



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis

HEARING DATE JULY 8, 2010

Date: July 1, 2010
Case No.: **2008.0430DV**
Project Address: **2299 MARKET STREET**
Permit Application: **2009.10.06.8389**
Zoning: Upper Market NCD (Neighborhood Commercial) District
50-X Height and Bulk District
Block/Lot: 3564/091
Project Sponsor: Angus McCarthy
365 Pacheco Street
San Francisco, CA 94116
Staff Contact: Michael Smith – (415) 558.6322
michael.e.smith@sfgov.org
Recommendation: **Do Not Take DR and approve project as proposed**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to construct a five-story mixed-use building with 18 dwelling units and 18 subterranean parking spaces. Twelve of the parking spaces provided would be located in an auto stacking mechanism. The ground floor commercial space is 4,484 square-feet and would be divided into two or more spaces each less than 3,000 square-feet. The building would measure 50-feet in height.

The proposed basement would accommodate 18 off-street parking spaces, 18 Class 1 bicycle storage rooms, and trash/mechanical rooms. The second through fifth floors would accommodate 18 dwelling units, composed of eight one-bedroom units, nine two-bedroom units, and one three-bedroom unit. The rear yard is located in a courtyard at the southeast corner of the property at the podium level. The courtyard would provide 1,860 square-feet of common usable open space. The location of the rear yard requires a rear yard modification pursuant to Section 134(e) of the Code. The entry lobby to the residential units and the garage entrance are located near the northeast corner of the site along the 16th Street frontage. The three existing large mature street trees will be preserved and nine (9) new street trees will be planted. No off-street loading is proposed nor is it required.

SITE DESCRIPTION AND PRESENT USE

2299 Market Street is a vacant corner lot located on the south side of the intersection of Market, Noe, and 16th Streets in the Upper Market neighborhood. The property is located in the Upper Market Neighborhood Commercial District just outside the boundaries of the Market/Octavia Plan Area. The property is also located within the area covered by the Upper Market Community Design Plan. The approximately 7,250 square-foot project site was previously excavated below street level and is currently

vacant. The lot has approximately 60'-9" of frontage on Noe Street, 85'-2" of frontage on 16th Street, and 19'-6" of frontage on Market Street along a gore corner.

The site is currently vacant but was formerly occupied by the Trinity Methodist Episcopal Church that was destroyed by fire in 1981. The former church was listed on the Department's 1976 Architectural Survey.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Upper Market Street Neighborhood Commercial District, on Market Street from Church to Castro, and on side streets off Market, is situated at the border of the Eureka Valley, Buena Vista, and Duboce Triangle neighborhoods. Upper Market Street is a multi-purpose commercial district that provides limited convenience goods to adjacent neighborhoods, but also serves as a shopping street for a broader trade area. A large number of offices are located on Market Street within easy transit access to downtown. The width of Market Street and its use as a major arterial diminish the perception of the Upper Market Street District as a single commercial district. The street appears as a collection of dispersed centers of commercial activity, concentrated at the intersections of Market Street with secondary streets.

Some areas of the District are noticeably low-rise, automobile oriented lots, with gas stations and single-story commercial establishments with surface parking lots. Just off Market Street there are small-scale residential streets that support the district. In general, the district is a full-service shopping area providing a variety of uses within easy walking distance.

The Upper Market Street district controls are designed to promote moderate-scale development that contributes to Market Street's design and character. They are also intended to preserve the existing mix of commercial uses and maintain the livability of the district and its surrounding residential areas. Large-lot and use development is reviewed for consistency with existing development patterns. Rear yards are protected at residential levels. To promote mixed-use buildings, most commercial uses are permitted with some limitations above the second story. In order to maintain continuous retail frontage and preserve a balanced mix of commercial uses, ground-story neighborhood-serving uses are encouraged, and eating and drinking, entertainment, and financial service uses are limited. Continuous frontage is promoted by prohibitions of most automobile and drive-up uses.

Housing development in new buildings is encouraged above the second story. Existing upper-story residential units are protected by limitations on demolitions and upper-story conversions.

The adjacent property to the east of the subject property is occupied by a single-story commercial building whose tenant is a restaurant DBA "Asqew Grill". The property has a rear yard that serves as an outdoor dining area for patrons. The adjacent property to the south is a four-story mixed-use building with a rear yard and ground floor commercial and two dwelling units on the floors above.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 28, 2010	June 22, 2010	16 days
Mailed Notice	10 days	June 28, 2010	June 22, 2010	16 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	X		
Other neighbors on the block or directly across the street			X
Neighborhood groups	MUMC	CAPA, DTNA, EVNA, HVNA	

The request for discretionary review is supported by many of the neighborhood associations including Livable City, Walk SF, and the San Francisco Bicycle Coalition. The owner of the adjacent building to the south supports the project.

DR REQUESTOR

The DR requestors are a consortium of groups including Castro Area Planning & Action (CAPA), Duboce Triangle Neighborhood Association (DTNA), Eureka Valley Neighborhood Association (EVNA), Hayes Valley Neighborhood Association (HVNA), Walk SF, Livable City, and the San Francisco Bicycle Coalition.

DR REQUESTOR'S CONCERNS

The DR requestors share the following concerns about the project:

1. **Transportation:** (Page 1-3 of attachment to DR request Application)
 - A. Site configuration results in "a continuous pedestrian crosswalk spanning 16th Street and Noe Street" creating hazardous pedestrian and bicycle conditions.
 - B. The garage entrance is too close to the 16th Street crosswalk creating pedestrian-vehicular conflict and is located off a major traffic corridor.
 - C. MUNI west bound track turn left from Market to Noe Street in front of the Site.
 - D. During the season, the twice a week Noe Street Farmer's Market results in unspecified "circulation" issues.

- E. Night time safety is a serious issue for the Noe/Market/16th Street intersection because of heavy pedestrian, bicycle, auto and commercial parking activities that continue until midnight or later.
 - F. Failure to include Public Realm/Community Improvements in the Project design failed to address pedestrian hazards or to include improvements to the sidewalk area adjacent to the Site.
2. **Off-Street Parking:** The Project's 1:1 parking ratio is in excess of the requirements of the Market Octavia Plan and the proposed Upper Market Community Plan and should be reduced.
 3. **Affordable housing:** Project should include on-site affordable housing units or to contribute to a local off-site affordable housing project.
 4. **Rear Yard:** The Project will adversely affect the adjacent rear yard to the west on Noe Street.
 5. **Ground floor Retail Store Ceiling Height:** The retail storefront ceiling height does to conform to the design guideline of the Market/Octavia Plan.
 6. **Procedural Issues:**
 - A. Applicant failed to address the concerns and topics raised at the pre-application meeting.
 - B. The Historic Preservation Commission was not consulted on the Project.

DR REQUESTOR'S PROPOSED ALTERNATIVES

Parking/transportation -- Reduce the residential parking to .5:1 to make the project consistent with the immediately abutting Upper Market NCT zoning standards for all other developments along Upper Market from Noe Street to downtown, and consistent with the policy intent of the Upper Market Community Plan, as well as consistent with direction of current city policy for neighborhood commercial corridors and "transit oriented development" throughout the city. Mitigate the traffic backups and circulation impacts at the 16th x Market intersection that will be created by turning movements in/out of the parking garage.

Pedestrian Safety – Fund the improvements called for in the Upper Market Community Plan to the sidewalks and corners and crosswalks along the south side of Market Street and across 16th and Noe streets, the areas which are directly adjacent to the development and the parking garage it proposes, in order to mitigate pedestrian safety conditions.

Inclusionary housing – Provide the required inclusionary affordable units (three) directly integrated into the development project. The Upper Market/Duboce/Castro area is greatly in need of below-market housing, and the community's strong preference is for Inclusionary BMR units to be provided on-site for all new development to create housing affordability diversity as the population grows.

Ground floor retail – Provide full height 15-foot ceilings for all the ground floor retail space consistent with the Upper Market NCT zoning and the policy intent of the Upper Market Community Plan.

Rear yard – Reduce the height of the building's rear podium wall, which is proposed to immediately abut the adjacent property's at-grade rear yard garden, to roughly match the fence height and with a non-solid railing.

PROJECT SPONSOR'S RESPONSE

In response to the concerns raised by the DR requestors the sponsor has increased the ceiling height in the second commercial space on Noe Street from 10-feet to 14-feet in height. No other changes have been made since the DR was submitted.

PROJECT ANALYSIS

Recently, several of the DR requestors testified during public comment that they wanted the Commission to impose interim controls on the portion of Market Street between the intersection of 16th and Noe Streets and Castro Street. They are concerned that a number of development sites within this area will be developed in a manner that is inconsistent with the objectives of the Market & Octavia Area Plan. During the interim controls they want the Department to extend the boundaries of the Market & Octavia Plan Area to Castro Street. The DR requestor's have had conversations with the Director and Supervisor Dufty and have been advised that such a project would take a minimum of 24 months and costs a minimum of \$200,000. 2299 Market Street would be adversely delayed by such a project. There are two other projects, Gold's Gym and 376 Castro Street (corner of Market and Castro Streets), that would also be potentially impacted.

The former Upper Market NCD, included Market Street from Church to Castro. The Market and Octavia plan rezoned the portion of the district from Castro to 16th Street to the Upper Market NCT (Neighborhood Commercial Transit) District. As a result, the western boundary for the Upper Market NCT District terminates at the intersection of Market, Noe, and 16th Streets leaving the Upper Market NCD intact from 16th Street to Castro Street. The primary differences between the old NCD and the new NCT are summarized in the table below.

Control	Upper Market NCD	Upper Market NCT
Residential Density Limit	1:400	none
Residential Parking Ratio	1:1 (CU for less)	.5:1 max / .75:1 with CU
Above Grade Parking Setback	none	Min. 25' at ground floor
Impact fees	none	\$10/ ft (res.) \$4/ft. (comm..)
Height	40-50-X	40-50-X +5'
Storefront height	none	12' -15'
Dwelling Unit Mix	none	Min. 40% 2+ bedrooms
Rear Yard (25%)	At residential levels only	At ground floor and above

The project complies with all Upper Market Neighborhood Commercial District. Code requirements but the DR requestors see the project as precedence setting and want it to adhere to the Upper Market NCT Code requirements.

The project underwent environmental review and received a Categorical Exemption for an infill development in an urban context. The review analyzed traffic, noise, air quality, water quality, archeological resources, historical architectural resources, and shadow. The DR requestors claim that the

environmental review was inadequate because it did not address potential pedestrian and vehicle conflicts. Below are the Department's responses to the DR requestors' concerns.

DR Requestors' concern: Site configuration results in "a continuous pedestrian crosswalk spanning 16th Street and Noe Street" creating hazardous pedestrian and bicycle conditions.

The existing site configuration presents a continuous pedestrian crosswalk spanning 16th and Noe Streets. The project would create bulb outs at the Market Street frontage to reduce the distance pedestrians must walk to cross the street. The bulb outs are consistent with the Public Realm/Community Improvements recommended in the Upper Market Community Plan. The bulb outs were not indicated on the plans that were noticed to the public but they have always been a part of the project. The other sidewalk improvements included in the project were an attempt to soften the edges of the site. The existing sidewalk has sufficient width to allow for free flow of pedestrian traffic.

DR Requestors' concern: The garage entrance is too close to the 16th Street crosswalk creating pedestrian-vehicular conflict and is located off a major traffic corridor.

Pedestrian traffic near the site is concentrated at the Market Street frontage. The project's garage entrance is located 89-feet to the east of the Market Street frontage thus reducing the possibility of pedestrian conflict. The garage entrance cannot be located any further from the Market Street frontage because it is located at the eastern edge of the site. The garage is accessed by a single 10-foot wide entrance with a ramp that slopes down to the basement. The narrow entrance requires that the entrance be electronically controlled and that entering and exiting vehicles proceed with caution which further minimizes pedestrian conflict.

DR Requestors' concern: MUNI west bound track turn left from Market to Noe Street in front of the Site.

The westbound F-Market line turns left from Market Street to Noe Street using a MUNI specific light. No other vehicles are allowed in the intersection when the trolley is turning onto Noe Street. Furthermore, the volume of additional trips would not result in considerable contributions to any intersection cumulative impacts.

DR Requestors' concern: During the season, the twice a week Noe Street Farmer's Market results in unspecified "circulation" issues.

The farmer's market is located on the north side of the street. The pedestrian and vehicle traffic from the market is temporary and does not exceed the normal amount of traffic expected in an urban setting. Furthermore, the volume of additional trips would not result in considerable contributions to any intersection cumulative impacts.

DR Requestors' concern: Night time safety is a serious issue for the Noe/Market/16th Street intersection because of heavy pedestrian, bicycle, auto and commercial parking activities that continue until midnight or later.

Although there is a light pole at the site's Market Street frontage the site is currently vacant and fenced in which darkens the sidewalk adjacent to the site. The project would improve this condition because it has lots of windows to add "eyes on the street" and ambient light.

DR Requestors' concern: Failure to include Public Realm/Community Improvements in the Project design failed to address pedestrian hazards or to include improvements to the sidewalk area adjacent to the Site.

The project would include new bulb outs at the Market Street frontage as recommended in the Upper Market Community Design Plan.

DR Requestors' concern: The Project's 1:1 parking ratio is in excess of the requirements of the Market Octavia Plan and the proposed Upper Market Community Plan and should be reduced.

The project proposes 1:1 parking ratio for a total of 18 spaces, 12 of which would be located in an auto stacking mechanism. The analysis for the Categorical Exemption estimates that the project would create an estimated demand for 54 parking spaces, thus creating a parking deficit of up to 36 spaces. The Department encouraged the sponsor to reduce the residential parking by removing the stacking mechanisms. The sponsor considered the idea but ultimately declined. The Department chose to support the parking as proposed because it complies with Code, the project is relatively small and requires a minimal amount of parking, other than the amount being provided the proposed parking complies with the other provisions of the Market and Octavia Plan that relate to off-street parking. The space is parked efficiently in stacking mechanisms, it is located below grade, there is one parking access point with a minimally sized entry, and the presence of the parking does not impact the project's urban design. Because a parking ratio of 1:1 is required by the Code, the sponsor would need to request conditional use authorization pursuant to Section 161(j) to reduce the parking to less than 1:1.

DR Requestors' concern: Project should include on-site affordable housing units or contribute to a local off-site affordable housing project.

Section 315 of the Code gives the sponsor the option of paying an in-lieu fee or providing affordable housing on site. The sponsor has chosen to pay the in-lieu fee but the DR requestors want the affordable units to be provided on-site as recommended in the Upper Market Community Design Plan.

DR Requestors' concern: The Project will adversely affect the adjacent rear yard to the west on Noe Street.

Both properties adjacent to the subject property have rear yards at grade level as required by the Upper Market NCT zoning. The project proposes a 25% rear yard at the residential levels only as required by the Upper Market NCD. The result is that the proposed rear yard is located approximately one-story above grade at the podium level overlooking the adjacent rear yards. The railing enclosing the open space is set back five-feet from the south side property line and the side is planted with a green wall to soften the transition from the proposed rear yard to the adjacent grade level rear yard to the south. A similar transition was not recommended for the adjacent property to the east because it is a commercial property with rear yard seating for restaurant patrons.

DR Requestors' concern: The retail storefront ceiling height does to conform to the design guideline of the Market/Octavia Plan.

The Upper Market NCT zoning allows a five-foot height bonus to increase the ceiling height in ground floor commercial spaces. The Upper Market NCD has no such allowance. As a result, the plans that were noticed to the public indicated a 10-foot ceiling height for the commercial space on Noe Street. The Department supported the original design because increasing the ground floor ceiling height for the second commercial space would have resulted in the loss of a dwelling unit and the space is a secondary commercial space that helps the base of the building transition to the lower height commercial spaces on Noe Street. The sponsor has since revised the project using different construction techniques to increase the ceiling height of the Noe Street commercial space from 10-feet to 14-feet in height.

DR Requestors' concern: Applicant failed to address the concerns and topics raised at the pre-application meeting.

A member of EVNA attended the Department facilitated pre-application meeting for the project and submitted a letter that expressed many of the same concerns discussed in this analysis. The sponsor did not provide a full response to these concerns. For some of the concerns there is amenable alternative.

DR Requestors' concern: The Historic Preservation Commission was not consulted on the Project.

The Market and Octavia Plan identified a potential Upper Market Street Commercial Historic District. The DR requestors claim that the project should require input from the Historic Preservation Commission (HPC) because it is located in this potential district. The guidelines do not require that the project receive HPC input but the issue was addressed in the Categorical Exemption Certificate. The potential district has been assigned a status Code of 3CD, meaning it appears eligible as a California Register district through survey evaluation. The subject property is a non-contributing element of the district because it is vacant. The district itself has a mixed visual character in terms of style as suggested by its period of significance of 1886 to 1958 and 1970 to 1979. In a memo to the Planning Department Page & Turnbull, the consultant who identified the Upper Market Street Commercial Historic District, developed a set of standards to govern development within the District. Although the district has not been adopted, the evaluation assumes these guidelines will eventually be used to evaluate projects within the district. The project was reviewed against these guidelines as a part of the environmental review process.

The boundaries on the Market and Octavia Plan Area end at the intersection of Market, 16th, and Noe Streets leaving one block from the intersection to Castro Street under the old Upper Market NCD controls. This boundary was thoroughly discussed at the public hearings for the Market and Octavia Plan and some members of the public did not want the NCT controls to extend into the Castro neighborhood. It is not feasible to either impose some of the NCT controls on projects within the NCD or put projects on hold while the City determines how to extend the controls to Castro Street. The Upper Market Community Plan does not alter the existing underlying zoning controls, it is a design and streetscape document. The DR requestors want the project to comply with a number of the Upper Market NCT zoning controls but there is no feasible way to impose them on the project.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15332, or Class 32 (Class 32 – In-Fill Development Projects).

RESIDENTIAL DESIGN TEAM REVIEW

This project was not reviewed by RDT because it is not located in a residential district.

BASIS FOR RECOMMENDATION

- The project complies with applicable Code requirements.
- The project is well designed and would contribute to the urban character of the neighborhood.
- There is not mechanism for the Department to require the sponsor to provide a project that is totally consistent with the Code requirements of the Upper Market NCT. Furthermore, the project complies with many of the Upper Market NCT controls.
- The sponsor has made good faith efforts in revising the design to address the DR requestor's concerns.

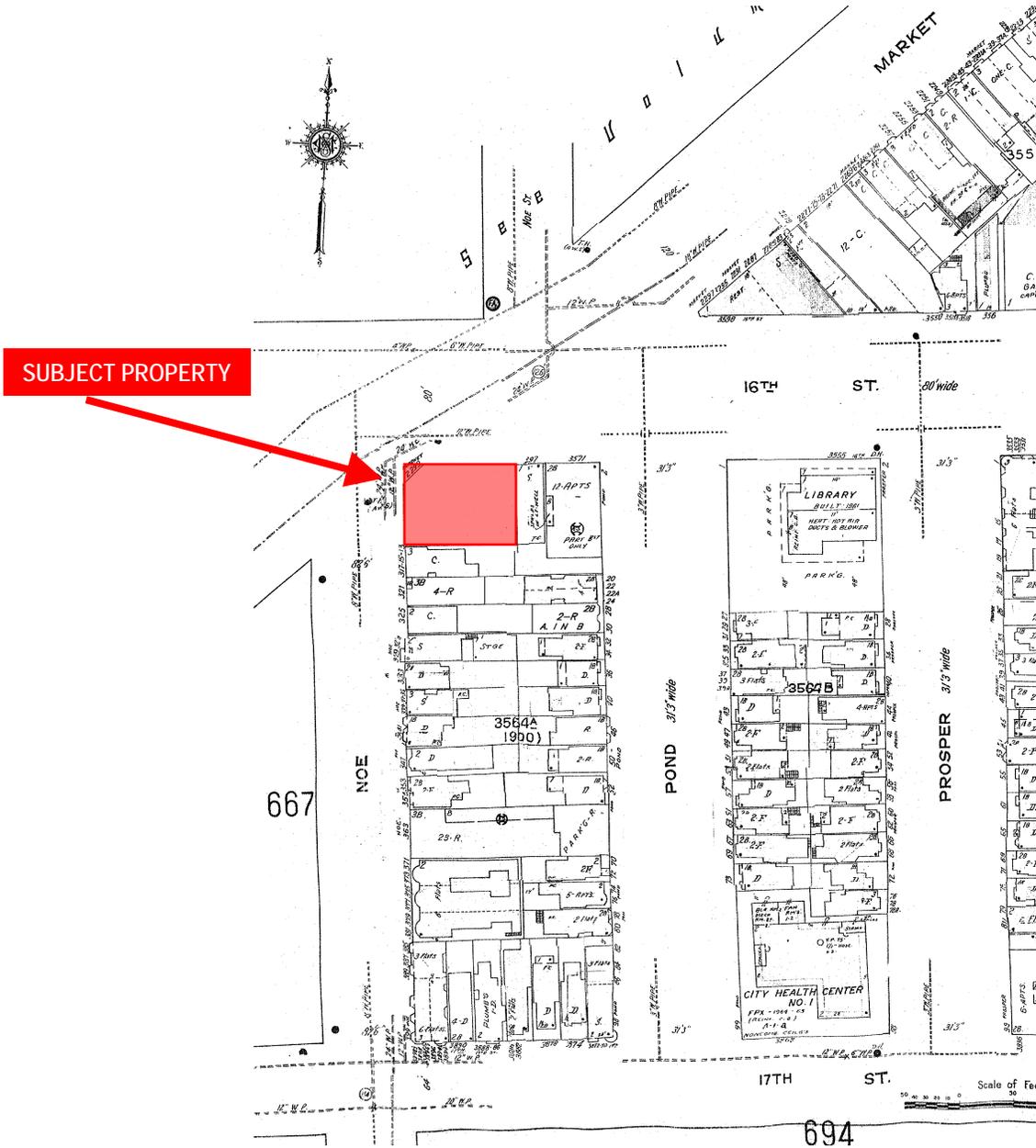
RECOMMENDATION: Do not take DR and approve project as proposed.

Attachments:

Block Book Map
Sanborn Map
Aerial Photographs
Section 311 Notice
DR Application
Applicant's Response to DR Application
Environmental Determination
Historical Resource Evaluation
Photographs
Renderings
Reduced Plans

MES\G:\Documents\WORD\DRs\2299 Market St\0430 report.doc

Sanborn Map*

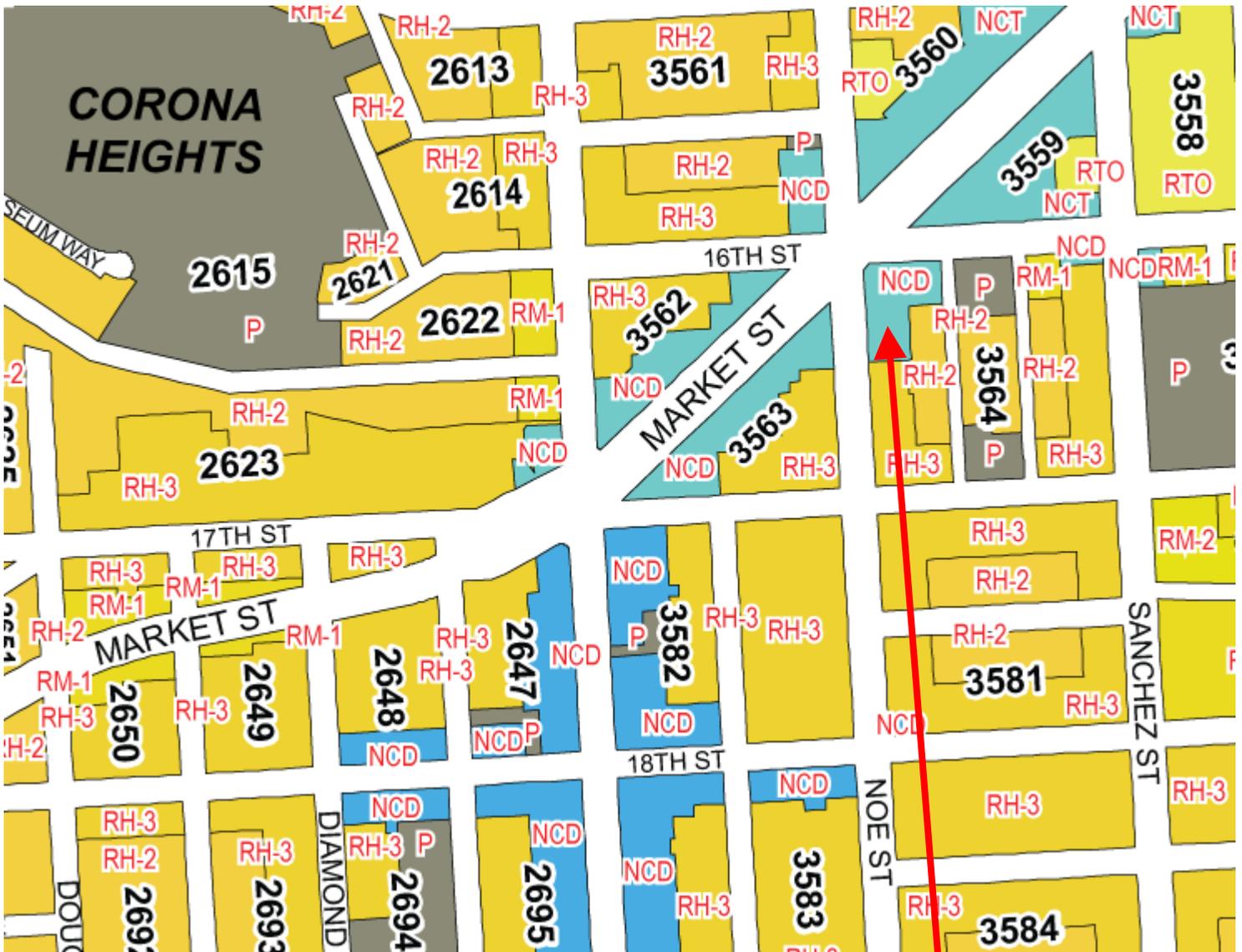


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case No. 2008.0430DV
2299 Market Street

Zoning Map

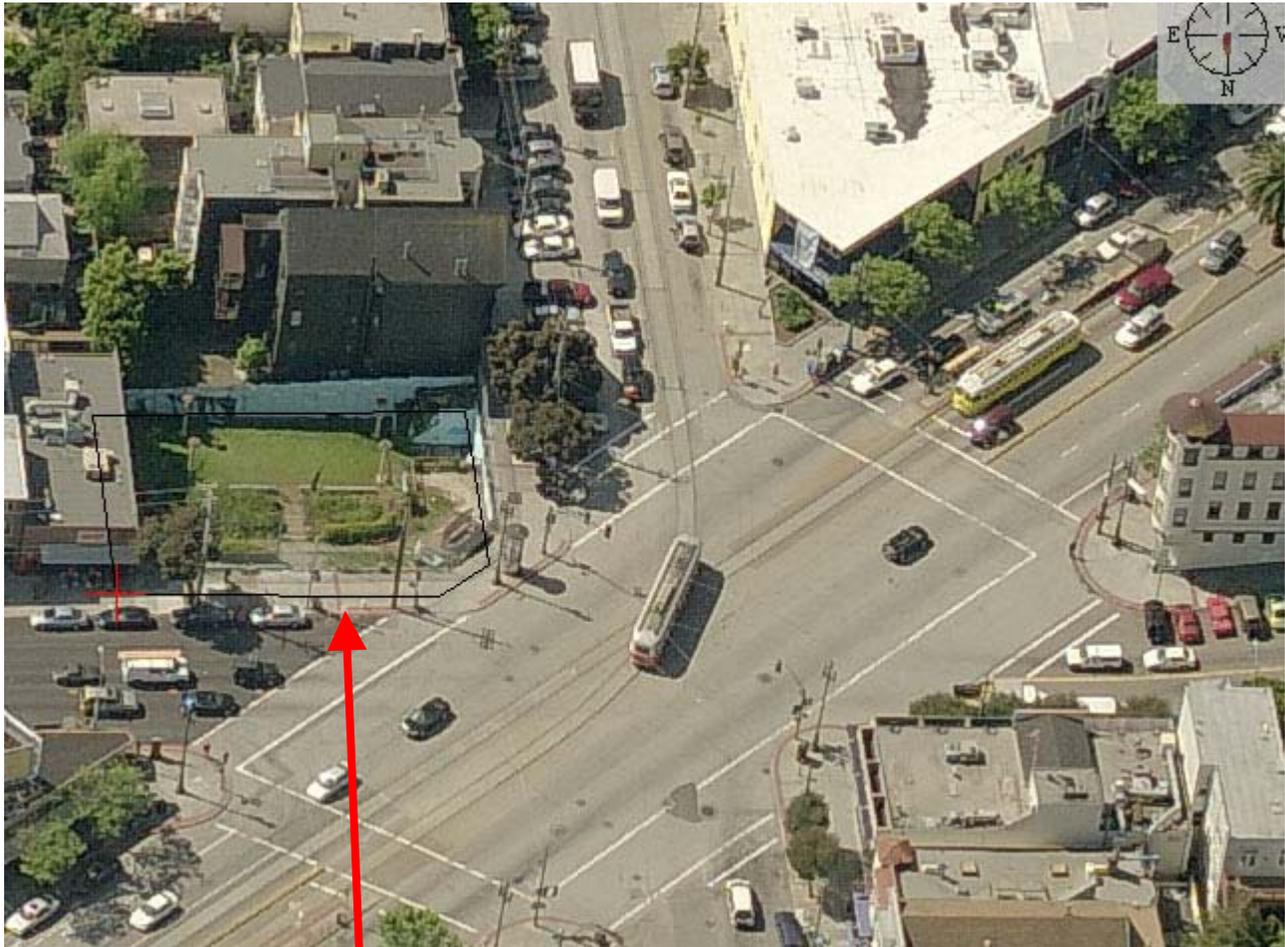


SUBJECT PROPERTY



Discretionary Review Hearing
Case No. 2008.0430DV
2299 Market Street

Aerial Photo

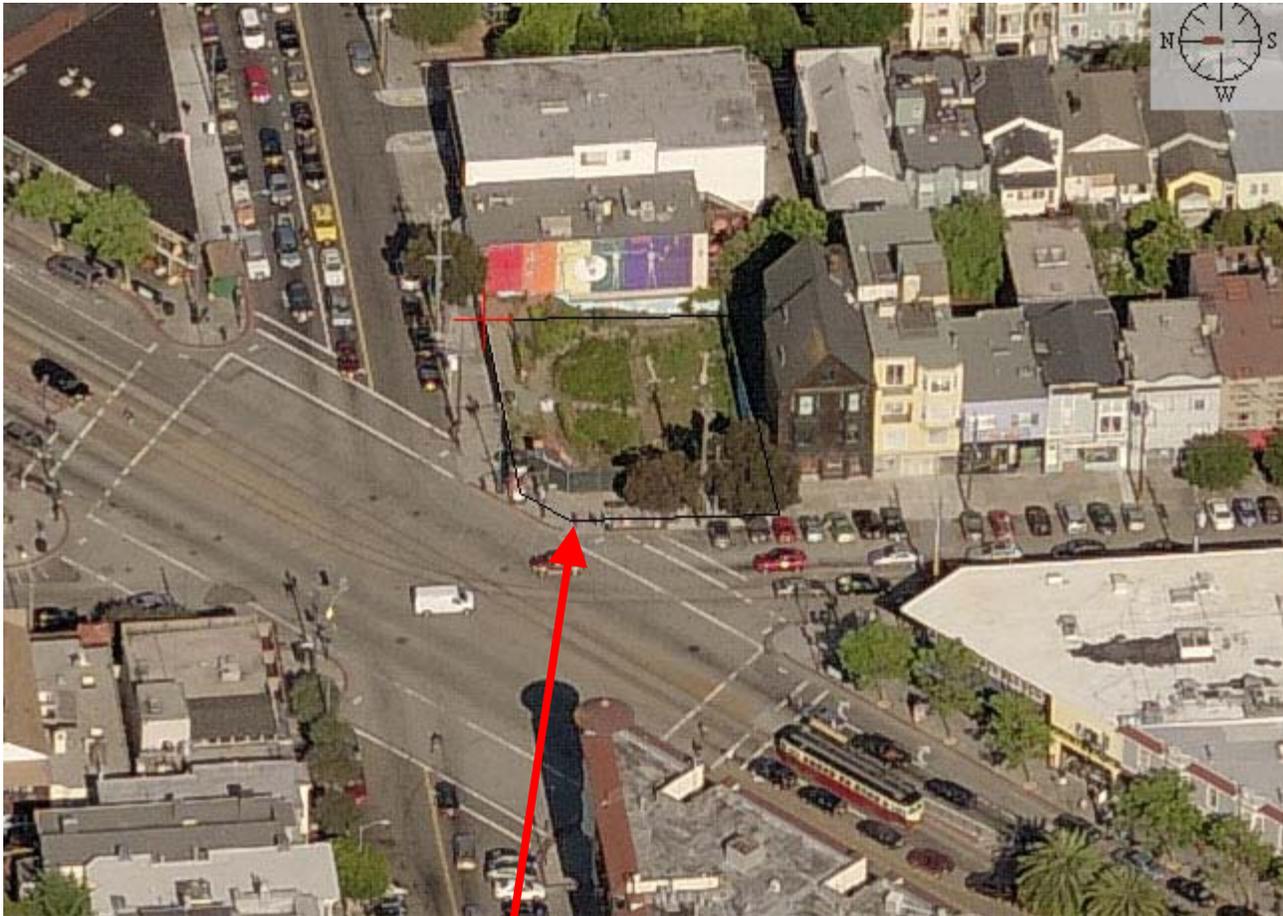


SUBJECT PROPERTY



Discretionary Review Hearing
Case No. 2008.0430DV
2299 Market Street

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case No. 2008.0430DV
2299 Market Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On **October 6, 2009**, the Applicant named below filed Building Permit Application No. 2009.10.06.8389 (*New Construction*) with the City and County of San Francisco. This notice is an amendment to the earlier notice for this project that contained two technical errors underlined and shown in Italics. The scope of the project remains the same.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Angus McCarthy	Project Address:	2299 Market Street
Address:	365 Pacheco Street	Cross Streets:	16 th and Noe Streets
City, State:	San Francisco, CA 94116	Assessor's Block /Lot No.:	3564/091
Telephone:	(415) 242.1994	Zoning Districts:	Upper Market NCD

Under San Francisco Planning Code Section 312, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE			
<input type="checkbox"/> DEMOLITION	and/or	<input checked="" type="checkbox"/> NEW CONSTRUCTION	or <input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS	<input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)	<input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	N/A	mixed-use
FRONT SETBACK	N/A	none
SIDE SETBACKS	N/A	none
BUILDING DEPTH	N/A	full lot coverage at ground floor
REAR YARD	N/A	32 feet by 56 feet
HEIGHT OF BUILDING	N/A	50 feet
NUMBER OF STORIES	N/A	5 over basement
NUMBER OF DWELLING UNITS	N/A	18
NUMBER OF OFF-STREET PARKING SPACES	N/A	18

PROJECT DESCRIPTION

The proposal is to construct a 5-story over basement, mixed-use building on a vacant lot. The building will have full-lot coverage at the ground floor with open space at the podium above the ground floor. All 18 parking spaces are located below grade with driveway access on 16th Street. 2/3 of the off-street parking provided would be located within mechanical car stackers. There are two commercial spaces located at the ground floor. The primary commercial space is approximately 2,700 square-feet and has a corner entry. The secondary commercial space is approximately 1,800 square-feet and would be accessed from Noe Street. The rear yard/open space is being provided at the second floor in the SE corner of the lot. The project is subject to a rear yard variance request pursuant to case 2008.0430V for the rear yard modification. The hearing for the variance will be noticed to the public at a later date. The project received a Class 32 Categorical Exemption. The project is not located within the MO plan area. See attached plans.

PLANNER'S NAME: Michael Smith
 PHONE NUMBER: (415) 558-6322
 EMAIL: michael.e.smith@sfgov.org

DATE OF THIS NOTICE: 3 | 23 | 2010
 EXPIRATION DATE: 4 | 22 | 2010

Accept @ P16
M. Cordeiro 4.22.10
2:54 pm

APPLICATION REQUESTING DISCRETIONARY REVIEW ("D.R.")

This application is for projects where there are exceptional and extraordinary circumstances that justify further consideration, even though the project already meets requirements of the Planning Code, City General Plan and Priority Policies of the Planning Code.

D.R. Applicant's Name DTNA; EVNA; CAPA; HVNA; Livable City; SFBC; WalkSF
(See full names below) Telephone No: _____

D.R. Applicant's Address c/o 33 Noe Street
Number & Street (Apt. #)
San Francisco 94114
City Zip Code Peter Cohen

D.R. Applicant's telephone number (for Planning Department to contact): 722-0617
If you are acting as the agent for another person(s) in making this request please indicate the name and address of that person(s) (if applicable):

Name _____ Telephone No: _____

Address _____
Number & Street (Apt. #)
City Zip Code

Address of the property that you are requesting the Commission consider under the Discretionary Review: 2299 Market Street

Name and phone number of the property owner who is doing the project on which you are requesting D.R.: Angus McCarthy 415-242-1994

Building Permit Application Number of the project for which you are requesting D.R.: 2009.10.06.8389

Where is your property located in relation to the permit applicant's property?
directly surrounding community

A. ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

Citizens should make very effort to resolve disputes before requesting D.R. Listed below are a variety of ways and resources to help this happen.

1. Have you discussed this project with the permit applicant? YES NO
2. Did you discuss the project with the Planning Department permit review planner? YES NO
3. Did you participate in outside mediation on this case? Community Board Other NO

Pobocce Triangle Neighborhood Association; Eureka Valley Neighborhood Association; Castro Area Planning & Action; Hayes Valley Neighborhood Association; Livable City; San Francisco Bicycle Coalition; Walk San Francisco

08.0430D

4. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the results, including any changes that were made to the proposed project so far.

This project has been discussed with the project sponsor, planning staff and management over a period of eight months, including prior to the sponsor filing permit application. No changes to the project have been made so far.

B. DISCRETIONARY REVIEW REQUEST

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies?

See attached

2. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

See attached

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above (in question B1)?

See attached

Please write (in ink) or type your answers on this form. Please feel free to attach additional sheets to this form to continue with any additional information that does not fit on this form.

CHECKLIST FOR APPLICANT:

Indicate which of the following are included with this Application:

REQUIRED:

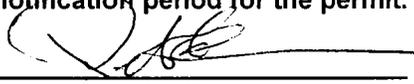
- Check made payable to Planning Department (see current fee schedule).
- Address list for nearby property owners, in label format, plus photocopy of labels.
- Letter of authorization for representative/agent of D.R. applicant (if applicable).
- Photocopy of this completed application.

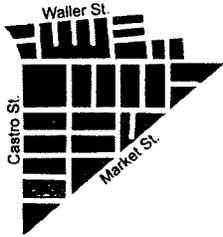
OPTIONAL:

- Photographs ^{Maps / Diagrams} that illustrate your concerns.
- Covenants or Deed Restrictions.
- Other Items (specify).

File this objection in person at the Planning Information Center. If you have questions about this form, please contact Information Center Staff from 8 a.m. to 5 p.m., Monday to Friday.

Plan to attend the Planning Commission public hearing which must be scheduled after the close of the public notification period for the permit.

Signed  4-22-10
Applicant Date



Duboce Triangle Neighborhood Association
PMB # 301, 2261 Market Street, San Francisco, CA 94114
(415) 267-1821 / www.dtna.org

April 22, 2010

To: San Francisco Planning Department
From: Peter Cohen, DTNA
Re: Neighborhood Organization Fee Waiver Request

I am the Vice President of the Duboce Triangle Neighborhood Association, an elected officer position, and I am authorized to file this appeal to the Planning Department on behalf of our organization.

08.04300

2299 Market Street (case no. 2009.10.06.8389)—Discretionary Review filing to San Francisco Planning Commission
April 22, 2010

Major development at this site is going to be precedent setting for the Upper Market/Castro as it sits directly at one of the busiest intersections central to the Market Street corridor. **The 2299 Market Street project as proposed is a direct challenge to the integrity of both the Market/Octavia Plan and the Upper Market Community Plan which together embody an enormous effort by the community and the Planning Department to establish policies for appropriate development in the Upper Market area.** Transit-rich neighborhood commercial corridors should be held to consistent development standards that generate transit-oriented and walkable and bikeable projects that complement, rather than deteriorate, the community's character.

The proposed project has a plethora of exceptional and extraordinary circumstances:

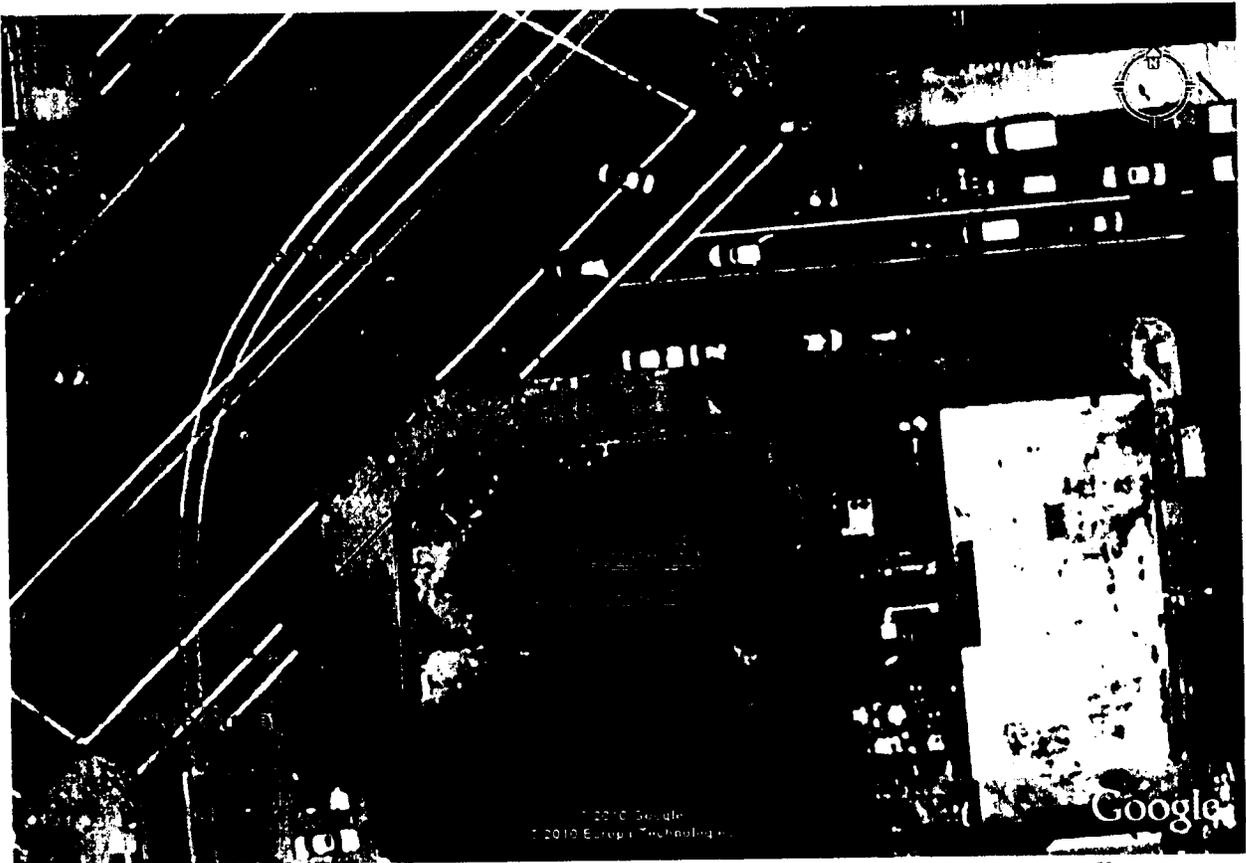
1. The unusual parcel geometry creates a Market Street frontage that is essentially a continuous pedestrian crosswalk spanning 16th Street and Noe Street. (see page two, and Attachment 1).
2. The crosswalks along this site frontage are at extreme angles to 16th and Noe streets, resulting in very hazardous pedestrian and bicycle safety conditions.
3. The proposed garage entrance is effectively immediately adjacent to the 16th Street crosswalk location, which is the most dangerous crossing at this six-point intersection.
4. The MUNI F-line streetcar west-bound track turns left from Market Street onto Noe Street directly in front of the project site. (see map on page two).
5. 16th Street which is the project site frontage where the underground garage is proposed, is the only east-west through street between Market Street and Third Street for the entire Upper Market area. It is a major traffic corridor and transport corridor, as well as access to Davies Medical Center two blocks away from the site.
6. The Noe Street Farmers' Market operates twice weekly directly across from the project site, with resulting circulation issues at the Market/16th/Noe intersection (see Attachment 7).
7. The project site is located at a central crossroads of the Upper Market/Castro where heavy pedestrian, bicycle, auto and commercial parking activity continue until midnight or later on a daily basis. Night-time safety issues are a serious matter at this intersection.
8. And most importantly, the Planning Department has still to resolve a grossly out of date residential parking standard for this one last block of Upper Market to the Castro transit hub, while the entire rest of the Market corridor immediately abutting the project site has a "transit oriented development" parking standard. Department-initiated DR could have been taken given the complex policy issues for this 2299 Market Street project due to the abrupt mis-match of abutting NCT and NCD zoning leaving a single "orphan block" of Market Street. Yet, even despite the mis-match of zoning, the Upper Market Community Plan is consistent with the Market/Octavia Plan and expressly calls for consistent zoning controls and community benefits (see Attachment 2 "Planning Context"). Upper Market has always had continuity since the neighborhood commercial designation was established two decades ago (see zoning map Attachment 3).

This appeal by a broad coalition of community organizations requests that the Planning Commission use its discretionary powers to take action in rejecting or requiring modifications to this project such that it meets the standards of the Market/Octavia Plan and the Upper Market Community Plan to, as is the stated purpose of Discretionary Review, **"ensure that the interests of the City and its neighborhoods are protected."** The project as proposed will result in a significant impact to the public interest.

Transportation--Parking & Traffic & Ped Safety

The 2299 Market Street development proposal is located at the busiest pedestrian and "active" intersection in Upper Market. This is a definitively walkable area of the city, particularly with a potential new grocery store (Trader Joe's) planned directly across the street from the project site. Serious auto, pedestrian and bicycle safety issues already exist at the intersection from heavy traffic. The Upper Market Community Plan calls out the "strong pedestrian realm" for the Market Street sidewalks directly along on the frontage of the site (see Attachment 4).

In addition, the MUNI F-line transit platforms are across from the project site and it is a single block walk to one of the busiest Metro stations in the city at Castro Street (reference Attachment 5 from the Upper Market Plan). The west-bound F-line track turns left from Market Street onto Noe Street directly in front of the project site, adding to the complicated multi-modal circulation at this six-point intersection (see image below). Car-oriented housing at this intersection will conflict with needed pedestrian safety and bike safety improvements that are currently being considered. Market Street in both directions has multi-unit buildings with no off-street parking. There is no need for 1:1 residential parking at this location given the existing character of the neighborhood.



2299 Market St site frontage essentially a continuous pedestrian crosswalk spanning 16th Street and Noe Street. Additionally crosswalks are at extreme angles, resulting in very hazardous safety conditions.

Due to the dramatic angle of the crosswalk across 16th Street, there is minimal distance between the crosswalk and the proposed garage entrance (see image above). There will be remaining curb length along the project's 16th Street frontage sufficient for only one car to park there. Turning movements

into the garage will thus be in very close proximity to the crosswalk, at an intersection teeming with pedestrians, bicycles and heavy traffic on the 16th Street and Market Street corridors (see street geometry diagram Attachment 6). The twice-weekly Farmers' Market directly across the street from the 2299 Market Street site adds yet another layer of complexity to the circulation and safety conditions at this intersection (see photograph in Attachment 7). Given the traffic volumes, there will be inevitable queuing and maneuvering for entering and exiting the garage. The garage effectively adds a seventh 'point' to this six-point intersection. Arguably the garage should not be allowed on the 16th Street frontage because of these conditions.

Moreover, the project proposes no commercial loading spaces in the garage, presumably leaving loading to happen at street level along the 16th Street frontage (Noe Street frontage has perpendicular parking, thus not conducive to truck parking). If the project sponsor has commercial loading at the 16th Street frontage, trucks would be parking and loading/unloading directly adjacent to the crosswalk, adding to the safety concerns created by the project's garage entrance at the same location. Loading spaces could/should be dedicated in the ample-sized subterranean garage, but the project sponsor is intent on filling the entire garage with residential parking spaces.

Unfortunately the Categorical Exemption issued for this project overlooks all of these complex transportation and safety issues related to the proposed 1:1 residential parking at the 2299 Market Street project site.

Reducing the residential parking to .5:1 (9 spaces) would make the project consistent with the immediately abutting Market/Octavia Plan standards and consistent with the policy intent of the Upper Market Community Plan, as well as consistent with direction of current city NCT policy on neighborhood commercial corridors and "transit oriented development" throughout the city. The circumstances of the 2299 Market Street project clearly meet the criteria in Code Section 161(j) for parking reduction. Additional consideration to increase transportation choices could include two dedicated car share spaces, dedicated loading spaces for the commercial uses, and 1:1 bike parking.

Moreover, the Planning Dept issued a "Notice of Planning Dept Requirements" on Dec 5, 2009 (see Attachment 8) stating that the department "can not support" the project with parking as proposed, directing the sponsor to seek an exception for reduced parking to be consistent with General Plan policy. The project sponsor ignored the department request. Planning staff are to be commended for acknowledging the problem and pressing the developer on it. Nevertheless, Planning staff subsequently proceeded to issue a 311 Notice with intent to approve the project. The appeal to the Planning Commission is to reinforce and uphold staff's initial position on the project.

Public Realm/community improvements

The proposed 2299 Market Street project does not mitigate its impacts on pedestrian safety or traffic conditions, nor does the project sponsor intend to provide any community improvements contributions beyond standard required site frontage sidewalk work, irrespective of the intersection environment outlined above,. Yet, **the Upper Market Community Plan specifically calls out "public realm recommendations" for crosswalk and corner safety improvements at Market x 16th and Market x Noe, immediately in front of the project site** (see Attachment 9). None of those improvements are being provided by this project, while a full underground parking garage is

being built directly adjacent to the 16th Street crosswalk. The 2299 Market Street development rendering by the sponsor (see Attachment 10) shows the building in complete isolation from its pedestrian context and other complicated configurations at this intersection. Incidentally, this rendering was not included in 311 Notice plans to the community. The crosswalks spanning 16th Street and Noe Street along the frontage of the project site have been overlaid on the rendering for the Attachment 10 here.

Sidewalk pedestrian flow will be further constricted by proposed large “bio swale planters” along the Market Street and 16th Street frontages of the 2299 Market Street site. The rendering in Attachment 10 shows two of these planter boxes, and the 311 Notice plans clarify that these boxes will continue along the entire 16th Street frontage. Given the heavy pedestrian activity and the essentially continuous crosswalk spanning 16th Street and Noe Street in front of the project site, these planter boxes are very likely to be obstacles and potential hazards. **The project should be *increasing* sidewalk capacity for pedestrian circulation at this very busy intersection rather than limiting it.**

Housing Affordability

Inclusiveness and diversity is part of the community character that infill development along the Market Street corridor should promote. **The Upper Market/Duboce/Castro area is greatly in need of below-market housing. The 2299 Market Street site is an excellent location for mixed-income housing. The community’s strong preference is for Inclusionary BMR units to be provided on-site** (3 units required per code), or for direct contribution to an off-site affordable housing project in the Upper Market/Castro neighborhoods (4 units would be created per city requirement). There is no other mechanism for producing low or middle income housing in this area besides the inclusionary units requirement.

However, the 2299 Market Street development proposal is to “fee out” through payment of in-lieu fees rather than produce the BMR units needed in the community. Nor does the project sponsor intend to contribute to a local off-site affordable housing project, of which there is a proposal nearby on Castro. In the absence of inclusionary units on-site this development will simply bring 100% market-rate condos to the local neighborhoods.

Rear Yard Setback

This project is requesting a rear yard variance. Nevertheless, the Categorical Exemption issued for the project is based on an assumption of conformity with underlying zoning standards. The substantive significance of this issue is that the property immediately to the rear of the site has an at-grade functional garden space, while the 2299 Market Street project proposes a full-lot commercial ground floor with the podium abutting the adjacent at-grade yard. **By comparison the immediately adjacent Upper Market NCT zoning for the rest of Market Street requires an at-grade setback of 25 feet from adjacent rear yards in order to soften the impact of the “backside” of major development along Market Street.** Mitigation options for this site could range from an at-grade setback for a rear yard rather than a podium (consistent with rear yard setback standards for Market Street corridor development) or reducing the abutting podium height to roughly match the adjacent fence-height.

Ground Floor Retail Height

The retail space on the ground floor for the 2299 Market Street proposal does not conform with the 15-foot ceiling height policy for retail space of the Market/Octavia Plan or the Upper Market Community Plan. Great emphasis has been placed on taller retail spaces by the community through these planning processes. The project sponsor has created an illusion of tall retail space at the Market Street frontage of the building, but the ceiling at the interior of the ground floor drops back down to ten feet.

Procedural Issues

Pre-Application process – issues unaddressed by project sponsor

The project sponsor held the required pre-application “community meeting” at the Planning Department office on the weekday afternoon of December 16, 2009. The policy expectation of the Pre-Application process is for a project sponsor to meet *with* the local community and presumably *in* the local community. Nevertheless, comments from the coalition of community organizations who are the appellants here, were submitted in writing and read into the record by an attendee at the December 16th pre-application meeting. Those comments had also been previously submitted to Planning Department on November 14th as part of the administrative record. Attachment 11 is an excerpt from the Pre-Application summary report, showing a matrix of the comments received by the project sponsor and Planning staff at the meeting, including the November 14th letter regarding the project proposal. Yet, **the 2299 Market Street developer’s pre-application meeting summary report has no response at all to these substantive issues raised by the community about the project proposal.**

Historic Preservation Commission was not consulted for this project

The 2299 Market Street project site is located within the identified potential Upper Market Commercial Historic District in the General Plan (see Attachment 12). While the Planning staff prepared a historic resource evaluation, the question of compatibility of the proposed new development with the character of the identified historic district is of critical importance. The department has developed a set of standards to govern applications for Certificates of Appropriateness within the Upper Market Historic District, and although the district has not been adopted, the staff evaluation for 2299 Market Street proposal “assumes these guidelines will eventually be used to evaluate projects within the district.” Yet, **neither the Historic Preservation Commission nor the Planning Commission was consulted to review the staff evaluation of potential impacts on the Upper Market Historic District and its potential impacts or benefits to the continuity of the district.**

ATTACHMENTS

1. Aerial image of 2299 Market Street site located at six-point intersection of Market/16th/Noe streets
2. Upper Market Community Plan excerpt – “Planning Context” expressly calls for consistent zoning controls and community benefits consistent with the Market/Octavia Plan (page 10 of Intro under “Planning Context”)
3. Zoning Map from Planning Code prior to Market/Octavia Plan adoption, showing continuity of development standards for “Upper Market Neighborhood Commercial District” from Church Street to Castro Street
4. Map from Upper Market Community Plan, showing “Strong Pedestrian Realm” along Market Street sidewalks at 2299 Market Street site
5. Map from Upper Market Community Plan, showing 2299 Market site between Castro MUNI station and Church Street MUNI station along Market Street corridor
6. DPT street diagram for existing bicycle travel lane on east-bound Market Street in front of 2299 Market Street site
7. Photo of Market/Noe/16th intersection congestion during twice-weekly Farmers’ Market
8. “Notice of Planning Department Requirements” for 2299 Market Street proposal issued December 5, 2009
9. Upper Market Community Plan “public realm recommendations” for Market/16th/Noe pedestrian safety improvements at 2299 Market Street site
10. Rendering for 2299 Market Street proposed project (not included in 311 Notice plans), also showing 16th Street and Noe Street crosswalk configurations at site
11. Pre-Application summary report matrix of comments received by project sponsor and Planning staff at December 16, 2009 pre-application meeting
12. General Plan map with identified potential Upper Market Historic District along Market Street corridor from Church to Castro streets

LUCE FORWARD

ATTORNEYS AT LAW • FOUNDED 1873
LUCE, FORWARD, HAMILTON & SCRIPPS LLP

121 Spear Street
Suite 200
San Francisco, CA 94105
415.356.4600
415.356.4610 fax
www.luce.com

ALICE SUET YEE BARKLEY, OF COUNSEL
DIRECT DIAL NUMBER 415.356.4635
DIRECT FAX NUMBER 415.356.3888
EMAIL ADDRESS abarkley@luce.com

June 30, 2010

Mr. Ron Miguel
President, Planning Commission
1650 Mission Street, Fourth Floor
San Francisco, CA 94103

Subject: Discretionary Review Request of Mixed Use Development at
2299 Market Street, San Francisco (Block 3564/Lot 091)

Dear President Miguel:

Our office represents 2299 Market Street Associates LLC (“Applicant”), who proposes to construct a mixed used building on a vacant lot at 2299 Market Street (Assessor’s block 3564, lot 091 with frontages on Noe, Market and 16th Streets (“Site”). The Project will include ground floor retail space totaling approximately 4,484 sf, 18 dwelling units on the upper floors and parking in the basement level. The Site is outside the boundaries of the Market Octavia Plan, and is in the Upper Market Community Vision and Recommendations and the Upper Market Development Design Guideline area. Due to the Site’s proximity to the Market Octavia Plan area, the Project’s scale, massing and exterior facades have been designed to comply with the design guidelines governing façade design and massing of both the Market Octavia Plan and the Upper Market Development Design Guidelines.

The Project is Code complying. There are no extraordinary or exceptional circumstances that would warrant discretionary review of this project. For the reasons discussed below, the discretionary review request should be denied.

SITE INFORMATION

The project site (“Site”), located on the southwest corner of Noe Street/Market Street/16th Street is in the Upper Market Neighborhood Commercial Zoning District and a 50-X height and bulk District. The 7,251 sf site has been vacant since 1983 and is excavated below street level. The vacant Site was developed as early as 1886 and was occupied by a church from 1900 to 1982.

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Current uses in the vicinity include a variety of neighborhood serving retail businesses, commercial and residential uses. The height of the buildings in the neighborhood range from one to four stories; a four-story building is directly across the street on the northwest corner of Noe Street/Market Street/16th Street. The western boundary of the Market Octavia Plan (“MOP”) is across the street from the project site. Photographs of the site and site vicinity are attached to the case report.

PROJECT DESCRIPTION

The proposed project (“Project”) is the development of a 34,477 gross square feet, five-story, 50’ high mixed-use building with ground floor retail, 18 residential units on the second through fifth floors, and a basement garage level. There will be eight 660 sf to 761 sf one-bedroom units, nine 824 sf to 1,279 sf two-bedroom units (one being a town-house), and one 1,539 sf three-bedroom townhouse.

The 7,199 gsf basement level will contain tenant storage rooms, building services, and 18 off-street parking spaces (12 of which will be provided by car stackers.) The basement garage is accessed by a 10’ wide curb cut and a 10’ wide deeply recessed garage door. The 6,118 gsf ground floor will contain the entrance to the basement garage, the residential lobby and approximately 4,484 sf of ground floor retail space. The retail space will be divided into a minimum of two spaces each having less than 3,000 gsf with approximately 14’ clear ceiling height. The 5,224 gsf second floor and the 5,500 sf third floor will each contain three (3) one-bedroom units and two (2) two-bedroom units. The 5,478 gsf fourth floor will contain the lower floor of the three-bedroom town house unit, the lower floor of the two-bedroom town house unit, two (2) two-bedroom and one (1) one-bedroom units. The 5,498 gsf fifth floor will contain the upper floor of the two town house units, (2) two-bedroom units and one (1) one-bedroom unit. Copies of the floor plans, elevations and sections are attached to the case report.

The design integrates the retail frontage and the first residential floor to form the base of the building. Bay windows of varying heights emphasize the verticality of the building and provide articulated façade planes. The building is capped with a simple metal cornice. The taller corner bay window on Market Street defines this corner building. The use of varying colors and materials provide further visual interest to the building. The exterior materials will be cement plaster, metal panels, channel glass, wood panels, eco-clad panels and glazing.

The three large mature street trees will be preserved and nine (9) new street trees will be planted. Subject to approval by the Department of Public Works, traffic calming “bulb-outs” have been included in the side walk design, which will increase the width of the side walk at the corner of Noe/Market/16th Street providing a public gathering place. Landscaped bioswale and

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permeable paving are incorporated into side walk design. The Project is estimated to achieve 140 green points. (See Sheet A-0.7 of Plans, elevations and sections attached to the case report). Except for the 1:1 off-street parking, the Project complies with the design guidelines for the Market Octavia Plan and the Upper Market developments.

CONSULTATION WITH NEIGHBORS

The Applicant purchased the Site on April 13, 2007 and attended all three of the Upper Market Community Workshops. The Applicant initially explored the feasibility of developing a development that would require an increase of the height limit to facilitate the construction of a mixed-use project with a Museum of the Gay, Lesbian, Bi-sexual and Transgender Community on the ground and second floors. After two years of discussions, it became clear that there was a lack of funding for a permanent home for such a museum. The Applicant revised the Project to one that complies with the Planning Code.

On March 2, 2009, the Applicant began meeting with individual neighbors, the Duboce Triangle Neighborhood Association (“DTNA”), and Castro Area Planning & Action (“CAPA”). On November 24, 2009, the Applicant invited the neighbors and the Eureka Valley Neighborhood Association (“EVNA”) to a pre-application meeting to be held on December 16, 2009 at the Planning Department.¹ Eight neighbors attended the meeting. The DR requestors acknowledge that the Applicant has discussed the Project over a period of eight months including meetings prior to filing the permit application. See paragraph 4 of the DR application. A chronology of meetings held with community organizations and neighbors is attached hereto as **Exhibit 1.**²

In 2010, the Applicant met again with EVNA, CAPA, DTNA, and the Merchants of Upper Market and Castro (“MUMC”). The Applicant also reached out to The San Francisco Lesbian Gay Bisexual Transgender Community Center.

At the DTNA meeting held on June 14, 2010, approximately 30 people in attendance. The only issue debated was the number of on-site parking spaces. While the DTNA Board members did not support 1 to 1 parking for the project, the overwhelming majority of the DTNA members supported 1 parking space for each dwelling unit. At the EVNA annual meeting held

¹ The Applicant compensated the Planning Department for the use of the conference room and the planner’s attendance at the pre-application meeting.

² Copies of all the meeting minutes, support letters and support petitions have been submitted to the Planning Department and the Applicant will have a copy at the hearing available for the Commission’s review.

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members did not support 1 to 1 parking for the project, the overwhelming majority of the DTNA members supported 1 parking space for each dwelling unit. At the EVNA annual meeting held on May 19, 2010 attended by 3-4 board members and approximately 20 members, only one Board member objected to the 1:1 parking for the project, the membership was virtually unanimous in support for 1 parking space for each dwelling unit. At MUMC May 6, 2010 meeting attended by over 120 individuals, MUMC voted unanimously to support the project with 1:1 off-street parking. The Applicant also attended the MUMC mixer and spoke with several of the MUMC board members and neighbors to assure them that the Project design has not been altered. The Applicant also contacted Livable City, San Francisco Bicycle Coalition and Walk San Francisco and met with the DR requestors on June 28, 2010.

The scale, massing, exterior façade design were never issues with the neighbors or neighborhood organizations. All concerns focused on the number of off-street parking spaces. While Board of Directors opposed, there was overwhelming support for 1 to 1 parking at every meeting from the members of the organizations and the public.

ISSUES RAISED BY DR REQUESTORS

The DR requestors are DTNA, EVNA, CAPA, Livable City, San Francisco Bicycle Coalition (“SFBC”), and Walk San Francisco (“Walk SF”). The issues raised include:

1. ***Transportation:*** (Page 1-3 of attachment to DR request Application)
 - A. Site configuration results in “a continuous pedestrian crosswalk spanning 16th Street and Noe Street” creating hazardous pedestrian and bicycle conditions.
 - B. The garage entrance is too close to the 16th Street crosswalk creating pedestrian-vehicular conflict and is located off a major traffic corridor.
 - C. MUNI west bound tracks turn left from Market into Noe Street in front of the Site.
 - D. During the season, the twice a week Noe Street Farmer’s Market results in unspecified “circulation” issues.
 - E. Night time safety is a serious issue for the Noe/Market/16th Street intersection because of heavy pedestrian, bicycle, auto and commercial parking activities that continue until midnight or later.

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- F. Failure to include Public Realm/Community Improvements in the Project design failed to address pedestrian hazards or to include improvements to the sidewalk area adjacent to the Site.
2. **Off-Street Parking:** The Project's 1:1 parking ratio is in excess of the requirements of the Market Octavia Plan and the proposed Upper Market Community Plan and should be reduced.
3. **Affordable housing:** Project should include on-site affordable housing units or to contribute to a local off-site affordable housing project.
4. **Rear Yard:** The Project will adversely affect the adjacent rear yard to the west on Noe Street.
5. **Ground floor Retail Store Ceiling Height:** The retail storefront ceiling height does to conform to the design guideline of the Market/Octavia Plan.
6. **Procedural Issues:**
- A. Applicant failed to address the concerns and topics raised at the pre-application meeting.
- B. The Historic Preservation Commission was not consulted on the Project.

RESPONSES TO ISSUES RAISED

1. **Transportation**

The project has been designed to include traffic calming "Bulb Outs". The bulb outs in essence widen the sidewalk at 16th Street by 9' and virtually double the width of the sidewalk at Market and Noe Streets. This sidewalk improvement is consistent with the proposed Upper Market Community Plan and the Market/Octavia Plan policies regarding improvements for the public realm and the community. This sidewalk improvement alleviates any potential overcrowding of the sidewalk area at this intersection.

The curb cut and garage entrance are approximately 84' from the intersection of 16th and Market Streets; therefore, the Project will not unduly interfere with pedestrians or create any more pedestrian vehicular conflicts than those of a similar sized building any where in the City, or create safety issues for pedestrian, bicycle, or vehicles during the day time or evening hours. Additionally, the recessed garage entrance and the ramp would ensure that there will be

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the Project will not interfere with MUNI's turning movements from Market Street to Noe Street or create "circulation" issues when the Noe Street Farmers' Market is operating.

The Categorical Exemption, which is the environmental review document for this Project, concluded that the project will generate 33 PM peak hour vehicular trips and 23 PM pedestrian and bicycle trips and would not result in any substantial increase in pedestrian and vehicular conflicts. The increase in vehicular trips would not be detectable to traffic and would not contribute significantly to any cumulative long-term traffic impact. (See page 4 of Categorical Exemption attached to Case Report.) The Categorical Exemption also concluded that the existing sidewalk has sufficient width to allow for free flow of pedestrian traffic. The creation of the bulb-outs at the intersection will further ensure free flow for pedestrians.

2. ***Off-Street Parking:***

The real focus of this DR is the perceived excessive number of off-street parking spaces. Several of the DR requestors testified during the public comment period that with the proposed developments and the number of "soft sites" on Market Street, this Commission should impose interim controls requiring compliance with the provisions of the Market Octavia Plan and the Upper Market Community Plan. It must be noted that any imposition of the Market Octavia Plan or the Upper Market Community Vision Plan interim controls would not reduce the number of off-street parking spaces required by the Planning Code for this or other proposed projects. Under Section 306.7 of the Planning Code, the more restrictive provisions of the current Planning Code or interim controls govern a project. If interim controls are in effect, height, dwelling unit density and the off-street parking requirements will be governed by the current Planning Code as they are more restrictive. As will be discussed below, this Project complies with the applicable Objectives and Policies of the Market Octavia Plan except for off-street parking. In the absence of amendments to the Planning Code, this Project is required to provide 1 to 1 off-street parking.

There has been one consistency at all of the community meetings, the membership overwhelmingly agree that they prefer 1 to 1 parking while the leadership of a few of the organizations wanted the off-street parking to be reduced.

3. ***Affordable housing:*** The project sponsor has elected to pay the in-lieu fee and is in discussion with the District Supervisor to explore channeling the funds to an affordable housing project in the local area.

4. ***Rear Yard:*** The property owners of the adjacent building have reviewed the plans and do not object to the height of the rear yard as currently designed. The DR requestor's position would require lowering the clear ceiling height of the storefronts contrary to the policies of the

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4. **Rear Yard:** The property owners of the adjacent building have reviewed the plans and do not object to the height of the rear yard as currently designed. The DR requestor's position would require lowering the clear ceiling height of the storefronts contrary to the policies of the Market-Octavia Plan and contrary to their position on storefront ceiling height. The design was modified at the request of the Planning Department to incorporate a stepped back parapet wall and to incorporate greenscreen planting into the garage wall facing the neighbor. This is another example of groups complaining without considering the consequences.

5. **Ground floor Retail Store Ceiling Height:** To address the concerns raised by the neighbors, the storefront clear ceiling height has been increased to 14' by redesigning the building without the benefit of a higher height limit conferred on properties in the Market/Octavia Plan area. The building plans are now for a concrete structure, with consequential higher construction costs, instead of a wood framed building. One of the fundamental design principles in the Market/Octavia Plan is 12' to 15' ceiling height for storefronts with 15' ceiling height on Market Street.

6. **Procedural Issues:** In addition to the response above and responses provided during the pre-application meeting, responses to the other topics raised at the pre-application meeting are as follows:

- **Street Tree Species:** The Applicant will work with the Urban Forestry section of DPW to select the appropriate species for the site.
- **Street Tree Maintenance:** The street trees will be maintained by the Home Owner Association and their maintenance will be part of the HOA's annual operating budget.
- **Size of retail stores:** The retail space has been designed to accommodate a minimum of two retail stores. The final number of storefronts will be determined by market demand.
- **Unit size and number:** The maximum number of dwelling units is determined by the Planning Code, which is 18 units for this site. The unit mix does not target any group to maintain the diverse demography of the neighborhood.
- **Design:** the Project architect has worked with the Department to refine the design to ensure it will be compatible with future developments subject to the Market Octavia Plan and the proposed Upper Market Community Plan. The design before this Commission have been carefully reviewed by the Planning

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staff. A discussion of the Project design's compliance with the Market-Octavia Plan is attached hereto as **Exhibit 2**.

- *Historic Resource:* Although the site is vacant, a HRER was prepared and the Department performed a HRE. Both of these documents determined that the proposed building would not create an adverse impact on any future historic district.

THE REAR YARD REQUIREMENT SHOULD BE MODIFIED

The Site is located in a neighborhood commercial district and a rear yard is required at the first residential level. Section 134(e)(2) allows the required rear yard to be substituted with an open space equal to 25% of the lot area and further provides that the following criteria listed in Section 134(e)(2) are met. In this case, there is approximately 1,860 sf of open space, which exceeds the required rear yard of 1,831 sf. The criteria for modifications of the rear yard location are met in that

1. *Each horizontal dimension of the open area shall be a minimum of 15'*

The open space provided measures approximately 32'-9" by 55' which far exceeds the minimum dimension of 15'.

2. *The open area shall be wholly or partially contiguous to the existing midblock open space formed by the rear yards of adjacent properties.*

The existing mid-block open space is located behind adjacent properties. The depth of the adjacent building facing 16th Street is slightly shorter than the depth of the Site. The rear yard of the adjacent building on 16th Street is contiguous to the rear yard of the building on Noe Street adjacent to the Project. See Sheet A-1.0 of the plans attached to the Case Report. The proposed rear yard configuration is designed to continue and enhance the adjoining open space of the neighboring buildings. The addition of the projects open space to what currently exists will benefit air and light access of the Project and the neighbors. A conventional rear yard would not benefit the adjacent building on 16th Street. Modification of the rear yard location will result in a wholly contiguous midblock open space formed by the rear yards of the adjacent properties.

3. *The open area will provide for the access to light and air to and views from adjacent properties.*

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The relative locations of the rear yards of the Project and the adjacent buildings ensure light and air and view from the adjacent properties.

4. *The proposed new or expanded structure will provide for access to light and air from any existing or new residential uses on the subject property.*

All the habitable room in every unit of the Project will have operable windows facing either the street or the rear yard to ensure light and air access to the rooms in every unit, except for bath rooms.

In addition to meeting all the criteria set forth in Section 134(e)(2), modification of the rear yard location requirement will maintain a continuous street wall along Noe, Market and 16th Streets. A conventional rear yard would result in units with inferior access to natural light and common usable open space. For the reasons stated above the proposed rear yard configuration provides a superior street wall and mid-block open space configuration.

THE PROJECT IS CONSISTENT WITH THE PROVISIONS OF PLANNING CODE SECTION 101.1(b)

The Project is consistent with the priority policies of Section 101.1(b) of the Planning Code. See **Exhibit 3**, which is attached hereto.

CONCLUSION

The DR requestors' complaints about the Project's alleged adverse negative impacts on transportation are not supported by evidence in the record and contrary to the conclusion of the analysis in the Categorical Exemption. The Applicant has, and will continue to, work with the District Supervisor and others to explore directing the affordable housing in-lieu fee to an affordable housing project in the neighborhood. The adjacent neighbors to the west do not object the podium height for the rear yard, which will be a welcome addition to the midblock open space. The podium height of the open space is necessary to ensure that the store fronts will have 14' ceiling height. The design of the Project complies with the applicable objectives and policies of the Market Octavia Plan and the Upper Market Design Guidelines in terms of scale, massing, ground floor height, exterior façade design, as well as amenities in the public realm. The Project has been designed to exceed the minimum "Green Points" and incorporates other green features including the bioswale for street trees.

LUCE FORWARD

ATTORNEYS AT LAW • FOUNDED 1873

LUCE, FORWARD, HAMILTON & SCRIPPS LLP

Mr. Ron Miguel

June 30, 2010

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Based on the forgoing, it is respectfully submitted that the discretionary review requests be denied and the project be approved.

Very truly yours,



Alice Suet Yee Barkley

for

LUCE, FORWARD, HAMILTON & SCRIPPS LLP

ASYB/

Enclosure: Exhibits

cc: Commissioner Michael Antonini
Commissioner Gwenyeth Borden
Commissioner Bill Lee
Commissioner Katrin Moore
Commissioner Christina Olague
Commissioner Hiyashi Sugaya
Linda Avery
John Rahaim
Scott Sanchez
Michael Smith
William Duncanson
Angus McCarthy
Ed Duffy

Mr. Ron Miguel
June 30, 2010
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TABLE OF EXHIBITS

Exhibit 1	Chronology of Community Meetings
Exhibit 2	Project design's compliance with the Market-Octavia Plan
Exhibit 3	Planning Code Section 101.1(b) findings

301177212.1

2299 Market St MEETINGS

Upper Market Community Workshops

- 1) Tuesday, September 11th, 2007 - Visioning
- 2) Saturday, October 27th, 2007 - Preliminary Design Strategy
- 3) Monday, December 10, 2007 - Wrap up

Duboce Triangle Neighborhood Association (DTNA)

- 1) Monday, March 2nd, 2009 @ 7.00pm - DTNA Monthly meeting
- 2) Friday, March 20th, 2009 @ 3.00pm - Baghdad Cafe

Castro Area Planning & Action (CAPA)

- 1) Thursday, May 14th, 2009 @ 7.30pm

Buena Vista Realty - Linda & Chet Williams

- 1) Tuesday, September 15th, 2009

Pre-Application Meeting - Planning Dept

- 1) Wednesday, December 16th, 2009 @ 4.30pm

Castro/Eureka Valley Neighborhood Association (EVNA) - bi-monthly meeting

- 1) Wednesday, March 3rd, 2010 @ 7.15pm

Meeting at Bevan Dufty's office

- 1) Monday, April 12th, 2010 @ 3.00pm

MUMC (Merchants of the Upper Market Community) members meeting

- 1) Thursday, May 6th, 2010 - 9.00am

Castro/Eureka Valley Neighborhood Association (EVNA) - bi-monthly meeting

- 1) Wednesday, May 19th, 2010 - 7.00pm

Duboce Triangle Neighborhood Association (DTNA) - monthly meeting

- 1) Monday, June 14th, 2010 - 7.00pm

Meeting with the DR Appellants

- 1) Monday, June 28th, 2010 - 5.30pm

2299 Market St - Meeting with the DR Appellants

Capri Restaurant, 2272 Market St, San Francisco

Monday, June 28th 2010 @ 5:30pm

	Name	Organization	Email	Phone number
1	Alexis McCarty	ORNER		415 287 7780
2	John O'Connor	R.B.P.		285-3035
3	Jason Henderson	HUNA	Jason Henderson jhenderson@huna.org	
4	Arial Beckett-Nelson	CASTRO/EVNA	Arial.Beckett@EVNA.org	415.244.5192
5	Andy Thorley	SF Bicycle Coalition	andy@sbike.org	415-431-2453 x309
6	Namisha Champsee	Walk San Francisco	namisha@walksf.org	415-431-9155 x 4
7	Pete Cohen	DTNA		722-2617
8	JOE CURTIN	CAPA	curtin_joe@hotmail.com	415 624 0120
9	Jean Reigman	RBA		415 252-1900
10	Judith Hyman	EVNA	judhyem@sbcglobal.net	415 552-1257
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PROJECT COMPLIANCE WITH MARKET/ OCTAVIA PLAN

The Project complies with the following applicable objectives and policies, and the fundamental design principles of the Market/Octavia Plan” and the Upper Market Development design Guidelines.

I. MARKET/OCTAVIA PLAN OBJECTIVES AND POLICIES

A. Land Use and Urban Form

Objective 1.1 Create a land use plan that embraces the Market and Octavia neighborhood’s potential as a mixed-use urban neighborhood.

Policy 1.1.3 - Encourage housing and retail infill to support the vitality of the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts.

Policy 1.1.4 - As SoMa West evolves into a high-density mixed-use neighborhood, encourage the concurrent development of neighborhoods serving uses to support an increasing residential population.

Policy 1.1.9 – Allow small-scale neighborhood-serving retail and other community-serving uses at intersections in residential districts.

The vacant site is adjacent to a residential district. The Project is an urban infill mixed-use development with residential on the upper floors and ground floor retail. The store front space has been designed to accommodate a minimum of two neighborhood or community serving retail businesses consistent with the above stated Objective and policies.

Objective 1.2 - Encourage urban form that reinforces the plan area’s unique place in the city’s larger urban form and strengthens its physical fabric and character.

Policy 1.2.1 - Relate the prevailing height of buildings to street widths throughout the plan area.

Policy 1.2.2 - Maximize housing opportunities and encourage high-quality commercial spaces on the ground floor.

Policy 1.2.4 - Encourage buildings of the same height along each side of major streets.

Policy 1.2.7 - Encourage new mixed-use infill on Market Street with a scale and stature appropriate for the varying conditions along its length.

Policy 1.2.10 – Preserve midblock open spaces in residential districts.

Market Street is 120’ wide. The five-story Project is similar in height as the building across the street at the Noe/Market/Sixteenth intersection. (See site photographs attached to Case Report.) The Project is a new infill development on Market Street with

a 14 feet clear ceiling height retail space on the ground floor. The rear yard in the form of an interior court continues the existing rear yard corridor. The Project is consistent with the above Objective and policies.

B. Housing

Objective 2.2 - Encourage construction of residential infill throughout the plan area.

Policy 2.2.2 - Ensure a mix of unit sizes is built in new development and is maintained in existing housing stock.

Policy 2.2.4 - Encourage new housing above ground floor commercial uses in new development and in expansion of existing commercial buildings.

The Project will include one-, two- and three-bedroom units above ground floor retail. The one- and two-bedroom units range from 660 sf to 1,279 sf. The Project is consistent with the above Objective and policies.

Objective 2.4 - Provide increased housing opportunities affordable to households at varying income levels.

Policy 2.4.1 - Disaggregate the cost of parking from the cost of housing.

The off-street parking spaces will be unbundled from the dwelling units and will be sold or leased separately. The Project is consistent with the above Objective and policy.

C. Building with a Sense of Place

Objective 3.1 - Encourage new buildings that contribute to the beauty of the built environment and the quality of streets as public space.

Policy 3.1.1 - Ensure that new development adheres to principles of good urban design.

See discussion of the Project's compliance with the Fundamental Design Principles below.

D. Streets and open spaces

Objective 4.1 - Provide safe and comfortable public rights-of-way for pedestrian use and improve the public life of the neighborhood.

Policy 4.1.1 - Widen sidewalks and shorten pedestrian crossings with corner plazas and boldly marked crosswalks where possible without affecting traffic lanes. Where such improvements may reduce lanes, the improvements should first be studied.

Policy 4.1.7 - Introduce traffic-calming measures on residential alleys and consider making improvements to alleys with a residential character to create shared, multipurpose public space for the use of residents.

Objective 4.3 - Reinforce the significance of the market street streetscape and celebrate its prominence as San Francisco's symbolic "main street."

Policy 4.3.2 - Improve the visual appearance and integrity of Market Street within the plan area through more consistent tree planting, better tree maintenance, decluttering sidewalks, and installing new pedestrian amenities.

The intersection of Noe/Market/Sixteenth Streets has been reconfigured to include "Bulb-Outs" which widens the sidewalk to create opportunity for pedestrian amenities such as seating, grouping of street trees to create a small urban plaza environment to alleviate cluttering of the sidewalks. The "Bulb-Outs" will also have a calming effect on traffic turning onto Market from 16th or Noe and from Market onto Noe and 16th Streets. The Project is consistent with the objectives and policies.

E. **Balancing transportation choices**

Objective 5.2 - develop and implement parking policies for areas well served by public transit that encourage travel by public transit and alternative transportation Modes and reduce traffic congestion.

Policy 5.2.5 - Retire minimum off-street loading requirements for residential uses and establish maximums based on the existing minimums.

The Project is not located within the Market Octavia Plan Area and is within one-block of Castro Street. The Planning Code requires 1:1 parking for this Project. The Merchants on Castro and its cross streets support one to one parking because the Castro area serves not just the immediate neighborhood; they serve the City, the Bay Area, out-of-state, and international visitors. Availability of on-street parking is necessary to maintain the vitality of the Castro businesses.

Objective 5.3 - eliminate or reduce the negative impact of parking on the physical character and quality of the neighborhood.

Policy 5.3.1 - Encourage the fronts of buildings to be lined with active uses and, where parking is provided, require that it be setback and screened from the street.

The off-street parking is below grade thereby allowing large store front windows on 16th and Market Streets. The shear walls located on the exterior of the building are behind channel glass which will be lit at night. The combination of the channel glass and store front windows achieves 74% transparency.

II. FUNDAMENTAL DESIGN PRINCIPLES FOR MARKET-OCTAVIA AREA PLAN

Although the Project is not in the Market-Octavia Area Plan, the Project architect has followed said Plan's "Fundamental design principles" in designing the Project.

A. *Building Massing and Materials*

- The building will be built to the street facing property lines to ensure a continuous streetscape.
- By integrating the design of the ground floor commercial space and the first residential level, a strong and clear base is created for the building. The middle of the building is characterized by bay windows, and simple metal cornice caps the top of the building.
- The varying bay window heights, balconies, recessed windows, uniform signage, and the two story entry to the store front on Market Street, all will create shadows adding visual interest.
- The varying bay window heights articulate a strong and regular rhythm of vertical elements and projections, change the massing and wall planes, as well as breaking down the visual scale to be consistent with the historic development patterns.
- To emphasize this prominent intersection, the corner of the building incorporates a taller design element, with a two-story entry below for the retail space fronting on Market Street, which will define the corner as a gateway to the Castro District and helps to define the reconfigured and widened sidewalk.
- All of the exterior façades visible to the public will be clad by cement plaster, eco-clad wall panels, channel glass, mineral fiber cement siding, or glazed elements.

B. *The Ground Floor*

- Off-street parking is located underground with deeply recessed 10' wide garage door. The curb cut is also only 10' wide.
- Only 26% of the ground floor building frontage is devoted to blank walls and garage entrance. The other 74% will be store fronts, channel glass panels, or the residential entrance lobby.
- Landscape buffers are incorporated in front of blank walls or glass channel walls. Large glazed store fronts with unobstructed view of window displays and into the store lines the street front. Channel glass extends across concrete

shear wall at the retail level to increase the visual impact of the glazing and storefront. Glazing is effectively floor to ceiling offering unobstructed view into the re/commercial spaces thus activating the space and the sidewalk.

- The building's bay windows will vary in color, height, and are oriented vertically to add visual interest and character. The first residential floor is incorporated into the retail fenestration treatment thus creating the appearance of an exceptionally tall retail space. The residential entrance facing 16th Street is recessed into the building and also incorporates the second means of egress from the retail spaces.
- The two story recessed entry plaza clearly defines the main entrance to the retail store, while a projected canopy with the Street address will clearly announce the residential entry.

C. *Street*

- Store fronts totaling 124 linear feet, which is approximately 74% of the building's frontage on the ground floor, are directly accessible from the sidewalk.
- The ground floor retail spaces will have approximately 14' high clear ceiling to enhance the success of the retail spaces.
- The use of horizontal channel glass panels and glazed elements above the store fronts form a horizontal architectural element (or a modern belt course) that delineate the residential and commercial uses.
- There is no curb cut on Market Street.

III. UPPER MARKET DEVELOPMENT DESIGN GUIDELINES

The Project design is in general conformance with the Upper Market Development Guidelines because:

- While the Project does not incorporate upper set back, the height of the Project is similar to the older four-story building on the north side of Market and 16th Streets. These two taller buildings of similar height will announce the gateway to the Castro District. The Project will not have upper floor set back because the building's height does not exceed the width of any of the streets.
- The use of bay windows, varying façade planes, color and exterior materials all contribute to a contextual fine-grain appearance for the Project.

- As discussed above, the ground floor has been designed to integrate the sidewalk area into the building by providing clear visibility to the display and merchandize inside the stores.
- “Bulb-Outs” widens the sidewalk at the intersection and allow opportunities for outdoor seating, foliage and other pedestrian activities.
- The Project is on a corner lot and has incorporated a prominent design feature announcing the entrance to the store fronts reminiscent of the older flatiron buildings on Market Street.
- Permeable pavement and bioswales have been incorporated into the sidewall design.
- The “Bulb-Out” provides the ability to group the street trees to create an urban park environment with seating.
- The building design incorporates large glazing in the bays and includes large operable venting lites. There are two private balconies facing 16th and Noe Streets. The corner treatment consists of floor to ceiling glazing and is flanked by color changing LED lighting that will emphasize the importance of the market Street corner element.
- The unit sizes have been designed to meet the needs of single individuals, couples, and families.
- The proposed design includes generous public right of way improvements to enhance the experience of both pedestrians and building occupants. These improvements include built-in seating and “Vancouver strips” or perimeter landscaping intended to soften and modulate the pedestrian relationship to the building enclosure. Both retail spaces have a generous forecourt that can potentially be used for outdoor seating. The building is designed to provide operable windows and select sun-shading where design appropriate.
- The building has been design to exceed the Green Point goal. See Sheet A.07 and A.08 of the plans attached to the staff report for details of the Green features of the Project.
- The Project design was reviewed by the Department and found to be consistent with the Secretary of Interior Standards for a new building in a potential Upper Market Historic District.
- The neighbors living and residing near the Project site are largely supportive of this mixed-use Project, including the 1:1 parking.

CONSISTENCY FINDINGS WITH PLANNING CODE SECTION 101.1(b)

- 1) *That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.*

Development of a mixed-use project that includes new retail space on a vacant site will provide business ownership and employment opportunities where none exists today. The Project, therefore, is consistent with the policies of Section 101.1(b)(1).

- 2) *That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.*

The Project has been designed to be compatible with the neighborhood character by complying with the applicable Fundamental Design Principles of the Market Octavia Plan and the Upper Market Development Design Guidelines. The retail space and residential units will add to the cultural and economic diversity of the neighborhood by bringing in new businesses and new residents to the area. The Project, therefore, is consistent with the policies of Section 101.1(b)(2).

- 3) *That the City's supply of affordable housing be preserved and enhanced.*

The site is vacant and the Project will add 18 units to the City's housing stock. The Project will comply with the City's inclusionary housing requirements. The Project, therefore, is consistent with the policies of Section 101.1(b)(3).

- 4) *That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.*

The project is a mixed-used development with neighborhood serving businesses and 18 residential units, which will not detrimentally add to commute traffic, nor overburden City streets. There are no MUNI stops in front of the site. Vehicles entering or exiting the Site will not interfere with Muni Transit services. There will be 18 off-street parking spaces. With transit services readily available and 1:1 on-site off-street parking, the Project will not overburden neighborhood on-street parking. The Project, therefore, is consistent with the policies of Section 101.1(b)(4).

- 5) *That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.*

The Site is located in a neighborhood commercial district where industrial and service sector uses are not permitted. The site is vacant and no uses of any nature will be displaced. Therefore, the policies of Section 101.1(b)(5) is no applicable.

- 6) *That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.*

The Project building will comply with current fire and seismic safety standards and will be consistence with the policies of Section 101.1(b)(6).

- 7) *That landmarks and historic buildings be preserved.*

This site is vacant and development of this site will have no effect on any designated landmarks or rated historic buildings. However, the site is in the potential Upper Market Historic District. A Historic Resource Evaluation Report was prepared for the Project. The Planning Department determined that the Project complies with the Secretary of Interior Standards for new construction and that it will not have any adverse effect on the potential historic district. The Project, therefore, is consistent with the policies of Section 101.1(b)(7).

- 8) *That our parks and open space and their access to sunlight and vistas be protected from development.*

The Site is downhill from Buena Vista Park, The Corona Heights Playground and Mission Dolores Park. The Site is four blocks south of and three blocks east of the Eureka Valley Recreation Center. With intervening buildings, the distance and relative topography of the site to the public parks and recreational centers, the Project is not anticipated to cast any new shadow on these parks. The Department conducted a shadow fan study and determined that this project will not cast new shadow on any public areas including the Mission Dolores Park and the Corona heights Playgrounds. The Project, therefore, is consistent with the policies of Section 101.1(b)(8).



VICINITY MAP



PROJECT SITE – VIEW FROM MARKET STREET



PROJECT SITE – VIEW FROM 16TH STREET



PROJECT SITE – VIEW FROM NOE STREET

2299 MARKET STREET



VIEW ACROSS MARKET STREET

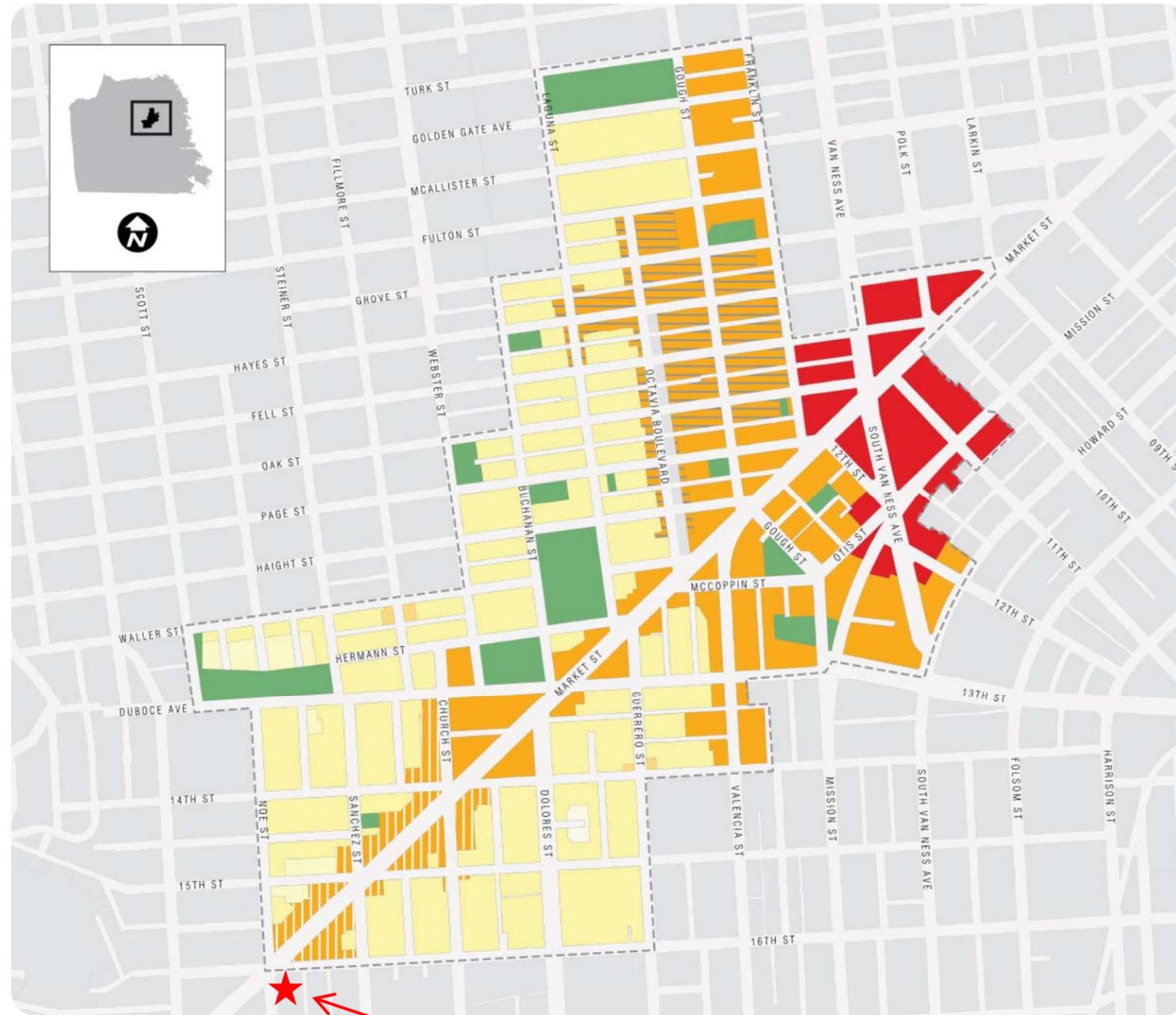


VIEW ACROSS MARKET STREET



VIEW FROM 16TH STREET

2299 MARKET STREET



Land Use Districts

SITE



MAP 01

Residential	Neighborhood Commercial Districts	Downtown Office/ Residential
<ul style="list-style-type: none"> RH-1 RH-2 RTO 	<ul style="list-style-type: none"> NC-1 NCT-3 HAYES NCT UPR MARKET NCT 	<ul style="list-style-type: none"> C-3-G (Van Ness & Market Downtown Resid. SUD)
	Public	
	 P	

Market Octavia Area Plan Boundary

Unit Count And Mix

8 - One Bedroom Units
9 - 2 Bedroom Units
1 – Three Bedroom Unit
18 Units Total

Commercial / Retail Size

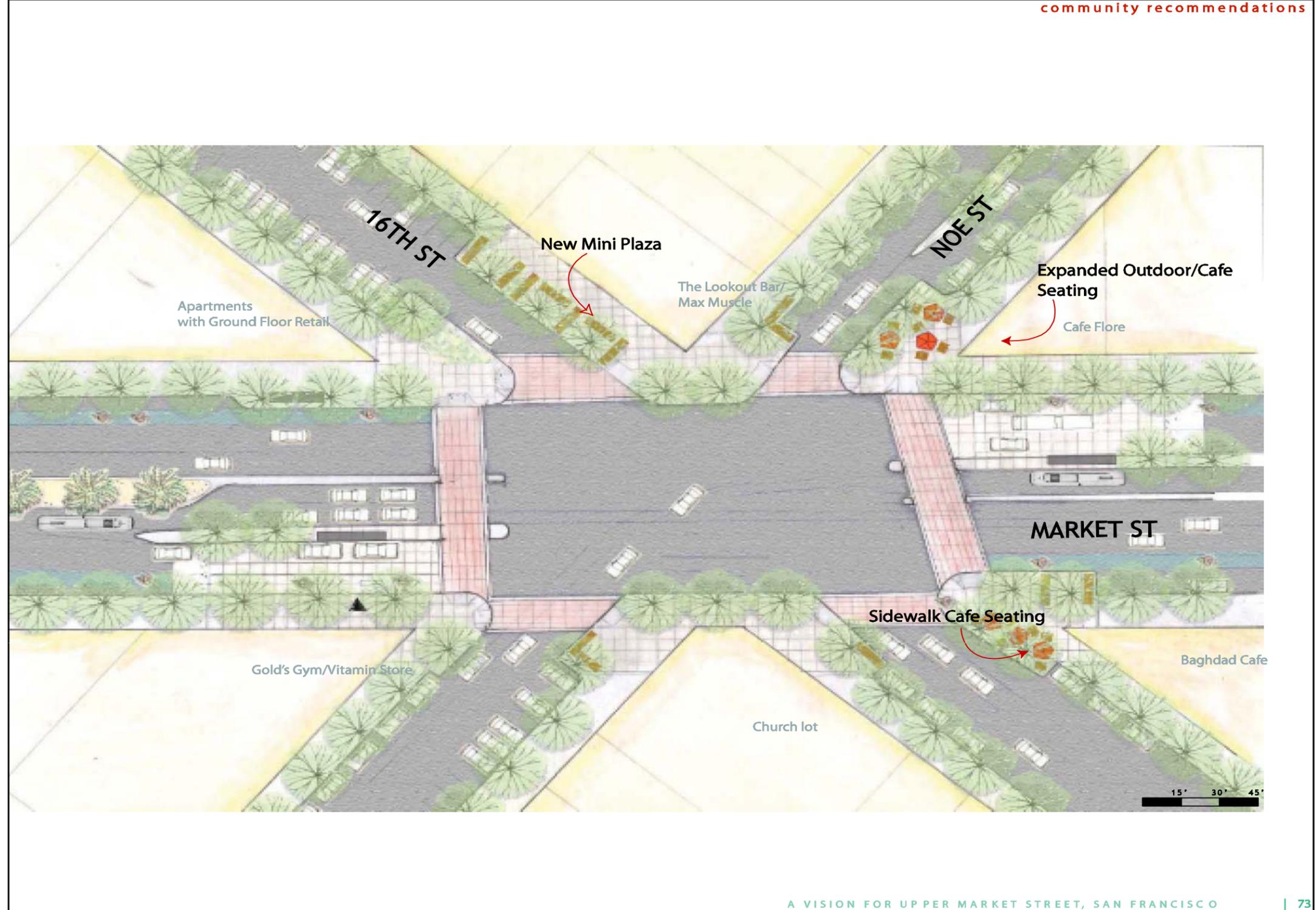
Retail A – 2,700 SF
Retail B – 1,800 SF

Parking Provisions

18 Parking Spaces

Bicycle Parking

18 Bicycle Parking Spaces



Project Site in Upper Market Guidelines

B. GREEN INFRASTRUCTURE

"Green interventions" along Upper Market Street are the most viable strategies for increasing urban sustainability within the public realm. Increasing surface permeability through landscaping and permeable materials eases stormwater pressure on the city's infrastructure while also offering additional opportunities for plants to soften the urban landscape for residents and visitors alike.

B1: Install more natural plantings and materials on sidewalks, in selective on-street parking spaces, and in the center median.

- Use permeable paving on sidewalks and retention basins where possible.
- Explore the feasibility of permeable paving on sidewalks and storm water retention basins.

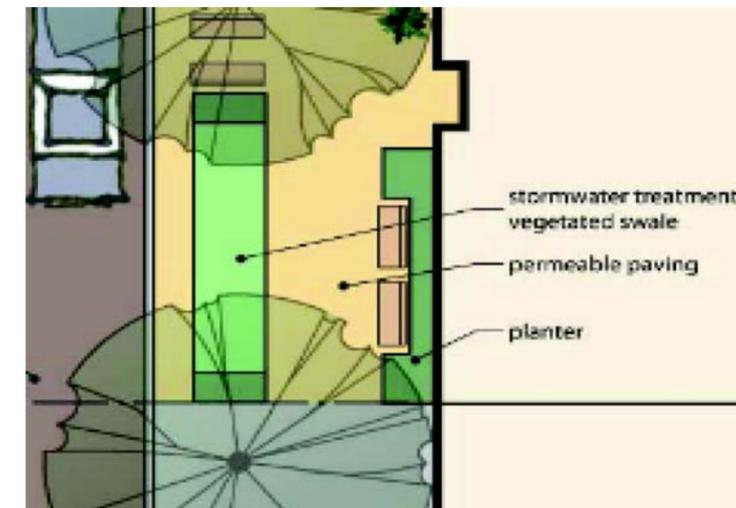
- Use native plantings that are capable of thriving in an urban environment.
- Restrict the size of vegetation and plantings so as not to be too dense, block out retail signage or impede pedestrian flow.
- Design in conjunction with Better Streets program.



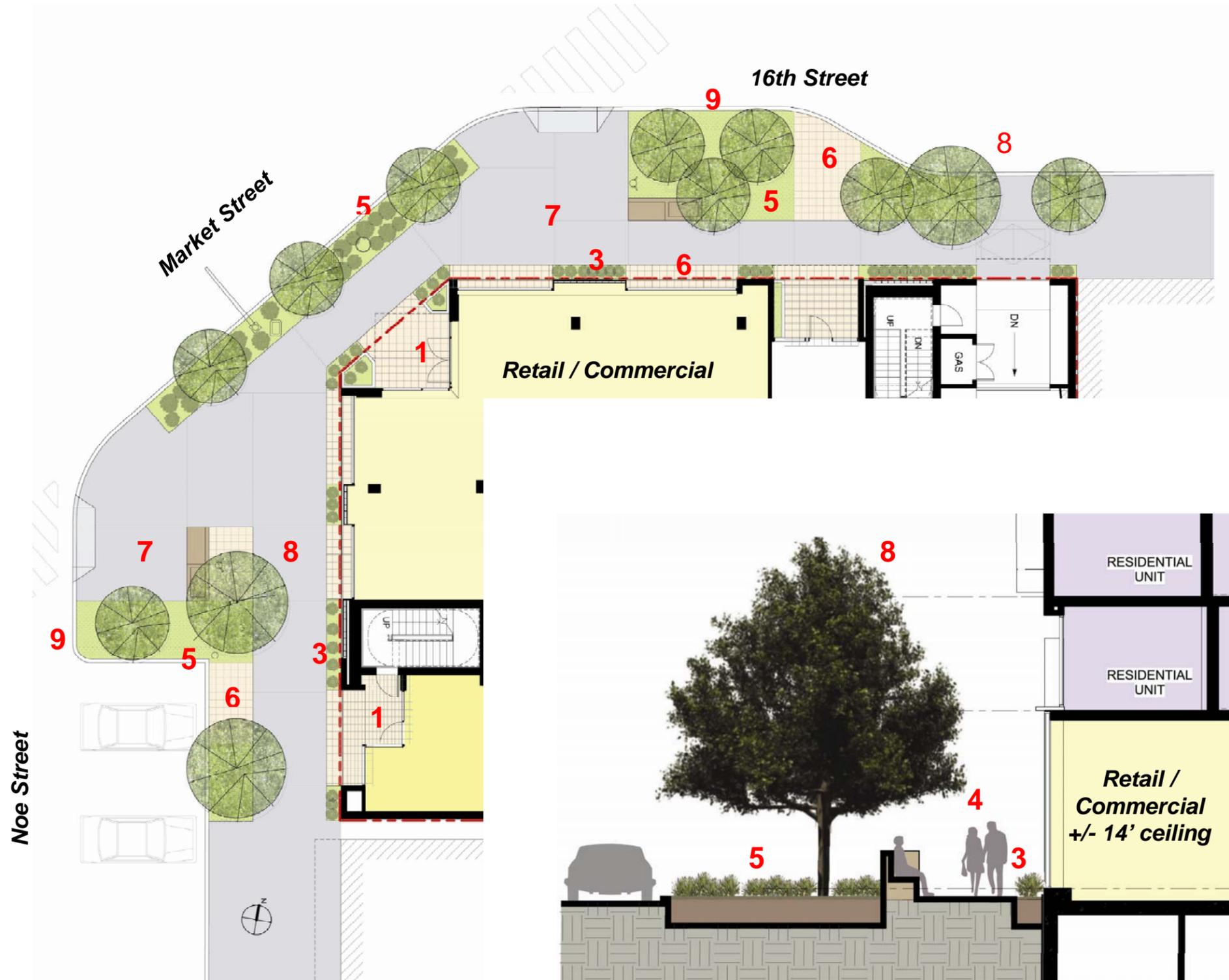
Portland bioswale on sidewalk



Additional sidewalk landscaping



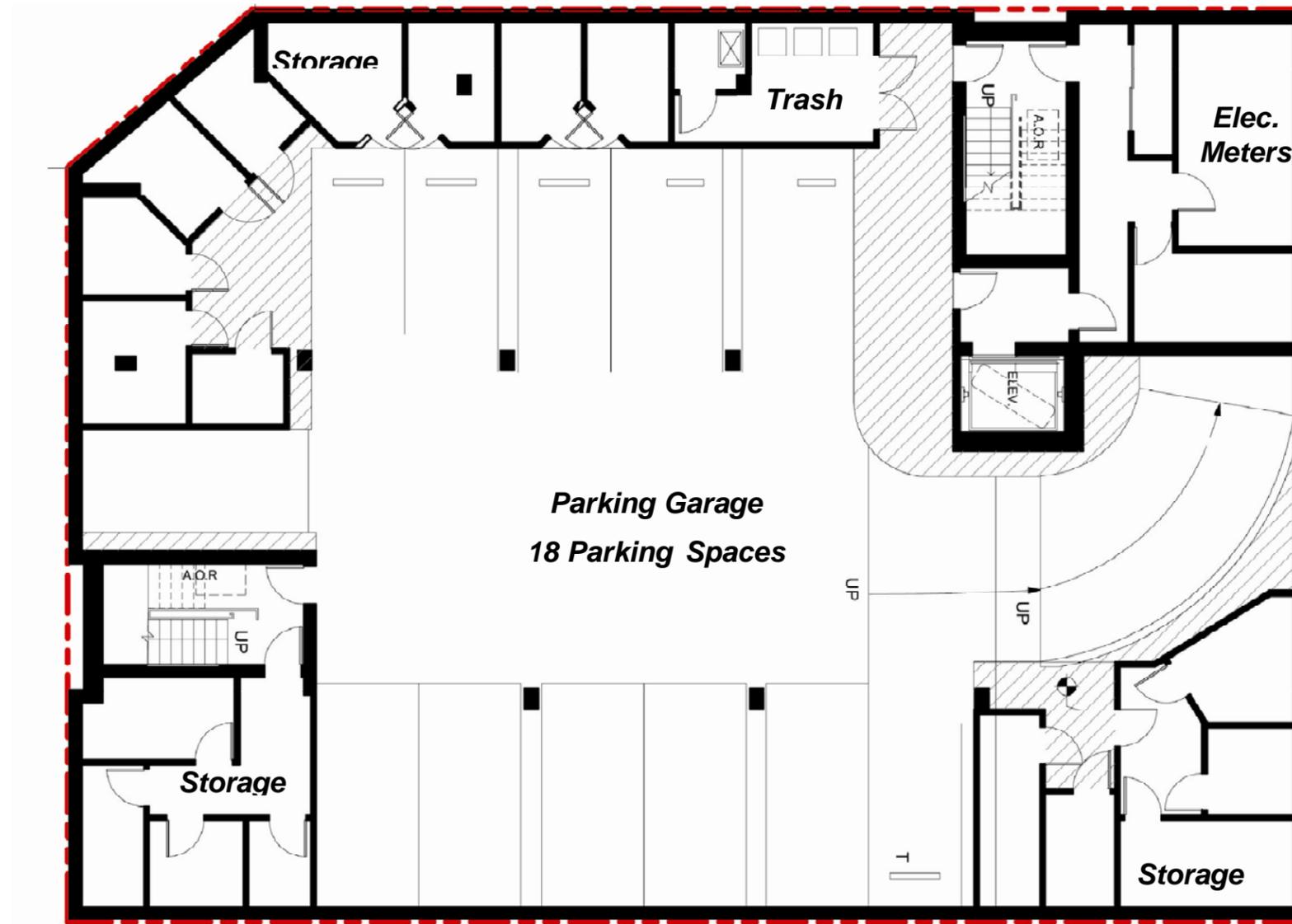
Sidewalk planting bed



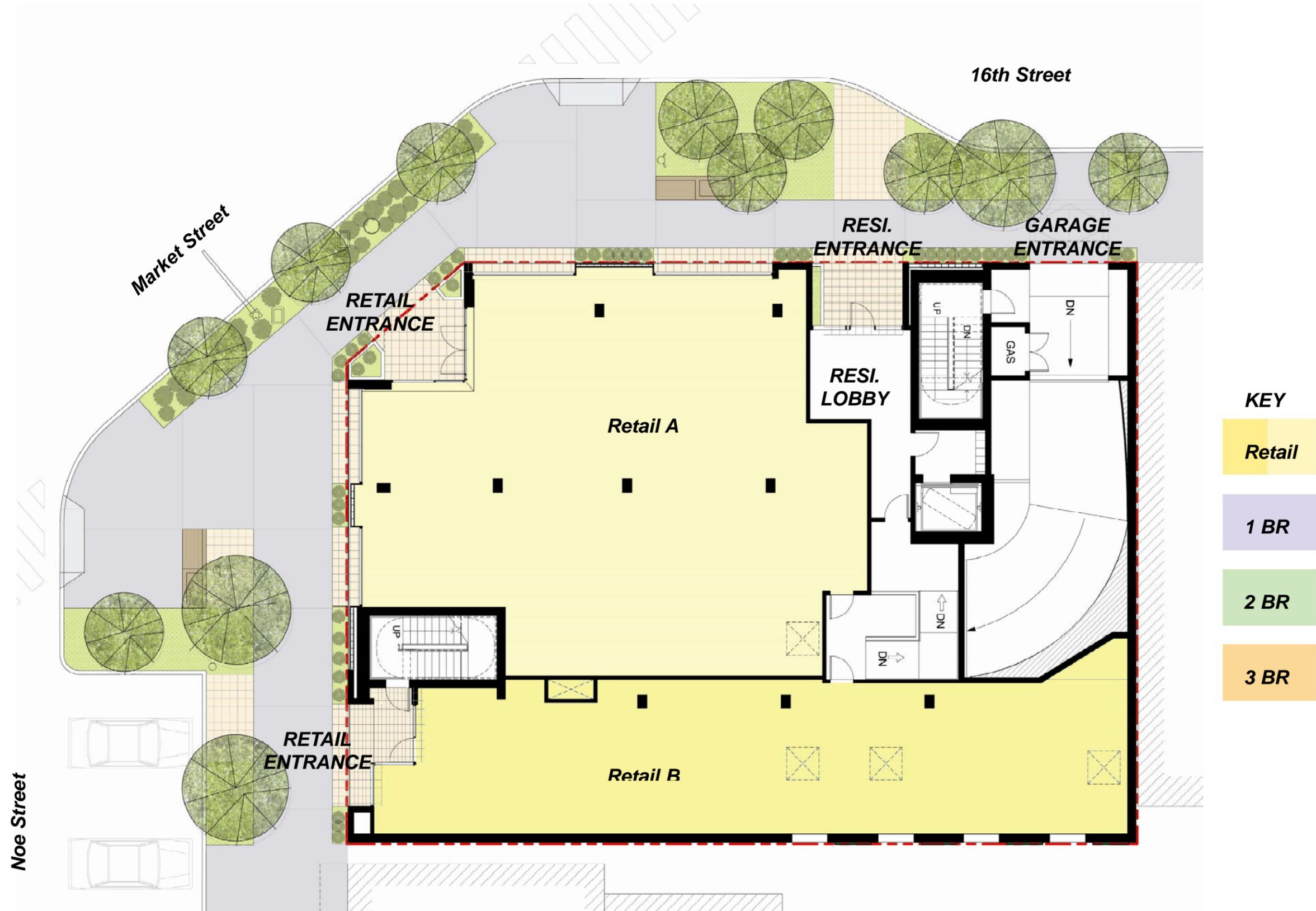
Market Octavia and Upper Market Guidelines
Proposed Streetscape Components;

- 1. Commercial Storefront
- 2. Approximately 14' ceilings
- 3. Landscape Buffer
- 4. "Pedestrian Zone"
- 5. Landscaped Bioswale
- 6. Permeable Paving
- 7. Public Gathering Places
- 8. Street Trees
- 9. Traffic Calming "Bulb Outs"

PROPOSED PUBLIC RIGHT OF WAY IMPROVEMENTS



BASEMENT FLOOR PLAN



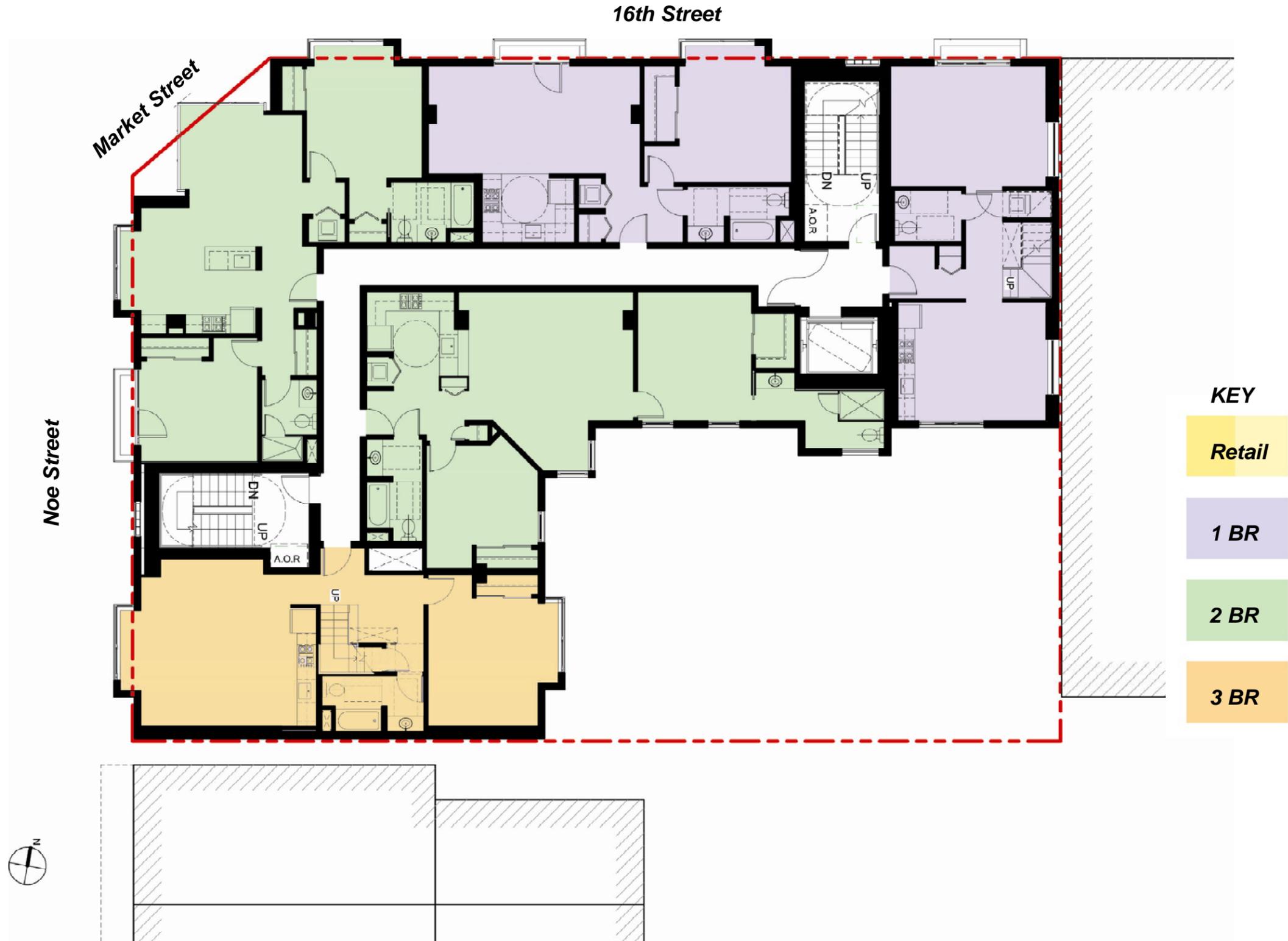
GROUND FLOOR PLAN



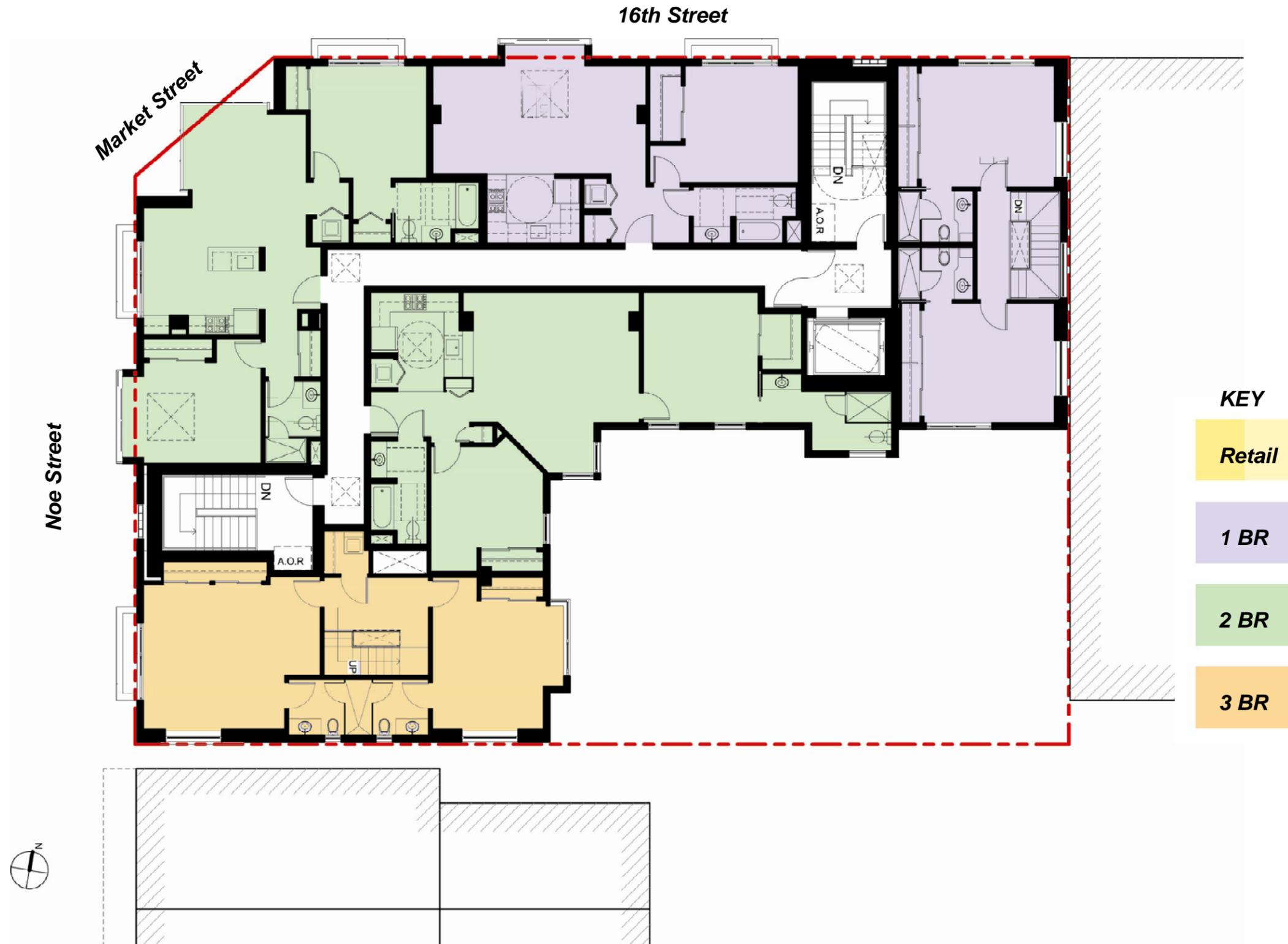
SECOND FLOOR PLAN



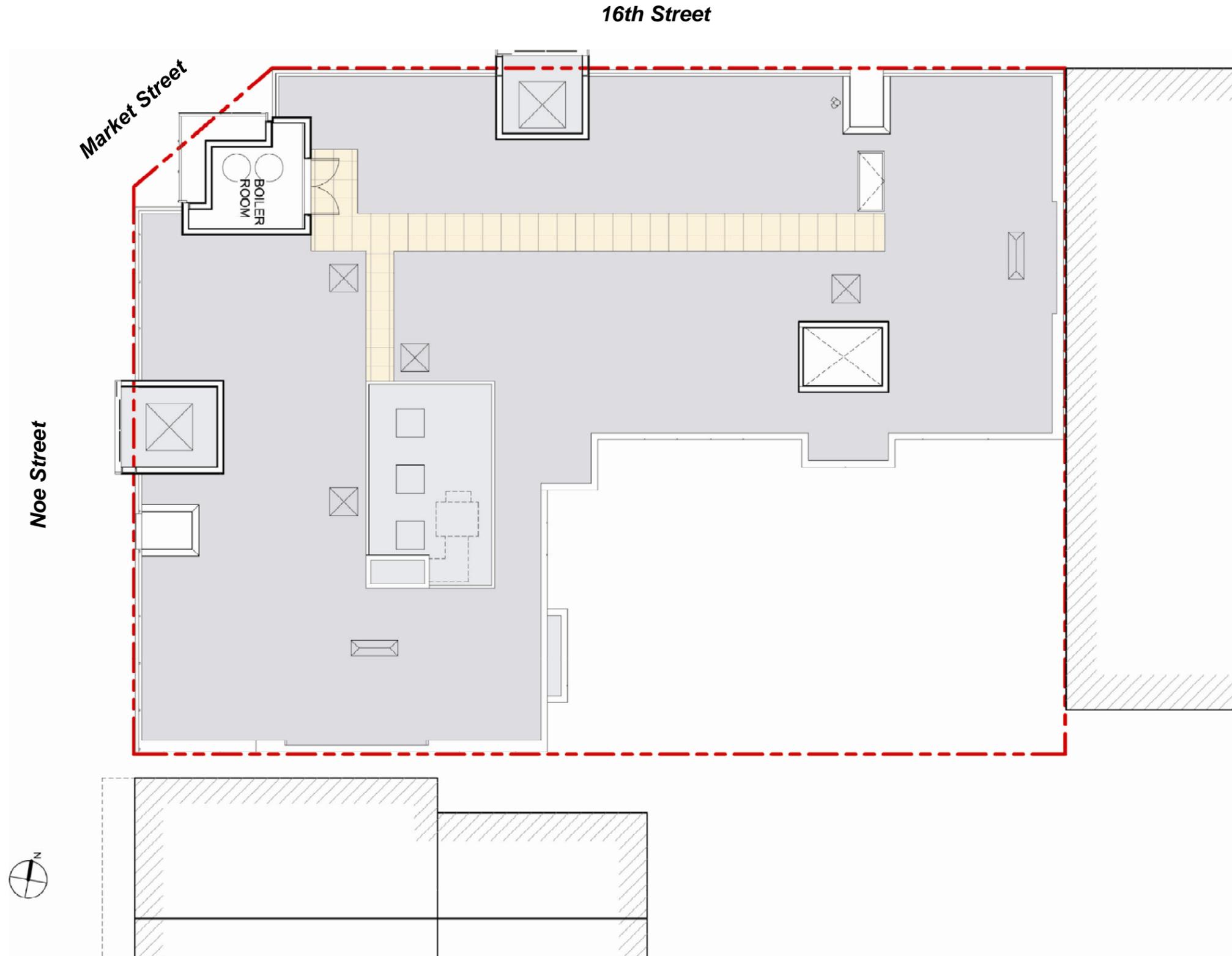
THIRD FLOOR PLAN



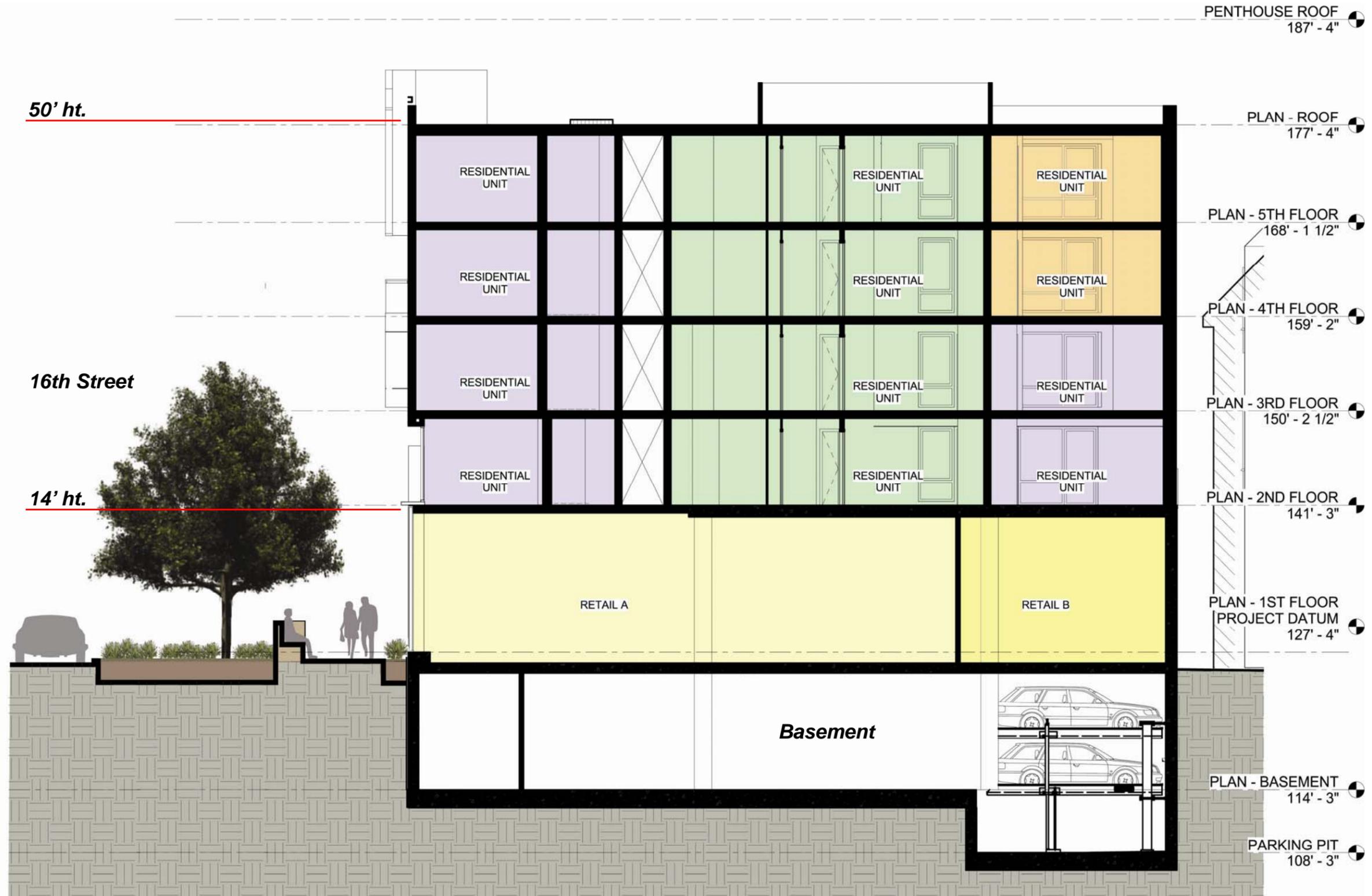
FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



ROOF PLAN



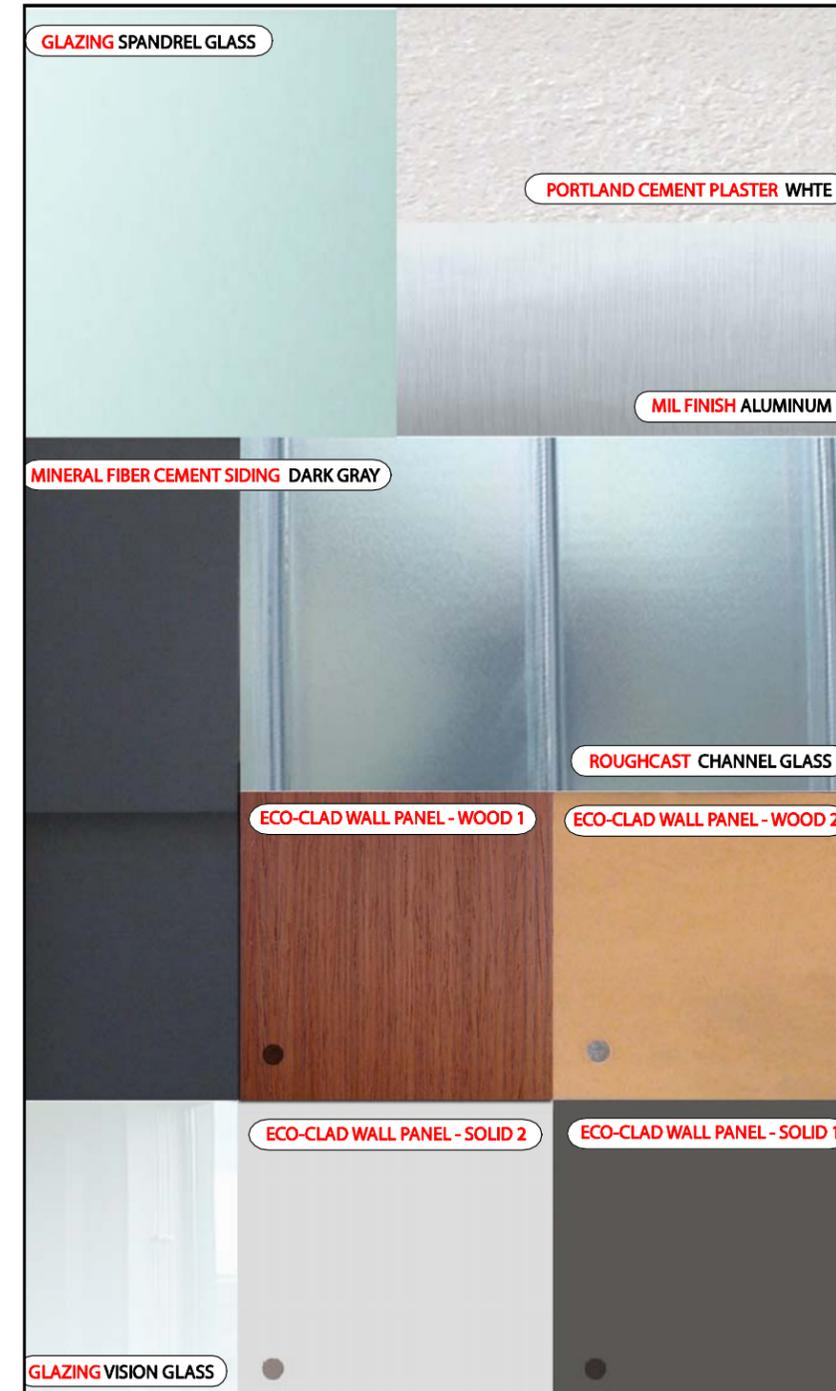
BUILDING SECTION



Proposed Design – View from Market Street (select street trees not shown for clarity)



Proposed Design – View from 16th Street (select street trees not shown for clarity)



MATERIALS PALETTE

2299 MARKET STREET SAN FRANCISCO, CA



STRUCTURAL
Dolmen Structural Engineers
2595 Mission St., Suite 200
San Francisco CA 94110

TEL: 415.409.9220
FAX: 415.409.9206

OWNER
2299 Market St. LLC
365 Pacheco St.
San Francisco CA 94116

TEL: 415.242.1994

ARCHITECT
Ian Birchall & Associates
300 Beale Street, Suite A,
San Francisco, CA 94105

TEL: 415.512.9660
FAX: 415.512.9663

CIVIL ENGINEER
Meridian Surveying Engineering, INC.
1812 Union St.
San Francisco, CA 94123

TEL: 415.440.4131
FAX: 415.440.4132

APN# 3564-091 SCHEMATIC DESIGN

FOR SITE PERMIT ONLY

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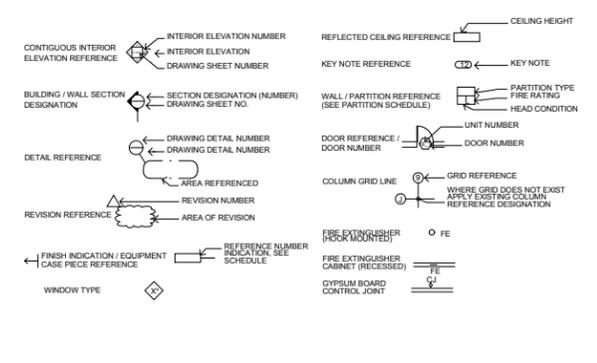
ABBREVIATIONS

A.C.	Asphaltic Concrete	MTL	Metal
A.D.	Area Drain	MFR.	Manufacturer
ACCUS.	Acoustical	MGR.	Manager
ADJ.	Adjustable	MIN.	Minimum
A.F.F.	Above Finish Floor	MISC.	Miscellaneous
AL.	Align	M.O.	Moment
ALUM.	Aluminum	M.T.D.	Masonry Opening
BLDG.	Building	(N)	New
BLKG.	Blocking	N.	North
B.O.	Bottom of	N.I.C.	Not in Contract
BOT.	Bottom	NO.	Number
B.R.S.	Backing Rod and Sealant	N.T.S.	Not to Scale
BTWN	Between	OF	Over
C.B.	Catch Basin	O.C.	On Center
CEM.	Cement	O.D.	Outside Diameter
CEP.	Ceramic	O.R.D.	Overflow Roof Drain
CLD.	Ceiling	OFF.	Office
CLT.	Closet	OPK.	Opening
CLKG.	Caulking	OPP.	Opposite
C.M.U.	Concrete Masonry Unit	PLAM.	Plastic Laminate
CONC.	Concrete	PLAS.	Plaster
CONTIN.	Continuous	PR.	Pair
COL.	Column	PLAS.	Plaster
CORR.	Corridor	PRCST.	Precast
C.T.S.K.	Countertop	Q.T.	Quarry Tile
DL.	Double	R.	Riser
D.F.	Drinking Fountain	R & S	Rod and Sealant
DET.	Detail	RAD.	Radius
DIAM.	Diameter	R.D.	Roof Drain
DM.	Dimension	RM.	Room
DS.	Downspout	R.O.	Rough Opening
DWG.	Drawing	REV.	Revision
(E) or (e)	Existing	REF.	Reference
E.	East	S.C.	Solid Core
EA.	Each	SCHED.	Schedule
E.J.	Expansion Joint	SECT.	Section
EL.	Floor Elevation	S.M.	Sheet Metal
ELEC.	Electrical	SHT.	Sheet
ELEV.	Drawing Elevation	SM.	Similar
EQ.	Equal	SPEC.	Specification
EWC.	Electric Water Cooler	SQ.	Square
EXP.	Exposed	S.S.	Stainless Steel
EXT.	Exterior	S.S.D.	See Structural Drawings
F & G	Flashing & Guttering	STD.	Standard
F.A.	Fire Alarm	STL.	Steel
FAW.	FLUID APPLIED WATERPROOFING	STRUCT.	Structural
F.B.	Flat Bar	SUSP.	Suspended
F.D.	Floor Drain	SYM.	Symmetrical
F.E.	Fire Extinguisher	T.	Tread
F.H.	Flat Head	T.O.B.	Top of Beam
F.H.C.	Fire Hose Cabinet	T.O.C.	Top of Curb/Coping
FIN.	Finish	TEL.	Telephone
FL.	Floor	T.O.	Top of
F.O.C.	Face of Concrete	T.O.S.	Top of Slab
F.O.F.	Face of Finish	TV.	Television
F.O.M.	Face of Masonry	T.O.W.	Top of Wall
F.O.S.	Face of Studs	TYP.	Typical
GA.	Gage	U.O.N.	Unless Otherwise Noted
GALV.	Galvanized	U.	Up
G.B.	Grab Bar	V.B.	Vapor Barrier
GL.	Glass	V.C.T.	Vinyl Composition Tile
G.S.M.	Galvanized Sheet Metal	VERT.	Vertical
H.B.	Hose Bibb	VEST.	Vestibule
HDWD.	Hardwood	V.P.	Vison Panel
H.M.	Hollow Metal	W.	West
INCL.	Included	WI.	With
INSUL.	Insulation	W.C.	Water Closet
INSTR.	Instruction	WD.	Wood
JAN.	Janitor	WF.	Water Fountain
KIT.	Kitchen	W/O.	Without
LAM.	Laminate	WP.	Waterproof
LAV.	Lavatory	W.R.	Water Resistant
MANUF.	Manufacturer	W.S.	Wire Strainer
MCH.	Mechanical		
MEMB.	Membrane		

MATERIALS

	EARTH		CUT STONE		PLYWOOD
	CONCRETE		SAND		RIGID INSULATION
	CMU		GRAVEL		WOOD FRAMING (ROUGH)
	BRICK		GYPSUM BOARD		WOOD BLOCKING
	FINISH WOOD				
	METAL				
	BATT INSULATION				

DRAWING SYMBOLS



DRAWING SHEET INDEX

Drawing List- Architectural	
Sheet Number	Sheet Name
A-0.00	COVER
A-0.1	RENDERINGS
A-0.01	PROJECT DATA & SITE PLAN
A-0.2	ISOMETRIC VIEWS
A-0.3	CODE ANALYSIS
A-0.4	ACCESSIBILITY NOTES
A-0.5	ACCESSIBILITY NOTES
A-0.6	EXIT DIAGRAMS
A-0.7	GREEN BUILDING SHEET
A-0.8	GREEN BUILDING SHEET
A-1.0	SITE PLAN & STREET SCAPE IMPROVEMENTS
A-2.01	BASEMENT FLOOR PLAN, FIRST FLOOR PLAN
A-2.02	SECOND FLOOR PLAN, THIRD FLOOR PLAN
A-2.03	FOURTH FLOOR PLAN, FIFTH FLOOR PLAN
A-2.04	ROOF PLAN
A-3.01	EXTERIOR ELEVATIONS
A-3.02	EXTERIOR ELEVATIONS
A-3.03	BUILDING SECTIONS
A-4.01	ENLARGED UNIT PLANS
A-4.02	ENLARGED UNIT PLANS
A-4.03	Enlarged Unit Plans
C-0.1	SITE SURVEY

PLANNING DATA

PROJECT ADDRESS:
2299 MARKET STREET, SAN FRANCISCO, CA

ZONE DISTRICT: UPPER MARKET N.C.D.
PARCEL NUMBER: LOT 91
LOT AREA: 7251 SF
HEIGHT LIMIT: 50'-X
DENSITY: 1:400
7251 / 400 = 18 UNITS
FAR: NOT APPLICABLE TO RESIDENTIAL USE

REAR YARD: 25% OF LOT AREA AT FIRST RESIDENTIAL LEVEL
REAR YARD REQUIRED: 1813 SF
REAR YARD PROVIDED: 1860 SF

OPEN SPACE REQUIRED: 60 SF/UNIT X 18 UNITS X 1.33 = 1436 SF
OPEN SPACE PROVIDED: 1860 SF*

BICYCLE PARKING:
* INDIVIDUAL STORAGE SPACES IN THE BASEMENT CAN BE USED AS PRIVATE LOCKABLE BICYCLE STORAGE. STORAGE SPACES PROVIDED: 18

PARKING REQUIRED: 1:1 = 18
PARKING PROVIDED: 18
OFF-STREET PARKING REQUIRED FOR RETAIL: NONE REQUIRED IF OCCUPIED FLOOR AREA IS LESS THAN 10000 SF.

PROJECT DATA

DESCRIPTION:
NEW 5-STORY MIXED-USE BUILDING OVER BASEMENT PARKING

BASEMENT: PARKING GARAGE, STORAGE
1ST FLOOR: RETAIL, RESIDENTIAL LOBBY
2ND FLOOR: RESIDENTIAL, LANDSCAPED COURTYARD
3RD FLOOR: RESIDENTIAL
4TH FLOOR: RESIDENTIAL
5TH FLOOR: RESIDENTIAL

TOTAL GROSS BUILDING AREA: 34477 SF

PARKING COUNT: HC VAN PARKING: 1
STANDARD PARKING: 1
COMPACT PARKING: 4
MECH STACK PARKING SYSTEM: 12
TOTAL PARKING SPACES: 18

RETAIL AREA: 4484 SF

PROPOSED RESIDENTIAL UNIT MIX & AREAS:

UNIT TYPE	UNIT 1B1	UNIT 1B2	UNIT 1B3	UNIT 2B1	UNIT 2B2	UNIT 2B3	UNIT 2B4	UNIT TH-2B	UNIT TH-3B
BEDROOM #	1 BR	1 BR	1 BR	2 BR	3 BR				
NET RESIDENTIAL	660 SF	680 SF	761 SF	965 SF	929 SF	824 SF	848 SF	1279 SF	1539 SF
UNIT COUNT	2	4	2	3	3	1	1	1	1

TOTAL RESIDENTIAL UNIT COUNT: 18 UNITS (8 ONE-BEDROOM UNITS, 9 TWO-BEDROOM UNITS, 1 THREE BEDROOM UNIT)
TOTAL NET RESIDENTIAL AREA: 15734 SF
NOTE: NET RESIDENTIAL AREA FOR UNIT IS MEASURED FROM FACE OF WALL.

Area Schedule (Gross Building)		
Level	Name	Area
PLAN - BASEMENT	Area	7199 SF
PLAN - 1ST FLOOR	Area	6118 SF
PROJECT DATUM		
PLAN - 2ND FLOOR	Area	5224 SF
PLAN - 3RD FLOOR	Area	5500 SF
PLAN - 4TH FLOOR	Area	5478 SF
PLAN - 5TH FLOOR	Area	5435 SF
		34954 SF

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH 2007 UBC WITH SAN FRANCISCO AMENDMENTS AND ALL APPLICABLE BUILDING CODES.
- ALL DIMENSIONS ARE TO FINISH FACE, U.O.N.
- DRAWINGS ARE NOT TO BE SCALED.
- ALL CONSTRUCTION SHALL BE 1-HR. RATED THROUGHOUT, EXCEPT AS NOTED.
- PROVIDE 1-HR. RATED CONSTRUCTION WITH SOUND INSULATION BETWEEN PUBLIC CORRIDOR AREAS AND RESIDENTIAL UNITS.
- BUILDING IS TO BE SPRINKLERED THROUGHOUT.
- BUILDING SHALL CONFORM TO THE SECURITY REQUIREMENTS OF SFBC SECTION 1005A.
- PROVIDE EXIT SIGNS PER SFBC SECTION 1011.
- PROVIDE EMERGENCY LIGHTING PER CODE.
- PROVIDE STAIRWAY IDENTIFICATION SIGNS PER CBC SECTION 1020.1.6.
- PROVIDE SMOKE DETECTORS PER SFBC SECTION 909.
- INSULATE WALLS, FLOORS, CEILINGS IN ACCORDANCE WITH TITLE 24 ENERGY REPORT RECOMMENDATIONS. FURR WALLS WHERE NECESSARY TO ACCOMMODATE BATT INSULATION.
- ALL COMMON OPEN SPACES GREATER THAN 30" ABOVE ADJACENT GRADE SHALL HAVE MINIMUM 42" HIGH GUARDRAILS.
- TRASH ROOM ENCLOSURE SHALL COMPLY WITH SFBC SECTION 707.13.
- PROVIDE HIGH EFFICIENCY LIGHTING AT KITCHENS AND BATHROOMS PER TITLE 24.
- PROVIDE TEMPERED GLASS WHEN WITHIN 18" OF FLOOR PER SFBC SECTION 2406.3.
- OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 5'-0" OF THE ONE HOUR FIRE-RESISTIVE EXTERIOR WALL FOR GROUP R-U OCCUPANCIES AND 10'-0" FOR ALL OTHER OCCUPANCIES.
- OFFICIAL SLOPE FOR SIDEWALK IS 2% RISE FROM CURB GRADE TO PROPERTY LINE. ALL ENTRANCES, DRIVEWAYS AND SIDEWALKS SHALL MEET THE SIDEWALK GRADE REQUIREMENT. ALL RAMPING SHALL BE INSIDE OF PROPERTY LINE. DRIVEWAYS AND SIDEWALKS MUST CONFORM TO CITY OF SAN FRANCISCO BUREAU OF ENGINEERING STANDARDS.
- ENTIRE BUILDING TO BE EQUIPPED WITH A FIRE EXTINGUISHING SYSTEM AS REQUIRED PER SAN FRANCISCO MUNICIPAL CODE, CHAPTER 9.
- COUNTER TOPS WILL BE STONE AND THUS MEET THE EXCEPTION ARTICULATED IN SECTION 1133A4.1 AND BATHROOMS WILL MEET DESIGN OPTION 2 PER SECTION 1134A2.
- ALL RESIDENTIAL PARKING SPACES WILL BE UNASSIGNED.
- PROJECT WILL PROVIDE TWO-WAY COMMUNICATION PER CBC 1007.5.3
- PROJECT WILL HAVE ONE BATHROOM IN COMPLIANCE WITH CBC 1134A OPTION 2
- TACTILE FLOOR DESIGNATION IN STAIRWAYS PER 1020.1.6.2

BUILDING DEPARTMENT NOTES

DESCRIPTION: FIVE STORY BUILDING WITH FOUR STORIES OF R2 OVER ONE STORY OF M OVER ONE STORY OF S2 BASEMENT

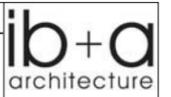
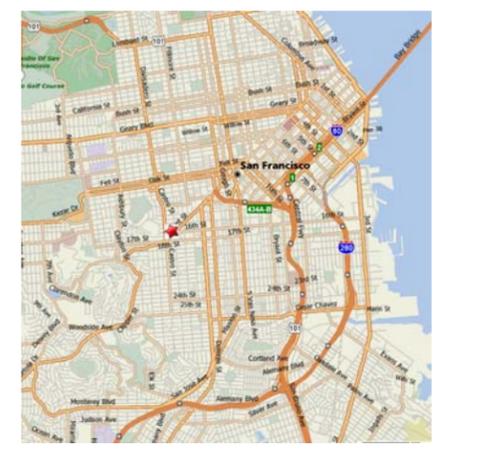
CODES: 2007 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS; 2007 NFPA 72 LIFE SAFETY CODE; TITLE 24 ENERGY CODE; 2007 NFPA 13; 2007 SAN FRANCISCO MECHANICAL & ELECTRICAL CODES; 2007 SAN FRANCISCO FIRE CODE.

OCCUPANCY CLASSIFICATION: GROUP R2: 18 RESIDENTIAL CONDOMINIUMS, OVER GROUP S2 PODIUM.

CONSTRUCTION TYPE: R2: TYPE V A, WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT. S2: TYPE 1A.
3HR. HORIZONTAL SEPARATION BETWEEN R2 AND S2 OCCUPANCIES.

EXITS / OCCUPANT LOAD:
R2 RESIDENTIAL: TWO EXIT REQUIRED (BASED ON OCCUPANCY)
S2: TWO EXITS REQUIRED (BASED ON OCCUPANCY)

VICINITY MAP



300 Beale Street, Suite A
San Francisco, CA 94105
tel: (415) 512-9660
fax: (415) 512-9663
www.ibadesign.com

PROJECT NAME
2299 MARKET ST.

San Francisco, CA

OWNER:
2299 MARKET ST LLC

365 PACHECO ST.
SAN FRANCISCO, CA 94116

CONSULTANTS

DATE	DESCRIPTION	ISSUE RECORD
02/22/2009	CLIENT REVIEW	
03/02/2009	PLANNING	
03/12/2009	CLIENT REVIEW	
09/02/09	SITE PERMIT	
11/20/09	PERMITS REVIEW COMPLETED	
02/27/10	PERMITS REVIEW COMPLETED	



PHASE
SCHEMATIC DESIGN

DATE	DESCRIPTION	ISSUE RECORD
02/22/2009	CLIENT REVIEW	
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03/12/2009	CLIENT REVIEW	
09/02/09	SITE PERMIT	
11/20/09	PERMITS REVIEW COMPLETED	
02/27/10	PERMITS REVIEW COMPLETED	

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SHEET DESCRIPTION
PROJECT DATA & SITE PLAN

DATE: 12/22/2009
SCALE: 1/2" = 1'-0"
DRAWN BY: AC
CHECKED BY: IB / WPD
JOB NO: 0731

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Perspective - 16th Street



Perspective - Intersection of Market, Noe, and 16th Streets

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300 Beale Street, Suite A
San Francisco, CA 94105
tel: (415) 512-9660
fax: (415) 512-9663
www.ibadesign.com

PROJECT NAME
**2299
MARKET ST.**

San Francisco, CA

OWNER
**2299 MARKET ST
LLC**

365 PACHECO ST.
SAN FRANCISCO, CA 94116

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ISSUE RECORD	DESCRIPTION	DATE	OWNER	SFRA	STR	MEP	DBI	OTHER
	CLIENT REVIEW	02/20/2009						
	PLANNING	03/02/2009	X					
	CLIENT REVIEW	01/12/2009	X					
	SITE PERMIT	09/01/09	X					
	PERMITS REVIEW COMMENTS	11/20/09	X					
	FINAL PERMIT SUBMITTALS	02/27/10	X					

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SHEET DESCRIPTION
RENDERINGS

DATE 12/22/2009

SCALE

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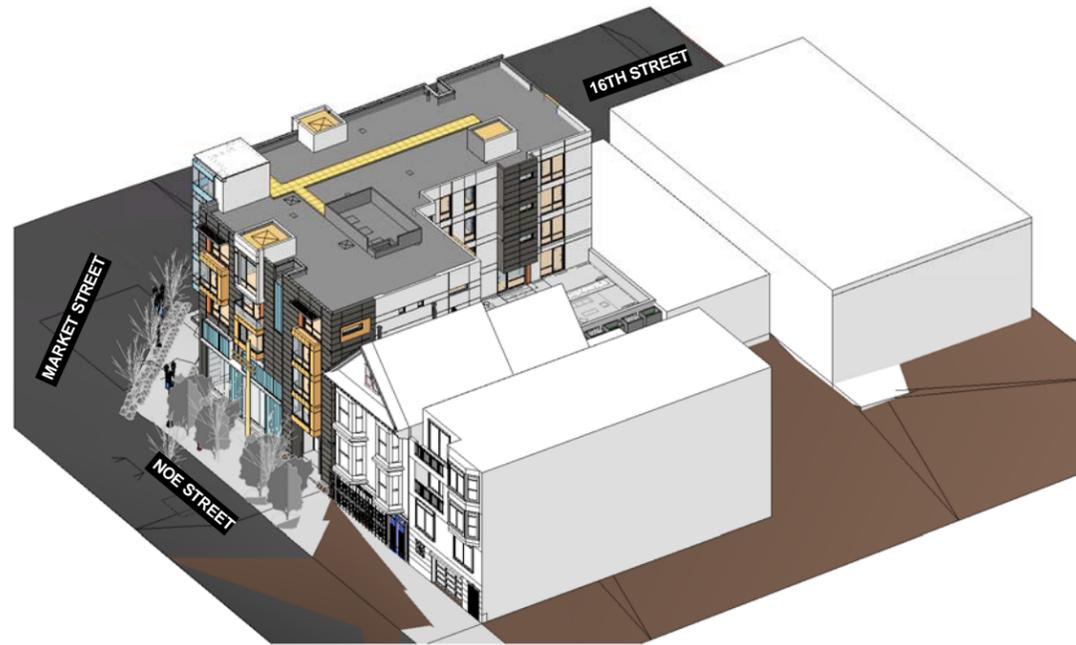
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1 Aerial View - North East



2 Aerial View - North West



4 Aerial View - South West



3 Aerial View - South East

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300 Beale Street, Suite A
San Francisco, CA 94105
tel: (415) 512-9660
fax: (415) 512-9663
www.ibadesign.com

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**2299
MARKET ST.**

San Francisco, CA

OWNER
**2299 MARKET ST
LLC**

365 PACHECO ST.
SAN FRANCISCO, CA 94116

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ISSUE RECORD	DESCRIPTION	DATE	OWNER	SFRA	STR	MEP	DBI	OTHER
CLIENT REVIEW	02/20/2009							
PLANNING	03/20/2009		X					X
CLIENT REVIEW	01/12/2009		X					X
SITE PERMIT	09/01/09		X					X
PERMANENT RECORD	11/20/09		X					X
FOR PERMIT FINAL REVIEW	02/27/10		X					X

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SHEET DESCRIPTION
**ISOMETRIC
VIEWS**

DATE 12/22/2009

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CODE ANALYSIS

ian birchall + associates				0731_codeanalysis_10_0515			
Building Code Review							
Project Name and Location: 2299 Market Street							
Project #: 0731							
Date Prepared: 5/15/2010 By: WPD checked by: IB							
I. Occupancy Analysis:							
Data / Formula		Type 1A/B		TYPE V		Applicable code section	
Applicable Codes: 2007 CBC							
Primary Occupancy Classification		R-2		310.1		ENCLOSED PARKING GARAGE - 311.3/ M - 309.1 / B - 304.1	
Other Occupancy Classifications		S-2/M or B					
Gross Building Area		33,428					
Maximum Allowable Unsprinklered Area		NA					
Automatic Sprinklers		Yes		903.2.7/903.2.9			
Occupancy Separation Rating Requirements		3 HR horizontal assembly between R-2 and S-2/M or B				509.2 SPECIAL PROVISIONS 3HR HORIZONTAL ASSEMBLY BETWEEN BASEMENT GARAGE (TYPE 1A) AND R-2 ABOVE.	
Allowable Areas							
Primary Occupancy Area (R2) TYPE VA		(per floor) UL		38,858		Section 506, equation 5-1, 5-2 - see attached	
		(per building) UL		77,716		Section 506.4 (X2)	
Secondary Occupancy Area (M / B)		(per floor / per building) UL		NA			
Secondary Occupancy (S2)		(per floor / per building) UL		NA			
Allowable Height		3+1 = 4 Stories		60'		Table 503, Section 504.2	
Occupancy by Floor:							
Gross Floor Area		Occ Load					
Roof	N/A	0					
5th Floor	5,377	27				200 SF/OCC PER TABLE 1004.1.1 (Residential & Parking)	
4th Floor	5,458	27					
3rd Floor	5,417	27					
2nd Floor	5,417	27					
1st Floor - Retail A	2,700	90				30 SF/OCC PER TABLE 1004.1.1 (M/B)	
1st Floor - Retail B	1,800	60				30 SF/OCC PER TABLE 1004.1.1 (M/B)	
Courtyard	720	48				15 SF/OCC PER TABLE 1004.1.1	
Basement	7,037	35					
TOTAL OCCUPANCY		342					
II. Egress Requirements: Primary Occupancy							
Required Number of Exits per Space or Floor		Two (2) for R-2 TYP. Two (2) for M TYP. Courtyard (1)				Table 1019.1 Occ 1-500 Based on occ Load/Sec 1015 Table 1015.1 - < 50 occupants	
Separation of Exits		Not less than one third of the length of the maximum overall diagonal dimension of the area served (in fully sprinklered buildings)				1015.2.1 Ex 2	
Maximum Travel Distance		250' (Sprinklered Building)				Table 1016.1	
Dead-End Corridor Maximum		20' (when more than 1 exit required)				1017.3	
Minimum Egress Route Width		36"				Sec. 1005, Sec. 1017.2 (Corridors, Ex. 2)	
Required Exit Widths Based on Occupancy		4				Table 1005.1	
Exit Widths Required		Egress Stairs Provided					
Stairs							
		Stair #1		Stair #2		Table 1005.1	
Roof	0	40"		40"			
5th Floor	5	40"		40"		Sec 1009, Ex. 1	
4th Floor	5	40"		40"			
3rd Floor	5	40"		40"			
2nd Floor	5	40"		40"			
1st Floor	12	40"		40"			
Townhouse / Basement 1 Level	7	40"		40"			
Stairs to Roof:		Yes (1)				Unless Occupied	
Stair treads and risers						Within Dwelling units; max tread height 7.75" and tread depth 10" - otherwise 7/11	
Accessible Means of Egress							
Code Requirement		Exception		Provision			

Number of Accessible Means of Egress:	equal to the number required by Sections 1015.1 and 1019.1 (2)	2 / Floor		1007.1
Elevator Required:	where accessible floor is 4 or more stories above or below the level of exit discharge at least one Accessible Means of Egress shall be an elevator	EXC. 2. Automatic sprinkler system and horizontal exit provided.	Horizontal Exit Provided	1007.2.1
Exit Stairways:	Clear width of 36" between handrails required.	EXC. (3) 48" clear width not required if bldg is fully sprinklered, (4) if accessed by horizontal exit	Occ. Load < 50 - 36" Required - 40" Provided	1007.3, exc. 3, 4, Exc. 1009.1
Area of Refuge	Sized to accommodate 2 wheelchair spaces not less than 30" x 48". Cannot decrease required exit width.	EXC. Local enforcing agency may permit (1) space IF occupant load is less than 200	Area of Refuge needs to have smoke barrier.	1007.6. 1007.6.2
Visible Means of Communication	required between central point and all Areas of Refuge	EXC. OK if located in vertical exit enclosure.		1007.6.3

Rescue Windows:			
Rescue Windows Required:	Sleeping Rooms in basements and below the 4th Floor		1026.0
Notes:			
III. Construction Requirements:			
	Primary Occupancy	Other Occupancies	Other Occupancies
Use Group	R-2	S-2	M / B
Total Occupable Area this Use	21,669	7,037	4,500
Permitted No. Of Stories	3+1	UL	UL
			Table 503, Sec. 504.2, Sec. 509.2
Sprinklered	Yes	Yes	Yes
Provided Construction Type	Type VA	Type IA	Type IA
Required Hourly Ratings for Construction Components			
	Type VA	Type IA	Type IA
Structural Columns	1HR	3	3
Exterior Bearing Walls	1HR	3	3
Interior Bearing Walls	1HR	3	3
Roof Construction	1HR	2	2
Exterior Non-Bearing Walls	1HR	1	1
Interior Non-Bearing Walls	0	0	0
Floor Construction	1HR	2	2
Occupancy Separation Walls	1 Hour between R-2 /S-2/M		
Horizontal separation:	1 Hour between R-2 /S-2/M		TABLE 508.3.3 REQUIRED SEPARATION OF OCCUPANCIES - 3HR 509.2 Governs
Maximum Area of Protected and Unprotected openings in an exterior wall	Not Permitted < 3 ft	* Local Equivalency for PL windows	Table 704.8, Section 704.8.1
	5ft - 10ft: 10% Unprotected opening, 25% Protected opening		
	10ft - 15ft: 15% Unprotected opening, 45% Protected opening		
	15ft - 20ft: 25% unprotected, 75% protected		
	R-2 w/ automatic sprinkler system, max allowable area of unprotected opening can be the same as protected opening per table 704.8		704.8.1
Exit Corridors	1	1	1021.1
Exit Stair Enclosures	2	2	1020.1
Elevator Shaft Enclosures	2	2	707.4
Mechanical Room Enclosures	1	1	
Shaft Enclosures (from 2nd to roof, i.e. kitchen and bathroom vent.)	2	2	707.4
Shaft enclosures (from 1st to roof, i.e. garage ventilation)	2	2	707.4
Horizontal Exit	2	2	1022.1
Exit Enclosures (Bldg. Lobby)	2	2	1020.1
IV. Fire Equipment Requirements:			
Comment			
Standpipes: Size, Number and Location	Class 1, No hose; 1 per floor level stair landing and one for roof	Class 1, No hose; 1 per floor level stair landing and one for roof	905.3.1 ex.1
Smoke Detectors: Type and Required Locations	Yes.	see code for loc.	
Fire Extinguishers: Type and Required Locations	Yes	per fire code	
Sprinkler Alarm System	Yes		
Annunciator Panel	Yes		
Manual Sending Stations	Yes		
Fire Alarm System	No	If Approved Sprinkler System Provided	907.2.9
Access to Roof	Yes, One Stair to Roof		

Equation 5-1

$$38,858 = \left\{ 12,000 + \left[12,000 \times 0.24 \right] + \left[12,000 \times 2 \right] \right\}$$

Equation 5-2

$$0.24 = \left[\frac{165}{338} - 0.25 \right] \frac{30}{30}$$



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PHASE
SCHEMATIC DESIGN

ISSUE RECORD	DATE	DESCRIPTION	DATE	OWNER	SFRA	STR	MEP	DBI	OTHER
	05/27/10			X					

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SHEET DESCRIPTION
CODE ANALYSIS

DATE 12/22/2009

SCALE

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A. WALKS & SIDEWALKS

1. WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" AND SHALL BE A MINIMUM OF 36" IN WIDTH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELLED WITH A SLOPE NOT GREATER THAN 1:2. EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. (26 DEGREE MAX. BEVEL = 1:2 SLOPE). SEE TYPICAL ACCESSIBILITY DETAIL SHEET.
2. WALK AND SIDEWALK SURFACES SHALL BE SLIP-RESISTANT WITH A STATIC COEFFICIENT OF FRICTION OF 0.6. SEE RAMPS AND CURB RAMPS NOTES FOR RAMP SURFACES.
3. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL (5% GRADIENT) IT SHALL COMPLY WITH THE PROVISIONS FOR PEDESTRIAN RAMPS.
4. SURFACE CROSS SLOPES SHALL NOT EXCEED 1 VERTICAL IN 50 HORIZONTAL.
5. WITHIN AN ACCESSIBLE ROUTE, GRATES SHALL HAVE OPENINGS NO MORE THAN 1/2" IN DIRECTION OF TRAVEL. GRATES HAVING ELONGATED OPENINGS SHALL BE PLACED SO THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL. THE MAXIMUM VERTICAL SURFACE CHANGE SHALL BE 1/8".
6. WHEN CHANGES IN LEVELS GREATER THAN 1/2" ARE NECESSARY THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS.
7. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60" X 60" AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 54" WIDE BY 48" HIGH DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. SUCH WALKS SHALL EXTEND 24 INCHES TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.
8. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 5 FEET IN LENGTH AT INTERVALS EVERY 30' OF RISE AND AT EVERY 300 FEET OF LENGTH.
9. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP MEETING THE REQUIREMENTS OF SECTION B ON THIS SHEET. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. ANY RAISED AREA WITHIN AN ACCESSIBLE ROUTE SHALL BE CUT THROUGH TO MAINTAIN LEVEL ROUTE OR SHALL HAVE RAMPS AT BOTH SIDES AND A LEVEL AREA NOT LESS THAN 48" LONG CONNECTING THE RAMPS.
10. GUARDRAILS DESIGNED AND CONSTRUCTED ACCORDING TO SECTION 509 SHALL BE PROVIDED ON ANY PORTION OF AN ACCESSIBLE ROUTE MORE THAN 30" ABOVE GRADE OR FLOOR BELOW.

B. RAMPS (CONTINUED)

20. THE GRIP PORTION OF THE HANDRAIL SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 1 1/2" IN CROSS SECTIONAL OUTSIDE DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE AND ALL SURFACES SHALL BE SMOOTH WITH NO SHARP CORNERS. SEE TYPICAL ACCESSIBILITY DETAIL SHEET.
21. THE SURFACE ON RAMPS ON ACCESSIBLE ROUTES SHALL HAVE SLIP-RESISTANT COVERING WITH A STATIC COEFFICIENT OF FRICTION OF 0.8.
22. WHEN THE RAMP SURFACE IS NOT BOUNDED BY A WALL OR FENCE AND THE RAMP EXCEEDS 10 FEET IN LENGTH, THE RAMP SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
 - A. A GUIDE CURB A MINIMUM OF 2" IN HEIGHT SHALL BE PROVIDED AT EACH SIDE OF THE RAMP, EXCEPT WHEN 1/2" IS ADJACENT TO A SOLID WALL AT LEAST 2" HIGHER THAN RAMP.
 - B. SEE NOTE Q-7 FOR ADDITIONAL INFORMATION.
23. WHERE A RAMP SURFACE HAS A SLOPE OF 1:20 (5%) OR GREATER AND THE ADJACENT GRADE IS GREATER THAN 4" BELOW THE RAMP SURFACE A CURB 6" HIGH ABOVE THE SURFACE SHALL BE PROVIDED ALONG SUCH OPEN SIDE OF RAMP SURFACE OR WHEEL GUIDE. SEE Z2.B ABOVE.
24. WHERE AN ADJACENT GRADE IS 30" BELOW THE OPEN SIDE OF THE RAMP, A 42" X 45" HIGH GUARDRAIL SHALL BE INSTALLED WITH INTERMEDIATE MEMBERS SO AN OBJECT OF 4" DIAMETER CAN NOT PASS THROUGH.
25. EXPOSED RAMPS AND THEIR APPROACHES SHALL BE CONSTRUCTED TO PREVENT ACCUMULATION OF WATER ON WALKING SURFACES.

C. CURB RAMPS

1. CURB RAMPS SHALL BE CONSTRUCTED AT EACH CORNER OF STREET INTERSECTIONS, WHERE A PEDESTRIAN WALKER CROSSES A CURB AND WHEN THE ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING STALL OCCURS.
2. CURB RAMPS SHALL BE A MINIMUM OF 3 FEET IN WIDTH AND SHALL LIE GENERALLY IN A SINGLE SLOPED PLANE, WITH A MINIMUM OF SURFACE WARPING AND CROSS-SLOPE NOT MORE THAN 1:50.
3. A LEVEL LANDING 4 FEET DEEP SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP OVER ITS FULL WIDTH TO PERMIT SAFE EGRESS FROM THE RAMP SURFACE. THE LANDING, IF LESS THAN 4 FEET, THEN THE SLOPE OF THE LANDED SIDE SHALL NOT EXCEED ONE VERTICAL TO 12 HORIZONTAL. IF LANDING PROVIDED AT UPPER END IS 4 FEET DEEP OR MORE, THE SLOPE OF THE LANDED SIDE SHALL NOT EXCEED ONE VERTICAL TO 10 HORIZONTAL. CURB RAMP MAXIMUM RISE AND RUN SHALL BE 6" AND 6'-0", RESPECTIVELY.
4. THE LOWER END OF EACH CURB RAMP SHALL NOT HAVE A LEVEL CHANGE GREATER THAN 1/2" TOTAL HEIGHT WITH 14" MAX. VERTICAL CHANGE @ EDGE. THERE SHALL BE A 1:2 SLOPED LEAD IF LEVEL CHANGE IS GREATER THAN 1/8" VERTICAL LEVEL CHANGE.
5. THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL HAVE A FIRM, STABLE AND SLIP RESISTANT COVERING WITH A STATIC COEFFICIENT OF FRICTION OF 0.8 AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
6. DETECTABLE WARNINGS ON WALKING SURFACES SHALL CONSIST OF APPROVED PATTERN OR MATERIAL. DETECTABLE WARNING TO RAISED TRUNCATED DOMES HAVING A DIAMETER OF 0.9" NOMINAL AND A CENTER-TO-CENTER SPACING OF 2.35" NOMINAL, SANDPAPER OR BOAT DECK STRIP 1/12" TO 2" WIDE.
7. BUILT-UP CURB RAMPS SHALL BE LOCATED SO AS NOT TO PROJECT INTO VEHICULAR WAYS OR BE LOCATED WITHIN ACCESSIBLE PARKING SPACES.
8. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
9. CURB RAMPS AT MARKED CROSSWALKS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING SLOPED SIDES.

D. ENTRANCES

1. AT LEAST 80 PERCENT OF ALL PUBLIC ENTRIES, OR A NUMBER EQUAL TO THE NUMBER OF EXITS REQUIRED BY SECTION 1003.3, WHICHEVER IS GREATER, SHALL BE ACCESSIBLE. ONE OF THE ACCESSIBLE PUBLIC ENTRIES SHALL BE THE PRIMARY ENTRY TO A BUILDING, AT LEAST ONE ACCESSIBLE ENTRY MUST BE A GROUND FLOOR ENTRY. PUBLIC ENTRIES DO NOT INCLUDE LOADING OR SERVICE ENTRIES.
2. WHEN NOT ALL THE ENTRIES ARE ACCESSIBLE, THE DISABLED ACCESSIBLE ENTRIES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS FROM APPROACHING PEDESTRIAN WAYS. INACCESSIBLE WAYS, INACCESSIBLE ENTRIES SHALL HAVE DIRECTIONAL SIGNAGE TO INDICATE THE ROUTE TO THE NEAREST ACCESSIBLE ENTRY.
3. DOORS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH SECTION 1004 AND PROVISIONS OF THIS SECTION. FOR THE PURPOSE OF THIS SECTION, GATES SHALL BE CONSIDERED TO BE DOORS. AN ACCESSIBLE GATE OR DOOR SHALL BE PROVIDED ADJACENT TO ANY TURNSTILE OR REVOLVING DOOR. WHERE DOORWAYS HAVE TWO INDEPENDENTLY OPERATED DOOR LEAVES, THEN AT LEAST ONE LEAF SHALL COMPLY WITH THIS SECTION.
4. DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE OPENING IS NOT LESS THAN 32 INCHES EXCEPT: DOORS NOT REQUIRING FULL USER PASSAGE, SUCH AS SHALLOW CLOSETS, MAY HAVE A CLEAR OPENING NOT LESS THAN 20 INCHES.
5. WHERE TWO DOORS ARE IN SERIES, THE MINIMUM DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS SHALL BE 48 INCHES. IN ADDITION TO THE AREA NEEDED FOR ANY DOOR SWINGING INTO THE SPACE, DOORS IN SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.
6. DOOR CLOSERS OR POWER OPERATORS SHALL BE OPERABLE AS REQUIRED IN SECTION 1004.8 EXCEPT: FLOOR-PAD OR ELECTRIC EYE ACTIVATED POWER OPERATORS.
7. ALL POWER-OPERATED DOORS SHALL REMAIN IN THE FULLY OPEN POSITION FOR AT LEAST 6 SECONDS BEFORE CLOSING. TOUCH SWITCHES SHALL BE MOUNTED 36 INCHES ABOVE THE FLOOR AND NOT LESS THAN 18 INCHES OR MORE THAN 36 INCHES HORIZONTALLY FROM THE NEAREST POINT OF THE HANDLING DOOR. OTHER POWER OPERATED DOORS MUST BE ACTUATED FROM A LOCATION NOT LESS THAN 36 INCHES FROM THE NEAREST POINT OF TRAVEL OF THE MOVING DOOR. POWER OPERATED DOORS SHALL AUTOMATICALLY REOPEN WHEN THEY ENCOUNTER AN OBSTRUCTION OTHER THAN THE STRIKE JAMB.
8. WHERE PROVIDED, DOOR CLOSERS SHALL BE ADJUSTED TO THE NEAREST POINT OF TRAVEL OF 70 DEGREES IN NOT LESS THAN THREE SECONDS, TO A POINT 3 INCHES FROM THE LATCH, WHEN MEASURED TO THE LEADING EDGE OF THE DOOR.
9. THE OPENING FORCE OF DOORS ALONG AN ACCESSIBLE ROUTE SHALL BE AS FOLLOWS: A. EXTERIOR DOORS: 8 1/2 POUNDS. B. INTERIOR DOORS: 5 POUNDS. C. STAIRWAY DOORS AT PRESSURIZED STAIR ENCLOSURES: 15 POUNDS.

E. ENTRANCES (CONTINUED)

10. AT EXTERIOR DOORS WHERE ENVIRONMENTAL CONDITIONS REQUIRE GREATER CLOSING PRESSURE, POWER OPERATED DOORS SHALL BE USED WITHIN THE ACCESSIBLE ROUTE. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION. FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
11. EVERY REQUIRED ENTRANCE, "EXIT", OR PASSAGE, DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET, 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32 INCHES.
12. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
13. LATCHING AND LOCKING DEVICES THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
14. HAND ACTIVATED DOOR OPENING HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FINISHED FLOOR.
15. MINIMUM MANEUVERING CLEARANCES AT DOORS THAT ARE NOT AUTOMATIC OR POWER-ASSISTED ARE SHOWN IN TYPICAL ACCESSIBILITY DETAIL SHEET. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR.
16. THE WIDTH OF THE LEVEL AREA ON THE SIDE TOWARDS WHICH EXTERIOR DOORS SHALL BE CAPABLE OF OPENING AT LEAST 30 INCHES FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS. WHEN DOOR SWINGS IN DIRECTION OF TRAVEL AND THE DOOR HAS BOTH LATCH AND A CLOSER, 12" OF CLEARANCE SHALL BE PROVIDED AT THE DOOR STRIKE EDGE OPPOSITE OF THE DOOR SWING.
17. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. LEVEL CHANGES BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
18. WHERE TURNSTILES ARE UTILIZED IN A FACILITY FOR THE PURPOSE OF PROVIDING FULLY CONTROLLED ACCESS, A DOOR OR GATE THAT IS FULLY ACCESSIBLE TO THE PHYSICALLY DISABLED SHALL BE LOCATED ADJACENT TO THE TURNSTILE OR REVOLVING DOOR AND SHALL BE SO DESIGNED AS TO FACILITATE THE SAME USE PATTERN.
19. THRESHOLDS AT DOORS SHALL COMPLY WITH SECTION A, NOTE 8 AND SECTION E, NOTES 2, 3 AND 5.

F. CORRIDORS & AISLES

1. IN BUILDINGS AND FACILITIES, FLOORS OF ANY GIVEN SPACE SHALL HAVE A COMMON LEVEL, THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS AND/OR, WHEN ALLOWED, SPECIAL ACCESS LIFTS.
2. ALL SURFACES SHALL BE FIRM, STABLE AND SLIP RESISTANT.
3. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT FOR EXTERIOR SLIDING DOORS OR 1/2" FOR OTHER TYPE OF DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE OF NO GREATER THAN 1:2. SEE TYPICAL ACCESSIBILITY CHANGES: DETAIL ON TYPICAL ACCESSIBILITY DETAIL SHEET.
4. SEE NOTE Q-7 FOR ADDITIONAL INFORMATION.
5. CARPETING AND FLOOR MATS IN ACCESSIBLE AREAS SHALL BE SECURELY FASTENED TO THE UNDERLYING SURFACE, AND PROVIDE A FIRM, STABLE, CONTINUOUS AND RELATIVELY SMOOTH SURFACE.

G. STAIRWAYS

1. STAIRWAYS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH SECTION 1006 AND PROVISIONS OF THIS SECTION. SEE SECTION 509 FOR GUARDRAIL REQUIREMENTS.
2. OPEN RISERS SHALL NOT BE PERMITTED.
3. STAIR NOSINGS SHALL BE FLUSH AND ROUNDED TO A RADIUS OF 1/2" MAXIMUM. RISERS SHALL BE SLOPED, OR THE UNDERSIDE FROM THE HORIZONTAL. NOSINGS SHALL PROJECT NO MORE THAN 1/16".
4. STAIR NOSINGS AND TREADS SHALL HAVE A SLIP RESISTANT SURFACE WITH A STATIC COEFFICIENT OF FRICTION OF 0.8. THE NOSING SHALL HAVE AN ANGLE OF NOT LESS THAN 60°.
5. EXPOSED STAIRWAYS AND THEIR APPROACHES SHALL BE CONSTRUCTED TO PREVENT THE ACCUMULATION OF WATER ON WALKING SURFACES.
6. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE, AND EVERY STAIRWAY REQUIRED TO BE MORE THAN 88" IN WIDTH SHALL BE PROVIDED WITH NOT LESS THAN ONE INTERMEDIATE HANDRAIL FOR EACH 88" OF REQUIRED WIDTH. INTERMEDIATE HANDRAILS SHALL BE SPACED APPROXIMATELY EQUAL WITHIN THE ENTIRE WIDTH OF THE STAIRWAY.
7. HANDRAILS SHALL BE MOUNTED BETWEEN 34" AND 38" ABOVE THE NOSING OF THE TREADS.
8. HANDRAILS SHALL EXTEND A MINIMUM OF 12" BEYOND THE TOP NOSING ON ONE SIDE, AND 12" MINIMUM PLUS THE TREAD DEPTH BEYOND THE BOTTOM NOSING.
9. WHERE THE EXTENSION OF HANDRAIL IN THE DIRECTION OF THE STAIR RUN WOULD CREATE A HAZARD, THE EXTENSION SHALL BE MADE AT RIGHT ANGLES, ON THE FACE OF A RETURNING WALL WHERE THE STAIRS ARE CONTINUOUS FROM LANDING TO LANDING, THE INNER RAIL SHALL BE CONTINUOUS AND NEED NOT EXTEND OUT INTO THE LANDING.
10. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

H. SANITARY FACILITIES

1. WHEN SANITARY FACILITIES ARE PROVIDED IN A BUILDING, THEY SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED.
2. WHERE SEPARATE FACILITIES ARE PROVIDED FOR NON-DISABLED PERSONS OF EACH SEX, SEPARATE FACILITIES SHALL BE PROVIDED FOR DISABLED PERSONS OF EACH SEX ALSO, WHERE UNISEX FACILITIES ARE PROVIDED FOR NON-DISABLED PERSONS, SUCH UNISEX FACILITIES SHALL BE FULLY ACCESSIBLE TO THE DISABLED.
3. ALL DOORWAYS LEADING TO SANITARY FACILITIES SHALL HAVE 32" CLEAR UNOBSTRUCTED OPENINGS.
4. ON DOORWAYS LEADING TO MEN'S SANITARY FACILITIES, AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD SHALL BE PROVIDED AND ON DOORWAYS LEADING TO WOMEN'S SANITARY FACILITIES A CIRCLE 1/4" THICK AND 12" IN DIAMETER SHALL BE PROVIDED. THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR. PROVIDE PICTOGRAM ON THE WALL ADJACENT TO THE DOOR LATCH SIDE AS NOTED IN THE "SIGNAGE" DETAIL.
5. ON DOORWAYS LEADING TO UNISEX FACILITIES, AN EQUILATERAL TRIANGLE MOUNTED ON A 12" DIAMETER CIRCLE SHALL BE PROVIDED. EACH 1/4" THICK, LOCATED AS NOTED IN NOTE #4 ABOVE. PROVIDE UNISEX PICTOGRAM AS NOTED IN NOTE #4 ABOVE.

J. SINGLE ACCOMMODATION TOILET FACILITIES

1. THERE SHALL BE SUFFICIENT TOILET IN THE TOILET ROOM FOR A WHEELCHAIR MEASURING 30" WIDE BY 48" LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE.
2. THE WATER CLOSET SHALL BE LOCATED IN A SPACE WHICH PROVIDES A MIN. OF 28" WIDE CLEAR SPACE BETWEEN THE WATER CLOSET'S FURTHEST MOST PROTRUDING EDGE AND AN ADJACENT FIXTURE OR A 32" WIDE CLEAR SPACE BETWEEN THE WATER CLOSET'S FURTHEST MOST PROTRUDING EDGE AND AN ADJACENT WALL AT ONE SIDE AND 48" OF ADJACENT WALL AT ONE SIDE AND 48" OF CLEAR SPACE IN FRONT OF THE WATER CLOSET IF THE CLEAR SPACE IN FRONT OF THE WATER CLOSET IS THE SAME COMPARTMENT HAS AN END END OPENING DOOR (FACING THE WATER CLOSET). A 60" MINIMUM LENGTH CLEAR SPACE SHALL BE PROVIDED IN AN ACCESSIBLE COMPARTMENT WHEN THE DOOR IS LOCATED AT THE SIDE OF THE TOILET STALL COMPARTMENT. GRAB BARS SHALL NOT PROJECT MORE THAN 3 INCHES INTO THE CLEAR SPACES AS SPECIFIED ABOVE. TURNAROUND CLEAR SPACE OF 60" DIAMETER SHALL BE PROVIDED WITHIN THE TOILET ROOM.
3. PROVIDE IDENTIFICATION SYMBOLS ON DOOR AND WALL. SEE "SIGNAGE" DETAIL.

K. MULTIPLE ACCOMMODATION TOILET FACILITIES

1. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17 INCHES AND A MAXIMUM OF 19 INCHES MEASURED TO THE TOP OF THE TOILET SEATS. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.
2. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND BE MOUNTED FOR USE FROM THE WIDE SIDE OF THE WATER CLOSET AREA AND 6" BELOW THE REAR GRAB BAR CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 POUNDS FORCE. OPERATING MECHANISMS SHALL BE OPERABLE WITH
3. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30 INCHES X 48 INCHES IN FRONT OF THE URINAL.
4. URINALS SHALL BE STALL TYPE OR WALL HUNG WITH THE RIM PROJECTING A MINIMUM OF 14 INCHES FROM THE WALL AND A MAXIMUM OF 17 INCHES ABOVE THE FLOOR.
5. URINAL FLUSH CONTROLS SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR.
6. A CLEAR FLOOR SPACE 30 INCHES X 48 INCHES SHALL BE PROVIDED IN FRONT OF LAVATORIES AND SINKS. CLEAR FLOOR SPACE MAY INCLUDE KNEE AND TOE CLEARANCES AS PROVIDED BELOW. LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FINISH FLOOR.
7. LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FINISH FLOOR.
8. THE TOTAL DEPTH OF CLEAR SPACE BENEATH A LAVATORY SHALL BE AT LEAST 17 INCHES OF WHICH TOE CLEARANCE SHALL NOT BE MORE THAN 6" OF THE TOTAL DEPTH. KNEE CLEARANCE SHALL BE AT LEAST 29" AT THE EDGE OF THE RIM AND 30" WIDE. TOE CLEARANCE SHALL BE 9" HIGH AND EXTEND HORIZONTALLY UNDER THE RIM OF THE LAVATORY A MINIMUM OF 17".
9. HOT WATER AND DRAIN PIPES EXPOSED UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS.
10. FAUCET CONTROL HANDLES SHALL BE LOCATED NO MORE THAN 17" FROM THE FRONT EDGE OF THE LAVATORY SINK OR COUNTER. ALL FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 POUNDS FORCE. OPERATING MECHANISMS SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - A) BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250-POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
 - B) SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE GRAB BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESSES, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
 - C) SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 POUNDS SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
 - D) TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 POUND POINT LOAD PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 POUNDS SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE. SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESSES, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
11. SINKS SHALL BE AT LEAST 61/2" DEEP.
12. MIRRORS SHALL BE INSTALLED SO THE BOTTOM OF THE REFLECTING SURFACE IS NOT MORE THAN 40" ABOVE THE FLOOR.
13. DRYING EQUIPMENT, TOWEL OR OTHER DISPENSERS, AND DISPOSAL FIXTURES SHALL BE MOUNTED NOT MORE THAN 40" ABOVE THE FINISHED FLOOR TO ANY RACK, OPERATING CONTROLS, RECEPTACLE OR DISPENSER AND SHALL BE IN COMPLIANCE WITH WITH REACH REQUIREMENTS DESCRIBED ON 4G1.0.21
14. LOCATE TOILET TISSUE DISPENSERS ON THE WALL WITHIN 12" OF THE FRONT EDGE OF THE TOILET SEAT. CONTINUOUS ROLL DISPENSER IS REQUIRED.

L. TOILET ROOMS

1. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17 INCHES AND A MAXIMUM OF 19 INCHES MEASURED TO THE TOP OF THE TOILET SEATS. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.
2. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND BE MOUNTED FOR USE FROM THE WIDE SIDE OF THE WATER CLOSET AREA AND 6" BELOW THE REAR GRAB BAR CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 POUNDS FORCE. OPERATING MECHANISMS SHALL BE OPERABLE WITH
3. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30 INCHES X 48 INCHES IN FRONT OF THE URINAL.
4. URINALS SHALL BE STALL TYPE OR WALL HUNG WITH THE RIM PROJECTING A MINIMUM OF 14 INCHES FROM THE WALL AND A MAXIMUM OF 17 INCHES ABOVE THE FLOOR.
5. URINAL FLUSH CONTROLS SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR.
6. A CLEAR FLOOR SPACE 30 INCHES X 48 INCHES SHALL BE PROVIDED IN FRONT OF LAVATORIES AND SINKS. CLEAR FLOOR SPACE MAY INCLUDE KNEE AND TOE CLEARANCES AS PROVIDED BELOW. LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FINISH FLOOR.
7. LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FINISH FLOOR.
8. THE TOTAL DEPTH OF CLEAR SPACE BENEATH A LAVATORY SHALL BE AT LEAST 17 INCHES OF WHICH TOE CLEARANCE SHALL NOT BE MORE THAN 6" OF THE TOTAL DEPTH. KNEE CLEARANCE SHALL BE AT LEAST 29" AT THE EDGE OF THE RIM AND 30" WIDE. TOE CLEARANCE SHALL BE 9" HIGH AND EXTEND HORIZONTALLY UNDER THE RIM OF THE LAVATORY A MINIMUM OF 17".
9. HOT WATER AND DRAIN PIPES EXPOSED UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS.
10. FAUCET CONTROL HANDLES SHALL BE LOCATED NO MORE THAN 17" FROM THE FRONT EDGE OF THE LAVATORY SINK OR COUNTER. ALL FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 POUNDS FORCE. SELF-CLOSING VALVES SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS PER OPERATION.
11. SINKS SHALL BE AT LEAST 61/2" DEEP.
12. MIRRORS SHALL BE INSTALLED SO THE BOTTOM OF THE REFLECTING SURFACE IS NOT MORE THAN 40" ABOVE THE FLOOR.
13. DRYING EQUIPMENT, TOWEL OR OTHER DISPENSERS, AND DISPOSAL FIXTURES SHALL BE MOUNTED NOT MORE THAN 40" ABOVE THE FINISHED FLOOR TO ANY RACK, OPERATING CONTROLS, RECEPTACLE OR DISPENSER AND SHALL BE IN COMPLIANCE WITH WITH REACH REQUIREMENTS DESCRIBED ON 4G1.0.21
14. LOCATE TOILET TISSUE DISPENSERS ON THE WALL WITHIN 12" OF THE FRONT EDGE OF THE TOILET SEAT. CONTINUOUS ROLL DISPENSER IS REQUIRED.

M. GRAB BARS

1. GRAB BARS, TUB AND SHOWER SEATS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 300-POUND LOAD.
2. GRAB BARS SHALL BE INSTALLED ON WALLS AT ONE SIDE AND THE BACK OF THE WATER CLOSET. THE TOP OF GRAB BARS SHALL NOT BE LESS THAN 33" AND NOT MORE THAN 36" ABOVE AND PARALLEL TO THE FLOOR. GRAB BARS LOCATED ON THE CLOSET CLOSET AREA AND 6" BELOW THE REAR GRAB BAR CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 POUNDS FORCE. OPERATING MECHANISMS SHALL BE OPERABLE WITH
3. GRAB BARS SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4" OR MORE THAN 1 1/2" AND SHALL PROVIDE A CLEARANCE OF 1 1/2" BETWEEN THE GRAB BAR AND THE WALL.
4. THE STRUCTURAL STRENGTH OF THE GRAB BARS, TUB AND SHOWER SEATS, FASTENERS AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - A) BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250-POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
 - B) SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE GRAB BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESSES, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
 - C) SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 POUNDS SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
 - D) TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 POUND POINT LOAD PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 POUNDS SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE. SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESSES, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
5. A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
6. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
7. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".

N. DRINKING FOUNTAINS

1. ON ANY FLOOR WHERE WATER FOUNTAINS ARE PROVIDED AT LEAST 50 PERCENT, BUT IN NO CASE LESS THAN ONE FOUNTAIN, SHALL BE ACCESSIBLE IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THIS SECTION.
2. WALL- AND POST-MOUNTED CANTILEVERED UNITS SHALL HAVE A MINIMUM CLEAR FLOOR SPACE IN FRONT OF THE UNITS 30" WIDE BY 48" DEEP TO ALLOW A PERSON IN A WHEELCHAIR TO APPROACH THE UNIT FACING FORWARD.
3. FREE-STANDING OR BUILT-IN UNITS NOT HAVING A CLEAR RESEATING SURFACE SHALL HAVE WALKING FLOOR SPACE AT LEAST 30" DEEP BY 48" WIDE TO ALLOW A PERSON IN A WHEELCHAIR TO MAKE A PARALLEL APPROACH TO THE UNIT.
4. WALL AND POST MOUNTED CANTILEVERED UNIT SHALL HAVE KNEE SPACE IN ACCORDANCE WITH SECTION R, NOTE 2 ON THIS SHEET. THE KNEE SPACE SHALL BE AT LEAST 19" DEEP.
5. SPOUTS SHALL BE LOCATED NOT MORE THAN 36" ABOVE THE FLOOR OR GROUND SURFACE. SPOUTS SHALL BE LOCATED IN THE FRONT OF THE UNIT AND SHALL DIRECT A WATER FLOW NOT LESS THAN 4" HIGH, IN TRAJECTORY PARALLEL TO THE FRONT OF THE UNIT.
6. CONTROLS SHALL BE LOCATED NOT MORE THAN 6" FROM THE FRONT OF THE UNIT, AND SHALL COMPLY WITH SECTION S, NOTE 11, ON THIS SHEET. THE FORCE REQUIRED TO ACTIVATE THE CONTROL SHALL NOT EXCEED 5 POUNDS.
7. WHERE A UNIT IS INSTALLED IN AN ALCOVE MORE THAN 8" DEEP, THE ALCOVE SHALL NOT BE LESS THAN 30" WIDE.
8. THE SURFACE OF THE PATH OF TRAVEL AT THE WATER FOUNTAIN SHALL BE TEXTURED AND OF CONTRASTING COLOR TO THE ADJACENT WALKING SURFACE AND WHEN FOUNTAIN IS AT INTERIOR LOCATION THE TEXTURED AREA SHALL BE OF DIFFERENT COLOR AND AT LEAST ONE TELEPHONE PER FLOOR SHALL BE TEXTURED AREA SHALL EXTEND BEYOND THE FRONT AND BACK SIDE OF THE WATER FOUNTAIN(S).

P. TELEPHONES

1. ON ANY FLOOR WHERE PUBLIC TELEPHONES ARE PROVIDED AT LEAST ONE TELEPHONE SHALL BE ACCESSIBLE, ON ANY FLOOR WHERE TWO OR MORE BANKS OF MULTIPLE TELEPHONES ARE PROVIDED, AT LEAST ONE TELEPHONE IN EACH BANK SHALL BE ACCESSIBLE AND AT LEAST ONE TELEPHONE PER FLOOR SHALL BE DESIGNED TO ALLOW FORWARD COMPLYING WITH SECTION T AND TYPICAL ACCESSIBILITY DETAIL SHEET.
2. WHERE ANY BANK OF PUBLIC TELEPHONES CONSISTS OF THREE OR MORE TELEPHONES, AT LEAST ONE TELEPHONE IN EACH BANK SHALL BE EQUIPPED WITH A SHELF AND AN ELECTRICAL OUTLET COMPLYING WITH SECTION P ON THIS SHEET.
3. ALL ACCESSIBLE TELEPHONES, AT LEAST 25 PERCENT OF ALL OTHER PUBLIC TELEPHONES, AT LEAST ONE TELEPHONE IN EACH BANK SHALL BE EQUIPPED WITH A SHELF AND AN ELECTRICAL OUTLET COMPLYING WITH SECTION P ON THIS SHEET.
4. ALL ACCESSIBLE TELEPHONES AND AT LEAST 25 PERCENT OF ALL OTHER PUBLIC TELEPHONES BUT IN NO CASE LESS THAN ONE TELEPHONE, SHALL BE PROVIDED WITH VOLUME CONTROLS COMPLYING WITH NOTE # 8 SECTION P ON THIS SHEET AND SHALL BE DISPERSED AMONG THE PUBLIC TELEPHONES PROVIDED IN THE BUILDING.
5. A CLEAR FLOOR OR GROUND SPACE, NOT LESS THAN 30" BY 48", THAT IS CLEAR OF OTHER FURNITURE OR PARTIAL APPROACH, SHALL BE PROVIDED IN FRONT OF TELEPHONES, BASES, ENCLOSURES. FIXED SEATS SHALL NOT PROJECT INTO THE CLEAR FLOOR SPACE.
6. WHERE PARALLEL APPROACH IS PROVIDED, ANY SHELF SHALL NOT PROJECT FURTHER THAN 20" BEYOND THE FACE OF THE TELEPHONE. ANY ENCLOSURE PANELS SHALL BE A MINIMUM 30" APART, WHERE LESS THAN 36" APART, SHALL PROJECT NO MORE THAN 24" BEYOND THE FACE OF THE TELEPHONE.
7. THE HIGHEST OPERABLE PART OF THE TELEPHONE SHALL BE WITHIN THE REACH RANGES SPECIFIED IN TYPICAL ACCESSIBILITY DETAIL SHEET.
8. TELEPHONE SHALL BE EQUIPPED WITH VOLUME CONTROLS AND SHALL BE HEARING AID COMPATIBLE. VOLUME CONTROLS SHALL BE CAPABLE OF INCREASING VOLUME NOT LESS THAN 12 DECIBELS OR MORE THAN 18 DECIBELS ABOVE NORMAL.
9. TELEPHONES MOUNTED DIAGONALLY IN A CORNER REQUIRING WHEELCHAIR USERS TO REACH DIAGONALLY SHALL HAVE THE HIGHEST OPERABLE PART NO HIGHER SHALL HAVE THE HIGHEST OPERABLE PART NO HIGHER THAN 46" ABOVE THE FLOOR.
10. ENTRANCES TO FULL-HEIGHT ENCLOSURES SHALL BE 30" WIDE, MINIMUM.
11. THE CORD FROM THE TELEPHONE TO HANDESET SHALL BE AT LEAST 29" LONG.
12. TELEPHONES SHALL HAVE PUSH-BUTTON CONTROLS WHERE SERVICE FOR SUCH EQUIPMENT IS AVAILABLE.
13. IF A TOTAL NUMBER OF FOUR OR MORE PUBLIC PAY TELEPHONES (INCLUDING BOTH INTERIOR AND EXTERIOR PHONES) IS PROVIDED AT A SITE, AND AT LEAST ONE IS AN INTERIOR LOCATION, THEN AT LEAST ONE INTERIOR PUBLIC TEXT TELEPHONE SHALL BE PROVIDED.
14. TEXT TELEPHONES SHALL BE IDENTIFIED BY THE INTERNATIONAL TEXT TELEPHONE SYMBOL, AS SHOWN ON THE TYPICAL ACCESSIBILITY DETAILS SHEET.
15. TEXT TELEPHONES SHALL BE PERMANENTLY AFFIXED WITHIN OR ADJACENT TO THE TELEPHONE ENCLOSURE. IF AN ACOUSTIC COUPLER IS USED, THE TELEPHONE CORD SHALL BE LONG ENOUGH TO ALLOW CONNECTION OF THE TEXT TELEPHONE AND THE TELEPHONE RECEIVER.
16. SHELVES AND ELECTRICAL OUTLETS SHALL BE LOCATED WITHIN OR ADJACENT TO THE TELEPHONE ENCLOSURE. THE SHELF SHALL NOT BE MORE THAN 19" WIDE WITH A VERTICAL CLEARANCE ABOVE THE SHELF OF NOT LESS THAN 6". THE TELEPHONE HANDESET SHALL BE CAPABLE OF BEING PLACED FLUSH ON THE SURFACE OF THE SHELF.
17. TEXT TELEPHONES REQUIRED BY NOTE P1 TO HAVE VOLUME CONTROLS SHALL BE IDENTIFIED BY A HANDESET CONTAINING A DEPICTION OF A TELEPHONE HANDESET WITH RADIATING SOUND WAVES. SEE VOLUME CONTROL TELEPHONE SYMBOL IN DETAIL 11 ON THE TYPICAL ACCESSIBILITY DETAIL SHEET.
18. PUBLIC TELEPHONES, IF PUBLIC PAY TELEPHONES, CLOSED CIRCUIT TELEPHONES, OR OTHER PUBLIC TELEPHONES ARE PROVIDED, THEN THEY SHALL COMPLY TO THE EXTENT REQUIRED BY THE FOLLOWING:
 - A. NUMBER OF EACH TYPE OF TELEPHONE PROVIDED ON EACH FLOOR: 1 OR MORE SINGLE UNIT - 1 BANK IF 2 OR MORE BANKS
 - B. NUMBER OF TELEPHONES REQUIRED TO COMPLY AS FOLLOWS: 1 PER BANK, ACCESSIBLE UNIT MAY BE INSTALLED AS A SINGLE UNIT IN PROXIMITY (EITHER VISIBLE OR WITH SIGNAGE) TO THE BANK. AT LEAST ONE PUBLIC TELEPHONE PER FLOOR SHALL MEET THE REQUIREMENTS FOR A FORWARD REACH TELEPHONE.

K. MULTY ACCOMMODATION TOILET FACILITIES (CONTINUED)

1. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17 INCHES AND A MAXIMUM OF 19 INCHES MEASURED TO THE TOP OF THE TOILET SEATS. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.
2. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND BE MOUNTED FOR USE FROM THE WIDE SIDE OF THE WATER CLOSET AREA AND 6" BELOW THE REAR GRAB BAR CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 POUNDS FORCE. OPERATING MECHANISMS SHALL BE OPERABLE WITH
3. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30 INCHES X 48 INCHES IN FRONT OF THE URINAL.
4. URINALS SHALL BE STALL TYPE OR WALL HUNG WITH THE RIM PROJECTING A MINIMUM OF 14 INCHES FROM THE WALL AND A MAXIMUM OF 17 INCHES ABOVE THE FLOOR.
5. URINAL FLUSH CONTROLS SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR.
6. A CLEAR FLOOR SPACE 30 INCHES X 48 INCHES SHALL BE PROVIDED IN FRONT OF LAVATORIES AND SINKS. CLEAR FLOOR SPACE MAY INCLUDE KNEE AND TOE CLEARANCES AS PROVIDED BELOW. LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FINISH FLOOR.
7. LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FINISH FLOOR.
8. THE TOTAL DEPTH OF CLEAR SPACE BENEATH A LAVATORY SHALL BE AT LEAST 17 INCHES OF WHICH TOE CLEARANCE SHALL NOT BE MORE THAN 6" OF THE TOTAL DEPTH. KNEE CLEARANCE SHALL BE AT LEAST 29" AT THE EDGE OF THE RIM AND 30" WIDE. TOE CLEARANCE SHALL BE 9" HIGH AND EXTEND HORIZONTALLY UNDER THE RIM OF THE LAVATORY A MINIMUM OF 17".
9. HOT WATER AND DRAIN PIPES EXPOSED UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS.
10. FAUCET CONTROL HANDLES SHALL BE LOCATED NO MORE THAN 17" FROM THE FRONT EDGE OF THE LAVATORY SINK OR COUNTER. ALL FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 POUNDS FORCE. OPERATING MECHANISMS SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - A) BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250-POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
 - B) SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE GRAB BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESSES, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
 - C) SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 POUNDS SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
 - D) TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 POUND POINT LOAD PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 POUNDS SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE. SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESSES, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
11. SINKS SHALL BE AT LEAST 61/2" DEEP.
12. MIRRORS SHALL BE INSTALLED SO THE BOTTOM OF THE REFLECTING SURFACE IS NOT MORE THAN 40" ABOVE THE FLOOR.
13. DRYING EQUIPMENT, TOWEL OR OTHER DISPENSERS, AND DISPOSAL FIXTURES SHALL BE MOUNTED NOT MORE THAN 40" ABOVE THE FINISHED FLOOR TO ANY RACK, OPERATING

P. TELEPHONES (CONTINUED)

C. A BANK CONSISTS OF TWO OR MORE ADJACENT PUBLIC TELEPHONES, OFTEN INSTALLED AS A UNIT.
D. ADDITIONAL PUBLIC TELEPHONES MAY BE INSTALLED AT ANY HEIGHT, UNLESS OTHERWISE SPECIFIED. ACCESSIBLE TELEPHONES MAY BE EITHER FORWARD OR SIDE REACH TELEPHONES. EXCEPTION: FOR EXTERIOR INSTALLATION ONLY, IF DIAL TONE FIRST SERVICE IS AVAILABLE, THEN A SIDE REACH TELEPHONE MAY BE INSTALLED INSTEAD OF THE REQUIRED REACH TELEPHONE (I.E. ONE TELEPHONE IN PROXIMITY OF EACH BANK SHALL COMPLY).
19. SEE ADDITIONAL REQUIREMENTS FROM SECTIONS Q, R, S & T BELOW.

Q. HAZARDS & PROTRUDING OBJECTS

1. OBJECTS PROJECTING FROM WALLS (FOR EXAMPLE, TELEPHONES) WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROJECT NO MORE THAN 4" INTO THE WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES.
2. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT.
3. FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12" MAXIMUM FROM 27" TO 80" ABOVE THE GROUND OR FINISHED FLOOR.
4. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE. ANY WALL OR POST-MOUNTED OBJECT WITH ITS LEADING EDGE BETWEEN 27" AND 80" ABOVE THE FLOOR MAY PROJECT NOT MORE THAN 4" INTO THE REQUIRED WIDTH WITHIN A CORRIDOR. ANY WALL- OR POST-MOUNTED PROJECTION GREATER THAN 4" SHALL EXTEND TO THE FLOOR.
5. ANY OBSTRUCTION OVERHANGING A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABOVE THE WALKING SURFACE AS MEASURED TO THE BOTTOM OF THE OBSTRUCTION.
6. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80" MINIMUM CLEAR UNOBSTRUCTED HEAD ROOM (6'-8").
7. ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, EXCEEDING 4" IN A VERTICAL DIMENSION, SUCH AS AT LANDINGS, LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS, OR OTHER PEDESTRIAN WAYS SHALL BE IDENTIFIED BY CURBS PROJECTING AT LEAST 6" IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP-OFF. WHEN A GUARDRAIL OR HANDRAIL IS PROVIDED, NO CURB IS REQUIRED IF A GUIDE RAIL IS PROVIDED CENTERED 3" PLUS OR MINUS ONE" ABOVE THE SURFACE OF THE WALK OR SIDEWALK AND, THE WALK IS 4.9 PERCENT OR LESS GRADIENT OR NO ADJACENT HAZARD EXISTS.

R. CLEARANCES FOR WHEELCHAIRS

1. THE MINIMUM CLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE, STATIONARY WHEELCHAIR AND OCCUPANT SHALL BE NOT LESS THAN 30" X 48". THE MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT, UNLESS NOTED OTHERWISE.
2. SPACES UNDER OBSTRUCTIONS, WORK SURFACES OR FIXTURES MAY BE INCLUDED IN THE CLEAR FLOOR SPACE IF THEY ARE AT LEAST 30" WIDE, A MINIMUM OF 27" HIGH AND NOT GREATER THAN 25" DEEP. TOE SPACES, WHICH ARE NOT LESS THAN 9" HIGH, LOCATED UNDER OBSTRUCTIONS, WORK SURFACES OR FIXTURES, MAY BE INCLUDED IN THE CLEAR FLOOR SPACE IF NOT MORE THAN 6" OF THE DEPTH IS INCLUDED IN THE CLEAR FLOOR SPACE.
3. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE FOR A WHEELCHAIR SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER WHEELCHAIR CLEAR FLOOR SPACE. CLEAR FLOOR SPACE LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES SHALL NOT BE LESS THAN 36" WIDE WHERE FORWARD APPROACH IS PROVIDED, OR 60" WIDE PARALLEL APPROACH IS PROVIDED.
4. PROVIDE AN ADDITIONAL 12" WIDTH ON ONE SIDE FOR ALCOVES GREATER THAN 15" DEEP AND DESIGNED FOR FRONTAL APPROACH, EXCEPT AT DRINKING FOUNTAIN ALCOVES WHICH MAY BE A MAXIMUM OF 24" DEEP BEFORE REQUIRING THE ADDITIONAL 12" CLEAR WIDTH.
5. PROVIDE AN ADDITIONAL 6" WIDTH ON ONE SIDE FOR ALCOVES GREATER THAN 24" DEEP AND DESIGNED FOR FRONTAL APPROACH.
6. WHERE THE CLEAR FLOOR SPACE ALLOWS ONLY FORWARD APPROACH TO AN OBJECT, THE MAXIMUM FORWARD REACH ALLOWED SHALL NOT BE HIGHER THAN 48 INCHES REACH. OBSTRUCTIONS 20" DEEP OR LESS MAY PROJECT INTO THE CLEAR SPACE PROVIDED THAT KNEE CLEARANCE IS MAINTAINED ACCORDING TO SECTION R, NOTE 2 ON THIS SHEET. REACH OBSTRUCTIONS GREATER THAN 20" DEEP MAY PROJECT INTO THE CLEAR SPACE PROVIDED THAT THE REACH OBSTRUCTION SHALL NOT EXCEED 25 INCHES DEEP AND THE MAXIMUM HIGH FORWARD REACH SHALL NOT EXCEED 44" HIGH. THE MINIMUM LOW FORWARD REACH SHALL NOT BE LOWER THAN 15".
7. WHERE THE CLEAR FLOOR SPACE ALLOWS PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR, THE MAXIMUM HIGH SIDE REACH ALLOWED SHALL NOT BE HIGHER THAN 54". OBSTRUCTIONS NO GREATER THAN 34" HIGH AND NO MORE THAN 24" WHEN OBSTRUCTIONS DEEP MAY BE LOCATED IN THE SIDE REACH AREA PROVIDED THAT WHEN SUCH OBSTRUCTIONS ARE PRESENT THE SIDE REACH SHALL NOT BE MORE THAN 46". THE MINIMUM LOW SIDE REACH SHALL NOT BE LOWER THAN 9". EXCEPTION: THE MINIMUM WIDTH FOR SINGLE WHEELCHAIR PASSAGE MAY BE 32" FOR A MAXIMUM DISTANCE OF 24".
8. WHEELCHAIR TURNING SPACES SHALL BE DESIGNED AND CONSTRUCTED TO SATISFY ONE OF THE FOLLOWING REQUIREMENTS:
A. TURNING SPACE NOT LESS THAN 60" IN DIAMETER; OR
B. TURNING SPACE AT T-SHAPED INTERSECTIONS OR WITHIN A ROOM WHERE THE MINIMUM WIDTH IS NOT LESS THAN 36". EACH SEGMENT OF THE T SHALL BE CLEAR OF OBSTRUCTIONS NOT LESS THAN 24" IN EACH DIRECTION.
9. STORAGE, SHELVING, AND DISPLAY UNITS SHALL HAVE A CLEAR FLOOR SPACE NOT LESS THAN 30" BY 48" THAT ALLOWS EITHER A FORWARD OR PARALLEL APPROACH.
10. ACCESSIBLE STORAGE, SHELVING AND DISPLAY UNITS SHALL BE WITHIN THE REACH RANGES SPECIFIED IN NOTES 6 & 7 OF THIS SECTION. CLOTHES RODS SHALL NOT BE MORE THAN 54" ABOVE THE FLOOR.

S. PASSENGER ELEVATORS

1. HALL CALL BUTTONS/ CALL BUTTONS IN ELEVATOR LOBBIES AND HALLS SHALL BE CENTERED AT 42" ABOVE THE FLOOR. SUCH CALL BUTTONS SHALL HAVE VISUAL SIGNALS TO INDICATE WHEN EACH CALL IS REGISTERED AND WHEN EACH CALL IS ANSWERED. CALL BUTTONS SHALL BE A MINIMUM OF 3/4" IN THE SMALLEST DIMENSION. THE BUTTON DESIGNATING THE UP DIRECTION SHALL BE ON TOP. BUTTONS SHALL BE RAISED OR FLUSH. OBJECTS MOUNTED BENEATH HALL CALL BUTTONS SHALL NOT PROJECT INTO THE ELEVATOR LOBBY MORE THAN 4".
2. EXCEPT FOR PHOTO-ELECTRIC TUBE BY-PASS SWITCHES, EMERGENCY CONTROLS INCLUDING THE EMERGENCY STOP AND ALARM SHALL BE GROUPED IN OR ADJACENT TO THE BOTTOM OF THE PANEL AND SHALL BE NO LOWER THAN 2'-11" FROM THE FLOOR. FOR MULTIPLE CONTROLS ONLY ONE SET MUST COMPLY WITH THESE HEIGHT REQUIREMENTS.
3. THE EMERGENCY TELEPHONE HANDSET SHALL BE POSITIONED NO HIGHER THAN 4 FEET ABOVE THE FLOOR, AND THE HANDSET CORD SHALL BE A MINIMUM OF 2'-5" IN LENGTH. IT SHALL BE IDENTIFIED WITH A PICTOGRAM ADJACENT TO THE DEVICE. SEE SIGNS/PICTOGRAM DETAIL, TYPICAL ACCESSIBILITY DETAIL SHEET. IF SYSTEM IS LOCATED IN A CLOSED COMPARTMENT, THE COMPARTMENT DOOR HARDWARE SHALL BE OPERABLE BY ONE HAND AND SHALL NOT REQUIRE PINCHING, TIGHT GRASPING, OR TWISTING OF THE WRIST WITH FORCE ACTIVATION AT LESS THAN 5 LBS. SUCH COMPARTMENT SHALL BE IDENTIFIED BY A PICTOGRAM. THE EMERGENCY TELECOMMUNICATION SYSTEM SHALL NOT REQUIRE VOICE COMMUNICATIONS. SYSTEM SHALL HAVE AN AUTOMATIC BACK-UP POWER SOURCE CAPABLE OF PROVIDING OPERATIONS FOR 2 HOURS, OR AS REQUIRED BY THE GOVERNING AGENCIES.
4. PASSENGER ELEVATOR CAR CONTROLS SHALL HAVE A MINIMUM DIMENSION OF 3/4". ALL CONTROL BUTTONS SHALL BE DESIGNED BY 5/8" MINIMUM ARABIC NUMERALS, STANDARD ALPHABET CHARACTER, OR STANDARD SYMBOL AND A BRAILLE SYMBOL LOCATED IMMEDIATELY TO THE LEFT OF THE CONTROL BUTTON. MINIMUM 3/8" OR OTHER SUITABLE MEANS OF SEPARATION SHALL BE PROVIDED BETWEEN ROWS OF CONTROL BUTTONS. A VISUAL CAR POSITION INDICATOR SHALL BE PROVIDED ABOVE THE CAR CONTROL PANEL OR OVER THE DOOR TO SHOW CAR POSITION IN THE HOISTWAY. AS THE CAR PASSES THROUGH OR STOPS AT A FLOOR SERVED BY THE ELEVATOR, THE CORRESPONDING NUMBERS SHALL ILLUMINATE AND AN AUDIBLE SIGNAL, SHALL SOUND. NUMBERS SHALL BE 1/2" MINIMUM HIGH. AUDIBLE SIGNAL SHALL BE NO LESS THAN 20 DECIBEL AT 1500 HZ. MAXIMUM. A VERBAL ANNOUNCEMENT IS AN ACCEPTABLE SUBSTITUTE.
5. THE RAISED CHARACTERS SHALL BE ON A CONTRASTING BACKGROUND. CONTROLS AND EMERGENCY EQUIPMENT IDENTIFIED BY RAISED SYMBOLS SHALL INCLUDE, BUT NOT BE LIMITED TO, DOOR OPEN, DOOR CLOSE, ALARM BELL, EMERGENCY STOP, AND TELEPHONE. MAIN FLOOR SHALL BE DESIGNATED BY A RAISED STAR AT THE LEFT OF THE FLOOR DESIGNATION.
6. PASSENGER ELEVATOR LANDING JAMBS ON ALL ELEVATOR FLOORS SHALL HAVE THE NUMBER OF THE FLOOR ON WHICH THE JAMB IS LOCATED DESIGNATED BY RAISED ARABIC NUMERALS WHICH ARE A MINIMUM OF 2" IN HEIGHT AND RAISED BRAILLE SYMBOLS LOCATED 8 FEET ABOVE THE FLOOR ON THE JAMB PANELS ON BOTH SIDES OF THE DOOR SO THAT THEY ARE VISIBLE FROM WITHIN THE ELEVATOR. RAISED BRAILLE SYMBOLS SHALL BE PLACED DIRECTLY TO THE LEFT OF THE CORRESPONDING RAISED ARABIC NUMERALS. THE RAISED CHARACTERS SHALL BE ON A CONTRASTING BACKGROUND.
7. CALL OPERATION BUTTONS SHALL BE WITHIN 3 FEET 6 INCHES OF THE FLOOR. BUTTONS SHALL BE A MINIMUM OF 3/4" IN SIZE. VISUAL INDICATION SHALL BE PROVIDED TO SHOW EACH CALL REGISTERED AND EXTINGUISHED WHEN ANSWERED. BUTTON DESIGNATING THE UP DIRECTION SHALL BE ON TOP. CONTROLS SHALL BE LOCATED ON FRONT WALL IF "CENTER OPENING" DOORS AND ON SIDE OR FRONT WALLS IF "SIDE OPENING" DOORS.
8. THE MINIMUM TIME FOR ELEVATOR DOORS TO REMAIN FULLY OPEN IN RESPONSE TO A CAR CALL SHALL BE 3 SECONDS.
9. THE MINIMUM ACCEPTABLE TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL UNTIL THE DOOR OF THAT CAR STARTS TO CLOSE SHALL BE 5 SECONDS.
10. FLOOR NUMBERS OF 4" OR MORE IN HEIGHT SHALL BE LOCATED ON THE WALLS OR DOORS OF EACH HOISTWAY AT INTERVALS SUCH THAT A PERSON IN A STALLED ELEVATOR, UPON OPENING THE CAR DOOR CAN DETERMINE THE FLOOR POSITION.
11. ILLUMINATION LEVEL AT CAR CONTROLS, PLATFORM AND CAR THRESHOLD SHALL BE A MINIMUM OF 5 FOOT CANDLES.
12. CAR FLOOR SURFACE SHALL BE NON-SLIP, HARD SURFACE WHICH PERMITS WHEELCHAIRS TO MOVE EASILY.
13. ELEVATORS SHALL COMPLY WITH APPLICABLE CODES, LAWS, AND ORDINANCES.
14. A VISUAL AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE INDICATING TO THE PROSPECTIVE PASSENGER THE CAR ANSWERING THE CALL AND ITS DIRECTION OF TRAVEL AS FOLLOWS:
A. MOUNTED A MINIMUM OF 72" FROM THE LOBBY FLOOR.
B. A MINIMUM OF 21/2" HIGH X 21/2" WIDE.
C. VISIBLE FROM THE PROXIMITY OF THE HALL CALL BUTTON.
D. OF A CONFIGURATION WHICH DISTINGUISHES BETWEEN UP AND DOWN ELEVATOR TRAVEL. AUDIBLE SIGNALS SHALL SOUND "ONCE" FOR UP DIRECTION AND DOWN "TWICE FOR DOWN" DIRECTION OR HAVE VERBAL ANNUNCIATORS THAT SAY "UP" "DOWN".
E. THE USE OF IN-CAR LANTERNS, LOCATED ON THE CAR DOOR JAMBS, VISIBLE FROM THE PROXIMITY OF THE HALL CALL BUTTONS AND CONFORMING TO THE ABOVE REQUIREMENTS WILL BE ACCEPTABLE.
15. PASSENGER ELEVATORS SHALL BE LOCATED NEAR A MAJOR PATH OF TRAVEL AND PROVISIONS SHALL BE MADE TO ASSURE THAT THEY REMAIN ACCESSIBLE AND USABLE AT ALL TIMES THE BUILDING IS OCCUPIED.
16. EACH ELEVATOR CAR SHALL HAVE A HIGH RECESSED AREA OR MOVEABLE CEILING WHICH WILL MAKE POSSIBLE THE CARRYING OF A 9 FOOT HIGH LADDER.
17. CAR DOORS SHALL OPEN AND CLOSE AUTOMATICALLY AND BE PROVIDED WITH DOOR PROTECTIVE AND REOPENING DEVICE AND SHALL BE ACTIVATED BY AN OBJECT AT +5" TO 29" ABOVE FINISH FLOOR. DOOR REOPENING DEVICES SHALL REMAIN EFFECTIVE FOR MIN. OF 20 SECONDS.
18. OPERATION OF ELEVATORS UNDER FIRE OR OTHER EMERGENCY CONDITIONS SHALL BE AS REQUIRED BY THE GOVERNING AGENCIES.
19. CAR SHALL BE AUTOMATIC, SELF-LEVELING WITH 1/2" MAXIMUM TOLERANCE. CLEARANCE BETWEEN CAR PLATFORM SILL AND EDGE OF HOISTWAY SHALL BE 1/4" MAXIMUM.

T. SIGNAGE

1. CONTRACTOR SHALL INSTALL SELF-ILLUMINATING LOW LEVEL EXIT PATH MARKINGS IN EXIT CORRIDORS AND LOW LEVEL EXIT SIGNS ON EXIT DOORS PER GOVERNING AGENCIES' REQUIREMENTS. LOW LEVEL EXIT PATH MARKINGS SHALL BE PERCEPTIBLE TO THE SENSE OF TOUCH.
2. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR AND BE CENTERED 60" ABOVE THE FINISHED FLOOR. THE LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
3. THE CHARACTER AND BACKGROUND OF INTERIOR SIGNS SHALL BE EGGSHELL, MATTE, OR OTHER NONGLARE FINISH.
4. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND. EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND ARE ACCEPTABLE.
5. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH TO HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 AND 1:10.
6. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM CHARACTER HEIGHT FOR SIGNS SUSPENDED OR PROJECTED OVERHEAD IS 3" FOR UPPERCASE LETTERS, LOWERCASE LETTERS ARE PERMITTED.
7. RAISED AND BRAILLED CHARACTERS AND PICTORIAL SYMBOLS SIGNS (PICTOGRAMS), LETTERS AND NUMERS SHALL BE RAISED NOT LESS THAN 1/32" MUST BE UPPERCASE, SIMPLE TYPEFACE, AND BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL NOT BE LESS THAN 5/8" OR MORE THAN 2" HIGH. ANY PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE AT LEAST 6" HIGH.

U. ALARMS

1. CONTRACTORS SHALL COORDINATE WITH FIRE DEPT. ANY REQUIREMENTS FOR AUDIBLE AND VISUAL FIRE ALARMS THAT MAY NEED TO BE ACTIVATED BY THE FIRE PROTECTION SYSTEM, AS WELL AS ANY OTHER MEANS OF EMERGENCY NOTIFICATION FOR THE OCCUPANTS OF A BUILDING OR SPACE. CONTRACTORS SHALL INSTALL VISUAL ALARMS WHEN AUDIBLE ALARMS ARE REQUIRED TO BE INSTALLED. ALL ALARM SYSTEMS SHALL COMPLY WITH A.D.A. REQUIREMENTS IN ADDITION TO STATE AND LOCAL REQUIREMENTS.
2. ALARM SYSTEM PROVIDED SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. THE ALARM DEVICES SHALL BE LOCATED IN ALL SLEEPING ACCOMMODATIONS AND COMMON USE AREAS, INCLUDING TOILET ROOMS AND BATHING FACILITIES, HALLWAYS AND LOBBIES.
3. AUDIBLE ALARMS SHALL PRODUCE A SOUND IN ACCORDANCE WITH THE FIRE CODE.
4. VISUAL ALARM SIGNAL APPLIANCES SHALL BE INTEGRATED INTO THE BUILDING OR FACILITY ALARM SYSTEM WHERE SINGLE STATION AUDIBLE ALARMS ARE PROVIDED. SINGLE STATION VISUAL ALARMS SIGNALS SHALL BE PROVIDED.
5. VISUAL ALARMS SHALL BE LOCATED NOT LESS THAN 80" ABOVE FLOOR LEVEL, OR 6" BELOW THE CEILING, WHICHEVER IS LOWER, AND AT AN INTERVAL OF NOT LESS THAN 50 FEET HORIZONTAL IN ROOMS, CORRIDORS AND HALLWAYS. IN ROOMS OR SPACES EXCEEDING 6 FEET HIGH ABOVE THE FINISHED FLOOR, VISUAL ALARMS MAY BE PLACED AROUND THE PERIMETER AT INTERVALS NOT TO EXCEED 100 FEET HORIZONTALLY. VISUAL ALARM SIGNALS SHALL HAVE THE FOLLOWING MINIMUM PHOTOMETRIC AND LOCATION FEATURES:
A. THE LAMP SHALL BE A XENON STROBE TYPE OR EQUIVALENT.
B. THE COLOR SHALL BE CLEAR OR UNFILTERED WHITE LIGHT.
C. THE MAXIMUM PULSE DURATION SHALL BE TWO TENTHS OF A SECOND (0.2 SECOND) WITH A MAXIMUM DUTY OF A SECOND (0.2 SECOND) WITH A MAXIMUM DUTY CYCLE OF 40 PERCENT. THE PULSE DURATION IS DEFINED AS THE TIME INTERVAL BETWEEN INITIAL AND FINAL POINTS OF 10 PERCENT OF MAXIMUM SIGNAL.
D. THE INTENSITY SHALL BE A MINIMUM OF 75 CANDELA.
E. THE FLASH RATE SHALL BE A MINIMUM OF 1 HZ AND MAXIMUM OF 5 HZ.
6. MANUAL FIRE ALARM DEVICE SHALL BE MOUNTED NOT MORE THAN 54" ABOVE THE FLOOR PROVIDED THAT PARALLEL APPROACH IS PROVIDED.

V. ADDITIONAL REQUIREMENTS

1. THE CENTER OF THE RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM.
2. IN OTHER THAN GROUP R, DIVISION 1 APARTMENT BUILDINGS, WHERE FIXED OR BUILT IN STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS AND DRAWERS ARE PROVIDED IN ACCESSIBLE SPACES, AT LEAST ONE OF EACH TYPE PROVIDED SHALL CONTAIN STORAGE SPACE COMPLYING WITH SECTION R, NOTE 10, ON THIS SHEET.
3. WHERE CUSTOMER SALES AND SERVICE COUNTERS OR WINDOWS ARE PROVIDED A PORTION OF THE COUNTER OR AT LEAST ONE WINDOW, SHALL BE ACCESSIBLE.
4. SELF SERVICE SHELVES OR DISPLAY UNITS IN RETAIL OCCUPANCIES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE IN ACCORDANCE WITH SECTION R, NOTE 9.
5. ACCESSIBLE CHECKOUT AISLES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R, NOTE 8 ON THIS SHEET.
6. CONTROLS, OPERATING MECHANISMS AND HARDWARE INCLUDING SWITCHES THAT CONTROL LIGHTING AND VENTILATION AND ELECTRICAL CONVENIENCE OUTLETS LOCATED IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES, OR AS PARTS OF ACCESSIBLE ELEMENTS SHALL COMPLY WITH A.D.A. REQUIREMENTS, EXCEPTION: FLOORS OR PORTIONS OF FLOOR NOT CUSTOMARILY OCCUPIED, INCLUDING, BUT NOT LIMITED TO ELEVATOR PITS, OBSERVATION GALLERIES USED PRIMARILY FOR SECURITY PURPOSES, ELEVATOR PENTHOUSES NON-OCCUPABLE SPACES ACCESSIBLE ONLY BY LADDERS, CATWALKS, CRAWL SPACES, VERY NARROW PASSAGEWAYS OR FREIGHT ELEVATORS, PIPING AND EQUIPMENT CATWALKS AND MACHINERY, MECHANICAL AND ELECTRICAL EQUIPMENT ROOMS.
7. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS, WINDOWS, CABINETS, PLUMBING FIXTURE AND STORAGE FACILITIES SHALL HAVE A LEVER OR OTHER SHAPE PERMITTING OPERATION BY WRIST OR ARM PRESSURE AND NOT REQUIRING TIGHT GRASPING, PINCHING OR TWISTING TO OPERATE. THE FORCE REQUIRED TO ACTIVATE SUCH EQUIPMENT SHALL BE NOT GREATER THAN 5 POUNDS FORCE. DOORS SHALL COMPLY WITH SECTION 1004.
8. THE HIGHEST OPERABLE PART OF ENVIRONMENTAL AND OTHER CONTROLS, DISPENSERS, RECEPTABLES AND OTHER OPERABLE EQUIPMENT SHALL BE WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED IN THESE NOTES, AND NOT LESS THAN 36" ABOVE THE FLOOR. ELECTRICAL AND COMMUNICATION SYSTEM RECEPTABLES ON WALLS SHALL BE MOUNTED A MINIMUM OF 15" HIGH ABOVE THE FLOOR. DOOR HARDWARE SHALL BE MOUNTED NOT MORE THAN 48" ABOVE THE FINISHED FLOOR.



300 Beale Street, Suite A
San Francisco, CA 94105
tel: (415) 512-9660
fax: (415) 512-9663
www.ibadesign.com

PROJECT NAME
2299
MARKET ST.

San Francisco, CA

OWNER
2299 MARKET ST
LLC

365 PACHECO ST.
SAN FRANCISCO, CA 94116

CONSULTANTS



PHASE
SCHEMATIC DESIGN

Table with columns: ISSUE RECORD, OWNER, DATE, DESCRIPTION, CLIENT REVIEW, PLANNING, CLIENT REVIEW, SITE PERMIT, PERMITS REVIEW, DATE. Includes a grid for tracking issues.

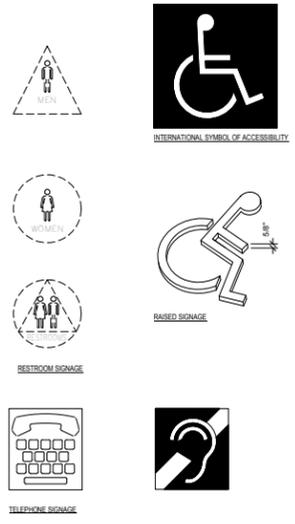
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SHEET DESCRIPTION
ACCESSIBILITY
NOTES

DATE 12/22/2009
SCALE
DRAWN BY AC
CHECKED BY IB / WPD
JOB NO. 0731
FILE

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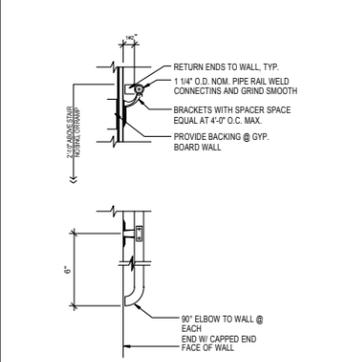


LETTERS & NUMBERS
 1. FONT WIDTH TO HEIGHT RATIO SHALL BE BETWEEN 3.5 AND 1:1.
 2. FONT STROKE WIDTH TO HEIGHT RATIO SHALL BE BETWEEN 1.5 AND 1:10.
 3. THERE SHALL BE A DISTINCT COLOR CONTRAST BETWEEN CHARACTERS (AND SYMBOLS) AND THE BACKGROUND FIELD COLOR.
 4. FONT SHALL BE COMPOSED OF SANS SERIF CHARACTERS.
SIGNS / PICTORIALS
 5. PICTORIAL SIGNS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION AND BRAILLE LABEL, PLACED DIRECTLY BELOW THE PICTORIAL. THE BORDER DIMENSION SHALL BE 6" MINIMUM HEIGHT.
 6. CHARACTERS AND BACKGROUNDS SHALL BE OF HIGH-CONTRASTING COLORS.
 7. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO DOOR LEADING TO A ROOM OR SPACE THEY DESCRIBE AND AT 60" A.F.F. (TO SIGN CENTERLINE), AND WHERE A PERSON MAY APPROACH WITHIN 9" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE DOOR SWING AREA.
 8. VERTICAL CLEARANCE AT SUSPENDED SIGNS WITH MINIMUM HEADROOM OF 8'0" REQUIRE MINIMUM 9" CHARACTER HEIGHT MEASURED BY USING UPPERCASE "X" CHARACTERS AND NUMBERS SHALL BE SIZED ACCORDING TO VIEWING DISTANCE FROM WHICH READ. LOWER CASE CHARACTERS ARE PERMITTED.
SIGN LOCATIONS
 9. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH A MINIMUM OF ONE STANDARD SIGN.
 10. PROVIDE ADDITIONAL DIRECTIONAL SIGNS ALONG ACCESSIBLE PATH OF TRAVEL.
 11. BUILDINGS REMODELED TO PROVIDE ACCESSIBLE SANITARY FACILITIES FOR PUBLIC USE SHALL HAVE INFORMATION POSTED IN THE LOBBY AS PART OF THE BUILDING DIRECTORY.
INTERNATIONAL SYMBOL OF ACCESSIBILITY
 12. THE STANDARD USED TO IDENTIFY ACCESSIBLE FACILITIES SHALL BE THE INTERNATIONAL ACCESSIBILITY SYMBOL OF A WHITE FIGURE ON BLUE BACKGROUND, COLOR #15900 ON FEDERAL STANDARD #956A.
 13. WHEN ENFORCING AGENCY DETERMINES, IF APPROPRIATE, SPECIAL DESIGNS AND COLORS MAY BE APPROVED.
 14. PROVIDE CONTRASTED GRADE BRAILLE. DOTS TO BE 0.1 INCH ON CENTER IN EACH CELL, WITH A 0.2 INCH SPACE BETWEEN CELLS. BRAILLE DOTS SHALL BE RAISED MINIMUM 0.025 INCH ABOVE BACKGROUND.

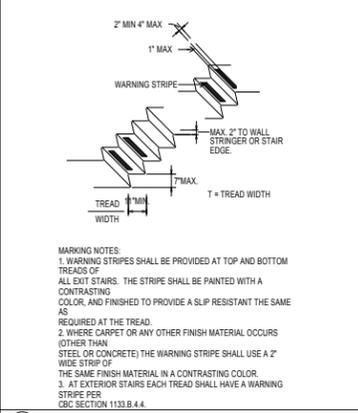
1 SIGNAGE

WHEELCHAIR ACCESS:
 1. PROVIDE 30" x 48" MINIMUM CLEAR FLOOR SPACE FOR FORWARD OR PARALLEL, INCLUDING KNEE SPACE UNDER PROTRUDING OBJECTS. THIS CLEAR SPACE MUST ADJOIN ONE SIDE OF (REQUIRED) MINIMUM SPACE, AND ADJOIN THE REQUIRED ACCESSIBLE ROUTE.
 2. 6" MINIMUM CLEAR FLOOR SPACE HAS ONE TO THREE SIDES CONFINED BY VERTICAL SURFACES. PROVIDE AN ADDITIONAL 6" MIN. WIDTH OF MANEUVERING SPACE.
 3. THE REQUIRED CLEAR FLOOR SPACE SURFACES SHALL BE SLIP RESISTANT.
 4. THE REQUIRED CLEAR FLOOR SPACE SURFACES SHALL BE SLIP RESISTANT.
 5. BARS, ENCLOSURES OR FIXED SEATS NOT TO IMPED ACCESS FOR WHEELCHAIR USERS.
 6. ENCLOSURES PROJECTING INTO WALKS, HALL, CORRIDORS OR AISLES SHALL COMPLY WITH REQUIREMENTS FOR PROTRUDING OBJECTS.
 7. WHEN PROJECTIONS EXCEED 12", PROVIDE MINIMUM 30" ENCLOSURE WIDTH.
 8. MAXIMUM 18" PROJECTION OVER CLEAR FLOOR SPACE.
 9. ENCLOSURE PROJECTIONS SHALL BE MOUNTED TO PROVIDE A MINIMUM OF 27" CLEAR ABOVE FLOOR.
 10. FULL HEIGHT ENCLOSURES SHALL PROVIDE 30" MINIMUM WIDTH ENTRANCE.
TELEPHONE EQUIPMENT:
 11. AT LEAST ONE PHONE IN A BUILDING OR FACILITY SHALL BE EQUIPPED WITH VOLUME CONTROL FOR HEARING IMPAIRED USERS.
 12. PUSH-BUTTON CONTROLS ARE REQUIRED WHERE SERVICE FOR THIS EQUIPMENT IS AVAILABLE.
 13. PROVIDE A 20" LONG CORD FROM TELEPHONE TO HANDSET.
 14. MOUNTING HEIGHT TO HIGHEST OPERABLE PART OF EQUIPMENT IS 48" FOR FRONT REACH AND 54" FOR SIDE OR DIAGONAL REACH.
ADDITIONAL NOTES:
 15. TELEPHONE SHALL BE HEARING AND COMPATIBLE.
 16. SEE TYPICAL ACCESSIBILITY NOTES SHEET FOR ADDITIONAL REQUIREMENTS, INCLUDING INFORMATION PERTAINING TO TEXT TELEPHONES.

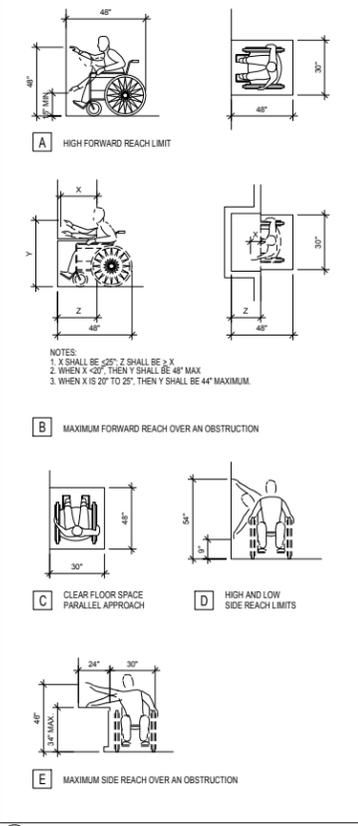
2 PUBLIC PHONES



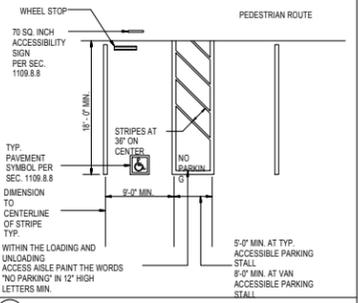
3 TYPICAL HANDRAIL



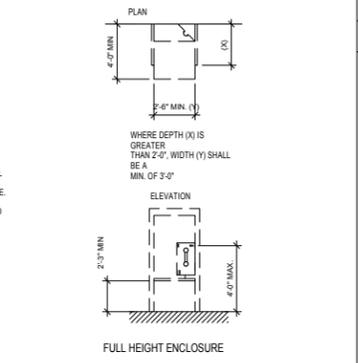
4 STAIR NOSINGS



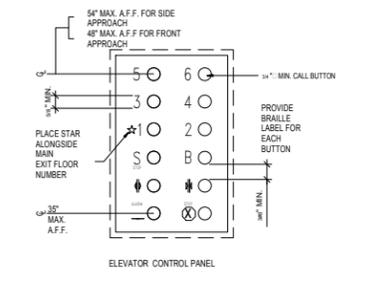
5 REACH REQUIREMENTS



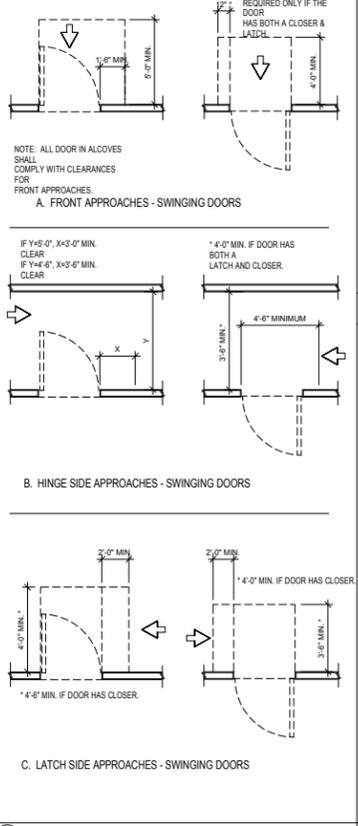
6 SINGLE PARKING STALLS



8 DRINKING FOUNTAINS

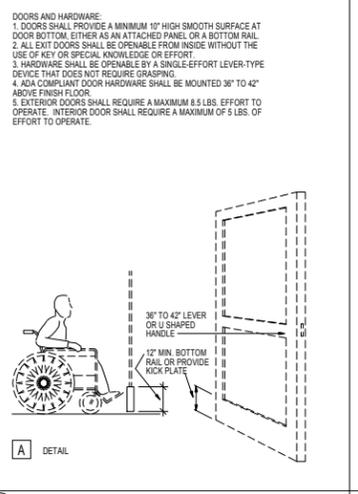


9 ELEVATORS

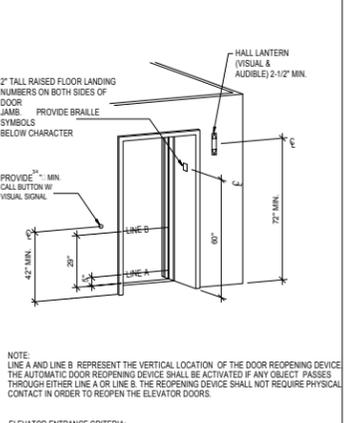


7 MANEUVERING CLEARANCES AT DOORS

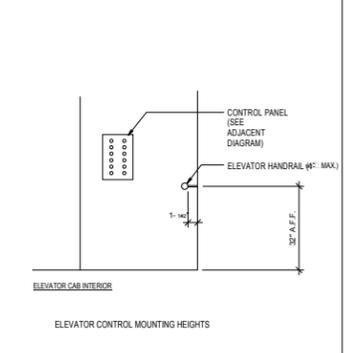
10 THRESHOLDS / CHANGE IN LEVEL



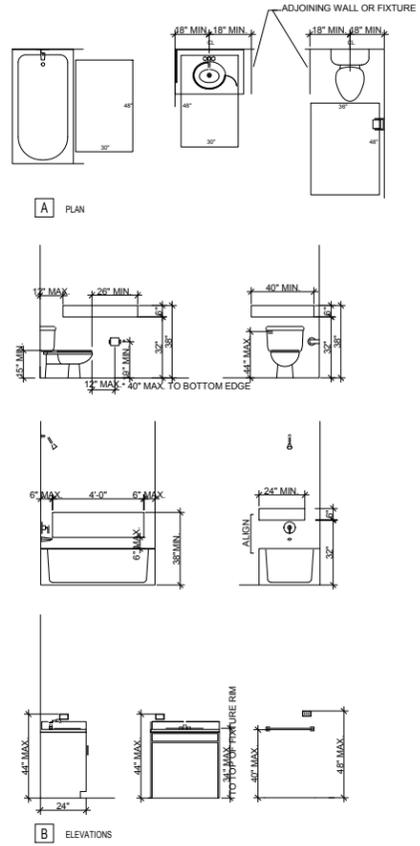
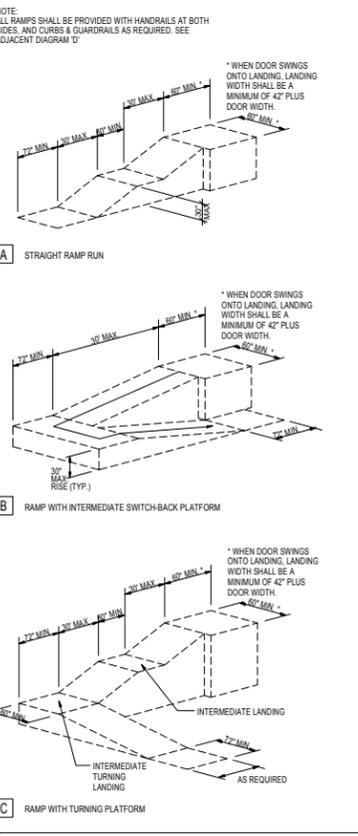
11 DOORS



12 RAMPS



13 ADA BATHROOM



13 ADA BATHROOM

ib+a architecture
 300 Beale Street, Suite A
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 tel: (415) 512-9660
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 SAN FRANCISCO, CA 94116

CONSULTANTS

PHASE
 SCHEMATIC DESIGN

ISSUE RECORD	DATE	DESCRIPTION	OWNER	SFRA	STR	MEP	DBI	OTHER
CLIENT REVIEW	02/20/2009		X					
PLANNING	03/02/2009		X					
CLIENT REVIEW	03/12/2009		X					
SITE PERMIT	09/02/09		X					
PERMITS REVIEW COMMITTEE	11/20/09		X					
FINAL PERMIT	02/27/10		X					

FOR SITE PERMIT ONLY

SHEET DESCRIPTION
ACCESSIBILITY NOTES

DATE 12/22/2009
 SCALE
 DRAWN BY Author
 CHECKED BY IB / WPD
 JOB NO. 0731
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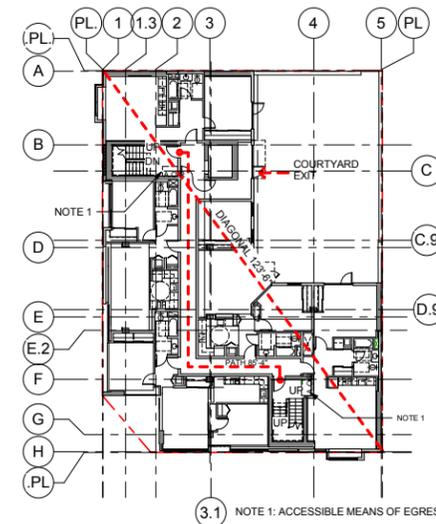
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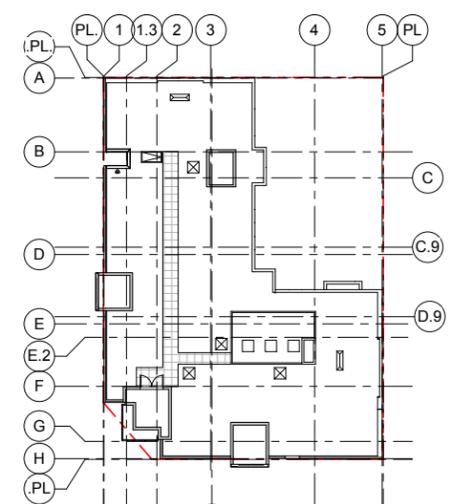
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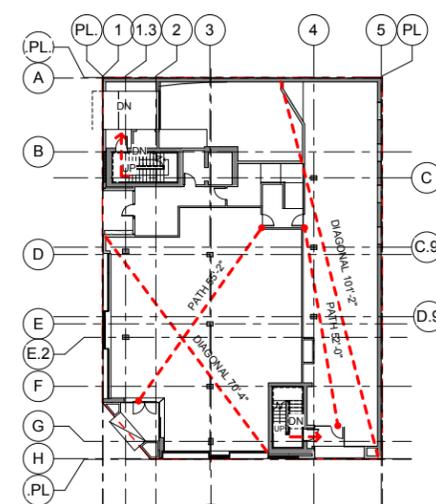
ISSUE RECORD	DATE	DESCRIPTION	FOR SITE PERMIT ONLY					
			OWNER	SFRA	STR	MEP	DBI	OTHER
CLIENT REVIEW	02/22/2009							
PLANNING	03/24/2009		x				x	x
CLIENT REVIEW	01/12/2009		x				x	x
SITE PERMIT	09/30/08		x				x	x
PERMITS REVIEW COMMENTS	1/23/09							
FINAL PERMIT	02/27/10							



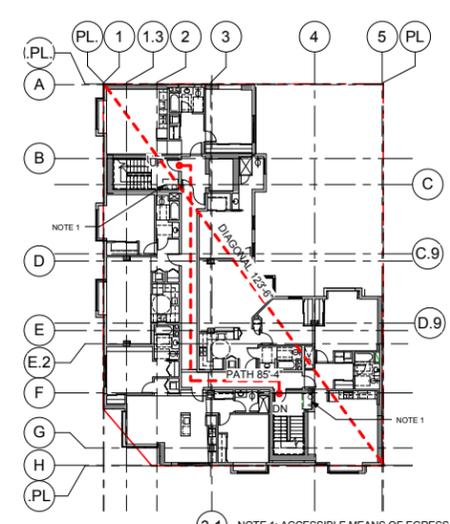
3 EXIT DIAGRAM - SECOND FLOOR PLAN
1/16" = 1'-0"



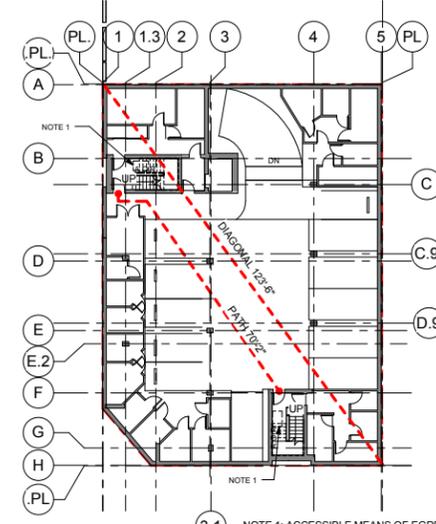
5 EXIT DIAGRAM - ROOF PLAN
1/16" = 1'-0"



2 EXIT DIAGRAM - FIRST FLOOR PLAN
1/16" = 1'-0"



4 EXIT DIAGRAM - THIRD TO FIFTH FLOOR PLAN
1/16" = 1'-0"



1 EXIT DIAGRAM - BASEMENT FLOOR PLAN
1/16" = 1'-0"

Planned for Inclusion			Project Green Standards	
			2299 Market St. San Francisco, CA	
			Prepared: 03/05/09	
Y	N	Planning & Design	Product/System/Example	
		Intell Site		
x		Located within Urban Growth Boundary		
x		Housing Density of 90 units/acre at site		
x		Located in community with existing sewer and utility lines		
x		Redevelops a Brownfield Site		
x		Pedestrian access to neighborhood services		
x		Within 1/2 mile of public transit		
x		Reduce parking capacity to below 1.5 spaces/unit		
		Mixed Use Developments		
x		At least 2% of floor space is non-residential		
x		Half of the non-residential space provides a neighborhood service		
		Building Placement and Orientation		
x		Protect existing soil, plants and trees		
		Designed for Walking/Bicycling		
x		Sidewalks are physically separated from roadways		
x		Traffic Calming devices are installed		
x		Covered and secure bicycle parking provided for 15% of residents		
x		Secure bicycle parking provided for 5% of non-residential tenants		
x		Outdoor gathering space provided		
		Safety and Natural Surveillance		
x		All main entrances are prominent and visible from the street		
x		Residences have views to callers, and entries are visible to neighbors		
		Landscaping		
x		No invasive plant species included		
x		No plant species will require shearing		
x		Drought resistant California or Mediterranean natives planted	CA Deer Grass, CA Fuschia	
x		Drought resistant soils provided		
x		High efficiency irrigation system provided		
x		Plants grouped by water needs		
x		Turf cover minimized		
x		Building Performance Exceeds Title 24		
x		High Performance Windows	Alpen Heat Mirror Windows	
x		High R-value wall sections		
x		Heat exchange systems	Semco FV Preconditioner	
		Cool Site		
x		Parking located underground, below main building		
		Adaptable Building		
x		Include Universal Design Principles in Units		
		Affordability		
x		Some units dedicated to households making 80% or less of AMI		
Y	N	Site	Product/System/Example	
		Construction and Demolition Waste		
x		At least 65% of waste diverted from landfills		
		Construction Material Efficiencies		
x		Lumber pre-cut from supplier		
x		Components pre-assembled off-site and delivered		
x		Construction Indoor Air Quality Management Plan written and followed		
Y	N	Structure	Product/System/Example	
x		Recycled Aggregate used for fill, backfill and other uses		
x		Fly ash used to displace a portion of Portland Cement in Concrete		
x		FSC-Certified Wood used for framing lumber	Big Creek Lumber	
x		Engineered Lumber or Steel Studs used to replace solid sawn lumber	Olmar Metal Studs	
		Optimal Value Engineering Framing		
x		Studs at 24" enter on top floor exterior walls & interior partitions		
x		Doors and Window headers sized for loads		
x		Use only Jack & Cripple Studs required for load		
x		Insulate Exterior Steel Framed walls with 1 inch of rigid insulation		
x		Use SIPs for floors, walls or roofs		
		Ceiling, Wall and Floor Insulation		
x		contains no added formaldehyde	CertainTEED Batt Insulation	
x		contains recycled content	CertainTEED Batt Insulation	
		Moisture Shedding and Mold Avoidance		
x		Building includes a definitive drainage plane under siding		
x		Energy Star bathroom fans in all bathrooms	Panasonic Exhaust Fans	
x		Minimum 80% of kitchen range hoods are vented to exterior		
x		A portion of the roof to be covered with a green roof	LiveRoof	
Y	N	Systems	Product/System/Example	
		Passive Solar Heating		
x		At least 40% of units face South		
x		South facing windows shaded during summer, not winter		
x		Thermal mass behind south facing windows		
x		Radiant Hydronic Space Heating installed in residences		
x		Solar Water Heating		
x		Install HVAC with Non-HCFC refrigerants	Rheem Prestige Series AC	
		Ventilation		
x		Complete an infiltration test by a C-HERS engineer		
x		Operable windows to induce cross-ventilation		
x		Ceiling fans in every bedroom		
x		Garage Ventilation controlled by Carbon Monoxide sensors	OptiNet IEQ Monitoring System	
x		Low-Mercury Lamps installed	ALTO II Fluorescent Lamps	
x		Light Pollution reduced at site boundary		
x		Photovoltaics installed to produce energy on-site	Sunpower	
x		Energy Star Appliances installed		
x		Water Efficient fixtures installed	Caroma Fixtures	
x		Install grey water system for landscape irrigation/flushing toilets	BRAC Grey Water system	
x		Install rainwater capture system for landscape irrigation/flushing toilets	BRAC Grey Water system	
Y	N	Finishes and Furnishings	Product/System/Example	
		IAQ Management		
x		Perform a 2 week flush out prior to occupancy		
		Entryways		
x		Provide walk-off mats and shoe storage at all residence entries		
x		Permanent walk-off mats provided at all main entrances to building		
x		Provide built-in recycling center at each unit		
x		Use Low/No-VOC paints and coatings	EcoTrend Collagen Paint	
x		Use Recycled content exterior paint		
x		Use Low-VOC construction adhesives		
		Use environmentally preferable materials for interior finishes		
x		FSC-Certified wood	Big Creek Lumber	
x		Reclaimed lumber	Black's farmwood	
x		Rapidly renewable materials	Kirei Board	
x		Recycled content materials	Kirei Board	
x		Finger-jointed		
		Use environmentally preferable materials for exterior furnishings		
x		FSC-Certified wood	Big Creek Lumber	
x		Reclaimed lumber	Black's farmwood	
x		Rapidly renewable materials	Kirei Board	
x		Recycled content materials	Kirei Board	
x		Finger-jointed		
x		Reduce interior finish materials with formaldehyde	Kirei Board	
Y	N	Other	Product/System/Example	
x		Incorporate GreenPoint checklist in Blueprints		
x		Provide O&M manuals to staff and occupants		
x		Provide subsidized transit passes to occupants		
x		Install educational signage highlight green features		
x		Provide a Vandalism Management Plan for post-occupancy		

Notes:
 1. The above table references whether or not each product or system is planned for inclusion in this project.
 2. All product and system names are for reference only. See project specifications for actual product selections.

Y	TBD	Community
34	4	Community
33	6	Energy
18	0	IAQ/Health
37	3	Resources
18	0	Water
140	13.0	Project Total (Pre-Certification Estimate)

PRELIMINARY GREENPOINT RATED SUMMARY DATE: 03-05-09

SF Building Code, Chapter 13C

Midsize Residential Building - Group R occupancy that has five or more dwelling units and is not a high-rise

Applying for Site permit -
 After Jan 1 2009

- Required to submit checklist and documentation showing 25 pts achieved on Build it Green's Multi-Family GreenPoint checklist

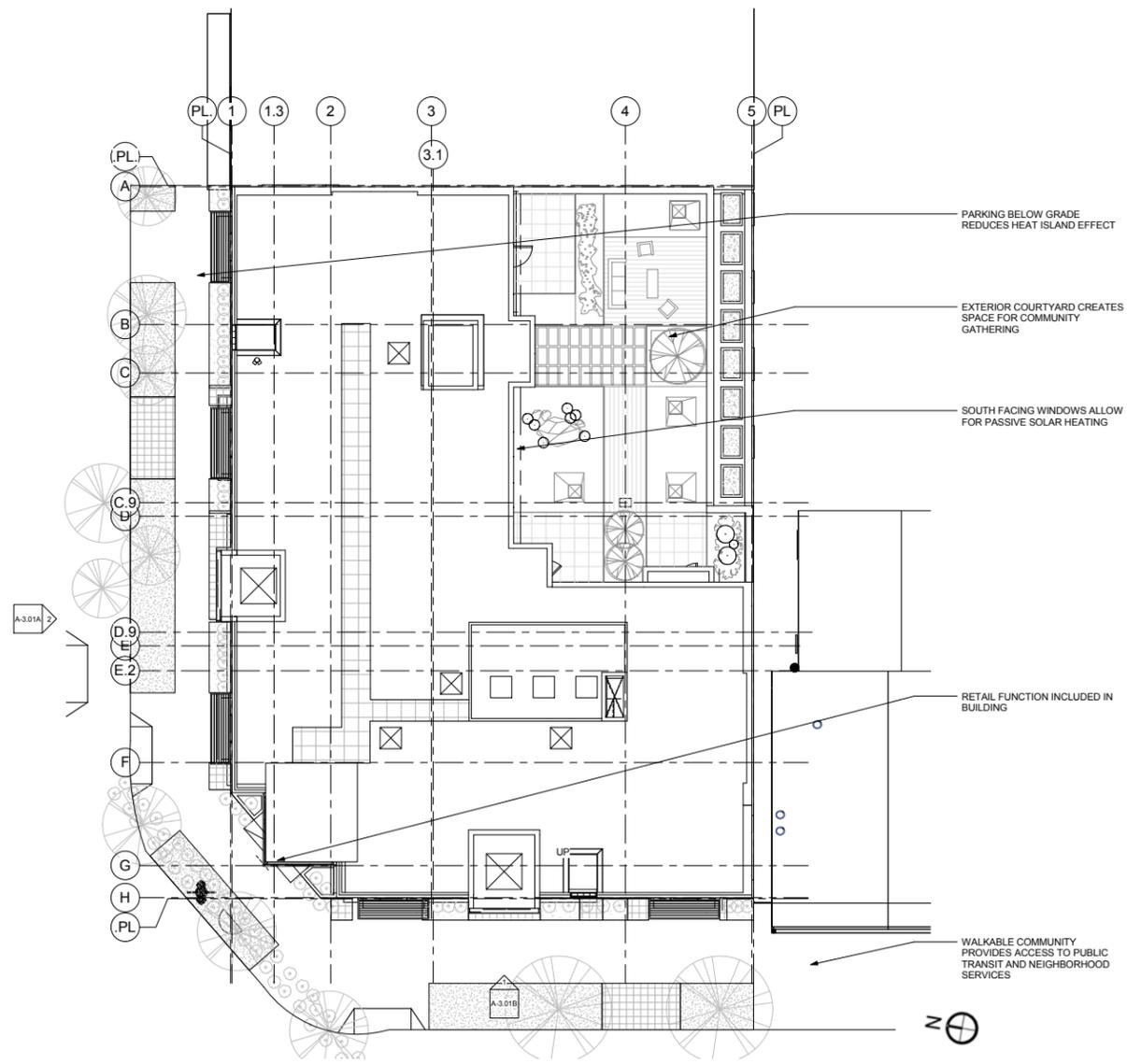
After Jan 1 2010

- Required to be GreenPoint Rated and submit documentation showing 50 GreenPoints achieved.

After Jan 1 2012

- Required to be GreenPoint Rated and submit documentation showing 50 GreenPoints achieved.

SAN FRANCISCO GREEN BUILDING REQUIREMENTS DATE: 03-05-09



1 Site Plan- Sustainable Features
 1/8" = 1'-0"



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PROJECT NAME
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San Francisco, CA

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 SAN FRANCISCO, CA 94116

CONSULTANTS

A-0.7

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Multifamily GreenPoint Checklist

The GreenPoint Rated checklist tracks green features incorporated into the home. The minimum requirements for a GreenPoint Rated home are: Earn a total of 50 points or more; obtain the following minimum points per category: Community (8), Energy (20), Indoor Air Quality/Health (5), Resources (8), and Water (3); and meet the prerequisites B.1 (50% construction waste diversion), A.5 (revised Title 24 requirements by 10%), C.10 (a 3-year subcontractor guarantee and 20-year manufacturer warranty for shingle roofing), and F.1 (incorporate Green Points checklist in blueprints). Participation in GreenPoint Rated requires the rating to be submitted to Build It Green by a Certified GreenPoint Rater. To participate in the GreenPoint Rated Program, the project must enroll in the GreenPoint Rated Program through Build It Green and a Certified GreenPoint Rater completing the third party verification. Build It Green is a non-profit organization providing the GreenPoint Rated program as a public service. Build It Green encourages local governments to leverage program resources to support volunteer building practices listed below are described in the GreenPoint Rated Multifamily Rating Manual. The Multifamily Green Building Guidelines are also a great resource, available at www.builditgreen.org.



Enter Total Conditioned Floor Area of the Project:	34,477
Enter Total Non-Residential Floor Area of Project:	19,457
Percent of Project Dedicated to Residential Use:	45%

2299 Market Street - Suggested Checklist

Category	Item	Comment	Energy	IAQ/Health	Resources	Water
A. PLANNING & DESIGN	1. 1.011 Site	a. Project is Located Within an Urban Growth Boundary & Avoids Environmentally Sensitive Sites	1			
	b. Project Includes the Redevelopment of At Least One Existing Building	1				
	c. Housing Density of 15 Units Per Acre or More (1 or for every 5 or greater than 15 lots) Enter/Possible	10				
	2. 2.011 Locate Within Existing Community that has Sewer Line & Utilities in Place	1				
	a. Project Redevelops a Brownfield Site or a Designated a Redevelopment Area by a City	1				
	3. 3.011 Mixed-Use Developments	1				
	a. At least 2% of Development Floorplate Supports Mixed Use (Non-Residential Tenant)	1				
	b. Half of Above Non-Residential Floorplate is Dedicated to Residents of the Development	1				
	4. 4.011 Building Placement & Orientation	1				
	a. Create Sun & Shade Patterns & Trees	1				

2299 Market Street - Suggested Checklist

Category	Item	Comment	Energy	IAQ/Health	Resources	Water
7. Landscaping	a. All Main Entrances to the Building and Site are Prominent and Visible from the Street	1				
	b. Residence Entrances Have Views to Calms (Windows or Double Peep Holes) & Can Be Seen by Night	1				
	8. 8.011 No Invasive Plant Species	1				
	a. No Plant Species will Require Shearing	1				
	b. No Plantings are Listed on the Invasive Plant Inventory by the California Invasive Plant Council	1				
	c. Specify Drought-Tolerant California Natives, Mediterranean or Other Appropriate Species	1				
	d. Create Drought Resistant Beds	1				
	e. Match All Planting Beds to a Depth of 2 Inches or Greater as Per Local Ordinance	1				
	f. Amend with 2 Inches of Compost or a per Soil Analysis to Reach 3.5% Soil Organic Matter	1				
	9. 9.011 Design & Install High-Efficiency Irrigation System	1				

Category	Item	Comment	Energy	IAQ/Health	Resources	Water
8. Building Performance Exceeds Title 24	a. Residences: 2 points for Every 1% Above Title 24 (1% Required)	15				
	b. Non-Residential Space: 2 Points for Every 1% Above Title 24 - Not Required					
	9. 9.011 Cool Site	1				
	a. At least 20% of the Site Includes Cool Site Techniques	1				
	10. 10.011 Adaptable Buildings	1				
	a. Include Universal Design Principles in Limits	1				
	b. 50% of Units	1				
	c. 50% of Units	1				
	d. Un-Work Units Include A Dedicated Commercial Entrance	1				
	11. 11.011 Affordability	1				

2299 Market Street - Suggested Checklist

Category	Item	Comment	Energy	IAQ/Health	Resources	Water
3. FSC-Certified Wood for Framing Lumber	a. FSC-Certified Wood for a Percentage of All Dimensional Studs	2				
	b. FSC-Certified Wood for a Percentage of All Dimensional Studs	2				
	4. 4.011 Engineered Lumber or Steel Studs, Joists, Headers & Beams	1				
	a. 90% or More of All Floor & Ceiling Joists	1				
	b. 90% or More of All Studs	1				
	c. 90% or More of All Headers & Beams	1				
	5. 5.011 Optimal Value Engineering Framing	1				
	a. Studs at 24" Centers on Top Floor Exterior Walls & All Interior Walls	1				
	b. Door & Window Headers Sized for Load	1				
	c. Use Only Jack & Cradle Studs Required for Load	1				

Category	Item	Comment	Energy	IAQ/Health	Resources	Water
6. 6.011 Structural Insulated Panels (SIP) Or Other Solid Wall Systems	a. 50% Or Other Solid Wall Systems are Used for 90% of All	2				
	b. Floors	1				
	c. Walls	1				
	d. Roofs	1				
	7. 7.011 Raised Heat Roof Trusses	1				
	a. 75% of All Roof Trusses Have Raised Heats	1				
	8. 8.011 Insulation	1				
	a. All Ceiling, Wall & Floor Insulation is R130 Certified OR Contains No Added Formaldehyde	1				
	b. All Ceiling, Wall & Floor Insulation Has a Recycled Content of 75% or More	1				
	9. 9.011 Sustainable Roofing Options	1				

2299 Market Street - Suggested Checklist

Category	Item	Comment	Energy	IAQ/Health	Resources	Water
7. Low-Mercury Lamps	a. Low-Mercury Lamps are Installed Wherever Linear Fluorescent Lamps are Used	1				
	b. Low-Mercury Products are Installed Wherever Compact Fluorescent Lamps are Used	1				
	8. 8.011 Light Pollution Reduction	1				
	a. Exterior Luminaires Emit No Light Above Horizontal OR are Dark Sky Certified	1				
	b. Control Light Transmitts Only Nighttime Areas Through Appropriate Fixture Selection	1				
	9. 9.011 Create Electricity Generation	1				
	a. Pre-Wire for Photovoltaics & Plan for Space (Clear Areas on Roof & in Mechanical Room)	1				
	b. Install Photovoltaics to Offset a Percent of the Project's Total Estimated Demand	1				
	c. 20%	1				
	d. 20% or more	1				

2299 Market Street - Suggested Checklist

Category	Item	Comment	Energy	IAQ/Health	Resources	Water
4. Use Low-VOC Paints & Coatings	a. Low-VOC Interior Paints (<50 gpl VOCs (Flat) and <150 gpl VOCs (Non-Flat))	0.44				
	b. Low-VOC Exterior Paints (<50 gpl VOCs (Flat))	0.56				
	c. Zero-VOC Interior Paints (<5 gpl VOCs (Flat))	0.44				
	d. Zero-VOC Exterior Paints (<5 gpl VOCs (Flat))	0.56				
	5. 5.011 Wood Coatings Meet the Green Seal Standards for Low-VOCs	0.55				
	a. In All Residences	1.12				
	b. In All Non-Residential Areas	0.55				
	c. Wood Stains Meet the Green Seal Standards for Low-VOCs	0.55				
	d. In All Residences	1.12				
	e. In All Non-Residential Areas	0.55				

2299 Market Street - Suggested Checklist

Category	Item	Comment	Energy	IAQ/Health	Resources	Water
11. Durable Cabinets	a. Install Durable Cabinets in All	0.44				
	b. Residences	0.44				
	c. Non-Residential Areas	0.56				
	12. 12.011 Furniture & Outdoor Play Structures	1				
	a. Play Structures & Outdoor Play Structures Have an Overall Average Recycled Content Greater Than 20%	1				
	b. Environmentally Preferable Exterior Site Furnishings	1				
	c. At Least 25% of All Newly Supplied Interior Furniture has Environmentally Preferable Attributes	1				
	13. 13.011 Vandalism Resistance	1				
	a. Project Includes Vandalism Resistant Finishes and Strategies	1				
	14. 14.011 Educational Signage	1				

REQUIREMENTS

Date _____

Block/Lot _____

Address _____

Primary Occupancy _____

of Dwelling Units _____

Height to highest occupied floor _____

Summary of Green Building Requirements:	Required and will be Met	Not Required
Rating Requirement: _____ GreenPoints	<input type="checkbox"/>	<input type="checkbox"/>
GreenPoint Rated (i.e. includes prerequisites)	<input type="checkbox"/>	<input type="checkbox"/>
Supplemental green building measures required by Chapter 13C:		
SFPUC Stormwater Design Guidelines	<input type="checkbox"/>	<input type="checkbox"/>

To Be completed by DBI Intake Staff

Chapter 13C Requirements Verified by: _____

Name: _____

Date: _____

Notes: _____

VERIFICATION

SELECT OPTION 1 OR OPTION 2:

Option 1:

Verification of compliance for this project will be provided by a GreenPoint Rater under the GreenPoint Rated system. No Green Building Compliance Professional of Record is required.

Green Point Rater - Name _____ Contact Phone No: _____

Green Point Rater - Sign & Date _____

Permit Applicant - Sign & Date _____

OR

Option 2:

This project will not be GreenPoint Rated. The Green Building Compliance Professional of Record for this project is:

Name _____

Firm _____

Architectural or Engineering License

I am a Certified GreenPoint Rater

I am NOT a Certified GreenPoint Rater

GreenPoint Rated Projects Completed: _____

If the above licensed professional is not a Certified GreenPoint Rater, additional signature by a Certified GreenPoint Rater is required:

Green Point Rater - Name (Print) & Contact Phone No _____

Green Point Rater - Sign & Date _____

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 assure that approved construction documents and construction properly reflect the Green Building requirements of Chapter 13C. 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.

Licensed Professional: Sign & Date _____

Affix professional stamp: _____

ib+a architecture

300 Beale Street, Suite A
San Francisco, CA 94105
tel: (415) 512-9660
fax: (415) 512-9663
www.ibadesign.com

PROJECT NAME
2299 MARKET ST.

San Francisco, CA

OWNER
2299 MARKET ST LLC

365 PACHECO ST.
SAN FRANCISCO, CA 94116

CONSULTANTS

PHASE
SCHEMATIC DESIGN

ISSUE RECORD	DATE	OWNER	DBI	OTHER
DESCRIPTION	05/20/10	X	X	
SITE PERMIT		X	X	

FOR SITE PERMIT ONLY

SHEET DESCRIPTION
GREEN BUILDING SHEET

DATE 12/22/2009

SCALE DRAWN BY AC

CHECKED BY IB/WPD

JOB NO. 0731

FILE

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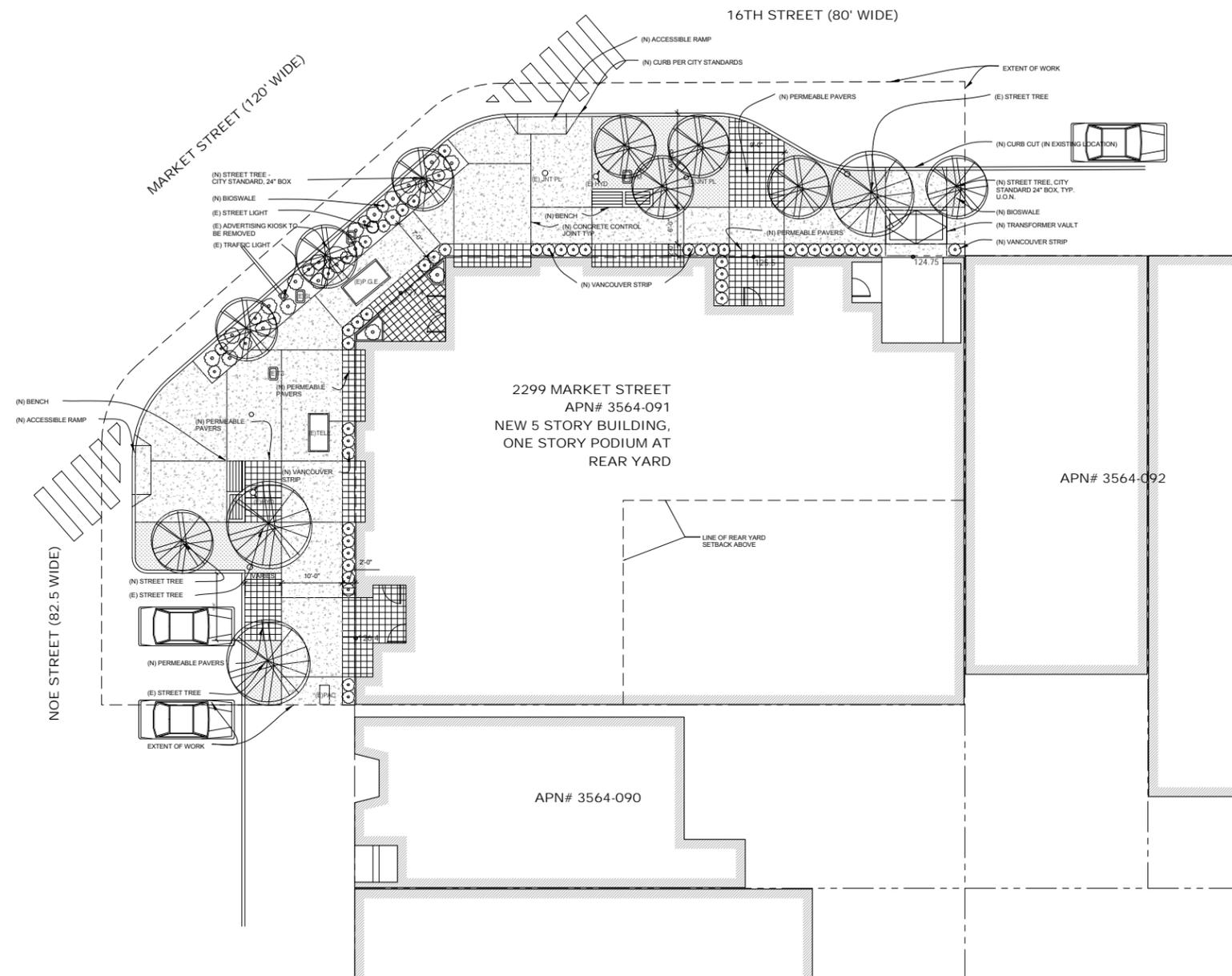
SHEET NO.

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ISSUE RECORD	DESCRIPTION	DATE	OWNER	SFRA	STR	MEP	DBI	OTHER
	BIRM	05/02/10	X	X				X
	10% PERMIT PLAN/REVISED	05/27/10	X					



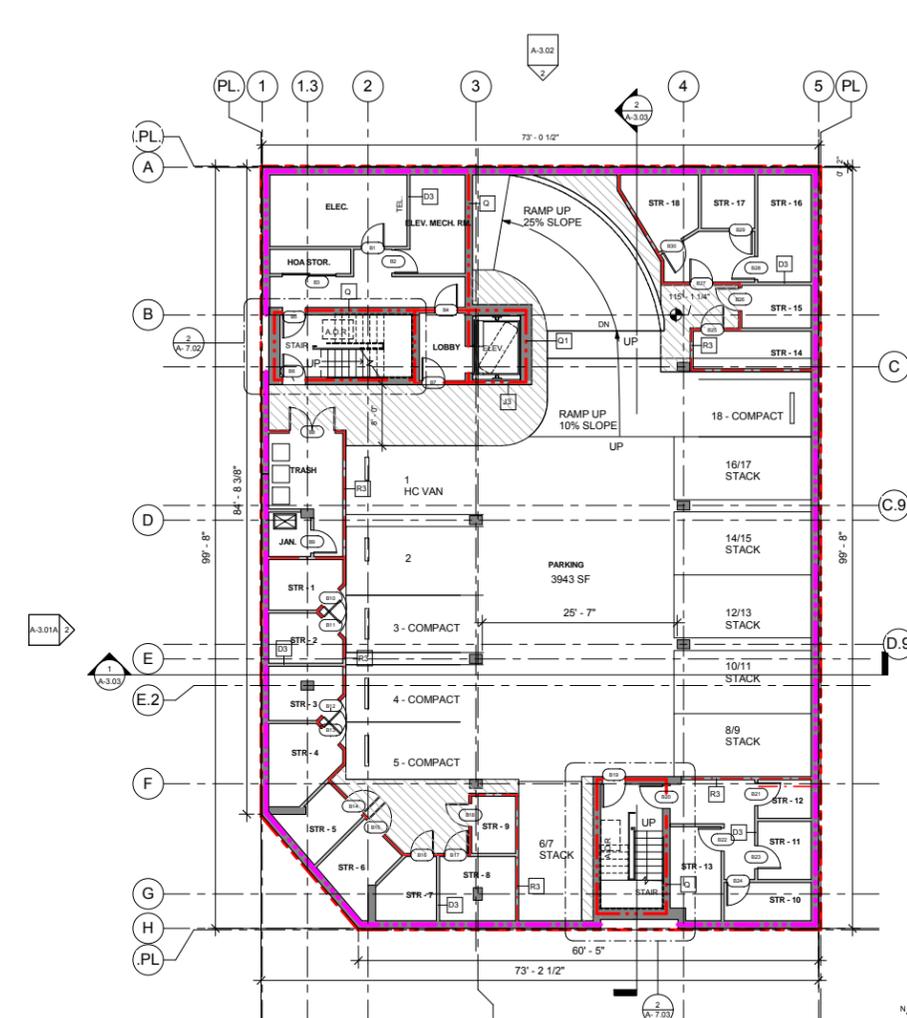
LEGEND

-  NEW CONCRETE SIDEWALK
-  NEW BIOSWALE INFILTRATION MEDIUM WITH PLANT MATERIALS T.B.D.

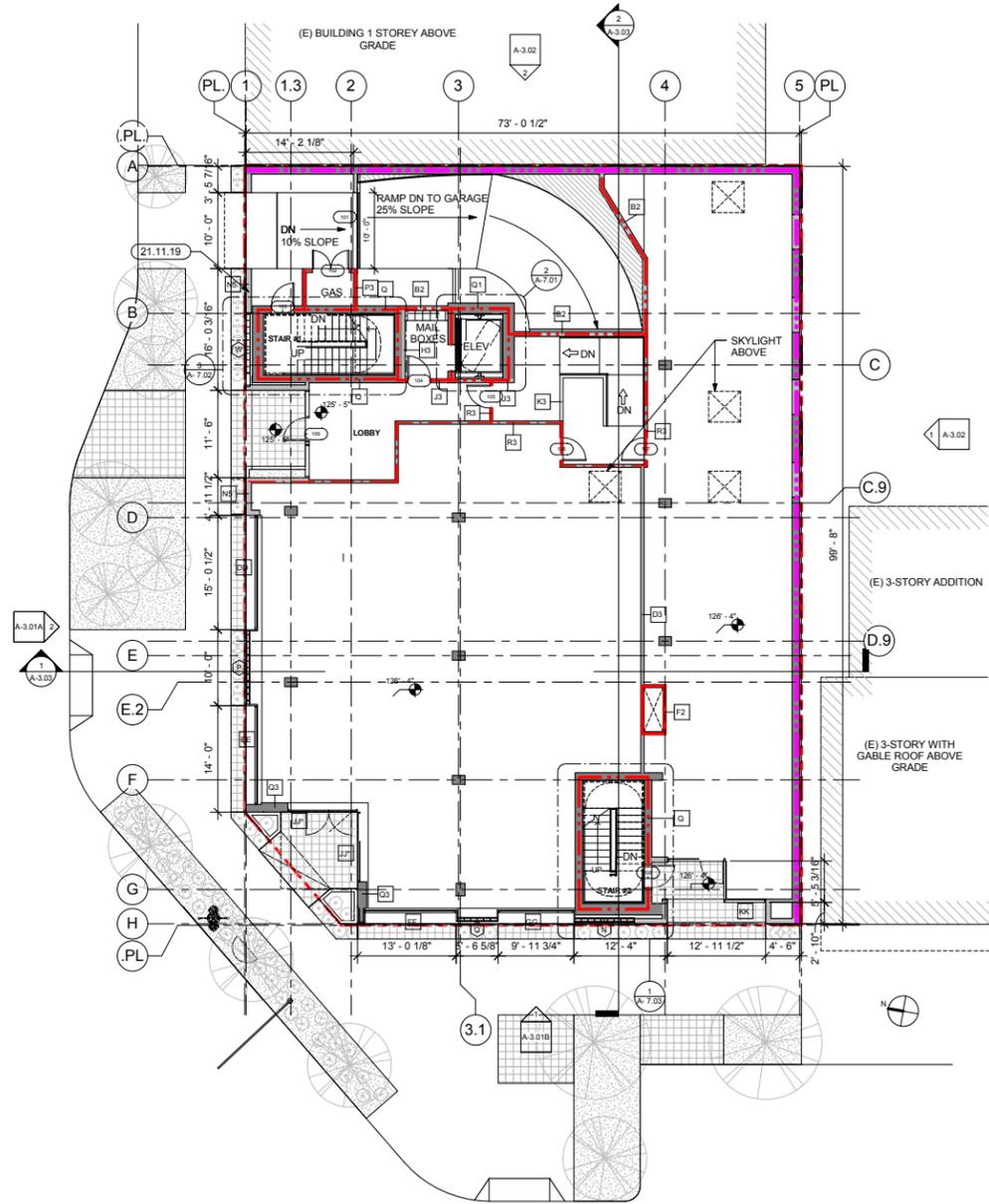
1 Site Plan & Street Scape Improvement
1/8" = 1'-0"



ISSUE RECORD	DATE	DESCRIPTION	OWNER	SFRA	STR	MFP	DBI	OTHER
CLIENT REVIEW	02/22/2009							
PLANNING	03/20/2009		X					X
CLIENT REVIEW	03/12/2009							X
SITE PERMIT	09/02/09							X
PERMITS REVIEW COMMITTEE	11/20/09							X
FINAL PERMIT	02/27/10							X
EBM	05/20/2010							X



① PLAN - BASEMENT
1/8" = 1'-0"



② PLAN - 1ST FLOOR PROJECT DATUM
1/8" = 1'-0"

KEYNOTES

CONCRETE	MASONRY	METALS	WOOD, PLASTICS AND COMPOSITES
03 30 13 CAST-IN-PLACE ARCHITECTURAL CONCRETE PLANTER	04 22 00 CMU WALL	05 12 00 STRUCTURAL STEEL FRAMING	06 16 43 OYPILUM SHEATHING
03 31 02 PATTERNED CONCRETE	04 22 01 METAL FABRICATIONS	05 20 00 SCOLD	06 42 16 IPS WOOD PLANK
03 31 13 CAST-IN-PLACE ARCHITECTURAL CONCRETE	04 22 02 METAL FABRICATIONS	05 20 01 SCOLD	
03 35 00 CONCRETE RAMP AND DRIVEWAY	04 22 03 METAL FABRICATIONS	05 20 02 SCOLD	
03 35 13 NON-SLIP CONCRETE FLOOR FINISHING	04 22 04 METAL FABRICATIONS	05 20 03 SCOLD	
03 35 33 STAMPED CONCRETE SLAB	04 22 05 METAL FABRICATIONS	05 20 04 SCOLD	
	04 22 06 METAL FABRICATIONS	05 20 05 SCOLD	
	04 22 07 METAL FABRICATIONS	05 20 06 SCOLD	
	04 22 08 METAL FABRICATIONS	05 20 07 SCOLD	
	04 22 09 METAL FABRICATIONS	05 20 08 SCOLD	
	04 22 10 METAL FABRICATIONS	05 20 09 SCOLD	
	04 22 11 METAL FABRICATIONS	05 20 10 SCOLD	
	04 22 12 METAL FABRICATIONS	05 20 11 SCOLD	
	04 22 13 METAL FABRICATIONS	05 20 12 SCOLD	
	04 22 14 METAL FABRICATIONS	05 20 13 SCOLD	
	04 22 15 METAL FABRICATIONS	05 20 14 SCOLD	
	04 22 16 METAL FABRICATIONS	05 20 15 SCOLD	
	04 22 17 METAL FABRICATIONS	05 20 16 SCOLD	
	04 22 18 METAL FABRICATIONS	05 20 17 SCOLD	
	04 22 19 METAL FABRICATIONS	05 20 18 SCOLD	
	04 22 20 METAL FABRICATIONS	05 20 19 SCOLD	
	04 22 21 METAL FABRICATIONS	05 20 20 SCOLD	
	04 22 22 METAL FABRICATIONS	05 20 21 SCOLD	
	04 22 23 METAL FABRICATIONS	05 20 22 SCOLD	
	04 22 24 METAL FABRICATIONS	05 20 23 SCOLD	
	04 22 25 METAL FABRICATIONS	05 20 24 SCOLD	
	04 22 26 METAL FABRICATIONS	05 20 25 SCOLD	
	04 22 27 METAL FABRICATIONS	05 20 26 SCOLD	
	04 22 28 METAL FABRICATIONS	05 20 27 SCOLD	
	04 22 29 METAL FABRICATIONS	05 20 28 SCOLD	
	04 22 30 METAL FABRICATIONS	05 20 29 SCOLD	
	04 22 31 METAL FABRICATIONS	05 20 30 SCOLD	
	04 22 32 METAL FABRICATIONS	05 20 31 SCOLD	
	04 22 33 METAL FABRICATIONS	05 20 32 SCOLD	
	04 22 34 METAL FABRICATIONS	05 20 33 SCOLD	
	04 22 35 METAL FABRICATIONS	05 20 34 SCOLD	
	04 22 36 METAL FABRICATIONS	05 20 35 SCOLD	
	04 22 37 METAL FABRICATIONS	05 20 36 SCOLD	
	04 22 38 METAL FABRICATIONS	05 20 37 SCOLD	
	04 22 39 METAL FABRICATIONS	05 20 38 SCOLD	
	04 22 40 METAL FABRICATIONS	05 20 39 SCOLD	
	04 22 41 METAL FABRICATIONS	05 20 40 SCOLD	
	04 22 42 METAL FABRICATIONS	05 20 41 SCOLD	
	04 22 43 METAL FABRICATIONS	05 20 42 SCOLD	
	04 22 44 METAL FABRICATIONS	05 20 43 SCOLD	
	04 22 45 METAL FABRICATIONS	05 20 44 SCOLD	
	04 22 46 METAL FABRICATIONS	05 20 45 SCOLD	
	04 22 47 METAL FABRICATIONS	05 20 46 SCOLD	
	04 22 48 METAL FABRICATIONS	05 20 47 SCOLD	
	04 22 49 METAL FABRICATIONS	05 20 48 SCOLD	
	04 22 50 METAL FABRICATIONS	05 20 49 SCOLD	
	04 22 51 METAL FABRICATIONS	05 20 50 SCOLD	
	04 22 52 METAL FABRICATIONS	05 20 51 SCOLD	
	04 22 53 METAL FABRICATIONS	05 20 52 SCOLD	
	04 22 54 METAL FABRICATIONS	05 20 53 SCOLD	
	04 22 55 METAL FABRICATIONS	05 20 54 SCOLD	
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	04 22 59 METAL FABRICATIONS	05 20 58 SCOLD	
	04 22 60 METAL FABRICATIONS	05 20 59 SCOLD	
	04 22 61 METAL FABRICATIONS	05 20 60 SCOLD	
	04 22 62 METAL FABRICATIONS	05 20 61 SCOLD	
	04 22 63 METAL FABRICATIONS	05 20 62 SCOLD	
	04 22 64 METAL FABRICATIONS	05 20 63 SCOLD	
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	04 22 67 METAL FABRICATIONS	05 20 66 SCOLD	
	04 22 68 METAL FABRICATIONS	05 20 67 SCOLD	
	04 22 69 METAL FABRICATIONS	05 20 68 SCOLD	
	04 22 70 METAL FABRICATIONS	05 20 69 SCOLD	
	04 22 71 METAL FABRICATIONS	05 20 70 SCOLD	
	04 22 72 METAL FABRICATIONS	05 20 71 SCOLD	
	04 22 73 METAL FABRICATIONS	05 20 72 SCOLD	
	04 22 74 METAL FABRICATIONS	05 20 73 SCOLD	
	04 22 75 METAL FABRICATIONS	05 20 74 SCOLD	
	04 22 76 METAL FABRICATIONS	05 20 75 SCOLD	
	04 22 77 METAL FABRICATIONS	05 20 76 SCOLD	
	04 22 78 METAL FABRICATIONS	05 20 77 SCOLD	
	04 22 79 METAL FABRICATIONS	05 20 78 SCOLD	
	04 22 80 METAL FABRICATIONS	05 20 79 SCOLD	
	04 22 81 METAL FABRICATIONS	05 20 80 SCOLD	
	04 22 82 METAL FABRICATIONS	05 20 81 SCOLD	
	04 22 83 METAL FABRICATIONS	05 20 82 SCOLD	
	04 22 84 METAL FABRICATIONS	05 20 83 SCOLD	
	04 22 85 METAL FABRICATIONS	05 20 84 SCOLD	
	04 22 86 METAL FABRICATIONS	05 20 85 SCOLD	
	04 22 87 METAL FABRICATIONS	05 20 86 SCOLD	
	04 22 88 METAL FABRICATIONS	05 20 87 SCOLD	
	04 22 89 METAL FABRICATIONS	05 20 88 SCOLD	
	04 22 90 METAL FABRICATIONS	05 20 89 SCOLD	
	04 22 91 METAL FABRICATIONS	05 20 90 SCOLD	
	04 22 92 METAL FABRICATIONS	05 20 91 SCOLD	
	04 22 93 METAL FABRICATIONS	05 20 92 SCOLD	
	04 22 94 METAL FABRICATIONS	05 20 93 SCOLD	
	04 22 95 METAL FABRICATIONS	05 20 94 SCOLD	
	04 22 96 METAL FABRICATIONS	05 20 95 SCOLD	
	04 22 97 METAL FABRICATIONS	05 20 96 SCOLD	
	04 22 98 METAL FABRICATIONS	05 20 97 SCOLD	
	04 22 99 METAL FABRICATIONS	05 20 98 SCOLD	
	04 22 100 METAL FABRICATIONS	05 20 99 SCOLD	

WOOD RAILINGS	THERMAL AND MOISTURE PROTECTION	FINISHES	SPICALITES
06 43 16 WOOD RAILINGS	07 13 28 SELF-ADHERING SHEET WATERPROOFING	09 24 23 PORTLAND CEMENT STUCCO	10 14 00 SIGNAGE
06 43 17 WINDOW CASINGS	07 13 29 PEDESTRIAN TRAFFIC BEARING WATERPROOF COATING	09 24 24 GIPSUM BOARD	10 14 01 TELEPHONE ENCLOSURES
06 43 18 WINDOW CASINGS	07 13 30 VEHICULAR TRAFFIC BEARING WATERPROOF COATING	09 24 25 CORNICE	10 14 02 FIRE EXTINGUISHERS
06 43 19 WINDOW CASINGS	07 13 31 BUILDING INSULATION	09 24 26 METAL WALL PANEL	10 14 03 MAIL BOXES
06 43 20 WINDOW CASINGS	07 13 32 COMPOSITE WALL PANEL - ECCOLAD WOOD 1	09 24 27 COMPOSITE WALL PANEL - ECCOLAD WOOD 2	10 14 04 WAREHOUSE AND CLOSET SPECIALTIES
06 43 21 WINDOW CASINGS	07 13 33 COMPOSITE WALL PANEL - ECCOLAD WOOD 2	09 24 28 METAL WALL PANEL	10 14 05 GREEN SCREEN
06 43 22 WINDOW CASINGS	07 13 34 COMPOSITE WALL PANEL - ECCOLAD SOLID 1	09 24 29 METAL WALL PANEL	
06 43 23 WINDOW CASINGS	07 13 35 COMPOSITE WALL PANEL - ECCOLAD SOLID 2	09 24 30 METAL WALL PANEL	
06 43 24 WINDOW CASINGS	07 13 36 METAL WALL PANEL	09 24 31 BUILDING BASE TILE	
06 43 25 WINDOW CASINGS	07 13 37 BUILD-UP BITUMINOUS ROOFING	09 24 32 GARDEN WALL TILE	
06 43 26 WINDOW CASINGS	07 13 38 COMPOSITE WALL PANELS	09 24 33 WOOD FLOORING	
06 43 27 WINDOW CASINGS	07 13 39 MINERAL FIBER CEMENT BOARD	09 24 34 CARPETING	
06 43 28 WINDOW CASINGS	07 13 40 SHEET METAL FLASHING AND TRIM	09 24 35 PAINTING AND COATING	
06 43 29 WINDOW CASINGS	07 13 41 OVERHEAD TRAVELER DOOR SMOKE CONTAINMENT SYSTEM	09 24 36 METAL DOORS	
06 43 30 WINDOW CASINGS	07 13 42 BACKER ROD	09 24 37 METAL LOUVERS	
06 43 31 WINDOW CASINGS	07 13 43 SEALANT	09 24 38 METAL LOUVERS	
06 43 32 WINDOW CASINGS	07 13 44 EXPANSION JOINT CONTROL ASSEMBLY	09 24 39 METAL LOUVERS	
06 43 33 WINDOW CASINGS	07 13 45 EXPANSION JOINT CONTROL ASSEMBLY	09 24 40 METAL LOUVERS	

SECTIONS	FINISHES	SPICALITES	SPICALITES
08 36 13 SECTIONAL DOORS	09 24 23 PORTLAND CEMENT STUCCO	10 14 00 SIGNAGE	10 14 01 TELEPHONE ENCLOSURES
08 36 14 SECTIONAL DOORS	09 24 24 GIPSUM BOARD	10 14 02 FIRE EXTINGUISHERS	10 14 03 MAIL BOXES
08 36 15 SECTIONAL DOORS	09 24 25 CORNICE	10 14 04 WAREHOUSE AND CLOSET SPECIALTIES	10 14 05 GREEN SCREEN
08 36 16 SECTIONAL DOORS	09 24 26 METAL WALL PANEL		
08 36 17 SECTIONAL DOORS	09 24 27 COMPOSITE WALL PANEL - ECCOLAD WOOD 2		
08 36 18 SECTIONAL DOORS	09 24 28 METAL WALL PANEL		
08 36 19 SECTIONAL DOORS	09 24 29 METAL WALL PANEL		
08 36 20 SECTIONAL DOORS	09 24 30 METAL WALL PANEL		
08 36 21 SECTIONAL DOORS	09 24 31 BUILDING BASE TILE		
08 36 22 SECTIONAL DOORS	09 24 32 GARDEN WALL TILE		
08 36 23 SECTIONAL DOORS	09 24 33 WOOD FLOORING		
08 36 24 SECTIONAL DOORS	09 24 34 CARPETING		
08 36 25 SECTIONAL DOORS	09 24 35 PAINTING AND COATING		
08 36 26 SECTIONAL DOORS	09 24 36 METAL DOORS		
08 36 27 SECTIONAL DOORS	09 24 37 METAL LOUVERS		
08 36 28 SECTIONAL DOORS	09 24 38 METAL LOUVERS		
08 36 29 SECTIONAL DOORS	09 24 39 METAL LOUVERS		
08 36 30 SECTIONAL DOORS	09 24 40 METAL LOUVERS		

SECTIONS	FINISHES	SPICALITES	SPICALITES
08 36 13 SECTIONAL DOORS	09 24 23 PORTLAND CEMENT STUCCO	10 14 00 SIGNAGE	10 14 01 TELEPHONE ENCLOSURES
08 36 14 SECTIONAL DOORS	09 24 24 GIPSUM BOARD	10 14 02 FIRE EXTINGUISHERS	10 14 03 MAIL BOXES
08 36 15 SECTIONAL DOORS	09 24 25 CORNICE	10 14 04 WAREHOUSE AND CLOSET SPECIALTIES	10 14 05 GREEN SCREEN
08 36 16 SECTIONAL DOORS	09 24 26 METAL WALL PANEL		
08 36 17 SECTIONAL DOORS	09 24 27 COMPOSITE WALL PANEL - ECCOLAD WOOD 2		
08 36 18 SECTIONAL DOORS	09 24 28 METAL WALL PANEL		
08 36 19 SECTIONAL DOORS	09 24 29 METAL WALL PANEL		
08 36 20 SECTIONAL DOORS	09 24 30 METAL WALL PANEL		
08 36 21 SECTIONAL DOORS	09 24 31 BUILDING BASE TILE		
08 36 22 SECTIONAL DOORS	09 24 32 GARDEN WALL TILE		
08 36 23 SECTIONAL DOORS	09 24 33 WOOD FLOORING		
08 36 24 SECTIONAL DOORS	09 24 34 CARPETING		
08 36 25 SECTIONAL DOORS	09 24 35 PAINTING AND COATING		
08 36 26 SECTIONAL DOORS	09 24 36 METAL DOORS		
08 36 27 SECTIONAL DOORS	09 24 37 METAL LOUVERS		
08 36 28 SECTIONAL DOORS	09 24 38 METAL LOUVERS		
08 36 29 SECTIONAL DOORS	09 24 39 METAL LOUVERS		
08 36 30 SECTIONAL DOORS	09 24 40 METAL LOUVERS		

SECTIONS	FINISHES	SPICALITES	SPICALITES
08 36 13 SECTIONAL DOORS	09 24 23 PORTLAND CEMENT STUCCO	10 14 00 SIGNAGE	10 14 01 TELEPHONE ENCLOSURES
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08 36 18 SECTIONAL DOORS	09 24 28 METAL WALL PANEL		
08 36 19 SECTIONAL DOORS	09 24 29 METAL WALL PANEL		
08 36 20 SECTIONAL DOORS	09 24 30 METAL WALL PANEL		
08 36 21 SECTIONAL DOORS	09 24 31 BUILDING BASE TILE		
08 36 22 SECTIONAL DOORS	09 24 32 GARDEN WALL TILE		
08 36 23 SECTIONAL DOORS	09 24 33 WOOD FLOORING		
08 36 24 SECTIONAL DOORS	09 24 34 CARPETING		
08 36 25 SECTIONAL DOORS	09 24 35 PAINTING AND COATING		
08 36 26 SECTIONAL DOORS	09 24 36 METAL DOORS		
08 36 27 SECTIONAL DOORS	09 24 37 METAL LOUVERS		
08 36 28 SECTIONAL DOORS	09 24 38 METAL		



ISSUE RECORD	DATE	OWNER	SFRA	STR	MFP	DBI	OTHER
CLIENT REVIEW	02/22/2009						
PLANNING	03/02/2009	X					X
CLIENT REVIEW	03/12/2009						X
SITE PERMIT	09/02/09						X
PERMANENT CONSTRUCTION	12/22/09						X
FINAL PERMIT/INSTALLATION	02/27/10						X

FOR SITE PERMIT ONLY

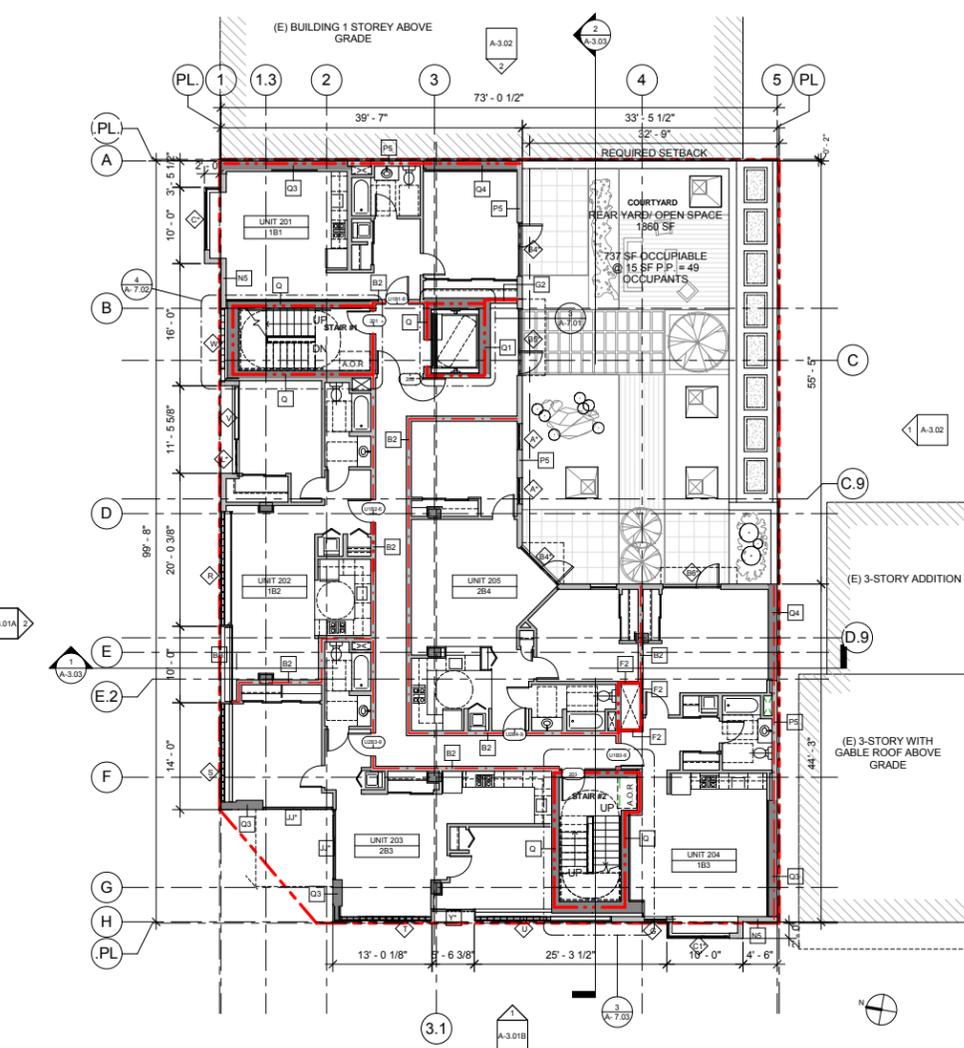
SHEET DESCRIPTION
**SECOND FLOOR
PLAN, THIRD
FLOOR PLAN**

DATE 12/22/2009
SCALE As indicated
DRAWN BY AC
CHECKED BY IB / WPD
JOB NO. 0731
FILE

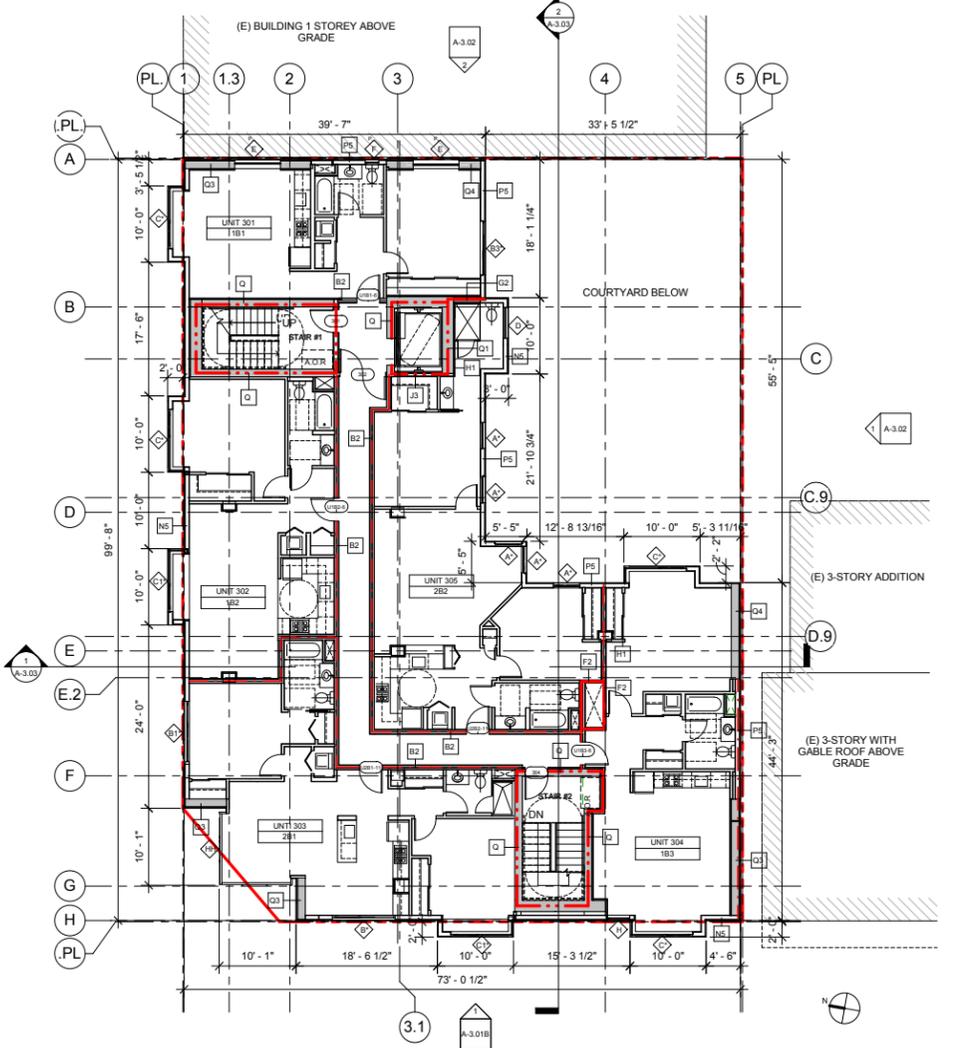
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① PLAN - 2ND FLOOR
1/8" = 1'-0"



② PLAN - 3RD FLOOR
1/8" = 1'-0"

KEYNOTES	DATE	DESCRIPTION
DIVISION 03 CONCRETE	06 43 16	WOOD RAILINGS
03 30 13	06 43 17	WINDOW CASINGS
03 30 13.02	06 46 23	ZWICO FACIA AND SOFFITS
03 31 13	06 61 16	SOLID SURFACING FABRICATIONS (COUNTERTOPS)
03 35 00	06 62 00	GLASS FIBER REINFORCED PLASTIC PLANTER BOX
03 35 00.01		CONCRETE RAMP AND DRIVEWAY
03 35 33		NON-SLIP CONCRETE FLOOR FINISHING
03 35 33		STAMPED CONCRETE SLAB
DIVISION 04 MASONRY	07 12 26	SELF-ADHERING SHEET WATERPROOFING
04 22 00	07 18 13	PEDESTRIAN TRAFFIC BEARING WATERPROOF COATING
DIVISION 05 METALS	07 18 13	VEHICULAR TRAFFIC BEARING WATERPROOF COATING
05 12 00	07 21 01	BUILDING INSULATION
05 20 00	07 42 43.1	COMPOSITE WALL PANEL - ECOCLAD WOOD 1
05 30 00.01	07 42 43.2	COMPOSITE WALL PANEL - ECOCLAD WOOD 2
05 30 00.02	07 42 43.3	COMPOSITE WALL PANEL - ECOCLAD SOLID 1
05 30 00.03	07 42 43.4	COMPOSITE WALL PANEL - ECOCLAD SOLID 2
05 30 00.04	07 42 43.5	METAL WALL PANEL
05 51 14	07 42 43.6	COMPOSITE WALL PANEL - ECOCLAD SOLID 3
05 53 00	07 42 43.7	MINERAL FIBER GEMENT SHEET
05 70 00	07 42 43.8	MINERAL FIBER GEMENT SHEET
05 73 00	07 42 43.9	SHEET METAL FLASHING AND TRIM
	07 42 44	OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM
	07 42 45	BACKER ROD
	07 42 46	SCALANT
	07 42 47	EXPANSION JOINT CONTROL ASSEMBLY
DIVISION 06 WOOD, PLASTICS AND COMPOSITES	08 00 00	PORTLAND CEMENT STUCCO
06 16 43	08 00 01	SPRUEM BOARD
06 42 16	08 00 02	PORCELAN @ BATHROOMS
	08 00 03	CONCRETE TILE
	08 00 04	BUILDING BASE TILE
	08 00 05	GARDEN WALL TILE
	08 00 06	WOOD FLOORING
	08 00 07	CARPETING
	08 00 08	PAINTING AND COATING
	08 00 09	METAL DOORS
	08 00 10	METAL LOUVERS
	08 00 11	METAL LOUVERS
	08 00 12	METAL LOUVERS
	08 00 13	METAL LOUVERS
	08 00 14	METAL LOUVERS
	08 00 15	METAL LOUVERS
	08 00 16	METAL LOUVERS
	08 00 17	METAL LOUVERS
	08 00 18	METAL LOUVERS
	08 00 19	METAL LOUVERS
	08 00 20	METAL LOUVERS
	08 00 21	METAL LOUVERS
	08 00 22	METAL LOUVERS
	08 00 23	METAL LOUVERS
	08 00 24	METAL LOUVERS
	08 00 25	METAL LOUVERS
	08 00 26	METAL LOUVERS
	08 00 27	METAL LOUVERS
	08 00 28	METAL LOUVERS
	08 00 29	METAL LOUVERS
	08 00 30	METAL LOUVERS
	08 00 31	METAL LOUVERS
	08 00 32	METAL LOUVERS
	08 00 33	METAL LOUVERS
	08 00 34	METAL LOUVERS
	08 00 35	METAL LOUVERS
	08 00 36	METAL LOUVERS
	08 00 37	METAL LOUVERS
	08 00 38	METAL LOUVERS
	08 00 39	METAL LOUVERS
	08 00 40	METAL LOUVERS
	08 00 41	METAL LOUVERS
	08 00 42	METAL LOUVERS
	08 00 43	METAL LOUVERS
	08 00 44	METAL LOUVERS
	08 00 45	METAL LOUVERS
	08 00 46	METAL LOUVERS
	08 00 47	METAL LOUVERS
	08 00 48	METAL LOUVERS
	08 00 49	METAL LOUVERS
	08 00 50	METAL LOUVERS
	08 00 51	METAL LOUVERS
	08 00 52	METAL LOUVERS
	08 00 53	METAL LOUVERS
	08 00 54	METAL LOUVERS
	08 00 55	METAL LOUVERS
	08 00 56	METAL LOUVERS
	08 00 57	METAL LOUVERS
	08 00 58	METAL LOUVERS
	08 00 59	METAL LOUVERS
	08 00 60	METAL LOUVERS
	08 00 61	METAL LOUVERS
	08 00 62	METAL LOUVERS
	08 00 63	METAL LOUVERS
	08 00 64	METAL LOUVERS
	08 00 65	METAL LOUVERS
	08 00 66	METAL LOUVERS
	08 00 67	METAL LOUVERS
	08 00 68	METAL LOUVERS
	08 00 69	METAL LOUVERS
	08 00 70	METAL LOUVERS
	08 00 71	METAL LOUVERS
	08 00 72	METAL LOUVERS
	08 00 73	METAL LOUVERS
	08 00 74	METAL LOUVERS
	08 00 75	METAL LOUVERS
	08 00 76	METAL LOUVERS
	08 00 77	METAL LOUVERS
	08 00 78	METAL LOUVERS
	08 00 79	METAL LOUVERS
	08 00 80	METAL LOUVERS
	08 00 81	METAL LOUVERS
	08 00 82	METAL LOUVERS
	08 00 83	METAL LOUVERS
	08 00 84	METAL LOUVERS
	08 00 85	METAL LOUVERS
	08 00 86	METAL LOUVERS
	08 00 87	METAL LOUVERS
	08 00 88	METAL LOUVERS
	08 00 89	METAL LOUVERS
	08 00 90	METAL LOUVERS
	08 00 91	METAL LOUVERS
	08 00 92	METAL LOUVERS
	08 00 93	METAL LOUVERS
	08 00 94	METAL LOUVERS
	08 00 95	METAL LOUVERS
	08 00 96	METAL LOUVERS
	08 00 97	METAL LOUVERS
	08 00 98	METAL LOUVERS
	08 00 99	METAL LOUVERS
	08 00 100	METAL LOUVERS

NOTE:
1. FOR ENLARGED UNIT PLANS, SEE SHTS. A4.01-A4.03

RESCUE WINDOW MEETING REQUIREMENT OF 2007 CBC 1026
PROTECTED OPENING, MINUTES RATING



ISSUE RECORD	DESCRIPTION	DATE	ISSUE RECORD					
			OWNER	SFRA	STR	MFP	DBI	OTHER
	CLIENT REVIEW	02/22/2009						
	PLANNING	03/20/2009	X					
	CLIENT REVIEW	01/12/2009						
	SITE PERMIT	09/30/09						
	PERMITS REVIEW COMMITTEE	11/20/09						
	FINAL PERMIT	02/27/10						

FOR SITE PERMIT ONLY

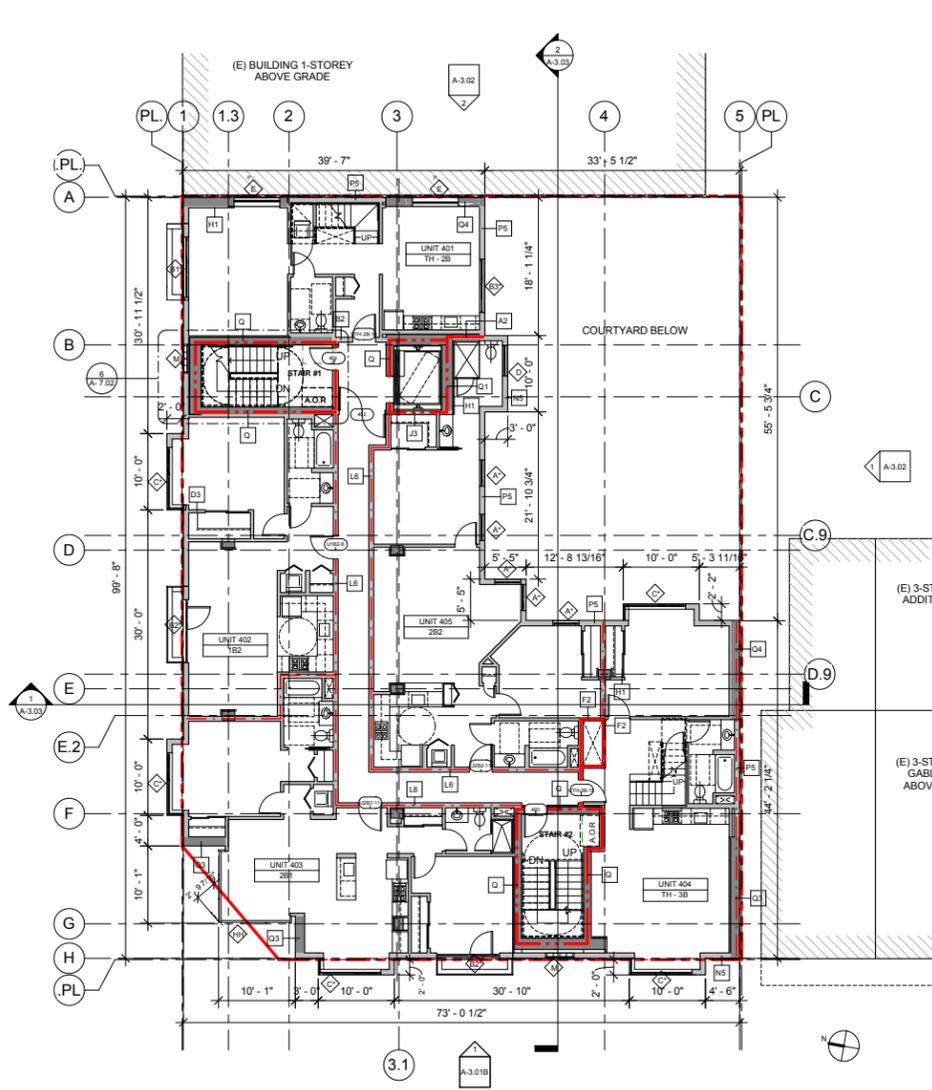
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**FOURTH FLOOR
PLAN, FIFTH
FLOOR PLAN**

DATE 12/22/2009
SCALE As indicated
DRAWN BY AC
CHECKED BY IB / WPD
JOB NO. 0731

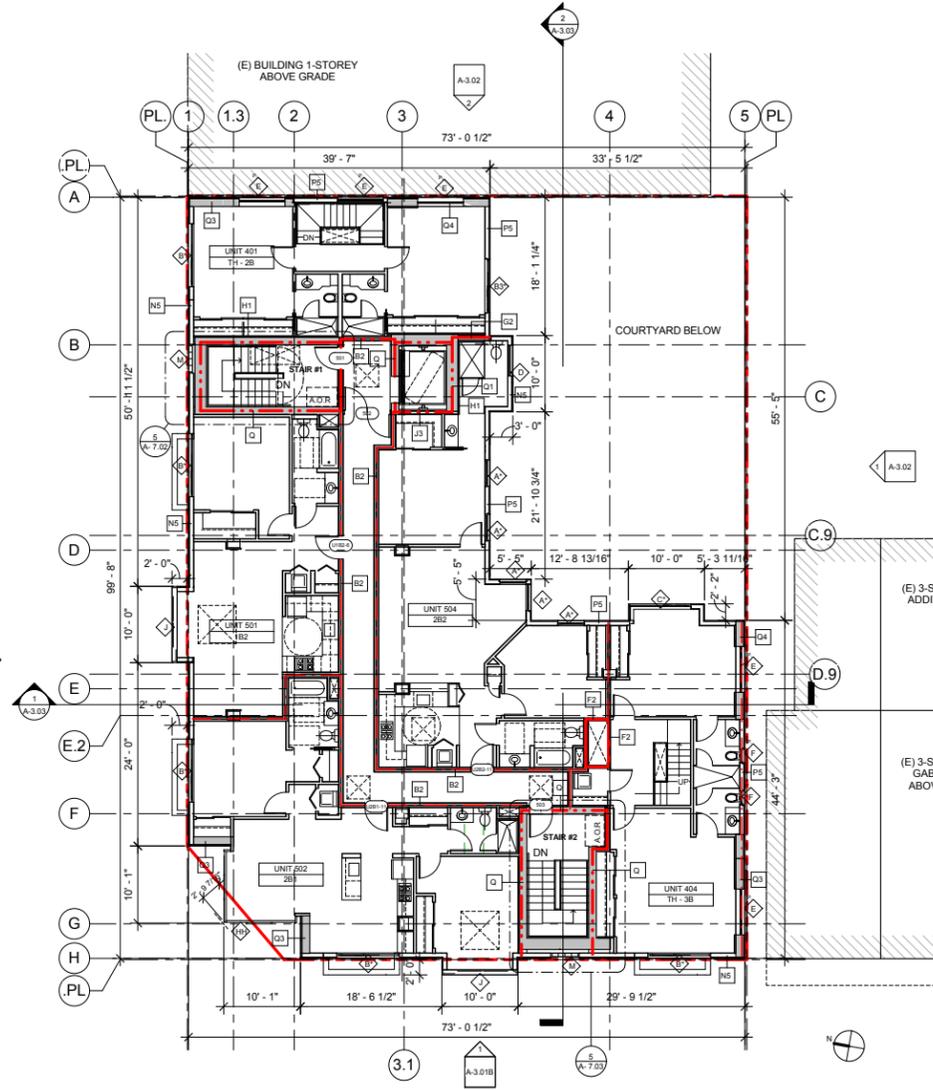
A-2.03

SHEET NO.
All drawings and written material appearing herein constitute the original and published work of the designer and the same may not be duplicated, used, or disclosed without the written consent of the designer.

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① PLAN - 4TH FLOOR
1/8" = 1'-0"



② PLAN - 5TH FLOOR
1/8" = 1'-0"

KEYNOTES

DATE	DESCRIPTION
03 30 13	CAST-IN-PLACE ARCHITECTURAL CONCRETE PLANTER
03 30 13.02	PATTERNED CONCRETE
03 31 13	HEAVYWEIGHT STRUCTURAL CONCRETE
03 35 00	CAST-IN-PLACE ARCHITECTURAL CONCRETE
03 35 00.01	CONCRETE RAMP AND DRIVEWAY
03 35 13	NON-SLIP CONCRETE FLOOR FINISHING
03 35 33	STAMPED CONCRETE SLAB
04 22 00	CMU WALL
05 00 00	METALS
05 12 00	STRUCTURAL STEEL FRAMING
05 20 00	METAL FABRICATIONS
05 30 00.01	SCOLLARD
05 30 00.02	METAL CANOPY
05 30 00.03	TRENCH DRAIN
05 30 00.04	CORNER PLATE
05 51 14	METAL STAIRS AND LADDERS
05 53 00	METAL GRATING
05 54 00	METAL FLOOR PLATE
05 70 00	DECORATIVE ALUMINUM CHANNEL
05 73 00	DECORATIVE METAL RAILINGS
06 16 43	GYPSUM SHEATHING
06 42 16	PFS WOOD PLANK

DATE	DESCRIPTION
06 43 16	WOOD RAILINGS
06 46 13	WINDOW CASINGS
06 46 20	2XWOOD FASCIA AND SOFFITS
06 61 16	SOLID SURFACING FABRICATIONS (COUNTERTOPS)
06 61 00	GLASS FIBER REINFORCED PLASTIC PLANTER BOX
07 16 15	SELF-ADHERING SHEET WATERPROOFING
07 18 13	PEDESTRIAN TRAFFIC BEARING WATERPROOF COATING
07 18 15	VEHICULAR TRAFFIC BEARING WATERPROOF COATING
07 21 01	BUILDING INSULATION
07 42 43.1	COMPOSITE WALL PANEL - ECOCLAD WOOD 1
07 42 43.2	COMPOSITE WALL PANEL - ECOCLAD WOOD 2
07 42 43.3	COMPOSITE WALL PANEL - ECOCLAD SOLID 1
07 42 43.4	COMPOSITE WALL PANEL - ECOCLAD SOLID 2
07 42 13	METAL WALL PANEL
07 42 43	COMPOSITE WALL PANELS
07 46 40	MINERAL FIBER CEMENT BOARD
07 51 00	BUILT-UP BITUMINOUS ROOFING
07 52 00	SHEET METAL FLASHING AND TRIM
07 57 00	OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM
07 61 23	BACKER ROD
07 62 00	SEALANT
07 66 13	EXPANSION JOINT CONTROL ASSEMBLY

DATE	DESCRIPTION
08 36 13	SECTIONAL DOORS
08 43 13	ALUMINUM FRAMED ENTRANCE AND STOREFRONT
08 43 36	ALL-GLASS CANOPY STOREFRONT
08 51 13	ALUMINUM NAUFIN WINDOWS
08 52 00	METAL-FRAMED SKYLIGHTS
08 72 33	ROOF HATCHES
08 80 13	GLAZING
08 80 13	SPANDREL GLASS
08 84 13	CHANNEL GLASS
09 24 23	PORTLAND CEMENT STUCCO
09 25 00	SPRUEM BOARD
09 30 00.01	PORCELAIN @ BATHROOMS
09 30 00.02	BUILDING BASE TILE
09 30 00.03	GARDEN WALL TILE
09 30 00.04	WOOD FLOORING
09 46 00	CARPENTRY
09 60 00	PAINTING AND COATING
09 60 00	METAL LOUVERS
09 91 19	METAL LOUVERS
10 14 00	SIGNAGE
10 17 16	TELEPHONE ENCLOSURES
10 44 16	FIRE EXTINGUISHERS
10 55 23	MAIL BOXES
10 57 00	WARDROBE AND CLOSET SPECIALTIES
10 62 00	GREEN SCREEN

DATE	DESCRIPTION
12 32 10	MANUFACTURED CASEWORK
12 48 19	ENTRANCE FLOOR GRATINGS
12 48 43	FLOOR MATS
12 59 13	BICYCLE RACKS
14 24 00	HYDRAULIC ELEVATORS
21 11 19	FIRE DEPARTMENT CONNECTION
22 13 18 13	SANITARY DRAINS
23 31 13	METAL DOORS
23 34 00	HVAC FANS

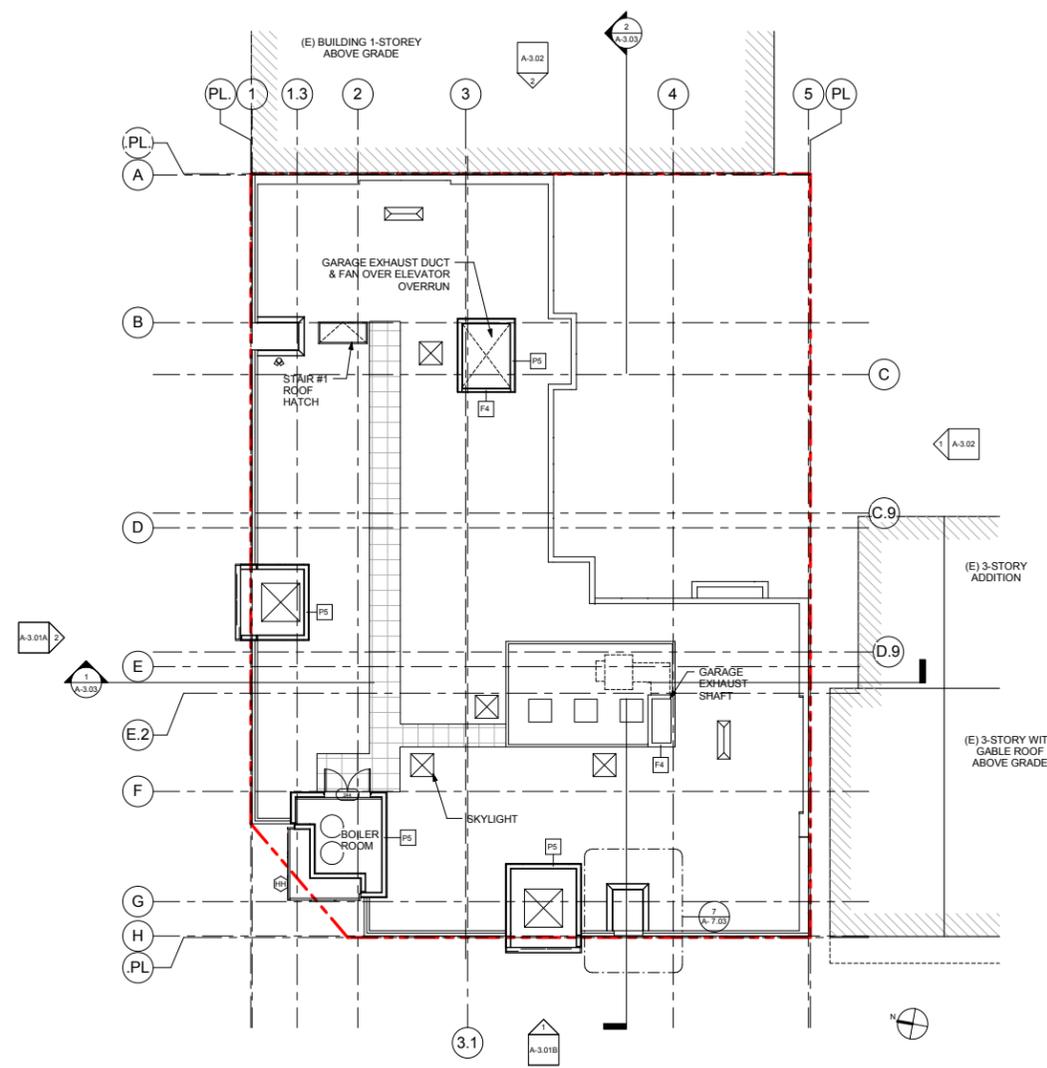
DATE	DESCRIPTION
25 31 00	PHOTOVOLTAIC COLLECTORS
25 56 00	EXTERIOR LIGHTING
32 14 13	PRECAST CONCRETE UNIT PAVING
32 17 13	PARKING BUMPER
32 30 00	CONCRETE SIDEWALK, CURB AND CURB-CUT TO CITY STANDARDS
32 31 00	DECORATIVE METAL FENCES AND GATES
32 84 00	IRRIGATION
33 51 33	GAS METER AND REGULATOR
33 46 11 13	FOUNDATION DRAINAGE PIPING
44 42 53	GIL/WATER SEPARATOR

NOTE:
1. FOR ENLARGED UNIT PLANS, SEE SHTS. A4.01-A4.03

RESUE WINDOW MEETING REQUIREMENT
OF 2007 CBC 1026
PROTECTED OPENING, MINUTES RATING



ISSUE RECORD	DATE	DESCRIPTION	ISSUE RECORD						
			OWNER	SFRA	STR	MEP	DBI	OTHER	
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DESCRIPTION	09/09/09	05/27/10							
OWNER			X						
SFRA				X					
STR					X				
MEP						X			
DBI							X		
OTHER								X	



1 PLAN - ROOF
1/8" = 1'-0"

KEYNOTES

DIVISION 01	CONCRETE
03 30 13	CAST-IN-PLACE ARCHITECTURAL CONCRETE PLANTER
03 30 13.02	PATTERNED CONCRETE
03 31 13	HEAVYWEIGHT STRUCTURAL CONCRETE
03 31 13.01	CAST SURFACE ARCHITECTURAL CONCRETE
03 35 00	CONCRETE RAMP AND DRIVEWAY
03 35 13	NON-SLIP CONCRETE FLOOR FINISHING
03 35 33	STAMPED CONCRETE SLAB
DIVISION 04	MASONRY
04 22 00	CMU WALL
DIVISION 05	METALS
05 12 00	STRUCTURAL STEEL FRAMING
05 50 00	METAL FABRICATIONS
05 50 00.01	SCOLLARD
05 50 00.02	METAL CANOPY
05 50 00.03	TRENCH DRAIN
05 50 00.04	CORTEL PLATE
05 51 14	METAL STAIRS AND LADDERS
05 53 00	METAL GRATING
05 54 00	METAL FLOOR PLATE
05 73 00	DECORATIVE ALUMINUM CHANNEL
05 73 00	DECORATIVE METAL RAILINGS
DIVISION 06	WOOD, PLASTICS AND COMPOSITES
06 16 43	OSB/PSH SHEATHING
06 42 16	PS WOOD PLANK

DIVISION 07	THERMAL AND MOISTURE PROTECTION
07 12 20	SELF-ADHERING SHEET WATERPROOFING
07 12 20	PEDESTRIAN TRAFFIC BEARING WATERPROOF COATING
07 12 20	VEHICULAR TRAFFIC BEARING WATERPROOF COATING
07 21 01	BUILDING INSULATION
07 42 43.1	COMPOSITE WALL PANEL - ECOCLAD WOOD 1
07 42 43.2	COMPOSITE WALL PANEL - ECOCLAD WOOD 2
07 42 43.3	COMPOSITE WALL PANEL - ECOCLAD SOLID 1
07 42 43.4	COMPOSITE WALL PANEL - ECOCLAD SOLID 2
07 42 43.5	METAL WALL PANEL
07 42 43.6	COMPOSITE WALL PANELS
07 46 00	MINERAL FIBER CEMENT BOARD
07 61 00	BUILT-UP BITUMINOUS ROOFING
07 62 00	SHEET METAL FLASHING AND TRIM
07 67 00	OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM
07 81 23	BACKER ROD
07 82 00	SEALANT
07 86 13	EXPANSION JOINT CONTROL ASSEMBLY

DIVISION 08	FINISHES
08 36 13	SECTIONAL DOORS
08 43 13	ALUMINUM FRAMED ENTRANCE AND STOREFRONT
08 43 26	ALL-GLASS CAPLESS STOREFRONT
08 51 13	ALUMINUM NAILED FIN WINDOWS
08 52 00	METAL-FRAMED SKYLIGHTS
08 72 33	ROOF HATCHES
08 80 00	GLAZING
08 80 13	SPANDREL GLASS
08 84 13	CHANNEL GLASS
DIVISION 09	FINISHES
09 24 23	PORTLAND CEMENT STUCCO
09 26 00	GRIPSLIP BOARD
09 30 00.01	PORCELAIN TILE BATHROOMS
09 30 00.02	ALUMINUM TILE
09 30 00.03	BUILDING BASE TILE
09 30 00.04	GARDEN WALL TILE
09 40 00	WOOD FLOORING
09 40 00	CARPETING
09 40 00	PAINTING AND COATING
09 91 19	METAL LOUVERS
DIVISION 10	SPECIALTIES
10 14 00	SIGNAGE
10 17 10	TELEPHONE ENCLOSURES
10 44 16	FIRE EXTINGUISHERS
10 55 23	MAIL BOXES
10 57 00	WARDROBE AND CLOSET SPECIALTIES
10 62 00	GREEN SCREEN

DIVISION 12	FURNISHINGS
12 32 00	MANUFACTURED CASEWORK
12 48 19	ENTRANCE FLOOR GRATINGS
12 48 43	FLOOR MATS
12 93 13	BICYCLE RACKS
DIVISION 14	CONVEYING SYSTEM
14 24 00	HYDRAULIC ELEVATORS
DIVISION 21	FIRE SUPPRESSION
21 11 19	FIRE DEPARTMENT CONNECTION
DIVISION 22	PLUMBING
22 13 18.13	SANITARY DRAINS
DIVISION 23	HEATING, VENTILATING AND AIR CONDITIONING (HVAC)
23 31 13	METAL DUCTS
23 34 00	HVAC FANS

DIVISION 26	ELECTRICAL
26 31 00	PHOTOVOLTAIC COLLECTORS
26 56 00	EXTERIOR LIGHTING
DIVISION 30	EXTERIOR IMPROVEMENTS
32 14 13	PRECAST CONCRETE UNIT PAVING
32 17 13	PARKING BEAMER
32 30 00	CONCRETE SIDEWALK, CURB AND CURB-CUT TO CITY STANDARDS
32 31 00	DECORATIVE METAL FENCES AND GATES
32 84 00	IRRIGATION
DIVISION 33	UTILITIES
33 51 33	GAS METER AND REGULATOR
33 46 11.13	FOUNDATION DRAINAGE PIPING
DIVISION 40	POLLUTION CONTROL EQUIPMENT
44 42 53	OIL/WATER SEPARATOR



ISSUE RECORD	DESCRIPTION	DATE	OWNER							
			OWNER	SFRA	STR	MEP	DBI	OTHER		
	CLIENT REVIEW	02/20/2009								
	PLANNING	03/20/2009	X							
	CLIENT REVIEW	01/12/2009		X						
	SITE PERMIT	09/01/09			X					
	PERMANENT COMMITTEE	11/20/09				X				
	FINAL PERMIT	02/27/10						X		



1 NORTH ELEVATION (16TH ST.)
1/8" = 1'-0"

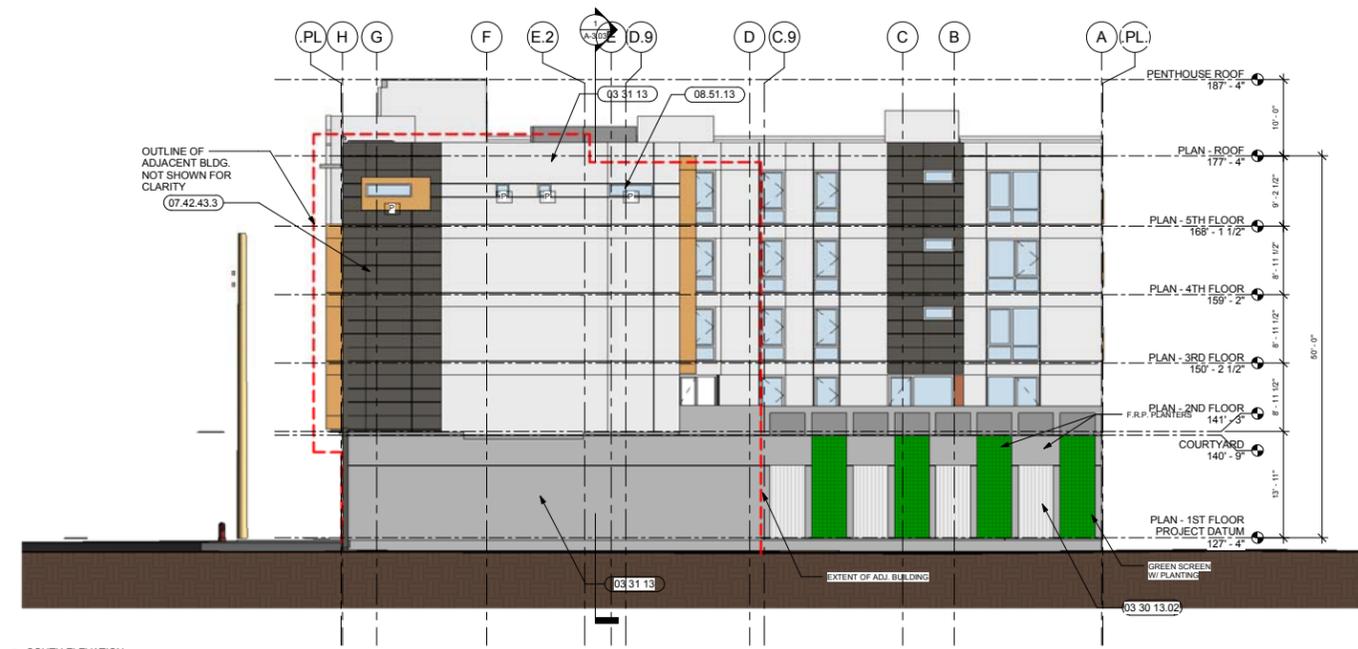


2 WEST ELEVATION (NOE ST.)
1/8" = 1'-0"

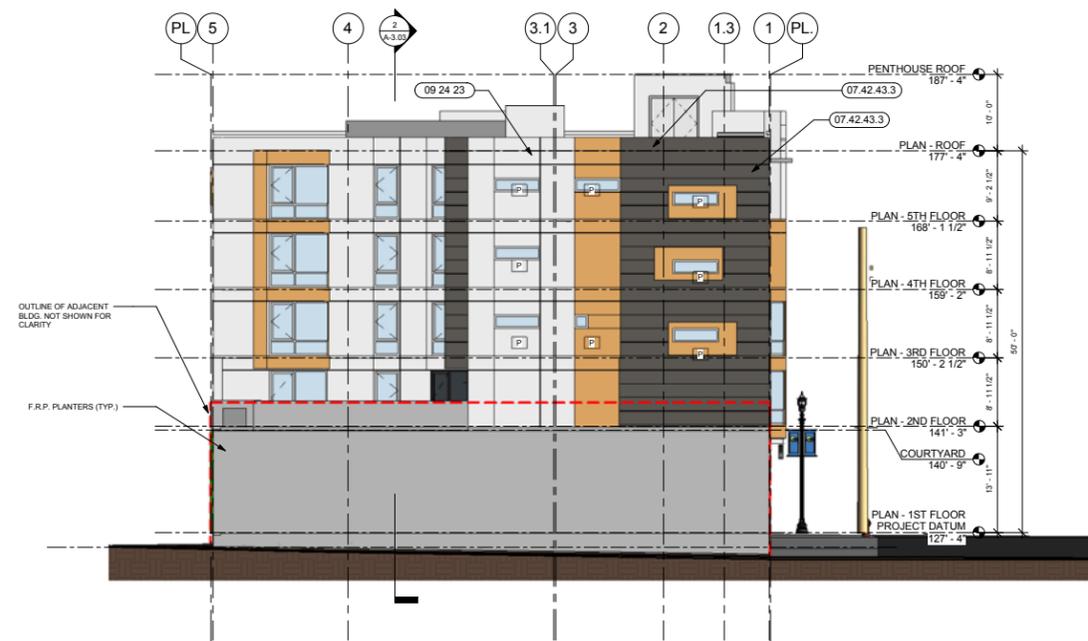
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03 30 13	CAST-IN-PLACE ARCHITECTURAL CONCRETE PLANTER	06 43 16	WOOD RAILINGS	07 13 26	SELF-ADHERING SHEET WATERPROOFING	08 36 13	SECTIONAL DOORS	09 24 23	PORTLAND CEMENT STUCCO	10 14 00	SIGNAGE	11 32 10	MANUFACTURED CASEWORK	12 31 00	ELECTRICAL	13 32 10	PHOTOVOLTAIC COLLECTORS	14 24 00	HYDRAULIC ELEVATORS	15 31 00	PHOTOVOLTAIC COLLECTORS	16 42 53	OIL/WATER SEPARATOR	17 32 10	ENTRANCE CASINGS	18 00 00	EXTERIOR LIGHTING	19 44 53	EXTERIOR LIGHTING	20 56 00	EXTERIOR LIGHTING	21 11 19	FIRE DEPARTMENT CONNECTION	22 13 13	SANITARY DRAINS	23 21 13	METAL DUCTS	24 00 00	PLUMBING	25 31 00	GAS METER AND REGULATOR	26 31 00	PLUMBING	27 31 00	PLUMBING	28 31 00	PLUMBING	29 31 00	PLUMBING	30 31 00	PLUMBING	31 31 00	PLUMBING	32 31 00	PLUMBING	33 31 00	PLUMBING	34 31 00	PLUMBING	35 31 00	PLUMBING	36 31 00	PLUMBING	37 31 00	PLUMBING	38 31 00	PLUMBING	39 31 00	PLUMBING	40 31 00	PLUMBING	41 31 00	PLUMBING	42 31 00	PLUMBING	43 31 00	PLUMBING	44 31 00	PLUMBING	45 31 00	PLUMBING	46 31 00	PLUMBING	47 31 00	PLUMBING	48 31 00	PLUMBING	49 31 00	PLUMBING	50 31 00	PLUMBING



ISSUE RECORD	DATE	DESCRIPTION	ISSUE RECORD						
			OWNER	SFRA	STR	MEP	DBI	OTHER	
CLIENT REVIEW	02/22/2009								
PLANNING	03/20/2009		X						
CLIENT REVIEW	03/12/2009								
SITE PERMIT	09/01/09		X						
PERMITS REVIEW COMMITTEE	11/20/09		X						
FINAL PERMIT	02/27/10		X						



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

KEYNOTES

DIVISION 01	CONCRETE
03 30 13	CAST-IN-PLACE ARCHITECTURAL CONCRETE PLANTER
03 30 13.02	PATTERNED CONCRETE
03 31 13	HEAVYWEIGHT STRUCTURAL CONCRETE
03 35 00	CAST-IN-PLACE ARCHITECTURAL CONCRETE
03 35 00.01	CONCRETE RAMP AND DRIVEWAY
03 35 13	NON-SLIP CONCRETE FLOOR FINISHING
03 35 33	STAMPED CONCRETE SLAB
DIVISION 04	MASONRY
04 22 00	CMU WALL
DIVISION 05	METALS
05 12 00	STRUCTURAL STEEL FRAMING
05 50 00	METAL FABRICATIONS
05 50 00.01	SCOLLARD
05 50 00.02	METAL CANOPY
05 50 00.03	TRENCH DRAIN
05 50 00.04	CORTEL PLATE
05 51 14	METAL STAIRS AND LADDERS
05 53 00	METAL GRATING
05 54 00	METAL FLOOR PLATE
05 70 00	DECORATIVE ALUMINUM CHANNEL
05 73 00	DECORATIVE METAL RAILINGS
DIVISION 06	WOOD, PLASTICS AND COMPOSITES
06 16 43	GYP/SUM SHEATING
06 42 16	P/S WOOD PLANK

DIVISION 06	WOOD, PLASTICS AND COMPOSITES
06 41 16	WOOD RAILINGS
06 46 13	WINDOW CASINGS
06 46 28	SWOOD FASCIA AND SOFFITS
06 61 16	SOLID SURFACING FABRICATIONS (COUNTERTOPS)
06 62 06	GLASS FIBER REINFORCED PLASTIC PLANTER BOX
DIVISION 07	THERMAL AND MOISTURE PROTECTION
07 13 28	SELF-ADHERING SHEET WATERPROOFING
07 16 13	PEDESTRIAN TRAFFIC BEARING WATERPROOF COATING
07 16 16	VEHICULAR TRAFFIC BEARING WATERPROOF COATING
07 21 01	BUILDING INSULATION
07 42 43.1	COMPOSITE WALL PANEL - ECOCLAD WOOD 1
07 42 43.2	COMPOSITE WALL PANEL - ECOCLAD WOOD 2
07 42 43.3	COMPOSITE WALL PANEL - ECOCLAD SOLID 1
07 42 43.4	COMPOSITE WALL PANEL - ECOCLAD SOLID 2
07 42 43	METAL WALL PANEL
07 42 43	COMPOSITE WALL PANELS
07 46 40	MINERAL FIBER CEMENT BOARDING
07 51 00	BUILT-UP BITUMINOUS ROOFING
07 52 00	SHEET METAL FLASHING AND TRIM
07 51 00	OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM
07 51 23	BACKER ROD
07 52 00	SEALANT
07 56 13	EXPANSION JOINT CONTROL ASSEMBLY

DIVISION 08	FINISHES
08 36 13	SECTIONAL DOORS
08 43 13	ALUMINUM FRAMED ENTRANCE AND STOREFRONT
08 43 26	ALL-GLASS CAPLESS STOREFRONT
08 51 13	ALUMINUM NAUF-FIN WINDOWS
08 52 00	METAL-FRAMES SKYLIGHTS
08 72 33	ROOF HATCHES
08 80 13	SLAZING
08 80 13	SPANDREL GLASS
08 81 13	CHANNEL GLASS
DIVISION 09	FINISHES
09 24 23	PORTLAND CEMENT STUCCO
09 26 00	GRIPSLIM BOARD
09 30 00.01	PORCELAIN @ BATHROOMS
09 30 00.02	BUILDING BASE TILE
09 30 00.03	GARDEN WALL TILE
09 30 00.04	WOOD FLOORING
09 30 00.05	CARPETING
09 30 00	PAINTING AND COATING
09 31 13	METAL DOORS
09 31 19	METAL LOUVERS
DIVISION 10	SPECIALTIES
10 14 00	SIGNAGE
10 17 16	TELEPHONE ENCLOSURES
10 44 16	FIRE EXTINGUISHERS
10 56 23	MAIL BOXES
10 57 00	WARDROBE AND CLOSET SPECIALTIES
10 62 00	GREEN SCREEN

DIVISION 12	FURNISHINGS
12 32 00	MANUFACTURED CASEWORK
12 48 19	ENTRANCE FLOOR GRATINGS
12 48 43	FLOOR MATS
12 93 13	BICYCLE RACKS
DIVISION 14	CONVEYING SYSTEM
14 24 00	HYDRAULIC ELEVATORS
DIVISION 21	FIRE SUPPRESSION
21 11 19	FIRE DEPARTMENT CONNECTION
DIVISION 22	PLUMBING
22 13 19.13	SANITARY DRAINS
DIVISION 23	HEATING, VENTILATING AND AIR CONDITIONING (HVAC)
23 31 13	METAL DUCTS
23 40 00	HVAC FANS

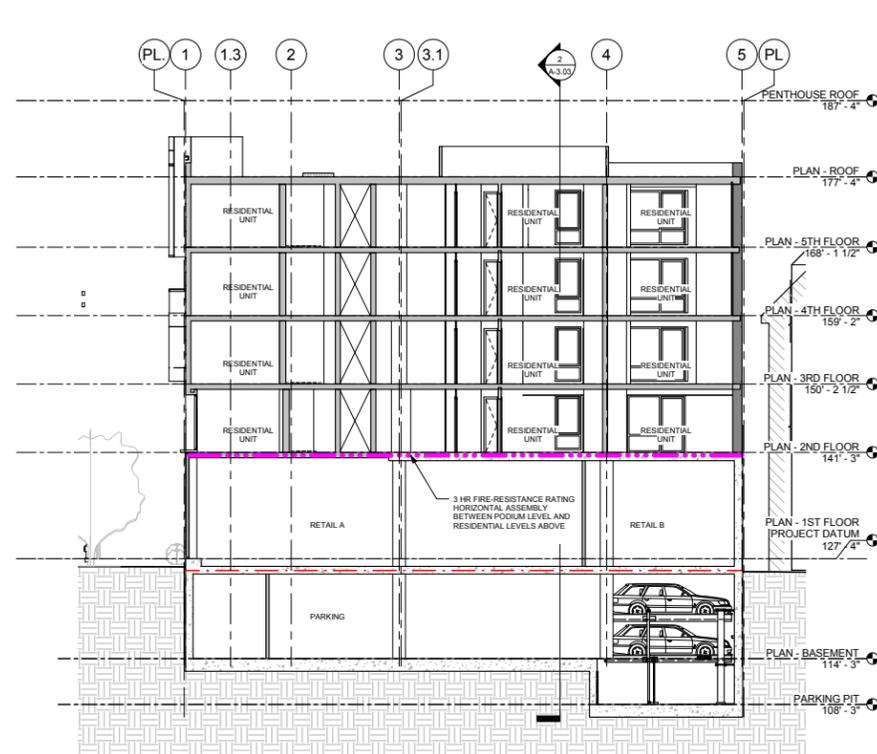
DIVISION 26	ELECTRICAL
26 31 00	PHOTOVOLTAIC COLLECTORS
26 56 00	EXTERIOR LIGHTING
DIVISION 30	EXTERIOR IMPROVEMENTS
32 14 13	PRECAST CONCRETE UNIT PAVING
32 17 13	PARKING BARRIER
32 30 00	CONCRETE SIDEWALK, CURB AND CURB-CUT TO CITY STANDARDS
32 31 00	DECORATIVE METAL FENCES AND GATES
32 84 00	IRRIGATION
DIVISION 33	UTILITIES
33 51 33	GAS METER AND REGULATOR
33 46 13.13	FOUNDATION DRAINAGE PIPING
DIVISION 44	COLLISION CONTROL EQUIPMENT
44 42 53	OIL/WATER SEPARATOR

LEGEND

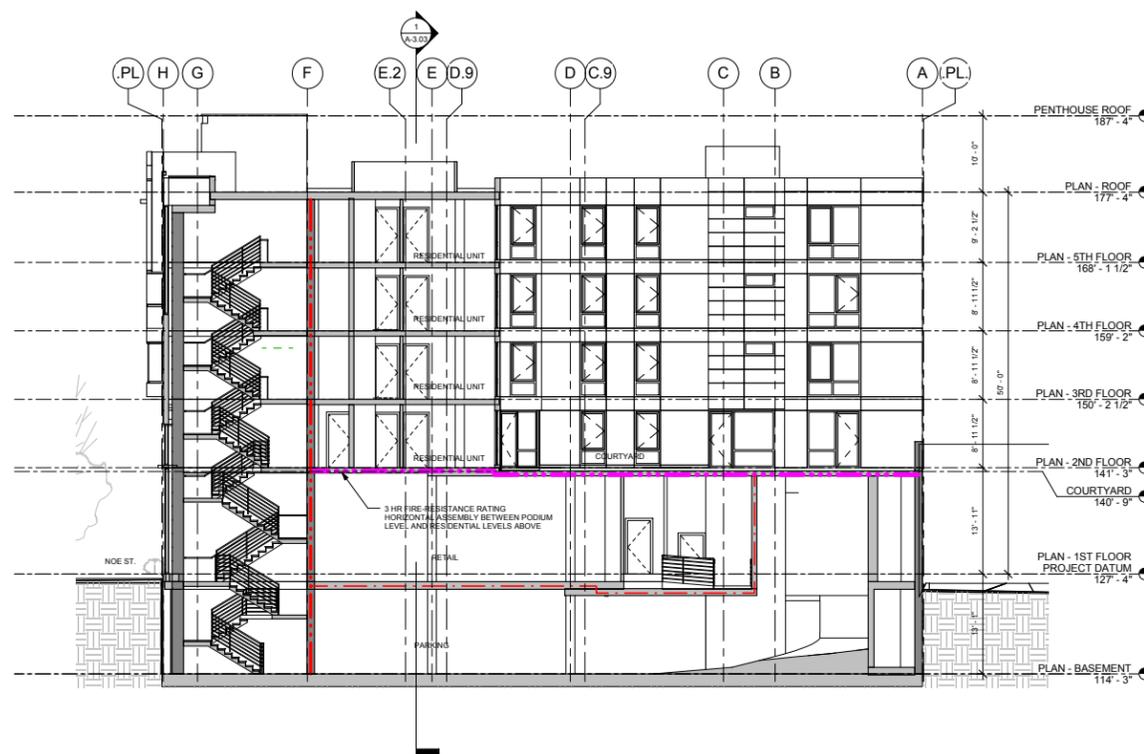
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ISSUE RECORD	DATE	DESCRIPTION	OWNER	SFRA	STR	MEP	DBI	OTHER
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PLANNING	03/20/2009		X					X
CLIENT REVIEW	01/12/2009							X
SITE PERMIT	09/01/09		X					X
PERMITS REVIEW COMMITTEE	11/20/09							X
FINAL PERMIT	02/27/10							X



① Section 1
1/8" = 1'-0"



② Section 2
1/8" = 1'-0"

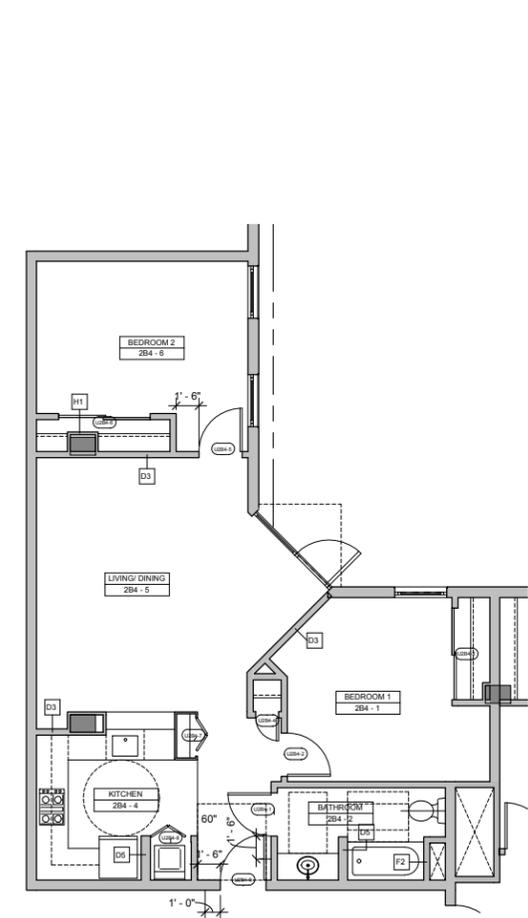
KEYNOTES

DIVISION 03 CONCRETE	06 43 16 WOOD RAILINGS	DIVISION 08 OPENINGS	08 36 13 SECTIONAL DOORS	DIVISION 12 FINISHINGS	12 32 10 MANUFACTURED CASEWORK	DIVISION 24 ELECTRICAL	24 31 00 PHOTOVOLTAIC COLLECTORS
03 30 13 CAST-IN-PLACE ARCHITECTURAL CONCRETE PLANTER	06 46 13 WINDOW CASINGS	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
03 30 13.02 PATTERNED CONCRETE	06 46 29 ZINCO FASCIA AND SOFFITS	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
03 31 13 CAST-IN-PLACE ARCHITECTURAL CONCRETE	06 61 16 SOLID SURFACING FABRICATIONS (COUNTERTOPS)	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
03 35 00 CONCRETE RAMP AND DRIVEWAY	06 62 00 GLASS FIBER REINFORCED PLASTIC PLANTER BOX	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
03 35 13 NON-SLIP CONCRETE FLOOR FINISHING	DIVISION 07 THERMAL AND MOISTURE PROTECTION	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
03 35 33 STAMPED CONCRETE SLAB	07 13 28 SELF-ADHERING SHEET WATERPROOFING	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
DIVISION 04 MASONRY	07 13 28 SELF-ADHERING SHEET WATERPROOFING	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
04 22 00 CMU WALL	07 18 13 PEDESTRIAN TRAFFIC BEARING WATERPROOF COATING	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
DIVISION 05 METALS	07 18 13 PEDESTRIAN TRAFFIC BEARING WATERPROOF COATING	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
05 12 00 STRUCTURAL STEEL FRAMING	07 18 13 PEDESTRIAN TRAFFIC BEARING WATERPROOF COATING	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
05 20 00 METAL FABRICATIONS	07 21 01 BUILDING INSULATION	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
05 50 00.01 ECOLAD	07 42 43.1 COMPOSITE WALL PANEL - ECOLAD WOOD 1	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
05 50 00.02 TRENCH DRAIN	07 42 43.2 COMPOSITE WALL PANEL - ECOLAD WOOD 2	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
05 51 14 METAL STAIRS AND LADDERS	07 42 43.3 COMPOSITE WALL PANEL - ECOLAD SOLID 1	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
05 53 00 METAL GRATING	07 42 43.4 COMPOSITE WALL PANEL - ECOLAD SOLID 2	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
05 54 00 METAL FLOOR PLATE	07 42 43.5 METAL WALL PANEL - ECOLAD SOLID 2	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
05 73 00 DECORATIVE ALUMINUM CHANNEL	07 44 48 MINERAL FIBER CEMENT SIDING	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
05 73 00 DECORATIVE METAL RAILINGS	07 51 05 BUILT-UP HYDRAMORPHIC ROOFING	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
DIVISION 06 WOOD, PLASTICS AND COMPOSITES	07 62 00 SHEET METAL FLASHING AND TRIM	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
06 16 43 OFFSHORE BRACING	07 62 00 SHEET METAL FLASHING AND TRIM	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
06 42 16 PIPE WOOD PLANK	07 61 10 OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
	07 61 23 BACKER ROD	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
	07 62 00 SEALANT	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING
	07 66 13 EXPANSION JOINT CONTROL ASSEMBLY	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 13 ALL-GLASS CAPLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING	24 36 00 EXTERIOR LIGHTING

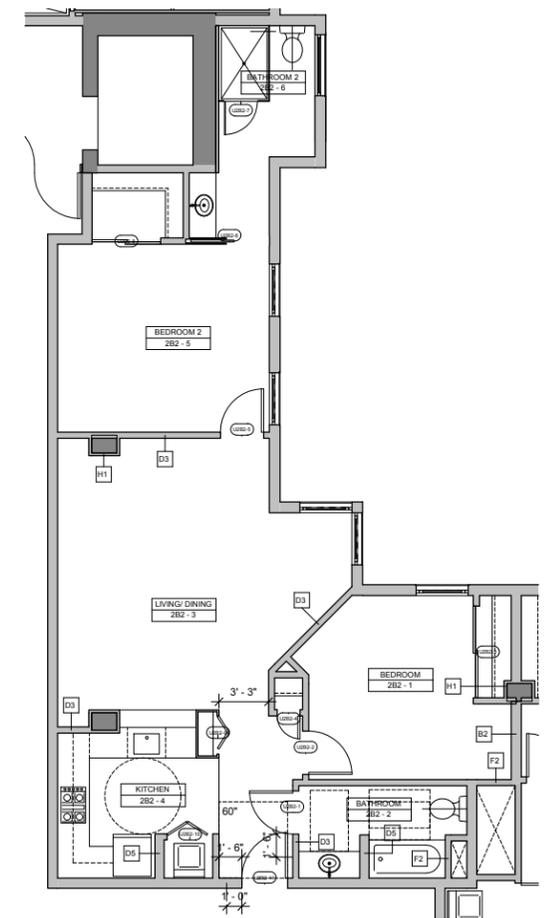
DIVISION 09 FINISHES	09 26 23 PORTLAND CEMENT STUCCO	DIVISION 13 FIRE SUPPRESSION	13 11 07 FIRE DEPARTMENT CONNECTION	DIVISION 21 PLUMBING	21 11 07 PLUMBING	DIVISION 25 UTILITIES	25 31 31 GAS METER AND REGULATOR
09 26 23 PORTLAND CEMENT STUCCO	09 26 23 PORTLAND CEMENT STUCCO	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
09 30 00.01 GYPSUM BOARD	09 30 00.01 GYPSUM BOARD	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
09 30 00.02 GYPSUM BOARD	09 30 00.02 GYPSUM BOARD	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
09 30 00.03 CONCRETE TILE	09 30 00.03 CONCRETE TILE	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
09 30 00.04 BUILDING CORE TILE	09 30 00.04 BUILDING CORE TILE	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
09 30 00.05 GARDEN WALL TILE	09 30 00.05 GARDEN WALL TILE	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
09 30 00.06 WOOD FLOORING	09 30 00.06 WOOD FLOORING	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
09 30 00.07 CARPETING	09 30 00.07 CARPETING	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
09 30 00.08 PAINTING AND COATING	09 30 00.08 PAINTING AND COATING	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
09 30 00.09 METAL LOUVERS	09 30 00.09 METAL LOUVERS	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
DIVISION 14 SPECIALTIES	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31 31 GAS METER AND REGULATOR	25 31 31 GAS METER AND REGULATOR
14 02 53 OIL/WATER SEPARATOR	14 02 53 OIL/WATER SEPARATOR	13 11 07 FIRE DEPARTMENT CONNECTION	13 11 07 FIRE DEPARTMENT CONNECTION	21 11 07 PLUMBING	21 11 07 PLUMBING	25 31	



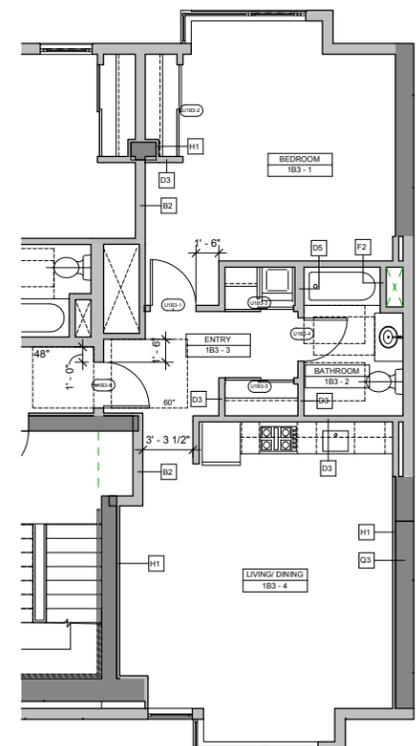
ISSUE RECORD	DESCRIPTION	DATE	OWNER	SFRA	STR	MFP	DBI	OTHER
		05/27/10	X					X



③ ENLARGED UNIT PLAN - 2B4
1/4" = 1'-0"



② ENLARGED UNIT PLAN - 2B2
1/4" = 1'-0"



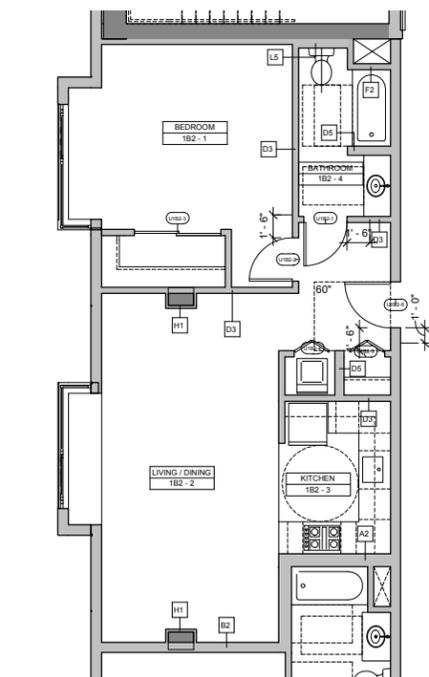
① ENLARGED UNIT PLAN - 1B3
1/4" = 1'-0"

KEYNOTES

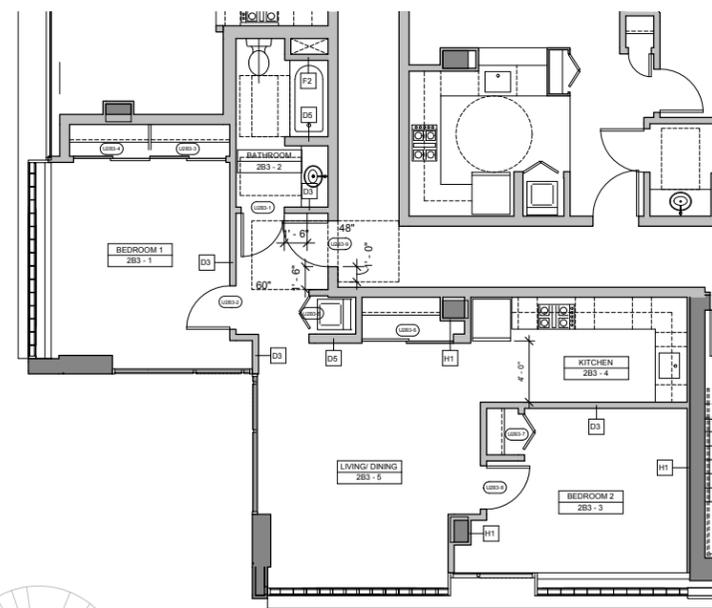
DIVISION 03	CONCRETE	DIVISION 06	WOOD, PLASTICS, AND COMPOSITES	DIVISION 07	THERMAL AND MOISTURE PROTECTION	DIVISION 08	OPENINGS	DIVISION 12	FINISHINGS	DIVISION 20	ELECTRICAL
03 30 13	CAST-IN-PLACE ARCHITECTURAL CONCRETE PLANTER	06 43 16	WOOD RAILINGS	07 13 28	SELF-ADHERING SHEET WATERPROOFING	08 36 13	SECTIONAL DOORS	12 32 10	MANUFACTURED CASEWORK	20 91 05	PHOTOVOLTAIC COLLECTORS
03 30 13.02	PATTERNED CONCRETE	06 46 15	ZWOOD FASIA AND SOFFITS	07 18 15	PEDESTRIAN TRAFFIC BEARING WATERPROOF COATING	08 46 15	ALUMINUM FRAMED ENTRANCE AND STOREFRONT	12 48 19	ENTRANCE FLOOR GRATINGS	20 96 00	EXTERIOR LIGHTING
03 31 13	HEAVYWEIGHT STRUCTURAL CONCRETE	06 81 16	SOLID SURFACING FABRICATIONS (COUNTERTOPS)	07 42 41.1	VEHICULAR TRAFFIC BEARING WATERPROOF COATING	08 01 16	GLASS FRAMING	12 48 19	FLOOR MATS		
03 31 13.01	CAST SURFACE ARCHITECTURAL CONCRETE	06 82 20	GLASS FRAMING	07 42 41.2	BUILDING INSULATION	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
03 35 00	CONCRETE RAMP AND DRIVEWAY	06 82 20	GLASS FRAMING	07 42 41.3	COMPOSITE WALL PANEL - EOODCLAD WOOD 1	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
03 35 13	NON-SLIP CONCRETE FLOOR FINISHING	06 82 20	GLASS FRAMING	07 42 41.4	COMPOSITE WALL PANEL - EOODCLAD WOOD 2	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
03 35 33	STAMPED CONCRETE SLAB	06 82 20	GLASS FRAMING	07 42 41.5	COMPOSITE WALL PANEL - EOODCLAD SOLID 1	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 41.6	COMPOSITE WALL PANEL - EOODCLAD SOLID 2	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 41.7	COMPOSITE WALL PANEL - EOODCLAD SOLID 3	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 41.8	COMPOSITE WALL PANEL - EOODCLAD SOLID 4	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 41.9	COMPOSITE WALL PANEL - EOODCLAD SOLID 5	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 42.0	COMPOSITE WALL PANEL - EOODCLAD SOLID 6	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 42.1	COMPOSITE WALL PANEL - EOODCLAD SOLID 7	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 42.2	COMPOSITE WALL PANEL - EOODCLAD SOLID 8	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 42.3	COMPOSITE WALL PANEL - EOODCLAD SOLID 9	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 42.4	COMPOSITE WALL PANEL - EOODCLAD SOLID 10	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 42.5	COMPOSITE WALL PANEL - EOODCLAD SOLID 11	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 42.6	COMPOSITE WALL PANEL - EOODCLAD SOLID 12	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 42.7	COMPOSITE WALL PANEL - EOODCLAD SOLID 13	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 42.8	COMPOSITE WALL PANEL - EOODCLAD SOLID 14	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 42.9	COMPOSITE WALL PANEL - EOODCLAD SOLID 15	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 43.0	COMPOSITE WALL PANEL - EOODCLAD SOLID 16	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 43.1	COMPOSITE WALL PANEL - EOODCLAD SOLID 17	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 43.2	COMPOSITE WALL PANEL - EOODCLAD SOLID 18	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 43.3	COMPOSITE WALL PANEL - EOODCLAD SOLID 19	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 43.4	COMPOSITE WALL PANEL - EOODCLAD SOLID 20	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 43.5	COMPOSITE WALL PANEL - EOODCLAD SOLID 21	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 43.6	COMPOSITE WALL PANEL - EOODCLAD SOLID 22	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 43.7	COMPOSITE WALL PANEL - EOODCLAD SOLID 23	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 43.8	COMPOSITE WALL PANEL - EOODCLAD SOLID 24	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 43.9	COMPOSITE WALL PANEL - EOODCLAD SOLID 25	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 44.0	COMPOSITE WALL PANEL - EOODCLAD SOLID 26	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 44.1	COMPOSITE WALL PANEL - EOODCLAD SOLID 27	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 44.2	COMPOSITE WALL PANEL - EOODCLAD SOLID 28	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 44.3	COMPOSITE WALL PANEL - EOODCLAD SOLID 29	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 44.4	COMPOSITE WALL PANEL - EOODCLAD SOLID 30	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 44.5	COMPOSITE WALL PANEL - EOODCLAD SOLID 31	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 44.6	COMPOSITE WALL PANEL - EOODCLAD SOLID 32	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 44.7	COMPOSITE WALL PANEL - EOODCLAD SOLID 33	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 44.8	COMPOSITE WALL PANEL - EOODCLAD SOLID 34	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 44.9	COMPOSITE WALL PANEL - EOODCLAD SOLID 35	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 45.0	COMPOSITE WALL PANEL - EOODCLAD SOLID 36	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 45.1	COMPOSITE WALL PANEL - EOODCLAD SOLID 37	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 45.2	COMPOSITE WALL PANEL - EOODCLAD SOLID 38	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 45.3	COMPOSITE WALL PANEL - EOODCLAD SOLID 39	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 45.4	COMPOSITE WALL PANEL - EOODCLAD SOLID 40	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 45.5	COMPOSITE WALL PANEL - EOODCLAD SOLID 41	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 45.6	COMPOSITE WALL PANEL - EOODCLAD SOLID 42	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 45.7	COMPOSITE WALL PANEL - EOODCLAD SOLID 43	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 45.8	COMPOSITE WALL PANEL - EOODCLAD SOLID 44	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 45.9	COMPOSITE WALL PANEL - EOODCLAD SOLID 45	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 46.0	COMPOSITE WALL PANEL - EOODCLAD SOLID 46	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 46.1	COMPOSITE WALL PANEL - EOODCLAD SOLID 47	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 46.2	COMPOSITE WALL PANEL - EOODCLAD SOLID 48	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 46.3	COMPOSITE WALL PANEL - EOODCLAD SOLID 49	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 46.4	COMPOSITE WALL PANEL - EOODCLAD SOLID 50	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 46.5	COMPOSITE WALL PANEL - EOODCLAD SOLID 51	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 46.6	COMPOSITE WALL PANEL - EOODCLAD SOLID 52	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 46.7	COMPOSITE WALL PANEL - EOODCLAD SOLID 53	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 46.8	COMPOSITE WALL PANEL - EOODCLAD SOLID 54	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 46.9	COMPOSITE WALL PANEL - EOODCLAD SOLID 55	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 47.0	COMPOSITE WALL PANEL - EOODCLAD SOLID 56	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 47.1	COMPOSITE WALL PANEL - EOODCLAD SOLID 57	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 47.2	COMPOSITE WALL PANEL - EOODCLAD SOLID 58	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 47.3	COMPOSITE WALL PANEL - EOODCLAD SOLID 59	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 47.4	COMPOSITE WALL PANEL - EOODCLAD SOLID 60	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 47.5	COMPOSITE WALL PANEL - EOODCLAD SOLID 61	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 47.6	COMPOSITE WALL PANEL - EOODCLAD SOLID 62	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 47.7	COMPOSITE WALL PANEL - EOODCLAD SOLID 63	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 47.8	COMPOSITE WALL PANEL - EOODCLAD SOLID 64	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 47.9	COMPOSITE WALL PANEL - EOODCLAD SOLID 65	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 48.0	COMPOSITE WALL PANEL - EOODCLAD SOLID 66	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 48.1	COMPOSITE WALL PANEL - EOODCLAD SOLID 67	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 48.2	COMPOSITE WALL PANEL - EOODCLAD SOLID 68	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 48.3	COMPOSITE WALL PANEL - EOODCLAD SOLID 69	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAMING	07 42 48.4	COMPOSITE WALL PANEL - EOODCLAD SOLID 70	08 02 20	ALUMINUM FRAMING	12 48 19	FLOOR MATS		
		06 82 20	GLASS FRAM								



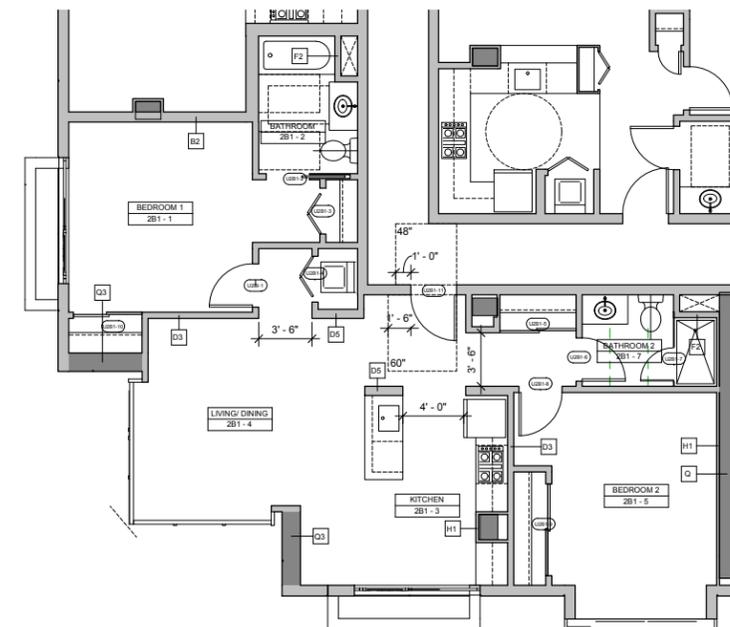
ISSUE RECORD	DESCRIPTION	DATE	OWNER	SFRA	STR	MFP	DBI	OTHER
		05/27/10	X					X



① ENLARGED UNIT PLAN - 1B2
1/4" = 1'-0"



② ENLARGED UNIT PLAN - 2B3
1/4" = 1'-0"



③ ENLARGED UNIT PLAN - 2B1
1/4" = 1'-0"

KEYNOTES

DIVISION 03 CONCRETE	06 43 16 WOOD RAILINGS	DIVISION 06 OPENINGS	08 36 13 SECTIONAL DOORS	DIVISION 08 ELECTRICAL	30 91 00 PHOTOVOLTAIC COLLECTORS
03 30 13 CAST-IN-PLACE ARCHITECTURAL CONCRETE PLANTER	06 46 13 WINDOW CASINGS	08 36 13 SECTIONAL DOORS	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	30 91 00 MANUFACTURED CASEWORK	30 96 00 EXTERIOR LIGHTING
03 30 13.02 PATTERNED CONCRETE	06 46 23 SWOOD FASCIA AND SOFFITS	08 43 13 ALUMINUM FRAMED ENTRANCE AND STOREFRONT	08 43 26 ALL GLASS CURBLESS STOREFRONT	12 48 19 ENTRANCE FLOOR GRATINGS	32 17 13 PARKING BUMPER
03 31 13 HEAVYWEIGHT STRUCTURAL CONCRETE	06 81 15 SOLID SURFACING FABRICATIONS (COUNTERTOPS)	08 43 26 ALL GLASS CURBLESS STOREFRONT	08 81 15 GLASS FIBER REINFORCED PLASTIC PLANTER BOX	12 48 43 FLOOR MATS	32 30 00 CONCRETE SIDEWALK, CURB AND CURB-CUT TO CITY STANDARDS
03 35 13 CAST-IN-PLACE ARCHITECTURAL CONCRETE	06 82 00 GLASS FIBER REINFORCED PLASTIC PLANTER BOX	08 81 15 GLASS FIBER REINFORCED PLASTIC PLANTER BOX	DIVISION 07 THERMAL AND MOISTURE PROTECTION	12 93 13 BICYCLE RACKS	32 84 00 DECORATIVE METAL FENCES AND GATES
03 35 00 CONCRETE RAMP AND DRIVEWAY	07 13 26 SELF-ADHERING SHEET WATERPROOFING	07 13 26 SELF-ADHERING SHEET WATERPROOFING	DIVISION 08 FINISHES	08 72 33 ROOF HATCHES	33 14 13 PRECAST CONCRETE UNIT PAVING
03 35 13 NON-SLIP CONCRETE FLOOR FINISHING	07 18 13 PEDESTRIAN TRAFFIC BEARING WATERPROOF COATING	07 18 13 PEDESTRIAN TRAFFIC BEARING WATERPROOF COATING	08 24 23 PORTLAND CEMENT STUCCO	08 80 13 SPANDREL GLASS	32 14 13 PARKING BUMPER
03 35 33 STAMPED CONCRETE SLAB	07 18 16 VEHICULAR TRAFFIC BEARING WATERPROOF COATING	07 18 16 VEHICULAR TRAFFIC BEARING WATERPROOF COATING	08 24 00 CRYSTAL BOARD	08 80 13 CHANNEL GLASS	32 30 00 CONCRETE SIDEWALK, CURB AND CURB-CUT TO CITY STANDARDS
DIVISION 04 MASONRY	07 21 01 BUILDING INSULATION	07 21 01 BUILDING INSULATION	08 30 00.01 PORCELAIN TILE	DIVISION 14 CONVEYING SYSTEM	32 84 00 DECORATIVE METAL FENCES AND GATES
04 22 00 CMU WALL	07 42 43.1 COMPOSITE WALL PANEL - EOODCLAD WOOD 1	07 42 43.1 COMPOSITE WALL PANEL - EOODCLAD WOOD 1	08 30 00.02 CONCRETE TILE	14 24 00 HYDRAULIC ELEVATORS	
DIVISION 05 METALS	07 42 43.2 COMPOSITE WALL PANEL - EOODCLAD WOOD 2	07 42 43.2 COMPOSITE WALL PANEL - EOODCLAD WOOD 2	08 30 00.02 CONCRETE TILE	14 24 00 HYDRAULIC ELEVATORS	
05 12 00 STRUCTURAL STEEL FRAMING	07 42 43.4 COMPOSITE WALL PANEL - EOODCLAD SOLID 1	07 42 43.4 COMPOSITE WALL PANEL - EOODCLAD SOLID 1	08 30 00.02 CONCRETE TILE	08 41 13 CHANNEL GLASS	
05 00 00 METAL FABRICATIONS	07 42 43.4 COMPOSITE WALL PANEL - EOODCLAD SOLID 2	07 42 43.4 COMPOSITE WALL PANEL - EOODCLAD SOLID 2	08 30 00.02 CONCRETE TILE	DIVISION 21 FIRE SUPPRESSION	
05 30 00.01 METAL CANOPY	07 42 43.4 COMPOSITE WALL PANEL - EOODCLAD SOLID 2	07 42 43.4 COMPOSITE WALL PANEL - EOODCLAD SOLID 2	08 30 00.02 CONCRETE TILE	21 11 19 FIRE DEPARTMENT CONNECTION	
05 30 00.02 METAL CANOPY	07 46 46 MINERAL FIBER CEMENT BOARD	07 46 46 MINERAL FIBER CEMENT BOARD	08 30 00.02 CONCRETE TILE	DIVISION 22 PLUMBING	
05 30 00.03 TRENCH DRAIN	07 01 00 BUILD-UP BITUMINOUS ROOFING	07 01 00 BUILD-UP BITUMINOUS ROOFING	08 30 00.02 CONCRETE TILE	22 13 18 13 SANITARY DRAINS	
05 30 00.04 CORTEX PLATE	07 02 00 SHEET METAL FLASHING AND TRIM	07 02 00 SHEET METAL FLASHING AND TRIM	08 30 00.02 CONCRETE TILE	DIVISION 23 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)	
05 51 14 METAL STAIRS AND LADDERS	07 07 10 OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM	07 07 10 OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM	08 30 00.02 CONCRETE TILE	23 31 13 METAL DUCTS	
05 53 00 METAL GRATING	07 07 10 OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM	07 07 10 OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM	08 30 00.02 CONCRETE TILE	23 34 00 METAL DUCTS	
05 54 00 METAL FLOOR PLATE	07 07 10 OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM	07 07 10 OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM	08 30 00.02 CONCRETE TILE	DIVISION 24 SPECIALTIES	
05 70 00 DECORATIVE ALUMINUM CHANNEL	07 07 10 OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM	07 07 10 OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM	08 30 00.02 CONCRETE TILE	10 14 00 SIGNAGE	
05 73 00 DECORATIVE METAL RAILINGS	07 07 10 OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM	07 07 10 OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM	08 30 00.02 CONCRETE TILE	10 17 16 TELEPHONE ENCLOSURES	
DIVISION 06 WOOD, PLASTICS, AND COMPOSITES	07 07 10 OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM	07 07 10 OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM	08 30 00.02 CONCRETE TILE	10 44 16 FIRE EXTINGUISHERS	
06 16 43 OYPRUM SHEATHING	07 07 10 OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM	07 07 10 OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM	08 30 00.02 CONCRETE TILE	10 55 33 MAIL BOXES	
06 42 16 PLS WOOD PLANK	07 07 10 OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM	07 07 10 OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM	08 30 00.02 CONCRETE TILE	10 57 00 WARDROBE AND CLOSET SPECIALTIES	
	07 07 10 OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM	07 07 10 OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM	08 30 00.02 CONCRETE TILE	10 62 00 GREEN SCREEN	