTS PER STRUCTURAL GENERAL NOTES.] [DECK GAGE AND ATTACHMENT PER DIAPHRAGM KEY PLAN.
9. TYPICAL FLOOR DECK OVERHANG TO BE 6" FROM BEAM CENTERLINE, UNO.
10. STEEL STAIRS SHALL BE BIDDER-DESIGNED, UNO. APPLICABLE DESIGN REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
11. CMU: WALL TYPES, REINFORCING SIZE AND SPACING PER PLAN AND S2.11-S2.12. ALL WALLS SHALL BE SOLID GROUTED, UNO. MATERIALS AND SPECIAL INSPECTION REQUIREMENTS AS PER STRUCTURAL GENERAL NOTES, UNO.
12. CMU SHEAR WALLS PER ELEVATIONS.
13. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.
14. LEDGER ANGLES ARE REQUIRED WHERE METAL DECKING AND SLAB INTERFACE WITH CMUDV WALLS. REQUIREMENTS ARE PER PLAN.
15. ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.
16. TYPICAL DETAILS PER:

    19/S5.04 TYPICAL METAL DECK OPENING REINFORCING
    18/S5.02 STEEL CONNECTION DETAILS



STEEL BEAM LEGEND

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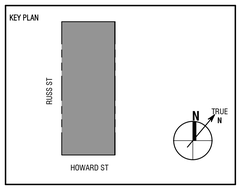
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



Seal / Signature:

REGISTERED PROFESSIONAL ENGINEER JORDAN E. PAROFF No. S-6609 Exp. 03/31/24 STRUCTURAL STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 06/30/2023

Project No.: 23081-0013

RevNo.	Date	Description
	04/11/2023	DESIGN DEVELOPMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:
STRUCTURAL - FRAMING PLAN - LEVEL 2 & ROOF

Scale: As Indicated

S1.02

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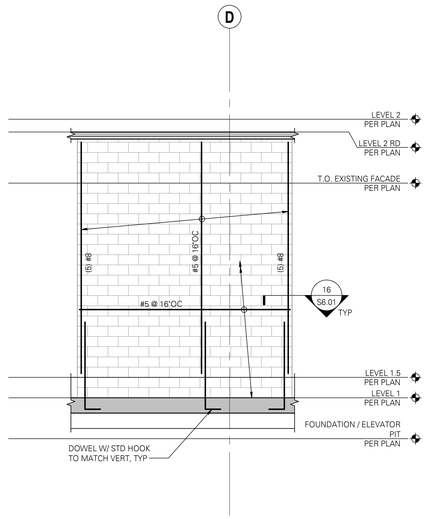
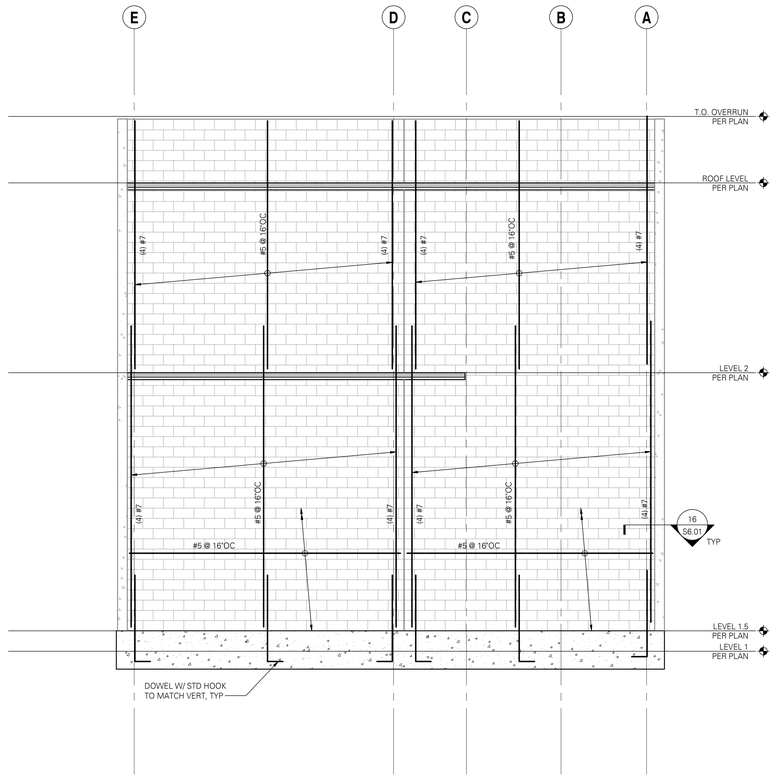


10 CMU WALL ALONG GRID 4

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



19 ELEVATION - EAST WALL (FROM INTERIOR)

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

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

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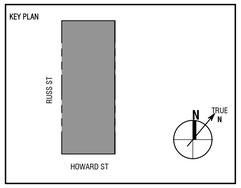
KEY PLAN



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BUILDING PERMIT

DATE: 06/30/2023

Project No.: 23081-0013

RevNo.	Date	Description
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

STRUCTURAL -
CMU WALL ELEVATIONS &
DETAILS

Scale: As Indicated

S2.11

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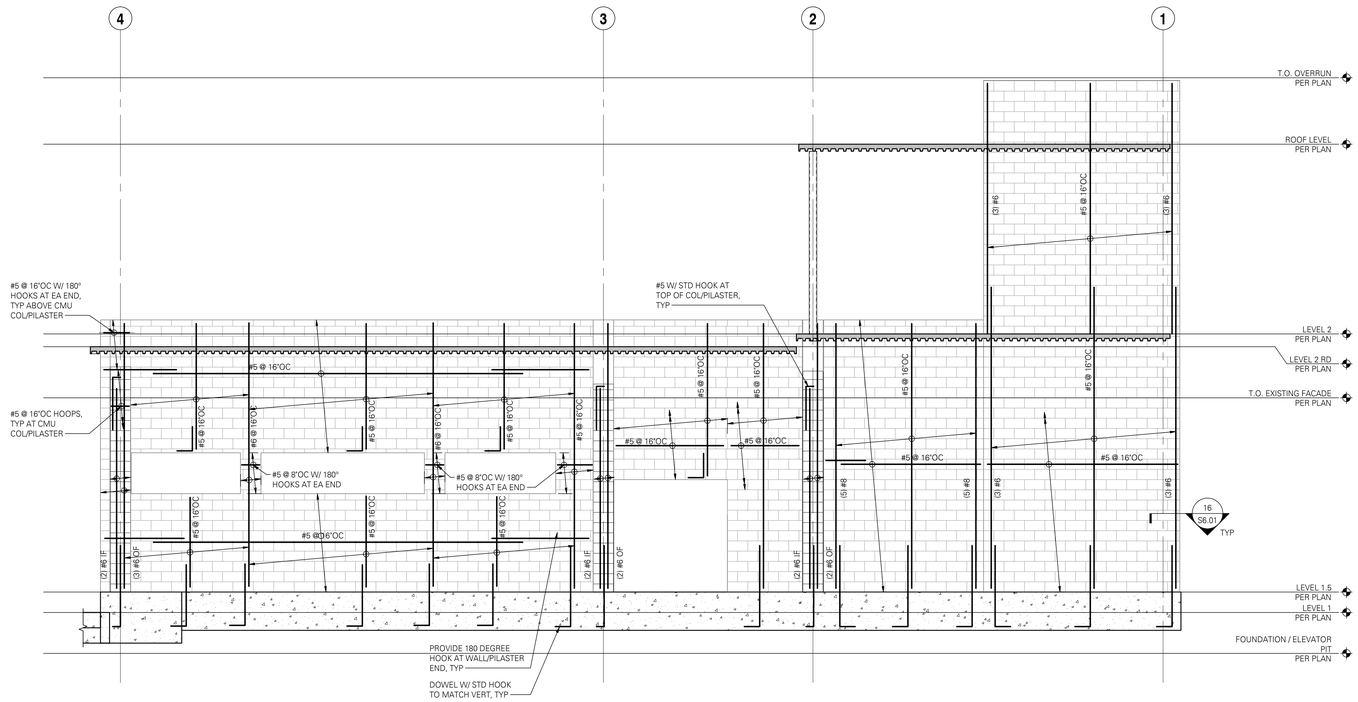
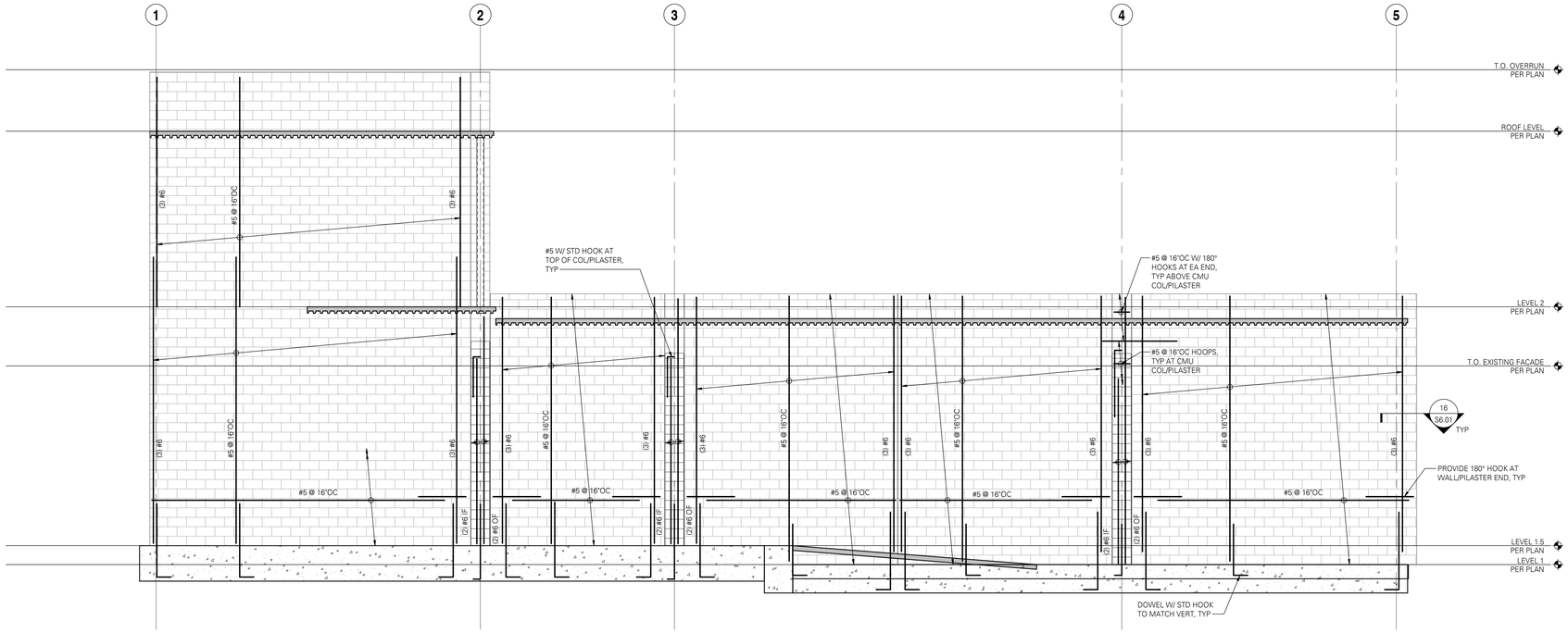


8 ELEVATION - NORTH WALL (RUSS ST FROM INTERIOR)

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



17 ELEVATION - SOUTH WALL (FROM INTERIOR)

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

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1044 HOWARD STREET, SAN FRANCISCO, CA 94103

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1038 Howard Street, San Francisco, CA 94103
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Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
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TEL. 213.895.7800

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Langan Engineering
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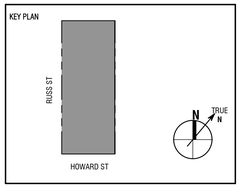
KEY PLAN



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BUILDING PERMIT

DATE: 06/30/2023

Project No.: 23081-0013

RevNo.	Date	Description
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

CMU WALL ELEVATIONS & DETAILS

Scale: As Indicated

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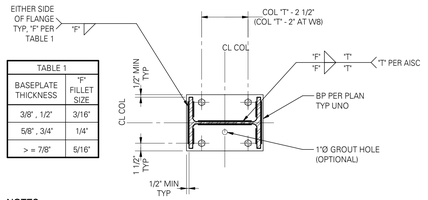


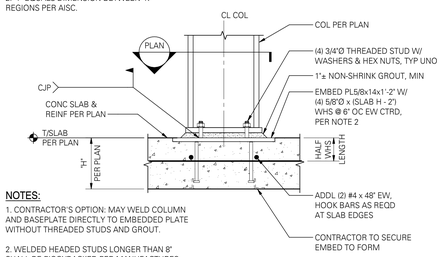
TABLE 1	
BASEPLATE THICKNESS	"F" FILLET SIZE
3/8" , 1/2"	3/16"
5/8" , 3/4"	1/4"
> = 7/8"	5/16"

NOTES :

1. DO NOT WELD IN "K" REGION OF COLUMN.

2. "T" EQUALS DIMENSION BETWEEN "K" REGIONS PER AISC.

PLAN

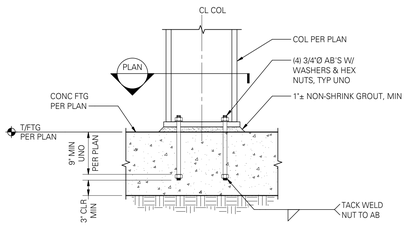


NOTES:

1. CONTRACTOR'S OPTION: MAY WELD COLUMN AND BASEPLATE DIRECTLY TO EMBEDDED PLATE WITHOUT THREADED STUDS AND GROUT.

2. WELDED HEADED STUDS LONGER THAN 8" SHALL BE PIGGYBACKED PER MANUFACTURES RECOMMENDATIONS.

TYPICAL AT ELEVATED SLAB



TYPICAL AT FOUNDATION

19 TYPICAL BASEPLATE - WIDE FLANGE COLUMN

SCALE: 1" = 1'-0" (05001)

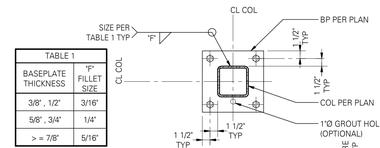
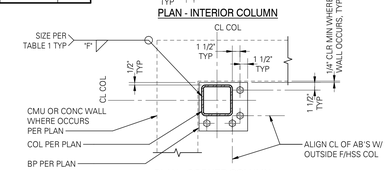
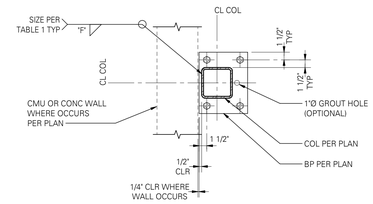


TABLE 1	
BASEPLATE THICKNESS	"F" FILLET SIZE
3/8" , 1/2"	3/16"
5/8" , 3/4"	1/4"
> = 7/8"	5/16"

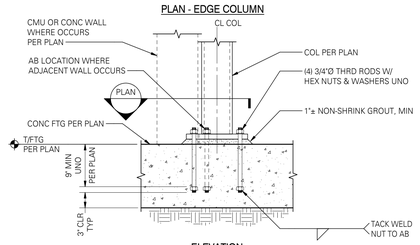
PLAN - INTERIOR COLUMN



PLAN - CORNER COLUMN



PLAN - EDGE COLUMN



ELEVATION

20 TYPICAL BASEPLATE TO FOUNDATION CONNECTION - HSS COLUMN

SCALE: 1" = 1'-0" (05030)

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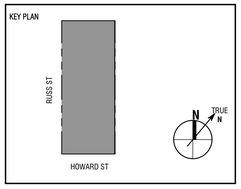
KEY PLAN



Seal / Signature:

BUILDING PERMIT

DATE: 06/30/2023

Project No.: 23081-0013

RevNo.	Date	Description
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:
STRUCTURAL - STEEL COLUMN DETAILS

Scale: As Indicated

S3.01

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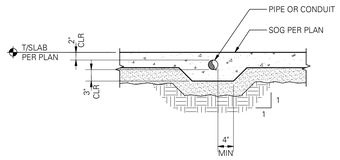
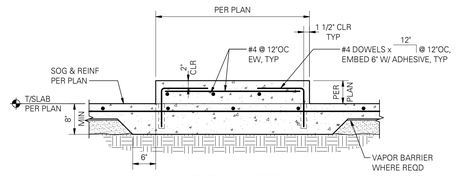


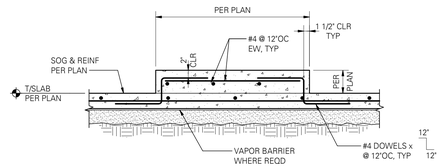
NOTE:
ALUMINUM MATERIALS SHALL NOT BE EMBEDDED IN CONCRETE.

8 PIPE OR CONDUIT EMBEDDED IN SLAB ON GRADE

SCALE: 3/4" = 1'-0" (03204)



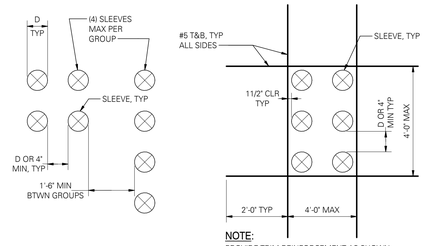
THICKENED SLAB OPTION



CONTINUOUS SLAB OPTION

9 CONCRETE PAD ON SLAB ON GRADE

SCALE: 3/4" = 1'-0" (03205)



NOTE:
PROVIDE TRIM REINFORCEMENT PER 16/S4.01 WHERE MINIMUM SPACING IS NOT MET.

PLAN - NO ADDITIONAL REINFORCEMENT

NOTE:
PROVIDE TRIM REINFORCEMENT AS SHOWN AROUND GROUPS OF (5) OR MORE SLEEVES. PROVIDE TRIM REINFORCEMENT PER 16/S4.01 WHERE MINIMUM SPACING IS NOT MET.

PLAN - ADDITIONAL REINFORCEMENT

NOTES:

1. ALUMINUM MATERIALS SHALL NOT BE EMBEDDED IN CONCRETE.

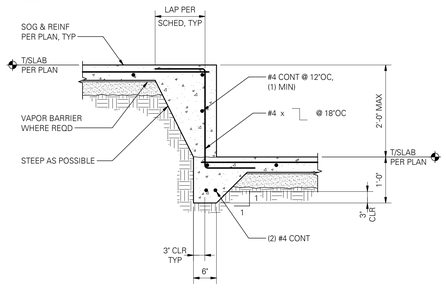
2. SLEEVES SHALL NOT BE LOCATED WITHIN 48" OF COLUMNS WITHOUT ENGINEER'S APPROVAL.

3. SLEEVES SHALL NOT INTERRUPT TYPICAL REINFORCEMENT INDICATED ON PLAN.

4. PROVIDE 2" MINIMUM CLEARANCE BETWEEN ALL POST-TENSIONING TENDONS.

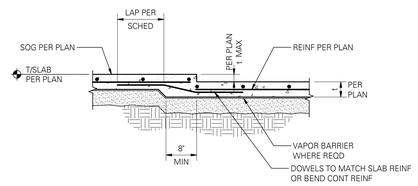
10 PLANS - SLEEVES THRU CONCRETE SLAB

SCALE: 1/2" = 1'-0" (03261)



13 TYPICAL STEP AT SLAB ON GRADE

SCALE: 3/4" = 1'-0" (03202A)

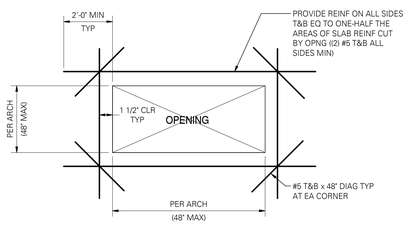


14 TYPICAL DEPRESSED SLAB DETAIL

SCALE: 3/4" = 1'-0" (03202)

01400M	GRADE 60 REINFORCING				
BAR SIZE	MISCELLANEOUS BARS		TOP BARS (see note #5)		HOOKED BARS
	Ld	Splice	Ld	Splice	Ldh
f'c = 5000psi					
#3	13	17	17	22	7
#4	17	23	23	29	9
#5	22	28	28	36	11
#6	26	34	34	44	13
#7	38	49	49	63	15
#8	43	56	56	72	17
#9	48	63	63	81	20
#10	54	71	71	92	22
#11	60	78	78	102	24
#14	72	N/A	94	N/A	29
#18	96	N/A	125	N/A	39

01400M	GRADE 80 REINFORCING				
BAR SIZE	MISCELLANEOUS BARS		TOP BARS (see note #5)		HOOKED BARS
	Ld	Splice	Ld	Splice	Ldh
f'c = 5000psi					
#3	17	23	23	29	9
#4	23	30	30	39	12
#5	29	37	37	48	15
#6	34	45	45	58	17
#7	50	65	65	84	20
#8	57	74	74	96	23
#9	64	83	83	108	26
#10	72	94	94	122	29
#11	80	104	104	135	32
#14	96	N/A	125	N/A	39
#18	128	N/A	166	N/A	52



NOTES:

1. ALL OPENINGS WITH A DIMENSION OF 12" OR GREATER SHALL BE TRIMMED WITH REINFORCING.

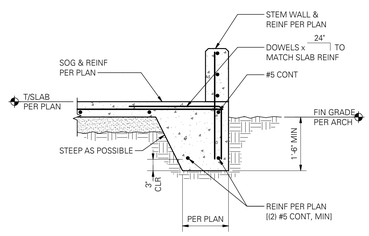
2. REINFORCING IS IN ADDITION TO ANY REINFORCING INDICATED ON PLANS.

3. WHERE AN ADJACENT OPENING IS CLOSER THAN THE SMALLER OPENING DIMENSION, EXTEND TRIM REINFORCING TO 24" MINIMUM PAST ADJACENT OPENINGS.

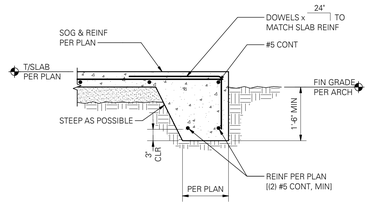
4. HOOK REINFORCING AT SLAB EDGE AS REQUIRED.

16 PLAN - TYPICAL SLAB OPENING REINFORCING AT REINFORCED SLAB

SCALE: 3/4" = 1'-0" (03260)

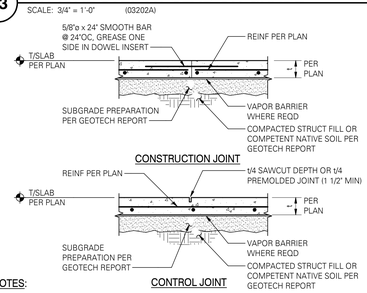


AT STEM WALL



17 TYPICAL THICKENED SLAB EDGE FOOTING

SCALE: 3/4" = 1'-0" (SF-03203)



CONSTRUCTION JOINT

CONTROL JOINT

NOTES:

1. CONSTRUCTION JOINT IS A JOINT BETWEEN DIFFERENT POURS. CONTROL JOINT IS A CRACK CONTROL JOINT WITHIN THE SAME POUR.

2. USE "EARLY ENTRY DRY-CUT SAW" AS SOON AS POSSIBLE WITHOUT CAUSING RAVELING OF CONCRETE EDGES. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST.

3. ALIGN A CONSTRUCTION OR CONTROL JOINT WITH RE-ENTRANT SLAB CORNERS, EACH WAY, TYPICAL.

4. CONSTRUCTION/CONTROL JOINT TO ENCLOSE APPROXIMATE SQUARE AREAS 225 SQUARE FEET MAXIMUM, WITH MAXIMUM PANEL ASPECT RATIO OF 1.3 TO 1.0.

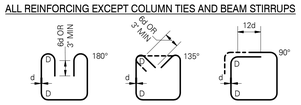
5. CONTRACTOR TO SUBMIT CONSTRUCTION/CONTROL JOINT PLAN TO STRUCTURAL ENGINEER OF RECORD FOR REVIEW/APPROVAL.

18 TYPICAL SLAB ON GRADE JOINT DETAILS WITH REINFORCING

SCALE: 3/4" = 1'-0" (03201)

D = 6d FOR #3 THRU #8
D = 8d FOR #9, #10 & #11
D = 10d FOR #14 & #18

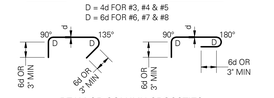
ALL REINFORCING EXCEPT COLUMN TIES AND BEAM STIRRUPS



STIRRUP

STIRRUP OR TIE

D = 4d FOR #3, #4 & #5
D = 6d FOR #6, #7 & #8



BEAM OR COLUMN CROSSTIES

BEAM STIRRUPS AND COLUMN TIES

d = BAR DIAMETER, D = BEND DIAMETER

NOTE:
TIES AND CROSSTIES FOR SHEAR WALL BOUNDARY ELEMENTS SHALL BE DETAILED AS COLUMN TIES/CROSSTIES.

19 STANDARD HOOKS AND BENDS

SCALE: 3/4" = 1'-0" (03400)

NOTES:

1. ALL TABULATED VALUES ARE IN INCHES.

2. VALUES FOR UNCOATED REINFORCING AND NORMAL WEIGHT CONCRETE WITH CLEAR SPACING > db, CLEAR COVER > db AND MINIMUM STIRRUPS OR TIES THROUGHOUT Ld OR CLEAR SPACING > 2db AND CLEAR COVER > db.

3. DEVELOP ALL REINFORCING IN STRUCTURAL SLABS WITH MINIMUM DEVELOPMENT LENGTH Ld.

4. Ldh = DEVELOPMENT LENGTH OF BAR WITH STANDARD HOOK.

5. TOP BAR = HORIZONTAL BAR WITH MORE THAN 12" OF FRESH CONCRETE BELOW OR AS NOTED ON DOCUMENTS AS "TOP BAR".

6. LAP SPLICE OF DIFFERENT SIZED BARS TO BE THE LARGER OF Ld OF THE LARGER BAR OR SPLICE LENGTH OF THE SMALLER BAR.

7. LAP SPLICE OF #14 AND #18 BARS IS NOT PERMITTED. LAP SPLICE OF SMALLER TO #14 AND #18 BARS IS NOT PERMITTED.

8. LAP SPLICE OF DIFFERENT GRADES OF REINFORCING TO BE THE LARGER OF Ld OF THE HIGHER GRADE BAR OR SPLICE LENGTH OF THE LOWER GRADE BAR.

20 TYPICAL LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE

SCALE: 3/4" = 1'-0" (SF-01400)

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

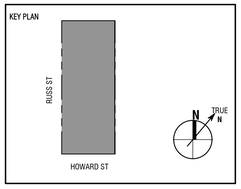
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



Seal / Signature:

REGISTERED PROFESSIONAL ENGINEER
JORDAN E. PAPPE
No. S-6509
Exp. 03/31/24
STRUCTURAL
STATE OF CALIFORNIA

BUILDING PERMIT

DATE: 06/30/2023

Project No.: 23081-0013

RevNo.	Date	Description
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:
STRUCTURAL - CONCRETE FOUNDATION DETAILS

Scale: As Indicated

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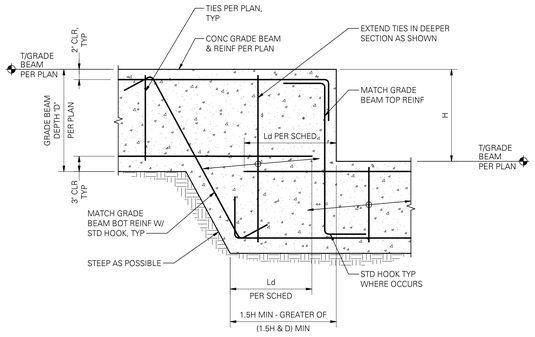
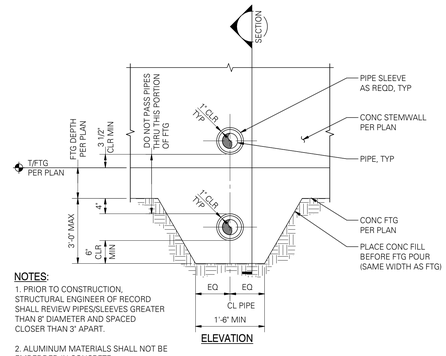


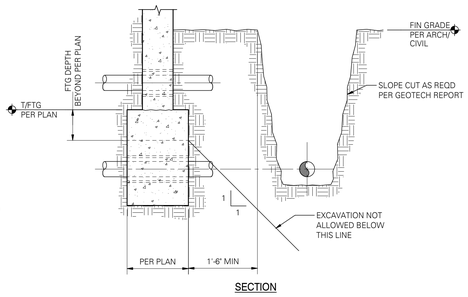
5 TYPICAL STEPPED GRADE BEAM

SCALE: 1" = 1'-0"



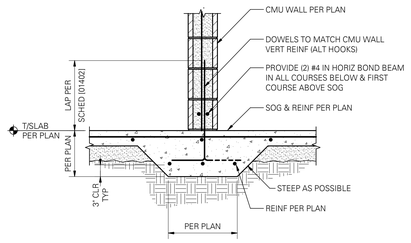
NOTES:
1. PRIOR TO CONSTRUCTION, STRUCTURAL ENGINEER OF RECORD SHALL REVIEW PIPES/SLEEVES GREATER THAN 8" DIAMETER AND SPACED CLOSER THAN 3' APART.

2. ALUMINUM MATERIALS SHALL NOT BE EMBEDDED IN CONCRETE.

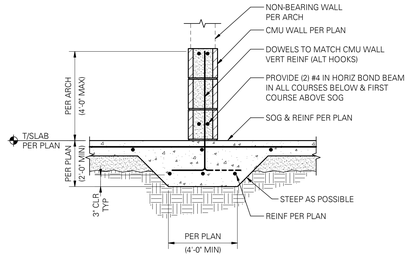


9 TYPICAL PIPE AND TRENCH LOCATIONS AT CONCRETE STEMWALL/FOOTING

SCALE: 3/4" = 1'-0" (03190)



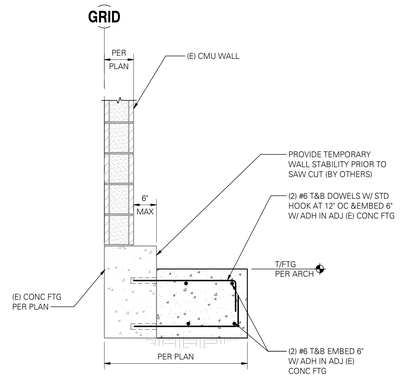
AT FULL HEIGHT WALL



AT PARTIAL HEIGHT WALL

14 INTERIOR THICKENED SLAB FOOTING AT CMU NONBEARING WALL

SCALE: 3/4" = 1'-0" (SF-03161)



20 EXTERIOR FOUNDATION AT (E) CMU WALL

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

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Owner:

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TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
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Fire/Life Safety:
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Walnut Creek, CA 94596
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Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
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130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

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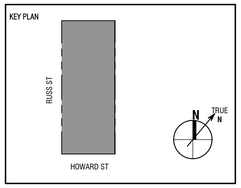

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BUILDING PERMIT

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STRUCTURAL - CONCRETE SPREAD FOOTING DETAILS

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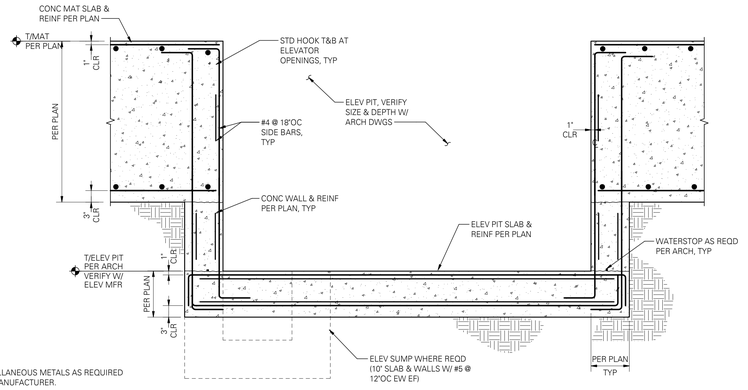

NOTE:
PROVIDE MISCELLANEOUS METALS AS REQUIRED BY ELEVATOR MANUFACTURER.

19 **SECTION AT TYPICAL ELEVATOR PIT**
SCALE: 3/4" = 1'-0"

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Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

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135 Main St #1500
San Francisco, CA 94105
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130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

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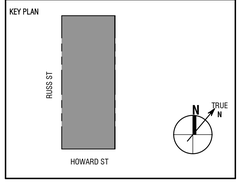

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BUILDING PERMIT

DATE: 06/30/2023

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STRUCTURAL - CONCRETE ELEVATOR PIT DETAILS

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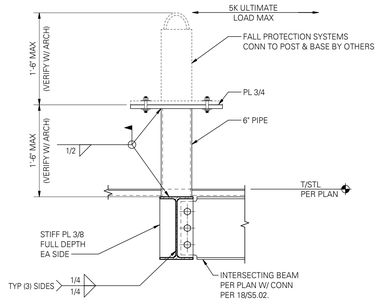
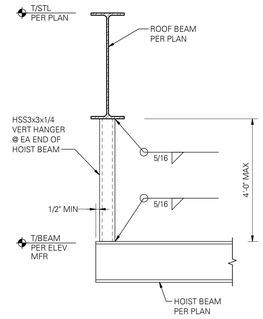
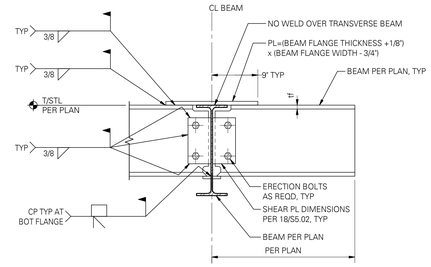


2 FALL PROTECTION TIEBACK PEDESTAL
SCALE: 1" = 1'-0"

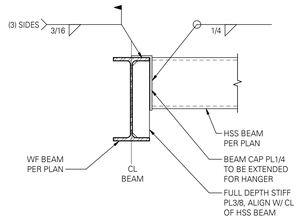


3 ELEVATOR HOIST BEAM CONNECTION DETAIL
SCALE: 1" = 1'-0"

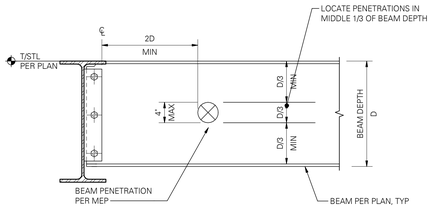


NOTE:
FLANGE CONNECTION PLATE TO MATCH BEAM STEEL GRADE.

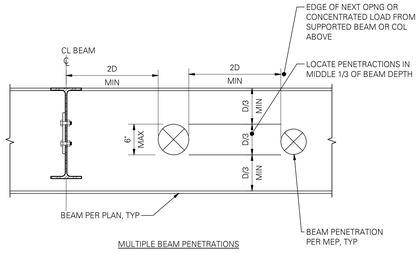
4 TYPICAL CANTILEVER CONNECTION WITH TOP PLATE
SCALE: 1" = 1'-0" (05210)



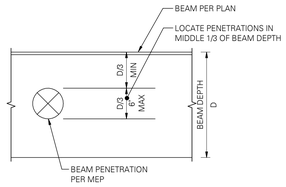
5 HSS BEAM TO WF BEAM CONNECTION DETAIL
SCALE: 1" = 1'-0"



PENETRATION OUTSIDE MIDDLE THIRD OF BEAM SPAN



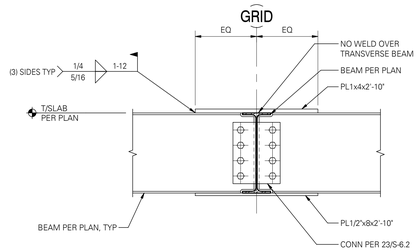
MULTIPLE BEAM PENETRATIONS



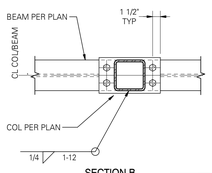
PENETRATION INSIDE MIDDLE THIRD OF BEAM

NOTE:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WHICH INDICATE SIZE & LOCATION OF ALL BEAM PENETRATIONS TO SER FOR REVIEW.

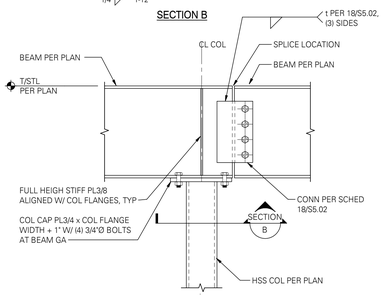
7 BEAM PENETRATIONS
SCALE: 1" = 1'-0"



10 CANTILEVER THRU EQUAL-DEPTH BEAM
SCALE: 1" = 1'-0"

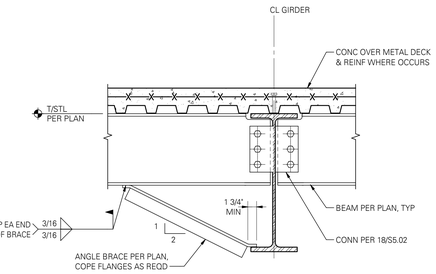


SECTION B



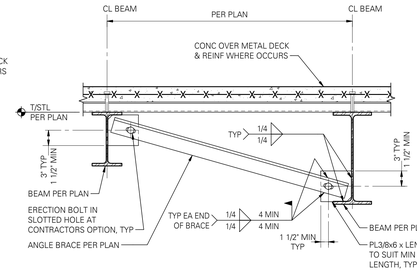
HSS COLUMN BELOW

11 BEAM SPLICE AT COLUMN BELOW
SCALE: 1" = 1'-0"



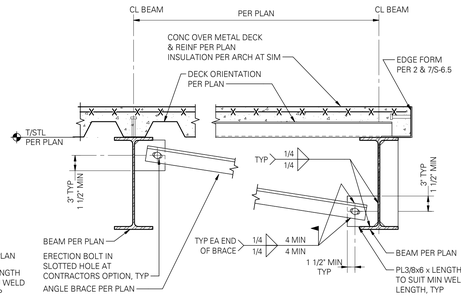
NOTE:
BRACE SIZE AND LOCATION PER PLAN.

12 BEAM BOTTOM FLANGE BRACE (BEAMS PERPENDICULAR)
SCALE: 1" = 1'-0" (05501)



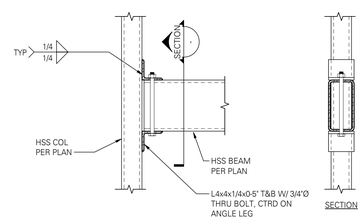
NOTE:
1. BRACE SIZE AND LOCATION PER PLAN.
2. CONTRACTOR MAY OMIT RECOMMENDED ERECTION BOLT AND SLOTTED HOLE IN ANGLE BRACE.

13 BEAM BOTTOM FLANGE BRACE (BEAMS PARALLEL)
SCALE: 1" = 1'-0" (05503)



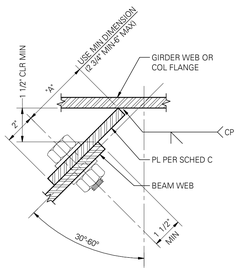
NOTE:
1. BRACE SIZE AND LOCATION PER PLAN.
2. CONTRACTOR MAY OMIT RECOMMENDED ERECTION BOLT AND SLOTTED HOLE IN ANGLE BRACE.

14 TYPICAL BEAM BRACING AT CLADDING ATTACHMENT
SCALE: 1" = 1'-0" (05503)



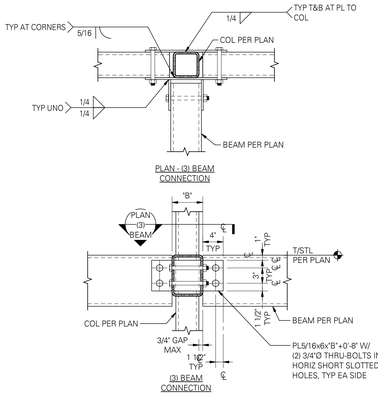
15 UNEQUAL WIDTH HSS BEAM TO HSS COLUMN CONNECTION DETAIL
SCALE: 1" = 1'-0"

SKEWED BOLTED BEAM CONNECTION SCHEDULE "C"			
BEAM SIZE	BOLTS REQUIRED	MINIMUM PLATE THICKNESS	CONNECTION CAPACITY (SINGLE SHEAR)
W8	(2) 3/4"Ø	3/8	8.2k
W10	(2) 3/4"Ø	3/8	8.2k
W12	(3) 3/4"Ø	3/8	16.3k
W14	(3) 3/4"Ø	3/8	16.3k
W16	(4) 3/4"Ø	3/8	26.1k
W18	(5) 3/4"Ø	3/8	36.3k
W21	(6) 3/4"Ø	7/16	46.3k
W24	(7) 3/4"Ø	7/16	56.4k
W27	(8) 3/4"Ø	1/2	66.3k
W30	(8) 3/4"Ø	1/2	66.3k

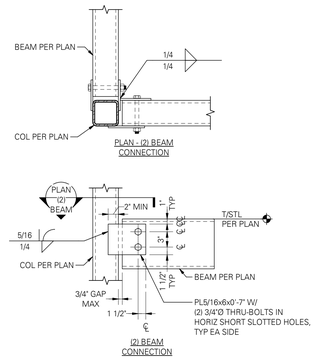


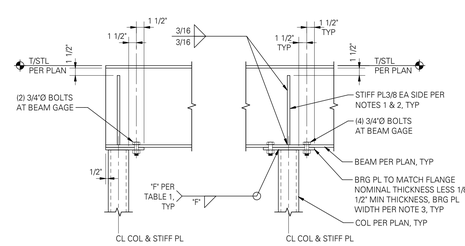
NOTES:
1. BEAM AND COLUMN SIZE PER PLAN.
2. PROVIDE STANDARD BOLT HOLES PER AISC, IN BEAM AND HORIZONTAL SHORT SLOTTED HOLE (SSL) IN CONNECTION PLATE.
3. CAPACITIES BASED ON AISC-9TH EDITION-A325N BOLTS TABLES XA THRU XF.
4. FOR CONNECTIONS WITH SKEWED ANGLES LESS THAN 30° OR IF DIMENSION "A" IS 3" OR LESS, USE STANDARD BOLTED CONNECTION SCHEDULE PER 18/S5.02.

16 SKEWED BOLTED BEAM CONNECTION
SCALE: 1" = 1'-0" (05206)



17 TYPICAL HSS BEAM TO HSS COLUMN CONNECTIONS
SCALE: 1" = 1'-0"

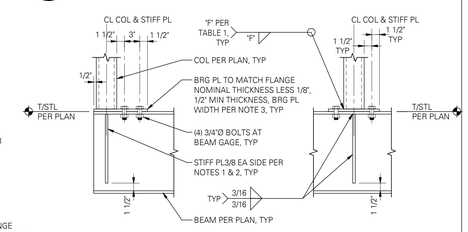




WHERE BEAM ENDS — WHERE BEAM CONTINUOUS

NOTES: BEAM OVER COLUMN
1. CHAMFER CORNERS AS REQUIRED AT BEAM "K" REGION.
2. AT INTERSECTING BEAMS USE FULL DEPTH SHEAR TAB PER 18/S5.02.
3. BEARING PLATE WIDTH = (BEAM WIDTH OR IF COLUMN IS WIDER THAN BEAM, COLUMN WIDTH +1") MINIMUM.

19 BEAM TO HSS COLUMN CONNECTIONS
SCALE: 1" = 1'-0" (05050)



WHERE BEAM ENDS — WHERE BEAM CONTINUOUS

BEAM BELOW COLUMN

TABLE 1	
BRG/BASE PLATE THICKNESS	"F" FILLET SIZE
3/8" , 1/2"	3/16"
5/8" , 3/4"	1/4"
> = 7/8"	5/16"

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UNITED PLAYAZ PROJECT
1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

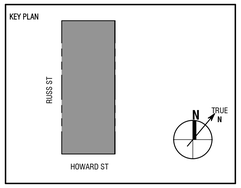
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



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DATE: 06/30/2023

Project No.: 23081-0013

RevNo.	Date	Description
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1	06/30/2023	BID DOCUMENTS

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Sheet Title:
STRUCTURAL - STEEL FRAMING DETAILS

Scale: As Indicated

S5.01

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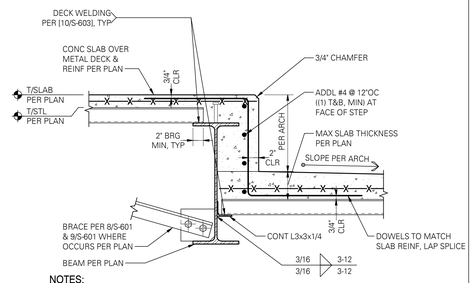
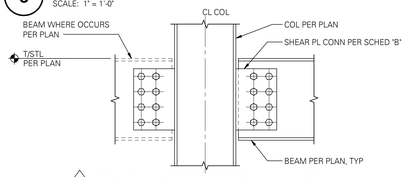


NOTES:

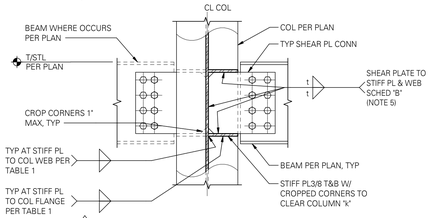
1. STRUCTURALLY ACCEPTABLE TO POUR MONOLITHICALLY FOR STEP HEIGHT ≤ 6'.
2. AT SIMILAR: LOWER DECK SITS DIRECTLY ON BOTTOM FLANGE.

5 TYPICAL SECTION AT SLAB STEP

SCALE: 1" = 1'-0"



B DRAG BEAM TO WIDE FLANGE COLUMN FLANGE

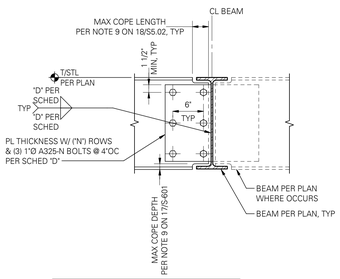


B DRAG BEAM TO WIDE FLANGE COLUMN WEB

BOLTED SINGLE SHEAR PLATE DRAG CONNECTION - SCHEDULE "B"						
3/4" Ø - A325-N			BEAM Fy=50ksi - CONNECTION PLATE Fy=50ksi			
BEAM TAG	"N" BOLTS REQUIRED	BOLTS COLUMNS REQUIRED	MIN SHEAR PLATE THICKNESS	WELD SIZE	MAX SINGLE COPE DEPTH	MAX DOUBLE COPE DEPTH
B1	6	3	1/2"	5/16"	2 1/2"	1 1/2"
B2	4	2	1/2"	5/16"	2 1/2"	1/2"

BOLTED SINGLE ROW SHEAR PLATE CONNECTION NOTES:

1. WHERE SHORT-SLOTTED HOLES ARE USED, PROVIDE HARDENED WASHERS PER AISC J3.2..
2. HORIZONTAL DISTANCE FROM SUPPORT FACE TO CENTERLINE OF BOLT GROUP SHALL BE AS SHOWN IN THE DETAILS, BUT SHALL NOT EXCEED 3 1/2" IN THE AS-BUILT CONDITION. SUPPORT FACE FOR TEE IS THE INSIDE FACE OF FLANGE.
3. VERTICAL EDGE DISTANCE FROM BOLT CENTERLINE TO EDGE OF STEEL SHALL BE 1 1/2" TYPICALLY, EXCEPT THAT 1 1/4" IS PERMITTED PER AISC TABLE J3.4 FOR 3/4" DIAMETER BOLTS WITHOUT ANY REDUCTION IN THE TABULATED CAPACITIES.
4. GAP BETWEEN BEAM END AND SUPPORT FACE SHALL BE 1/2".4
5. WELD SIZES SHALL BE THE LARGER OF THE SIZE (t), TABULATED IN SCHEDULE "B" OR MINIMUM SHOWN IN TABLE 1.
6. FIELD FILLET WELDS SHALL BE SIZED TO BE AT LEAST 1/8" LARGER THAN THE WELD SIZE SHOWN IN SCHEDULE "B", UNLESS PROPER FIT-UP IS VERIFIED BY A SPECIAL INSPECTOR PRIOR TO WELDING.
7. COPE DEPTHS (SINGLE AND DOUBLE) SHALL NOT EXCEED THE LESSER OF THOSE SHOWN IN SCHEDULE "B", NOR AS ALLOWED BY BOLT HOLE SPACING AND MINIMUM EDGE DISTANCE REQUIREMENTS. SINGLE COPE LENGTH SHALL NOT EXCEED 6 1/2". DOUBLE COPE LENGTHS SHALL NOT EXCEED THAT REQUIRED TO ACCOMMODATE GIRDER FLANGE + 1/2" MAX GAP BETWEEN FLANGES.
8. NR = NOT RECOMMENDED. DOUBLE COPES FOR THESE BEAMS ARE RESTRICTED BY CONNECTION GEOMETRY AND/OR LARGE REDUCTIONS IN SHEAR CAPACITY. DOUBLE COPES ARE POSSIBLE, BUT CAPACITIES MUST BE CALCULATED FOR SPECIFIC BEAM AND GIRDER GEOMETRIES AND MUST BE DETAILED SEPARATELY.
9.FOR INFORMATION NOT NOTED, REFERENCE DETAIL 7/S5.02.



SCHEDULE "D"			
TAG	WELD SIZE	PLATE THICKNESS	"N" BOLTS PER ROW
D2	5/16	1/2"	2
D3	1/2	3/4"	3

7 DRAG BEAM CONNECTION TYPE D

SCALE: 1" = 1'-0"

TABLE 1 MINIMUM WELD SIZE TABLE	
PLATE OR FLANGE THICKNESS (T) *	MINIMUM FILLET SIZE
T < 1/2"	3/16"
1/2" < T ≤ 3/4"	1/4"
3/4" < T	5/16"

* MINIMUM WELD SIZE TO BE BASED ON THICKNESS OF THE THICKER PART.

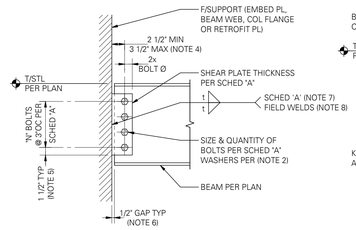
8 DRAG BEAM CONNECTION TYPE B

SCALE: 1" = 1'-0"

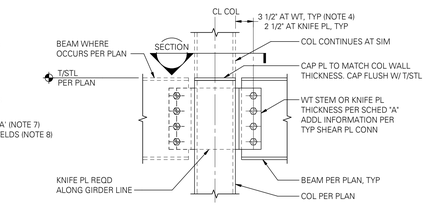
BOLTED SINGLE SHEAR PLATE CONNECTION - SCHEDULE "A"									
3/4" Ø - A325-N		SINGLE ROW		BEAM Fy=50KSI - CONNECTION PLATE Fy=36KSI					
BEAM SIZE	"N" BOLTS REQUIRED (1)	MIN SHEAR PLATE OR WT STEM THICKNESS	MIN HSS COLUMN WALL THICKNESS(10)	WELD SIZE t(7)	MAX SINGLE COPE DEPTH (9)	MAX DOUBLE COPE DEPTH (9)	CONNECTION CAPACITY - ASD (3) (KIPS)		
							UNCOPED	COPED	
								SINGLE	DOUBLE
C8,C9,C10	2	1/4"	1/4"	3/16"	1 1/4"	NR (11)	13.2	7.6	NR (11)
W8	2	1/4"	1/4"	3/16"	1 1/4"	NR (11)	13.2	7.6	NR (11)
W10	2	1/4"	1/4"	3/16"	2 1/2"	1 1/4"	13.2	11.0	11.0
C12,C15	3	1/4"	1/4"	3/16"	2"	1 1/4"	25.6	17.5	17.5
W12	3	1/4"	1/4"	3/16"	2"	1 1/4"	25.6	18.3	18.3
W14	3	5/16"	1/4"	1/4"	2 1/2"	1 1/2"	27.8	EQUAL TO UNCOPED CAPACITY	23.9
W16	4	5/16"	1/4"	1/4"	2 1/2"	1 1/2"	42.4		36.6
W18	5	5/16"	5/16"	1/4"	2 1/2"	1 1/2"	53.0		EQUAL TO UNCOPED CAPACITY
W21	6	3/8"	5/16"	5/16"	2 1/2"	1 1/2"	63.6		
W24	7	3/8"	5/16"	5/16"	2 1/2"	1 1/2"	74.2		
W27	8	3/8"	3/8"	5/16"	2 1/2"	NR (11)	84.8		NR (11)
W30	8	7/16"	3/8"	5/16"	2 1/2"	NR (11)	84.8		NR (11)
W33	9	7/16"	3/8"	5/16"	2 1/2"	NR (11)	95.4		NR (11)
W36	10	7/16"	3/8"	5/16"	2 1/2"	NR (11)	103.2		NR (11)

BOLTED SINGLE ROW SHEAR PLATE CONNECTION NOTES:

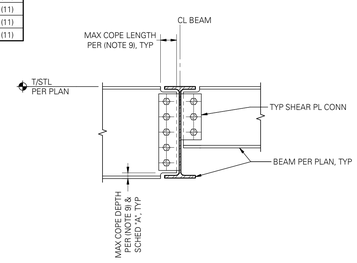
1. PROVIDE EITHER STANDARD OR HORIZONTAL SHORT SLOTTED HOLES AS PERMITTED BY AISC J3.2 IN THE BEAM WEB AND/OR THE SHEAR PLATE.
2. WHERE SHORT-SLOTTED HOLES ARE USED, PROVIDE HARDENED WASHERS PER AISC J3.2.
3. CAPACITIES BASED ON AISC 13TH EDITION WITH ASTM A325-N BOLTS.
4. HORIZONTAL DISTANCE FROM SUPPORT FACE TO CENTERLINE OF BOLT GROUP SHALL BE AS SHOWN IN THE DETAILS, BUT SHALL NOT EXCEED 3 1/2" IN THE AS-BUILT CONDITION. SUPPORT FACE FOR TEE IS THE INSIDE FACE OF FLANGE.
5. VERTICAL EDGE DISTANCE FROM BOLT CENTERLINE TO EDGE OF STEEL SHALL BE 1 1/2" TYPICALLY, EXCEPT THAT 1 1/4" IS PERMITTED PER AISC TABLE J3.4 FOR 3/4" DIAMETER BOLTS WITHOUT ANY REDUCTION IN THE TABULATED CAPACITIES.
6. GAP BETWEEN BEAM END AND SUPPORT FACE SHALL BE 1/2" EXCEPT FOR "WT" CONNECTORS USED WITH HSS COLUMNS. WHERE "WT" ARE USED AS SHEAR TAB ELEMENTS, THE GAP BETWEEN FACE OF COLUMN AND END OF BEAM SHALL NOT EXCEED THE LESSER OF 1 1/2" OR THE "k" DISTANCE OF THE "WT" PLUS 1/4".
7. WELD SIZES SHALL BE THE LARGER OF THE SIZE (t), TABULATED IN SCHEDULE "A" OR MINIMUM SHOWN IN TABLE 1.
8. FIELD FILLET WELDS SHALL BE SIZED TO BE AT LEAST 1/8" LARGER THAN THE WELD SIZE SHOWN IN SCHEDULE "A", UNLESS PROPER FIT-UP IS VERIFIED BY A SPECIAL INSPECTOR PRIOR TO WELDING.
9. COPE DEPTHS (SINGLE AND DOUBLE) SHALL NOT EXCEED THE LESSER OF THOSE SHOWN IN SCHEDULE "A", NOR AS ALLOWED BY BOLT HOLE SPACING AND MINIMUM EDGE DISTANCE REQUIREMENTS. SINGLE COPE LENGTH SHALL NOT EXCEED 6 1/2". DOUBLE COPE LENGTHS SHALL NOT EXCEED THAT REQUIRED TO ACCOMMODATE GIRDER FLANGE + 1/2" MAX GAP BETWEEN FLANGES.
10. UNCOPED CAPACITIES OF WT CONNECTIONS ARE VALID WITH MINIMUM NOMINAL HSS COLUMN WALL TABULATED THICKNESS. THE EFFECTIVE THROAT OF FLARE BEVEL GROOVE WELDS IS BASED ON OUTSIDE RADIUS OF HSS, AND IS TAKEN AS 5/8 TIMES THE HSS WALL THICKNESS BASED ON AWS D1.1, TABLE 2.1. WHEN 3/4" A325-N BOLTS ARE USED, A 3/16" HSS COLUMN WALL THICKNESS IS PERMITTED WITH A 20% REDUCTION OF THE WT CONNECTION CAPACITY.
11. NR = NOT RECOMMENDED. DOUBLE COPES FOR THESE BEAMS ARE RESTRICTED BY CONNECTION GEOMETRY AND/OR LARGE REDUCTIONS IN SHEAR CAPACITY. DOUBLE COPES ARE POSSIBLE, BUT CAPACITIES MUST BE CALCULATED FOR SPECIFIC BEAM AND GIRDER GEOMETRIES AND MUST BE DETAILED SEPARATELY.



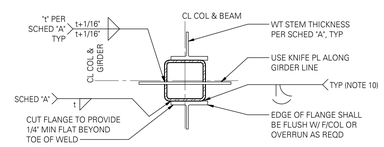
TYPICAL SHEAR PLATE CONNECTION



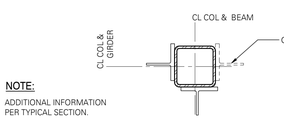
BEAM TO HSS OR PIPE COLUMN
SHEAR PLATE INFORMATION PER TYPICAL SHEAR PLATE CONNECTION.



BEAM TO BEAM CONNECTION
SHEAR PLATE INFORMATION PER TYPICAL SHEAR PLATE CONNECTION.

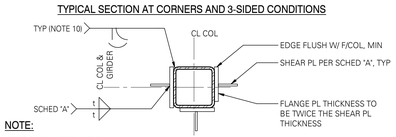


TYPICAL SECTION AT INTERIOR COLUMN



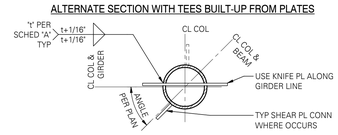
NOTE:
ADDITIONAL INFORMATION PER TYPICAL SECTION.

TYPICAL SECTION AT CORNERS AND 3-SIDED CONDITIONS



NOTE:
ADDITIONAL INFORMATION PER TYPICAL SECTION.

ALTERNATE SECTION WITH TEES BUILT-UP FROM PLATES



TYPICAL SECTION AT PIPE OR ROUND HSS COLUMN

18 SINGLE SHEAR PLATE (SINGLE ROW) CONNECTIONS

SCALE: 1" = 1'-0" (05201)

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
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135 Main St #1500
San Francisco, CA 94105
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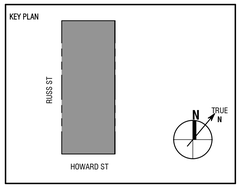
KEY PLAN



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DATE: 06/30/2023

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Scale: As Indicated

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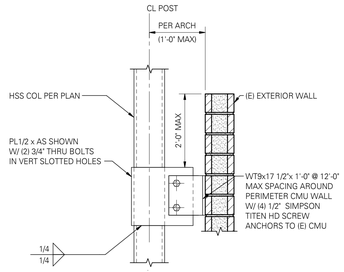


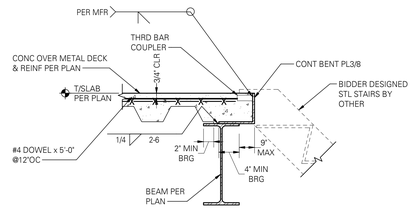
1 TYPICAL EXTERIOR SLAB EDGE AT EXTERIOR WALL CONNECTIONS

SCALE: 1" = 1'-0"

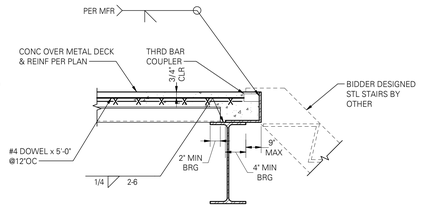
DECK TYPE	CONCRETE FILL	SUPPORTS PERPENDICULAR TO DECK SPAN	SUPPORTS PARALLEL TO DECK SPAN	SIDE LAP
2" COMPOSITE FLOOR DECK (W2 FORMLOK)	LIGHT WEIGHT	3/4"Ø PLUG WELDS (4) PER 36" SHEET	3/4"Ø PLUG WELDS @ 36"OC	BUTTON-PUNCHING @ 36"OC
3" COMPOSITE FLOOR DECK (W3 FORMLOK)	NORMAL WEIGHT	3/4"Ø PLUG WELDS (4) PER 36" SHEET	3/4"Ø PLUG WELDS @ 36"OC	BUTTON-PUNCHING @ 36"OC
3" ROOF DECK (N-24)	NON	3/4"Ø PLUG WELDS (4) PER 36" SHEET	3/4"Ø PLUG WELDS @ 12"OC	TOP SEAM WELD @ 24"OC

2 METAL DECK WELDING SCHEDULE

SCALE: 1" = 1'-0"



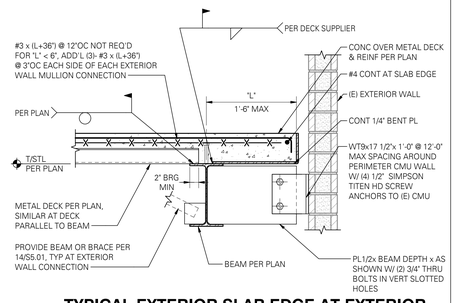
DECK PARALLEL TO EDGE BEAM



DECK PERPENDICULAR TO EDGE BEAM

3 STAIR CONNECTION AT STEEL BEAM

SCALE: 1" = 1'-0"



5 TYPICAL EXTERIOR SLAB EDGE AT EXTERIOR WALL CONNECTIONS

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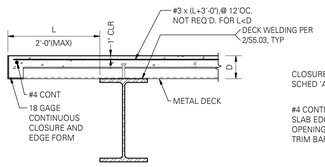
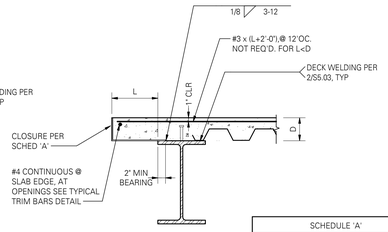


NOTES:

1. SEE EXTERIOR STUD WALL CONNECTION DETAILS FOR THICKER GAGE OF CLOSURE PLATE.
2. NO FILLET WELDING LARGER THAN 1/8" IN PROTECTED ZONE OF FRAME BEAMS.

CONDITION 1

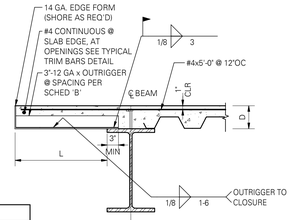
METAL DECKING PERPENDICULAR TO BEAM



CONDITION 2

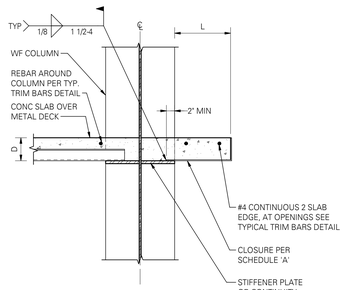
METAL DECKING PARALLEL TO BEAM

	SCHEDULE 'A'						
	GAGE OF CLOSURE						
D \ L	2'	4'	6'	8'	9'	10'	12'
5 1/2"	18	16	14	10	10	8	8
7 1/2"	14	12	12	10	10	8	8



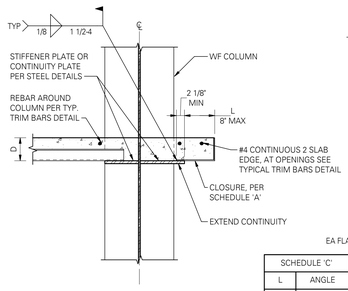
CONDITION 3

SCHEDULE 'B'		
D	L	SPACING
5 1/2"	18"	20"OC
7 1/2"	18"	14"OC



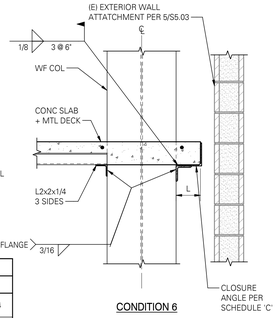
CONDITION 4

METAL DECK @ COLUMN



CONDITION 5

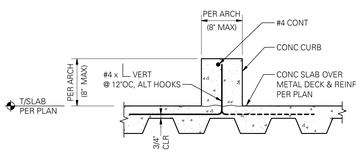
SCHEDULE 'C'	
L	ANGLE
<4"	L2x2x1/4
<8"	L4x4x1/4
<12"	L6x6x1/4

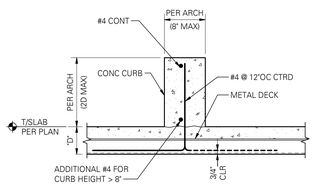


CONDITION 6

6 TYPICAL EXTERIOR SLAB EDGE AT OPENINGS AND PERIMETER

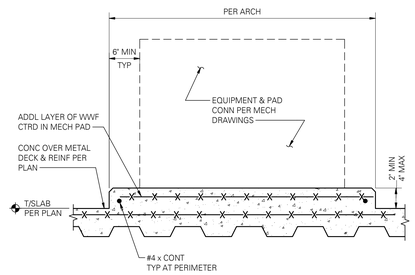
SCALE: 3/4" = 1'-0"



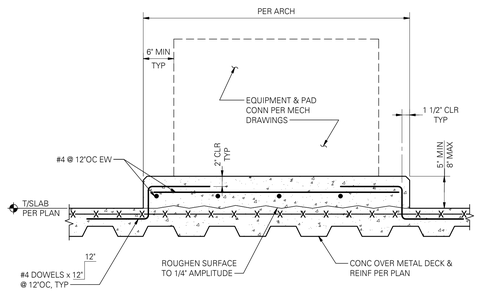


11 TYPICAL CONCRETE CURB ON COMPOSITE SLAB

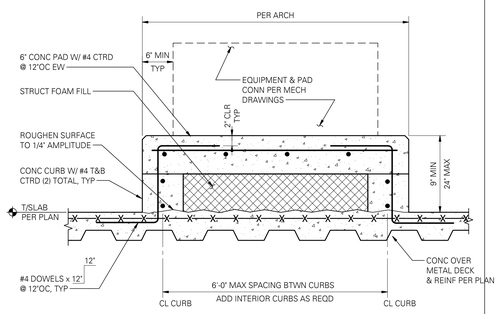
SCALE: 1" = 1'-0"



OPTION A



OPTION B

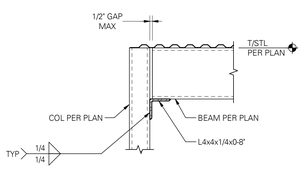


OPTION C

NOTE:
VERIFY CURB HEIGHT AND LOCATION PER ARCHITECHURAL AND MECHANICAL DRAWINS.

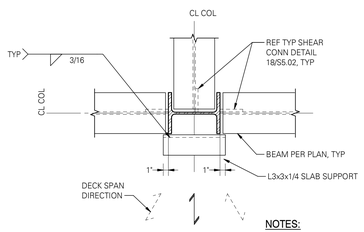
13 TYPICAL RAISED PAD ON COMPOSITE SLAB

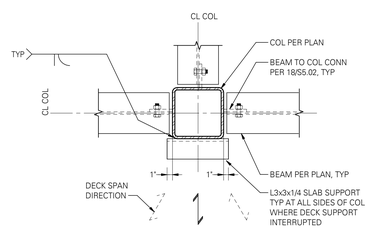
SCALE: 1" = 1'-0"



16 PENTHOUSE HSS BEAM TO HSS COLUMN CONNECTION DETAIL

SCALE: 1" = 1'-0"



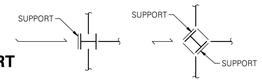


NOTES:

1. SLAB SUPPORT ANGLES REQUIRED AT ALL COLUMN LOCATIONS WHERE THERE IS NO BEAM OR OTHER SUPPORT FOR DECK AT PENETRATION.

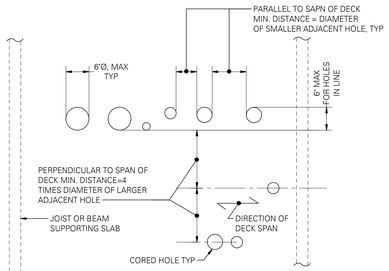
2. IN ADDITION TO PERMANENT SLAB SUPPORT ANGLES, THE CONTRACTOR SHALL PROVIDE END CLOSURES AND MISCELLANEOUS DECK SUPPORTS AT OTHER LOCATIONS.

3. OTHER CONFIGURATIONS REQUIRING SLAB SUPPORT ANGLE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:



17 PLAN - TYPICAL DECK SUPPORT AT INTERIOR COLUMN

SCALE: 1" = 1'-0" (05109M)

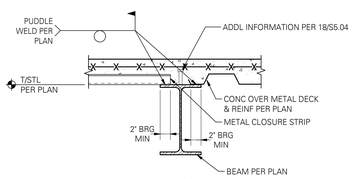


NOTES:

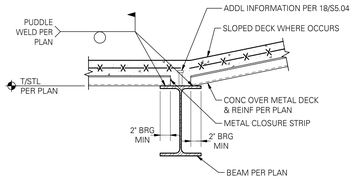
1. DO NOT CUT A HOLE BEFORE THE CONCRETE HAS FULLY CURED.
2. INDIVIDUAL HOLES LESS THAN 6 IN DIAMETER AND CUTTING NO MORE THAN ONE WEB NEED NO REINFORCING.
3. FOR LARGER HOLES OR HOLES NOT MEETING THESE SPACING REQUIREMENTS SEE 19/S5.04.

19 SIZE & SPACING REQUIREMENTS FOR HOLES CORED IN CONCRETE & METAL DECK FOR TYPICAL SPAN

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



CHANGE IN DECK ORIENTATION



CHANGE AT SLOPE

20 TYPICAL DECK AT DISCONTINUITIES

SCALE: 1" = 1'-0" (05103)

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

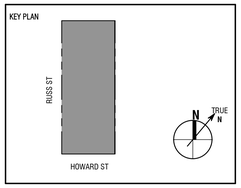
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



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DATE: 06/30/2023

Project No.: 23081-0013

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STRUCTURAL - METAL DECK DETAILS

Scale: As Indicated

S5.03

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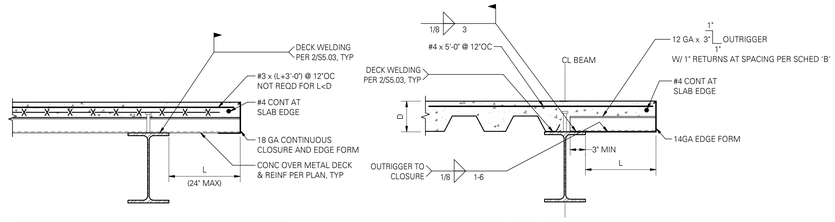
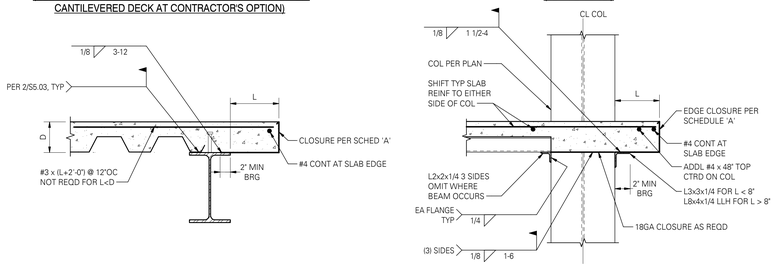
SCHEDULE 'A'							
	GA OF CLOSURE						
D \ L	2"	4"	6"	8"	9"	10"	12"
4 1/2"	18	18	16	10	10	10	8
5"	18	16	14	10	10	10	8
5 1/2"	18	16	14	10	10	8	8
6"	18	16	14	10	10	8	8
6 1/2"	16	14	12	10	10	8	8
7 1/2"	14	12	12	10	10	8	8

SCHEDULE 'B'		
D	L MAX	SPACING
4 1/2"	18"	24"OC
5"	18"	21"OC
5 1/2"	18"	20"OC
6"	18"	18"OC
6 1/2"	18"	15"OC
7 1/2"	18"	14"OC



CONDITION 1: METAL DECKING PERPENDICULAR TO BEAM (CLOSURE PER CONDITION 2 OR 3 MAY BE USED IN LIEU OF CANTILEVERED DECK AT CONTRACTOR'S OPTION)

CONDITION 3: METAL DECKING PARALLEL TO BEAM (12" < L ≤ 18")



CONDITION 2: METAL DECKING PARALLEL TO BEAM (L ≤ 12")

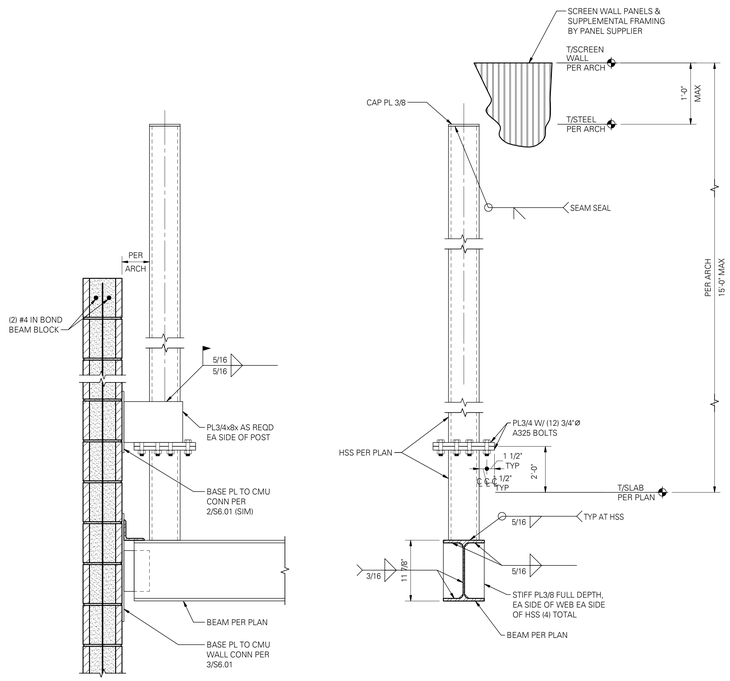
CONDITION 4: METAL DECK AT COLUMN (L ≤ 12")

NOTES:

1. FOR ADDED SLAB REINFORCING AT CURTAIN WALL CONNECTION REFER TO DETAIL 5/S5.03.
2. FILLET WELDS LARGER THAN 1/8" ARE NOT PERMITTED IN PROTECTED ZONE OF FRAME BEAMS.
3. FOR L > 12" AT COLUMNS, REFERENCE 6/S5.03.

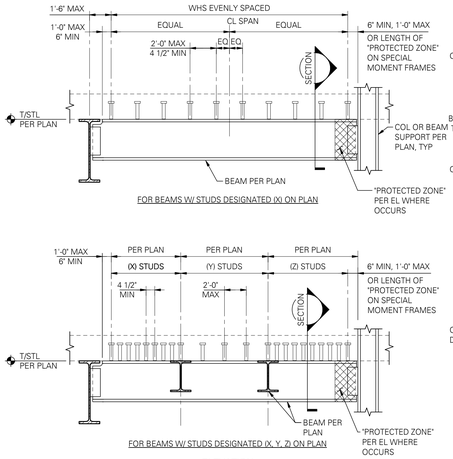
9 TYPICAL EDGE OF SLAB AT OPENINGS AND PERIMETER (L ≤18")

SCALE: 1" = 1'-0"

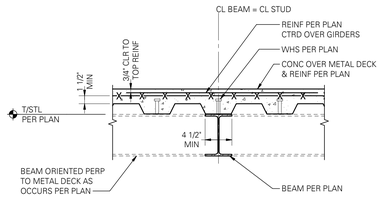


16 MECHANICAL SCREEN ELEVATION AT STEEL FRAMING

SCALE: 1" = 1'-0"



ELEVATION



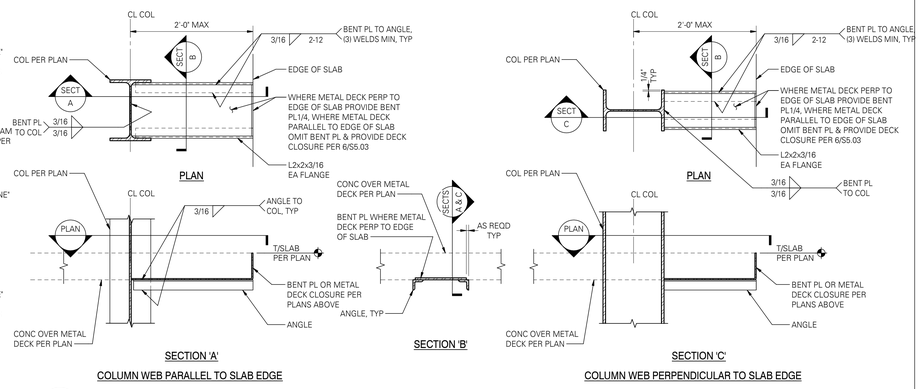
SECTION

NOTES:

1. STUDS EQUALLY SPACED ABOUT MIDSPAN OF BEAM OR (X,Y,Z) ZONES AS APPLICABLE.
2. STUD WELDING SHALL BE DONE AFTER METAL DECK, IS IN PLACE. PUDDLE WELD DECK AT 18"OC MAX TO SUPPORTING MEMBERS.
3. MINIMUM STUD HEIGHT SHALL BE DECK THICKNESS PLUS 1 1/2".
4. SPLIT METAL DECK AT BEAMS WITH (2) STUD ROWS TO MAINTAIN MINIMUM SPACING FROM DECK WEB.
5. SPLIT METAL DECK AT BEAMS PARALLEL TO FLUTES WHERE CENTERLINE OF FLUTES WOULD NOT ALIGN WITH BEAM CENTERLINE.

18 TYPICAL COMPOSITE BEAM SHEAR STUD LAYOUT

SCALE: 1" = 1'-0" (05101)



SECTION 'A'

COLUMN WEB PARALLEL TO SLAB EDGE

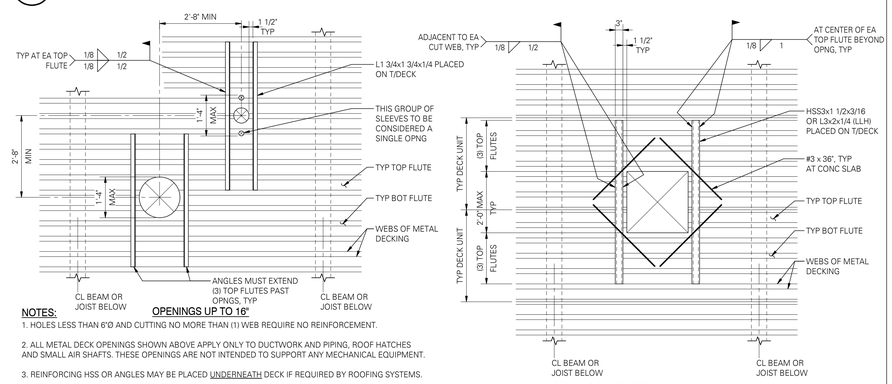
SECTION 'B'

SECTION 'C'

COLUMN WEB PERPENDICULAR TO SLAB EDGE

14 TYPICAL EDGE CONDITION AT COLUMN (12" ≤ L ≤ 24")

SCALE: 1" = 1'-0" (05110)



NOTES:

1. HOLES LESS THAN 6"Ø AND CUTTING NO MORE THAN (1) WEB REQUIRE NO REINFORCEMENT.
2. ALL METAL DECK OPENINGS SHOWN ABOVE APPLY ONLY TO DUCTWORK AND PIPING, ROOF HATCHES AND SMALL AIR SHAFTS. THESE OPENINGS ARE NOT INTENDED TO SUPPORT ANY MECHANICAL EQUIPMENT.
3. REINFORCING HSS OR ANGLES MAY BE PLACED UNDERNEATH DECK IF REQUIRED BY ROOFING SYSTEMS.
4. WHERE USED WITH CONCRETE SLAB, CUT DECKING AFTER CONCRETE HAS CURED (3) DAYS.

19 TYPICAL METAL DECK OPENING REINFORCING

SCALE: 1/2" = 1'-0" (05108)

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Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
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Civil Engineer:
Langan Engineering
135 Main St #1500
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TEL. 415.955.5240

Structural Engineer:
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PAE
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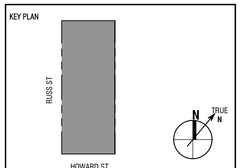
KEY PLAN



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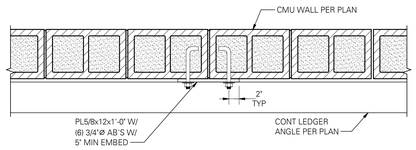
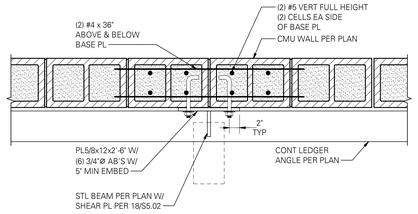


2 LEDGER BASE PLATE ANCHORAGE IN CMU

SCALE: 1" = 1'-0"



3 STEEL FRAMING BASE PLATE ANCHORAGE IN CMU

SCALE: 1" = 1'-0"

01402 STRUCTURAL MASONRY DEVELOPMENT LENGTH AND LAP SPLICE LENGTH SCHEDULE

BAR SIZE	BAR CENTERED IN CMU BLOCK				BAR AT FACE SHELL [3]
	NOMINAL CMU BLOCK SIZE				ALL CMU BLOCK SIZES
	6"	8"	10"	12"	
f'm = 2000psi, fy=60000psi					
#4	18	13	12	12	22
#5	28	20	16	13	35
#6	53	38	29	24	54
#7	—	52	40	33	63
#8	—	72	61	50	72
f'm = 2500psi, fy=60000psi					
#4	16	12	12	12	20
#5	25	18	14	12	31
#6	47	34	26	21	54
#7	—	47	36	29	63
#8	—	71	55	45	72

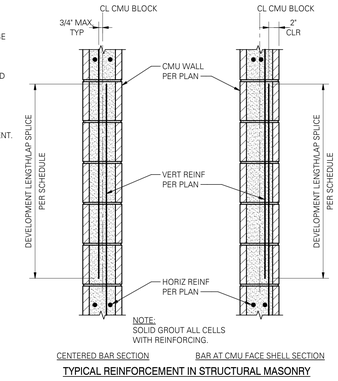
NOTES:

[1] DEVELOPMENT AND LAP SPLICE LENGTHS INDICATED SHALL BE USED NOTED OTHERWISE ON DRAWINGS.

[2] REINFORCING MAY BE CONSIDERED TO BE SPLICED WHEN IN CONTACT OR WHEN BARS ARE IN ADJACENT GROUTED CELLS AND ARE SPACED NO FARTHER APART THAN 1/5 THE REQUIRED LAP LENGTH INDICATED AND NEVER FURTHER APART THAN 8".

[3] PROVIDE 2" CLEAR COVER FOR ALL BARS. CLEAR COVER IS DEFINED AS THE DISTANCE FROM THE NEAREST EXTERIOR MASONRY SURFACE TO OUTERMOST SURFACE OF REINFORCEMENT.

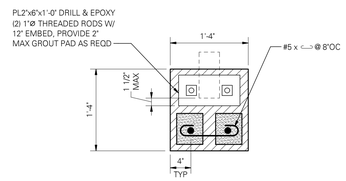
[4] ALL TABULATED VALUES ARE IN INCHES.



TYPICAL REINFORCEMENT IN STRUCTURAL MASONRY

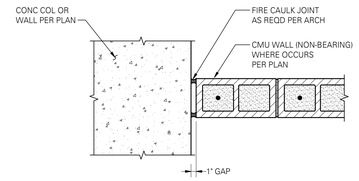
4 TYPICAL DEVELOPMENT LENGTH AND LAP SPLICE LENGTH SCHEDULE FOR STRUCTURAL MASONRY

SCALE: 1" = 1'-0" (01402)



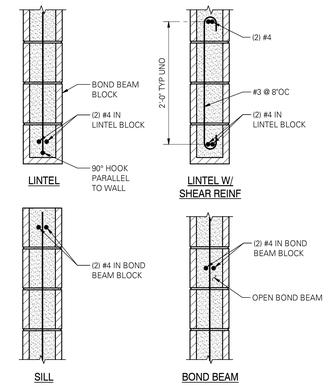
8 16"x16" CMU PILASTER/COLUMN

SCALE: 1" = 1'-0"



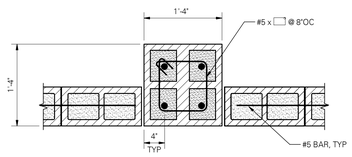
9 PLAN - TYPICAL JOINT BETWEEN CONCRETE COLUMN/WALL AND CMU WALL

SCALE: 1" = 1'-0" (SF-03670)



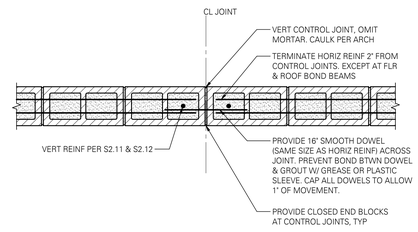
10 CMU LINTELS, SILLS AND BOND BEAMS

SCALE: 1" = 1'-0" (04003)



13 16"x16" CMU COLUMN

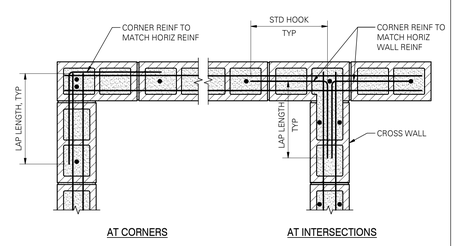
SCALE: 1" = 1'-0"



NOTE:
CONTROL JOINT LOCATION CRITERIA PER STRUCTURAL GENERAL NOTES. CONTRACTOR SHALL COORDINATE LOCATION OF JOINT WITH ARCHITECT AND STRUCTURAL ENGINEER.

14 PLAN - CMU CONTROL JOINT

SCALE: 1" = 1'-0" (04001)



NOTES:

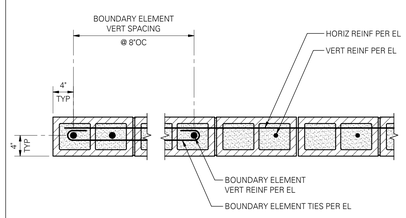
1. LAP LENGTHS PER REINFORCING LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE FOR CMU.

2. WALL REINFORCING PER PLANS, ELEVATIONS, SECTIONS AND DETAILS.

3. CORNER REINFORCING AT FOOTING AND STEMWALLS TO MATCH FOOTING AND STEMWALL HORIZONTAL REINFORCING.

15 PLAN - TYPICAL CORNER REINFORCING AT CMU WALLS

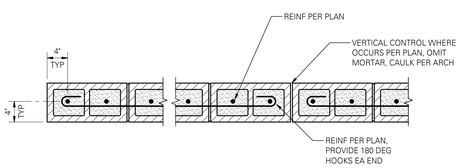
SCALE: 1" = 1'-0" (04002)



NOTE:
CMU CONTROL JOINT PER 14/S6.01.

16 CMU SHEAR WALL BOUNDARY ELEMENT

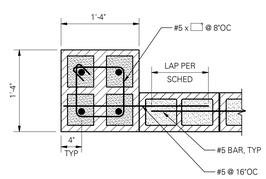
SCALE: 1" = 1'-0"



NOTE:
CMU CONTROL JOINT PER 14/S6.01.

17 TYPICAL REINFORCING AT CMU PIER

SCALE: 1" = 1'-0"



18 16"x16" CMU PILASTER

SCALE: 1" = 1'-0"

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

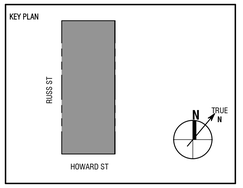
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



Seal / Signature:

BUILDING PERMIT

DATE: 06/30/2023

Project No.: 23081-0013

RevNo.	Date	Description
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:
STRUCTURAL - TYPICAL CMU DETAILS

Scale: As Indicated

S6.01

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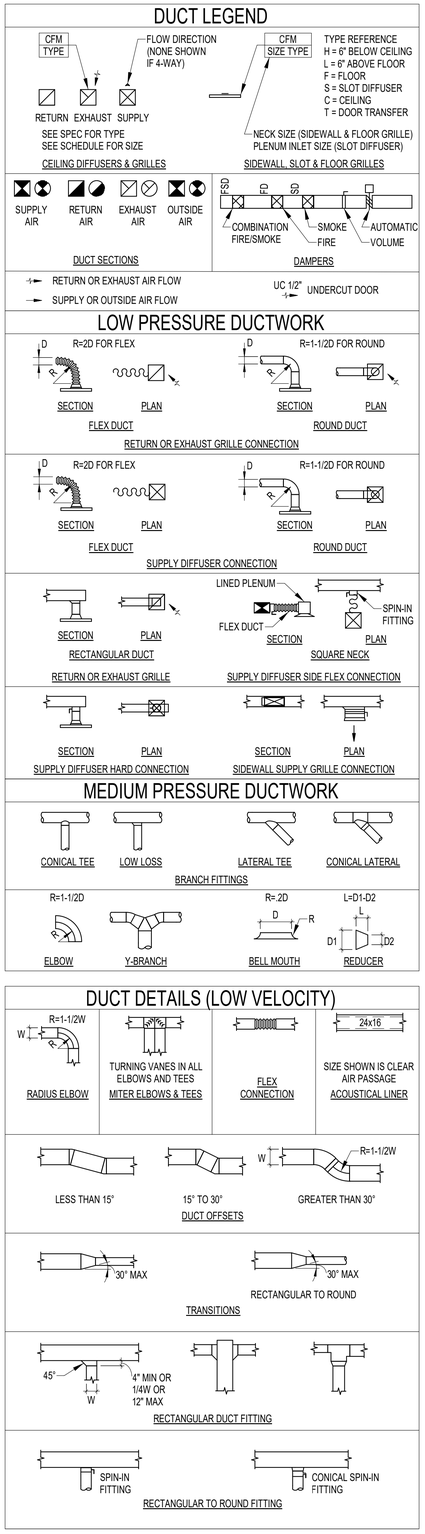
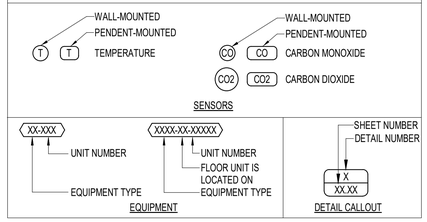
STANDARD ABBREVIATIONS

AD	AREA DRAIN	JP	JOCKEY PUMP
ADA	AMERICANS WITH DISABILITIES ACT	KW	KILOWATT
AF	AIR/FOIL	KWH	KILOWATT HOUR
AFF	ABOVE FINISHED FLOOR	L	LENGTH
AHP	APPARATUS HOUSING PLENUM	LAT	LEAVING AIR TEMP
AL	ALUMINUM	LAV	LAVATORY
ALT	ALTERNATIVE	LB	POUND
AP	ACCESS PANEL	LDB	LEAVING DRY BULB
APD	AIR PRSSURE DROP	LF	LINEAR FEET
APPROX	APPROXIMATELY	LFT	LEAVING FLUID TEMPERATURE
ARCH	ARCHITECT, ARCHITECTURAL	LVG	LEAVING
AS	AUTOMATIC SPRINKLER	LWB	LEAVING WET BULB
AUTO	AUTOMATIC	LWT	LEAVING WATER TEMPERATURE
BDD	BACKDRAFT DAMPER	MAX	MAXIMUM
BFF	BELOW FINISHED FLOOR	MBH	THOUSAND BTU PER HOUR
BHP	BREAK HORESPOWER	MCA	MINIMUM CIRCUIT AMPACITY
BI	BACKWARD INCLINED	MECH	MECHANICAL
BLDG	BUILDING	MERV	MINIMUM EFFICIENCY REPORTING VALUE
BOP	BOTTOM OF PIPE	MFR	MANUFACTURER
BOS	BOTTOM OF STRUCTURE	MIN	MINIMUM
BSMT	BASEMENT	MISC	MISCELLANEOUS
BTU	BRITISH THERMAL UNIT	MOCP	MAXIMUM OVERCURRENT PROTECTION
BTUH	BRITISH THERMAL UNITS PER HOUR	MS	MOP SINK
BTV	BUTTERFLY VALVE	MTD	MOUNTED
BV	BALANCING VALVE	NC	NORMALLY CLOSED
CALC	CALCULATION	NIC	NOT IN CONTRACT
CB	CATCH BASIN	NO	NORMALLY OPEN
CFH	CUBIC FEET PER HOUR	NPS	NOMINAL PIPE SIZE
CFM	CUBIC FEET PER MINUTE	NRS	NON-RISING STEM
CFS	CUBIC FEET PER SECOND	NTS	NOT TO SCALE
CI	CAST IRON	OAT	OUTSIDE AIR TEMPERATURE
CL	CENTERLINE	OC	ON CENTER DISTANCE
CLG	CEILING OR COOLING	OD	OVERFLOW DRAIN
CO	CLEANOUT	OS&Y	OUTSIDE SCREW & YOKE GATE VALVE
CONC	CONCRETE	OSA	OUTSIDE AIR (UNTEMPERED)
CONN	CONNECT, CONNECTION	PD	PLANTER DRAIN
CONT	CONTINUED, CONTINUATION	P/FT	PITCH PER FOOT
CP	CIRCULATING PUMP	PG	PRESSURE GAUGE
CTG	CLEANOUT TO GRADE	PH	PHASE
CV	CHECK VALVE	PIV	POST INDICATING VALVE
DB	DRY BULB	PP	POLYPROPYLENE
DDC	DIRECT DIGITAL CONTROL	PRV	PRESSURE REDUCING VALVE
DEFL	DEFLECTION	PS	PRESSURE SWITCH
DF	DRINKING FOUNTAIN	PSI	POUNDS PER SQUARE INCH
DFU	DRAINAGE FIXTURE UNIT	PSIG	POUNDS PER SQUARE INCH (GAUGE)
DI	DEIONIZED	PVC	POLYVINYL CHLORIDE
DIA	DIAMETER	PVS	PVC COATED STEEL
DIP	DUCTILE IRON PIPE	R, RAD	RADIUS
DN	DOWN (PENETRATES FLOOR)	RA	RELIEF AIR
DP	DEW POINT	RD	ROOF DRAIN
DR	DRAIN	RET	RETURN AIR
DV	DRAIN VALVE	REV	REVISION
DROP	DROP (WITHIN FLOOR)	RH	RELATIVE HUMIDITY
DWDI	DOUBLE WIDTH DOUBLE INLET	RISE	RISE (WITHIN FLOOR)
DWG	DRAWING	RM	ROOF MANIFOLD
(E), EXIST	EXISTING	RN	RISER NIPPLE
EAT	ENTERING AIR TEMPERATURE	RPM	REVOLUTIONS PER MINUTE
EC	EXTENDED COVERAGE	S	SINK
ECM	ELECTRONICALLY COMMUTATED MOTOR	SA	SUPPLY AIR
EDB	ENTERING DRY BULB	SAD	SEE ARCHITECTURAL DRAWINGS
EEW	EMERGENCY EYE WASH	SB	SWAY BRACE
EFF	EFFICIENCY	SCD	SEE CIVIL DRAWINGS
EFT	ENTERING FLUID TEMPERATURE	SCFM	STANDARD CUBIC FEET PER MINUTE
ELEC	ELECTRIC, ELECTRICAL	SD	SHOWER DRAIN (PLUMBING)
ELEV	ELEVATION	SD	SMOKE DAMPER (MECHANICAL)
ENGR	ENGINEER	SE	SEWAGE EJECTOR
EQ	EQUAL	SECT	SECTION
EQUIP	EQUIPMENT	SED	SEE ELECTRICAL DRAWINGS
ES	EMERGENCY SHOWER	SENS	SENSIBLE
ESP	EXTERNAL STATIC PRESSURE	SF	SQUARE FOOT, SQUARE FEET
ET	EXPANSION TANK	SH	SHOWER
EWB	ENTERING WET BULB	SIM	SIMILAR
EWC	ELECTRIC WATER COOLER	SMD	SEE MECHANICAL DRAWINGS
EWH	ELECTRIC WATER HEATER	SOV	SHUTOFF VALVE
EWT	ENTERING WATER TEMPERATURE	SP	STATIC PRESSURE
EX	EXTRACTOR	SPD	SEE PLUMBING DRAWINGS
EXP	EXPANSION	SPEC	SPECIFICATION
EXH	EXHAUST OR EXHAUST AIR	SQ	SQUARE
F	DEGREES FAHRENHEIT	SQ IN	SQUARE INCH, SQUARE INCHES
FA	FRESH AIR (TEMPERED)	SS	STAINLESS STEEL (ALL)
FC	FORWARD CURVED	SSD	SEE STRUCTURAL DRAWINGS
FCO	FLOOR CLEANOUT	SSP	STANDARD SPRAY PENDENT
FD	FIRE DAMPER (MECHANICAL)	SSU	STANDARD SPRAY UPRIGHT
FD	FLOOR DRAIN (PLUMBING)	STL	STEEL
FDC	FIRE DEPARTMENT CONNECTION	STRUCT	STRUCTURE, STRUCTURAL
FFE	FINISHED FLOOR ELEVATION	SWP	SINGLE WALL PLENUM
FIG	FIGURE	SWSI	SINGLE WIDTH SINGLE INLET
FL	FLOOR	TD	TRENCH DRAIN
FLA	FULL LOAD AMPACITY	TDH	TOTAL DISCHARGE HEAD
FLEX	FLEXIBLE	TDL	TOTAL DEVELOPED LENGTH
FP	FIRE PUMP	TEMP	TEMPERATURE
FPD	FLUID PRESSURE DROP	TMV	THERMOSTATIC MIXING VALVE
FPM	FEET PER MINUTE	TOP	TOP OF PIPE
FPS	FEET PER SECOND	TP	TRAP PRIMER VALVE
FS	FLOOR SINK	TS	TAMPER SWITCH
FSD	FIRE SMOKE DAMPER	TSP	TOTAL STATIC PRESSURE
FT	FEET/FOOT	TYP	TYPICAL
FTR	FINNED TUBE RADIATOR	U	URINAL
FLT	FLUSH TANK	UG	UNDERGROUND
FU	FIXTURE UNIT	UP	UP (PENETRATES FLOOR SLAB)
FV	FLUSH VALVE	UON	UNLESS OTHERWISE NOTED
(F)	FUTURE	V	VOLTS
G	GRADE	VB	VACUUM BREAKER
GA	GAGE/GAUGE	VD	VOLUME DAMPER
GAL	GALLON	VEL	VELOCITY
GALV	GALVANIZED	VERT	VERTICAL
GLY	GLYCOL	VFD	VARIABLE FREQUENCY DRIVE
GH	GROUND HYDRANT	VTR	VENT THROUGH ROOF
GPH	GALLONS PER HOUR	W	WIDTH
GPM	GALLONS PER MINUTE	WB	WET BULB
GV	GATE VALVE	WC	WATER CLOSET
H	HEIGHT	WCO	WALL CLEANOUT
HB	HOSE BIBB	WFU	WATER FIXTURE UNITS
HD	HUB DRAIN	WG	WATER GAUGE
HORIZ	HORIZONTAL	WH	WALL HYDRANT
HP	HORSEPOWER	WHA	WATER HAMMER ARRESTOR
HR	HOUR	WPD	WATER PRESSURE DROP
HSW	HORIZONTAL SIDE WALL	WTD	WATER TEMPERATURE DROP
HT	HEAT TRACE	WTR	WATER TEMPERATURE RISE
HTG	HEATING	W/	WITH
HV	HOSE VALVE	W/O	WITHOUT
HVC	HOSE VALVE CABINET		
ID	INSIDE DIAMETER, INSIDE DIMENSION		
IE	INVERT ELEVATION		
IN	INCH, INCHES		
INSUL	INSULATION		
IPS	IRON PIPE SIZE		
ISO	ISOMETRIC		
ISOL	ISOLATOR, ISOLATION		

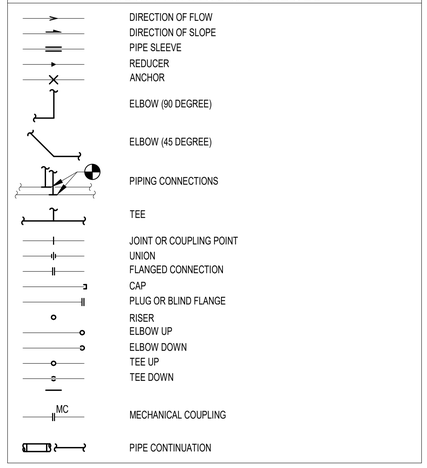
DUCT LEGEND



SYMBOLS



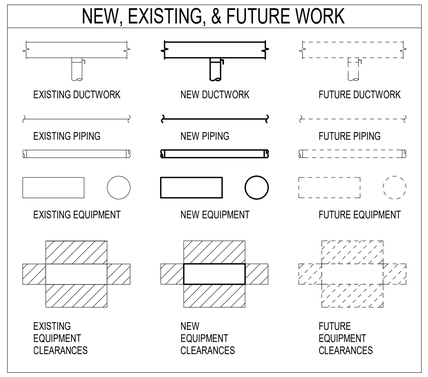
MISC. FITTINGS & SYMBOLS



HVAC PIPING

	D	DRAIN (CONDENSATE/INDIRECT)
	RL	REFRIGERANT LIQUID
	RS	REFRIGERANT SUCTION
	RHG	REFRIGERANT HOT GAS

NEW, EXISTING, & FUTURE WORK



MECHANICAL SHEET LIST

SHEET #	SHEET NAME
M0.01	SYMBOLS, LEGENDS AND ABBREVIATIONS - MECHANICAL
M0.02	EQUIPMENT SCHEDULE - MECHANICAL
M0.03	TITLE-24 - MECHANICAL
M0.04	TITLE-24 - MECHANICAL
M0.05	TITLE-24 - MECHANICAL
M0.06	CALGREEN
M1.01	FLOOR PLAN - LEVEL 1 - MECHANICAL
M1.02	FLOOR PLAN - LEVEL 2 - MECHANICAL
M1.03	FLOOR PLAN - ROOF LEVEL - MECHANICAL
M2.01	FLOOR PLAN - LEVEL 1 - MECHANICAL ZONING
M2.02	FLOOR PLAN - LEVEL 2 - MECHANICAL ZONING
M5.01	DETAILS - MECHANICAL
M7.01	CONTROLS - MECHANICAL
Grand total: 13	

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:

DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:

PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:

The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:

Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:

LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

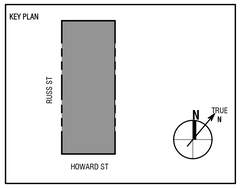
Environmental Consultant:

PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:

Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



Seal / Signature:

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

SYMBOLS, LEGENDS AND ABBREVIATIONS - MECHANICAL

Scale: NONE

M0.01

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DESIGN CONDITIONS - SAN FRANCISCO, CA

SPACE	WINTER TEMPERATURE	SUMMER TEMPERATURE
OUTDOOR	38° F DB	79° F DB / 63° F MCWB
INDOOR	70° F ± 2° F DB	75° F ± 2° F DB

GENERAL NOTES:
A. OUTDOOR CONDITIONS BASED ON T24 JA2 APPENDIX 2022 0.5% COOLING AND 0.6% WINTER DESIGN DRY BULB DATA FOR SAN FRANCISCO COUNTY.

VIBRATION ISOLATION SCHEDULE

TAG NUMBER	ISOLATOR TYPE	MINIMUM STATIC DEFLECTION (IN)	MANUFACTURER AND MODEL	NOTES
INLINE SUPPLY FANS	SPRINGS AND NEOPRENE HANGARS	1	MASON RW30N	NONE
ERVS AND VRF FAN COIL UNITS (CEILING CONCEALED)	SPRINGS AND NEOPRENE HANGARS	1	MASON RW30N	NONE
VRF OUTDOOR CONDENSING UNIT	NEOPRENE WAFFLE PAD	0.15	MASON SUPER W	NONE
PIPING ATTACHED TO VIBRATION ISOLATED EQUIPMENT	-	-	-	SAME AS EQUIPMENT FOR FIRST 25 FEET; TEREAFTER RESILIENT ATTACHMENT

VRF INDOOR UNIT SCHEDULE

TAG	LOCATION	SERVICE	TYPE	FILTER	AIRFLOW (CFM)	ESP (IN WC)	COOLING TOTAL (MBH)	COOLING SENSIBLE (MBH)	HEATING TOTAL (MBH)	ELECTRICAL VOLT/ PHASE	ELECTRICAL FLA (A)	ELECTRICAL MOCP (A)	GEN. POWER (Y/N)	CONDENSATE PUMP	APPROX. WEIGHT (LBS)	MANUFACTURER & MODEL	NOTES
FCU-01-01	LEVEL 1	WAITING AREA 101	CEILING CONCEALED	MERV 13	450	0.4	12,000	9,700	13,500	208/1	1.4	15	NO	INTEGRAL	60	DAIKIN FXMQ12PBVJU	
FCU-01-02	LEVEL 1	MEETING 1 104	CEILING CONCEALED	MERV 13	640	0.4	18,000	15,600	20,000	208/1	1.6	15	NO	INTEGRAL	80	DAIKIN FXMQ18PBVJU	
FCU-01-03	LEVEL 1	MEETING 1 104	CEILING CONCEALED	MERV 13	640	0.4	18,000	15,600	20,000	208/1	1.6	15	NO	INTEGRAL	80	DAIKIN FXMQ18PBVJU	
FCU-01-04	LEVEL 2	MEETING 2 105	CEILING CONCEALED	MERV 13	640	0.4	18,000	15,600	20,000	208/1	1.6	15	NO	INTEGRAL	80	DAIKIN FXMQ18PBVJU	
FCU-01-05	LEVEL 2	MEETING 2 105	CEILING CONCEALED	MERV 13	640	0.4	18,000	15,600	20,000	208/1	1.6	15	NO	INTEGRAL	80	DAIKIN FXMQ18PBVJU	
FCU-02-01	LEVEL 2	OFFICE 202	CEILING CONCEALED	MERV 13	320	0.4	9,600	7,800	10,500	208/1	0.6	15	NO	INTEGRAL	55	DAIKIN FXMQ09PBVJU	
FCU-02-02	LEVEL 2	MEETING 201	CEILING CONCEALED	MERV 13	640	0.4	18,000	15,600	20,000	208/1	1.6	15	NO	INTEGRAL	80	DAIKIN FXMQ18PBVJU	

GENERAL NOTES:
A. MINIMUM EFFICIENCY IS AT ARI STANDARD CONDITIONS.
B. ALL DUCTED AND CASSETTE UNITS ARE PROVIDED WITH AN INTEGRAL CONDENSATE PUMP CAPABLE OF 27 IN WG OF LIFT.
C. ALL FAN MOTORS ARE EC TYPE
D. DUCTWORK CONNECTED TO DUCTED FAN-COIL UNITS IS LOW PRESSURE
E. MINIMUM AND MAXIMUM ALLOWABLE SUPPLY AIR TEMPERATURES ARE 55°F AND 105°F, RESPECTIVELY.

VRF OUTDOOR UNIT SCHEDULE

TAG	LOCATION	CAPACITY COOLING (TON)	CAPACITY HEATING (MBH)	TOTAL CONNECTED CAPACITY (TON)	MIN EFFICIENCY COOLING IEER	MIN EFFICIENCY HEATING COP	REFRIGERANT TYPE	REFRIGERANT EQUIPMENT CHARGE (LBS)	ELECTRICAL VOLT/ PHASE	ELECTRICAL MCA (A)	ELECTRICAL MOCP (A)	GEN. POWER (Y/N)	APPROX. WEIGHT (LBS)	MANUFACTURER & MODEL	NOTES
CU-R-01	ROOF	12	137	9.3	21.6	3.42	R410A	26	208/3	58	70	N	730	DAIKIN REYQ144XATJB	

GENERAL NOTES:
A. MINIMUM EFFICIENCY IS AT AHRI STANDARD CONDITIONS.
B. SIZE REFRIGERANT PIPING PER MANUFACTURER'S INSTRUCTIONS.

VRF HEAT RECOVERY BOX SCHEDULE

TAG	OUTDOOR UNIT	LOCATION	ELECTRICAL VOLT/ PHASE	ELECTRICAL MCA (A)	GEN. POWER (Y/N)	APPROX. WEIGHT (LBS)	MANUFACTURER & MODEL	NOTES
HR-01-01	CU-R-01	FIRST FLOOR CEILING	208/1	0.16	NO	50	DAIKIN BSF60Q54TVJ	
HR-02-01	CU-R-01	SECOND FLOOR CEILING	208/1	0.16	NO	50	DAIKIN BSF60Q54TVJ	

GENERAL NOTES:
A. PROVIDE ISOLATION BALL VALVES FOR EACH REFRIGERANT BRANCH.
B. SIZE REFRIGERANT PIPING PER MANUFACTURER'S INSTRUCTIONS.

NOTES:
1. NONE

DIFFUSERS AND GRILLES

TAG	TYPE	AIRFLOW RANGE MIN (CFM)	AIRFLOW RANGE MAX (CFM)	INLET SIZE (IN)	ROUND DIFFUSER CONNECTION SIZE (IN)	FACE SIZE T-BAR (IN)	FACE SIZE HARD LID (IN)	MAX NC	THROW (FT)	MANUFACTURER & MODEL	NOTES
C-1	CEILING SUPPLY DIFFUSER	0	125	6x6	6	12x12	12x12	13	2-3-7	TITUS PMC	1,2
		126	225	8x8	8	24x24	24x24	19	3-5-9		1,2
		226	350	10x10	10	24x24	24x24	23	4-6-12		1,2
		351	480	12x12	12	24x24	24x24	25	7-10-17		1,2
		481	600	16x16	16	24x24	24x24	30	8-12-21		1,2
C-2	CEILING RETURN/ EXHAUST GRILLE	0	1,000	14x14	14	24x24	12x12	13	-	TITUS PAR	1,2
H-2	SIDEWALL EXHAUST GRILLE	0	75	6x6	-	-	-	-	-	TITUS 350RL	
S-1	LINEAR BAR GRILLE	0	640	6x36		7.5x37.5	7.5x37.5	25	20-30-43	TITUS CT-480	-

GENERAL NOTES:
A. NOISE CRITERIA (NC) BASED ON ROOM ABSORPTION OF 10 dB, MEASURED PER ANSI/ASHRAE STANDARD 70.
B. THROW VALUES GIVEN FOR TERMINAL VELOCITIES 150, 100, AND 50 FPM FOR ISOTHERMAL CONDITIONS.

NOTES:
1. COORDINATE EXACT DIFFUSER LOCATION WITH LIGHTS AND OTHER CEILING DEVICES. REFER TO ARCH. PLANS. DIFFUSER FRAME SHALL MATCH CEILING TYPE, BORDER AND FINISH/COLOR SHALL BE APPROVED BY ARCHITECT. PROVIDE ALL ACCESSORIES REQUIRED FOR COMPLETE INSTALLATION.
2. WHERE DUCT CONNECTING TO THE DIFFUSER (OR PLENUM) IS SMALLER THAN THE SPECIFIED DIFFUSER NECK SIZE, PROVIDE AND INSTALL CONICAL INCREASER.

ENERGY RECOVERY VENTILATOR

TAG	LOCATION	SERVICE	FILTERS PRE FILTER (MERV)	FILTERS FINAL FILTER (MERV)	SUPPLY FAN AIRFLOW (CFM)	SUPPLY FAN ESP (IN WC)	EXHAUST FAN AIRFLOW CFM	EXHAUST FAN ESP (IN WC)	ELECTRICAL MCA (AMP)	ELECTRICAL VOLT/ PHASE	MANUFACTURER & MODEL	NOTES
ERV-01-01	MEETING 2 105	MEETING 1 104 OA	8	13	600	1.1	600	1.1	10.8	208/1	RENEW AIRE HE1XINH	1,2
ERV-01-02	MEETING 2 105	MEETING 2 105 OA	8	13	600	1.1	600	1.1	10.8	208/1	RENEW AIRE HE1XINH	1,2

GENERAL NOTES:
A. UNIT HUNG FROM CEILING WITH VIBRATION ISOLATING HANGARS

NOTES:
1. UNITS ARE EQUIPPED WITH ECM FANS CAPABLE OF RECEIVING A SIGNAL FROM A CO2 SENSOR FOR DEMAND-CONTROLLED VENTILATION.
2. UNITS ARE PROVIDED WITH SINGLE POINT ELECTRICAL CONNECTION.

FAN SCHEDULE

TAG	LOCATION	SERVICE	TYPE	DRIVE	AIRFLOW MAX. (CFM)	AIRFLOW ESP (IN WG)	FAN POWER (W)	ELECTRICAL VOLT/ PHASE	ELECTRICAL VFD (Y/N)	ELECTRICAL GEN. POWER (Y/N)	APPROX. WEIGHT (LBS)	MANUFACTURER & MODEL	NOTES
SF-01-01	WAITING AREA 101	WAITING AREA 101 OA	INLINE CABINET	DIRECT	150	1.0	150	120/1	N	N	25	GREENHECK SQ-80-VG	1
SF-02-01	OFFICE 202	OFFICE 202 OA	INLINE CABINET	DIRECT	50	1.0	75	120/1	N	N	25	GREENHECK SQ-50-VG	1
SF-02-02	MEETING 201	MEETING 201 OA	INLINE CABINET	DIRECT	250	1.0	250	120/1	N	N	25	GREENHECK SQ-80-VG	1
EF-BA-01	W/C 102	W/C 102 EA	RESTROOM EXHAUSTER	DIRECT	75	0.5	40	120/1	N	N	20	WHISPERFIT DC FV-1115VK2	
EF-BA-02	W/C 106	W/C 106 EA	RESTROOM EXHAUSTER	DIRECT	75	0.5	40	120/1	N	N	20	WHISPERFIT DC FV-1115VK2	
EF-BA-03	W/C 206	W/C 206 EA	RESTROOM EXHAUSTER	DIRECT	75	0.5	40	120/1	N	N	20	WHISPERFIT DC FV-1115VK2	
EF-BA-04	W/C 204	W/C 204 EA	RESTROOM EXHAUSTER	DIRECT	75	0.5	40	120/1	N	N	20	WHISPERFIT DC FV-1115VK2	
EF-01-01	KITCHEN 114	UTILITY	INLINE	DIRECT	50	0.5	75	120/1	N	N	25	GREENHECK SQ-50-VG	2
EF-01-02	KITCHEN 114	ELEC	INLINE	DIRECT	25	0.25	10	120/1	N	Y	20	PANASONIC FV-15NLFS1	
EF-01-03	MPOE	MPOE	INLINE CABINET	DIRECT	150	0.5	150	120/1	N	N	25	GREENHECK SQ-80-VG	1

GENERAL NOTES:
A. FAN ENERGY INDEX (FEI) BASED ON MANUFACTURERS' CERTIFIED DATA, RATIO OF THE ELECTRIC INPUT POWER OF A REFERENCE FAN TO THE ELECTRIC INPUT POWER OF THE ACTUAL FAN, AS CALCULATED PER AMCA 208.

NOTES:
1. EC MOTOR.
2. PROVIDE FAN WITH AMCA SPARK B RATING

SPLIT SYSTEM HEAT PUMP SCHEDULE

TAG	LOCATION	SERVICE	TYPE	AIRFLOW (CFM)	COOLING CAPACITY TOTAL (MBH)	COOLING CAPACITY SENSIBLE (MBH)	COOLING CAPACITY EAT (°F DB/WB)	HEATING CAPACITY TOTAL (MBH)	HEATING CAPACITY EAT (°F)	MIN EFFICIENCY EER	MIN EFFICIENCY COP	ELECTRICAL VOLT/ PHASE	ELECTRICAL FLA (RLA) (A)	ELECTRICAL MCA (A)	ELECTRICAL MOCP (A)	GEN. POWER (Y/N)	APPROX. WEIGHT (LBS)	MANUFACTURER & MODEL	NOTES
FCU-01-06 / CU-R-02	LEVEL 01 ELEVATOR CONTROL ROOM / ROOF	L1 ELEVATOR CONTROL ROOM	WALL-MOUNT	285	12	8.2	80/67	-	-	-	-	208/1	-	7.7	15	YES	30 / 175	DAIKIN FTKB12AVVJU / RKB12AVVJU	1

GENERAL NOTES:
A. MINIMUM EFFICIENCY IS AT ARI STANDARD CONDITIONS.
B. PROVIDE WASHABLE MERV 8 FILTERS
C. DO NOT LOCATE FAN COIL UNIT, REFRIGERANT PIPING, OR CONDENSATE PIPING ABOVE ANY EQUIPMENT WITHIN ROOM. CONTRACTOR TO COORDINATE FINAL LOCATION BASED ON EQUIPMENT LAYOUT.
D. ROUTING OF SPLIT SYSTEM REFRIGERANT PIPING IS DESIGN BUILD SCOPE. COORDINATE FINAL REFRIGERANT PIPE ROUTING FROM OUTDOOR CONDENSER TO INDOOR FAN COIL UNITS. ROUTING INCLUDES REFRIGERANT PIPING ON ROOF, THROUGH ROOF, OFFSETS ON RESIDENTIAL FLOORS, VERTICAL RISERS THROUGH RESIDENTIAL UNITS AND FINAL ROUTING TO FAN COIL UNITS WITHIN RESIDENTIAL UNITS. PROVIDE HANGERS, SUPPORTS, VIBRATION ISOLATION AND ACCESSORIES REQUIRED FOR COMPLETE INSTALLATION. COORDINATE PENETRATIONS, REQUIRED RATED CEILINGS, AND SOFFITS WITH ARCHITECT.

NOTES:
1. PROVIDE CONDENSATE PUMP: LITTLE GIANT EC-400, 120 VOLTS, 1 PHASE, 0.24 AMPS, 20 WATTS. ROUTE CONDENSATE DRAIN TO NEAR FLOOR SINK OR LAVATORY TAIL PIECE.

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

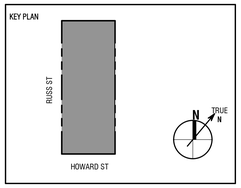
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



Seal / Signature:

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

EQUIPMENT SCHEDULE - MECHANICAL

Scale:

M0.02

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STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
Project Name:	United Playaz Project	Report Page:	(Page 2 of 18)
		Date Prepared:	2023-04-24T18:13:24-04:00

C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with mechanical requirements. This table is not editable by the user. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D., or the table indicated as not compliant for guidance.

01		02		03		04		05		06		07		08	09
System Summary 110.1, 110.2, 140.4, 170.2(c)	AND	Pumps 140.4(k), 170.2(c)4i	AND	Fans/ Economizers 140.4(c), 140.4(e), 170.2(c)	AND	System Controls 110.2, 120.2, 140.4(f), 170.2(c)	AND	Ventilation 120.1, 160.2	AND	Terminal Box Controls 140.4(d), 170.2(c)4B	AND	Distribution 120.3, 140.4(l), 160.2, 160.3	AND	Cooling Towers 110.2(e)2	Compliance Results
(See Table F)		(See Table G)		(See Table H)		(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)	
Yes	AND		AND	Yes	AND	Yes	AND	Yes	AND	Yes	AND	Yes	AND		COMPLIES
Mandatory Measures Compliance (See Table Q for Details)										COMPLIES					

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Space Conditioning System Information

01	02	03	04	05	06
System Name	Quantity	System Serving	System Status	Space Type	Utilizing Recovered Heat
FC-01-01	1	Single zone	New/ Addition	Office	☒
FC-01-02	1	Single zone	New/ Addition	Office	☒
FC-01-02	1	Single zone	New/ Addition	Office	☒
FC-01-04	1	Single zone	New/ Addition	Office	☒

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
Project Name:	United Playaz Project	Report Page:	(Page 3 of 18)
		Date Prepared:	2023-04-24T18:13:24-04:00

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Space Conditioning System Information

01	02	03	04	05	06
System Name	Quantity	System Serving	System Status	Space Type	Utilizing Recovered Heat
FC-01-05	1	Single zone	New/ Addition	Office	☒
FCU-02-01	1	Single zone	New/ Addition	Office	☒
FCU-02-02	1	Single zone	New/ Addition	Office	☒

Dry System Equipment Sizing (includes air conditioners, condensers, heat pumps, VRF, furnaces and unit heaters and DOAS systems)

01	02	03	04	05	06	07	08	09	10	11
Name or Item Tag	Equipment Category per Tables 110.2, 140.4(a)2 and 170.2(c)3ai	Equipment Type per Tables 110.2 and Title 20	Smallest Size Available[1] 140.4(a) and 170.2(c)1	Equipment Sizing per Mechanical Schedule (kBtu/h) 140.4(a&b), 170.2(c)1 & 170.2(c)2						
				Heating Output[2,3]		Cooling Output[2,3]		Load Calculations[3,4]		
				Per Design (kBtu/h)	Rated (kBtu/h)	Supp. Heating Output (kBtu/h)	Sensible Per Design (kBtu/h)	Rated (kBtu/h)	Total Heating Load (kBtu/h)	Total Sensible Cooling Load (kBtu/h)
FC-01-01	Variable Refrigerant Flow	VRF heat pump, air cooled	Yes	13.5	13.5	13.5	9.69	12	6.1	9.3
FC-01-02	Variable Refrigerant Flow	VRF heat pump, air cooled	Yes	20	20	0	15.6	18	5	17.3
FC-01-02	Variable Refrigerant Flow	VRF heat pump, air cooled	Yes	20	20	0	15.6	18	5	17.3
FC-01-04	Variable Refrigerant Flow	VRF heat pump, air cooled	Yes	20	20	0	15.6	18	4.7	16
FC-01-05	Variable Refrigerant Flow	VRF heat pump, air cooled	Yes	20	20	0	15.6	18	4.59	16
FCU-02-01	Variable Refrigerant Flow	VRF heat pump, air cooled	Yes	10.5	10.5	0	7.8	9.6	6.4	9.4
FCU-02-02	Variable Refrigerant Flow	VRF heat pump, air cooled	Yes	20	20	0	15.6	18	13.5	16.7

[1]FOOTNOTES: Equipment shall be the smallest size, within the available options of the desired equipment line, necessary to meet the design heating and cooling loads of the building per 140.4(a) and 170.2(c)1. Healthcare facilities are excepted.
[2]It is common practice to show rated output capacity on the equipment schedule. Sensible cooling output comes from specification sheet tables.
[3] If equipment is heating only, leave cooling output and load blank. If equipment is cooling only, leave heating output and load blank.
[4] Authority Having Jurisdiction may ask for load calculations used for compliance per 140.4(b) and 170.2(c).

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
Project Name:	United Playaz Project	Report Page:	(Page 4 of 18)
		Date Prepared:	2023-04-24T18:13:24-04:00

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Dry System Equipment Efficiency (other than Package Terminal Air Conditioners (PTAC) and Package Terminal Heat Pumps (PTHP), DX-DOAS and Dual Fuel Heat Pumps)

01	02	03	04	05	06	07	08	09
Name or Item Tag	Size Category (Btu/h)	Heating Mode				Cooling Mode		
		Rating Condition (°F)	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency
FC-01-01	<65,000	47 °Fdb/ 43 °Fwb OSA	HSPF	7.7	9.9	SEER	13	17.5
FC-01-02	<65,000	47 °Fdb/ 43 °Fwb OSA	HSPF	7.7	9.9	SEER	13	17.5
FC-01-02	<65,000	47 °Fdb/ 43 °Fwb OSA	HSPF	7.7	9.9	SEER	13	17.5
FC-01-04	<65,000	47 °Fdb/ 43 °Fwb OSA	HSPF	7.7	9.9	SEER	13	17.5
FC-01-05	<65,000	47 °Fdb/ 43 °Fwb OSA	HSPF	7.7	9.9	SEER	13	17.5
FCU-02-01	<65,000	47 °Fdb/ 43 °Fwb OSA	HSPF	7.7	9.9	SEER	13	17.5
FCU-02-02	<65,000	47 °Fdb/ 43 °Fwb OSA	HSPF	7.7	9.9	SEER	13	17.5

G. PUMPS

This section does not apply to this project.

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Patrick O'Riordan, C.B.O., Director

NOTICE

TITLE-24 NON-RESIDENTIAL ENERGY/GREEN INSPECTION REQUIREMENTS (BUILDING)

Please note that Certificates of Installation and/or Acceptance and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required *in addition to* the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Building Inspector or 628-652-3400.

Before final building inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" and green building "Attachment E" must be completed and signed by the responsible person in charge. ***The permit will not be finalized without compliance with the energy inspection requirements.***

Energy Inspection Services Contact Information

1. **Telephone: (628) 652-3407**
2. **Email:** dbi.energyinspections@sfgov.org
3. **In person: 4th floor at 49 South Van Ness Ave.**

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred).

Installation, Acceptance, and Verification certificates can be found on the California Energy Commission website at https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. M-06 may be found on the SFDBI website at https://sf.gov/resource/2022/information-sheets-dbi

Energy Inspection Services
49 South Van Ness Ave – San Francisco CA 94103
Office (628) 652-3407 – www.sfgov.org/dbi **(website)**

TITLE-24 NON-RESIDENTIAL ENERGY/GREEN INSPECTION (BUILDING)

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS 1044 HOWARD, SAN FRANCISCO, CA 94103 APPLICATION NO. ADDENDUM NO.

ENGINEER/ARCHITECT NAME JAMES BRADSHAW PHONE NO. 415-767-2742

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Acceptance testing must be performed by an individual licensed to perform the specific testing needed. Verification testing must be completed by a certified HERS rater. Green Building Attachment E shall be completed as per SFGBC AB-093.

In accordance with the requirements of the 2022 California Energy Code, 2022 SFGBC and AB-093, the following documentation is required for the **building** elements in this project:

1. Installation
Envelope
☐ NRCI-ENV-E Envelope **(IB71)**
Mechanical
☒ NRCI-MCH-E Mechanical **(IB72)**
Process
☐ NRCI-PRC-E Covered Processes **(IB73)**

2. Acceptance
Envelope
☐ NRCA-ENV-02-F Fenestration Acceptance **(AB1)**
☐ NRCA-ENV-03-F Daylighting Design PAF Acceptance **(AB25)**
Process
☐ NRCA-PRC-01-F Compressed Air Systems **(AB15)**
☐ NRCA-PRC-02-F Commercial Kitchen Exhaust **(AB16)**
☐ NRCA-PRC-03-F Parking Garage Exhaust **(AB17)**
☐ NRCA-PRC-04-F Refrigerated Warehouse – Evaporator Fan Controls **(AB18)**
☐ NRCA-PRC-05-F Refrigerated Warehouse – Evaporative Condenser Controls **(AB19)**
☐ NRCA-PRC-06-F Refrigerated Warehouse – Air-cooled Condenser Controls **(AB20)**
☐ NRCA-PRC-07-F Refrigerated Warehouse – Variable Speed Compressor **(AB21)**
☐ NRCA-PRC-08-F Refrigerated Warehouse – Electric Resistance Underslab Heating System **(AB22)**
☐ NRCA-PRC-12-F Elevator Lighting & Ventilation Controls **(AB23)**
☐ NRCA-PRC-13-F Escalators & Moving Walkways Speed Controls **(AB24)**
☐ NRCA-PRC-14-F Lab Exhaust Ventilation System **(AB27)**
☐ NRCA-PRC-15-F Fume Hood Automatic Sash Closure System **(AB28)**
☐ NRCA-PRC-16-F Adiabatic Condensers and Condenser Fan Motor Variable Speed Control **(AB29)**
Mechanical
☒ NRCA-MCH-02-A Outdoor Air **(AB2)**
☐ NRCA-MCH-03-A Constant Volume Single Zone HVAC **(AB3)**
☐ NRCA-MCH-04-H HERS Air Distribution Duct Leakage Testing **(AB4)**
☐ NRCA-MCH-05-A Air Economizer Controls **(AB5)**
☒ NRCA-MCH-06-A Demand Control Ventilation (DVC) **(AB6)**
☒ NRCA-MCH-07-A Supply Fan Variable Flow Controls (VFC) **(AB7)**
☐ NRCA-MCH-11-A Automatic Demand Shed Controls **(AB8)**
☐ NRCA-MCH-12-A Fault Detection & Diagnostics for DX Units **(AB9)**
☐ NRCA-MCH-13-A Automatic Fault Detection & Diagnostics for Air Handling & Zone Terminal Units **(AB10)**
☐ NRCA-MCH-14-A Distributed Energy Storage DX AC Systems Test **(AB11)**
☐ NRCA-MCH-15-A Thermal Energy Storage (TES) Systems **(AB12)**
☒ NRCA-MCH-16-A Supply Air Temperature Reset Controls **(AB13)**
☐ NRCA-MCH-18-A Energy Management Control System **(AB14)**
☒ NRCA-MCH-19-A Occupied Standby Acceptance **(AB26)**
☐ NRCA-MCH-20-A Multifamily Ventilation **(AB32)**
☐ NRCA-MCH-21-A Multifamily Leakage **(AB33)**
☐ NRCA-MCH-22-A System Duct Leakage **(AB34)**
☒ NRCA-MCH-23-A HRV ERV Ventilation **(AB35)**

3. Verification
Mechanical
☐ NRCV-MCH-04-H HERS Duct Leakage Diagnostic Test **(VB55)**
☐ NRCV-MCH-024-H HERS Enclosure Air Leakage Worksheet **(VB61)**
☐ NRCV-MCH-027-H HERS IAQ **(VB62)**
☐ NRCV-MCH-032-H HERS Local Mechanical Exhaust **(VB63)**

4. Green Building (For New Construction and Major Alterations) :
☐ Green Building Attachment E **(GBC1)**

Required information:
Prepared by: JAMES BRADSHAW **Date:** 04/24/2023
Engineer/Architect of Record Signature
Fax: **Email:** james.bradshaw@pae-engineers.com
Review by: Phone:
DBI Engineer or Plan Checker
APPROVAL (Based on submitted reports)
DATE DBI Building Inspector or Energy Inspection Services Staff
QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (628) 652-3407; or, dbi.energyinspections@sfgov.org

MANDATORY MEASURES

Certification of Equipment Efficiency (&110 and &111)
Any appliance for which there is a California standard established in the Appliance Efficiency Regulations may be installed only if the manufacturer has certified to the Commission, as specified in those regulations, that the appliance complies with the applicable standard for that appliance. For certified appliances, go to www.energy.ca.gov/appliances/database.

HVAC Equipment Efficiency (&112)
Mechanical equipment installed in a building subject to these regulations must be certified as meeting certain minimum efficiency. These requirements are contained in &112. The AFUE, COP, EER, IPLV, combustion efficiency, and thermal efficiency values of all equipment must be determined using the applicable test method specified in the Standards.
The following space-conditioning equipment may be installed only if the manufacturer has certified that the equipment meets or exceeds all applicable efficiency requirements of the Standards: all air conditioners, heat pumps and condensing units >135,000 Btu/hr; all water chillers; All gas and oil fired furnaces air furnaces with input rating >225,000 Btu/hr shall have an intermittent ignition or interrupted device (IDD), and have either power venting or a flue damper.

Ventilation (&121)
All enclosed spaces in a building that are normally used by humans shall be ventilated in accordance with the requirements of this section and the CBC. The outdoor air-ventilation rate and air-distribution assumptions made in the design of the ventilating system shall be clearly identified on the building plans required by &10-103 if Tile 24, Part 1.
Every space in a building shall be designed to have outdoor air-ventilation either by Natural ventilation or Mechanical ventilation.
Times of occupancy. The minimum rate of outdoor air required by Section 121(b)2 shall be supplied to each space at all times when the space is usually occupied.
Ducting for Zonal Heating and Cooling Units. Where are return plenum is used to distribute outdoor air to a zonal heating or cooling unit which then supplies the air to a space in order to meet the requirements of Section 121(b)2, the outdoor air shall be ducted to discharge either: within 5 feet of the unit; or within 15 feet of the unit, substantially toward the unit, and at velocity not less than 500 feet per minute.
Design and Control Requirements for Quantities of Outdoor Air. All mechanical ventilation and space-conditioning systems shall be designed with and have installed ductwork, dampers, and controls to allow outside air rates to be operated at the large of (1) the minimum levels specified in Section 121(b)1 or 2 the rate required for make-up of exhaust systems that are required fro a process, for control of odors, or for the removal of contaminants within the space.

Demand Controlled Ventilation (&121(c))
Every space requiring Demand Control Ventilation. They must have an air economizer; and they serve a space with a design occupant density, or a maximum occupant load factor for egress purposes, greater than or equal to 25 people per 1000 ft² (40 square foot per person); and is either a single zone system with any controls or multiple zone systems with Direct Digital Controls (DDC) to the zone level.

Controls (&122)
Heat pumps with supplementary electric resistance heaters; should prevent supplementary heater operation when the heating load can be met by the heat pump alone.
In which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.

Thermostats, all unitary heating and /or cooling systems heat pumps that are nor controlled by a central energy management control system (ECMS) shall have setback thermostat.
Thermostatic Controls for Each Zone. The supply of heating and cooling energy to each space-conditioning zone dwelling unit shall be controlled by an individual thermostatic control that responds to temperature within the zone and that meets the applicable requirements of Section 122(b).

Criteria for Zonal Thermostatic Controls. The individual thermostatic controls required by Section 122(a) shall meet requirements; for heating shall be capable of being set, locally or remotely, down to 55 F or lower. Or for cooling it shall be capable of being set, locally or remotely, up to 85 F or higher.

For Hotel/Motel Guests Room and High-rise Residential Dwelling Unit Thermostats; shall have: Numeric temperature setpoints in F; and Setpoint stops accessible only to authorized personnel, to restrict over-heating and over-cooling and meet Section 150(i).

Heat Pump Controls. All heat pumps with supplementary electric resistance heaters shall be installed with controls that comply with Section 112(b).

Shut-off and Reset Controls for Space-conditioning Systems; shall be installed with controls that comply with controls capable of automatically shutting off the system during periods of nonuse and shall have by having an automatic time switch control device and accessible manual override that allows operation of the system for up to 4 hours.
Dampers for Air Supply and Exhaust Equipment. Outdoor air supply and exhaust equipment shall be installed with dampers that automatically close upon fan shutdown.
Isolation Area Devices. Each space-conditioning system serving multiple zones with a combined conditioned floor area of more than 25,000 square feet shall be designed, installed, and controlled to serve isolation areas.
Automatic Demand Shed Controls. HVAC systems DDC to the Zone level shall be programmed to allow centralized demand shed for non-critical zones.

Pipe Insulation (&123)
The piping for all space-conditioning and service water-heating systems with fluid temperatures listed in shall install the amount of insulation specified.

Duct Construction and Insulation (&124)
All air distribution system ducts and plenums, including, but not limited to, building cavities, mechanical closets, air-handler boxes and support platforms used as ducts or plenums, shall be installed, sealed and insulated to meet the requirements of the 2007 CMC Sections 601, 602, 603, 604, 605, and Standards 6-5.

Acceptance Tests (&125 and Reference Nonresidential Appendix NA7)
Before an occupancy permit is granted the Certificate of Acceptance shall be submitted to the enforcement agency that certifies that the equipment and systems meet the acceptance requirements.

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
This document is used to demonstrate compliance for mechanical systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, or 141.0(b)2 for alterations.			
Project Name:	United Playaz Project	Report Page:	(Page 1 of 18)
Project Address:		Date Prepared:	2023-04-24T18:13:24-04:00

A. GENERAL INFORMATION

01	Project Location (city)	San Francisco	04	Total Conditioned Floor Area	3561
02	Climate Zone	3	05	Total Unconditioned Floor Area	0
03	Occupancy Types Within Project:		06	# of Stories (Habitable Above Grade)	2

● Office

B. PROJECT SCOPE

This table Includes mechanical systems or components that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, 170.2(b) or 141.0(b)2 and 180.2(b)2 for alterations.

01		02		03	
Air System(s)		Wet System Components		Dry System Components	
☒	Heating Air System	☐	Water Economizer	☐	Air Economizer
☒	Cooling Air System	☐	Pumps	☐	Electric Resistance Heat
Mechanical Controls		☐	System Piping	☒	Fan Systems
☒	Mechanical Controls (existing to remain, altered or new)	☐	Cooling Towers	☒	Ductwork (existing to remain, altered or new)
		☐	Chillers	☒	Ventilation
		☐	Boilers	☒	Zonal Systems/ Terminal Boxes

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UNITED PLAYAZ PROJECT
1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

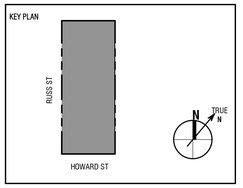
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



Seal / Signature:

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

TITLE-24 - MECHANICAL

Scale:

M0.03

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STATE OF CALIFORNIA
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I. SYSTEM CONTROLS

FCU-02-02	Single zone	<= 25,000 ft²	Setback	Occ. Sensor	NA: Single Zone	DR Tstat per 110.12	NA: Single Zone	NA: No operable windows

[1]*FOOTNOTES: Gravity gas wall heaters, gravity floor heaters, gravity room heaters, non-central electric heaters, fireplaces or decorative gas appliances, wood stoves are not required to have setback thermostats.*

J. VENTILATION AND INDOOR AIR QUALITY

This table is used to demonstrate compliance with mandatory ventilation requirements in 120.1 120.2(e)3B 140.4(p) and 140.4(q) for all nonresidential and hotel/motel and d:t24ref\nolink{}160.2, 160.3(o)3D, 170.2(o)4N, 170.2(o)4O for high-rise residential occupancies. For alterations, only ventilation systems being altered within the scope of the permit application need to be documented in this table. In lieu of this table, the required outdoor ventilation rates and airflows may be shown on the plans or the calculations can be presented in a spreadsheet.

01	☐	Check the box if the project is showing ventilation calculations on the plans, or attaching the calculations instead of completing this table.
02	☒	Check this box if the project included Nonresidential, Hotel/Motel Spaces or Multifamily Common Use Spaces
	☐	
03	☐	Check the box if the project is using natural ventilation in any nonresidential or hotel/motel spaces to meet required ventilation rates per 120.1(c)2.

Nonresidential and Hotel/ Motel Multifamily Common Use Ventilation Systems

04		05			06			07	
System Name	SF-01-01	System Design OA CFM Airflow[1]		150	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
								Provided	
08	09	10	11	12	13	14	15	16	
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)3[3] & 160.2(c)3				Exh. Vent per 120.1(c)4 & 160.2(c)4			DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[8] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM		
Waiting Area 101	Lobbies	275		8	137.5			DCV	NA: Area < 150ft² or design occupancy < 10 people
								Occ Sensor	Provided per §120.1(d)5

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H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	Office 202 Ventilation System	Quantity	1	Fan System Status	New	System Zoning	DOAS <1.0 kW	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	50	Site Elevation	0	Economizer	NA: <=33 kBtu/h cooling
01	02	03	04						05	06	07	08	09	10	11
Fan Name or Item Tag	Fan Type	Qty	Component						Airflow through Component (%)	Water Gauge (w.g)	Allowance: Component Allowance	Allowance: Fan Allowance (watt/cfm)[3]	Design: Design Electrical Input Power Method	Design: Motor Nameplate Horsepower	Design: Design Electrical Input Power (kW)
SF-02-01		1											Manufacturer provided		0.2
									Fan System Allowance (kW)[3]				Fan System Electrical Output (kW)		0.2

System Name	Meeting Area 202 Ventilation System	Quantity	1	Fan System Status	New	System Zoning	DOAS <1.0 kW	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	250	Site Elevation	0	Economizer	NA: <=33 kBtu/h cooling
01	02	03	04						05	06	07	08	09	10	11
Fan Name or Item Tag	Fan Type	Qty	Component						Airflow through Component (%)	Water Gauge (w.g)	Allowance: Component Allowance	Allowance: Fan Allowance (watt/cfm)[3]	Design: Design Electrical Input Power Method	Design: Motor Nameplate Horsepower	Design: Design Electrical Input Power (kW)
SF-02-02		1											Manufacturer provided		0.2
									Fan System Allowance (kW)[3]				Fan System Electrical Output (kW)		0.2

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H. FAN SYSTEMS & AIR ECONOMIZERS

This table is used to demonstrate compliance with prescriptive requirements found in 140.4(c), 140.4(e), 140.4(m), 170.2(c)3, and 170.2(c)4A for fan systems. Fan systems serving only process loads are exempt from these requirements and do not need to be included in Table H.

System Name	Waiting Room 101 Ventilation System	Quantity	1	Fan System Status	New	System Zoning	DOAS <1.0 kW	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	150	Site Elevation	0	Economizer	NA: <=33 kBtu/h cooling
01	02	03	04						05	06	07	08	09	10	11
Fan Name or Item Tag	Fan Type	Qty	Component						Airflow through Component (%)	Water Gauge (w.g)	Allowance: Component Allowance	Allowance: Fan Allowance (watt/cfm)[3]	Design: Design Electrical Input Power Method	Design: Motor Nameplate Horsepower	Design: Design Electrical Input Power (kW)
SF-01-01		1											Manufacturer provided		0.2
									Fan System Allowance (kW)[3]				Fan System Electrical Output (kW)		0.2

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J. VENTILATION AND INDOOR AIR QUALITY

17	Total System Required Min OA CFM				137.5	18	Ventilation for this System Complies?		Yes
04		05			06			07	
System Name	ERV-01-01	System Design OA CFM Airflow[1]		600	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
								Provided	
08	09	10	11	12	13	14	15	16	
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)3[3] & 160.2(c)3				Exh. Vent per 120.1(c)4 & 160.2(c)4			DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[8] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM		
Meeting 1 104	Assembly- multiuse	945		36	540			DCV	Provided per §120.1(d)4
								Occ Sensor	Provided per §120.1(d)5
17	Total System Required Min OA CFM				540	18	Ventilation for this System Complies?		Yes
04		05			06			07	
System Name	ERV-01-02	System Design OA CFM Airflow[1]		600	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
								Provided	
08	09	10	11	12	13	14	15	16	
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)3[3] & 160.2(c)3				Exh. Vent per 120.1(c)4 & 160.2(c)4			DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[8] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM		
Meeting 2 105	Assembly- multiuse	650		39	585			DCV	Provided per §120.1(d)4
								Occ Sensor	Provided per §120.1(d)5

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H. FAN SYSTEMS & AIR ECONOMIZERS

[1] FOOTNOTES: Fans serving spaces with design background noise goals below NC35
[2] Low-turndown single-zone VAV fan system must be capable of and configured to reduce airflow to 50 percent of design airflow and use no more than 30 percent of the design wattage at that airflow. No more than 10 percent of the design load served by the equipment shall have fixed loads.
[3] Fan system allowance includes fan system base allowance.
[4] Filter pressure loss can only be counted once per fan system.
[5] Complex Fan System means a fan system that combines a single cabinet fan system with other supply fans, exhaust fans, or both.
[6] Computer room economizers must meet requirements of 140.9(a) and will be documented on the NRCC-PRC-E document..

H. EXHAUST AIR HEAT RECOVERY 140.4(q), 170.2(c)4O

01	02	03	04	05	06	07	08	09	10	11
Fan System Name	Qty	Hours of Operation per Year	Design Supply Airflow Rate	Outdoor Airflow	% Outdoor Air at Full Design Airflow	Exemptions to Exhaust Air Heat Recovery Requirement per 140.4(q) & 170.2(c)4O	Exhaust Air Heat Recovery 140.4(q) & 170.2(c)4O	Type Of Heat Recovery Rating	Required Recovery Ratio	Energy Recovery Bypass
Waiting Room 101 Ventilation System	1	< 8,000	600	600	0.5	No Exemptions Apply	Not Required			
ERV-01-01	1	< 8,000	600	600	0.5	No Exemptions Apply	Not Required			
ERV-01-02	1	< 8,000	600	600	0.5	No Exemptions Apply	Not Required			
Office 202 Ventilation System	1	< 8,000	50	50	0.5	No Exemptions Apply	Not Required			
Meeting Area 202 Ventilation System	1	< 8,000	250	250	0.5	No Exemptions Apply	Not Required			

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H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	ERV-01-01	Quantity	1	Fan System Status	New	System Zoning	DOAS <1.0 kW	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	600	Site Elevation	0	Economizer	NA: <=33 kBtu/h cooling
01	02	03	04						05	06	07	08	09	10	11
Fan Name or Item Tag	Fan Type	Qty	Component						Airflow through Component (%)	Water Gauge (w.g)	Allowance: Component Allowance	Allowance: Fan Allowance (watt/cfm)[3]	Design: Design Electrical Input Power Method	Design: Motor Nameplate Horsepower	Design: Design Electrical Input Power (kW)
ERV-01-01 Supply Fan		1											Manufacturer provided		0.4
ERV-01-01 Exhaust Fan		1											Manufacturer provided		0.4
									Fan System Allowance (kW)[3]				Fan System Electrical Output (kW)		0.8

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J. VENTILATION AND INDOOR AIR QUALITY

17	Total System Required Min OA CFM				585	18	Ventilation for this System Complies?		Yes
04		05			06			07	
System Name	SF-02-01	System Design OA CFM Airflow[1]		50	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
								Provided	
08	09	10	11	12	13	14	15	16	
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)3[3] & 160.2(c)3				Exh. Vent per 120.1(c)4 & 160.2(c)4			DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[8] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM		
Office 202	Office space	165		3	45			DCV	NA: Area < 150ft² or design occupancy < 10 people
								Occ Sensor	Provided per §120.1(d)5
17	Total System Required Min OA CFM				45	18	Ventilation for this System Complies?		Yes
04		05			06			07	
System Name	SF-02-02	System Design OA CFM Airflow[1]		250	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
								Provided	
08	09	10	11	12	13	14	15	16	
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)3[3] & 160.2(c)3				Exh. Vent per 120.1(c)4 & 160.2(c)4			DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[8] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM		

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Fan Energy Index (FEI)

01	02	03
Name or Item Tag	FEI Exception	FEI
SF-01-01	Embedded Fan <SHP or <4.1kW	
ERV-01-01	Embedded Fan <SHP or <4.1kW	
ERV-01-02	Embedded Fan <SHP or <4.1kW	
SF-02-01	Embedded Fan <SHP or <4.1kW	
SF-02-02	Embedded Fan <SHP or <4.1kW	

I. SYSTEM CONTROLS

This table is used to demonstrate compliance with mandatory controls in 110.2 and 120.2 and prescriptive controls in 140.4(f) and (n), 170.2(c)4D 170.2(c)4L or requirements in 141.0(b)2E 180.2(b)2 for altered space conditioning systems.

01	02	03	04	05	06	07	08	09
System Name	System Zoning	Conditioned Floor Area Being Served (ft²)	Thermostats 110.2(b) & (c)[1], 120.2(a) 160.3(a)2A or 141.0(b)2E & 180.2(b)2	Shut-Off Controls 120.2(e) & 160.3(a)2D	Isolation Zone Controls 120.2(g) & 160.3(a)2F	Demand Response 110.12 120.2(b) & 160.3(a)2B	Supply Air Temp. Reset 140.4(f) & 170.2(c)4D	Window Interlocks per 140.4(n) & 170.2(c)4D
FCU-01-01	Single zone	<= 25,000 ft²	Setback	Occ. Sensor	NA: Single Zone	DR Tstat per 110.12	NA: Single Zone	NA: No operable windows
FCU-01-02	Single zone	<= 25,000 ft²	Setback	Occ. Sensor	NA: Single Zone	DR Tstat per 110.12	NA: Single Zone	NA: No operable windows
FCU-01-03	Single zone	<= 25,000 ft²	Setback	Occ. Sensor	NA: Single Zone	DR Tstat per 110.12	NA: Single Zone	NA: No operable windows
FCU-01-04	Single zone	<= 25,000 ft²	Setback	Occ. Sensor	NA: Single Zone	DR Tstat per 110.12	NA: Single Zone	NA: No operable windows
FC-01-05	Single zone	<= 25,000 ft²	Setback	Occ. Sensor	NA: Single Zone	DR Tstat per 110.12	NA: Single Zone	NA: No operable windows
FCU-02-01	Single zone	<= 25,000 ft²	Setback	Occ. Sensor	NA: Single Zone	DR Tstat per 110.12	NA: Single Zone	NA: No operable windows

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H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	ERV-01-02	Quantity	1	Fan System Status	New	System Zoning	DOAS <1.0 kW	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	600	Site Elevation	0	Economizer	NA: <=33 kBtu/h cooling
01	02	03	04						05	06	07	08	09	10	11
Fan Name or Item Tag	Fan Type	Qty	Component						Airflow through Component (%)	Water Gauge (w.g)	Allowance: Component Allowance	Allowance: Fan Allowance (watt/cfm)[3]	Design: Design Electrical Input Power Method	Design: Motor Nameplate Horsepower	Design: Design Electrical Input Power (kW)
ERV-01-02 Supply Fan		1											Manufacturer provided		0.4
ERV-01-02 Exhaust Fan		1											Manufacturer provided		0.4
									Fan System Allowance (kW)[3]				Fan System Electrical Output (kW)		0.8

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UNITED PLAYAZ PROJECT
1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

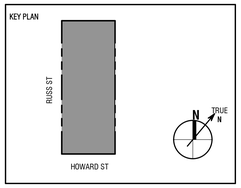
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



Seal / Signature:

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

TITLE-24 - MECHANICAL

Scale:

M0.04

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STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-MCH-E**
Project Name:	United Playaz Project	**Report Page:**	**(Page 17 of 18)**
		Date Prepared:	2023-04-24T18:13:24-04:00

Q. MANDATORY MEASURES DOCUMENTATION LOCATION

This table is used to indicate where mandatory measures are documented in the plan set or construction documentation.

01		02
Compliance with Mandatory Measures documented through MCH Mandatory Measures Note Block	No	Plan sheet or construction document location
03		04
Mandatory Measure		**Plan sheet or construction document location**
Heating Equipment Efficiency per 110.1		M0.01
Cooling Equipment Efficiency per 110.1		M0.01
Furnace Standby Loss Control per 110.2(d)		N/A
Duct Insulation per 120.4		M0.01
Heat Pump with Supplemental electric Resistance Heater Controls per 110.2(b)		N/A
The air duct and plenum system is designed per 120.4(a)-(f)		M0.01
Kitchen range hoods shall be rated for sound in accordance with Section 7.2 of ASHRAE 62.2		N/A

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-MCH-E**
Project Name:	United Playaz Project	**Report Page:**	**(Page 14 of 18)**
		Date Prepared:	2023-04-24T18:13:24-04:00

J. VENTILATION AND INDOOR AIR QUALITY

Meeting 201	Assembly- multiuse	420		8	210			DCV	NA: Area < 150ft² or design occupancy < 10 people
								Occ Sensor	Provided per §120.1(d)5
17	Total System Required Min OA CFM				210	18	Ventilation for this System Complies?		Yes

[1] FOOTNOTES: System CFM should include both mechanical and natural ventilation for the zone/system

[2] Air filtration requirements apply to the following three system types per 120.1(c)1A: space conditioning systems utilizing ducts to supply air to occupiable space; supply-only ventilation systems providing outside air to occupiable space; supply side of balanced ventilation systems including heat recovery and energy recovery ventilation systems providing outside air to occupiable space.

[3] Uniform Mechanical Code may have more stringent ventilation requirements; the most stringent code requirement takes precedence.

[4] See Standards Tables 120.1-A and 120.1-B.

[5] For lecture halls with fixed seating, the expected number of occupants shall be determined in accordance with the California Building Code.

[6] 120.2(e)3 requires systems serving rooms that are required by 130.1(c) to have lighting occupancy sensing controls to also have occupancy sensing zone controls for ventilation. Examples of spaces which require lighting occupancy sensors include offices 250ft² or smaller, multipurpose rooms less than 1,000 ft², classrooms, conference rooms, restrooms, aisles and open areas in warehouses, library book stack aisles, corridors, stairwells, parking garages, and loading and unloading zones, unless excepted by 130.1(c).

K. TERMINAL BOX CONTROLS

This table is used to demonstrate compliance with prescriptive zone control requirements in 140.4(d) & 170.2(c)4B.

01	02	03	04	05	06	07	08	09	10	11	12
		Design			Deadband Compliance			Reheated, Recooled, Mixed Air Compliance			
Zone/System/VAV Box Name or Item Tag	Zonal Control Strategy per 140.4(d)	Peak Primary Airflow CFM	Primary Air in Deadband CFM	Reheated Recooled Mixed Airflow CFM	Outside Air CFM	30% of Peak Primary Airflow CFM	Max Deadband Airflow CFM	50% of Peak Primary Airflow	1st Stage Modulates <=95 °F and Maintains DB Rate?	2nd Stage Modulates from DB Flow to Heating Max Flow?	Complies
ERV-01-01	NA: Pressurization control										Yes
ERV-01-02	NA: Pressurization control										Yes

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-MCH-E**
Project Name:	United Playaz Project	**Report Page:**	**(Page 18 of 18)**
Project Address:		**Date Prepared:**	2023-04-24T18:13:24-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Kasey Richards	Documentation Author Signature:
Company: PAE Consulting Engineers	Signature Date:
Address:	CEA/ HERS Certification Identification (if applicable):
City/State/Zip:	Phone:

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: JAMES BRADSHAW	Responsible Designer Signature:
Company: PAE Consulting Engineers	Date Signed: 2023-04-25
Address: 48 Golden Gate Ave,	License: M34110
City/State/Zip: San Francisco, CA 94102	Phone: (415) 544-7500

NOTE: GS3 SF GREEN BUILDING FORM INCLUDED WITH ARCHITECTURAL DRAWINGS. REFER TO ARCHITECTURAL SET.

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-MCH-E**
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		Date Prepared:	2023-04-24T18:13:24-04:00

L. DISTRIBUTION (DUCTWORK and PIPING)

This table is used to show compliance with mandatory pipe insulation requirements found in 120.3 and mandatory requirements found in 120.4(g) for duct sealing.

01	☐	Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be installed with a cover suitable for outdoor service. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space shall have a Class I or Class II vapor retarder. All penetrations and joints of which shall be sealed.

Duct Leakage Testing

The answers to the questions below apply to the following duct systems:	M0.01	**NR/ Common Use:** Duct leakage testing shall not exceed 6% per NA7.5.3 required for these systems?	No
		Dwelling Units: Total duct leakage of duct system shall not exceed 12% or duct system to outside shall not exceed 6% per RA3.1.4 required for systems?	—
		Duct leakage testing per CMC Section 603.10.1 required for these systems?	Yes

11	No	The scope of the project includes only duct systems serving healthcare facilities
12	Yes	Duct system provides conditioned air to an occupiable space for a constant volume, single zone, space-conditioning system.
13	Yes	The space conditioning system serves less than 5,000 ft² of conditioned floor area.
14	No	The combined surface area of the ducts is more than 25% of the total surface area of the entire duct system:
15	No	The scope of the project includes extending an existing duct system, which is constructed, insulated or sealed with asbestos.
16	No	The scope of the project includes an existing duct system that is documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in the Reference Nonresidential Appendix NA2.
17	Yes	All Ductwork and plenums with pressure class ratings shall be constructed to Seal Class A
18	No	All ductwork is an extension of an existing duct system
19	No	Ductwork serving individual dwelling unit
20	Yes	< 25 ft of new or replacement space conditioning ducts installed
21	R-2.1	Dust Insulation R-value

M. COOLING TOWERS

This section does not apply to this project.

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-MCH-E**
Project Name:	United Playaz Project	**Report Page:**	**(Page 16 of 18)**
		Date Prepared:	2023-04-24T18:13:24-04:00

N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title
NRCI-MCH-01-E - Must be submitted for all buildings

O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/

Form/Title	Systems/Spaces To Be Field Verified
NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap.	SF-01-01; ERV-01-01; ERV-01-02; SF-02-01; SF-02-02
NRCA-MCH-06-A Demand Control Ventilation Systems must be submitted for all systems required to employ demand controlled ventilation (refer to 120.1(c)3) can vary outside ventilation flow rates based on maintaining interior carbon dioxide (CO_2) concentration setpoints.	Meeting 1 104; Meeting 2 105
NRCA-MCH-19-A Occupancy Sensor Controls	FCU-01-01; FCU-01-02; FCU-01-03; FCU-01-04; FC-01-05; FCU-02-01; FCU-02-02; Waiting Area 101; Meeting 1 104; Meeting 2 105; Office 202; Meeting 201

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no NRCV forms required for this project.

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:

DCI Engineers
135 Main Street, Suite 1800
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PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:

Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

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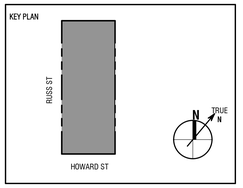

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Sheet Title:

TITLE-24 - MECHANICAL

Scale:

M0.05

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5.410.2 Commissioning. [N] New buildings 10,000 square feet and over. 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. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated by the *California Energy Code* Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the *California Energy Code*, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to *California Energy Code* Section 120.8 for commissioning requirements.

Commissioning requirements shall include:

1. Owner's or owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 does not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:

1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility 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). [N] 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. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. 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 shall be included.

5.410.2.4 Functional performance testing. [N] 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, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] 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.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:

1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:

1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the systems manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 Testing and adjusting. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.1 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the *California Energy Code*, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to *California Energy Code* Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, balance the system in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

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 guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

SECTION 5.504
POLLUTANT CONTROL

5.504.1 Temporary ventilation. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30 percent based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilating 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, water and debris which may enter the system.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exception: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

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 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, 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 120.1 (Requirements For Ventilation) of the *California Energy Code,* or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 Carbon dioxide (CO_2) monitoring. For buildings or additions equipped with demand control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the *California Energy Code,* Section 120.1(c)(4).

SECTION 5.303
INDOOR WATER USE

5.303.1 Meters. Separate submeters or metering devices shall be installed for the uses described in Sections 5.303.1.1 and 5.303.1.2.

5.303.1.1 New buildings or additions in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot-water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.2 Reserved.

5.303.3 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.

5.303.3.2.1 Wall-mounted urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads.

5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per cycle/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.4 Commercial kitchen equipment.

5.303.4.1 Food waste disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.

Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 Areas of addition or alteration. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Sections 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code,* and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

TABLE A5.303.2.2
WATER USE BASELINE[3]

FIXTURE TYPE	BASELINE FLOW RATE	DURATION	DAILY USES	OCCUPANTS[2]
Showerheads	2.0 gpm @ 80 psi	5 min.	1	X[2a]
Lavatory faucets nonresidential	0.5 gpm @ 60 psi	.25 min.	3	X
Kitchen faucets	1.8 gpm @ 60 psi	4 min.	1	X[2b]
Replacement aerators	2 gpm @ 60 psi			X
Wash fountains	1.8 gpm/20 [rim space (in.) @ 60 psi]			X
Metering faucets	0.20 gallons/cycle	.25 min.	3	X
Metering faucets for wash fountains	0.20 gallons/cycle/20 [rim space (in.) @ 60 psi]	.25 min.	1 male[1] 3 female	X
Gravity tank type water closets	1.28 gallons/flush	1 flush	1 male[1] 3 female	X
Flushometer tank water closets	1.28 gallons/flush	1 flush	1 male[1] 3 female	X
Flushometer valve water closets	1.28 gallons/flush	1 flush	1 male[1] 3 female	X
Electromechanical hydraulic water closets	1.28 gallons/flush	1 flush	1 male[1] 3 female	X
Urinals	0.5 or 0.125[4] gallons/flush	1 flush	2 male	X

1. The daily use number shall be increased to three if urinals are not installed in the room.
2. Refer to Table A, Chapter 4, 2019 *California Plumbing Code*, for occupant load factors.
   a. Shower use by occupants depends on the type of use of a building or portion of a building, e.g., total occupant load for a health club, but only a fraction of the occupants in an office building as determined by the anticipated number of users.
   b. Kitchen faucet use is determined by the occupant load of the area served by the fixture.
3. Use worksheet WS-1 to calculate baseline water use.
4. Floor-mounted urinals @ 0.5 GPF or wall-mounted urinals @ 0.125 GPF.

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

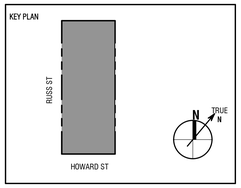
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



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BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

CALGREEN

Scale:

M0.06

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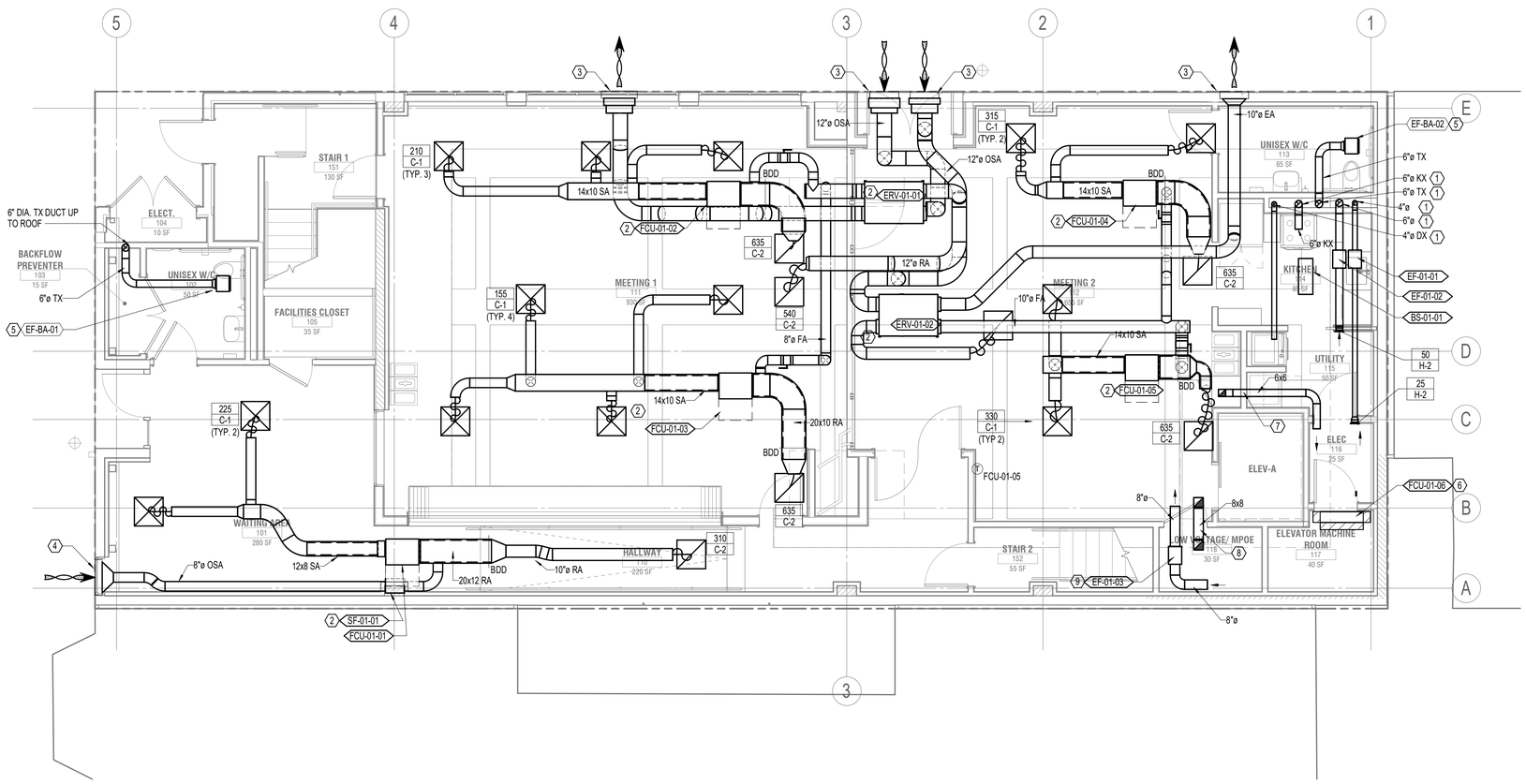
NOTES:

1. DUCT UP TO ROOF.
2. PROVIDE ACCESS PANEL FOR UNIT.
3. PROVIDE 1 SF NFA LOUNVER.
4. PROVIDE 0.5 SF NFA LOUVER.
5. PROVIDE WALL SWITCH FOR BATH FAN ACTIVATION.
6. MOUNT SPLIT SYSTEM UNIT ABOVE DOOR. DO NOT LOCATE SPLIT SYSTEM OR REFRIGERANT PIPING OVER ANY ELEVATOR CONTROL ROOM EQUIPMENT OR ELECTRICAL DEVICES.
7. PROVIDE 6"x6" TRANSFER AIR BOOT FOR MAKEUP AIR
8. PROVIDE 8"x8" TRANSFER AIR BOOT FOR MAKEUP AIR
9. COORDINATE FAN LOCATION WITH TECHNOLOGY EQUIPMENT WITHIN ROOM. DO NOT INSTALL FAN ABOVE EQUIPMENT. PROVIDE FAN WITH LINE VOLTAGE THERMOSTAT FOR OPERATION.

GENERAL NOTES:

A. ACOUSTIC LINING AND VIBRATION ISOLATION ARE INITAL ESTIMATES TO BE CONFIRMED BY PROJECT ACOUSTICIAN. NO ACOUSTIC NARRATIVE HAS BEEN RECEIVED BY PAE TO DATE.
B. DUCTWORK WILL BE LOCATED WITHIN THE OCCUPIED SPACE AND RUN PERPENDICULAR TO THE PERIMETER WALLS. ALL EXPOSED DUCTWORK WILL BE UNLINED EXCEPT FOR 5' OF DUCT DOWNSTREAM OF FAN COIL UNITS. REFER TO FLEXIBLE DUCT CONNECTION DETAILS FOR MAXIMUM LENGTH OF FLEX DUCT. FLEX DUCT SHALL ONLY BE INSTALLED OVER ACCESSIBLE CEILINGS.
C. ALL EXPOSED DUCTWORK SHALL BE REGULAR CONSTRUCTION. DUCTWORK TO BE NEAT IN APPEARANCE WITH ALL DUCTWORK SECTIONS AND JOINTS TO BE ALIGNED VERTICALLY AND HORIZONTALLY. ALL EXPOSED DUCTWORK DOWNSTREAM OF THE 5' ACOUSTICAL LINED DISCHARGE PLENUM SHALL BE SPIRAL CONSTRUCTION UON.
D. SURFACE OF ALL EXPOSED DUCTWORK SHALL BE CLEANED TO REMOVE ALL EXCESS DUCT SEALANT, DUCT LABELS AND MISCELLANEOUS MARKINGS.
E. ROUTE THERMOSTAT WIRES ON TOP OF DUCTWORK.
F. DENTED, SCRATCHED OR OTHERWISE DAMAGED DUCTWORK SHALL NOT BE ACCEPTED.
G. ALL DUCT FITTINGS INCLUDING ELBOWS, BRANCH TAPS. SPLITS ETC. ON EXPOSED DUCTWORK SHALL BE FACTORY-FABRICATED FITTINGS, FIELD CUT BRANCH TAPS SHALL NOT BE ACCEPTED.
H. ALL FACTORY-FABRICATED FITTINGS SHALL BE OF THE SAME MANUFACTURER AS THE DUCTWORK, AND THE SAME MATERIAL AND CONSTRUCTION AS THE DUCT WHICH IT IS INSTALLED.
I. DUCT HANGER ATTACHMENTS AND HANGER STRAP GAUGES SHALL CONFORM TO SMACNA. HANGERS SHALL BE SPACED AT EQUAL DISTANCES FOR ALL EXPOSED DUCTWORK. HANGER STRAPS SHALL BE INSTALLED FLUSH WITH THE SURFACE FOR DUCTWORK. HANGER STRAPS FROM DUCTWORK TO STRUCTURE SHALL BE ALIGNED PERPENDICULAR WITH THE DUCTWORK AND STRUCTURE ABOVE. PROVIDE A MINIMUM OF ONE HANGER STRAP PER SECTION OF DUCTWORK.
J. FLEXIBLE DUCTS SHALL NOT PENETRATE SOUND RATED CONSTRUCTION. S.A.D. FOR LOCATION OF SOUND RATED CONSTRUCTION.
K. SEE ARCHITECTURAL DRAWING FOR DETAILS RELATED TO ACOUSTICAL SEALING FOR ALL MEP PENETRATIONS ACROSS SOUND RATED CONSTRUCTION.
L. FLEXIBLE DUCTS SHALL NOT PENETRATE FIRE-RATED ASSEMBLIES, WALLS, FLOORS, OR CEILINGS PER CBC 717.7.
M. FACTORY-MADE FLEXIBLE AIR DUCTS AND CONNECTORS SHALL BE NOT MORE THAN 5 FEET IN LENGTH AND SHALL NOT BE USED IN LIEU OF RIGID ELBOWS OR FITTINGS PER CMC 603.4.1.
N. VOLUME CONTROL DAMPERS SHALL BE PROVIDED AT ALL MAIN BRANCH CONNECTIONS UPSTREAM OF DIFFUSERS. WHERE VOLUME CONTROL DAMPERS ARE LOCATED IN AN UNACCESSIBLE AREA, PROVIDE REMOTE CABLE DAMPER THAT SHALL BE ACCESSED FROM THE FACE OF THE DIFFUSER.
O. 5' OF 1" INTERIOR ACOUSTIC LINING TO BE INSTALLED AT EACH INLET AND OUTLET OF ALL FCUS AND ERVS.



1 FLOOR PLAN - LEVEL 1 - MECHANICAL
1/4" = 1'-0"

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
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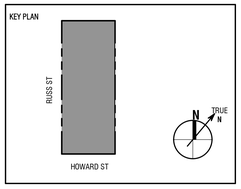
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



Seal / Signature:

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

FLOOR PLAN - LEVEL 1 - MECHANICAL

Scale: As indicated

M1.01

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NOTES:

1. RATED SHAFT AROUND TX DUCT WITHIN STAIRWELL IS REQUIRED.
2. DUCT UP TO ROOF.
3. PROVIDE ACCESS PANEL FOR UNIT.
4. PROVIDE WALL SWITCH FOR BATH FAN ACTIVATION.

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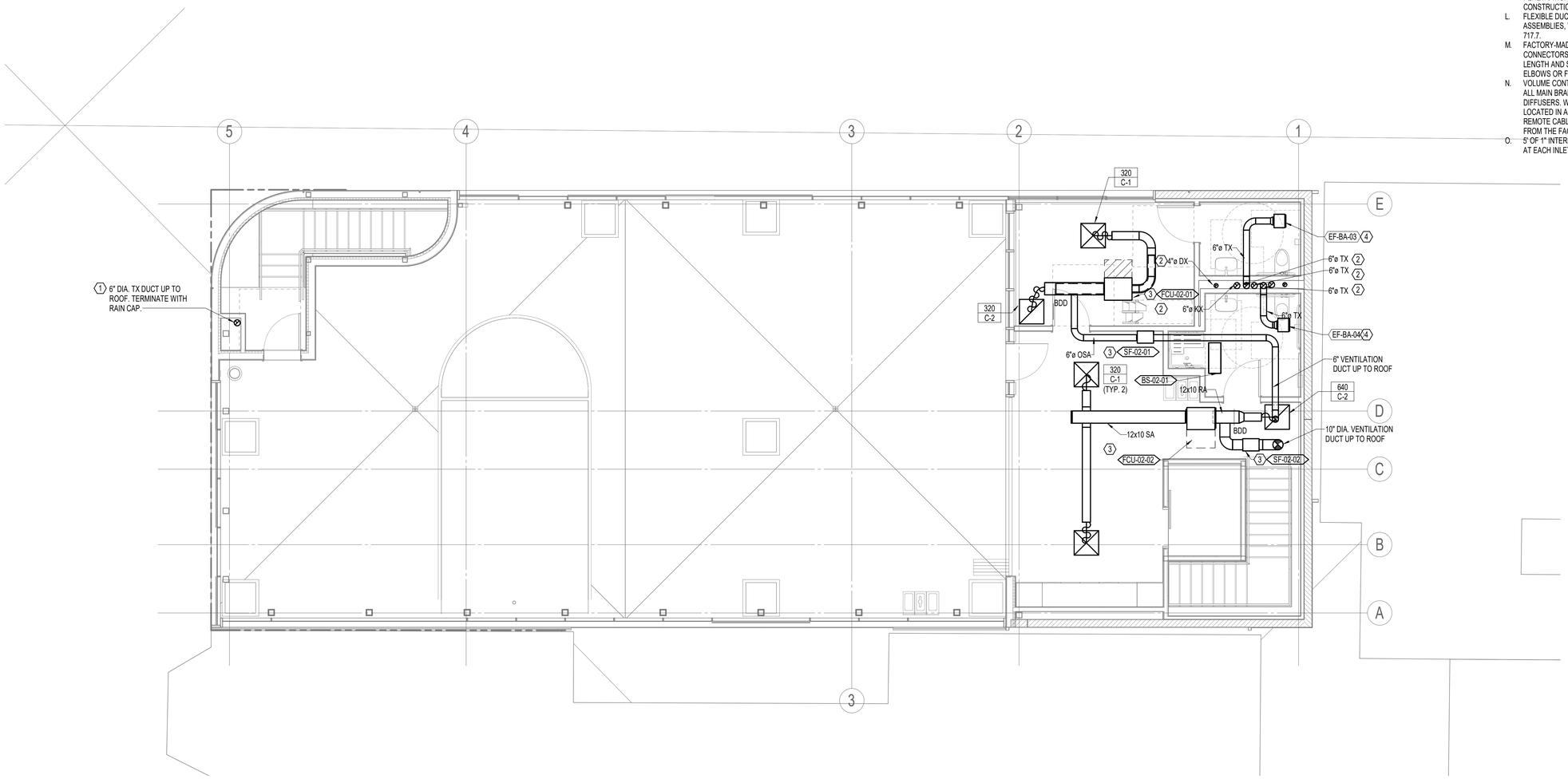

1 FLOOR PLAN - LEVEL 2 - MECHANICAL
1/4" = 1'-0"

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

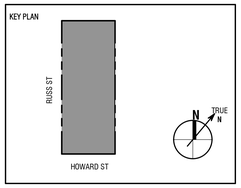
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



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BID DOCUMENTS

DATE: 06/30/2023

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RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

FLOOR PLAN - LEVEL 2 - MECHANICAL

Scale: As indicated

M1.02

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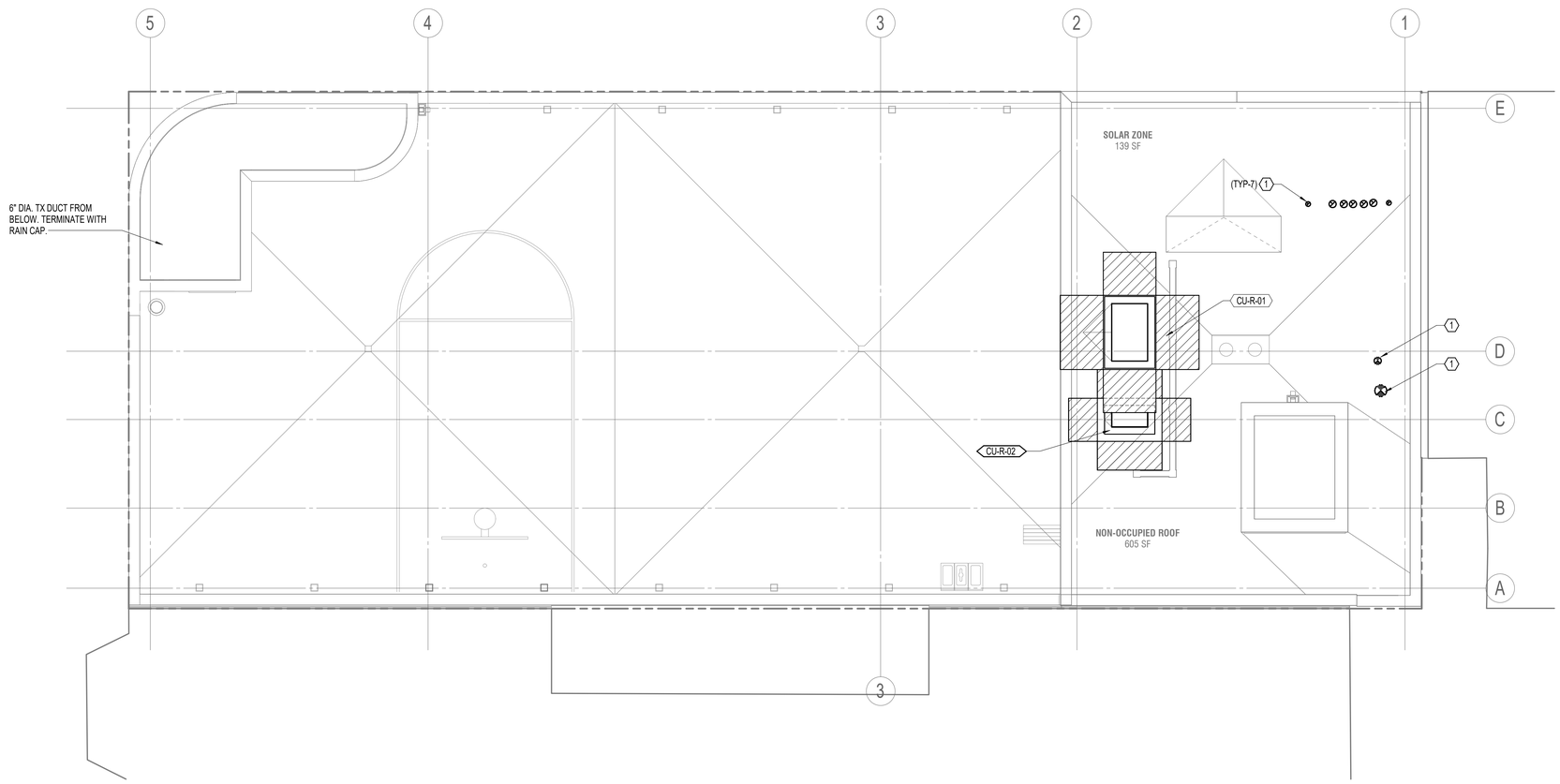
NOTES:

1. TERMINATE WITH ROOF CAP OR GOOSENECK FITTING AND WIRE MESH SCREEN. PROVIDE BACKDRAFT DAMPER.



1 FLOOR PLAN - LEVEL 2 - MECHANICAL
1/4" = 1'-0"

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:

DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:

PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:

The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:

Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:

LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:

PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:

Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

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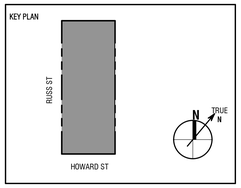

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BID DOCUMENTS

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1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

FLOOR PLAN - ROOF LEVEL - MECHANICAL

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

M1.03

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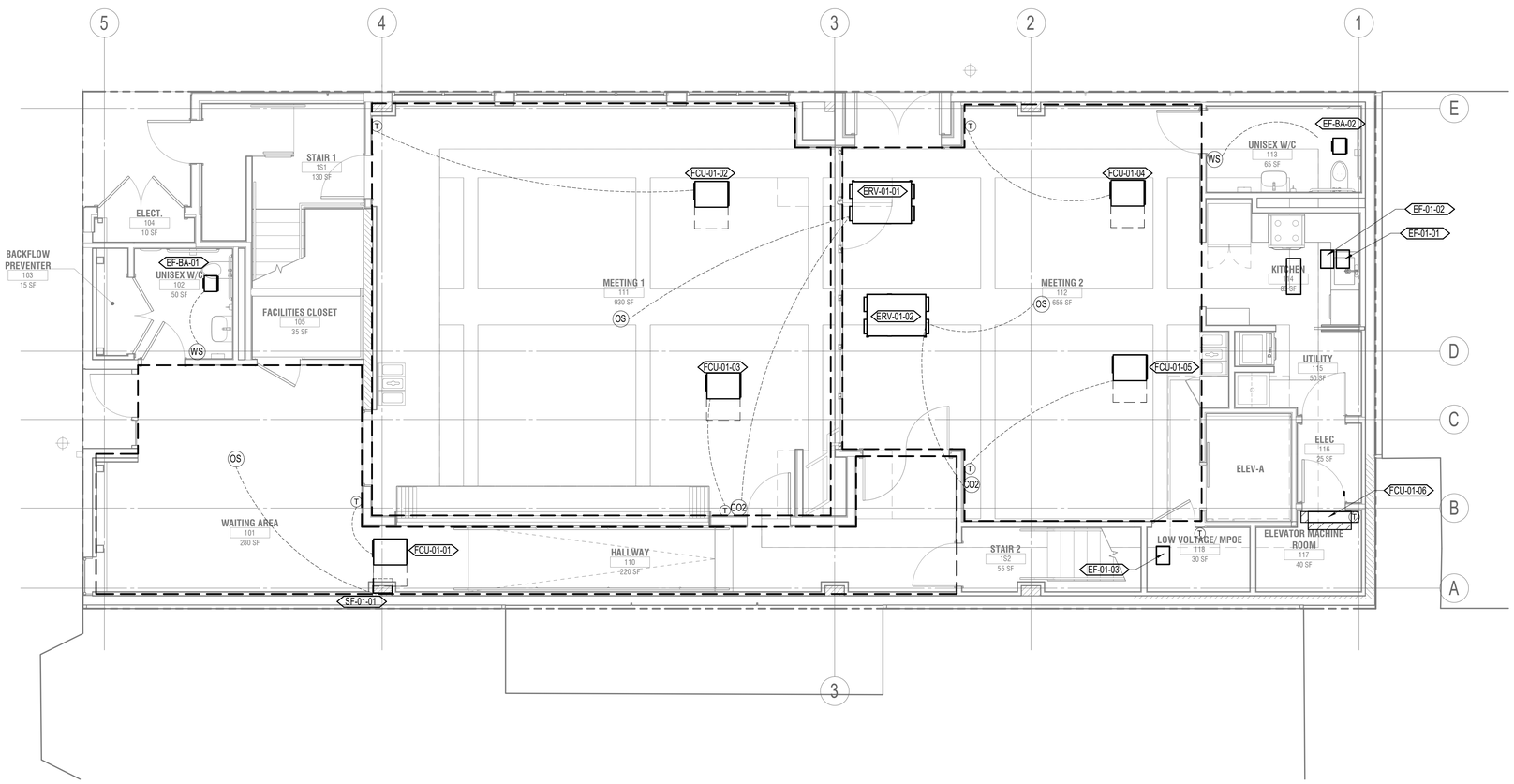

1 FLOOR PLAN - LEVEL 1 - MECHANICAL
1/4" = 1'-0"

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:

DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:

PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:

The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:

Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:

LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:

PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
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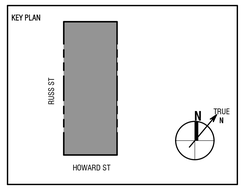
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



Seal / Signature:

BID DOCUMENTS

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	03/14/2023	SCHEMATIC DESIGN
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1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

FLOOR PLAN - LEVEL 1 - MECHANICAL ZONING

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

M2.01

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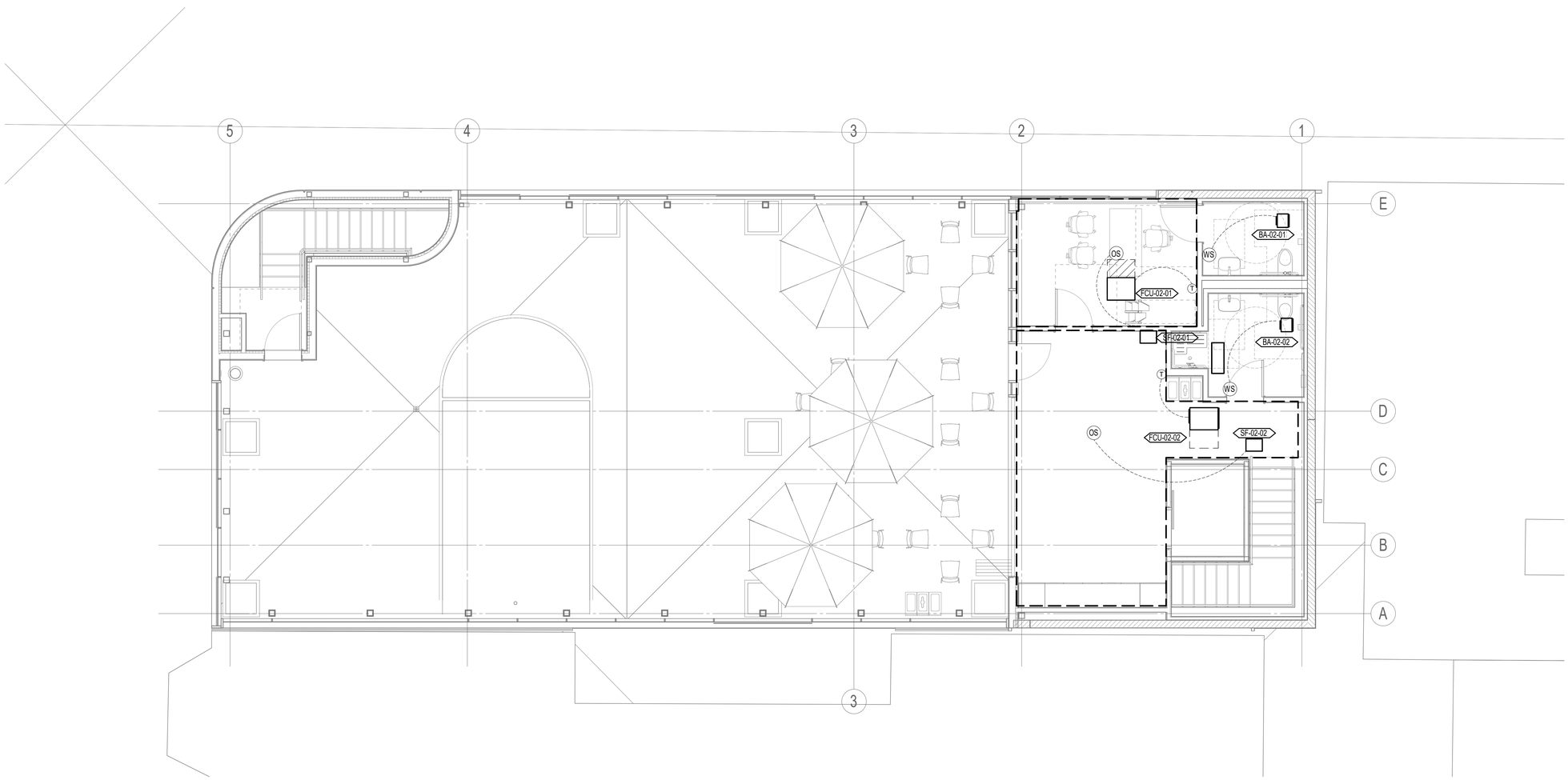

1 FLOOR PLAN - LEVEL 2 - MECHANICAL
1/4" = 1'-0"

7/18/2023 12:55:45 PM

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
135 Main St #1500
San Francisco, CA 94105
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Structural Engineer:

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130 Sutter Street, Suite 500,
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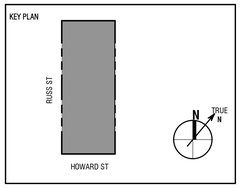
TEL. 415.470.5445

KEY PLAN



Seal / Signature:

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

FLOOR PLAN - LEVEL 2 - MECHANICAL ZONING

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

M2.02

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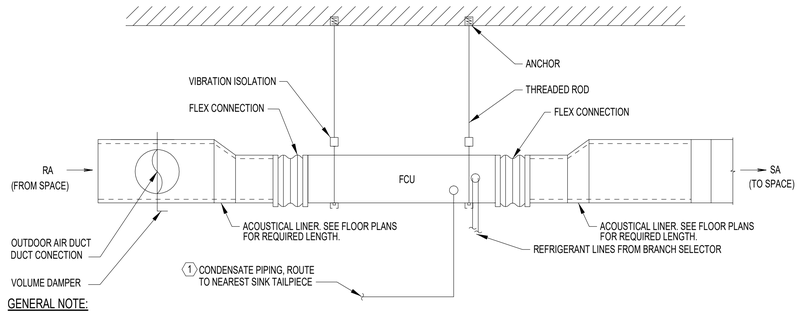


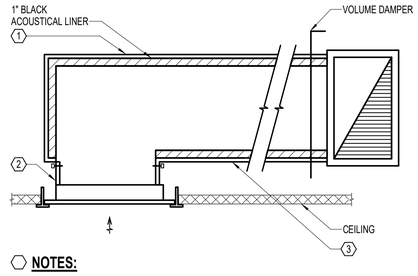
GENERAL NOTE:

A. ANCHORS TO BE EMBEDED IN STRUCTURE. COORDINATE ANCHOR LOCATIONS WITH STRUCTURAL.

NOTES:

1. UNIT PROVIDED WITH INTEGRAL CONDENSATE PUMP.

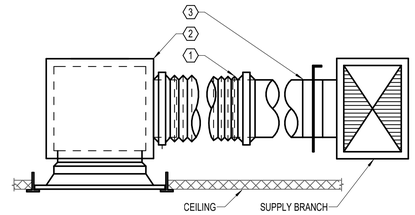
3 CEILING HUNG FAN COIL UNIT - DETAIL
NONE



NOTES:

1. SHEET METAL DUCT. SEE PLANS FOR SIZE.
2. NECK SIZE PER SCHEDULE.
3. EXTEND AND CONNECT TO RETURN/EXHAUST SYSTEM.

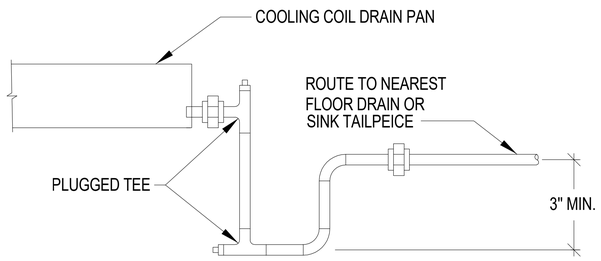
2 DUCTED RETURN/EXHAUST GRILLE
NONE



NOTES:

1. FLEX DUCT. 4' MAX LENGTH.
2. SHEETMETAL PLENUM SIZED 3-INCHES LARGER THAN DIFFUSER DUCT CONNECTION SIZE WITH 1-INCH BLACK DUCT LINER.
3. SPIN-IN FITTING WITH VOLUME DAMPER.

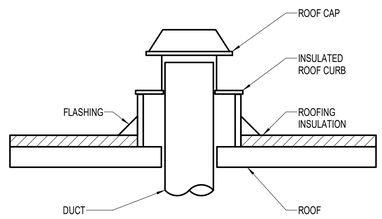
1 TYPICAL SQUARE NECK T-BAR DIFFUSER
NONE



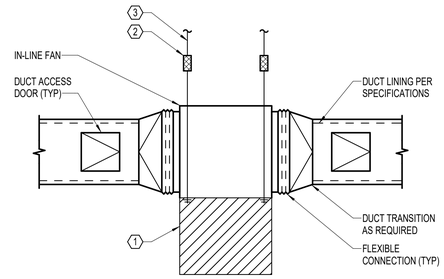
NOTES:

1. DRAIN SIZE IS OUTLET SIZE UNLESS SHOWN LARGER.

6 COIL DRAIN PIPING - DETAIL
NONE



5 ROOF CAP
NONE



NOTES:

1. MAINTAIN MANUFACTURER AND NATIONAL ELECTRIC CODE CLEARANCE AROUND FAN AND MOTOR FOR SERVICE.
2. SEISMIC RESTRAINT AND VIBRATION ISOLATION PER SPECIFICATIONS.
3. SUPPORT FROM STRUCTURE ABOVE (TYP).

4 IN-LINE FAN
NONE

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

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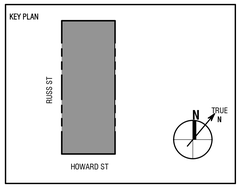

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DETAILS - MECHANICAL

Scale: As indicated

M5.01

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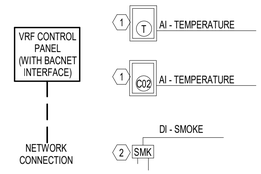
GENERAL SYSTEM CONTROLS AND SETPOINTS (AS APPLICABLE TO SYSTEMS AND SPACES)

1. GENERAL
   a. THE FOLLOWING OUTLINES THE SYSTEM LEVEL SETPOINTS AND INFORMATION FOR THE PROJECT.
   b. THE SEQUENCES OF OPERATION PRESENTED ARE INTENDED TO BE PERFORMANCE BASED. IMPLEMENTED CONTROL SEQUENCES THAT PROVIDE THE SAME FUNCTIONAL RESULT USING DIFFERENT DETAILED LOGIC ARE ACCEPTABLE PENDING ENGINEERS APPROVAL.
   c. ALL SETPOINTS AND VARIABLES LISTED OR REFERRED TO IN THE SEQUENCES OF OPERATION SHALL BE ADJUSTABLE VIA GRAPHICAL USER INTERFACE (GUI)
   d. ALL SETPOINTS ARE CONSIDERED INITIAL SETTINGS FOR STARTUP AND ARE SUBJECT TO ADJUSTMENT DURING PERFORMANCE TESTING TO MEET AS-BUILT CONDITIONS.
   e. ALL CONTROL POINTS LISTED ARE FOR TYPICAL EQUIPMENT UNLESS SPECIFICALLY NOTED OTHERWISE.
2) SCHEDULE OF OPERATION
   a. PROVIDE A SCHEDULE FOR EACH INDIVIDUAL AIR SYSTEM.
   b. PROVIDE SOFTWARE SERVICE OVERRIDE FOR EACH AIR SYSTEM.
3) INPUTS/OUTPUTS
   a. DIGITAL INPUTS (DI): TWO STATE SIGNAL FROM SENSING DEVICE TO CONTROL SYSTEM. EXAMPLES: ON/OFF, OPEN/CLOSE, ENABLE/DISABLE.
   b. DIGITAL OUTPUTS (DO): TWO STATE SIGNAL FROM CONTROL SYSTEM TO CONTROL DEVICE. EXAMPLES: ON/OFF, OPEN/CLOSE, ENABLE/DISABLE.
   c. ANALOG INPUTS (AI): LOW VOLTAGE, CURRENT, OR RESISTANCE SIGNAL FROM SENSING DEVICE TO CONTROL SYSTEM. EXAMPLES: 0 TO 10 VDC, 4 TO 20 MA.
   d. ANALOG OUTPUTS (AO): LOW VOLTAGE, CURRENT, OR RESISTANCE SIGNAL FROM CONTROL SYSTEM TO CONTROL DEVICE. EXAMPLES: 0 TO 10 VDC, 4 TO 20 MA.
   e. MULTI-STATE VARIABLES (MV): VARIABLES WITHIN THE CONTROL SYSTEM OR 3RD PARTY CONTROL SYSTEM (INTEGRATED) THAT HAVE MORE THAN TWO DISCRETE VALUES ASSOCIATED WITH THE VARIABLE. EXAMPLES: 1/0/-1, ON/OFF/AUTO, UNOCCUPIED/WARMUP/OCCUPIED/SETBACK, HEATING/COOLING/HEAT RECOVERY/OFF.
4) BUILDING STATIC PRESSURE
   a. SETPOINT: 0.03 INCHES OF WATER RELATIVE TO OUTDOORS (BASED ON FLOW OFFSET AS DETERMINED BY BALANCING AGENT).
5) ZONE TEMPERATURE CONTROL PARAMETERS
   a. DEADBAND:
      1. WHERE USED TO CONTROL BOTH HEATING AND COOLING PROVIDE A MINIMUM DEADBAND OF 5 DEGREES F BETWEEN HEATING AND COOLING SETPOINTS UNLESS OTHERWISE NOTED.
      2. WHEN ZONE TEMPERATURE IS WITHIN DEADBAND: HEATING AND COOLING ENERGY TO THE ZONE IS SET TO MINIMUM OR OFF.
   b. TEMPERATURE SENSORS WITH USER ADJUSTMENT CAPABILITY
      1. WARMER: INCREASE HEATING AND COOLING SETPOINTS BY 2 DEGREES F, MAXIMUM.
      2. COLDER: DECREASE HEATING AND COOLING SETPOINTS BY 2 DEGREES F, MAXIMUM.
6) OCCUPIED ZONE TEMPERATURE SETPOINTS
   a. OFFICE, MEETING ZONES
      1. HEATING SETPOINT: 70 DEGREES F
      2. COOLING SETPOINT: 75 DEGREES F
7) UNOCCUPIED TEMPERATURE SETPOINT (ALL SPACES):
   a. SETBACK: PROVIDE CONTROLS FOR EACH ZONE TO ALLOW THE SYSTEM TO OPERATE TO MAINTAIN THE FOLLOWING UNOCCUPIED SETPOINTS
      1. UNOCCUPIED HEATING SETPOINT: 55 DEGREES F
      2. UNOCCUPIED COOLING SETPOINT: 85 DEGREES F

VRV SPLIT SYSTEM (FC'S AND ACC'S)

1. OCCUPIED MODE:
   a. SYSTEM ENABLE/DISABLE:
      1. SYSTEM (ALL UNITS) SHALL BE ENABLED/DISABLE FOR OPERATION PER TIME-BASED SCHEDULE AND BASED ON OPTIMUM STARTUP REQUIREMENTS AS OUTLINED BELOW. PROVIDE SOFTWARE MANUAL ENABLE/DISABLE OVERRIDE FOR SCHEDULE AND OPTIMUM START SEQUENCES.
2. UNOCCUPIED
   a. SYSTEM ENABLE/DISABLE:
      1. SYSTEMS MONITORED, GROUPED BY FLOOR LEVEL, SHALL BE ENABLED/DISABLED DURING UNOCCUPIED MODE WHEN ANY SPACE TEMPERATURE EXCEEDS THE BUILDING UNOCCUPIED HEATING AND COOLING SETPOINTS. UNITS SHALL CONTROL TO THE OCCUPIED HEATING AND COOLING SETPOINTS. WHEN ALL SPACE TEMPERATURES FOR A GIVEN GROUP ACHIEVE UNOCCUPIED SETPOINTS WITHIN A (+/-) 2-DEGREE F DEAD BAND (HEATING AND COOLING RESPECTIVELY), DISABLE SYSTEM.
         1. UNOCCUPIED SETPOINTS (GLOBAL):
            a. REFER TO GENERAL SYSTEM CONTROLS AND SETPOINTS
3. OPTIMUM START MODE:
   a. PROVIDE OPTIMUM START PROGRAM WHICH INITIATES THE PRE-HEATING AND PRE-COOLING OF THE SPACES BASED ON THE AVERAGE SPACE TEMPERATURE SETPOINT AS COMPARED TO INDIVIDUAL ZONE TEMPERATURES. ALL (ADJUSTABLE, INDIVIDUAL ZONES CAN BE EXCLUDED) INDIVIDUAL SPACE TEMPERATURES, ZONED/GROUPED ON A FLOOR BY FLOOR BASIS, SHALL REACH THE AVERAGE OCCUPIED MODE SETPOINT WITHIN 10 MINUTES OF THE SCHEDULED START OF OCCUPANCY. PROGRAM SHALL COMPUTE UNIT START TIME AS A FUNCTION OF THE FOLLOWING PARAMETERS:
      1. OUTSIDE AIR TEMPERATURE
      2. SPACE TEMPERATURE
      3. BUILDING MASS, QUANTIFIED AS A VARIABLE REPRESENTING THERMIC RESPONSE.
      4. HISTORICAL PERFORMANCE OF WARM-UP AND COOL-DOWN MODES.
      5. AVERAGE OCCUPIED MODE SETPOINT: 68 DEGREES-F
4. FAN COIL UNITS:
   a. UNIT ENABLED:
      1. ONCE UNITS ARE ENABLED THEY SHALL CONTROL TO LOCAL UNIT OCCUPIED HEATING AND COOLING SETPOINTS PER MANUFACTURES CONTROL ALGORITHMS.
      2. FAN SPEEDS SHALL STAGE AS INDICATED BY MANUF. CONTROLS.
      3. OCCUPIED SETPOINTS:
         1. REFER TO GENERAL SYSTEM CONTROLS AND SETPOINTS
5. ALARMS AND SAFETIES:
   a. FAN FAILURE ALARM: WHEN FAN IS ENABLED AND RUN STATUS INDICATES FAN IS OFF AFTER 5 MINUTES (INITIAL SETTING), GENERATE ALARM.
   b. UNIT ALARM: GENERATE ALARM IF GENERAL UNIT FAULT ALARM IS ACTIVE
   c. SMOKE DETECTOR ALARM: WHEN SMOKE DETECTOR IS ACTIVE, SHUTDOWN FAN COIL UNIT FAN, AND GENERATE ALARM.



NOTES:

1. VRV THERMOSTAT (OR COMBINATION THERMOSTAT/CO2 SENSOR) IN EACH SPACE CONTROLLABLE AT BMS. REFER TO FLOOR PLANS FOR LOCATION & QUANTITY.
2. PROVIDE DUCT MOUNTED SMOKE DETECTOR FOR ALL FAN COIL UNITS, WIRED TO SHUTDOWN THE UNIT UPON DETECTION OF SMOKE. INTEGRATE DETECTOR TO FIRE-ALARM SYSTEM.

1 VRV SYSTEM CONTROL DIAGRAM
NONE

ENERGY RECOVERY VENTILATOR UNIT (ERV SYSTEMS)

1. GENERAL
   a. ALL CONTROL POINTS INDICATED ARE FOR TYPICAL EQUIPMENT UNLESS SPECIFICALLY NOTED OTHERWISE.
   b. ALL SETPOINTS AND VARIABLES INDICATED BELOW, TO BE ADJUSTABLE AND SHOWN ON GRAPHICAL USER INTERFACE (GUI).
   c. THE SEQUENCES OF OPERATION PRESENTED ARE INTENDED TO BE PERFORMANCE BASED. IMPLEMENTED CONTROL SEQUENCES THAT PROVIDE THE SAME FUNCTIONAL RESULT USING DIFFERENT DETAILED LOGIC ARE ACCEPTABLE PENDING ENGINEERS APPROVAL.

2) SCHEDULE OF OPERATION
   a. PROVIDE AN OPERATING SCHEDULE FOR EACH INDIVIDUAL AIR SYSTEM.

3) SYSTEM SETPOINTS:
   a. BUILDING STATIC PRESSURE
      1. SETPOINT: 0.05 INCHES OF WATER RELATIVE TO OUTDOORS.

   b) VARIABLE FREQUENCY DRIVES:
      1. MAXIMUM SPEED SETPOINT: 100 PERCENT CONTROL SIGNAL, 60 HZ OR GREATER AS DETERMINED BY BALANCER.
      2. MINIMUM SPEED SETPOINT: 20 PERCENT CONTROL SIGNAL, 12 HZ.

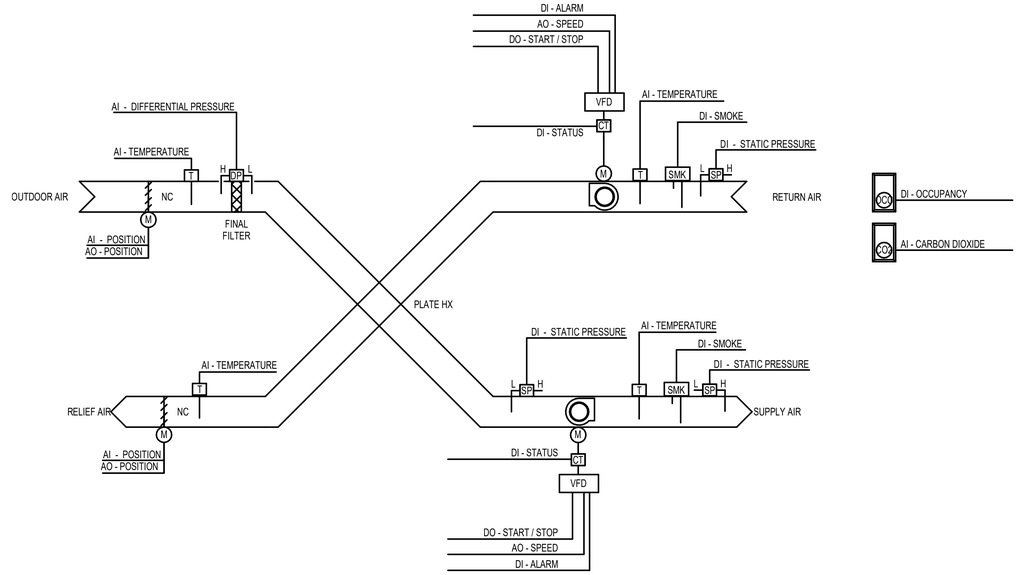
   c) SUPPLY AIR DUCT STATIC PRESSURE RESET:
      1. MAXIMUM SETPOINT: 2.0 INH2O
      2. MINIMUM SETPOINT: 0.5 INH2O

   d) FILTER ALARM SETPOINTS:
      1. FINAL FILTER: 0.75 INH2O

4) OCCUPIED MODE
   a. SYSTEM ENABLE/DISABLE:
      1. SYSTEM SHALL BE ENABLED FOR OPERATION PER TIME-BASED SCHEDULE OR BY LOCAL ZONE OVERRIDE.
   b. SUPPLY FAN CONTROL:
      1. FAN ENABLED:
         1. MODULATE FAN SPEED BETWEEN THE MINIMUM VFD SPEED SETPOINT AND MAXIMUM VFD SPEED SET POINT TO MAINTAIN THE SUPPLY AIR DUCT STATIC PRESSURE SETPOINT.
      2. FAN DISABLED:
         1. WHEN SMOKE DETECTOR ALARM STATUS IS ACTIVE.
         2. DISABLED CONDITION:
            a. SUPPLY FAN IS COMMANDED OFF,
            b. VFD SPEED = 0 PERCENT.
         3. MINIMUM CYCLE TIME FOR FANS TO RESTART SHALL BE 5 MINUTES.
   c. EXHAUST FAN CONTROL:
      1. FAN ENABLED:
         1. MODULATE FAN SPEED BETWEEN THE MINIMUM VFD SPEED SETPOINT AND MAXIMUM VFD SPEED SET POINT TO TRACK WITH THE SUPPLY FAN SPEED.
      2. FAN DISABLED:
         1. WHEN SMOKE DETECTOR ALARM STATUS IS ACTIVE.
         2. DISABLED CONDITION:
            a. EXHAUST FAN IS COMMANDED OFF,
            b. VFD SPEED = 0 PERCENT.
         3. MINIMUM CYCLE TIME FOR FANS TO RESTART SHALL BE 5 MINUTES.

5) UNOCCUPIED MODE
   a. SYSTEM ENABLE/DISABLE:
      1. SYSTEM SHALL BE DISABLED FOR OPERATION PER TIME-BASED SCHEDULE AND WHEN ALL LOCAL OCCUPANT OVERRIDE TIMERS EXPIRE.
   b. SUPPLY FAN CONTROL:
      1. FAN DISABLED:
         1. DISABLED CONDITION:
            a. INDIVIDUAL SUPPLY FAN IS COMMANDED OFF,
            b. VFD SPEED = 0 PERCENT.
   c. EXHAUST FAN CONTROL:
      1. DISABLED CONDITION:
         a. INDIVIDUAL RETURN FAN IS COMMANDED OFF,
         b. VFD SPEED = 0 PERCENT.
   d. ECONOMIZER CONTROL:
      1. CORE BY-PASS DAMPER FULLY OPEN.

6) ALARMS AND SAFETIES:
   a. FAN FAILURE ALARM: WHEN FAN IS ENABLED AND RUN STATUS INDICATES FAN IS OFF AFTER 5 MINUTES, GENERATE ALARM.
   b. VFD ALARM: GENERATE ALARM WHEN EQUIPMENT GENERAL ALARM IS ACTIVE.
   c. VFD-IN-HAND ALARM: GENERATE ALARM IF VFD HAS BEEN PLACE IN "HAND" OPERATION.
   d. FILTER ALARM: GENERATE AN ALARM WHEN DIFFERENTIAL PRESSURE ACROSS FILTER BANK IS GREATER THAN THE ALARM SETPOINT AFTER 30 MINUTES.
   e. OSA AIRFLOW ALARM: GENERATE ALARM WHEN AIR FLOW IS GREATER THAN (+/-)10 PERCENT OF THE ACTIVE SETPOINT.
   f. SUPPLY AIRFLOW ALARM: GENERATE ALARM WHEN AIRFLOW READINGS INDICATE A DEVICE FAILURE.
   g. DAMPER POSITIONS ALARM (ANALOG FEEDBACK): GENERATE ALARM WHEN ACTUAL DAMPER POSITION IS GREATER THAN (+/-) 5 PERCENT OF THE COMMANDED DAMPER POSITION AFTER 5 MINUTES.
   h. MIXED AIR TEMPERATURE ALARM: GENERATE ALARM IF THE MIXED AIR TEMPERATURE IS LESS THAN 40 DEGREES F FOR MORE THAN 5 MINUTES.
   i. SUPPLY AIR PRESSURE ALARM: WHEN UNIT IS IN OPERATION AND CONTROLLING TO MAINTAIN THE SUPPLY AIR PRESSURE SETPOINT, GENERATE ALARM IF THE SUPPLY AIR PRESSURE IS GREATER THAN (+/-) 0.3 INH2O FROM THE SETPOINT, AFTER 5 MINUTES.
   j. SMOKE DETECTOR ALARM: GENERATE ALARM WHEN DETECTOR IS ACTIVE AND PLACE UNIT IN UNOCCUPIED MODE.
   k. GENERAL FIRE ALARM: GENERATE ALARM WHEN GENERAL FIRE ALARM SIGNAL IS ACTIVE AND PLACE UNIT IN UNOCCUPIED MODE.



2 ERV CONTROL DIAGRAM
NONE

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UNITED PLAYAZ PROJECT
1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
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Salter
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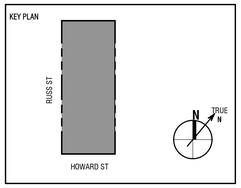

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CONTROLS - MECHANICAL

Scale: NONE

M7.01

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STANDARD ABBREVIATIONS

AD	AREA DRAIN	IE	INVERT ELEVATION
ADA	AMERICANS WITH DISABILITIES ACT	IN	INCH, INCHES
AF	AIR/OIL	INSUL	INSULATION
AFF	ABOVE FINISHED FLOOR	IPS	IRON PIPE SIZE
AHP	APPARATUS HOUSING PLENUM	ISO	ISOMETRIC
AL	ALUMINUM	ISOL	ISOLATOR, ISOLATION
ALT	ALTERNATIVE	JP	JOCKEY PUMP
AP	ACCESS PANEL	KW	KILOWATT
APD	AIR PRSSURE DROP	KWH	KILOWATT HOUR
APPROX	APPROXIMATELY	L	LENGTH
ARCH	ARCHITECT, ARCHITECTURAL	LAT	LEAVING AIR TEMP
AS	AUTOMATIC SPRINKLER	LAV	LAVATORY
AUTO	AUTOMATIC	LB	POUND
BDD	BACKDRAFT DAMPER	LDB	LEAVING DRY BULB
BFF	BELOW FINISHED FLOOR	LF	LINEAR FEET
BHP	BREAK HORESPOWER	LFT	LEAVING FLUID TEMPERATURE
BI	BACKWARD INCLINED	LVG	LEAVING
BLDG	BUILDING	LWB	LEAVING WET BULB
BOP	BOTTOM OF PIPE	LWT	LEAVING WATER TEMPERATURE
BOS	BOTTOM OF STRUCTURE	MAX	MAXIMUM
BSMT	BASEMENT	MBH	THOUSAND BTU PER HOUR
BTU	BRITISH THERMAL UNIT	MCA	MINIMUM CIRCUIT AMPACITY
BTUH	BRITISH THERMAL UNITS PER HOUR	MECH	MECHANICAL
BTV	BUTTERFLY VALVE	MERV	MINIMUM EFFICIENCY REPORTING VALUE
BV	BALANCING VALVE	MFR	MANUFACTURER
CALC	CALCULATION	MIN	MINIMUM
CB	CATCH BASIN	MISC	MISCELLANEOUS
CFH	CUBIC FEET PER HOUR	MOCP	MAXIMUM OVERCURRENT PROTECTION
CFM	CUBIC FEET PER MINUTE	MS	MOP SINK
CFS	CUBIC FEET PER SECOND	MTD	MOUNTED
CI	CAST IRON	NC	NORMALLY CLOSED
CL	CENTERLINE	NIC	NOT IN CONTRACT
CLG	CEILING OR COOLING	NO	NORMALLY OPEN
CO	CLEANOUT	NPS	NOMINAL PIPE SIZE
CONC	CONCRETE	NRS	NON-RISING STEM
CONN	CONNECT, CONNECTION	NTS	NOT TO SCALE
CONT	CONTINUED, CONTINUATION	OAT	OUTSIDE AIR TEMPERATURE
CP	CIRCULATING PUMP	OC	ON CENTER DISTANCE
CTG	CLEANOUT TO GRADE	OD	OVERFLOW DRAIN
CV	CHECK VALVE	OS&Y	OUTSIDE SCREW & YOKE GATE VALVE
DB	DRY BULB	OSA	OUTSIDE AIR
DDC	DIRECT DIGITAL CONTROL	PD	PLANTER DRAIN
DEFL	DEFLECTION	P/FT	PITCH PER FOOT
DF	DRINKING FOUNTAIN	PG	PRESSURE GAUGE
DFU	DRAINAGE FIXTURE UNIT	PH	PHASE
DI	DEIONIZED	PIV	POST INDICATING VALVE
DIA	DIAMETER	PP	POLYPROPYLENE
DIP	DUCTILE IRON PIPE	PRV	PRESSURE REDUCING VALVE
DN	DOWN (PENETRATES FLOOR)	PS	PRESSURE SWITCH
DP	DEW POINT	PSI	POUNDS PER SQUARE INCH
DR	DRAIN	PSIG	POUNDS PER SQUARE INCH (GAUGE)
DV	DRAIN VALVE	PVC	POLYVINYL CHLORIDE
DROP	DROP (WITHIN FLOOR)	PVS	PVC COATED STEEL
DWID	DOUBLE WIDTH DOUBLE INLET	R, RAD	RADIUS
DWG	DRAWING	RA	RELIEF AIR
(E), EXIST	EXISTING	RD	ROOF DRAIN
EAT	ENTERING AIR TEMPERATURE	RET	RETURN AIR
EC	EXTENDED COVERAGE	REV	REVISION
ECM	ELECTRONICALLY COMMUTATED MOTOR	RH	RELATIVE HUMIDITY
EDB	ENTERING DRY BULB	RISE	RISE (WITHIN FLOOR)
EEW	EMERGENCY EYE WASH	RM	ROOF MANIFOLD
EFF	EFFICIENCY	RN	RISER NIPPLE
EFT	ENTERING FLUID TEMPERATURE	RPM	REVOLUTIONS PER MINUTE
ELEC	ELECTRIC, ELECTRICAL	S	SINK
ELEV	ELEVATION	SA	SUPPLY AIR
ENGR	ENGINEER	SB	SWAY BRACE
EQ	EQUAL	SCFM	STANDARD CUBIC FEET PER MINUTE
EQUIP	EQUIPMENT	SD	SHOWER DRAIN (PLUMBING)
ES	EMERGENCY SHOWER	SD	SMOKE DAMPER (MECHANICAL)
ESP	EXTERNAL STATIC PRESSURE	SE	SEWAGE EJECTOR
ET	EXPANSION TANK	SECT	SECTION
EWB	ENTERING WET BULB	SENS	SENSIBLE
EWC	ELECTRIC WATER COOLER	SF	SQUARE FOOT, SQUARE FEET
EWH	ELECTRIC WATER HEATER	SH	SHOWER
EWT	ENTERING WATER TEMPERATURE	SIM	SIMILAR
EX	EXTRACTOR	SOV	SHUTOFF VALVE
EXP	EXPANSION	SP	STATIC PRESSURE
EXH	EXHAUST OR EXHAUST AIR	SPEC	SPECIFICATION
F	DEGREES FAHRENHEIT	SQ	SQUARE
FC	FORWARD CURVED	SQ IN	SQUARE INCH, SQUARE INCHES
FCO	FLOOR CLEANOUT	SS	STAINLESS STEEL (ALL)
FD	FIRE DAMPER (MECHANICAL)	SSP	STANDARD SPRAY PENDENT
FD	FLOOR DRAIN (PLUMBING)	SSU	STANDARD SPRAY UPRIGHT
FDC	FIRE DEPARTMENT CONNECTION	STL	STEEL
FFE	FINISHED FLOOR ELEVATION	STRUCT	STRUCTURE, STRUCTURAL
FIG	FIGURE	SWP	SINGLE WALL PLENUM
FL	FLOOR	SWSI	SINGLE WIDTH SINGLE INLET
FLA	FULL LOAD AMPACITY	TD	TRENCH DRAIN
FLEX	FLEXIBLE	TDH	TOTAL DISCHARGE HEAD
FP	FIRE PUMP	TDL	TOTAL DEVELOPED LENGTH
FPD	FLUID PRESSURE DROP	TEMP	TEMPERATURE
FPM	FEET PER MINUTE	TMV	THERMOSTATIC MIXING VALVE
FPS	FEET PER SECOND	TOP	TOP OF PIPE
FS	FLOOR SINK	TP	TRAP PRIMER VALVE
FSD	FIRE SMOKE DAMPER	TS	TAMPER SWITCH
FT	FEET/FOOT	TSP	TOTAL STATIC PRESSURE
FTR	FINNED TUBE RADIATOR	TYP	TYPICAL
FLT	FLUSH TANK	U	URINAL
FU	FIXTURE UNIT	UG	UNDERGROUND
FV	FLUSH VALVE	UP	UP (PENETRATES FLOOR SLAB)
(F)	FUTURE	UON	UNLESS OTHERWISE NOTED
G	GRADE	V	VOLTS
GA	GAGE/GAUGE	VB	VACUUM BREAKER
GAL	GALLON	VD	VOLUME DAMPER
GALV	GALVANIZED	VEL	VELOCITY
GLY	GLYCOL	VERT	VERTICAL
GH	GROUND HYDRANT	VFD	VARIABLE FREQUENCY DRIVE
GPH	GALLONS PER HOUR	VTR	VENT THROUGH ROOF
GPM	GALLONS PER MINUTE	W	WIDTH
GV	GATE VALVE	WB	WET BULB
H	HEIGHT	WC	WATER CLOSET
HB	HOSE BIBB	WCO	WALL CLEANOUT
HD	HUB DRAIN	WFU	WATER FIXTURE UNITS
HORIZ	HORIZONTAL	WG	WATER GAUGE
HP	HORSEPOWER	WH	WALL HYDRANT
HR	HOUR	WHA	WATER HAMMER ARRESTOR
HSW	HORIZONTAL SIDE WALL	WPD	WATER PRESSURE DROP
HT	HEAT TRACE	WTD	WATER TEMPERATURE DROP
HTG	HEATING	WTR	WATER TEMPERATURE RISE
HV	HOSE VALVE	W/	WITH
HVC	HOSE VALVE CABINET	W/O	WITHOUT
ID	INSIDE DIAMETER, INSIDE DIMENSION		

PLUMBING PIPING

W	WASTE ABOVE GRADE
W	WASTE BELOW GRADE
PW	PUMPED WASTE ABOVE GRADE
PW	PUMPED WASTE BELOW GRADE
SD	STORM DRAIN ABOVE GRADE
SD	STORM DRAIN BELOW GRADE
PSD	PUMPED STORM DRAIN ABOVE GRADE
PSD	PUMPED STORM DRAIN BELOW GRADE
OD	OVERFLOW DRAIN ABOVE GRADE
OD	OVERFLOW DRAIN BELOW GRADE
GW	GREASE WASTE ABOVE GRADE
GW	GREASE WASTE BELOW GRADE
GV	GREASE VENT
D	DRAIN (CONDENSATE/INDIRECT)
V	VENT
CW	COLD WATER
HW	HOT WATER
RHW	RECIRCULATING HOT WATER
TW	TEMPERED WATER
HTW	HIGH TEMPERATURE HOT WATER
RHTW	HIGH TEMPERATURE RECIRCULATING HOT WATER
RTW	RECIRCULATING TEMPERED WATER
ICW	INDUSTRIAL COLD WATER
IHW	INDUSTRIAL HOT WATER
IRHW	INDUSTRIAL RECIRCULATING HOT WATER
G	NATURAL GAS (LOW PRESSURE)
MG	NATURAL GAS (MEDIUM PRESSURE)
GV	GAS VENT
FOF	FUEL OIL FILL
FOR	FUEL OIL RETURN
FOS	FUEL OIL SUPPLY
FOV	FUEL OIL VENT
IRR	IRRIGATION
NPW	NON-POTABLE WATER
LP	LOW PRESSURE COLD WATER
LP	LOW PRESSURE HOT WATER
LP	LOW PRESSURE RECIRCULATING HOT WATER
HP	HIGH PRESSURE COLD WATER
HP	HIGH PRESSURE HOT WATER
HP	HIGH PRESSURE RECIRCULATING HOT WATER
DWS	DRINKING WATER SUPPLY (CHILLED)
DWR	DRINKING WATER RETURN (CHILLED)
IW	ICE WATER
WW	WELL WATER
AV	ACID VENT
AW	ACID WASTE ABOVE GRADE
AW	ACID WASTE BELOW GRADE
DIS	DEIONIZED WATER SUPPLY
DIR	DEIONIZED WATER RETURN
DRC	DEIONIZED WATER RECLAIM
EWS	EMERGENCY EYEWASH & SHOWER
DS	DISTILLED WATER
RO	REVERSE OSMOSIS WATER
ROR	REVERSE OSMOSIS RECIRCULATED WATER
SHWS	SOLAR HOT WATER SUPPLY
SHWR	SOLAR HOT WATER RETURN
DA	DENTAL AIR
DV	DENTAL VACUUM
FW	FLUORIDE WASTE ABOVE GRADE
FW	FLUORIDE WASTE BELOW GRADE
SR	SILVER RECOVERY
MA	MEDICAL AIR
MAI	MEDICAL AIR INTAKE
MV	MEDICAL VACUUM
MVE	MEDICAL EVACUATION EXHAUST
MVEX	MEDICAL VACUUM EXHAUST
WAGD	WASTE ANESTHETIC GAS DISPOSAL
N2O	NITROUS OXIDE
O2	OXYGEN
IA	INSTRUMENT AIR
IAI	INSTRUMENT AIR INTAKE
A	COMPRESSED AIR
AR	ARGON
ATV	ATMOSPHERIC VENT
CAS	CLEAN AIR SUPPLY
CBG	CARBOGEN
CDA	CLEAN DRY AIR
CHL	CHLORINE
CO2	CARBON DIOXIDE
DCL	DECHLORINATED WATER
HPA	HIGH PURITY AIR
H2	HYDROGEN
N2	NITROGEN
LP	LIQUEFIED PETROLEUM
LV	LAB VACUUM
LN2	LIQUID NITROGEN
LW	LAB WASTE ABOVE GRADE
LW	LAB WASTE BELOW GRADE
LWV	LAB VENT
PCW	PROCESS COLD WATER
PGW	PROCESS GREY WATER
PT	PNEUMATIC TUBE
SL	SLURRY LINE
PD	PUMPED DISCHARGE
VPD	VACUUM PUMP DISCHARGE
ADV	ALUMINUM DUST VACUUM
CV	HOUSECLEANING VACUUM
DMV	DRY MOP VACUUM
EV	EVACUATION VACUUM
PV	PROCESS VACUUM
WMV	WET MOP VACUUM

PLUMBING SPECIALITIES

- CLEANOUT
- FLOOR CLEANOUT
- CLEANOUT TO GRADE
- WALL CLEANOUT
- AREA DRAIN
- CATCH BASIN
- FLOOR DRAIN
- OVERFLOW ROOF DRAIN
- ROOF DRAIN
- TRENCH SHOWER DRAIN
- TRENCH DRAIN
- HOSE BIBB
- GROUND HYDRANT
- WALL HYDRANT
- FLOOR SINK
- THRUST BLOCK

SYMBOLS

A	ACCESS PANEL	#	NUMBERED NOTE
	POINT OF CONNECTION	X	REMOVE EXISTING
E	EXISTING TO REMAIN	K	CAP EXISTING / CAP FOR FUTURE
B	BELOW GRADE / FLOOR	R	RELOCATE EXISTING
1	REVISION NUMBER	F	FUTURE

EQUIPMENT

- XX-XXX: UNIT NUMBER; FLOOR UNIT IS LOCATED ON; EQUIPMENT TYPE
- XXXX-XX-XXXXX: UNIT NUMBER; FLOOR UNIT IS LOCATED ON; EQUIPMENT TYPE

EQUIPMENT PROVIDED BY OTHERS

- XXX: TAG NUMBER

FIXTURES

- XX-XXX
- XXX: FIXTURE NUMBER; FIXTURE UNITS; FIXTURE TYPE

DETAIL CALLOUT

- X / XX.XX: DETAIL NUMBER; SHEET NUMBER

RISER TAG

- SYSTEM TYPE; RISER NUMBER: X / XX

MISC. FITTINGS & SYMBOLS

- DIRECTION OF FLOW
- DIRECTION OF SLOPE
- PIPE SLEEVE
- REDUCER
- ANCHOR
- ELBOW (90 DEGREE)
- ELBOW (45 DEGREE)
- PIPING CONNECTIONS
- TEE
- JOINT OR COUPLING POINT
- UNION
- FLANGED CONNECTION
- CAP
- PLUG OR BLIND FLANGE
- RISER
- ELBOW UP
- ELBOW DOWN
- TEE UP
- TEE DOWN
- FLEXIBLE HOSE CONNECTOR
- MC: MECHANICAL COUPLING
- HEAT TRACE
- PIPE CONTINUATION

FIRE PROTECTION PIPING

WS	WATER SERVICE
WPS	WET-PIPE SPRINKLER
DPS	DRY PIPE SPRINKLER
PA	PREACTION SPRINKLER
DS	DELUGE SPRINKLER
FDC	FIRE DEPARTMENT CONNECTION
CA	CLEAN AGENT
WMH	WATER MIST HYBRID
WSP	WET STANDPIPE
DSP	DRY STANDPIPE
CSP	COMBINED STANDPIPE
AFS	ANTIFREEZE SOLUTION

GENERAL NOTES:

A. THIS IS A STANDARD LEGEND SHEET, THEREFORE, SOME SYMBOLS MAY APPEAR ON THIS SHEET THAT DO NOT APPEAR ON THE DRAWINGS.

MISC. VALVES & COCKS

- SHUTOFF VALVE
- GLOBE VALVE
- GATE VALVE OS&Y
- BALL VALVE
- BUTTERFLY VALVE
- CHECK VALVE
- WYE STRAINER
- WYE STRAINER WITH BLOWDOWN
- DRAIN VALVE
- BALANCING VALVE
- FC: AUTOMATIC FLOW CONTROL VALVE
- PRESSURE REDUCING VALVE
- RELIEF VALVE
- TRIPLE DUTY VALVE
- TWO-WAY CONTROL VALVE
- THREE-WAY CONTROL VALVE
- THREE-WAY BALANCING VALVE
- GAS COCK VALVE
- PLUG VALVE
- BOILER BLOWDOWN VALVE, QUICK OPENING
- BOILER BLOWDOWN VALVE, Y-PATTERN
- NON-RETURN STOP VALVE
- F&T: FLOAT AND THERMOSTATIC STEAM TRAP
- IB: INVERTED BUCKET STEAM TRAP
- DOUBLE CHECK VALVE ASSEMBLY (DCVA)
- REDUCED PRESSURE BACKFLOW PREVENTER (RPBP)
- BWV: BACKWATER VALVE
- PIV: POST INDICATOR VALVE
- UG: UNDERGROUND GATE VALVE WITH VALVE BOX

- THERMOMETER
- PRESSURE GAUGE
- PRESSURE-TEMPERATURE TEST PLUG
- MAV: MANUAL AIR VENT
- AAV: AUTOMATIC AIR VENT
- F: FLOW SWITCH
- T: TEMPERATURE SENSOR
- S (SIZE): SHOCK ARRESTOR
- V: VACUUM BREAKER
- S: SHUTOFF VALVE WITH TAMPER SWITCH
- S: SOLENOID VALVE

DEMOLITION LEGEND

- REMOVE EXISTING PIPE
- REMOVE EXISTING EQUIPMENT

NEW, EXISTING, & FUTURE WORK

EXISTING PIPING	NEW PIPING	FUTURE PIPING
EXISTING EQUIPMENT	NEW EQUIPMENT	FUTURE EQUIPMENT
EXISTING EQUIPMENT CLEARANCES	NEW EQUIPMENT CLEARANCES	FUTURE EQUIPMENT CLEARANCES

PLUMBING SHEET LIST

SHEET #	SHEET NAME
P0.01	SYMBOLS, LEGENDS AND ABBREVIATIONS - PLUMBING
P0.02	EQUIPMENT SCHEDULE - PLUMBING
P0.03	TITLE-24 - PLUMBING
P0.50	SITE PLAN - PLUMBING
P1.00	FLOOR PLAN - FOUNDATION / ELEVATOR PIT - PLUMBING
P1.01	FLOOR PLAN - LEVEL 1 - PLUMBING
P1.02	FLOOR PLAN - LEVEL 2 - PLUMBING
P1.03	FLOOR PLAN - ROOF LEVEL - PLUMBING
P5.01	DETAILS - PLUMBING
Grand total: 9	

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

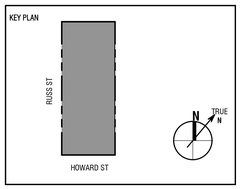
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



Seal / Signature:

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

SYMBOLS, LEGENDS AND ABBREVIATIONS - PLUMBING

Scale: NONE

P0.01

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MINIMUM PIPE INSULATION

FLUID OPERATING TEMPERATURE RANGE AND USAGE (°F)	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE DIAMETER (IN)				
	CONDUCTIVITY (BTU-IN/(HR-SF-°F))	MEAN RATING TEMPERATURE (°F)	< 1	1 TO < 1-1/2	1-1/2 TO < 4	4 TO < 8	> 8
	NOMINAL INSULATION THICKNESS (IN)						
120 - 170	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0

GENERAL NOTES:
A. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
B. FOR PIPING SMALLER THAN 1-1/2 INCH AND LOCATE IN PARTITIONS WITHIN CONDITIONED SPACES, REDUCTION FOR THESE THICKNESSES BY 1 INCH (25 MM) SHALL BE PERMITTED (BEFORE THICKNESS ADJUSTMENT REQUIRED IN NOTE 1) BUT NOT TO A THICKNESS LESS THAN 1 INCH.
C. FOR DIRECT-BURIED HEATING AND HOT WATER SYSTEM PIPING, REDUCTION OF THESE THICKNESSES BY 1-1/2 INCHES SHALL BE PERMITTED (BEFORE THICKNESS ADJUSTMENT REQUIRED IN NOTE D) BUT NOT TO THICKNESSES LESS THAN 1 INCH.
D. FOR INSULATION OUTSIDE THE STATED CONDUCTIVITY RANGE, THE MINIMUM THICKNESS (T) SHALL BE DETERMINED AS FOLLOWS:
$T = r\{(1 + t/r)^{(K/k)} - 1\}$
WHERE:
T = MINIMUM INSULATION THICKNESS,
r = ACTUAL OUTSIDE RADIUS OF THE PIPE,
t = INSULATION THICKNESS LISTED IN THE TABLE FOR APPLICABLE FLUID TEMPERATURE AND PIPE SIZE,
K = CONDUCTIVITY OF ALTERNATE MATERIAL AT MEAN RATING TEMPERATURE INDICATED FOR THE APPLICABLE FLUID TEMPERATURE (BTU-IN/(HR-SF-°F))
k = THE UPPER VALUE OF THE CONDUCTIVITY RANGE LISTED INTHE TABLE FOR THE APPLCIABLE FLUID TEMPERATURE.

PLUMBING DESIGN CRITERIA

DOMESTIC WATER PIPING SYSTEM:
BASIS OF DESIGN: 2022 CALIFORNIA PLUMBING CODE, APPENDIX A 'RECOMMENDED RULES FOR SIZING THE WATER SUPPLY SYSTEM'. PIPING SIZED ON 3 PSI/100 FT. DROP, VELOCITIES NOT TO EXCEED 6 FT./SEC. (COLD), NOT TO EXCEED 4 FT./SEC. (HOT WATER), AND NOT TO EXCEED 3 FT./SEC. (HOT WATER RETURN).

WASTE AND VENT PIPING SYSTEM:
BASIS OF DESIGN: 2022 CALIFORNIA PLUMBING CODE, CHAPTER 7, 'SANITARY DRAINAGE'.
ALL WASTE PIPING SIZED AT 1/4":FT (1/8":FT FOR PIPING 4" AND LARGER). SLOPE UNLESS OTHERWISE NOTED.

ROOF DRAIN/STORM DRAIN PIPING SYSTEM:
BASIS OF DESIGN: 2022 CALIFORNIA PLUMBING CODE, CHAPTER 11, 'STORM DRAINAGE'.
STORM DRAIN PIPING SIZED AT 1/8":FT. SLOPE UNLESS OTHERWISE NOTED AND A RAINFALL RATE OF 1.5":HR (3":HR COMBINED).

DOMESTIC HOT WATER PIPE SIZING

ALL WATER PIPE SIZED PER 2022 CPC APPENDIX A	PIPE SIZE (IN)	MAX FLOW (GPM)	MAXIMUM FIXTURE UNITS	
			NO FLUSH VALVES	FLUSH VALVES
	3/4"	5	6	-
	1"	11	15	-
BASED ON:	1-1/4"	18	26	-
3 PSI PER 100 FT PRESSURE DROP	1-1/2"	28	49	-
VELOCITY UNDER 5 FT/SEC	2"	60	175	-

DOMESTIC COLD WATER PIPE SIZING

ALL WATER PIPE SIZED PER 2022 CPC APPENDIX A	PIPE SIZE (IN)	MAX FLOW (GPM)	MAXIMUM FIXTURE UNITS	
			NO FLUSH VALVES	FLUSH VALVES
	3/4"	5	6	-
	1"	11	15	-
BASED ON:	1-1/4"	18	26	-
3 PSI PER 100 FT PRESSURE DROP	1-1/2"	28	49	11
VELOCITY UNDER 8 FT/SEC	2"	60	175	76

FIRE PROTECTION DESIGN CRITERIA

NFPA 13 SHALL BE USED FOR THE LOCATION, SIZING, & INSTALLATION OF PIPING & SPRINKLER SYSTEMS UNLESS LOCAL FIRE MARSHAL OR OWNER'S INSURANCE UNDERWRITER REQUIREMENTS ARE MORE STRINGENT.

FIRE PROTECTION SPRINKLER DESIGN CRITERIA:
PROVIDE THE FOLLOWING HAZARD CLASSIFICATIONS AND DENSITIES PER CURRENT NFPA 13 STANDARDS:
- LIGHT HAZARD OCCUPANCIES: 0.10 GPM/FT2 DENSITY AT MOST REMOTE 1500 SQUARE FEET FOR RESIDENTIAL UNIT AND PUBLIC AREAS.
- ORDINARY HAZARD OCCUPANCIES GROUP 1: 0.15 GPM/FT2 DENSITY AT MOST REMOTE 1500 SQUARE FEET FOR MECHANICAL ROOMS.
- ORDINARY HAZARD OCCUPANCIES GROUP 2: 0.20 GPM/FT2 DENSITY AT MOST REMOTE 1500 SQUARE FEET FOR STORAGE AREAS.

WATER SERVICE PRESSURE BASIS OF DESIGN: COORDINATION HAS BEEN DONE TO DETERMINE FIRE SERVICE WATER PRESSURE USED TO DEVELOP THE FIRE SPRINKLER SYSTEM DESIGN INFORMATION INCLUDED HEREIN. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN CURRENT FLOW TEST INFORMATION PRIOR TO STARTING THEIR DESIGN OF THE FIRE SPRINKLER SYSTEM.

DESIGN CUSHION: PROVIDE AN EXCESS OF 10 PSI ADDITIONAL PRESSURE REQUIREMENTS INCORPORATED INTO THE DESIGN OVER SPECIFIED PRESSURE REQUIREMENTS.

REFER TO DRAWINGS FOR ZONE TYPES, CALLOUTS AND ADDITIONAL SCOPE ITEMS.

FIRE PROTECTION EQUIPMENT SCHEDULE

TAG NUMBER	LOCATION	SERVICE	DESCRIPTION	MANUFACTURER & MODEL	NOTES
DDCA-01-1	BACKFLOW PREVENTER ROOM	FIRE WATER	DOUBLE CHECK DETECTOR ASSEMBLY 500 GPM @ 6 PSI HEAD LOSS	FEBCO LF856 (2-1/2")	

PLUMBING FIXTURE SCHEDULE

TAG	ACCESSIBILITY	TYPE	DESCRIPTION	BASIS OF DESIGN MANUFACTURER AND MODEL NUMBER			ROUGH-IN CONNECTION SIZE (INCH)						GPM / GPF	ELEC. CONN Y/N	NOTES
				COMPONENT	MANUFACTURER	MODEL NUMBER	W	V	CW	HW	ICW	TW			
WC-1	ADA	WATER CLOSET	WALL HUNG, POWERED SENSOR, FLUSH VALVE	BOWL	AMERICAN STANDARD	AFWALL 2257.101	4	2	1	-	-	-	1.28	Y	
				FLUSH VALVE	AMERICAN STANDARD	6067.121.002									
				SEAT	BEMIS	1955CT									
L-1	ADA	LAVATORY	UNDERMOUNT, DIM: 21-5/8" x 15-3/4", FAUCET, ADA	BASIN	DECOLAV	1402 SERIES	2	1-1/2	1/2	1/2	1/2	-	0.5	N	
				FAUCET	SYMMONS	SLS-3622-1.0									
S-1	ADA	SINK	COUNTERTOP, BOWL DIMENSIONS: 22-1/4" x 16-9/16" x 6", SINGLE COMPARTMENT STAINLESS STEEL, MANUAL FAUCET	BASIN	KOHLER	K-3894-4	2	1-1/2	3/4	3/4	-	-	1.5	N	
				FAUCET	MOEN	7565 SERIES									
SH-1	ADA	SHOWER	VALVE, TRIM, SHOWER HEAD, & HAND WAND	SHOWER SYSTEM	SYMMONS	9605-PLR	2	1-1/2	3/4	3/4	-	-	1.5	N	
MS-1	-	MOP SINK	CORNER MOUNTED, 28" x 28", FLOOR MOUNT, FAUCET	BASIN	AMERICAN STANDARD	7741	3	2	3/4	3/4	-	-	3.3	N	
				FAUCET	CHICAGO	540LD									
BF-1	ADA	WATER BOTTLE FILL STATION	PEDESTAL, ADA, BOTTLE FILLER, NON-REFRIGERATED, FREEZE RESISTANT	-	ELKAY	LK4405BFFRK	2	1-1/4	1/2	-	-	-	-	Y	
WB-1	-	WALL BOX HYDRANT	NON-FREEZE, BOX/FLUSH TYPE W/LOCKING COVER, INTEGRAL VACUUM BREAKER	-	JR SMITH	5509QT	-	-	3/4	-	-	-	-	N	
RH-1	-	ROOF HYDRANT	NON-FREEZE, ROOF CLAMING DECK FLANGE, SELF DRAINING, INTEGRAL VACUUM BREAKER	-	JR SMITH	5904	-	-	3/4	-	-	-	-	N	
SB-1	-	SUPPLY BOX (WASHING MACHINE)	WITH WATER HAMMER ARRESTOR AND SHUTOFF VALVES	-	SIOUX CHIEF	696	2	1-1/2	1/2	1/2	-	-	-	N	
SB-2	-	SUPPLY BOX (REFRIGERATOR)	WITH WATER HAMMER ARRESTOR AND SHUTOFF VALVES	-	SIOUX CHIEF	696	-	-	1/2	-	-	-	-	N	

DOMESTIC WATER HEATER EQUIPMENT SCHEDULE

TAG	DESCRIPTION	LOCATION	SERVICE	RECOVERY (GPH)	TEMP RISE (F)	STORAGE (GAL)	ELECTRICAL			APPROX. WEIGHT (LBS)	UNIFORM ENERGY FACTOR (UEF)	MANUFACTURER & MODEL	NOTES
							TOTAL RLA	ELECTRIC RESISTANCE kW	VOLT/ PHASE				
HPWH-01-1	HYBRID HOT WATER HEATER	STORAGE	DOMESTIC HOT WATER	27	100	80.0	2	5.7	208/1	948	4.0	RHEEM HPLD80-1RH	

PLUMBING MIXING VALVE SCHEDULE

TAG	DESCRIPTION - TYPE	LOCATION	SERVICE	WATER TEMPERATURE			MAXIMUM FLOW RATE (GPM)	MAXIMUM PRESS DROP (PSIG)	ELECTRICAL		MANUFACTURER & MODEL	NOTES
				COLD INLET (DEG F)	HOT INLET (DEG F)	HOT OUTLET (DEG F)			FLA	VOLT/ PHASE		
MMV-R-01	DIGITAL MIXING VALVE	PLUMBING ROOM	DOMESTIC HOT WATER	50	150	120	44	3.4			LEONARD TM-420-B-LF-DT	

GENERAL NOTES:
A. NONE.

NOTES:
1. DISCONNECT BY ELECTRICAL CONTRACTOR
2. CONTROL PANEL TO BE WIRED AND MOUNTED BY ELECTRICAL. PLUMBING CONTRACTOR COORDINATE WITH ELECTRICAL CONTRACTOR.

PLUMBING TRAP PRIMER VALVE SCHEDULE

TAG	LOCATION	QUANTITY	DESCRIPTION	DCW CONN	ELECTRICAL	MANUFACTURER AND MODEL	NOTES
TP-01	VARIES	2	ELECTRONIC TRAP PRIMER: 1-4 OPENING MANIFOLD CALIBRATED FOR EQUAL WATER	3/4"	120 V, 1 PH	PRECISION PLUMBING PRODUCTS: PRIMETIME, PT-4	1

GENERAL NOTES:
A. DRAIN BODIES WITH A PIPE OUTLET OF 6" AND GREATER SHALL BE CONNECTED TO A TRAP PRIMER. DRAIN BODIES WITH A PIPE OUTLET OF 4" AND LESS SHALL USE MECHANICAL TRAP SEALS.

NOTES:
1. SEE FLOOR PLANS FOR LOCATIONS.

PLUMBING PUMP SCHEDULE

TAG	DESCRIPTION	LOCATION	BLDG SYSTEM SERVICE	TYPE	DISCHARGE FLUID TYPE	PERFORMANCE		HP	VOLT/ PHASE	VFD	MANUFACTURER & MODEL	NOTES
						FLOW (GPM)	HEAD (FT)					
RHWP-01-1	RECIRCULATING HOT WATER PUMP	STORAGE	HW CIRCULATION	IN-LINE	DOMESTIC WATER	20	17	1/6	120/1	N	BELL & GOSSETT ECO-CIRC XL 36-45	LEAD FREE

GENERAL NOTES:
A. NONE.

NOTES:
1. NONE.

PLUMBING DRAINS AND CLEANOUTS SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL NO.	STRAINER	REMARKS
FS-1	FLOOR SINK	JR SMITH	3040-Y-U-NB-P050	8-1/2" SQ	NO HUB, VANDAL RESISTANT, NICKEL BRONZE, PRIMER CONNECTION, DOME STRAINER, HALF GRATE
RD-1	ROOF DRAIN	JR SMITH	1330	8-1/2" RD	LOW PROFILE DIAMETER DOME, COMBINED FLASHING CLAMP AND GRAVEL STOP, NO-HUB OUTLET, UNDER DECK CLAMP
OD-1	OVERFLOW DRAIN	JR SMITH	1330-WD	8-1/2" RD	LOW PROFILE DIAMETER DOME, COMBINED FLASHING CLAMP AND GRAVEL STOP, NO-HUB OUTLET, UNDER DECK CLAMP, 2" HIGH WATER DAM
AD-1	AREA DRAIN	JR SMITH	1420	14" SQ	COMBINED FLASHING CLAMP, NO HUB OUTLET, UNDER DECK CLAMP, VANDAL PROOF, SEDIMENT BUCKET, POLISHED BRONZE TOP
FCO-1	FLOOR CLEANOUT	JR SMITH	4023Y-F-C-U	8" DIA	CAST IRON BODY, TAPERED BRONZE PLUG, FLASHING FLANGE, VANDAL RESISTANT
WCO-1	WALL CLEANOUT	JR SMITH	4532S-Y-U	5" DIA	CAST IRON BODY, TAPERED BRONZE PLUG, HUBLESS CONNECTIONS, SS COVER WITH SCREW
CTG	GRADE CLEANOUT	JR SMITH	4223S-U	8" DIA	CAST IRON BODY, TAPERED BRONZE PLUG, ADJUSTABLE SCORIATED COVER, VANDAL RESISTANT

INTERCEPTOR SCHEDULE

TAG	DESCRIPTION	LOCATION	SERVES	MANUFACTURER	MODEL	TYPE	FLOW RATE (GPM)	VOLUME (GAL)	NOTES
SI-001	SAND SEPARATOR	STORAGE	STORM DRAINAGE	JR SMITH	8811-50	GRAVITY	50	120	1

GENERAL NOTES:
A.
NOTES:
1. SERVES ALL PLANTED AREAS.

PLUMBING BACKFLOW DEVICE SCHEDULE

TAG	LOCATION	SERVICE	VALVE TYPE	SIZE INCH	MANUFACTURER & MODEL	NOTES
RPBA-01-1	BACKFLOW PREVENTER RM	BUILDING DOMESTIC	RPBP	2	FEBCO LF860	
RPBA-01-2	BACKFLOW PREVENTER RM	IRRIGATION	RPBP	1-1/2	FEBCO LF860	1

GENERAL NOTES:
A. NONE.

NOTES:
1. SECONDARY REDUNDANT BACKFLOW PREVENTION PER SFPUC REQUIREMENTS.

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

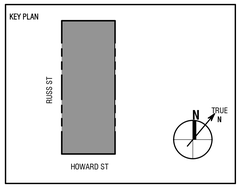
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



Seal / Signature:

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

EQUIPMENT SCHEDULE - PLUMBING

Scale:

P0.02

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STATE OF CALIFORNIA

Domestic Water Heating System

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-PLB-E
This document is used to demonstrate compliance for nonresidential occupancies with requirements in 110.1, 110.3, 120.3, and 140.5, and with requirements in 141.0 for additions and alterations, for domestic water heating scopes using the prescriptive path. For high-rise residential and hotel/motel occupancies compliance is demonstrated with requirements in 110.1, 110.3, 160.4 and 170.2(d), and with requirements 180.1 for additions and 180.2 for alterations.		
Project Name: United Playaz	**Report Page:**	**(Page 1 of 7)**
Project Address: 1044 HOWARD STREET, SAN FRANCISCO, CA 94103	**Date Prepared:**	2023-04-25T13:52:38-04:00

A. GENERAL INFORMATION					
01	Project Location (city)	San Francisco	02	Climate Zone	3
03	Occupancy Types Within Project (select all that apply):				
● Office					

B. PROJECT SCOPE

This table includes domestic water heating systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive paths outlined in 140./170.2(d) and 141.0(a)/ 180.1, or 141.0(b)2N / 180.2 for additions or alterations. Solar water heating systems are documented on the NRCC-SAB compliance document. Combined hydronic water heating systems are documented on the NRCC-MCH compliance document.

01	02	03
My project consists of (check all that apply):	System Type[1,2]	System Components
☒ New system (DHW system being installed for the first time)	Central System (serving nonresidential spaces)	☒ Equipment ☒ Distribution ☒ Controls
☐ System Alteration (equipment, distribution or controls)		☐ Equipment ☐ Distribution ☐ Controls

[1]FOOTNOTES: Point of use water heaters, or other non-central systems used to serve nonresidential spaces, are considered individual systems.
[2] Dwelling units refers to hotel/motel guest rooms and units in a multifamily residential occupancy.
[3] DHW systems serving 2 or more dwelling units are considered "Central Systems" for multifamily occupancies

C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with water heating requirements. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. or the table indicated as not compliant for guidance.

01	02	03	04
Domestic Hot Water Equipment	Distribution Systems	Controls	**Compliance Results**
Table F	Table G	Table H	
Yes	Yes	Yes	COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

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STATE OF CALIFORNIA

Domestic Water Heating System

CALIFORNIA ENERGY COMMISSION

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E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. DOMESTIC HOT WATER EQUIPMENT

This table is used to demonstrate compliance with mandatory equipment requirements in 110.1 and 110.3. Compliance with prescriptive requirements in 140.5(c) / 170.2(d) must also be demonstrated and with 141.0 / 180.1/ 180.2 for addition and alteration scopes.

Equipment Schedule: Water Heating Efficiency and Standby Loss

03	04			05		06		
System Name	HPWH-01-1	Exception to 140.5(c)/ 170.2(d)3	Exceptions Do Not Apply	☐	Gas Service Water Heating System >= 1MMBtu/h[1]	Capacity-weighted Average Efficiency %		
07	08	09	10		11	12	13	14	15
Name or Item Tag	Equipment Type	Volume (gal)	Rated Input Capacity (Btu/h)	Max GPM/ First Hour Rating (FHR)	Rated Efficiency	Minimum Efficiency Required	Efficiency Unit	Designed Standby Loss	Maximum Standby Loss
HPWH-01-1	Commercial Electric Storage Water Heater	80	4,200					0.3	0.64

[1]FOOTNOTE: In systems >= 1MMBtu/h with multiple units, gas water heaters with input capacity > 100,000 Btu/h may meet 90% Et requirements via an input capacity-weighted average.

Water Heating Equipment All Occupancies

	Yes	No	Not Applicable	Requirement
18	☒	☐	☐	Unfired storage tank insulation shall have Internal + External >=R-16 OR External >=R-3.5. Label required per 110.3(c)3
19	☐	☐	☒	New state buildings 60% of energy for service water heating from site solar energy or recovered energy per 110.3(c)5
20	☐	☐	☒	Isolation valves for instantaneous water heater with input rating >6.8 kBTUH or 2 kW has been specified per 110.3(c)6
21	☐	☐	☒	School buildings < 25,000 ft² and < 4 stories must install a heat pump water heating system per 140.5(a)1. Water heating systems serving an individual bathroom space may be an instantaneous electric water heater.

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G. DOMESTIC HOT WATER DISTRIBUTION SYSTEM

This table is used to demonstrate compliance for nonresidential occupancies with distribution requirements in 120.3 and 140.5. For multifamily and hotel/motel occupancies, compliance is demonstrated with requirements 110.3(c), 160.4, 170.2(d).

Recirculation Loops in Central Systems Serving Dwelling Units or Nonresidential Spaces

	Yes	No	Not Applicable	Requirement
01	●	○	○	Air release valve or vertical pump installation per 110.3(c)4A
02	●	○	○	Check valve or similar located between recirculation pump and water heating equipment to prevent backflow per 110.3(c)4B
03	●	○	○	Hose bibb installed between pump and equipment and isolation valve between hose bibb and equipment per 110.3(c)4C
04	●	○	○	Isolation valves on both sides of the pump per 110.3(c)4D
05	●	○	○	Cold water and recirculation loop piping shall not be connected to the hot water storage tank drain port per 110.3(c)4E
06	●	○	○	Check valve installed on cold water supply between hot water system and next closest tee on cold water supply per 110.3(c)4F
07	○	○	●	DWELLING UNITS ONLY: For central systems serving multiple dwelling units, design includes a recirculation system serving separate dwelling units per 170.2(d) unless building has <=8 dwelling units.
08	○	○	●	DWELLING UNITS ONLY: For heat pump water heating systems, the hot water return from the recirculation loop shall connect to a recirculation loop tank and shall not directly connect to the primary heat pump water heater inlet or the primary thermal storage tanks per 170.2(d)2A.
09	○	○	●	DWELLING UNITS ONLY: For heat pump water heating systems, the fuel source for the recirculation loop tank shall be electricity if auxiliary heating is needed. The recirculation loop heater shall be capable of multi-pass water heating operation per 170.2(d)2B.

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G. DOMESTIC HOT WATER DISTRIBUTION SYSTEM

Mandatory Pipe Insulation All Occupancies

13	☐	For systems serving dwelling units, pipe insulation must meet the minimum insulation requirements in Table 160.4-A (see blow) except: • Piping that penetrates framing members shall not be required to have pipe insulation for the distance of the framing penetration. Piping that penetrates metal framing shall use grommets, plugs, wrapping or other insulating material to assure that no contact is made with the metal framing. Insulation shall abut securely against all framing members • Piping installed in interior or exterior walls shall not be required to have pipe insulation if all of the requirements are met for compliance with Quality Insulation Installation (QII) as specified in the Reference Residential Appendix RA3.5. • Piping surrounded with a minimum of 1 inch of wall insulation, 2 inches of crawlspace insulation, or 4 inches of attic insulation, shall not be required to have pipe insulation.
14	☒	For systems serving nonresidential spaces, pipe insulation for the following applications is specified to comply with Table 120.3-A (see below) per 120.3: • Recirculating system piping, including supply and return piping of the water heater • The first 8 ft of hot and cold outlet piping, including between storage tank and heat trap, for a nonrecirculating storage system • Pipes that are externally heated
15	☒	Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be installed with a cover suitable for outdoor service per 120.3(b) / 160.4(f). Pipe insulation buried below grade must be installed in a water proof and non-crushable casing or sleeve.

TABLE 120.3-A / 160.4-A PIPE INSULATION THICKNESS

Fluid Temperature Range (°F)	Conductivity Range (Btu-in per hour per ft² per °F)	Insulation Mean Rating Temp (°F)	Nominal Pipe Diameter (in)			
			< 1	1 to < 1.5	1.5 to < 4	1.5 to < 4 Multifamily & Hotel/Motel
			Minimum Insulation Required			
105-140	0.22 - 0.28	100	1.0 in or R-7.7	1.5 in or R-12.5	1.5 in or R-11	2.0 in or R-16

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CALIFORNIA ENERGY COMMISSION

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H. DOMESTIC HOT WATER CONTROLS

This table is used to demonstrate compliance with control requirements in 110.3 for all occupancies. For multifamily residential and hotel/motel occupancies, compliance is also demonstrated with requirements in 160.4(e) / 170.2(d).

	Yes	No	Not Applicable	Requirement
01	☒	☐	☐	Construction documents require manufacturer certification that service water-heating systems are equipped with automatic temperature controls capable of adjusting temperature settings per 110.3(a).
02	☐	☐	☒	Systems with capacity > 167,000 BTUH equipped with outlet temperature controls per 110.3(c)1 unless covered by California Plumbing Code 613.0.
03	☒	☐	☐	Controls for circulating pumps or electrical heat trace systems are capable of automatically turning off the system per §110.3(c)2 unless systems serves healthcare facility.
04	☐	☐	☒	For recirculation systems serving individual dwelling units, design includes automatic pump controls per 170.2(d) or 180.1(b)3 for additions.
05	☐	☐	☒	For recirculation systems serving individual dwelling units, design includes manual on/off controls as specified in Reference Appendix RA4.4.9 per 170.2(d).
06	☐	☐	☒	Combustion air positive shut-off shall be provided per 160.4(3).on all newly installed commercial boilers as follows: • Boilers with input capacity >= 2.5 MMBtu/h, in which the boiler is designed to operate with a nonpositive vent static pressure • Boilers where one stack serves two or more boilers with a total combined input capacity per stack of 2.5 MMBtu/h.
07	☐	☐	☒	Boiler combustion air fans with motor >= 10 hp shall meet one of the following • The fan motor shall be driven by a variable speed drive OR • The fan motor shall include controls that limit the fan motor demand to <=30% of the total design wattage at 50% of the design air volume.
08	☐	☐	☒	Newly installed boilers with an input capacity (d:gte/) 5MMBtu/h and a steady state full-load combustion efficiency < 90% shall maintain excess (stack-gas) oxygen concentrations <= 5% by volume on a dry basis over firing rates of 20-100%. Combustion air volume shall be controlled with respect to firing rate or flue gas oxygen concentration. Use of a common gas and combustion air control linkage or jack shaft is prohibited.

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Project Name: United Playaz	**Report Page:**	**(Page 6 of 7)**
	Date Prepared:	2023-04-25T13:52:38-04:00

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-PLB-E - Must be submitted for all buildings

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no forms required for this project.

K. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no forms required for this project.

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Domestic Water Heating System

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-PLB-E
Project Name: United Playaz	**Report Page:**	**(Page 7 of 7)**
Project Address: 1044 HOWARD STREET, SAN FRANCISCO, CA 94103	**Date Prepared:**	2023-04-25T13:52:38-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	damien johnson	Documentation Author Signature:	Damien Johnson
Company:	PAE ENGINEERS	Signature Date:	2023-04-25
Address:	444 SPEAR STREET, STE 210	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	SAN FRANCISCO, CA 94105	Phone:	415-544-7500

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system designs identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:	ERICA KRAM	Responsible Designer Signature:	Erica Kram
Company:	PAE ENGINEERS	Date Signed:	2023-04-25
Address:	444 SPEAR STREET, STE 210	License:	M36527
City/State/Zip:	SAN FRANCISCO, CA 94105	Phone:	415-544-7500

Registration Number: | Generated Date/Time: | Documentation Software: Energy Code Ace

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City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Patrick O'Riordan, C.B.O., Director

NOTICE

TITLE-24 NON-RESIDENTIAL ENERGY INSPECTION REQUIREMENTS (PLUMBING)

Please note that Certificates of Installation and/or Acceptance and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required *in addition to* the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Building Inspector or 628-652-3400.

Before final building inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" and green building "Attachment E" must be completed and signed by the responsible person in charge. ***The permit will not be finalized without compliance with the energy inspection requirements.***

Energy Inspection Services Contact Information

1. **Telephone: (628) 652-3407**
2. **Email: dbi.energyinspections@sfgov.org**
3. **In person: 4th floor at 49 South Van Ness Ave.**

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred).

Installation, Acceptance, and Verification certificates can be found on the California Energy Commission website at https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. M-06 may be found on the SFDBI website at http://sfdbi.org/information-sheets

Energy Inspection Services
49 South Van Ness Ave – San Francisco CA 94103
Office (628) 652-3407 – www.sfgov.org/dbi **(website)**

TITLE-24 NON-RESIDENTIAL ENERGY INSPECTION (PLUMBING)

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS 1044 HOWARD STREET, SAN FRANCISCO, CA 94103 APPLICATION NO. ____ ADDENDUM NO. ____

ENGINEER/ARCHITECT NAME ERICA KRAM, PAE ENGINEERS PHONE NO. 415-544-7500

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2022 California Energy Code, the following documentation is required for the **plumbing** work in this project:

1. Installation

Plumbing

☑ NRCI-PLB-E Plumbing **(IP16)**

2. Acceptance

Mechanical

☐ NRCA-MCH-08-A Valve Leakage Test **(AP1)**
☐ NRCA-MCH-09-A Supply Water Temperature Reset Controls **(AP2)**
☐ NRCA-MCH-10-A Hydronic System Variable Flow Controls **(AP3)**
☐ NRCA-MCH-17-A Condenser Water Temperature Reset Controls **(AP4)**

3. Verification

Plumbing

☐ NRCV-PLB-21-H High Rise Residential/Hotel/Motel Central Hot Water System Distribution **(VP1)**

☐ NRCV-PLB-22-H High Rise Residential/Hotel/Motel Single Dwelling Unit Hot Water System Distribution **(VP4)**

Required information:

Prepared by: Erica Kram **Date:** 2023-04-25
Engineer/Architect of Record Signature

Fax: ____ **Email:** erica.kram@pae-engineers.com

Review by: ____ Phone: ____
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)

DATE ____ DBI Plumbing Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (628) 652-3407; or, dbi.energyinspections@sfgov.org

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
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Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
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M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
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Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
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Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
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Oakland, CA 94619
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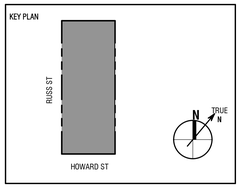
KEY PLAN



Seal / Signature:

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

TITLE-24 - PLUMBING

Scale:

P0.03

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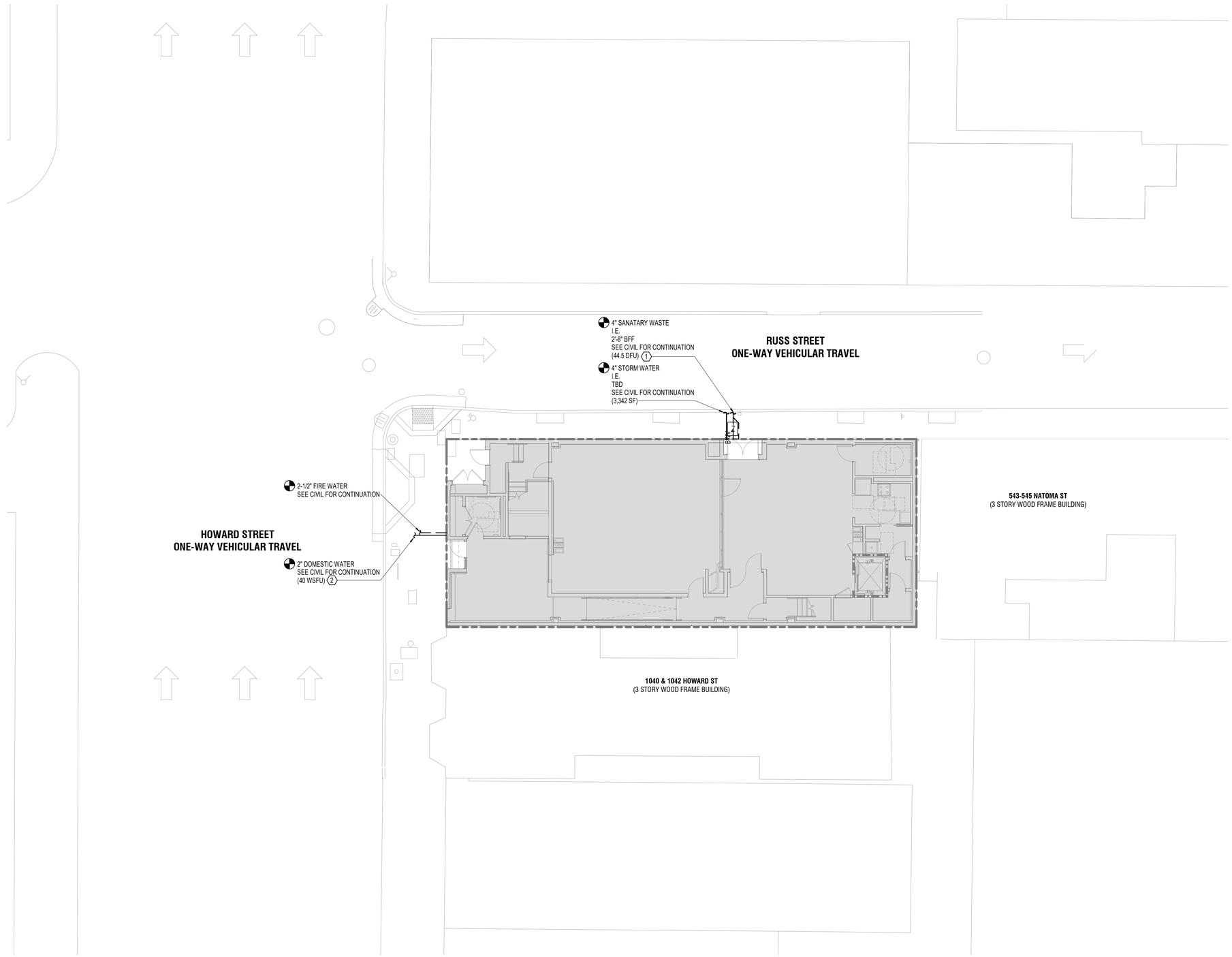
GENERAL NOTES:

A. EXISTING INCOMING/OUTCOMING UTILITIES ARE ASSUMED TO BE IN GOOD CONDITION AND ARE TO BE REUSED. FIELD INSPECTION AND VERIFICATION TO BE COMPLETED BY CIVIL TO CONFIRM UTILITIES CAN BE REUSED.



NOTES:

1. INVERT ELEVATION OF (E) SANIATRY MAIN TBD.
2. PIPE DIAMETER OF (E) DOMESTIC WATER MAIN TBD.

1 SITE PLAN - PLUMBING
1/8" = 1'-0"

7/18/2023 12:56:13 PM

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
135 Main St #1500
San Francisco, CA 94105
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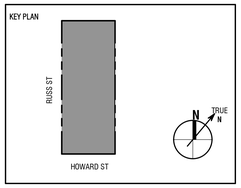

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	04/11/2023	DESIGN DEVELOPEMENT
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Full Size Print: 30" x 42"

Sheet Title:

SITE PLAN - PLUMBING

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

P0.50

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GENERAL NOTES:

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B. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO STARING ANY WORK

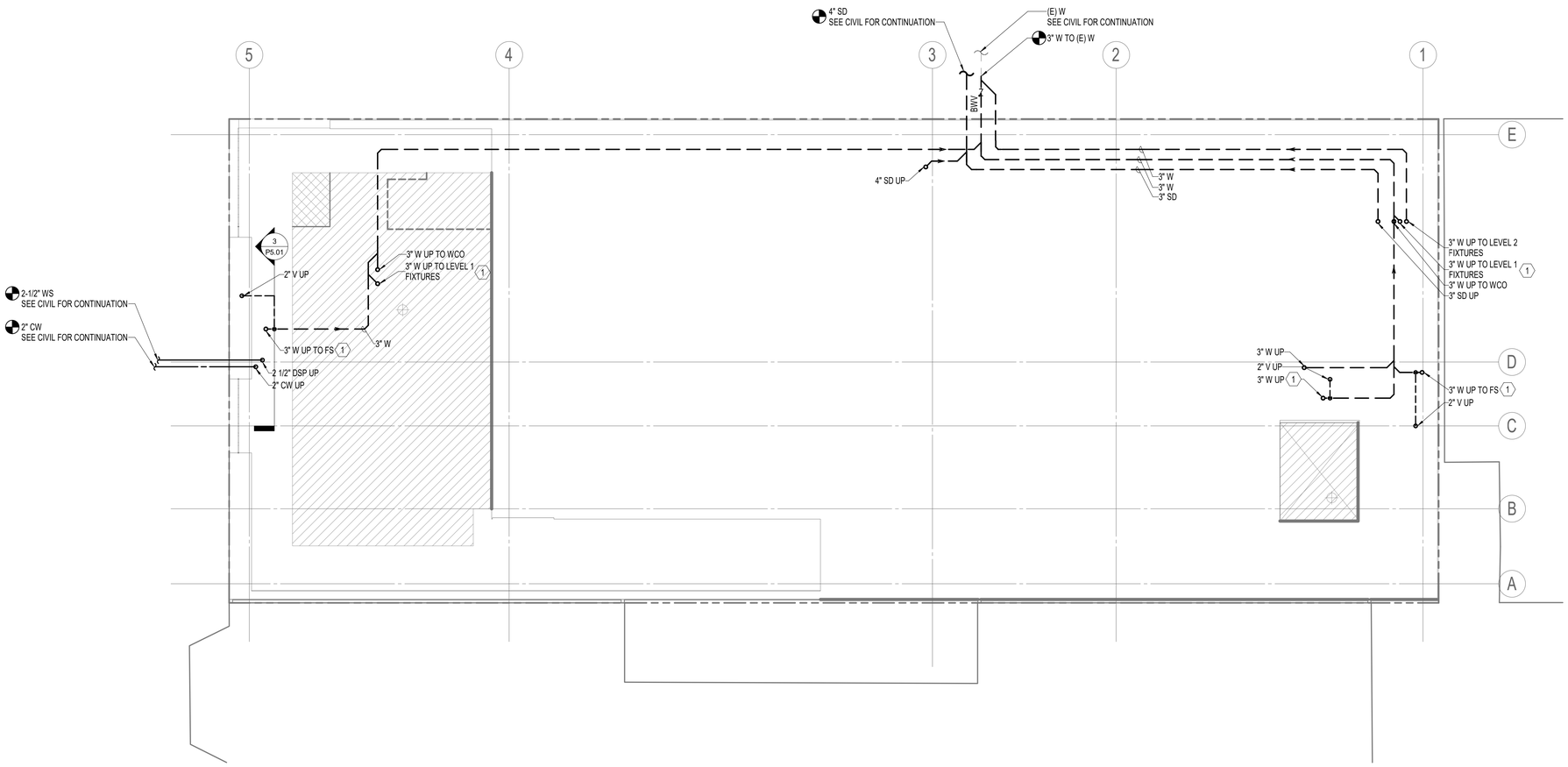
C. ALL WORK SHALL BE COORDINATED WITH ALL TRADES INVOLVED. OFFSET IN PIPING AND TRANSITIONS AROUND OBSTRUCTIONS SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE PROJECT.

D. FILED VERIFY AND COORDINATE ALL DIMENSIONS BEFORE WORK. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF EQUIPMENT AND FIXTURES.

E. ANY PIPING CONNECTED TO ROTATING/VIBRATING MACHINE SHOP EQUIPMENT SHALL BE RESILIENTLY SUPPORTED FROM AN INDEPENDENT STRUCTURE AND MAKE NO CONTACT WITH THE METAL DECK ABOVE.

NOTES:

1. NEXT UPSTREAM MANHOLE RIM ELEVATION IS 28.51'. ALL LEVEL 1 FIXTURES TO BE ROUTED TO BACKWATER VALVE.



1 FLOOR PLAN - FOUNDATION / ELEVATOR PIT - PLUMBING
1/4" = 1'-0"

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UNITED PLAYAZ PROJECT

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Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
135 Main St #1500
San Francisco, CA 94105
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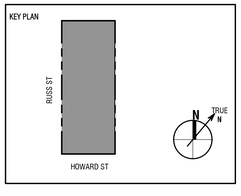
KEY PLAN



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Full Size Print: 30" x 42"

Sheet Title:

FLOOR PLAN - FOUNDATION / ELEVATOR PIT - PLUMBING

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

P1.00

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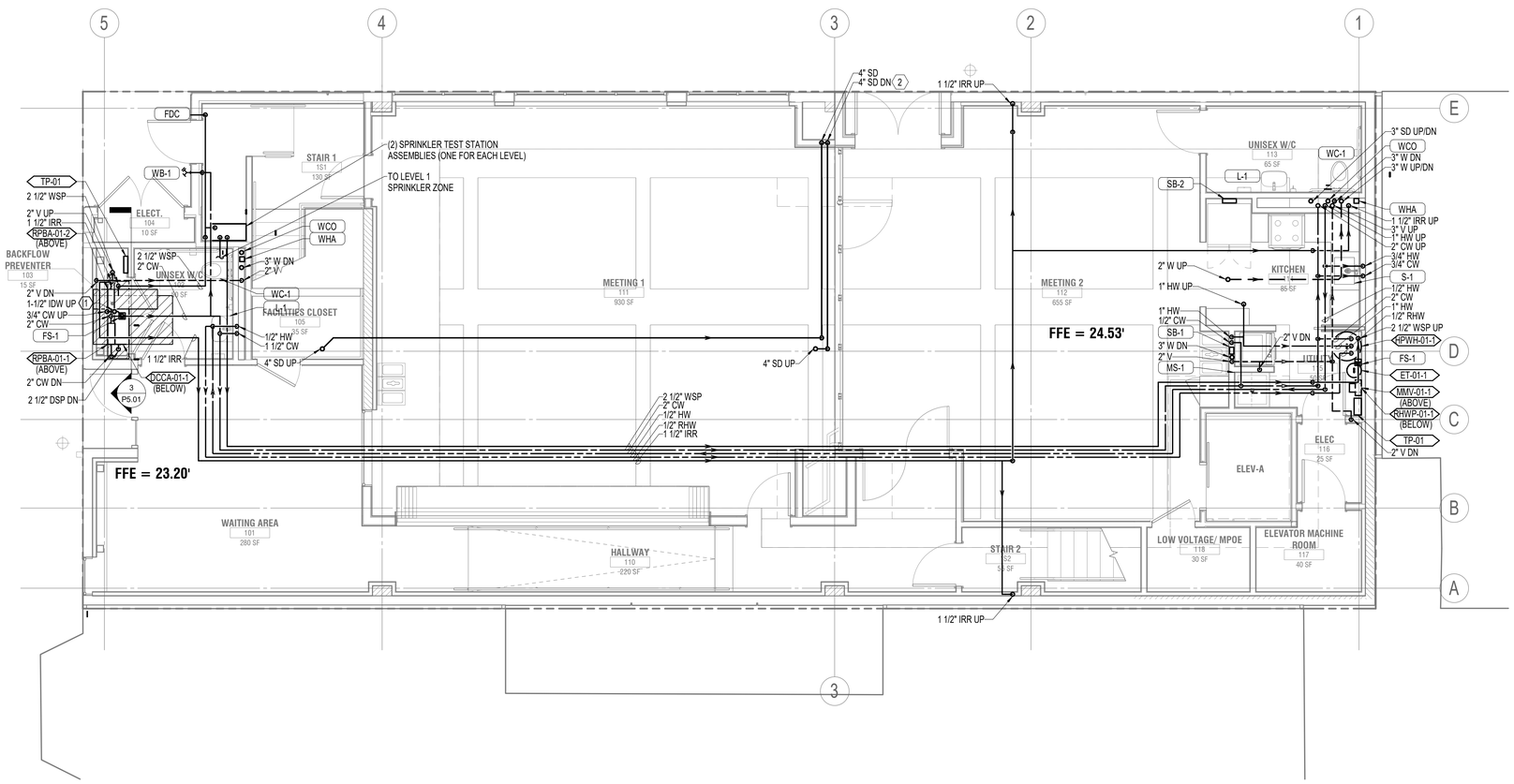
NOTES:

1. ROUTE TO FS-1 AND TERMINATE INDIRECTLY.
2. DRAIN PIPES TO COMBINE IN THE VERTICAL ONLY. SIZE STORM DRAIN PIPE AT TWICE THE RAINFALL.



1 FLOOR PLAN - LEVEL 1 - PLUMBING
1/4" = 1'-0"

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UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
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Architect:

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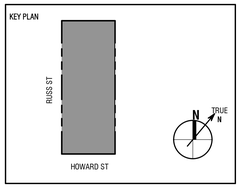

Seal / Signature:

REGISTERED PROFESSIONAL ENGINEER
JESSICA L. KNAPP
No. M36527
MECHANICAL
STATE OF CALIFORNIA

BID DOCUMENTS

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Full Size Print: 30" x 42"

Sheet Title:

FLOOR PLAN - LEVEL 1 - PLUMBING

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

P1.01

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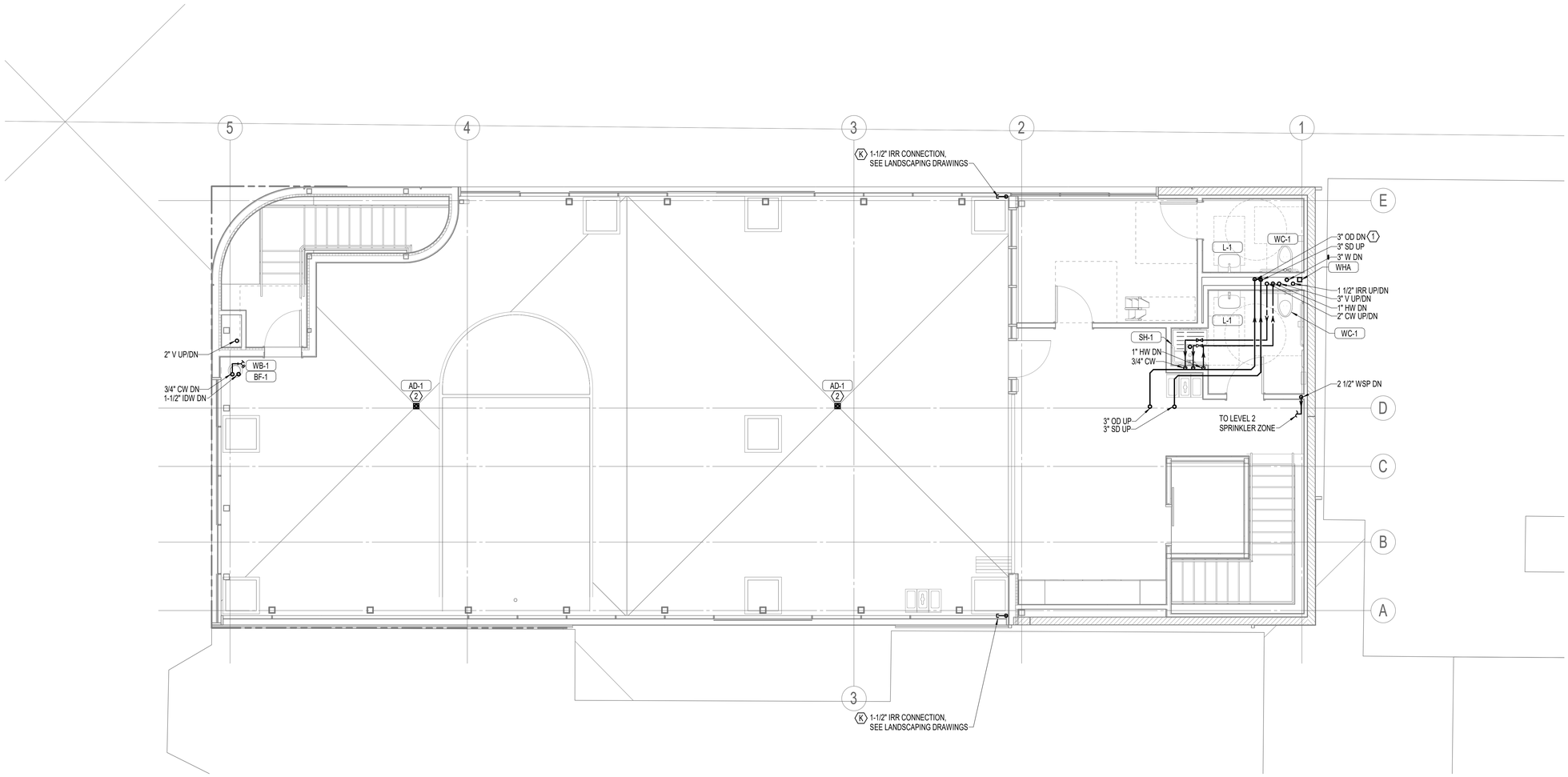
NOTES:

1. OVERFLOW DRAIN PIPE TO COMBINE WITH PRIMARY ROOF DRAIN IN THE VERTICAL ONLY. SIZE STORM DRAIN PIPE AT TWICE THE RAINFALL RATE DOWNSTREAM OF CONNECTION.

2. AREA DRAIN SERVES AS OVERFLOW FOR ADJACENT AREA DRAIN.



2 FLOOR PLAN - LEVEL 2 - PLUMBING
1/4" = 1'-0"

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1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:

Langan Engineering
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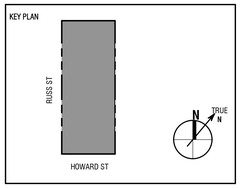

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BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
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1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

FLOOR PLAN - LEVEL 2 - PLUMBING

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

P1.02

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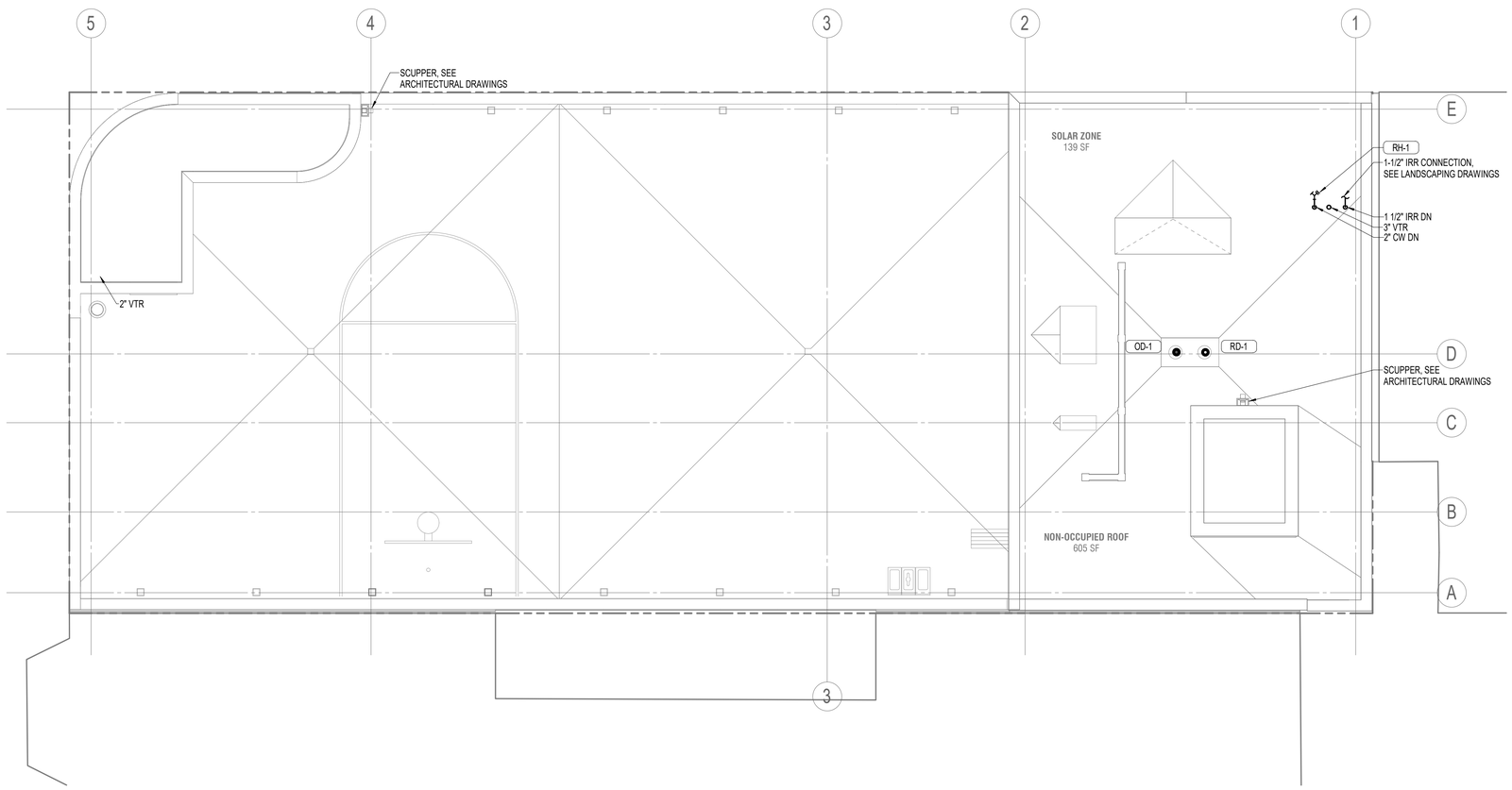

1 FLOOR PLAN - LEVEL 2 - PLUMBING
1/4" = 1'-0"

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Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
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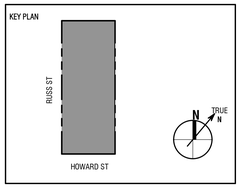

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Full Size Print: 30" x 42"

Sheet Title:

FLOOR PLAN - ROOF LEVEL - PLUMBING

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

P1.03

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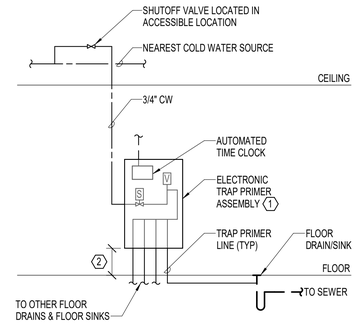


GENERAL NOTES:

A. ALL FLOOR DRAINS, FLOOR SINKS AND SIMILAR TRAPS SHALL BE PRIMED.

B. WHERE PRIMING VALVES ARE INSTALLED IN FINISHED ROOMS, CONCEAL IN LOCKABLE CABINET. REFER TO SPECIFICATION 22 40 00 AND PLUMBING EQUIPMENT SCHEDULE FOR TRAP PRIMER TYPE (SURFACE OR RECESSED) AND QUANTITIES.

C. COORDINATE LOCATION OF ELECTRONIC TRAP PRIMER STATIONS WITH ELECTRICAL CONTRACTOR FOR 120V SERVICE.

D. REFER TO SPECIFICATIONS FOR ALLOWABLE TRAP PRIMER LINE PIPE MATERIALS.

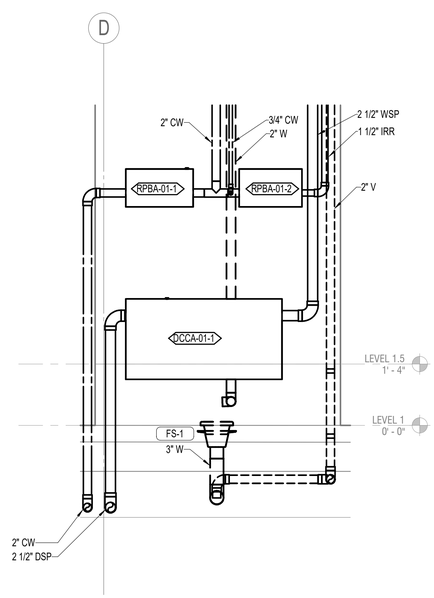
E. COORDINATE TRAP PRIMER LOCATION(S) AND ACCESS CLEARANCE WITH ARCHITECT.

NOTES:

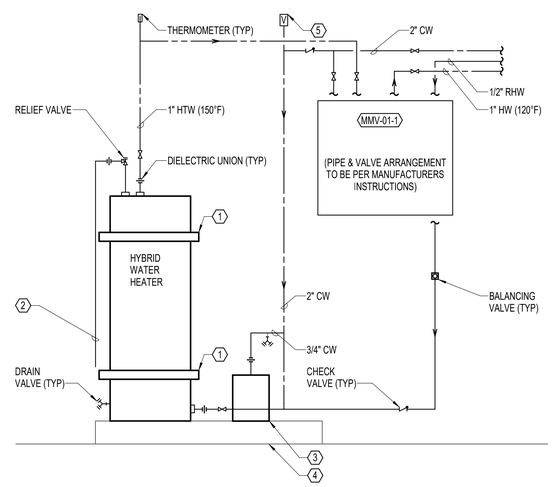
1. MANIFOLD SHOWN TO SERVE 4 TRAPS. CONTRACTOR TO VERIFY QUANTITY OF TRAPS TO BE SERVED FROM EACH TRAP PRIMER STATION AND PROVIDE APPROPRIATE NUMBER OF OUTLETS ON MANIFOLD.

2. REFER TO MANUFACTURER LITERATURE FOR MINIMUM MOUNTING HEIGHT.

2 TRAP PRIMER DETAIL
NONE



3 BACKFLOW PREVENTER ROOM (103) SECTION DETAIL
3/4" = 1'-0"



GENERAL NOTES:

A. SEE SPECIFICATION FOR SEISMIC RESTRAINT REQUIREMENTS.

NOTES:

1. PROVIDE SEISMIC RESTRAINTS PER SPECIFICATIONS.
2. TO NEAREST INDIRECT WASTE RECEPTOR.
3. DOMESTIC WATER EXPANSION TANK.
4. CONCRETE PAD OR STAND.
5. FOR WATER HEATERS INSTALLED ABOVE FIXTURES, PROVIDE VACUUM RELIEF VALVE ON WATER HEATER COLD WATER INLET. VALVE TO BE LOCATED PER OPSC/UPC/CPC SECTION 608.7.

1 ELECTRIC WATER HEATER DETAIL
NONE

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Owner:

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1038 Howard Street, San Francisco, CA 94103
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Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
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Civil Engineer:
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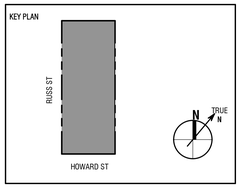
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



Seal / Signature:

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

DETAILS - PLUMBING

Scale: As indicated

P5.01

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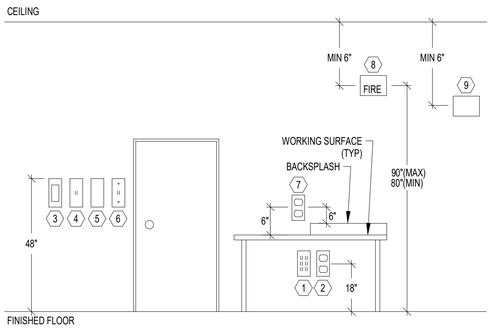
DEVICE MOUNTING HEIGHTS



GENERAL NOTES:

A. LOCATE ALL FIRE ALARM DEVICES PER CODE.

B. LOCATE ALL ACCESSIBLE SWITCHES PER ADA GUIDELINES.

C. FIELD COORDINATE ALL ABOVE COUNTER DEVICES WITH MILLWORK CONTRACTOR.

D. IF APPLICABLE, TELECOM CONSULTANTS' DRAWINGS TAKE PRECEDENCE OVER THIS DETAIL FOR TELECOM DEVICES.

E. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF ALL DEVICES. WHERE NO ELEVATION EXISTS, REFER TO TYPICAL MOUNTING HEIGHTS IN THIS DETAIL.

NOTES:

1. TELECOM OUTLET.
2. RECEPTACLE.
3. FIRE ALARM PULL STATION.
4. LIGHT SWITCH.
5. CARD READER.
6. WALL PHONE.
7. ABOVE COUNTER DEVICE. MAINTAIN A CONSISTENT HEIGHT THROUGHOUT SPACE.
8. FIRE ALARM STROBE.
9. OCCUPANCY SENSOR.

ABBREVIATIONS - ELECTRICAL

AFF	ABOVE FINISHED FLOOR	KVAR	KILOVOLT-AMPERE REACTIVE
ADA	AMERICANS DISABILITIES ACT	LA	LIGHTNING ARRESTOR
A	AMPERE (AMP)	LED	LIGHT EMITTING DIODE
AL	ALUMINUM	LRC	LIGHTING RELAY CONTROL PANEL
ARCH	ARCHITECT / ARCHITECTURAL	LTG	LIGHTING
ATS	AUTOMATIC TRANSFER SWITCH	LV	LOW VOLTAGE
AWG	AMERICAN WIRE GAUGE	MATV	MASTER ANTENNA TELEVISION
C	CONDUIT	MAX	MAXIMUM
CAT	CATEGORY CABLE	MCA	MINIMUM CIRCUIT AMPACITY
CB	CIRCUIT BREAKER	MCB	MAIN CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION	MCC	MOTOR CONTROL CENTER
CKT	CIRCUIT	MDP	MAIN DISTRIBUTION PANEL
CLG	CEILING	MECH	MECHANICAL
CT	CURRENT TRANSFORMER	MH	METAL HALIDE
CU	COPPER	MIN	MINIMUM
DN	DOWN	MLO	MAIN LUGS ONLY
DW	DISHWASHER	MOCP	MAXIMUM OVERCURRENT PROTECTION
EM	EMERGENCY	MTS	MANUAL TRANSFER SWITCH
EMT	ELECTRICAL METALLIC TUBING	MV	MEDIUM VOLTAGE
EP	EXPLOSION PROOF	MW	MICROWAVE
EPO	EMERGENCY POWER OFF	NIC	NOT IN CONTRACT
EWC	ELECTRIC WATER COOLER	NL	NIGHT LIGHT CIRCUIT
FA	FIRE ALARM	PA	PUBLIC ADDRESS
FLA	FULL LOAD AMPS	PDZ	PRIMARY DAYLIGHT ZONE
FLUOR	FLUORESCENT	PE	PHOTOELECTRIC CELL
FCIC	FURNISHED BY CONTRACTOR INSTALLED BY CONTRACTOR	PF	POWER FACTOR
		PNL	PANELBOARD
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	PVC	POLYVINYL CHLORIDE
		PWR	POWER
FOIO	FURNISHED BY OWNER INSTALLED BY OWNER	REF	REFRIGERATOR
		SDP	SUB-DISTRIBUTION PANEL
GD	GARBAGE DISPOSAL	SDZ	SECONDARY DAYLIGHT ZONE
GEN	GENERATOR	STR	STARTER
GFP	GROUND FAULT PROTECTION	SV	SOLENOID VALVE
GFI	GROUND FAULT INDICATOR	SW	SWITCH
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	TD	TIME DELAY
GRC	GALVANIZED RIGID CONDUIT	TP	TAMPERPROOF
GND	GROUND	TTB	TELEPHONE TERMINAL BOARD
HP	HORSEPOWER	TTC	TELEPHONE TERMINAL CABINET
HPS	HIGH PRESSURE SODIUM	TV	TELEVISION
HV	HIGH VOLTAGE	TYP	TYPICAL
HZ	HERTZ	UG	UNDERGROUND
IG	ISOLATED GROUND	UPS	UNINTERRUPTIBLE POWER SUPPLY
INC	INCANDESCENT	V	VOLTAGE
INV	INVERTER	VA	VOLT-AMPERE
JB	JUNCTION BOX	VFD	VARIABLE FREQUENCY DRIVE
KW	KILOWATT	VP	VAPORPROOF
KWH	KILOWATT HOUR	W	WATTS
KV	KILOVOLT	WP	WEATHERPROOF
KVA	KILOVOLT-AMPERE	XFMR	TRANSFORMER

ELECTRICAL EQUIPMENT DESIGNATION

E 4 L - 1 - 1A - A

POWER TYPE:
- BLANK - NORMAL POWER
- E - EMERGENCY POWER
- U - UNINTERRUPTIBLE POWER

VOLTAGE:
- 2 - 208Y/120V
- 4 - 480Y/277V
- 5 - 4160Y/2400V
- 15 - 12470Y/7200V

EQUIPMENT:
- D - MAIN DISTRIBUTION PANEL
- S - SUB DISTRIBUTION PANEL
- B - BUSWAY
- M - MOTOR CONTROL CENTER
- A - AUTOMATIC TRANSFER SWITCH
- P - POWER PANEL
- L - LIGHTING PANEL
- T - TRANSFORMER
- U - UPS
- LRC - LIGHTING RELAY CONTROL PANEL

BUILDING LEVEL:
- 0 - BASEMENT
- 1 - FIRST LEVEL
- 2 - SECOND LEVEL
- 3 - THIRD LEVEL
- 4 - FOURTH LEVEL
- ETC.

GRID LOCATION:
- 1A - NEAR INTERSECTION OF GRID LINES 1 AND A

IDENTIFIER:
- A - FIRST IN SERIES OF EQUIPMENT
- B - SECOND IN SERIES OF EQUIPMENT
- ETC.

DESIGNATION SYMBOLS

--- / 123	EQUIPMENT DESIGNATOR SEE SCHEDULE.
E / X	EXISTING TO REMAIN, EXISTING TO BE REMOVED
R / F	EXISTING TO BE RELOCATED, FUTURE
N	NEW, POINT OF CONNECTION
1	NOTE

SECURITY

S A B	DOOR REQUIRING ELECTRONIC SECURITY: "101" INDICATES DOOR NUMBER, "A" AND "B" INDICATES SECURED/NON-SECURED SIDES OF DOOR. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
CR B,P,M	CREDENTIAL READER: "B" COMBINATION BIOMETRIC AND CARD READER, "P" COMBINATION KEYPAD AND CARD READER, "B,P" COMBINATION BIOMETRIC/KEYPAD/CARD READER, "M" MAG-STRIPE READER
CR	CREDENTIAL READER, WIRELESS
PIM	WIRELESS PANEL INTERFACE MODULE
VP	VEHICLE CREDENTIAL READER
OB	DOOR OPERATOR (ADA) BUTTON
RB	DOOR RELEASE BUTTON
	DOOR CONTACT
KP I,A	KEYPAD: "I" INTRUSION ALARM, "A" ACCESS CONTROL
DB W,D	DURESS ALARM BUTTON: WALL, UNDER DESK/COUNTER
MS MS	MOTION SENSOR: WALL, CEILING
GB GB	GLASS BREAK DETECTOR: WALL, CEILING
	STROBE: WALL, CEILING
S S S S	SPEAKER: WALL, CEILING
S S S S	SURVEILLANCE CAM., FIXED: WALL, POLE/PARAPET, CEILING
S S S S	SURVEILLANCE CAM., PTZ: WALL, POLE/PARAPET, CEILING
S S S S	SURVEILLANCE CAM., MULTI-SENSOR: WALL, POLE/PARAPET, CEILING
CAM:E - #	CAMERA TYPE AND NUMBER. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.

TELECOMMUNICATIONS

	OUTLET TYPE: DATA
	OUTLET TYPE: COMBINATION TELEPHONE/DATA
	OUTLET TYPE: TELEPHONE
	OUTLET TYPE: FIBER OPTIC CABLE
E,W,#	OUTLET DESIGNATORS: "E" EQUIPMENT OUTLET, "W" TELEPHONE OUTLET WITH MOUNTING STUDS, "#" QTY OF CABLES. TYPICAL ALL OUTLETS: PROVIDE TWO (2) CABLES PER OUTLET (UON)
*	OUTLET MOUNTING: WALL, ABOVE COUNTER, CEILING
CD	OUTLET MOUNTING: CORD-DROP
FB#	OUTLET MOUNTING, FLUSH FLOORBOX: REFER TO SCHEDULE FOR TYPES OF DEVICES.
PT#	OUTLET MOUNTING, FLUSH POKE-THROUGH: REFER TO SCHEDULE FOR TYPES OF DEVICES. TYPICAL ALL FLOORBOXES/POKE-THROUGHS: SEE ELECTRICAL DRAWINGS FOR COMBINED SERVICE REQUIREMENTS.
	DATA OUTLET FOR WIRELESS ACCESS POINT: WALL, POLE MOUNT, CEILING.
TV / TV D	CATV/MATV OUTLET: COAXIAL ONLY, COMBINATION COAX/DATA
E	EMERGENCY TELEPHONE
IMS/ICS	INTERCOM: "IMS" MASTER STATION, "ICS" CALL STATION
ACU/ACS	AREA OF RESCUE: "ACU" COMMAND UNIT, "ACS" CALL STATION

POWER - SINGLE LINE DIAGRAM & RISER

GFP	CIRCUIT BREAKER, WITH GROUND FAULT PROTECTION, DRAW OUT
	DISTRIBUTION SWITCHBOARD / PANELBOARD, WITH INTERNAL BUS
	UTILITY POLE
PANEL NAME MCB 225	PANELBOARD PANEL INCOMING DESIGNATOR: MLO UNLESS MARKED MCB AMPACITY (AMPS)
T	TRANSFORMER
T T	SERVICE TRANSFORMER, WITH VAULT
G	GENERATOR, AUTOMATIC TRANSFER SWITCH
	METER: UTILITY, BASIC, ADVANCED, POWER QUALITY
CT PT	TRANSDUCER: CURRENT, POTENTIAL (VOLTAGE), COMBINED
SPD	SURGE PROTECTIVE DEVICE, PUSH BUTTON
	ELECTRICAL BUSWAY, BUSWAY PLUG-IN CIRCUIT BREAKER
X / XX.XX	FEEDER CONTINUATION CALLOUT, FEEDER TAG
XX.XXX	CALCULATED AVAILABLE SHORT-CIRCUIT CURRENT
	FEEDER: DROP, RISE, CAP, BREAK, CONTINUATION
	SWITCH, FUSED SWITCH
F	DISCONNECT, FUSED DISCONNECT
	MOTOR, MOTOR WITH CONTROLLER, MOTOR WITH STARTER
	PV ARRAY, INVERTER

FIRE ALARM

FS TS	SPRINKLER SYSTEM SWITCH: FLOW, TAMPER
F	MANUAL FIRE ALARM STATION
I H P	DETECTOR: IONIZATION, HEAT, PHOTOELECTRIC
B B	DETECTOR: BEAM
	DUCT DETECTOR, TYPE AS NOTED
F	FIREMANS PHONE JACK
D C	MAGNETIC DOOR HOLDER, CLOSER

WALL	CEILING	NOTIFICATION DEVICES
F	F	FIRE ALARM: VISUAL
F F	F F	FIRE ALARM: HORN; HORN W/VISUAL
S S	S S	FIRE ALARM: SPEAKER; SPEAKER W/VISUAL
F F	F F	FIRE ALARM: BELL; BELL W/VISUAL
C C	C C	FIRE ALARM: CHIME; CHIME W/VISUAL

POWER - PLANS

	WALL RECEPTACLE: DUPLEX, QUADPLEX
	SINGLE WALL RECEPTACLE, FACELESS GFCI REMOTE TEST BUTTON
G G	DENOTES GFCI
W W	DENOTES GFCI AND WEATHER PROOF
* *	DENOTES RECEPTACLE ABOVE COUNTER
	SPECIAL PURPOSE RECEPTACLE.
	CEILING RECEPTACLE: DUPLEX, QUADPLEX
FB1 FB2	FLUSH FLOORBOX RECEPTACLE. FB1 = POWER (QUAD-PLEX) + DATA FB2 = POWER ONLY (QUAD-PLEX)
PT1 PT2	FLUSH POKE-THROUGH RECEPTACLE. PT1 = POWER (QUAD-PLEX) + DATA PT2 = POWER ONLY (QUAD-PLEX)
	DENOTES SPLIT-WIRED, HALF SWITCHED / CONTROLLED VIA MANUAL CONTROL, MOTION CONTROL OR TIME-BASED CONTROL. SEE SPECIFICATIONS & PLANS.
	DENOTES FULL SWITCHED / CONTROLLED VIA MANUAL CONTROL, MOTION CONTROL OR TIME-BASED CONTROL. SEE SPECIFICATIONS & PLANS.
FB3 FB4	SWITCHED / CONTROLLED FLUSH FLOORBOX RECEPTACLE REFER TO SCHEDULE & PLANS FOR CONTROL INFORMATION.
PT3 PT4	SWITCHED / CONTROLLED FLUSH POKE-THROUGH RECEPTACLE REFER TO SCHEDULE & PLANS FOR CONTROL INFORMATION.
FB1 X X X PT1 X X X	LETTER DESIGNATOR: E = EMERGENCY IG = ISOLATED GROUND U = UPS P = SURGE PROTECTIVE DEVICE S = STANDBY A = AFCI C = CRITICAL B = WITH USB OUTLETS
2NP1:42.	DENOTES PANELBOARD AND CIRCUIT NUMBER.
42.	DENOTES CIRCUIT NUMBER. REFER TO SHEET GENERAL NOTES FOR PANELBOARD.
	PEDESTAL OUTLET: POWER & SIGNAL COMBINATION
	SURFACE OUTLET STRIP: DIMENSION AS SHOWN. SEE SPECIFICATIONS.
1,3,5 1,3,5	POWER POLE, POWER, COMBINATION CIRCUITS AS INDICATED.
	JUNCTION BOX
H 1,3,5	JUNCTION BOX HOME RUN. CIRCUITS AS INDICATED.
F 1,3,5	JUNCTION BOX HOME RUN & FURNITURE FEED. CIRCUITS AS INDICATED.
	CONNECTION TO EQUIPMENT PROVIDED BY OTHERS
	PUSH BUTTON STATION: SINGLE, DOUBLE
	ELECTRICAL EQUIPMENT
	PANELBOARD: SURFACE, RECESSED
	ENCLOSURE: SURFACE, RECESSED
T	TRANSFORMER
	GROUND ROD, IN TEST WELL
	GROUND PAD

APPLICABLE CODES

2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ENERGY CODE TITLE 24 PART 6
2022 SAN FRANCISCO GREEN BUILDING CODE

APPLICABLE CODES

THE FIRE ALARM SYSTEM DESIGN IS CONTRACTOR DESIGN BUILD. REFER TO SPECIFICATIONS FOR THE REQUIREMENTS. COORDINATE FINAL QUANTITY, LOCATION, AND CONNECTION WITH DEFERRED FIRE ALARM SUBMITTAL.

GENERAL NOTES:

A. THIS IS A STANDARD LEGEND SHEET, THEREFORE, SOME SYMBOLS MAY APPEAR ON THIS SHEET THAT DO NOT APPEAR ON THE DRAWINGS.

LIGHTING

EMERGENCY	NORMAL	
		DOWNLIGHT RECESSED: ROUND, SQUARE
		DOWNLIGHT RECESSED WALLWASH: ROUND, SQUARE
		DOWNLIGHT RECESSED ADJUSTABLE: ROUND, SQUARE
		DOWNLIGHT SURFACE: ROUND, SQUARE
		DOWNLIGHT SURFACE WALLWASH: ROUND, SQUARE
		DOWNLIGHT SURFACE ADJUSTABLE: ROUND, SQUARE
		PENDANT
		PENDANT WALLWASH
		LINEAR RECESSED
		LINEAR RECESSED WALLWASH
		LINEAR SURFACE
		LINEAR SURFACE WALLWASH
		LINEAR PENDANT
		LINEAR PENDANT WALLWASH
		LINEAR WALL MOUNTED
		LINEAR WALL MOUNTED ASYMMETRIC
		TAPE LIGHT (EM PER TAG)
		TRACK HEAD
		TRACK
		TRACK WITH CURRENT LIMITER
		TRACK SLOT
		LINEAR RECESSED MULTIHEAD
		STEPLIGHT
		SCONCE
		FLOOD LIGHT
		INGRADE: ROUND, SQUARE
		INGRADE ADJUSTABLE: ROUND, SQUARE
		FLOOR LAMP
		CATENARY
		EMERGENCY LIGHT
		EXIT SIGN TOP MOUNT (ARROWS PER DRAWING)
		EXIT SIGN BACK MOUNT (ARROWS PER DRAWING)
		EXIT SIGN SIDE MOUNT (ARROWS PER DRAWING)
		BOLLARD: ROUND, SQUARE (ARROWS PER DRAWING)
		PEDESTRIAN POLE: ROUND, SQUARE
		POLE: ROUND, SQUARE
CSXX		CONTROL STATION. REFER TO LIGHTING CONTROL STATION SCHEDULE.
$	$2	WALL SWITCH: 1 POLE, 2 POLE
$3	$4	WALL SWITCH: 3 WAY, 4 WAY
$K	$M	WALL SWITCH: KEY LOCK, MOMENTARY
$LV	$D	WALL SWITCH: LOW VOLTAGE, PILOT
$T	$D	WALL SWITCH: TIMER, MANUAL DIMMER
$OS	$OSD	WALL COMBINATION OCCUPANCY SWITCH, OCCUPANCY DIMMER
$VS	$VSD	WALL COMBINATION VACANCY SWITCH, VACANCY DIMMER
PE	PE	PHOTOELECTRIC CELL: WALL MOUNTED, CEILING MOUNTED
OS X	OS X	OCCUPANCY SENSOR: WALL MOUNTED, CEILING MOUNTED
OS X	OS X	VACANCY SENSOR: WALL MOUNTED, CEILING MOUNTED
		"X" DESIGNATES DEVICE TYPE:
		DUAL TECHNOLOGY UNLESS OTHERWISE NOTED:
U	R	U: ULTRASONIC R: INFRARED
L#		DESIGNATES LUMINAIRE TYPE (SEE LUMINAIRE SCHEDULE)
EM		DESIGNATES EMERGENCY CIRCUIT
LS	CR	DESIGNATES LIFE SAFETY CIRCUIT, CRITICAL CIRCUIT
a,b,c,d,e...etc		DESIGNATES STANDALONE CONTROL ZONE.
42.	PNL:42.	DESIGNATES LIGHTING CIRCUIT, PANEL:CIRCUIT.
Z###		DESIGNATES NETWORK CONTROL ZONE. REFER TO LIGHTING MASTER CONTROL STATION SCHEDULE.
		REFER TO ZONE SCHEDULE FOR CIRCUITING OF NETWORKED LIGHTING.

ELECTRICAL SHEET LIST

SHEET #	SHEET NAME
E0.01	SYMBOLS, LEGENDS AND ABBREVIATIONS - ELECTRICAL
E0.02	LUMINAIRE SCHEDULES
E0.03	TITLE 24 - ELECTRICAL
E0.04	TITLE 24 - ELECTRICAL
E0.05	TITLE 24 - ELECTRICAL
E0.06	TITLE 24 - ELECTRICAL
E0.50	SITE PLAN - ELECTRICAL
E1.01	RCP - LEVEL 1 - LIGHTING
E1.02	RCP - LEVEL 2 - LIGHTING
E1.03	RCP - ROOF LEVEL - LIGHTING
E2.01	FLOOR PLAN - LEVEL 1 - POWER
E2.02	FLOOR PLAN - LEVEL 2 - POWER
E2.03	FLOOR PLAN - ROOF LEVEL - POWER
E6.01	DETAILS - ELECTRICAL
E7.01	DIAGRAMS - ELECTRICAL
E8.00	ELECTRICAL SCHEDULES
E8.01	PANEL SCHEDULES
Grand total: 17	

UNITED PLAYAZ PROJECT
1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

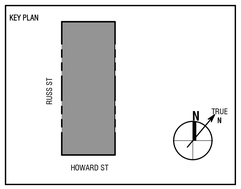
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



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Sheet Title:
SYMBOLS, LEGENDS AND ABBREVIATIONS - ELECTRICAL

Scale: As indicated

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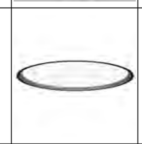
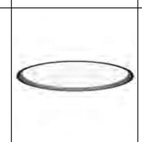
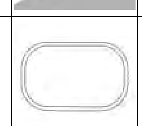
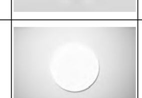
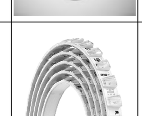
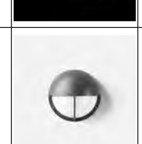
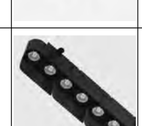
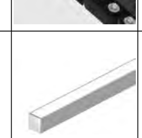
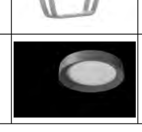
Lighting Fixture Schedule

Type	Image	Description	Manufacturer	Wattage	Lamp Source	Lamp Delivered Lumens	Lamp Color Temperature	Power Supply	Power Controls	Input Voltage	Finish	Mounting	Notes	Alternate Manufacturer(s) Multiline
L1		RECESSED LINEAR DOWNLIGHT ASYMMETRIC DISTRIBUTION Circulation	CORONET LSR1 ASYMMETRIC LS1R-PER PLANS-35-LOW-UNV-DB-W-F-AVIASY	5 W	LED	458 LM/FT	3500K	INTEGRAL	0-10V DIM TO 1%	120	WHITE	RECESSED IN GYP CEILING	1. WATTS PER LINEAR FOOT. 2. TRIM FINISH TO MATCH CEILING. ARCHITECT TO CONFIRM.	EXTANT FINELITE OR EQUIVALENT
L2		RECESSED ROUND DOWNLIGHT 40° BEAM + SOFTENING LENS Throughout	LUMENPULSE LUMENCORE NANO DOWNLIGHT LCRN-A-FD-120-R-L07-35K-90-W-DA1-SB-MWH-RD-MWH-NC-1-SL	8 W	LED	700 LM	3500K	INTEGRAL	0-10V DIM TO 1%	120	WHITE	RECESSED IN GYP CEILING	1. TRIM FINISH TO MATCH CEILING. ARCHITECT TO CONFIRM.	AMERLUX DMF OR EQUIVALENT
L3A		RECESSED ROUND DOWNLIGHT 40" DIAMETER Kitchen	BRUCK BINA ROUND RECESSED 40" DIAMETER BINA-R-RD-35K-40-500-D-BK-BK	42 W	LED	3770 LM	3500K	INTEGRAL	0-10V DIM TO 1%	120	BLACK	RECESSED IN GYP CEILING	1. ARCHITECT TO CONFIRM FINISH.	LUMENWERX PRUDENTIAL OR EQUIVALENT
L3B		RECESSED ROUND DOWNLIGHT 32" DIAMETER Reception	BRUCK BINA ROUND RECESSED 32" DIAMETER BINA-R-RD-35K-32-500-D-BK-BK	33 W	LED	2830	3500K	INTEGRAL	0-10V DIM TO 1%	120	BLACK	RECESSED IN GYP CEILING	1. ARCHITECT TO CONFIRM FINISH.	LUMENWERX PRUDENTIAL OR EQUIVALENT
L3C		SURFACE ROUND DOWNLIGHT + UPLIGHT GLOW 40" DIAMETER Office	BRUCK BINA ROUND SURFACE MOUTED 40" WITH UPLIGHT GLOW BINA-S-RD-35K-40-500-DI-BK-BK	56 W	LED	5100 LM	3500K	INTEGRAL	0-10V DIM TO 1%	120	BLACK	SURFACE MOUNTED TO GYP CEILING	1. ARCHITECT TO CONFIRM FINISH.	LUMENWERX PRUDENTIAL OR EQUIVALENT
L4		DIFFUSE FLUSH MOUNT DOWNLIGHT 6" DIAMETER OMNIDIRECTIONAL OUTPUT Unisex WC	SISTEMALUX MINT 6" 2060R-NC-06-830-GL-120-01-D10	12 W	LED	920 LM	3000K	INTEGRAL	0-10V DIM TO 15%	120	WHITE	RECESSED IN GYP CEILING	1. FINAL LOCATIONS TO BE COORDINATED WITH WC LAYOUT.	DMF DRD5S LUMINIS SCENA SN800 OR EQUIVALENT
L5		LINEAR WALL MOUNTED VANITY LIGHT Unisex WC	PUREEDGE PIPELINE 2 WALL/VANITY 2' P2WDP-5W-C4R-24-30K-BK	10 W	LED	1103 LM	3000K	REMOTE	0-10V DIM TO 1%	120	BLACK	WALL MOUNTED	1. FINAL FIXTURE LENGTH TO BE DETERMINED BY SIZE OF MIRROR. 2. FIXTURE TO BE CENTERED ABOVE MIRROR. 3. ARCHITECT TO CONFIRM FINISH.	KUZCO CHUTE VISUAL COMFORT MILAN OR EQUIVALENT
L6A		RECESSED LINEAR DIFFUSE LENS DOWNLIGHT 1.9" WIDTH LAMBERTIAN OPTIC Corridor	CORONET LSR1 LSR1-4-35-LOW-UNV-DB-W-F-FL	5 W	LED	458 LM/FT	3500K	INTEGRAL	0-10V DIM TO 1%	120	WHITE	RECESSED IN GYP CEILING	1. WATTS PER LINEAR FOOT. 2. TRIM FINISH TO MATCH CEILING. ARCHITECT TO CONFIRM.	EXTANT FINELITE OR EQUIVALENT
L6B		RECESSED LINEAR DIFFUSE LENS DOWNLIGHT 1.9" WIDTH LAMBERTIAN OPTIC Meeting Room 1 + 2	CORONET LSR1 LSR1-4-35-LOW-UNV-DB-BLK-F-FL	5 W	LED	458 LM/FT	3500K	INTEGRAL	0-10V DIM TO 1%	120	BLACK	RECESSED IN MILLWORK	1. WATTS PER LINEAR FOOT. 2. ARCHITECT TO CONFIRM FINISH. 3. FIXTURE TO BE INTEGRATED INTO ARCHITECTURAL MILLWORK. BOTTOM OF FIXTURE TO ALIGN WITH BOTTOM OF CEILING PLANE.	EXTANT FINELITE OR EQUIVALENT
L7A		SURFACE MOUNTED 1 CIRCUIT TRACK Meeting Room 1	LUMENPULSE SINGLE CIRCUIT TRACK SYSTEM GESA 120 1C SURFACE MOUNTED 16' LENGTH							120	BLACK	SURFACE MOUNTED TO GYP CEILING	1. TO BE MOUNTED TO GYP CEILING, RUNNING FULL LENGTH BETWEEN L8 AS SHOWN ON RCP. 2. ARCHITECT TO CONFIRM FINISH.	AMERLUX PUREEDGE OR EQUIVALENT
L7B		SUSPENDED 1 CIRCUIT TRACK Meeting Room 2	LUMENPULSE SINGLE CIRCUIT TRACK SYSTEM GESA 120 1C + SUSPENSION KIT SUSPENDED 12' LENGTH							120	BLACK	SUSPENDED	1. TO BE SUSPENDED AT EDGE OF GYP CEILING. TRACK TO RUN FULL LENGTH OF CEILING AS SHOWN ON RCP. 2. ARCHITECT TO CONFIRM FINISH.	AMERLUX PUREEDGE OR EQUIVALENT
L7C		TRACK MOUNTED TRACK HEAD 2.5" DIAMETER 40° BEAM + CONCENTRIC RING LOUVER Meeting Room 1 & 2	LUMENPULSE SPOT M2 LATSM2-A-120-L10-35K-CR90-M-MBK-1C-ABK-PH-XLVR	11 W	LED	1192 LM	3500K	INTEGRAL	PHASE DIM TO 1%	120	BLACK	TRACK MOUNTED	1. ARCHITECT TO CONFIRM FINISH.	AMERLUX PUREEDGE OR EQUIVALENT
L8		RECESSED LINEAR DOWNLIGHT WITH 90° CONNECTORS TO CREATE SHAPES .9" WIDTH LAMBERTIAN OPTIC Meeting Room 1	CORONET RUSH RECESSED RUSHREC-PER PLANS-35-MED-UNV-DB-BLK-F-SD 90° CONNECTORS AS REQUIRED TO CREATE SHAPES AS SHOWN ON PLANS	5 W	LED	262 LM/FT	3500K	INTEGRAL	0-10V DIM TO 1%	120	BLACK	RECESSED IN GYP CEILING	1. WATTS PER LINEAR FOOT. 2. FIXTURE SHAPES AS SHOWN ON PLANS WITH ILLUMINATED 90 DEGREE CORNERS AND T-SHAPED CONNECTIONS PROVIDE CONNECTORS AS REQUIRED. 3. FIXTURE TO BE ALIGNED WITH ARCHITECTURAL CHANNEL TO VREATED CONTINUOUS LINES WITHIN THE GYP CEILING. 4. TRIM FINISH TO MATCH ARCHITECTURAL CHANNELS. ARCHITECT TO CONFIRM.	PUREEDGE FINELITE OR EQUIVALENT
L12		SUSPENDED DIRECT/INDIRECT WITH 90° CURVED CORNERS PENDANT STEM Meeting Room 3	CORONET LS CURVE INDIRECT/DIRECT LSCURVEUPDN-90°-35K-LOW-LOW-UNV-DB-BLK-PS18-FL-FL	10 W	LED	903 LM/FT	3500K	INTEGRAL	0-10V DIM TO 1%	120	BLACK	SUSPENDED STEM MOUNTED	1. WATTS PER LINEAR FOOT. 2. FIXTURE TO BE STRAIGHT RUNS CONNECTED WITH 90° CURVED ILLUNIATED CORNERS TO CREATE RACETRACK SHAPE. 3. ARCHITECT TO CONFIRM FINISH.	AXIS XAL OR EQUIVALENT
L13		SUSPENDED PENDANT DOWNLIGHT DOUBLE ASYMMETRIC DISTRIBUTION STEM MOUNTED Stair 2	LUMENPULSE CYLINDER NANO PENDANT LACYN-A-PSD-MBK-M1-D-120-12-DL13-35K-CR90-DAS-DA1-NA-MBK	15 W	LED	1300 LM	3500K	INTEGRAL	0-10V DIM TO 1%	120	BLACK	SUSPENDED STEM MOUNTED	1. BOTTOM OF FIXTURE TO ALIGN WITH BOTTOM OF STRUCTURAL BEAMS. 2. LIGHT DISTRIBUTION TO BE ORIENTED TOWARDS WALLS TO LIGHT SURFACES. 3. ARCHITECT TO CONFIRM FINISH.	
L14		RECESSED WET RATED DOWNLIGHT 8" DIAMETER IP66 SHOWER	SISTEMALUX MINT 8" 2060R-NC-08-830-GL-120-01-D10	25 W	LED	1995 LM	3000K	INTEGRAL	0-10V DIM TO 1%	120	WHITE	SURFACE MOUNTED TO GYP CEILING	1. WET RATED FIXTURE TO BE LOCATED IN SHOWER.	DMF DRD5S LUMINIS SCENA SN800 OR EQUIVALENT
L15		SURFACE MOUNTED UPLIGHT ASYMMETRIC DISTRIBUTION MOUNTING CHANNEL Meeting Rooms 1 + 2	ECOSENSE TROV FLEX L09 ASYMMETRIC L09-I-PER PLANS-05-35-90-CV24-ASYM L09-A-MNT-EXT-ASYM-62IN-BK	5 W	LED	480 LM/FT	3500K	REMOTE	0-10V DIM TO 1%	120	BLACK	SURFACE MOUNTED AT COVE	1. WATTS PER LINEAR FOOT. 2. FIXTURE TO BE LOCATED IN EXTRUSION, WITH ASYMMETRIC OPTIC ORIENTED UP AND OUT TOWARDS CEILING AND WALLS. 3. FINISH OF CHANNEL TO MATCH CEILING. ARCHITECT TO CONFIRM.	QTRAN LUMINII OR EQUIVALENT
L16		RECESSED ROUND WALL WASHER Level 2	LUMENPULSE LUMENCORE NANO WALL WASHER LCRN-A-WA-120-R-L13-35K-90-AWW-DA1SB-MWH-RD-MWH-NC-1	8 W	LED	700 LM	3500K	INTEGRAL	0-10V DIM TO 1%	120	WHITE	RECESSED IN GYP CEILING	1. TRIM FINISH TO MATCH CEILING. ARCHITECT TO CONFIRM.	AMERLUX DMF OR EQUIVALENT
S1A		IMPACT RESISTANT WALL MOUNTED LINEAR DOWNLIGHT WITH GLARE SHIELD 6" WALL ARM MOUNT 60° x 10° BEAM INTERNAL LOUVER + VISOR FOR GLARE CONTROL IP66 / IK09 Mural Wall + Seating Area	LUMENPULSE LUMENFACADE NANO LOGN-4W-48V-48-30K-90-60X10-FR-WAMN6-BK-UCTL-UL LOGNRD-48-BK (LOUVER, PER 4' FIXTURE) LOGNVS-48-BK (VISOR, PER 4' FIXTURE)	4 W	LED	424 LM/FT	3000K	REMOTE	0-10V DIM TO 1%	48/120	BLACK	WALL MOUNTED	1. WATTS PER LINEAR FOOT. 2. REFER TO RCP FOR FULL FIXTURE LENGTHS. 3. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING LOCATION. FIXTURE TO BE MOUNTED AT TOP OF WALL ANGLED 10 DEGRESS TOWARDS SEATING AREA. 4. ARCHITECT TO CONFIRM FINISH. CALGREEN: VISOR PROVIDED FOR GLARE CONTROL TO MEET LIGHT POLLUTION REQUIREMENTS.	CURRENT PURSUIT LIGMAN OR EQUIVALENT
S1B		IMPACT RESISTANT WALL MOUNTED LINEAR DOWNLIGHT WITH GLARE SHIELD 6IN WALL ARM MOUNT 10° x 10° BEAM INTERNAL LOUVER + VISOR FOR GLARE CONTROL IP66 / IK09 Mural Wall	LUMENPULSE LUMENFACADE NANO LOGN-7W-48V-48-30K-90-10X10-FR-WAMN6-BK-UCTL-UL LOGNRD-48-BK (LOUVER, PER 4' FIXTURE) LOGNVS-48-BK (VISOR, PER 4' FIXTURE)	4 W	LED	424 LM/FT	3000K	REMOTE	0-10V DIM TO 1%	48/120	BLACK	WALL MOUNTED	1. WATTS PER LINEAR FOOT. 2. REFER TO RCP FOR FULL FIXTURE LENGTHS. 3. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING LOCATION. FIXTURE TO BE ANLED STRAIGHT DOWN TO GRAZE WALL. 4. ARCHITECT TO CONFIRM FINISH. CALGREEN: VISOR PROVIDED FOR GLARE CONTROL TO MEET LIGHT POLLUTION REQUIREMENTS.	CURRENT PURSUIT LIGMAN OR EQUIVALENT
S3A		IMPACT RESISTANT SURFACE MOUNTED SPOTLIGHT 40° BEAM HALF SNOOT + HONEYCOMB LOUVER FOR GLARE CONTROL IP66 / IK10 Roof Terrace	ECOSENSERISE F080 SINGLE F080-1S-HO-30-9-40-K-H LDCM-PL-120-277-010V-GR (0-10V CONTROLS) F080-LV-HCOMB (HONEYCOMB LOUVER) RISE-CANOPY-04-K (CANOPY)	8 W	LED	744 LM	3000K	INTEGRAL	0-10V DIM TO 1%	120	BLACK	SURFACE MOUNTED TO FENCE	1. FIXTURE TO BE MOUNTED AT TOP OF PERIMETER FENCE. 2. ALL WIRING TO BE CONCEALED WITHIN FENCE BEAMS. NO VISIBLE WIRING OR CONNECTIONS. 3. ARCHITECT TO CONFIRM FINISH. CALGREEN: SNOOT PROVIDED FOR GLARE CONTROL TO MEET LIGHT POLLUTION REQUIREMENTS.	BK TARGETTI OR EQUIVALENT
S3B		IMPACT RESISTANT SURFACE MOUNTED SPOTLIGHT WITH ARM MOUNT 30°X60° BEAM HALF SNOOT + HONEYCOMB LOUVER FOR GLARE CONTROL IP66 / IK10 Building Signage	ECOSENSERISE F080 SINGLE F080-1S-MO-30-9-E2-K-H LDCM-PL-120-277-010V-GR (0-10V CONTROLS) F080-LV-HCOMB (HONEYCOMB LOUVER) F080-WMA-18-K (18" WALL ARM)	8 W	LED	531 LM	3000K	INTEGRAL	0-10V DIM TO 1%	120	BLACK	ARM MOUNTED TO FACADE	1. FINAL LOCATION AND ARM LEGNTH TO BE COORDINATED WITH SIGNAGE. 2. ARCHITECT TO CONFIRM FINISH. CALGREEN: SNOOT PROVIDED FOR GLARE CONTROL TO MEET LIGHT POLLUTION REQUIREMENTS.	BK TARGETTI OR EQUIVALENT
S4		IMPACT RESISTANT CEILING MOUNTED WET RATED DOWNLIGHT 8" DIAMETER IP65 / IK10 Entrances	LUMINIS SCENA SN800C-L1L11-K30-120-BKT	14 W	LED	1189 LM	3000K	INTEGRAL	0-10V DIM TO 1%	120	BLACK	CEILING MOUNTED	1. FINAL MOUNTING HEIGHT TO BE COORDINATED WITH ARCHITECT. CALGREEN: FIXTURE LOCATED UNDER CANOPY	BEGA SISTEMALUX OR EQUIVALENT
S5		IMPACT RESISTANT SURFACE MOUNTED SHIELDED WALL SCONCE 10" DIAMETER IP65 Main Entrance	BEGA 33 530-K3-BLK	12 W	LED	695 LM	3000K	INTEGRAL	0-10V DIM TO 1%	120	BLACK	WALL MOUNTED	1. ARCHITECT TO CONFIRM FINISH. CALGREEN: B0-U3-G1	LUMINIS SISTEMALUX OR EQUIVALENT
S6		FLEXIBLE SURFACE MOUNTED WALL GRAZER LOUVER FOR GLARE CONTROL IP66 Roof Terrace Curved Mural Wall	BRUCK COBRA FLEX OUTDOOR COBRA-CFP-LH-SW-XX-30K-90-WW-BK-F	9 W	LED	3240 LM	3000K	REMOTE	0-10V DIM TO 1%	120	BLACK	WALL MOUNTED	1. CURVE CONSISTS OF 80 LINKS, 103W TOTAL SYSTEM WATTAGE. 2. OUTSIDE OF LOUVER TO BE PAINTED TO MATCH WALL COLOR. 3. FIXTURE TO BE MOUNTED TO L BRACKETS AT WALL WITH LIGHT SOURCE ORIENTED DOWNWARDS. FINAL MOUNTING DETAIL TO BE COORDINATED WITH ARCHITECT. 4. REMOTE DRIVER LOCATIONS TO BE COORDINATED WITH ARCHITECT AND EC. CALGREEN: LOUVER PROVIDED FOR GLARE CONTROL TO MEET LIGHT POLLUTION REQUIREMENTS.	KELVIX OR EQUIVALENT
S7		CONCEALED LINEAR LED AT FENCE LIGHT BOXES GRAZE OPTIC .6" WIDTH IP68 Roof Terrace	LUMINII BOSCA WET RATED BOSW-PER PLANS-27K-G-FC-BK-AS REQ'D	4 W	LED	232 LM.FT	2700K	REMOTE	0-10V DIM TO 1%	24/120	BLACK	SURFACE	1. WATTS PER LINEAR FOOT. 2. FIXTURE TO BE CONCEALED BETWEEN PERFORATED METAL PANELS AT PERIMETER FENCE. REFER TO ARCHITECTURAL DETAIL. 3. ALL WIRING TO BE CONCEALED WITHIN FENCE BEAMS. NO VISIBLE WIRING OR CONNECTIONS. 4. ARCHITECT TO CONFIRM FINISH. 5. REMOTE DRIVER LOCATIONS TO BE COORDINATED WITH ARHCITECT AND EC. CALGREEN: FIXTURE CONCEALED BETWEEN TWO LAYERS OF PERFORATED METAL AT DECORATIVE FENCE.	KELVIX QTRAN OR EQUIVALENT
S8A		IMPACT RESISTANT POLE MOUNTED SPOTLIGHT 20°X60° BEAM (LINEAR SPREAD VERTICAL DISTRIBUTION) HALF SNOOT + LOUVER FOR GLARE CONTROL IP66 / IK10 Roof Terrace Basketball Court	LUMENPULSE LUMENBEAM LARGE FIXTURE: LBL-120-30K-NF-LSLV-BK-DIM-UL PM4-1 (POLE MOUNT) LBLVSWG (VISOR + WIREGUARD)	50 W	LED	4730 LM	3000K	INTEGRAL	0-10V DIM TO 1%	120	BLACK	POLE MOUNTED	1. FIXTURE TO BE MOUNTED TO EXTENDED VERTICAL FENCE BEAM AT 15' AFF TO LIGHT BASKETBALL COURT. 2. ARCHITECT TO CONFIRM FINISH. CALGREEN: SNOOT PROVIDED FOR GLARE CONTROL TO MEET LIGHT POLLUTION REQUIREMENTS.	BK TARGETTI OR EQUIVALENT
S8B		IMPACT RESISTANT SURFACE MOUNTED SPOTLIGHT 40° BEAM HALF SNOOT + LOUVER FOR GLARE CONTROL IP66 / IK10 Roof Terrace Basketball Court	LUMENPULSE LUMENBEAM LARGE LBL-120-30K-M-BK-DIM-UL LBLVSWG (VISOR + WIREGUARD)	50 W	LED	4730 LM	3000K	INTEGRAL	0-10V DIM TO 1%	120	BLACK	SURFACE MOUNTED TO FENCE	1. FIXTURE TO BE MOUNTED TO TOP OF DECORATIVE FENCE TO LIGHT NORTH END OF BASKETBALL COURT. 2. ARCHITECT TO CONFIRM FINISH. CALGREEN: SNOOT PROVIDED FOR GLARE CONTROL TO MEET LIGHT POLLUTION REQUIREMENTS.	BK TARGETTI OR EQUIVALENT
S9		IMPACT RESISTANT CEILING MOUNTED WET RATED DOWNLIGHT 11" DIAMETER IP65 / IK10 Entrances	LUMINIS SCENA SN1100C-L1L32-K30-120-BKT	32 W	LED	3201 LM	3000K	INTEGRAL	0-10V DIM TO 1%	120	BLACK	CEILING MOUNTED	1. FINAL MOUNTING HEIGHT TO BE COORDINATED WITH ARCHITECT. CALGREEN: FIXTURE LOCATED UNDER CANOPY	BEGA SISTEMALUX OR EQUIVALENT

BACK OF HOUSE LUMINAIRE SCHEDULE

TAG	DESCRIPTION	INPUT WATTS	LAMP SOURCE	DRIVER	VOLTAGE	MANUFACTURER AND MODEL NUMBER	ALTERNATE MANUFACTURERS	LOCATION
B1	4' SURFACE MOUNTED LINEAR LED FIXTURE WITH POLYCARBONATE LENS AND STEEL HOUSING WITH WHITE FINISH	48W	LED, 4438 LUMENS 82 CRI, 3500K CCT	INTEGRAL 0-10V DIMMING	120V	KENALL, ROUGH-HOUSE RHL7 SERIES	WILLIAMS, DAYBRITE	STORAGE ROOMS, CUSTODIAN ROOMS, JANITOR'S CLOSETS
B1A	2' SURFACE MOUNTED LINEAR LED FIXTURE WITH POLYCARBONATE LENS AND STEEL HOUSING WITH WHITE FINISH	25W	LED, 2541 LUMENS 82 CRI, 3500K CCT	INTEGRAL 0-10V DIMMING	120V	KENALL, ROUGH-HOUSE RHL7 SERIES	WILLIAMS, DAYBRITE	STORAGE ROOMS, CUSTODIAN ROOMS, JANITOR'S CLOSETS
B2	4' SURFACE MOUNTED LINEAR LED FIXTURE WITH POLYCARBONATE LENS AND STEEL HOUSING WITH WHITE FINISH, UL LISTED FOR WET LOCATION	40W	LED, 4700 LUMENS, 82 CRI, 3500K CCT	INTEGRAL 0-10V DIMMING	120V	H.E. WILLIAMS, FULLY ENCLOSED & GASKETED INDUSTRIAL 96 SERIES	KENALL, DAYBRITE	ELEVATOR PITS, TOP OF SHAFTS
B3	4' SURFACE MOUNTED, LOW PROFILE, LINEAR LED STRIP LIGHT WITH WIREGUARD PROVIDE EMERGENCY BACK-UP LED BATTERY WHERE INDICATED WITH A DRAWING NOTE.	44W	LED, 5500 LUMENS, 80 CRI, 3500K CCT	INTEGRAL 0-10V DIMMING	120V	H.E. WILLIAMS, NARROW LED STRIP 75R SERIES	DAYBRITE, KENALL	MECHANICAL ROOMS, ELECTRICAL ROOMS, TELECOM ROOMS, EQUIPMENT ROOMS
B4	SURFACE MOUNTED LENSED LED FIXTURE WITH INTEGRAL OCCUPANCY SENSOR AND BI-LEVEL OPERATION SUITABLE FOR WALL OR CEILING MOUNTING.	40W	LED, 4000 LUMENS, 80 CRI, 3500K CCT	INTEGRAL 0-10V DIMMING	120V	H.E. WILLIAMS, SURFACE OR WALL MOUNT LIGHT SLF SERIES	DAYBRITE, KENALL	STAIRWELLS, VESTIBULES AND BOH CORRIDORS
B5	SURFACE MOUNTED LED WALL PACK FIXTURE. UL LISTED FOR WET LOCATIONS. DIE-CAST ALUMINUM HOUSING WITH STAINLESS STEAL HARDWARE, TEMPERED FLAT GLASS LENS AND SILICON GASKETS. PROVIDE LOCAL OCCUPANCY SENSOR WITH FIXTURE. PROVIDE EMERGENCY BACK-UP LED BATTERY WHERE REQUIRED.	36W	LED, 3000 LUMENS, 70 CRI, 4000K CCT	INTEGRAL 0-10V DIMMING	120V	H.E. WILLIAMS, VOLTAIRE ARCHITECTURAL WALL PACK VWP SERIES	GARDCO, LEOTEK	ROOF MECHANICAL AREA
B6	LED WALL/CEILING MOUNTED GASKETED LENSED FIXTURE, WET LOCATION. PROVIDE EMERGENCY BATTERY PACK WHERE INDICATED.	49W	LED, 4758 LUMENS, 82 CRI, 3500K CCT	INTEGRAL 0-10V DIMMING	120V	KENALL MLHA8-48-F-FINISH-PP-45L35K-DCC-DV-LEL	BEGA	EQUIPMENT ROOMS (WET LOCATION, PLENUM)
X1	LED POLYCARBONATE EXIT SIGN; CONTRACTOR TO COORDINATE DIRECTIONAL INDICATOR REQUIREMENTS BASED ON ELECTRICAL DRAWINGS. GREEN LETTERS, WHITE FINISH. DAMP LOCATION LISTED.	2W	GREEN LED		120V	EVENLITE TELESIS SERIES COMMERCIAL GRADE LED EXIT SIGNS	EMERGILITE, CHLORIDE	
X2	LED WET LISTED EXIT SIGN, CAST ALUMINUM OR STAINLESS STEEL SURFACE, CONTRACTOR TO COORDINATE DIRECTIONAL INDICATOR OR REQUIREMENTS BASED ON REQUIREMENT. GREEN LETTERS, ALUMINUM OR BLACK FINISH.	<5W	GREEN LED		120V	EVENLITE SENTRY CDW SERIES LED EXIT SIGNS	EMERGILITE, CHLORIDE	

GENERAL NOTES:
IN BACK-OF-HOUSE AREAS: UNLESS OTHERWISE NOTED, WHERE SUFACE-MOUNTED LIGHT FIXTURES ARE LOCATED IN AREAS WITHOUT ARCHITECTURAL CEILINGS, DEFAULT MOUNTING HEIGHT IS 8'-6" ABOVE FINISHED FLOOR. WHERE UNDERSIDE OF SLAB IS AT OR BELOW THE FIXTURE MOUNTING HEIGHT INDICATED, MOUNT TO UNDERSIDE OF SLAB. WHERE UNDERSIDE OF SLAB IS ABOVE THE FIXTURE MOUNTING HEIGHT INDICATED, PROVIDE CHAIN HANGERS TO SUSPEND FIXTURES TO MOUNTING HEIGHT. COORDINATE EXACT MOUNTING LOCATIONS TO AVOID OBSTRUCTIONS TO LIGHT DISTRIBUTION.

1 26 - ELECTRICAL - BOH LUMINAIRE SCHEDULE
NONE

LIGHTING CONTROL SEQUENCE OF OPERATIONS

AREA	AREA CONTROLS	MULTI-LEVEL CONTROLS	SHUT-OFF CONTROLS	AUTOMATIC DAYLIGHTING CONTROLS (PHOTOCELL)	DEMAND RESPONSIVE CONTROLS	ACCEPTANCE TESTING & CERTIFICATION	NOTES
LOBBY, WAITING AREAS	ON/OFF CONTROL	YES	OCCUPANCY SENSOR	YES, WITHIN DAYLIT ZONES	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM IF LPD IS GREATER THAN 0.5 W/SF	YES	DIM TO 50% WHEN ZONE IS UNOCCUPIED
OFFICES	ON/OFF AND DIMMING CONTROL	YES	OCCUPANCY SENSOR	YES, WITHIN PRIMARY AND SECONDARY DAYLIT ZONES	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM	YES	
CONFERENCE/MEETING ROOMS	ON/OFF AND DIMMING CONTROL	YES	OCCUPANCY SENSOR	YES, WITHIN PRIMARY AND SECONDARY DAYLIT ZONES	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM	YES	
KITCHEN / BREAKROOM	ON/OFF AND DIMMING CONTROL	YES	OCCUPANCY SENSOR	YES, WITHIN PRIMARY AND SECONDARY DAYLIT ZONES	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM	YES	
INTERIOR CORRIDORS AND CIRCULATION	ON/OFF CONTROL	YES	OCCUPANCY SENSOR	YES, WITHIN DAYLIT ZONES	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM IF LPD IS GREATER THAN 0.5 W/SF	YES	DIM TO 50% WHEN ZONE IS UNOCCUPIED
EXTERIOR CORRIDORS AND CIRCULATION	ON/OFF CONTROL	YES, ANY FIXTURE > 40W	OCCUPANCY SENSOR	YES, WHEN SUFFICIENT DAYLIGHT IS SENSED	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM	YES	DIM TO 50% WHEN ZONE IS UNOCCUPIED
EGRESS STAIRS AND VESTIBULES	ON/OFF CONTROL	YES	OCCUPANCY SENSOR	NO	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM IF LPD IS GREATER THAN 0.5 W/SF	YES	DIM TO 50% WHEN ZONE IS UNOCCUPIED
RESTROOMS	ON/OFF CONTROL	NO	OCCUPANCY SENSOR	NO	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM IF LPD IS GREATER THAN 0.5 W/SF	YES	AUTO OFF WHEN ZONE IS UNOCCUPIED
ELECTRICAL ROOMS, ELEVATOR MACHINE ROOM, ELEVATOR PITS, AND ELEVATOR HOISTWAYS	ON/OFF CONTROL	YES, IF LPD IS GREATER THAN 0.5 W/SF	NO	NO	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM IF LPD IS GREATER THAN 0.5 W/SF	YES	
STORAGE ROOMS, BUILDING MAINTENANCE RESTROOMS, JANITOR'S CLOSETS, TRASH ROOM, , BIKE ROOM	ON/OFF CONTROL	YES, IF LPD IS GREATER THAN 0.5 W/SF	OCCUPANCY SENSOR	NO	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM IF LPD IS GREATER THAN 0.5 W/SF	YES	AUTO OFF WHEN ZONE IS UNOCCUPIED
EXTERIOR LIGHTING	N/A	YES, ANY FIXTURE > 40W	BUILDING TIMECLOCK, PHOTOCELL	YES, WHEN SUFFICIENT DAYLIGHT IS SENSED	YES, PROGRAMMABLE AND ADDRESSABLE CONTROL SYSTEM IF LPD IS GREATER THAN 0.5 W/SF	YES	PROVIDE OCCUPANCY SENSOR FOR ALL FIXTURES MOUNTED LESS THAN 24'-0" ABOVE GRADE, DIM TO 50% WHEN ZONE IS UNOCCUPIED

2 26 - ELECTRICAL - LIGHTING CONTROL SCHEDULE
NONE

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect: **ARQUITECTONICA**
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

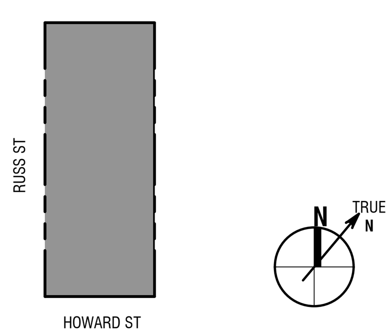
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



Seal / Signature:

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

LUMINAIRE SCHEDULES

Scale: NONE

E0.02

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STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ELC-E
Project Name: 23-1001 UNITED PLAYAZ	Report Page:	(Page 3 of 7)
	Date Prepared:	2023-04-25T20:01:06-04:00

G. SEPARATION OF ELECTRICAL CIRCUITS FOR ENERGY MONITORING

This table includes entirely new or complete replacement electrical power distribution systems to demonstrate compliance with 130.5(b)/ 160.6(b). Any load types that are not included in the service do not need to be shown. For multifamily occupancies, submetered systems that provide power to dwelling units do not need to meet these separation requirements and therefore load types on those submetered systems also do not need to be shown.

01	02	03	04	05	
Load Type per Table 130.5-B[1]	Minimum Required Separation of Load per Table 130.5-B	Compliance Method[2]	Location of Requirements in Construction Documents	Field Inspector	
				Pass	Fail
REFER TO SITE PLAN E0.50.					
Elevators, escalators, moving walkways	All loads in aggregate	Method 3: Branch circuits serve load types individually & provisions for adding future branch curcuit monitoring	REFER TO E8.01.	☐	☐
Plug Loads and appliances less than 25kVA	All plug loads in aggregate: Groups of plug loads exceeding 25 kVA connected load in an area less than 5000 sf	Method 3: Branch circuits serve load types individually & provisions for adding future branch curcuit monitoring	REFER TO E8.01.	☐	☐
Lighting including exit, egress and exterior	All lighting in aggregate	Method 3: Branch circuits serve load types individually & provisions for adding future branch curcuit monitoring	REFER TO E8.01.	☐	☐
HVAC systems and components	All HVAC in aggregate	Method 3: Branch circuits serve load types individually & provisions for adding future branch curcuit monitoring	REFER TO E8.01.	☐	☐

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ELC-E
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C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through J. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

01		02		03		04	05	06
Service Electrical Metering 130.5(a)/ 160.6(a) (See Table F)	AND	Separation for Monitoring 130.5(b)/ 160.6(b) (See Table G)	AND	Voltage Drop 130.5(c)/ 160.6(c) (See Table H)	AND	Controlled Receptacles 130.5(d)/ 160.6(d) (See Table I)	Electric Ready 160.9 (See Table J)	**Compliance Results**
	AND	Yes	AND	Yes	AND	Yes		COMPLIES with Exceptional Conditions

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

Table B indicates the project is exempt from 130.5(a) Service Electrical Metering requirements because the utility company has provided the project a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ELC-E
This document is used to demonstrate compliance with mandatory requirements in 130.5, for electrical systems in newly constructed nonresidential and hotel/motel occupancies and 160.6 and 160.9 for electrical systems in newly constructed multifamily occupancies. Additions and alterations to electrical service systems in nonresidential and hotel/motel occupancies will also use this document to demonstrate compliance per 141.0(a) or 141.0(b)2P for alterations. For multifamily addition or alterations compliance will be documented per 180.1(a) or 180.2 (b)4Bvii		
Project Name: 23-1001 UNITED PLAYAZ	Report Page:	(Page 1 of 7)
Project Address: 1044 HOWARD STREET, SAN FRANCISCO, CA 94103	Date Prepared:	2023-04-25T20:01:06-04:00

A. GENERAL INFORMATION

01	Project Location (city)	SAN FRANCISCO	02 Climate Zone	3
			03 Occupancy Types Within Project:	Office

B. PROJECT SCOPE

This table includes electrical systems that are within the scope of the permit application.

01	02	03	04	05	06	07
Electrical Service Designation/ Description	Scope of Work[1]	Rating[2] (kVA)	Utility Provided Metering System Exception to 130.5(a)/ 160.6(a)[3]	System subject to CA Elec Code Article 517 Exception to 130.5(a)and (b)	Demand Response Controls	Provides power to dwelling units/common living areas only in multifamily occupancy
REFER TO SITE PLAN E0.50.	Complete replacement service equipment and meter	144	☒	☐	Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standards based messaging protocol which enables demand response after receiving a demand response signal. Sections 120.2/ 160.3, 130.1/ 160.5, and 130.3/ 160.5, and mechanical, indoor lighting, and sign lighting Certificate of Compliance documents will indicate when demand response controls are required.	☐

[1] *FOOTNOTES: Adding only new feeders and branch circuits triggers Voltage Drop 130.5(c)/160.6(c), no other requirements from 130.5/160.6 are required.*
[2] *If common use areas in a multifamily are submetered, rating is for submeter size serving common use areas.*
[3] *Applicable if the utility company is providing a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.*

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CERTIFICATE OF COMPLIANCE		NRCC-ELC-E
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L. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no forms required for this project.

STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE		NRCC-ELC-E
Project Name: 23-1001 UNITED PLAYAZ	Report Page:	(Page 5 of 7)
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I. CIRCUIT CONTROLS FOR 120-VOLT RECEPTACLES AND CONTROLLED RECEPTACLES

01	02	03	04	05	06	07	
Room name or Description	Location/ Type of Controlled Receptacles[1]	Shut Off Controls	Demand Responsive Controls	Permanent Durable Marking Will be Used	Location of Requirements in Construction Documents	Field Inspector	
						Pass	Fail
WAITING AREA	Within 6ft of uncontrolled receptacleSplit-wired receptacle	Occupancy Sensor	Included w capabilities per 110.12(e)	☒	SHEET E2.01	☐	☐
MEETING ROOMS	Within 6ft of uncontrolled AND Split-wired receptacleSplit-wired receptacle	Occupancy Sensor	Included w capabilities per 110.12(e)	☒	SHEET E2.01 AND E2.02	☐	☐
OFFICE	Within 6ft of uncontrolled AND Split-wired receptacleSplit-wired receptacle	Occupancy Sensor	Included w capabilities per 110.12(e)	☒	E2.02	☐	☐
KITCHEN	Within 6ft of uncontrolled AND Split-wired receptacleSplit-wired receptacle	Occupancy Sensor	Included w capabilities per 110.12(e)	☒	SHEET E2.01	☐	☐

** NOTES: If "Other*" is selected under Shut-Off Controls above, please indicate how compliance has been achieved in the space provided below.*

[1] *FOOTNOTES: Receptacles dedicated to refrigerators and water dispensers in kitchens, located a minimum of 6ft above the floor specifically for clocks, network copiers, fax machines, A/V and data equipment other than personal computers in copy rooms, circuits rated more than 20 Amps, or connected to a UPS that are intended to be in continuous use and are marked to differentiate them from other receptacles or circuits are excepted from the requirements.*

K. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-ELC-E - Must be submitted for all buildings

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ELC-E
Project Name: 23-1001 UNITED PLAYAZ	Report Page:	(Page 4 of 7)
	Date Prepared:	2023-04-25T20:01:06-04:00

G. SEPARATION OF ELECTRICAL CIRCUITS FOR ENERGY MONITORING

This table includes entirely new or complete replacement electrical power distribution systems to demonstrate compliance with 130.5(b)/ 160.6(b). Any load types that are not included in the service do not need to be shown. For multifamily occupancies, submetered systems that provide power to dwelling units do not need to meet these separation requirements and therefore load types on those submetered systems also do not need to be shown.

01	02	03	04	05	
Load Type per Table 130.5-B[1]	Minimum Required Separation of Load per Table 130.5-B	Compliance Method[2]	Location of Requirements in Construction Documents	Field Inspector	
				Pass	Fail

** NOTES: If "Other*" is selected under Compliance Method above, please indicate how compliance has been achieved in the space provided below.*

[1] *FOOTNOTES: For each separate load type, up to 10% of the connected load may be of any type.*
[2] *Method 1: Switchboards/ motor control centers/ panelboard loads disaggregated for each load type.*
Method 2: Switchboards/ motor control centers/ panelboard supply other distribution equipment with loads disaggregated for each load type.
Method 3: Branch circuits serve load types individually and provisions for adding future branch circuit monitoring.
Method 4: Complete metering system measures and reports loads by type.
See Chapter 8 of the Nonresidential Compliance Manual for more detail on Compliance Methods.

H. VOLTAGE DROP

This table includes entirely new or complete replacement electrical power distribution systems, or alterations that add, modify or replace both feeders and branch circuits to demonstrate compliance with 130.5(c)/ 160.6(c). For alterations, only the altered circuits must demonstrate compliance per 141.0(b)2Pii/ 180.2(b)4Bviic.

01	02			03	04	05	
Electrical Service Designation/Description	Combined Voltage Drop on Installed Feeder/Branch Circuit Conductors Compliance Method			Location of Voltage Drop Calculations[1]	Sheet Number for Voltage Drop Calculations in Construction Documents	Field Inspector	
						Pass	Fail
REFER TO SITE PLAN E0.50.	☒	Voltage drop less than 5%	☐	Permitted by CA Elec Code (Exception to 130.5(c))*	In construction documents	Sheet E0.03	☐	☐

** NOTES: If "Permitted by CA Elec Code *" is selected under Compliance Method above, please indicate where the exception applies in the space provided below.*

[1] *FOOTNOTES: Voltage drop calculations may be attached to the permit application outside the construction documents if allowed by the Authority Having Jurisdiction. Select "attached" if applicable. If calculations will be the responsibility of the installing contractor, select "Contractor Responsible".*

I. CIRCUIT CONTROLS FOR 120-VOLT RECEPTACLES AND CONTROLLED RECEPTACLES

This table includes entirely new or complete replacement electrical power distribution systems to demonstrate compliance with 130.5(d)/ 160.6(d). Both controlled and uncontrolled receptacles must be provided in office areas, lobbies, conference rooms, kitchen areas in office spaces, copy rooms and hotel/motel guest rooms.

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ELC-E
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Project Address: 1044 HOWARD STREET, SAN FRANCISCO, CA 94103	Date Prepared:	2023-04-25T20:01:06-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: MIKE DIMMEL	Documentation Author Signature:
Company: PAE	Signature Date: 2023-04-25
Address: 444 SPEAR ST	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: SAN FRANCISCO, CA, 94105	Phone: 415-432-6531

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: MIKE DIMMEL	Responsible Designer Signature:
Company: PAE	Date Signed: 2023-04-25
Address: 444 SPEAR ST	License: E18606
City/State/Zip: SAN FRANCISCO, CA, 94105	Phone: 415-432-6531

Registration Number:

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Generated Date/Time:

Report Version: 2022.0.000
Schema Version: rev 20220101

Documentation Software: Energy Code Ace

Compliance ID: 103205-0423-0002
Report Generated: 2023-04-25 17:01:07

208V, 3-PHASE COPPER WIRE

MAXIMUM LENGTH OF CONDUCTOR IN FT TO BE USED PER VA AND WIRE SIZE

VA	CONDUCTOR SIZE							
	1/0	2/0	3/0	4/0	250KCM	300KCM	350KCM	400KCM	500KCM
3.4	1,204ft	1,520ft	1,918ft	2,417ft	2,853ft	3,429ft	4,004ft	4,577ft	5,695ft
6.8	602ft	760ft	959ft	1,208ft	1,427ft	1,715ft	2,002ft	2,288ft	2,848ft
10.2	401ft	507ft	639ft	806ft	951ft	1,142ft	1,335ft	1,526ft	1,898ft
13.6	301ft	380ft	480ft	604ft	713ft	856ft	1,001ft	1,144ft	1,424ft
17.0	241ft	304ft	384ft	483ft	571ft	685ft	801ft	915ft	1,139ft
20.4	201ft	253ft	320ft	403ft	476ft	571ft	667ft	763ft	949ft
23.8	172ft	217ft	274ft	345ft	408ft	489ft	572ft	654ft	814ft
27.2	151ft	190ft	240ft	302ft	357ft	428ft	500ft	572ft	712ft
30.6	134ft	169ft	213ft	268ft	317ft	381ft	445ft	509ft	633ft
34.0	120ft	152ft	192ft	242ft	286ft	342ft	400ft	458ft	570ft
37.4	109ft	138ft	174ft	220ft	259ft	311ft	364ft	416ft	518ft
40.8	100ft	127ft	160ft	201ft	238ft	285ft	334ft	381ft	475ft
44.2	93ft	117ft	148ft	186ft	219ft	263ft	308ft	352ft	438ft
47.6	86ft	108ft	137ft	173ft	204ft	245ft	286ft	327ft	407ft
51.0	80ft	101ft	128ft	161ft	190ft	228ft	267ft	305ft	380ft
54.4	-	95ft	120ft	151ft	178ft	214ft	250ft	286ft	356ft
57.8	-	89ft	113ft	142ft	168ft	201ft	236ft	269ft	335ft
61.2	-	84ft	107ft	134ft	158ft	190ft	222ft	254ft	316ft
64.6	-	-	101ft	127ft	150ft	180ft	211ft	241ft	300ft
68.0	-	-	96ft	121ft	142ft	171ft	200ft	229ft	285ft
71.4	-	-	91ft	115ft	136ft	163ft	191ft	218ft	271ft
74.8	-	-	-	110ft	130ft	156ft	182ft	208ft	259ft
78.2	-	-	-	105ft	124ft	149ft	174ft	199ft	248ft
81.6	-	-	-	101ft	119ft	142ft	167ft	191ft	237ft
85.0	-	-	-	-	114ft	137ft	160ft	183ft	228ft
88.4	-	-	-	-	110ft	132ft	154ft	176ft	219ft
91.8	-	-	-	-	106ft	127ft	148ft	170ft	211ft
95.2	-	-	-	-	-	122ft	143ft	163ft	203ft
98.6	-	-	-	-	-	118ft	138ft	158ft	196ft
102.0	-	-	-	-	-	114ft	133ft	152ft	189ft
105.4	-	-	-	-	-	-	129ft	148ft	184ft
108.8	-	-	-	-	-	-	125ft	143ft	178ft
112.2	-	-	-	-	-	-	-	139ft	173ft
115.6	-	-	-	-	-	-	-	135ft	168ft
119.0	-	-	-	-	-	-	-	131ft	163ft
122.4	-	-	-	-	-	-	-	-	159ft
125.8	-	-	-	-	-	-	-	-	154ft
129.2	-	-	-	-	-	-	-	-	150ft
132.6	-	-	-	-	-	-	-	-	146ft
136.0	-	-	-	-	-	-	-	-	142ft

BASED ON 2% VOLTAGE DROP ALLOWED FOR FEEDERS PER TITLE 24 2013.

VOLTAGE DROP = (CIRCUIT AMPS) X (TWICE THE LENGTH OF CONDUCTOR) X (WIRE RESISTANCE)

208V, 3-PHASE COPPER WIRE

MAXIMUM LENGTH OF CONDUCTOR IN FT TO BE USED PER VA AND WIRE SIZE

VA	CONDUCTOR SIZE						
	#12	#10	#8	#6	#4	#2	#1
1.2	210ft	330ft	535ft	848ft	1,352ft	2,146ft	2,703ft
2.4	105ft	165ft	268ft	424ft	676ft	1,073ft	1,352ft
3.6	70ft	112ft	178ft	283ft	451ft	715ft	901ft
4.8	53ft	84ft	134ft	212ft	338ft	536ft	676ft
6.0	42ft	67ft	107ft	170ft	270ft	429ft	541ft
7.2	35ft	56ft	89ft	141ft	225ft	358ft	451ft
8.4	-	48ft	76ft	121ft	193ft	307ft	386ft
9.6	-	42ft	67ft	106ft	169ft	268ft	338ft
10.8	-	37ft	59ft	94ft	150ft	238ft	300ft
12.0	-	-	54ft	85ft	135ft	215ft	270ft
13.2	-	-	49ft	77ft	123ft	195ft	246ft
14.4	-	-	45ft	71ft	113ft	179ft	225ft
15.6	-	-	-	65ft	104ft	165ft	208ft
16.8	-	-	-	61ft	97ft	153ft	193ft
18.0	-	-	-	57ft	90ft	143ft	180ft
19.2	-	-	-	53ft	84ft	134ft	169ft
20.4	-	-	-	-	80ft	126ft	159ft
21.6	-	-	-	-	75ft	119ft	150ft
22.8	-	-	-	-	71ft	113ft	142ft
24.0	-	-	-	-	68ft	107ft	135ft
25.2	-	-	-	-	64ft	102ft	129ft
26.4	-	-	-	-	-	98ft	123ft
27.6	-	-	-	-	-	93ft	118ft
28.8	-	-	-	-	-	89ft	113ft
30.0	-	-	-	-	-	86ft	108ft
31.2	-	-	-	-	-	83ft	104ft
32.4	-	-	-	-	-	79ft	100ft
33.6	-	-	-	-	-	77ft	97ft
34.8	-	-	-	-	-	-	93ft
36.0	-	-	-	-	-	-	90ft
37.2	-	-	-	-	-	-	87ft
38.4	-	-	-	-	-	-	84ft
39.6	-	-	-	-	-	-	82ft
40.8	-	-	-	-	-	-	-
42.0	-	-	-	-	-	-	-
43.2	-	-	-	-	-	-	-
44.4	-	-	-	-	-	-	-
45.6	-	-	-	-	-	-	-
46.8	-	-	-	-	-	-	-
48.0	-	-	-	-	-	-	-

BASED ON 2% VOLTAGE DROP ALLOWED FOR FEEDERS PER TITLE 24 2013.

VOLTAGE DROP = (CIRCUIT AMPS) X (TWICE THE LENGTH OF CONDUCTOR) X (WIRE RESISTANCE)

208V, 1-PHASE COPPER WIRE

MAXIMUM LENGTH OF CONDUCTOR IN FT TO BE USED PER VA AND WIRE SIZE

VA	CONDUCTOR SIZE						
	#12	#10	#8	#6	#4	#2	#1
0.7	468ft	748ft	1,192ft	1,888ft	3,010ft	4,775ft	6,020ft
1.4	234ft	374ft	596ft	944ft	1,505ft	2,388ft	3,010ft
2.1	156ft	249ft	397ft	629ft	1,003ft	1,592ft	2,007ft
2.8	117ft	187ft	298ft	472ft	752ft	1,195ft	1,505ft
3.5	94ft	150ft	238ft	378ft	602ft	956ft	1,204ft
4.2	78ft	125ft	199ft	315ft	502ft	796ft	1,003ft
4.9	-	107ft	170ft	270ft	430ft	683ft	860ft
5.6	-	93ft	149ft	236ft	376ft	597ft	752ft
6.3	-	83ft	132ft	210ft	334ft	531ft	669ft
7.0	-	-	119ft	189ft	301ft	478ft	602ft
7.7	-	-	108ft	172ft	274ft	434ft	547ft
8.4	-	-	99ft	157ft	251ft	398ft	502ft
9.1	-	-	-	145ft	232ft	368ft	463ft
9.8	-	-	-	135ft	215ft	341ft	430ft
10.5	-	-	-	126ft	201ft	319ft	401ft
11.2	-	-	-	118ft	188ft	299ft	376ft
11.9	-	-	-	-	177ft	281ft	354ft
12.6	-	-	-	-	167ft	265ft	334ft
13.3	-	-	-	-	158ft	252ft	317ft
14.0	-	-	-	-	151ft	239ft	301ft
14.7	-	-	-	-	-	228ft	287ft
15.4	-	-	-	-	-	217ft	274ft
16.1	-	-	-	-	-	208ft	262ft
16.8	-	-	-	-	-	199ft	251ft
17.5	-	-	-	-	-	191ft	241ft
18.2	-	-	-	-	-	184ft	232ft
18.9	-	-	-	-	-	177ft	223ft
19.6	-	-	-	-	-	171ft	215ft
20.3	-	-	-	-	-	-	208ft
21.0	-	-	-	-	-	-	201ft
21.7	-	-	-	-	-	-	194ft
22.4	-	-	-	-	-	-	188ft
23.1	-	-	-	-	-	-	-
23.8	-	-	-	-	-	-	-
24.5	-	-	-	-	-	-	-
25.2	-	-	-	-	-	-	-
25.9	-	-	-	-	-	-	-
26.6	-	-	-	-	-	-	-
27.3	-	-	-	-	-	-	-
28.0	-	-	-	-	-	-	-

BASED ON 3% VOLTAGE DROP ALLOWED FOR BRANCH CIRCUITS PER TITLE 24 2013.

VOLTAGE DROP = (CIRCUIT AMPS) X (TWICE THE LENGTH OF CONDUCTOR) X (WIRE RESISTANCE)

120V, 1-PHASE COPPER WIRE

MAXIMUM LENGTH OF CONDUCTOR IN FT TO BE USED PER VA AND WIRE SIZE

VA	CONDUCTOR SIZE						
	#12	#10	#8	#6	#4	#2	#1
0.4	273ft	435ft	694ft	1,100ft	1,753ft	2,784ft	3,506ft
0.8	136ft	218ft	347ft	550ft	877ft	1,392ft	1,753ft
1.2	91ft	145ft	231ft	367ft	584ft	928ft	1,169ft
1.6	68ft	109ft	174ft	275ft	438ft	696ft	877ft
2.0	55ft	87ft	139ft	220ft	351ft	557ft	701ft
2.4	45ft	73ft	116ft	183ft	292ft	464ft	584ft
2.8	-	62ft	99ft	157ft	250ft	398ft	501ft
3.2	-	54ft	87ft	137ft	219ft	348ft	438ft
3.6	-	48ft	77ft	122ft	195ft	309ft	389ft
4.0	-	-	69ft	110ft	175ft	278ft	351ft
4.4	-	-	63ft	100ft	159ft	253ft	319ft
4.8	-	-	58ft	92ft	146ft	232ft	292ft
5.2	-	-	-	85ft	135ft	214ft	270ft
5.6	-	-	-	79ft	125ft	199ft	250ft
6.0	-	-	-	73ft	117ft	186ft	234ft
6.4	-	-	-	69ft	110ft	174ft	219ft
6.8	-	-	-	-	103ft	164ft	206ft
7.2	-	-	-	-	97ft	155ft	195ft
7.6	-	-	-	-	92ft	147ft	185ft
8.0	-	-	-	-	88ft	139ft	175ft
8.4	-	-	-	-	83ft	133ft	167ft
8.8	-	-	-	-	-	127ft	159ft
9.2	-	-	-	-	-	121ft	152ft
9.6	-	-	-	-	-	116ft	146ft
10.0	-	-	-	-	-	111ft	140ft
10.4	-	-	-	-	-	107ft	135ft
10.8	-	-	-	-	-	103ft	130ft
11.2	-	-	-	-	-	99ft	125ft
11.6	-	-	-	-	-	-	121ft
12.0	-	-	-	-	-	-	117ft
12.4	-	-	-	-	-	-	113ft
12.8	-	-	-	-	-	-	110ft
13.2	-	-	-	-	-	-	106ft
13.6	-	-	-	-	-	-	-
14.0	-	-	-	-	-	-	-
14.4	-	-	-	-	-	-	-
14.8	-	-	-	-	-	-	-
15.2	-	-	-	-	-	-	-
15.6	-	-	-	-	-	-	-
16.0	-	-	-	-	-	-	-

BASED ON 3% VOLTAGE DROP ALLOWED FOR BRANCH CIRCUITS PER TITLE 24 2013.

VOLTAGE DROP = (CIRCUIT AMPS) X (TWICE THE LENGTH OF CONDUCTOR) X (WIRE RESISTANCE)

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UNITED PLAYAZ PROJECT
1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

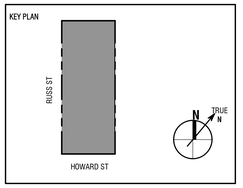
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



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BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

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TITLE 24 - ELECTRICAL

Scale:

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F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector Pass	Field Inspector Fail
L1	RECESSED LINEAR DOWNLIGHT	No	NA	5	Mfr. Spec	89	No	445	☐	☐
L2	RECESSED ROUND DOWN LIGHT	No	NA	2	Mfr. Spec	13	No	26	☐	☐
L3A	SURFACE ROUND DOWNLIGHT	No	NA	25	Mfr. Spec	1	No	25	☐	☐
L3B	SRURFACE ROUND DOWN LIGHT	No	NA	32	Mfr. Spec	2	No	64	☐	☐
L4	8" FLUSH MOUNT DOWNLIGHT	No	NA	13	Mfr. Spec	8	No	104	☐	☐
L5	LINEAR WALL MOUNT VANITY LIGHT	No	NA	15	Mfr. Spec	4	No	60	☐	☐
L6A	RECESSED LINEAR DIFFUSE LENS DOWNLIGHT	No	NA	5	Mfr. Spec	18	No	90	☐	☐
L6B	RECESSED LINEAR DIFFUSE LENS DOWNLIGHT	No	NA	5	Mfr. Spec	16	No	80	☐	☐
L7C	TRACK MOUNTED TRACK HEAD	Yes	NA	120	See Other Section	2	No	240	☐	☐
L8	RECESSED LINEAR DOWNLIGHT	No	NA	20	Mfr. Spec	32	No	640	☐	☐
L12	SUSPENDED DIRECT/INDIRECT WITH CURVED CORNERS	No	NA	10	Mfr. Spec	28	No	280	☐	☐

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C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 / 170.2(e)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)						Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)				Compliance Results
	01	02	03	04		05	06	07		08	09
	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(e)4	Area Category Additional 140.6(c)2G / 170.2(e)4Av (+)	Tailored 140.6(c)3 / 170.2(e)4B (+)	=	**Total Allowed** (Watts)	≥ Total Designed (Watts)	Adjustments PAF Lighting Control Credits 140.6(a)2 / 170.2(e)1B (-)	=	**Total Adjusted** (Watts) *includes Adjustments	**05 must be >= 08 140.6 / 170.2(e)**
	(See Table I)	(See Table I)	(See Table J)	(See Table K)			(See Table F)	(See Table P)			
Conditioned		2,488.69	660.5		=	3,149.2	≥ 2,997		=	2997	COMPLIES
Unconditioned					=		≥		=		
Controls Compliance (See Table H for Details)											COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)											

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

Track Lighting has been included in this project, details are provided in Table G.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

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This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

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A. GENERAL INFORMATION

01	Project Location (city)	SAN FRANCISCO	04	Total Conditioned Floor Area (ft^2)	3,561
02	Climate Zone	3	05	Total Unconditioned Floor Area (ft^2)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	2

- Office

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft^2)	Calculation Method	Area (ft^2)
☒ New Lighting System	Area Category Method	3561	Area Category Method	0
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
Total Area of Work (ft^2)	3561			

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H. INDOOR LIGHTING CONTROLS (Not including PAFs)

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)4A	Multi-Level Controls 130.1(b) / 160.5(b)4B	Shut-Off Controls 130.1(c) // 160.5(b)4C	Primary/Sky lit Daylighting 130.1(d) / 160.5(b)4D	Secondary Daylighting 130.1(d) / 160.5(b)4D	Interlocked Systems 140.6(a)1/ 170.2(e)2A	Field Inspector Pass	Field Inspector Fail
WAITING AREA	Main Entry Lobby	Readily Accessible	Dimmer	Occupancy Sensor	Included	Included	No	☐	☐
OFFICE	Office (<=250 square feet)	Readily Accessible	Dimmer	Occupancy Sensor	Included	NA: Not daylit zone	No	☐	☐
MEETING ROOMS	Conference, Multipurpose and Meeting Area	Readily Accessible	Dimmer	Occupancy Sensor	Included	Included	No	☐	☐
KITCHEN	Kitchen/ Food Preparation	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
CIRCULATION	Corridor	Auth. Personnel	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
RESTROOMS	Restroom	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
ELECTRICAL ROOMS	Electrical Mechancial Telephone Room	Readily Accessible	Dimmer	NA: Elec. equip. rm	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
STORAGE	Storage - MF common areas	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
					13				
					Plan Sheet Showing Daylit Zones:				
					E1.01 AND E1.02				

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G. MODULAR LIGHTING SYSTEMS

	VA of current limiter		120
	120		

[1]FOOTNOTE: For power-over-Ethernet lighting systems, power provided to installed non-lighting devices may be subtracted from the total power rating of the power-over-Ethernet system.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03	
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C	Field Inspector Pass	Field Inspector Fail
NA < 4,000W subject to multilevel	See Area/Space Level Controls	☐	☐

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F. INDOOR LIGHTING FIXTURE SCHEDULE

L13	SUSPENDED PENDANT DOWNLIGHT	No	NA	15	Mfr. Spec	3	No	45	☐	☐
L14	RECESSED WET RATED DOWNLIGHT	No	NA	25	Mfr. Spec	1	No	25	☐	☐
L15	SURFACE MOUNTED UPLIGHT	No	NA	5	Mfr. Spec	136	No	680	☐	☐
B1	4' SURFACE MOUNTED LINEAR LED	No	NA	48	Mfr. Spec	3	No	144	☐	☐
B2	4' SURFACE MOUNTED LINEAR LED FOR WET LOCATION	No	NA	40	Mfr. Spec	6	Exempt	—	☐	☐
B3	4' SURFACE MOUNTED LOW PROFILE LINEAR LED	No	NA	44	Mfr. Spec	1	Exempt	—	☐	☐
B4	SURFACE MOUNTED LENSED LED WITH INTEGRAL OCCUPANCY SENSOR	No	NA	40	Mfr. Spec	2	Exempt	—	☐	☐
B6	GASKETED LENSED FIXTURE	No	NA	49	Mfr. Spec	1	No	49	☐	☐
							Total Designed Watts: CONDITIONED SPACES	2,997		

[1]FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)2D is adjusted to be 75% /80% of their rated wattage. Table F automatically makes this adjustment. the permit applicant should enter full rated wattage in column 05.

[2]Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.

G. MODULAR LIGHTING SYSTEMS

This table calculates wattage for modular lighting systems/ track lighting fixtures indicated on Table F and transfers wattage to Table F.

01	02	03						04
Name or Item Tag	Complete Track Description	Calculation Method per 130.0(c)6						Track Wattage
L7C	TRACK MOUNTED TRACK HEAD	☐ i Installed Luminaires vs Default 30 W/ft	☒ ii Current Limiter	☐ iii Overcurrent Protection Panel	☐ iv Power supplied by driver, power supply or transformer[1]			

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J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

Total Design Watts	Calculated Allowance (Watts):	Total Additional Allowance for this area:
60	101.5	60
11		
Total Additional Allowance (Watts) CONDITIONED SPACES		660.5

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS

This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

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J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

All areas indicated in Table I as using an additional allowance using the Area Category Method have been included in this table to calculate the additional allowance per Table 140.6-C /170.2-M

Conditioned Spaces

01	02	03	04	05	06	07	08	09	10
Area Description	Primary Function Area	Applicable Qualifying Lighting System from Table 140.6-C	Allowed Density (W/ft^2 or W/lf or W/unit)	Ltg Area, Length or ATM/Mirror (ft^2, lf or #)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	Number of Luminaires	Total Design Watts
WAITING AREA	Main Entry Lobby	DecorativeDisplayC	0.25	275	68.75	L1	5	25	125
						L3B	32	1	32
Total Design Watts	Calculated Allowance (Watts):	Total Additional Allowance for this area:							
157	68.75	68.75							
OFFICE	Office (250 square feet)	DecorativeDisplayB	0.2	165	33	L3B	32	1	32
						L6A	5	15	75
Total Design Watts	Calculated Allowance (Watts):	Total Additional Allowance for this area:							
107	33	33							
MEETING ROOMS	Conference, Multipurpose and Meeting Area	DecorativeDisplayC	0.25	1995	498.75	L15	5	136	680
						L7C	120	2	240
Total Design Watts	Calculated Allowance (Watts):	Total Additional Allowance for this area:							
920	498.75	498.75							
RESTROOMS	Restroom	DecorativeDisplayE	0.35	290	101.5	L5	15	4	60

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I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used.

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft^2)	Area (ft^2)	Allowed Wattage (Watts)	Additional Allowance / Adjustment Area Category	Additional Allowance / Adjustment PAF
WAITING AREA	Main Entry Lobby	0.7	275	192.5	Yes	No
OFFICE	Office (<=250 square feet)	0.65	165	107.25	Yes	No
MEETING ROOMS	Conference, Multipurpose and Meeting Area	0.75	1,995	1,496.25	Yes	No
KITCHEN	Kitchen/ Food Preparation	0.95	100	95	No	No
CIRCULATION	Corridor	0.4	869	347.6	No	No
RESTROOMS	Restroom	0.65	290	188.5	Yes	No
ELECTRICAL ROOMS	Electrical Mechancial Telephone Room	0.4	154	61.6	No	No
		TOTALS:	3,848	2,488.69	See Tables J, or P for detail	

Unconditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft^2)	Area (ft^2)	Allowed Wattage (Watts)	Additional Allowance / Adjustment Area Category	Additional Allowance / Adjustment PAF
STORAGE	Storage - MF common areas	0.45	20	9	No	No
		TOTALS:	20	9	See Tables J, or P for detail	

UNITED PLAYAZ PROJECT
1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
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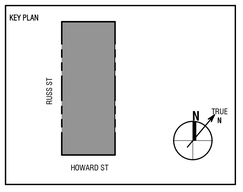

Seal / Signature:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL DIMMEL
No. E18606
ELECTRICAL
STATE OF CALIFORNIA

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

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CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	23-1001 UNITED PLAYAZ	Report Page:	(Page 12 of 12)
Project Address:	1044 HOWARD STREET, SAN FRANCISCO, CA 94103	Date Prepared:	2023-04-25T20:02:18-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: MIKE DIMMEL	Documentation Author Signature: MD
Company: PAE	Signature Date: 2023-04-25
Address: 444 SPEAR ST	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: SAN FRANCISCO, CA, 94105	Phone: 415-432-6531

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: MIKE DIMMEL	Responsible Designer Signature: MD
Company: PAE	Date Signed: 2023-04-25
Address: 444 SPEAR ST	License: E18606
City/State/Zip: SAN FRANCISCO, CA, 94105	Phone: 415-432-6531

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	23-1001 UNITED PLAYAZ	Report Page:	(Page 11 of 12)
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V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/atttcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	WAITING AREA; OFFICE; MEETING ROOMS; KITCHEN; CIRCULATION; RESTROOMS; STORAGE
NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	WAITING AREA; OFFICE; MEETING ROOMS

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Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E: Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTI-E - Must be submitted for all buildings

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	23-1001 UNITED PLAYAZ	Report Page:	(Page 3 of 10)
		Date Prepared:	2023-04-25T20:02:09-04:00

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires[2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)[4]	Field Inspector	
										Pass	Fail
B5	LED WALL PACK WET LOCATION	☐ Linear	36	Mfr. Spec	2	New	☐	72	NA: < 6200 lumens	☐	☐
S1	IMPACT RESISTANT WALL MOUNTED LINEAR	☒ Linear	4	Mfr. Spec	80	New	☐	320	NA: < 6200 lumens	☐	☐
S2	IMPACT RESISTANT RECESSED LINEAR	☐ Linear	9	Mfr. Spec	8	New	☒	—	NA: < 6200 lumens	☐	☐
S3	IMPACT RESISTANT SPOTLIGHT	☐ Linear	8	Mfr. Spec	6	New	☐	48	NA: < 6200 lumens	☐	☐
S4	CEILING MOUNTED WET RATED DOWNLIGHT	☐ Linear	14	Mfr. Spec	3	New	☐	42	NA: < 6200 lumens	☐	☐
S5	SHIELDED WALL SCONCE	☐ Linear	12	Mfr. Spec	3	New	☐	36	NA: < 6200 lumens	☐	☐
S6	WALL GRAZER LOUVER	☐ Linear	7	Mfr. Spec	9	New	☒	—	NA: < 6200 lumens	☐	☐
S7	CONCEALED LINEAR LED FENCE LIGHT	☒ Linear	4	Mfr. Spec	36	New	☒	—	NA: < 6200 lumens	☐	☐
S8	DOUBLE HEAD SPOTLIGHT	☐ Linear	8	Mfr. Spec	2	New	☒	—	NA: < 6200 lumens	☐	☐
							Total Design Watts:	518			

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C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv																Compliance Results	
01		02		03		04		05		06		07		08	09		
General Hardscape Allowance 140.7(d1) / 170.2(e)6 (See Table I)	+	Per Application 140.7(d)2 / 170.2(e)6 (See Table J)	+	Sales Frontage 140.7(d)2 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)	+	Per Specific Area 140.7(d)2 / 170.2(e)6 (See Table M)	OR	Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**		
398.25	+	95	+	—	+	—	+	190.4	OR	—	=	683.65	≥	518	COMPLIES		
Shielding Compliance (See Table G for Details)															N/A		
Controls Compliance (See Table H for Details)															COMPLIES		

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form:

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

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CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
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Project Address:	1044 HOWARD STREET, SAN FRANCISCO, CA 94103	Date Prepared:	2023-04-25T20:02:09-04:00

This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2L for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.

A. GENERAL INFORMATION

01	Project Location (city)	SAN FRANCISCO	04	Total Illuminated Hardscape Area (ft²)	2811
02	Climate Zone	3			
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Urban Clusters	☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval		
☐	LZ-1: Low - Rural Areas	☒ LZ-3: Moderately High - Urban Areas			
05	Occupancy Types within Project:				
• Office					

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations.

My Project Consists of:

01		02		
☒	New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6		
☐	Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	○ Yes	○ No
03		04	05	
% of Existing Luminaires Being Altered[1]		Sum Total of Luminaires Being Added or Altered	Calculation Method	
☐ < 10%	☐ >= 10% and < 50% ☐ >= 50%			

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

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CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	23-1001 UNITED PLAYAZ	Report Page:	(Page 6 of 10)
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I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

01			
☒ General Hardscape Allowance Table I (below)	"Use it or lose it" Allowance (select all that apply) (select all that apply)		
	☒ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☒ Per Specific Area Table M

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
OUTDOOR TERRACE	725	0.021	15.23	120	0.2	24	39.22
BASKETBALL COURT	1310	0.021	27.51	151	0.2	30.2	57.71
ENTRANCE	20	0.021	0.42	18	0.2	3.6	4.01
SIDE ENTRANCE	23.6	0.021	0.5	21	0.2	4.2	4.7
CORNER ENTRANCE	61.4	0.021	1.29	31	0.2	6.2	7.49
MECHANICAL EQUIPMENT YARD	576	0.021	12.1	115	0.2	23	35.1
Initial Wattage Allowance for Entire Site (Watts):							250
Instances of Initial Wattage Allowance (LZ 0 only)[1]							
Total General Hardscape Allowance (Watts):							398.25

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H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
				Pass	Fail
OUTDOOR TERRACE: "S1"	Astronomical Timer	Provided	Provided	☐	☐
OUTDOOR TERRACE: "S3"	Astronomical Timer	Provided	Provided	☐	☐
OUTDOOR TERRACE: "S2"	Astronomical Timer	Provided	Provided	☐	☐
OUTDOOR TERRACE: "S7"	Astronomical Timer	Provided	Provided	☐	☐

[1] FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.
[2] Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.
[3] Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.

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F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02	03	04	05	06	07	08	09	10

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

[1] FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)
[2] For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.
[3] Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
[4] Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

7/18/2023 12:53:13 PM

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UNITED PLAYAZ PROJECT
1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:
UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

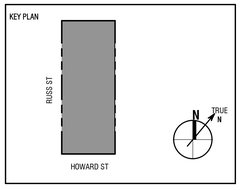
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



Seal / Signature:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL DIMMEL
No. E18606
ELECTRICAL
STATE OF CALIFORNIA

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

TITLE 24 - ELECTRICAL

Scale:

E0.05

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

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P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	OUTDOOR TERRACE: "S1"; OUTDOOR TERRACE: "S3"; OUTDOOR TERRACE: "S2"; OUTDOOR TERRACE: "S7"

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M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This table includes areas using the wattage allowance per specific area from Table 140.7-B /Table 170.2-S. More than one specific area allowance may be taken in a single project, if applicable. However, multiple specific area allowances may not be taken for the exact same area on the site.

01	02	03	04	05	06	07	08	09	10
		CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				
Area Description	Specific Area Type per Table 140.7-B	Specific Area (ft^2)[1]	Allowed Density (W/ft^2)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	Additional Allowance (Watts)
FACADE	BuildingFacade	1120	0.17	190.4	S1	4	80	320	190.4
							Total Design Watts for this Area:	320	
								Total Allowance (Watts) All Areas:	190.4

[1] *FOOTNOTES: See Table 140.7-B /Table 170.2-S for rules for calculating the specific areas (ft^2 for these additional lighting allowances.*

[2] *For luminaires indicated in Table F as linear, wattage in column 07 is W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.*

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

STATE OF CALIFORNIA
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J. LIGHTING ALLOWANCE: PER APPLICATION

This table includes areas using the wattage allowance per application from Table 140.7-B / Table 170.2-S.

01	02	03	04	05	06	07	08	09	10
		CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				
Area Description	Application per Table 140.7-B[1]	# of Locations	Allowance per Location[2]	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	Additional Allowance (Watts)
ENTRANCES	Building Entrance/Exit	5	19	95	S4	14	3	42	95
					S1	4	24	96	
					S5	12	1	12	
							Total Design Watts for this Area:	150	
								Total Allowance (Watts) All Areas:	95

[1] *FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.*

[2] *The Allowance per Location for ATMs is 100W for the first ATM and 35W for each additional per Table 140.7-B /Table 170.2-S.*

[3] *For luminaires indicated in Table F as linear, wattage in column 07 is W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.*

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

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Project Address: 1044 HOWARD STREET, SAN FRANCISCO, CA 94103	Date Prepared:	2023-04-25T20:02:09-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: MIKE DIMMEL	Documentation Author Signature:
Company: PAE	Signature Date: 2023-04-25
Address: 444 SPEAR ST	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: SAN FRANCISCO, CA, 94105	Phone: 415-432-6531

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: MIKE DIMMEL	Responsible Designer Signature:
Company: PAE	Date Signed: 2023-04-25
Address: 444 SPEAR ST	License: E18606
City/State/Zip: SAN FRANCISCO, CA, 94105	Phone: 415-432-6531

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Patrick O'Riordan, C.B.O., Director

NOTICE

TITLE-24 NON-RESIDENTIAL ENERGY INSPECTION REQUIREMENTS (ELECTRICAL)

Please note that Certificates of Installation and/or Acceptance and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required *in addition to* the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Building Inspector or 628-652-3400.

Before final building inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" and green building "Attachment E" must be completed and signed by the responsible person in charge. ***The permit will not be finalized without compliance with the energy inspection requirements.***

Energy Inspection Services Contact Information

1. **Telephone: (628) 652-3407**
2. **Email: dbi.energyinspections@sfgov.org**
3. **In person: 4th floor at 49 South Van Ness Ave.**

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred).

Installation, Acceptance, and Verification certificates can be found on the California Energy Commission website at https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. M-06 may be found on the SFDBI website at http://sfdbi.org/information-sheets

Energy Inspection Services
49 South Van Ness Ave – San Francisco CA 94103
Office (628) 652-3407 – www.sfgov.org/dbi (website)

TITLE-24 NON-RESIDENTIAL ENERGY INSPECTION (ELECTRICAL/LIGHTING)

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS 1044 HOWARD STREET, SAN FRANCISCO, CA 94103 APPLICATION NO. _____ ADDENDUM NO. ___

ENGINEER/ARCHITECT NAME MIKE DIMMEL (PAE) PHONE NO. 415-432-6531

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2022 California Energy Code, the following documentation is required for the **electrical** elements in this project:

1. Installation	2. Acceptance
Indoor Lighting	*Indoor Lighting*
☑ NRCI-LTI-E Indoor Lighting **(IE21)**	☐ NRCA-LTI-02-A Lighting Controls **(AE1)**
Outdoor Lighting	☐ NRCA-LTI-03-A Automatic Daylighting Controls **(AE2)**
☑ NRCI-LTO-E Outdoor Lighting **(IE22)**	☐ NRCA-LTI-04-A Demand Responsive Lighting Controls **(AE3)**
Sign Lighting	☐ NRCA-LTI-05-A Institutional Tuning PAF **(AE5)**
☐ NRCI-LTS-E Sign Lighting **(IE23)**	*Outdoor Lighting*
Electrical	☐ NRCA-LTO-02-A Outdoor Motion Sensor and Lighting Shut-Off Controls **(AE4)**
☑ NRCI-ELC-E Electrical **(IE24)**	
Solar	
☐ NRCI-SPA-E Solar Access Requirements **(IE25)**	

Required information:

Prepared by: _____ (Engineer/Architect of Record Signature) **Date:** 2023-04-25

Fax: _____ **Email:** mike.dimmel@pae-engineers.com

Review by: _____ (DBI Engineer or Plan Checker) Phone: _____

APPROVAL (Based on submitted reports)

DATE _____ DBI Electrical Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (628) 652-3407; or, dbi.energyinspections@sfgov.org

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
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Structural Engineer:
DCI Engineers
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San Francisco, CA 94105
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M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
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Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
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48 Golden Gate Ave,
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PII Environmental
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Oakland, CA 94619
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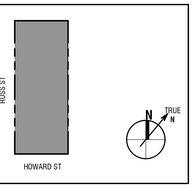
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



Seal / Signature:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL DIMMEL
No. E18606
ELECTRICAL
STATE OF CALIFORNIA

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

TITLE 24 - ELECTRICAL

Scale:

E0.06

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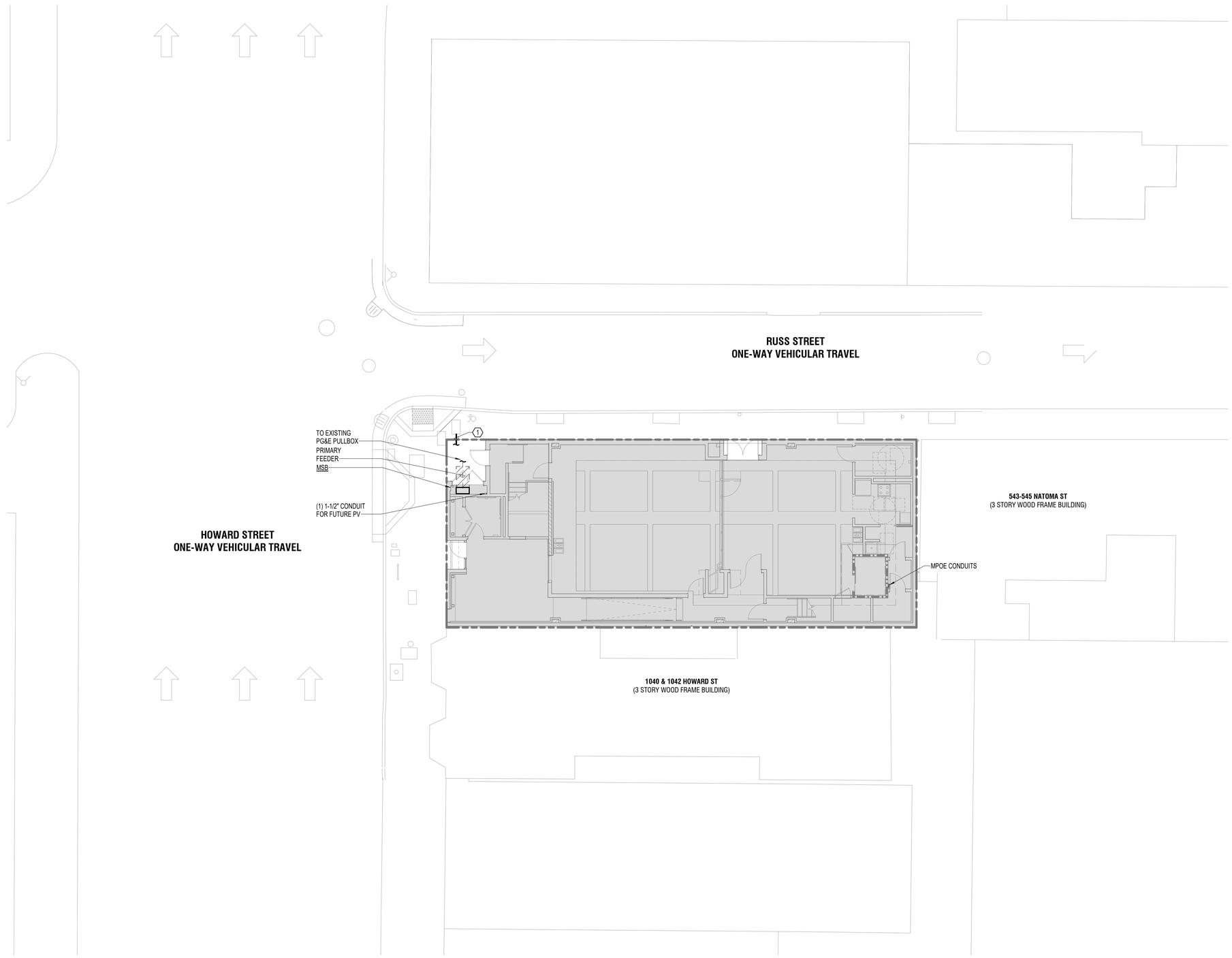
NOTES:

1. DEMOLISH EXISTING UNDERGROUND SERVICE CONDUIT AND CONDUCTORS BACK TO THE PG&E PULLBOX.

GENERAL NOTES:

A. REFERENCE THE ARCHITECTURAL, LANDSCAPE, AND CIVIL/UTILITY DRAWINGS FOR EXACT LOCATIONS OF EXTERIOR EQUIPMENT.

B. UNDERGROUND CONDUIT ALIGNMENTS SHOWN ARE DIAGRAMATIC, COORDINATE FINAL RACE-WAY LOCATIONS WITH CIVIL CONTRACTOR. RECORD INSTALLED ROUTES ON AS-BUILT DOCUMENTS.



1 SITE PLAN - ELECTRICAL
1/8" = 1'-0"

7/18/2023 12:53:24 PM

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Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
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Architect:

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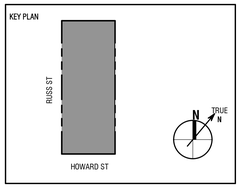
KEY PLAN



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STATE OF CALIFORNIA

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Full Size Print: 30" x 42"

Sheet Title:

SITE PLAN - ELECTRICAL

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

E0.50

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NOTES:

1. PROVIDE 4-SCENE WALL CONTROL STATION WITH MANUAL DIMMING.

GENERAL NOTES:

A. REFER TO DRAWING E0.02 FOR LUMINAIRE SCHEDULE.

B. REFER TO THE LIGHTING CONTROL SEQUENCE OF OPERATIONS FOR CONTROL REQUIREMENTS.

C. COORDINATE LIGHTING IN BACK-OF-HOUSE SPACES AND EQUIPMENT ROOMS WITH EQUIPMENT, PIPING, AND OTHER DISCIPLINES PROIOR TO ROUGH-IN. PROVIDE CHAIN OR PENDANT SUPPORT TO PROVIDE UNOBSTRUCTED ILLUMINATION.

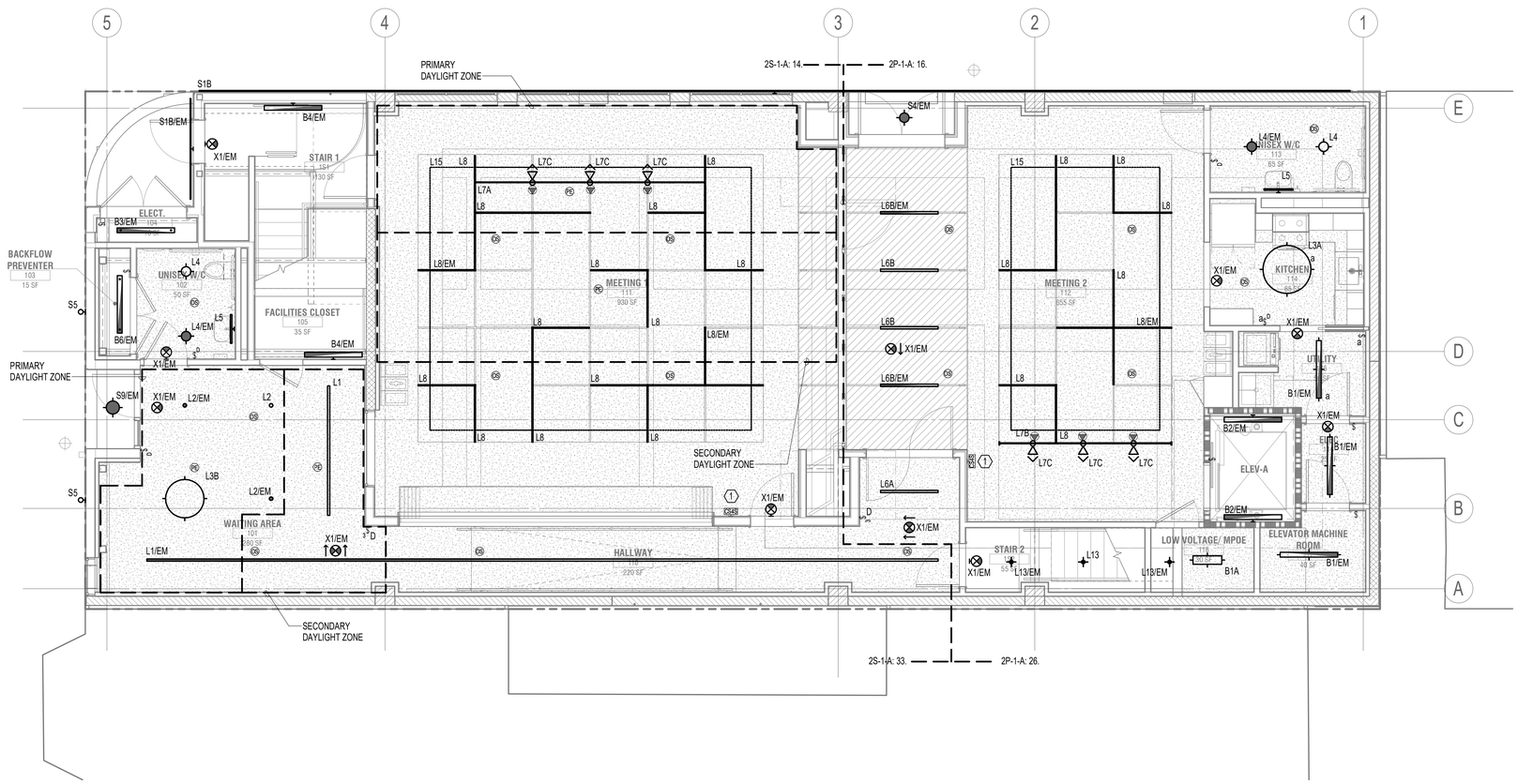
D. EGRESS LIGHTING SHALL BE PER CODE MINIMUM IN ALL SPACES WHERE EMERGENCY EGRESS LIGHTING IS REQUIRED INCLUDING ALL EXTERIOR SPACES. LUMINAIRES USED FOR EGRESS ILLUMINATION WILL BE DESIGNATED IN THE CONSTRUCTION DOCUMENT AND PERMIT PROCESS. IN STAIRS, ELECTRICAL ROOMS, IDF/MDF ROOMS, MECHANICAL ROOMS AND ELEVATOR MACHINE ROOMS ALL LIGHTING WILL BE ON EMERGENCY POWER. IN STAIRS, EMERGENCY LIGHTING IS TO BE CONTROLLED WITH OCCUPANCY SENSORS TO ALLOW 50% DIMMING WHEN THE SPACE IS UNOCCUPIED.

E. PROVIDE UL924 DEVICES IN APPLICABLE AREAS FOR EGRESS LIGHTS TO OPERATE WITH NORMAL POWERED LIGHTS DURING NORMAL POWER CONDITIONS, AND OVERRIDE TO FULL OUTPUT ON DURING EMERGENCY POWER CONDITIONS.

F. EXIT SIGNS ARE TO BE PROVIDED TO MEET CODE REQUIREMENTS AND SHOULD BE LOCATED PER THE LIFE SAFTEY DIAGRAM PROVIDED BY THE ARCHITECT IN QUANTITY TO NOT EXCEED CODE MAXIMUM DISTANCES BETWEEN SIGNS. ALL EXIT SIGNS ARE TO BE ON EMERGENCY POWER.

G. FEED EMERGENCY POWER LIGHTING FROM CIRCUIT 2INV-1-A: 1 UNLESS OTHERWISE NOTED.

H. FEED NORMAL POWER LIGHTING AS SHOWN BY DEMARCATION LINES ON PLANS UNLESS OTHERWISE NOTED.



1 RCP PLAN - LEVEL 1 - LIGHTING
1/4" = 1'-0"

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Owner:

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1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

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818 West 7th Street, Suite 800
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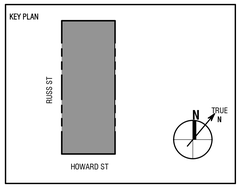
KEY PLAN



Seal / Signature:

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

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	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

RCP - LEVEL 1 - LIGHTING

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

E1.01

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GENERAL NOTES:

A. REFER TO DRAWING E0.02 FOR LUMINAIRE SCHEDULE.

B. REFER TO THE LIGHTING CONTROL SEQUENCE OF OPERATIONS FOR CONTROL REQUIREMENTS.

C. COORDINATE LIGHTING IN BACK-OF-HOUSE SPACES AND EQUIPMENT ROOMS WITH EQUIPMENT, PIPING, AND OTHER DISCIPLINES PROIOR TO ROUGH-IN. PROVIDE CHAIN OR PENDANT SUPPORT TO PROVIDE UNOBSTRUCTED ILLUMINATION.

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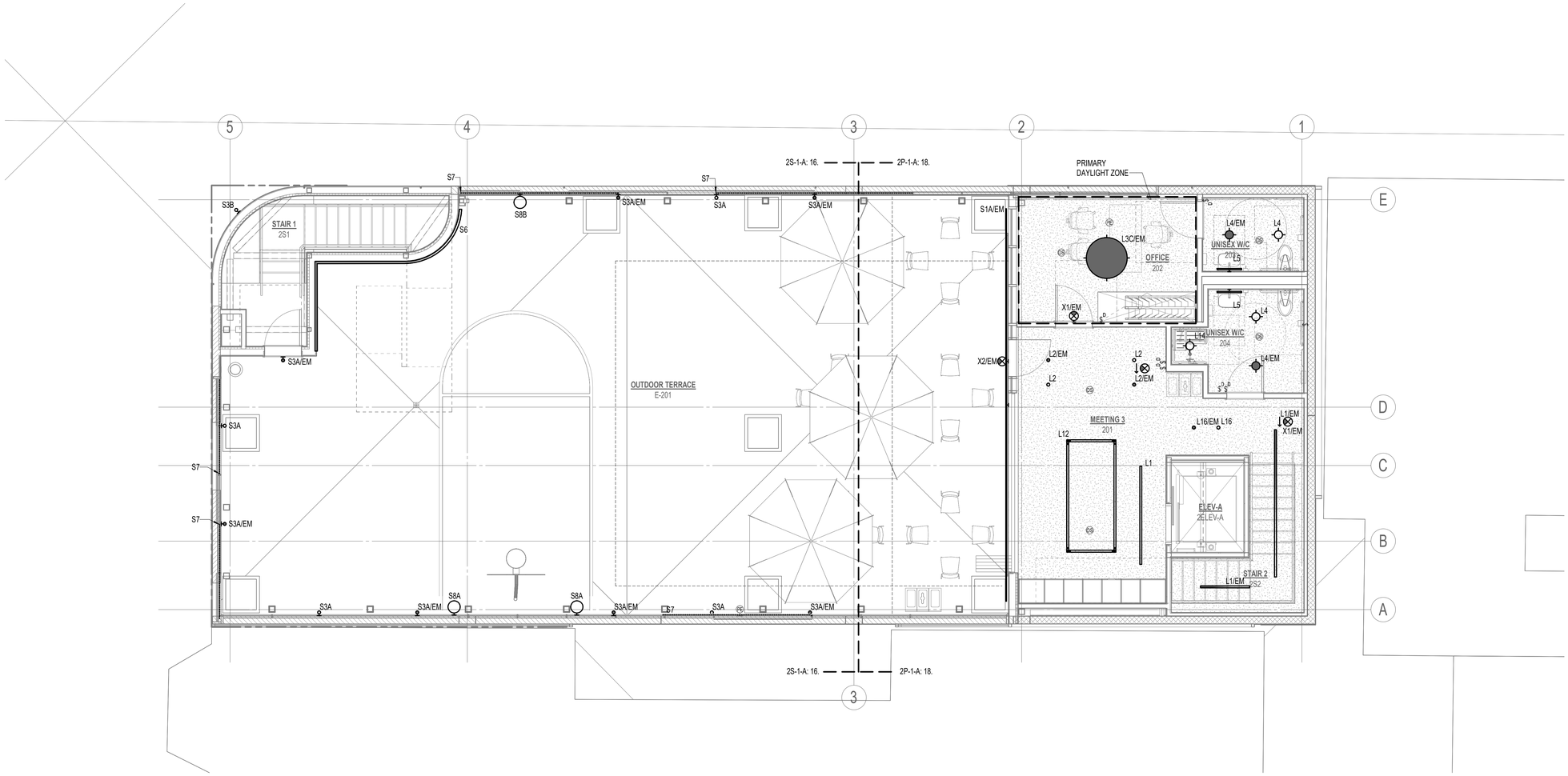

1 RCP PLAN - LEVEL 2 - LIGHTING
1/4" = 1'-0"

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Owner:

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TEL. 888.975.2929

Architect:
ARQUITECTONICA
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Los Angeles, CA 90017
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Civil Engineer:
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San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
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M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
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Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
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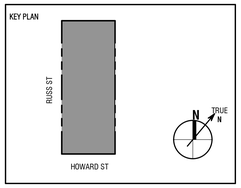
KEY PLAN



Seal / Signature:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL DINWEL
No. E18606
ELECTRICAL
STATE OF CALIFORNIA

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

RCP - LEVEL 2 - LIGHTING

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

E1.02

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GENERAL NOTES:

A. REFER TO DRAWING E0.02 FOR LUMINAIRE SCHEDULE.

B. REFER TO THE LIGHTING CONTROL SEQUENCE OF OPERATIONS FOR CONTROL REQUIREMENTS.

C. COORDINATE LIGHTING IN BACK-OF-HOUSE SPACES AND EQUIPMENT ROOMS WITH EQUIPMENT, PIPING, AND OTHER DISCIPLINES PROIOR TO ROUGH-IN. PROVIDE CHAIN OR PENDANT SUPPORT TO PROVIDE UNOBSTRUCTED ILLUMINATION.

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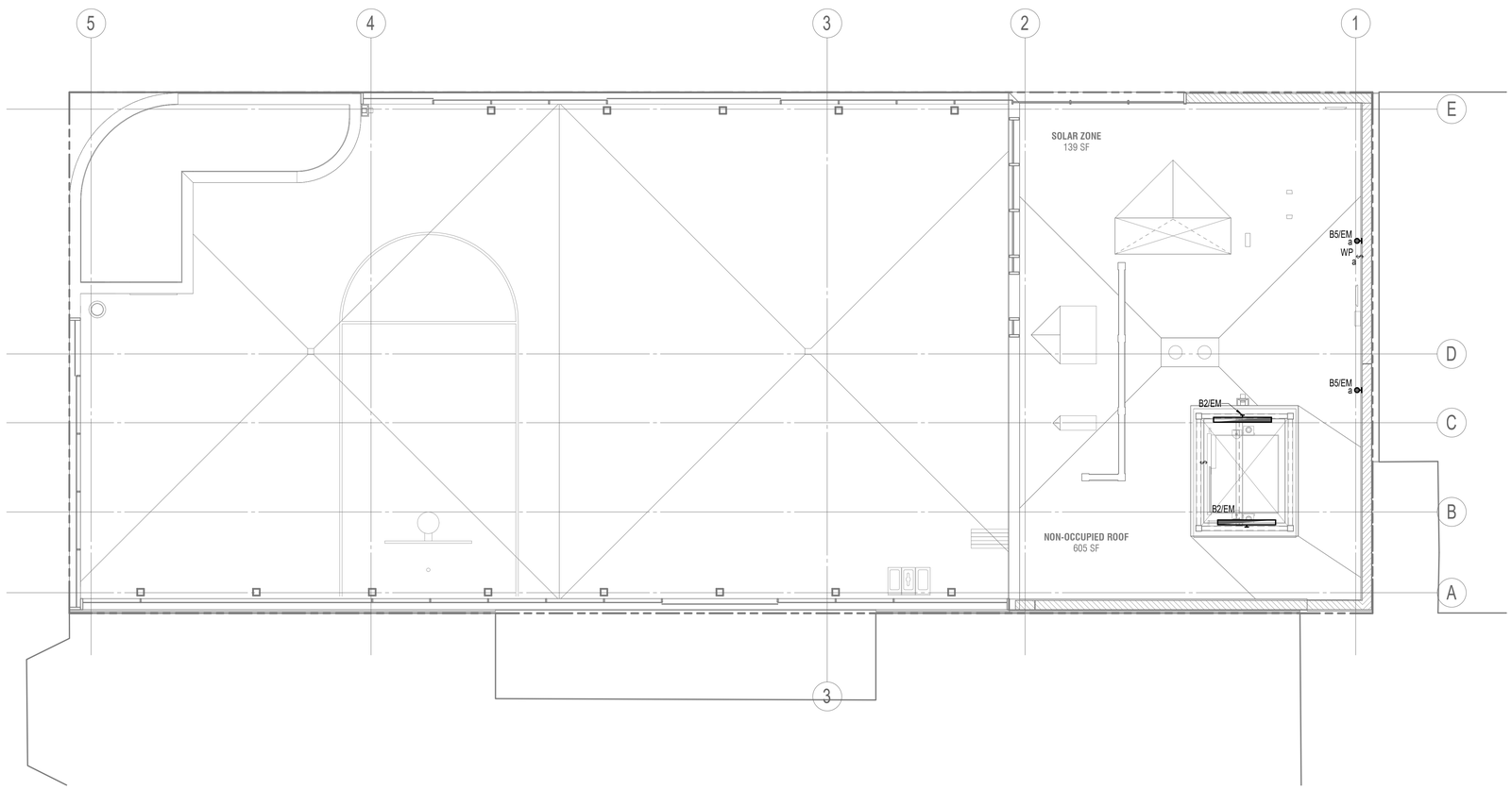

2 RCP - ROOF LEVEL - LIGHTING
1/4" = 1'-0"

7/18/2023 12:53:45 PM

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Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
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Civil Engineer:

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San Francisco, CA 94105
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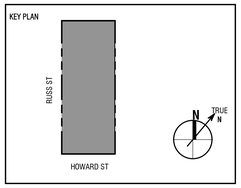
KEY PLAN



Seal / Signature:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL DIMMEL
No. E18606
ELECTRICAL
STATE OF CALIFORNIA

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

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	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

RCP - ROOF LEVEL - LIGHTING

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

E1.03

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NOTES:

1. PROVIDE GFCI BREAKER FOR BRANCH AT PANEL BOARD.
2. PROVIDE A FUSED DISCONNECT SWITCH FOR EACH ELEVATOR. VERIFY FUSE AND WIRE SIZE WITH ELEVATOR CONTRACTOR PRIOR TO ROUGH IN.
3. PROVIDE 120V POWERED CONNECTION TO EACH ELEVATOR'S CAB FAN AND LIGHT. PROVIDE LOCKABLE DISCONNECT SWITCH.
4. PROVIDE 208V, 3 PHASE CONNECTION TO ELEVATOR GROUP CONTROLLER.
5. PROVIDE 1-1/2" CONDUIT WITH PULL STRING TO MPOE ROOM FOR TELEPHONE IN ELEVATOR CABS.
6. PROVIDE 120V CONNECTION TO SECURITY SYSTEM AND/OR INTERCOM.
7. PROVIDE 120V, 20A DEDICATED CIRCUIT TO EACH ELEVATOR'S HEATING/COOLING CONTROLLER.
8. PROVIDE 120V, 20A DEDICATED CIRCUIT TO SEISMIC SWITCH.
9. PROVIDE 120V, 20A DEDICATED CIRCUIT TO REMOTE ELEVATOR MONITORING SYSTEM.

GENERAL NOTES:

A. REFER TO EQUIPMENT CONNECTION SCHEDULES FOR EQUIPMENT CONNECTION REQUIREMENTS.

B. REFER TO THE ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF DEVICES. WHERE NO ELEVATION EXISTS, REFER TO TYPICAL MOUNTING HEIGHTS ON THE E0.01 LEGEND DRAWING.

C. PROVIDE #10 CONDUCTORS FOR RECEPTACLE CIRCUITS EXCEEDING TOTAL LENGTH OF 100 FEET BETWEEN DEVICE AND PANEL.

D. PROVIDE 3/4-INCH CONDUIT AND #12 AWG CONDUCTORS FOR 20-AMP BRANCH CIRCUITS UNLESS NOTED OTHERWISE.

E. COORDINATE ELECTRICAL INSTALLATION WITH MECHANICAL AND PLUMBING PLANS FOR EQUIPMENT LOCATIONS PRIOR TO ROUGH-IN.

F. LOCATE STARTERS/DISCONNECTS WITHIN SIGHT OF AND ADJACENT TO EQUIPMENT SERVED UNLESS OTHERWISE NOTED.

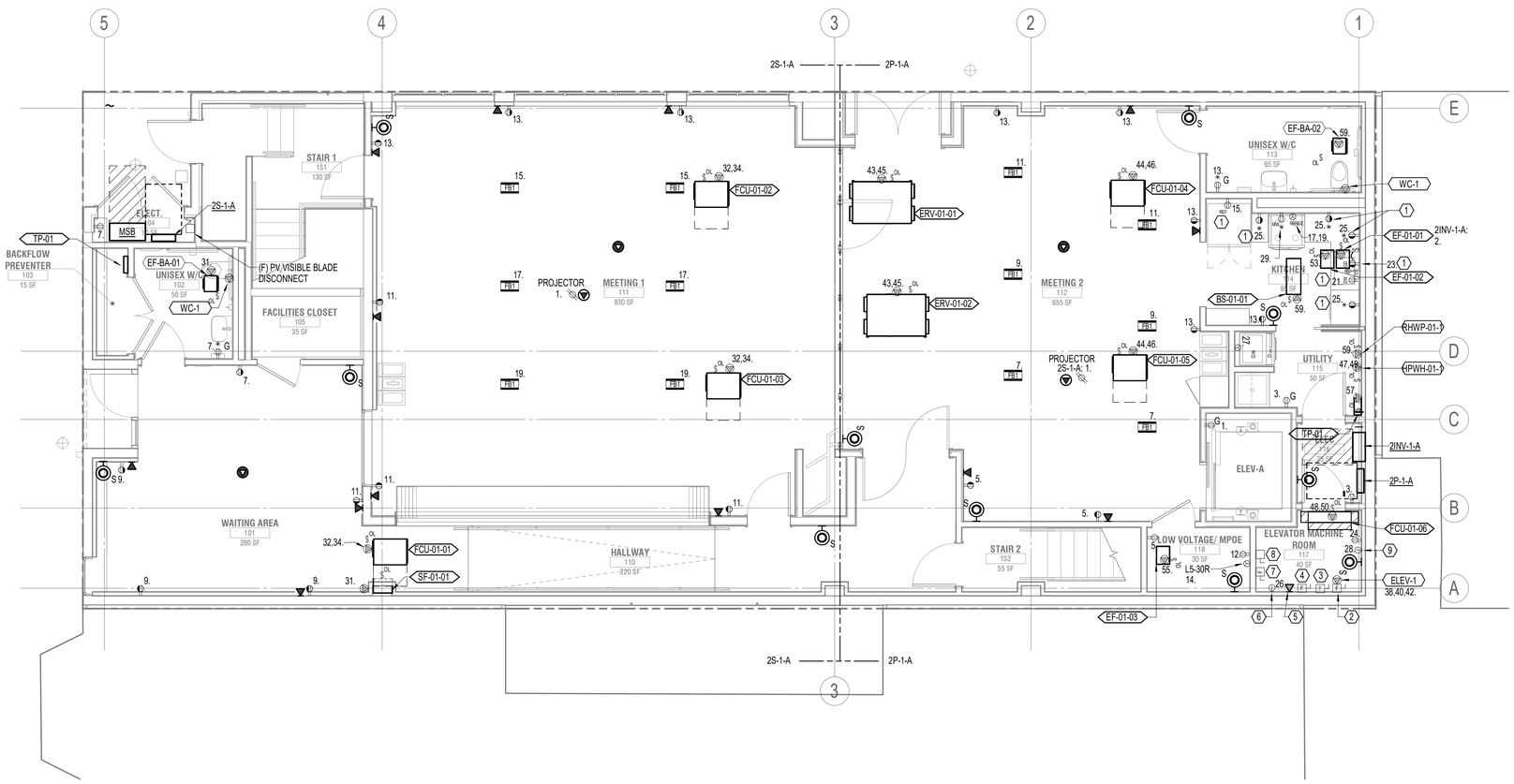
G. PROVIDE EXTERIOR DEVICES WITH LOCKABLE WEATHERPROOF WHILE-IN-USECOVERS.

H. PROVIDE FIRESTOPPING AT PENETRATIONS THROUGH RATED STAIR ENCLOSURES, RATED EGRESS CORRIDORS, RATED SHAFTS, FLOOR AND CEILING ASSEMBLIES.

I. AREAS ABOVE ELECTRICAL PANELBOARDS AND SWITCHBOARDS SHALL BE KEPT CLEAR OF EQUIPMENT FOREIGN TO THE ELECTRICAL INSTALLATION, INCLUDING PIPING, DUCTWORK, SUPPORTS, ETC. COORDINATE INSTALLATION WITH ALL OTHER TRADES.

J. PENETRATIONS AND ROUTING PATHS OF EXPOSED CONDUIT SHALL BE COORDINATED AND REVIEWED BY THE ARCHITECT AND ENGINEER PRIOR TO INSTALLATION.

K. PROVIDE CIRCUITNG TO PANELS BASED ON DEMARCATION LINES.



1 FLOOR PLAN - LEVEL 1 - POWER
1/4" = 1'-0"

7/18/2023 12:53:51 PM

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
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Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
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Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
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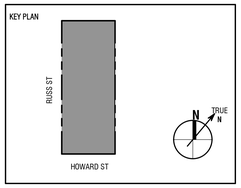
KEY PLAN



Seal / Signature:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL DIMMEL
No. E18606
ELECTRICAL
STATE OF CALIFORNIA

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

FLOOR PLAN - LEVEL 1 - POWER

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

E2.01

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GENERAL NOTES:

A. REFER TO EQUIPMENT CONNECTION SCHEDULES FOR EQUIPMENT CONNECTION REQUIREMENTS.

B. REFER TO THE ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF DEVICES. WHERE NO ELEVATION EXISTS, REFER TO TYPICAL MOUNTING HEIGHTS ON THE E0.01 LEGEND DRAWING.

C. PROVIDE #10 CONDUCTORS FOR RECEPTACLE CIRCUITS EXCEEDING TOTAL LENGTH OF 100 FEET BETWEEN DEVICE AND PANEL.

D. PROVIDE 3/4-INCH CONDUIT AND #12 AWG CONDUCTORS FOR 20-AMP BRANCH CIRCUITS UNLESS NOTED OTHERWISE.

E. COORDINATE ELECTRICAL INSTALLATION WITH MECHANICAL AND PLUMBING PLANS FOR EQUIPMENT LOCATIONS PRIOR TO ROUGH-IN.

F. LOCATE STARTERS/DISCONNECTS WITHIN SIGHT OF AND ADJACENT TO EQUIPMENT SERVED UNLESS OTHERWISE NOTED.

G. PROVIDE EXTERIOR DEVICES WITH LOCKABLE WEATHERPROOF WHILE-IN-USECOVERS.

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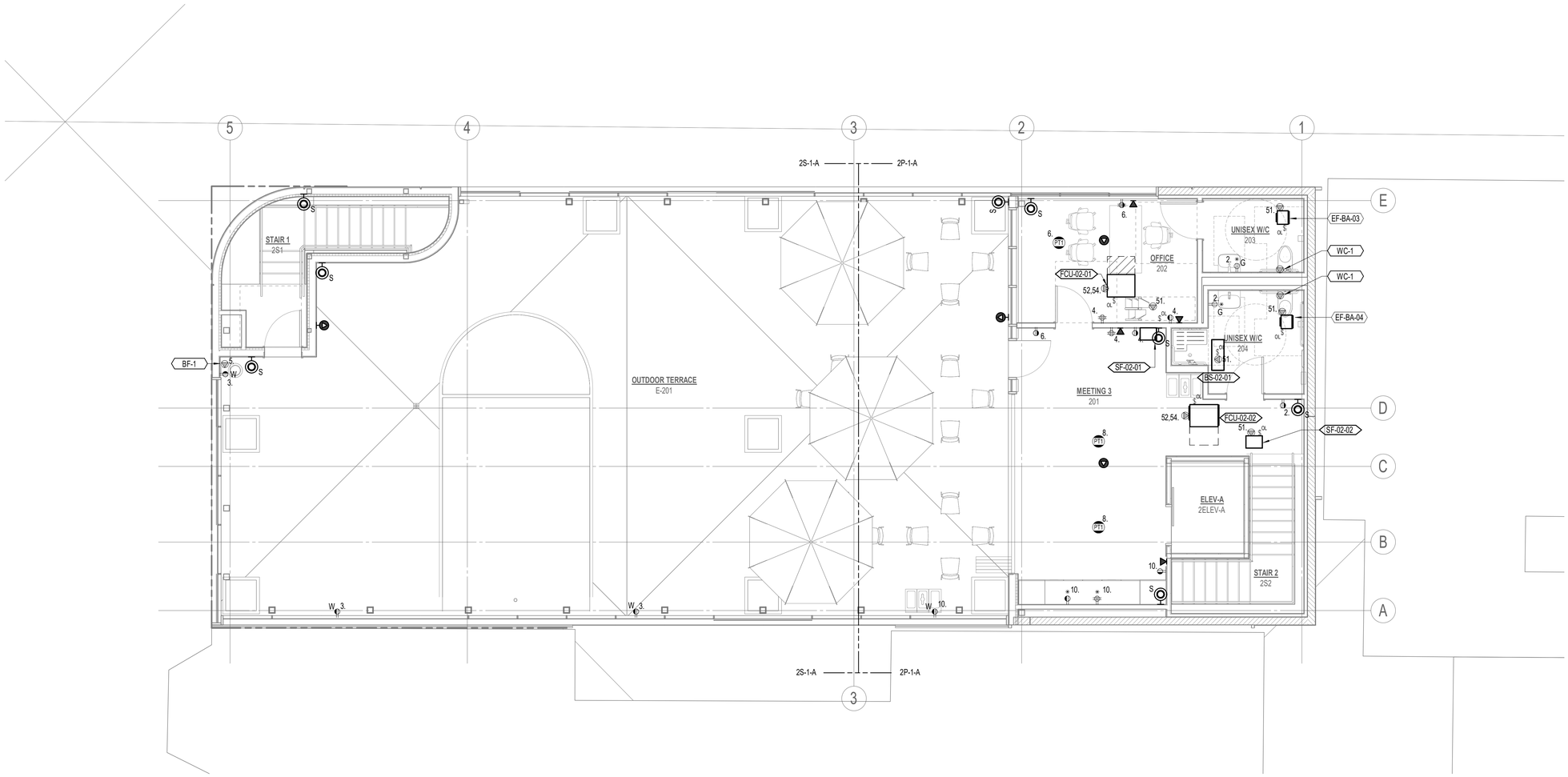
K. PROVIDE CIRCUITNG TO PANELS BASED ON DEMARCATION LINES.



1 FLOOR PLAN - LEVEL 2 - POWER
1/4" = 1'-0"

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UNITED PLAYAZ PROJECT

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Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
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Civil Engineer:
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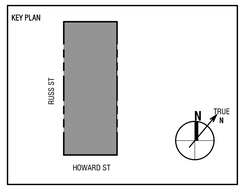
KEY PLAN



Seal / Signature:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL DIMMICK
No. E18606
ELECTRICAL
STATE OF CALIFORNIA

BID DOCUMENTS

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Project No.: 10848.00

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	04/26/2023	BUILDING PERMIT
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Full Size Print: 30" x 42"

Sheet Title:

FLOOR PLAN - LEVEL 2 - POWER

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

E2.02

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NOTES:

1. STUB AND CAP CONDUIT FOR FUTURE PV POWER CABLES. CONFIRM FINAL STUB LOCATION WITH ARCHITECT. ROUTE TO MAIN ELECTRICAL CLOSET ON FIRST FLOOR.

GENERAL NOTES:

A. REFER TO EQUIPMENT CONNECTION SCHEDULES FOR EQUIPMENT CONNECTION REQUIREMENTS.

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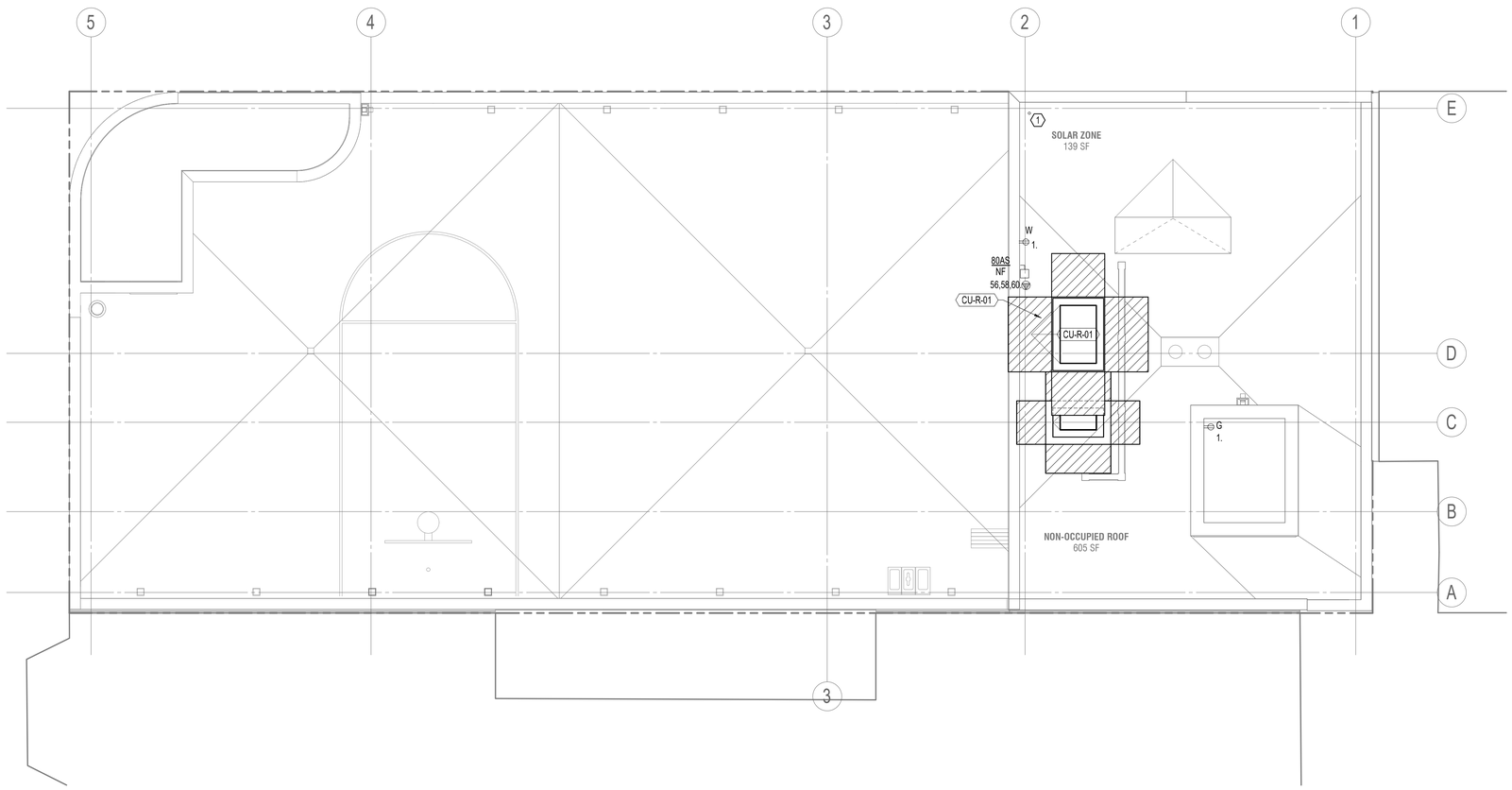
K. PROVIDE CIRCUITNG TO PANEL 2P-1-A.



1 FLOOR PLAN - LEVEL 2 - POWER
1/4" = 1'-0"

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Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:

ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
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Structural Engineer:
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135 Main Street, Suite 1800
San Francisco, CA 94105
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M/E/P Engineers:
PAE
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San Francisco, CA 94105
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Fire/Life Safety:
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Geotechnical Engineer:
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270 Grand Ave,
Oakland, CA 94610
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LUMA
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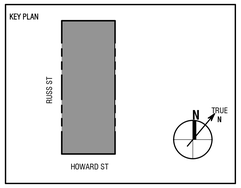
KEY PLAN



Seal / Signature:

BID DOCUMENTS

DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
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	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

FLOOR PLAN - ROOF LEVEL - POWER

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

E2.03

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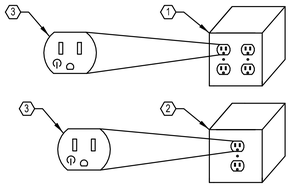

1 CONTROLLED AND SPLIT WIRE RECEPTACLES
NONE

GENERAL NOTES:

A. CONTROLLED RECEPTACLE, WHETHER DUPLEX OR QUADPLEX, SHALL HAVE ENTIRE NEMA 5-20R DEVICE CONTROLLED.

NOTES:

1. SPLIT-WIRED QUADPLEX RECEPTACLE WITH NEMA 5-20R DEVICES MOUNTED IN 4" SQUARE BOX.

2. SPLIT-WIRED DUPLEX RECEPTACLE WITH NEMA 5-20R DEVICE MOUNTED IN 4" SQUARE BOX.

3. CONTROLLED RECEPTACLE, WHETHER DUPLEX OR QUADPLEX, SHALL HAVE ENTIRE NEMA 5-20R DEVICE CONTROLLED.

4. ONE RECEPTACLE AT EACH SPLIT-WIRED RECEPTACLE. OUTLET SHALL BE MARKED WITH SYMBOL FROM NATIONAL ELECTRICAL CODE AS SHOWN. RECEPTACLE SHALL BE CONTROLLED BY NEAREST OCCUPANCY SENSOR. RECEPTACLE SHALL TURN ON VIA ACTIVATION OF OCCUPANCY SENSOR. RECEPTACLE SHALL TURN OFF VIA TIME-OUT OF OCCUPANCY SENSORS.

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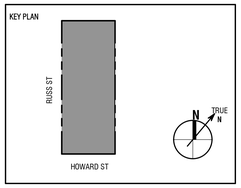

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Full Size Print: 30" x 42"

Sheet Title:

DETAILS - ELECTRICAL

Scale: NONE

E6.01

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	FEEDER SCHEDULE COPPER/ALUMINUM: 3 PHASE, 3 WIRE + GROUND						FEEDER SCHEDULE COPPER/ALUMINUM: 3 PHASE, 4 WIRE + GROUND					
NOMINAL AMPACITY	TAG	CONDUIT SIZE (MIN)	PHASE CONDUCTORS (AWG or kcmil)		GROUND CONDUCTOR (AWG or kcmil)		TAG	CONDUIT SIZE (MIN)	PHASE & NEUTRAL CONDUCTORS (AWG or kcmil)		GROUND CONDUCTOR (AWG or kcmil)	
20	203	1/2"	(3) 12	CU	12	CU	204	1/2"	(4) 12	CU	12	CU
30	303	1/2"	(3) 10	CU	10	CU	304	3/4"	(4) 10	CU	10	CU
40	403	3/4"	(3) 8	CU	10	CU	404	3/4"	(4) 8	CU	10	CU
50	503	3/4"	(3) 6	CU	10	CU	504	1"	(4) 6	CU	10	CU
60	603	3/4"	(3) 6	CU	10	CU	604	1"	(4) 6	CU	10	CU
70	703	1"	(3) 4	CU	8	CU	704	1 1/4"	(4) 4	CU	8	CU
80	803	1 1/4"	(3) 3	CU	8	CU	804	1 1/4"	(4) 3	CU	8	CU
90	903	1 1/4"	(3) 3	CU	8	CU	904	1 1/4"	(4) 3	CU	8	CU
100	1003	1 1/4"	(3) 2	CU	8	CU	1004	1 1/4"	(4) 2	CU	8	CU
110	1103	1 1/2"	(3) 1	CU	6	CU	1104	1 1/2"	(4) 1	CU	6	CU
125	1253	1 1/2"	(3) 1	CU	6	CU	1254	1 1/2"	(4) 1	CU	6	CU
150	1503	1 1/2"	(3) 1/0	CU	6	CU	1504	2"	(4) 3/0	AL	4	CU
175	1753	2"	(3) 3/0	AL	6	CU	1754	2 1/2"	(4) 4/0	AL	4	CU
200	2003	2 1/2"	(3) 4/0	AL	6	CU	2004	2 1/2"	(4) 250	AL	4	CU
225	2253	2 1/2"	(3) 250	AL	4	CU	2254	3"	(4) 350	AL	2	CU
250	2503	2 1/2"	(3) 350	AL	4	CU	2504	3 1/2"	(4) 500	AL	2	CU
300	3003	(2) 2"	(6) 2/0	AL	(2) 4	CU	3004	(2) 2 1/2"	(8) 3/0	AL	(2) 2	CU
350	3503	(2) 2"	(6) 3/0	AL	(2) 3	CU	3504	(2) 2 1/2"	(8) 4/0	AL	(2) 2	CU
400	4003	(2) 2 1/2"	(6) 4/0	AL	(2) 3	CU	4004	(2) 3"	(8) 250	AL	(2) 2	CU
450	4503	(2) 2 1/2"	(6) 250	AL	(2) 2	CU	4504	(2) 3"	(8) 350	AL	(2) 1/0	CU
500	5003	(2) 2 1/2"	(6) 350	AL	(2) 2	CU	5004	(2) 3 1/2"	(8) 500	AL	(2) 1/0	CU
600	6003	(2) 3"	(6) 500	AL	(2) 1	CU	6004	(2) 3 1/2"	(8) 500	AL	(2) 1	CU
800	8003	(3) 3"	(9) 500	AL	(3) 1/0	CU	8004	(3) 3 1/2"	(12) 500	AL	(3) 1/0	CU
1000	10003	(4) 3"	(12) 350	AL	(4) 4/0	AL	10004	(4) 3 1/2"	(16) 500	AL	(4) 350	AL
1200	12003	(4) 3"	(12) 500	AL	(4) 250	AL	12004	(5) 3 1/2"	(20) 500	AL	(5) 350	AL
1600	16003	(6) 3"	(18) 500	AL	(6) 350	AL	16004	(6) 3 1/2"	(24) 500	AL	(6) 350	AL
2000	20003	(6) 4"	(18) 750	AL	(6) 500	AL	20004	(8) 4"	(32) 500	AL	(8) 500	AL
2500	25003	(7) 4"	(21) 750	AL	(7) 750	AL	25004	(9) 4"	(36) 500	AL	(9) 500	AL
3000	30003	(8) 4"	(24) 750	AL	(8) 750	AL	30004	(11) 4"	(44) 500	AL	(11) 500	AL
4000	40003	(11) 4"	(33) 750	AL	(11) 750	AL	40004	(15) 4"	(60) 500	AL	(15) 500	AL

GENERAL NOTES:

A. SEE PANEL SCHEDULES FOR EQUIPMENT CRITERIA NOT INDICATED ON ONE-LINE DIAGRAM.

B. SHORT CIRCUIT RATING OF LESS THAN 10,000 ASYM FOR 208V PANELS ARE NOT SHOWN.

C. FULLY RATE ELECTRICAL DISTRIBUTION FOR AVAILABLE FAULT LEVELS; SERIES RATING IS NOT ALLOWED.

D. TEST GROUND-FAULT RELAYS AS REQUIRED BY CODE.

NOTES:

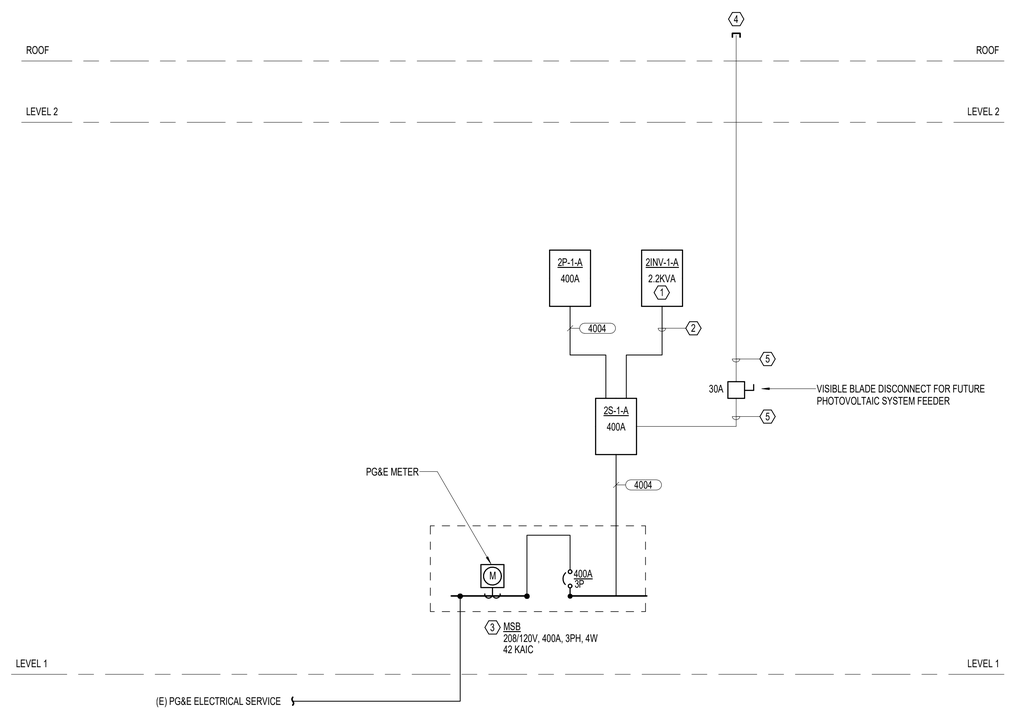
1. PROVIDE 2.2 KVA MYERS ILLUMINATOR EM LIGHTING INVERTER MODEL NUMBER 1-EM-3-S-BA2006-T-2YW OR EQUAL. PROVIDE WITH A MINIMUM OF (6) 20-AMP OUTPUT CIRCUIT BREAKERS.

2. PROVIDE (1) 1" C, (2) #10 CONDUCTORS, AND (1) #10 G.

3. PROVIDE WALL-MOUNTED UTILITY METER PANEL WITH CIRCUIT BREAKER DISCONNECT. PROVIDE SIEMENS PB424 SWITCHBOARD OR EQUAL.

4. STUB AND CAP CONDUIT FOR FUTURE POWER CABLES. CONFIRM FINAL STUB LOCATION WITH ARCHITECT.

5. PROVIDE (1) 1-1/2" CONDUIT FOR FUTURE PHOTOVOLTAIC POWER CABLES.



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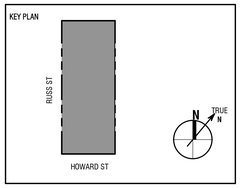

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DATE: 06/30/2023

Project No.: 10848.00

RevNo.	Date	Description
	03/14/2023	SCHEMATIC DESIGN
	04/11/2023	DESIGN DEVELOPEMENT
	04/26/2023	BUILDING PERMIT
1	06/30/2023	BID DOCUMENTS

Full Size Print: 30" x 42"

Sheet Title:

DIAGRAMS - ELECTRICAL

Scale: NONE

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EQUIPMENT CONNECTION SCHEDULE

EQUIPMENT DESCRIPTIONS			ELECTRICAL CHARACTERISTICS							CONNECTION CHARACTERISTICS				FEEDER CHARACTERISTICS			NOTES
TAG	DESCRIPTION	LOCATION	KW	HP	FLA	MCA	MOCP	VOLTS	PHASE	VFD	1-POINT CONNECT	STARTER DIVISION	DISCONNECT DIVISION	CONDUIT DIA (INCH)	PHASE CONDUCTORS	GROUND CONDUCTOR	
MECHANICAL																	
SF-01-01	SUPPLY FAN	WAITING AREA 101			1.38	2.00	15	120	1	NO	YES	-	26	3/4"	(2)#12	#12	
SF-02-01	SUPPLY FAN	OFFICE 202			1.38	2.00	15	120	1	NO	YES	-	26	3/4"	(2)#12	#12	
SF-02-02	SUPPLY FAN	MEETING 201			1.38	2.00	15	120	1	NO	YES	-	26	3/4"	(2)#12	#12	
EF-BA-01	BATHROOM EXHAUST FAN	W/C 102			0.33			120	1	NO	YES	-	26	3/4"	(2)#12	#12	
EF-BA-02	BATHROOM EXHAUST FAN	W/C 106			0.33			120	1	NO	YES	-	26	3/4"	(2)#12	#12	
EF-BA-03	BATHROOM EXHAUST FAN	W/C 206			0.33			120	1	NO	YES	-	26	3/4"	(2)#12	#12	
EF-BA-04	BATHROOM EXHAUST FAN	W/C 204			0.33			120	1	NO	YES	-	26	3/4"	(2)#12	#12	
EF-01-01	UTILITY EXHAUST	KITCHEN 114			1.38	2.00	15	120	1	NO	YES	-	26	3/4"	(2)#12	#12	NEEDS TO BE ON INVERTER POWER
EF-01-02	ELECTRICAL INVERTER EXHAUST	KITCHEN 114			1.38	2.00	15	120	1	NO	YES	-	26	3/4"	(2)#12	#12	
EF-01-03	MPOE	MPOE			1.38	2.00	15	120	1	NO	YES	-	26	3/4"	(2)#12	#12	
ERV-01-01	ENERGY RECOVERY VENTILATOR	MEETING 1 104			4.50		15	208	1	NO	YES	-	26	3/4"	(2)#12	#12	
ERV-01-02	ENERGY RECOVERY VENTILATOR	MEETING 2 105			4.50		15	208	1	NO	YES	-	26	3/4"	(2)#12	#12	
BS-01-01	BRANCH SELECTOR BOX	KITCHEN 107			0.13	0.16	15	208	1	NO	YES	-	26	3/4"	(2)#12	#12	
BS-02-01	BRANCH SELECTOR BOX	W/C 204			0.13	0.16	15	208	1	NO	YES	-	26	3/4"	(2)#12	#12	
FCU-01-01	VRF FAN COIL UNIT	WAITING AREA 101				1.40	15	208	1	NO	YES	-	26	3/4"	(2)#12	#12	
FCU-01-02	VRF FAN COIL UNIT	MEETING 1 104				1.60	15	208	1	NO	YES	-	26	3/4"	(2)#12	#12	
FCU-01-03	VRF FAN COIL UNIT	MEETING 1 104				1.60	15	208	1	NO	YES	-	26	3/4"	(2)#12	#12	
FCU-01-04	VRF FAN COIL UNIT	MEETING 2 105				1.60	15	208	1	NO	YES	-	26	3/4"	(2)#12	#12	
FCU-01-05	VRF FAN COIL UNIT	MEETING 2 105				1.60	15	208	1	NO	YES	-	26	3/4"	(2)#12	#12	
FCU-02-01	VRF FAN COIL UNIT	OFFICE 202				1.60	15	208	1	NO	YES	-	26	3/4"	(2)#12	#12	
FCU-02-02	VRF FAN COIL UNIT	MEETING 201				1.60	15	208	1	NO	YES	-	26	3/4"	(2)#12	#12	
CU-R-1	VRF CONDENSING UNIT	ROOF				58.30	70	208	3	NO	YES	-	26	1"	(3)#4	#8	
FCU-01-06 / CU-R-02	SPLIT SYSTEM OUTDOOR UNIT	ELEV CONTROL RM				7.70	15	208	1	NO	YES	-	26	3/4"	(2)#12	#12	
PLUMBING																	
HPWH-01-1	HYBRID HOT WATER HEATER	STORAGE	5.70		21.00		30	208	1	NO	YES	-	26	3/4"	(2)#10	#10	
RHWP-01-1	RECIRCULATING HOT WATER PUMP	STORAGE		1/6	3.00			120	1	NO	YES	-	26	3/4"	(2)#12	#12	
WC-1	WATER CLOSET	WATER CLOSET					20	120	1	NO	YES	-	26	3/4"	(2)#12	#12	
BF-1	WATER BOTTLE FILL STATION	BASKETBALL COURT					20	120	1	NO	YES	-	26	3/4"	(2)#12	#12	
TP-01	ELECTRONIC TRAP PRIMING MANIFOLD	VARIES					20	120	1	NO	YES	-	26	3/4"	(2)#12	#12	
ELECTRICAL																	
ELEV-1	ELEVATOR	ELEV SHAFT		30			125	208	3	NO	YES	-	26	1 1/2"	(3)#1	6	

GENERAL NOTES: (SOME MAY NOT BE USED ON THIS SHEET)

A. REFER TO ONE-LINE DIAGRAM OR PANEL SCHEDULES FOR OVERCURRENT PROTECTION CHARACTERISTICS AND CIRCUIT NUMBERS.
B. COORDINATE ALL EQUIPMENT CONNECTION REQUIREMENTS WITH INSTALLING CONTRACTOR PRIOR TO THE INSTALLATION OF ANY ELECTRICAL WORK.
C. VFD'S ARE FURNISHED BY DIVISION 23. INSTALL VFD AND PROVIDE PROVIDE LINE AND LOAD SIDE FEEDERS IN ELECTRICAL WORK.
D. COMBINATION STARTER/DISCONNECTS AND DISCONNECT SWITCHES SHALL BE LOCATED WITHIN SIGHT OF AND ADJACENT TO EQUIPMENT SERVED. COORDINATE DISCONNECT INSTALLATION AND LOCATION WITH EQUIPMENT INSTALLER.
E. NOT ALL EQUIPMENT IDENTIFIED HERE IS SHOWN ON FLOOR PLANS. REFER TO DRAWINGS IN OTHER DISCIPLINES FOR EQUIPMENT LOCATIONS.

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UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

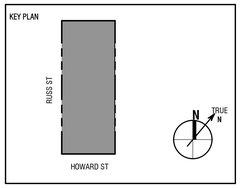
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



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ELECTRICAL SCHEDULES

Scale: NONE

E8.00

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PANELBOARD: 2S-1-A

LOCATION:
SUPPLY FROM: MSB
MOUNTING: SURFACE
ENCLOSURE: NEMA-1

VOLTS: 208/120 Wye
PHASES: 3
WIRES: 4
SUB FEED LUGS: No

A.I.C. RATING: 14
BUS RATING: 400 A
MAINS TYPE: MCB
MCB RATING: 400

CKT	CIRCUIT DESCRIPTION	LOAD CLASS.	TRIP (A)	POLES	A (VA)		B (VA)		C (VA)		POLES	TRIP (A)	LOAD CLASS.	CIRCUIT DESCRIPTION	CKT
1	CONV REC	PREC	20	1	568	0					2	30	--	(F) PV	2
3	GEN.OUTDOOR E-201	PREC	20	1			540	0							4
5	WAITER BOTTLE FILL STATION E-1	EQU	20	1					180	1,612	1	30	LTG, EQU	2INV-1-A	6
7	ELEC. 109/ UNSEX 102/ WAITING 101/...	PREC	20	1	360	30,194					3	20	Spare; PNON; LTG, PREC,...	2P-1-A	8
9	WAITING 101/ SF-01-01	PREC	20	1			540	28,806							10
11	MEETING-1 104/ WAITING 101	PREC	20	1					720	29,811					12
13	GEN. MEETING-1 104	PREC	20	1	540	1,143					1	20	LTG	LEVEL 1 LIGHTING	14
15	FLOOR BOXES MEEETING-1 104	PREC	20	1			720	532			1	20	LTG	LEVEL 2 LIGHTING	16
17	FLOOR BOXES MEEETING-1 104	PREC	20	1					720	--	1	--	--	SPACE	18
19	FLOOR BOXES MEEETING-1 104	PREC	20	1	720	--					1	--	--	SPACE	20
21	SPARE	--	20	1			0	--			1	--	--	SPACE	22
23	SPARE	--	20	1					0	--	1	--	--	SPACE	24
25	SPARE	--	20	1	0	--					1	--	--	SPACE	26
27	SPARE	--	20	1			0	--			1	--	--	SPACE	28
29	SPARE	--	20	1					0	--	1	--	--	SPACE	30
31	EF-BA-01/ SF-01-01	EQU	20	1	206	383					2	20	EQU	FCU-01-01/ FCU-01-02/ FCU-01-03	32
33	SPARE	--	20	1			0	383							34
35	SPARE	--	20	1					0	--	1	--	--	SPACE	36
37	SPARE	--	20	1	0	--					1	--	--	SPACE	38
39	SPARE	--	20	1			0	--			1	--	--	SPACE	40
41	SPARE	--	20	1					0	--	1	--	--	SPACE	42
				TOTAL LOAD (VA):	34,113		31,520		33,042						
				TOTAL LOAD (A):	286		263		277						

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	CALCULATED DEMAND	PANEL TOTALS	
LTG	4,186 VA	125.00%	5,232 VA		
PNON	19,892 VA	100.00%	19,892 VA	CONNECTED:	98,675 VA
PREC	16,128 VA	81.00%	13,064 VA	**CALCULATED DEMAND:**	**104,158 VA**
EQU	58,469 VA	112.83%	65,969 VA	CONNECTED:	274 A
				CALCULATED DEMAND:	**289 A**

NOTES:

SWITCHBOARD: MSB

LOCATION:
SUPPLY FROM:
MOUNTING: FLOOR
ENCLOSURE: NEMA-1

VOLTS: 208/120 Wye
PHASES: 3
WIRES: 4
SUB FEED LUGS: No

A.I.C. RATING: 42
BUS RATING: 400 A
MAINS TYPE: MCB
MCB RATING: 400

CKT	CIRCUIT DESCRIPTION	TRIP RATING (A)	POLES	A (VA)	B (VA)	C (VA)	NOTES
1	2S-1-A	400	3	34,113	31,520	33,042	
2	Space	--	1	--			
3	Space	--	1	--			
4	Space	--	1	--			
		TOTAL LOAD (VA):		34,113	31,520	33,042	
		TOTAL LOAD (A):		286	263	277	

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	CALCULATED...	SWITCHBOARD TOTALS	
LTG	4,186 VA	125.00%	5,232 VA		
PNON	19,892 VA	100.00%	19,892 VA	CONNECTED:	98,675 VA
PREC	16,128 VA	81.00%	13,064 VA	**CALCULATED DEMAND:**	**104,158 VA**
EQU	58,469 VA	112.83%	65,969 VA	CONNECTED:	274 A
				CALCULATED DEMAND:	**289 A**

NOTES:

PANELBOARD: 2P-1-A

LOCATION: ELEC 116
SUPPLY FROM: 2S-1-A
MOUNTING: SURFACE
ENCLOSURE: NEMA-1

VOLTS: 208/120 Wye
PHASES: 3
WIRES: 4
SUB FEED LUGS: No

A.I.C. RATING:
BUS RATING: 400 A
MAINS TYPE: MLO
MCB RATING: N/A

CKT	CIRCUIT DESCRIPTION	LOAD CLASS.	TRIP (A)	POLES	A		B		C		POLES	TRIP (A)	LOAD CLASS.	CIRCUIT DESCRIPTION	CKT
1	ELEVATOR SHAFT/ GEN. ROOF	PREC	20	1	540	540					1	20	PREC	UNISEX 203 & 204	2
3	GEN. UTILITY 115 / ELEC. 116	PREC	20	1			360	1,080			1	20	PREC	GEN. OFFICE 202/ MEETING-3 201	4
5	GEN. MEETING-2 105 / FACIL. CLOSET 118	PREC	20	1					540	900	1	20	PREC	GEN./FLOOR BOX OFFICE 202	6
7	FLOOR BOXES MEEETING -2 105	PREC	20	1	720	720					1	20	PREC	POKE THROUGH MEETING-3 201	8
9	FLOOR BOXES MEEETING -2 105	PREC	20	1			720	900			1	20	PREC	GEN. MEETING-3 201/ OUTDOOR E-201	10
11	FLOOR BOXES MEEETING -2 105	PREC	20	1					720	180	1	20	PREC	IT EQUIPMENT	12
13	GEN. MEETING-2 105/ UNSEX 106	PREC	20	1	1,080	800					1	30	PREC	IT EQUIPMENT	14
15	REFRIGERATOR KITCHEN 107	PNON	20	1			1,400	673			1	20	LTG	LEVEL 1 LIGHTING	16
17	RANGE KITCHEN 107	PNON	40	2					5,100	393	1	20	LTG	LEVEL 2 LIGHTING	18
19					5,100	0					1	20	--	SPARE	20
21	DISHWASHER KITCHEN 107	PNON	20	1			792	0			1	20	--	SPARE	22
23	GARBAGE DISPOSAL KITCHEN 107	PNON	20	1					1,500	180	1	20	PREC	ELEVATOR MACHINE 117	24
25	GEN. KITCHEN 107	PREC	20	1	720	180					1	20	EQU	ELEV. SECURITY SYSTEM 117	26
27	WASHER/DRYER KITCHEN 107	PNON	30	1			5,000	180			1	20	EQU	ELEV. MONITORING SYSTEM 117	28
29	MICOWAVE KITCHEN 107	PNON	20	1					1,000	0	1	20	--	SPARE	30
31	SPARE	--	20	1	0	0					1	20	--	SPARE	32
33	SPARE	--	20	1			0	0			1	20	--	SPARE	34
35	SPARE	--	20	1					0	0	1	20	--	SPARE	36
37	SPARE	--	20	1	0	10,000					3	125	EQU	ELEV-1	38
39	SPARE	--	20	1			0	10,000							40
41	SPARE	--	20	1					0	10,000					42
43	ERV-01-01/ ERV-01-01	EQU	20	2	936	266					2	20	EQU	FCU-01-03/ FCU-01-04	44
45							936	266							46
47	HPWH-01-1	EQU	30	2					2,184	641	2	20	EQU	FCU-01-06	48
49					2,184	641									50
51	EF-BA-03/EF-BA-04/SF-02-01...	EQU	20	1			452	266			2	20	EQU	FCU-02-01/ FCU-02-02	52
53	EF-01-02	EQU	20	1					166	266					54
55	EF-01-03	EQU	20	1	166	5,601					3	70	EQU	CU-R-1	56
57	TP-01	EQU	20	1			180	5,601							58
59	RHW-01-1/ EF-BA-02/ BS-01-01	EQU	20	1					440	5,601					60
				TOTAL LOAD (VA):	30,194		28,806		29,811						
				TOTAL LOAD (A):	253		240		250						

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	CALCULATED DEMAND	PANEL TOTALS	
LTG	1,066 VA	125.00%	1,333 VA		
PNON	19,892 VA	100.00%	19,892 VA	CONNECTED:	88,810 VA
PREC	10,700 VA	96.73%	10,350 VA	**CALCULATED DEMAND:**	**96,227 VA**
EQU	57,152 VA	113.12%	64,652 VA	CONNECTED:	247 A
				CALCULATED DEMAND:	**267 A**

NOTES:

SWITCHBOARD: 2INV-1-A

LOCATION: ELEC 116
SUPPLY FROM: 2S-1-A
MOUNTING: FLOOR
ENCLOSURE: NEMA-1

VOLTS: 120 Single
PHASES: 1
WIRES: 2
SUB FEED LUGS: No

A.I.C. RATING: 14
BUS RATING: 100 A
MAINS TYPE: MLO
MCB RATING: N/A

CKT	CIRCUIT DESCRIPTION	TRIP RATING (A)	POLES	C (VA)	NOTES
1	EM LIGHTING	20	1	1,446	
2	EF-01-01	20	1	166	
3	Space	--	1	--	
4	Space	--	1	--	
5	Space	--	1	--	
6	Space	--	1	--	
		TOTAL LOAD (VA):		1,612	
		TOTAL LOAD (A):		13	

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	CALCULATED...	SWITCHBOARD TOTALS	
LTG	1,446 VA	125.00%	1,807 VA		
				CONNECTED:	1,612 VA
				CALCULATED DEMAND:	**2,014 VA**
				CONNECTED:	13 A
				CALCULATED DEMAND:	**17 A**

NOTES:

NOTES:

1. PROVIDE SECTIONED PANEL FOR LOAD SEPARATION REQUIREMENTS PER TITLE 24 SECTION 130.5(b).

UNITED PLAYAZ PROJECT

1044 HOWARD STREET, SAN FRANCISCO, CA 94103

Owner:

UNITED PLAYAZ
1038 Howard Street, San Francisco, CA 94103
TEL. 888.975.2929

Architect:
ARQUITECTONICA
818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL. 213.895.7800

Civil Engineer:
Langan Engineering
135 Main St #1500
San Francisco, CA 94105
TEL. 415.955.5240

Structural Engineer:
DCI Engineers
135 Main Street, Suite 1800
San Francisco, CA 94105
TEL. 415.781.1505

M/E/P Engineers:
PAE
444 Spear Street, Suite 210
San Francisco, CA 94105
TEL. 415.544.7500

Fire/Life Safety:
The Fire Consultants
1777 North California Boulevard, Suite 200
Walnut Creek, CA 94596
TEL. 925.979.9993

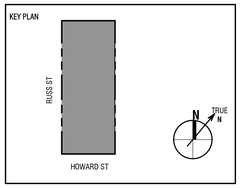
Geotechnical Engineer:
Rockridge Geotechnical
270 Grand Ave,
Oakland, CA 94610
TEL. 925.323.0010

Lighting Consultant:
LUMA
48 Golden Gate Ave,
San Francisco, CA 94102
TEL. 415.544.7500

Environmental Consultant:
PII Environmental
4366 Terrabella Way,
Oakland, CA 94619
TEL. 510.520.2372

Acoustical Engineers:
Salter
130 Sutter Street, Suite 500,
San Francisco, CA 94104
TEL. 415.470.5445

KEY PLAN



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