

Washoe County Development Application

" ORIGINAL "

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Carlson & Associates			
Project Description: Mays Building			
Project Address: 795 Mays Blvd Incline Village, Nevada 89704			
Project Area (acres or square feet): 0.56 acres			
Project Location (with point of reference to major cross streets AND area locator):			
Southwood and Mays Blvd			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
127-090-04	0.56		
Section(s)/Township/Range: Incline Village			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). Permit Number 14-1023			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Carlson & Associates		Professional Consultant:	
Name: <i>Tim Carlson</i>		Name:	
Address: 9 Silver Saddle Court Washoe Valley, NV		Address:	
Zip: 89704		Zip:	
Phone: 775-378-6563	Fax:	Phone:	Fax:
Email: <i>tc@tcarlson.biz</i>		Email:	
Cell: 775-378-6563	Other:	Cell:	Other:
Contact Person: <i>Tim Carlson</i>		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Administrative Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 808, Administrative Permits.

1. What is the type of project or use being requested?

Apartments

2. What currently developed portions of the property or existing structures are going to be used with this permit?

3662 sq ft. (first floor)

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

Tenant improvements within existing building envelope, no change to exterior part

4. What is the intended phasing schedule for the construction and completion of the project?

Presently completed completed first phase, completion of project with this second

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Existing building is within residential area.

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

Moderate income housing has been identified by the County as being needed.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

Impacts are negligent as the adjacent properties are rental apartments and cond

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

None

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

29 parking spaces provided on site (see page A-1)

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

No changes

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

No changes other than handicap parking designation

Property Owner Affidavit

Applicant Name: Carlson & Associates --- Tim Carlson Owner

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, TINI CARLSON
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 127-090-04

Printed Name TINI CARLSON
Signed [Signature]
Address 9 SILVER SADDLE COURT
WASHOE VALLEY, NV 89704
(Notary Stamp)

Subscribed and sworn to before me this
12 day of December, 2016.

Regina Joines
Notary Public in and for said county and state
My commission expires: 4/20/2019



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

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Washoe County Parcel Information

Parcel ID	Status	Last Update
12709004	Active	12/13/2016 2:09:51 AM
Current Owner: CARLSON & ASSOCIATES LTD PTSP 9 SILVER SADDLE CT WASHOE VALLEY, NV 89704		SITUS: 795 MAYS BLVD INCLINE VILLAGE NV
Taxing District: 5200	Geo ID:	
Legal Description		
Section 16 SubdivisionName _UNSPECIFIED Lot Block Range 18 Township 16		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$2,063.63	\$0.00	\$0.00	\$2,063.63
INST 4	3/6/2017	2016	\$2,063.63	\$0.00	\$0.00	\$2,063.63
Total Due:			\$4,127.26	\$0.00	\$0.00	\$4,127.26

Tax Detail

	Gross Tax	Credit	Net Tax
Incline Recreati	\$1,660.00	\$0.00	\$1,660.00
Incline Village	\$226.28	\$0.00	\$226.28
North Lake Tahoe 2	\$1,203.30	\$0.00	\$1,203.30
State of Nevada	\$325.16	\$0.00	\$325.16
Washoe County	\$2,661.95	\$0.00	\$2,661.95
Washoe County Sc	\$2,177.65	\$0.00	\$2,177.65
LAKE TAHOE WATER BASIN	\$0.20	\$0.00	\$0.20
Total Tax	\$8,254.54	\$0.00	\$8,254.54

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016101502	816.131927	\$2,063.64	10/11/2016
2016	2016101502	816.22460	\$2,063.64	7/29/2016

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also mailed to: Washoe County Treasurer
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Reno, NV 89520-3039

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

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Washoe County Treasurer
Tammi Davis

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STANDARD LIST OF ABBREVIATIONS

A.C.	Asphalt Concrete	JT.	Joint
ACOUS.	Acoustic(al)	JTS.	Joints
ADDTN	Addition	LAM.	Laminated
ADJ.	Adjustable or Adjacent	LAV.	Lavatory
A.F.F.	Above Finish Floor	LB.	Pound
AGGR.	Aggregate	LBL.	Label
ALT.	Alternate	LTG.	Lighting
ALUM.	Aluminum	MATL.	Material
ASB.	Asbestos	MAX.	Maximum
AUTO.	Automatic	MECH.	Mechanical
@	At	MET.	Metal
BD.	Board	MFR.	Manufacture(r)
BLDG.	Building	MH.	Manhole
BLKG.	Blocking	MIN.	Minimum
BM.	Beam	MISC.	Miscellaneous
BOT.	Bottom	M.P.H.	Miles Per Hour
BR.	Bronze	MTD.	Mounted
BRG.	Bearing		
BTWN.	Between	N	North
		(N)	New
CAB.	Cabinet	N.I.C.	Not in Contract
C.B.	Concrete Block	NO.	Number
CEM.	Cement	NOM.	Nominal
CER.	Ceramic	NT	Net
C.F.M.	Cubic Feet per Minute	N.T.S.	Not to Scale
C.I.	Cast Iron		
C.J.	Control Joint	o/	Over
CLG.	Ceiling	O.C.	On Center
CLR.	Clear	O.D.	Outside Diameter
CMU	Concrete Masonry Unit	O.H.	Opposite Hand
COL.	Column	O.L.	Occupant Load
COMP.	Composition	OP'NG.	Opening
CONC.	Concrete	O.S.B.	Oriented Strand Board
CONN.	Connection	OVHNG.	Overhang
CONST.	Construction		
CONT.	Continue(ous)	PL	Plate or Property Line
COOLING.	Cooling	PART.	Partition or Partial
C.T.	Ceramic Tile	PL.	Plan
CTR.	Counter	PLAS.	Plaster
CTSK.	Countersink	P.LAM.	Plastic Laminated
C.W.	Cold Water	PLMG.	Plumbing
¢	Centerline	PLYWD.	Plywood
		P.O.C.	Point of Connection
D	Depth	PROP.	Property
DBL.	Double	P.S.F.	Pounds Per Square Foot
DET.	Detail	PT.	Point
DESC.	Description	PWR.	Power
D.F.	Douglas Fir		
D.F.	Drinking fountain	R	Riser
DIM.	Dimension	RAD.	Radius
DISP.	Disposal	RD.	Roof Drain
DN.	Down	R.C.P.	Reflected Ceiling Plan
DR.	Door	REC.	Recessed
DRWG.	Drawing	RDWD.	Redwood
DS.	Down spout Diameter	REF.	Reference
		REFL.	Reflected
		REINF.	Reinforcing
E	East	REQ'D.	Required
(E)	Existing	RM.	Room
EA.	Each	R.O.	Rough Opening
ELEC.	Electric(al)	R.S.	Rough Sawn or Resawn
ELEV.	Elevation		
EQ	Equal	S	South
EQPT.	Equipment	S.A.R.	Supply Air Register
E.W.	Each Way	SCHED.	Schedule
EWC	Electric Water Cooler	SECT.	Section
EWH	Electric Water Heater		
EXH.	Exhaust	SEP.	Separation
EXP.	Exposed	SERV.	Service
EXP. JT.	Expansion Joint	SF	Square Feet
EXT.	Exterior	SHT.	Sheet
		S.G.	Safety Glass
FD.	Floor Drain	SIM.	Similar
FEC.	Fire Extinguisher Cabinet	SL.	Slope
F.F.	Finished Floor	SPEC.	Specification(s)
F.F.E.	Finish Floor Elevation	SPL.	Splash
FFHB	Frost Free Hose Bibb	S.S.	Sanitary Sewer
FG.	Finish Grade	STL.	Steel
FIN.	Finish	STR.	Stair
FLR.	Floor	STR.	Structural
F.O.	Floor Opening	STR.	Surface
F.O.S.	Face of Studs	SYMF.	Symbol
FTG.	Footing		
		T	Tread
GA.	Gage/Gauge	T.()	Top of (item)
GAL.	Gallon	TEL.	Telephone
GALV.	Galvanized	THK.	Thick
G.I.	Galvanized Iron	TPO.	Thermoplastic Polyolefin
GL.	Glass	T.S.	Tube Section
GLB.	Glu-Lam Beam	T.W.	Top of Wall
GR	Gross	TYP.	Typical
GSF	Gross Square Foot		
GYP. BD.	Gypsum Board	U.N.O.	Unless Noted Otherwise
H	High	VAC.	Vacuum
HARD BD.	Hardboard	VAR.	Varies
H.B.	Hose Bibb	VCT.	Vinyl Composition Tile
H.C.	Handicap	V.B.	Vinyl Base
HDW.	Hardware	VER.	Verify
H.M.	Hollow Metal	VERT.	Vertical
HORIZ.	Horizontal	VTR.	Vent Thru Roof
HR	Hour		
HT.	Height	W	Width or West
HTR	Heater	w/	With
HVAC	Heating, Ventilating & Air Conditioning	w/o	Without
		WD.	Wood
I.B.C.	International Building Code	W.H.	Water Heater
I.D.	Inside Diameter	WIND.	Window
I.E.	Invert Elevation		
INSUL.	Insulation	XFMR	Transformer
INT.	Interior		
INV.	Invert		

VICINITY MAP



APPLICABLE CODES

Compliance required with washoe county building & safety department's adopted codes and regulations including but not limited to the following:

- 2012 International Building Code - "IBC" (Chapters 2 through 35 and Appendices C, E, & I)
- 2012 International Residential Code - "IRC" (Chapters 2 through 44 and Appendices A, B, C, G, H, J, K, & L)
- 2012 International Existing Building Code - "IEBC" (Chapters 2 through 16 and Appendices)
- 2012 International Energy Conservation Code - "IECC"
- 2012 International Fuel Gas Code - "IFGC" (Chapters 2 through 8 and Appendix A)
- 2012 International Green Construction Code - "IGCC" (Chapters 2 through 12)
- 2012 International Mechanical Code - "IMC" (Chapters 2 through 15)
- 2012 International Wildland Urban Interface Code - "IWUIC" (Chapter 5)
- 2012 International Swimming Pool and Spa Code - "ISPPSC" (Chapters 2 through 11)
- 2012 Uniform Plumbing Code - "UPC" (Chapters 2 through 17 and Appendices A, B, D, E, F, I, and L)
- 2012 Uniform Mechanical Code - "UMC" (Chapters 2 through 17 and Appendices A, B, and C)
- 2011 National Electric Code - "NEC"
- National Fire Protection Association (NFPA) 54 and 58
- 2012 Northern Nevada Energy Code Amendments by the NNICC
- 2012 Northern Nevada Code Amendments by the NNICC

INDEX TO DRAWINGS

- T1.0 - TITLE SHEET, GENERAL INFORMATION
- A0.1 - GENERAL NOTES
- A0.2 - ADA DETAILS
- A0.3 - ADA DETAILS
- A1.0 - SITE PLAN
- A1.1 - FIRST FLOOR PLAN
- A1.2 - UNIT 1 - FIRST FLOOR PLAN - ENLARGED
- A1.3 - UNIT 2 - FIRST FLOOR PLAN - PARTIAL ENLARGED
- A1.4 - UNIT 2 - FIRST FLOOR PLAN - PARTIAL ENLARGED
- A1.5 - UNIT 3 - FIRST FLOOR PLAN - ENLARGED
- A1.6 - UNIT 4 - FIRST FLOOR PLAN - ENLARGED
- A1.7 - UNIT 5 - FIRST FLOOR PLAN - ENLARGED
- A1.8 - REFLECTED CEILING PLAN
- A2.1 - INTERIOR ELEVATIONS
- A2.2 - BATHROOM ELEVATIONS
- A3.1 - SECTIONS
- A5.1 - DETAILS
- A6.1 - DOOR SCHEDULE
- A6.2 - INTERIOR FINISH SCHEDULE
- M1.0 - FIRST FLOOR HEATING PLAN
- P1.0 - FIRST FLOOR PLUMBING SUPPLY PLAN
- P1.1 - FIRST FLOOR PLUMBING WASTE PLAN
- E1.0 - FIRST FLOOR ELECTRICAL PLAN

PROJECT TITLE AND ADDRESS

PHASE 2 FIRST FLOOR TENANT IMPROVEMENTS APARTMENTS & OFFICE

795 MAYS BLVD., INCLINE VILLAGE, NEVADA
APN 127-090-04

NOTE: REFER TO PHASE 1 DRAWINGS - PRIOR PERMIT # 14-1023

PROJECT INFORMATION

PROPERTY ADDRESS:	795 MAYS BLVD., INCLINE VILLAGE NV 89451	1. USE & OCCUPANCY:	RESIDENTIAL GROUP R-2 APARTMENT HOUSES GROUP U PRIVATE GARAGE (ACCESSORY OCCUPANCY)	9. MANUAL FIRE ALARM BOXES:	NOT REQUIRED PER IBC SECTION 903.3.1.1
APN:	127-090-04	2. CONSTRUCTION CLASSIFICATION:	TYPE V-B (NON-RATED)	10. REQUIRED NUMBER OF EXITS:	TWO EXITS SHALL BE PROVIDED FROM EACH STORY WHERE THE MAXIMUM NUMBER OF DWELLING UNITS EXCEED FOUR DWELLING UNITS (IBC SECTION 1021.2)
PROPERTY OWNER:	CARLSON AND ASSOC LTD PTSP 9 SILVER SADDLE COURT WASHOE VALLEY, NV 89704	3. ALLOWABLE BUILDING HEIGHTS & AREAS:	BASIC ALLOWABLE AREA = 7,000 SF PER STORY TOTAL ALLOWABLE AREA = 7,000 SF x 3 STORIES = 21,000 SF NUMBER OF STORIES = 2 + 1 STORY INCREASE = 3 STORIES HEIGHT = 40 FEET + 20 FEET INCREASE = 60 FEET (IBC SECTION 504.2)		INDIVIDUAL SINGLE- OR MULTIPLE-STORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT WITHIN AND FROM A DWELLING UNIT PROVIDED THAT THE DWELLING UNIT COMPLIES WITH IBC SECTION 1015.1 AS A SPACE WITH ONE MEANS OF EGRESS AND THE EXIT ACCESS OUTSIDE THE DWELLING UNIT'S ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS PER IBC SECTION 1021.2.3
ACRES:	0.56	4. AUTOMATIC SPRINKLER SYSTEM:	NFPA 13 SYSTEM THROUGHOUT (EXISTING) PER IBC 903.3.1.1	11. OCCUPANT LOADS:	24 BASEMENT 6 FIRST FLOOR 20 SECOND FLOOR 8 THIRD FLOOR 58 TOTAL BUILDING OCCUPANCY
YEAR BUILT:	1982	5. SMOKE DETECTION & FIRE ALARM SYSTEMS:	SECTION 907.2.9 (EXISTING)		
ZONING:	MDU	6. FIRE-RESISTIVE RATING REQUIREMENTS:	NO RATING (HOURS) REQUIRED FOR BUILDING ELEMENTS (IBC TABLE 601)		
NO. OF STORIES:	3	7. REQUIRED SEPARATIONS:	1 HOUR HORIZONTAL SEPARATION BETWEEN GROUPS U & R-2 1/2 HOUR HORIZONTAL SEPERATION BETWEEN DWELLING UNITS 1/2 HOUR FIRE PARTITIONS @ WALLS SEPARATING DWELLING UNITS (PER IBC SECTIONS 420, 508.4, 708.3, 903.3.1.1, AND TABLE 508.4)		
BUILDING AREA:	3,662 GSF FIRST FLOOR 3,938 GSF SECOND FLOOR 1,804 GSF THIRD FLOOR 9,404 GSF PER ARCHITECT 9,084 GSF PER ASSESSOR	8. INTERIOR WALL & CEILING FINISH MATERIALS:	CLASS C - FLAME SPREAD INDEX 76 - 200 SMOKE-DEVELOPED INDEX 0 - 450 (PER IBC SECTIONS 803.1.1 AND TABLE 803.9)		
UNFINISHED BASEMENT:	3,544 SF				

PROJECT DIRECTORY

OWNER:
TIM CARLSON
CARLSON AND ASSOC LTD PTSP
9 SILVER SADDLE COURT
WASHOE VALLEY, NV 89704
(775) 378-6533

GENERAL CONTRACTOR:
MIKE REHBERGER
PACIFIC WEST CONSTRUCTION
688 BRIDGER CT
INCLINE VILLAGE, NV 89451
(775) 846-9676

ARCHITECT:
PETE DUBÉ
DUBÉ GROUP ARCHITECTURE
458 COURT ST.
RENO, NV 89503



458 Court St. | Reno, NV 89501
www.thedubegroup.com
p | 775.323.1001 f | 775.323.2220



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IN ACCORDANCE WITH NEVADA ADMINISTRATIVE CODE 623.780, DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR HIS USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR CONSTRUCTION OF ANY OTHER PROJECT. POSSESSION OF THESE DRAWINGS AND SPECIFICATIONS ON COMPUTER DISK OR OTHER ELECTRONIC MEANS IS STRICTLY PROHIBITED.

PROJECT TITLE:

PHASE 2 -
FIRST FLOOR TENANT IMPROVEMENTS
APARTMENTS & OFFICE

JOB NUMBER: 16-1100

DATE: 11/29/2016

DRAWN BY: ARL, NS

CHECKED BY: PRD

REVISIONS:

SHEET DESCRIPTION:

TITLE PAGE, GENERAL INFORMATION

SHEET NUMBER:

T1.0



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REVISIONS:

SHEET DESCRIPTION:

GENERAL NOTES

SHEET NUMBER:

A0.1

GENERAL NOTES

- CONTRACTOR SHALL VERIFY THAT (E) CONDITIONS ARE AS INDICATED ON THE DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF VARIATIONS OR DISCREPENCIES. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATIONS OR DISCREPENCIES ARE RESOLVED BY THE ARCHITECT.
- ALL CONSTRUCTION AND INSTALLATION WORK SHOWN ON DRAWINGS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. USE METHODS AS REQUIRED TO COMPLETE WORK WITHIN LIMITATIONS OF ALL PREVAILING LAWS AND CODES.
- DO NOT SCALE DRAWINGS: USE DIMENSIONS SHOWN. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. DIMENSIONS SHOWN AT (E) CONDITIONS ARE TO CENTER OF STUD UNLESS OTHERWISE NOTED. U.O.N. DIMENSIONS AT NEW WORK ARE TO FACE OF FRAMING, U.O.N. DIMENSIONS OF (E) CONDITIONS ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. WHERE NO DIMENSION IS PROVIDED CONSULT WITH THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH AFFECTED WORK.
- SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE AND PROPERTY. ARCHITECT SITE VISITS ARE NOT INTENDED TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- INSTALL MANUFACTURED MATERIALS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, UNLESS OTHERWISE INSTRUCTED.
- ALL WASTE AND REFUSE CAUSED IN CONNECTION WITH THE WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF BY THE CONTRACTOR. THE PREMISES SHALL BE LEFT CLEAR AND CLEAN TO THE SATISFACTION OF THE ARCHITECT.
- APPLICATION OF FINISH: SURFACES PREVIOUSLY PREPARED OR INSTALLED BY ANOTHER TRADE SHALL BE INSPECTED CAREFULLY BY THE CONTRACTOR BEFORE APPLYING SUBSEQUENT MATERIALS OR FINISHES. IF SURFACES ARE NOT ACCEPTABLE, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN ORDER THAT CORRECTIONS MAY BE MADE. APPLICATIONS OF FINISHES WILL BE CONSTRUED AS ACCEPTANCE OF RESPONSIBILITY BY THE SUBCONTRACTOR FOR THE BASE UPON WHICH IT IS APPLIED.
- INSTALL ALL WORK PLUMB, LEVEL AND STRAIGHT, OR AS REQUIRED TO ALIGN WITH (E) ADJACENT SURFACES.
- CONTRACTOR SHALL DESIGN AND INSTALL SHORING AS REQUIRED TO PERFORM WORK. RESPONSIBILITY FOR ENGINEERING, CONSTRUCTION, AND SAFETY OF THE SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY. CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, SPECIFICATIONS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH WORK.
- DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
- THE CONTRACTOR MUST SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SUBMITTED TO THE ARCHITECT FOR REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS CLEARLY NOTED ON THE SUBMITTAL THAT SPECIFIC CHANGES ARE BEING REQUESTED WITH THE PHRASE "REQUESTED CHANGE".
- FINAL AS-BUILT RECORD DOCUMENTS SHOWING ALL REVISIONS INCORPORATED DURING CONSTRUCTION SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO PROJECT CLOSE-OUT.
- THROUGHOUT THE CONSTRUCTION DOCUMENTS, ITEMS THAT ARE EXISTING ARE INDICATED AS "EXISTING" OR "(E)", ITEMS WITHOUT THIS INDICATION ARE NEW CONSTRUCTION. WHERE REQUIRED FOR PURPOSES OF CLARITY, SOME ITEMS MAY BE INDICATED AS "NEW OR "(N)".

HAZARDOUS MATERIALS

- DUBÉ GROUP GROUP ARCHITECTURE ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON THIS SITE.

AN INVESTIGATION FOR HAZARDOUS MATERIALS HAS BEEN PERFORMED BY PEZONELLA ASSOCIATES, INC. THE RESULTING REPORT DATED MARCH 6, 2014 IS AVAILABLE UPON REQUEST FROM THE OWNER.

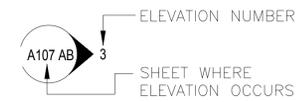
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT PERSONNEL WITHIN THE WORK AREA ARE PROTECTED FROM EXPOSURE TO ANY HAZARDOUS MATERIALS ENCOUNTERED. IF MATERIALS ARE DISCOVERED THAT MAY BE HAZARDOUS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

SYMBOL LEGEND

DOOR SYMBOL



INTERIOR ELEVATION SYMBOL



ROOM TITLE SYMBOL



DETAIL SYMBOL



WALL TYPE SYMBOL



SHEET NOTE SYMBOL



SECTION SYMBOL



EXTERIOR ELEVATION SYMBOL



DETAIL NUMBERING

THE NUMBERING SYSTEM USED FOR DETAILS ON THE DRAWINGS IS AS SHOWN IN THE FOLLOWING DIAGRAM.

12	9	6	3
11	8	5	2
10	7	4	1

WHEN MORE THAN ONE BLOCK IS USED FOR A SINGLE DETAIL, THE NUMBER OF THE LOWEST NUMBERED BLOCK IS USED, THUS NUMBERS ARE ALWAYS IN THE SAME LOCATION ON THE SHEET.



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PROJECT TITLE:

PHASE 2 -
FIRST FLOOR TENANT IMPROVEMENTS
APARTMENTS & OFFICE

JOB NUMBER: 16-1100

DATE: 11/29/2016

DRAWN BY: ARL, NS

CHECKED BY: PRD

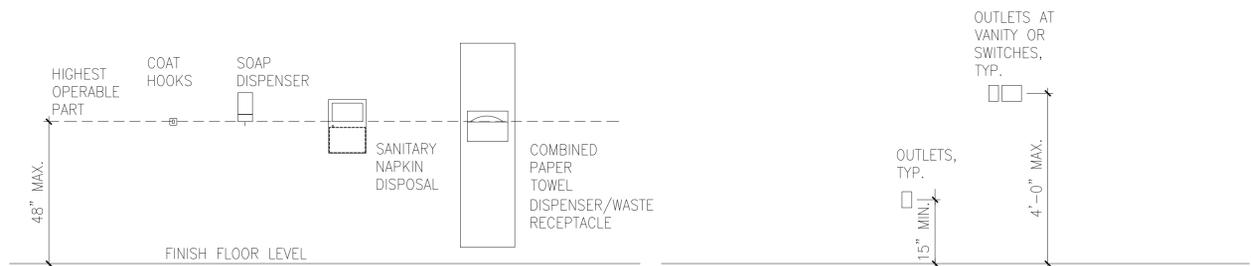
REVISIONS:

SHEET DESCRIPTION:

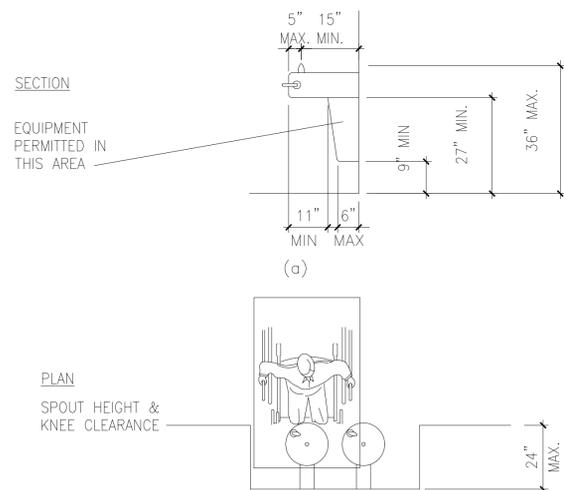
ADA DETAILS

SHEET NUMBER:

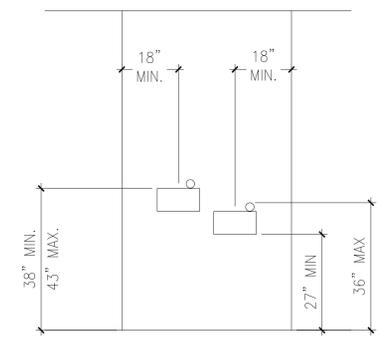
A0.2



TOILET ROOM ACCESSORIES



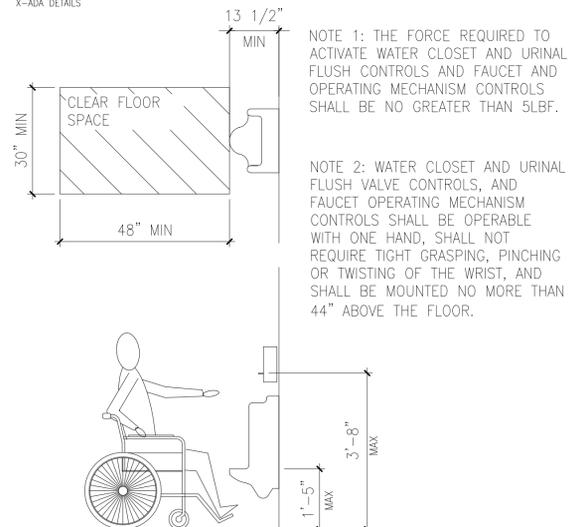
SECTION
EQUIPMENT PERMITTED IN THIS AREA
PLAN
SPOUT HEIGHT & KNEE CLEARANCE



ELEVATION

6 TOILET ACCESSORIES MOUNTING SCHEDULE

A0.2 1/2" = 1'-0"
X-ADA DETAILS

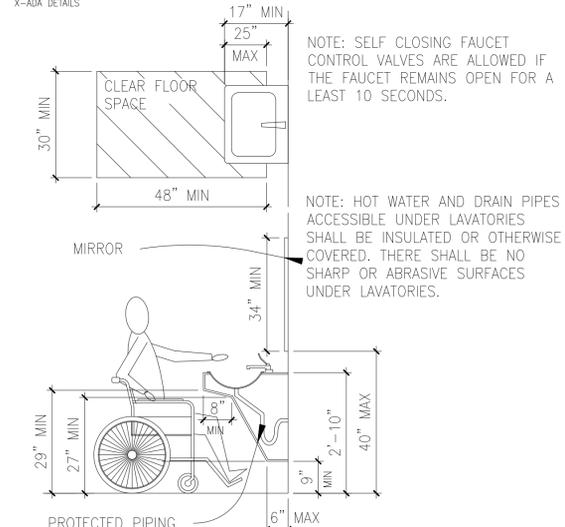


5 URINAL CLEARANCES

A0.2 1/2" = 1'-0"
X-ADA DETAILS

4 OUTLET MOUNTING SCHEDULE

A0.2 1/2" = 1'-0"
X-ADA DETAILS



3 LAVATORY CLEARANCES

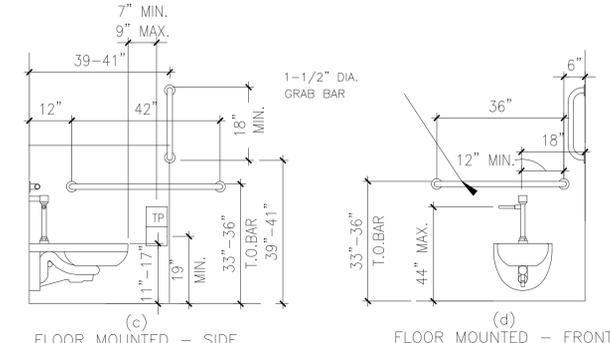
A0.2 1/2" = 1'-0"
X-ADA DETAILS

2 DRINKING FOUNTAIN DETAILS

A0.2 SCALE: 1/2" = 1'-0"
X-ADA DETAILS

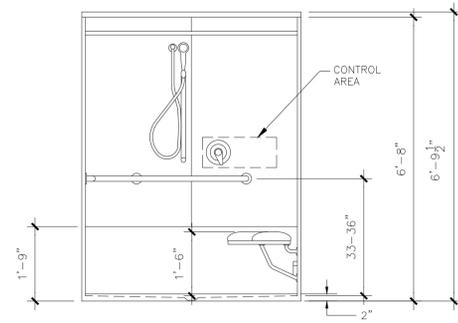
NOTE 1: THE FORCE REQUIRED TO ACTIVATE WATER CLOSET AND URINAL FLUSH CONTROLS AND FAUCET AND OPERATING MECHANISM CONTROLS SHALL BE NO GREATER THAN 5LBF.

NOTE 2: WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET OPERATING MECHANISM CONTROLS SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR.



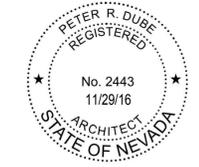
1 FLOOR MOUNTED TOILETS

A0.2 1/2" = 1'-0"
X-ADA DETAILS



0 ADA MOUNTING HEIGHTS

A0.2 1/2" = 1'-0"
X-ADA DETAILS



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PROJECT TITLE:

PHASE 2 -
FIRST FLOOR TENANT IMPROVEMENTS
APARTMENTS & OFFICE

JOB NUMBER: 16-1100

DATE: 11/29/2016

DRAWN BY: ARL, NS

CHECKED BY: PRD

REVISIONS:

SHEET DESCRIPTION:

ADA DETAILS

SHEET NUMBER:

A0.3

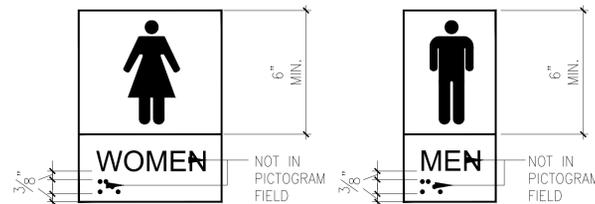
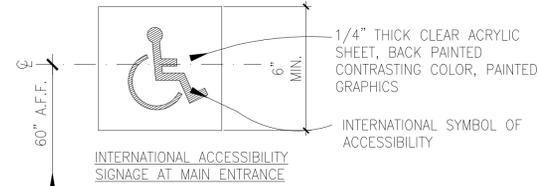
12" X 18"



SEE NOTE 3.

NOTES:

1. SIGN SHALL BE MOUNTED NO LESS THAN 7 FEET ABOVE GROUND. PROVIDE SIGNS, SIGN POST AND FOUNDATION PER SDPWC 12-415. SURFACE (TO BOTTOM OF SIGN) IN CLEAR VIEW OF PARKING STALL.
2. TEXT, COLORS AND PLACEMENT PER MUTCD.
3. PROVIDE "NO PARKING" SIGN AND SIGN POST AND FOUNDATION PER SDPWC R-415, AT ACCESSIBLE PARKING AISLE BETWEEN ACCESSIBLE PARKING STALLS, PER PLAN.
4. PROVIDE VANDAL RESISTANT HARDWARE.

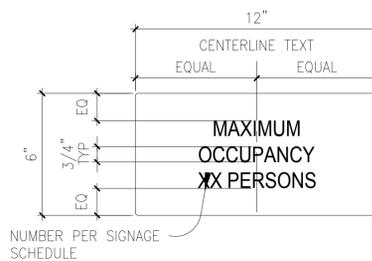


NOTES:

1. 1/4" PAINTED PHOTOPOLYMER SIGN, ATTACHED TO WALL WITH DOUBLE-SIDED FOAM TAPE, UON. 1/8" DIA. EASED EDGES AND CORNERS, TYP.
2. LETTERS, BRAILLE AND PICTOGRAM RAISED 1/32" MIN. USE SANS SERIF FONT OF CONTRASTING COLOR FROM BACKGROUND AND NON GLARE FINISH. COLOR TO BE SELECTED FROM MANUFACTURER'S STANDARD RANGE.
3. USE GRADE 2 BRAILLE

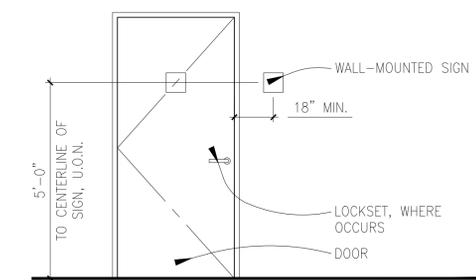
2 SIGNAGE DETAILS

A0.3 SCALE: NTS
X-ADA DETAILS



NOTES:

1. 1/4" PAINTED PHOTOPOLYMER SIGN, ATTACHED TO WALL WITH DOUBLE-SIDED FOAM TAPE, UON. 1/8" DIA. EASED EDGES AND CORNERS, TYP.
2. LETTERS RAISED 1/32" MIN, FONT TO BE SELECTED. SEE SIGN SCHEDULE FOR COLOR.



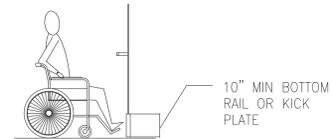
1 RESTROOM ACCESS SIGNS

A0.3 SCALE: NTS
X-ROOF DETAILS KEMPER.DWG

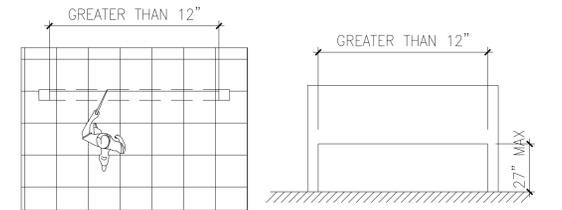
DOOR REQUIREMENTS

SCALE: NTS
X-ADA DETAILS

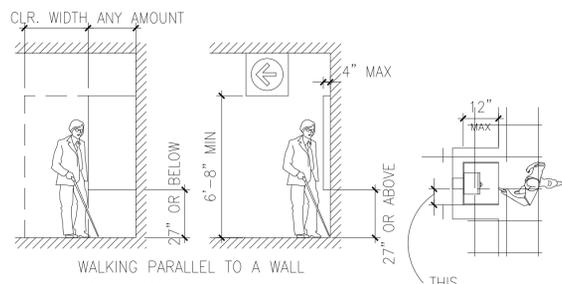
HARDWARE: OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. OPENABLE BY SINGLE EFFORT LEVER-TYPE DEVICE NOT REQUIRING GRASPING, PINCHING OR TWISTING. MOUNTING HEIGHT 34" - 48" A.F.F. MAXIMUM 5 LBS. EFFORT TO OPERATE EXTERIOR DOORS, 5 LBS. FOR INTERIOR DOORS



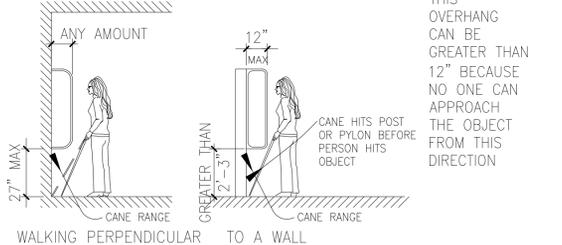
DOOR TYPE: MINIMUM 10" HIGH SMOOTH SURFACE AT DOOR BOTTOM, EITHER ATTACHED PANEL OR BOTTOM RAIL. EVERY DOORWAY WHICH IS LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL HAVE AN OPENING SUFFICIENT FOR THE OCCUPANT LOAD AND PROVIDE A CLEAR WIDTH OF 32 INCHES. WHEN INSTALLED, EXIT DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE EXIT IS NOT LESS THAN 32", MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.



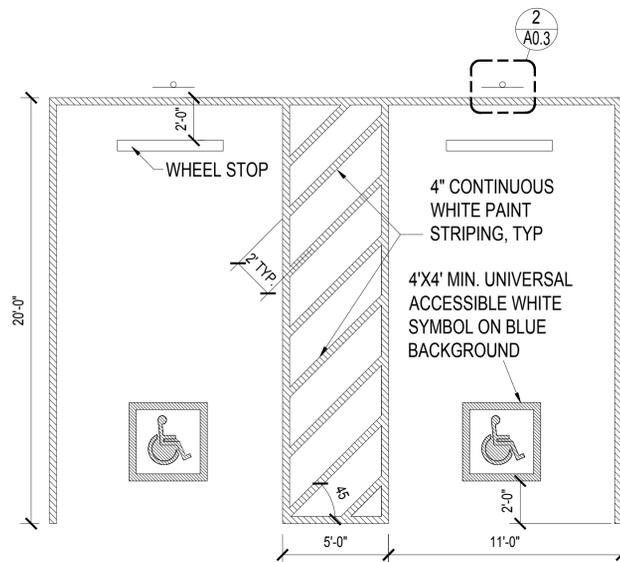
FREE-STANDING OVERHANGING OBJECTS



WALKING PARALLEL TO A WALL



WALKING PERPENDICULAR TO A WALL



1. STALL AND AISLE DIMENSIONS PER PLAN
2. CLEAN ALL SURFACES TO RECEIVE STRIPING
3. MAXIMUM SLOPE 2%

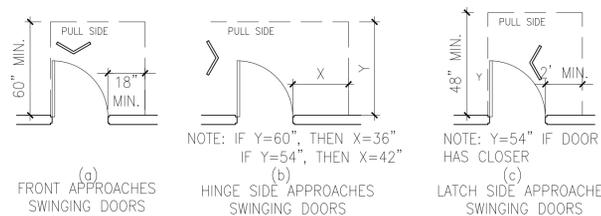
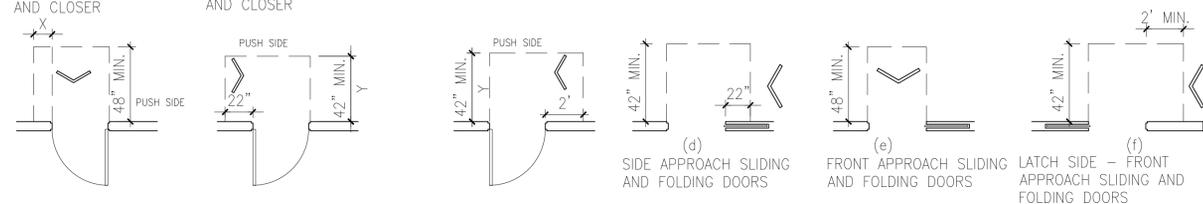
3 STALL & AISLE DIMENSION DETAIL

A0.3 SCALE: 1/4" = 1'-0"
X-ADA DETAILS

5 VISUAL IMPAIRED DETAILS

A0.3 SCALE: 1/4" = 1'-0"
X-ADA DETAILS

- NOTE: X=12" MIN. IF DOOR HAS BOTH LATCH AND CLOSER
- NOTE: Y=48" MIN. IF DOOR HAS BOTH LATCH AND CLOSER
- NOTE: Y=48" MIN. IF DOOR HAS CLOSER



4 DOOR APPROACHES

A0.3 SCALE: 1/4" = 1'-0"
X-ADA DETAILS

- NOTE:
1. ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.
 2. THERE SHALL BE A LEVEL FLOOR OR LANDING ON EACH SIDE OF THE DOOR.



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PHASE 2 -
FIRST FLOOR TENANT IMPROVEMENTS
APARTMENTS & OFFICE

JOB NUMBER:	16-1100
DATE:	11/29/2016
DRAWN BY:	ARL, NS
CHECKED BY:	PRD
REVISIONS:	

SHEET DESCRIPTION:

SITE PLAN

SHEET NUMBER:

A1.0

BASEMENT
3595 TOTAL SQUARE FEET
3170 PARKING GARAGES
425 STORAGE

APARTMENTS & OFFICE
3662 TOTAL SQUARE FEET

OFFICE= 520	4PER1000=	2 SPACE REQUIRED
UNIT 2= 987	2 BEDROOM=	2.1 SPACES REQUIRED
UNIT 3= 656	1 BEDROOM=	1.6 SPACE REQUIRED
UNIT 4= 695	1 BEDROOM=	1.6 SPACE REQUIRED
UNIT 5= 804	1 BEDROOM=	1.6 SPACE REQUIRED

FLOOR 2&3: EXISTING APARTMENTS
5742 TOTAL SQUARE FEET

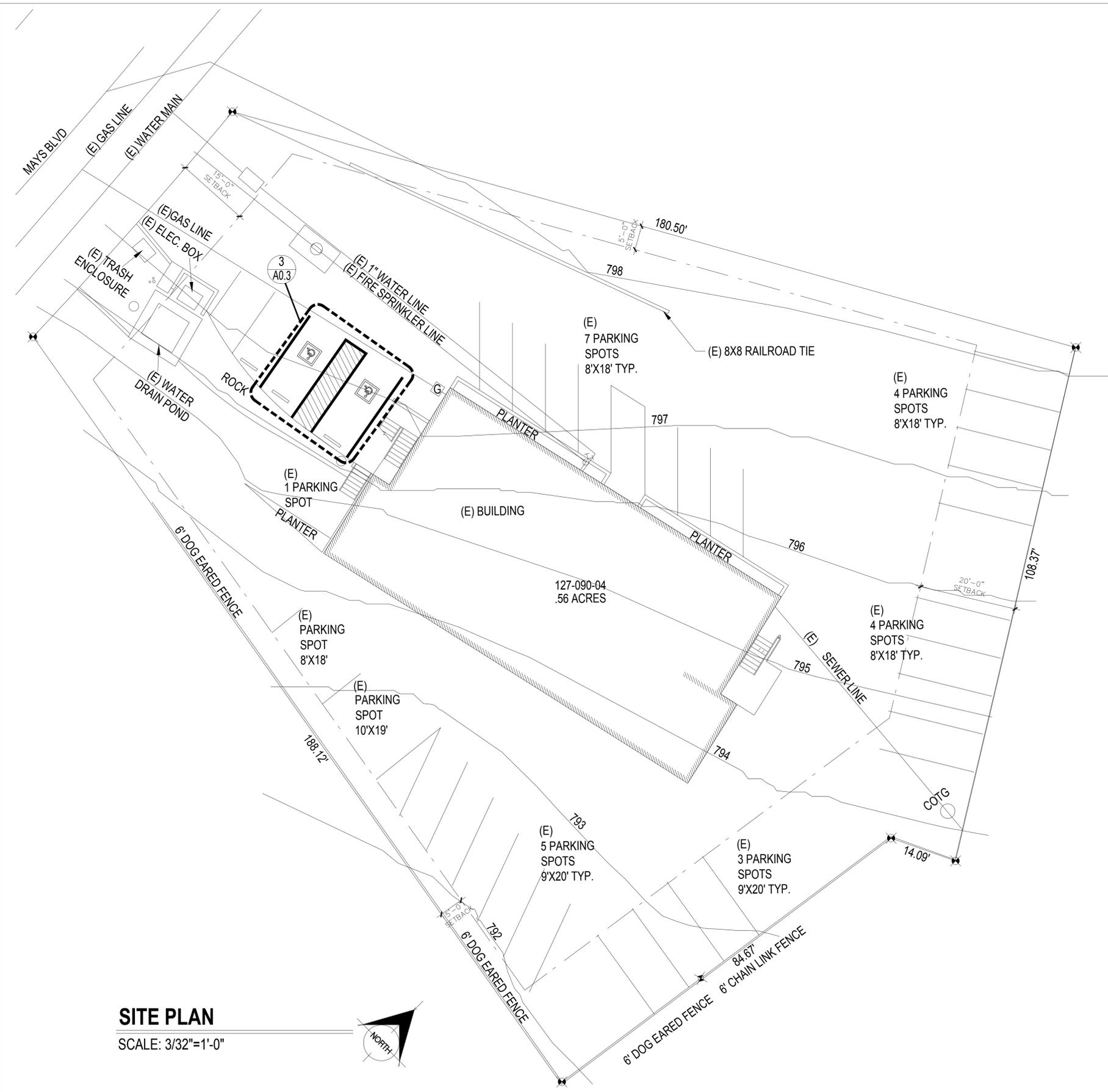
UNIT 5= 677 SQ.FT.	1 BEDROOM=	1.6 SPACE REQUIRED
UNIT 6= 512/553=1065	1 BEDROOM=	1.6 SPACE REQUIRED
UNIT 7= 686	1 BEDROOM=	1.6 SPACE REQUIRED
UNIT 8= 602/624= 1226	1 BEDROOM=	1.6 SPACE REQUIRED
UNIT 9= 514	1 BEDROOM=	1.6 SPACE REQUIRED
UNIT 10= 600/627= 1227	1 BEDROOM=	1.6 SPACE REQUIRED
HALLWAY= 347		

SUMMARY:
19 TOTAL SPACES REQUIRED
1 SPACE ACCESSIBLE REQUIRED
18 STANDARD SPACES REQUIRED

29 TOTAL (E) SPACES PROVIDED
2 ACCESSIBLE SPACES PROVIDED
27 STANDARD SPACES PROVIDED

NOTE:
WORK DONE AT THIS PHASE IS LIMITED TO DETAIL
2-A0.3 AND 3-A0.3

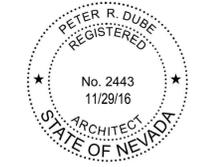
PARKING SHOWN IS EXISTING AND NOT PART OF SCOPE



SITE PLAN

SCALE: 3/32"=1'-0"





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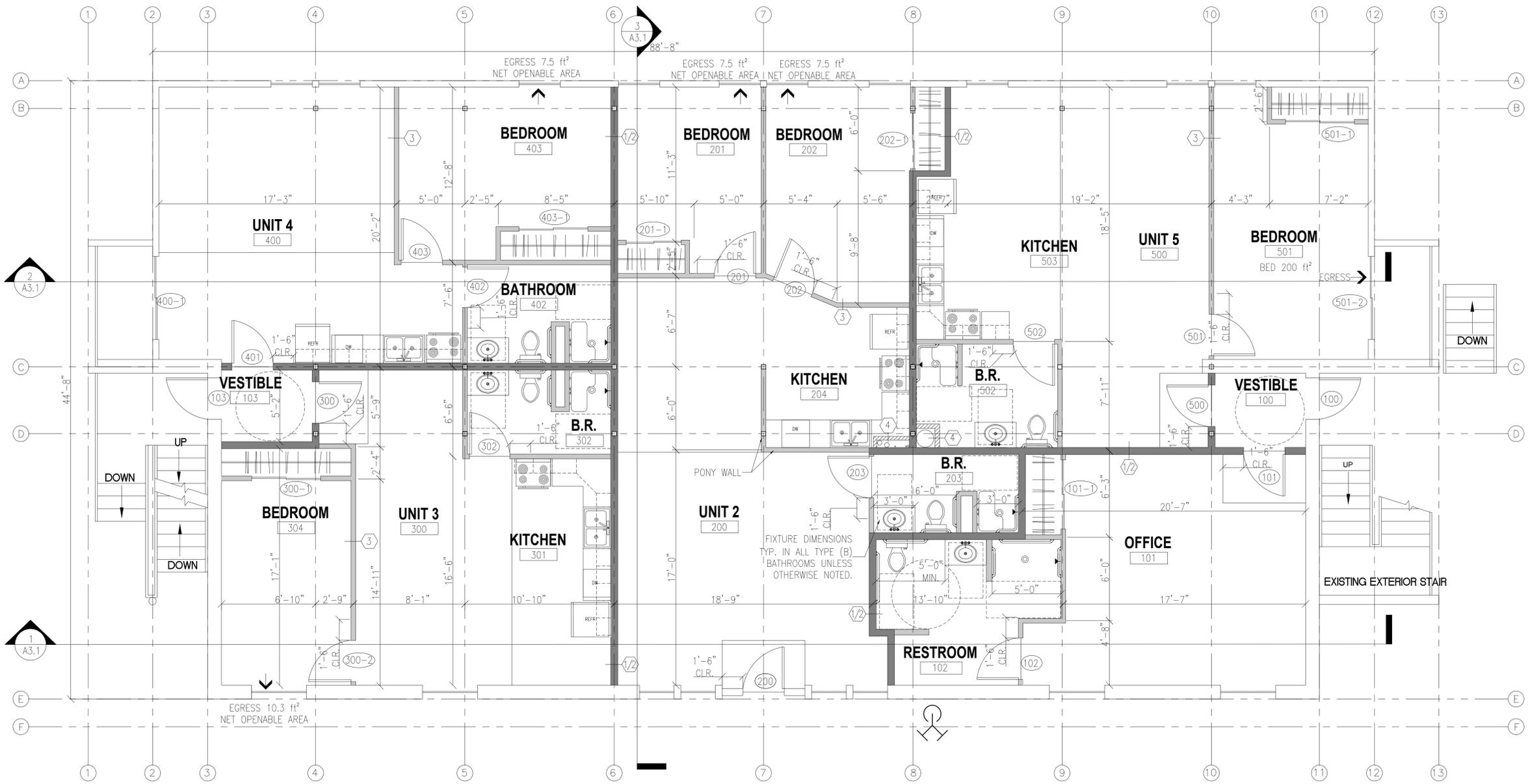
REVISIONS:

SHEET DESCRIPTION:

FIRST FLOOR PLAN

SHEET NUMBER:

A1.1



FIRST FLOOR PLAN

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



EXISTING EXTERIOR WALLS

OUTER: 3/4" PLYWOOD SHEATHING
2X6 STUDS
INNER: 5/8" GYPSUM WALLBOARD
NOTE: ALL WORK DONE TO EXTERIOR WALLS
WILL BE REPAIRED/REPLACED IN-KIND

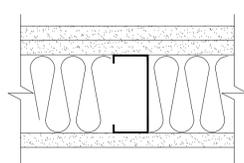
GENERAL NOTES

1. VERIFY ALL DIMENSIONS
2. DIMENSIONS GIVEN ARE TO CENTER OF STUD UNLESS OTHERWISE NOTED
3. FIRE STOPPING: ANY PENETRATIONS THROUGH WALL TYPE 1, 2, OR 4 SEE DETAIL 2-A5.1

KEY NOTES

1. INSTALL BACKER FOR ADA GRAB BARS TYP. ALL LOCATIONS. SEE DETAIL 1-A5.1

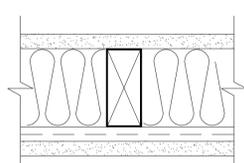
GA FILE NO. WP 1052 (NON-COMBUSTIBLE)
1 HOUR FIRE / 50-54 STC SOUND
TYPICAL- ALL UNIT SEPARATIONS



GYPSUM WALLBOARD, STEEL STUDS
ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 3 5/8" STEEL STUDS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 8" O.C. AT VERTICAL JOINTS AND 12" O.C. AT WALL PERIMETER AND INTERMEDIATE STUDS. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO ONE SIDE WITH 1 5/8" TYPE S DRYWALL SCREWS 12" O.C.
JOINTS STAGGERED 24" EACH LAYER AND SIDE. SOUND TESTED WITH 3 1/2" GLASS FIBER FRICTION FIT IN STUD SPACE. (NLB)

1 WALL TYPE (1) OPTION 1 (NON-COMBUSTIBLE)
SCALE: NTS

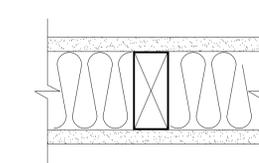
GA FILE NO. WP 3230 (WOOD FRAMED)
1 HOUR FIRE / 55-59 STC SOUND
TYPICAL- ALL UNIT SEPARATIONS



GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION, WOOD STUDS
RESILIENT CHANNELS 24" O.C. ATTACHED AT RIGHT ANGLES TO ONE SIDE OF 2 X 4 WOOD STUDS 16" O.C. WITH 6D COATED NAILS, 1 7/8" LONG, 0.086" SHANK, 1/4" HEADS. 1/2" X 3" GYPSUM WALLBOARD FILLER STRIPS ATTACHED TO PLATE AT FLOOR LINE WITH 6D NAILS. ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL TO STUDS WITH 1" TYPE S DRYWALL SCREWS 6" O.C. AT HORIZONTAL JOINTS AND 12" O.C. AT INTERMEDIATE CHANNELS. 1 1/2" GLASS FIBER INSULATION, 0.8 PCF, STAPLED TO STUDS IN STUD PLACE.
OPPOSITE SIDE: ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO STUDS WITH 6D NAILS 8" O.C. END JOINTS STAGGERED 48" ON OPPOSITE SIDES. SOUND TESTED WITH 3 1/2" GLASS FIBER INSULATION IN STUD SPACE. (LOAD-BEARING)

2 WALL TYPE (1) OPTION 2 (WOOD FRAMED)
SCALE: NTS

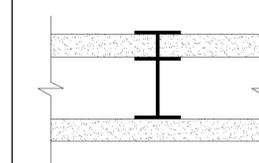
NON-RATED WALL ASSEMBLY (SCREEN WALL)
TYPICAL- ALL NON-UNIT SEPARATIONS



3 WALL TYPE OPTION 2 (NON-RATED)
SCALE: NTS

GYPSUM WALLBOARD, WOOD STUDS
ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2X4 WOOD STUDS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 8" O.C. AT VERTICAL JOINTS AND 12" O.C. AT WALL PERIMETER AND INTERMEDIATE STUDS. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO ONE SIDE WITH 1 5/8" TYPE S DRYWALL SCREWS 12" O.C.
JOINTS STAGGERED 24" EACH LAYER AND SIDE. SOUND TESTED WITH 3 1/2" GLASS FIBER FRICTION FIT IN STUD SPACE. (NLB)

4 WALL TYPE MECHANICAL SHAFT
SCALE: NTS





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PROJECT TITLE:

PHASE 2 -
FIRST FLOOR TENANT IMPROVEMENTS
APARTMENTS & OFFICE

JOB NUMBER: 16-1100

DATE: 11/29/2016

DRAWN BY: ARL, NS

CHECKED BY: PRD

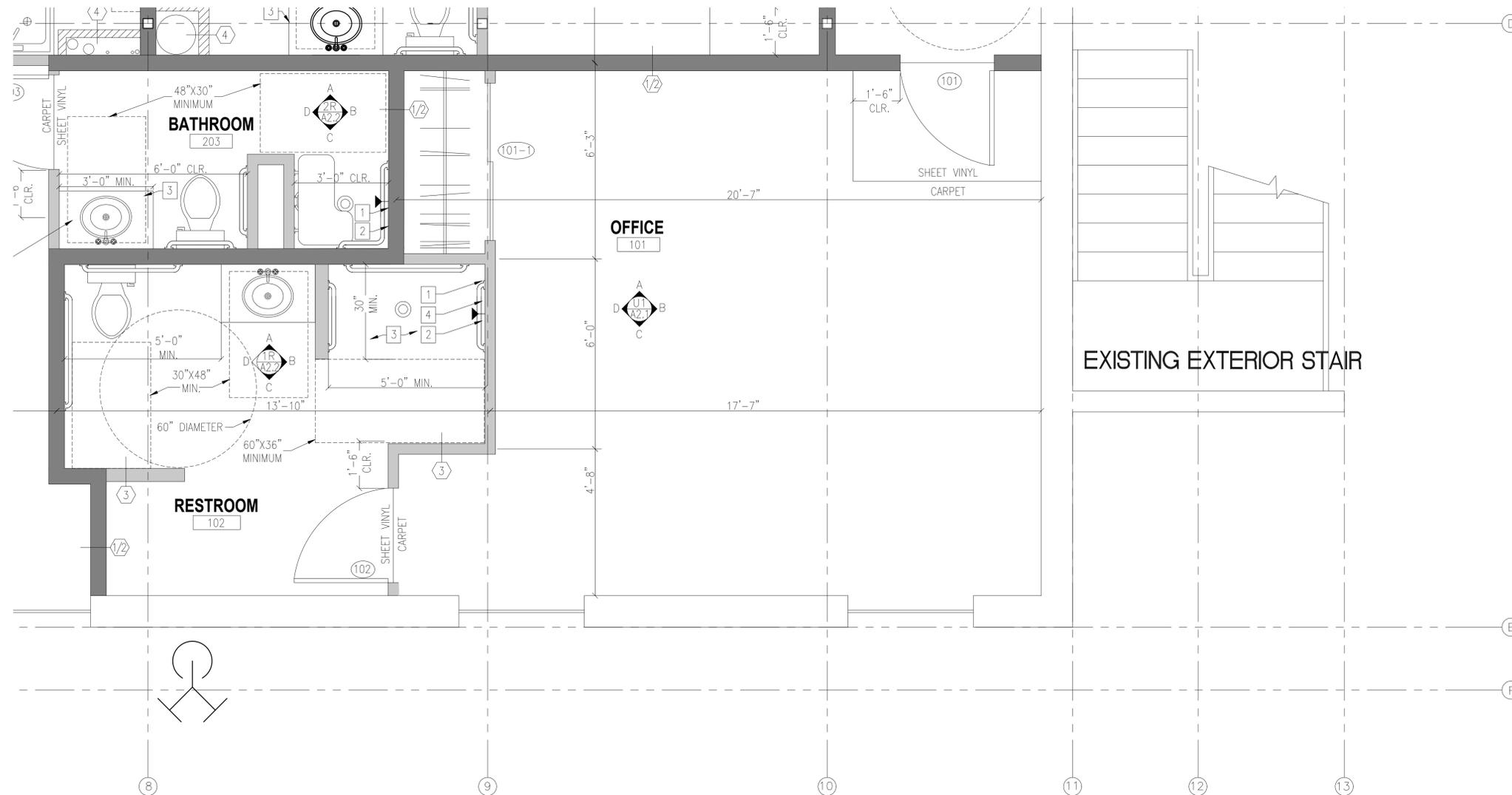
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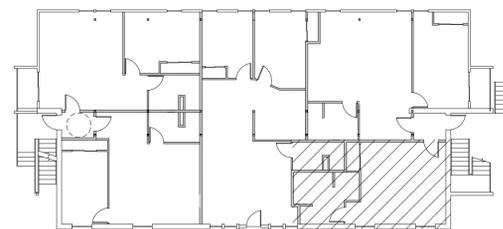
UNIT 1- FIRST FLOOR PLAN - ENLARGED

SHEET NUMBER:

A1.2



KEYPLAN



GENERAL NOTES

1. VERIFY ALL DIMENSIONS
2. DIMENSIONS GIVEN ARE TO CENTER OF STUD UNLESS OTHERWISE NOTED
3. FIRE STOPPING: ANY PENETRATIONS THROUGH WALL TYPE 1 OR 2 SEE DETAIL 2-A5.1

KEY NOTES

1. INSTALL BACKER FOR ADA GRAB BARS, TYP. ALL LOCATIONS. SEE DETAIL 1-A5.1
2. OPERATION OF CONTROLS FOR ADA SHOW NOT TO EXCEED 48" A.F.F. ON ANY OF THREE SHOWER WALLS
3. INNER DIMENSIONS OF ROLL-IN SHOWER TO BE EXACTLY 60" X 36"
4. END OF GRAB BARS SHALL BE 6" FROM CORNERS



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PROJECT TITLE:

PHASE 2 -
FIRST FLOOR TENANT IMPROVEMENTS
APARTMENTS & OFFICE

JOB NUMBER: 16-1100

DATE: 11/29/2016

DRAWN BY: ARL, NS

CHECKED BY: PRD

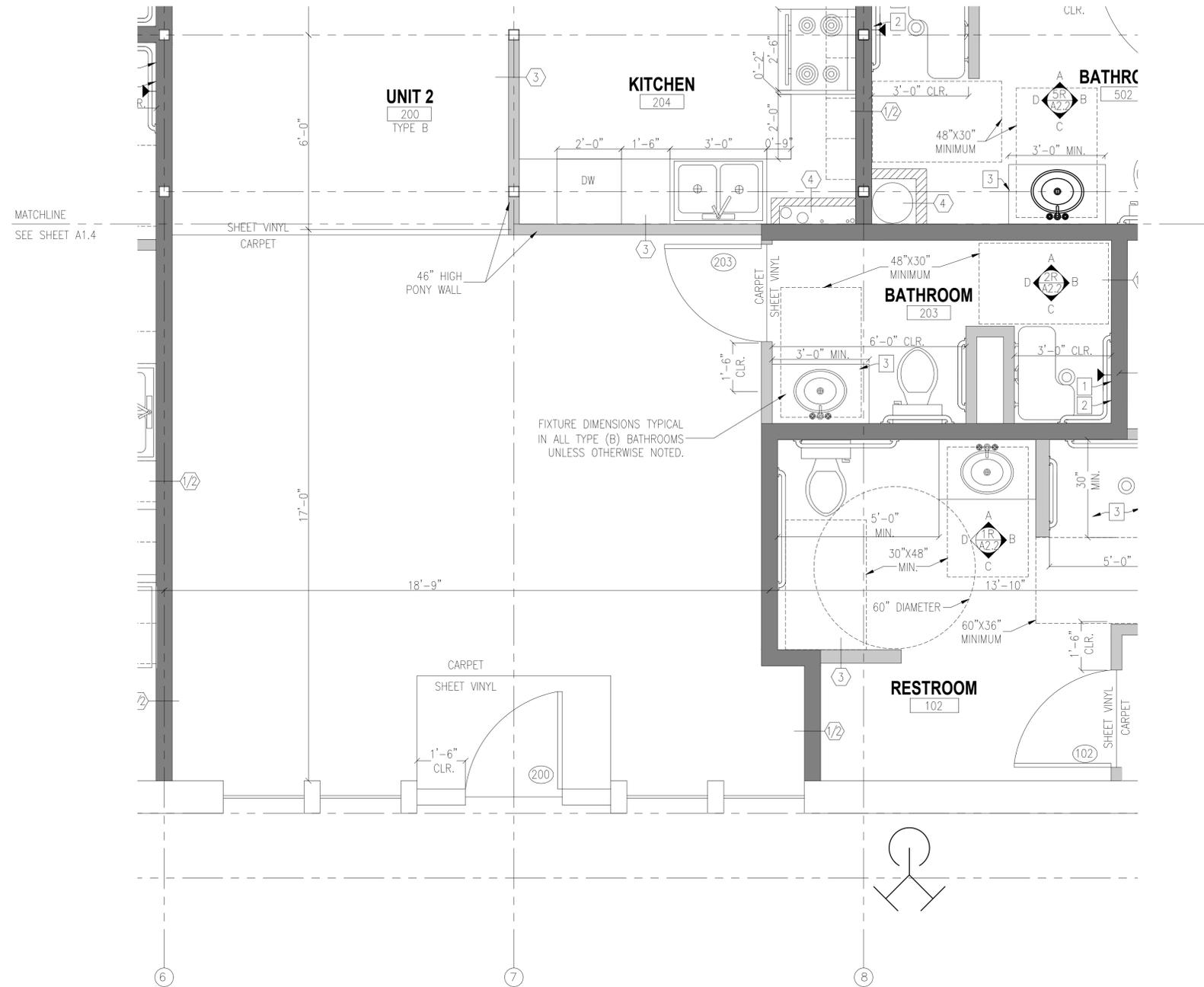
REVISIONS:

SHEET DESCRIPTION:

UNIT 2 - FIRST FLOOR PLAN
- PARTIAL ENLARGED

SHEET NUMBER:

A1.4



FIXTURE DIMENSIONS TYPICAL
IN ALL TYPE (B) BATHROOMS
UNLESS OTHERWISE NOTED.

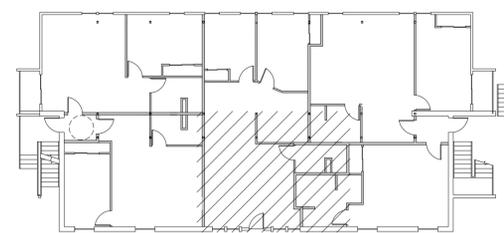
GENERAL NOTES

1. SEE SHEET A1.3 FOR OTHER HALF OF UNIT 2
2. VERIFY ALL DIMENSIONS
3. DIMENSIONS GIVEN ARE TO CENTER OF STUD UNLESS OTHERWISE NOTED
4. FIRE STOPPING: ANY PENETRATIONS THROUGH WALL TYPE 1 OR 2 SEE DETAIL 2-A5.1

KEY NOTES

1. INSTALL BACKER FOR ADA GRAB BARS, TYP. ALL LOCATIONS. SEE DETAIL 1-A5.1
2. OPERATION OF CONTROLS FOR ADA SHOW NOT TO EXCEED 48" A.F.F. ON ANY OF THREE SHOWER WALLS
3. BATHROOM SINK SHALL HAVE REMOVABLE CABINET TO ALLOW A WHEELCHAIR TO ROLL UP UNDER SINK

KEYPLAN





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PROJECT TITLE:

PHASE 2 -
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APARTMENTS & OFFICE

JOB NUMBER: 16-1100

DATE: 11/29/2016

DRAWN BY: ARL, NS

CHECKED BY: PRD

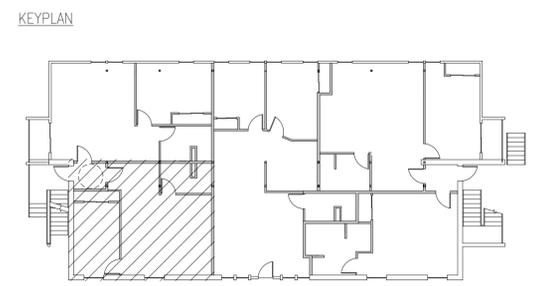
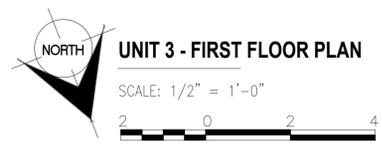
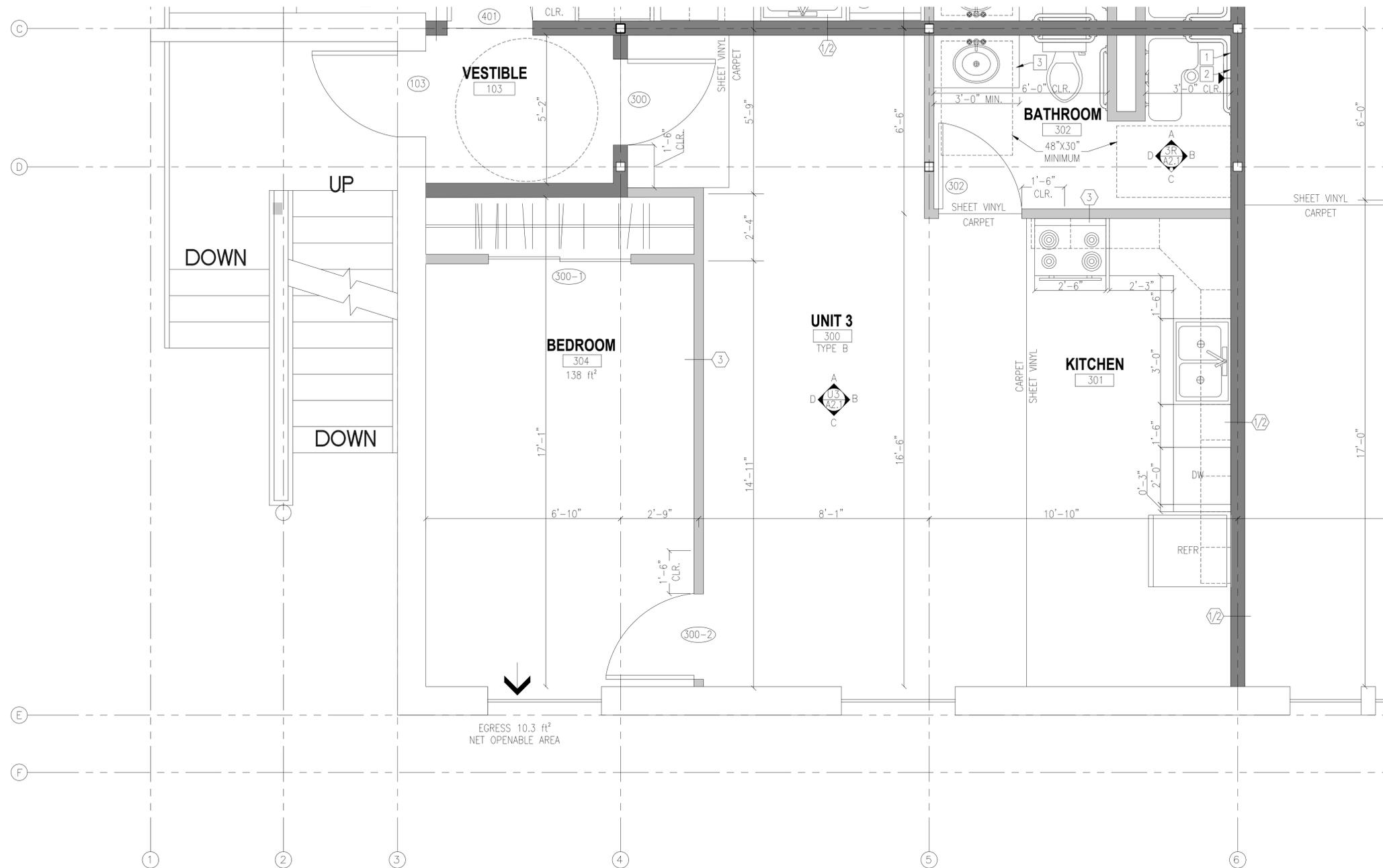
REVISIONS:

SHEET DESCRIPTION:

UNIT 3 - FIRST FLOOR PLAN - ENLARGED

SHEET NUMBER:

A1.5



- GENERAL NOTES**
- SEE SHEET A1.3 FOR OTHER HALF OF UNIT 2
 - VERIFY ALL DIMENSIONS
 - DIMENSIONS GIVEN ARE TO CENTER OF STUD UNLESS OTHERWISE NOTED
 - FIRE STOPPING: ANY PENETRATIONS THROUGH WALL TYPE 1 OR 2 SEE DETAIL 2-A5.1

- KEY NOTES**
- INSTALL BACKER FOR ADA GRAB BARS, TYP. ALL LOCATIONS. SEE DETAIL 1-A5.1
 - OPERATION OF CONTROLS FOR ADA SHOW NOT TO EXCEED 48" A.F.F. ON ANY OF THREE SHOWER WALLS
 - BATHROOM SINK SHALL HAVE REMOVABLE CABINET TO ALLOW A WHEELCHAIR TO ROLL UP UNDER SINK



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PROJECT TITLE:

PHASE 2 -
FIRST FLOOR TENANT IMPROVEMENTS
APARTMENTS & OFFICE

JOB NUMBER: 16-1100

DATE: 11/29/2016

DRAWN BY: ARL, NS

CHECKED BY: PRD

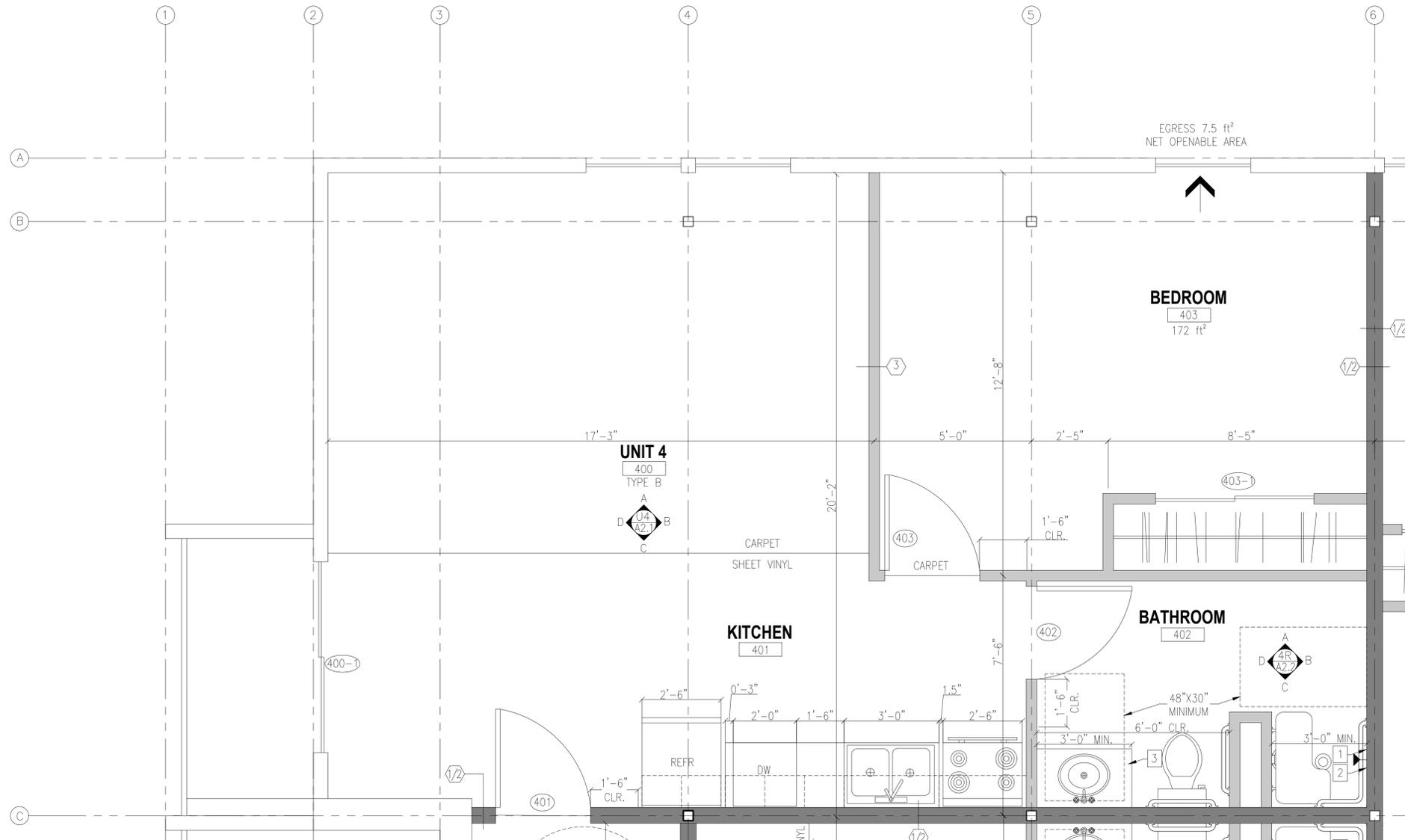
REVISIONS:

SHEET DESCRIPTION:

UNIT 4 - FIRST FLOOR PLAN - ENLARGED

SHEET NUMBER:

A1.6

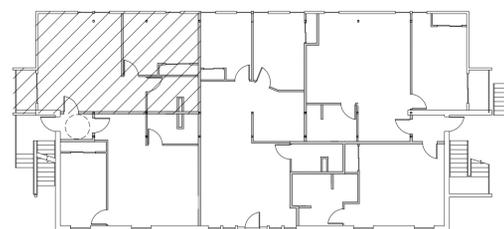


WALL LEGEND

SEE WALL ASSEMBLIES ON SHEET A1.1

TYPE 1 OR 2	TYPE 3	(E) EXTERIOR WALLS	1HR RATED SHAFT
-------------	--------	--------------------	-----------------

KEYPLAN



GENERAL NOTES

- SEE SHEET A1.3 FOR OTHER HALF OF UNIT 2
- VERIFY ALL DIMENSIONS
- DIMENSIONS GIVEN ARE TO CENTER OF STUD UNLESS OTHERWISE NOTED
- FIRE STOPPING: ANY PENETRATIONS THROUGH WALL TYPE 1 OR 2 SEE DETAIL 2-A5.1

KEY NOTES

- INSTALL BACKER FOR ADA GRAB BARS, TYP. ALL LOCATIONS. SEE DETAIL A-5.1
- OPERATION OF CONTROLS FOR ADA SHOW NOT TO EXCEED 48" A.F.F. ON ANY OF THREE SHOWER WALLS
- BATHROOM SINK SHALL HAVE REMOVABLE CABINET TO ALLOW A WHEELCHAIR TO ROLL UP UNDER SINK



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PROJECT TITLE:

PHASE 2 -
FIRST FLOOR TENANT IMPROVEMENTS
APARTMENTS & OFFICE

JOB NUMBER: 16-1100

DATE: 11/29/2016

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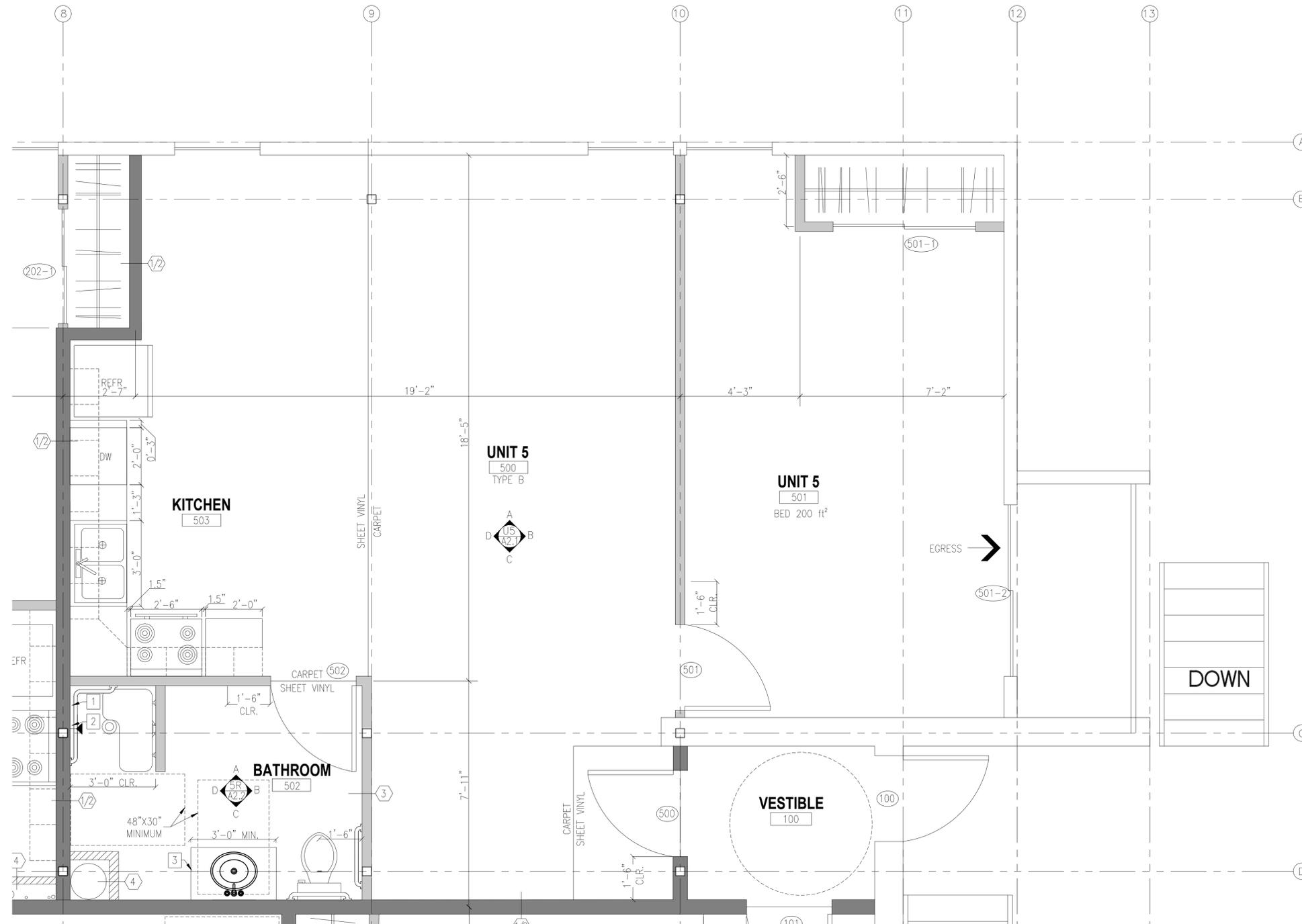
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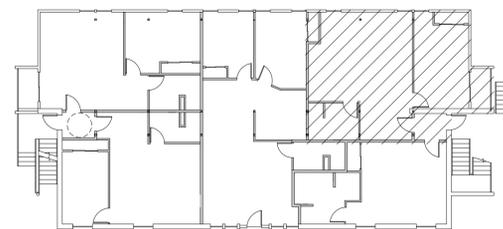
UNIT 5 - FIRST FLOOR PLAN - ENLARGED

SHEET NUMBER:

A1.7



KEYPLAN



GENERAL NOTES

1. SEE SHEET A1.3 FOR OTHER HALF OF UNIT 2
2. VERIFY ALL DIMENSIONS
3. DIMENSIONS GIVEN ARE TO CENTER OF STUD UNLESS OTHERWISE NOTED
4. FIRE STOPPING: ANY PENETRATIONS THROUGH WALL TYPE 1 OR 2 SEE DETAIL 2-A5.1

KEY NOTES

1. INSTALL BACKER FOR ADA GRAB BARS, TYP. ALL LOCATIONS. SEE DETAIL 1-A5.1
2. OPERATION OF CONTROLS FOR ADA SHOW NOT TO EXCEED 48" A.F.F. ON ANY OF THREE SHOWER WALLS
3. BATHROOM SINK SHALL HAVE REMOVABLE CABINET TO ALLOW A WHEELCHAIR TO ROLL UP UNDER SINK



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PROJECT TITLE:

PHASE 2 -
FIRST FLOOR TENANT IMPROVEMENTS
APARTMENTS & OFFICE

JOB NUMBER: 16-1100

DATE: 11/29/2016

DRAWN BY: ARL, NS

CHECKED BY: PRD

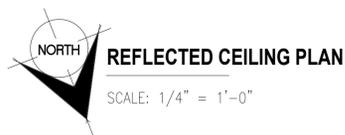
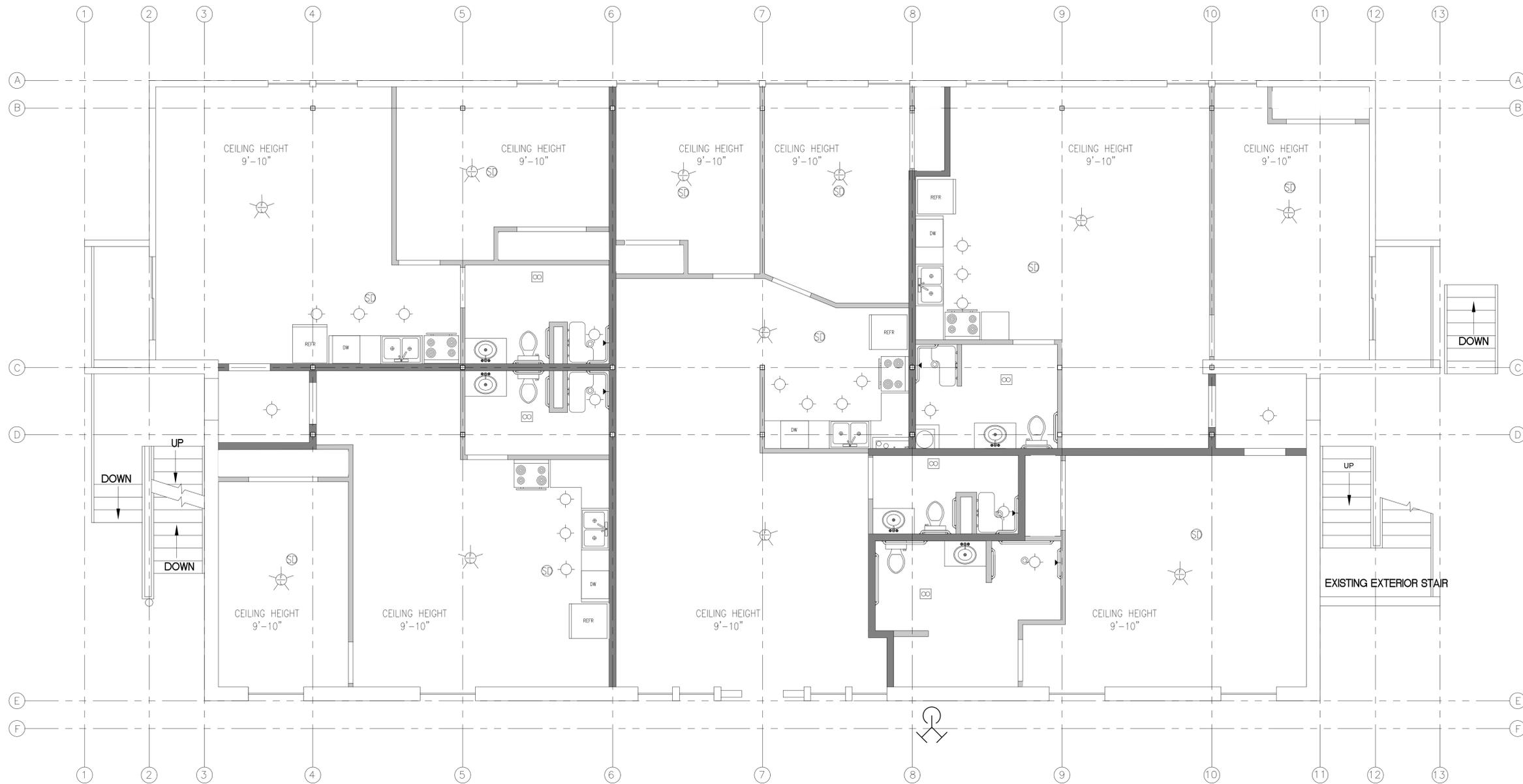
REVISIONS:

SHEET DESCRIPTION:

REFLECTED CEILING PLAN

SHEET NUMBER:

A1.8



REFLECTED CEILING PLAN LEGEND	
	VENTILATION FAN
	4 INCH LED CAN
	SMOKE DETECTOR
	CEILING LIGHT/FAN



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PROJECT TITLE:

PHASE 2 -
FIRST FLOOR TENANT IMPROVEMENTS
APARTMENTS & OFFICE

JOB NUMBER: 16-1100

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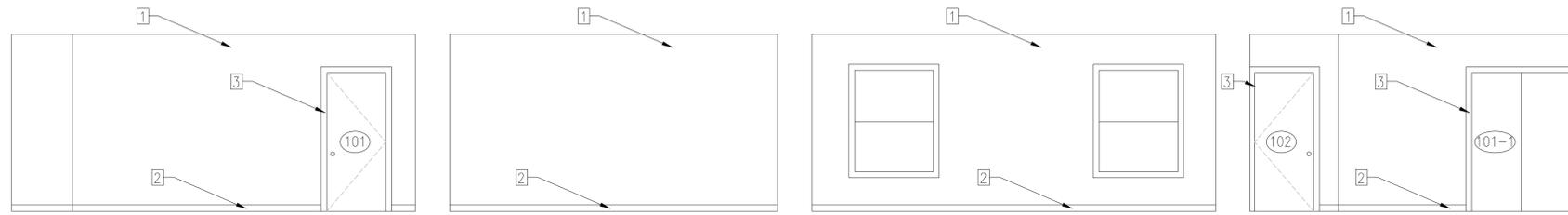
REVISIONS:

SHEET DESCRIPTION:

INTERIOR ELEVATIONS

SHEET NUMBER:

A2.1



OFFICE ELEVATION A
SCALE: 1/4"=1'

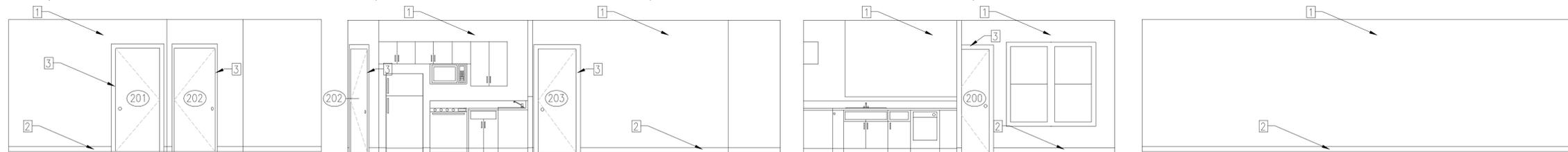
OFFICE ELEVATION B
SCALE: 1/4"=1'

OFFICE ELEVATION C
SCALE: 1/4"=1'

OFFICE ELEVATION D
SCALE: 1/4"=1'

KEYNOTES:

- 1 TAPED, TEXTURED, PAINTED GYP. BOARD
- 2 4" PAINTED WOOD BASE
- 3 3.5" PAINTED WOOD TRIM

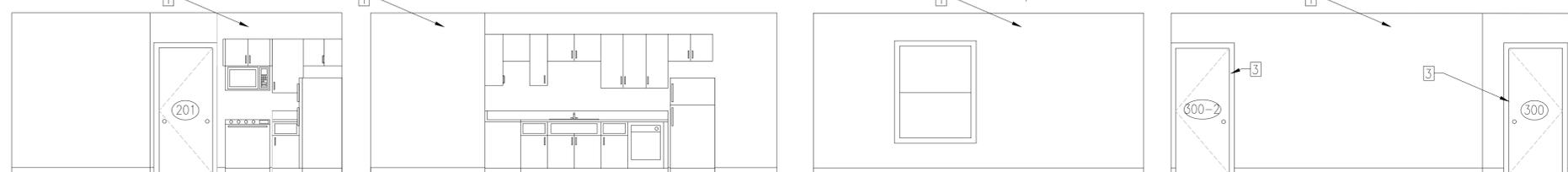


UNIT 2 ELEVATION A
SCALE: 1/4"=1'

UNIT 2 ELEVATION B
SCALE: 1/4"=1'

UNIT 2 ELEVATION C
SCALE: 1/4"=1'

UNIT 2 ELEVATION D
SCALE: 1/4"=1'

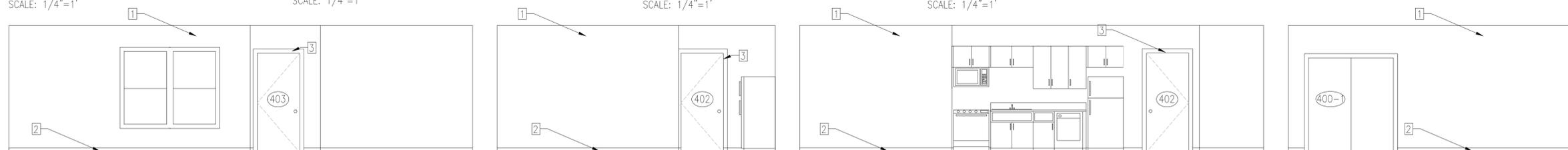


UNIT 3 ELEVATION A
SCALE: 1/4"=1'

UNIT 3 ELEVATION B
SCALE: 1/4"=1'

UNIT 3 ELEVATION C
SCALE: 1/4"=1'

UNIT 3 ELEVATION D
SCALE: 1/4"=1'

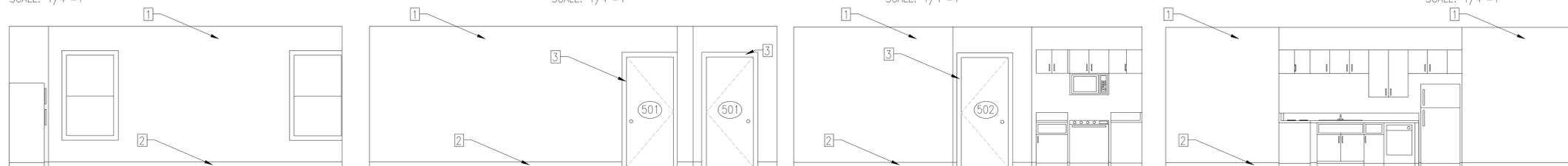


UNIT 4 ELEVATION A
SCALE: 1/4"=1'

UNIT 4 ELEVATION B
SCALE: 1/4"=1'

UNIT 4 ELEVATION C
SCALE: 1/4"=1'

UNIT 4 ELEVATION D
SCALE: 1/4"=1'



UNIT 5 ELEVATION A
SCALE: 1/4"=1'

UNIT 5 ELEVATION B
SCALE: 1/4"=1'

UNIT 5 ELEVATION C
SCALE: 1/4"=1'

UNIT 5 ELEVATION D
SCALE: 1/4"=1'



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PHASE 2 -
FIRST FLOOR TENANT IMPROVEMENTS
APARTMENTS & OFFICE

JOB NUMBER: 16-1100

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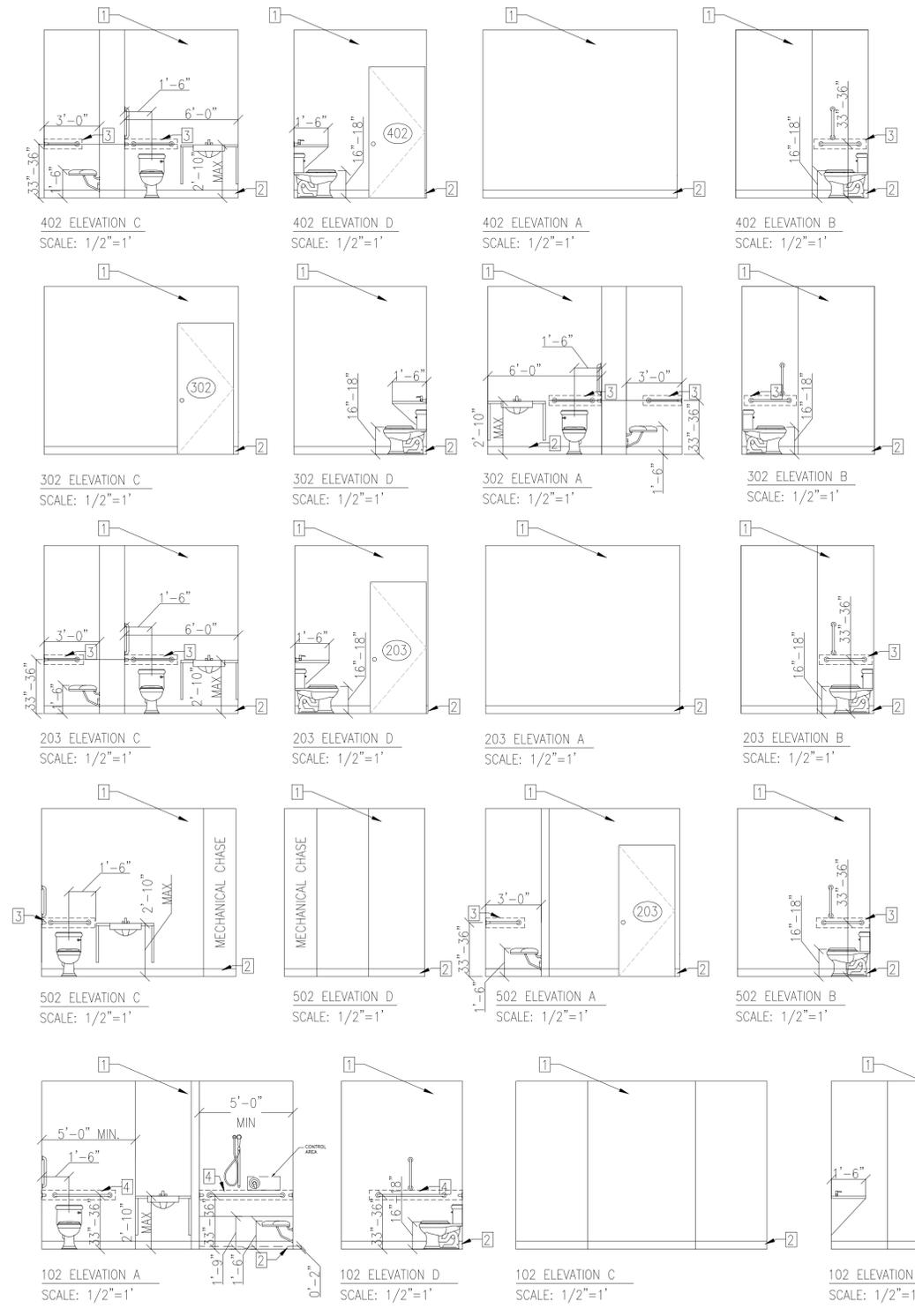
REVISIONS:

SHEET DESCRIPTION:

BATHROOM ELEVATIONS

SHEET NUMBER:

A2.2



KEYNOTES:

- 1 TAPED, TEXTURED, PAINTED GYP. BOARD
- 2 5" INTEGRATED COVE BASE SEE DETAIL 4-A5.1
- 3 PROVIDE BACKING FOR FUTURE GRAB BARS SEE DETAIL 1-A5.1
- 4 GRAB BARS AND BACKING SHALL BE INSTALLED IN UNIT-1(OFFICE) RESTROOM SEE DETAIL 1-A5.1



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APARTMENTS & OFFICE

JOB NUMBER: 16-1100

DATE: 11/29/2016

DRAWN BY: ARL, NS

CHECKED BY: PRD

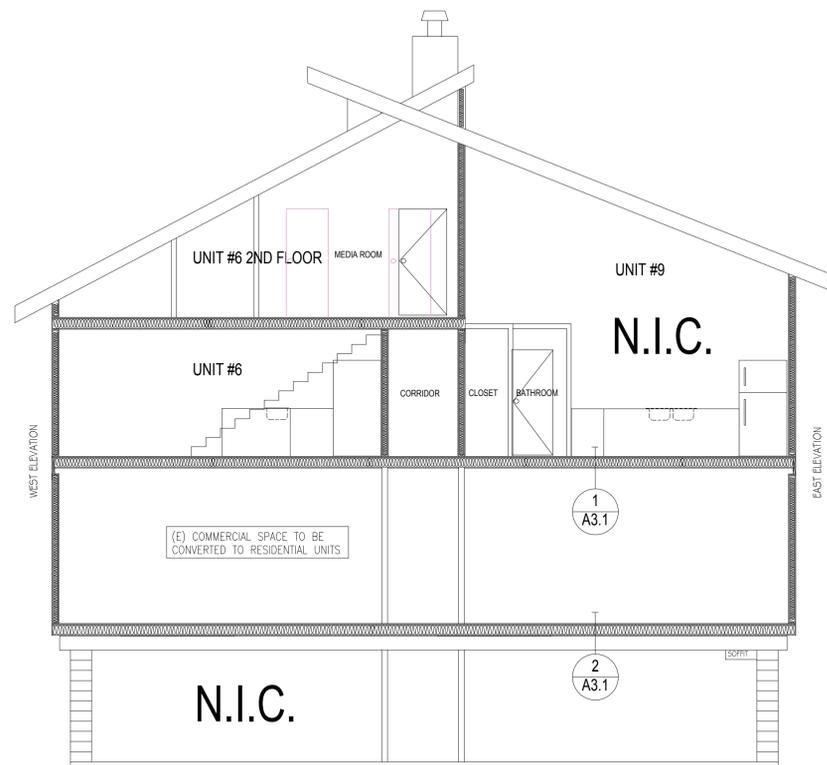
REVISIONS:

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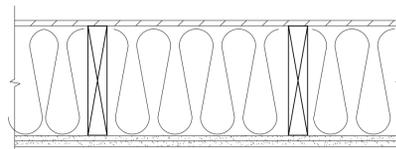
SECTIONS

SHEET NUMBER:

A3.1



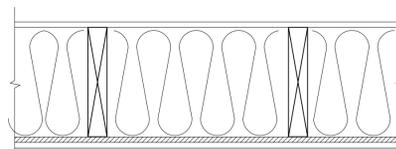
3 EAST ELEVATION SECTION
SCALE: 3/16" = 1'-0"



GA FILE NO. FC 5406 GENERIC, 1 HOUR FIRE
35 TO 39 STC SOUND

2 WOOD JOISTS, GYPSUM WALLBOARD
SCALE: NTS

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO 2X10 JOISTS 24" O.C. WITH 1 1/4" TYPE W OR S DRYWALL SCREWS 24" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO JOISTS WITH 1 7/8" TYPE W OR S DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOISTS AND 1 1/2" TYPE G DRYWALL SCREWS 12" O.C. PLACED 2" BACK ON EITHER SIDE OF END JOISTS. JOISTS OFFSET 24" FROM BASE LAYER JOINTS. WOOD JOISTS SUPPORTING 1/2" PLYWOOD WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO JOISTS WITH 8D NAILS. CEILING PROVIDES 1 HOUR FIRE RESISTANCE PROTECTION FOR FRAMING INCLUDING TRUSSES.



NBC-F9H, 45 MIN FIRE, 56 STC SOUND, TLF-95-115A
IIF-95-041, IIC 50, SWJFS807

1 WOOD JOISTS, GYPSUM WALLBOARD
SCALE: NTS

SOLID WOOD JOIST FLOOR, 1-1/2" X 9-1/4" JOISTS, SPACED 16" O.C., 5/8" OSB SUBFLOOR, RESILIENT CHANNELS SPACING SPECIFIED BELOW; SINGLE 6" THICKNESS ACOUSTIC BATT INSULATION, DOUBLE LAYER TYPE "X" GYPSUM BOARD THICKNESS SPECIFIED BELOW:

GYPSUM BOARD THICKNESS:	RESILIENT CHANNEL SPACING O.C.
5/8"	24"
1/2"	24"
1/2"	16"



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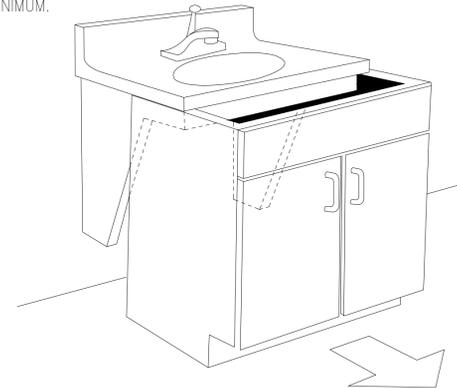
SHEET DESCRIPTION:

DETAILS

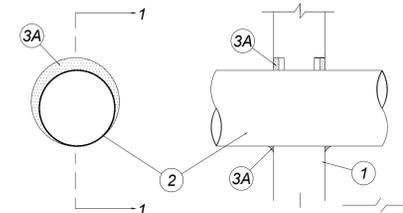
SHEET NUMBER:

A5.1

CABINETS UNDER SINK MUST BE EASILY REMOVABLE. WIDTH BETWEEN SINK SUPPORT BRACES MUST BE 30" MINIMUM.

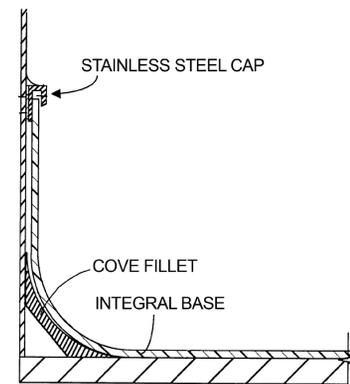


3 REMOVABLE BASE CABINET DETAIL
SCALE: NTS

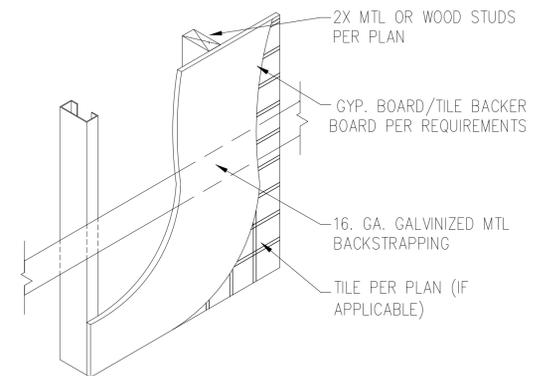


1. WALL ASSEMBLY PER PLAN
2. STEEL DUCT - MAX 24 IN. (610 MM) DIAM NO. 28 GAUGE (OR HEAVIER) GALV STEEL VENT DUCT OR NO. 26 GAUGE (OR HEAVIER) SPIRAL WOUND GALV STEEL DUCT. ONE STEEL DUCT TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. AN ANNULAR SPACE OF MIN 0 IN. (0 MM, POINT CONTACT) TO MAX 1-1/2 IN. (38 MM) IS REQUIRED WITHIN THE FIRESTOP SYSTEM. STEEL DUCT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE WALL ASSEMBLY.
3. FIRESTOP SYSTEM
 - A. PACKING MATERIAL - (OPTIONAL, NOT SHOWN) - POLYETHYLENE BACKER ROD, MINERAL WOOL BATT INSULATION OR FIBERGLASS BATT INSULATION. FRICTION FIT INTO ANNULAR SPACE FOR 2 HR RATED WALL ASSEMBLIES ONLY. PACKING MATERIAL TO BE RECESSED FROM BOTH SURFACES OF WALL TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL (ITEM 3B).
 - B. FILL, VOID OR CAVITY MATERIAL* - SEALANT - MIN 5/8 IN. (16 MM) THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. MIN 1/4 IN. (6 MM) DIAM BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE POINT CONTACT LOCATION BETWEEN THE STEEL DUCT AND THE GYPSUM BOARD.

2 FIRE STOPPING DETAIL
SCALE: NTS



4 INTEGRAL COVE BASE DETAIL
SCALE: NTS



1 WALL BACKING DETAIL
SCALE: NTS

SCHEDULE ABBREVIATIONS

AL	ALUMINUM
(N) HM	NEW HOLLOW METAL
INS	INSULATED GLAZING
INSUL	INSULATED
MTL	METAL
PF	PREFINISHED
PT	PAINT
ST	STAIN
WD	WOOD
OBS	OBSCURE GLAZING
EC	EXTERIOR CLAD
INT	INTERIOR

DOOR SCHEDULE																	
UNIT #	DOOR #	LOCATION	DOOR					FRAME			DETAILS			COMMENTS			
			TYPE	PR	(E)/(N)	RATING	HARDWARE	WIDTH	HEIGHT	MAT'L	FINISH	GLAZING	MAT'L		FINISH	WEATHERSTRIP	THRESHOLD
4	401	FRONT	1		(N)	20min		3'-0"	6'-8"	METAL	PAINTED		WD	PAINTED	X	X	ADA COMPLIANT
4	403	BEDROOM	2		(N)			3'-0"	6'-8"	WD	PAINTED		WD	PAINTED			
4	402	BATHROOM	2		(N)			3'-0"	6'-8"	WD	PAINTED		WD	PAINTED			
4	403-1	CLOSET	4	X	(N)			5'-0"	6'-8"	WD	PAINTED		WD	PAINTED			SLIDING
4	400-1	BALCONY	7		(E)1												
3	300	FRONT	1		(N)	20min		3'-0"	6'-8"	METAL	PAINTED		WD	PAINTED	X	X	ADA COMPLIANT
3	300-2	BEDROOM	2		(N)			3'-0"	6'-8"	WD	PAINTED		WD	PAINTED			
3	302	BATHROOM	2		(N)			3'-0"	6'-8"	WD	PAINTED		WD	PAINTED			
3	300-1	CLOSET	4	X	(N)			5'-0"	6'-8"				WD	PAINTED			SLIDING
2	200	FRONT	6		(E)	20min		3'-0"	6'-8"	METAL	PAINTED		MTL	PAINTED			
2	201	BEDROOM	2		(N)			3'-0"	6'-8"	WD	PAINTED		WD	PAINTED			
2	202	BEDROOM	2		(N)			3'-0"	6'-8"	WD	PAINTED		WD	PAINTED			
2	203	BATHROOM	2		(N)			3'-0"	6'-8"	WD	PAINTED		WD	PAINTED			
2	201-1	CLOSET	5	X	(N)			4'-0"	6'-8"	WD	PAINTED		WD	PAINTED			SLIDING
2	202-1	CLOSET	5	X	(N)			5'-0"	6'-8"	WD	PAINTED		WD	PAINTED			SLIDING
5	500	FRONT	1		(N)	20min		3'-0"	6'-8"	METAL	PAINTED		WD	PAINTED	X	X	ADA COMPLIANT
5	501	BEDROOM	2		(N)			3'-0"	6'-8"	WD	PAINTED		WD	PAINTED			
5	502	BATHROOM	2		(N)			3'-0"	6'-8"	WD	PAINTED		WD	PAINTED			
5	501-1	CLOSET	4	X	(N)			5'-0"	6'-8"	WD	PAINTED		WD	PAINTED			SLIDING
5	501-2	BALCONY	7		(E)2												
1	101	FRONT	1		(N)	20min		3'-0"	6'-8"	METAL	PAINTED		WD	PAINTED	X	X	ADA COMPLIANT
1	102	RESTROOM	2		(N)			3'-0"	6'-8"	WD	PAINTED		WD	PAINTED			
1	101-1	CLOSET	4	X	(N)			5'-0"	6'-8"	WD	PAINTED		WD	PAINTED			SLIDING
VESTIBLE	100		6		(E)3								MTL	PAINTED	X	X	ADA COMPLIANT
VESTIBLE	103		6		(E)4								MTL		X	X	ADA COMPLIANT

TYPE 1



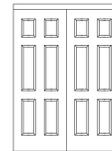
6-PANEL STEEL FRONT DOOR 1-HOUR RATED DOOR 36"x80"

TYPE 2



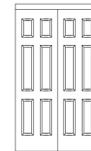
6-PANEL TEXTURED HARDBOARD 1 3/8" INTERIOR HOLLOW DOOR 36"x80"

TYPE 4



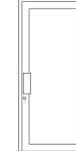
HARDBOARD STEEL FRAMED INTERIOR SLIDING PANEL CLOSET DOOR 60"x80"

TYPE 5



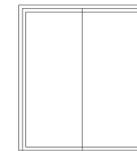
HARDBOARD STEEL FRAMED INTERIOR SLIDING PANEL CLOSET DOOR 48"x80"

TYPE 6



(E) STOREFRONT

TYPE 7



(E) SLIDING DOOR

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DRAWN BY: ARL_NS

CHECKED BY: PRD

REVISIONS:

SHEET DESCRIPTION:

DOOR SCHEDULE

SHEET NUMBER:

A6.1



INTERIOR FINISH SCHEDULE																							LEGEND	
UNIT	RM #	RM NAME	FLOOR		BASE			WALL												CEILING				COMMENTS
			MAT'L	FINISH	MAT'L	FINISH	COLOR	NORTH			EAST			SOUTH			WEST			MAT'L	FINISH	HEIGHT	COLOR	
								MAT'L	FINISH	COLOR														
4	400	LIVING ROOM	CARPET	F1	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
4	400	KITCHEN	SHEET VINYL	F2	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
4	401	BEDROOM	CARPET	F1	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
4	402	RESTROOM	SHEET VINYL	F2	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
3	300	LIVING ROOM	CARPET	F1	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
3	300	ENTRY WAY	SHEET VINYL	F2	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
3	301	KITCHEN	SHEET VINYL	F2	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
3	304	BEDROOM	CARPET	F1	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
3	302	BATHROOM	SHEET VINYL	F2	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
2	200	LIVING ROOM	CARPET	F1	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
2	204	KITCHEN	SHEET VINYL	F2	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
2	205	DINING ROOM	SHEET VINYL	F2	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
2	200	ENTRY WAY	SHEET VINYL	F2	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
2	201	BEDROOM	CARPET	F1	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
2	202	BEDROOM	CARPET	F1	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
2	203	BATHROOM	SHEET VINYL	F2	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
5	500	LIVING ROOM	CARPET	F1	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
5	500	KITCHEN	SHEET VINYL	F2	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
5	500	ENTRY WAY	SHEET VINYL	F2	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
5	501	BEDROOM	CARPET	F1	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
5	502	RESTROOM	SHEET VINYL	F2	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
1	101	OFFICE	CARPET	F1	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
1	101	ENTRY WAY	SHEET VINYL	F2	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
1	102	RESTROOM	SHEET VINYL	F2	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										

1	101	VESTIBULE	SHEET VINYL	F2	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										
1	102	VESTIBULE	SHEET VINYL	F2	WD	B1	WHITE	GB	W1	P1	GB	C1	8' - 0"	P1										

FLOORING
F1- BY OWNER
F2- BY OWNER

BASE
B1- 4" PAINTED WOOD BASE
B2- 5" INTEGRAL COVE BASE

WALL
W1- GYP. BD., TAPED, TEXTURED, PAINTED

CEILING
C1- GYP. BD. TAPED, TEXTURED, PAINTED

CLOSETS
TYP. ALL- CARPETED, 4" PAINTED WOOD BASE
GYP. BD. TAPED, TEXTURED, PAINTED

COLORS
P1- SHERWIN WILLIAMS SW6035 GAUZY WHITE
OR BY OWNER

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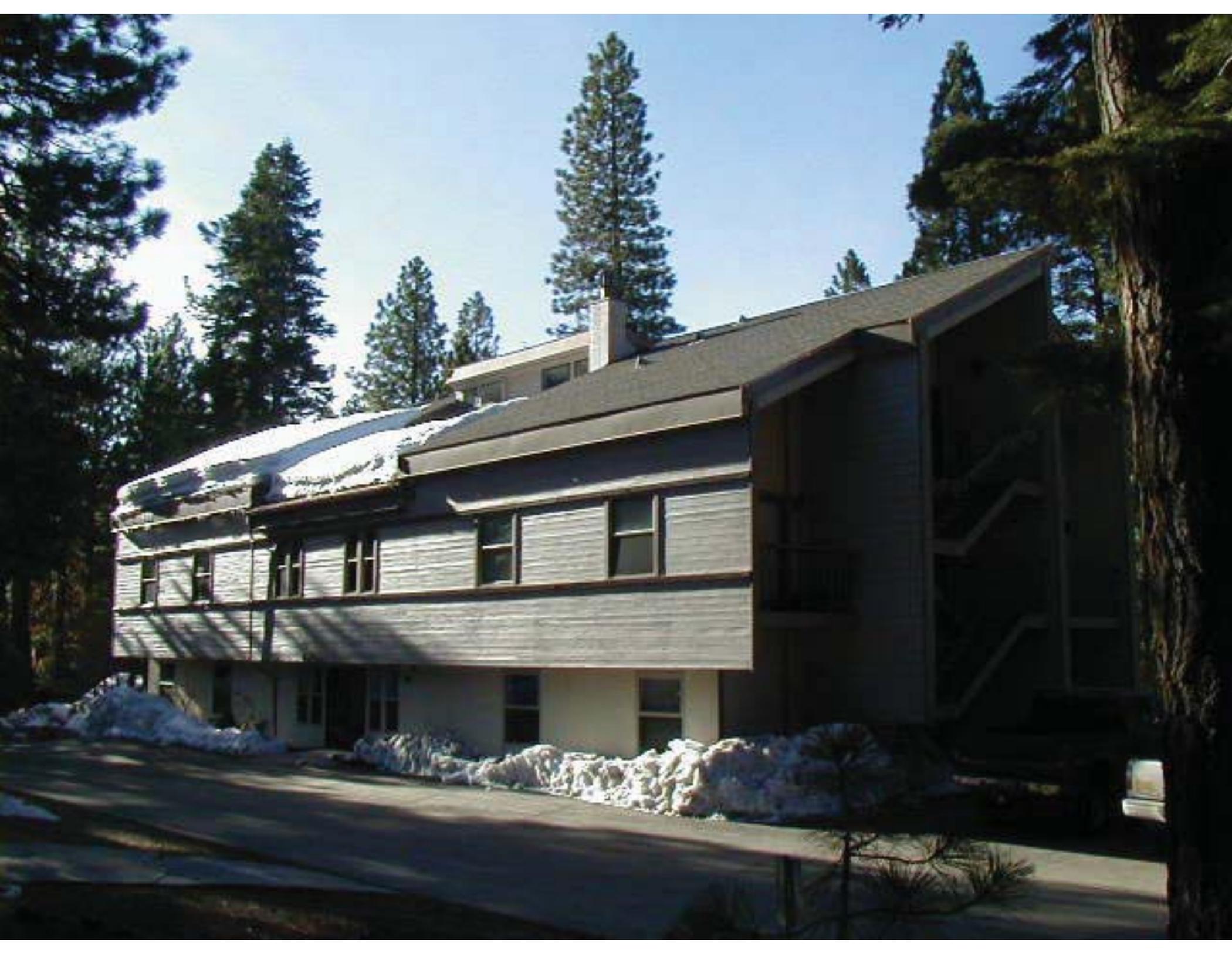
SHEET DESCRIPTION:

INTERIOR FINISH SCHEDULE

SHEET NUMBER:

A6.2









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