North Housing, Block A

2000 Lakehurst Circle
Alameda, CA 94501

APN: 74-905-12-9

SENIOR PHASE
PERMIT SET - 09/23/22

SUMMARY OF WORK

THE PROPOSED NEW CONSTRUCTION PROJECTS AT BLOCK A OF THE NORTH HOUSING DEVELOPMENT WILL BE DEVELOPED IN THREE PHASES. THE TWO BUILDINGS ALONG MOSLEY AVENUE WILL PROVIDE NINETY-ONE (91) UNITS OF PERMANENT SUPPORTIVE HOUSING (PSH), AND THE BUILDING AT THE CORNER OF LAKEHURST CIRCLE AND MABUHAY STREET WILL PROVIDE 64 UNITS OF AFFORDABLE SENIOR APARTMENTS. THE NINETY-ONE (91) PSH UNITS WILL BE BUILT IN TWO PHASES WITH 45 UNITS IN THE FIRST, AND 46 UNITS IN THE SECOND PHASE WITH APPROXIMATELY 72,700 SQUARE FEET IN COMBINED GROSS AREA. WHEN BOTH PSH PHASES ARE COMPLETE, THE TWO PSH BUILDINGS WILL FORM A U-SHARPED BUILDING AS IF IT WAS ONE SINGLE BUILDING. THE U-SHAPED BUILDING WILL DEFINE A GENEROUS CENTRAL COURTYARD THAT INCLUDES A BARBECUE, A PATIO FOR GATHERINGS, AND RELAXATION AND CONTEMPLATION SPACES. THE SENIOR APARTMENT COMPLEX IS CONFIGURED IN AN L-SHAPED BUILDING WITH A COURTYARD TO THE WEST FOR GATHERINGS AND GROUP ACTIVITIES, WITH APPROXIMATELY 48,000 SQUARE FEET IN GROSS AREA.

THESE PROJECT DOCUMENTS ARE FOR THE SENIOR BUILDING, AN APPROXIMATELY 48,000 SQUARE FEET, FOUR (4) STORY RESIDENTIAL BUILDING OF TYPE V-A CONSTRUCTION TO ACCOMMODATE FORTY-FOUR (63) UNITS & ONE (1) MANAGER'S UNIT. THE PROJECT LOCATION IS AT THE CORNER OF MABUHAY STREET AND LAKEHURST CIR. IN ALAMEDA, CA. THE BUILDING WILL ALSO PROVIDE STAFF AND COMMON AMENITITES INCLUDING A COMMUNITY ROOM, OFFICE SUITE, LAUNDRY FACILITIES AND SPACES FOR BIKE STORAGE. EXTERIOR COMMON SPACES INCLUDE A COMMUNAL COURTYARD AND ROOF TERRACE. PARKING IS LOCATED ON AN SHARED EXTERIOR LOT WITHIN PROJECT BOUNDS AND ON THE PRIVATE STREET LAKEHURST CIRCLE.

VICINITY MAP

PROJECT DIRECTORY

OWNER

Housing Authority of the City of Alameda
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DEVELOPER

Island City Development

ARCHITECT

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CIVIL ENGINEER

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LANDSCAPE ARCHITECT

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STRUCTURAL ENGINEER

People's Associates
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MECHANICAL & PLUMBING ENGINEER

Tommy Siu & Associates
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ELECTRICAL ENGINEER

BWF Consulting Engineers
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SUSTAINABILITY / T-24

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TRASH CONSULTANT

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DRY UTILITY DESIGN

Tarrar Utility Consultants
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ARCHITECTURAL SYMBOLS

PROJECT DATA

ALAMEDA ZONING		
PROJECT ADDRESS:	2000 LAKEHURST CIRCLE, ALAMEDA, CA 94501	
PROJECT LEGAL PARCELS:		
APN NOS:	APN: 74-905-12-9	
PROJECT DESCRIPTION:	SENIOR HOUSING	
ZONING:	GENERAL PLAN LAND USE: MEDIUM DENSITY RESIDENTIAL, R4-PD WITH MULTI-FAMILY OVERLAY	
SITE AREA:	(1.84 ACRES)	
	ALLOWABLE/ REQUIRED	PROPOSED
BUILDING HEIGHT	45'	40'
DENSITY:	155 UNITS	155 UNITS
LOT COVERAGE:	80% MAX	40% (32,100 SQ.FT / 80,150 SQ.FT*100) 1.69 FAR
COMMON OPEN SPACE:	75 SQ.FT/UNIT	PSH COURTYARD = 7,780 SF SENIOR YARD= 6,550 SF TOTAL = 14,330 SF
LOT DEPTH	307'-8" (MIN. 50')	
LOT WIDTH	264'	
SETBACKS:		
MOSLEY AVE.	10'	10'
MABUHAY ST.	10'	10'
LAKEHURST CIRCLE	10'	10'
UNIT TOTALS:		
PSH 1	45 UNITS	
PSH 2	46 UNITS	
SEN	64 UNITS	
PARKING:		
CAR PARKING	0.25/UNIT FOR PSH, 0.5/UNIT FOR SENIORS	57 SPACES (OF WHICH 3 REQUIRED TO BE ADA)
ADA SPACES	3 SPACES, MIN. 1 VAN ACCESSIBLE.	3 SPACES TOTAL, 1 VAN ACCESSIBLE
ELECTRIC VEHICLE	5 SPACES	5 SPACES
BIKE PARKING		
LONG-TERM (10SF/UNIT SECURE)	1,550 SPACES	1,119 SF FOR PSH / 700 SF FOR SENIOR
SHORT-TERM (6/ > 40 UNITS)	18 SPACES	18 BIKE PARKING SPACES

SEN - UNIT COUNTS

Unit Type	Avg. Unit Net Area	Avg. Unit Gross Area	HVI Count	Mobility Count	Totals
SEN - LEVEL 1 - TOS					
STUDIO	370 SF	400 SF	0	4	8
1BR	568 SF	600 SF	0	3	3
SEN - LEVEL 1 - TOS: 11			0	7	11
SEN - LEVEL 2 - TOS					
STUDIO	370 SF	400 SF	1	5	11
1BR	568 SF	600 SF	1	4	7
SEN - LEVEL 2 - TOS: 18			2	9	18
SEN - LEVEL 3 - TOS					
STUDIO	370 SF	400 SF	2	5	11
1BR	568 SF	600 SF	1	3	7
SEN - LEVEL 3 - TOS: 18			3	8	18
SEN - LEVEL 4 - TOS					
STUDIO	370 SF	400 SF	1	6	10
2BR	942 SF	1000 SF	0	0	1
1BR	568 SF	600 SF	1	3	6
SEN - LEVEL 4 - TOS: 17			2	9	17
TOTAL: 64			7	33	64

UTILITIES

SANITARY SEWER:	CITY OF ALAMEDA (COLLECTION) EBMUD (TREATMENT AND TRANSMISSION)
STORM DRAIN:	CITY OF ALAMEDA / PRIVATE ON - SITE
WATER:	EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
ELECTRIC:	ALAMEDA MUNICIPAL POWER (AMP)
GAS:	NOT AVAILABLE PER ALAMEDA CODE
TELEPHONE:	AT&T
CABLE TV:	COMCAST

FIRE PROTECTION DISTRICT

CITY OF ALAMEDA FIRE DEPARMENT

APPLICABLE CODES & STANDARDS

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE/BUILDING ENERGY EFFICIENCY STANDARDS
2019 CALIFORNIA GREEN BUILDING CODE (CALGreen)
TITLE 19, CALIFORNIA CODE OF REGULATIONS
TITLE 24, CALIFORNIA CODE OF REGULATIONS
ALL ABOVE AS MODIFIED BY THE ALAMEDA MUNICIPAL CODE
2010 AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES

SUMMARY OF DEFERRED APPROVAL / DESIGN-BUILD ITEMS

SEE GENERAL NOTE 13

1. FIRE SPRINKLER: NFPA 13
2. FIRE ALARM: NFPA 72
3. EMERGENCY RESPONDER RADIO COVERAGE SYSTEM (ERRCS)
4. EMERGENCY EVACUATION MAPS.
5. WINDOW SUN SHADE AWNINGS
6. PHOTOVOLTAIC PANELS

HKIT ARCHITECTS
538 NINTH STREET SUITE 240 • OAKLAND, CA 94607
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LICENSED ARCHITECT
PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
2	12/8/21	SD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - COVER SHEET

SCALE 1/4" = 1'-0"

G0.30

GENERAL NOTES

1. BUILDNG IS TO BE FULLY SPRINKLERED IN ACCORDANCE WITH NFPA 13, ALL FIRE PROTECTION SYSTEMS (I.E. UNDERGROUND FIRE SERVICE, FIRE SPRINKLER, AND FIRE ALARM) REQUIRE SEPARATE FIRE PERMIT PRIOR TO INSTALLATION.
2. UNLESS OTHERWISE INDICATED, ALL PLAN DIMENSIONS ARE TO FACE OF STUD (F.O.S.) FACE OF MASONRY (C.M.U.), FACE OF CONCRETE, OR GRID
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES
4. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OF SCALED DIMENSIONS
5. PROVIDE AND VERIFY SIZE AND LOCATION OF THE FOLLOWING: ACCESS DOORS, OPENINGS, FURRINGS, ANCHORS, INSERTS AND BLOCKING REQUIRED FOR ACCESSORIES AND MECHANICAL AND ELECTRICAL EQUIPMENT.
6. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THE CONTRACT.
7. MAINTAIN FIRE-RATING BEHIND FIXTURES OR EQUIPMENT RECESSED IN FIRE-RATED ASSEMBLIES.
8. WORK INDICATED "N.I.C." OR "NOT IN CONTRACT" WILL BE PROVIDED BY THE OWNER OR UNDER SEPARATE CONTRACT. COORDINATE CONTRACT WORK WITH ALL N.I.C. WORK, OWNER-SUPPLIED EQUIPMENT, ETC.
9. WHERE DOOR IS LOCATED NEAR THE CORNER OF A ROOM, AND IS NOT LOCATED BY PLAN DIMENSION OR DETAIL, DIMENSIONS SHALL BE 4-INCHES FROM F.O.S. TO FINISHED DOOR OPENING.
10. REPETITIOUS FEATURES ARE NOT DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWIN IN FULL.
11. ALL ACCESS DOORS IN FIRE RATED CEILINGS AND WALLS TO BE RATED TO COMPLY WITH THE FIRE RATING OF THE CEILING OR WALL AS REQUIRED AND TO BE UL-LABELED.
12. SEAL ALL PENETRATIONS IN FIRE RATED ASSEMBLIES, OFF SET ITEMS WHICH ARE BACK-TO-BACK. PROVIDE FIRESTOPPING AT ALL THROUGH PENETRATION AND MEMBRANE PENETRATIONS OF FIRE RATED WALLS (I.E. PARTY, BEARING, CORRIDOR, AREA FIRESTOP MATERIALS SHALL BE U.L. CLASSIFIED FOR THE TYPE AND SIZE OF VOID TO BE FIRESTOPPED AND SHALL NOT BE LESS THAN REQUIRED FIRE RESISTANCE RATING OF THE ASSEMBLY PENETRATED. PENETRATIONS IN NON-BEARING WALLS WITHIN RESIDENTIAL UNITS NEED NOT BE FIRE-STOPPED
13. ALL DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW AND COORDINATION. FOLLOWING THE COMPLETION OF ARCHITECT / ENGINEER REVIEW AND COORDINATION, A SUBMITTAL TO THE CITY OF ALAMEDA SHALL BE MADE (FOR CITY REVIEW AND APPROVAL), WHICH SHALL INCLUDE A LETTER STATING THAT REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLAN AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (E.G. WITH REGARDS TO GEOMETRY, LOAD CONDITIONS, ETC.) WITH NO EXCEPTIONS.
14. PER CFC SECTION 510, ALL BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. UPON COMPLETION OF THE BUILDING CONSTRUCTION, A RADIO COVERAGE TEST SHALL BE CONDUCTED PER THE APPLICABLE CODES AND STANDARDS, AND IF THE TEST FAILS, AN EMERGENCY RESPONDERS RADIO COVERAGE SYSTEM (ERRCS) SHALL BE INSTALLED.
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CFC CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION AND CFC CHAPTER 35 WELDING AND OTHER HOT WORK.
16. PROVIDE TEMPORARY STANDPIPES FOR FIRE PROTECTION DURING CONSTRUCTION PER SFBC SECTION 905.2
17. CONSTRUCTION HOURS ARE LIMITED TO 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY AND 8:00 AM TO 5:00 PM ON SATURDAYU, NLESS A PERMIT IS FIRST SECURED FROM THE CITY MANAGER OR DESIGNEE BASED UPON A SHOWING OF SIGNIFICANT FINANCIAL HARDSHIP.. NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAY AND HOLIDAYS.
18. IF CONSTRUCTION ACTIVITIES, INCLUDING TREE PRUNING, TREE REMOVAL, GROUND DISTURBING ACTIVITIES, OR CONSTRUCTION ACTIVITIES COMMENCE BETWEEN FEBRUARY 1 AND AUGUST 31, THE FOLLOWING STUDIES SHALL BE CONDUCTED:
    a. A PRE-CONSTRUCTION SURVEY FOR BATS SHALL BE PERFORMED NOT MORE THAN 7 DAYS PRIOR TO THE START OF THESE ACTIVITIES. THE PRE-CONSTRUCTION SURVEY SHALL BE CONDUCTED BY A QUALIFIED BAT BIOLOGIST.
    b. A PRE-CONSTRUCTION SURVEY OF THE OPEN GRASSLAND AREAS AND TREES FOR NESTING BIRDS (MIGRATORY BIRDS AND RAPTORS) SHALL BE PERFORMED NOT MORE THAN 10 DAYS PRIOR TO THE START OF THESE ACTIVITIES. THE PRE-CONSTRUCTION SURVEY SHALL BE CONDUCTED BY A QUALIFIED AVIAN BIOLOGIST.
19. PROTECT BUILDING MATERIALS DELIVERED TO THE CONSTRUCTION SITE FROM RAIN AND OTHER SOURCES OF MOISTURE.

UNIT MATRIX

SEN - UNIT MATRIX		
Count	HVI	Mobility
UNIT TYPE 1A		
SEN - LEVEL 2 - TOS		
1		
SEN - LEVEL 3 - TOS		
1	YES	
SEN - LEVEL 4 - TOS		
1	YES	
UNIT TYPE 1A.2R		
SEN - LEVEL 4 - TOS		
1		
UNIT TYPE 1A.R		
SEN - LEVEL 2 - TOS		
1	YES	
1		
1		11B
SEN - LEVEL 3 - TOS		
1		
1		
1		
SEN - LEVEL 4 - TOS		
1		
UNIT TYPE 1B		
SEN - LEVEL 1 - TOS		
1		11B
1		11B
SEN - LEVEL 2 - TOS		
1		11B
1		11B
SEN - LEVEL 3 - TOS		
1		11B
1		11B
SEN - LEVEL 4 - TOS		
1		11B
1		11B
UNIT TYPE 1B.1R		
SEN - LEVEL 1 - TOS		
1		11B
SEN - LEVEL 2 - TOS		
1		11B
SEN - LEVEL 3 - TOS		
1		11B
SEN - LEVEL 4 - TOS		
1		11B
UNIT TYPE 2A-M		
SEN - LEVEL 4 - TOS		
1		
UNIT TYPE SA		
SEN - LEVEL 1 - TOS		
1		11B
1		
1		
SEN - LEVEL 2 - TOS		
1		
1		11B
1		
1	YES	
1		11B
SEN - LEVEL 3 - TOS		
1		
1		11B
1		11B
1	YES	
1		
SEN - LEVEL 4 - TOS		
1		11B
1		11B
1		
1	YES	

SEN - UNIT MATRIX		
Count	HVI	Mobility
UNIT TYPE SA.R		
SEN - LEVEL 1 - TOS		
1		
1		
SEN - LEVEL 2 - TOS		
1		
1		
SEN - LEVEL 3 - TOS		
1		
1		
SEN - LEVEL 4 - TOS		
1		
1		
UNIT TYPE SB		
SEN - LEVEL 1 - TOS		
1		11B
1		11B
SEN - LEVEL 2 - TOS		
1		11B
1		11B
SEN - LEVEL 3 - TOS		
1		11B
1		11B
SEN - LEVEL 4 - TOS		
1		11B
1		11B
UNIT TYPE SB.R		
SEN - LEVEL 1 - TOS		
1		11B
SEN - LEVEL 2 - TOS		
1		11B
SEN - LEVEL 3 - TOS		
1		11B
SEN - LEVEL 4 - TOS		
1		11B
UNIT TYPE SC		
SEN - LEVEL 2 - TOS		
1		
SEN - LEVEL 3 - TOS		
1	YES	
SEN - LEVEL 4 - TOS		
1		11B
Grand total: 64		

ABBREVIATIONS

&	AND
{	ANGLE
@	AT
CL	CENTERLINE
O	DIAMETER OR ROUND
[	CHANNEL
L	PERPENDICULAR
#	POUND OR NUM1BER
(E)	EXISTING
(F)	FUTURE
(N)	NEW
(R)	REMOVED
A.B.	ANCHOR BOLT
ABV.	ABOVE
A.C.	ASPHALT CONCRETE
A/C	AIR CONDITIONING
ACOUS.	ACOUSTICAL
AC.T.	ACOUSTICAL TILE
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
ALT.	ALTERNATE
AL./ ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
BOT.	BOTTOM
BSW.	BACK OF SIDEWALK
BTWN.	BETWEEN
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CEM. PLA.	CEMENT PLASTER
CER.	CERAMIC
CFS	COLD FORMED STEEL
CI	CAST IRON
C.J.	CONTROL JOINT
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
CMU.	CONC. MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CNTR.	COUNTER
CT.	CERAMIC TILE
CTR.	CENTER
CTSK.	COUNTERSUNK
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
D.FIR	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DIST.	DISTANCE
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DWG.	DRAWING
DWR.	DRAWER
F.A.	FIRE ALARM
F.B.	FLAT BAR
F.C.C.	FIBER CEMENT CLADDING PANEL
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CAB.
F.H.C.	FIRE HOSE CABINET
F.H.W.S.	FLATHEAD WOOD SCREW
FIN	FINISH
FL./FLR.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C	FACE OF CONCRETE/ FACE OF CURB
F.O.F.	FAVE OF FINISH
F.O.S.	FACE OF STUD
FPRF.	FIREPROOF
F.R.C.B.	FIBER REINF. CONC. BD.
F.R.P.	FIBER REINF. PLASTIC
FRT.	FIRE RETARDANT TREATED
F.S.	FULL SIZE
F.S.#	FINISH SYSTEM NUMBER
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
G,B,	GYPSUM BOARD
G.BAR.	GRAB BAR
G.I.	GALVANIZED IRON
GL.	GLASS
GND.	GROUND
GR.	GRADE
GSM	GALVANIZED SHEET METAL
GYP.	GYPSUM
GYP. C.	GYPSUM CONCRETE
G.A.	GYPSUM ASSOCIATION
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HEAT PUMP
HR.	HOUR
HS.	HEAT STRENGTHENED
HT.	HEIGHT
I.D.	INSIDE DIAMETER
I.D.F.	INTERMEDIATE DIST. FRAME
IGU.	INSULATED GLAZING UNIT
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
LT.	LIGHT
LTWT.	LIGHTWEIGHT
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MR.	MOISTURE RESISTANT
MTD.	MOUNTED
MUL.	MULLION.
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O/	OVER
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER (DIM.)
O.F.D.	OVERFLOW DRAIN
OFF.	OFFICE
O.P.C.	OAKLAND, CA PLANNING CODE
OPNG.	OPENING
OPP.	OPPOSITE
P.D.F.	POWER DRIVEN FASTENER
PERF.	PERFORATED
PL.	PLATE
P.LAM	PLASTIC LAMINATE
PLAS.	PLASTIC
PLYWD.	PLYWOOD
PR.	PAIR
PRCST.	PRE-CAST
PREFAB.	PRE-FABRICATED
PT.	POINT
PTD.	PAINTED
PTN.	PARTITION
P.T.R.	PAPER TOWEL RECEPTACLE
PVDR.	FLUOROPOLYMETER (POLY VINYLIDENE FINISH SYSTEM FLUORIDE)
R.	RISER
PAD.	RADIUS
RAT.	RATING
RCP.	REFLECTED CEILING PLAN
REQ.	REQUIREMENTS
R.D.	ROOF DRAIN
REF.	REFERENCE/REFRIGERATOR
RGTR.	REGISTER
REINF.	REINFORCED
REQ'D	REQUIRED
RET.	RETARDANT
RESIL.	RESILIENT.
RM.	ROOM
R.O.	ROUGH OPENING
RTD.	RATED
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER (PIPE)
S	SOUTH
SAF	SELF-ADHERED FLASHING
SAHT	SELF-ADHERED HIGH TEMPERATURE
S.A.P.	SUSPENDED ACOUSTICAL PANEL
SASM.	SELF-ADHERED SHEET MEMBRANE
S.C.D.	SEE CIVIL DOCUMENTS/SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.C.WD.	SOLID CORE WOOD
S.D.	SOAP DISPENSER
SECT.	SECTION
S.E.D.	SEE ELECTRICAL DOCUMENTS
S.FP.D.	SEE FIRE PROTECTION DOCUMENTS
SH.	SHELF
SHT.	SHEET
SHT'G.	SHEATHING
SHWR.	SHOWER
SIM.	SIMILAR
S.L.D.	SEE LANDSCAPE DOCUMENTS
S.M.D.	SEE MECHANICAL DOCUMENTS
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKING RECEPTACLE
SPEC.	SPECIFICATIONS
S.P.D.	SEE PLUMBING DOCUMENTS
SQ.	SQUARE
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DOCUMENTS
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.	TILE
T.B.	TOWEL BAR
T.BD.	TACKBOARD
TEL.	TELEPHONE
THK.	THICK (THICKNESS)
T.O.C.	TOP OF CURB/TOP OF CONCRETE
T.O.S.	TOP OF SLAB
T.O.P.	TOP OF PAVEMENT
T.O.W.	TOP OF WALL
T.P.D	TOILET PAPER DISPENSER
TRD.	TREAD
TV.	TELEVISION
TYP.	TYPICAL
T.W.B.	TACKABLE WALLBOARD
T & G	TONGUE AND GROOVE
U.B.C.	UNIFORM BUILDING CODE
U.L.	UNDERWRITERS LABORATORIES
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
VCT.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
V.G.	VERTICAL DRAIN
V.W.C.	VINYL WALL COVERING
W.	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
W.O.	WHERE OCCURS
WP.	WATERPROOF (WEATHERPROOF)
WP'G	WATERPROOFING (WHEATERPROOFING)
WPMB.	WATERPROOF MEMBRANE
WRB.	WEATHER RESISTIVE BARRIER
WSCT.	WAINSCOT
WT.	WIGHT
OF/OI	FURNISHED BY OWNER, INSTALLED BY OWNER (EQUIVALENT TO N.I.C.)
OF/CI	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
CF/CI	FURNISHED AND INSTALLED BY CONTRACTOR
OS/SI	FURNISHED AND INSTALLED UNDER SEPARATE CONCURRENT OWNER-CONTRACTOR AGREEMENT.

PERIODS ARE NOT A NECESSARY CHARACTER IN ABBREVIATIONS AND MAY OR MAY NOT BE USED WITH NO CHANGE TO THE MEANING.

HKIT ARCHITECTS
538 NINTH STREET SUITE 240 • OAKLAND, CA 94607
T 510 625 9800 • F 510 625 9801 • WWW.HKIT.COM

LICENSED ARCHITECT
PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE

SENIOR - GENERAL NOTES, ABBREVIATIONS AND UNIT DATA

SCALE 1/4" = 1'-0"

G0.31

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LICENSED ARCHITECT
PAUL M McELWEE
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STATE OF CALIFORNIA

North Housing, Block A

PSH PHASE 2

520 MOSLEY AVENUE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

	DATE	DESCRIPTION
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - SHEET INDEX

SCALE

G0.32

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City of Alameda • California

DESIGN REVIEW APPROVAL NOTICE

This notice is provided pursuant to Alameda Municipal Code (AMC) Section 30-36.3 to declare that on February 15, 2022, the City of Alameda approved Design Review Application No. **PLN21-0414** at **501 Mosley Avenue**. This determination has been made following a review for consistency with the City of Alameda's Zoning Ordinance and Objective Design Review Standards adopted on February 22, 2021.

This is not a Building Permit: This approval is for Design Review only, which allows the applicant to apply for a building permit. Separate application forms, plans, and fees are required for the building permit application process. Construction on the project shall not commence until issuance of a building permit.

Project Description: The project consists of the construction of three residential buildings containing 155 affordable residential units within Block A of the North Housing Residential Development site. The two buildings along Mosley Avenue will be built in two phases and will provide ninety-one (91) units of Permanent Supportive Housing. The third building at the corner of Lakehurst Circle and Mabuhay Street will provide sixty-four (64) units of affordable senior apartments. The project also consists of a central courtyard, patio, landscaping, and on-site surface parking. Zoning District: R-4-PD-MF General Plan: Medium Density Residential.

Applicant: Island City Development

Environmental Determination:
The project complies with the requirements of California Government Code Section 65913.4 for streamlined ministerial review and is exempt from environmental review under CEQA pursuant to California Government Code Section 65913.4. No further environmental review is required.

SB 35 Approval (GOVERNMENT CODE SECTION 65913.4)

The proposed project was approved for streamlined review by the City of Alameda pursuant to Government Code Section 65913.4. The North Housing affordable housing project was approved for streamlined ministerial review pursuant to SB 35 (Section 65913.4 of the Government Code) by Planning Board Resolution No. PB-20-16 and City Council Resolution No. 15689. The Design Review for Block A constitutes a subsequent permit required for development and must be approved if consistent with objective design review standards in effect on the submittal date.

Planning, Building and Transportation Department
2263 Santa Clara Avenue, Room 190
Alameda, California 94501-4477
510.747.6805 • Fax 510.865.4053 • TTY510.522.7538

Design Review Findings:

1. Development Plan Consistency: The North Housing Block A project is consistent with the approved Development Plan for the property, and is compliant with each of the Development Plan requirements for Design Review approval listed below.
2. AMC Consistency: The project is consistent with the objective standards of the Alameda Municipal Code, unless those standards are in conflict with the approved Development Plan, in which case the standards of the Development Plan shall apply.
3. Design Review Objective Standards: The North Housing affordable housing project was approved for streamlined ministerial review pursuant to SB 35 (Section 65913.4 of the Government Code) by Planning Board Resolution No. PB-20-16 and City Council Resolution No. 15689. The Design Review application for Block A is a subsequent permit required for development, and California law requires that the design of the project be reviewed only against objective standards. The Objective Design Review Standards adopted February 22, 2021 serve as the standards for design review. The proposed design is consistent with the General Plan, Zoning Ordinance, North Housing Development Plan and meets all of objective standards required in the City of Alameda Objective Design Review Standards.
4. Open Space: The Block A project provides 14,083-square-feet of common open space which is consistent with the 75 square feet of useable open space per unit requirement under the Development Plan.
5. Bicycle Parking: The North Housing Block A project is providing 1,550-square-feet of long-term bike parking and 18 short term spaces which is consistent with the least ten (10) square feet of secure bicycle parking for studio, one bedroom and two-bedroom units required by the development plan.
6. Affordable Housing: The project will dedicate all of the 155 dwelling units in the North Housing Block A project as affordable rental units. The overall ratio of affordable units to total units permitted for the North Housing development as a whole is above 50% as required by the approved Development Plan.

CONDITIONS OF APPROVAL

Planning Conditions

1. A copy of this Design Review Approval Notice and Planning Board Resolution No. PB-20-16 and City Council Resolution No. 15689 shall be printed on the cover of the final Building Permit plans.
2. Pursuant to Government Code Section 65913.4(e)(1), this approval shall not expire because the project includes public investment in housing affordability, beyond tax credits, where 50 percent of the units are affordable to households making below 80 percent of the area median income.

3. The plans submitted for building permit and construction shall be in substantial compliance with plans prepared by HKIT Architects, received on January 3, 2022 and on file in the office of the City of Alameda Planning Building and Transportation Department, except as modified by the conditions listed in this letter.
4. This approval is limited to the scope of the project defined in the project description and does not represent a recognition and/or approval of any work completed without required City permits. Any additional exterior changes to the approved plans shall be submitted to the Planning Building and Transportation Department for review and approval prior to construction.
5. The improvement of the property shall comply with the Conditions of Approval for the North Housing Development Plan PLN20-0099 (Planning Board Resolution No. PB-20-16).
6. The final plans submitted for Building Permit plans shall incorporate the approved window schedule.
7. The final plans submitted for Building Permit approval shall conform to all applicable codes and guidelines.
8. Prior to issuance of building permit(s) for this project, the applicant shall provide evidence that all required approvals, permits, or waivers from regulatory agencies have been obtained.
9. A site inspection to determine compliance with this Design Review Approval is required prior to the final building inspection and/or to the issuance of a Certificate of Occupancy. The applicant shall notify the Planning Building and Transportation Department at least four days prior to the requested Planning Inspection dates.

Public Works Conditions

12. Project shall incorporate permanent stormwater low impact development (LID) design techniques and source control measures to manage the quantity and quality of stormwater runoff from the planned development to prevent and minimize impacts to water quality, in accordance with the City of Alameda's National Pollution Discharge Elimination System (NPDES) Permit, and consistent with the latest version of the Alameda County Clean Water Program's Provision C3 Technical Guidance Manual. Project plans shall indicate the efforts taken to minimize impervious surface areas, especially directly connected impervious surface areas.
13. Prior to issuance of the Permit, the Applicant shall submit an updated Stormwater Quality Management Plan complete with the individual drainage management areas identified, an updated Stormwater Requirements Checklist, and a stamped, signed City of Alameda C3 certification form from a qualified independent (i.e. different engineering firm) civil engineer with stormwater treatment facility design experience, licensed in the State of California, and acceptable to City Engineer that indicates the LID and treatment measure designs of the improvement plans and Stormwater Quality Management Plan meet the established sizing design criteria for stormwater treatment measures. The Civil Improvement Plans shall be

consistent with the approved Stormwater Quality Management Plan submittal.

14. Prior to issuance of the Permit, the Applicant shall submit for review and approval by the City Engineer a Stormwater C3-LID Measures Operations and Maintenance (O&M) Plan that provides a thorough discussion of the inspection, operations, and maintenance requirements of all of the stormwater treatment, including trash capture, and LID design measures at the site. This O&M Plan shall be consistent with the City of Alameda's C3-LID Measures O&M Plan Checklist.
15. The development shall incorporate permanent post-construction stormwater quality controls in accordance with the City of Alameda's National Pollution Discharge Elimination System (NPDES) Permit. Stormwater design and treatment measures shall be constructed consistent with the latest version of the Alameda County Clean Water Program's Provision C3 Technical Guidance Manual.
16. Plans shall be consistent with documents already submitted and approved of by Public Works, including the Stormwater Quality Management Plan and Stormwater Requirements Checklist. Stormwater design and treatment measures shall be constructed consistent with the latest version of the Alameda County Clean Water Program's Provision C3 Technical Guidance Manual.
17. The development is subject to full trash capture requirements of the City's NPDES permit, regardless of impervious surface area. The developer shall provide a full trash capture system, device, or series of devices that traps all particles retained by a 5mm mesh screen and has a design treatment capacity of not less than the peak flow rate Q resulting from a one-year, one-hour storm in the sub-drainage area. Plan sheets shall include location, detail and cross-sectional drawings of the stormwater full trash capture device(s) necessary to treat the entirety of the site. The developer shall confirm that the full trash capture device(s) included in the development plan are on the State Water Resources Control Board's list of certified full trash capture systems. Trash capture shall occur on site, not in the public right of way downstream. Applicant shall submit an O&M plan detailing the necessary maintenance tasks and schedule required to maintain all on-site trash capture devices.
18. Prior to project acceptance and any certificate of occupancy, the Property Owner(s) shall provide the following:
    a. Executed C3-LID Treatment Measures Maintenance Agreement with the City, complete with an approved Operations and Maintenance Plan, the template for annual self-reporting, and assurances for property access for City verification inspections.
    b. Certification report (Report) prepared by a registered civil engineer, licensed in the State of California, affirming that all project site stormwater treatment measures have been constructed per the City approved plans and specifications. As appropriate, the

Report shall include, but not be limited to, assurances that: imported materials used for the treatment measure(s) are certified by the supplier; installation of these materials is per approved plans and specifications and meets the intent of the design engineer; required on-site testing results conform with approved plans and specifications; treatment measures conform to dimensions, grades and slopes on approved plans and specifications; all structural features of the treatment measures comply with plan specifications; the irrigation system is installed and functions as designed; healthy vegetation/ground cover is installed as shown on plans. The Report shall be submitted in a form acceptable to the City Engineer.

18. The developer shall comply with the State Water Quality Control Board's Construction General Permit requirements. Copies of the required "Notice of Intent" (NOI) and "Storm Water Pollution Prevention Plan" (SWPPP) along with the WDID# shall be submitted to the City Engineer prior to the issuance of the Permit for any site work. The SWPPP shall utilize the California Storm Water Best Management Practices Handbook for Construction Activities, the ABAG Manual of Standards for Erosion & Sediment Control Measures, the City's Grading and Erosion Control ordinances, the City's "Urban Runoff Best Management Practices Standards", and other generally accepted engineering practices for construction activity pollution prevention, sediment, and erosion control.
19. Projects proposed for construction between October 1st and April 15th, shall have an erosion and sedimentation control program approved, and implemented to the maximum extent possible, prior to the start of on-site earthwork. Installation of all components of these plans shall be completed by October 1.

Alameda Municipal Power

20. The Applicant shall provide all necessary underground substructures, including conduits, pull boxes, electric utility equipment pads, etc. per the AMP specifications. The Applicant must ensure that conduit is not installed in a trench at a depth greater than 60 inches. AMP will require easements for all transformers, primary and secondary boxes, and conduits. AMP will furnish and install all required transformers and high voltage distribution cables.
21. HOLD HARMLESS. To the maximum extent permitted by law, the applicant (or its successor in interest) shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Alameda, its City Council, City Planning Board, officials, employees, agents and volunteers (collectively, "Indemnitees") from and against any and all claims, actions, or proceedings against Indemnitees to attack, set aside, void or annul an approval by Indemnitees relating to this project. This indemnification shall include, but is not limited to, all damages, losses, and expenses (including, without limitation, legal costs and attorney's fees) that may be awarded to the prevailing party arising out of or in connection with an approval by the Indemnitees relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City may elect, in its sole

discretion, to participate in the defense of said claim, action, or proceeding and the applicant (or its successor in interest) shall reimburse the City for its reasonable legal costs and attorneys' fees.

Approved: Allen Tai, City Planner

Per: Henry Dong, Project Planner

Date: February 15, 2022

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LICENSED ARCHITECT
PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

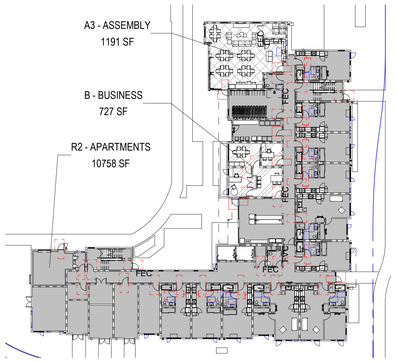
ISSUE

△	DATE	DESCRIPTION
2	12/8/21	SD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - CONDITIONS OF APPROVAL

SCALE

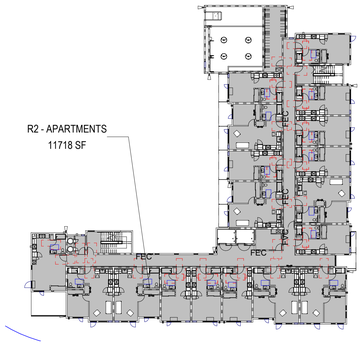
G1.30



Building Area Legend

- A3 - ASSEMBLY
- B - BUSINESS
- R2 - APARTMENTS

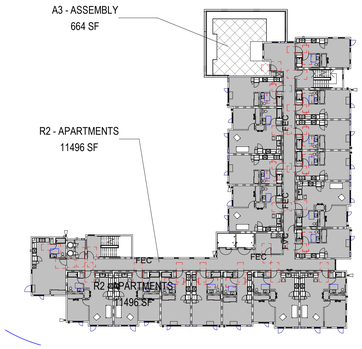
1 SEN - LEVEL 1 OCCUPANCY PLAN
1" = 30'-0"



Building Area Legend

- R2 - APARTMENTS

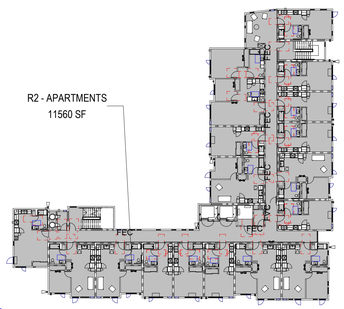
2 SEN - LEVEL 2 OCCUPANCY PLAN
1" = 30'-0"



Building Area Legend

- A3 - ASSEMBLY
- R2 - APARTMENTS

3 SEN - LEVEL 3 OCCUPANCY PLAN
1" = 30'-0"



Building Area Legend

- R2 - APARTMENTS

4 SEN - LEVEL 4 OCCUPANCY PLAN
1" = 30'-0"

CODE ANALYSIS

Notes:
1) Code excerpts provided are for the purposes of assisting plan check, and do not include all applicable code sections.
2) Refer also to City of Alameda Conditions of Approval for additional requirements / limitations.

APPLICABLE CODES - GENERAL
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE

APPLICABLE CODES - ACCESSIBILITY COMPLIANCE
2019 CALIFORNIA BUILDING CODE - CHAPTERS 11A for adaptable units and CHAPTER 11B for common spaces, and mobility & communication units.
TCAC LARGE FAMILY STANDARDS - MOBILITY REQUIREMENTS.

DEVELOPMENT IS DEFINED AS "PUBLICLY FUNDED HOUSING"
15% of dwelling units will be mobility accessible complying with 11B-233.3.1.1 and defined in CBC 11B 809.2 through 11B 809.4 See plans for locations
10% of dwelling units will be HVI accessible complying with 11B-233.3.1.3 and defined in CBC 11B 809.5. See plans for locations.
Remaining dwelling units will be adaptable per 11A, Division IV.

APPLICABLE CODES - SUSTAINABILITY
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE - MANDATORY MEASURES

APPLICABLE CODES - FIRE PROTECTION
FULLY SPRINKLERED PER NFPA 13 (2016 CBC 903.3.1.1)

ACOUSTICAL PERFORMANCE:
Sound Transmission: Partitions between dwelling units: STC 50. Penetrations sealed and lined. Refer to wall details.
Floors between units: IIC 50
Exterior noise: Acoustical Performance per 2019 CBC
Refer to Acoustical Report for addiiona Acoustical Requirements

CHAPTER 3 - USE OR OCCUPANCY
Occupancy classifications - refer to adjacent diagrams for classifications and areas. For occupancy separation, refer to Chapter 5 summary

CHAPTER 4 - SPECIAL REQUIREMENTS BASED ON OCCUPANCY
420.2 Separation Walls. Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.

420.3 Horizontal Separation. Floor assemblies separating dwelling units in the same buildings, floor assemblies separating sleeping units in the same buildings and floor assemblies separating dwelling units in other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with section 711.

420.5 Automatic Sprinkler System. Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.

420.6 Fire Alarm Systems and Smoke Alarms. Fire & smoke alarm systems and smoke alarms shall be provided in Group R-2 in accordance with Section 907.2.9.

CHAPTER 5 - GENERAL BUILDING LIMITATIONS
Construction Type: 4 stories V-A.
Allowable number of Stories (CBC table 503):

Occupancy		Proposed	Allowable
Type V-A	R-2	4	4(3 per CBC Table 503 + 1 with sprinkler increase * per CBC section 504.2)
Type V-A	A-3	1	2

*Sprinkler Increase in accordance with CBC Section 903.3.1.1 (NFPA 13 System)

Allowable Height:
60' per CBC table 504.3 + area increase * = 60' MAXIMUM HEIGHT
504.3 Roof Structures: Roof structures shall be unlimited in height if of noncombustible materials and shall not extend more thatn 20 feet above the allowable building height if of combustible materials (see Chapter 15 for additional requirements).

Allowable Area:
for "Mixed Occupancy" per CBC 506.2.4: Sum of ratios of of the actual area of each story divided by the allowable area of such stories shall not exceed 3

Story	Function/Occupancy	Const Type	Actual Area	Aa (see below)	Actual/Aa Ratio
1	Office SuiteB	V-A	727 s.f.	54,000 s.f.	0.013
1	Assembly A3	V-A	1,181 s.f.	11,500 s.f.	0.102
1	Apts, Utility R-2**	V-A	10,758 s.f.	36,000 s.f.	0.298
2	Apts, Utility R-2**	V-A	11,718 s.f.	36,000 s.f.	0.325
3	Apts, Utility R-2**	V-A	11,496 s.f.	36,000 s.f.	0.319
3	Assembly A3	V-A	664 s.f.	11,500 s.f.	0.057
4	Apts, Utility R-2**	V-A	11,560 s.f.	36,000 s.f.	0.321
TOTAL					1.435

Max Ratio Sum of 1.601 less than 2 maximum allowed

**Accessory use as defined per CBC 303.1.2 (less than 50 occ or 750 SF), Classified as "R-2" Accessory Occupancy Allowable Area Increase Calculations

506.3 Frontage Increase
Not calculated as it is not required to meet allowable area

Equation 5-3: $A_a = [A_t + (NS \times I_f)]$

For R-2 Occupancy:
A_a = [36,000+ (12,000 x 0)]
A_a = 36,000 S.F. per story

508.1 - Mixed Occupancy
Using provision "Separated occupancies" per 508.4 to separate residential and assembly occupancies.
Areas of building individually complying with Chapter 5
Required separations per CBC table 508.4:
R-2 to B: 1 hour fire barrier or horizontal assembly
R-2 to A-3: 1 hour fire barrier or horizontal assembly

508.2 - Accessory Occupancies:- Service Provider Office (Small assembly space per CBC 303.1.2.2)

Table 509 -Incidental Uses Room or Area Separation / Protection
Boiler room over 15psi / 10hp 1 hour or auto fire ext system ***
Laundry Rooms over 100 s.f. 1 hour or auto fire ext system ***
*** Sprinkler provided.
509.4.1: Incidental use separation to be provided as fire barriers per CBC 707.3.7
Other Incidental Use Areas (misc code references) Room or Area Separation / Protection
Electrical Room 1 hour
Elevator Mechanical Room 1 hour

508.1 - Mixed Occupancy
Allowable building area: Each story allowable area such that the sum of ratios of the actual to allowable building area are less than 2 (see above)
Using a combination of provisions for:
"Accessory Occupancies" per 508.2 for small resident offices, conference rooms, utility spaces that are 10% of floor area.
"Separated occupancies" per 508.4. For larger areas of building individually complying with Chapter 5
Required separations per CBC table 508.4:
S-2 to R-2: 1 hour fire barrier or horizontal assembly
A-3 to R-2: 1 hour fire barrier or horizontal assembly

508.2 Accessory Occupancies:
- Management Office
- Small amenity rooms (Small assembly space per CBC 303.1.2.2)

Table 509 - Incidental Uses

Room or Area	Separation / Protection
Boiler room over 15psi / 10hp	1 hour or auto fire ext system ***
Laundry Rooms over 100 s.f.	1 hour or auto fire ext system ***

*** Sprinkler provided.

509.4.1: Incidental use separation to be provided as fire barriers per CBC 707
Other Incidental Use Areas (misc code references)

Room or Area	Separation / Protection
Main Switchgear Room	2 hour
Emergency Electrical Room	1 hour
Elevator Mechanical Room	1 hour

CHAPTER 6 - TYPES OF CONSTRUCTION

Table 601: Fire-Resistance Rating Requirements for Building Elements

Building Element	Floor 1-4 Type V-A
Structural Frame	1 hour
Bearing Walls	
Interior	1 hour
Exterior	1 hour
Non Bearing Ext. Walls	Table 602*
Non Bearing Int. Walls	0
Floor	1
Roof	1

* Table 602: Fire rating of exterior walls - see plans for wall ratings.
V-A Exterior walls dist 0 - 30' = 1 hour, over 30' = No Rating

CHAPTER 7 - FIRE RESISTANCE-RATED CONSTRUCTION
704.2.3: Columns, Beams, and other structural elements supporting bearing walls above shall be individually protected on all sides.
See structural drawings for location and architectural details for protection method.
705.2: Projections such as eave overhangs, balconies, cornices:
Not allowed less than 2' fire separation distance (from property line or center of R.O.W.)
24" allowable projection when 2'-5' fire separation distance.
40" allowable projection if 5' or greater fire separation distance.
705.2.2: Type VA: Projections can be made of any approved material.
705.2.3: Where protection of openings is required, one-hour construction or heavy timber required.

Table 705.8 - for sprinklered building with unprotected openings:

0-3	not permitted
3'-5'	15%
5'-10'	25%
10'-15'	45%
15'-20'	75%
20'+	no limit

705.8.5:Vertical Separation of Openings - not required where sprinkler provided.
705.11: Parapet at exterior walls: Not required where greater than 5' from property as sprinklered building (exception #6).
Otherwise, required to be 1-hour construction, 30" above roof surface, and have non-combustible faces for the upper 18".
706: Fire Walls: Fire Walls shall not have a resistance rating of not less than 2 hours (CBC Table 706.4).
708: Fire Partitions: shall have a fire-resistance rating of not less than 1 hour.
711.2.4.2: Where a horizontal assembly separates a single occupancy into different fire areas,
the assembly shall have a fire-resistance rating not less than 2hrs (CBC 707.3.10).
713.4: Shaft Enclosures: 2 hours where connecting four stories or more per 708.4. 2 hours where penetrating horizontal assembly between floors 1-2.
713.13: Trash chute openings shall not be located in corridors, doors shall be self-closing. Access openings for refuse chute shall be located in a 1 hour rated compartment with 3/4 hour self closing door.
713.14.1: Elevator Lobbies: Enclosed elevator lobbies are not required:
Exception #1: Not required at level of discharge.
Exception #3: where additional smoke doors are provided at hoistway opening. See plans and door schedules for smoke door information.

716: Opening Protectives:

Type of Assembly	Required Assembly Rating	Minimum Fire Door Rating	Door vision panel size	Sidelight rating
Fire Barrier (occupancy separation)	1 hours	60 minute	100 sq. in	-
Fire Wall (area separation/ horizontal exit)	2 hours	90 minute	100 sq. in	-
Fire Partition (Corridor)	1 hour	20 minute	max tested	45 minute
Fire Partition (other)	1 hour	45 minute	max tested	45 minute

716.6: Fire Window Assembly Fire Protection Rating

Type of Assembly	Required Assembly Rating	Minimum Fire Window Assembly Rating
Fire Partition (Corridor)	1 hour	45 minute

CHAPTER 9 - FIRE PROTECTION SYSTEMS
903.3.1.1 Building shall be equipped throughout with an NFPA 13 sprinkler system
905.1 Standpipes:
905.3.1 Requires standpipes at every floor. Class 1 allowable per exception #1.
905.4 Standpipe locations (see plans for information):
1. Main stair landings, subject to local FD review.
2. Each side of horizontal exit: Exception: not required where within 100' of exit stairway hose connection.
3. Exit passageway (provided at exit stairways)
4. At roof areas less than 4:12, at stair to roof.
906: Portable Fire Extinguishers: 2A rated. Max travel distance 75' to extinguisher.
9.15: Carbon monoxide alarms does not apply to our building because there are no fuel-burning appliances in the dwelling units or attached garages.

CHAPTER 10 - MEANS OF EGRESS
Refer to egress diagrams on sheet G2.02 for means of egress information.
Refer to door schedules for door hardware and door operation information.

1003.2: Egress ceiling height: 7'-6" minimum, except protruding objects per 1003.3.1, allowed to be 80" A.F.F. for maximum 50% floor area.
1004.5: Outdoor areas such as the 3rd floor terrace have been provided means of egress as required by chapter 10. For use by residents of the building only. This area considered Assembly UC - OLF 15 sf/occupant.
1006.2.1: Common path of travel: Maximum for occupancies (with sprinkler system): R-2: 125', B/S: 100', A-3: 75'.
1007.1.1: Two Exits or exit access doorways:
Exception #2. Exit access separation distance: Minimum, 1/3 length of maximum diagonal for area served (see diagrams).
1009.2.1: Elevator required to be accessible means of egress at floors 4 & 5. Using exception #1: Sprinklers provided. Including horizontal exit at floors 4 & 5.
1009.4: Elevators: Exception #2. Elevators are not required to have access to area of refuge when building is equipped with automatic sprinkler system in accordance with Section 903.3.1.1.
1009.3: Stairways: Exception #2. Clear width of 48" between handrails not required in buildings equipped with automatic sprinkler system in accordance with Section 903.3.1.1.
Exception #5. Areas of refuge are not required where automatic sprinkler system provided in accordance with Section 903.3.1.1.
10011.12: Stair to roof: Required where roof less than 4:12 slope, more than four stories above grade.
1017: Exit access travel distance: by occupancy (sprinklered): Table 1017.2: R-2/A-3: 250', B: 300', S-2: 400'
1020:Corridors: Per Table 1020.1 Corridors shall be 1 hour rated when serving >10 occupants and be equipped with sprinkler system.
1020.4: Dead Ends: Exception #2 - Corridor Dead Ends shall not exceed 50 feet in group R-2 where building is equipped throughout with an automatic sprinkler system in accordance with 903.3.1.1.
1026:Horizontal Exit: 2-hour fire barrier per 707, or horizontal assembly per 711. Extend vertically all floors unless 2-hour horizontal separation with no unprotected openings. Continuous barrier from wall-to-wall.

CHAPTER 11A/11B - HOUSING ACCESSIBILITY
DEVELOPMENT IS DEFINED AS "PUBLICLY FUNDED HOUSING"

TCAC requirements for dwelling unit accessibility:
15% of dwelling units (7 total) will be "built-out" mobility accessible complying with 11B-233.3.1.1. See plans for locations
10% of dwelling units (5 total) will be "built-out" HVI accessible complying with 11B-233.3.1.3. See plans for locations.
Remaining dwelling units will be adaptable per 11A, Division IV.
Common areas will comply with 11B

11b-208.2: Resident Parking: Per Table 11b-208.2 - 57 parking spaces provided:3 Accessible stalls required. 3 accessible spaces provided.
108.2.4: Van Parking: 1 stalls required

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LICENSED ARCHITECT
PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

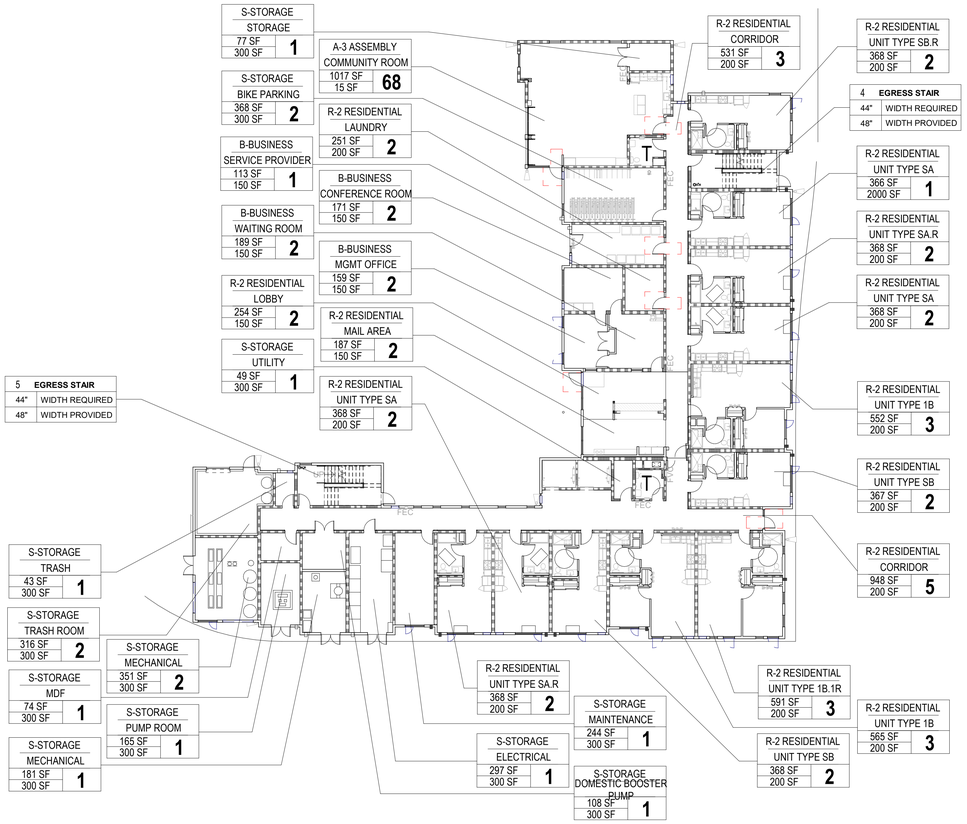
ISSUE

△	DATE	DESCRIPTION
2	12/8/21	SD SET
7	09/29/22	PERMIT SUBMITTAL

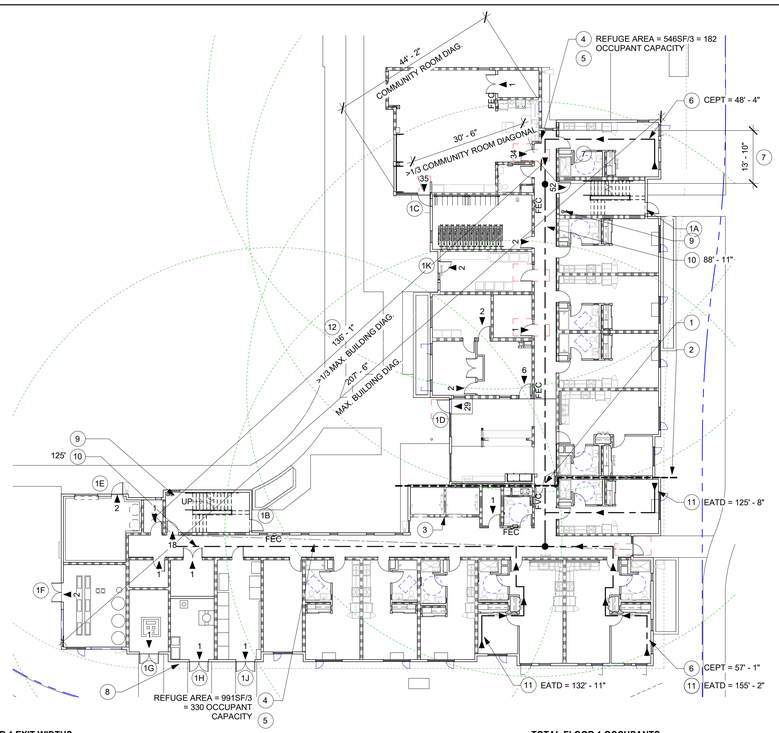
DRAWING TITLE
SEN - CODE ANALYSIS

SCALE As indicated

G2.30



1 SEN - LEVEL 1 - EGRESS PLAN
1/16" = 1'-0"



FLOOR 1 EXIT WIDTHS:

FOR STAIR WIDTHS SEE PLAN, FOR OTHER EXIT COMPONENTS SEE BELOW

1A	EXIT DOOR: 52 OCC. x 0.15 = 8"	(33" CLR. PROVIDED)	1F	EXIT DOOR: 2 OCC. x 0.15 = 0.3"	(33" CLR. PROVIDED)
1B	EXIT DOOR: 18 OCC. x 0.15 = 3"	(33" CLR. PROVIDED)	1G	EXIT DOOR: 2 OCC. x 0.15 = 0.3"	(66" CLR. PROVIDED)
1C	EXIT DOOR: 35 OCC. x 0.15 = 5"	(33" CLR. PROVIDED)	1H	EXIT DOOR: 1 OCC. x 0.15 = 0.15"	(66" CLR. PROVIDED)
1D	EXIT DOOR: 29 OCC. x 0.15 = 4.35"	(33" CLR. PROVIDED)	1J	EXIT DOOR: 1 OCC. x 0.15 = 0.15"	(33" CLR. PROVIDED)
1E	EXIT DOOR: 2 OCC. x 0.15 = 0.3"	(33" CLR. PROVIDED)	1K	EXIT DOOR: 2 OCC. x 0.15 = 0.3"	(33" CLR. PROVIDED)

TOTAL FLOOR 1 OCCUPANTS:
(PER CBC TABLE 1004.5)

R2 APARTMENTS (GROSS AREA)** = 10758 SF/200 = 54
A3 ASSEMBLY (NET AREA) = 69
B BUSINESS (NET AREA) = 7
**FOR GROSS AREA CALCS SEE SHEET G2.10

TOTAL OCCUPANTS = 130
EXITS REQUIRED PER 1006.3.2 = 2
EXITS PROVIDED = 10

SHEET NOTES- EGRESS PLANS

1. 90-MINUTE FIRE-RATED HORIZONTAL EXIT FOR EXCEPTION TO ELEVATOR AS ACCESSIBLE MEANS OF EGRESS REQUIREMENT PER CBC 1009.2.1 EXCEPTION 1. DOORS ON ELECTRO-MAGNETIC HOLD OPEN (EMHO), WHICH RELEASE UPON ACTIVATION OF FIRE ALARM. DOORS TO REMAIN UNLOCKED.
2. 2-HOUR CONTINUOUS FIRE-RATED FIRE BARRIER PER CBC 707. SEE PLANS FOR WALL ASSEMBLY INFORMATION.
3. TWO-WAY COMMUNICATION:
   SYSTEM REQUIREMENTS, PER CBC 1009.8,
   VISIBLE COMMUNICATION METHOD, PER CBC 1009.8.1.1, AND
   DIRECTIONS PER CBC 1009.8.2.
4. "REFUGE AREA" IS CALCULATED USING 3 SQ. FT. PER PERSON PER CBC 1026.4. THIRD FLOOR LOAD IS WORST CASE SCENARIO. SEE PLANS FOR CALCULATIONS.
5. INSTRUCTIONS ON THE USE OF AREA OF REFUGE SHALL BE POSTED PER CBC 1009.11. SEE 12/A10.40 FOR EMERGENCY EVAC SIGN. SEE SHEETS A10.42 & A10.43 FOR SIGNAGE PLANS
6. "WORST CASE" COMMON PATH OF EGRESS TRAVEL, NOT TO EXCEED 125'-0" PER CBC 1006.2.1.
7. DEAD END CORRIDOR - MAX. DISTANCE 50' - 0" PER CBC 1020.4 EXCEPTION 2
8. FIRE DEPARTMENT CONNECTION (FDC)
9. STANDPIPE PER CBC 905.4
10. PATH OF TRAVEL DISTANCE FROM STANDPIPE TO HORIZONTAL EXIT PER CBC 905.4 ITEM 2
11. EXIT ACCESS TRAVEL DISTANCE BETWEEN POINTS ALONG EXIT PATH. TRAVEL DISTANCE MUST NOT EXCEED 250' PER CBC TABLE 1017.2
12. EXIT SEPARATION SHALL BE NOT LESS THAN 1/3 DIAGONAL DIMENSION OF AREA SERVED PER CBC 1007.1.1 EXCEPTION 2
13. DISTANCE TO ELEVATOR PER CBC 11B-206.2.3.2 PROVIDED SHALL BE WITHIN 200' OF TRAVEL OF EACH NEW STAIR.
14. EXTERIOR AREAS FOR ASSISTED RESCUE PER CBC 1009.7
15. SEE LANDSCAPE DRAWINGS FOR FIXED PLANTERS DEFINING AREA

ACCESSIBLE MEANS OF EGRESS

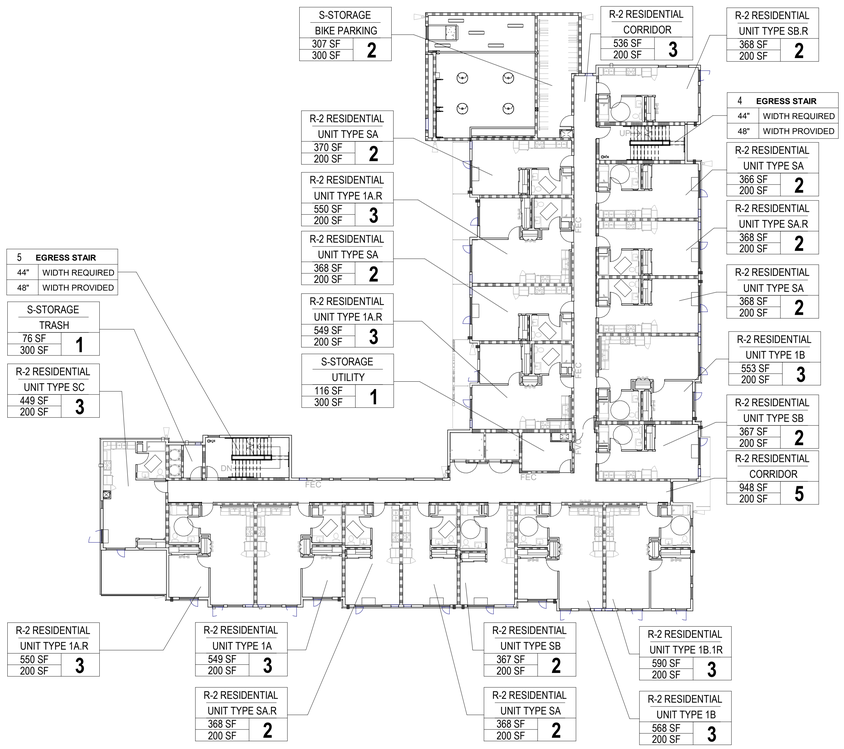
FIRST FLOOR
REFER 1ST FLOOR EGRESS DIAGRAM FOR CLARIFICATION.
BUILDING IS EQUIPPED THROUGHOUT WITH AN NFPA 13 SPRINKLER SYSTEM.

ALL OCCUPIABLE SPACES CONNECT TO RATED CORRIDOR SYSTEM, WHERE ACCESSIBLE EXIT TO PUBLIC RIGHT OF WAY (PROW) HAVE BEEN PROVIDED DIRECTLY OR THROUGH RATED EXIT ENCLOSURE WHICH DISHARGES TO PROW. SEE SITE PLAN FOR CONTINUATION FROM BUILDING EXIT TO PROW

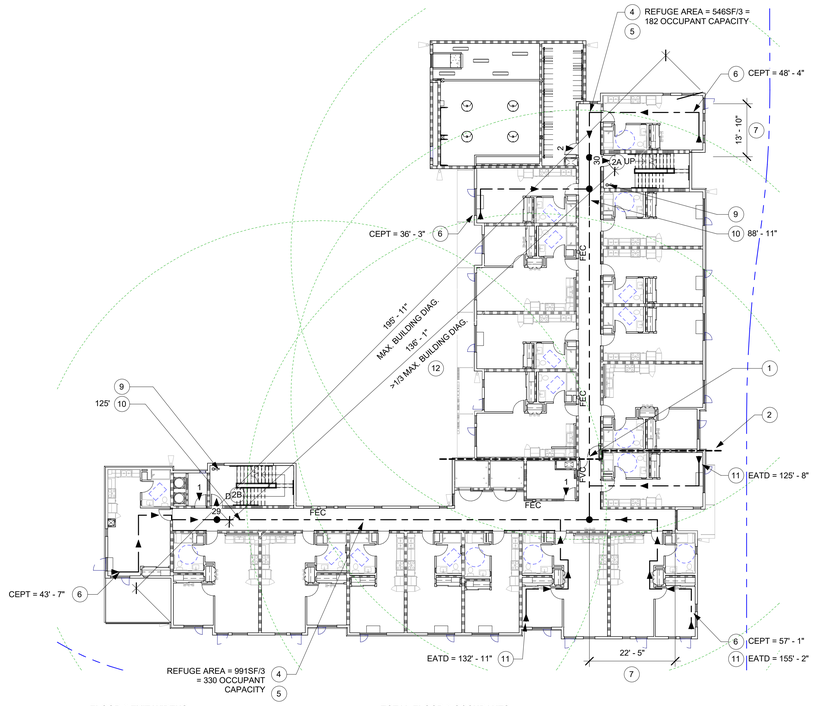
SECOND THROUGH TO FOURTH FLOORS
REFER 2ND - 4TH FLOOR EGRESS DIAGRAMS FOR CLARIFICATION.

BUILDING IS EQUIPPED THROUGHOUT WITH AN NFPA 13 SPRINKLER SYSTEM, EXEMPTING AREAS OF REFUGE FROM BEING REQUIRED IN RATED STAIR ENCLOSURES. A HORIZONTAL EXIT PROVIDED IN LIEU OF USING THE ELEVATOR AS AN ACCESSIBLE MEANS OF EGRESS. ALL OCCUPIABLE SPACES CONNECT TO RATED CORRIDOR SYSTEM, EXIT STAIR OR HORIZONTAL EXIT, WHERE EXIT TO PUBLIC RIGHT OF WAY IS PROVIDED ON THE FIRST FLOOR.

EMERGENCY WARNING SYSTEMS SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. IN ACCORDANCE WITH NFPA 72 AS AMENDED IN CHAPTER 35, EMERGENCY WARNING SYSTEMS SHALL BE DESIGNED AND INSTALLED AS PART OF FIRE ALARM SYSTEM PER CBC 1009.12.



2 SEN - LEVEL 2 - EGRESS PLAN
1/16" = 1'-0"



FLOOR 2 EXIT WIDTHS:

FOR STAIR WIDTHS SEE PLAN,
FOR OTHER EXIT COMPONENTS,

2A	EXIT DOOR: 30 OCC. x 0.15 = 5"	(33" CLR. PROVIDED)
2B	EXIT DOOR: 29 OCC. x 0.15 = 4"	(33" CLR. PROVIDED)

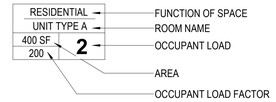
TOTAL FLOOR 2 OCCUPANTS:
(PER CBC TABLE 1004.5)

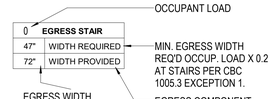
R2 APARTMENTS (GROSS AREA)** = 11718 SF/200 = 59
**FOR GROSS AREA CALCS SEE SHEET G2.10

TOTAL OCCUPANTS = 59
EXITS REQUIRED PER 1006.3.2 = 2
EXITS PROVIDED = 2

EGRESS PLAN LEGEND

PER CBC TABLE 1004.1.2





PATH OF TRAVEL

T — ACCESSIBLE PUBLIC TOILET ROOM

FIRE BARRIER

DISTANCE TO ELEVATOR

FIRE EXTINGUISHER 75' COVERAGE RADIUS

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JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

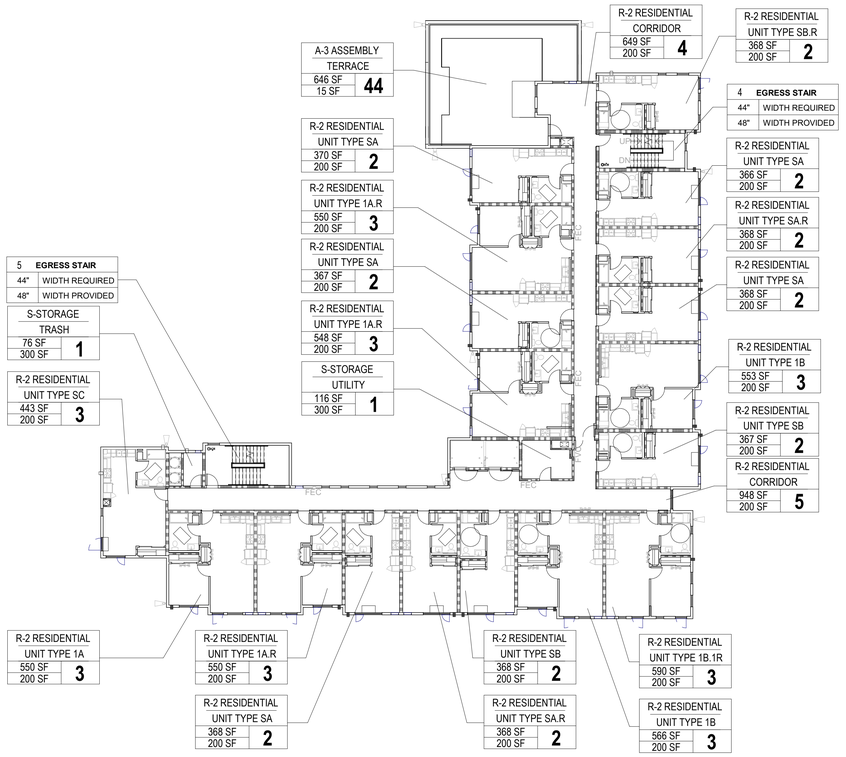
ISSUE

	DATE	DESCRIPTION
2	12/8/21	SD SET
7	09/29/22	PERMIT SUBMITTAL

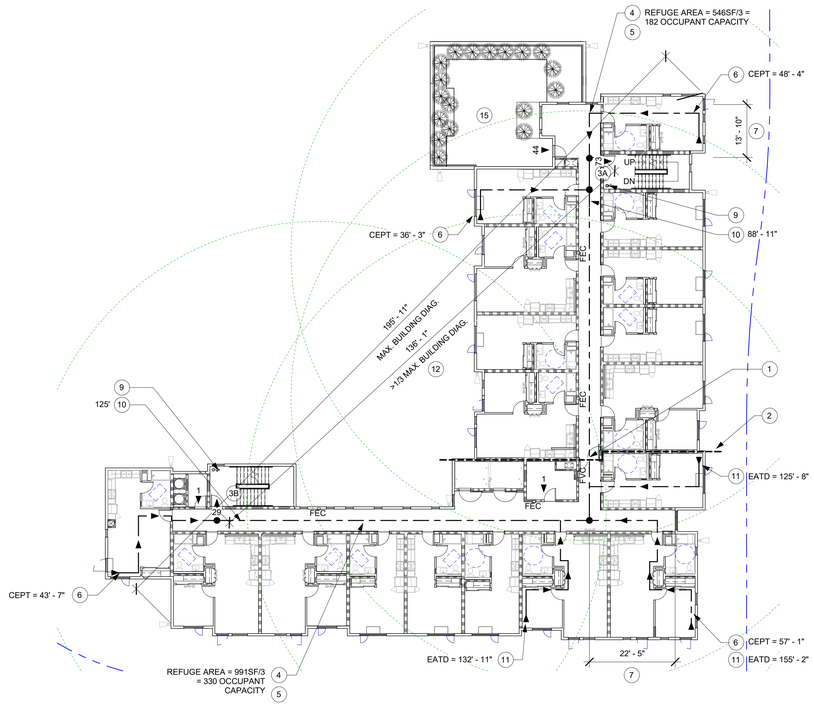
DRAWING TITLE
SEN - CODE ANALYSIS EGRESS DIAGRAM

SCALE As indicated

G3.30



1 SEN - LEVEL 3 - EGRESS PLAN
1/16" = 1'-0"



FLOOR 3 EXIT WIDTHS:

FOR STAIR WIDTHS SEE PLAN,
FOR OTHER EXIT COMPONENTS,

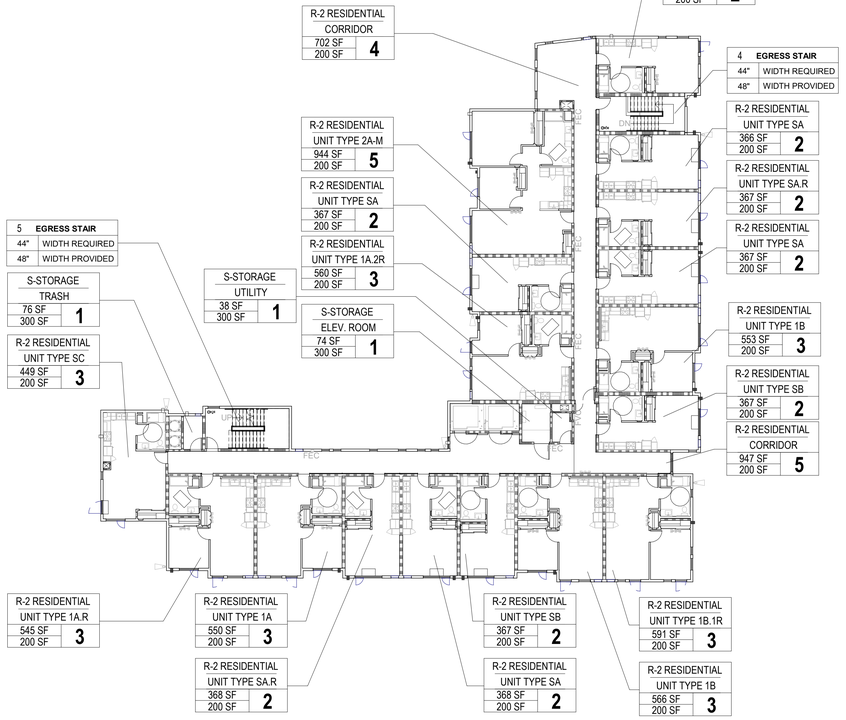
3A EXIT DOOR: 73 OCC. x 0.15 = 10.95" (33" CLR. PROVIDED)

3B EXIT DOOR: 29 OCC. x 0.15 = 4.35" (33" CLR. PROVIDED)

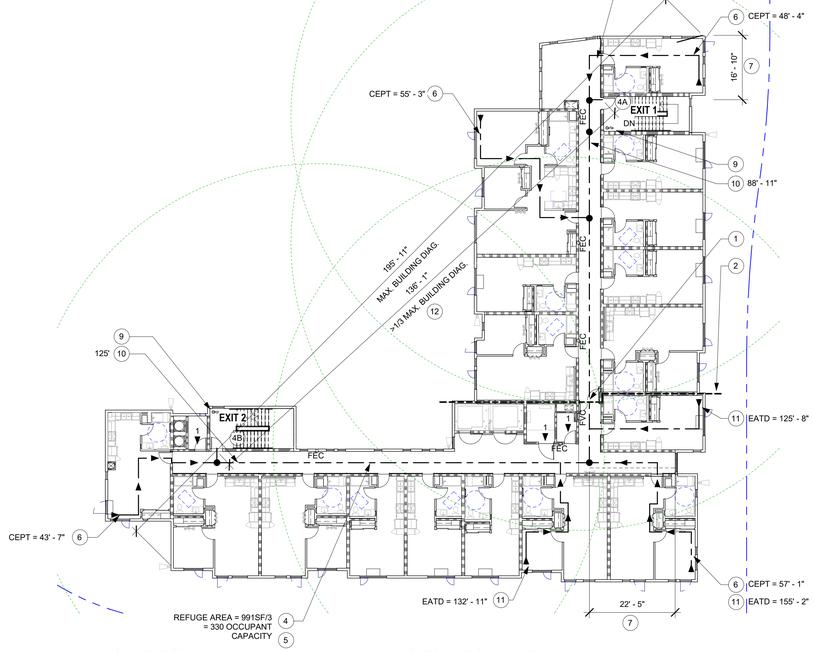
TOTAL FLOOR 3 OCCUPANTS:
(PER CBC TABLE 1004.5)

R2 APARTMENTS (GROSS AREA)** = 11496 SF/200 = 58
ASSEMBLY (TERRACE) = 49
**FOR GROSS AREA CALCS SEE SHEET G2.10

TOTAL OCCUPANTS = 107
EXITS REQUIRED PER 1006.3.2 = 2
EXITS PROVIDED = 2



2 SEN - LEVEL 4 - EGRESS PLAN
1/16" = 1'-0"



FLOOR 4 EXIT WIDTHS:

FOR STAIR WIDTHS SEE PLAN,
FOR OTHER EXIT COMPONENTS,

4A EXIT DOOR: 29 OCC. x 0.15 = 4" (33" CLR. PROVIDED)

4B EXIT DOOR: 29 OCC. x 0.15 = 4" (33" CLR. PROVIDED)

TOTAL FLOOR 4 OCCUPANTS:
(PER CBC TABLE 1004.5)

R2 APARTMENTS (GROSS AREA)** = 11560 SF/200 = 58
**FOR GROSS AREA CALCS SEE SHEET G2.10

TOTAL OCCUPANTS = 58
EXITS REQUIRED PER 1006.3.2 = 2
EXITS PROVIDED = 2

SHEET NOTES- EGRESS PLANS

1. 90-MINUTE FIRE-RATED HORIZONTAL EXIT FOR EXCEPTION TO ELEVATOR AS ACCESSIBLE MEANS OF EGRESS REQUIREMENT PER CBC 1009.2.1 EXCEPTION 1. DOORS ON ELECTRO-MAGNETIC HOLD OPEN (EMHO), WHICH RELEASE UPON ACTIVATION OF FIRE ALARM. DOORS TO REMAIN UNLOCKED.
2. 2-HOUR CONTINUOUS FIRE-RATED FIRE BARRIER PER CBC 707. SEE PLANS FOR WALL ASSEMBLY INFORMATION.
3. TWO-WAY COMMUNICATION:
   SYSTEM REQUIREMENTS, PER CBC 1009.8,
   VISIBLE COMMUNICATION METHOD, PER CBC 1009.8.1.1, AND
   DIRECTIONS PER CBC 1009.8.2.
4. "REFUGE AREA" IS CALCULATED USING 3 SQ. FT. PER PERSON PER CBC 1026.4. THIRD FLOOR LOAD IS WORST CASE SCENARIO. SEE PLANS FOR CALCULATIONS.
5. INSTRUCTIONS ON THE USE OF AREA OF REFUGE SHALL BE POSTED PER CBC 1009.11. SEE 12/A10.40 FOR EMERGENCY EVAC SIGN. SEE SHEETS A10.42 & A10.43 FOR SIGNAGE PLANS
6. "WORST CASE" COMMON PATH OF EGRESS TRAVEL, NOT TO EXCEED 125'-0" PER CBC 1006.2.1.
7. DEAD END CORRIDOR - MAX. DISTANCE 50' - 0" PER CBC 1020.4 EXCEPTION 2
8. FIRE DEPARTMENT CONNECTION (FDC)
9. STANDPIPE PER CBC 905.4
10. PATH OF TRAVEL DISTANCE FROM STANDPIPE TO HORIZONTAL EXIT PER CBC 905.4 ITEM 2
11. EXIT ACCESS TRAVEL DISTANCE BETWEEN POINTS ALONG EXIT PATH. TRAVEL DISTANCE MUST NOT EXCEED 250' PER CBC TABLE 1017.2
12. EXIT SEPARATION SHALL BE NOT LESS THAN 1/3 DIAGONAL DIMENSION OF AREA SERVED PER CBC 1007.1.1 EXCEPTION 2
13. DISTANCE TO ELEVATOR PER CBC 11B-206.2.3.2 PROVIDED SHALL BE WITHIN 200' OF TRAVEL OF EACH NEW STAIR.
14. EXTERIOR AREAS FOR ASSISTED RESCUE PER CBC 1009.7
15. SEE LANDSCAPE DRAWINGS FOR FIXED PLANTERS DEFINING AREA

ACCESSIBLE MEANS OF EGRESS

FIRST FLOOR
REFER 1ST FLOOR EGRESS DIAGRAM FOR CLARIFICATION.
BUILDING IS EQUIPPED THROUGHOUT WITH AN NFPA 13 SPRINKLER SYSTEM.

ALL OCCUPIABLE SPACES CONNECT TO RATED CORRIDOR SYSTEM, WHERE ACCESSIBLE EXIT TO PUBLIC RIGHT OF WAY (PROW) HAVE BEEN PROVIDED DIRECTLY OR THROUGH RATED EXIT ENCLOSURE WHICH DISHARGES TO PROW. SEE SITE PLAN FOR CONTINUATION FROM BUILDING EXIT TO PROW

SECOND THROUGH TO FOURTH FLOORS
REFER 2ND - 4TH FLOOR EGRESS DIAGRAMS FOR CLARIFICATION.

BUILDING IS EQUIPPED THROUGHOUT WITH AN NFPA 13 SPRINKLER SYSTEM, EXEMPTING AREAS OF REFUGE FROM BEING REQUIRED IN RATED STAIR ENCLOSURES. A HORIZONTAL EXIT PROVIDED IN LIEU OF USING THE ELEVATOR AS AN ACCESSIBLE MEANS OF EGRESS. ALL OCCUPIABLE SPACES CONNECT TO RATED CORRIDOR SYSTEM, EXIT STAIR OR HORIZONTAL EXIT, WHERE EXIT TO PUBLIC RIGHT OF WAY IS PROVIDED ON THE FIRST FLOOR.

EMERGENCY WARNING SYSTEMS SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. IN ACCORDANCE WITH NFPA 72 AS AMENDED IN CHAPTER 35, EMERGENCY WARNING SYSTEMS SHALL BE DESIGNED AND INSTALLED AS PART OF FIRE ALARM SYSTEM PER CBC 1009.12.

EGRESS PLAN LEGEND

PER CBC TABLE 1004.1.2

RESIDENTIAL / UNIT TYPE A / 400 SF / 200 / 2
- FUNCTION OF SPACE
- ROOM NAME
- OCCUPANT LOAD
- AREA
- OCCUPANT LOAD FACTOR

0 EGRESS STAIR (47" WIDTH REQUIRED / 72" WIDTH PROVIDED)
- OCCUPANT LOAD
- MIN. EGRESS WIDTH REQ'D OCCUP. LOAD X 0.2 AT STAIRS PER CBC 1005.3 EXCEPTION 1.
- EGRESS COMPONENT

EGRESS WIDTH PROVIDED MIN. EGRESS STAIR WIDTH MUST BE 44" PER CBC 1009.1, MIN EGRESS DOOR WIDTH MUST BE 32" PER CBC 1008.1.1

OCCUP. LOAD X 0.15 AT ALL OTHER EGRESS COMPONENTS PER CBC 1005.3.2 EXCEPTION 1.

- PATH OF TRAVEL
- T — ACCESSIBLE PUBLIC TOILET ROOM
- FIRE BARRIER
- DISTANCE TO ELEVATOR
- FIRE EXTINGUISHER 75' COVERAGE RADIUS

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LICENSED ARCHITECT
PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - CODE ANALYSIS EGRESS DIAGRAM

SCALE As indicated

G3.31

9/29/2022 1:15:44 PM

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A. GENERAL INFORMATION

1	Project Location (city)	Alameda	8	Standards Version	Compliance2019
2	CA Zip Code	94501	9	Compliance Software (version)	EnergyPro 8.3
3	Climate Zone	3	10	Weather File	OAKLAND_724930_CZ2010.epw
4	Total Conditioned Floor Area in Scope	30,525 ft^2	11	Building Orientation (deg)	(N) 0 deg
5	Total Unconditioned Floor Area	12,195 ft^2	12	Permitted Scope of Work	NewComplete
6	Total # of Stories (Habitable Above Grade)	4	13	Building Type(s)	High-Rise Residential
7	Total # of dwelling units	64	14	Gas Type	None

B. PROJECT SUMMARY

Table Instructions: Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within permit application.

Building Components Complying via Performance					Building Components Complying Prescriptively	
Envelope (see Table G)	☒	Performance	Covered Process: Commercial Kitchens	☐ Performance	*The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).*	
	☐	Not Included		☒ Not Included		
Mechanical (see Table H)	☒	Performance	Covered Process: Computer Rooms	☐ Performance	Indoor Lighting (Unconditioned)§140.6	*NRCC-LTI-E*
	☐	Not Included		☒ Not Included	Outdoor Lighting §140.7	*NRCC-LTO-E*
Domestic Hot Water (see Table I)	☒	Performance	Covered Process: Laboratory Exhaust	☐ Performance	Sign Lighting §140.8	*NRCC -LTS-E*
	☐	Not Included		☒ Not Included	Mandatory Measures	
Lighting (Indoor Conditioned, see Table K)	☒	Performance			*Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)*	
	☐	Not Included			Electrical Power Distribution S110.11	*NRCC-ELC-E*
Solar Thermal Water Heating (see Table I)	☐	Performance			Commissioning S120.8	*NRCC-CXR-E*
	☒	Not Included			Solar Ready S110.10	*NRCC-SRA-E*

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C1. COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft ^{2}-yr)

COMPLIES

Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Space Heating	13.40	14.78	-1.38
Space Cooling	14.07	10.00	4.07
Indoor Fans	8.39	10.79	-2.40
Heat Rejection	--	--	--
Pumps & Misc.	0.01	--	0.01
Domestic Hot Water	80.08	39.10	40.98
Indoor Lighting	5.76	5.76	--
ENERGY STANDARDS COMPLIANCE TOTAL	**121.71**	**80.43**	**41.28 (33.9%)**

[1] *Notes: The number in parenthesis following the Compliance Margin in column 4. represents the Percent Better than Standard.*

C2. RESULTS FOR 'ABOVE CODE' QUALIFICATIONS[1]

☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2

Miscellaneous Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Receptacle	106.38	106.38	--
Process	78.40	78.40	--
Other Ltg	30.58	30.58	--
Process Motors	0.45	0.45	--
COMPLIANCE TOTAL PLUS MISCELLANEOUS COMPONENTS	**337.52**	**296.24**	**41.3 (12.2%)**

[1] *Notes: This table is used to document compliance with programs OTHER THAN Title 24 Part 6, if applicable.*

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C3. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	0.0	17.7	-17.7	101.7	--	101.7
Space Cooling	10.2	5.5	4.7	--	--	--
Indoor Fans	8.0	11.5	-3.5	--	--	--
Heat Rejection	--	--	--	--	--	--
Pumps & Misc.	0.0	--	--	--	--	--
Domestic Hot Water	1.3	42.4	-41.1	631.0	--	631.0
Indoor Lighting	5.9	5.9	0.0	--	--	-->
Compliance Total	**25.4**	**83.0**	**-57.6**	**732.7**	**0.0**	**732.7**
Receptacle	111.0	111.0	0.0	0.3	0.3	0.0
Process	81.5	81.5	0.0	14.1	14.1	0.0
Other Ltg	30.7	30.7	0.0	--	--	--
Process Motors	0.5	0.5	0.0	--	--	--
TOTAL	**249.1**	**306.7**	**-57.6**	**747.1**	**14.4**	**732.7**

D. EXCEPTIONAL CONDITIONS

This project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylit Control requirements are met. PRESCRIPTIVE COMPLIANCE documentation (form NRCC-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylit Zones is required.

E. HERS VERIFICATION

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below.

Building-level Verifications:

- Residential ventilation airflow
- Residential kitchen hood rated by HVI

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G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

1	2	3	4
Opaque Surfaces & Orientation	Total Gross Surface Area (ft^2)	Total Fenestration Area (ft^2)	Window to Wall Ratio (%)
North-Facing[1]	3,050 ft^2	154 ft^2	05.1%
East-Facing[2]	5,330 ft^2	1,188 ft^2	22.3%
South-Facing[3]	6,073 ft^2	1,418 ft^2	23.3%
West-Facing[4]	4,841 ft^2	1,130 ft^2	23.3%
Total	**19,294 ft^2**	**3,890 ft^2**	**20.2%**
Roof	8,717 ft^2	0 ft^2	00.0%

Notes:
[1] *North-Facing is oriented to within 45 degrees of true north, including 45°00'00" east of north (NE), but excluding 45°00'00" west of north (NW).*
[2] *East-Facing is oriented to within 45 degrees of true east, including 45°00'00" south of east (SE), but excluding 45°00'00" north of east (NE).*
[3] *South-Facing is oriented to within 45 degrees of true south, including 45°00'00" west of south (SW), but excluding 45°00'00" east of south (SE).*
[4] *West-Facing is oriented to within 45 degrees of true west, including 45°00'00" north of due west (NW), but excluding 45°00'00" south of west (SW).*

G3. OPAQUE SURFACE ASSEMBLY SUMMARY

1	2	3	4	5	6	7	8	9	10
Surface Name	Surface Type	Area (ft^2)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers	Status[1]
R-21 Wall8	ExteriorWall	26629	Wood	21	NA	U-Factor	0.068	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Wood framed wall, 16in. OC, 5.5in., R-21 Gypsum Board - 5/8 in.	N
Slab On Grade19	UndergroundFloor	11188	NA	0	NA	F-Factor	0.73	Slab Type = UnheatedSlabOnGrade Insulation Orientation = None Insulation R-Value = R0	N

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G3. OPAQUE SURFACE ASSEMBLY SUMMARY

1	2	3	4	5	6	7	8	9	10
Surface Name	Surface Type	Area (ft^2)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers	Status[1]
R-30+R1021	Roof	11380	Wood	30	10	U-Factor	0.025	Single Ply Roofing - 1/4 in. Gypsum Board - 1/2 in. Extruded Polystyrene - XPS - 2 in. R10.00 Vapor permeable felt - 1/8 in. Plywood - 5/8 in. Wood framed roof, 16in. OC, 11.25in., R-30 Gypsum Board - 5/8 in.	N
Interior Wall Type E23	InteriorWall	780	Wood	13	NA	U-Factor	0.085	Gypsum Board - 5/8 in. Plywood - 1/2 in. Wood framed wall, 16in. OC, 3.5in., R-13 Gypsum Board - 5/8 in.	N
Interior Wall79	InteriorWall	222	Wood	21	NA	U-Factor	0.063	Gypsum Board - 5/8 in. Wood framed wall, 16in. OC, 5.5in., R-21 Gypsum Board - 5/8 in.	N
Interior Floor93	InteriorFloor	31532	Wood	19	NA	U-Factor	0.045	Linoleum/cork tile - 1/4 in. Gypsum Board - 5/8 in. Gypsum Board - 5/8 in. Plywood - 3/4 in. Wood framed floor, 16in. OC, 7.25in., R-19 Gypsum Board - 5/8 in. Gypsum Board - 5/8 in.	N

[1] *Status: N - New, A – Altered, E – Existing*

G4. OPAQUE DOOR SUMMARY

1	2	3
Assembly Name	Overall U-factor	Status[1]
Metal Door51	0.700	N

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G5. FENESTRATION ASSEMBLY SUMMARY

1	2	3	4	5	6	7	8	9
Fenestration Assembly Name / Tag or I.D.	Fenestration Type / Product Type / Frame Type	Certification Method[1]	Assembly Method	Area ft^2	Overall U-factor	Overall SHGC	Overall VT	Status[2]
Windows	VerticalFenestration FixedWindow N/A	NFRC Rated	Manufactured	4506	0.36	0.25	0.50	N
Glass Door	VerticalFenestration GlazedDoor N/A	NFRC Rated	Manufactured	86	0.45	0.23	0.50	N
Storefront	VerticalFenestration CurtainWall N/A	NFRC Rated	Manufactured	329	0.41	0.26	0.50	N

[1] *Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass-only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix NA6 and are used in the analysis.*
[2] *Status: N - New, A – Altered, E – Existing*

H1. DRY SYSTEM EQUIPMENT (furnaces, air handling units, heat pumps, VRF, economizers etc.)

1	2	3	4	5	6	7	8	9	10	11	12
			Heating				Cooling				
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Output (kBtuh)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency	Economizer Type (if present)	Status[1]
HP3-1	SZHP (Split1Phase)	1	54	0	HSPF	8.200	48	SEER/EER	14.000/8.600	NoEconomizer	N
HP 3-2	SZHP (Split3Phase)	1	20	0	HSPF	8.20	18	SEER/EER	16.70/13.00	NoEconomizer	N
HP 3-3	SZHP (Split3Phase)	1	20	0	HSPF	8.20	18	SEER/EER	16.70/13.00	NoEconomizer	N
HP 3-4	SZHP (Split3Phase)	1	20	0	HSPF	8.20	18	SEER/EER	16.70/13.00	NoEconomizer	N
HP 3-5	SZHP (Split1Phase)	1	35	0	HSPF	9.500	29	SEER/EER	16.000/10.500	NoEconomizer	N
MDF 1-3	SZHP (Split3Phase)	1	20	0	HSPF	8.20	18	SEER/EER	17.00/11.90	NoEconomizer	N
RHP-3 1st Floor Studio	PTHP (NA)	8	15	14	COP	3.1	13	EER	10.2	NA	N

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H1. DRY SYSTEM EQUIPMENT (furnaces, air handling units, heat pumps, VRF, economizers etc.)

1	2	3	4	5	6	7	8	9	10	11	12
			Heating				Cooling				
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Output (kBtuh)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency	Economizer Type (if present)	Status[1]
RHP-1 1st Floor 1Bed	MiniSplitHP (Split1Phase)	3	19	0	HSPF	10.700	18	SEER/EER	18.900 / 12.500	NA	N
RHP-3 2nd-3rd Floor Studi	PTHP (NA)	22	15	14	COP	3.1	13	EER	10.2	NA	N
RHP-1 2nd-3rd Floor 1Bed	MiniSplitHP (Split1Phase)	14	19	0	HSPF	10.700	18	SEER/EER	18.900 / 12.500	NA	N
RHP-3 4th Floor Studio	PTHP (NA)	10	15	14	COP	3.1	13	EER	10.2	NA	N
RHP-1 4th Floor 1Bed	MiniSplitHP (Split1Phase)	6	19	0	HSPF	10.700	18	SEER/EER	18.900 / 12.500	NA	N
RHP-2 4th Floor 2Bed	MiniSplitHP (Split1Phase)	1	24	0	HSPF	12.500	24	SEER/EER	18.000 / 12.700	NA	N

[1] *Status: N - New, A – Altered, E – Existing*

H2. FAN SYSTEMS SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13	14
		Design OA	Supply Fan					Return Fan					
Name or Item Tag	Qty	CFM	CFM	Modeling Method	Power	Power Units	Control	CFM	Modeling Method	Power	Power Units	Control	Status[1]
HP3-1	1	508	1400	BrakeHorsePower	0.401	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
HP 3-2	1	86	567	BrakeHorsePower	0.055	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
HP 3-3	1	45	567	BrakeHorsePower	0.055	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
HP 3-4	1	24	567	BrakeHorsePower	0.055	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
HP 3-5	1	232	1130	BrakeHorsePower	0.401	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
MDF 1-3	1	0	500	BrakeHorsePower	0.049	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
RHP-3 1st Floor Studio	8	0	390	BrakeHorsePower	0.023	bhp	ConstantVolume	NA	NA	NA	NA	NA	N

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H2. FAN SYSTEMS SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13	14
		Design OA	Supply Fan					Return Fan					
Name or Item Tag	Qty	CFM	CFM	Modeling Method	Power	Power Units	Control	CFM	Modeling Method	Power	Power Units	Control	Status[1]
RHP-1 1st Floor 1Bed	3	0	713	BrakeHorsePower	0.053	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
RHP-3 2nd-3rd Floor Studi	22	0	390	BrakeHorsePower	0.023	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
RHP-1 2nd-3rd Floor 1Bed	14	0	713	BrakeHorsePower	0.053	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
RHP-3 4th Floor Studio	10	0	390	BrakeHorsePower	0.023	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
RHP-1 4th Floor 1Bed	6	0	713	BrakeHorsePower	0.053	bhp	ConstantVolume	NA	NA	NA	NA	NA	N
RHP-2 4th Floor 2Bed	1	0	1045	BrakeHorsePower	0.079	bhp	ConstantVolume	NA	NA	NA	NA	NA	N

[1] *Status: N - New, A – Altered, E – Existing*

H3. EXHAUST FAN SUMMARY

1	2	3	4	5	6	7	8
System ID	Zone Name	Qty	CFM	Motor BHP	Power Per Flow (W/cfm)	Total Static Pressure (in. H_2O)	Status[1]
Restroom33	3-Restroom	1	95	0.092	0.842	3.98	N

[1] *Status: N - New, A – Altered, E – Existing*

H4. Wet System Equipment(boilers,chillers,cooling towers,etc.)

This Section Does Not Apply

H5. PUMPS

This Section Does Not Apply

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H6. SYSTEM SPECIAL FEATURES

1	2	3	4
System Name	Equipment Type	Window Interlocks per §140.4(n)	Other Special Features and Controls
DHW1 - SHW	Service Hot Water, Primary Only	NA	Fixed Temperature Control

Notes: This table includes controls related to the performance path only. For projects using the prescriptive path, mandatory and prescriptive controls requirements are documented on the NRCC-MCH-E.

H7. NONRESIDENTIAL VENTILATION

1	2	3	4	5	6	7
	Mechanical Ventilation					
Zone Name	Ventilation Function	# of people	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
1-Community Room	Lodging - Multipurpose assembly	33.87	508	0	1016	NA
8-Conference Room	General - Conference/meeting	5.73	86	0	172	NA
9-Provider	Office - Office space	1.51	45	0	303	NA
10-Management Office	Office - Office space	0.80	24	0	159	NA
18-Lobby	Assembly - Lobbies	15.47	232	0	464	NA
19-1st Floor MDF	General - Unoccupied	0.12	0	0	80	NA

H8. HIGH-RISE RESIDENTIAL DWELLING UNIT AND HOTEL/MOTEL VENTILATION

1	2	3	4	5	6	7	8
	Mechanical Ventilation						
Zone Name	Ventilation Function	# hotel rooms	# of bedrooms	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
20-1st Floor Studio	NA	0	8	400	400	2914	NA
21-1st Floor 1Bed	NA	0	3	240	240	1642	NA
22-2nd-3rd Floor Studio	NA	0	11	550	550	4085	NA
23-2nd-3rd Floor 1Bed	NA	0	7	560	560	3818	NA
24-4th Floor Studio	NA	0	10	500	500	3750	NA
25-4th Floor 1Bed	NA	0	6	480	480	3277	NA

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STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
2	12/8/21	SD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE

SEN - TITLE 24 REPORT

SCALE

G4.30

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H8. HIGH-RISE RESIDENTIAL DWELLING UNIT AND HOTEL/MOTEL VENTILATION

1	2	3	4	5	6	7	8
Zone Name	Mechanical Ventilation						DCV or Occupant Sensor Controls, or Both
	Ventilation Function	# hotel rooms	# of bedrooms	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	
26-4th Fl 2 Bed Zone	NA	0	2	100	100	942	NA

H9. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13
System ID	Zone Name	System Type	Qty	Rated Capacity (kBtuh)		Airflow (cfm)			Fan			
				Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	VSD
RHP-3 1st Floor Studio	20-1st Floor Studio	PTHP	8	15.00	13.00	390	NA	NA	0.023	bhp	☒	☐
21-1st Floor Studio-EXH	20-1st Floor Studio	VentilationOnly Balanced	8	NA	NA	50	NA	NA	0.160	W/cfm	☐	☐
RHP-1 1st Floor 1Bed	21-1st Floor 1Bed	MiniSplitHP	3	19.00	18.00	713	NA	NA	0.053	bhp	☒	☐
22-1st Floor 1Bed-EXH	21-1st Floor 1Bed	VentilationOnly Balanced	3	NA	NA	80	NA	NA	0.150	W/cfm	☐	☐
RHP-3 2nd-3rd Floor Studi	22-2nd-3rd Floor Studio	PTHP	22	15.00	13.00	390	NA	NA	0.023	bhp	☒	☐
23-2nd-3rd Floor Studio-EXH	22-2nd-3rd Floor Studio	VentilationOnly Balanced	22	NA	NA	50	NA	NA	0.160	W/cfm	☐	☐
RHP-1 2nd-3rd Floor 1Bed	23-2nd-3rd Floor 1Bed	MiniSplitHP	14	19.00	18.00	713	NA	NA	0.053	bhp	☒	☐
24-2nd-3rd Floor 1Bed-EXH	23-2nd-3rd Floor 1Bed	VentilationOnly Balanced	14	NA	NA	80	NA	NA	0.150	W/cfm	☐	☐
RHP-3 4th Floor Studio	24-4th Floor Studio	PTHP	10	15.00	13.00	390	NA	NA	0.023	bhp	☒	☐
25-4th Floor Studio-EXH	24-4th Floor Studio	VentilationOnly Balanced	10	NA	NA	50	NA	NA	0.160	W/cfm	☐	☐
RHP-1 4th Floor 1Bed	25-4th Floor 1Bed	MiniSplitHP	6	19.00	18.00	713	NA	NA	0.053	bhp	☒	☐

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H9. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13
System ID	Zone Name	System Type	Qty	Rated Capacity (kBtuh)		Airflow (cfm)			Fan			
				Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	VSD
26-4th Floor 1Bed-EXH	25-4th Floor 1Bed	VentilationOnly Balanced	6	NA	NA	80	NA	NA	0.150	W/cfm	☐	☐
RHP-2 4th Floor 2Bed	26-4th Fl 2 Bed Zone	MiniSplitHP	1	24.00	24.00	1045	NA	NA	0.079	bhp	☒	☐
27-4th Fl 2 Bed Zone-EXH	26-4th Fl 2 Bed Zone	VentilationOnly Balanced	1	NA	NA	100	NA	NA	0.150	W/cfm	☐	☐
1-Community Room-Trm	1-Community Room	Uncontrolled	1	NA	NA	1400	NA	0.00	0.401	bhp	NA	☐
8-Conference Room-Trm	8-Conference Room	Uncontrolled	1	NA	NA	567	NA	0.00	0.055	bhp	NA	☐
9-Provider-Trm	9-Provider	Uncontrolled	1	NA	NA	567	NA	0.00	0.055	bhp	NA	☐
10-Management Office-Trm	10-Management Office	Uncontrolled	1	NA	NA	567	NA	0.00	0.055	bhp	NA	☐
18-Lobby-Trm	18-Lobby	Uncontrolled	1	NA	NA	1130	NA	0.00	0.401	bhp	NA	☐
19-1st Floor MDF-Trm	19-1st Floor MDF	Uncontrolled	1	NA	NA	500	NA	0.00	0.049	bhp	NA	☐

H10. EVAPORATIVE COOLER SUMMARY

This Section Does Not Apply

H11. HEAT RECOVERY SUMMARY

This Section Does Not Apply

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I1. WATER HEATER EQUIPMENT SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13	14
Name	Heater Element Type	Tank Type	Qty	Tank Vol (gal)	Rated Input	Rated Input Unit	Efficiency	Efficiency Unit	Tank Insulation R-value (Int/Ext)	Standby Loss Fraction	1st Hour Rating or Flow Rate (gal)	Heat Pump Type	Tank Location or Ambient Condition
Instantaneous Electric2	Electricity	Instantaneous	1	1.00	2.3	kW	0.98	UEF	NA	NA	8	NA	NA

I2. MULTI-FAMILY WATER HEATING SYSTEM DETAIL

1	2	3	4	5	6	7	8	9
System Name	Configuration	Type	Qty in System	Multi-Family Distribution Type	Dwelling Unit Distribution Type	Water Heater Name	Solar Heating System	Compact Distribution
MF0-CHPWH	"Domestic Hot Water (DHW)"	Central	12	No Control (continuous pumping)	Standard	MF0-CHPWH - heater	NA	NA

I3. WATER HEATER EQUIPMENT SUMMARY - CHPWH

1	2	3	4	5	6	7	8
Name	Brand/Model	Number of Compressors	Primary Tank Volume (gal)	Tank Count	Tank R-value	Tank Location	Air Source
MF0-CHPWH	Sanden GS3-45HPA-US (4kW cap @ 40F)	12	570	1	20	Unconditioned Zone	Unconditioned Zone

I4. WATER HEATER EQUIPMENT SUMMARY - CHPWH LOOP TANK

1	2	3	4	5	6	7	8
Tank Type	Brand/Model	Count	Tank Volume (gal)	Tank Count	Tank R-value	Tank Location	Air Source
Electric Resistance	NA	1	285	1	20	Unconditioned Zone	NA

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I5. RECIRCULATION LOOPS

1	2	3	4	5	6
Water Heating System Name	Number of Recirculation Loops	Loop Insulation Thickness (in)	Recirculation Loop Location	Recirculation Pump Power	Recirculation Pump Power Units
MF0-CHPWH	1	1.5	Conditioned	298	Watts

K1. INDOOR CONDITIONED LIGHTING GENERAL INFO

1	2	3	4	5	6
Occupancy Type [1]	Conditioned Floor Area [2] (ft^2)	Installed Lighting Power (Watts)	Lighting Control Credits (Watts)	Additional (Custom) Allowance	
				Area Category Footnotes (Watts)	Tailored Method (Watts)
Convention, Conference, Multipurpose and Meeting Area	1,188	1,010	0	0	0
Office Area (<250 square feet)	462	323	0	0	0
Main Entry Lobby	464	394	0	0	0
Electrical, Mechanical, Telephone Rooms	80	32	0	0	0
High-Rise Residential Living Spaces	28,331		0	0	0
Building Totals:	**30,525**	**1,759**	**0**	**0**	**0**

[1] See Table 140.6-C
[2] See NRCC-LTI-01-E for unconditioned spaces
[3] Lighting information for existing spaces modeled is not included in the table

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K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROLS

Building Level Controls

1	2
Mandatory Demand Response §110.12(c)	Shut-Off Controls §130.1(c)
Required	Required

Area Level Controls (includes all lighting controls installed in conditioned space to meet mandatory requirements per §130.1)

4	5	6	7	8	9	10
Area Description	Area Category Primary Function Area	Area Controls 130.1(a)	Multi-Level Controls 130.1(b)	Shut-Off Controls 130.1(c)	Primary Daylighting 130.1(d)	Secondary Daylighting 140.5(d)

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L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents bust be retained and provided to the building inspector during construction and can be found online at: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Building Component	Form/Title
Envelope	NRCI-ENV-01-E - Must be submitted for all buildings
Mechanical	NRCI-MCH-01-E - Must be submitted for all buildings
Plumbing	NRCI-PLB-01-E - Must be submitted for all buildings
	NRCI-PLB-02-E - Must be submitted for high-rise residential and hotel/ motel central hot water distribution systems to be recognized for compliance
Indoor Lighting	NRCI-LTI-01-E - Must be submitted for all buildings

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M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit:https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/

Building Component	Form/Title
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Indoor Lighting	NRCA-LTI-02-A - Occupancy Sensors and Automatic Time Switch Controls
	NRCA-LTI-04-A - Demand Responsive Lighting Controls
Mechanical	NRCA-MCH-02-A Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap
	NRCA-MCH-03-A Constant Volume Single Zone HVAC
	NRCA-MCH-11-A Automatic Demand Shed Controls
	NRCA-MCH-13-A Automatic FDD for Air Handling Units and Zone Terminal Units Acceptance
	NRCA-MCH-20 Multifamily Ventilation

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N. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Verification must be submitted for the features to be recognized for compliance. These documents bust be retained and provided to the building inspector during construction and can be found online at: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCV/

Building Component	Form/Title
Mechanical	NRCV-MCH-27 Indoor Air Quality & Mechanical Ventilation
	NRCV-MCH-32-H Local Mechanical Exhaust

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Hayley Monahan	Signature: Hayley Monahan	
Company: EnergySoft		
Address: 1025 5th Street, Suite A	Signature Date: 2022-05-17	
City/State/Zip: Novato CA 94945	CEA/ HERS Certification Identification (if applicable):	
Phone: 415-301-0163		

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Envelope Designer Name:	Signature:	
Company: HKIT Architects		
Address: 538 Ninth St. Suite 240	Date Signed:	
City/State/Zip: Oakland CA 94607		
Phone: 510-625-9800	Title:	License #:
Responsible Lighting Designer Name:	Signature:	
Company:		
Address:	Date Signed:	
City/State/Zip:		
Phone:	Title:	License #:
Responsible Mechanical Designer Name: - specify -	Signature:	
Company:		
Address:	Date Signed:	
City/State/Zip:		
Phone:	Title:	License #:

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LICENSED ARCHITECT
PAUL M McELWEE
C-28734
REN.
STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

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ALAMEDA, CA 94501

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△	DATE	DESCRIPTION
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE

SEN - TITLE 24 REPORT

SCALE

G4.31

MULTIFAMILY

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings.
The minimum requirements of GreenPoint Rated are: verification of 50 or more points, Earn the following minimum points per category. Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites depending on State. For California: CALGreen Mandatory, ES.2 , HE.1, JS.1, JE. O1, O7. Outside California: ICC 700 Mandatory Measures, ES.2, HE.1, JS.1, O1, O7.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual v8.2. For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and submitted through Build It Green.

New Home Multifamily Version 8.2

Points Targeted: **209.2**
Certification Level Targeted: **Platinum**
Compliance Pathway Targeted: **Option 2: All Electric C**
T24 Compliance Targeted: **35.6** **%**

Alameda North Housing Block A, Senior Bldg

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
	Measures						
			Possible Points				
CALGreen							
Yes	CALGreen (REQUIRED)	4		1	1	1	1
A. SITE							
No	**A1. Construction Footprint**	0				1	
	A2. Job Site Construction Waste Diversion						
Yes	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	2				2	
TBD	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1	
Yes	**A3. Recycled Content Base Material**	1				1	
TBD	**A4. Heat Island Effect Reduction (Non-Roof)**			1			
TBD	**A5. Construction Environmental Quality Management Plan Including Flush-Out**				1		
	A6. Stormwater Control: Prescriptive Path						
No	A6.1 Permeable Paving Material	0					1
Yes	A6.2 Filtration and/or Bio-Retention Features	1					1
Yes	A6.3 Non-Leaching Roofing Materials	1					1
Yes	A6.4 Smart Stormwater Street Design	1	1				
No	**A7. Stormwater Control: Performance Path**	0					3
B. FOUNDATION							
No	**B1. Fly Ash and/or Slag in Concrete**	0				1	
No	**B2. Radon-Resistant Construction** (Required for EPA Radon Zone 1)	0			2		
No	**B3. Foundation Drainage System**	0				2	
No	**B4. Moisture Controlled Crawlspace**	0			1		
	B5. Structural Pest Controls						
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1	
Yes	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1				1	

Alameda North Housing Block A, Senior Bldg

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
Yes	G2.1 WaterSense Showerheads ≤ 1.8 gpm with Matching Compensation Valve	2					2
TBD	G2.1 WaterSense Bathroom Faucets ≤ 1.0 gpm						1
1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams ≤ 1.28 gpf OR ≤ 1.1 gpf	1					2
No	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf	0					1
No	**G3. Pre-Plumbing for Graywater System**	0					1
No	**G4. Operational Graywater System**	0					3
No	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**	0					1
No	**G6. Submeter Water for Tenants**	0					2
H. HEATING, VENTILATION, AND AIR CONDITIONING							
	H1. Sealed Combustion Units						
Yes	H1.1 Sealed Combustion Furnace	1			1		
Yes	H1.2 Sealed Combustion Water Heater	2			2		
No	**H2. High-Performing Zoned Hydronic Radiant Heating System**	0		1	1		
	H3. Effective Ductwork						
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1			
No	H3.2 Pressure Balance the Ductwork System	0		1			
	H4. ENERGY STAR® Bathroom Fans						
Yes	H4.1 ENERGY STAR® Bathroom Fans Per HVI Standards	1			1		
	H5. Advanced Practices for Cooling						
Yes	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	1		1			
No	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At	0		1			
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality						
Yes	H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards	Y	R	R	R	R	R
TBD	H6.2 Advanced Ventilation Standards				2		
No	H6.3 Outdoor Air is Filtered and Tempered	0			1		
	H7. Effective Range Design and Installation						
TBD	H7.1 Effective Range Hood Ducting and Design				1		
TBD	H7.2 Automatic Range Hood Control				1		
No	**H8. High Efficiency HVAC Filter (MERV 16+)**	0			1		
No	**H9. Advanced Refrigerants**	0			1		
I. RENEWABLE ENERGY							
0.0%	**I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	0		25			
	I2. Net Zero Energy Home						
TBD	I2.1 Near Zero Energy Home			2			
TBD	I2.2 Low Carbon Home			4			
No	**I3. Energy Storage**	0		4			
No	**I4. Solar Hot Water Systems to Preheat Domestic Hot Water**	0		4			
≥60% of common area	**I5. Photovoltaic System for Multifamily Projects**	4		8			
J. BUILDING PERFORMANCE AND TESTING							

Alameda North Housing Block A, Senior Bldg

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
8	Enter the number of Tier 2 services						
Yes	N3.2 Connection to Pedestrian Pathways	1	1				
Yes	N3.3 Traffic Calming Strategies	2	2				
TBD	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide		1				
Yes	N3.5 Bicycle Storage for Residents	1	1				
TBD	N3.6 Bicycle Storage for Non-Residents		1				
1 space per unit	N3.7 Reduced Parking Capacity	2	2				
	N4. Outdoor Gathering Places						
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1				
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1				
	N5. Social Interaction						
No	N5.1 Residence Entries with Views to Callers	0	1				
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1				
No	N5.3 Porches Oriented to Street and Public Space	0	1				
	N6. Passive Solar Design						
No	N6.1 Heating Load	0		2			
No	N6.2 Cooling Load	0		2			
	N7. Adaptable Building						
No	N7.1 Universal Design Principles in Units	0	1		1		
No	N7.2 Full-Function Independent Rental Unit	0	1				
	N8. Resiliency						
TBD	N8.1 Climate Impact Assessment		1		1	1	
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1	
	N9. Social Equity						
TBD	N9.1 Diverse Workforce		1			1	
No	N9.2 Community Location	0	1		1		
	N10. Affordability						
≥50%	N10.1 Dedicated Units for Households Making 80% of AMI or Less	2	2				
No	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	0	1				
No	N10.3 Rent or Sale Prices at 120% AMI or Less are For Sale	0	1				
	N11. Mixed-Use Elements						
No	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1				
No	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	0	1				
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service		1				
O. OTHER							
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5
TBD	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**			0.5	0.5	0.5	0.5
TBD	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**			0.5	0.5	0.5	0.5

Alameda North Housing Block A, Senior Bldg

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
C. LANDSCAPE							
17.98%	Enter the landscape area percentage. Points capped at 3 for less than 15%.						
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	1					1
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1
	C3. Resource Efficient Landscapes						
Yes	C3.1 No Invasive Species According to Cal-IPC	1				1	
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1	
Yes	C3.3 Drought Tolerant, Native, Mediterranean Species, or Other Appropriate Species	3					3
	C4. Minimal Turf in Landscape						
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	2					2
No	**C5. Trees to Moderate Building Temperature**	0		1	1		1
	C6. High-Efficiency Irrigation System						
Yes	C6.1 System Uses Only Low-Flow Drip, Bubblers or Sprinklers	2					2
Yes	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil**	2					2
No	**C8. Rainwater Harvesting System**	0					3
No	**C9. Recycled Wastewater Irrigation System**	0					1
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	2					2
60.5 Eto	**C11. Landscape Meets Water Budget**	1					1
	C12. Environmentally Preferable Materials for Site						
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0				1	
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%	0				1	
Yes	**C13. Reduced Light Pollution**	1	1				
Yes	**C14. Large Stature Tree(s)**	1	1				
No	**C15. Third Party Landscape Program Certification**	0					1
Yes	**C16. Maintenance Contract with Certified Professional**	1					1
No	**C17. Community Garden**	0	2				
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
No	**D1. Optimal Value Engineering** D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2	
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0				1	
No	D1.3 Advanced Framing Measures	0				2	
No	**D2. Construction Material Efficiencies**	0				1	
	D3. Engineered Lumber						
No	D3.1 Engineered Beams and Headers	0				1	
No	D3.2 OSB for Subfloor	0				0.5	
No	D3.3 OSB for Wall and Roof Sheathing	0				0.5	
No	**D4. Structural Headers**	0		1			
No	**D5. FSC-Certified Wood** D5.1 Dimensional Lumber, Studs, and Timber	0				6	

Alameda North Housing Block A, Senior Bldg

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
TBD	**J1. Third-Party Verification of Quality of Insulation Installation**				1		
TBD	**J2. Supply and Return Air Flow Testing**			1	1		
TBD	**J3. Mechanical Ventilation Testing and Low Leakage**				1		
Yes	**J4. All Electric or Combustion-Appliance Safety Testing**	1			1		
	J5. Building Energy Performance						
Option 2: All Electric Compliance							
	J5.1 Home Outperforms Title 24	96.2031		25+			
0.0%	J5.2 Non-Residential Spaces Outperform Title 24	0.0		15			
No	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**			1			
No	**J7. Participation in Utility Program with Third-Party Plan Review**	0		1			
No	**J8. ENERGY STAR® for Homes**	0		1			
No	**J9. EPA Indoor airPlus Certification**				2		
No	**J10. Blower Door Testing**	0			3		
TBD	**J11. Compartmentalization of Units**			1	1		
K. FINISHES							
No	**K1. Entryways Designed to Reduce Tracked-In Contaminants** K1.1 Entryways to Individual Units	0			1		
Yes	K1.2 Entryways to Buildings	1			1		
	K2. Low-VOC Interior Wall and Ceiling Paints						
Yes	K2.1 Zero-VOC Interior Wall and Ceiling Paints (< 5 gpl)	2			2		
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1		
	K4. Environmentally Preferable Materials for Interior Finish						
No	K4.1 Cabinets	0				2	
≥50%	K4.2 Interior Trim	1				2	
≥50%	K4.3 Shelving	1				2	
≥50%	K4.4 Doors	1				2	
No	K4.5 Countertops	0				1	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
Yes	K5.1 Doors	1			1		
Yes	K5.2 Cabinets and Countertops	2			2		
Yes	K5.3 Interior Trim and Shelving	2			2		
TBD	**K6. Products That Comply With the Health Product Declaration Open Standard**				2		
No	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**	0			2		
Yes	**K8. Comprehensive Inclusion of Low Emitting Finishes**	1			1		
No	**K9. Durable Cabinets**	0				2	
Yes	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**	1				1	
L. FLOORING							
TBD	**L1. Environmentally Preferable Flooring**					3	
≥75%	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**	3			3		

Alameda North Housing Block A, Senior Bldg

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
No	D6.2 Panel Products	0					1
	D6. Solid Wall Systems						
No	D6.1 At Least 90% of Floors	0					1
No	D6.2 At Least 90% of Exterior Walls	0		1			1
No	D6.3 At Least 90% of Roofs	0		1			1
No	**D7. Energy Heels on Roof Trusses**	0		1			
No	**D8. Overhangs and Gutters**	0					1
	D9. Reduced Pollution Entering the Home from the Garage						
Yes	D9.1 Detached Garage	2				2	
No	D9.2 Mitigation Strategies for Attached Garage	0				1	
	D10. Structural Pest and Rot Controls						
No	D10.1 All Wood Located At Least 12 Inches Above the Soil	0					1
Yes	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	1					1
Yes	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2				1	1
E. EXTERIOR							
Yes	**E1. Environmentally Preferable Decking**	1					1
TBD	**E2. Flashing Installation Third-Party Verified**						2
No	**E3. Rain Screen Wall System**	0					2
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1					1
	E5. Durable Roofing Materials						
Yes	E5.1 Durable and Fire-Resistant Roofing Materials or Assembly	1					1
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R
No	**E6. Vegetated Roof**	0	2	2			
F. INSULATION							
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						
Yes	F1.1 Walls and Floors	0.5					0.5
Yes	F1.2 Ceilings	0.5					0.5
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions						
Yes	F2.1 Walls and Floors	0.5				0.5	
Yes	F2.2 Ceilings	0.5				0.5	
	F3. Insulation That Does Not Contain Fire Retardents						
Yes	F3.1 Cavity Walls and Floors	1				1	
Yes	F3.2 Ceilings	1				1	
TBD	F3.3 Interior and Exterior Insulation					1	
G. PLUMBING							
	G1. Efficient Distribution of Domestic Hot Water						
Yes	G1.1 Insulated Hot Water Pipes	1		1			
No	G1.2 WaterSense Volume Limit for Hot Water Distribution	0					1
No	G1.3 Increased Efficiency in Hot Water Distribution	0					2
	G2. Install Water-Efficient Fixtures						

Alameda North Housing Block A, Senior Bldg

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
Yes	**L3. Durable Flooring**	1				1	
No	**L4. Thermal Mass Flooring**	0		1			
M. APPLIANCES AND LIGHTING							
TBD	**M1. ENERGY STAR® Dishwasher**						1
	M2. Efficient Clothes Washing and Drying						
TBD	M2.1. CEE-Rated Clothes Washer			1			2
TBD	M2.2 ENERGY STAR® Dryer			1			
TBD	M2.3 Solar Dryer/ Laundry Lines			0.5			
TBD	**M3. Size-Efficient ENERGY STAR® Refrigerator**			2			
	M4. Permanent Centers for Waste Reduction Strategies						
No	M4.1 Built-In Recycling Center	0				1	
No	M4.2 Built-In Composting Center	0				1	
	M5. Lighting Efficiency						
TBD	M5.1 High-Efficacy Lighting			2			
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2			
TBD	**M6. Electric Vehicle Charging Stations and Infrastructure**			2			
Yes	**M7. Central Laundry**	1					1
Yes	**M8. Gearless Elevator**	1		1			
N. COMMUNITY							
	N1. Smart Development						
Yes	N1.1 Infill Site	2	1			1	
No	N1.2 Designated Brownfield Site	0	1			1	
>35	N1.3 Conserve Resources by Increasing Density	4		2		2	
TBD	N1.4 Cluster Homes for Land Preservation		1			1	
	N1.5 Home Size Efficiency	9				10	
450	Enter the area of the home, in square feet						
1	Enter the number of bedrooms						
	N2. Home(s)Development Located Near Transit						
No	N2.1 Within 1 Mile of a Major Transit Stop	0	1				
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	2	2				
	N3. Pedestrian and Bicycle Access						
5	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services Enter the number of Tier 1 services	1	2				

Alameda North Housing Block A, Senior Bldg

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
	O5. Home System Monitors						
No	O5.1. Home Energy Monitoring Systems	0		1			
No	O5.2. Home Water System Monitors	0					1
	O6. Green Building Education						
TBD	O6.1 Marketing Green Building		2				
Yes	O6.2 Green Building Signage	1		0.5			0.5
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R
TBD	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**					1	
Yes	**O9. Residents Are Offered Free or Discounted Transit Passes**	2	2				
TBD	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**		1				
Yes	**O11. Smokefree Housing**	2			2		
TBD	**O12. Integrated Pest Management Plan**				1		
P. DESIGN CONSIDERATIONS							
	P1. Acoustics: Noise and Vibration Control		1		1		
	Enter the number of Tier 1 practices						
	Enter the number of Tier 2 practices						
	P2. Mixed-Use Design Strategies						
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1
TBD	P2.2 Commercial Loading Area Separated for Residential Area				1		
TBD	P2.3 Separate Mechanical and Plumbing Systems				1		
	P3. Commissioning						
No	P3.1 Design Phase	0		1	1		
No	P3.2 Construction Phase	0		2	1		
No	P3.3 Post-Construction Phase	0		2	1		
TBD	**P4. Building Enclosure Testing**			1	1	1	
INNOVATIONS							
TBD	**Enter innovation 1 description here. Enter up to four points at right.**						
TBD	**Enter innovation 2 description here. Enter up to four points at right.**						
TBD	**Enter innovation 3 description here. Enter up to four points at right.**						
TBD	**Enter innovation 4 description here. Enter up to four points at right.**						

Summary	Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories	47	136	73	91	58
Minimum Points Required in Specific Categories	2	25	6	6	6
Total Points Targeted	**2.0**	**108.2**	**27.0**	**31.0**	**25.0**

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LICENSED ARCHITECT
PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

	DATE	DESCRIPTION
2	12/8/21	SD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - GPR SCORECARD

SCALE

G4.32

1 NORTH HOUSING, BLOCK A, SITE PLAN
1" = 20'-0"

GENERAL NOTES - SITE PLAN

A. ARCHITECTURAL DATUM 0'-0" EQUALS +6.90' ABOVE SEE LEVEL. REFER TO CIVIL GRADING PLAN.

B. FOR PAVING LAYOUT, FENCING, LANDSCAPING, IRRIGATION, SITE FURNISHINGS AND LANDSCAPE LIGHTING, S.L.D.

C. FOR ON-SITE AND OFF-SITE DEMOLITION, SITE UTILITIES, EASEMENTS, VEHICLE PAVING, AND STRIPING, PARKING AREA SIGNAGE, GRADING AND STREET IMPROVEMENTS S.C.D.

D. FOR SITE LIGHTING S.E.D. AND S.L.D.

E. COORDINATE ALL DIGGING WITH EXISTING UTILITIES.

F. PAINT ALL EXPOSED UTILITIES, SUCH AS BACKFLOW PREVENTERS, METERS, TRANSFORMERS, ETC. TO EXTENT PERMISSIBLE BY LOCAL UTILIES. COLOR TO BE SELECTED BY ARCHITECT.

G. FOR DEMOLITION PLAN, S.C.D. FOR TREE PROTECTION PLAN, S.L.D.

H. SEE JOINT TRENCH DESIGN DRAWINGS FOR DRY UTILITY LAYOUT.

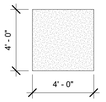
LEGEND

FOR ADDITIONAL ARCH SYMBOLS, SEE GENERAL SHEETS

ACCESSIBLE ROUTE

PROPERTY LINE

SETBACK



LADDER PAD

KEYNOTES	
2.01	PROPERTY LINE (BLUE, DOUBLE-DASHED LINE)
2.02	SETBACK LINE
12.96	SHORT-TERM BICYCLE PARKING, S.L.D.
21.05	FIRE DEPARTMENT CONNECTION, S.FP.D.
22.25	AT-GRADE FLOW-THROUGH PLANTER, S.C.D., S.L.D.
22.26	RAISED FLOW-THROUGH PLANTER, S.C.D., S.L.D.
22.27	AT-GRADE BIORETENTION BASIN, S.C.D., S.L.D.
33.01	TRANSFORMER, SEE DRY UTILITY & CIVIL DWGS
34.60	PARKING LOT
34.61	EMERGENCY VEHICLE ACCESS
34.62	ACCESSIBLE PATH OF TRAVEL

TRUE NORTH

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NOT FOR CONSTRUCTION

North Housing, Block A

Alameda, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

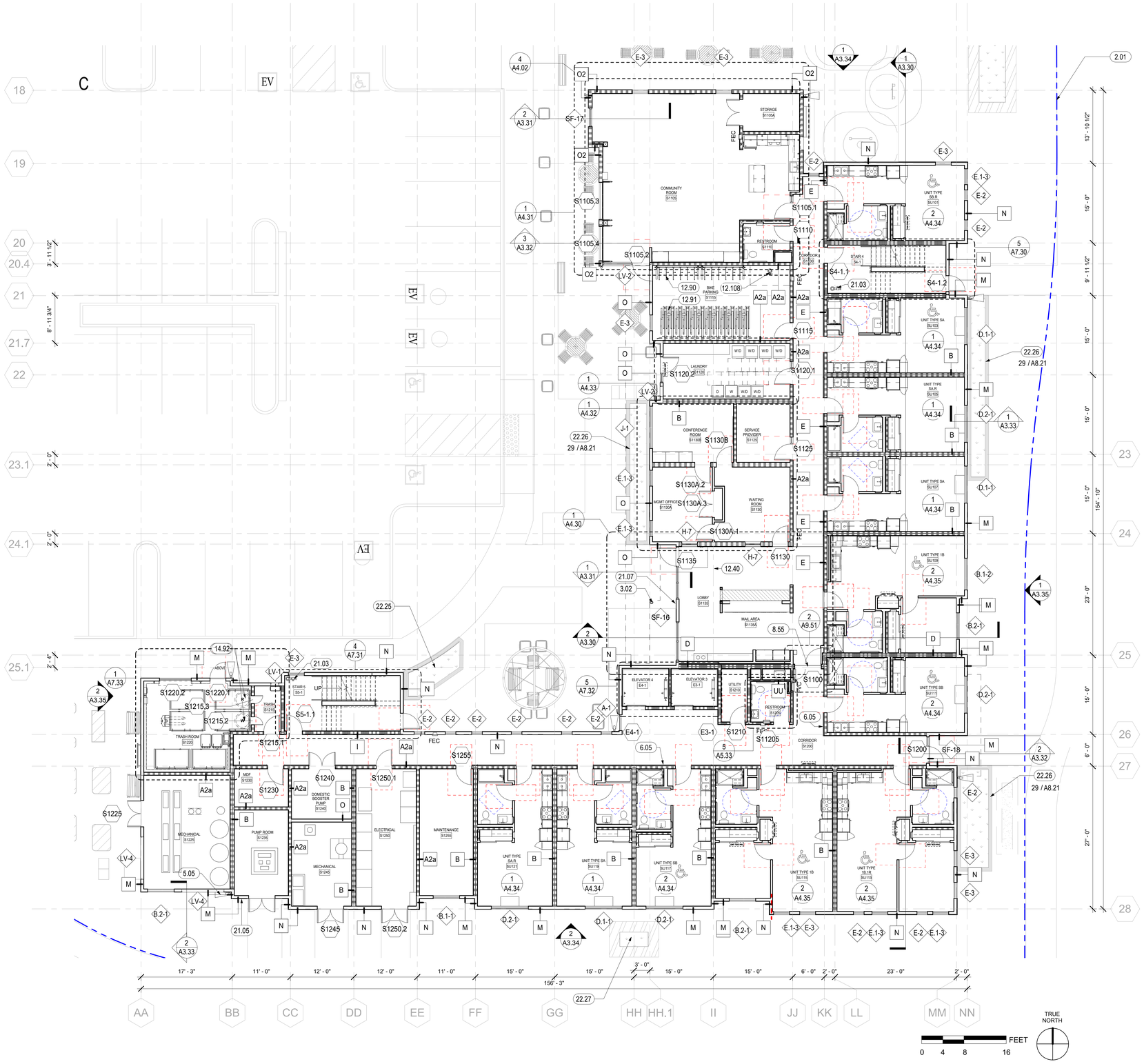
ISSUE

△	DATE	DESCRIPTION
1	08/27/21	ENTITLEMENT SET
2	12/8/21	SD SET
3	12/13/21	ENTITLEMENT RESUBMITTAL #1
5	03/22/22	100% DD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SITE PLAN

SCALE As indicated

A1.1



1 SEN - LEVEL 1
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

A. FOR WALL TYPES, SEE A8.00 AND A9.00 SHEETS. SEE ALSO ENLARGED PLANS.

B. DIMENSIONS ARE TO FACE OF STUD. DIMENSIONS TO WINDOWS ARE C.L. DIMENSIONS. DIMENSIONS TO DOORS ARE TO C.L, TYPICAL DIMENSIOSN AT DOOR JAMB IS 4" U.O.N.

C. CLOSETS ARE 2'-0" CLEAR DEPTH MIN. U.O.N.

D. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.

E. SEE DOOR, WINDOW, LOUVER, STOREFRONT, AND FINISH SCHEDULES FOR ADDITIONAL INFORMATION.

F. FOR TYPICAL UNIT PLANS, SEE A4.X SERIES ARCHITECTURAL ENLARGED PLANS.

G. SEE SLAB PLANS FOR ADDITIONAL INFORMATION INCLUDING LOCATIONS OF CONCRETE CURBS AT WALLS, PITS, DRAINS, PENETRATIONS AND SLAB DEPRESSIONS.

H. SAFETY GLAZING MUST BE PROVIDED AT HAZARDOUS LOCATIONS PER CBC 2406.4, INCLUDING, BUT NOT LIMITED TO, GLAZING WITHIN 18 INCHES OF A WALKING SURFACE, GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS.

I. SEE SIGNAGE PLANS, A10.4X SERIES.

J. WHERE FINISH DOES NOT ALIGN IN CORRIDOR DUE TO INCREASED WALLRATING, ADD ADDITIONAL LAYER FOR THAT SECTION OF CORRIDOR WALL AS NEEDED.

KEYNOTES	
2.01	PROPERTY LINE (BLUE, DOUBLE-DASHED LINE)
3.02	CONCRETE COLUMN OR WALL, S.S.D. & SLAB PLANS
5.05	DOWNSPOUT, DIRECT TO WATER TREATMENT AREA, S.C.D.
6.05	WOOD HANDRAIL, SEE 17/A9.40
8.55	HORIZONTAL EXIT DOOR(S) ON EMHQ
12.40	RECESSED WALK OFF MAT, SEE X/XX
12.90	LONG-TERM BIKE STORAGE RACK, DERO ULTRA SPACE SAVER SQUARED
12.91	LONG-TERM BIKE STORAGE RACK, DERO DECKER
12.108	DERO FIXIT STATION
14.92	TRASH CHUTE, COORD. OPENINGS W/ MFR, SEE TRASH DRAWINGS, SEE XX
21.03	STANDPIPE, EXACT LAYOUT TO BE COORDINATED. S.FP.D.
21.05	FIRE DEPARTMENT CONNECTION, S.FP.D.
21.07	KNOX BOX
22.25	AT-GRADE FLOW-THROUGH PLANTER, S.C.D., S.L.D.
22.26	RAISED FLOW-THROUGH PLANTER, S.C.D., S.L.D.
22.27	AT-GRADE BIORETENTION BASIN, S.C.D., S.L.D.

FLOOR PLAN LEGEND

FOR ADDITIONAL ARCH. SYMBOLS, SEE SHEET G0.20

- NON-RATED WALL
- 1 HOUR FIRE-RATED ASSEMBLY
- 2 HOUR FIRE-RATED ASSEMBLY
- W — WINDOW / LOUVER TAG
- A — WALL TAG
- 101 — DOOR TAG
- KEYNOTE TAG
- 60" DIA. ACCESSIBLE WHEELCHAIR TURNING RADIUS
- 30" X 48" ACCESSIBLE WHEELCHAIR CLEARANCE
- XXX — SIGN TYPE - SEE A10.40 FOR SIGNAGE SCHEDULE & DETAILS
- FAN COIL UNIT — FAN COIL UNIT, SMD
- FEC — SEMI-RECESSED FIRE EXTINGUISHER CABINET SEE DETAIL 17/A9.21
- FVC — SEMI-RECESSED FIRE HOSE VALVE CABINET SEE DETAIL 17/A9.21
- MIN. PULL SIDE @ INTERIOR 2'-0" AT EXTERIOR DOOR; 2'-6"; 1'-0" MIN. PUSH SIDE; 5'-0"; 4'-0" — DOORS ON ACCESSIBLE ROUTE - REQUIRED CLEARANCE
- 3' WIDE MAINTENANCE PATH

UNIT IDENTIFICATION LEGEND

UNIT TYPE XX
UNIT # — UNIT TYPE / UNIT NUMBER

NOTE: A UNIT'S ADDRESS IS ITS UNIT NUMBER, EXCLUDING THE QUALIFIERS "U" OR "SU"

- MOBILITY UNIT - PER CBC 11B-809.2 - 11B-809.4
- COMMUNICATION UNIT (HVI) - PER CBC 11B-809.5

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LICENSED ARCHITECT PAUL M McELWEE REN. C-28734 STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
1	08/27/21	ENTITLEMENT SET
2	12/8/21	SD SET
3	12/13/21	ENTITLEMENT RESUBMITTAL #1
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - 1ST FLOOR PLAN

SCALE As indicated

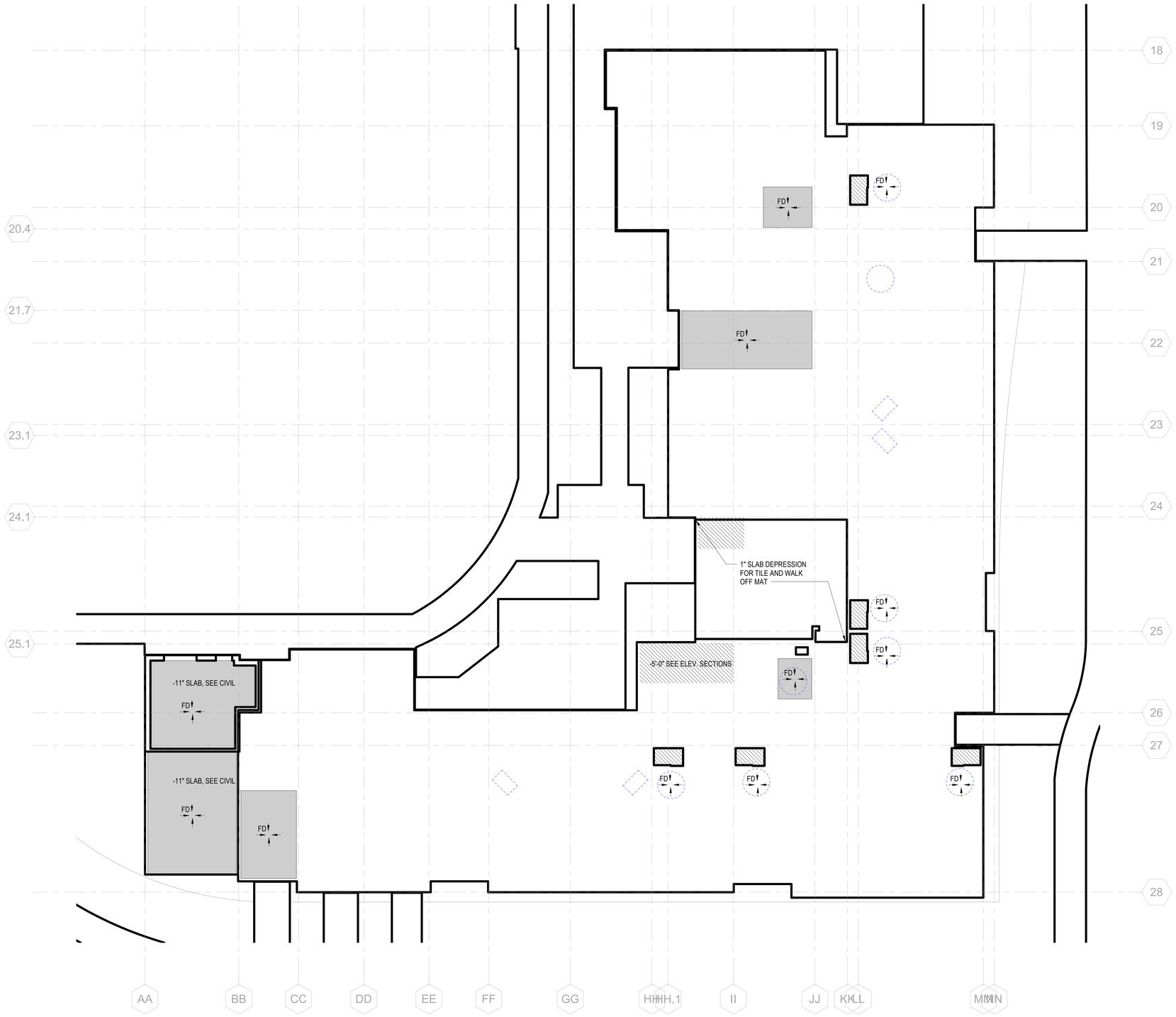
A2.31

GENERAL NOTES - SLAB PLAN

A. SEE SHEETS A7.33 & A7.34 FOR ELEVATOR CONTROL ROOM LAYOUT, DETAILED HOISTWAY PLAN AND SECTION, AND BALANCE OF INFO

LEGEND - SLAB PLAN

- SLOPED SLAB, S.S.D.& SCD
- DEPRESSED SLAB, S.S.D. & SCD
- RAISED SLAB, S.S.D.
- 6" CONCRETE CURB, S.S.D.
- SLOPE TOPPING SLAB TO FLOOR DRAIN, 1/4" PER FOOT MAX
- FD — FLOOR DRAIN, S.P.D.
- TWO-TIERED PLANTER DRAIN, S.L.D., S.P.D.
- DECK DRAIN, S.P.D., S.S.D., CENTER BETWEEN BANDED PT TENDONS
- STEM WALL, S.S.D. & S.C.D



1 SEN - LEVEL 1 - SLAB PLAN
1/8" = 1'-0"

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NOT FOR CONSTRUCTION

North Housing, Block A

Alameda, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - 1ST FLOOR SLAB PLAN

SCALE 1/8" = 1'-0"

A2.31S

1 SEN - LEVEL 2
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

A. FOR WALL TYPES, SEE A8.00 AND A9.00 SHEETS. SEE ALSO ENLARGED PLANS.

B. DIMENSIONS ARE TO FACE OF STUD. DIMENSIONS TO WINDOWS ARE C.L. DIMENSIONS. DIMENSIONS TO DOORS ARE TO C.L, TYPICAL DIMENSIOSN AT DOOR JAMB IS 4" U.O.N.

C. CLOSETS ARE 2'-0" CLEAR DEPTH MIN. U.O.N.

D. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.

E. SEE DOOR, WINDOW, LOUVER, STOREFRONT, AND FINISH SCHEDULES FOR ADDITIONAL INFORMATION.

F. FOR TYPICAL UNIT PLANS, SEE A4.X SERIES ARCHITECTURAL ENLARGED PLANS.

G. SEE SLAB PLANS FOR ADDITIONAL INFORMATION INCLUDING LOCATIONS OF CONCRETE CURBS AT WALLS, PITS, DRAINS, PENETRATIONS AND SLAB DEPRESSIONS.

H. SAFETY GLAZING MUST BE PROVIDED AT HAZARDOUS LOCATIONS PER CBC 2406.4, INCLUDING, BUT NOT LIMITED TO, GLAZING WITHIN 18 INCHES OF A WALKING SURFACE, GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS.

I. SEE SIGNAGE PLANS, A10.4X SERIES.

J. WHERE FINISH DOES NOT ALIGN IN CORRIDOR DUE TO INCREASED WALLRATING, ADD ADDITIONAL LAYER FOR THAT SECTION OF CORRIDOR WALL AS NEEDED.

KEYNOTES	
2.01	PROPERTY LINE (BLUE, DOUBLE-DASHED LINE)
3.22	MECHANICAL, PLUMBING, OR ELECTRICAL SHAFT PENETRATION, S.M.D., S.E.D., VERIFY SIZE, CONFIGURATIONS & DETAILS, S.S.D.
6.05	WOOD HANDRAIL, SEE 17/A9.40
8.02	ELEVATOR SMOKE DOOR(S) ON EMHO
8.55	HORIZONTAL EXIT DOOR(S) ON EMHO
12.90	LONG-TERM BIKE STORAGE RACK, DERO ULTRA SPACE SAVER SQUARED
14.92	TRASH CHUTE, COORD. OPENINGS W/ MFR, SEE TRASH DRAWINGS, SEE XX
21.03	STANDPIPE, EXACT LAYOUT TO BE COORDINATED. S.FP.D.

FLOOR PLAN LEGEND

FOR ADDITIONAL ARCH. SYMBOLS, SEE SHEET G0.20

- NON-RATED WALL
- 1 HOUR FIRE-RATED ASSEMBLY
- 2 HOUR FIRE-RATED ASSEMBLY
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- A — WALL TAG
- 101 — DOOR TAG
- KEYNOTE TAG
- 60" DIA. ACCESSIBLE WHEELCHAIR TURNING RADIUS
- 30" X 48" ACCESSIBLE WHEELCHAIR CLEARANCE
- XXX — SIGN TYPE - SEE A10.40 FOR SIGNAGE SCHEDULE & DETAILS
- FAN COIL UNIT, SMD
- FEC — SEMI-RECESSED FIRE EXTINGUISHER CABINET SEE DETAIL 17/A9.21
- FVC — SEMI-RECESSED FIRE HOSE VALVE CABINET SEE DETAIL 17/A9.21
- DOORS ON ACCESSIBLE ROUTE - REQUIRED CLEARANCE (MIN. PULL SIDE @ INTERIOR 2'-0" AT EXTERIOR DOOR; 5'-0" / 4'-0"; 1'-6"; 1'-0" MIN. PUSH SIDE)
- 3' WIDE MAINTENANCE PATH

UNIT IDENTIFICATION LEGEND

UNIT TYPE XX
UNIT #
UNIT TYPE
UNIT NUMBER

NOTE: A UNIT'S ADDRESS IS ITS UNIT NUMBER, EXCLUDING THE QUALIFIERS "U" OR "SU"

- MOBILITY UNIT - PER CBC 11B-809.2 - 11B-809.4
- COMMUNICATION UNIT (HVI) - PER CBC 11B-809.5

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LICENSED ARCHITECT
PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
1	08/27/21	ENTITLEMENT SET
2	12/8/21	SD SET
3	12/13/21	ENTITLEMENT RESUBMITTAL #1
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

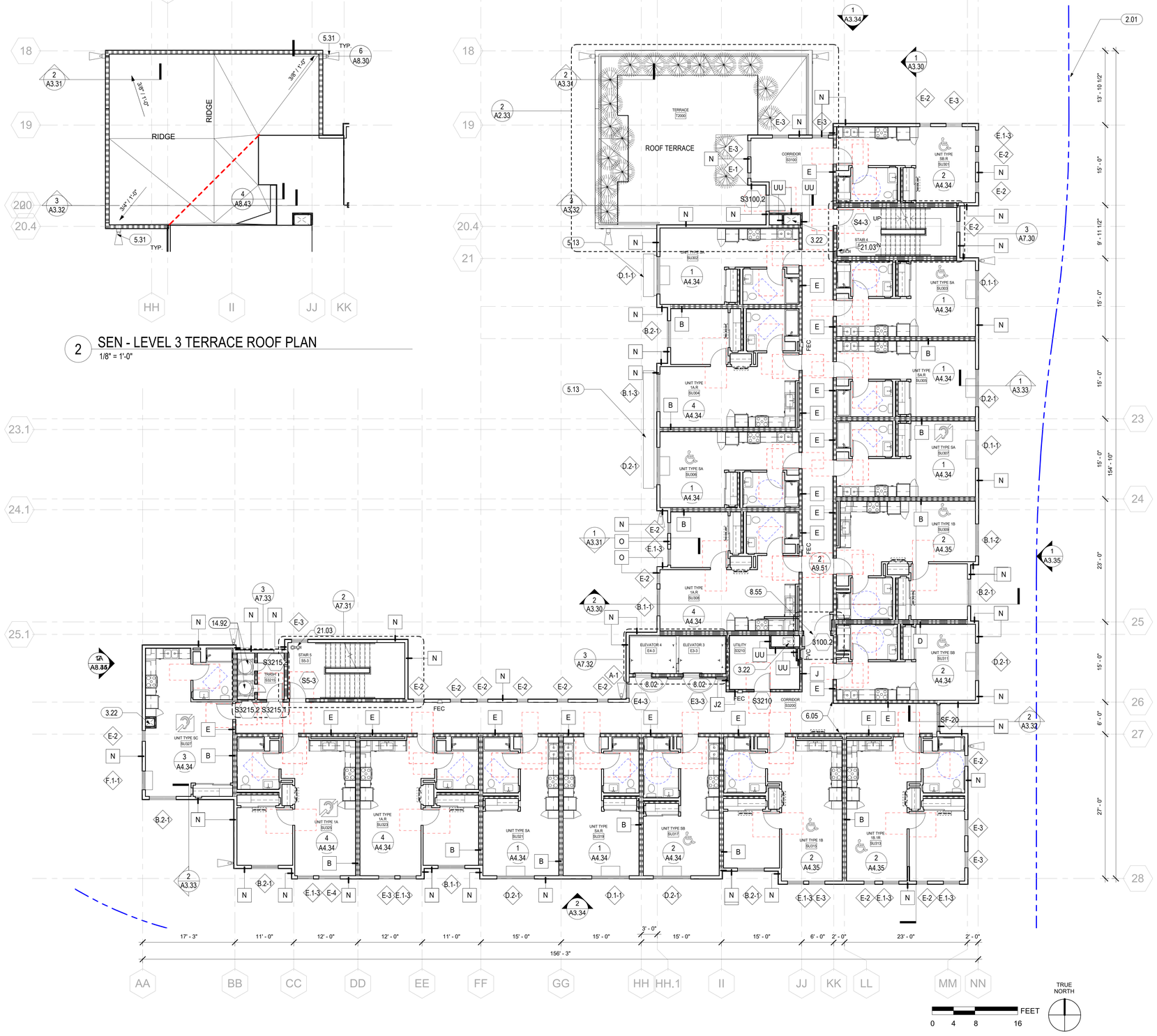
DRAWING TITLE
SEN - 2ND FLOOR PLAN

SCALE As indicated

A2.32

9/29/2022 12:02:09 PM

2 SEN - LEVEL 3 TERRACE ROOF PLAN
1/8" = 1'-0"



1 SEN - LEVEL 3
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

A. FOR WALL TYPES, SEE A8.00 AND A9.00 SHEETS. SEE ALSO ENLARGED PLANS.

B. DIMENSIONS ARE TO FACE OF STUD. DIMENSIONS TO WINDOWS ARE C.L. DIMENSIONS. DIMENSIONS TO DOORS ARE TO C.L, TYPICAL DIMENSIOSN AT DOOR JAMB IS 4" U.O.N.

C. CLOSETS ARE 2'-0" CLEAR DEPTH MIN. U.O.N.

D. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.

E. SEE DOOR, WINDOW, LOUVER, STOREFRONT, AND FINISH SCHEDULES FOR ADDITIONAL INFORMATION.

F. FOR TYPICAL UNIT PLANS, SEE A4.X SERIES ARCHITECTURAL ENLARGED PLANS.

G. SEE SLAB PLANS FOR ADDITIONAL INFORMATION INCLUDING LOCATIONS OF CONCRETE CURBS AT WALLS, PITS, DRAINS, PENETRATIONS AND SLAB DEPRESSIONS.

H. SAFETY GLAZING MUST BE PROVIDED AT HAZARDOUS LOCATIONS PER CBC 2406.4, INCLUDING, BUT NOT LIMITED TO, GLAZING WITHIN 18 INCHES OF A WALKING SURFACE, GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS.

I. SEE SIGNAGE PLANS, A10.4X SERIES.

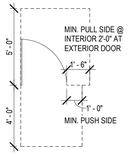
J. WHERE FINISH DOES NOT ALIGN IN CORRIDOR DUE TO INCREASED WALLRATING, ADD ADDITIONAL LAYER FOR THAT SECTION OF CORRIDOR WALL AS NEEDED.

KEYNOTES	
2.01	PROPERTY LINE (BLUE, DOUBLE-DASHED LINE)
3.22	MECHANICAL, PLUMBING, OR ELECTRICAL SHAFT PENETRATION, S.M.D., S.E.D., VERIFY SIZE, CONFIGURATIONS & DETAILS, S.S.D.
5.31	ROOF EDGE SCUPPER AND DOWNSPOUT, SEE 6/A8.30
6.05	WOOD HANDRAIL, SEE 17/A9.40
8.02	ELEVATOR SMOKE DOOR(S) ON EMHO
8.55	HORIZONTAL EXIT DOOR(S) ON EMHO
14.92	TRASH CHUTE, COORD. OPENINGS W/ MFR, SEE TRASH DRAWINGS, SEE XX
21.03	STANDPIPE, EXACT LAYOUT TO BE COORDINATED. S.FP.D.

FLOOR PLAN LEGEND

FOR ADDITIONAL ARCH. SYMBOLS, SEE SHEET G0.20

- NON-RATED WALL
- 1 HOUR FIRE-RATED ASSEMBLY
- 2 HOUR FIRE-RATED ASSEMBLY
- W — WINDOW / LOUVER TAG
- A — WALL TAG
- 101 — DOOR TAG
- KEYNOTE TAG
- 60" DIA. ACCESSIBLE WHEELCHAIR TURNING RADIUS
- 30" X 48" ACCESSIBLE WHEELCHAIR CLEARANCE
- XXX — SIGN TYPE - SEE A10.40 FOR SIGNAGE SCHEDULE & DETAILS
- FAN COIL UNIT — FAN COIL UNIT, SMD
- FEC — SEMI-RECESSED FIRE EXTINGUISHER CABINET SEE DETAIL 17/A9.21
- FVC — SEMI-RECESSED FIRE HOSE VALVE CABINET SEE DETAIL 17/A9.21



DOORS ON ACCESSIBLE ROUTE - REQUIRED CLEARANCE

- 3' WIDE MAINTENANCE PATH

UNIT IDENTIFICATION LEGEND

UNIT TYPE XX
UNIT #

UNIT TYPE
UNIT NUMBER

NOTE: A UNIT'S ADDRESS IS ITS UNIT NUMBER, EXCLUDING THE QUALIFIERS "U" OR "SU"

- MOBILITY UNIT - PER CBC 11B-809.2 - 11B-809.4
- COMMUNICATION UNIT (HVI) - PER CBC 11B-809.5

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LICENSED ARCHITECT
PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
1	08/27/21	ENTITLEMENT SET
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6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - 3RD FLOOR PLAN

SCALE As indicated

A2.33

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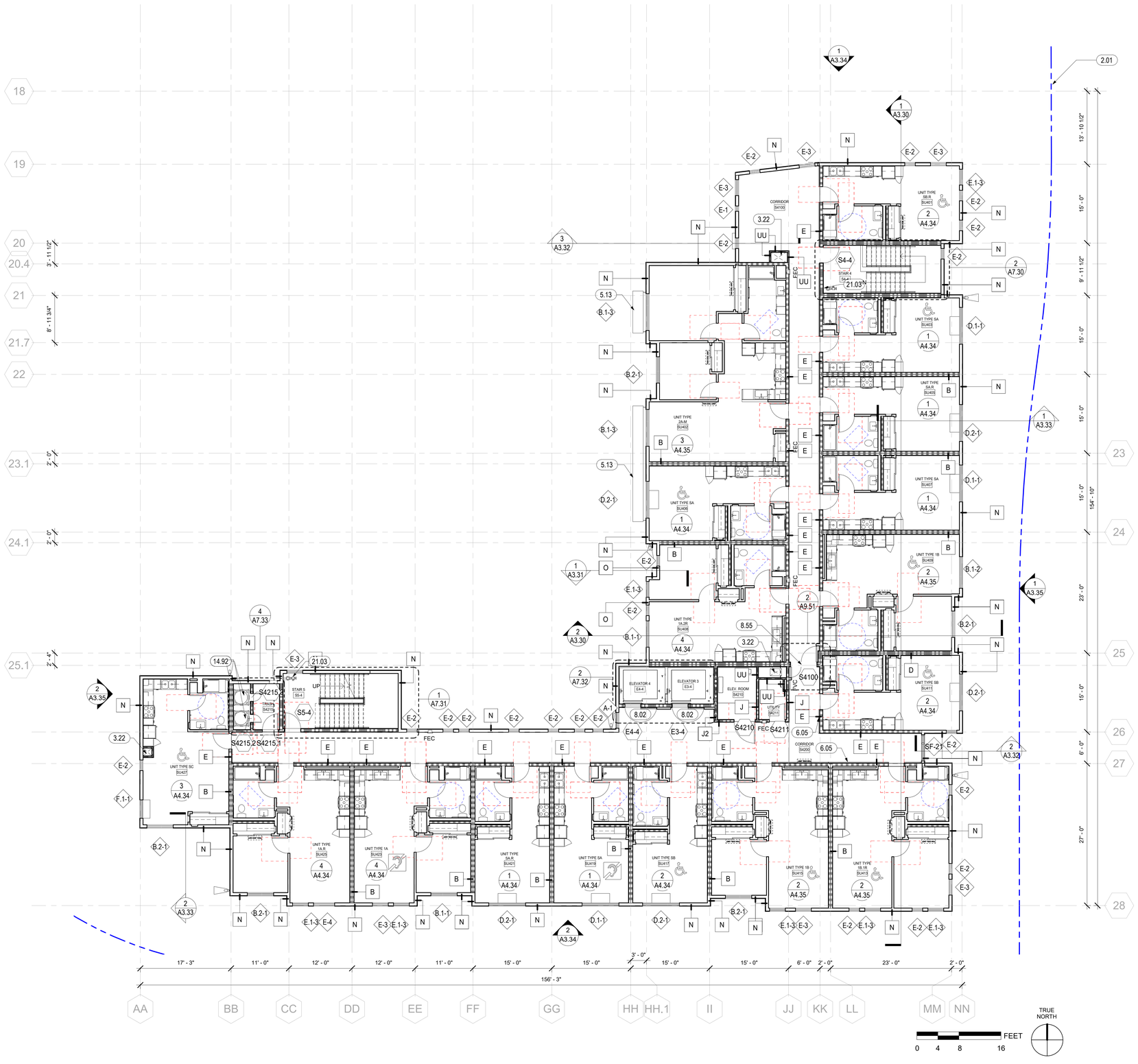


1 SEN - LEVEL 4
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

A. FOR WALL TYPES, SEE A8.00 AND A9.00 SHEETS. SEE ALSO ENLARGED PLANS.

B. DIMENSIONS ARE TO FACE OF STUD. DIMENSIONS TO WINDOWS ARE C.L. DIMENSIONS. DIMENSIONS TO DOORS ARE TO C.L, TYPICAL DIMENSIOSN AT DOOR JAMB IS 4" U.O.N.

C. CLOSETS ARE 2'-0" CLEAR DEPTH MIN. U.O.N.

D. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.

E. SEE DOOR, WINDOW, LOUVER, STOREFRONT, AND FINISH SCHEDULES FOR ADDITIONAL INFORMATION.

F. FOR TYPICAL UNIT PLANS, SEE A4.X SERIES ARCHITECTURAL ENLARGED PLANS.

G. SEE SLAB PLANS FOR ADDITIONAL INFORMATION INCLUDING LOCATIONS OF CONCRETE CURBS AT WALLS, PITS, DRAINS, PENETRATIONS AND SLAB DEPRESSIONS.

H. SAFETY GLAZING MUST BE PROVIDED AT HAZARDOUS LOCATIONS PER CBC 2406.4, INCLUDING, BUT NOT LIMITED TO, GLAZING WITHIN 18 INCHES OF A WALKING SURFACE, GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS.

I. SEE SIGNAGE PLANS, A10.4X SERIES.

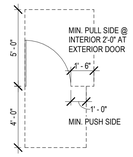
J. WHERE FINISH DOES NOT ALIGN IN CORRIDOR DUE TO INCREASED WALLRATING, ADD ADDITIONAL LAYER FOR THAT SECTION OF CORRIDOR WALL AS NEEDED.

KEYNOTES	
2.01	PROPERTY LINE (BLUE, DOUBLE-DASHED LINE)
3.22	MECHANICAL, PLUMBING, OR ELECTRICAL SHAFT PENETRATION, S.M.D., S.E.D., VERIFY SIZE, CONFIGURATIONS & DETAILS, S.S.D.
6.05	WOOD HANDRAIL, SEE 17/A9.40
8.02	ELEVATOR SMOKE DOOR(S) ON EMHO
8.55	HORIZONTAL EXIT DOOR(S) ON EMHO
14.92	TRASH CHUTE, COORD. OPENINGS W/ MFR, SEE TRASH DRAWINGS, SEE XX
21.03	STANDPIPE, EXACT LAYOUT TO BE COORDINATED. S.FP.D.

FLOOR PLAN LEGEND

FOR ADDITIONAL ARCH. SYMBOLS, SEE SHEET G0.20

- NON-RATED WALL
- 1 HOUR FIRE-RATED ASSEMBLY
- 2 HOUR FIRE-RATED ASSEMBLY
- W — WINDOW / LOUVER TAG
- A — WALL TAG
- 101 — DOOR TAG
- KEYNOTE TAG
- 60" DIA. ACCESSIBLE WHEELCHAIR TURNING RADIUS
- 30" X 48" ACCESSIBLE WHEELCHAIR CLEARANCE
- XXX — SIGN TYPE - SEE A10.40 FOR SIGNAGE SCHEDULE & DETAILS
- FAN COIL UNIT — FAN COIL UNIT, SMD
- FEC — SEMI-RECESSED FIRE EXTINGUISHER CABINET SEE DETAIL 17/A9.21
- FVC — SEMI-RECESSED FIRE HOSE VALVE CABINET SEE DETAIL 17/A9.21



DOORS ON ACCESSIBLE ROUTE - REQUIRED CLEARANCE

- 3' WIDE MAINTENANCE PATH

UNIT IDENTIFICATION LEGEND

UNIT TYPE XX
UNIT #

UNIT TYPE
UNIT NUMBER

NOTE: A UNIT'S ADDRESS IS ITS UNIT NUMBER, EXCLUDING THE QUALIFIERS "U" OR "SU"

- MOBILITY UNIT - PER CBC 11B-809.2 - 11B-809.4
- COMMUNICATION UNIT (HVI) - PER CBC 11B-809.5

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PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
1	08/27/21	ENTITLEMENT SET
2	12/8/21	SD SET
3	12/13/21	ENTITLEMENT RESUBMITTAL #1
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - 4TH FLOOR PLAN

SCALE As indicated

A2.34

KEYNOTES	
2.04	10' SAFETY SETBACK FROM PARAPET
5.06	ROOF GUTTER, SEE 14/A8.30
5.31	ROOF EDGE SCUPPER AND DOWNSPOUT, SEE 6/A8.30
7.60	ROOF MOUNTED TIE BACK ANCHOR, S.S.D. & EBM DRAWINGS. PROVIDE PIPE FLASHING PER X/XX

GENERAL NOTES - FLOOR PLAN

A. FOR WALL TYPES, SEE A8.00 AND A9.00 SHEETS. SEE ALSO ENLARGED PLANS.

B. DIMENSIONS ARE TO FACE OF STUD. DIMENSIONS TO WINDOWS ARE C.L. DIMENSIONS. DIMENSIONS TO DOORS ARE TO C.L, TYPICAL DIMENSIOSN AT DOOR JAMB IS 4" U.O.N.

C. CLOSETS ARE 2'-0" CLEAR DEPTH MIN. U.O.N.

D. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.

E. SEE DOOR, WINDOW, LOUVER, STOREFRONT, AND FINISH SCHEDULES FOR ADDITIONAL INFORMATION.

F. FOR TYPICAL UNIT PLANS, SEE A4.X SERIES ARCHITECTURAL ENLARGED PLANS.

G. SEE SLAB PLANS FOR ADDITIONAL INFORMATION INCLUDING LOCATIONS OF CONCRETE CURBS AT WALLS, PITS, DRAINS, PENETRATIONS AND SLAB DEPRESSIONS.

H. SAFETY GLAZING MUST BE PROVIDED AT HAZARDOUS LOCATIONS PER CBC 2406.4, INCLUDING, BUT NOT LIMITED TO, GLAZING WITHIN 18 INCHES OF A WALKING SURFACE, GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS.

I. SEE SIGNAGE PLANS, A10.4X SERIES.

J. WHERE FINISH DOES NOT ALIGN IN CORRIDOR DUE TO INCREASED WALLRATING, ADD ADDITIONAL LAYER FOR THAT SECTION OF CORRIDOR WALL AS NEEDED.

FLOOR PLAN LEGEND

FOR ADDITIONAL ARCH. SYMBOLS, SEE SHEET G0.20

- NON-RATED WALL
- 1 HOUR FIRE-RATED ASSEMBLY
- 2 HOUR FIRE-RATED ASSEMBLY
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- A — WALL TAG
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- KEYNOTE TAG
- 60" DIA. ACCESSIBLE WHEELCHAIR TURNING RADIUS
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- FAN COIL UNIT — FAN COIL UNIT, SMD
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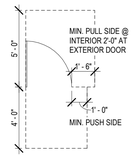


DOORS ON ACCESSIBLE ROUTE - REQUIRED CLEARANCE

3' WIDE MAINTENANCE PATH

UNIT IDENTIFICATION LEGEND

UNIT TYPE XX — UNIT TYPE
UNIT # — UNIT NUMBER

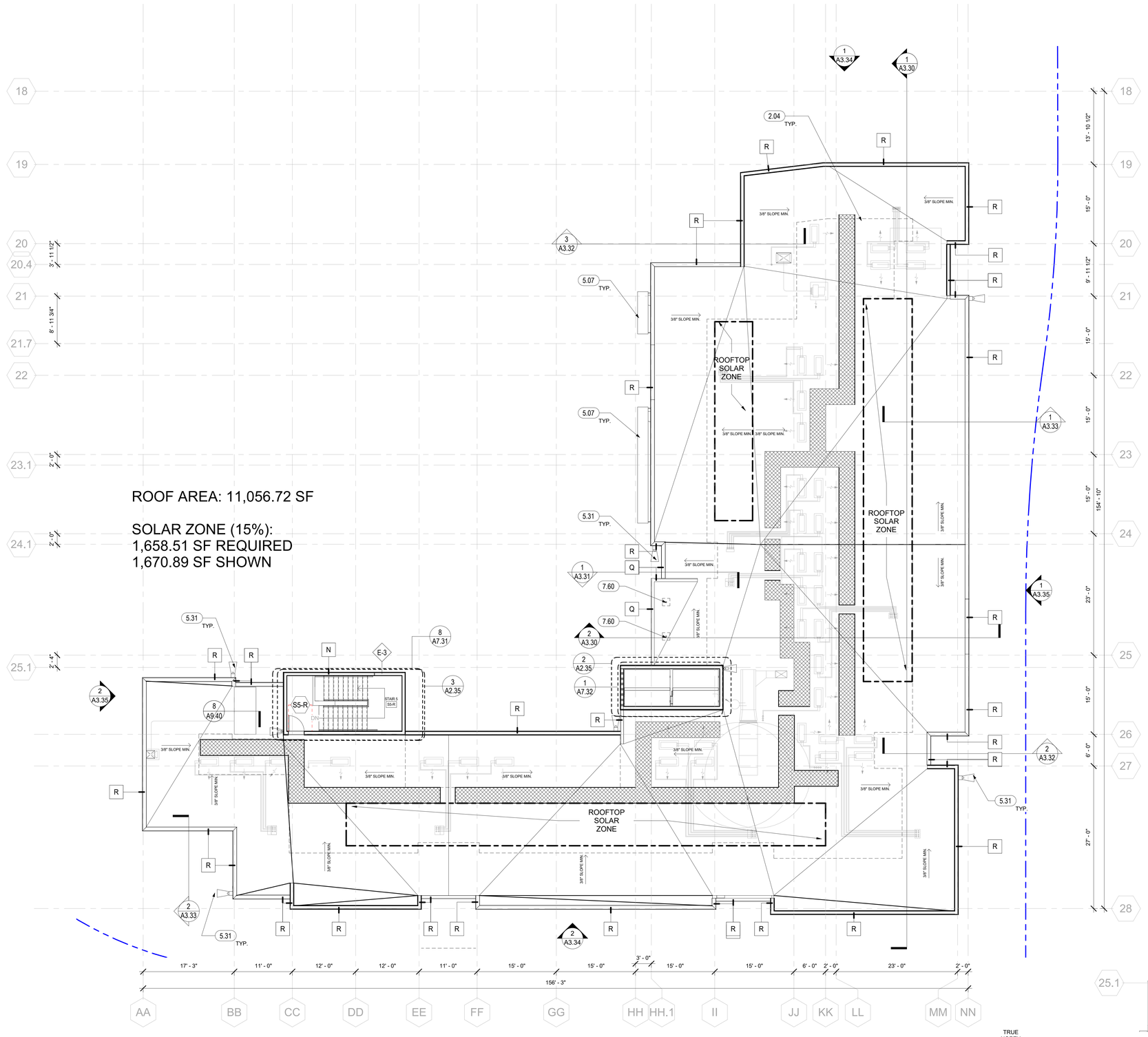
NOTE: A UNIT'S ADDRESS IS ITS UNIT NUMBER, EXCLUDING THE QUALIFIERS "U" OR "SU"

MOBILITY UNIT - PER CBC 11B-809.2 - 11B-809.4

COMMUNICATION UNIT (HVI) - PER CBC 11B-809.5

ROOF AREA: 11,056.72 SF

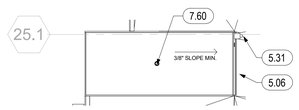
SOLAR ZONE (15%):
1,658.51 SF REQUIRED
1,670.89 SF SHOWN



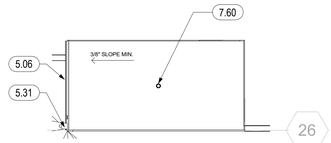
TRUE NORTH

0 4 8 16 FEET

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



2 SEN - ROOF - ELEVATOR TOWER
1/8" = 1'-0"



3 SEN - ROOF - STAIR TOWER
1/8" = 1'-0"

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LICENSED ARCHITECT
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REN. C-28734
STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

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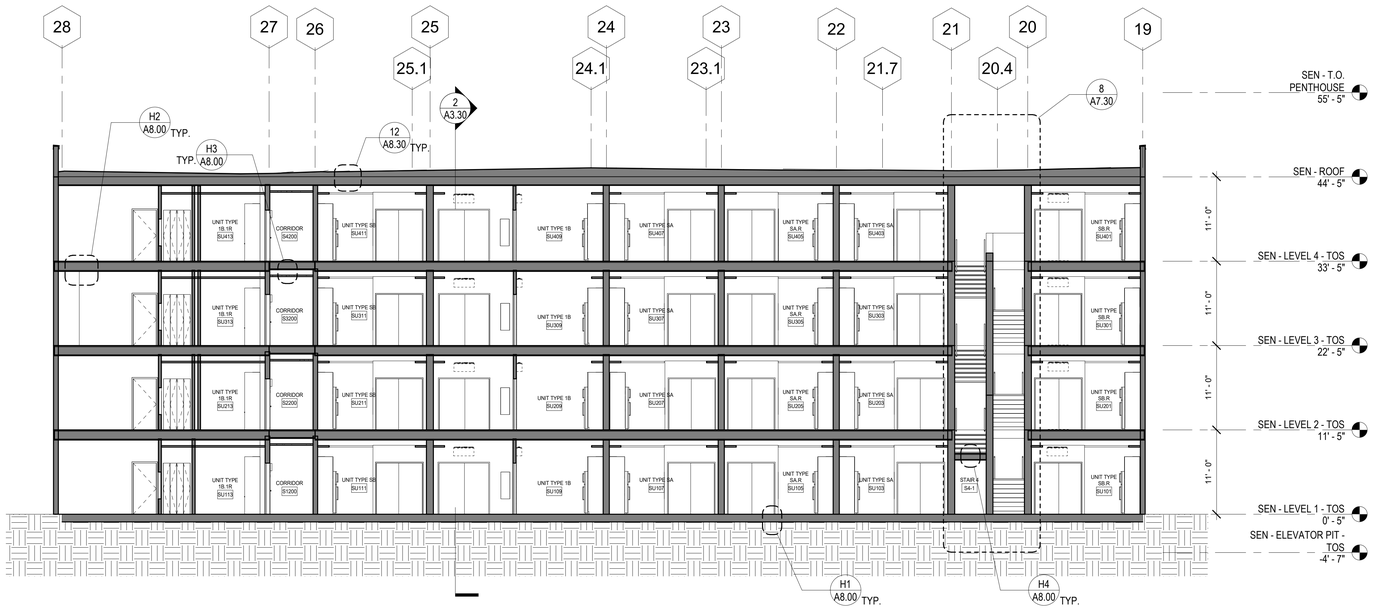
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - ROOF PLAN

SCALE As indicated

A2.35



1 SEN - NORTH-SOUTH SECTION

1/8" = 1'-0"

2 SEN - EAST-WEST SECTION

1/8" = 1'-0"

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SENIOR PHASE

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7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE

SEN - BUILDING SECTIONS

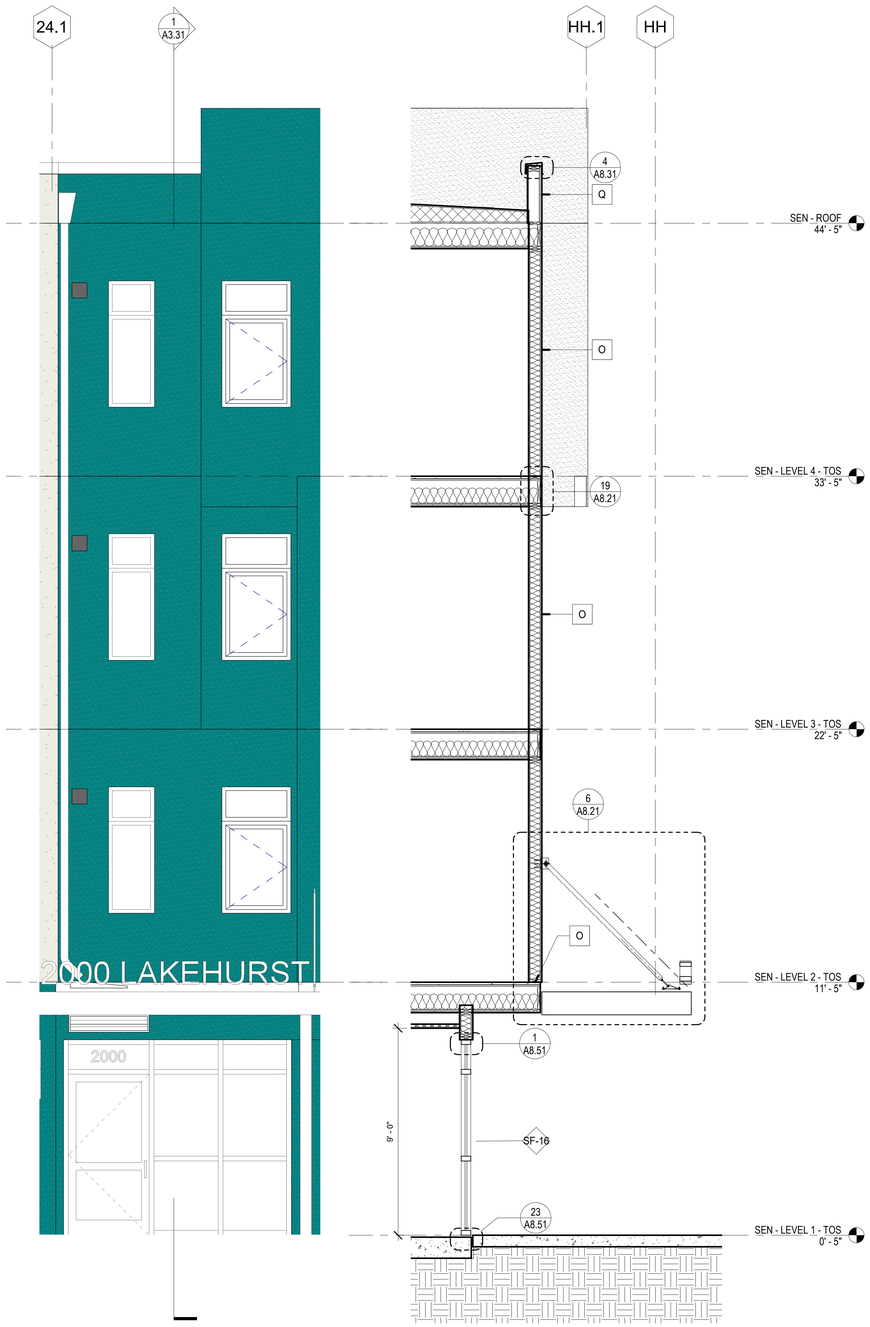
SCALE 1/8" = 1'-0"

A3.30

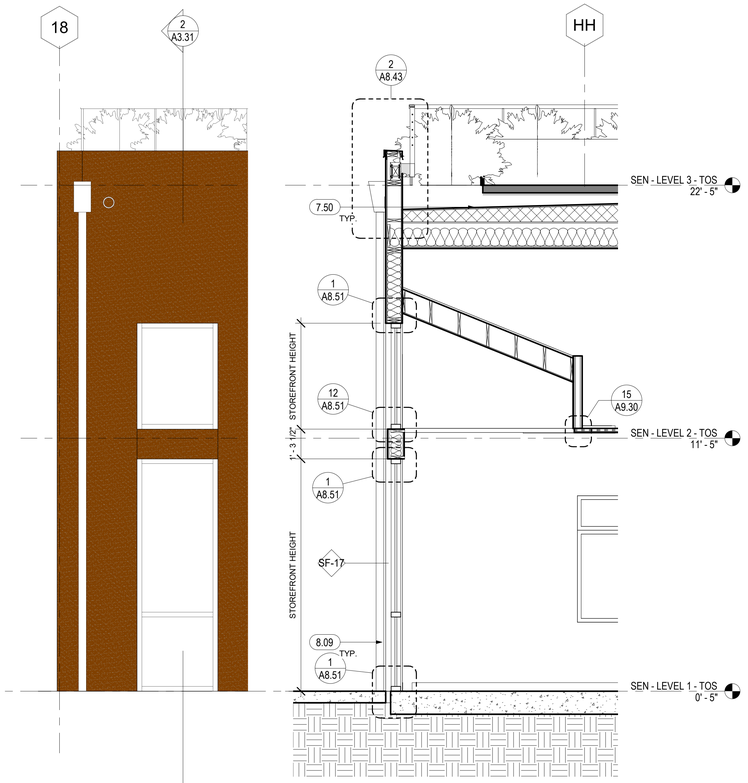
9/29/2022 12:02:25 PM

GENERAL NOTES - WALL SECTION

A. SEE SHEETS A7.33 & A7.34 FOR ELEVATOR CONTROL ROOM LAYOUT, DETAILED HOISTWAY PLAN AND SECTION, AND BALANCE OF INFO



1 SENIOR PHASE - LOBBY
3/8" = 1'-0"



2 SENIOR PHASE - COMMUNITY ROOM
3/8" = 1'-0"

LEGEND - EXTERIOR ELEVATION

- CP-13 — CEMENT PLASTER (CP-13): BRAND COLOR: KELLY MOORE "KETTLEMAN"
- CP-14 — CEMENT PLASTER (CP-14): BRAND COLOR: KELLY MOORE "ORCA WHITE"
- CP-15 — CEMENT PLASTER (CP-15): BRAND COLOR: KELLY MOORE "EMU EGG"
- CP-16 — CEMENT PLASTER (CP-16): BRAND COLOR: KELLY MOORE "WISE OWL"
- CP-17 — CEMENT PLASTER (CP-17): BRAND COLOR: KELLY MOORE "IRONWOOD"
- FC-16 — FIBER CEMENT PANEL (FC-15) BRAND COLOR: KELLY MOORE "WALNUT GROVE"
- FC-17 — FIBER CEMENT PANEL (FC-17) BRAND COLOR: KELLY MOORE "ARMADILLO EGG"
- FC-18 — FIBER CEMENT PANEL (FC-18) BRAND COLOR: KELLY MOORE "EMU EGG"
- FC-19 — FIBER CEMENT PANEL (FC-19) BRAND COLOR: KELLY MOORE "WISE OWL"
- FCL-21 — FIBER CEMENT SIDING (FC-20) BRAND COLOR: KELLY MOORE "IRONWOOD"
- ALUMINUM PANEL ROOF 2" STANDING SEAM AT 16" O.C. AEP SPAN DESIGN SPAN METAL ROOFING COLOR: ZINC GRAY

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North Housing, Block A

SENIOR PHASE

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ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

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DRAWING TITLE
SEN - WALL SECTIONS

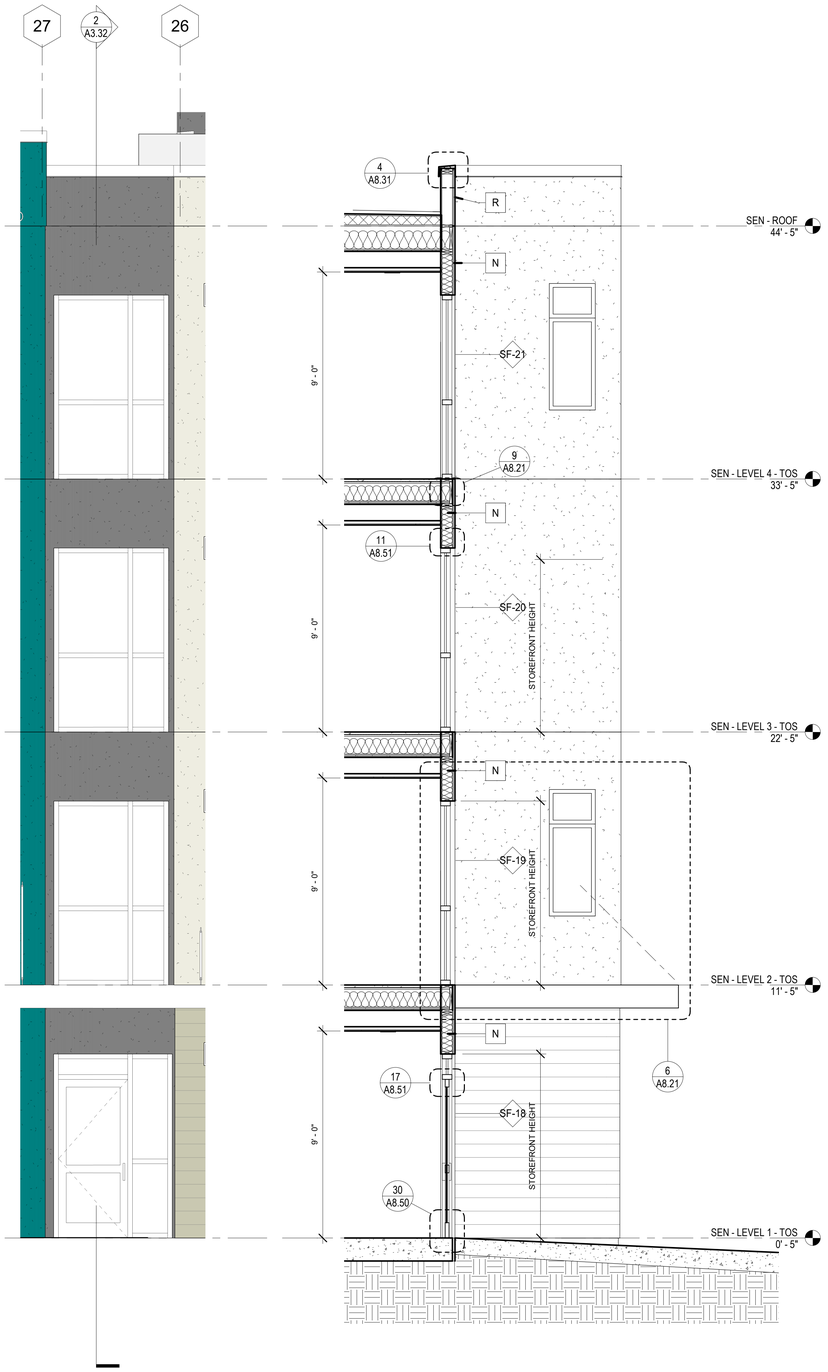
SCALE As indicated

A3.31

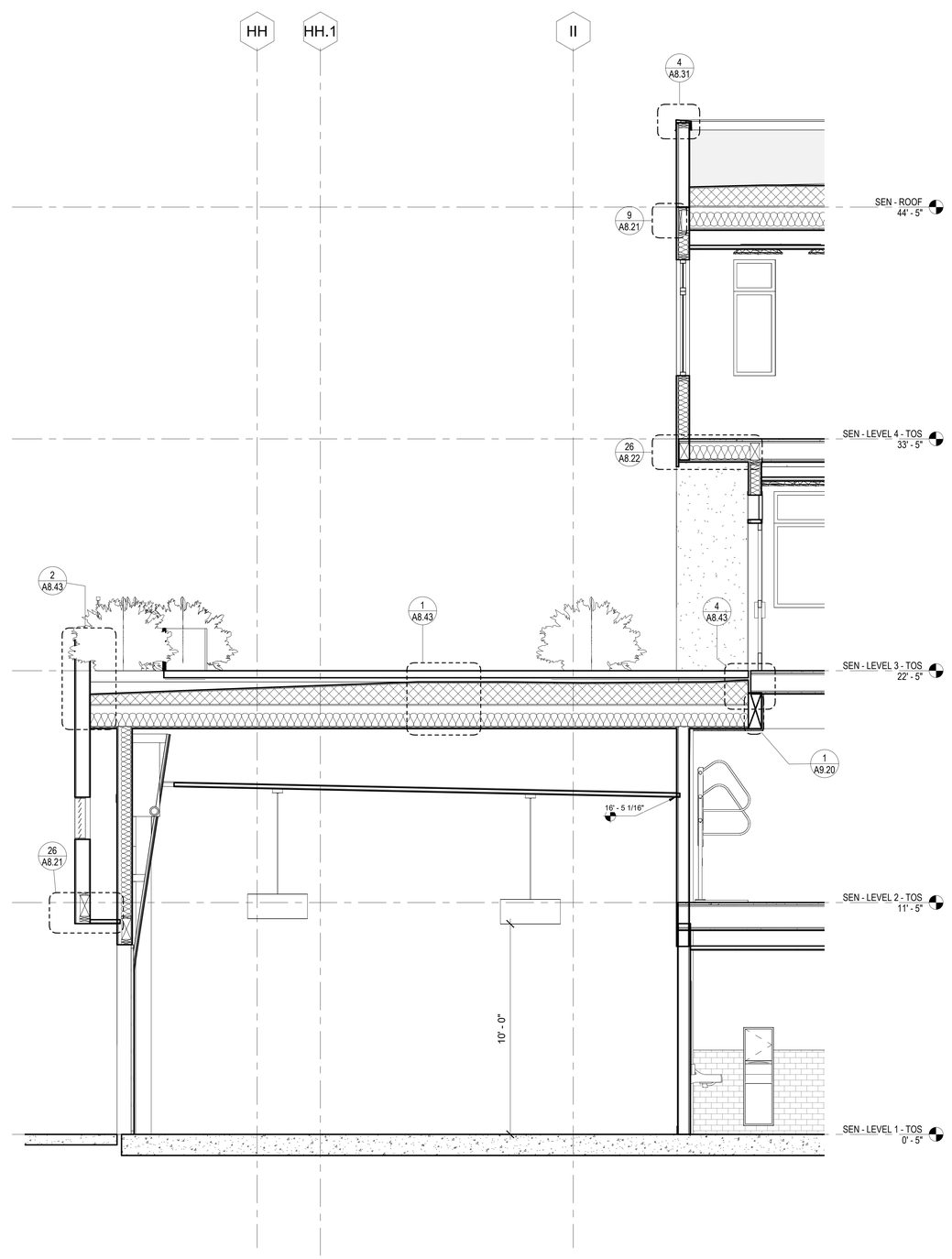
C:\Users\aatre\Documents\Revit_Local_Files\19009.AHA North Housing Central_aatreRVJBS.rvt

GENERAL NOTES - WALL SECTION

A. SEE SHEETS A7.33 & A7.34 FOR ELEVATOR CONTROL ROOM LAYOUT, DETAILED HOISTWAY PLAN AND SECTION, AND BALANCE OF INFO



2 SENIOR PHASE - END OF EAST-WEST CORRIDOR
3/8" = 1'-0"



3 SENIOR PHASE - COMMUNITY ROOM
3/8" = 1'-0"

LEGEND - EXTERIOR ELEVATION

- CP-13: CEMENT PLASTER (CP-13): BRAND COLOR: KELLY MOORE "KETTLEMAN"
- CP-14: CEMENT PLASTER (CP-14): BRAND COLOR: KELLY MOORE "ORCA WHITE"
- CP-15: CEMENT PLASTER (CP-15): BRAND COLOR: KELLY MOORE "EMU EGG"
- CP-16: CEMENT PLASTER (CP-16): BRAND COLOR: KELLY MOORE "WISE OWL"
- CP-17: CEMENT PLASTER (CP-17): BRAND COLOR: KELLY MOORE "IRONWOOD"
- FC-16: FIBER CEMENT PANEL (FC-15) BRAND COLOR: KELLY MOORE "WALNUT GROVE"
- FC-17: FIBER CEMENT PANEL (FC-17) BRAND COLOR: KELLY MOORE "ARMADILLO EGG"
- FC-18: FIBER CEMENT PANEL (FC-18) BRAND COLOR: KELLY MOORE "EMU EGG"
- FC-19: FIBER CEMENT PANEL (FC-19) BRAND COLOR: KELLY MOORE "WISE OWL"
- FCL-21: FIBER CEMENT SIDING (FC-20) BRAND COLOR: KELLY MOORE "IRONWOOD"
- ALUMINUM PANEL ROOF 2" STANDING SEAM AT 16" O.C. AEP SPAN DESIGN SPAN METAL ROOFING COLOR: ZINC GRAY

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STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
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6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

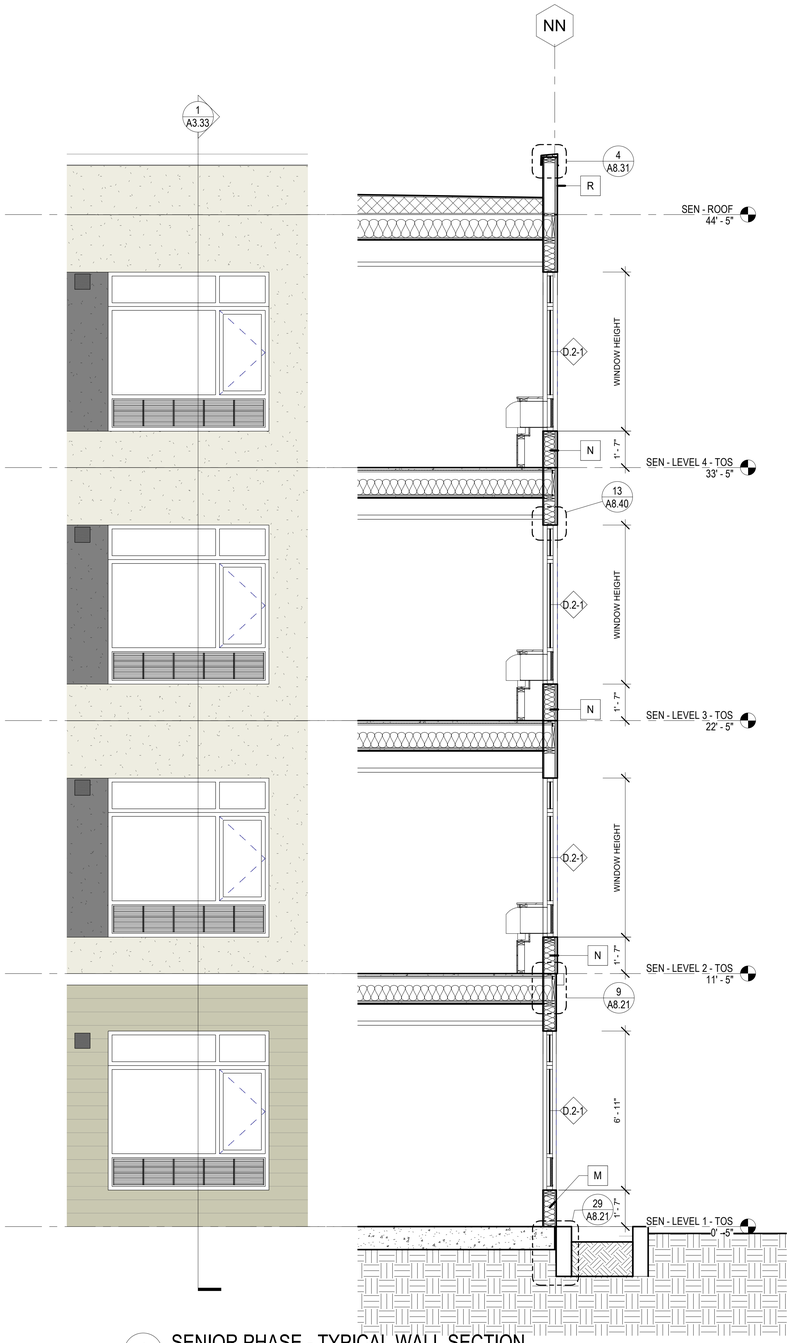
DRAWING TITLE
SEN - WALL SECTIONS

SCALE As indicated

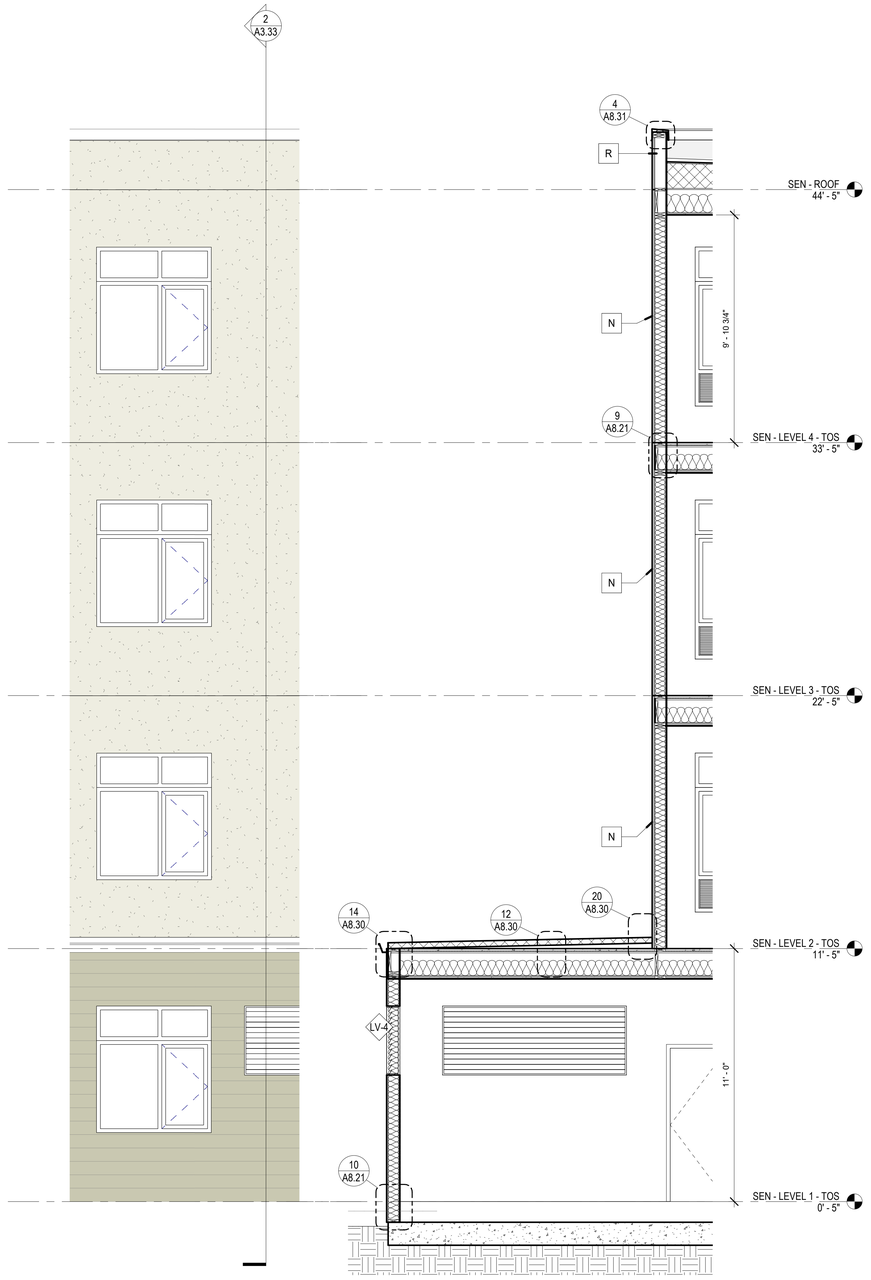
A3.32

GENERAL NOTES - WALL SECTION

A. SEE SHEETS A7.33 & A7.34 FOR ELEVATOR CONTROL ROOM LAYOUT, DETAILED HOISTWAY PLAN AND SECTION, AND BALANCE OF INFO



1 SENIOR PHASE - TYPICAL WALL SECTION
3/8" = 1'-0"



2 SENIOR PHASE - MAINTENENCE ROOM W/ STUDIOS ABOVE
3/8" = 1'-0"

LEGEND - EXTERIOR ELEVATION

- CP-13: CEMENT PLASTER (CP-13): BRAND COLOR: KELLY MOORE "KETTLEMAN"
- CP-14: CEMENT PLASTER (CP-14): BRAND COLOR: KELLY MOORE "ORCA WHITE"
- CP-15: CEMENT PLASTER (CP-15): BRAND COLOR: KELLY MOORE "EMU EGG"
- CP-16: CEMENT PLASTER (CP-16): BRAND COLOR: KELLY MOORE "WISE OWL"
- CP-17: CEMENT PLASTER (CP-17): BRAND COLOR: KELLY MOORE "IRONWOOD"
- FC-16: FIBER CEMENT PANEL (FC-15) BRAND COLOR: KELLY MOORE "WALNUT GROVE"
- FC-17: FIBER CEMENT PANEL (FC-17) BRAND COLOR: KELLY MOORE "ARMADILLO EGG"
- FC-18: FIBER CEMENT PANEL (FC-18) BRAND COLOR: KELLY MOORE "EMU EGG"
- FC-19: FIBER CEMENT PANEL (FC-19) BRAND COLOR: KELLY MOORE "WISE OWL"
- FCL-21: FIBER CEMENT SIDING (FC-20) BRAND COLOR: KELLY MOORE "IRONWOOD"
- ALUMINUM PANEL ROOF 2" STANDING SEAM AT 16" O.C. AEP SPAN DESIGN SPAN METAL ROOFING COLOR: ZINC GRAY

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LICENSED ARCHITECT
PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

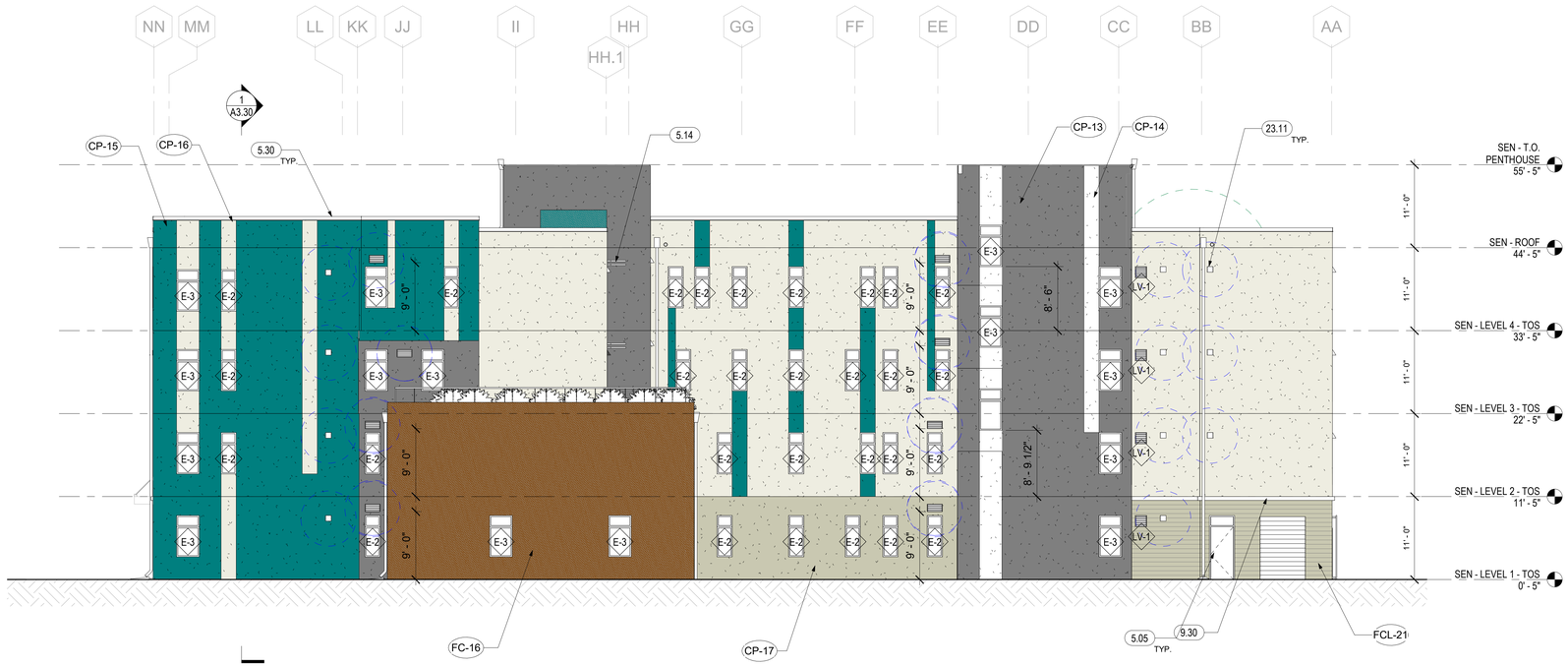
ISSUE

△	DATE	DESCRIPTION
2	12/8/21	SD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - WALL SECTIONS

SCALE As indicated

A3.33



1 SEN - NORTH ELEVATION
1/8" = 1'-0"

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

GENERAL NOTES

A. SEE SHEET A10.18 FOR WINDOW & STOREFRONT SCHEDULE

B. AT BUILDING INS/OUTS, FINISH MATERIAL TURNS CORNER AND TERMINATES AT INSIDE CORNER.

C. FOR INSTANCES WHERE VENTS/WINDOWS/DOWNSPOUTS ARE LOCATED ON WALLS NOT VISIBLE ON EXTERIOR ELEVATIONS, SEE FLOOR PLANS AND SHEET A3.50 FOR BALANCE OF INFORMATION

D. LOUVERS ARE TYPE LV-6 U.O.N. SEE RCPS ON A6 SERIES FOR BALANCE OF INFORMATION. PAINT LOUVERS TO MATCH ADJACENT WALLS.

KEYNOTES	
5.04	METAL ROOF CANOPY, SEE A8.42, S.S.D.
5.05	DOWNSPOUT, DIRECT TO WATER TREATMENT AREA, S.C.D.
5.06	ROOF GUTTER, SEE 14/A8.30
5.14	ALUMINUM SUNSHADE, SEE A8.43
5.30	METAL PARAPET COPING, PAINT TO MATCH WALL, SEE X/XX
8.56	WINDOW WITH TRANSLUCENT FILM GLAZING
9.30	BELLY BAND, SEE 1/A8.21
23.07	8" X 8" EXHAUST VENT CAP W/ 3' RADIUS CLEARANCE. SILL HEIGHT OF 7'-10" U.O.N. SUCH THAT TOP OF VENT CAP ALIGNS WITH ADJACENT DOORS / WINDOWS. PAINT TO MATCH ADJACENT WALL
23.11	9" X 9" OSA VENT CAP W/ 10' RADIUS CLEARANCE. SILL HEIGHT OF 7'-9" U.O.N SUCH THAT TOP OF VENT CAP ALIGNS WITH ADJACENT DOORS / WINDOWS. PAINT TO MATCH ADJACENT WALL

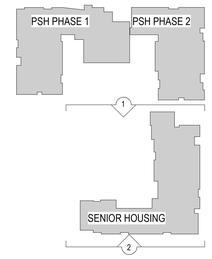
ELEVATION MATERIAL LEGEND

- CP-13: CEMENT PLASTER (CP-13): BRAND COLOR: KELLY MOORE "KETTLEMAN"
- CP-14: CEMENT PLASTER (CP-14): BRAND COLOR: KELLY MOORE "ORCA WHITE"
- CP-15: CEMENT PLASTER (CP-15): BRAND COLOR: KELLY MOORE "EMU EGG"
- CP-16: CEMENT PLASTER (CP-16): BRAND COLOR: KELLY MOORE "WISE OWL"
- CP-17: CEMENT PLASTER (CP-17): BRAND COLOR: KELLY MOORE "IRONWOOD"
- FC-16: FIBER CEMENT PANEL (FC-15) BRAND COLOR: KELLY MOORE "WALNUT GROVE"
- FC-17: FIBER CEMENT PANEL (FC-17) BRAND COLOR: KELLY MOORE "ARMADILLO EGG"
- FC-18: FIBER CEMENT PANEL (FC-18) BRAND COLOR: KELLY MOORE "EMU EGG"
- FC-19: FIBER CEMENT PANEL (FC-19) BRAND COLOR: KELLY MOORE "WISE OWL"
- FCL-21: FIBER CEMENT SIDING (FC-20) BRAND COLOR: KELLY MOORE "IRONWOOD"

ELEVATION LEGEND

- OUTSIDE AIR INTAKE 10' RADIUS CLEARANCE
- EXHAUST 3' RADIUS CLEARANCE
- W: WINDOW / LOUVER TAG

KEY PLAN



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LICENSED ARCHITECT PAUL M McELWEE REN. C-28734 STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
2	12/8/21	SD SET
3	12/13/21	ENTITLEMENT RESUBMITTAL #1
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN- EXTERIOR ELEVATIONS

SCALE As indicated

A3.34

9/29/2022 12:02:47 PM

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

2 SEN - WEST ELEVATION
1/8" = 1'-0"

GENERAL NOTES

A. SEE SHEET A10.18 FOR WINDOW & STOREFRONT SCHEDULE

B. AT BUILDING INS/OUTS, FINISH MATERIAL TURNS CORNER AND TERMINATES AT INSIDE CORNER.

C. FOR INSTANCES WHERE VENTS/WINDOWS/DOWNSPOUTS ARE LOCATED ON WALLS NOT VISIBLE ON EXTERIOR ELEVATIONS, SEE FLOOR PLANS AND SHEET A3.50 FOR BALANCE OF INFORMATION

D. LOUVERS ARE TYPE LV-6 U.O.N. SEE RCPS ON A6 SERIES FOR BALANCE OF INFORMATION. PAINT LOUVERS TO MATCH ADJACENT WALLS.

KEYNOTES	
5.01	ALUMINUM SUNSHADE, SEE ENLARGED PLANS & ELEVATIONS IN A8 SERIES
5.04	METAL ROOF CANOPY, SEE A8.42, S.S.D.
5.05	DOWNSPOUT, DIRECT TO WATER TREATMENT AREA, S.C.D.
5.10	6" LETTER, SEE 7/A9.91
5.30	METAL PARAPET COPING, PAINT TO MATCH WALL, SEE X/XX
5.61	VERTICAL TRELLIS WITH LASER-CUT PATTERN, SEE XX/XX
5.62	12" TALL CANOPY SIGNAGE, SEE DETAIL 4/A9.91
8.44	ALUMINUM STOREFRONT, SEE WINDOW & STOREFRONT SCHEDULE
8.52	ROLL-UP GARAGE DOOR WITH GLASS PANELS, SEE DOOR SCHEDULE
9.30	BELLY BAND, SEE 1/A8.21
23.07	8" X 8" EXHAUST VENT CAP W/ 3' RADIUS CLEARANCE. SILL HEIGHT OF 7'-10" U.O.N. SUCH THAT TOP OF VENT CAP ALIGNS WITH ADJACENT DOORS / WINDOWS. PAINT TO MATCH ADJACENT WALL
23.08	MECHANICAL LOUVER, S.M.D., PAINT TO MATCH ADJACENT WALL
23.11	9" X 9" OSA VENT CAP W/ 10' RADIUS CLEARANCE. SILL HEIGHT OF 7'-9" U.O.N SUCH THAT TOP OF VENT CAP ALIGNS WITH ADJACENT DOORS / WINDOWS. PAINT TO MATCH ADJACENT WALL
26.72	EXTERIOR BUILDING MOUNTED LIGHT FIXTURE AT 6'-11" A.F.F. SO TOP OF LIGHT IS ALIGNED WITH TOP OF DOOR FRAME

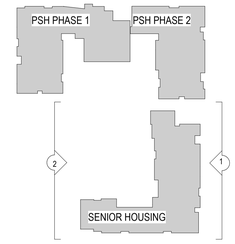
ELEVATION MATERIAL LEGEND

- CP-13: CEMENT PLASTER (CP-13): BRAND COLOR: KELLY MOORE "KETTLEMAN"
- CP-14: CEMENT PLASTER (CP-14): BRAND COLOR: KELLY MOORE "ORCA WHITE"
- CP-15: CEMENT PLASTER (CP-15): BRAND COLOR: KELLY MOORE "EMU EGG"
- CP-16: CEMENT PLASTER (CP-16): BRAND COLOR: KELLY MOORE "WISE OWL"
- CP-17: CEMENT PLASTER (CP-17): BRAND COLOR: KELLY MOORE "IRONWOOD"
- FC-16: FIBER CEMENT PANEL (FC-15) BRAND COLOR: KELLY MOORE "WALNUT GROVE"
- FC-17: FIBER CEMENT PANEL (FC-17) BRAND COLOR: KELLY MOORE "ARMADILLO EGG"
- FC-18: FIBER CEMENT PANEL (FC-18) BRAND COLOR: KELLY MOORE "EMU EGG"
- FC-19: FIBER CEMENT PANEL (FC-19) BRAND COLOR: KELLY MOORE "WISE OWL"
- FCL-21: FIBER CEMENT SIDING (FC-20) BRAND COLOR: KELLY MOORE "IRONWOOD"

ELEVATION LEGEND

- OUTSIDE AIR INTAKE 10' RADIUS CLEARANCE
- EXHAUST 3' RADIUS CLEARANCE
- W: WINDOW / LOUVER TAG

KEY PLAN



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North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
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JOB NO.	19009
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CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

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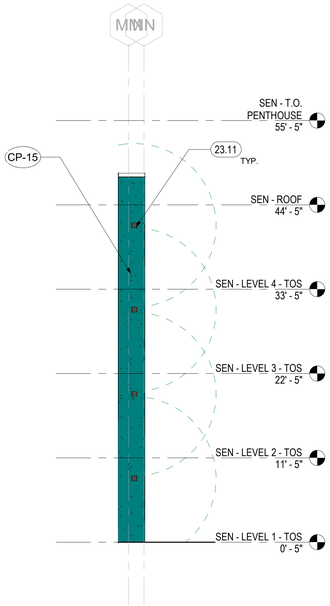
DRAWING TITLE
SEN - EXTERIOR ELEVATIONS

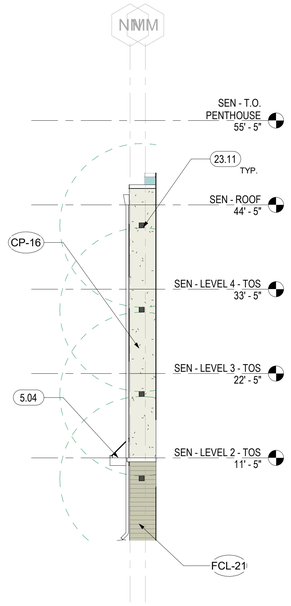
SCALE As indicated

A3.35

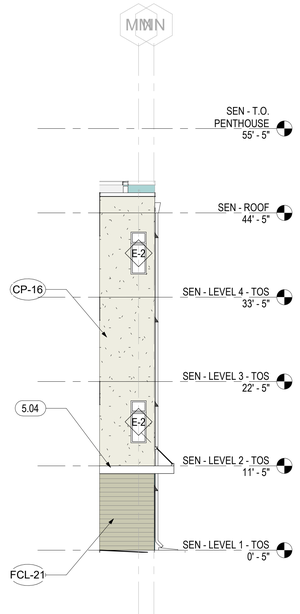
C:\Users\aaitrel\Documents\Revit_Local_Files\19009.AHA North Housing Central_aaitreRVJBS.rvt



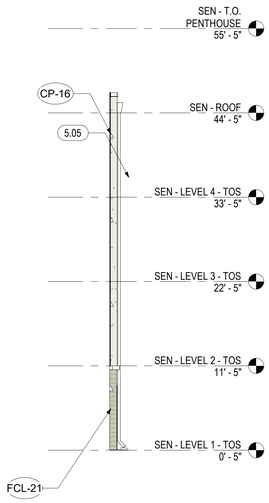
1 SEN - GL 20/NN
1/8" = 1'-0"



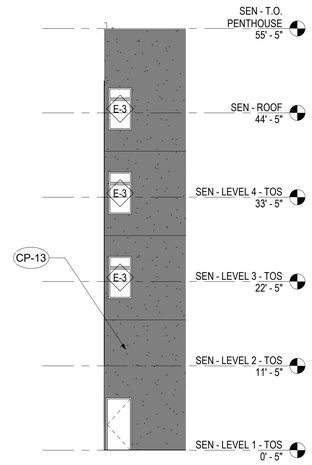
2 SEN - GL 21/N
1/8" = 1'-0"



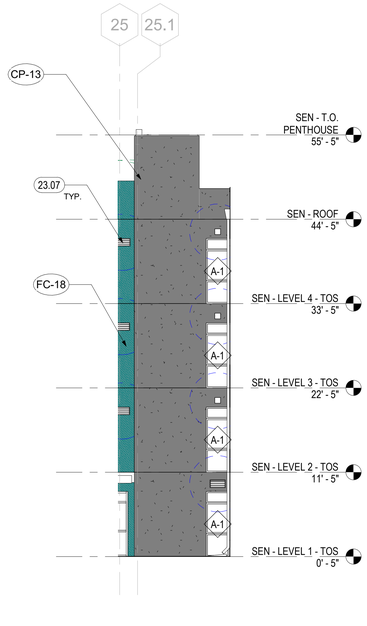
3 SEN - GL 26/NN
1/8" = 1'-0"



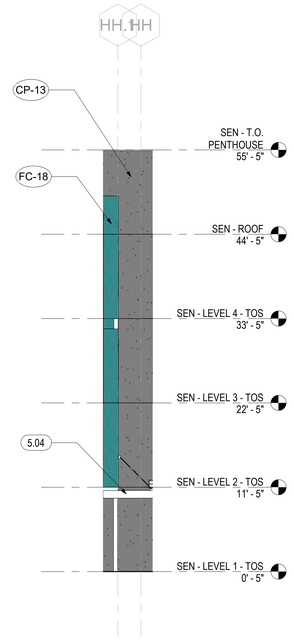
4 SEN - GL 25.1/BB
1/8" = 1'-0"



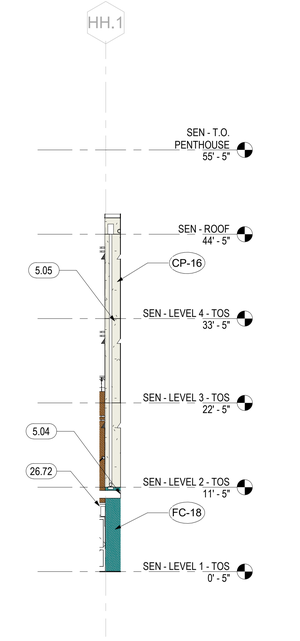
5 SEN - GL 26/EE
1/8" = 1'-0"



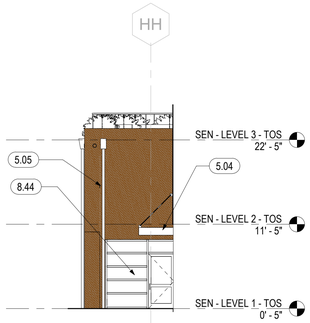
6 SEN - GL 26/H
1/8" = 1'-0"



7 SEN - GL 25/HH.1
1/8" = 1'-0"



8 SEN - GL 24.1/HH.1
1/8" = 1'-0"



9 SEN - GL 20.4/HH
1/8" = 1'-0"

GENERAL NOTES

A. SEE SHEET A10.17 FOR WINDOW & STOREFRONT SCHEDULE

B. AT BUILDING INS/OUTS, FINISH MATERIAL TURNS CORNER AND TERMINATES AT INSIDE CORNER.

C. FOR INSTANCES WHERE VENTS/WINDOWS/DOWNSPOUTS ARE LOCATED ON WALLS NOT VISIBLE ON EXTERIOR ELEVATIONS, SEE FLOOR PLANS AND SHEET A3.49 FOR BALANCE OF INFORMATION

D. LOUVERS ARE TYPE LV-6 U.O.N. SEE RCPS ON A6 SERIES FOR BALANCE OF INFORMATION. PAINT LOUVERS TO MATCH ADJACENT WALLS.

KEYNOTES	
5.04	METAL ROOF CANOPY, SEE A8.42, S.S.D.
5.05	DOWNSPOUT, DIRECT TO WATER TREATMENT AREA, S.C.D.
8.44	ALUMINUM STOREFRONT, SEE WINDOW & STOREFRONT SCHEDULE
23.07	8" X 8" EXHAUST VENT CAP W/ 3' RADIUS CLEARANCE. SILL HEIGHT OF 7'-10" U.O.N. SUCH THAT TOP OF VENT CAP ALIGNS WITH ADJACENT DOORS / WINDOWS. PAINT TO MATCH ADJACENT WALL
23.11	9" X 9" OSA VENT CAP W/ 10' RADIUS CLEARANCE. SILL HEIGHT OF 7'-9" U.O.N SUCH THAT TOP OF VENT CAP ALIGNS WITH ADJACENT DOORS / WINDOWS. PAINT TO MATCH ADJACENT WALL
26.72	EXTERIOR BUILDING LIGHT, S.E.D., MOUNTED AT 5'-11" A.F.F. SO TOP OF LIGHT IS ALIGNED WITH TOP OF ADJACENT WINDOWS.

ELEVATION MATERIAL LEGEND

CP-13	CEMENT PLASTER (CP-13): BRAND COLOR: KELLY MOORE "KETTLEMAN"	FC-16	FIBER CEMENT PANEL (FC-15) BRAND COLOR: KELLY MOORE "WALNUT GROVE"
CP-14	CEMENT PLASTER (CP-14): BRAND COLOR: KELLY MOORE "ORCA WHITE"	FC-17	FIBER CEMENT PANEL (FC-17) BRAND COLOR: KELLY MOORE "ARMADILLO EGG"
CP-15	CEMENT PLASTER (CP-15): BRAND COLOR: KELLY MOORE "EMU EGG"	FC-18	FIBER CEMENT PANEL (FC-18) BRAND COLOR: KELLY MOORE "EMU EGG"
CP-16	CEMENT PLASTER (CP-16): BRAND COLOR: KELLY MOORE "WISE OWL"	FC-19	FIBER CEMENT PANEL (FC-19) BRAND COLOR: KELLY MOORE "WISE OWL"
CP-17	CEMENT PLASTER (CP-17): BRAND COLOR: KELLY MOORE "IRONWOOD"	FCL-21	FIBER CEMENT SIDING (FC-20) BRAND COLOR: KELLY MOORE "IRONWOOD"

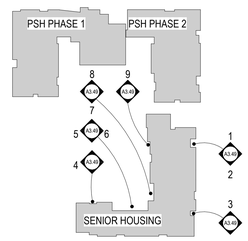
ELEVATION LEGEND

OUTSIDE AIR INTAKE 10' RADIUS CLEARANCE

EXHAUST 3' RADIUS CLEARANCE

W WINDOW / LOUVER TAG

KEY PLAN



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North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
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CHECKED	Checker
JOB CAPTAIN	Approver

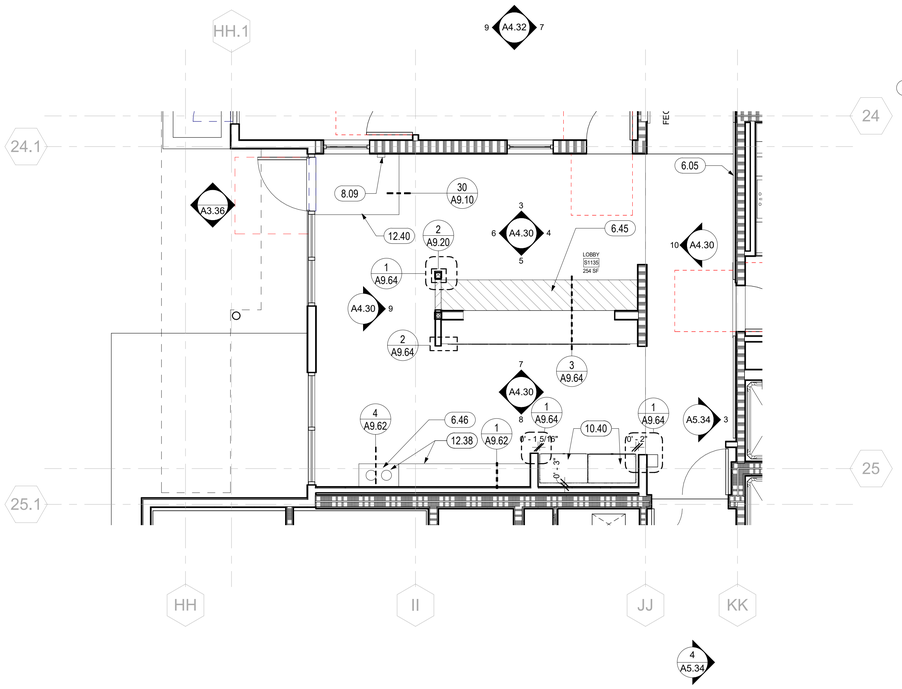
ISSUE

△	DATE	DESCRIPTION
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

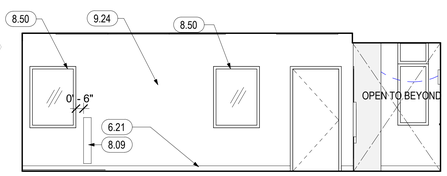
DRAWING TITLE
SEN - BUILDING ELEVATIONS

SCALE As indicated

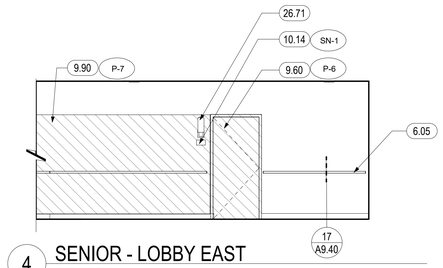
A3.36



1 ENLARGED PLAN - SENIOR LOBBY
1/4" = 1'-0"

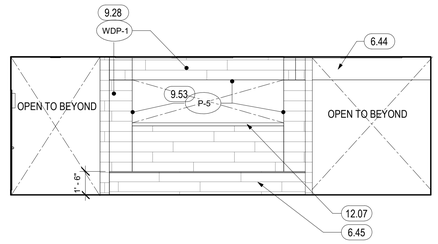


3 SENIOR - LOBBY NORTH
1/4" = 1'-0"



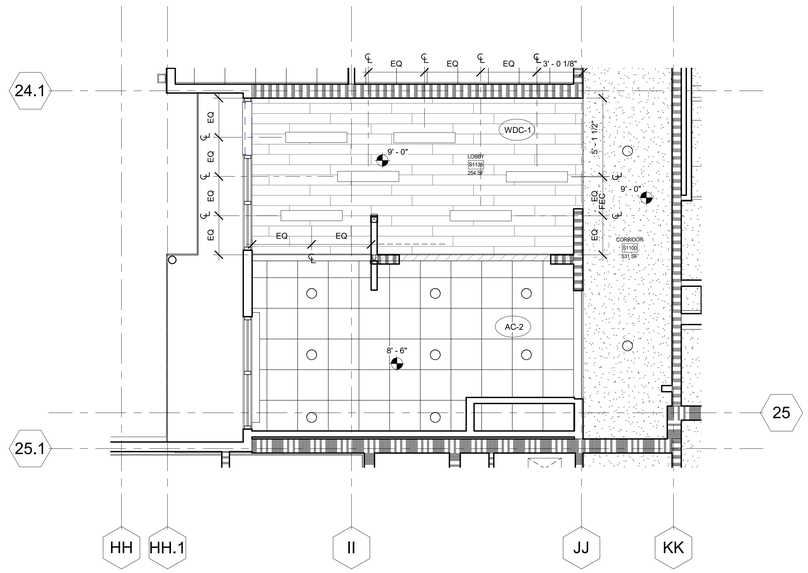
4 SENIOR - LOBBY EAST
1/4" = 1'-0"

KEYNOTES	
6.05	WOOD HANDRAIL, SEE 17/A9.40
6.21	WALL BASE, SEE SCHEDULE AND SPECS
6.44	STRUCTURAL BEAM, GYP FINISH
6.45	BUILT IN WOOD BENCH WITH UPHOLSTERED SEAT, SEE X/XX
6.46	BUILT IN CASEWORK RECYCLING COUNTER
8.09	ACCESSIBLE, WALL MOUNTED DOOR ACTUATOR
8.50	INTERIOR WINDOW - SEE WINDOW SCHEDULE
9.24	GYP. BOARD - PAINT TYP
9.28	WOOD FINISH MATERIAL
9.53	WALL OPENING, PAINTED ACCENT COLOR
9.60	PAINTED DOOR AND FRAME, SEE FIN. SCHEDULE
9.90	ACCENT PAINT WALL, SEE FINISH SCHEDULE
10.14	UNIT SIGNAGE, (SN-1) SEE SPECS.
10.40	PARCEL BOXES, COORDINATE ELECTRICAL REQS.
10.55	USPS RECESSED MAIL & PARCEL BOXES, TO MEET ADA REQS., PER CBC 11B-309
12.07	SOLID SURFACE MAILBOX CAP
12.38	SOLID SURFACE COUNTERTOP, 4"H BACKSPLASH WHERE SHOWN
12.40	RECESSED WALK OFF MAT, SEE X/XX
26.71	LIGHT FIXTURE, S.E.D.

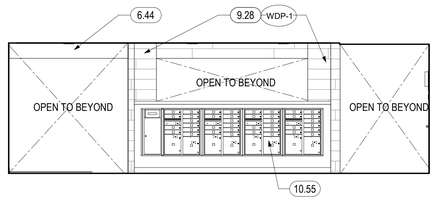


5 SENIOR - LOBBY SOUTH
1/4" = 1'-0"

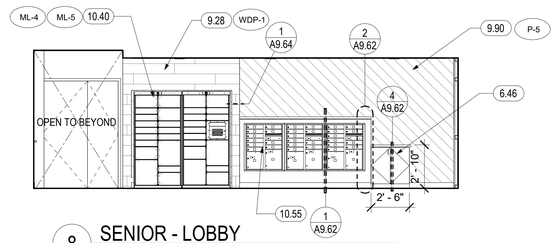
6 SENIOR - LOBBY WEST
1/4" = 1'-0"



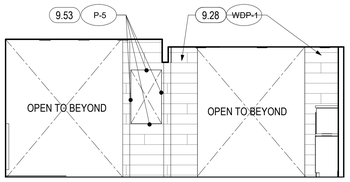
2 ENLARGED RCP - SENIOR LOBBY
1/4" = 1'-0"



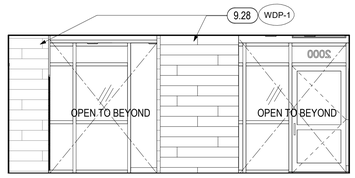
7 SENIOR - LOBBY MAILBOXES LOOKING N
1/4" = 1'-0"



8 SENIOR - LOBBY
1/4" = 1'-0"



9 SENIOR - LOBBY EAST END WALL
1/4" = 1'-0"



10 SENIOR - LOBBY WEST END WALL
1/4" = 1'-0"

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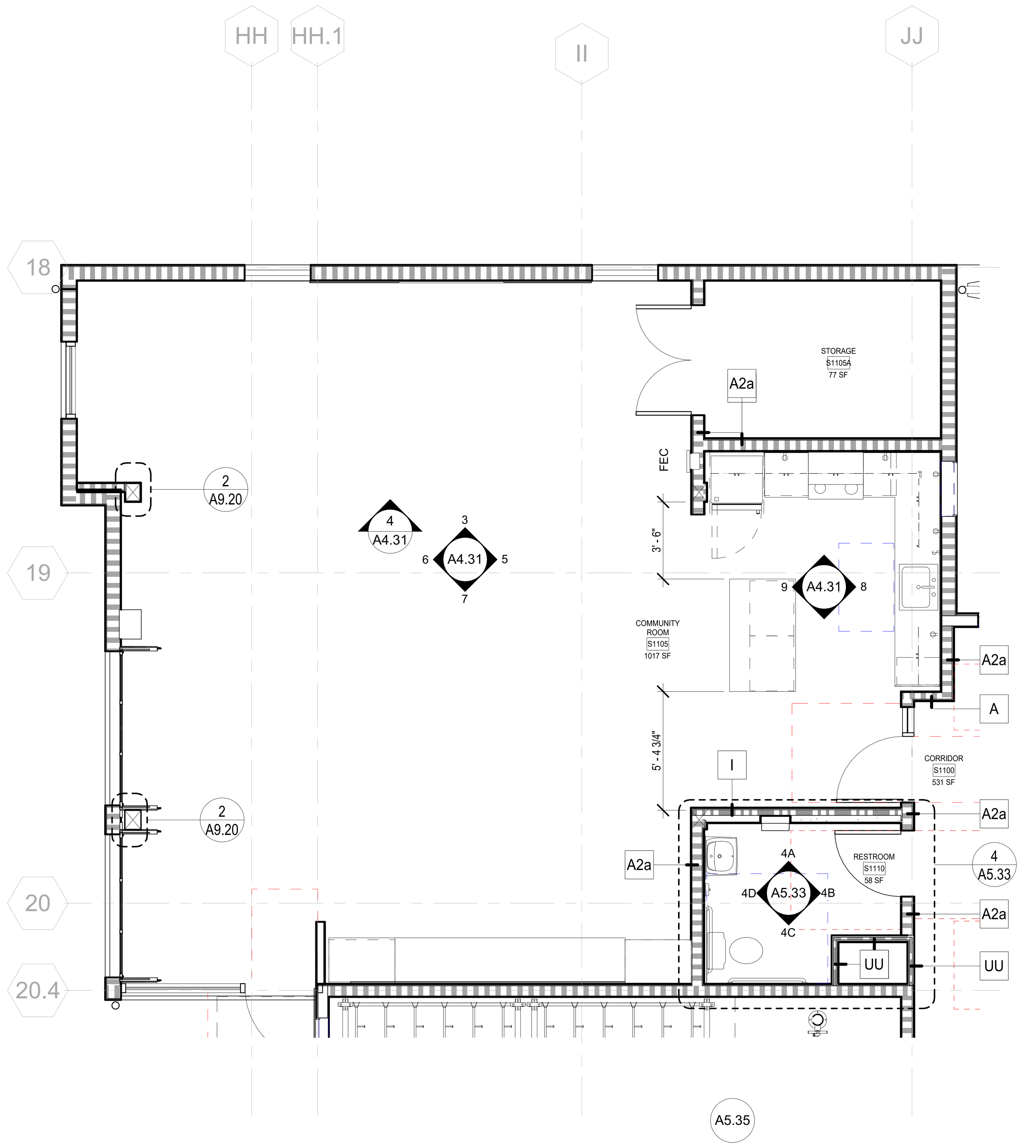
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - ENLARGED LOBBY PLAN & INT. ELEVATIONS

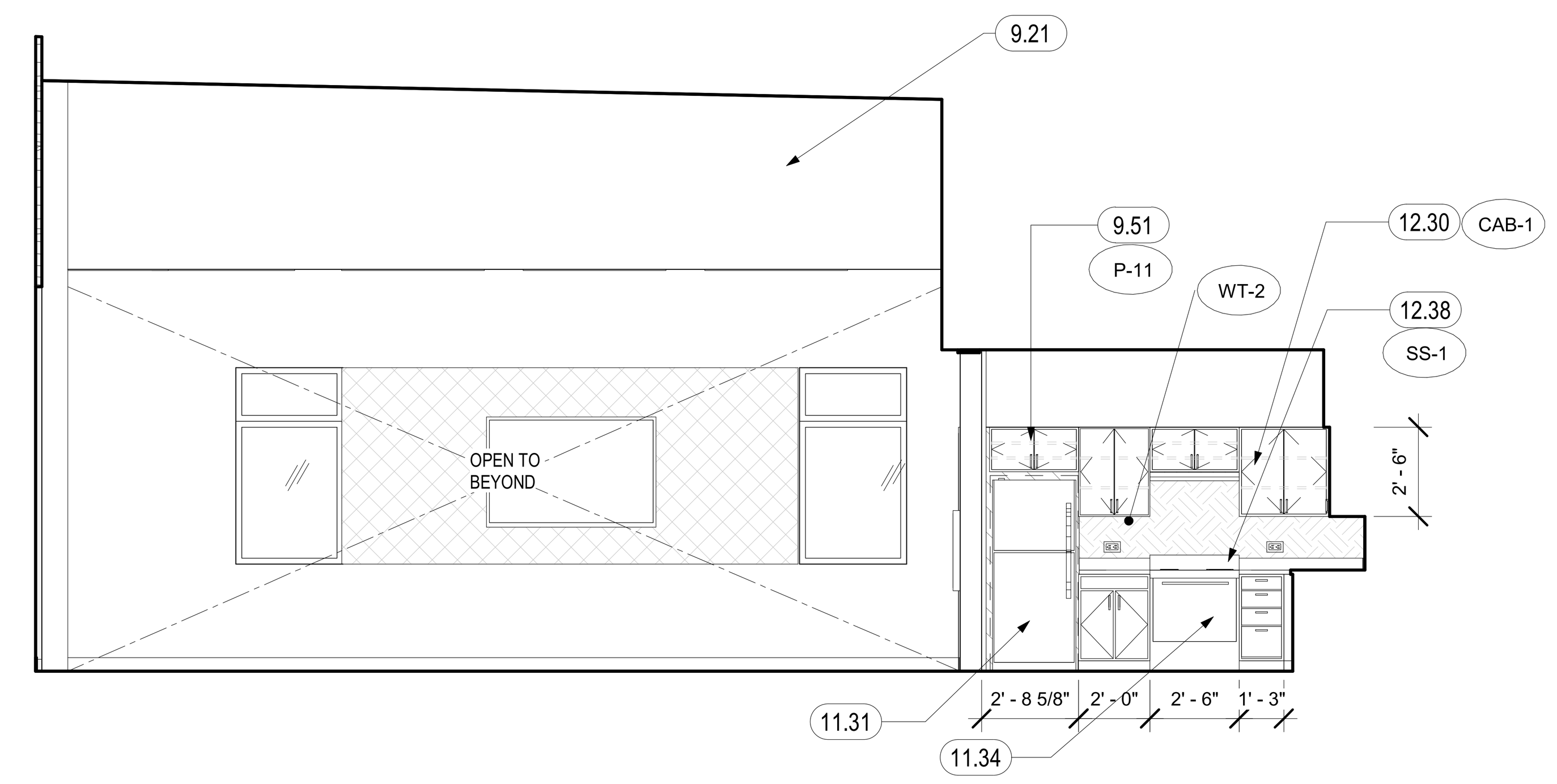
SCALE 1/4" = 1'-0"

A4.30

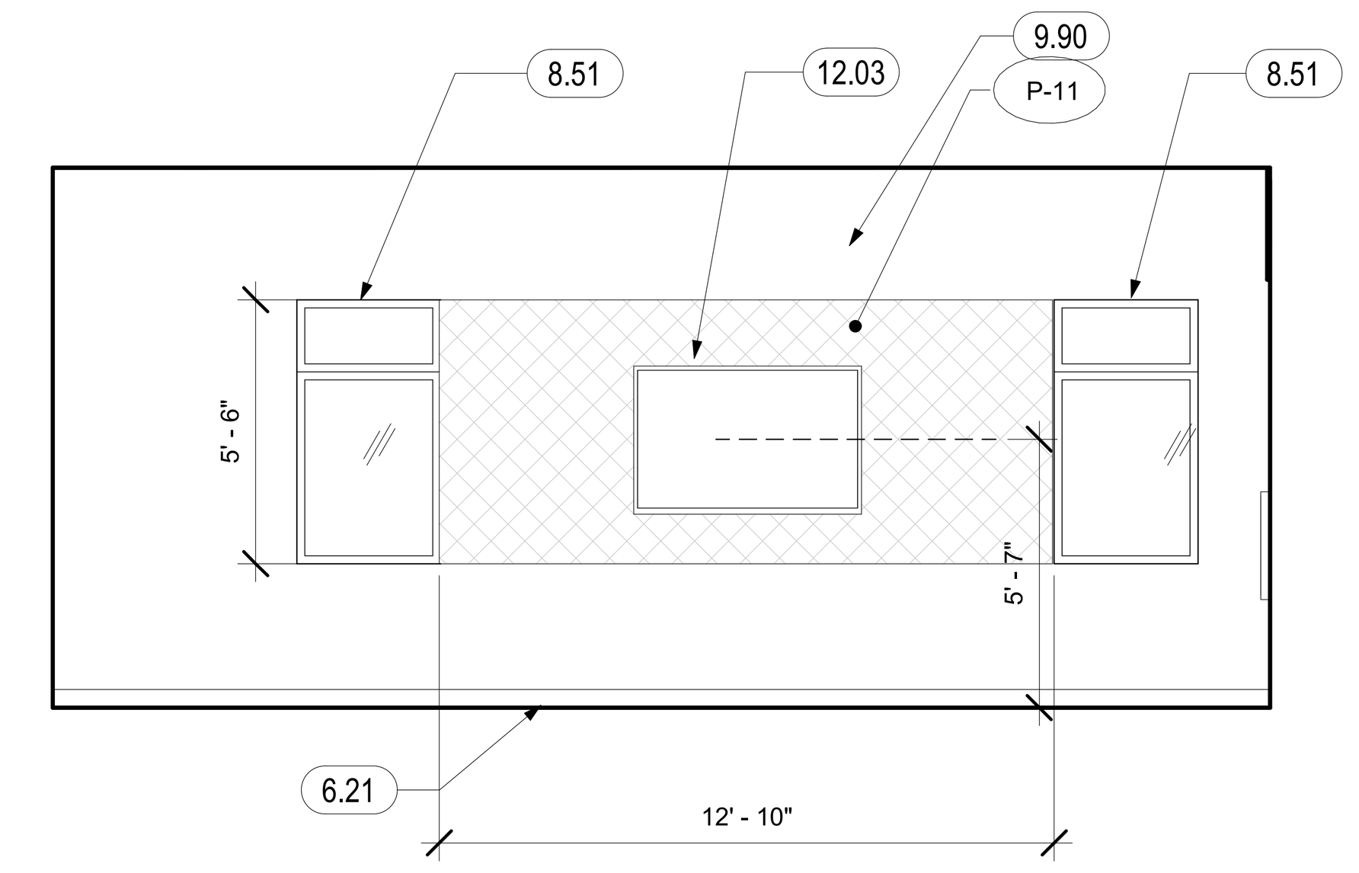
9/29/2022 12:03:07 PM



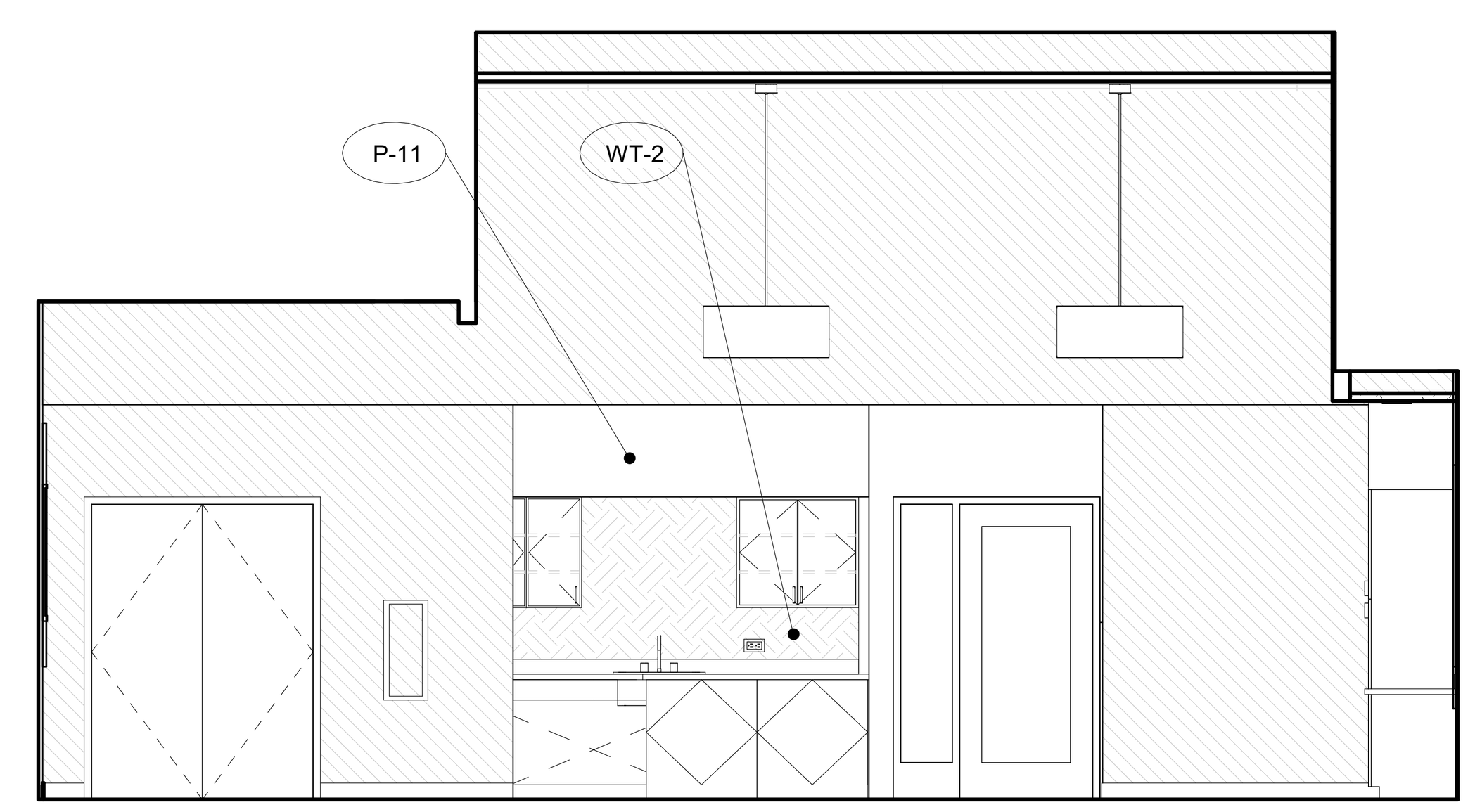
1 ENLARGED PLAN - SENIOR COMMUNITY ROOM
1/4" = 1'-0"



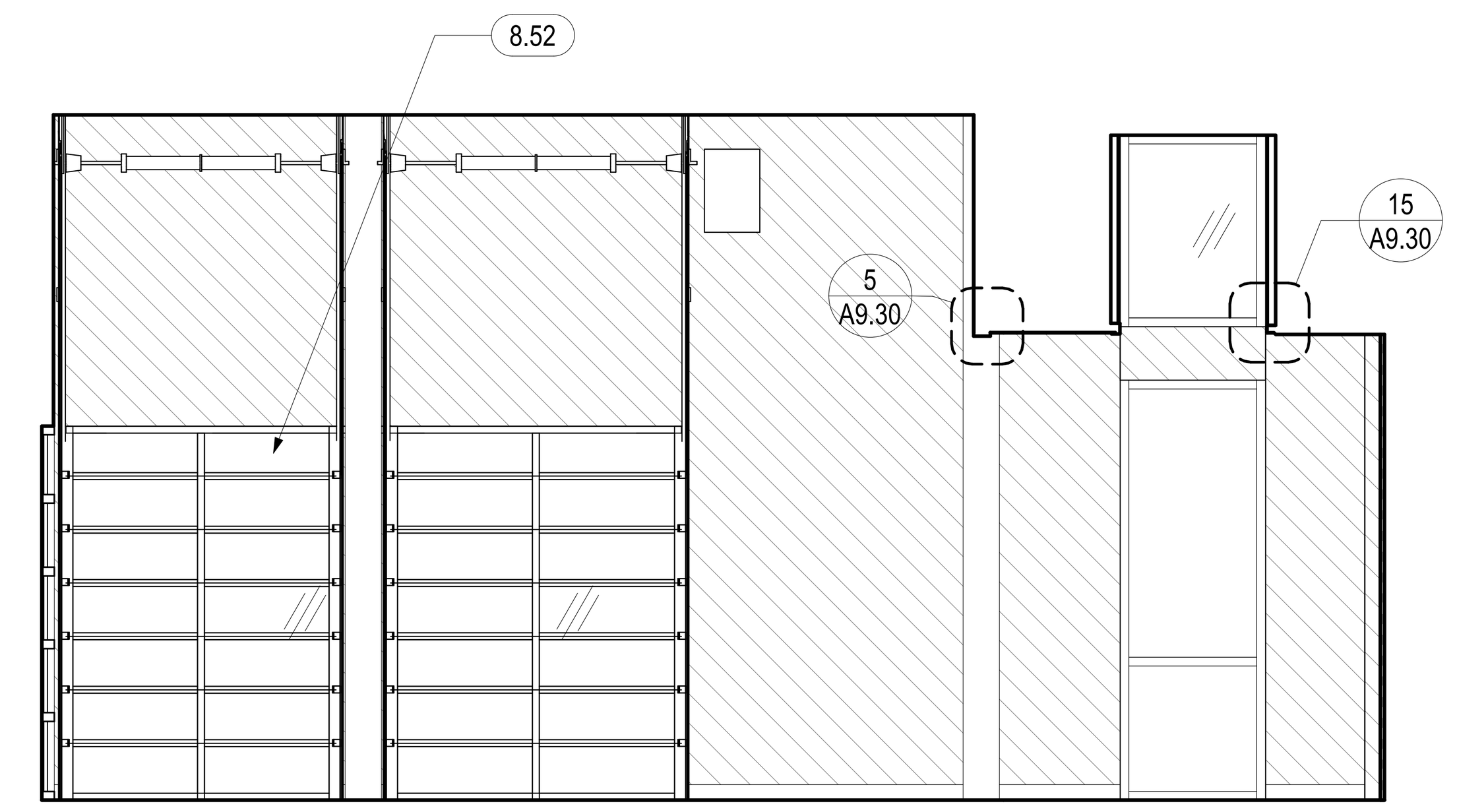
3 SEN - COMMUNITY RM NORTH
1/4" = 1'-0"



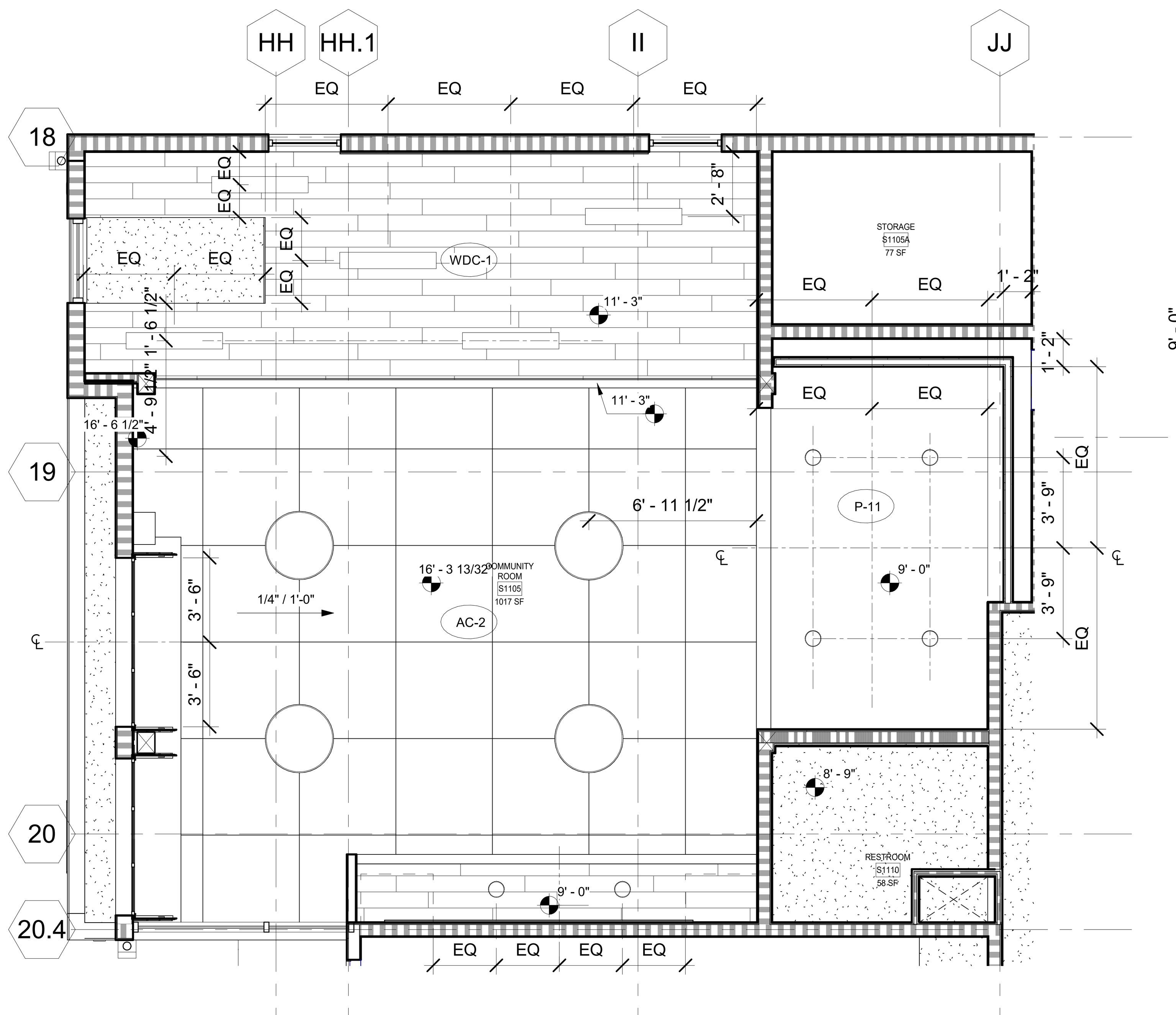
4 SEN - COMMUNITY RM TV LOUNGE
1/4" = 1'-0"



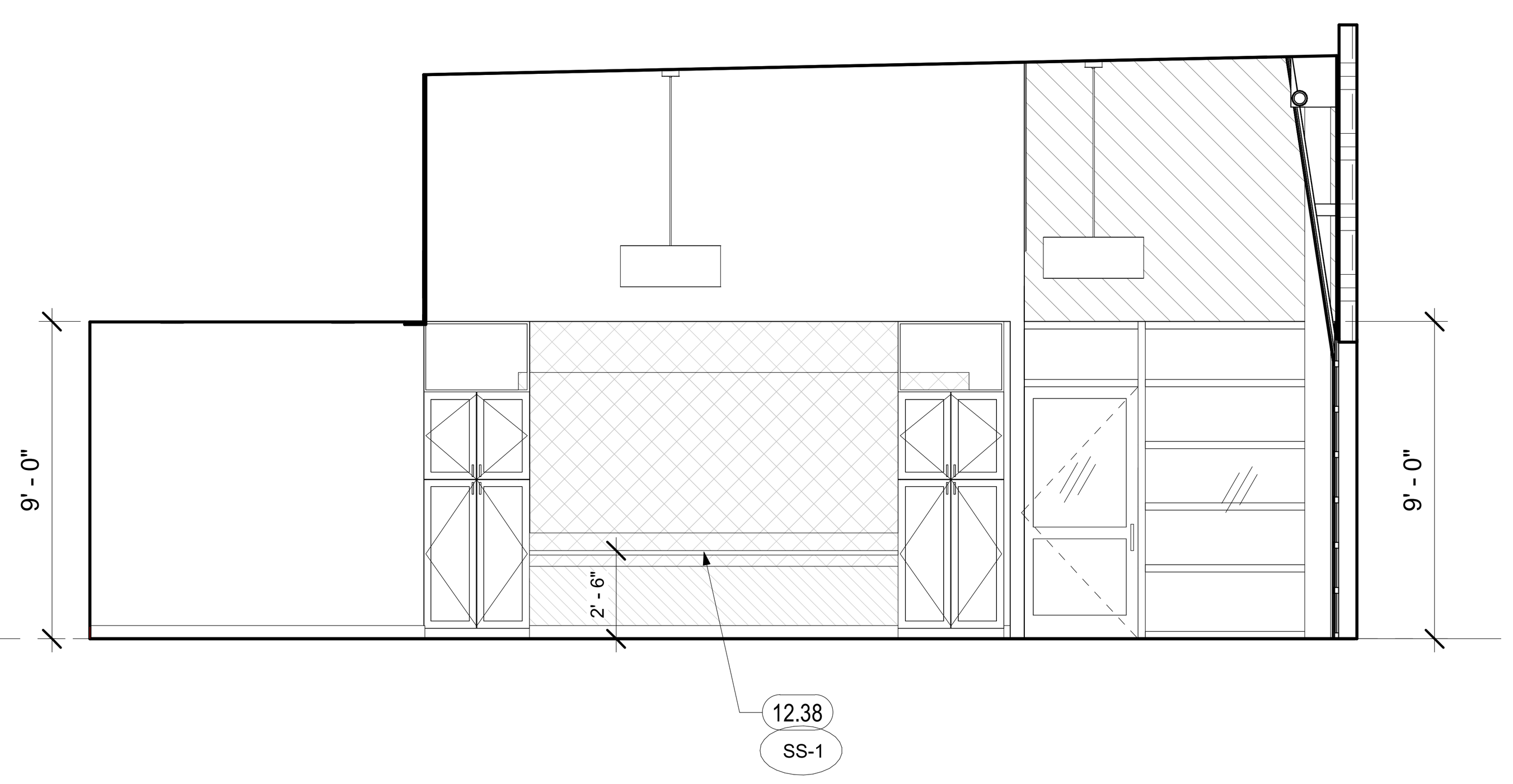
5 SEN - COMMUNITY RM EAST
1/4" = 1'-0"



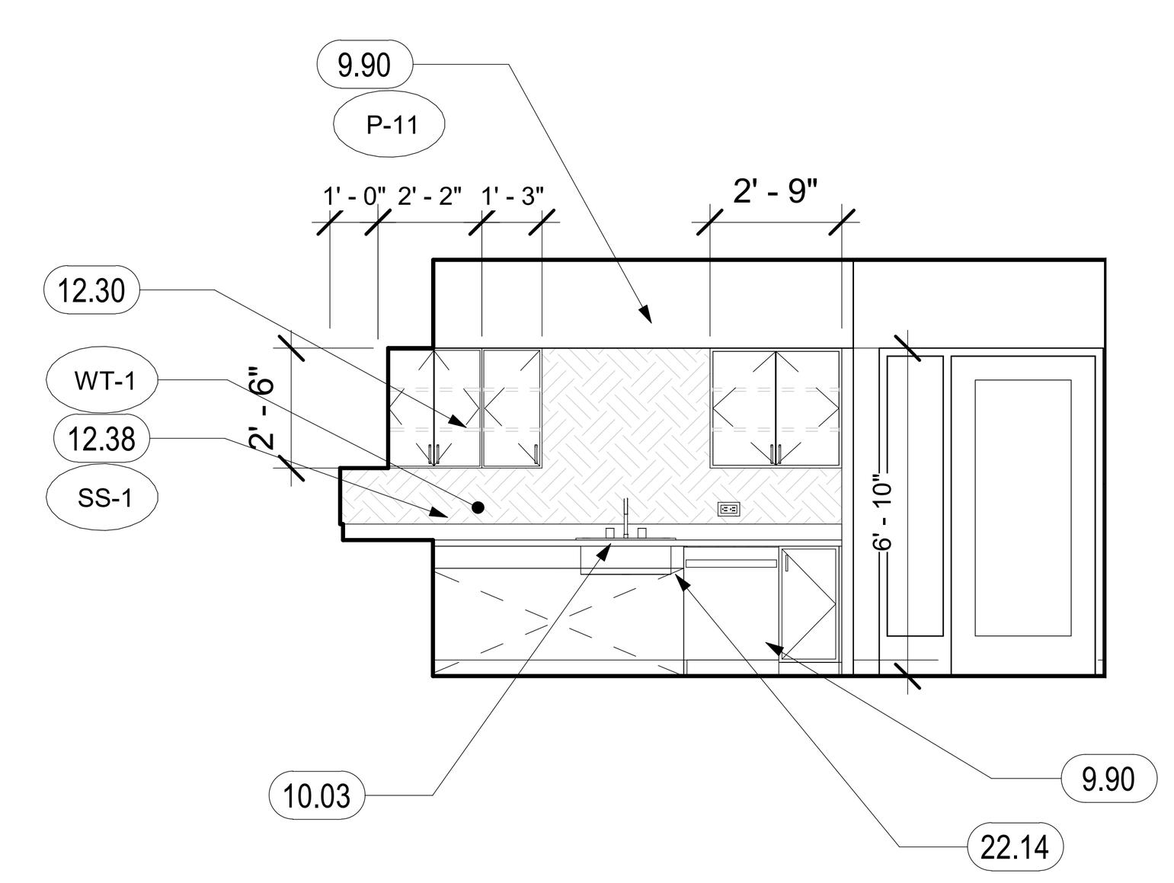
6 SEN - COMMUNITY RM WEST
1/4" = 1'-0"



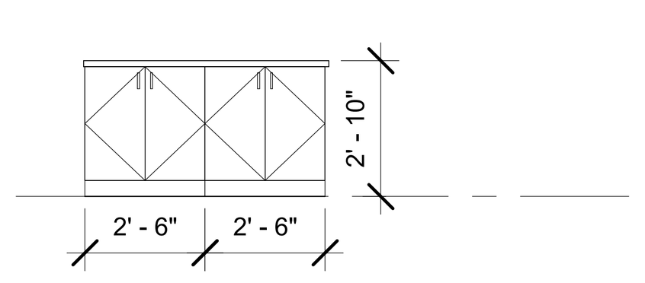
2 ENLARGED RCP - SENIOR COMMUNITY ROOM
1/4" = 1'-0"



7 SEN - COMMUNITY RM. SOUTH
1/4" = 1'-0"



8 KITCHEN EAST
1/4" = 1'-0"



9 KITCHEN ISLAND
1/4" = 1'-0"

KEYNOTES	
6.21	WALL BASE, SEE SCHEDULE AND SPECS
8.51	EXTERIOR WINDOW - SEE WINDOW SCHEDULE
8.52	ROLL-UP GARAGE DOOR WITH GLASS PANELS, SEE DOOR SCHEDULE
9.21	GYP. BOARD SOFFIT- PAINT TYP.
9.51	1/2" THICK TACKABLE ACOUSTIC WALL PANEL
9.90	ACCENT PAINT WALL, SEE FINISH SCHEDULE
10.03	CLEAR KNEE SPACE INSIDE (SINK BOX) CABINET, PROVIDE PLYWOOD APRON/PIPE INSULATION. FACES TO BE SOLID WOOD PANEL FINISH TO MATCH CABINETS, SEE DETAIL 26/A9.60
11.31	REFRIGERATOR, SEE SPEC. CONTINUE FLOORING AND WALL BASE INTO APPLIANCE SPACE.
11.34	30" FREE STANDING ELECTRIC RANGE, WITH CONTROLS ON THE FRONT PANEL, SEE SPEC.
12.03	TV BY OTHERS, GC TO PROVIDE POWER, DATA S.E.D., STRUCTURAL BACKING.
12.30	MFR. 12" DEEP DOUBLE DOOR UPPER CABINET W/ (2) HEIGHT ADJ. SHELVES - FINISH PER SPEC
12.38	SOLID SURFACE COUNTERTOP, 4"H BACKSPLASH WHERE SHOWN
22.14	SINK WITH GARBAGE DISPOSAL, S.P.D.

GENERAL NOTES - INTERIOR ELEVATIONS

A. SEE SHEETS A7.33 & A7.34 FOR ELEVATOR CONTROL ROOM LAYOUT, DETAILED HOISTWAY PLAN AND SECTION, AND BALANCE OF INFO

GENERAL NOTES - ENLARGED PLAN

GENERAL NOTES - RCP

A. SPRINKLER HEADS TO BE RECESSED TYPE, TYPICAL

B. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR MOUNTING LOCATIONS OF ITEMS WHERE NO CEILING IS REQUIRED OR INDICATED.

C. LIGHTS, DIFFUSERS, EXIT SIGNS, SMOKE DETECTORS, SPEAKERS, STROBES AND MISCELLANEOUS DEVICES SHALL BE CENTERED IN THE CEILING TILE IN WHICH THEY OCCUR, UNLESS NOTED OTHERWISE.

D. SEE A4.00 SERIES FOR SOFFITS AT COMMON SPACE.

E. DROPPED CEILINGS IN RESIDENTIAL UNITS TO BE 8'-9" A.F.F. U.O.N.

F. SOFFITS TO BE 1'-6" WIDE OR ALIGN AS SHOWN, U.O.N.

G. SEE DETAIL 1/A9.20 FOR FIRE-RATED BEAM ENCASEMENT ASSEMBLY TO BE USED AT ALL BEAM LOCATIONS U.O.N., S.S.D. FOR BEAM LOCATIONS

H. CEILING ELEVATIONS ARE CLEAR DIMENSIONS TO BOTTOM OF FINISH.

I. AT FIRST FLOOR, ELEVATIONS ARE ABOVE 0' -0" FLOOR LEVEL DATUM.

J. AT ANY TIME THE BUILDING IS OCCUPIED THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL. THE POWER SUPPLY FOR THE EGRESS SHALL NORMALLY BE PROVIDED BY THE BUILDING ELECTRICAL SUPPLY.

K. SEE A3 SERIES ELEVATIONS FOR LOUVER & VENT CAP BALANCE OF INFORMATION.

LEGEND - RCP

24" x 24" ACOUSTICAL TILE CEILING AC-1
48" x 48" ACOUSTICAL TILE CEILING AC-2
GYPSUM BOARD CEILING ON FRAMING
OPEN STRUCTURE
ACOUSTIC WOOD CEILING WDC-1

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North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
2	12/8/21	SD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - ENLARGED COMMUNITY ROOM PLAN & INT. ELEVATION

SCALE As indicated

A4.31

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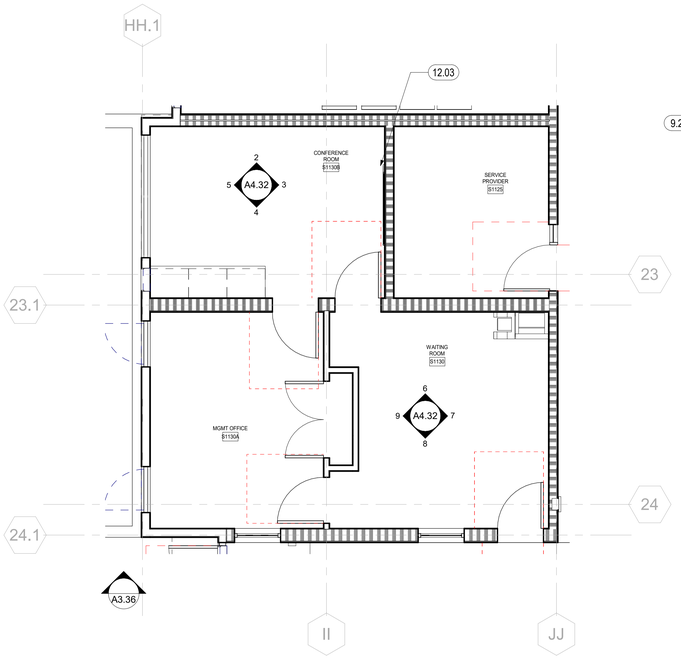
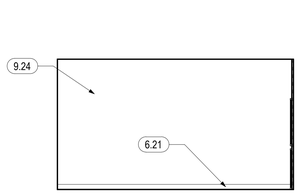
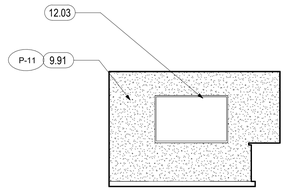


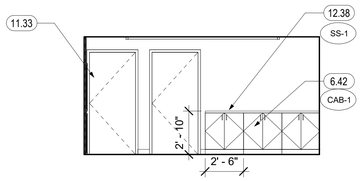
1 ENLARGED PLAN - SENIOR OFFICE SUITE
1/4" = 1'-0"



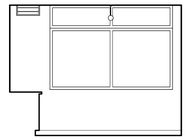
2 SEN - CONFERENCE ROOM NORTH
1/4" = 1'-0"



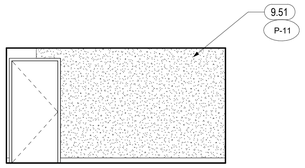
3 SEN - CONFERENCE ROOM EAST
1/4" = 1'-0"



4 SEN - CONFERENCE ROOM SOUTH
1/4" = 1'-0"

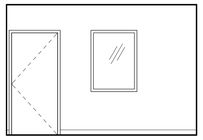


5 SEN - CONFERENCE ROOM WEST
1/4" = 1'-0"

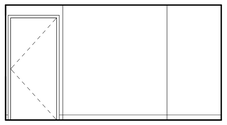


6 SEN- WAITING RM NORTH
1/4" = 1'-0"

7 SEN- WAITING RM EAST
1/4" = 1'-0"



8 SEN- WAITING RM SOUTH
1/4" = 1'-0"



9 SEN- WAITING RM WEST
1/4" = 1'-0"

KEYNOTES	
6.21	WALL BASE, SEE SCHEDULE AND SPECS
6.42	DOUBLE DOOR BASE CABINET WITH (1) DRAWER AND (1) FIXED SHELF - FINISH PER SPEC
9.24	GYP. BOARD - PAINT TYP
9.51	1/2" THICK TACKABLE ACOUSTIC WALL PANEL
9.91	TYPICAL UNIT FLOORING DIRECTION
11.33	24" DISHWASHER, SEE SPEC
12.03	TV BY OTHERS, GC TO PROVIDE POWER, DATA S.E.D., STRUCTURAL BACKING.
12.38	SOLID SURFACE COUNTERTOP, 4"H BACKSPLASH WHERE SHOWN

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LICENSED ARCHITECT
PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

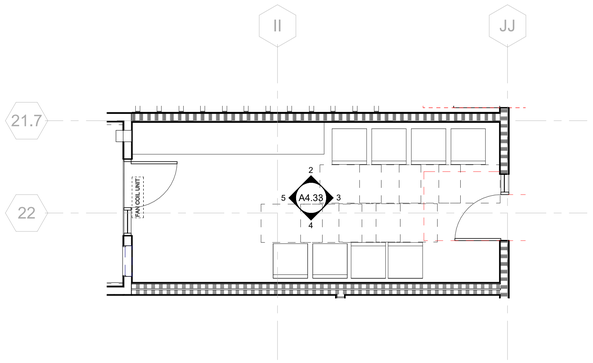
ISSUE

△	DATE	DESCRIPTION
2	12/8/21	SD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - ENLARGED OFFICE PLAN AND INT. ELEV.

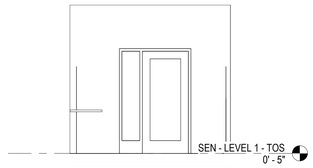
SCALE 1/4" = 1'-0"

A4.32

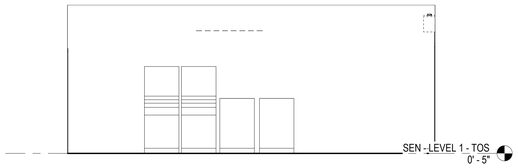


1 ENLARGED PLAN - SENIOR LAUNDRY ROOM
1/4" = 1'-0"

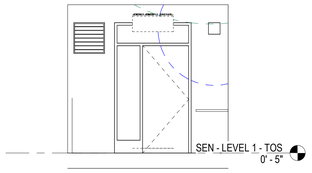
2 SEN - ENLARGED LAUNDRY ROOM - NORTH
1/4" = 1'-0"



3 SEN - ENLARGED LAUNDRY ROOM - EAST
1/4" = 1'-0"



4 SEN - ENLARGED LAUNDRY ROOM - SOUTH
1/4" = 1'-0"



5 SEN - ENLARGED LAUNDRY ROOM - WEST
1/4" = 1'-0"

KEYNOTES

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LICENSED ARCHITECT
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North Housing, Block A

SENIOR PHASE

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ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

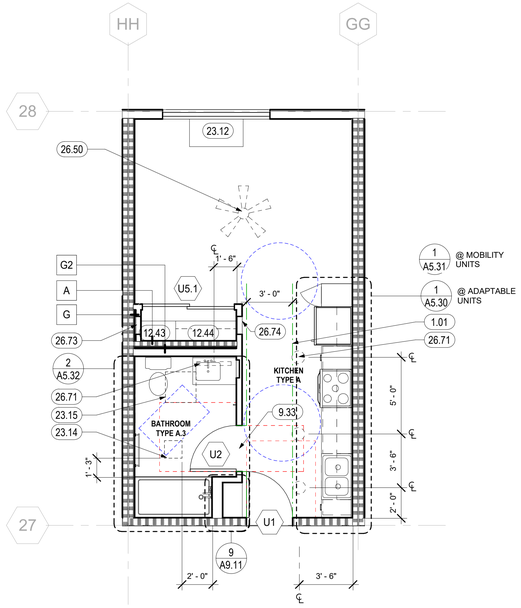
ISSUE

△	DATE	DESCRIPTION
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

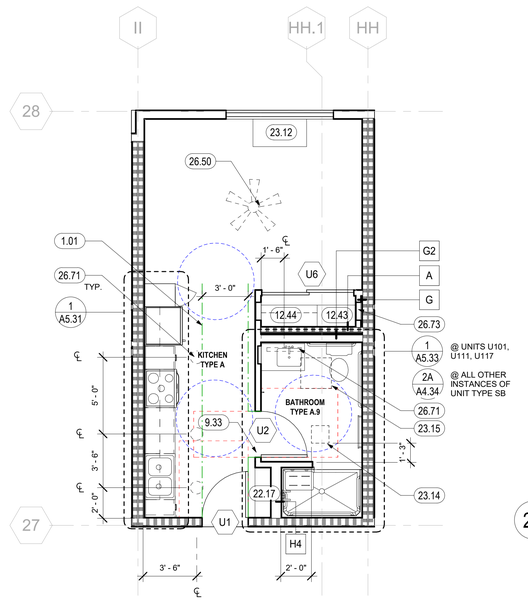
DRAWING TITLE
SEN - ENLARGED LAUNDRY ROOM PLAN

SCALE 1/4" = 1'-0"

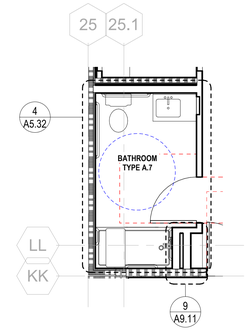
A4.33



1 UNIT TYPE SA - MOBILITY, ADAPTABLE, & HVI
1/4" = 1'-0"



2 SEN - UNIT TYPE SB - MOBILITY
1/4" = 1'-0"



2A UNIT TYPE SB - MOBILITY
1/4" = 1'-0"

GENERAL NOTES - UNIT PLANS

A. MULTIPLE VARIATIONS OF UNIT TYPES OCCUR. REFER TO 1/8" PLANS FOR EXACT CONFIGURATIONS AND DIMENSIONS.

B. ALL WALLS TO BE TYPE "H" ON FLOORS 1-4 U.O.N. FOR ALL EXTERIOR, CORRDIOR, AND PARTY WALL INFORMATION, SEE OVERALL FLOOR PLANS.

C. FOR INTERIOR FINISHES, SEE FINISH SCHEDULE.

D. PROVIDE WINDOW BLINDS AND SCREENS AT ALL UNIT WINDOWS.

E. FOR WINDOW TYPES, SEE 1/8" PLANS

F. FOR HVAC, SEE MECHANICAL DRAWINGS

G. FOR LOCATIONS OF MOBILITY & COMMUNICATION (HVI) UNITS SEE OVERALL PLANS AND UNIT SCHEDULE ON GENERAL SHEETS

H. GENERAL CONTRACTOR SHALL CREATE AN ILLUSTRATIVE STEP BY STEP INSTRUCTION GUIDE FOR ADAPTING THE KITCHEN CABINETRY FOR WHEELCHAIR USERS. MOCK UP INSPECTION IS REQUIRED FOR REMOVABLE BASE CABINETS BEFORE INSTALLATION.

I. CLEAR DIMENSIONS WITHIN UNIT ARE TO FINISH FACE OF WALL. DIMENSION AT DOOR JAMB 4" TYPICALLY & MINIMALLY.

J. ALL CONTROLS/ SWITCHES SHALL BE LOCATED BETWEEN 15" & 48" ABOVE FINISH FLOOR PER CBC 1136A.2, SEE ELECTRICAL DRAWINGS.

K. FOR DOOR CLEARANCES, SEE A9.90.

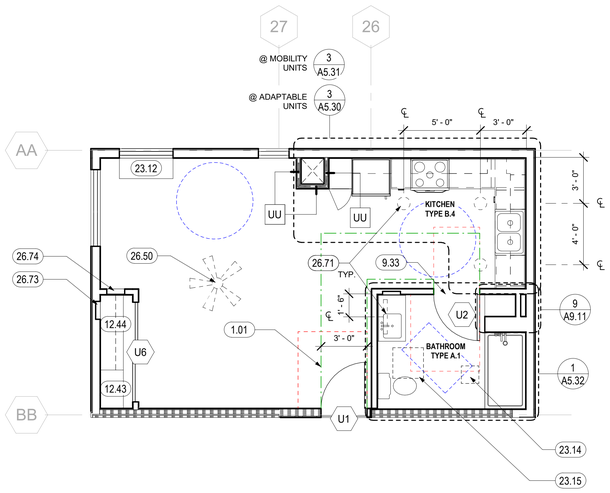
L. FOR LIGHT FIXTURE INFORMATION SEE ELECTRICAL DRAWINGS. LIGHTING FIXTURES ARE TO BE CENTERED IN THE ROOM, U.O.N.

M. PROVIDE A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE UNIT ENTRY DOOR. PROVIDED SHALL ALLOW FOR A MINIMUM 180 DEGREE RANGE OF VIEW PER CBC 11B-809.5.5.2. AT LEASE ONE MEANS OF IDENTIFYING TO BE PROVIDED AT EACH UNIT.

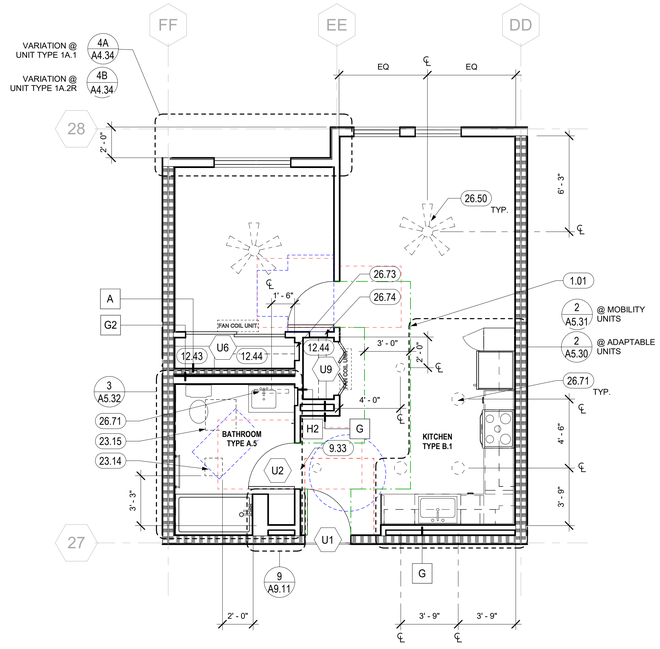
N. FOR UNIT KITCHEN P& BATHROOM PLANS SEE A5 SERIES SHEETS

O. FAN COIL UNITS SHALL BE CENTERED ABOVE CLOSET DOORS U.O.N.

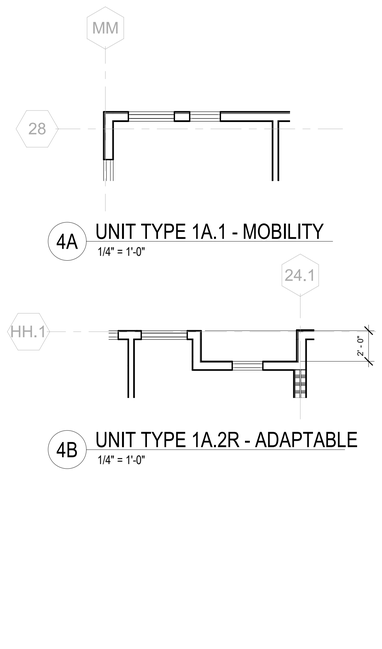
KEYNOTES	
1.01	ACCESSIBLE ROUTE THROUGH UNIT PER CBC 11B-809.2.1, APPLICABLE AT MOBILITY UNITS
9.33	FLOORING TRANSITION, SEE FINISH SCHEDULE
12.43	LINEN CLOSET, SEE 2/A9.61
12.44	CLOSET WITH WIRE SHELVING AND HANGER ROD, SEE 1/A9.61
22.17	MECHANICAL/PLUMBING CHASE
23.12	WINDOW FRAME-INTEGRATED PTAC UNIT, SEE 4/8.40, S.M.D.
23.14	EXHAUST FAN, S.M.D.
23.15	CEILING ACCESS PANEL, LOCATE BELOW CEILING SUPPLY FAN, S.M.D., VERIFY LOCATION IN FIELD
26.50	FAN/LIGHT COMBO, S.E.D.
26.71	LIGHT FIXTURE, S.E.D.
26.73	MEDIA BOX, S.E.D.
26.74	UNIT LOAD CENTER, S.E.D.



3 UNIT TYPE SC - MOBILITY, ADAPTABLE, & HVI
1/4" = 1'-0"



4 UNIT TYPE 1A - MOBILITY, ADAPTABLE, & HVI
1/4" = 1'-0"



ENLARGED UNIT PLAN LEGEND

FOR ADDITIONAL ARCH. SYMBOLS, SEE SHEET G0.2

NON-RATED WALL

1 HOUR FIRE-RATED ASSEMBLY

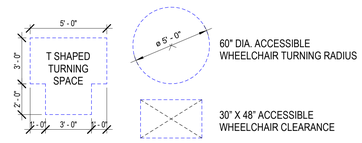
2 HOUR FIRE-RATED ASSEMBLY

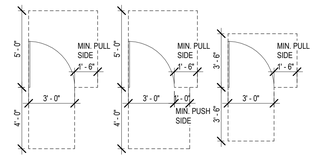
W — WINDOW / LOUVER TAG

A — WALL TAG

101 — DOOR TAG

FAN COIL UNIT — FAN COIL UNIT, SMD





MOBILITY DOOR CLEARANCE

MOBILITY DOOR WITH CLOSER AND LATCH CLEARANCE

ADAPTABLE UNIT DOOR CLEARANCE

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LICENSED ARCHITECT PAUL M McELWEE REN. C-28734 STATE OF CALIFORNIA

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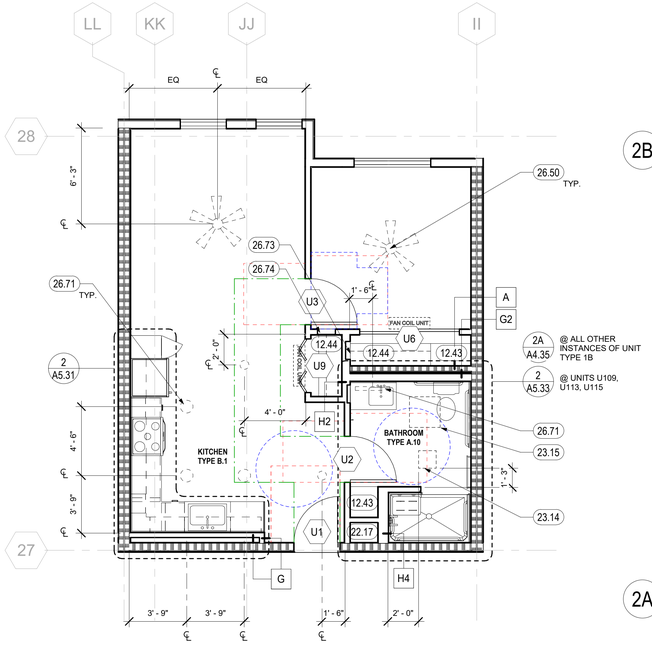
	DATE	DESCRIPTION
2	12/8/21	SD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

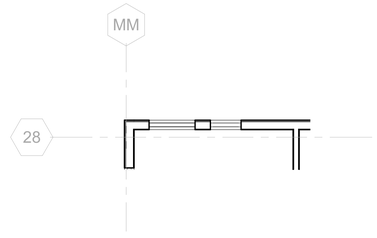
DRAWING TITLE
SEN - ENLARGED UNIT PLANS

SCALE 1/4" = 1'-0"

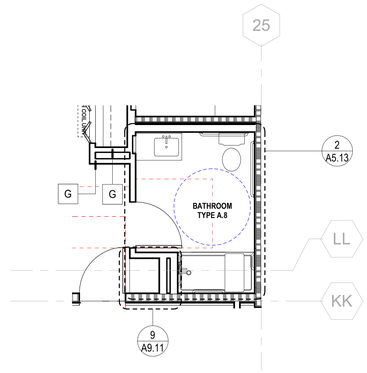
A4.34



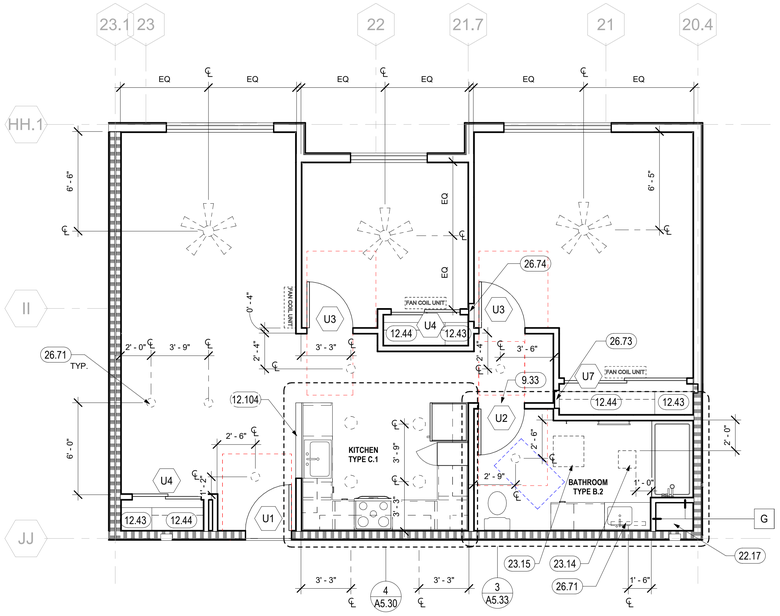
2 UNIT TYPE 1B - MOBILITY
1/4" = 1'-0"



2B UNIT TYPE 1B.1 - MOBILITY
1/4" = 1'-0"



2A UNIT TYPE 1B - MOBILITY, ADAPTABLE, HVI
1/4" = 1'-0"



3 UNIT TYPE 2A-M - ADAPTABLE
1/4" = 1'-0"

GENERAL NOTES - UNIT PLANS

A. MULTIPLE VARIATIONS OF UNIT TYPES OCCUR. REFER TO 1/8" PLANS FOR EXACT CONFIGURATIONS AND DIMENSIONS.

B. ALL WALLS TO BE TYPE "H" ON FLOORS 1-4 U.O.N. FOR ALL EXTERIOR, CORRDIOR, AND PARTY WALL INFORMATION, SEE OVERALL FLOOR PLANS.

C. FOR INTERIOR FINISHES, SEE FINISH SCHEDULE.

D. PROVIDE WINDOW BLINDS AND SCREENS AT ALL UNIT WINDOWS.

E. FOR WINDOW TYPES, SEE 1/8" PLANS

F. FOR HVAC, SEE MECHANICAL DRAWINGS

G. FOR LOCATIONS OF MOBILITY & COMMUNICATION (HVI) UNITS SEE OVERALL PLANS AND UNIT SCHEDULE ON GENERAL SHEETS

H. GENERAL CONTRACTOR SHALL CREATE AN ILLUSTRATIVE STEP BY STEP INSTRUCTION GUIDE FOR ADAPTING THE KITCHEN CABINETRY FOR WHEELCHAIR USERS. MOCK UP INSPECTION IS REQUIRED FOR REMOVABLE BASE CABINETS BEFORE INSTALLATION.

I. CLEAR DIMENSIONS WITHIN UNIT ARE TO FINISH FACE OF WALL. DIMENSION AT DOOR JAMB 4" TYPICALLY & MINIMALLY.

J. ALL CONTROLS/ SWITCHES SHALL BE LOCATED BETWEEN 15" & 48" ABOVE FINISH FLOOR PER CBC 1136A.2, SEE ELECTRICAL DRAWINGS.

K. FOR DOOR CLEARANCES, SEE A9.90.

L. FOR LIGHT FIXTURE INFORMATION SEE ELECTRICAL DRAWINGS. LIGHTING FIXTURES ARE TO BE CENTERED IN THE ROOM, U.O.N.

M. PROVIDE A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE UNIT ENTRY DOOR. PROVIDED SHALL ALLOW FOR A MINIMUM 180 DEGREE RANGE OF VIEW PER CBC 11B-809.5.5.2. AT LEASE ONE MEANS OF IDENTIFYING TO BE PROVIDED AT EACH UNIT.

N. FOR UNIT KITCHEN P& BATHROOM PLANS SEE A5 SERIES SHEETS

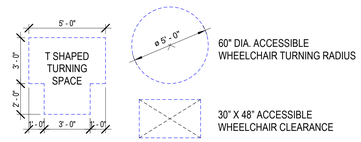
O. FAN COIL UNITS SHALL BE CENTERED ABOVE CLOSET DOORS U.O.N.

KEYNOTES	
9.33	FLOORING TRANSITION, SEE FINISH SCHEDULE
12.43	LINEN CLOSET, SEE 2/A9.61
12.44	CLOSET WITH WIRE SHELVING AND HANGER ROD, SEE 1/A9.61
12.104	WALL CAP, SEE 22/A9.60
22.17	MECHANICAL/PLUMBING CHASE
23.14	EXHAUST FAN, S.M.D.
23.15	CEILING ACCESS PANEL, LOCATE BELOW CEILING SUPPLY FAN, S.M.D., VERIFY LOCATION IN FIELD
26.50	FAN/LIGHT COMBO, S.E.D.
26.71	LIGHT FIXTURE, S.E.D.
26.73	MEDIA BOX, S.E.D.
26.74	UNIT LOAD CENTER, S.E.D.

ENLARGED UNIT PLAN LEGEND

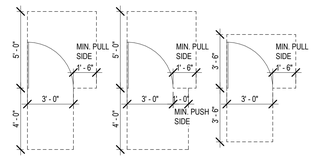
FOR ADDITIONAL ARCH. SYMBOLS, SEE SHEET G0.2

- NON-RATED WALL
- 1 HOUR FIRE-RATED ASSEMBLY
- 2 HOUR FIRE-RATED ASSEMBLY
- W — WINDOW / LOUVER TAG
- A — WALL TAG
- 101 — DOOR TAG
- FAN COIL UNIT — FAN COIL UNIT, SMD



60" DIA. ACCESSIBLE WHEELCHAIR TURNING RADIUS

30" X 48" ACCESSIBLE WHEELCHAIR CLEARANCE



MOBILITY DOOR CLEARANCE

MOBILITY DOOR WITH CLOSER AND LATCH CLEARANCE

ADAPTABLE UNIT DOOR CLEARANCE

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North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
2	12/8/21	SD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - ENLARGED UNIT PLANS

SCALE 1/4" = 1'-0"

A4.35

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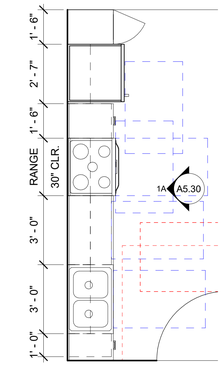
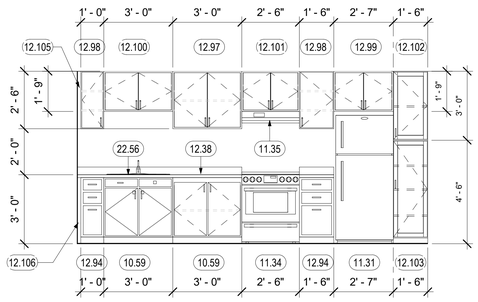
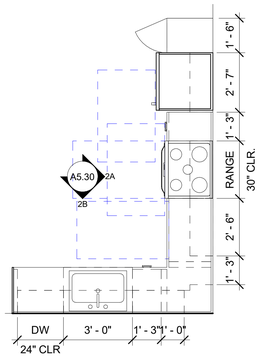


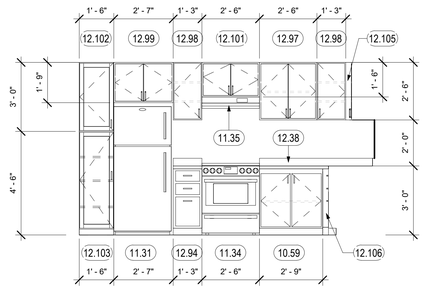


1A

1 KITCHEN TYPE A

3/8" = 1'-0"





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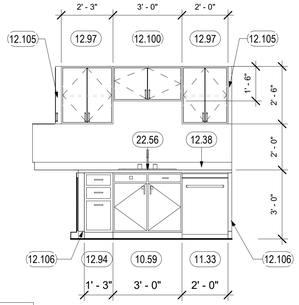

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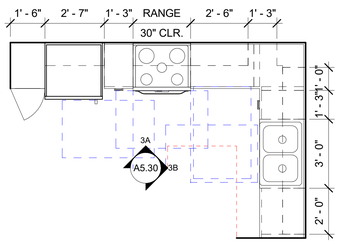
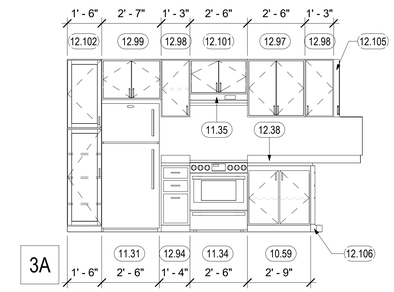
2 KITCHEN TYPE B.1

3/8" = 1'-0"





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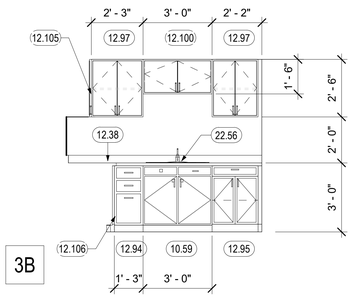

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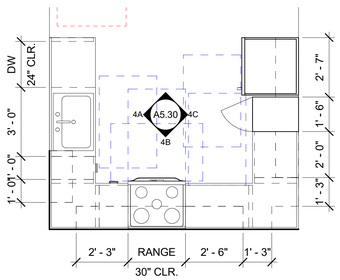
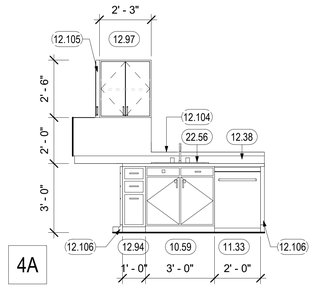
3 KITCHEN TYPE B.4

3/8" = 1'-0"





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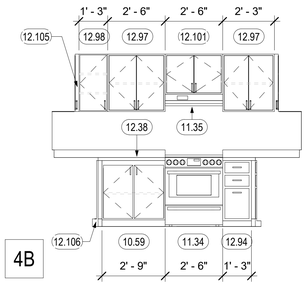

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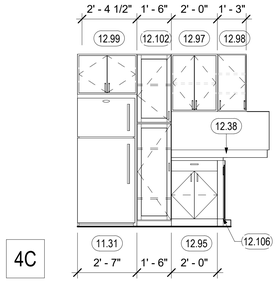

4C

4 KITCHEN TYPE C.2

3/8" = 1'-0"

GENERAL NOTES - KITCHEN

A. PROVIDE MOLD-RESISTANT GYP BOARD WHERE SHADED. EXTEND TO CABINET SIDE OF ADJACENT KITCHEN WING-WALLS NOT DEPICTED HERE.

B. KITCHEN BASE CABINETS TO BE 23" DEEP TYPICAL. DISTANCE COUNTERTOP BULL NOSE TO WALL 24" MAX.

C. AT MOBILITY UNITS OUTLETS AND SWITCHES IN EACH KITCHEN COUNTER OR LAVATORY AREA WILL BE REACHABLE AT FORWARD OR PARALLEL APPROACH. ALL OUTLETS LOCATED IN COUNTERTOPS WILL BE PLACED SO THAT A REACH OF 24" MAXIMUM IS PROVIDED, MEASURED FROM THE FACE OF THE COUNTERTOP OR FACE OF APPLIANCE TO FACE OF THE OUTLET. PROVIDE DUPLICATE OUTLETS WITHIN REACH (SUCH AS ON THE CASEWORK ON THE CABINET BELOW) IF NEW OUTLET PLACEMENT REQUIRED BY NEC IS INACCESSIBLE. ELECTRICAL CONTRACTOR TO COORDINATE WITH AGENCY HAVING JURISDICTION.

D. PROVIDE SOLID WOOD PANEL FINISHED TO MATCH CABINETS FACING ANY APPLIANCE. SEE ELEVATIONS FOR APPLIANCE LOCATIONS.

E. AT WALL MOUNTED ITEMS, PROVIDE WALL BLOCKING PER

F. RUBBER BASE (B-1) OCCURS UNDER BASE CABINETS IN TOE KICK AND AT ANY WALLS IN ANY ACCESSIBLE OR OPEN AREAS IN KITCHEN.

G. LOCATE ELECTRICAL OUTLETS AT CORNERS IN L-SHAPED KITCHENS REQUIRED DISTANCE FROM CORNER. SEE

KEYNOTES	
10.59	REMOVABLE BASE CABINET TO ALLOW 30" WIDE CLEAR FORWARD APPROACH, CABINET TO BE REMOVABLE WITHOUT SPECIAL TOOLS OR KNOWLEDGE. CONTINUE FLOORING, BASE, AND WALL FINISHES BELOW
11.31	REFRIGERATOR, SEE SPEC. CONTINUE FLOORING AND WALL BASE INTO APPLIANCE SPACE.
11.33	24" DISHWASHER, SEE SPEC
11.34	30" FREE STANDING ELECTRIC RANGE, WITH CONTROLS ON THE FRONT PANEL, SEE SPEC.
11.35	RANGE EXHAUST HOOD. PROVIDE WALL SWITCH FOR FAN AND LIGHT AT DISABLED ACCESSIBLE HEIGHT AT MOBILITY UNITS. CONTROLS ON FRONT PANEL.
12.38	SOLID SURFACE COUNTERTOP, 4"H BACKSPLASH WHERE SHOWN
12.94	WOOD BASE CABINET WITH 3 DRAWERS
12.95	WOOD BASE CABINET WITH SINGLE DRAWER AND (1) ADJUSTABLE SHELVES
12.97	UPPER CABINET WITH (1) ADJUSTABLE SHELVES
12.98	UPPER CABINET WITH (2) ADJUSTABLE SHELVES
12.99	UPPER CABINET OVER REFRIGERATOR
12.100	UPPER CABINET OVER SINK
12.101	UPPER CABINET OVER HOOD
12.102	LOCKING PANTRY CABINET
12.103	PANTRY CABINET WITH 3 SHELVES
12.104	WALL CAP, SEE 22/A9.60
12.105	UPPER FILL PANEL
12.106	LOWER FILL PANEL
22.56	KITCHEN SINK, S.P.D

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North Housing, Block A

SENIOR PHASE

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ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
2	12/8/21	SD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE

SEN - ENLARGED KITCHEN PLANS & ELEVATIONS

SCALE As indicated

A5.30

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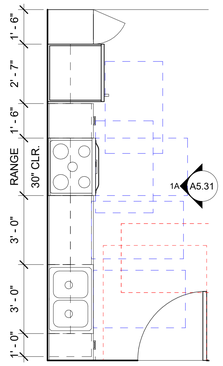
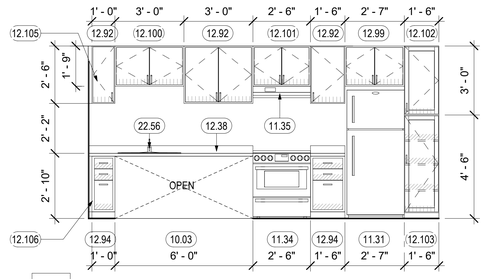
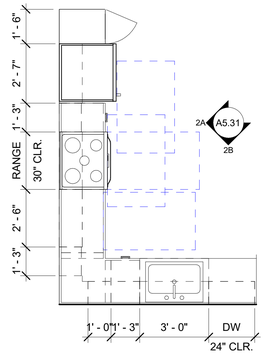
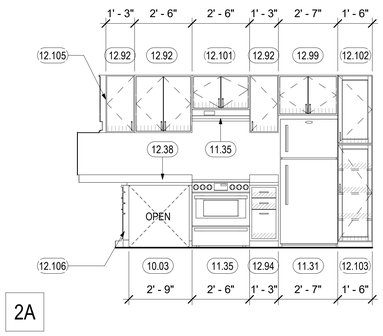


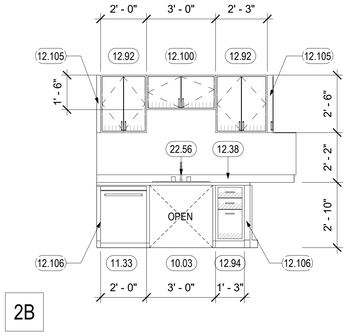


1 KITCHEN TYPE A

3/8" = 1'-0"

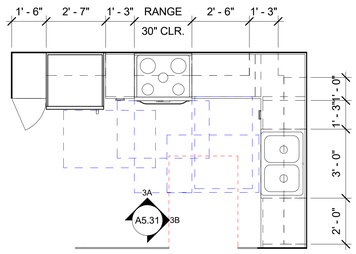


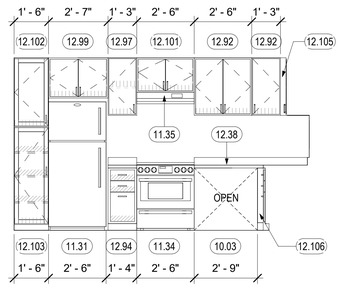


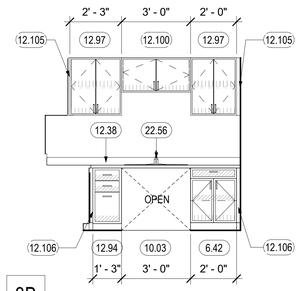


2 KITCHEN TYPE B.1 - MOBILITY

3/8" = 1'-0"







3 SEN - KITCHEN TYPE B.4 - MOBILITY

3/8" = 1'-0"

GENERAL NOTES - KITCHEN

A. PROVIDE MOLD-RESISTANT GYP BOARD WHERE SHADED. EXTEND TO CABINET SIDE OF ADJACENT KITCHEN WING-WALLS NOT DEPICTED HERE.

B. KITCHEN BASE CABINETS TO BE 23" DEEP TYPICAL. DISTANCE COUNTERTOP BULL NOSE TO WALL 24" MAX.

C. AT MOBILITY UNITS OUTLETS AND SWITCHES IN EACH KITCHEN COUNTER OR LAVATORY AREA WILL BE REACHABLE AT FORWARD OR PARALLEL APPROACH. ALL OUTLETS LOCATED IN COUNTERTOPS WILL BE PLACED SO THAT A REACH OF 24" MAXIMUM IS PROVIDED, MEASURED FROM THE FACE OF THE COUNTERTOP OR FACE OF APPLIANCE TO FACE OF THE OUTLET. PROVIDE DUPLICATE OUTLETS WITHIN REACH (SUCH AS ON THE CASEWORK ON THE CABINET BELOW) IF NEW OUTLET PLACEMENT REQUIRED BY NEC IS INACCESSIBLE. ELECTRICAL CONTRACTOR TO COORDINATE WITH AGENCY HAVING JURISDICTION.

D. PROVIDE SOLID WOOD PANEL FINISHED TO MATCH CABINETS FACING ANY APPLIANCE. SEE ELEVATIONS FOR APPLIANCE LOCATIONS.

E. AT WALL MOUNTED ITEMS, PROVIDE WALL BLOCKING PER

F. RUBBER BASE (B-1) OCCURS UNDER BASE CABINETS IN TOE KICK AND AT ANY WALLS IN ANY ACCESSIBLE OR OPEN AREAS IN KITCHEN.

G. LOCATE ELECTRICAL OUTLETS AT CORNERS IN L-SHAPED KITCHENS REQUIRED DISTANCE FROM CORNER. SEE

KEYNOTES	
6.42	DOUBLE DOOR BASE CABINET WITH (1) DRAWER AND (1) FIXED SHELF - FINISH PER SPEC
10.03	CLEAR KNEE SPACE INSIDE (SINK BOX) CABINET, PROVIDE PLYWOOD APRON/PIPE INSULATION. FACES TO BE SOLID WOOD PANEL FINISH TO MATCH CABINETS, SEE DETAIL 26/A9.60
11.31	REFRIGERATOR, SEE SPEC. CONTINUE FLOORING AND WALL BASE INTO APPLIANCE SPACE.
11.33	24" DISHWASHER, SEE SPEC
11.34	30" FREE STANDING ELECTRIC RANGE, WITH CONTROLS ON THE FRONT PANEL, SEE SPEC.
11.35	RANGE EXHAUST HOOD. PROVIDE WALL SWITCH FOR FAN AND LIGHT AT DISABLED ACCESSIBLE HEIGHT AT MOBILITY UNITS. CONTROLS ON FRONT PANEL.
12.38	SOLID SURFACE COUNTERTOP, 4"H BACKSPLASH WHERE SHOWN
12.92	UPPER CABINET WITH (0) ADJUSTABLE SHELVES
12.94	WOOD BASE CABINET WITH 3 DRAWERS
12.97	UPPER CABINET WITH (1) ADJUSTABLE SHELVES
12.99	UPPER CABINET OVER REFRIGERATOR
12.100	UPPER CABINET OVER SINK
12.101	UPPER CABINET OVER HOOD
12.102	LOCKING PANTRY CABINET
12.103	PANTRY CABINET WITH 3 SHELVES
12.105	UPPER FILL PANEL
12.106	LOWER FILL PANEL
22.56	KITCHEN SINK, S.P.D

MOBILITY KITCHEN CALCULATIONS

KITCHEN TYPE A, 11B MOBILITY	
TOTAL STORAGE AREA	46.08 SQ FT
50% OF TOTAL STORAGE	23.04 SQ FT
ACCESSIBLE STORAGE PROVIDED	24 SQ FT
KITCHEN TYPE B.1, 11B MOBILITY	
TOTAL STORAGE AREA	47.33 SQ FT
50% OF TOTAL STORAGE	23.67 SQ FT
ACCESSIBLE STORAGE PROVIDED	24 SQ FT
KITCHEN TYPE B.4, 11B MOBILITY	
TOTAL STORAGE AREA	62.83 SQ FT
50% OF TOTAL STORAGE	31.42 SQ FT
ACCESSIBLE STORAGE PROVIDED	32 SQ FT

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JOB CAPTAIN	Approver

ISSUE

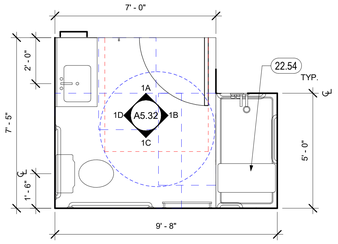
△	DATE	DESCRIPTION
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

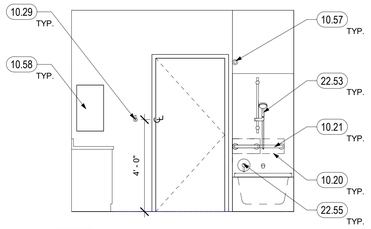
DRAWING TITLE

SEN - ENLARGED MOBILITY KITCHEN PLANS & ELEVATIONS

SCALE As indicated

A5.31





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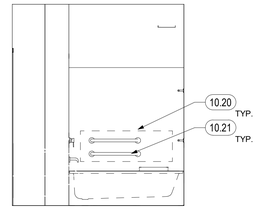

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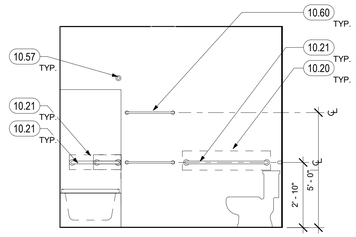

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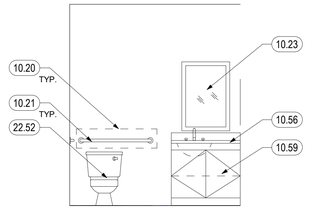
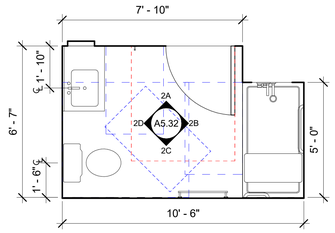
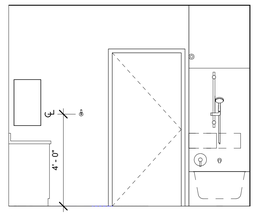


1D

1 BATHROOM TYPE A.1 - MOBILITY & ADAPTABLE

3/8" = 1'-0"





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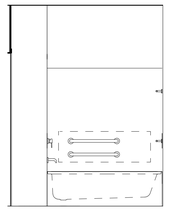

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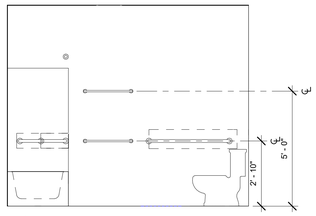

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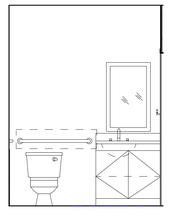
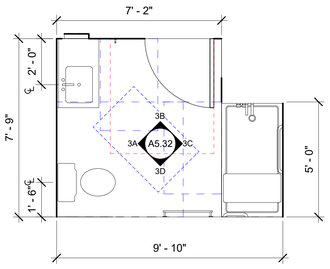
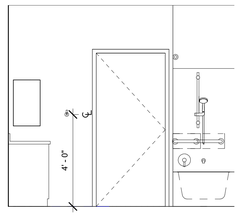


2D

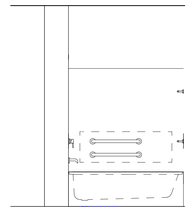
2 BATHROOM TYPE A.3 - MOBILITY & ADAPTABLE

3/8" = 1'-0" **FOR TYPICAL NOTES, SEE 1/A5.32**

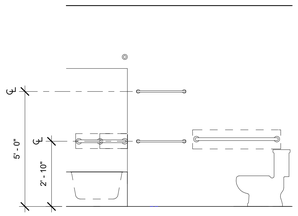




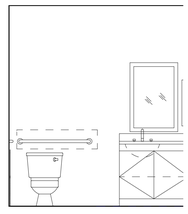
3B



3C



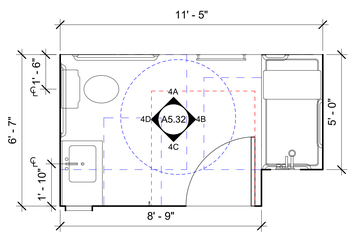
3D

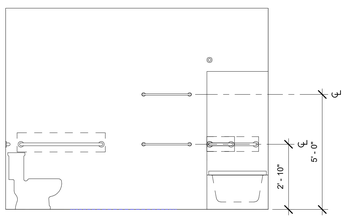


3A

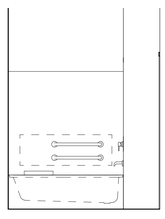
3 BATHROOM TYPE A.5 - MOBILITY & ADAPTABLE

3/8" = 1'-0" **FOR TYPICAL NOTES, SEE 1/A5.32**





4A



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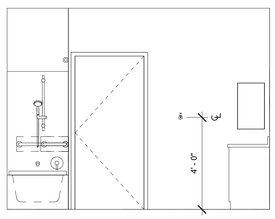

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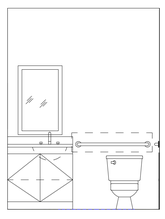
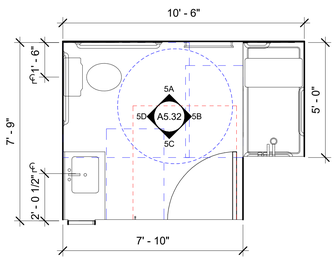
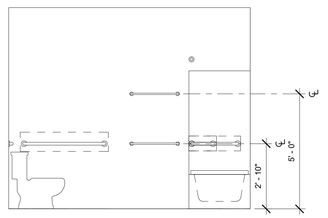


4D

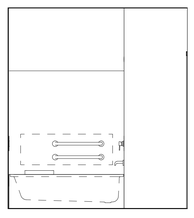
4 BATHROOM TYPE A.7 - MOBILITY

3/8" = 1'-0" **FOR TYPICAL NOTES, SEE 1/A5.32**

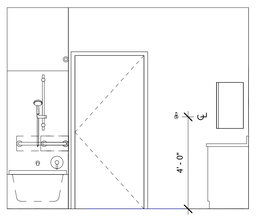




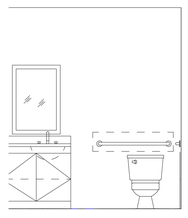
5A



5B



5C



5D

5 BATHROOM TYPE A.8

3/8" = 1'-0" **FOR TYPICAL NOTES, SEE 1/A5.32**

GENERAL NOTES - BATHROOM

A. PROVIDE MOLD- RESISTANT GYP. BOARD WHERE SHADED.

B. BATHROOM DIMENSIONS SHOWN ON THIS SHEET ARE TO FINISH FACE OF WALL. DIMENSION AT DOOR JAMB 4" MIN.

C. ENSURE ALL DOOR CLEARANCES ARE MAINTAINED.

D. FOR LOCATIONS OF MOBILITY UNITS SEE OVERALL PLANS

KEYNOTES	
10.20	GRAB BAR BACKING. BACKING TO ACCOMMODATE 250 LB FORCE
10.21	GRAB BAR AT MOBILITY UNITS ONLY
10.23	MIRROR
10.29	ROBE HOOK
10.56	COUNTERTOP WITH INTEGRAL BOWL AND BACKSIDE SPLASHES, S.P.D.
10.57	SHOWER CURTAIN ROD
10.58	MEDICINE CABINET 40" A.F.F. TO BOTTOM SHELF
10.59	REMOVABLE BASE CABINET TO ALLOW 30" WIDE CLEAR FORWARD APPROACH, CABINET TO BE REMOVABLE WITHOUT SPECIAL TOOLS OR KNOWLEDGE. CONTINUE FLOORING, BASE, AND WALL FINISHES BELOW
10.60	24" TOWEL BAR
22.52	RESIDENTIAL TOILET, S.P.D.
22.53	SHOWER SPRAY UNIT WITH 59" HOSE
22.54	TUB AT MOBILITY UNITS ONLY TO PROVIDE TUB SEAT BY TUB MANUFACTURER (PER CBC 11271.5.2.2)
22.55	SINGLE LEVER CONTROLS

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North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

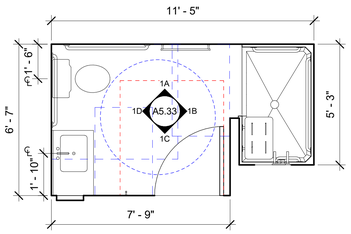
△	DATE	DESCRIPTION
2	12/8/21	SD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

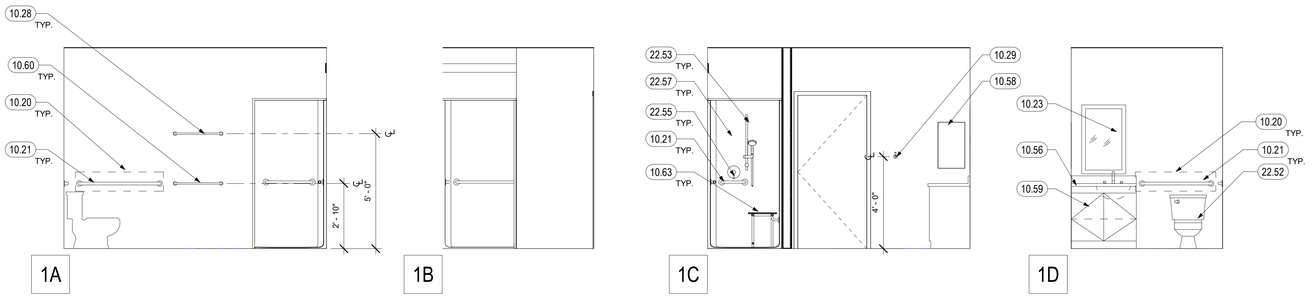
DRAWING TITLE

SEN - ENLARGED BATHROOM PLANS & ELEVATIONS

SCALE As indicated

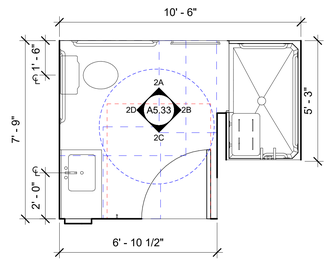
A5.32

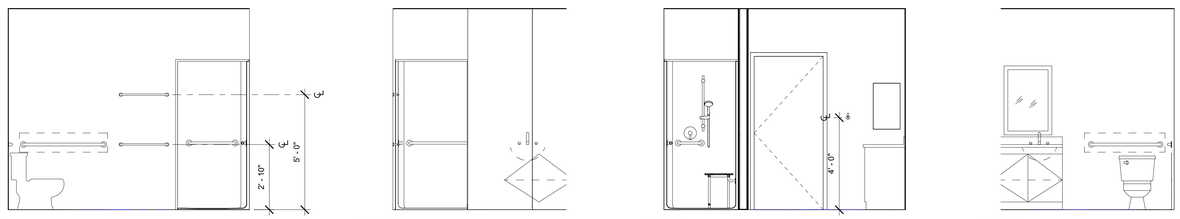




1 BATHROOM TYPE A.9 - MOBILITY

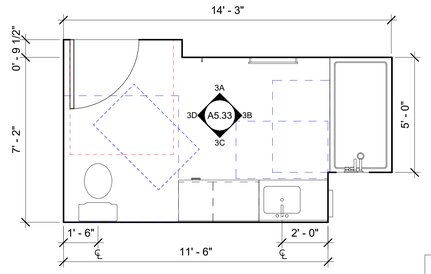
3/8" = 1'-0" **FOR TYPICAL NOTES, SEE 1/A5.33**

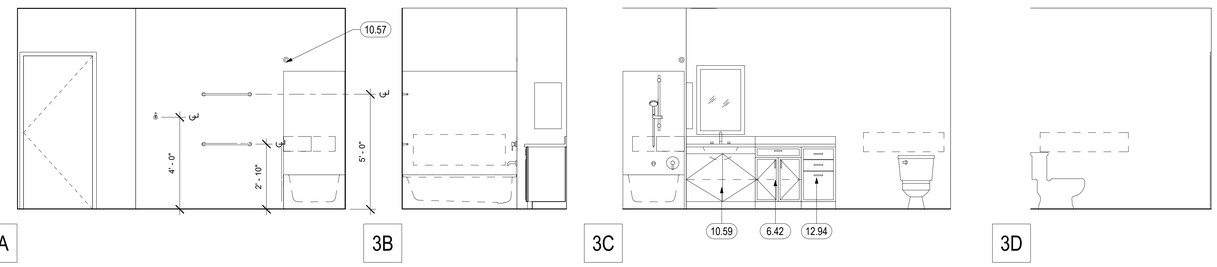




2 BATHROOM TYPE A.10 - MOBILITY

3/8" = 1'-0" **FOR TYPICAL NOTES, SEE 1/A5.33**

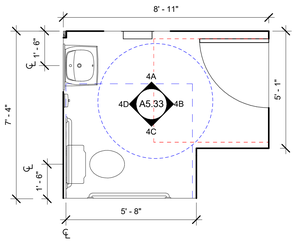


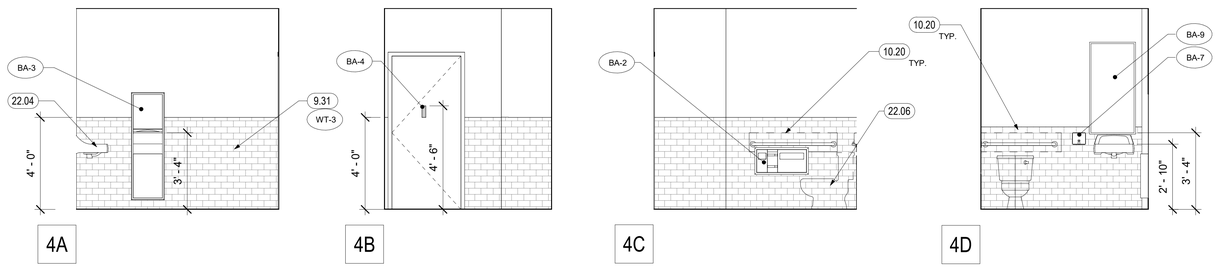


3 BATHROOM TYPE B.1 - ADAPTABLE

3/8" = 1'-0"

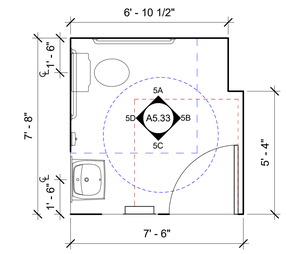
FOR TYPICAL NOTES, SEE 1/A5.33

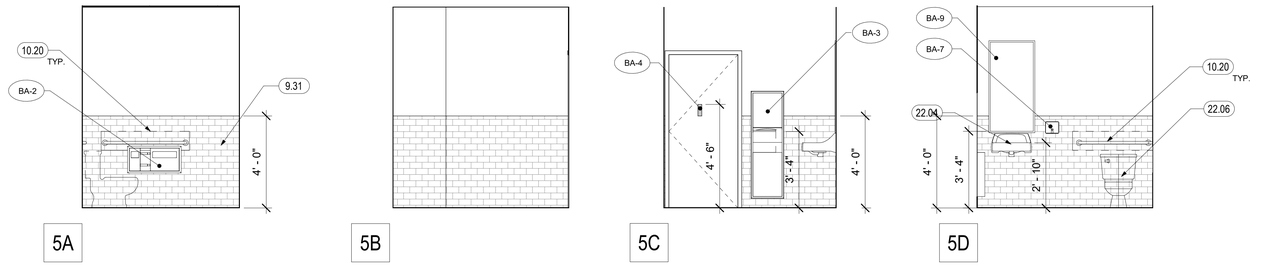




4 SEN - COMMUNITY RESTROOM

3/8" = 1'-0"





5 SEN - RESTROOM BY ELEVATOR

3/8" = 1'-0"

GENERAL NOTES - BATHROOM

A. PROVIDE MOLD- RESISTANT GYP. BOARD WHERE SHADED.

B. BATHROOM DIMENSIONS SHOWN ON THIS SHEET ARE TO FINISH FACE OF WALL. DIMENSION AT DOOR JAMB 4" MIN.

C. ENSURE ALL DOOR CLEARANCES ARE MAINTAINED.

D. FOR LOCATIONS OF MOBILITY UNITS SEE OVERALL PLANS

KEYNOTES	
6.42	DOUBLE DOOR BASE CABINET WITH (1) DRAWER AND (1) FIXED SHELF - FINISH PER SPEC
9.31	CERAMIC TILE WAINSCOT
10.20	GRAB BAR BACKING. BACKING TO ACCOMMODATE 250 LB FORCE
10.21	GRAB BAR AT MOBILITY UNITS ONLY
10.23	MIRROR
10.28	WALL MOUNTED 24" TOWEL BAR
10.29	ROBE HOOK
10.56	COUNTERTOP WITH INTEGRAL BOWL AND BACKSIDE SPLASHES, S.P.D.
10.57	SHOWER CURTAIN ROD
10.58	MEDICINE CABINET 40" A.F.F. TO BOTTOM SHELF
10.59	REMOVABLE BASE CABINET TO ALLOW 30" WIDE CLEAR FORWARD APPROACH, CABINET TO BE REMOVABLE WITHOUT SPECIAL TOOLS OR KNOWLEDGE. CONTINUE FLOORING, BASE, AND WALL FINISHES BELOW
10.60	24" TOWEL BAR
10.63	22" X 16" FOLD DOWN SEAT WITH SWING DOWN LEGS
12.94	WOOD BASE CABINET WITH 3 DRAWERS
22.04	WALL-HUNG SINK AND FAUCET, ACCESSIBLE, S.P.D. SEE X/XX
22.06	TOILET; S.P.D. & ACCESS DETAILS ON SHEET XX
22.52	RESIDENTIAL TOILET, S.P.D.
22.53	SHOWER SPRAY UNIT WITH 59" HOSE
22.55	SINGLE LEVER CONTROLS
22.57	ROLL IN SHOWER, S.P.D.

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North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

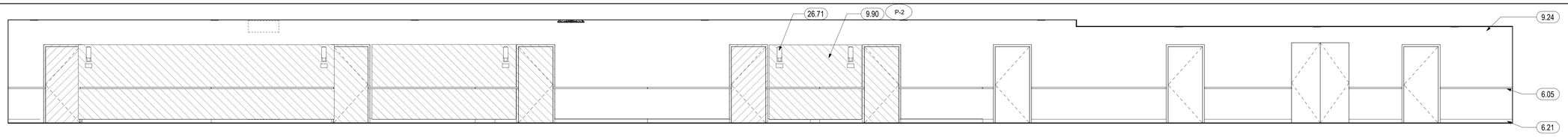
△	DATE	DESCRIPTION
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE

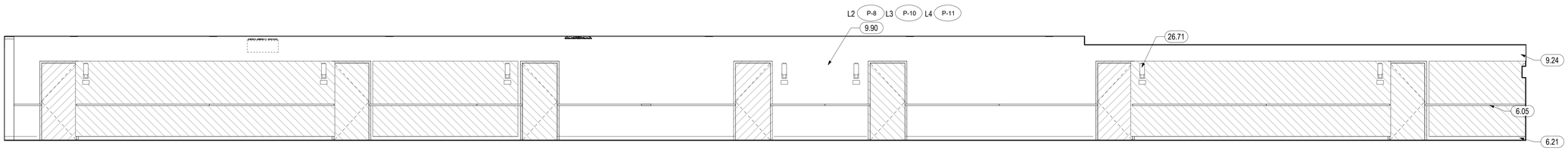
SEN - ENLARGED BATHROOM PLANS & ELEVATIONS

SCALE As indicated

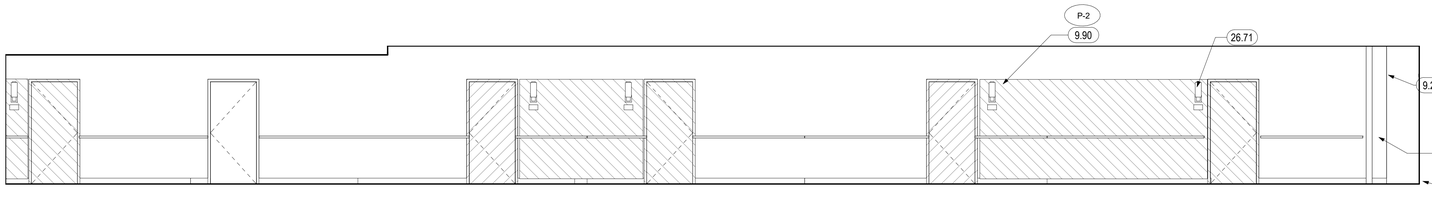
A5.33



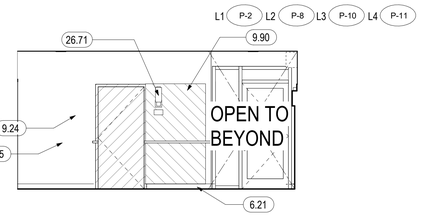
1 SEN LEVEL 1 - SOUTH CORRIDOR UNITS
1/4" = 1'-0"



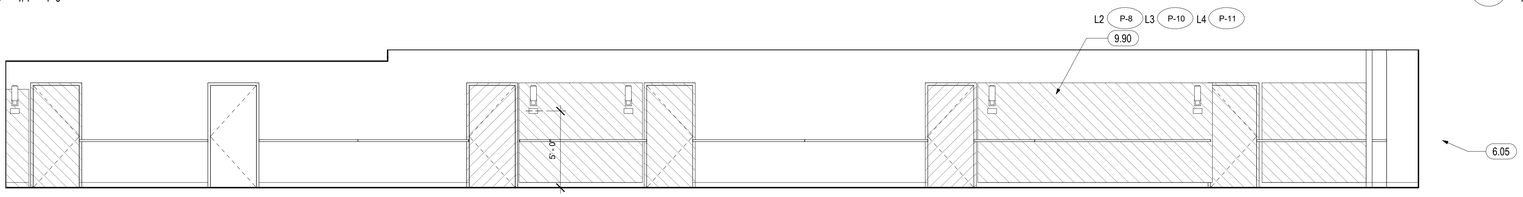
2 SEN LEVELS 2-4 - SOUTH CORRIDOR UNITS TYPICAL
1/4" = 1'-0"



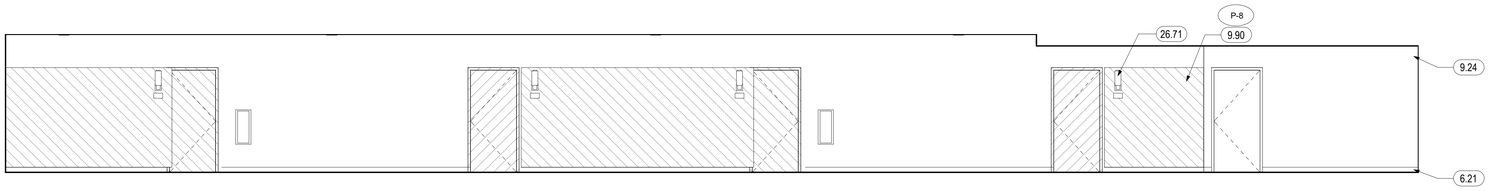
3 SEN LEVEL 1 - EAST CORRIDOR UNITS
1/4" = 1'-0"



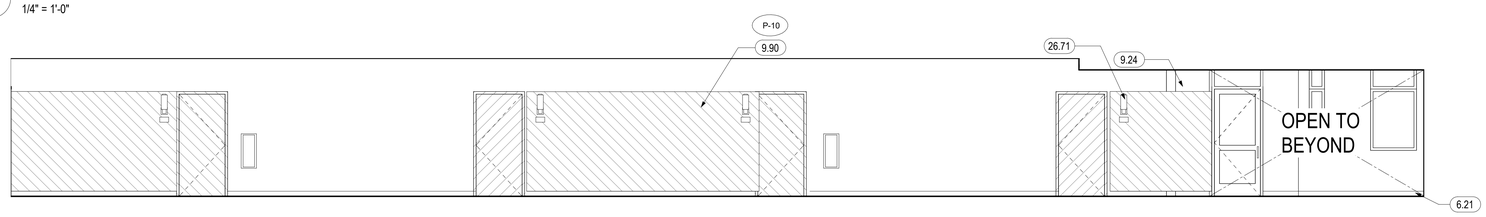
4 SEN LEVELS 1-4 - EAST CORRIDOR UNIT TYPICAL
1/4" = 1'-0"



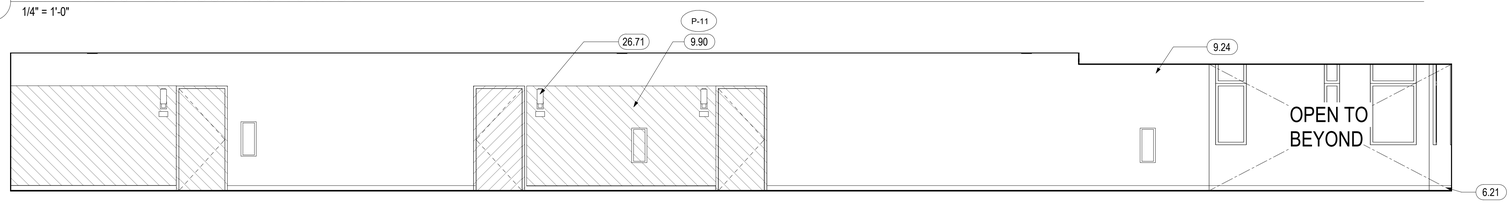
5 SEN LEVELS 2-4 - EAST CORRIDOR UNITS TYPICAL
1/4" = 1'-0"



6 SEN LEVEL 2 - EAST CORRIDOR UNITS 2
1/4" = 1'-0"



7 SEN LEVEL 3 - EAST CORRIDOR UNITS 2
1/4" = 1'-0"



8 SEN LEVEL 4 - EAST CORRIDOR UNITS 2
1/4" = 1'-0"

KEYNOTES	
6.05	WOOD HANDRAIL, SEE 17/A9.40
6.21	WALL BASE, SEE SCHEDULE AND SPECS
9.24	GYP. BOARD - PAINT TYP
9.90	ACCENT PAINT WALL, SEE FINISH SCHEDULE
26.71	LIGHT FIXTURE, S.E.D.

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SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - CORRIDOR UNITS ELEVATIONS

SCALE 1/4" = 1'-0"

A5.34

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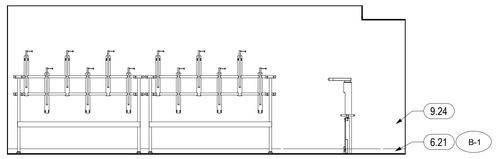
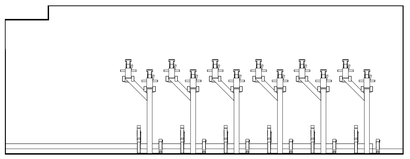
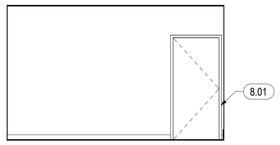


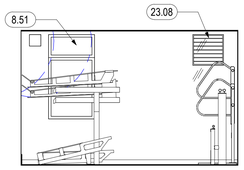
1 SEN LEVEL 1 - BIKE ROOM NORTH ELEVATION
1/4" = 1'-0"



2 SEN LEVEL 1 - BIKE ROOM SOUTH ELEVATION
1/4" = 1'-0"



3 SEN LEVEL 1 - BIKE ROOM EAST ELEVATION
1/4" = 1'-0"



4 SEN LEVEL 1 - BIKE ROOM WEST ELEVATION
1/4" = 1'-0"

KEYNOTES	
6.21	WALL BASE, SEE SCHEDULE AND SPECS
8.01	DOOR, SEE DOOR SCHEDULE
8.51	EXTERIOR WINDOW - SEE WINDOW SCHEDULE
9.24	GYP. BOARD - PAINT TYP
12.90	LONG-TERM BIKE STORAGE RACK, DERO ULTRA SPACE SAVER SQUARED
23.08	MECHANICAL LOUVER, S.M.D., PAINT TO MATCH ADJACENT WALL

5 SEN LEVEL 2 - BIKE ROOM NORTH ELEVATION
1/4" = 1'-0"

6 SEN LEVEL 2 - BIKE ROOM SOUTH ELEVATION
1/4" = 1'-0"

7 SEN LEVEL 2 - BIKE ROOM EAST ELEVATION
1/4" = 1'-0"

8 SEN LEVEL 2 - BIKE ROOM WEST ELEVATION
1/4" = 1'-0"

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North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO. 19009
DRAWN Author
CHECKED Checker
JOB CAPTAIN Approver

ISSUE

△	DATE	DESCRIPTION
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - BIKE ROOM ELEVATIONS

SCALE 1/4" = 1'-0"

A5.35

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9/29/2022 12:04:05 PM

1 SEN - RCP - LEVEL 1
1/8" = 1'-0"

GENERAL NOTES - RCP

A. SPRINKLER HEADS TO BE RECESSED TYPE, TYPICAL

B. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR MOUNTING LOCATIONS OF ITEMS WHERE NO CEILING IS REQUIRED OR INDICATED.

C. LIGHTS, DIFFUSERS, EXIT SIGNS, SMOKE DETECTORS, SPEAKERS, STROBES AND MISCELLANEOUS DEVICES SHALL BE CENTERED IN THE CEILING TILE IN WHICH THEY OCCUR, UNLESS NOTED OTHERWISE.

D. SEE A4.00 SERIES FOR SOFFITS AT COMMON SPACE.

E. DROPPED CEILINGS IN RESIDENTIAL UNITS TO BE 8'-9" A.F.F. U.O.N.

F. SOFFITS TO BE 1'-6" WIDE OR ALIGN AS SHOWN, U.O.N.

G. SEE DETAIL 1/A9.20 FOR FIRE-RATED BEAM ENCASEMENT ASSEMBLY TO BE USED AT ALL BEAM LOCATIONS U.O.N., S.S.D. FOR BEAM LOCATIONS

H. CEILING ELEVATIONS ARE CLEAR DIMENSIONS TO BOTTOM OF FINISH.

I. AT FIRST FLOOR, ELEVATIONS ARE ABOVE 0' -0" FLOOR LEVEL DATUM.

J. AT ANY TIME THE BUILDING IS OCCUPIED THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL. THE POWER SUPPLY FOR THE EGRESS SHALL NORMALLY BE PROVIDED BY THE BUILDING ELECTRICAL SUPPLY.

K. SEE A3 SERIES ELEVATIONS FOR LOUVER & VENT CAP BALANCE OF INFORMATION.

KEYNOTES	
5.05	DOWNSPOUT, DIRECT TO WATER TREATMENT AREA, S.C.D.
23.07	8" X 8" EXHAUST VENT CAP W/ 3' RADIUS CLEARANCE. SILL HEIGHT OF 7'-10" U.O.N. SUCH THAT TOP OF VENT CAP ALIGNS WITH ADJACENT DOORS / WINDOWS. PAINT TO MATCH ADJACENT WALL
23.08	MECHANICAL LOUVER, S.M.D., PAINT TO MATCH ADJACENT WALL
23.11	9" X 9" OSA VENT CAP W/ 10' RADIUS CLEARANCE. SILL HEIGHT OF 7'-9" U.O.N SUCH THAT TOP OF VENT CAP ALIGNS WITH ADJACENT DOORS / WINDOWS. PAINT TO MATCH ADJACENT WALL
26.71	LIGHT FIXTURE, S.E.D.

LEGEND - FIXTURE

- SURFACE MOUNTED ROUND 8", S.E.D.
- 4' LED STRIP FIXTURE, S.E.D.
- 4' RECESSED LED STRIP, S.E.D.
- EXTERIOR LIGHT, S.E.D.
- CEILING HUNG ROUND LIGHT, S.E.D.
- CORRIDOR WALL MOUNTED SCONCE, S.E.D.
- RECESSED 2 X 2, S.E.D
- COMMUNITY RM CEILING HUNG LIGHT, S.E.D.
- PENDANT LIGHT 10', S.E.D.
- PENDANT LIGHT 12', S.E.D.
- ACCESS PANEL
- FAN COIL UNIT, S.M.D
- EXHAUST GRILLE, S.M.D.
- RETURN GRILLE, S.M.D.
- SUPPLY GRILLE, S.M.D.
- EXIT SIGN, S.E.D.

LEGEND - RCP

- 24" x 24" ACOUSTICAL TILE CEILING (AC-1)
- 48"" x 48" ACOUSTICAL TILE CEILING (AC-2)
- GYPSUM BOARD CEILING ON FRAMING
- OPEN STRUCTURE
- ACOUSTIC WOOD CEILING (WDC-1)

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STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

	DATE	DESCRIPTION
2	12/8/21	SD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - 1ST FLOOR REFLECTED CEILING PLAN

SCALE As indicated

A6.31

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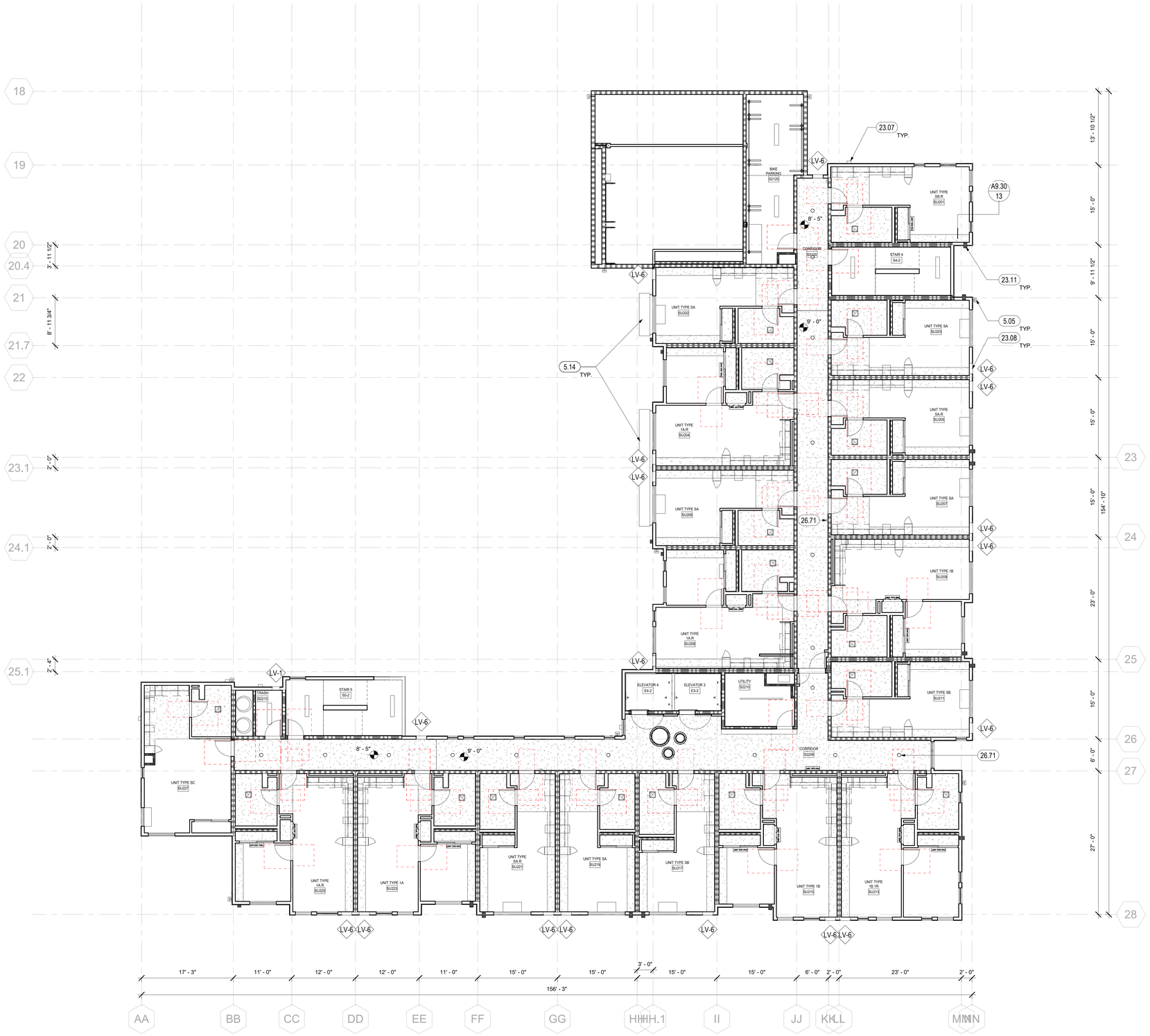

1 SEN - RCP - LEVEL 2
1/8" = 1'-0"

GENERAL NOTES - RCP

A. SPRINKLER HEADS TO BE RECESSED TYPE, TYPICAL

B. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR MOUNTING LOCATIONS OF ITEMS WHERE NO CEILING IS REQUIRED OR INDICATED.

C. LIGHTS, DIFFUSERS, EXIT SIGNS, SMOKE DETECTORS, SPEAKERS, STROBES AND MISCELLANEOUS DEVICES SHALL BE CENTERED IN THE CEILING TILE IN WHICH THEY OCCUR, UNLESS NOTED OTHERWISE.

D. SEE A4.00 SERIES FOR SOFFITS AT COMMON SPACE.

E. DROPPED CEILINGS IN RESIDENTIAL UNITS TO BE 8'-9" A.F.F. U.O.N.

F. SOFFITS TO BE 1'-6" WIDE OR ALIGN AS SHOWN, U.O.N.

G. SEE DETAIL 1/A9.20 FOR FIRE-RATED BEAM ENCASEMENT ASSEMBLY TO BE USED AT ALL BEAM LOCATIONS U.O.N., S.S.D. FOR BEAM LOCATIONS

H. CEILING ELEVATIONS ARE CLEAR DIMENSIONS TO BOTTOM OF FINISH.

I. AT FIRST FLOOR, ELEVATIONS ARE ABOVE 0' -0" FLOOR LEVEL DATUM.

J. AT ANY TIME THE BUILDING IS OCCUPIED THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL. THE POWER SUPPLY FOR THE EGRESS SHALL NORMALLY BE PROVIDED BY THE BUILDING ELECTRICAL SUPPLY.

K. SEE A3 SERIES ELEVATIONS FOR LOUVER & VENT CAP BALANCE OF INFORMATION.

KEYNOTES	
5.05	DOWNSPOUT, DIRECT TO WATER TREATMENT AREA, S.C.D.
5.14	ALUMINUM SUNSHADE, SEE A8.43
23.07	8" X 8" EXHAUST VENT CAP W/ 3' RADIUS CLEARANCE. SILL HEIGHT OF 7'-10" U.O.N. SUCH THAT TOP OF VENT CAP ALIGNS WITH ADJACENT DOORS / WINDOWS. PAINT TO MATCH ADJACENT WALL
23.08	MECHANICAL LOUVER, S.M.D., PAINT TO MATCH ADJACENT WALL
23.11	9" X 9" OSA VENT CAP W/ 10' RADIUS CLEARANCE. SILL HEIGHT OF 7'-9" U.O.N SUCH THAT TOP OF VENT CAP ALIGNS WITH ADJACENT DOORS / WINDOWS. PAINT TO MATCH ADJACENT WALL
26.71	LIGHT FIXTURE, S.E.D.

LEGEND - FIXTURE

- SURFACE MOUNTED ROUND 8", S.E.D.
- 4' LED STRIP FIXTURE, S.E.D.
- 4' RECESSED LED STRIP, S.E.D.
- EXTERIOR LIGHT, S.E.D.
- CEILING HUNG ROUND LIGHT, S.E.D.
- CORRIDOR WALL MOUNTED SCONCE, S.E.D.
- RECESSED 2 X 2, S.E.D
- COMMUNITY RM CEILING HUNG LIGHT, S.E.D.
- PENDANT LIGHT 10', S.E.D.
- PENDANT LIGHT 12', S.E.D.
- ACCESS PANEL
- FAN COIL UNIT, S.M.D
- EXHAUST GRILLE, S.M.D.
- RETURN GRILLE, S.M.D.
- SUPPLY GRILLE, S.M.D.
- EXIT SIGN, S.E.D.

LEGEND - RCP

- 24" x 24" ACOUSTICAL TILE CEILING (AC-1)
- 48"" x 48" ACOUSTICAL TILE CEILING (AC-2)
- GYPSUM BOARD CEILING ON FRAMING
- OPEN STRUCTURE
- ACOUSTIC WOOD CEILING (WDC-1)

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North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

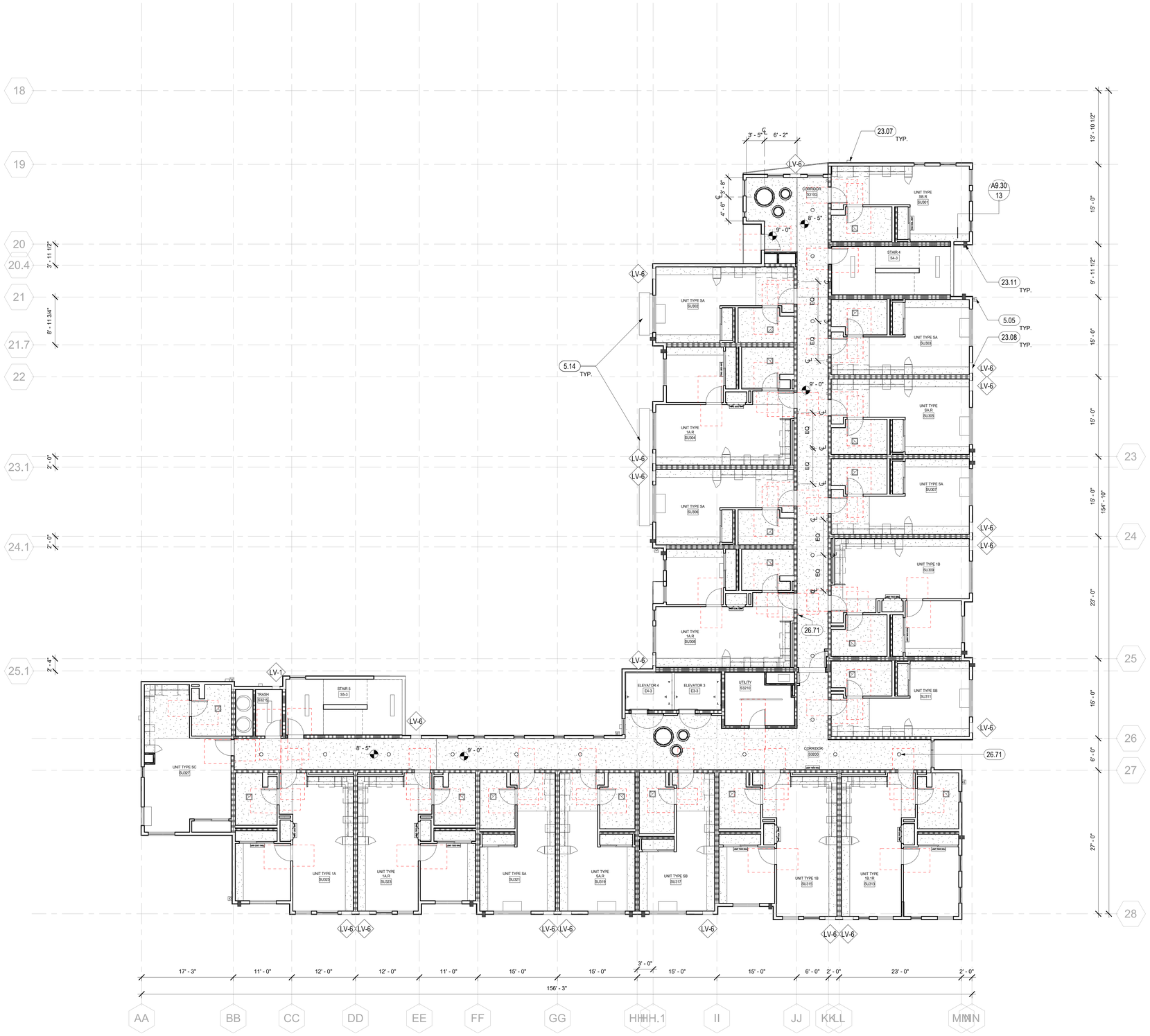
	DATE	DESCRIPTION
2	12/8/21	SD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - 2ND FLOOR REFLECTED CEILING PLAN

SCALE As indicated

A6.32

C:\Users\aatre\Documents\Revit_Local_Files\19009.AHA North Housing Central_aatreRVJBS.rvt



1 SEN - RCP - LEVEL 3
1/8" = 1'-0"

GENERAL NOTES - RCP

A. SPRINKLER HEADS TO BE RECESSED TYPE, TYPICAL

B. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR MOUNTING LOCATIONS OF ITEMS WHERE NO CEILING IS REQUIRED OR INDICATED.

C. LIGHTS, DIFFUSERS, EXIT SIGNS, SMOKE DETECTORS, SPEAKERS, STROBES AND MISCELLANEOUS DEVICES SHALL BE CENTERED IN THE CEILING TILE IN WHICH THEY OCCUR, UNLESS NOTED OTHERWISE.

D. SEE A4.00 SERIES FOR SOFFITS AT COMMON SPACE.

E. DROPPED CEILINGS IN RESIDENTIAL UNITS TO BE 8'-9" A.F.F. U.O.N.

F. SOFFITS TO BE 1'-6" WIDE OR ALIGN AS SHOWN, U.O.N.

G. SEE DETAIL 1/A9.20 FOR FIRE-RATED BEAM ENCASEMENT ASSEMBLY TO BE USED AT ALL BEAM LOCATIONS U.O.N., S.S.D. FOR BEAM LOCATIONS

H. CEILING ELEVATIONS ARE CLEAR DIMENSIONS TO BOTTOM OF FINISH.

I. AT FIRST FLOOR, ELEVATIONS ARE ABOVE 0' -0" FLOOR LEVEL DATUM.

J. AT ANY TIME THE BUILDING IS OCCUPIED THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL. THE POWER SUPPLY FOR THE EGRESS SHALL NORMALLY BE PROVIDED BY THE BUILDING ELECTRICAL SUPPLY.

K. SEE A3 SERIES ELEVATIONS FOR LOUVER & VENT CAP BALANCE OF INFORMATION.

KEYNOTES	
5.05	DOWNSPOUT, DIRECT TO WATER TREATMENT AREA, S.C.D.
5.14	ALUMINUM SUNSHADE, SEE A8.43
23.07	8" X 8" EXHAUST VENT CAP W/ 3' RADIUS CLEARANCE. SILL HEIGHT OF 7'-10" U.O.N. SUCH THAT TOP OF VENT CAP ALIGNS WITH ADJACENT DOORS / WINDOWS. PAINT TO MATCH ADJACENT WALL
23.08	MECHANICAL LOUVER, S.M.D., PAINT TO MATCH ADJACENT WALL
23.11	9" X 9" OSA VENT CAP W/ 10' RADIUS CLEARANCE. SILL HEIGHT OF 7'-9" U.O.N SUCH THAT TOP OF VENT CAP ALIGNS WITH ADJACENT DOORS / WINDOWS. PAINT TO MATCH ADJACENT WALL
26.71	LIGHT FIXTURE, S.E.D.

LEGEND - FIXTURE

- SURFACE MOUNTED ROUND 8", S.E.D.
- 4' LED STRIP FIXTURE, S.E.D.
- 4' RECESSED LED STRIP, S.E.D.
- EXTERIOR LIGHT, S.E.D.
- CEILING HUNG ROUND LIGHT, S.E.D.
- CORRIDOR WALL MOUNTED SCONCE, S.E.D.
- RECESSED 2 X 2, S.E.D
- COMMUNITY RM CEILING HUNG LIGHT, S.E.D.
- PENDANT LIGHT 10', S.E.D.
- PENDANT LIGHT 12', S.E.D.
- ACCESS PANEL
- FAN COIL UNIT, S.M.D
- EXHAUST GRILLE, S.M.D.
- RETURN GRILLE, S.M.D.
- SUPPLY GRILLE, S.M.D.
- EXIT SIGN, S.E.D.

LEGEND - RCP

- 24" x 24" ACOUSTICAL TILE CEILING (AC-1)
- 48" x 48" ACOUSTICAL TILE CEILING (AC-2)
- GYPSUM BOARD CEILING ON FRAMING
- OPEN STRUCTURE
- ACOUSTIC WOOD CEILING (WDC-1)

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STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

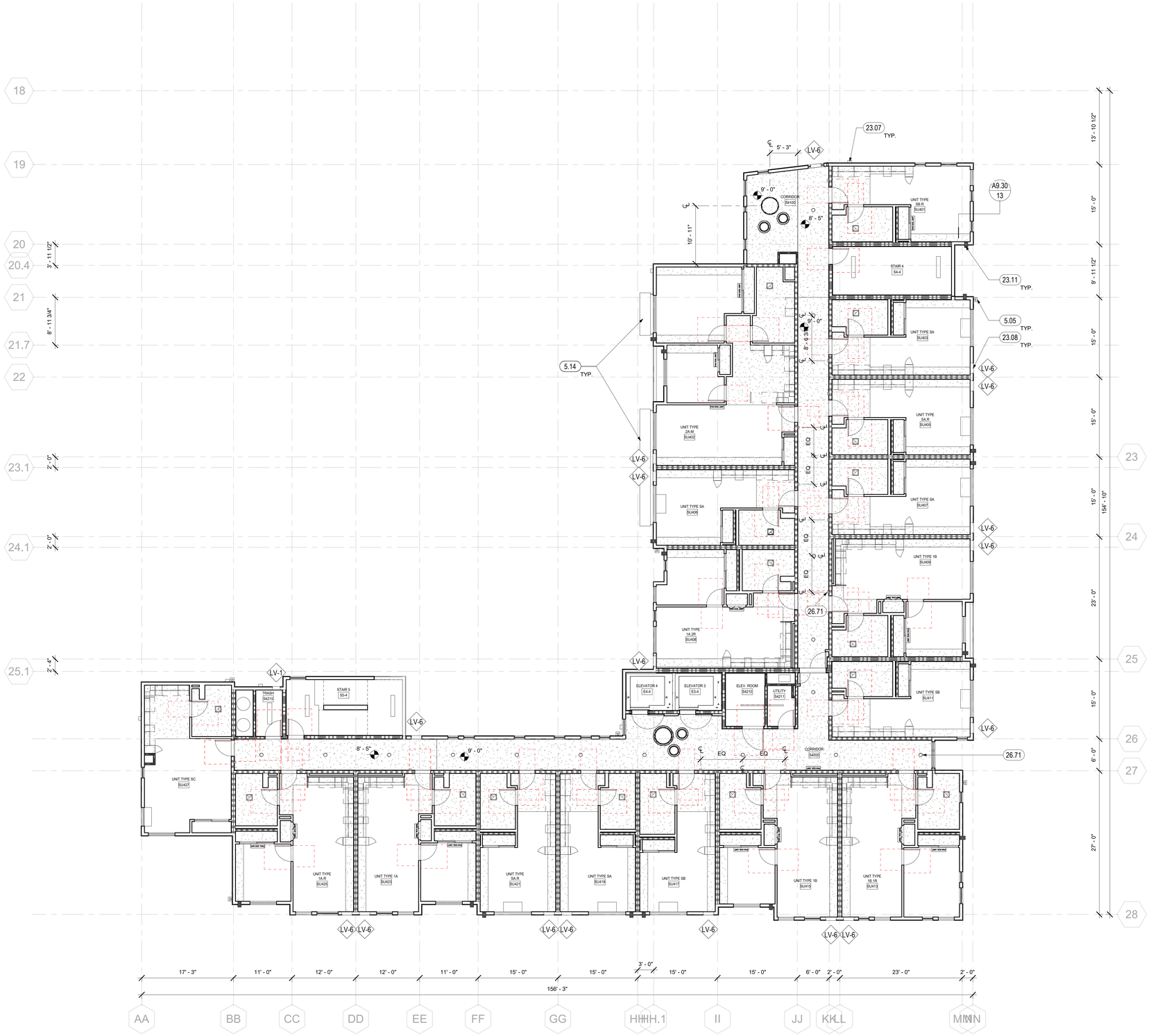
ISSUE

	DATE	DESCRIPTION
2	12/8/21	SD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - 3RD FLOOR REFLECTED CEILING PLAN

SCALE As indicated

A6.33



1 SEN - RCP - LEVEL 4
1/8" = 1'-0"

GENERAL NOTES - RCP

A. SPRINKLER HEADS TO BE RECESSED TYPE, TYPICAL

B. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR MOUNTING LOCATIONS OF ITEMS WHERE NO CEILING IS REQUIRED OR INDICATED.

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D. SEE A4.00 SERIES FOR SOFFITS AT COMMON SPACE.

E. DROPPED CEILINGS IN RESIDENTIAL UNITS TO BE 8'-9" A.F.F. U.O.N.

F. SOFFITS TO BE 1'-6" WIDE OR ALIGN AS SHOWN, U.O.N.

G. SEE DETAIL 1/A9.20 FOR FIRE-RATED BEAM ENCASEMENT ASSEMBLY TO BE USED AT ALL BEAM LOCATIONS U.O.N., S.S.D. FOR BEAM LOCATIONS

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K. SEE A3 SERIES ELEVATIONS FOR LOUVER & VENT CAP BALANCE OF INFORMATION.

KEYNOTES	
5.05	DOWNSPOUT, DIRECT TO WATER TREATMENT AREA, S.C.D.
5.14	ALUMINUM SUNSHADE, SEE A8.43
23.07	8" X 8" EXHAUST VENT CAP W/ 3' RADIUS CLEARANCE. SILL HEIGHT OF 7'-10" U.O.N. SUCH THAT TOP OF VENT CAP ALIGNS WITH ADJACENT DOORS / WINDOWS. PAINT TO MATCH ADJACENT WALL
23.08	MECHANICAL LOUVER, S.M.D., PAINT TO MATCH ADJACENT WALL
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26.71	LIGHT FIXTURE, S.E.D.

LEGEND - FIXTURE

- SURFACE MOUNTED ROUND 8", S.E.D.
- 4' LED STRIP FIXTURE, S.E.D.
- 4' RECESSED LED STRIP, S.E.D.
- EXTERIOR LIGHT, S.E.D.
- CEILING HUNG ROUND LIGHT, S.E.D.
- CORRIDOR WALL MOUNTED SCONCE, S.E.D.
- RECESSED 2 X 2, S.E.D
- COMMUNITY RM CEILING HUNG LIGHT, S.E.D.
- PENDANT LIGHT 10', S.E.D.
- PENDANT LIGHT 12', S.E.D.
- ACCESS PANEL
- FAN COIL UNIT, S.M.D
- EXHAUST GRILLE, S.M.D.
- RETURN GRILLE, S.M.D.
- SUPPLY GRILLE, S.M.D.
- EXIT SIGN, S.E.D.

LEGEND - RCP

- 24" x 24" ACOUSTICAL TILE CEILING (AC-1)
- 48"" x 48" ACOUSTICAL TILE CEILING (AC-2)
- GYPSUM BOARD CEILING ON FRAMING
- OPEN STRUCTURE
- ACOUSTIC WOOD CEILING (WDC-1)

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LICENSED ARCHITECT
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REN. C-28734
STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
2	12/8/21	SD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - 4TH FLOOR REFLECTED CEILING PLAN

SCALE As indicated

A6.34

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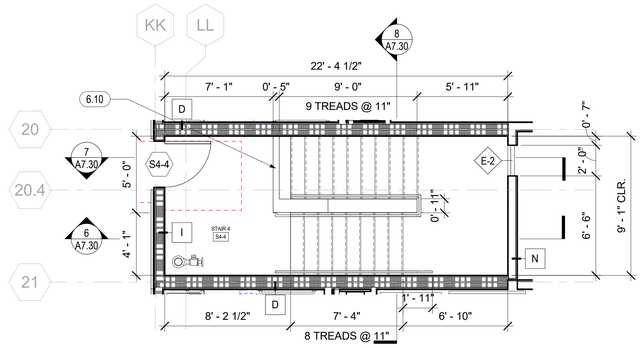
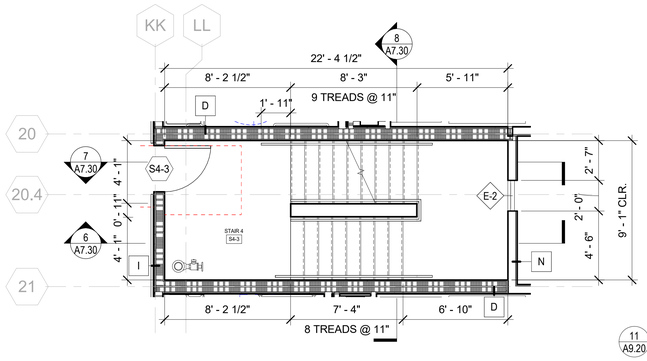
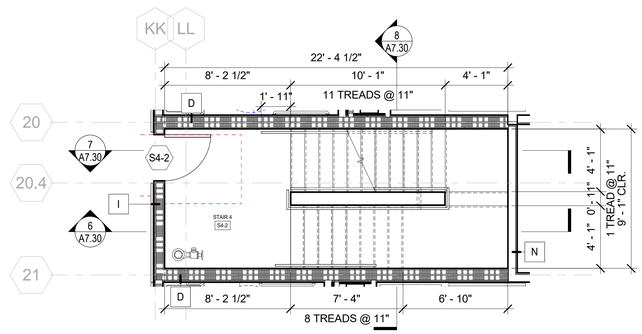


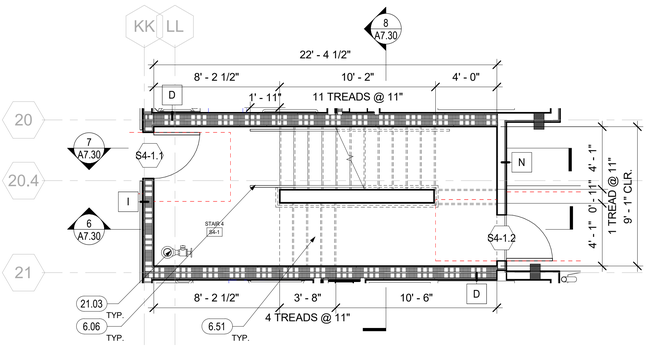
2 SEN - LEVEL 04 - ENLARGED STAIR 4
1/4" = 1'-0"



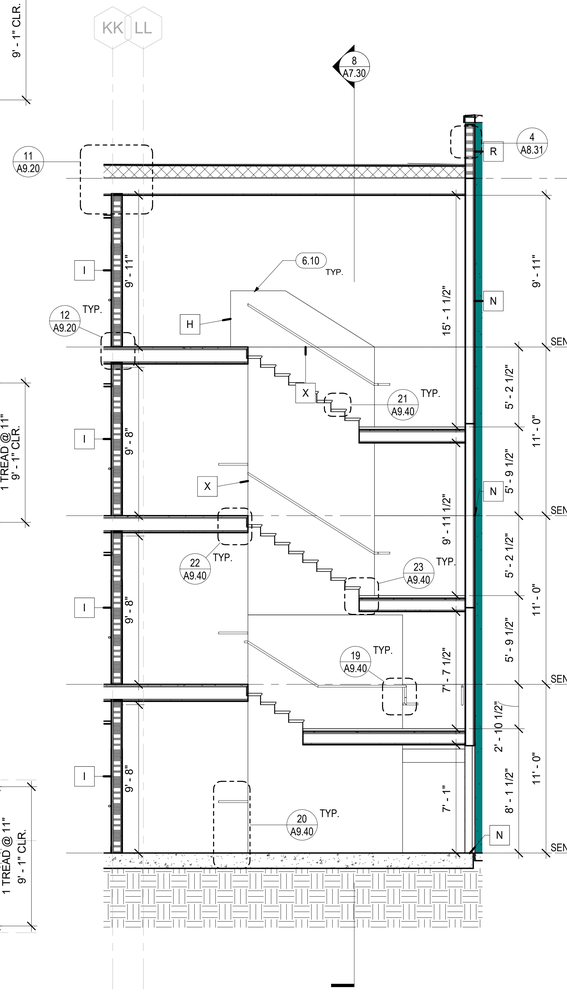
3 SEN - LEVEL 03 - ENLARGED STAIR 4
1/4" = 1'-0"



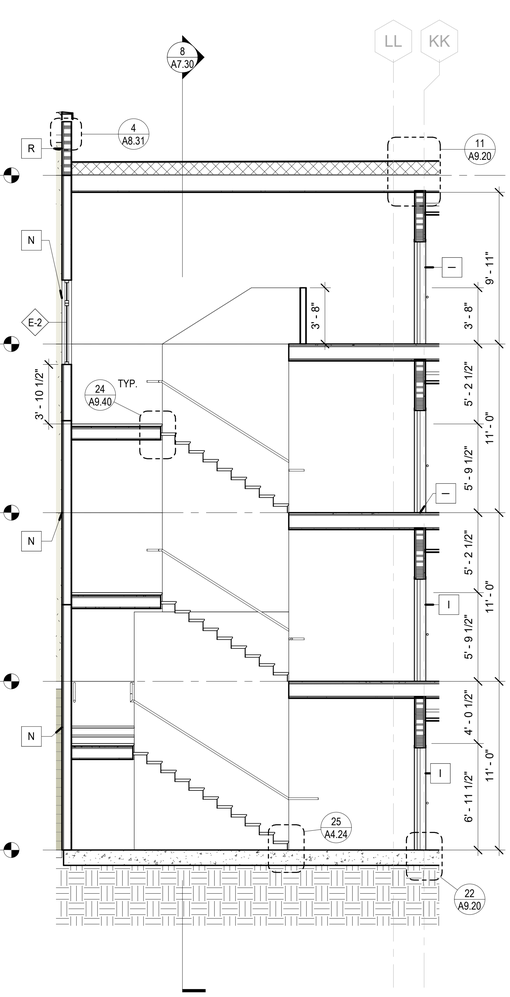
4 SEN - LEVEL 02 - ENLARGED STAIR 4
1/4" = 1'-0"



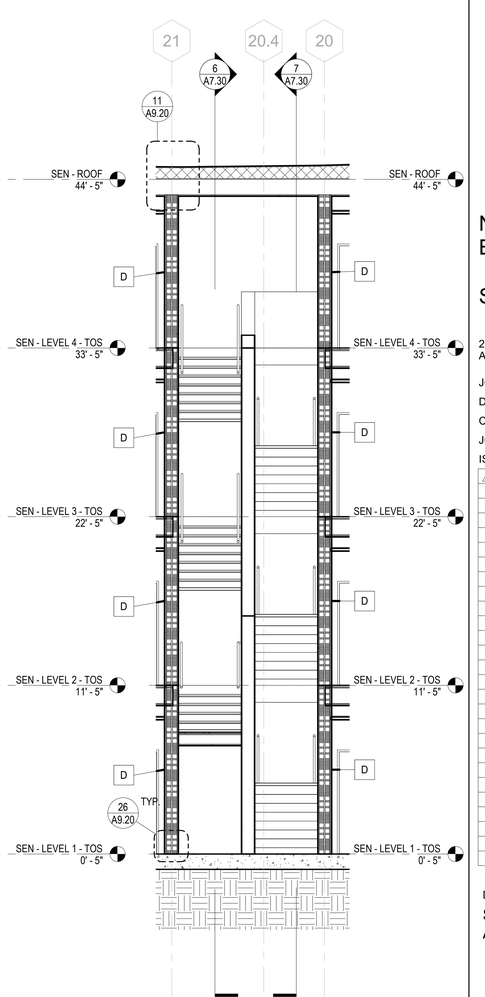
5 SEN - LEVEL 01 - ENLARGED STAIR 4
1/4" = 1'-0"



6 SEN - STAIR 1 - E-W SECTION FACING NORTH
1/4" = 1'-0"



7 SEN - STAIR 1 - E-W SECTION FACING SOUTH
1/4" = 1'-0"



8 SEN - STAIR 1 - N-S SECTION FACING WEST
1/4" = 1'-0"

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REN. C-28734
STATE OF CALIFORNIA

GENERAL NOTES - VERTICAL CIRCULATION

A. SEE SHEETS A7.33 & A7.34 FOR ELEVATOR CONTROL ROOM LAYOUT, DETAILED HOISTWAY PLAN AND SECTION, AND BALANCE OF INFO.

B. FOR WALL TYPES, SEE SHEET A9.00

C.FOR FLOOR ASSEMBLIES, SEE SHEET A8.10

D. TYPICAL TREAD DEPTH TO BE 11" MINIMUM. TYPICAL RISER HEIGHT TO BE 7" MAXIMUM.

E. FOR SIGNAGE AND SIGNAGE PLANS, SEE A10.XX

F. SEE INTERIOR FINISH SCHEDULE FOR STAIR FLOOR FINISH.

G. PROVIDE CONTRASTING STRIPE AT TOP AND BOTTOM TREAD OF EACH FLIGHT. INSTALL CONTRASTING CARPET STRIPE AT CARPET TREAD OR PAINTED STRIPE AT CONCRETE TREAD.

H. SEE STRUCTURAL DRAWINGS FOR STAIR STRINGERS, SUPPORTS, BRACING AND RELATED STAIR STRUCTURAL DETAILS.

KEYNOTES	
6.06	HANDRAIL EXTENSION, SEE XX/XX
6.10	42" HIGH WALL W/ PAINTED WOOD CAP, SEE X/XX
6.51	WOOD FRAMED STAIR, S.S.D.
21.03	STANDPIPE, EXACT LAYOUT TO BE COORDINATED. S.FP.D.

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
2	12/8/21	SD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - STAIR PLANS AND SECTIONS

SCALE 1/4" = 1'-0"

A7.30

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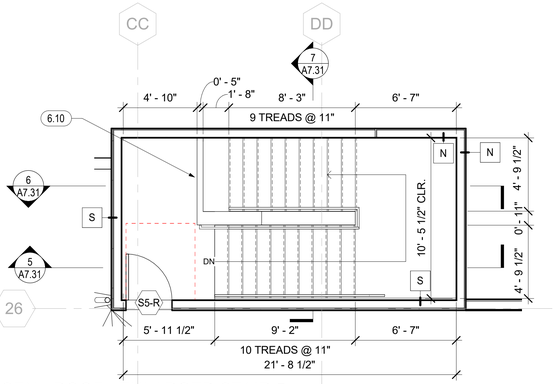
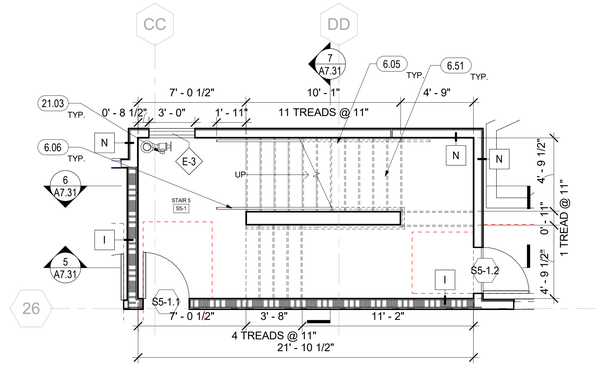


8 SEN - ROOF - ENLARGED STAIR 5
1/4" = 1'-0"



4 SEN - LEVEL 01 - ENLARGED STAIR 5
1/4" = 1'-0"

GENERAL NOTES - VERTICAL CIRCULATION

A. SEE SHEETS A7.33 & A7.34 FOR ELEVATOR CONTROL ROOM LAYOUT, DETAILED HOISTWAY PLAN AND SECTION, AND BALANCE OF INFO.

B. FOR WALL TYPES, SEE SHEET A9.00

C.FOR FLOOR ASSEMBLIES, SEE SHEET A8.10

D. TYPICAL TREAD DEPTH TO BE 11" MINIMUM. TYPICAL RISER HEIGHT TO BE 7" MAXIMUM.

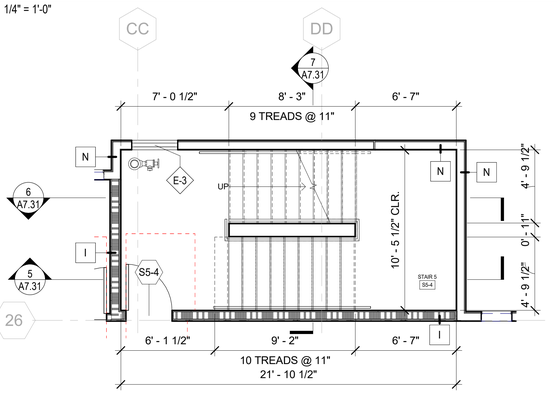
E. FOR SIGNAGE AND SIGNAGE PLANS, SEE A10.XX

F. SEE INTERIOR FINISH SCHEDULE FOR STAIR FLOOR FINISH.

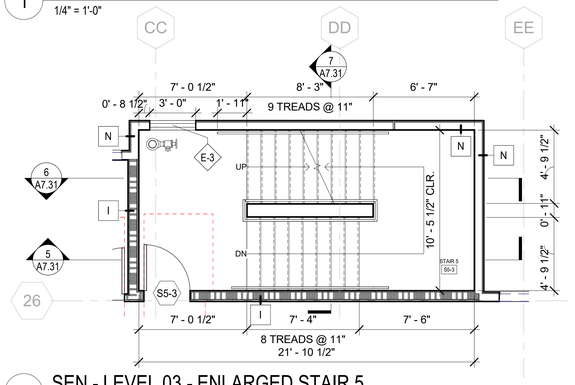
G. PROVIDE CONTRASTING STRIPE AT TOP AND BOTTOM TREAD OF EACH FLIGHT. INSTALL CONTRASTING CARPET STRIPE AT CARPET TREAD OR PAINTED STRIPE AT CONCRETE TREAD.

H. SEE STRUCTURAL DRAWINGS FOR STAIR STRINGERS, SUPPORTS, BRACING AND RELATED STAIR STRUCTURAL DETAILS.

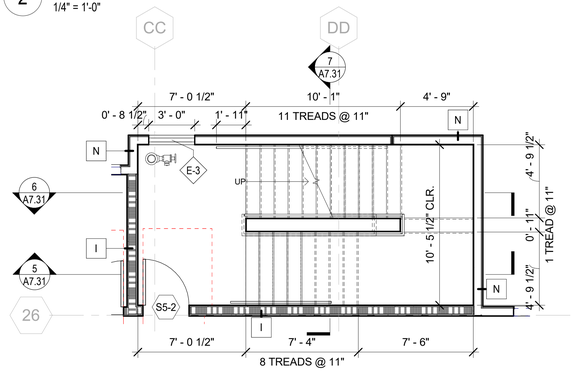
KEYNOTES	
5.06	ROOF GUTTER, SEE 14/A8.30
6.05	WOOD HANDRAIL, SEE 17/A9.40
6.06	HANDRAIL EXTENSION, SEE XX/XX
6.10	42" HIGH WALL W/ PAINTED WOOD CAP, SEE X/XX
6.51	WOOD FRAMED STAIR, S.S.D.
21.03	STANDPIPE, EXACT LAYOUT TO BE COORDINATED. S.FP.D.



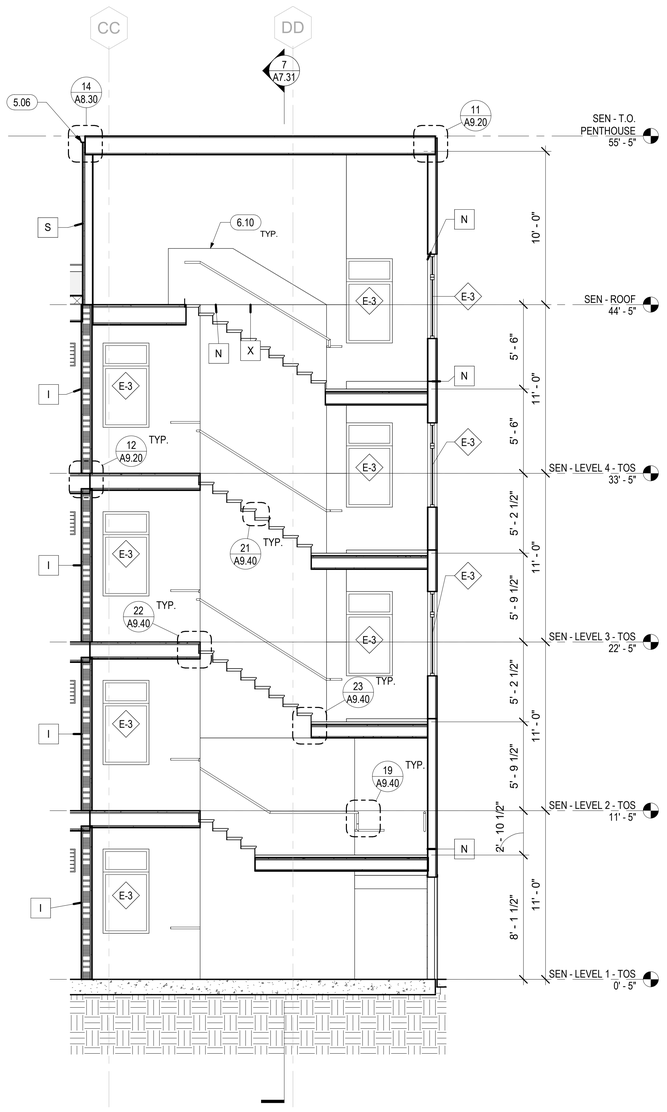
1 SEN - LEVEL 04 - ENLARGED STAIR 5
1/4" = 1'-0"



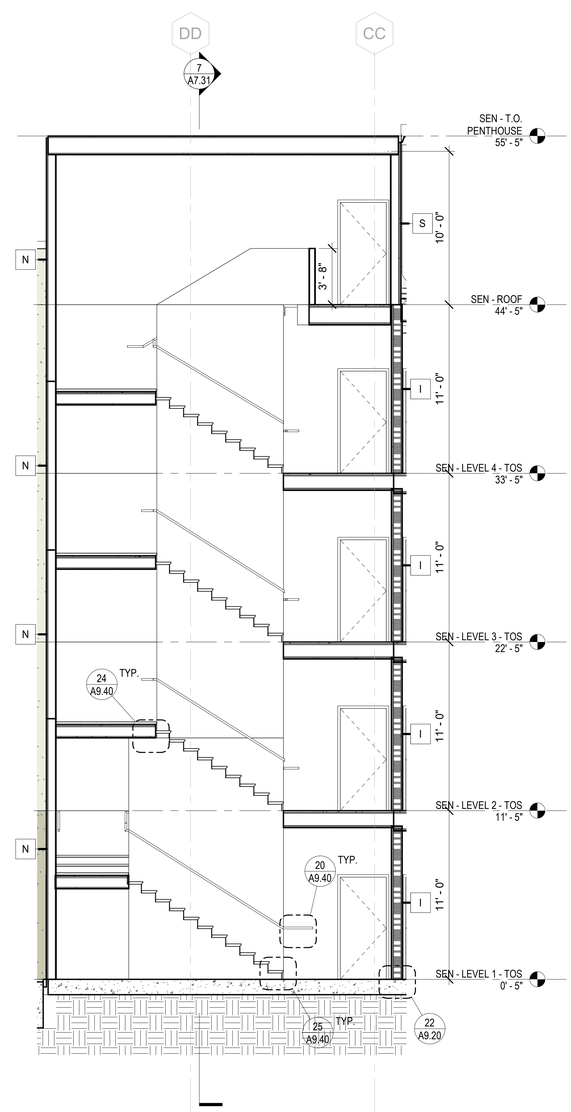
2 SEN - LEVEL 03 - ENLARGED STAIR 5
1/4" = 1'-0"



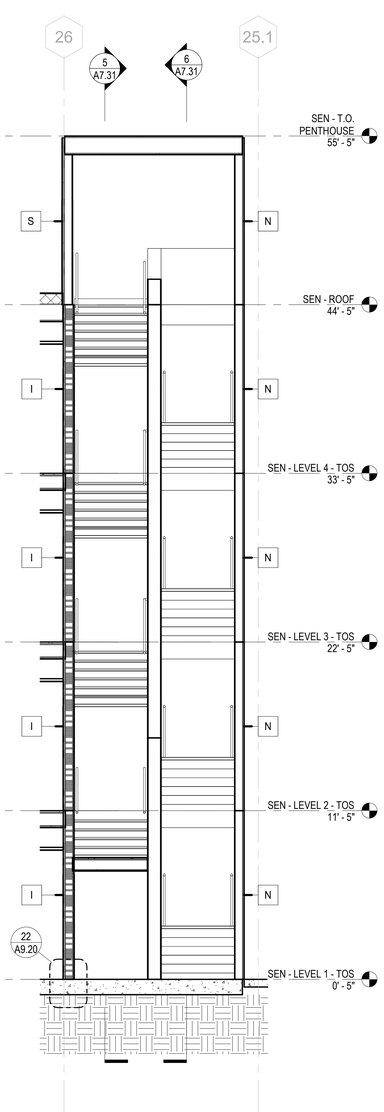
3 SEN - LEVEL 02 - ENLARGED STAIR 5
1/4" = 1'-0"



5 SEN - STAIR 2 - E-W SECTION FACING NORTH
1/4" = 1'-0"



6 SEN - STAIR 2 - E-W SECTION FACING SOUTH
1/4" = 1'-0"



7 SEN - STAIR 2 - N-S SECTION FACING WEST
1/4" = 1'-0"

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North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

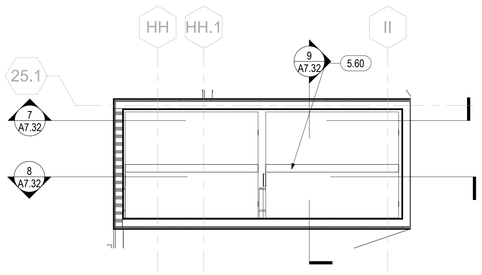
△	DATE	DESCRIPTION
2	12/8/21	SD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

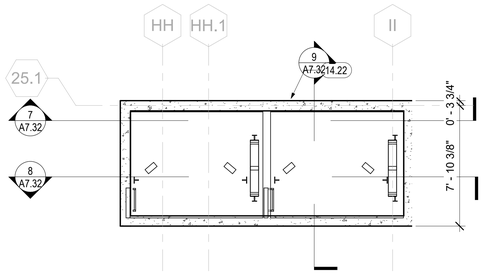
DRAWING TITLE
SEN - STAIR PLANS AND SECTIONS

SCALE 1/4" = 1'-0"

A7.31

9/29/2022 12:04:33 PM





KEYNOTES	
5.06	ROOF GUTTER, SEE 14/A8.30
5.60	STEEL HOIST BEAM, S.S.D.
8.02	ELEVATOR SMOKE DOOR(S) ON EMHO
14.20	ELEVATOR CAR, SEE 6/A9.90
14.21	ELEVATOR OVERRUN, PROVIDE SHAFT VENTS AS REQUIRED BY ELEVATOR MANUFACTURER, S.M.D.
14.22	ELEVATOR PIT, S.S.D.,
14.24	ELEVATOR PIT LADDER, SEE DETAIL 14/A9.90

GENERAL NOTES - VERTICAL CIRCULATION

A. SEE SHEETS A7.33 & A7.34 FOR ELEVATOR CONTROL ROOM LAYOUT, DETAILED HOISTWAY PLAN AND SECTION, AND BALANCE OF INFO.

B. FOR WALL TYPES, SEE SHEET A9.00

C.FOR FLOOR ASSEMBLIES, SEE SHEET A8.10

D. TYPICAL TREAD DEPTH TO BE 11" MINIMUM. TYPICAL RISER HEIGHT TO BE 7" MAXIMUM.

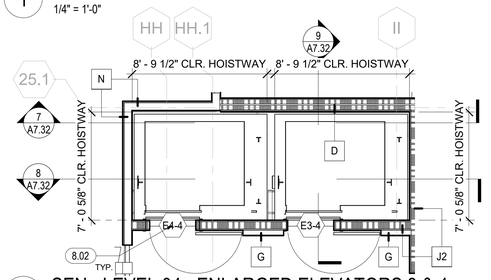
E. FOR SIGNAGE AND SIGNAGE PLANS, SEE A10.XX

F. SEE INTERIOR FINISH SCHEDULE FOR STAIR FLOOR FINISH.

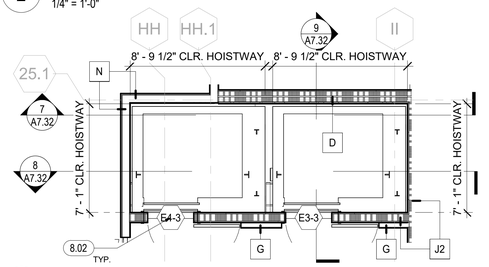
G. PROVIDE CONTRASTING STRIPE AT TOP AND BOTTOM TREAD OF EACH FLIGHT. INSTALL CONTRASTING CARPET STRIPE AT CARPET TREAD OR PAINTED STRIPE AT CONCRETE TREAD.

H. SEE STRUCTURAL DRAWINGS FOR STAIR STRINGERS, SUPPORTS, BRACING AND RELATED STAIR STRUCTURAL DETAILS.

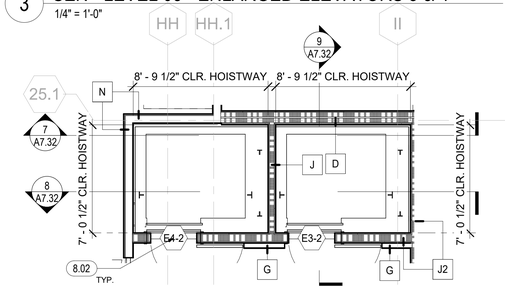
1 SEN - ROOF - ENLARGED ELEVATORS 3 & 4
1/4" = 1'-0"



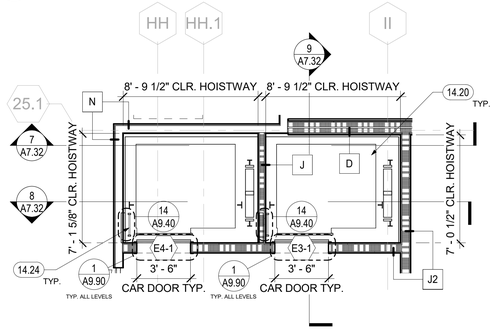
2 SEN - LEVEL 04 - ENLARGED ELEVATORS 3 & 4
1/4" = 1'-0"



3 SEN - LEVEL 03 - ENLARGED ELEVATORS 3 & 4
1/4" = 1'-0"

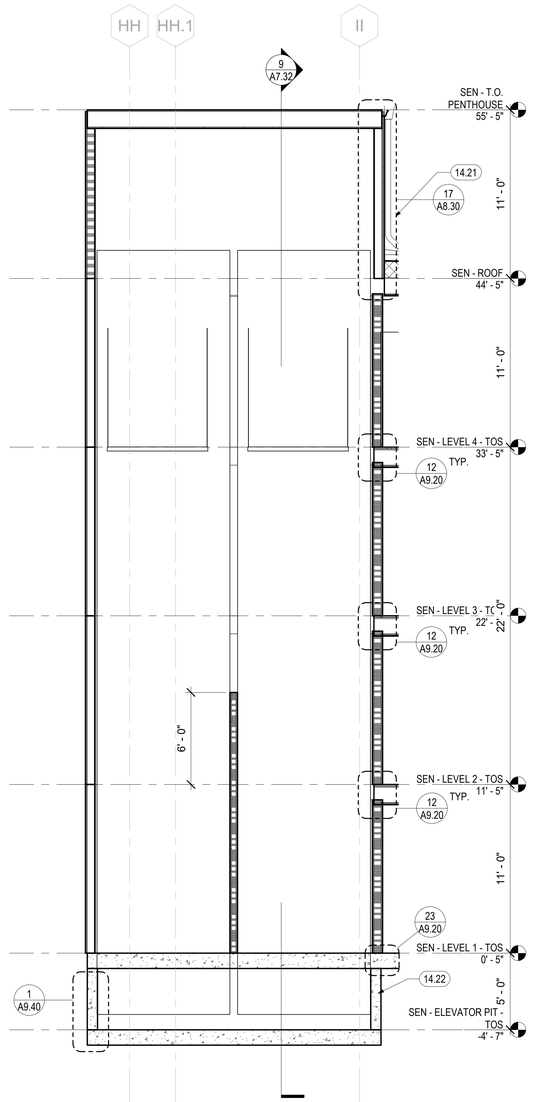


4 SEN - LEVEL 02 - ENLARGED ELEVATORS 3 & 4
1/4" = 1'-0"

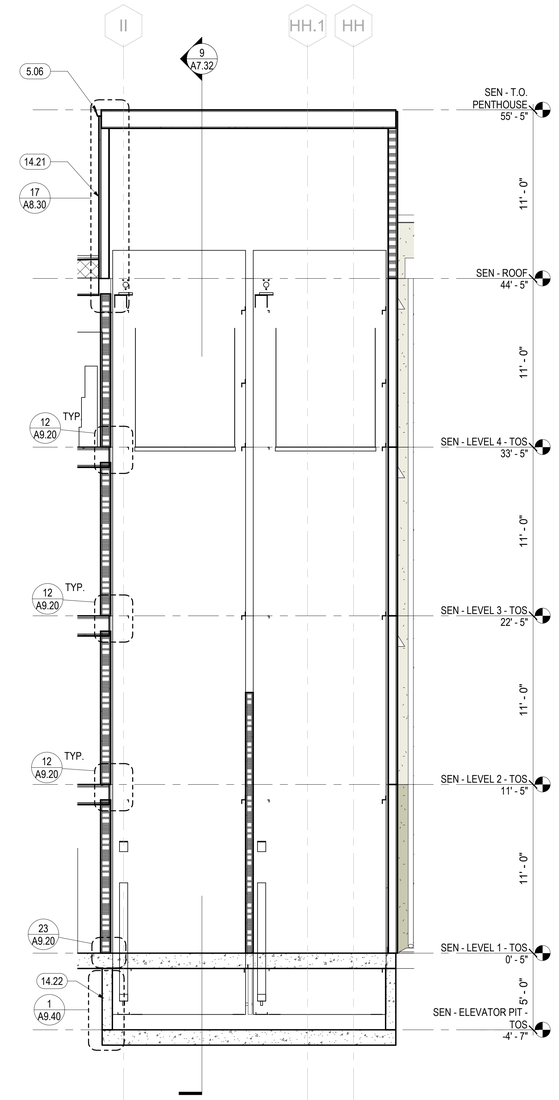


5 SEN - LEVEL 01 - ENLARGED ELEVATORS 3 & 4
1/4" = 1'-0"

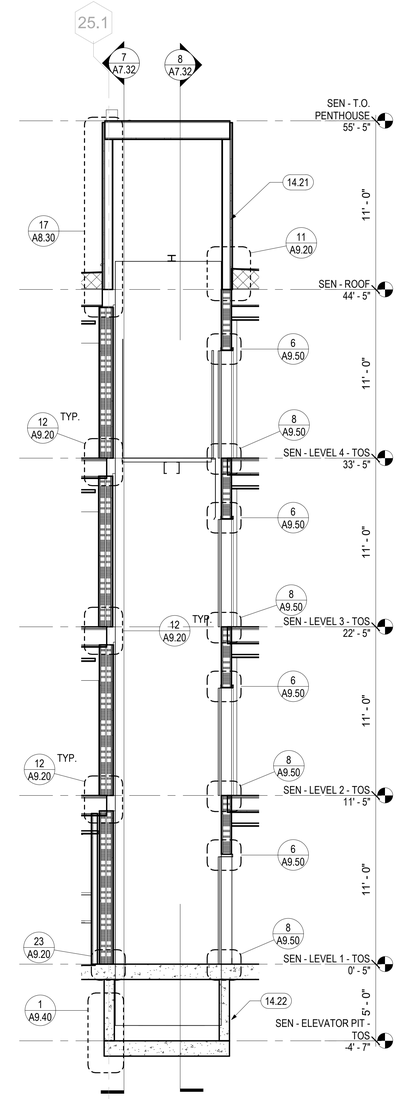
6 SEN - ELEVATOR PIT - ENLARGED ELEVATORS 3 & 4
1/4" = 1'-0"



7 SEN - ELEVATORS 3 & 4 - E-W SECTION FACING NORTH
1/4" = 1'-0"



8 SEN - ELEVATORS 3 & 4 - E-W SECTION FACING SOUTH
1/4" = 1'-0"



9 SEN - ELEVATORS 3 & 4 - N-S SECTION FACING EAST
1/4" = 1'-0"

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North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
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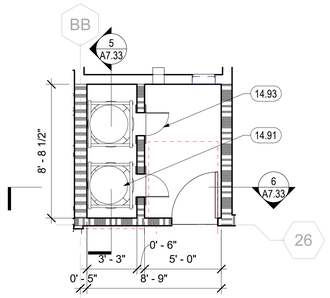
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - ELEVATOR PLANS AND SECTIONS

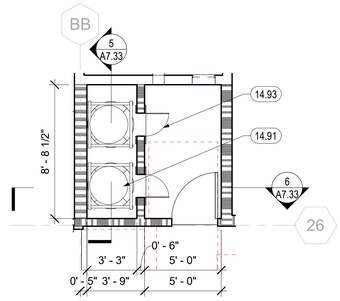
SCALE 1/4" = 1'-0"

A7.32

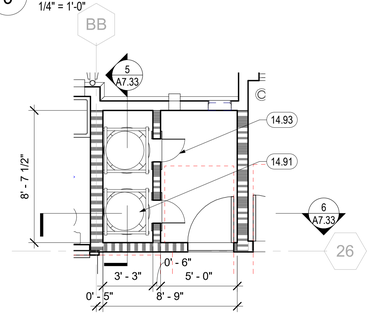
C:\Users\aatre\Documents\Revit_Local_Files\19009.AHA North Housing Central_aatreRV.IBS.rvt



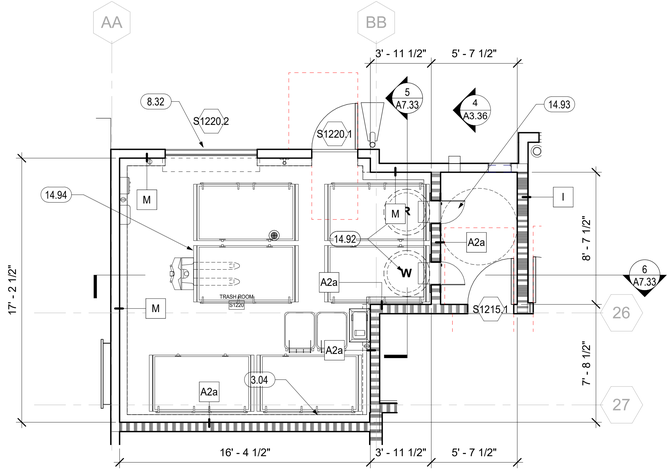
4 SEN - LEVEL 4 - TRASH CHUTE
1/4" = 1'-0"



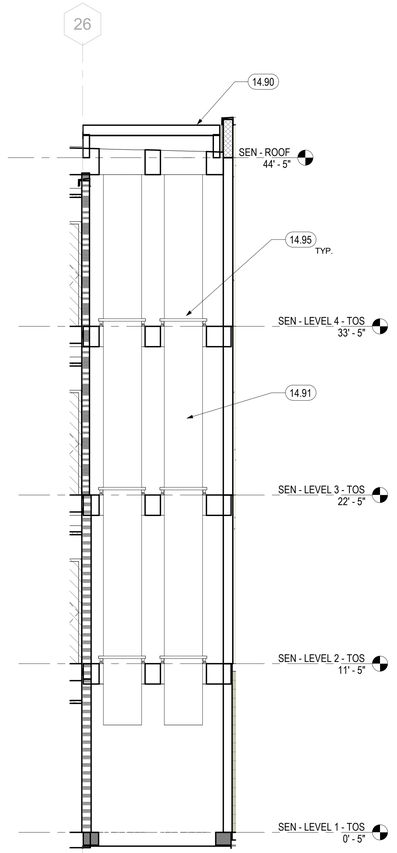
3 SEN - LEVEL 3 - TRASH CHUTE
1/4" = 1'-0"



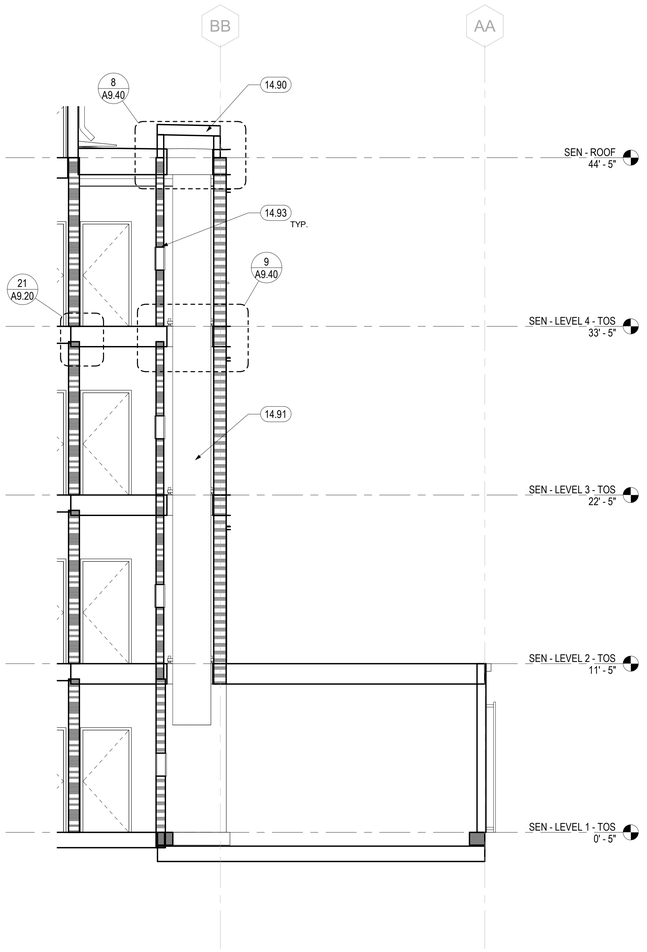
2 SEN - LEVEL 2 - TRASH CHUTE
1/4" = 1'-0"



1 SEN - LEVEL 1 - TRASH ROOM
1/4" = 1'-0"



5 SEN - N-S TRASH SECTION
1/4" = 1'-0"



6 SEN - E-W TRASH SECTION
1/4" = 1'-0"

KEYNOTES	
3.04	10" HIGH RAISED CONCRETE CURB, S.S.D.
8.32	OVERHEAD ROLL-UP DOOR, FIRE-RATING PER DOOR SCHEDULE, SEE X/XX
14.90	TRASH CHUTE VENT THRU ROOF
14.91	TRASH AND RECYCLING CHUTES
14.92	TRASH CHUTE, COORD. OPENINGS W/ MFR, SEE TRASH DRAWINGS, SEE XX
14.93	FIRE-RATED TRASH CHUTE INTAKE DOOR, SEE TRASH MGMT. DWGS
14.94	SEE TRASH MGMT. DWGS. FOR TRASH ROOM EQUIPMENT
14.95	CHUTE SUPPORT: 1 1/2" X 1 1/2" X 3/16" STL ANGLE STRUCTURE FRAME TO SUPPORT AT EACH LEVEL; 4 CLIPS WELDED TO CHUTE TUBE, CONNECT WITH STRUCTURAL FRAME, SEE TRASH MGMT. DWGS.

GENERAL NOTES - VERTICAL CIRCULATION

A. SEE SHEETS A7.33 & A7.34 FOR ELEVATOR CONTROL ROOM LAYOUT, DETAILED HOISTWAY PLAN AND SECTION, AND BALANCE OF INFO.

B. FOR WALL TYPES, SEE SHEET A9.00

C.FOR FLOOR ASSEMBLIES, SEE SHEET A8.10

D. TYPICAL TREAD DEPTH TO BE 11" MINIMUM. TYPICAL RISER HEIGHT TO BE 7" MAXIMUM.

E. FOR SIGNAGE AND SIGNAGE PLANS, SEE A10.XX

F. SEE INTERIOR FINISH SCHEDULE FOR STAIR FLOOR FINISH.

G. PROVIDE CONTRASTING STRIPE AT TOP AND BOTTOM TREAD OF EACH FLIGHT. INSTALL CONTRASTING CARPET STRIPE AT CARPET TREAD OR PAINTED STRIPE AT CONCRETE TREAD.

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PSH PHASE 1

500 MOSLEY AVENUE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

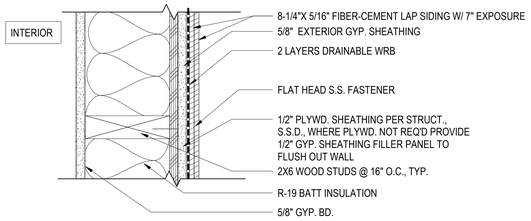
ISSUE

△	DATE	DESCRIPTION
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - TRASH CHUTE PLANS & SECTIONS

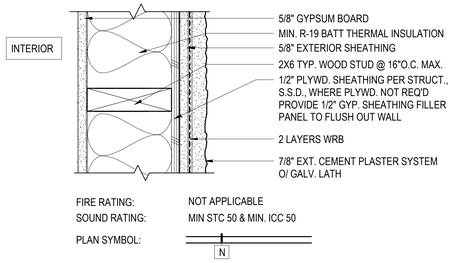
SCALE 1/4" = 1'-0"

A7.33



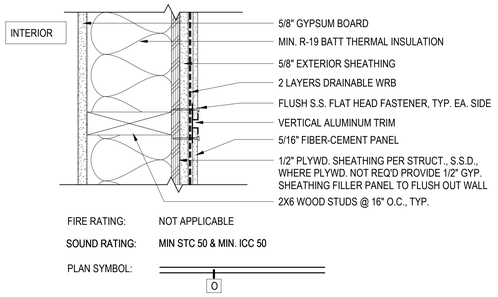
FIRE RATING: NOT APPLICABLE
SOUND RATING: MIN STC 50 & MIN. ICC 50
PLAN SYMBOL: M
FOR FLOOR/CEILING CONDITIONS, SEE 25 / A8.21 & 24 / A8.21

1 WALL TYPE M - FIBER CEMENT LAP SIDING (FC-13, FC-20)
3" = 1'-0"



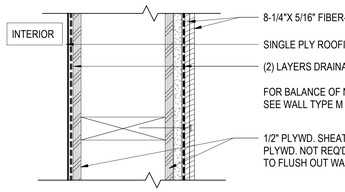
FIRE RATING: NOT APPLICABLE
SOUND RATING: MIN STC 50 & MIN. ICC 50
PLAN SYMBOL: N
FOR FLOOR/CEILING CONDITIONS, SEE 5 / A8.21 & 9 / A8.21

2 WALL TYPE N - CEMENT PLASTER (CP-11, CP-12, CP-13, CP-14, CP-15, CP-16, CP-17)
3" = 1'-0"



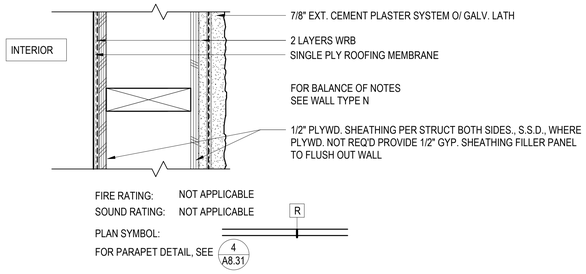
FIRE RATING: NOT APPLICABLE
SOUND RATING: MIN STC 50 & MIN. ICC 50
PLAN SYMBOL: O
FOR FLOOR/CEILING CONDITIONS, SEE 19 / A8.21 & 20 / A8.21

3 WALL TYPE O - FIBER CEMENT PANEL (FC-11, FC-12, FC-14, FC-15, FC-16, FC-17, FC-18, FC-19)
3" = 1'-0"



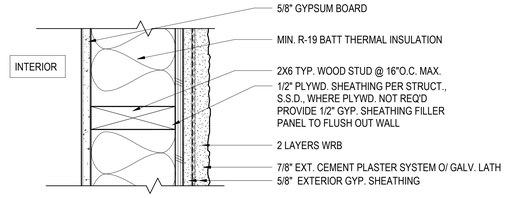
FIRE RATING: NOT APPLICABLE
SOUND RATING: NOT APPLICABLE
PLAN SYMBOL: Q
FOR PARAPET DETAIL, SEE 5 / A8.31

6 WALL TYPE Q - FIBER CEMENT PANEL @ PARAPET (FC-11, FC-15, FC-18, FC-19)
3" = 1'-0"



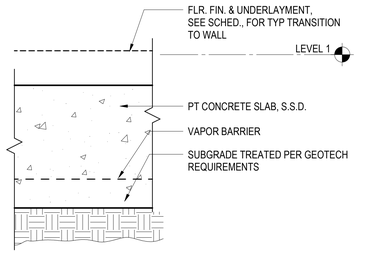
FIRE RATING: NOT APPLICABLE
SOUND RATING: NOT APPLICABLE
PLAN SYMBOL: R
FOR PARAPET DETAIL, SEE 4 / A8.31

7 WALL TYPE R - CEMENT PLASTER @ PARAPET (CP-13, CP-14, CP-15, CP-16)
3" = 1'-0"

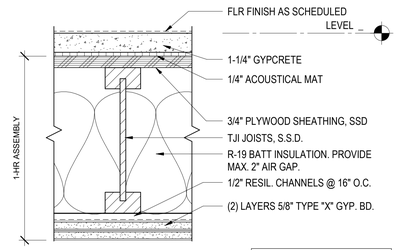


FIRE RATING: NOT APPLICABLE
SOUND RATING: NOT APPLICABLE
PLAN SYMBOL: S

8 WALL TYPE S - CEMENT PLASTER @ STAIRS & ELEVATOR @ ROOF (CP-13, CP-14)
3" = 1'-0"



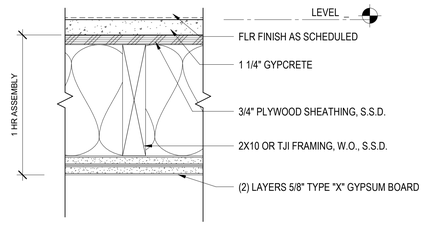
H1 TYP. SLAB ASSEMBLY
3" = 1'-0"



FIRE RATING: 1-HOUR PER GA FILE NO.FC 5241
SOUND RATING:IIC RATING 50 STC MINIMUM

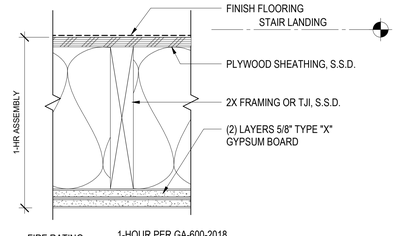
NOTE: ASSEMBLY OCCURS AT FLOOR - CEILING CONDITIONS ABOVE DWELLING UNITS ONLY

H2 TYPICAL WOOD FLOOR ASSEMBLY
3" = 1'-0"



FIRE RATING: 1-HOUR PER CBC TABLE 721.1(3), ITEM 21.1.1

H3 TYPICAL CORRIDOR FLOOR ASSEMBLY
3" = 1'-0"



FIRE RATING: 1-HOUR PER GA-600-2018 FILE NO.FC 5529

H4 TYPICAL INTERMEDIATE STAIR LANDING
3" = 1'-0"

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Alameda, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

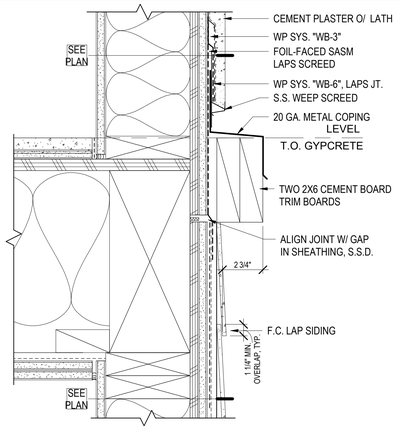
ISSUE

△	DATE	DESCRIPTION
1	08/27/21	ENTITLEMENT SET
2	12/8/21	SD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

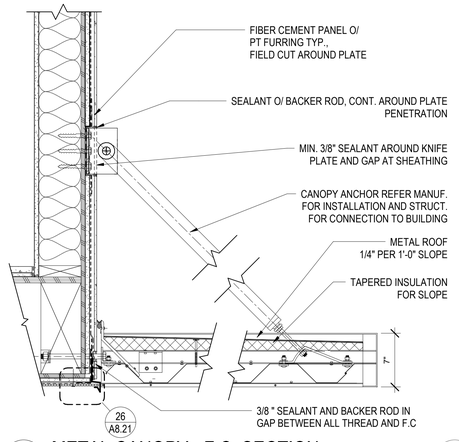
DRAWING TITLE
EXTERIOR WALL TYPES & HORIZONTAL ASSEMBLIES

SCALE 3" = 1'-0"

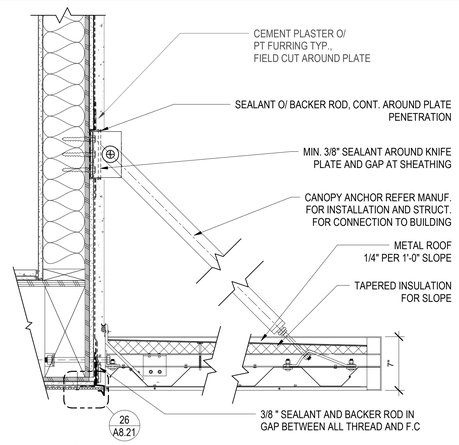
A8.00



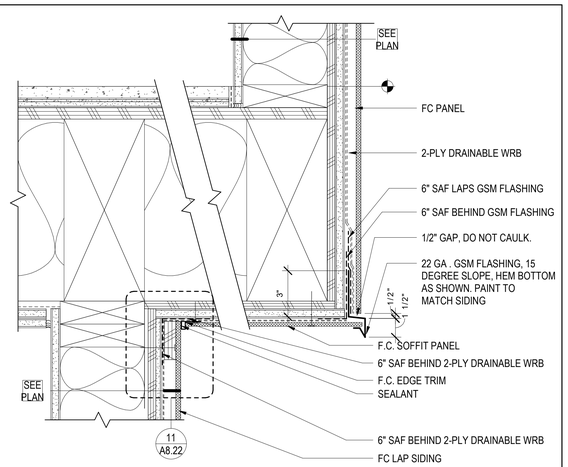
1 EXT. WALL @ FLOOR - F.C. LAP SIDING TRIM
3" = 1'-0"



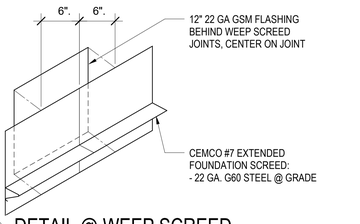
6 METAL CANOPY - F.C. SECTION
1 1/2" = 1'-0"



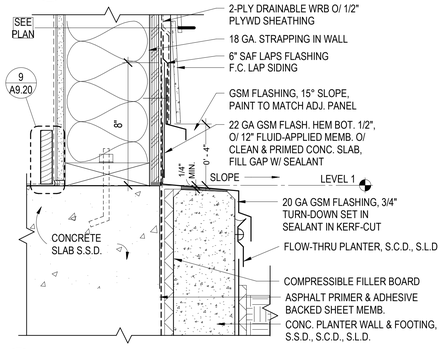
11 METAL CANOPY - CP SECTION
1 1/2" = 1'-0"



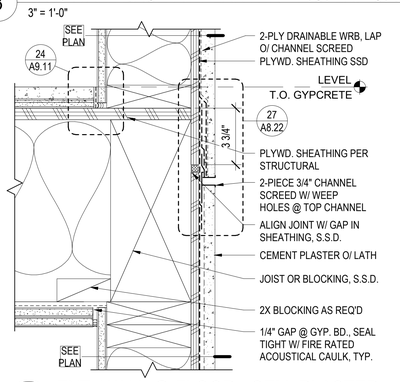
26 F.C.. SOFFIT @ WOOD FRAMING, TYP
3" = 1'-0"



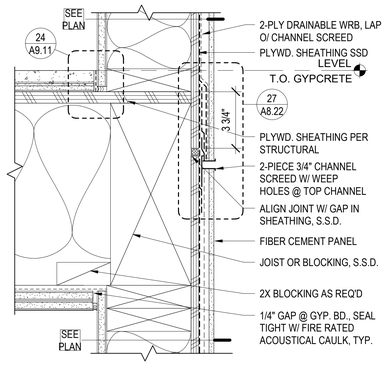
2 DETAIL @ WEEP SCREED
3" = 1'-0"



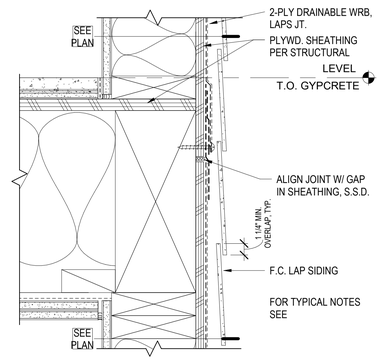
3 EXT. WALL BASE AT PLANTER - F.C. LAP SIDING
3" = 1'-0"



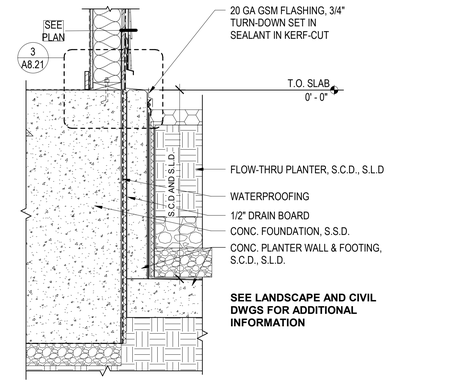
9 EXT. WALL @ FLOOR - CEM. PLASTER
3" = 1'-0"



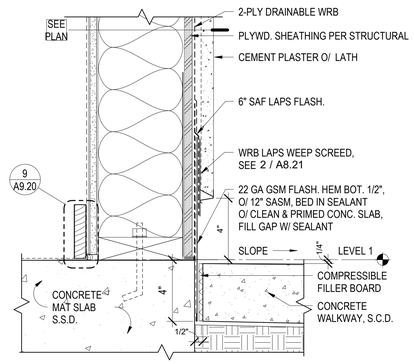
19 EXT. WALL @ FLOOR - F.C. PANEL
3" = 1'-0"



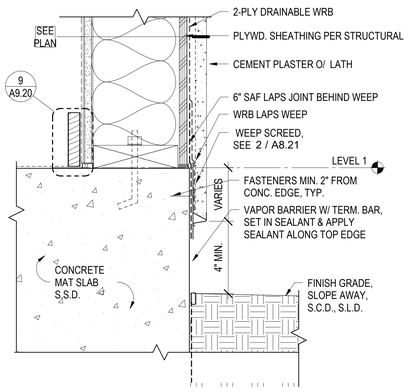
24 EXT. WALL @ FLOOR - F.C. LAP SIDING
3" = 1'-0"



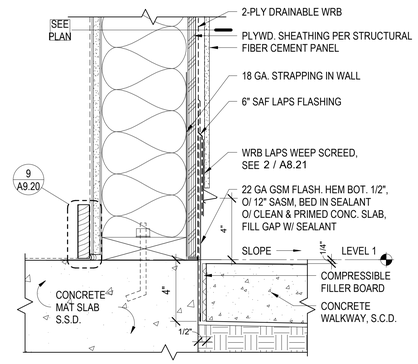
29 RAISED FLOW-THRU PLANTER
1" = 1'-0"



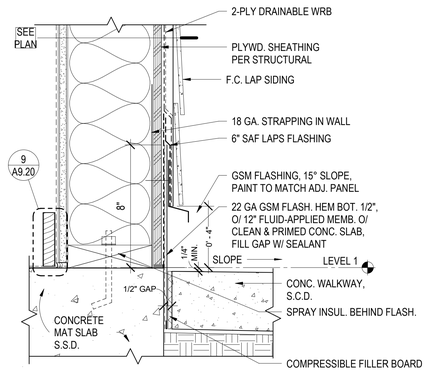
5 EXT. WALL BASE - CEM. PLASTER
3" = 1'-0"



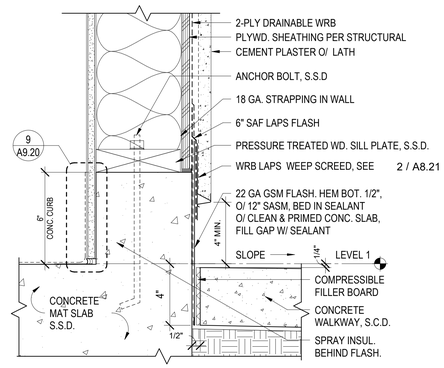
10 EXT. WALL BASE @ GRADE - CEM. PLASTER
3" = 1'-0"



20 EXT. WALL BASE - F.C. PANEL
3" = 1'-0"



25 EXT. WALL BASE - F.C. LAP SIDING
3" = 1'-0"



30 EXT. WALL BASE @ W/ CONC CURB - C.P.
3" = 1'-0"

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STATE OF CALIFORNIA

North Housing, Block A

Alameda, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
1	08/27/21	ENTITLEMENT SET
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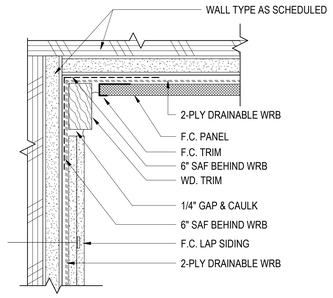
4	01/21/22	50% DD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

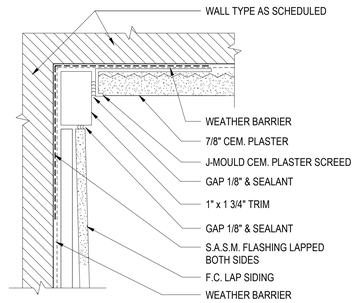
DRAWING TITLE
EXTERIOR WALL DETAILS

SCALE As indicated

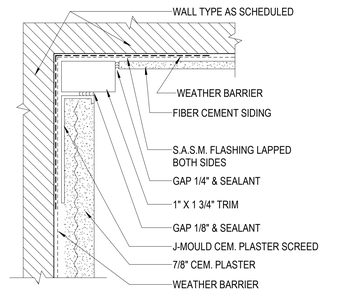
A8.21



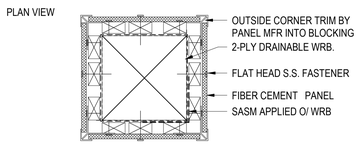
11 CORNER PLAN - F.C. @ F.C. LAP SIDING
6" = 1'-0"

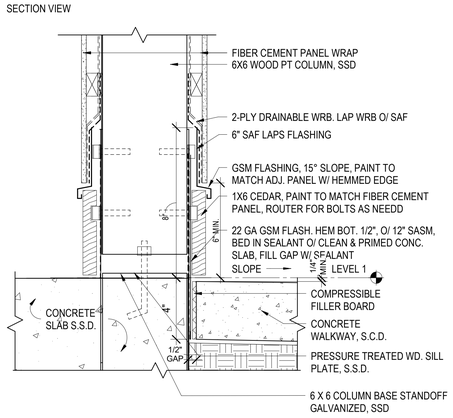


12 CORNER PLAN - F.C. LAP SIDING. @ C.P.
6" = 1'-0"

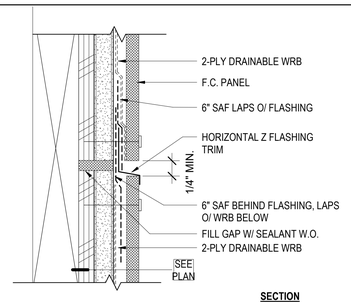


13 CORNER PLAN - F.C. @ C.P.
6" = 1'-0"



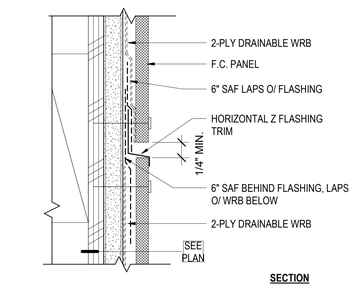


5 EXT. COLUMN BASE @ PAVEMENT- F.C. PANEL
3" = 1'-0"



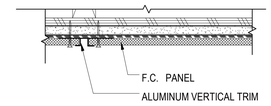
SECTION

21 F.C. PANEL FLOOR BREAK @ WD FRAME
6" = 1'-0"

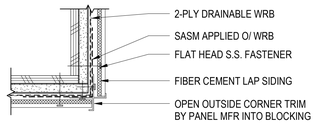


SECTION

22 F.C. PANELL HORIZ. JT. @ WD FRAME
6" = 1'-0"

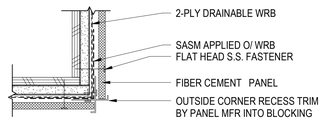


24 F.C. PANEL TYP. VERT. JT.
3" = 1'-0"



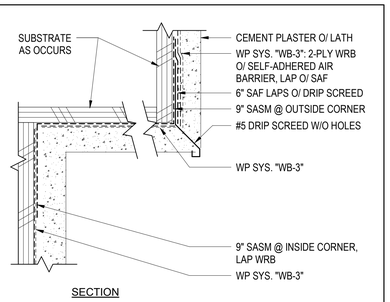
NOTE: FOR NON - 90° CORNERS, COORD. BENT TRIM W/ PANEL MFR.

20 F.C. LAP SIDING OUTSIDE CORNER
3" = 1'-0"



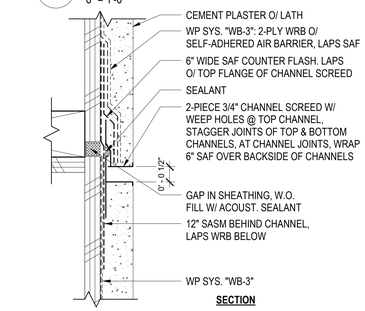
NOTE: FOR NON - 90° CORNERS, COORD. BENT TRIM W/ PANEL MFR.

25 F.C. PANEL OUTSIDE CORNER
3" = 1'-0"



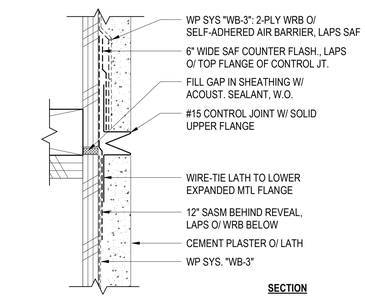
SECTION

26 C.P. TO SOFFIT TRANSITIONS
6" = 1'-0"



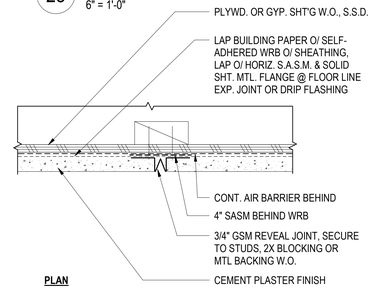
SECTION

27 C.P. HORIZ. MOVEMENT JOINT
6" = 1'-0"



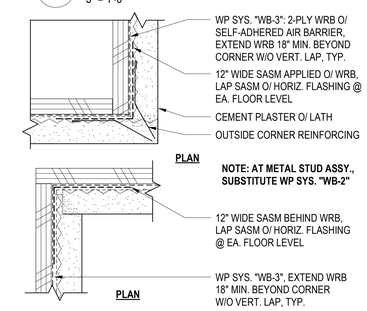
SECTION

28 C.P. HORIZ. CONTROL JOINT
6" = 1'-0"



PLAN

29 C.P. VERT. REVEAL JOINT
3" = 1'-0"



PLAN

NOTE: AT METAL STUD ASSY., SUBSTITUTE WP SYS. "WB-2"

PLAN

30 C.P. CORNER REINFORCEMENT
6" = 1'-0"

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REN. C-28734
STATE OF CALIFORNIA

North Housing, Block A

Alameda, CA 94501

JOB NO.	19009
DRAWN	-
CHECKED	-
JOB CAPTAIN	-

ISSUE

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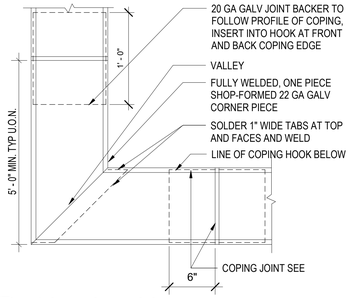
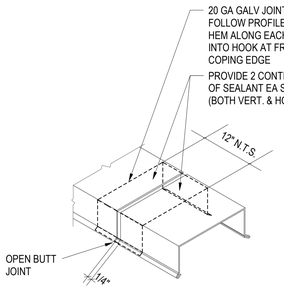
DRAWING TITLE
EXTERIOR WALL DETAILS

SCALE As indicated

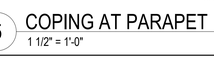
A8.22



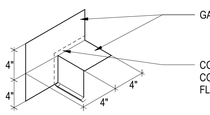
1 COPING AT CORNER - PLAN
1 1/2" = 1'-0"



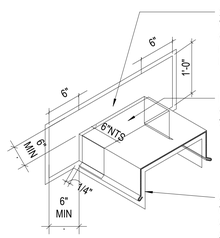
2 COPING JOINT
SCALE: NO SCALE



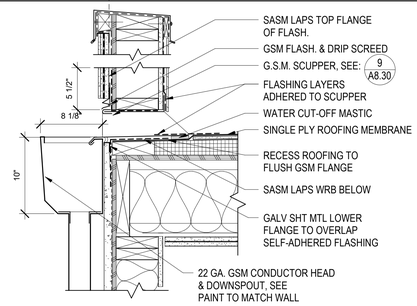
3 COPING AT PARAPET/WALL
1 1/2" = 1'-0"



4 COPING AT CANOPY EDGE
1 1/2" = 1'-0"

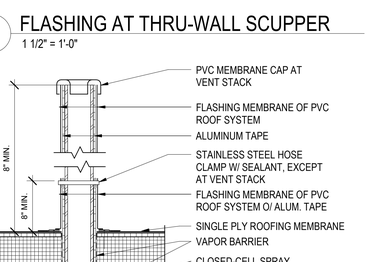


5 COPING AT PARAPET
1 1/2" = 1'-0"



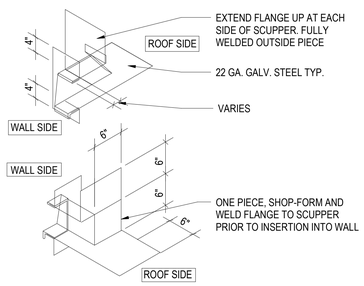
NOTE: PROVIDE OVERFLOW DRAIN 2" HIGHER THAN LOWEST ROOF PORTION ADJACEND TO ALL SCUPPERS

6 SECTION @ SCUPPER W/ COLLECTOR
1 1/2" = 1'-0"



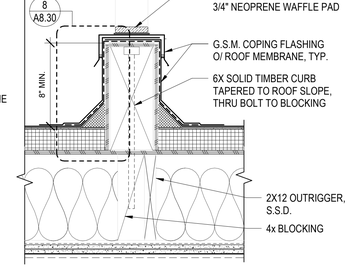
19 DOWNSPOUT BRACKET - PLAN
3" = 1'-0"

8 MECH CURB FLASHING
1 1/2" = 1'-0"

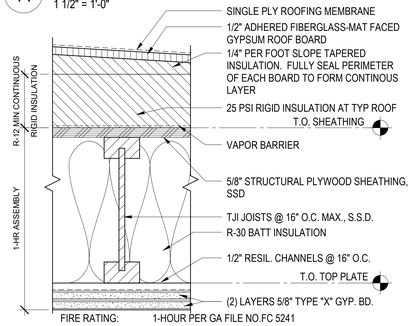


9 FLASHING AT THRU-WALL SCUPPER
1 1/2" = 1'-0"

10 ROOF- PIPE PENETRATION1
1 1/2" = 1'-0"

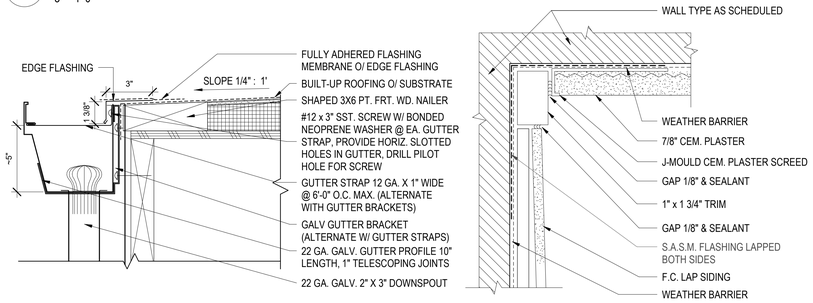


11 MECHANICAL EQUIP. CURB1
1 1/2" = 1'-0"

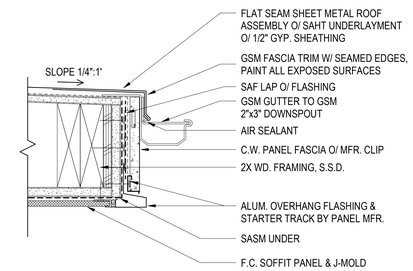


12 TYP. SINGLE PLY MEMB. ROOF ASSEMBLY
3" = 1'-0"

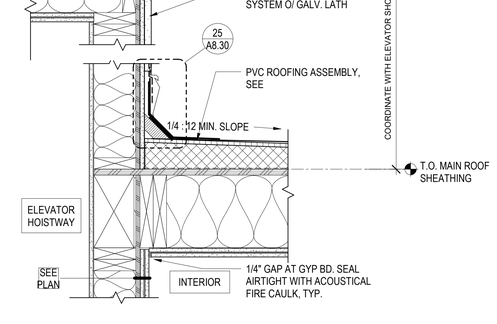
13 ROOF EDGE
3" = 1'-0"



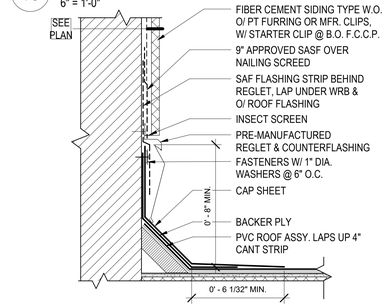
14 ROOF EDGE W/ GUTTER
3" = 1'-0"



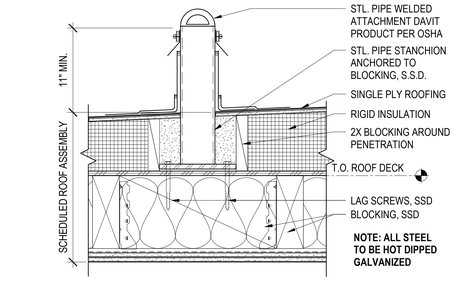
15 METAL CANOPY FASCIA - F.C. SECTION
3" = 1'-0"



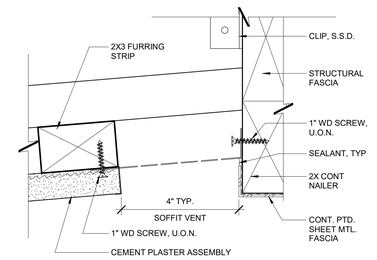
17 ROOF/WALL AT ELEVATOR OVERRUN
1 1/2" = 1'-0"



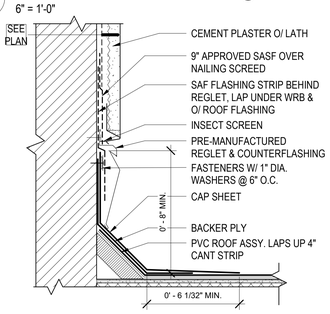
18 INSIDE CORNER PLAN/SECTION - C.P. TO F.C. LAP SIDING
6" = 1'-0"



21 TIE BACK ANCHOR @ STAIR & ELEV.
1 1/2" = 1'-0"



24 PERIMETER SOFFIT VENT @ CANOPY
6" = 1'-0"



25 COUNTERFLASHING AT C.P. WALL
3" = 1'-0"

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Alameda, CA 94501

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DRAWN	MV
CHECKED	PM
JOB CAPTAIN	MV

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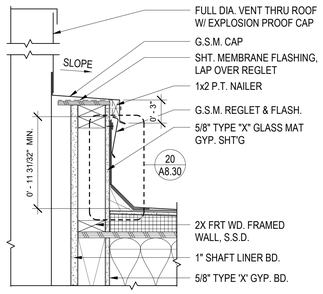
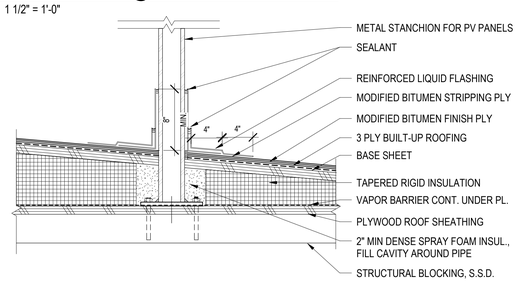
DRAWING TITLE
ROOF DETAILS

SCALE As indicated

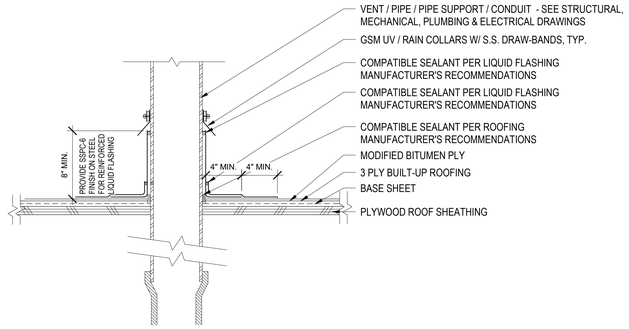
A8.30



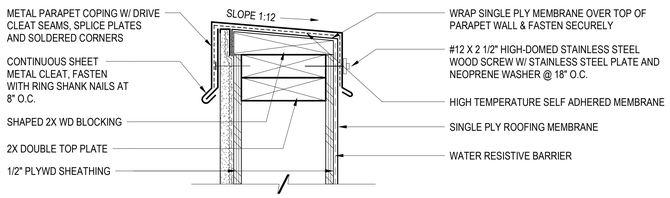
1 TRASH CHUTE @ FLAT ROOF1
1 1/2" = 1'-0"



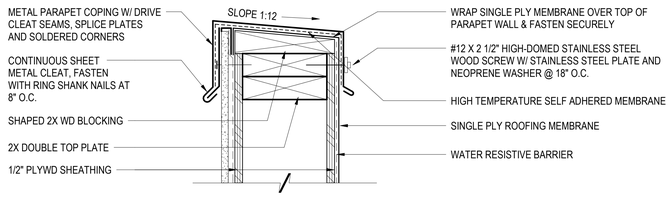
2 STANCHION FLASHING AT B.U.R.
1 1/2" = 1'-0"



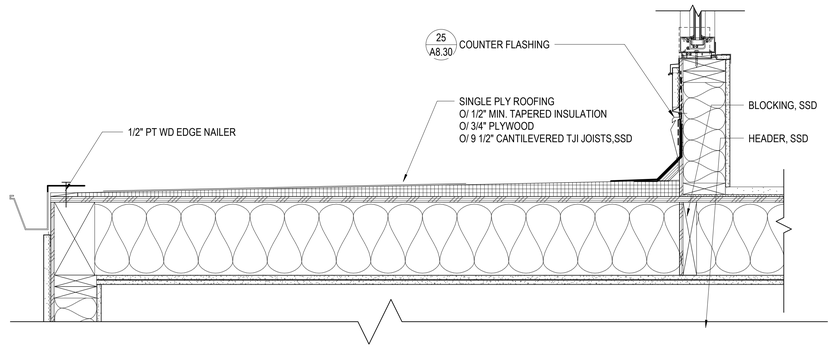
3 PLUMBING STACK @ ROOF
1 1/2" = 1'-0"



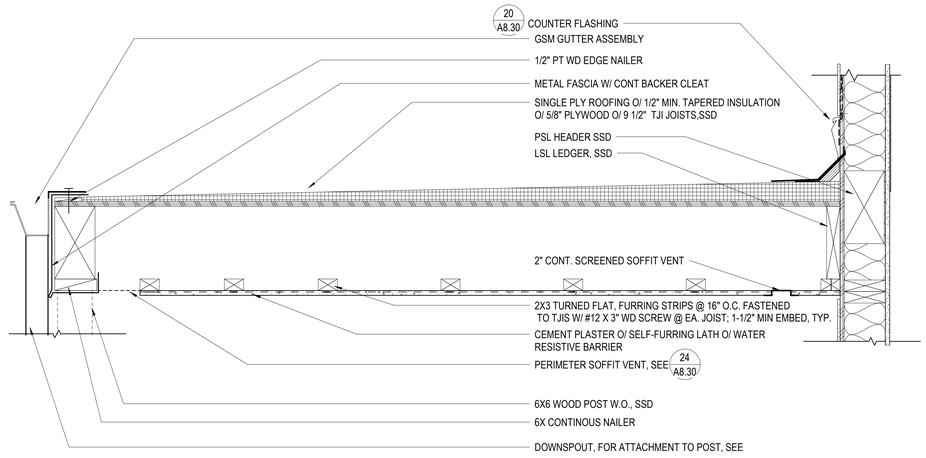
4 PARAPET COPING - CEMENT PLASTER
3" = 1'-0"



5 PARAPET COPING - FIBER CEMENT PANEL
3" = 1'-0"



29 PSH 1 SOUTH LOBBY LOW ROOF
1 1/2" = 1'-0"



30 PSH 1 SOUTH WALKWAY CANOPY
1 1/2" = 1'-0"

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JOB NO.	19009
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CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

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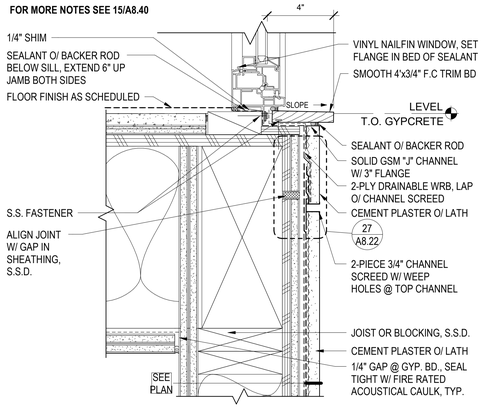
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

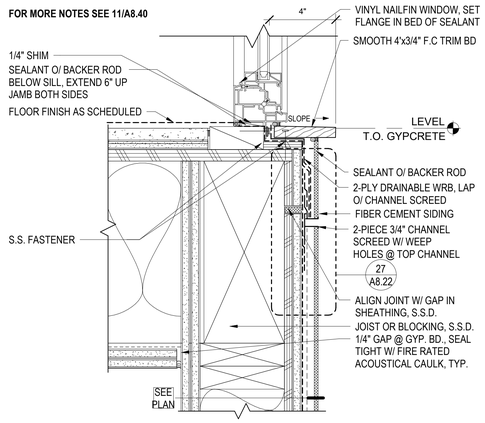
DRAWING TITLE
ROOF DETAILS

SCALE As indicated

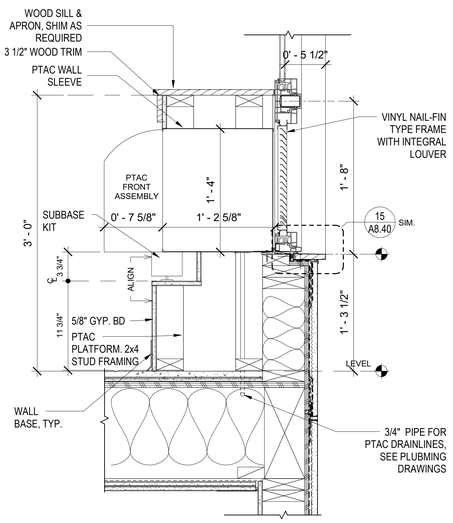
A8.31



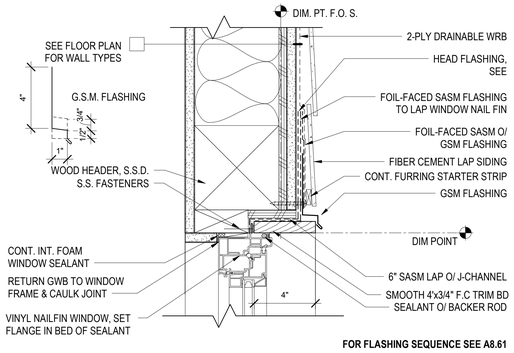
1 WINDOW SILL - CEMENT PLASTER @ FLR
3" = 1'-0"



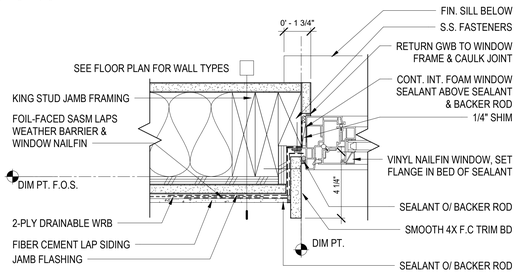
2 WINDOW SILL - F.C. SIDING @ FLR
3" = 1'-0"



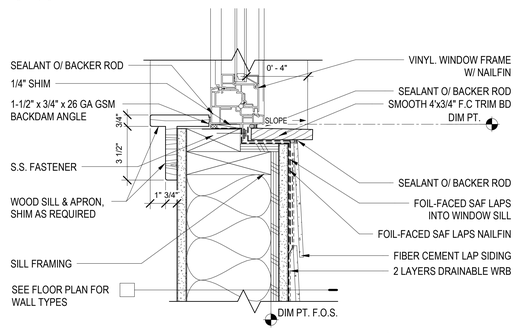
4 RECESSED PTAC AT CEM. PLAS.
1 1/2" = 1'-0"



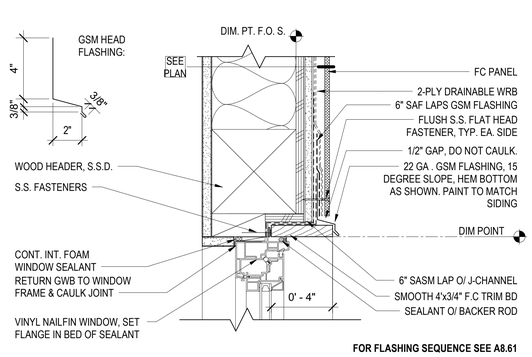
5 WINDOW HEAD - F.C. LAP SIDING
3" = 1'-0"



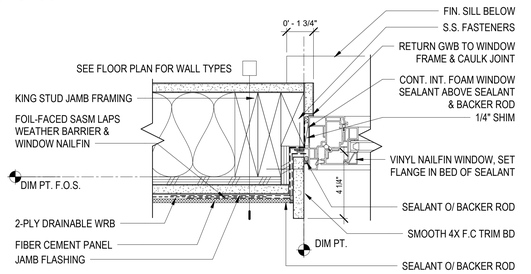
6 WINDOW JAMB - F.C. LAP SIDING
3" = 1'-0"



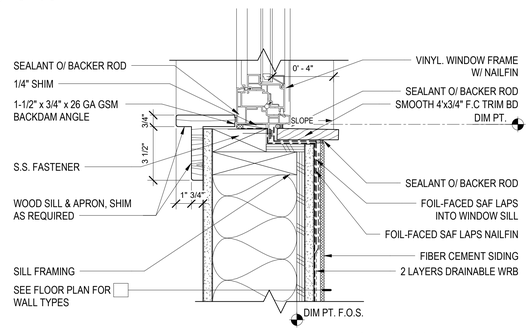
7 WINDOW SILL - F.C. LAP SIDING
3" = 1'-0"



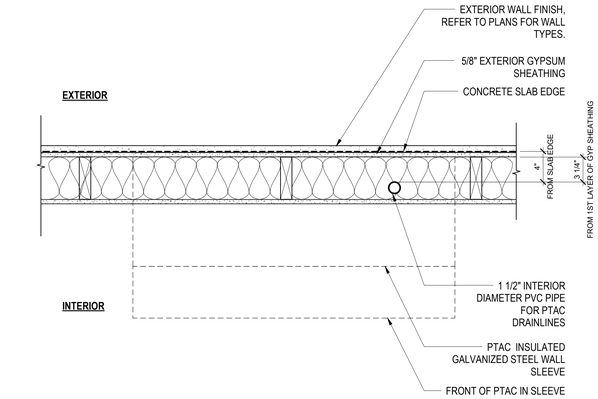
9 RECESSED WINDOW HEAD- FIBER CEMENT
3" = 1'-0"



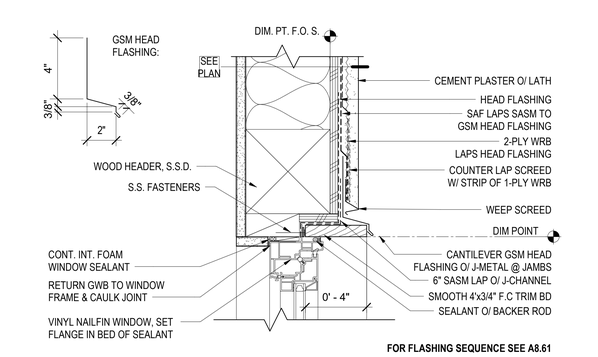
10 WINDOW JAMB - F.C. PANEL
3" = 1'-0"



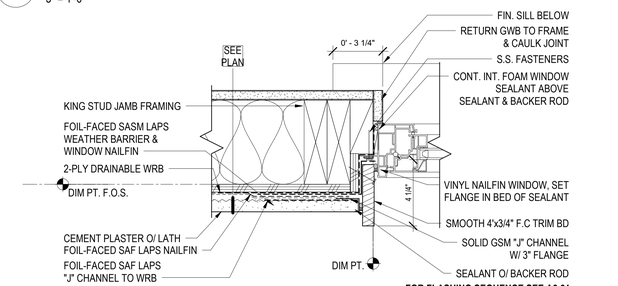
11 WINDOW SILL - F.C. SIDING
3" = 1'-0"



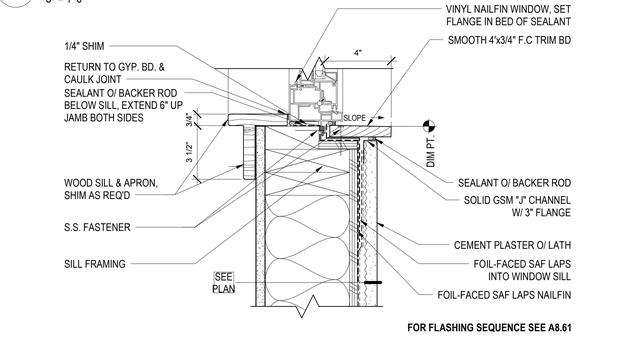
12 PTAC DRAINAGE HOLE AT SLAB - PLAN
1 1/2" = 1'-0"



13 RECESSED WINDOW HEAD- CEMENT PLASTER
3" = 1'-0"



14 WINDOW HEAD/JAMB/SILL - CEMENT PLASTER
3" = 1'-0"



15 RECESSED WINDOW HEAD/JAMB/SILL - CEMENT PLASTER
3" = 1'-0"

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CHECKED	Checker
JOB CAPTAIN	Approver

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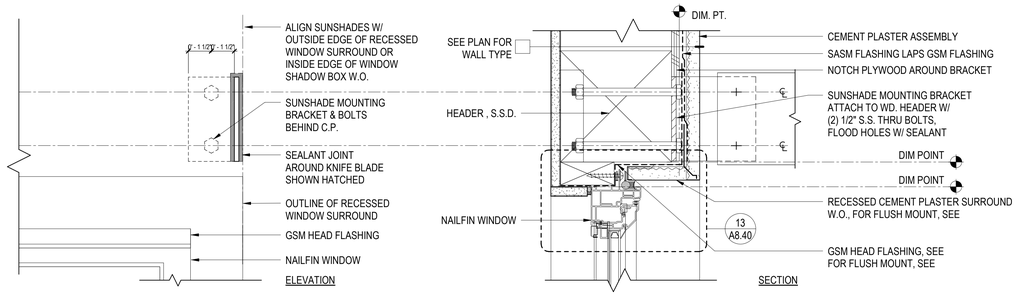
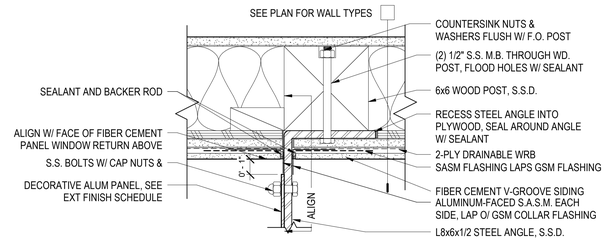
DRAWING TITLE
EXTERIOR WINDOW DETAILS

SCALE As indicated

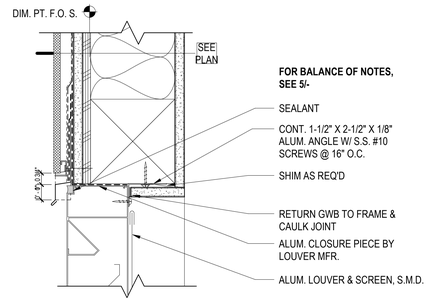
A8.40



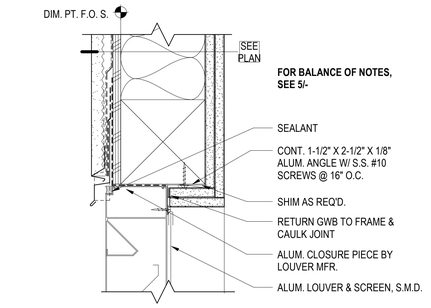
1 SUNSHADE @ CEMENT PLASTER
3" = 1'-0"



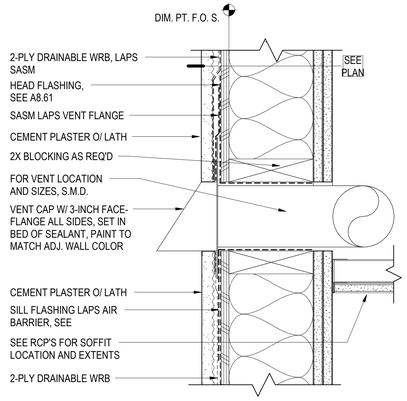
3 SUNSHADE ANCHORAGE AT VERTICAL FIN
3" = 1'-0"



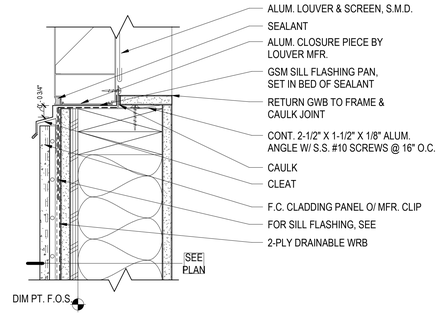
4 LOUVER HEAD - F.C.C.P. (WOOD 1HR)
3" = 1'-0"



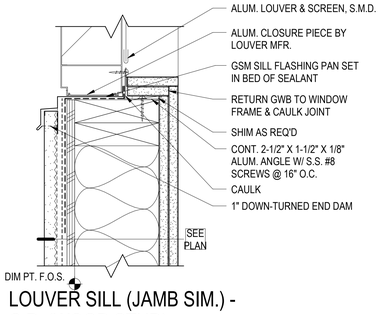
6 LOUVER HEAD - C.P. (WOOD STUD)
3" = 1'-0"



8 LOUVER SILL (JAMB SIM.) - C.P. (WOOD STUD)
3" = 1'-0"



5 LOUVER SILL (JAMB SIM.) - F.C.C.P. (WOOD 1HR)
3" = 1'-0"



7 LOUVER SILL (JAMB SIM.) - C.P. (WOOD STUD)
3" = 1'-0"

NOT FOR CONSTRUCTION

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CHECKED	Checker
JOB CAPTAIN	Approver

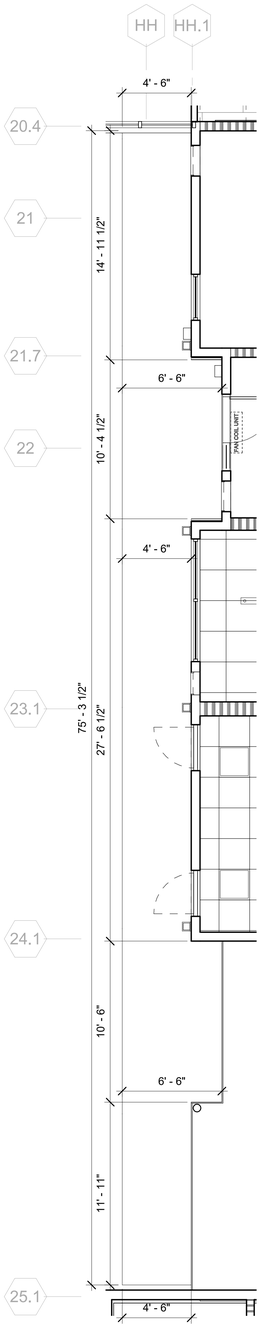
ISSUE

△	DATE	DESCRIPTION
7	09/29/22	PERMIT SUBMITTAL

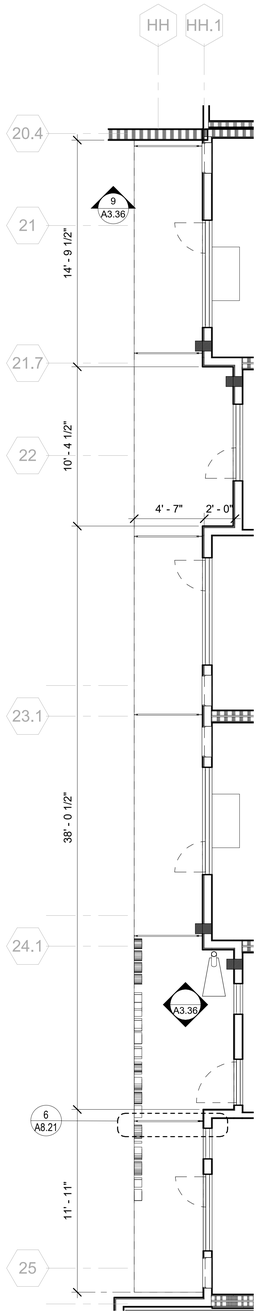
DRAWING TITLE
EXTERIOR LOUVER & SUNSHADE DETAILS

SCALE 3" = 1'-0"

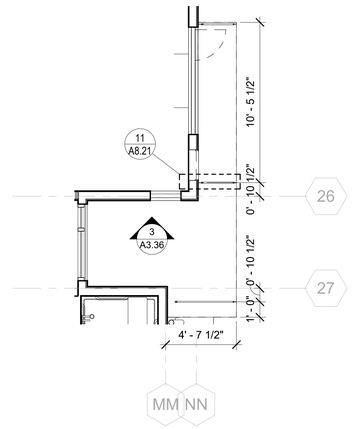
A8.41



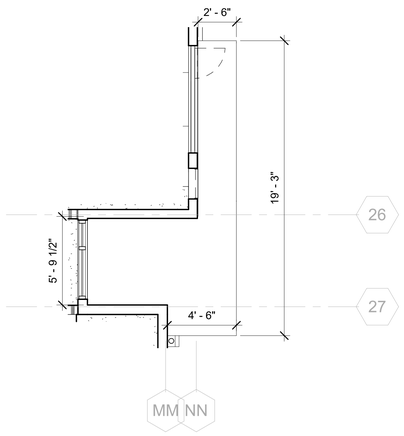
1 SEN - ENLARGED RCP EAST CANOPY
1/4" = 1'-0"



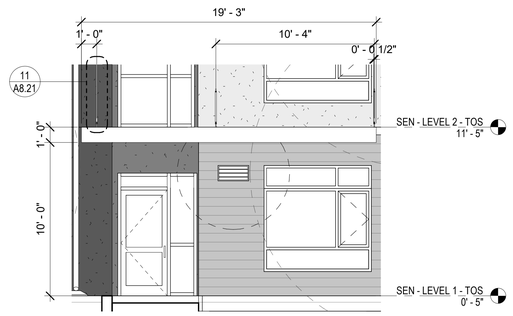
2 SEN - ENLARGED PLAN EAST CANOPY 2ND FLOOR
1/4" = 1'-0"



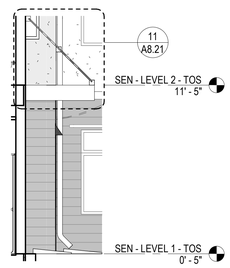
4 SEN - ENLARGED PLAN WEST ENTRY CANOPY
1/4" = 1'-0"



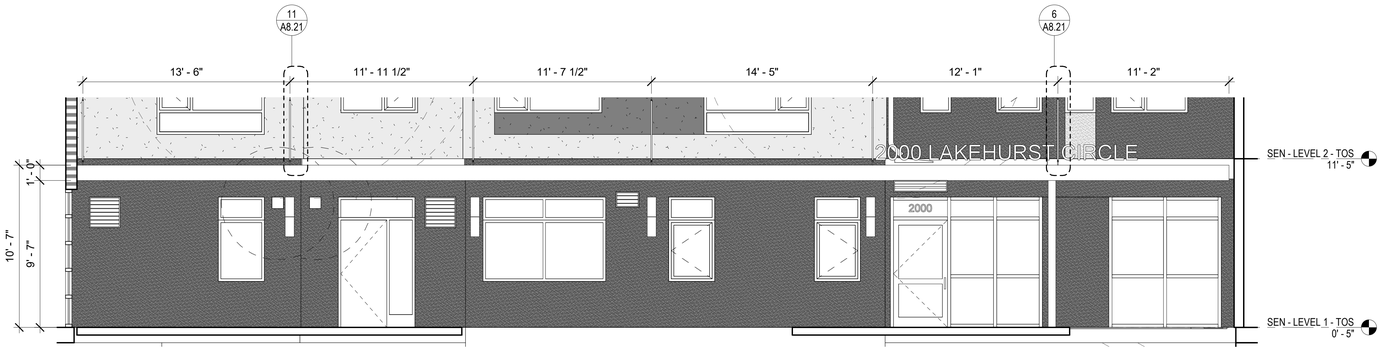
3 SEN - ENLARGED RCP WEST ENTRY CANOPY
1/4" = 1'-0"



3A SEN - ENLARGED ELEVATION WEST ENTRY CANOPY
1/4" = 1'-0"



3B SEN - ENLARGED PLAN SOUTH ENTRY CANOPY
1/4" = 1'-0"



1A SEN - ENLARGED ELEVATION EAST CANOPY
1/4" = 1'-0"

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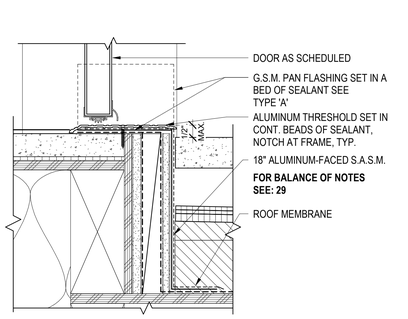
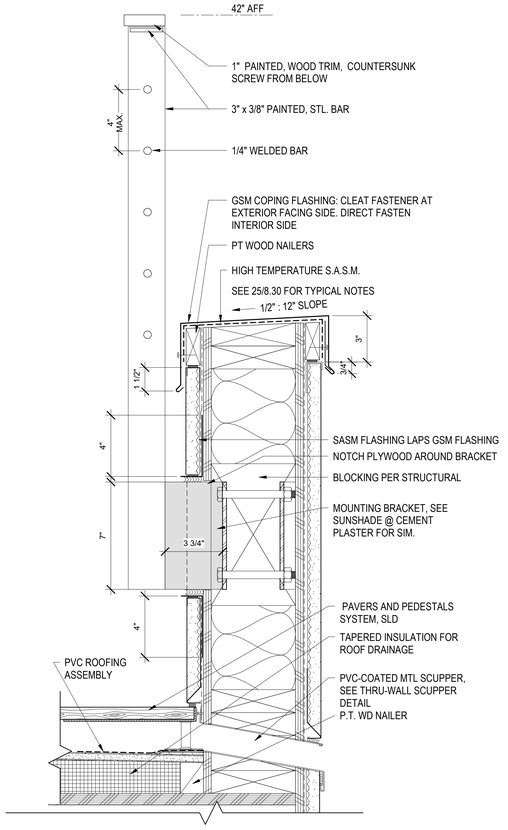
DRAWING TITLE
SEN - ENLARGED CANOPY PLANS AND ELEVATIONS

SCALE 1/4" = 1'-0"

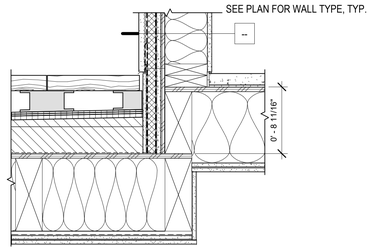
A8.42



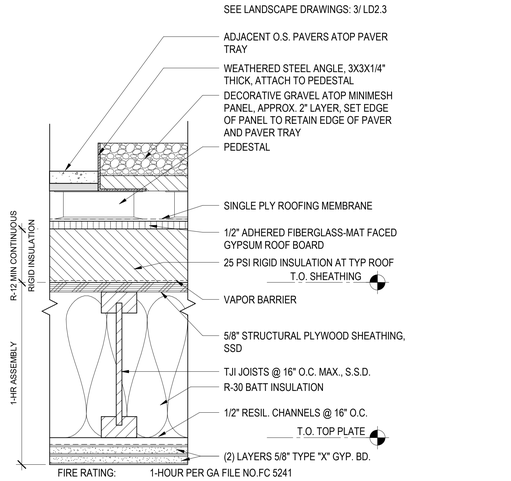
4 H.M. DOOR THRESHOLD AT TERRACE
3" = 1'-0"



2 TERRACE SCUPPER AND GUARDRAIL
3" = 1'-0"



3 ROOF TERRACE
1 1/2" = 1'-0"



1 SEN - ROOF TERRACE ASSEMBLY
3" = 1'-0"

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CHECKED	Checker
JOB CAPTAIN	Approver

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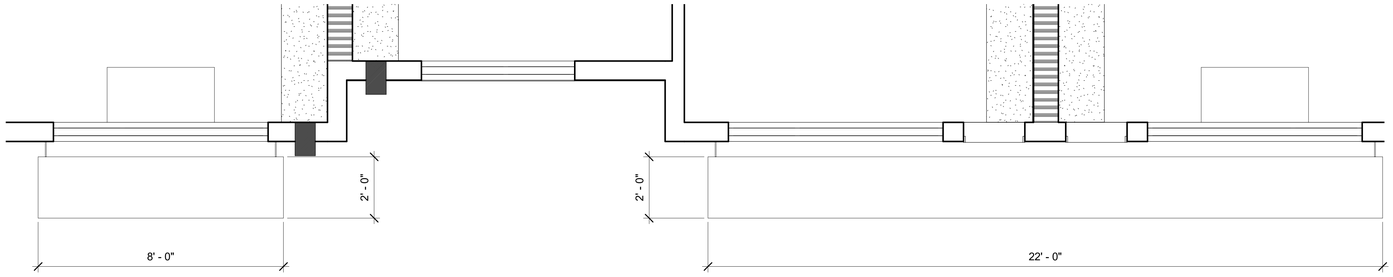
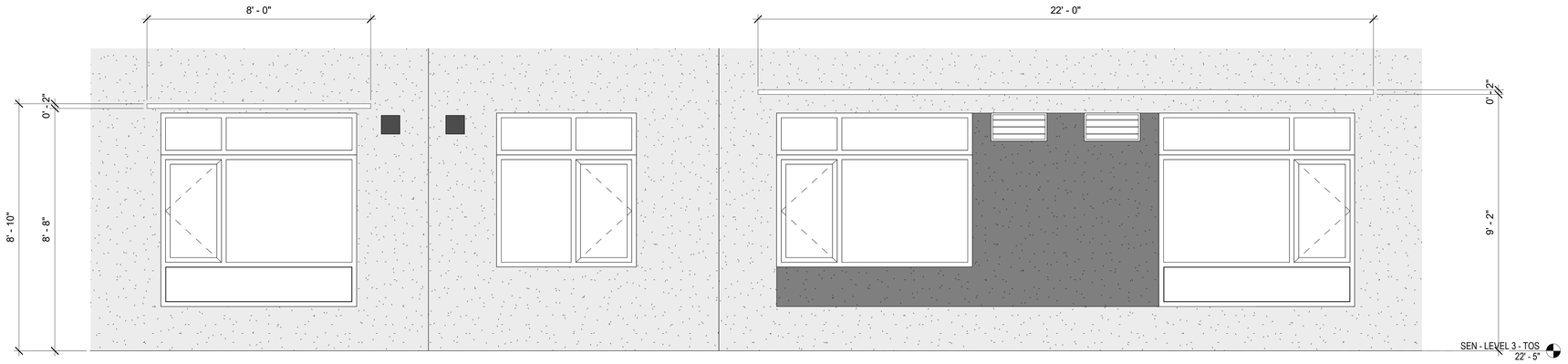
DRAWING TITLE
SEN - ROOF TERRACE DETAILS

SCALE As indicated

A8.43



1 ENLARGED SUNSHADE PLANS @ WEST
1/2" = 1'-0"



1A ENLARGED SUNSHADES @ WEST ELEVATION @ LEVELS 2-4
1/2" = 1'-0"

GENERAL NOTES - WINDOW SHADES

A. DIMENSIONS ARE TO CENTERLINE OF 'T' BRACKET, U.O.N.

B. SEE EXT. FINISH SCHEDULE FOR METAL WORK

C. BRACKETS & STRUCTURAL DESIGN OF BOLTIN THROUGH KNIFE PLATES FOR WIND LOADING BY SUNSHADE FABRICATOR

D. WALL TYPE & WINDOW CONDITIONS VARY, SEE FLOOR PLANS

E. WOOD FRAME SUPPORT ON ALL FLOORS, S.S.D.

F. SEE A8.41 FOR DETAILS.

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ISSUE

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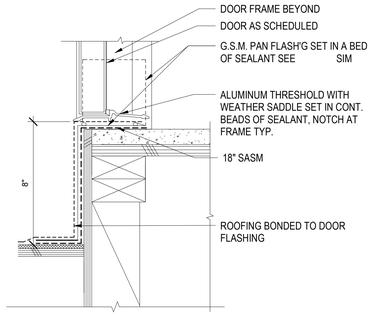
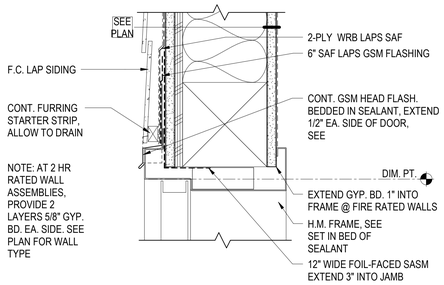
DRAWING TITLE
SEN - EXTERIOR WINDOW SHADE ENLARGED PLANS AND ELEVATIONS

SCALE As indicated

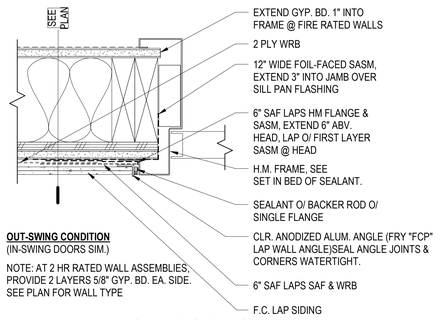
A8.44



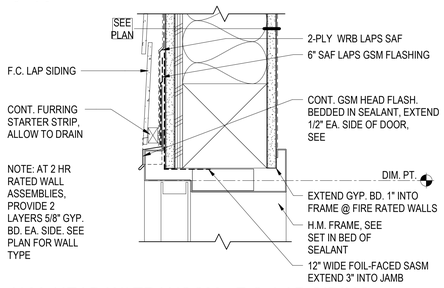
2 H.M. DOOR THRESHOLD AT ROOF
3" = 1'-0"



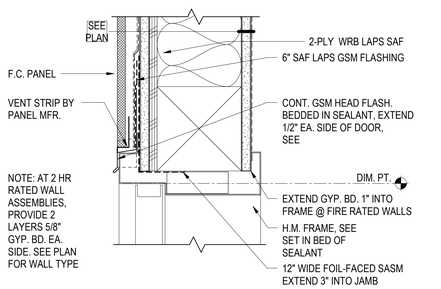
6 H.M. HEAD - F.C. LAP SIDING
3" = 1'-0"



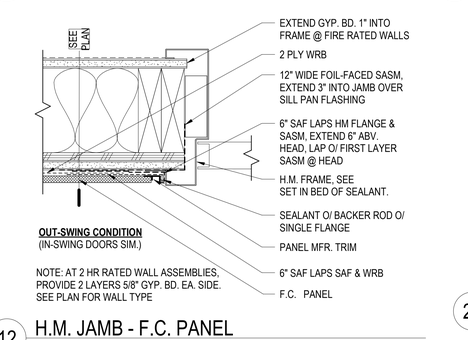
7 H.M. JAMB - F.C. LAP SIDING
3" = 1'-0"



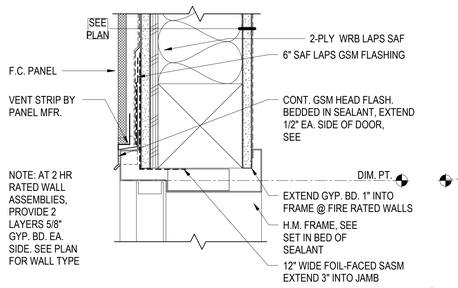
8 H.M. HEAD W/ TRANSOM - F.C. LAP SIDING
3" = 1'-0"



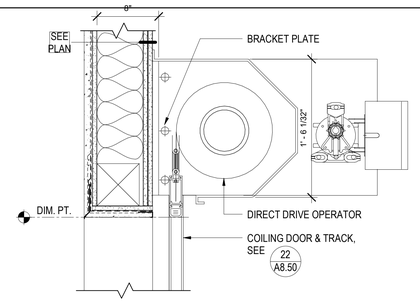
11 H.M. HEAD - F.C. PANEL
3" = 1'-0"



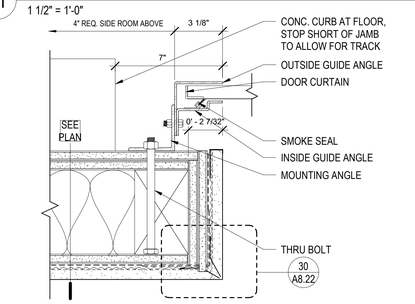
12 H.M. JAMB - F.C. PANEL
3" = 1'-0"



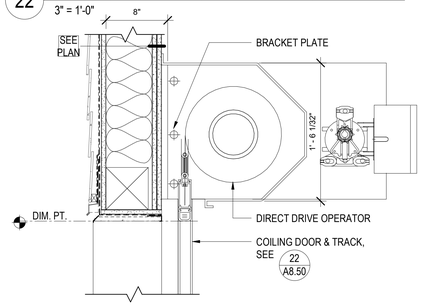
13 H.M. HEAD W/ TRANSOM - F.C. PANEL
3" = 1'-0"

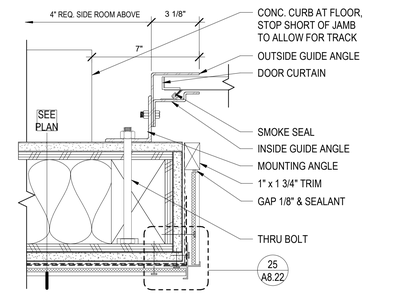


21 ROLL-UP HEAD - CEMENT PLASTER
1 1/2" = 1'-0"

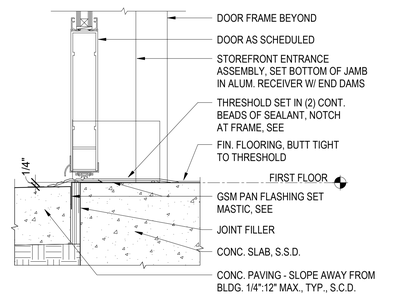


22 ROLL-UP JAMB - CEMENT PLASTER
3" = 1'-0"



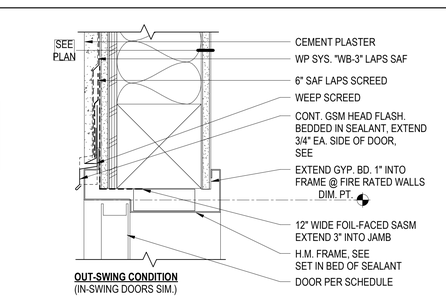


23 ROLL-UP HEAD - F.C. LAP SIDING
1 1/2" = 1'-0"

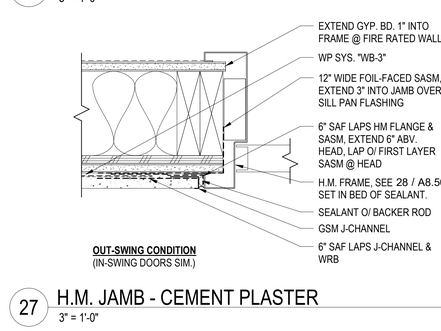


24 ROLL-UP JAMB - F.C. LAP SIDING
3" = 1'-0"

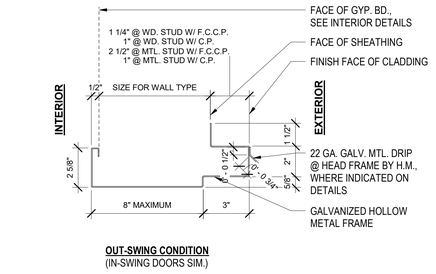
25 STOREFRONT SILL AT DOOR
3" = 1'-0"

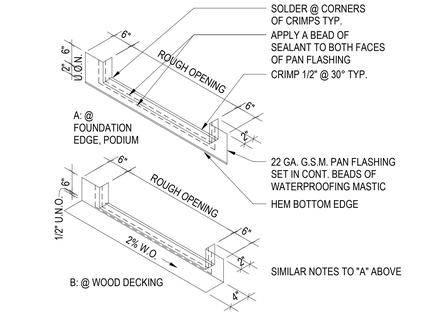


26 H.M. HEAD - CEMENT PLASTER
3" = 1'-0"

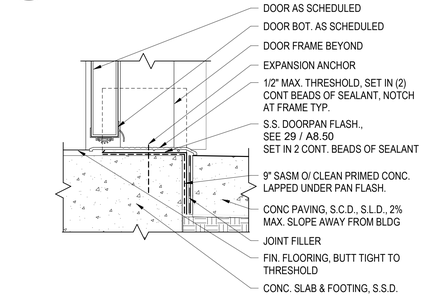


27 H.M. JAMB - CEMENT PLASTER
3" = 1'-0"

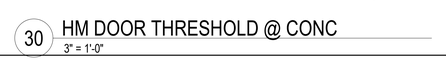




28 EXT. HOLLOW MTL. DOOR FRAME
3" = 1'-0"



29 PAN FLASHING AT EXTERIOR DOORS
1" = 1'-0"



30 HM DOOR THRESHOLD @ CONC
3" = 1'-0"

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LICENSED ARCHITECT
PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

North Housing, Block A

Alameda, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

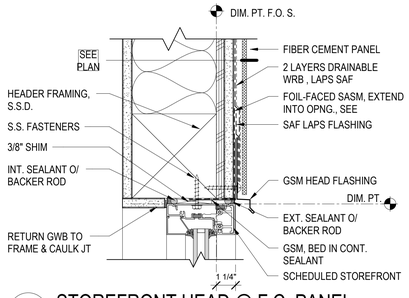
ISSUE

△	DATE	DESCRIPTION
1	08/27/21	ENTITLEMENT SET
2	12/8/21	SD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

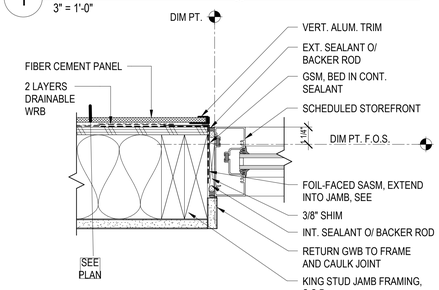
DRAWING TITLE
EXTERIOR DOOR DETAILS

SCALE As indicated

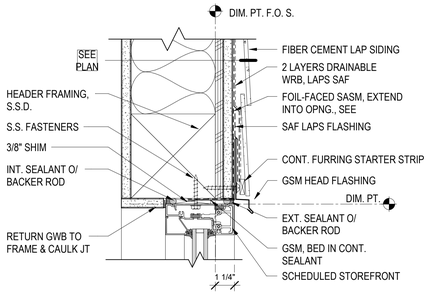
A8.50



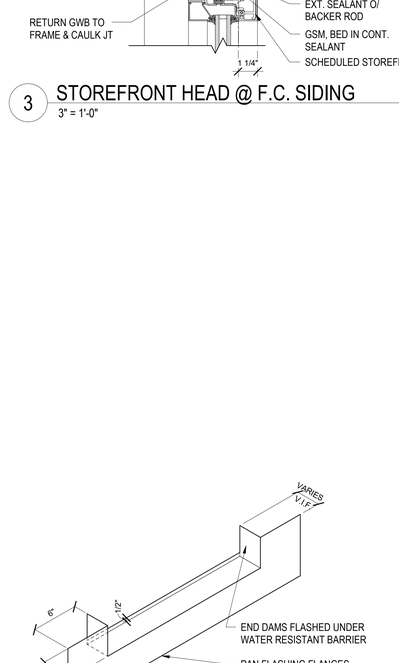
1 STOREFRONT HEAD @ F.C. PANEL
3" = 1'-0"



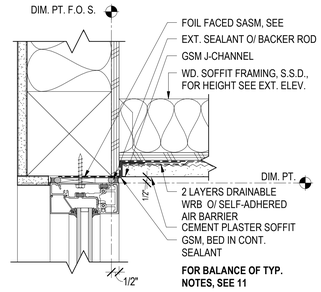
2 STOREFRONT JAMB @ F.C. PANEL
3" = 1'-0"



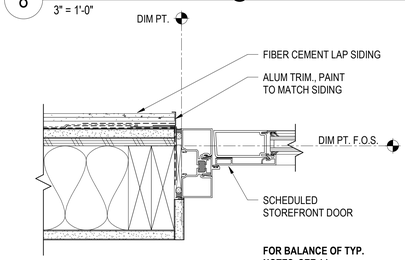
3 STOREFRONT HEAD @ F.C. SIDING
3" = 1'-0"



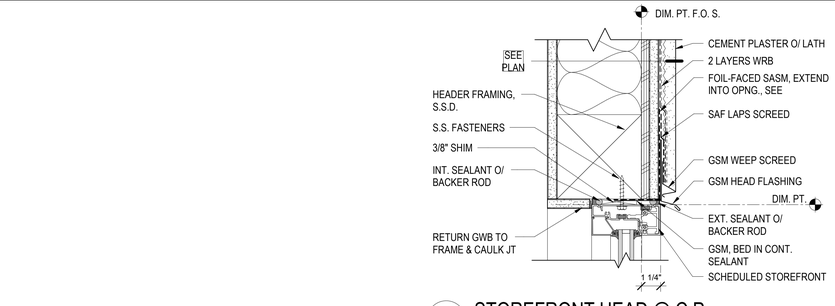
5 PAN FLASHING - TYPE 1
1 1/2" = 1'-0"



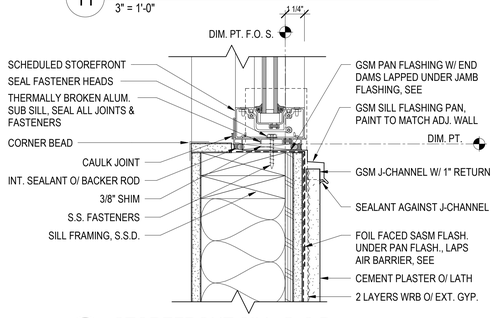
8 STOREFRONT HEAD @ C.P. SOFFIT
3" = 1'-0"



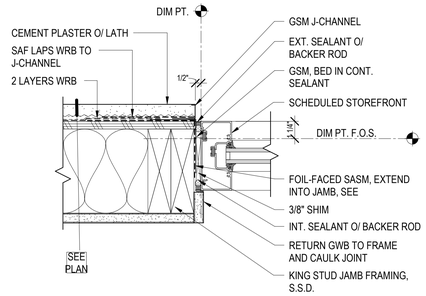
9 STOREFRONT JAMB - DOOR @ LAP SIDING
3" = 1'-0"



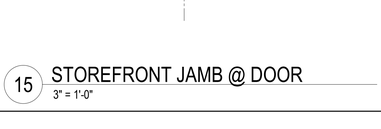
11 STOREFRONT HEAD @ C.P.
3" = 1'-0"



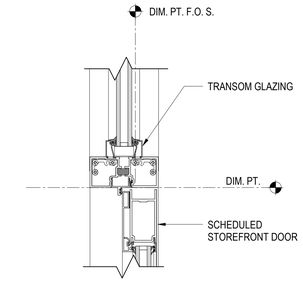
12 STOREFRONT SILL @ C.P.
3" = 1'-0"



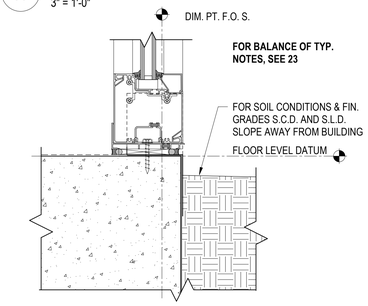
14 STOREFRONT JAMB @ C.P.
3" = 1'-0"



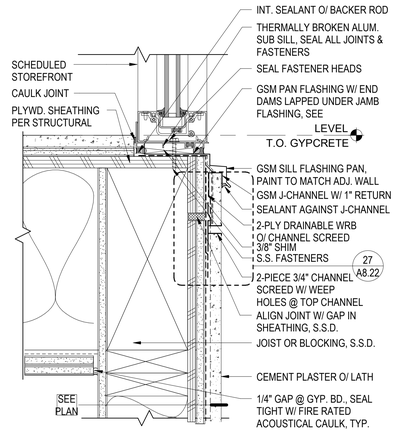
15 STOREFRONT JAMB @ DOOR
3" = 1'-0"



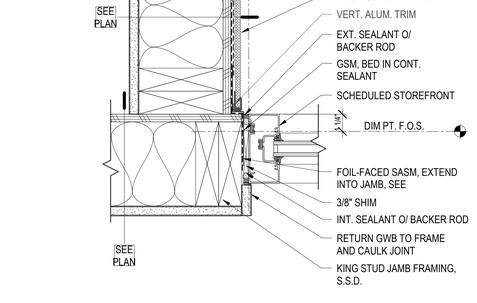
17 STOREFRONT HEAD @ DOOR / TRANSOM
3" = 1'-0"



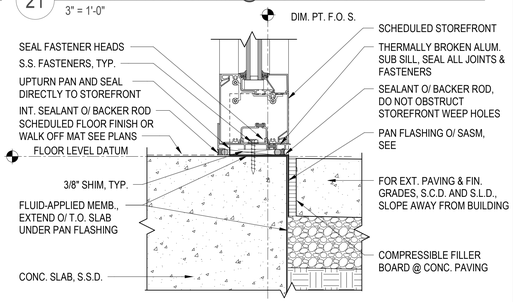
18 STOREFRONT SILL @ LANDSCAPE
3" = 1'-0"



20 STOREFRONT SILL @ C.P. FLOOR ASSEMBLY
3" = 1'-0"



21 STOREFRONT JAMB @ F.C.. RETURN
3" = 1'-0"



23 STOREFRONT SILL @ PAVING
3" = 1'-0"

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NOT FOR CONSTRUCTION

North Housing, Block A

Alameda, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

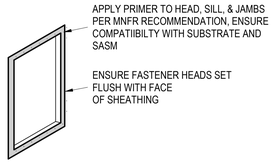
ISSUE

△	DATE	DESCRIPTION
4	01/21/22	50% DD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

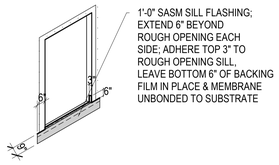
DRAWING TITLE
EXTERIOR STOREFRONT DETAILS

SCALE As indicated

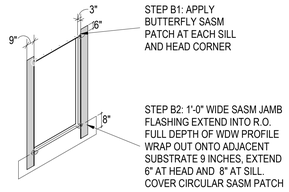
A8.51



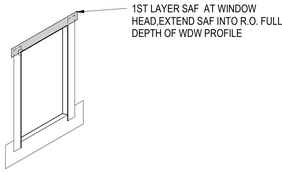
STEP A



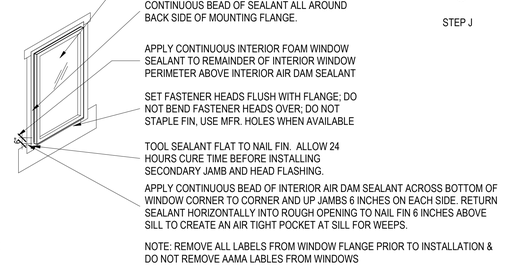
STEP B



STEP C



STEP D

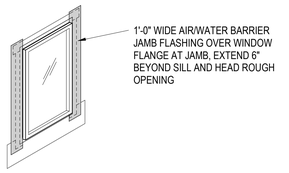


STEP E

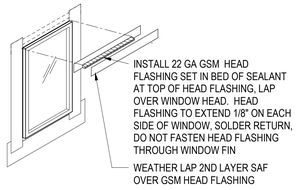
NOTE: REMOVE ALL LABELS FROM WINDOW FLANGE PRIOR TO INSTALLATION & DO NOT REMOVE AAMA LABLES FROM WINDOWS

4 WINDOW FLASHING SYSTEM (RECESSED)
3/16" = 1'-0"

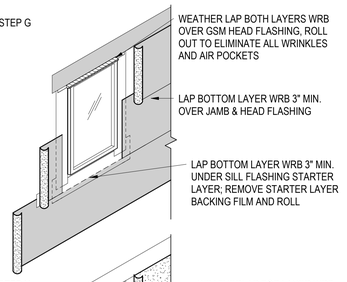
NOTES:
APPLY FLASHING WITH LAMINATE ROLLER PER MFR INSTRUCTIONS, ELIMINATE ALL WRINKLES AND AIR POCKETS



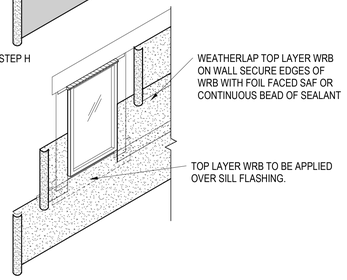
STEP F



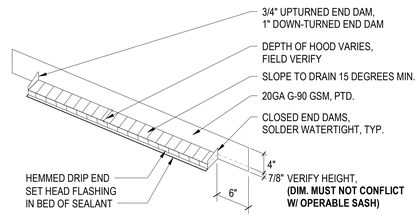
STEP G



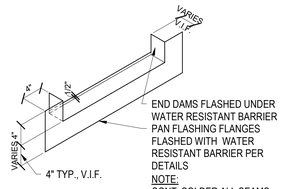
STEP H



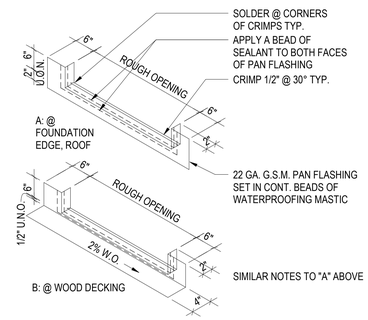
STEP J



1 WINDOW HEAD FLASHING AXONOMETRIC
1" = 1'-0"



2 PAN FLASHING AT STOREFRONT TYPE WINDOWS
1" = 1'-0"



3 PAN FLASHING AT EXTERIOR DOORS1
1" = 1'-0"

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North Housing, Block A
Alameda, CA 94501

JOB NO. 19009
DRAWN -
CHECKED -
JOB CAPTAIN -

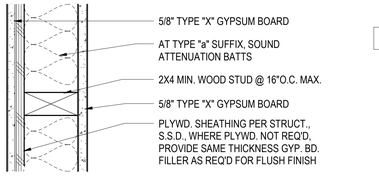
ISSUE

	DATE	DESCRIPTION
4	01/21/22	50% DD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
OPENING FLASHING DETAILS

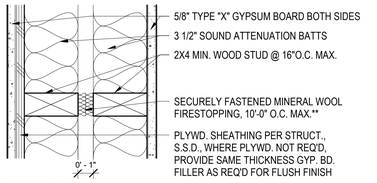
SCALE As indicated

A8.61



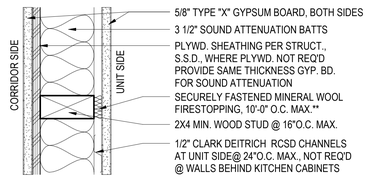
1-HOUR INTERIOR WALL & CORRIDOR WALL - WOOD

1 WALL TYPE A, Aa, A2, A2a, A4a
3" = 1'-0"



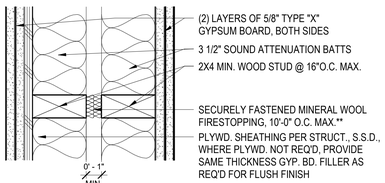
1-HOUR INTERIOR PARTY WALL - WOOD

2 WALL TYPE B
3" = 1'-0"



1-HOUR INTERIOR CORRIDOR WALL @ UNITS - WOOD

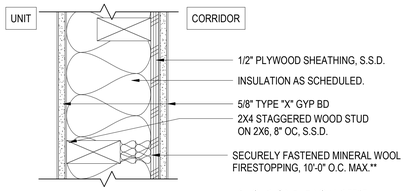
3 WALL TYPE C
3" = 1'-0"



2-HOUR INTERIOR PARTY WALL - WOOD

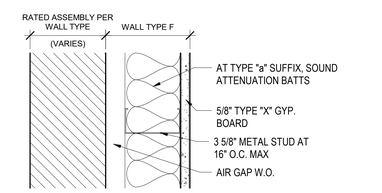
4 WALL TYPE D
3" = 1'-0"

** PROVIDE FIRESTOPPING AT VERTICAL ASSEMBLIES AT 10'-0" MIN.



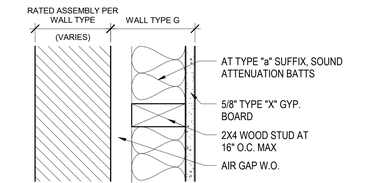
1-HOUR INTERIOR CORRIDOR WALL @ UNITS

5 WALL TYPE E
3" = 1'-0"



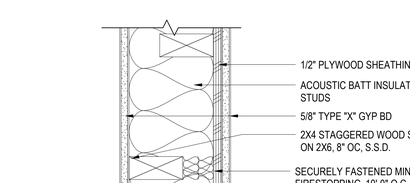
FURRED INTERIOR WALL - METAL

6 WALL TYPE F, Fa, F2, & F2a
3" = 1'-0"



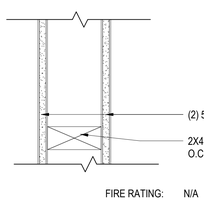
FURRED INTERIOR WALL - WOOD

7 WALL TYPE G, Ga, G2, & G2a
3" = 1'-0"



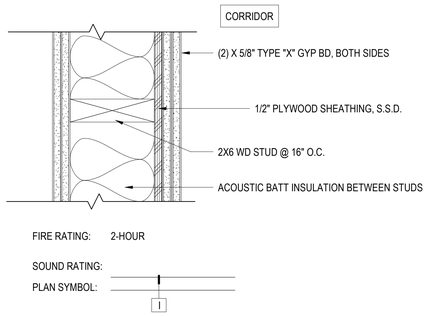
WALL TYPE Ea/Ja AT FLR/CLNG ASSEMB.

16 WALL TYPE Ea
3" = 1'-0"

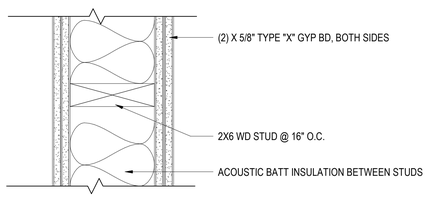


INTERIOR WALL - WOOD

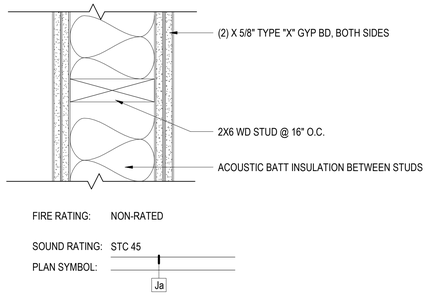
8 WALL TYPE H, H2
3" = 1'-0"



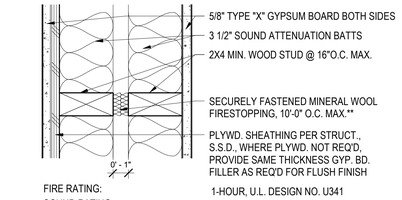
9 WALL TYPE I
3" = 1'-0"



10 WALL TYPE J
3" = 1'-0"

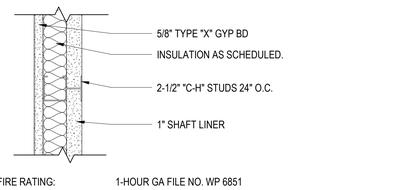


15 WALL TYPE Ja
3" = 1'-0"

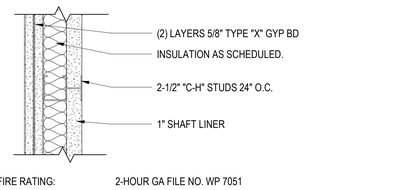


1-HOUR INTERIOR PARTY WALL - WOOD

11 WALL TYPE K
3" = 1'-0"



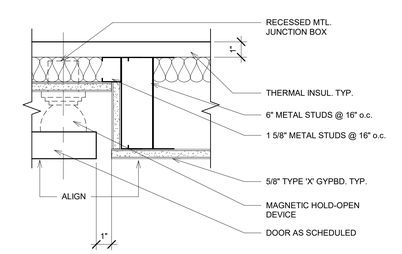
13 TT - 1-HR FIRE-RATED MTL SHAFT WALL1
3" = 1'-0"



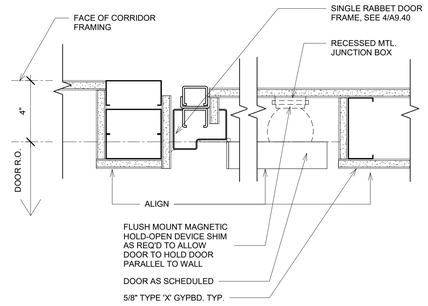
14 UU - 2-HR FIRE-RATED MTL SHAFT WALL1
3" = 1'-0"

1-HOUR INTERIOR PARTY WALL - WOOD

12 WALL TYPE L
3" = 1'-0"



29 SMOKE DOOR @ HOLD OPEN1
3" = 1'-0"



30 DOOR JAMB AT HOLD -OPEN1
3" = 1'-0"

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North Housing, Block A

Alameda, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

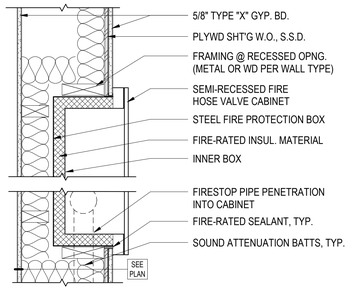
ISSUE

△	DATE	DESCRIPTION
4	01/21/22	50% DD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

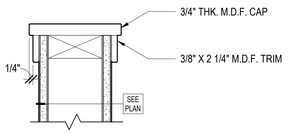
DRAWING TITLE
INTERIOR WALL TYPES

SCALE 3" = 1'-0"

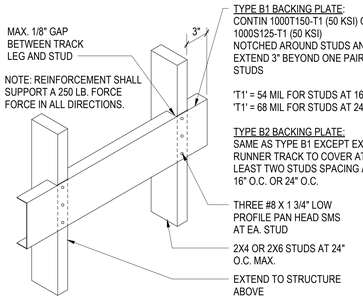
A9.00



8 SEMI-RECESSED FIRE HOSE VALVE CABINET @ RATED WALL
1 1/2" = 1'-0"



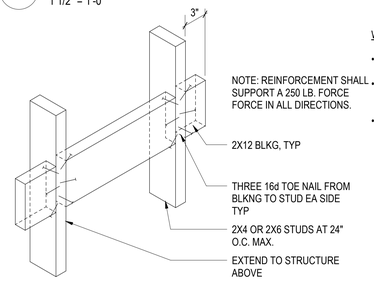
6 WALL CAP
3" = 1'-0"



TYPE B1 BACKING PLATE:
- AT ALL BASE CABINETS
- AT ALL FULL HEIGHT CABINETS
- AT FULL HEIGHT SHELVING

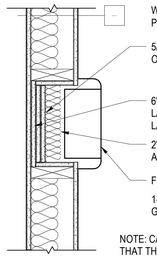
TYPE B2 BACKING PLATE:
- AT ALL MOUNTED HANDRAILS
- AT ALL WALL MOUNTED GRAB BARS
- AT WALL MOUNTED EQUIPMENT WHICH WEIGHS AND SUPPORT WHEN FULLY LOADED A MAXIMUM OF 200 POUNDS. ADDITIONALLY THE DISTRIBUTED LOAD ON THE PARTITION SHALL NOT EXCEED A MAXIMUM OF 100 POUNDS PER LINEAR FT.

4 BACKING PLATE - TYPE B @ WOOD STUD
1 1/2" = 1'-0"



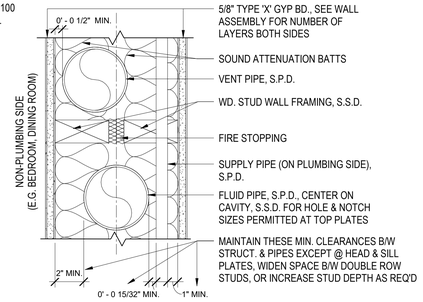
WOOD BACKING
- AT ALL MOUNTED HANDRAILS
- AT ALL WALL MOUNTED GRAB BARS
- AT WALL MOUNTED EQUIPMENT WHICH WEIGHS AND SUPPORT WHEN FULLY LOADED A MAXIMUM OF 200 POUNDS. ADDITIONALLY THE DISTRIBUTED LOAD ON THE PARTITION SHALL NOT EXCEED A MAXIMUM OF 100 POUNDS PER LINEAR FT.

5 WOOD BACKING
1 1/2" = 1'-0"

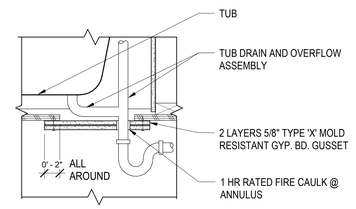


NOTE: CABINET SHALL BE MOUNTED SUCH THAT THE TOP OF THE EXTINGUISHER IS NO MORE THAN 5' ABOVE FLOOR LEVEL.

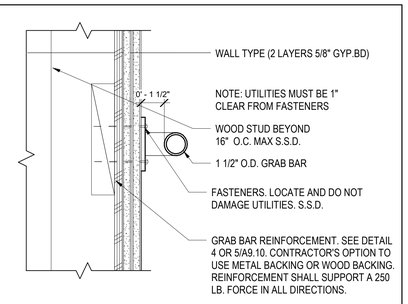
16 FIRE EXTINGUISHER CABINET1
1 1/2" = 1'-0"



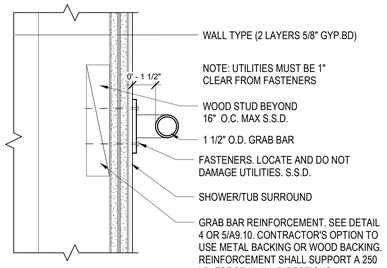
17 PLUMBING IN PARTY WALL
3" = 1'-0"



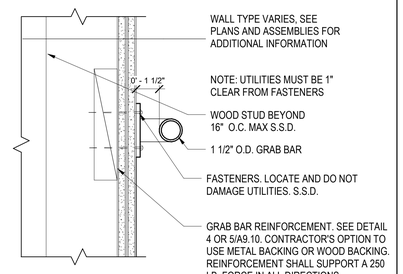
21 GYP BOARD GUSSET @ TUB DRAIN
1 1/2" = 1'-0"



26 GRAB BAR ANCHORAGE @ B3 W/ SHEAR
3" = 1'-0"

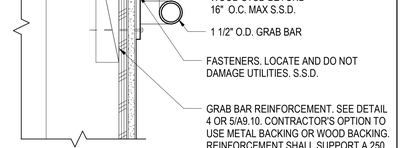


22 GRAB BAR ANCHORAGE @ DBL GYP BD (SHOWER/TUB SURROUND)
3" = 1'-0"



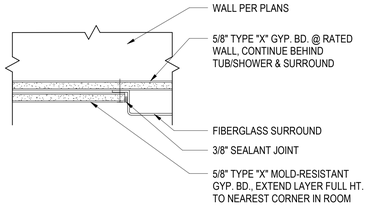
27 GRAB BAR ANCHORAGE @ DOUBLE GYP BD
3" = 1'-0"

23 GRAB BAR ANCHORAGE W/ SHEAR (SHOWER/TUB SURROUND)
3" = 1'-0"

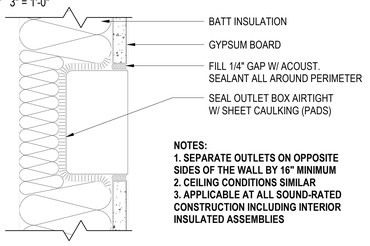


28 GRAB BAR ANCHORAGE @ GYP BD & SHEAR
3" = 1'-0"

1 TOP OF TUB SURROUND DETAIL
3" = 1'-0"



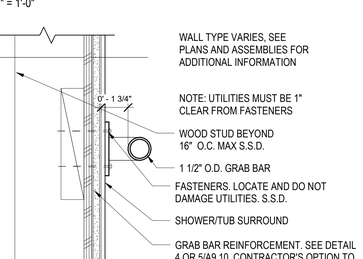
3 GYP. BD. TERMINATION @ TUB SURROUND
3" = 1'-0"



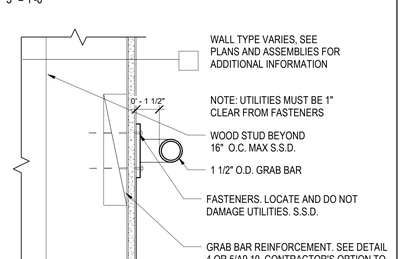
NOTES:
1. SEPARATE OUTLETS ON OPPOSITE SIDES OF THE WALL BY 16" MINIMUM
2. CEILING CONDITIONS SIMILAR
3. APPLICABLE AT ALL SOUND-RATED CONSTRUCTION INCLUDING INTERIOR INSULATED ASSEMBLIES

NOTE: WHERE FIRE-RATED PADS ARE REQUIRED, FSP FIRESTOP PUTTY PADS MAY BE USED

2 ACOUSTIC OUTLET TREATMENT @ SOUND-RATED WALLS
12" = 1'-0"

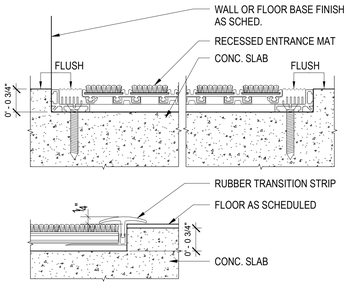


24 GRAB BAR ANCHORAGE @ GYP BD & SHEAR (SHOWER/TUB SURROUND)
3" = 1'-0"



29 GRAB BAR ANCHORAGE @ WD FRAMING
3" = 1'-0"

25 GRAB BAR ANCHORAGE @ WD FRAMING (SHOWER/TUB SURROUND)
3" = 1'-0"



30 RECESSED WALK-OFF MAT
6" = 1'-0"

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North Housing, Block A
Alameda, CA 94501

JOB NO. 19009
DRAWN -
CHECKED -
JOB CAPTAIN -

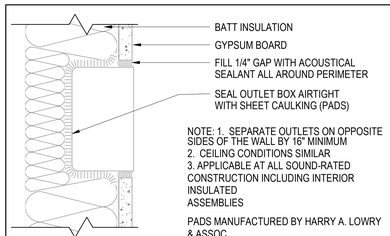
ISSUE

△	DATE	DESCRIPTION
1	08/27/21	ENTITLEMENT SET
4	01/21/22	50% DD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
INTERIOR DETAILS

SCALE As indicated

A9.10

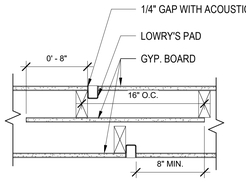


NOTE: 1. SEPARATE OUTLETS ON OPPOSITE SIDES OF THE WALL BY 16" MINIMUM
2. CEILING CONDITIONS SIMILAR
3. APPLICABLE AT ALL SOUND-RATED CONSTRUCTION INCLUDING INTERIOR INSULATED ASSEMBLIES

PADS MANUFACTURED BY HARRY A. LOWRY & ASSOC.
11684 TUXFORD ST.
SUN VALLEY, CA 91352 (818) 768-4661

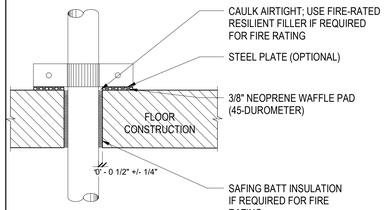
NOTE: WHERE FIRE-RATED PADS ARE REQUIRED FSP FIRESTOP PUTTY PADS MAY BE USED
MANUFACTURED BY HEVI-DUTY/NELSON
P.O. BOX 726 TULSA, OK 74101

1 ACOUSTIC OUTLET TREATMENT IN SOUND-RATED WALLS
12" = 1'-0"



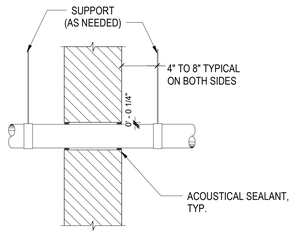
NOTE: 1. PANEL TO BE EITHER 1/2" MIN. GYP BOARD OR 25-GAUGE SHEET METAL
2. PANEL TO BE ATTACHED TO ONLY ONE ROW OF STUDS
3. PANEL TO EXTEND 8" ABOVE AND BELOW OUTLETS
4. INSULATION NOT SHOWN FOR CLARITY

2 OUTLET BOX ISOLATION @ LESS THAN 16" SEPARATION1
1 1/2" = 1'-0"

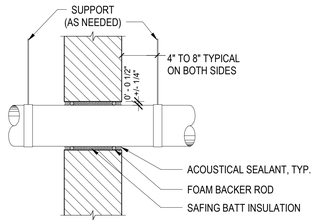


NOTE: IF PIPE IS SUSPENDED FROM-OR DIRECTLY ATTACHED TO-STRUCTURE OR OTHER BUILDING ELEMENTS, USE 3/8" THICK FELT, OR 40-DUROMETER NEOPRENE AS SLEEVE BETWEEN PIPE AND PIPE HANGER

3 PIPE RISER ISOLATION
1 1/2" = 1'-0"



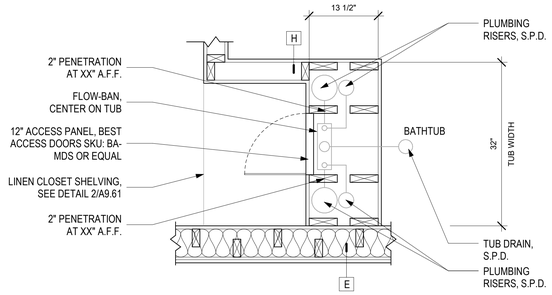
PIPE OR CONDUIT LESS THAN 3" DIAMETER



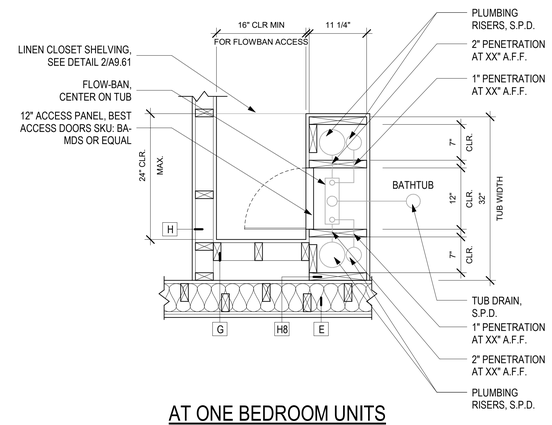
DUCT, PIPE, OR CONDUIT 3" DIAMETER OR GREATER

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

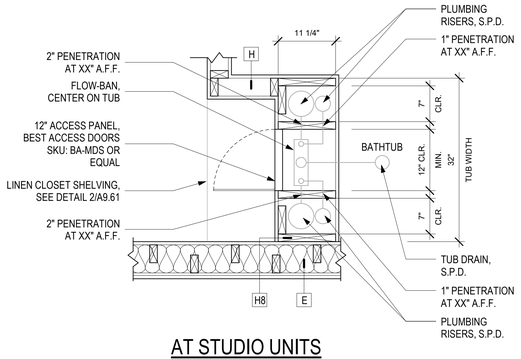
5 TYP. DUCT, PIPE, OR CONDUIT PENETRATION THRU SOUND-RATED CONSTRUCTION
1 1/2" = 1'-0"



AT UNIT TYPES SB, 1B

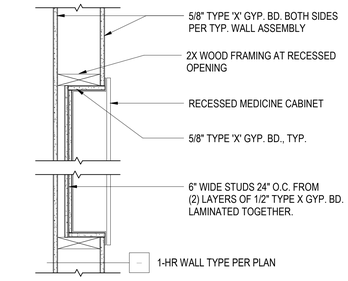


AT ONE BEDROOM UNITS (EXCEPT UNIT TYPE 1B)

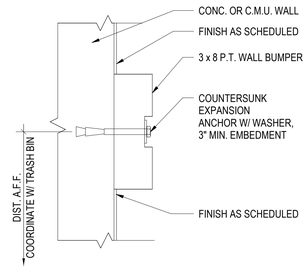


AT STUDIO UNITS (EXCEPT UNIT TYPE SB)

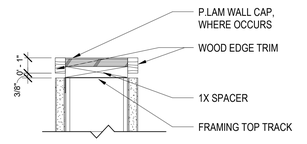
9 FLOWBAN AND PLUMBING RISERS @ UNIT BATHROOM SHOWER/BATHTUB PLUMBING WALL
1" = 1'-0"



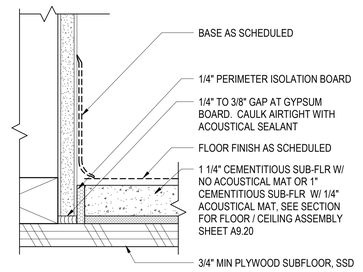
21 RECESSED ITEM @ RATED WALL
1 1/2" = 1'-0"



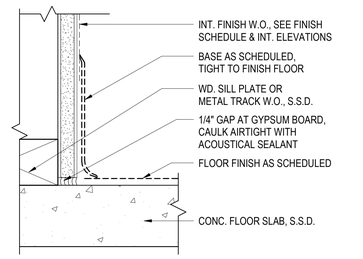
22 WALL BUMPER
3" = 1'-0"



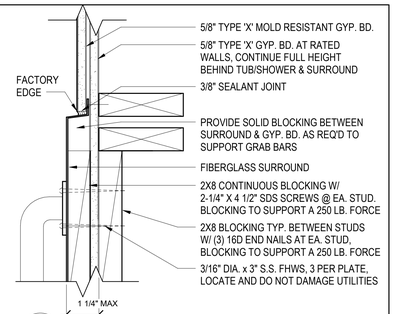
23 WALL CAP
3" = 1'-0"



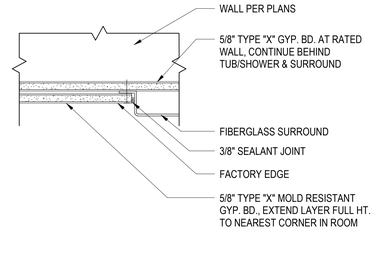
24 WALL BASE AT GYP. CONC. FLOOR
6" = 1'-0"



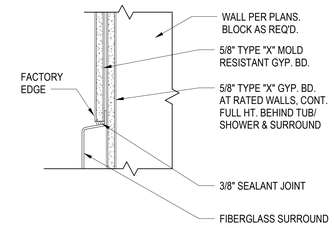
25 WALL BASE AT CONCRETE FLOOR
6" = 1'-0"



26 GRAB BAR BLOCKING AT TUB
3" = 1'-0"



27 GYP. BD. TERMINATION @ TUB SURROUND
3" = 1'-0"



28 TOP OF TUB SURROUND DETAIL1
3" = 1'-0"

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Alameda, CA 94501

JOB NO.	19009
DRAWN	GB
CHECKED	-
JOB CAPTAIN	-

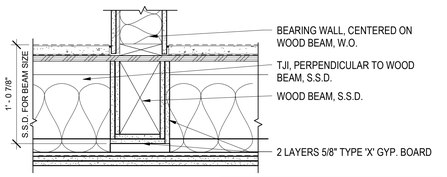
ISSUE

△	DATE	DESCRIPTION
4	01/21/22	50% DD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
INTERIOR DETAILS, INTERIOR ACOUSTICAL DETAILS

SCALE As indicated

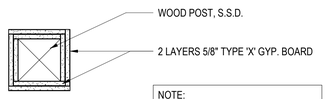
A9.11



NOTES:
1. EXTEND FIRE-RATED ENCASEMENT FOR FULL LENGTH OF BEAM, INCLUDING CONNECTIONS TO OTHER FIRE-RATED MEMBERS.

FIRE RATING: 1-HOUR

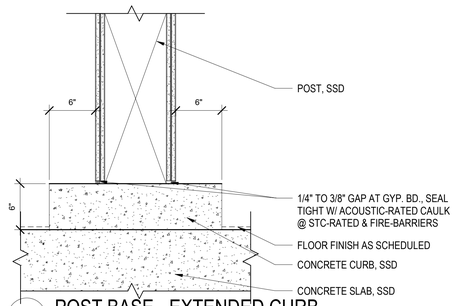
1 1 HR FIRE RATED BEAM - INDIV. ENCASED
1 1/2" = 1'-0"



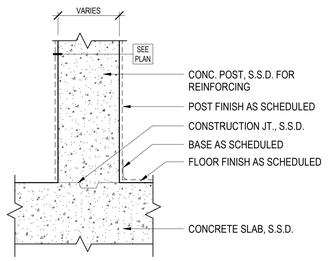
NOTE:
EXTEND FIRE-RATED ENCASEMENT FOR FULL LENGTH OF POST, INCLUDING CONNECTIONS TO OTHER FIRE-RATED MEMBERS.

FIRE RATING: 1 -HOUR

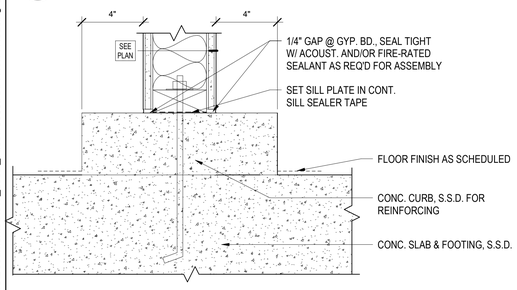
2 1 HR FIRE RATED STRUCTURAL POST - INDIV. ENCASED
1 1/2" = 1'-0"



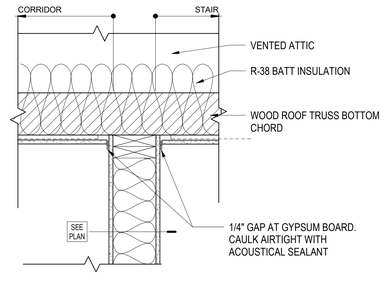
3 POST BASE - EXTENDED CURB
1 1/2" = 1'-0"



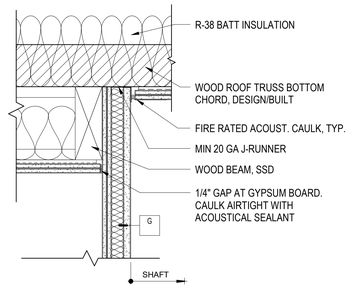
4 CONRETE POST BASE
1 1/2" = 1'-0"



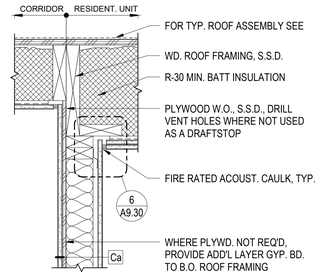
5 WALL BASE - EXTENDED CURB
3" = 1'-0"



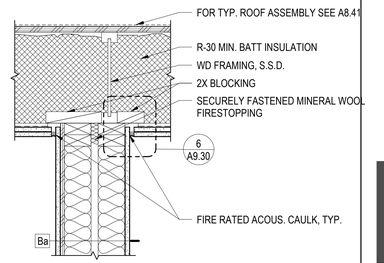
10 STAIR WALL AT ROOF
1 1/2" = 1'-0"



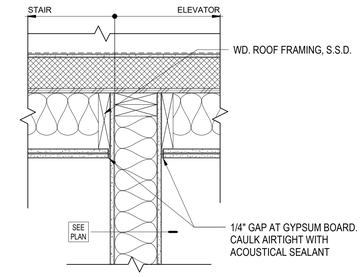
15 SHAFT AT ROOF
1 1/2" = 1'-0"



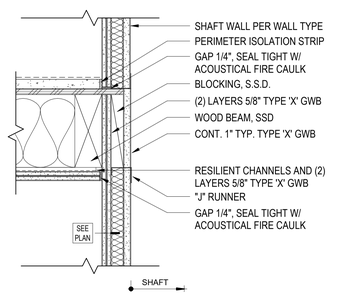
8 CORRIDOR WALL AT ROOF
1 1/2" = 1'-0"



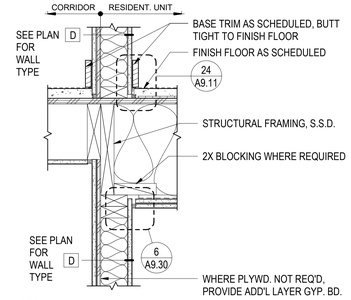
7 PARTY WALL AT ROOF1
1 1/2" = 1'-0"



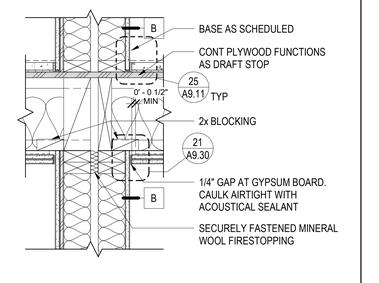
11 STAIR/ELEVATOR WALL AT ROOF
1 1/2" = 1'-0"



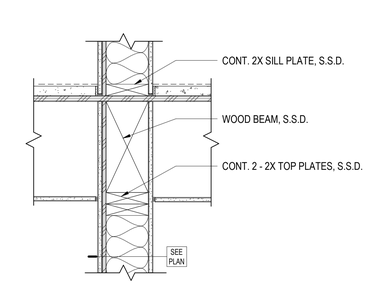
16 SHAFT AT FLR/CLNG ASSEMBLY
1 1/2" = 1'-0"



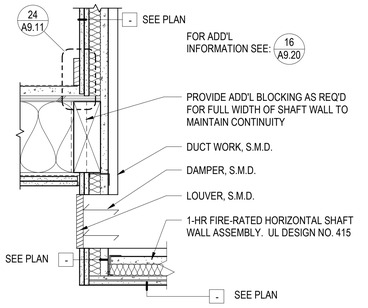
21 TYP. CORR. WALL AT FLR/CLG ASSEMBLY
1 1/2" = 1'-0"



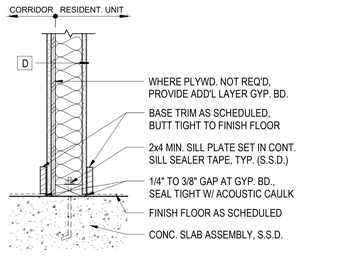
26 PARTY WALL AT FLR/CLNG ASSEMB.
1 1/2" = 1'-0"



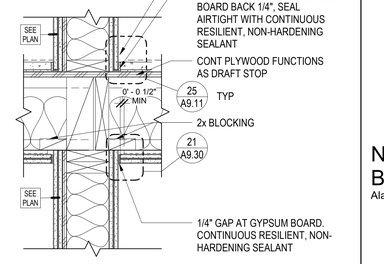
12 1-HR SHAFT AT FLR/CLNG ASSEMBLY
1 1/2" = 1'-0"



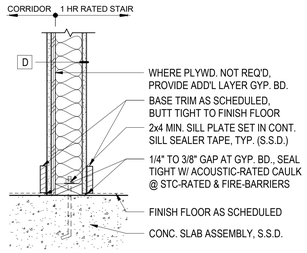
17 TYP. SHAFT WALL AT TERMINATION
1 1/2" = 1'-0"



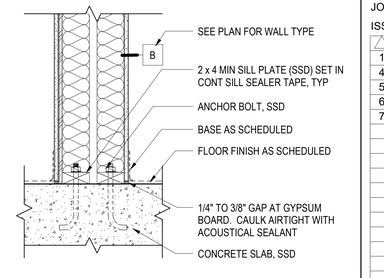
22 TYP. CORRIDOR WALL AT SLAB
1 1/2" = 1'-0"



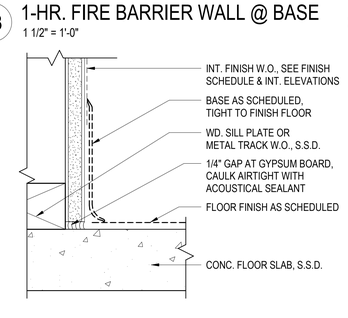
6 WALL TYPE Ea/Ja AT FLR/CLNG ASSEMB.
1 1/2" = 1'-0"



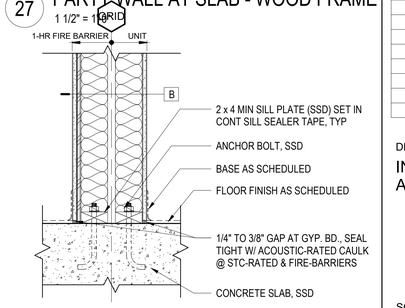
23 1-HR. FIRE BARRIER WALL @ BASE
1 1/2" = 1'-0"



27 PARTY WALL AT SLAB - WOOD FRAME
1 1/2" = 1'-0"



9 WALL BASE @ CONCRETE FLOOR1
6" = 1'-0"



28 1-HR FIRE BARRIER @ PARTY WALL @ BASE
1 1/2" = 1'-0"

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North Housing, Block A
Alameda, CA 94501

JOB NO. 19009
DRAWN -
CHECKED -
JOB CAPTAIN -

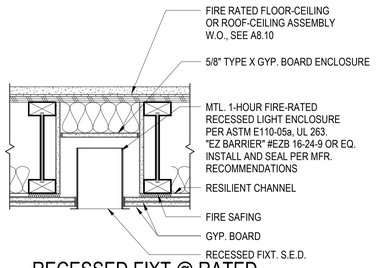
ISSUE

△	DATE	DESCRIPTION
1	08/27/21	ENTITLEMENT SET
4	01/21/22	50% DD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

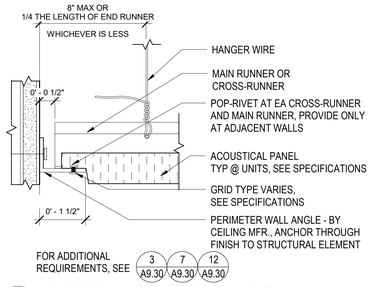
DRAWING TITLE
INTERIOR WALL AND ASSEMBLY DETAILS

SCALE As indicated

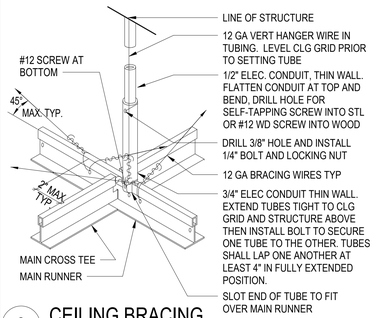
A9.20



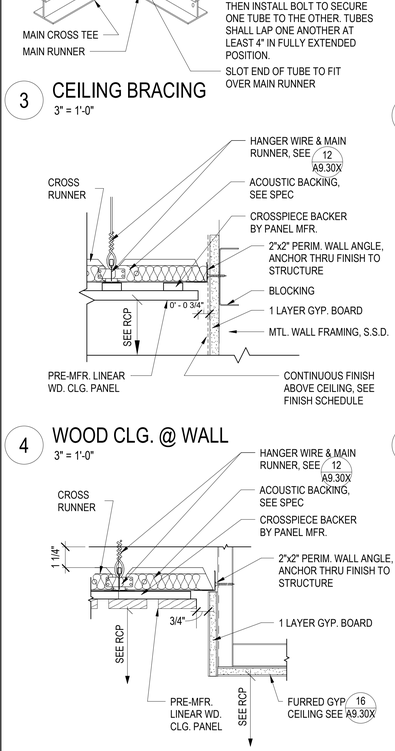
1 RECESSED FIXT @ RATED HORIZ ASSEMBLY
1 1/2" = 1'-0"



2 RESTRAINED EDGE - A.C.T.
6" = 1'-0"

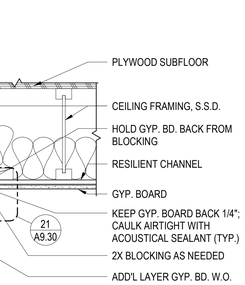


3 CEILING BRACING
3" = 1'-0"

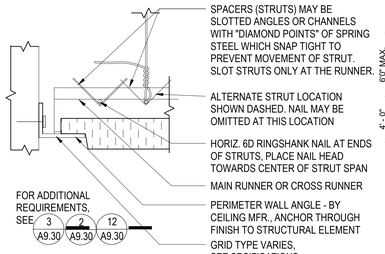


4 WOOD CLG. @ WALL
3" = 1'-0"

5 WOOD PANEL CLG TRANSITION
3" = 1'-0"

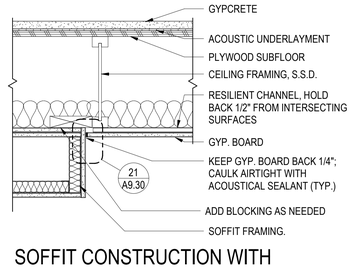


6 RESILIENT CHANNEL CEILING3
1 1/2" = 1'-0"

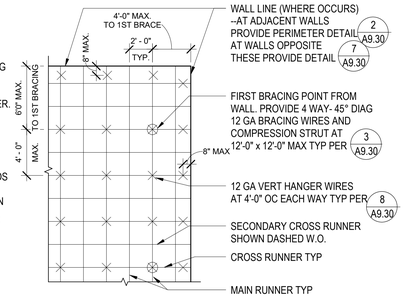


7 UNRESTRAINED EDGE - A.C.T.
6" = 1'-0"

8 HANGER WIRE @ GRID - A.C.T.
6" = 1'-0"

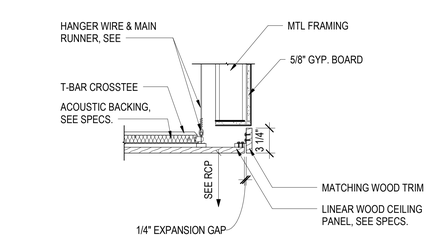


11 SOFFIT CONSTRUCTION WITH RESILIENT CHANNEL CEILING
1 1/2" = 1'-0"

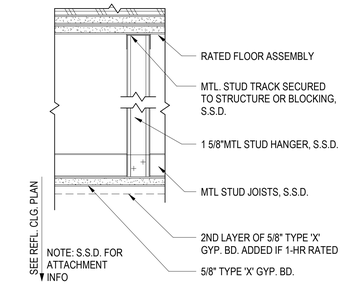


12 CEILING GRID ANCHOR POINTS
3/16" = 1'-0"

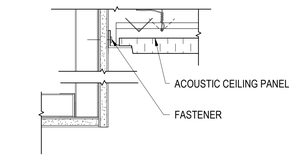
13 UNIT PERIMETER SOFFIT
1 1/2" = 1'-0"



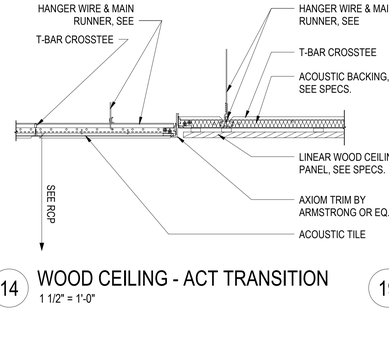
15 WOOD CEILING - OPEN WITH TRIM
1 1/2" = 1'-0"



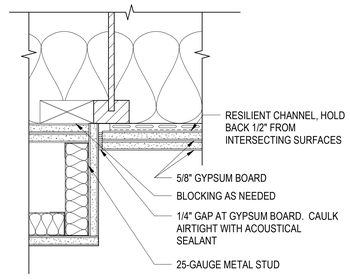
16 FURRED GYP CEILING1
3" = 1'-0"



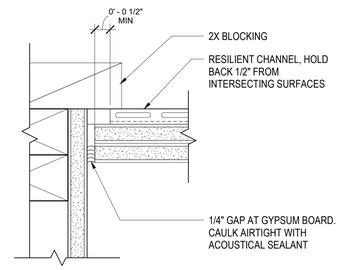
17 GYP BD SOFFIT @ A.C.T.
3" = 1'-0"



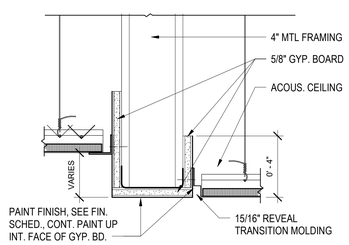
14 WOOD CEILING - ACT TRANSITION
1 1/2" = 1'-0"



18 GYP BD SOFFIT @ R.C. CEILING
3" = 1'-0"

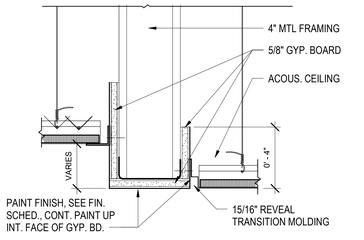


21 WALL @ R.C. CEILING
6" = 1'-0"



9 ACOUSTIC CEILING TRANSITION
3" = 1'-0"

19 WOOD CEILING - WALL PERIMETER
1 1/2" = 1'-0"



10 ACOUSTIC CEILING TRANSITION @ BEAM
3" = 1'-0"

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JOB NO.	19009
DRAWN	-
CHECKED	-
JOB CAPTAIN	-

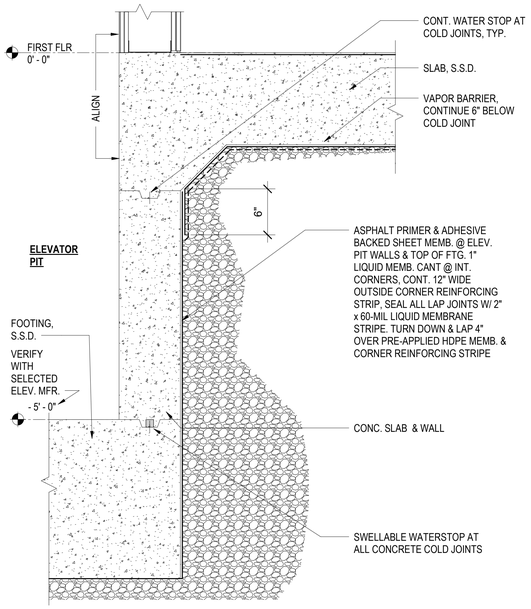
ISSUE

△	DATE	DESCRIPTION
4	01/21/22	50% DD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

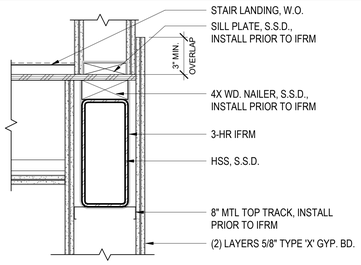
DRAWING TITLE
CEILING DETAILS

SCALE As indicated

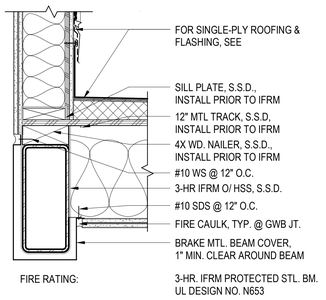
A9.30



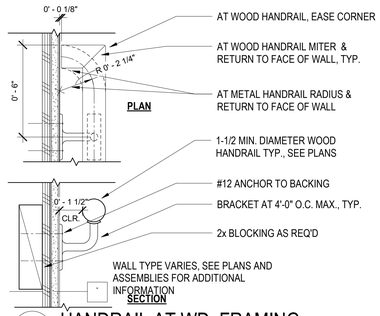
1 ELEVATOR PIT WATERPROOFING
1 1/2" = 1'-0"



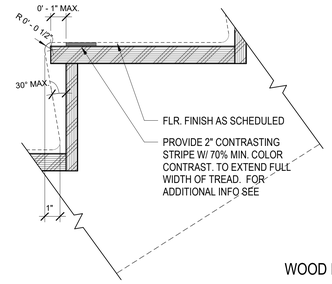
11 FIRE RATED HSS @ STAIR / ELEV.
1 1/2" = 1'-0"



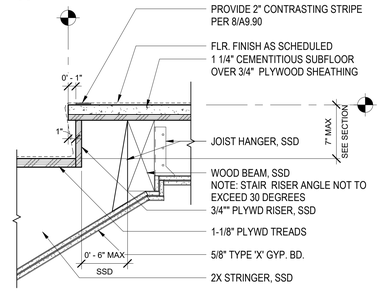
12 FIRE RATED HSS @ STAIR / ROOF LEDGE
1 1/2" = 1'-0"



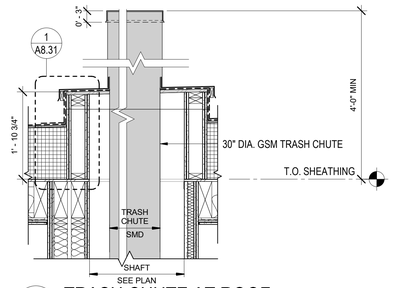
17 HANDRAIL AT WD. FRAMING
3" = 1'-0"



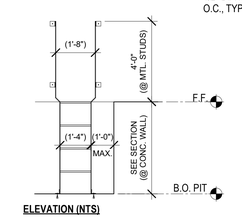
21 TYPICAL STAIR TREAD & RISER
3" = 1'-0"



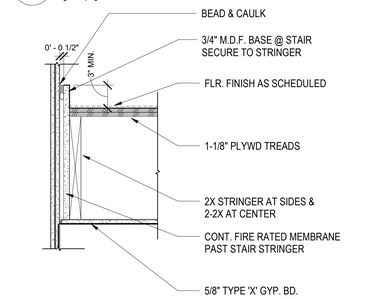
22 TOP RISER AT FLOOR LANDING
1 1/2" = 1'-0"
WOOD FRAME



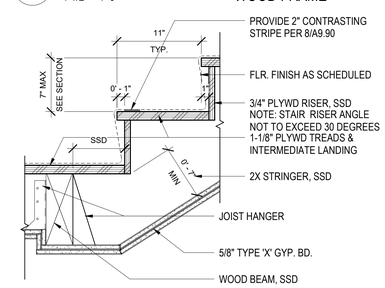
8 TRASH CHUTE AT ROOF
3/4" = 1'-0"



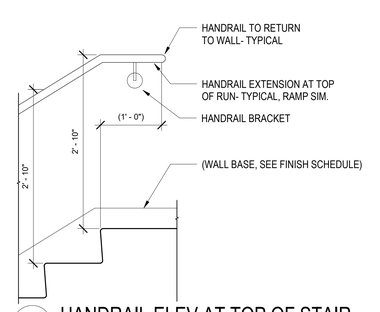
14 ELEVATOR PIT LADDER
1 1/2" = 1'-0"



18 STRINGER AT BRACED WALL
1 1/2" = 1'-0"

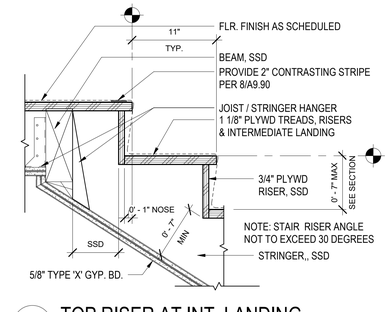


23 BOTTOM RISER AT INT LANDING
1 1/2" = 1'-0"
WOOD FRAME

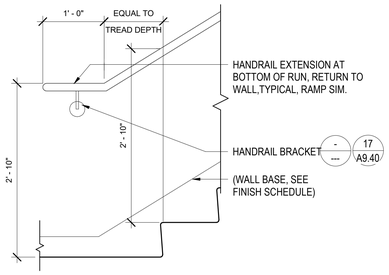


9 TRASH CHUTE AT WOOD FLOOR
3/4" = 1'-0"

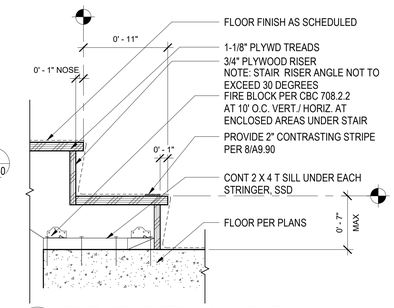
19 HANDRAIL ELEV AT TOP OF STAIR
1" = 1'-0"



24 TOP RISER AT INT. LANDING
1 1/2" = 1'-0"
WOOD FRAME



20 HANDRAIL ELEVATION AT BASE
1" = 1'-0"



25 TYP. STARTER CONNECTION
1 1/2" = 1'-0"
WOOD FRAME

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LICENSED ARCHITECT
PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

North Housing, Block A

Alameda, CA 94501

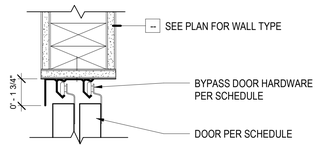
JOB NO. 19009
DRAWN
CHECKED
JOB CAPTAIN
ISSUE

	DATE	DESCRIPTION
1	08/27/21	ENTITLEMENT SET
2	12/8/21	SD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

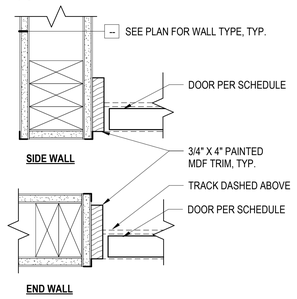
DRAWING TITLE
STAIR AND ELEVATOR DETAILS

SCALE As indicated

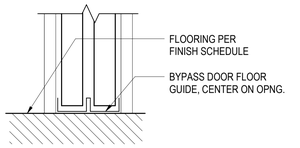
A9.40



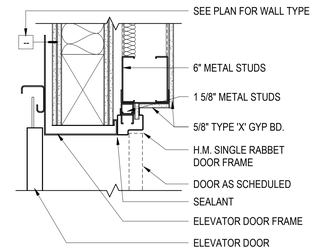
1 CLOSET BYPASS DOOR - HEAD
3" = 1'-0"



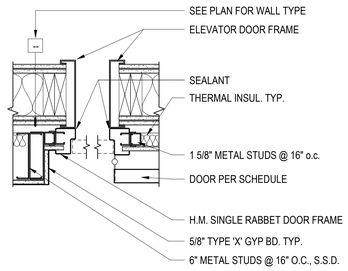
2 CLOSET BYPASS DOOR - JAMB
3" = 1'-0"



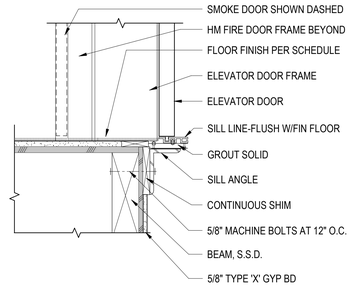
3 CLOSET BYPASS DOOR - THRESHOLD
3" = 1'-0"



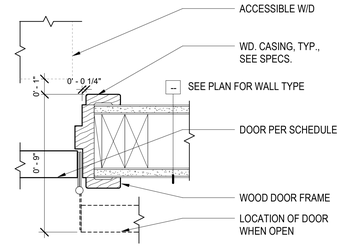
6 ELEVATOR SMOKE DOOR HEAD
1 1/2" = 1'-0"



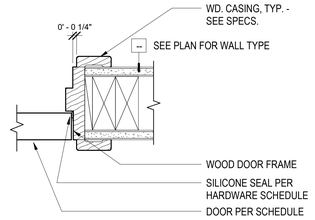
7 ELEVATOR SMOKE DOOR JAMBS
1 1/2" = 1'-0"



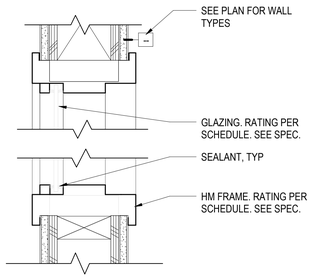
8 ELEVATOR DOOR THRESHOLD
1 1/2" = 1'-0"



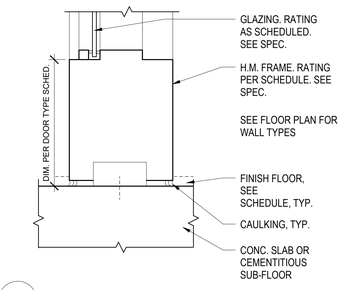
11 WOOD DOOR FRAME @ WD. FRAMING - WIDE THROW JAMB
3" = 1'-0"



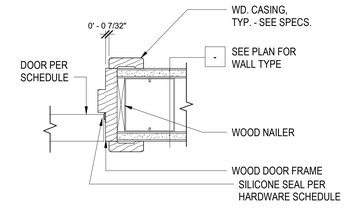
16 WOOD DOOR FRAME @ WD. FRAMING - JAMB (HEAD SIM.)
3" = 1'-0"



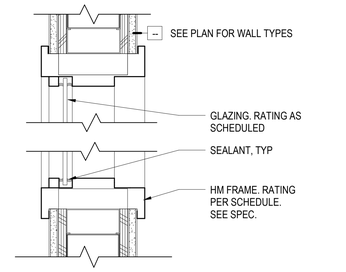
17 HM WINDOW FRAME @ WD. FRAME - HEAD & SILL (SIDELIGHT SIM) (JAMB SIM.)
3" = 1'-0"



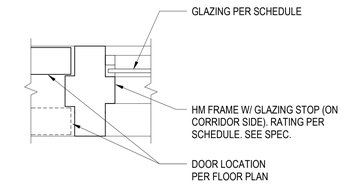
18 H.M. SIDELIGHT SILL AT SLAB
3" = 1'-0"



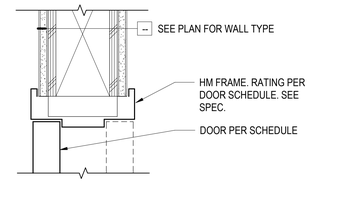
21 WOOD DOOR FRAME @ MTL. FRAMING - JAMB (HEAD SIM.)
3" = 1'-0"



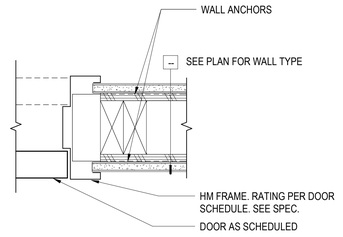
22 H.M. WINDOW FRAME @ MTL. FRAMING - HEAD & SILL (SIDELIGHT / JAMB SIM.)
3" = 1'-0"



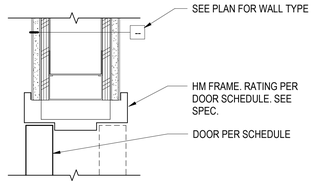
23 H.M. MULLION JAMB
3" = 1'-0"



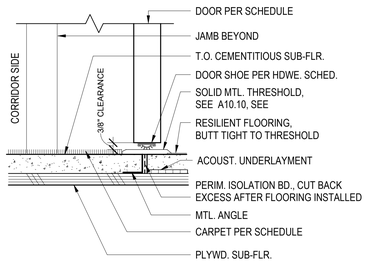
26 H.M. DOOR FRAME @ WD. FRAMING - HEAD (PREFINISHED STEEL SIM.)
3" = 1'-0"



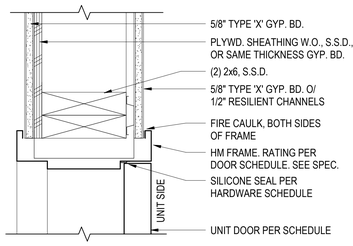
27 H.M. DOOR FRAME @ WD. FRAMING - JAMB (PREFINISHED STEEL SIM.)
3" = 1'-0"



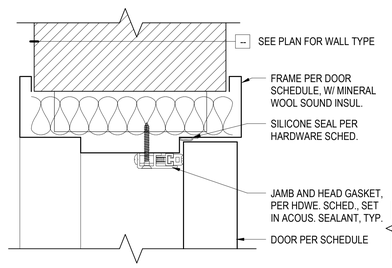
28 H.M. DOOR FRAME @ MTL. FRAMING - HEAD (PREFINISHED STEEL SIM.)
3" = 1'-0"



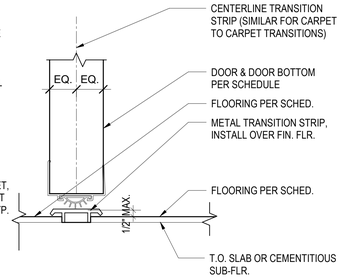
4 THRESHOLD - UNIT ENTRY
3" = 1'-0"



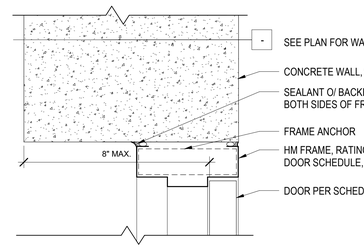
9 UNIT ENTRY DOOR - JAMB (HEAD SIM.)
3" = 1'-0"



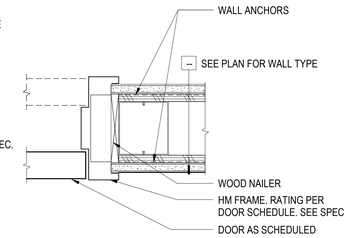
14 SOUND-GASKETED DOOR - HEAD / JAMB
6" = 1'-0"



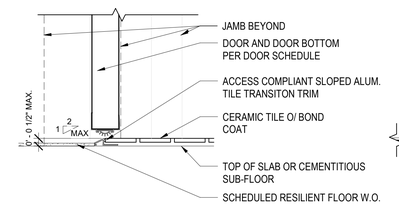
19 THRESHOLD - CONC OR RESILIENT FLR FINISH
6" = 1'-0"



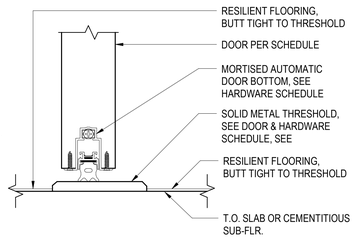
24 H.M. DOOR HEAD / JAMB @ CONC. WALL
3" = 1'-0"



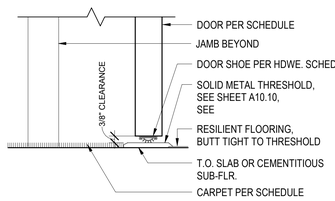
29 H.M. DOOR FRAME @ MTL. FRAMING - JAMB (PREFINISHED STEEL SIM.)
3" = 1'-0"



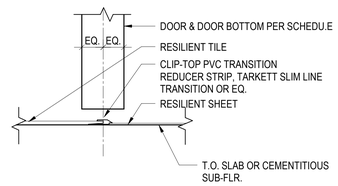
5 THRESHOLD - (TILE TO RESIL./CONC.)
3" = 1'-0"



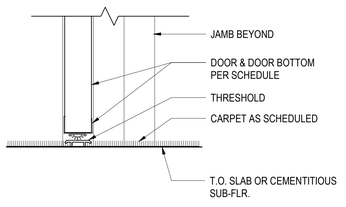
10 SOUND-GASKETED DOOR - THRESHOLD
6" = 1'-0"



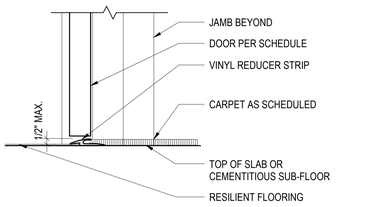
15 THRESHOLD - CARPET @ CONC. SLAB
3" = 1'-0"



20 THRESHOLD - (CONC. OR RESILIENT TO RESILIENT)
6" = 1'-0"



25 THRESHOLD - (CARPET/CARPET)
3" = 1'-0"



30 THRESHOLD - (CARPET TO RESILIENT OR CONC.)
3" = 1'-0"

HKIT ARCHITECTS
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LICENSED ARCHITECT
PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

North Housing, Block A

Alameda, CA 94501

JOB NO.	19009
DRAWN	
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

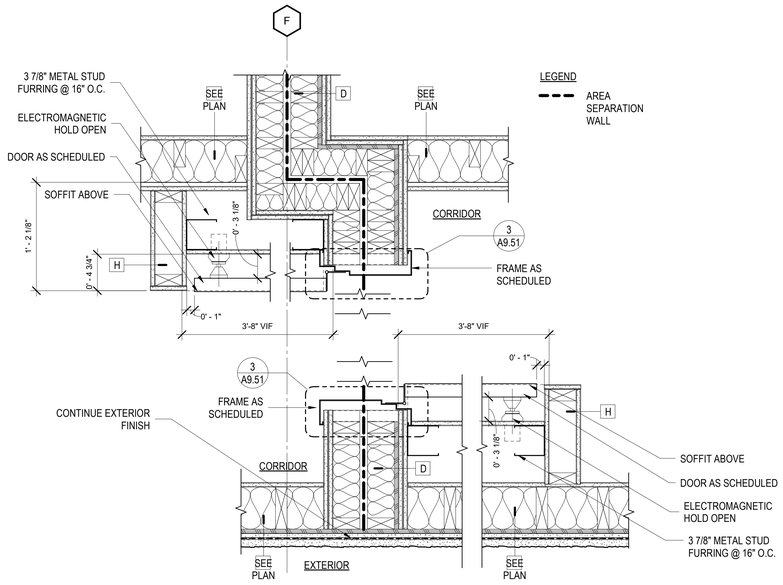
△	DATE	DESCRIPTION
1	08/27/21	ENTITLEMENT SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE

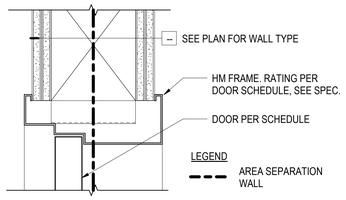
INTERIOR DOOR & THRESHOLD DETAILS

SCALE As indicated

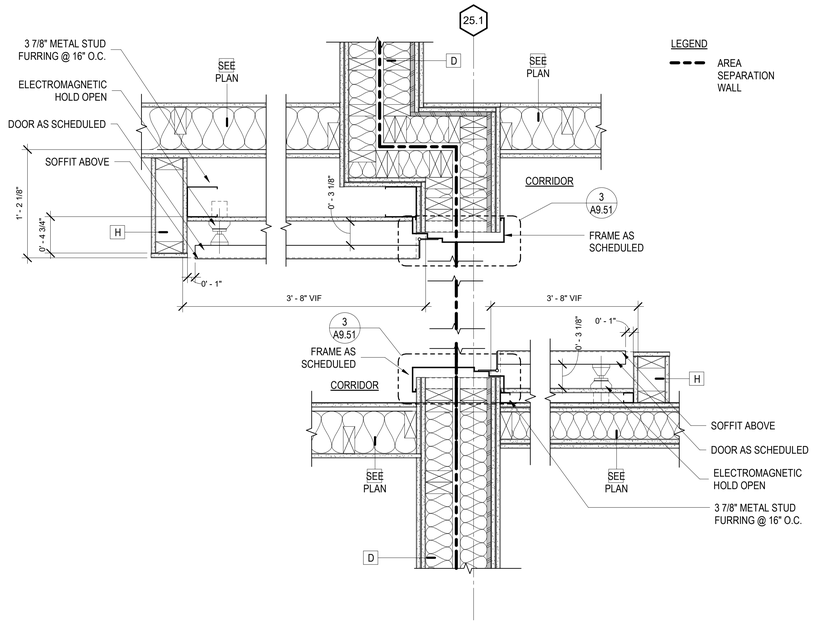
A9.50



1 FIRE BARRIER DOOR & HOLD OPEN - PSH 1
1 1/2" = 1'-0"



3 FIRE BARRIER DOOR - HEAD (JAMB SIM.)
3" = 1'-0"



2 FIRE BARRIER DOOR & HOLD OPEN - SEN
1 1/2" = 1'-0"

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LICENSED ARCHITECT
PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

North Housing, Block A

Alameda, CA 94501

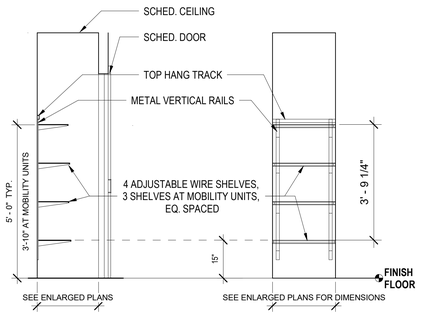
JOB NO. 19009
DRAWN
CHECKED Checker
JOB CAPTAIN Approver
ISSUE

	DATE	DESCRIPTION
7	09/29/22	PERMIT SUBMITTAL

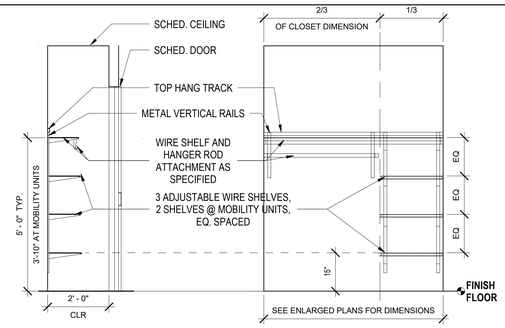
DRAWING TITLE
INTERIOR DOOR & THRESHOLD DETAILS

SCALE As indicated

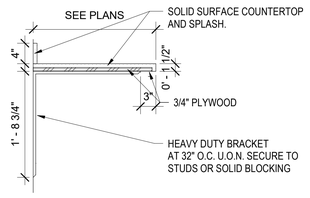
A9.51



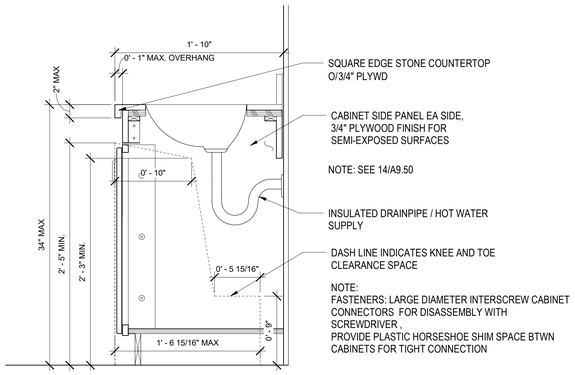
1 TYPICAL LINEN CLOSET- WIRE SHELVING
1/2" = 1'-0"



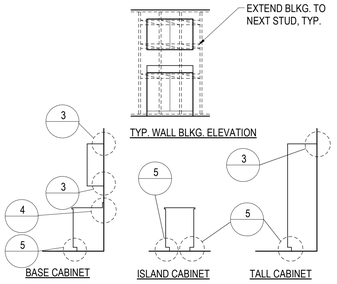
6 TYPICAL UNIT CLOSET-WIRE SHELVING
1/2" = 1'-0"



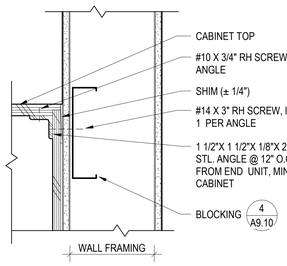
16 COUNTER - SOLID SURFACE
1" = 1'-0"



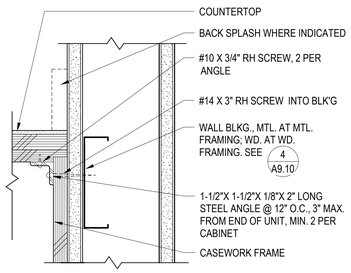
23 REMOVABLE VANITY CAB. (UNIT BATHRM)
1 1/2" = 1'-0"



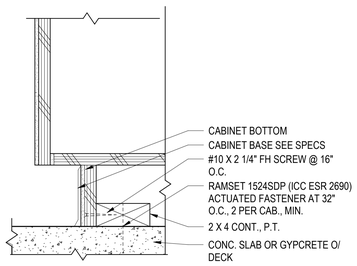
2 CABINET ANCHORAGE 1
1/4" = 1'-0"



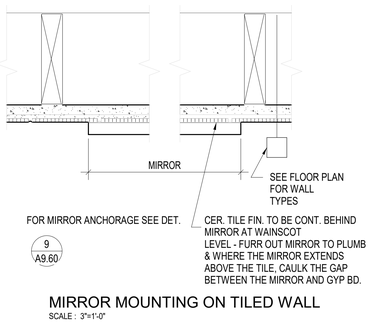
3 CABINET TOP ANCHORAGE
12" = 1'-0"



4 CABINET ANCHORAGE - BASE CABINET
12" = 1'-0"

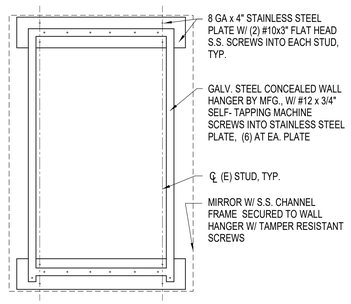


5 CABINET ANCHORAGE - BASE TO FLOOR
12" = 1'-0"



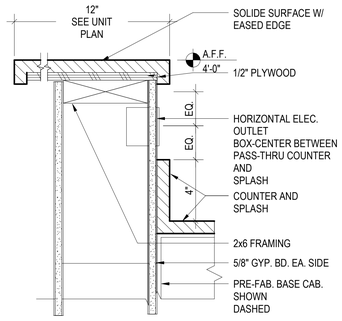
MIRROR MOUNTING ON TILED WALL
SCALE : 3"=1'-0"

8 MIRROR MOUNTING ON TILED WALL
1" = 1'-0"

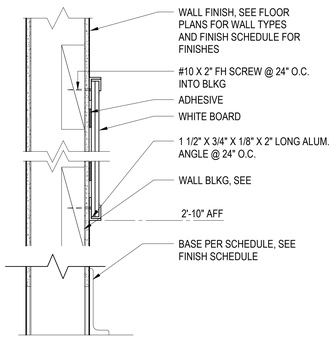


MIRROR ANCHORAGE
SCALE : 1-1/2"=1'-0"
D_E2010_0011

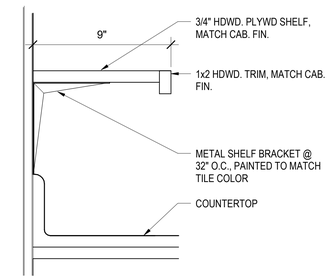
9 MIRROR ANCHORAGE
1 1/2" = 1'-0"



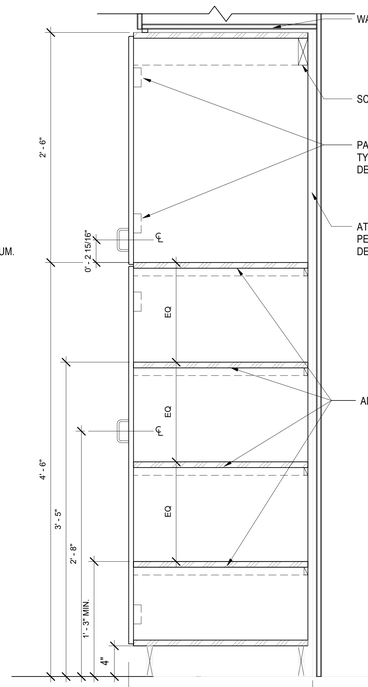
10 WALL CAP AT KITCHEN
3" = 1'-0"



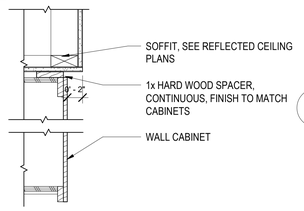
11 WHITE BOARD ANCHORAGE
3" = 1'-0"



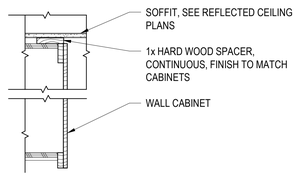
15 WALL SHELF
3" = 1'-0"



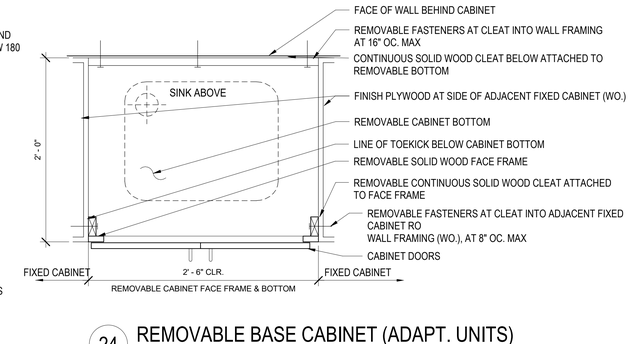
18 PANTRY CASEWORK DETAIL
1 1/2" = 1'-0"



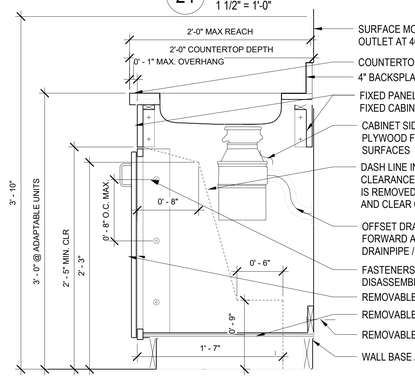
19 WALL CABINET AT SOFFFIT
1 1/2" = 1'-0"



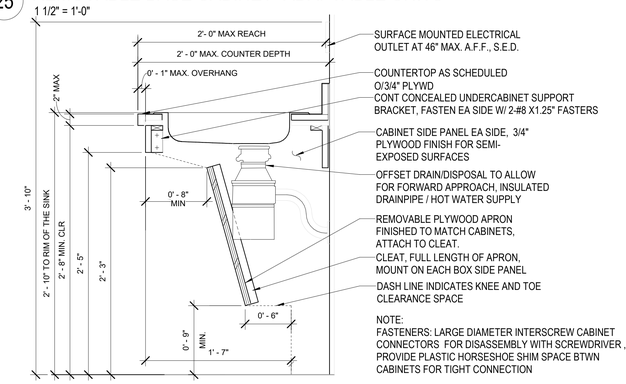
20 WALL CABINET AT CEILING
1 1/2" = 1'-0"



24 REMOVABLE BASE CABINET (ADAPT. UNITS)
1 1/2" = 1'-0"



25 REMOVABLE BASE CABINET- ADAPTABLE UNITS
1 1/2" = 1'-0"



26 OPEN SINK CABINET (MOBILITY UNITS/ COMMON AREAS)
1 1/2" = 1'-0"

HKIT ARCHITECTS
538 NINTH STREET SUITE 240 • OAKLAND, CA 94607
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North Housing, Block A
Alameda, CA 94501

JOB NO.	19009
DRAWN	
CHECKED	-
JOB CAPTAIN	-

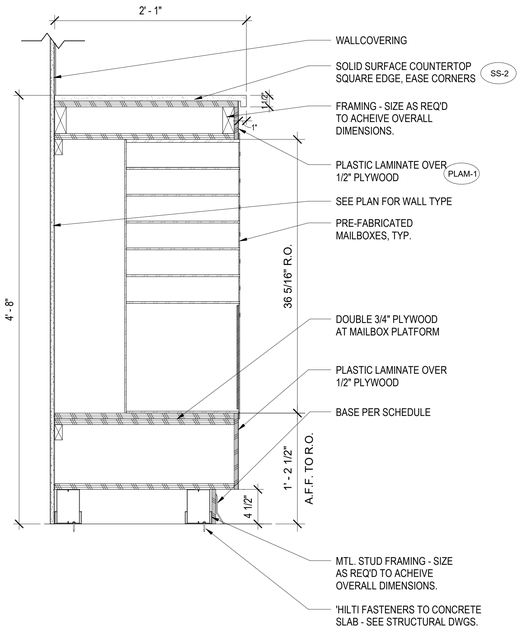
ISSUE

△	DATE	DESCRIPTION
4	01/21/22	50% DD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

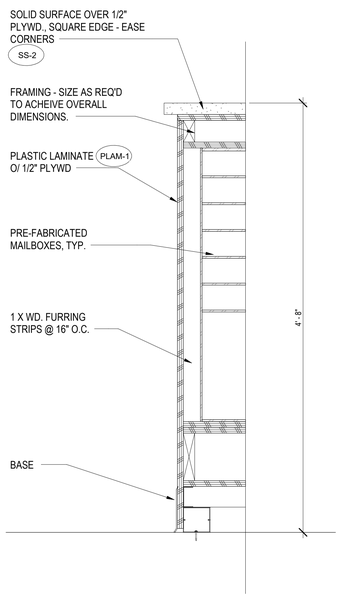
DRAWING TITLE
INTERIOR CASEWORK DETAILS

SCALE As indicated

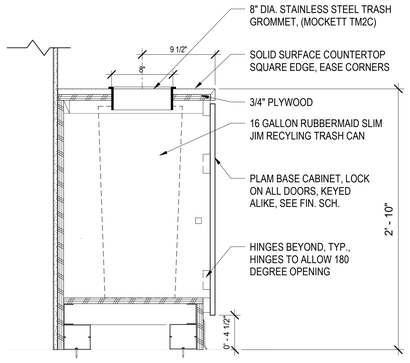
A9.60



1 MAILBOX AT WALL SECTION
1 1/2" = 1'-0"



2 MAILBOX END DETAIL
1 1/2" = 1'-0"



4 MAILBOX RECYCLING COUNTER
1 1/2" = 1'-0"

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North Housing,
Block A

Alameda, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

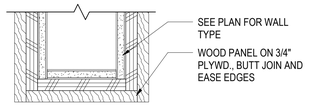
ISSUE

△	DATE	DESCRIPTION
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

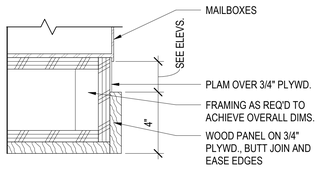
DRAWING TITLE
MAILBOX DETAILS
(PSH 1 & SEN)

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

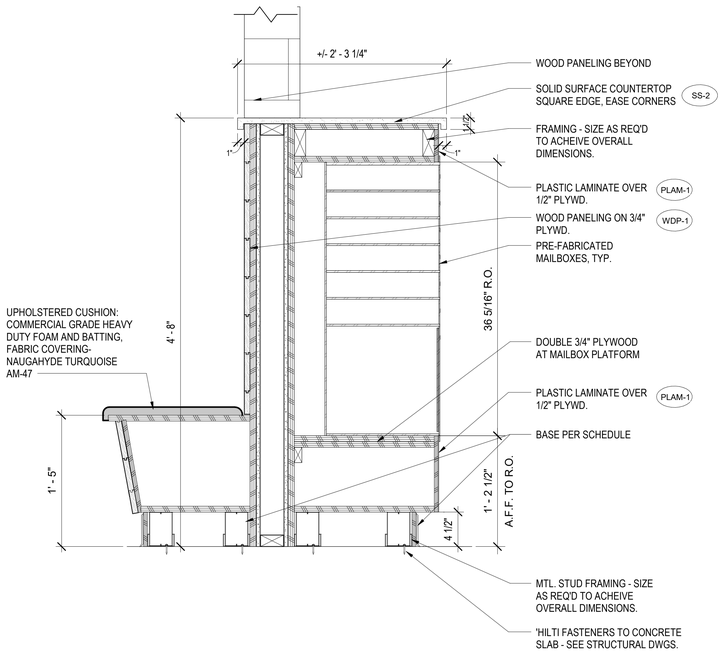
A9.62



1 SENIOR- WOOD PANEL EDGE 1
3" = 1'-0"



2 SENIOR - WOOD PANEL EDGE 2
3" = 1'-0"



3 SENIOR - MAILBOX ISLAND SECTION
1 1/2" = 1'-0"

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North Housing, Block A

Alameda, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
LOBBY DETAILS (SEN)

SCALE As indicated

A9.64

HKIT ARCHITECTS
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NOTE:
THE AUTOMATIC DOOR REOPENING DEVICE IS ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B REPRESENT THE VERTICAL LOCATION OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT.

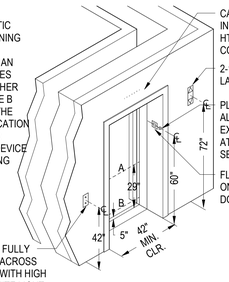
CALL BUTTON FULLY ILLUMINATED ACROSS ENTIRE FACE WITH HIGH INTENSITY WHITE LIGHT

CAR POSITION INDICATOR 1/2" MIN. HT. ON CONTRASTING COLOR BACKGROUND

2-1/2" HIGH HALL LANTERN ARROWS

PLACE STAR ALONGSIDE MAIN EXIT FLR. NUMBER AT GURNEY CAB. SEE 3/A9.00

FLOOR DESIGNATION ON BOTH SIDES OF DOOR JAMB.



1 ELEVATOR ENTRANCE
1/4" = 1'-0"

3/4" MIN. BUTTON DIA. THE BUTTONS SHALL HAVE SQUARE SHOULDERS AND BE RAISED 1/8" PLUS OR MINUS 1/32" ABOVE THE SURROUNDING SURFACE

5/8" MIN. HEIGHT RAISED WHITE CHARACTERS ON BLACK BACKGROUND

(B) ELEVATOR CONTROL PANEL DETAIL

PLACE STAR ALONGSIDE MAIN EXIT FLOOR NUMBER

CONTROL PANEL SEE (B)

RAIL

1 1/2" MIN.

3/8" MIN. SEPARATION

48" MAX. FOR FRONT APPROACH

35" MIN. TO EMERGENCY CONTROL

15" MIN.

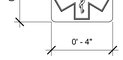
(32) INCHES

35" MIN. ABOVE FLOOR TO EMERGENCY CONTROL

CAR CONTROL BUTTONS FULLY ILLUMINATED ACROSS ENTIRE FACE OF BUTTON WITH HIGH INTENSITY WHITE LIGHT

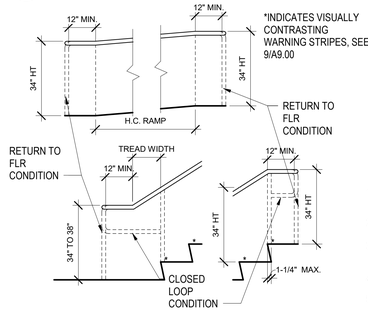
(A) MAXIMUM INSTALLATION HEIGHTS ABOVE CAB FLOOR

2 ELEVATOR CONTROL PANEL
1/2" = 1'-0"



3" MINIMUM HEIGHT INTERNATIONAL "STAR OF LIFE" SYMBOL.
NOTE: MOUNT STAR ON BOTH JAMBS OF ELEVATOR DOOR FRAME FOR EACH ELEVATOR CAR. MOUNT STAR ON PORTION OF FRAME AT RIGHT ANGLES TO THE LANDING AREA BETWEEN 78" AND 84" A.F.F.

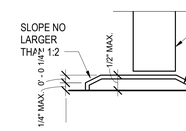
3 STAR OF LIFE SYMBOL
3" = 1'-0"



*INDICATES VISUALLY CONTRASTING WARNING STRIPES, SEE 9/A9.00

RETURN TO FLR CONDITION

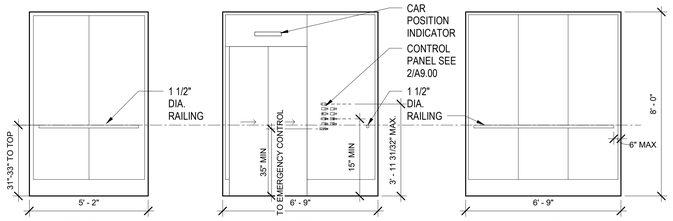
4 HANDRAIL PROJECTION DETAILS
1/2" = 1'-0"



DOOR AS SCHEDULED
THRESHOLD
TOP OF FINISH FLOOR

5 ACCESS. THRESHOLD DIMENSIONS
6" = 1'-0"

NOTE: ALL SUPPORT RAIL SURFACES SHALL BE FREE OF SHARP AND ABRASIVE ELEMENTS

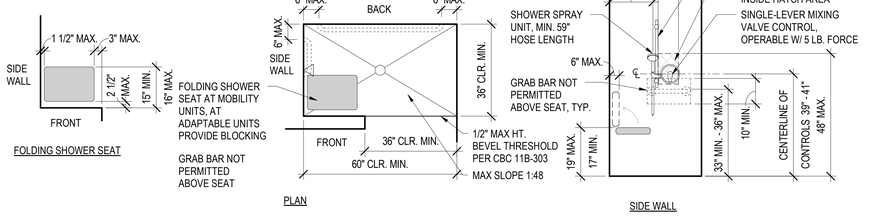


6 ELEVATOR CAB ELEVATIONS
3/8" = 1'-0"

NOTE: GRAB BARS, SHOWN DASHED, SHALL NOT BE PROVIDED/ INSTALLED IN ADAPTABLE UNITS. PROVIDE BACKING FOR FUTURE INSTALLATION

NOTE: ALL GRAB BARS & BACKING SHOWN SHALL BE PROVIDED/INSTALLED IN MOBILITY UNITS PER 11B-608.3

NOTE: MIN. EXTENT OF INTEGRAL REINFORCEMENT CAPABLE OF SUPPORTING LOAD (250 lbf) (DASHED)



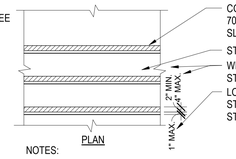
FOLDING SHOWER SEAT AT MOBILITY UNITS, AT ADAPTABLE UNITS PROVIDE BLOCKING

GRAB BAR NOT PERMITTED ABOVE SEAT

PLAN

7 ALTERNATE ROLL-IN SHOWER
1/2" = 1'-0"

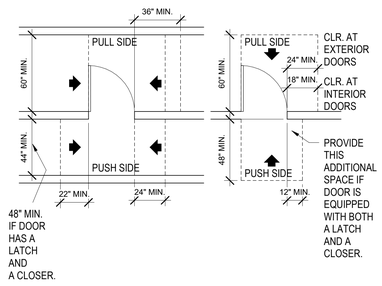
8 BATHTUB DIAGRAM
1/2" = 1'-0"



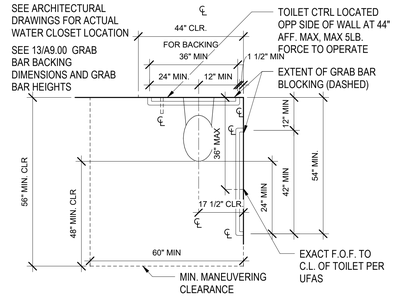
NOTES:
1. PROVIDE CONTRASTING STRIPES AT TOP LANDING AND BOTTOM TREADS FOR INTERIOR STAIRS
2. PROVIDE CONTRASTING STRIPES AT ALL TREADS AT EXTERIOR STAIRS
3. AT METAL STAIRS, CONTRASTING STRIPES TO BE FACTORY ADHERED BY STAIR MANUFACTURER.
4. AT CONCRETE STAIRS, CONTRASTING STRIPES TO BE CAST-IN-PLACE.
5. AT WOOD STAIRS W/ CARPET FINISH, CONTRASTING STRIPES TO BE CARPET IN CONTRASTING COLOR.

9 CONTRASTING STRIPES AT STAIR
1/2" = 1'-0"

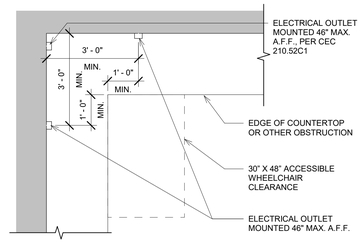
10 TACTILE WARNING SURFACE
6" = 1'-0"



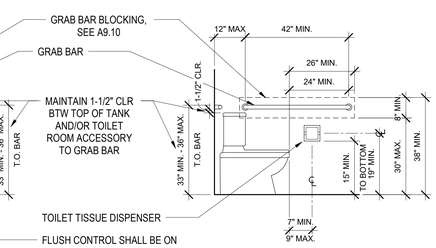
11 DOOR APPROACH DIAGRAMS
1/4" = 1'-0"



12 DIAGRAM - COMMON AREA TOILETS
1/2" = 1'-0"

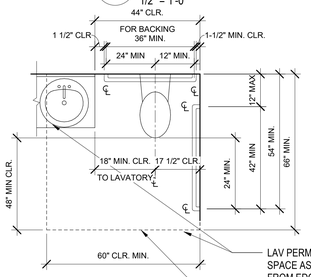


13 UNIT TOILET - DIAGRAM
1/2" = 1'-0"



B

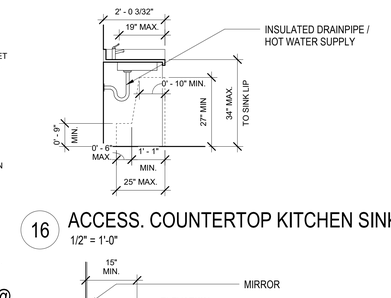
DIAMGRAM - KITCHEN CORNER OUTLETS @ MOBILITY UNITS
1/2" = 1'-0"



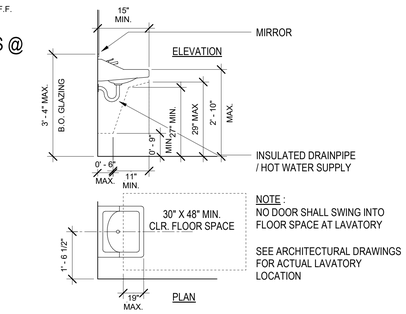
SEE ARCHITECTURAL DRAWINGS FOR ACTUAL WATER CLOSET LOCATION

A

15 DIAGRAM - KITCHEN CORNER OUTLETS @ MOBILITY UNITS
1/2" = 1'-0"



16 ACCESS. COUNTERTOP KITCHEN SINK
1/2" = 1'-0"

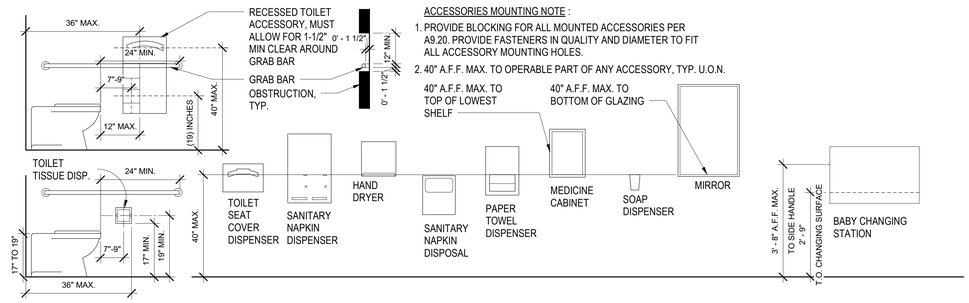


17 ACCESS. WALL-MTD. LAV. DIAGRAM
1/2" = 1'-0"

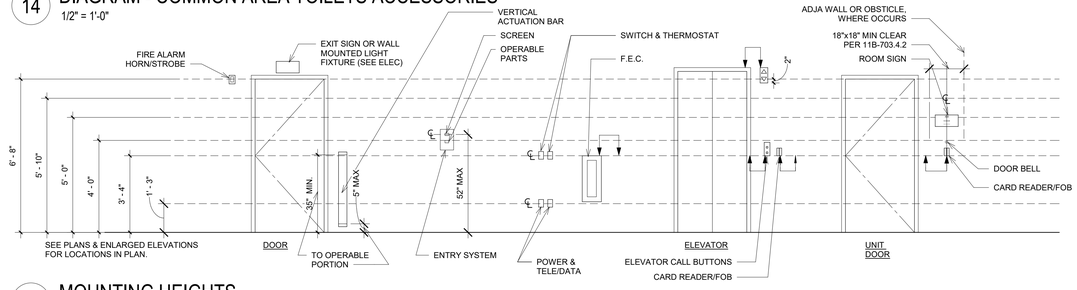
NOTE:
WHEN CABINETRY IS PROVIDED UNDER LAV. :
1. CABINETRY MUST BE REMOVABLE WITHOUT SPECIAL TOOLS OR KNOWLEDGE.
2. FINISH SIDES OF ADJ. WALL, AND EXTEND FLOORING AND BASE UNDER CABINET NO CABINETRY AT UNITS THAT ARE "BUILT OUT" ACCESSIBLE.

PARALLEL APPROACH REQ'D. WHEN CABINETRY IS PROVIDED

18 ACCESS. COUNTERTOP LAV. DIAGRAM
1/2" = 1'-0"



14 DIAGRAM - COMMON AREA TOILETS ACCESSORIES
1/2" = 1'-0"



15A MOUNTING HEIGHTS
3/8" = 1'-0"

North Housing, Block A
Alameda, CA 94501

JOB NO.	19009
DRAWN	-
CHECKED	-
JOB CAPTAIN	-

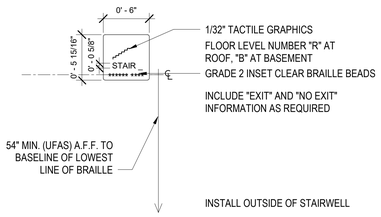
ISSUE

△	DATE	DESCRIPTION
4	01/21/22	50% DD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

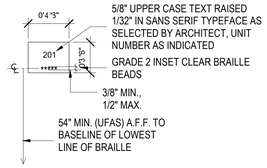
DRAWING TITLE
STANDARD ACCESSIBILITY DETAILS

SCALE As indicated

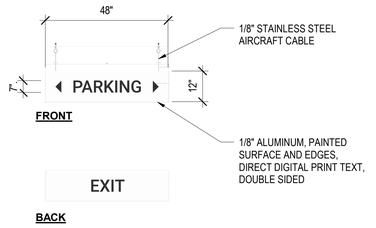
A9.90



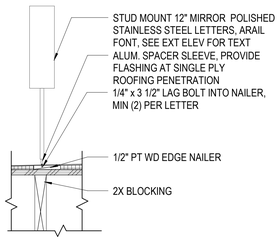
1 STAIR IDENTIFICATION SIGN - SID
1 1/2" = 1'-0"



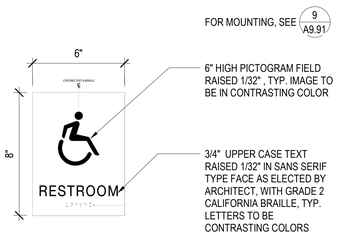
2 UNIT IDENTIFICATION SIGN - UIS
1" = 1'-0"



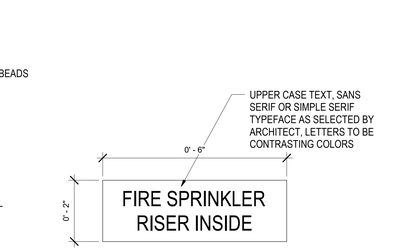
3 PARKING EXIT - PE
1/2" = 1'-0"



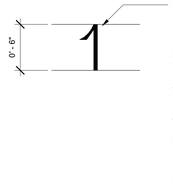
4 ADDRESS SIGN AT CANOPY
1 1/2" = 1'-0"



5 RESTROOM WALL SIGN - RWS
3" = 1'-0"

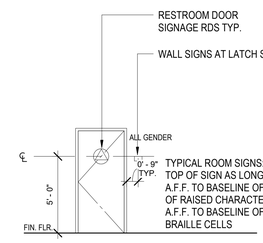


6 FIRE SPRINKLER RISER SIGN
6" = 1'-0"

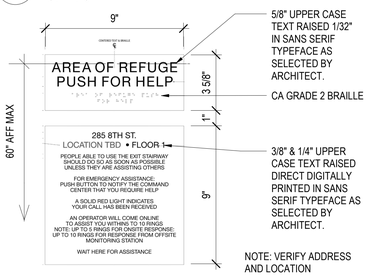


7 ADDRESS SIGN
1 1/2" = 1'-0"

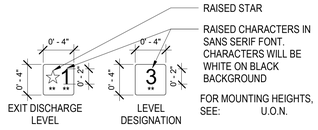
8 RESTROOM DOOR SIGNS - RDS
1" = 1'-0"



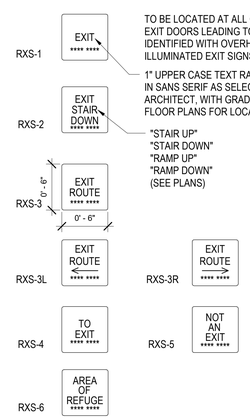
9 ROOM SIGN MOUNTING
1/4" = 1'-0"



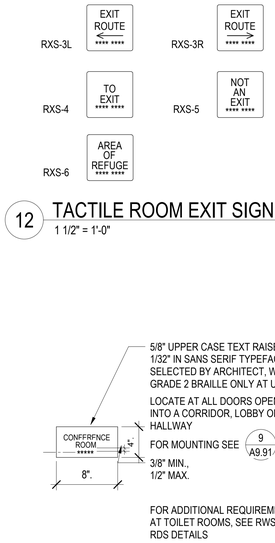
10 TWO WAY COMMUNICATION SIGN - TWS
3" = 1'-0"



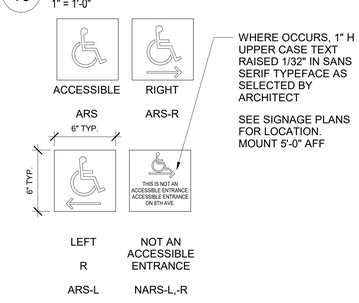
11 ELEVATOR LEVEL DESIGNATION SIGN- ELS
1 1/2" = 1'-0"



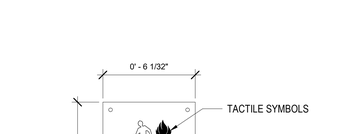
12 TACTILE ROOM EXIT SIGN - RXS
1 1/2" = 1'-0"



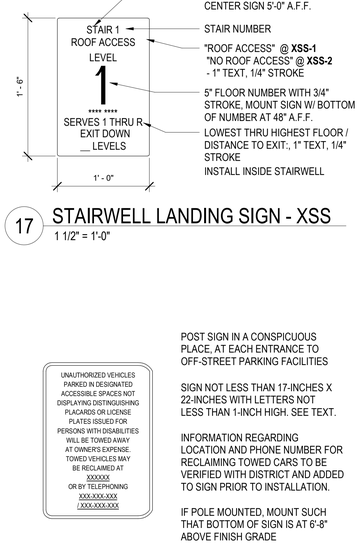
13 ROOM IDENTIFICATION SIGN - RIS
1" = 1'-0"



14 ACCESSIBLE ROUTE SIGN - ARS
1" = 1'-0"



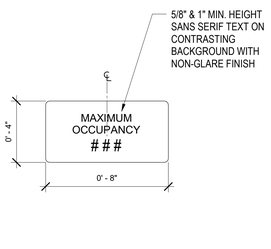
16 IN CASE OF FIRE SIGN - ICF
3" = 1'-0"



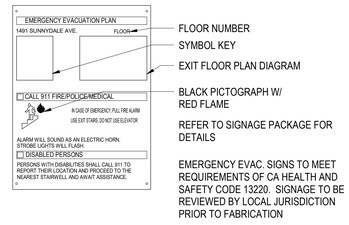
17 STAIRWELL LANDING SIGN - XSS
1 1/2" = 1'-0"

18 UNAUTHORIZED VEHICLE SIGN - UVS
3/4" = 1'-0"

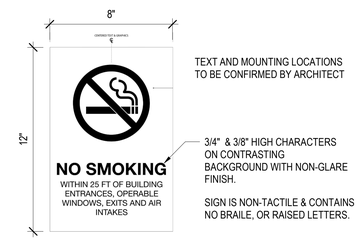
19 INTERIOR DIRECTIONAL SIGN - IDS
1 1/2" = 1'-0"



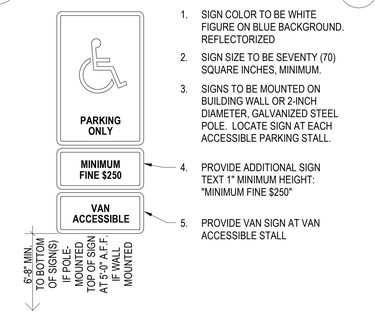
20 MAXIMUM OCCUPANCY SIGN - MOS
3" = 1'-0"



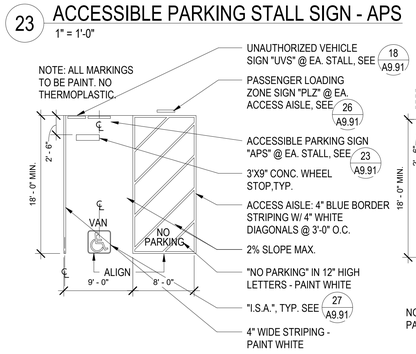
21 EMERGENCY EVAC. SIGN - EES
1 1/2" = 1'-0"



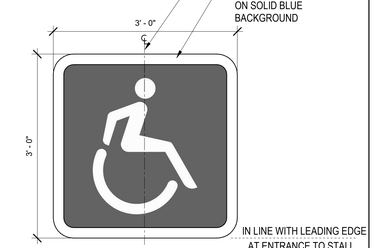
22 NO SMOKING SIGN - NSS
3" = 1'-0"



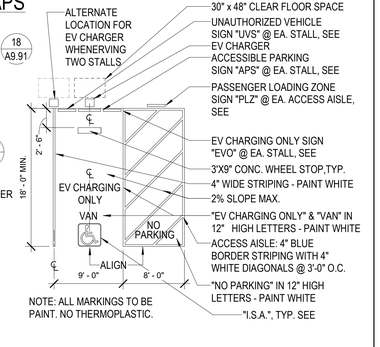
23 ACCESSIBLE PARKING STALL SIGN - APS
1" = 1'-0"



24 VAN ACCESSIBLE PARKING
1/8" = 1'-0"

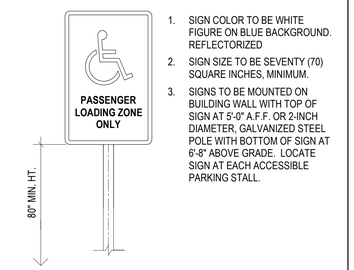


27 INT'L. SYMBOL OF ACCESSIBILITY - ISA
1" = 1'-0"



25 ACCESSIBLE PARKING
1/8" = 1'-0"

26 PASSENGER LOADING ZONE - PLZ
1" = 1'-0"



29 VAN ACCESSIBLE EVCS PARKING STALL
1/8" = 1'-0"

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North Housing, Block A
Alameda, CA 94501

JOB NO.	19009
DRAWN	-
CHECKED	-
JOB CAPTAIN	-

ISSUE

△	DATE	DESCRIPTION
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SIGNAGE DETAILS

SCALE As indicated

A9.91

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1 SEN - LEVEL 1 FINISH PLAN
1/8" = 1'-0"

KEYNOTES	
9.91	TYPICAL UNIT FLOORING DIRECTION

FINISH FLOOR LEGEND:

(FOR SPACES WHERE FINISHES ARE NOT NOTED, SEE FINISH SCHEDULE)

- RS-1 — RESILIENT SHEET
- RS-2 — RESILIENT SHEET
- RT-1 — LVT @ UNITS
- RT-2 — LVT @ OFFICES & CORRIDORS
- RT-3 — LVT @ COMMUNITY ROOMS
- LVT ACCENT, VARIES BY FLOOR:
  - RT-6 — LVT @ 1ST & 4TH FLR CORRIDOR ACCENT
  - RT-7 — LVT @ 2ND FLR. CORRIDOR ACCENT
  - RT-8 — LVT @ 3RD FLOOR CORRIDOR ACCENT
- FT-1 — PORCELAIN FLOOR TILE @ LOBBY PSH1
- FT-2 — PORCELAIN FLOOR TILE @ SEN LOBBY
- FT-3 — PORCELAIN FLOOR TILE @ RR
- CPT-1 — WALK-OFF CARPET
- WM-1 — RECESSED WALK OFF MAT
- CPT-1 WALK OFF CARPET
- CF-1 SEALED CONCRETE
- EP-1 EPOXY

ACCENT PAINT LEGEND:

(HEAVY LINE)

- P-5 — ACCENT PAINT
- P-6 — 1ST & 4TH UNIT ENTRY, STAIR, ELEVATOR DOOR & FRAME/ MISC.
- P-7 — 1ST & 4TH CORRIDOR ACCENT & MISC.
- P-8 — 2ND FLOOR UNIT ENTRY, STAIR, ELEVATOR DOOR & FRAME/ MISC.
- P-9 — 2ND FLR. CORRIDOR ACCENT & MISC.
- P-10 — 3RD FLOOR UNIT ENTRY, STAIR, ELEVATOR DOOR & FRAME/ MISC.
- P-11 — 3RD FLR CORRIDOR ACCENT & MISC.

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LICENSED ARCHITECT
PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - LEVEL 1 FINISH PLAN

SCALE 1/8" = 1'-0"

A10.31

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1 SEN - LEVEL 2 FINISH PLAN
1/8" = 1'-0"

KEYNOTES	
9.91	TYPICAL UNIT FLOORING DIRECTION

FINISH FLOOR LEGEND:

(FOR SPACES WHERE FINISHES ARE NOT NOTED, SEE FINISH SCHEDULE)

- RS-1 — RESILIENT SHEET
- RS-2 — RESILIENT SHEET
- RT-1 — LVT @ UNITS
- RT-2 — LVT @ OFFICES & CORRIDORS
- RT-3 — LVT @ COMMUNITY ROOMS
- LVT ACCENT, VARIES BY FLOOR:
  - RT-6 — LVT @ 1ST & 4TH FLR CORRIDOR ACCENT
  - RT-7 — LVT @ 2ND FLR. CORRIDOR ACCENT
  - RT-8 — LVT @ 3RD FLOOR CORRIDOR ACCENT
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- FT-3 — PORCELAIN FLOOR TILE @ RR
- CPT-1 — WALK-OFF CARPET
- WM-1 — RECESSED WALK OFF MAT
- CPT-1 WALK OFF CARPET
- CF-1 SEALED CONCRETE
- EP-1 EPOXY

ACCENT PAINT LEGEND:

(HEAVY LINE)

- P-5 — ACCENT PAINT
- P-6 — 1ST & 4TH UNIT ENTRY, STAIR, ELEVATOR DOOR & FRAME/ MISC.
- P-7 — 1ST & 4TH CORRIDOR ACCENT & MISC.
- P-8 — 2ND FLOOR UNIT ENTRY, STAIR, ELEVATOR DOOR & FRAME/ MISC.
- P-9 — 2ND FLR. CORRIDOR ACCENT & MISC.
- P-10 — 3RD FLOOR UNIT ENTRY, STAIR, ELEVATOR DOOR & FRAME/ MISC.
- P-11 — 3RD FLR CORRIDOR ACCENT & MISC.

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SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - LEVEL 2 FINISH PLAN

SCALE 1/8" = 1'-0"

A10.32

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1 LEVEL 03 - SEN PHASE
1/8" = 1'-0"

KEYNOTES	
9.91	TYPICAL UNIT FLOORING DIRECTION

FINISH FLOOR LEGEND:
(FOR SPACES WHERE FINISHES ARE NOT NOTED, SEE FINISH SCHEDULE)

- RS-1 — RESILIENT SHEET
- RS-2 — RESILIENT SHEET
- RT-1 — LVT @ UNITS
- RT-2 — LVT @ OFFICES & CORRIDORS
- RT-3 — LVT @ COMMUNITY ROOMS
- LVT ACCENT, VARIES BY FLOOR:
  - RT-6 — LVT @ 1ST & 4TH FLR CORRIDOR ACCENT
  - RT-7 — LVT @ 2ND FLR. CORRIDOR ACCENT
  - RT-8 — LVT @ 3RD FLOOR CORRIDOR ACCENT
- FT-1 — PORCELAIN FLOOR TILE @ LOBBY PSH1
- FT-2 — PORCELAIN FLOOR TILE @ SEN LOBBY
- FT-3 — PORCELAIN FLOOR TILE @ RR
- CPT-1 — WALK-OFF CARPET
- WM-1 — RECESSED WALK OFF MAT
- CPT-1 WALK OFF CARPET
- CF-1 SEALED CONCRETE
- EP-1 EPOXY

ACCENT PAINT LEGEND:
(HEAVY LINE)

- P-5 — ACCENT PAINT
- P-6 — 1ST & 4TH UNIT ENTRY, STAIR, ELEVATOR DOOR & FRAME/ MISC.
- P-7 — 1ST & 4TH CORRIDOR ACCENT & MISC.
- P-8 — 2ND FLOOR UNIT ENTRY, STAIR, ELEVATOR DOOR & FRAME/ MISC.
- P-9 — 2ND FLR. CORRIDOR ACCENT & MISC.
- P-10 — 3RD FLOOR UNIT ENTRY, STAIR, ELEVATOR DOOR & FRAME/ MISC.
- P-11 — 3RD FLR CORRIDOR ACCENT & MISC.

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SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - LEVEL 3 FINISH PLAN

SCALE 1/8" = 1'-0"

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KEYNOTES	
9.91	TYPICAL UNIT FLOORING DIRECTION

1 LEVEL 04 - SEN PHASE
1/8" = 1'-0"

FINISH FLOOR LEGEND:
(FOR SPACES WHERE FINISHES ARE NOT NOTED, SEE FINISH SCHEDULE)

- RS-1 — RESILIENT SHEET
- RS-2 — RESILIENT SHEET
- RT-1 — LVT @ UNITS
- RT-2 — LVT @ OFFICES & CORRIDORS
- RT-3 — LVT @ COMMUNITY ROOMS

LVT ACCENT, VARIES BY FLOOR:
- RT-6 — LVT @ 1ST & 4TH FLR CORRIDOR ACCENT
- RT-7 — LVT @ 2ND FLR. CORRIDOR ACCENT
- RT-8 — LVT @ 3RD FLOOR CORRIDOR ACCENT

- FT-1 — PORCELAIN FLOOR TILE @ LOBBY PSH1
- FT-2 — PORCELAIN FLOOR TILE @ SEN LOBBY
- FT-3 — PORCELAIN FLOOR TILE @ RR
- CPT-1 — WALK-OFF CARPET
- WM-1 — RECESSED WALK OFF MAT

CPT-1 WALK OFF CARPET

CF-1 SEALED CONCRETE

EP-1 EPOXY

ACCENT PAINT LEGEND:
(HEAVY LINE)

- P-5 — ACCENT PAINT
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- P-7 — 1ST & 4TH CORRIDOR ACCENT & MISC.
- P-8 — 2ND FLOOR UNIT ENTRY, STAIR, ELEVATOR DOOR & FRAME/ MISC.
- P-9 — 2ND FLR. CORRIDOR ACCENT & MISC.
- P-10 — 3RD FLOOR UNIT ENTRY, STAIR, ELEVATOR DOOR & FRAME/ MISC.
- P-11 — 3RD FLR CORRIDOR ACCENT & MISC.

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SENIOR PHASE

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JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

	DATE	DESCRIPTION
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - LEVEL 4 FINISH PLAN

SCALE 1/8" = 1'-0"

A10.34

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DOOR AND HARDWARE SCHEDULE - SEN - LEVEL 1

ROOM NAME	DOOR NO.	DOOR WIDTH	DOOR HEIGHT	FIRE RATING	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR COLOR	DETAILS THRESHOLD	DETAILS HEAD	DETAILS JAMB	FRAME MATERIAL	FRAME FINISH	FRAME COLOR	HARDWARE GROUP	SIGNAGE PULL SIDE	SIGNAGE PUSH SIDE	REMARKS
STORAGE	S105A	5' - 0"	6' - 8"	-	AA	SC WD	STAIN & SEAL	-	20/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	37	RIS		N
CORRIDOR	S1100	5' - 0"	7' - 0"	90 MIN.	AA	SC WD	PA	P-3	19/A9.50	3/A9.51	2/A9.51	HM	PA	P-3	39	RXS-1	RXS-1	A,B,E,H,L
COMMUNITY ROOM	S1105.1	3' - 0"	6' - 8"	45 MIN.	A	SC WD	STAIN & SEAL	-	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	32		RIS	A,B,J,E,I
COMMUNITY ROOM	S1105.2	3' - 3 23/32"	7' - 1 3/4"	-	B	AL	AN	-	25/A8.50	1&17/A8.51	21/A8.51	AL	AN	-	03		MOS, RXS-1	A,B,I,J,R,E
COMMUNITY ROOM	S1105.3	7' - 0"	9' - 0"	-	K	MFR	MFR	-				MFR	MFR	-	41			
COMMUNITY ROOM	S1105.4	6' - 6"	9' - 0"	-	K	MFR	MFR	-				MFR	MFR	-	41			
RESTROOM	S1110	3' - 0"	6' - 8"	20 MIN.	A	HM-G	STAIN & SEAL	-	5/A9.50	26/A9.50	27/A9.50	HM-G	PA	P-2	25		RIS	E,C
BIKE PARKING	S1115	3' - 0"	6' - 8"	20 MIN.	A	HM	PA	P-2	20/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	30		RIS	I,E,C,A
LAUNDRY	S1120.1	3' - 0"	6' - 8"	20 MIN.	A	SC WD	STAIN & SEAL	-	19/A9.50	26/A9.50	27/A9.50	HM	PA	-	30		RIS	I,E,J,L,P
LAUNDRY	S1120.2	3' - 0"	7' - 0"	-	C	HM-G	PA	MATCH EXT/P-4	30/A8.50	13/A8.50	12/A8.50	HM-G	PA	P-2	10		RIS	
SERVICE PROVIDER	S1125	3' - 0"	6' - 8"	45 MIN.	A	SC WD	STAIN & SEAL	-	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	26		RIS	P,L,E,K
WAITING ROOM	S1130	3' - 0"	6' - 8"	45 MIN.	A	SC WD	STAIN & SEAL	-	5/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	32		RIS	E
MGMT OFFICE	S1130A.1	3' - 0"	6' - 8"	-	A	SC WD	STAIN & SEAL	-	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	27		RIS	P,L,E,K
MGMT OFFICE	S1130A.2	3' - 0"	6' - 8"	-	A	SC WD	STAIN & SEAL	-	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	27		RIS	P,L,E,K
MGMT OFFICE	S1130A.3	5' - 0"	7' - 0"	-	AA	SC WD	STAIN & SEAL	-	19/A9.50	16/A9.50	16/A9.50	WD	PA	P-2	37			
CONFERENCE ROOM	S1130B	3' - 0"	6' - 8"	-	A	SC WD	STAIN & SEAL	-	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	27		RIS	P,L,E,K
LOBBY	S1135	3' - 6 1/4"	7' - 0"	-	B	AL	AN	-	25/A8.50&30/A9.10	1&17/A8.51	2/A8.51	AL	AN	-	01		RXS-1	A,B,I,J,R,E
CORRIDOR	S1200	3' - 0 1/4"	6' - 10 3/4"	-	B	AL	AN	-	25/A8.50	11&17/A8.51	14/A8.51	AL	AN	-	05		RXS-1	A,B,I,J,R,E
UTILITY	S1210	3' - 0"	6' - 8"	20 MIN.	A	SC WD	PA	P-2	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	17		RIS	C,N,P,L
TRASH	S1215.1	3' - 0"	6' - 8"	45 MIN.	A	HM	PA	P-2	20/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	23		RIS	A,C,E,L,P
TRASH ROOM	S1220.1	3' - 0"	7' - 0"		D	HM-G	PA	MATCH EXT.	25/A8.50	8/A8.50	7/A9.50	HM-G	PA	MATCH EXT	11	RIS		
TRASH ROOM	S1220.2	6' - 0"	8' - 4"	-	J			MATCH EXT.		23/A8.50	24/A8.50			MATCH EXT	41			
MECHANICAL	S1225	5' - 0"	6' - 8"	-	LL	HM-G	PA	MATCH EXT.	25/A8.50	6/A8.50	7/A8.50	HM-G	PA	MATCH EXT	15	RIS		A,C,N,E
MDF	S1230	3' - 0"	6' - 8"	20 MIN.	A	SC WD	PA	P-2	20/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	17		RIS	
PUMP ROOM	S1235	5' - 0"	6' - 8"	-	FF	HM-G	PA	MATCH EXT.	25/A8.50	6/A8.50	7/A8.50	HM-G	PA	MATCH EXT	15	RIS		A,B,C,N,E
DOMESTIC BOOSTER PUMP	S1240	5' - 0"	7' - 0"	20 MIN.	AA	SC WD	PA	P-2	20/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	35	RIS		
MECHANICAL	S1245	5' - 0"	6' - 8"		LL	HM-G	PA	MATCH EXT.	25/A8.50	26/A8.50	27/A8.50	HM-G	PA	MATCH EXT	15	RIS		A,C,N,E
ELECTRICAL	S1250.1	3' - 0"	6' - 8"	20 MIN.	A	SC WD	PA	P-2	20/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	21	RIS		C,N,E,L,P
ELECTRICAL	S1250.2	5' - 0"	6' - 8"	--	LL	HM-G	PA	MATCH EXT.	25/A8.50	26/A8.50	27/A8.50	HM-G	PA	MATCH EXT	14	RIS		A,C,N,E
MAINTENENCE	S1255	3' - 0"	6' - 8"	20 MIN.	A	SC WD	PA	P-2	20/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	17		RIS	C,N,E,L,P
RESTROOM	S11205	3' - 0"	6' - 8"	20 MIN.	A	HM-G	STAIN & SEAL	-	5/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	25		RIS	E,C

DOOR AND HARDWARE SCHEDULE - SEN - LEVEL 2

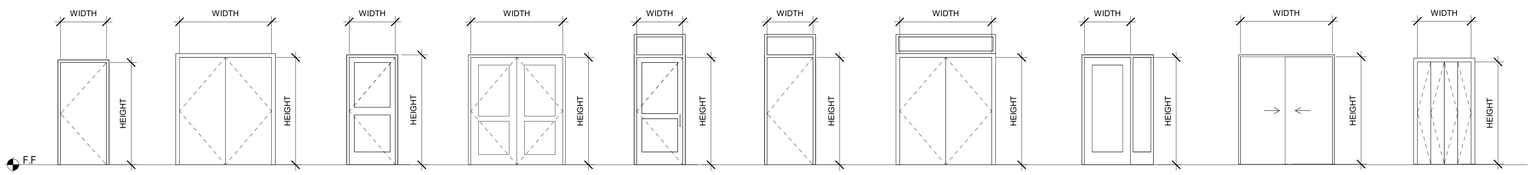
ROOM NAME	DOOR NO.	DOOR WIDTH	DOOR HEIGHT	FIRE RATING	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR COLOR	DETAILS THRESHOLD	DETAILS HEAD	DETAILS JAMB	FRAME MATERIAL	FRAME FINISH	FRAME COLOR	HARDWARE GROUP	SIGNAGE PULL SIDE	SIGNAGE PUSH SIDE	REMARKS
CORRIDOR	S2100	5' - 0"	7' - 0"	90 MIN.	AA	SC WD	PA	P-3	19/A9.50	3/A9.51	2/A9.51	HM	PA	P-3	39	RXS-1	RXS-1	A,B,E,H,L
BIKE PARKING	S2110	3' - 0"	6' - 8"	20 MIN.	A	HM	PA	P-2	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	33		RIS	A,C,E,I
UTILITY	S2210	3' - 0"	6' - 8"	20 MIN.	A	SC WD	PA	P-2	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	18		RIS	C,E,N,P,L
TRASH ROOM	S2215.1	3' - 0"	6' - 8"	45 MIN.	A	HM	PA	P-2	19/A9.50	26A/9.50	27/A9.50	HM	PA	P-2			RIS	A,C,E,L,P

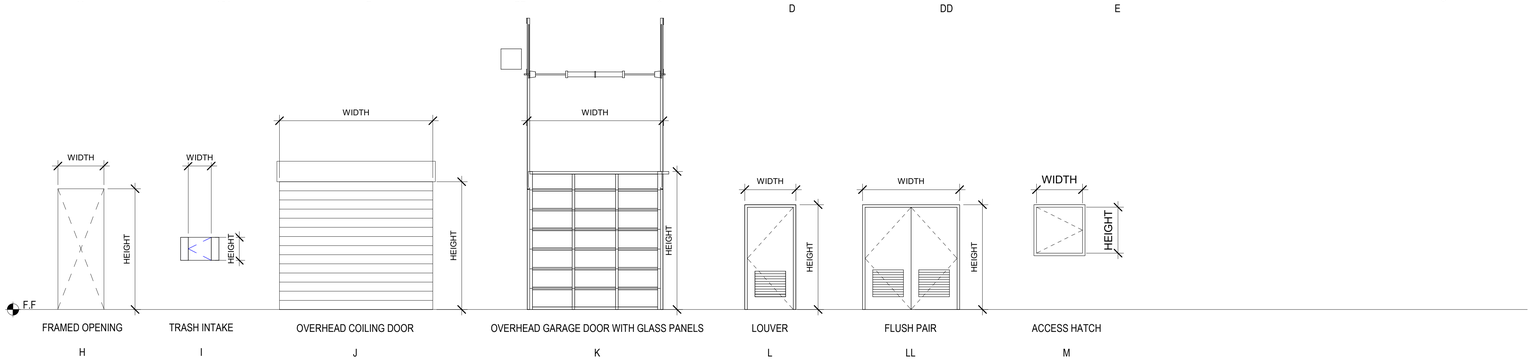
DOOR AND HARDWARE SCHEDULE - SEN - LEVEL 3

ROOM NAME	DOOR NO.	DOOR WIDTH	DOOR HEIGHT	FIRE RATING	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR COLOR	DETAILS THRESHOLD	DETAILS HEAD	DETAILS JAMB	FRAME MATERIAL	FRAME FINISH	FRAME COLOR	HARDWARE GROUP	SIGNAGE PULL SIDE	SIGNAGE PUSH SIDE	REMARKS
CORRIDOR	3100.2	5' - 0"	7' - 0"	90 MIN.	AA	SC WD	PA	P-3	19/A9.50	3/A9.51	2/A9.51	HM	PA	P-3	39	RXS-1	RXS-1	A,B,E,H,L
CORRIDOR	S3100.2	3' - 0"	7' - 0"	-	A	HM-G	PA	P-3	1/A8.50	26/A9.50	27/A9.50	HM-G	PA	P-3	10	RIS		S
UTILITY	S3210	3' - 0"	6' - 8"	20 MIN.	A	SC WD	PA	P-2	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	18		RIS	C,E,N,P,L
TRASH ROOM	S3215.1	3' - 0"	6' - 8"	45 MIN.	A	HM	PA	P-2	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	23		RIS	A,C,E,L,P

DOOR AND HARDWARE SCHEDULE - SEN - LEVEL 4

ROOM NAME	DOOR NO.	DOOR WIDTH	DOOR HEIGHT	FIRE RATING	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR COLOR	DETAILS THRESHOLD	DETAILS HEAD	DETAILS JAMB	FRAME MATERIAL	FRAME FINISH	FRAME COLOR	HARDWARE GROUP	SIGNAGE PULL SIDE	SIGNAGE PUSH SIDE	REMARKS
CORRIDOR	S4100	5' - 0"	7' - 0"	90 MIN.	AA	SC WD	PA	P-3	19/A9.50	3/A9.51	2/A9.51	HM	PA	P-3	39	RXS-1	RXS-1	A,B,E,H,L
ELEV. ROOM	S4210	4' - 0"	7' - 0"	90 MIN.	A	SC WD	PA	P-2	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	19	RIS		C,E,N,P,L
UTILITY	S4211	3' - 0"	6' - 8"	20 MIN.	A	SC WD	PA	P-2	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	18		RIS	C,E,N,P,L
TRASH ROOM	S4215.1	3' - 0"	6' - 8"	45 MIN.	A	HM	PA	P-2	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	23		RIS	A,C,E,L,P





DOOR SCHEDULE ABBREVIATIONS

AL= ALUMINUM DOOR / FRAME
HM = HOLLOW METAL DOOR / FRAME
HM-G = GALVANIZED HOLLOW METAL DOOR / FRAME
STL = STEEL DOOR / FRAME
STL-G = GALVANIZED STEEL DOOR/FRAME
SC WD = SOLID CORE WOOD
HC WD = HOLLOW CORE WOOD
SS = STAINLESS STEEL
AN-CL = ALUMINUM ANODIZED FINISH, CLEAR
AN-DB = ALUMINUM ANODIZED FINISH, DARK BRONZE
ST= STAIN GRADE MATERIAL WITH STAIN FINISH
PA = PAINT GRADE MATERIAL WITH PAINT FINISH
MFR = MANUFACTURER / FACTORY FINISH
SA = SATIN SHEEN
SG = SEMI-GLOSS SHEEN
= SEE GLAZING SCHEDULE
MA = MATCH ADJACENT WALL COLOR
NR = NON-RATED
- = NOT APPLICABLE
EMHO = ELECTRO-MAGNETIC HOLD OPEN, TIED TO FIRE ALARM SYSTEM
PVDF = FLUOROPOLYMER 70% PVDF 2-COAT

GENERAL NOTES- DOOR SCHEDULE

1. PROVIDE ROOM IDENTIFICATION SIGNAGE, UNIT ADDRESS SIGNAGE, AND CODE-REQUIRED EGRESS AND WAYFINDING SIGNAGE TYPICAL AT ALL DOORS, SEE A10.50 AND A10.51 FOR ADDITIONAL INFO

2. ALL EXIT DOORS SHALL OPEN FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE

3. THE MAXIMUM OPERATING FORCE OF DOORS SHALL NOT EXCEED 5.0 LB FOR EXTERIOR DOOR AND 5LB FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THESE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAX. EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ENFORCEMENT AGENCY, NOT TO EXCEED 15LB

4. DOOR LOCKING AND LATCHING HARDWARE INCLUDING SEPARATE BOLTS OR KEYHOLES SHALL BE LOCATED AT 36" A.F.F. AND SHALL NOT REQUIRE GRASPING OR TWISTING OF THE WRIST TO OPERATE

5. MAXIMUM THRESHOLD HEIGHT SHALL BE 1/2". SEE DETAIL ON A9.00 FOR THRESHOLD PROFILE REQUIREMENTS

6. PROVIDE ILLUMINATED EXIT SIGNAGE, S.E.D.

7. ALL EXT. AND WET AREA H.M. DOORS AND FRAMES TO BE GALVANIZED, SEE SPECIFICATIONS

8. PROVIDE COMPRESSION SEALS ALL SIDES AT EXTERIOR DOORS

9. SEE SHEET A8.40 FOR TYPICAL EXTERIOR DOOR DETAILS. SEE SHEET A9.40 FOR TYPICAL INTERIOR DOOR DETAILS

10. PAINTED DOOR, DOOR FRAME AND MANUFACTURER FINISHED PAINTED SURFACES TO BE SEMI-GLOSS FINISH, U.O.N. *COLOR TO MATCH PAINT ACCENT COLOR AT CORRIDOR SIDE. UNIT SIDE TO BE 'P-1'

11. PROVIDE A 10" SMOOTH, UNINTURRUPTED SURFACE AT BASE OF SWINGING DOORS OR GATES (AT PUSH SIDE), EXTENDING THE FULL WIDTH OF DOOR OR GATE.

12. FIRE-RATED DOORS HELD IN THE OPEN POSITION BY ELECTROMAGNETIC HOLD-OPEN DEVICES SHALL BE AUTOMATIC CLOSING UPON ACTIVATION OF THE FIRE ALARM SYSTEM (PER CBC 716.5.9.3)

13. ALL DOORS, EXCEPT BI-PASS AND BI-FOLD CLOSET DOORS, SHALL HAVE A LATCH OR LOCK SET WITH LEVER HARDWARE

14. SMOKE AND DRAFT CONTROL TESTED PER CBC 716.5.3.1 IN ACCORDANCE WITH UL1784 WITHOUT ARTIFICIAL BOTTOM SEAL. DOOR DESIGN COMPLIES WITH CBC SECTION 3002.6, PENDING FIELD VERIFICATION BY FIELD INSPECTOR

15. SEE SPEC. 08 71 00 FOR HARDWARE GROUPS

16. ENTRY UNIT LOCKS SHALL BE PROVIDED WITH A COMBINATION 1/2-INCH (12.7 MM) THROW DEADLATCH WITH A MINIMUM 1-INCH (25.4 MM) THROW DEADBOLT, AND SO CONSTRUCTED THAT BOTH THE DEADLATCH AND DEADBOLT RETRACT SIMULTANEOUSLY BY KNOB OR LEVER.

17. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON DOORS TO BE LOCATED AT 36" (34" MIN AND 44 " MAX.) ABOVE THE FINISH FLOOR OR GROUND. DOOR HARDWARE SHALL NOT REQUIRE GRASPING OR TWISTING TO OPERATE."

18. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM

19. REFER TO GLAZING SCHEDULE ON WINDOW SCHEDULE SHEET. PROVIDE FIRE RATING AS INDICATED ON SCHEDULE

DOOR HARDWARE KEY

A. CLOSER - DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. MOUNTED AT MINIMUM 78" AFF.

B. EXIT DEVICE - ALL EXIT DOORS SHALL OPEN FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE.

C. KICK PLATE - PROVIDE A 10" SMOOTH, UNINTURRUPTED SURFACE AT BASE OF SWINGING DOORS OR GATES (AT PUSH SIDE), EXTENDING THE FULL WIDTH OF DOOR OR GATE.

D. ENTRY UNIT LOCK - ENTRY UNIT LOCKS SHALL BE PROVIDED WITH A COMBINATION 1/2-INCH (12.7 MM) THROW DEADLATCH WITH A MINIMUM 1-INCH (25.4 MM) THROW DEADBOLT, AND SO CONSTRUCTED THAT BOTH THE DEADLATCH AND DEADBOLT RETRACT SIMULTANEOUSLY BY KNOB OR LEVER.

E. THRESHOLD - MAXIMUM THRESHOLD HEIGHT SHALL BE 1/2". SEE DETAIL ON A9.00 FOR THRESHOLD PROFILE REQUIREMENTS

F. COORDINATOR - CAN BE MOUNTED AT A MINIMUM 80" AFF

G. OVERHEAD STOP - CAN BE MOUNTED AT A MINIMUM 78" AFF

H. EMHO - FIRE-RATED DOORS HELD IN THE OPEN POSITION BY ELECTROMAGNETIC HOLD-OPEN DEVICES SHALL BE AUTOMATIC CLOSING UPON ACTIVATION OF THE FIRE ALARM SYSTEM (PER CBC 716.5.9.3)

I. CARD READER - MUST COMPLY WITH SECTION 11B-308

J. POWER OPERATOR W. ACTUATORS - THERE SHALL BE TWO PUSH PLATES; THE CENTERLINE OF ONE PUSH PLATE SHALL BE 7 INCHES (178 MM) MINIMUM AND 8 INCHES (203 MM) MAXIMUM ABOVE THE FLOOR OR GROUND SURFACE AND THE CENTERLINE OF THE SECOND PUSH PLATE SHALL BE 30 INCHES (762 MM) MINIMUM AND 44 INCHES (1118 MM) MAXIMUM ABOVE THE FLOOR OR GROUND SURFACE. EACH PUSH PLATE SHALL BE A MINIMUM OF 4 INCHES (102 MM) DIAMETER OR A MINIMUM OF 4 INCHES BY 4 INCHES (102 MM BY 102 MM) SQUARE AND SHALL DISPLAY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.

K. CLASSROOM LOCKSET - SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE GRASPING OR TWISTING OF THE WRIST TO OPERATE

L. SMOKE GASKET -

M. PRIVACY LOCK - SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE GRASPING OR TWISTING OF THE WRIST TO OPERATE

N. STOREROOM LOCK - PROVIDE SFMOD APPROVED MORTISE STOREROOM LOCK, AS SPECIFIED.

O. WEATHERSEAL

P. ACOUSTIC DOOR THRESHOLD - ZERO 253, PEMKO 234V, OR EQUAL.

Q. INTEGRATED DOOR SYSTEM - W/ FLUSH HARDWARE

R. ALARM -

S. PANIC HARDWARE

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North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
2	12/8/21	SD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - DOOR SCHEDULE AND DOOR TYPES

SCALE 1/4" = 1'-0"

A10.35

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DOOR AND HARDWARE SCHEDULE - SEN - STAIRS

ROOM NAME	DOOR NO.	DOOR WIDTH	DOOR HEIGHT	FIRE RATING	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR COLOR (EXT/INT)	DETAILS THRESHOLD	DETAILS HEAD	DETAILS JAMB	FRAME MATERIAL	FRAME FINISH	FRAME COLOR (EXT/INT)	HARDWARE GROUP	SIGNAGE PULL SIDE	SIGNAGE PUSH SIDE	REMARKS
STAIR 4	S4-1.1	3' - 0"	6' - 8"	90 MIN.	A	HM	PA	P-6	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-6	22	XSS	SID, EES, ARS, RXS-1	
STAIR 4	S4-1.2	3' - 0"	7' - 0"	-	A	HM-G	PA	MATCH EXT/P-6	30/A8.50	26/A8.50	27/A8.50	HM-G	PA	MATCH EXT/P-6	05	SID	RXS-1, XSS	
STAIR 4	S4-2	3' - 0"	6' - 8"	90 MIN.	A	MH	PA	P-8	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-8	22	XSS	SID, EES	
STAIR 4	S4-3	3' - 0"	6' - 8"	90 MIN.	A	HM	PA	P-10	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-10	22	XSS	SID, EES	
STAIR 4	S4-4	3' - 0"	6' - 8"	90 MIN.	A	HM	PA	P-6	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-6	22	XSS	SID, EES	
STAIR 5	S5-1.1	3' - 0"	6' - 8"	90 MIN.	A	HM	PA	P-2	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	22	XSS	SID, EES, ARS, RXS-1	
STAIR 5	S5-1.2	3' - 0"	6' - 8"	-	A	HM-G	PA	MATCH EXT/P-2	30/A8.50	26/A8.50	27/A8.50	HM-G	PA	MATCH EXT/P-2	05	SID	RXS-1, XSS	
STAIR 5	S5-2	3' - 0"	6' - 8"	90 MIN.	A	HM	PA	P-2	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	22	XSS	SID, EES	
STAIR 5	S5-3	3' - 0"	6' - 8"	90 MIN.	A	HM	PA	P-2	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	22	XSS	SID, EES	
STAIR 5	S5-4	3' - 0"	6' - 8"	90 MIN.	A	HM	PA	P-2	19/A9.50	26/A9.50	27/A9.50	HM	PA	P-2	22	XSS	SID, EES	
STAIR 5	S5-R	3' - 0"	6' - 8"	90 MIN.	A	HM-G	PA	P-2	2/A8.50	26/A8.50	27/A8.50	HM-G	PA	P-2	13	XSS		

DOOR AND HARDWARE SCHEDULE - SEN - ELEVATORS

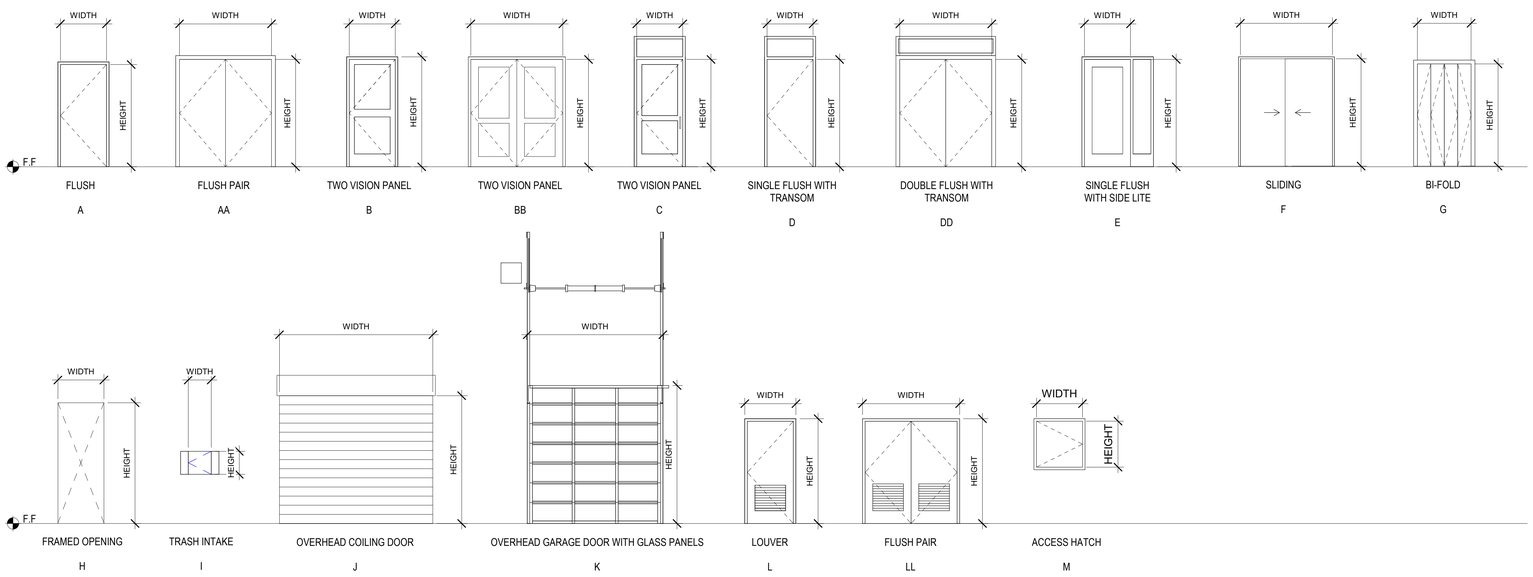
ELEVATOR SMOKE DOORS/ FRAMES VARY BY FLOOR AND MATCH UNIT ENTRY DOOR COLOR FOR EACH FLOOR

ROOM NAME	DOOR NO.	DOOR WIDTH	DOOR HEIGHT	FIRE RATING	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR COLOR	DETAILS THRESHOLD	DETAILS HEAD	DETAILS JAMB	FRAME MATERIAL	FRAME FINISH	FRAME COLOR	HARDWARE GROUP	SIGNAGE PULL SIDE	SIGNAGE PUSH SIDE	REMARKS
ELEVATOR 3	E3-1	0' - 0"	0' - 0"	90 MIN.	ELEV.	SS	MANUF	-	8/A9.50	6/A9.50	7/A9.50	SS	MANUF	-	40			A,H,L
ELEVATOR 3	E3-2	3' - 0"	7' - 0 1/2"	20 MIN.	A	HM	PA	P-8	8/A9.50	6/A9.50	7/A9.50	HM	PA	P-8	40			A,H,L
ELEVATOR 3	E3-3	3' - 0"	7' - 0 1/2"	20 MIN.	A	HM	PA	P-10	8/A9.50	6/A9.50	7/A9.50	HM	PA	P-10	40			A,H,L
ELEVATOR 3	E3-4	3' - 0"	7' - 0 1/2"	20 MIN.	A	HM	PA	P-6	8/A9.50	6/A9.50	7/A9.50	HM	PA	P-6	40			A,H,L
ELEVATOR 4	E4-1	0' - 0"	0' - 0"	90 MIN.	ELEV.	SS	MANUF	-	8/A9.50	6/A9.50	7/A9.50	SS	MANUF	-	40			A,H,L
ELEVATOR 4	E4-2	3' - 0"	7' - 0 1/2"	20 MIN.	A	HM	PA	P-8	8/A9.50	6/A9.50	7/A9.50	HM	PA	P-8	40			A,H,L
ELEVATOR 4	E4-3	3' - 0"	7' - 0 1/2"	20 MIN.	A	HM	PA	P-10	8/A9.50	6/A9.50	7/A9.50	HM	PA	P-10	40			A,H,L
ELEVATOR 4	E4-4	3' - 0"	7' - 0 1/2"	20 MIN.	A	HM	PA	P-6	8/A9.50	6/A9.50	7/A9.50	HM	PA	P-6	40			A,H,L

DOOR AND HARDWARE SCHEDULE - SEN - UNITS

UNIT DOOR & FRAME PAINT COLOR NOTES:
1. ALL DOORS AND FRAMES IN THE UNITS PAINT COLOR P-1
2. UNIT ENTRY DOOR AND FRAME, P-# VARIES BY FLOOR AT CORRIDOR SIDE, SEE FINISH FLOOR PLANS, P-1 INSIDE OF UNIT.

ROOM NAME	DOOR NO.	DOOR WIDTH	DOOR HEIGHT	DOOR TYPE	DOOR GLAZING	FIRE RATING	DOOR MATERIAL	DOOR FINISH	DOOR COLOR	DETAILS THRESHOLD	DETAILS HEAD	DETAILS JAMB	FRAME MATERIAL	FRAME FINISH	FRAME COLOR	HARDWARE GROUP	SIGNAGE PULL SIDE	SIGNAGE PUSH SIDE	REMARKS
UNIT ENTRY	U1	3' - 0"	6' - 8"	A		20 MIN.	SC WD	PA		4/A9.50	9/A9.50	9/A9.50	HM	PA		B		UIS	A,C,E,P,L,D, DOOR VIEWER
BATHROOM	U2	3' - 0"	6' - 8"	A		-	HC WD	PA		19/A9.50	16/A9.50	16/A9.50	WD	PA		C			
BEDROOM	U3	3' - 0"	6' - 8"	A		-	HC WD	PA		19/A9.50	16/A9.50	16/A9.50	WD	PA		C			
CLOSET	U4	4' - 6"	6' - 8"	F		-	HC WD	PA		3/A9.50	1/A9.50	2/A9.50	-	-		D			
CLOSET	U5	6' - 0"	6' - 8"	F		-	HC WD	PA		3/A9.50	1/A9.50	2/A9.50	-	-		D			
CLOSET	U5.1	6' - 0"	6' - 8"	F		-	HC WD	PA		3/A9.50	1/A9.50	2/A9.50	-	-		D			
CLOSET	U6	6' - 6"	6' - 8"	F		-	HC WD	PA		3/A9.50	1/A9.50	2/A9.50	-	-		D			
CLOSET	U6.1	7' - 6"	6' - 8"	F		-	HC WD	PA		3/A9.50	1/A9.50	2/A9.50	-	-		D			
CLOSET	U7	8' - 0"	6' - 8"	F		-	HC WD	PA		3/A9.50	1/A9.50	2/A9.50	-	-		D			
CLOSET	U9	3' - 6"	6' - 8"	G		-	HC WD	PA		3/A9.50	1/A9.50	2/A9.50	-	-		E			



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GENERAL NOTES- DOOR SCHEDULE

1. PROVIDE ROOM IDENTIFICATION SIGNAGE, UNIT ADDRESS SIGNAGE, AND CODE-REQUIRED EGRESS AND WAYFINDING SIGNAGE TYPICAL AT ALL DOORS, SEE A10.50 AND A10.51 FOR ADDITIONAL INFO

2. ALL EXIT DOORS SHALL OPEN FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE

3. THE MAXIMUM OPERATING FORCE OF DOORS SHALL NOT EXCEED 5.0 LB FOR EXTERIOR DOOR AND 5LB FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THESE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAX. EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ENFORCEMENT AGENCY, NOT TO EXCEED 15LB

4. DOOR LOCKING AND LATCHING HARDWARE INCLUDING SEPARATE BOLTS OR KEYHOLES SHALL BE LOCATED AT 36" A.F.F. AND SHALL NOT REQUIRE GRASPING OR TWISTING OF THE WRIST TO OPERATE

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11. PROVIDE A 10" SMOOTH, UNINTURRUPTED SURFACE AT BASE OF SWINGING DOORS OR GATES (AT PUSH SIDE), EXTENDING THE FULL WIDTH OF DOOR OR GATE.

12. FIRE-RATED DOORS HELD IN THE OPEN POSITION BY ELECTROMAGNETIC HOLD-OPEN DEVICES SHALL BE AUTOMATIC CLOSING UPON ACTIVATION OF THE FIRE ALARM SYSTEM (PER CBC 716.5.9.3)

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DOOR HARDWARE KEY

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DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

	DATE	DESCRIPTION
2	12/8/21	SD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - DOOR SCHEDULE AND DOOR TYPES

SCALE 1/4" = 1'-0"

A10.36

SEN - WINDOW SCHEDULE

TYPE MARK	WIDTH (W)	HEIGHT (H)	SILL HEIGHT (SH)	Count	COMMENTS
A-1	3' - 0"	8' - 6"	0' - 0"	4	
B.1-1	5' - 0"	5' - 6"	3' - 0"	7	
B.1-2	6' - 0"	5' - 6"	3' - 0"	4	
B.1-3	7' - 0"	5' - 6"	3' - 0"	4	
B.2-1	5' - 0"	5' - 6"	3' - 0"	18	
D.1-1	7' - 0"	5' - 6"	1' - 7"	14	
D.2-1	7' - 0"	5' - 6"	1' - 7"	19	
E-1	1' - 0"	5' - 6"	3' - 0"	2	
E-2	2' - 0"	5' - 6"	3' - 0"*	67	
E-3	3' - 0"	5' - 6"	3' - 0"*	35	
E-4	4' - 0"	5' - 6"	3' - 0"	3	
E.1-3	3' - 0"	5' - 6"	3' - 0"	27	
F.1-1	3' - 6"	5' - 6"	1' - 7"	3	
H-7	3' - 0"	4' - 0"	2' - 10"	2	1-HR RATED GLAZING
J-1	8' - 0"	5' - 6"	3' - 0"	1	

Grand total: 210

* FOR TYPE E-2 & E-3 WINDOWS, SILL HEIGHT IS 3' - 0" U.O.N. ON ELEVATIONS (VARIATION OCCURS AT STAIR TOWERS)

^TRANSLUCENT FILM GLAZING WHERE INDICATED ON SOUTH ELEVATION, SEE 2/A3.34

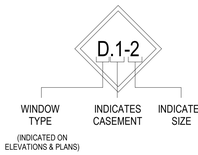
SEN - LOUVER SCHEDULE

TYPE MARK	WIDTH (W)	HEIGHT (H)	SILL HEIGHT (SH)	Count	COMMENTS
LV-1	1' - 6"	1' - 6"	7' - 0"	4	
LV-2	2' - 0"	2' - 0"	6' - 6"	2	
LV-4	8' - 0"	3' - 0"	5' - 6"	2	
LV-6	2' - 0"	1' - 0"	7' - 6"**	66	
LV-9	1' - 6"	1' - 0"	7' - 10"	1	
LV-10	2' - 6"	1' - 0"	7' - 6"	1	
LV-11	3' - 0"	2' - 0"	3' - 0"	1	
LV-12	3' - 6"	0' - 9"	8' - 10"	1	

** FOR TYPE LV-6 LOUVERS, SILL HEIGHT IS 7' - 6" U.O.N. ON ELEVATIONS

GENERAL NOTES - OPENING TYPES

WINDOW NAMING



EXAMPLE:

WINDOW D-2 IS A TYPE D FIXED WINDOW WITH DIMENSIONS OF 2' - 0" x 5' - 6"

WINDOW D.1-2 IS A TYPE D CASEMENT WINDOW WITH DIMENSIONS OF 2' - 0" x 5' - 6"

SEE WINDOW LEGEND AND WINDOW SCHEDULE FOR BALANCE OF INFORMATION

A. ALL MULLIONS SHOWN ON VINYL WINDOW ASSEMBLIES TO BE FACTORY MULLED OR T-BAR CONNECTIONS. MUNITIN BARS ARE NOT ACCEPTABLE.

B. NOTE: ALL WINDOWS HAVE FIBER CEMENT SURROUND AND DETAILS CAN BE FOUND ON A8.40, SEE ELEVATIONS FOR MATERIAL TYPES.

C. REFER ALSO TO WALL SECTIONS FOR ADDITIONAL DETAIL REFERENCES

D. PROVIDE WINDOW OPENING CONTROL DEVICES (LIMITERS) AT ALL OPERABLE PANES. OPENING CONTROL DEVICES TO COMPLY WITH ASTM F2090 AND LIMIT OPERATION TO 4" MAX.

E. REFER TO STRUCTURAL GENERAL NOTES FOR REQUIRED WIND DESIGN CRITERIA.

F. PROVIDE ACCESSIBLE LATCHES AND OPERATORS PER 1/A10.1. ACCESSIBLE HEIGHT AT ALL UNITS, ACCESSIBLE OPERATION FORCE AT ACCESSIBLE UNITS ONLY.

G. REFER TO ELEVATIONS FOR ORIENTATION OF ASYMMETRICAL PANES (LEFT HAND / RIGHT HAND) & DIRECTION OF WINDOW OUTSWING.

H. ALL GLAZING TO BE TYPE "A" U.O.N. REFER TO WINDOW TYPES AND GLAZING SCHEDULE.

I. SEE ALSO ELEVATIONS FOR LOUVER TAGS (NOT ALL SHOWN IN PLAN)

J. ALL WINDOWS ARE COLOR "WHITE"

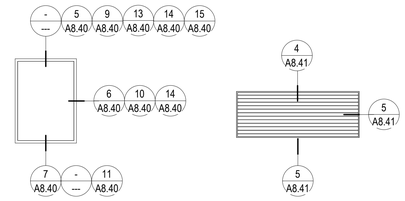
K. FIRE-RATED ASSEMBLIES WITH GLAZING TO BEAR A LABEL MARKED IN ACCORDANCE WITH 2016 CBC SECTION 703.6. SEE GLAZING TYPES ON A10.21.

L. RESIDENTIAL GLAZING SHALL HAVE A MINIMUM U-VALUE OF 0.36, AN SHGC OF 0.25, AND A VT OF 0.50
STOREFRONT GLAZING SHALL HAVE A MINIMUM U-VALUE OF 0.41, AN SHGC OF 0.26, AND A VT OF 0.50
GLAZING IN DOORS SHALL HAVE A MINIMUM U-VALUE OF 0.45, AN SHGC OF 0.23, AND A VT OF 0.50

M. PER SECTION 1714.5.1: MANUFACTURED EXTERIOR WINDOWS AND SLIDING GLASS DOORS SHALL BE LABELED AS CONFORMING WITH AAMA/ WDMA/ CSA 101/ I.S.2/ A440. THE LABEL SHALL STATE THE NEMA OF THE MANUFACTURER, THE APPROVED LABELING AGENCY, AND PRODUCT DESIGNATION. MANUFACTURED EXTERIOR SIDE-HINGED DOORS SHALL BE LABELED AS CONFORMING WITH AAMA/ WDMA/ CSA 101/ I.S.2/ A440 OR COMPLY WITH SECTION 1714.5.2

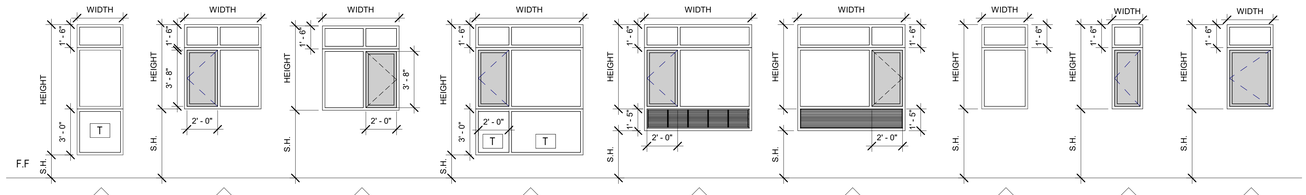
N. PROVIDE TEMPERED GLAZING WHERE INDICATED IN ACCORDANCE WITH CBC 2406.3.

O. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.53 m2). THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 mm) MEASURED FROM THE FLOOR PER 2019 CBC 1030.



TYPICAL WINDOW DETAILS
1/4" = 1'-0"

VINYL WINDOW ASSEMBLIES



A — FIXED

B.1 — CASEMENT, 7.34 SF NET CLEAR AREA

B.2 — CASEMENT, 7.34 SF NET CLEAR AREA

C.1 — CASEMENT, 7.34 SF NET CLEAR AREA

D.1 — CASEMENT WITH INTEGRAL PTAC, 7.34 SF NET CLEAR AREA

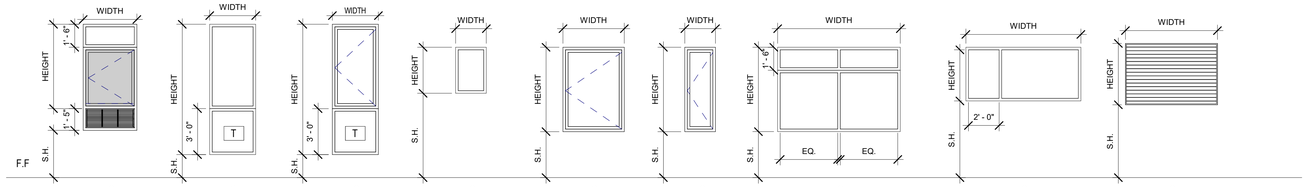
D.2 — CASEMENT WITH INTEGRAL PTAC, 7.34 SF NET CLEAR AREA

E — FIXED

E.1-2 — CASEMENT, 6.11 SF NET CLEAR AREA

E.1-3 — CASEMENT, 9.78 SF NET CLEAR AREA

SEE ELEVATIONS FOR LOCATION OF 90 DEGREE OPEN WINDOW (E-2)



F.1-3 — CASEMENT, 11.61 SF NET CLEAR AREA

G-2 — FIXED

G.1-2 — CASEMENT, OCCURS ONLY AT FIRST-FLOOR OFFICES

H — FIXED

H.1-5 — CASEMENT, OCCURS ONLY AT FIRST-FLOOR OFFICES

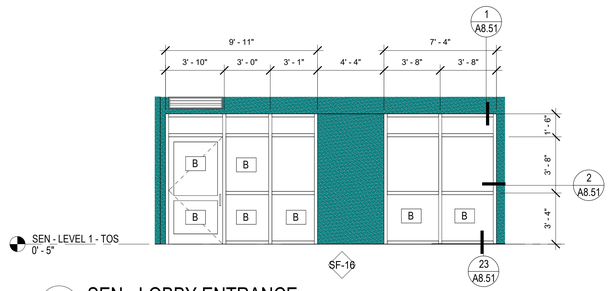
H.1-8 — CASEMENT, OCCURS ONLY AT FIRST-FLOOR OFFICES

J — FIXED

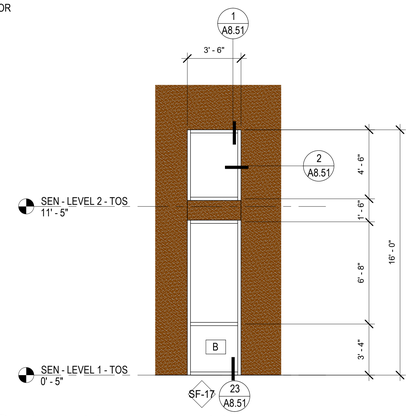
K — FIXED

L — LOUVERED

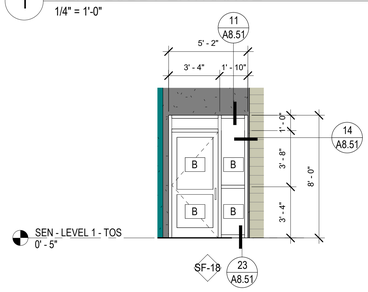
STOREFRONT ASSEMBLIES



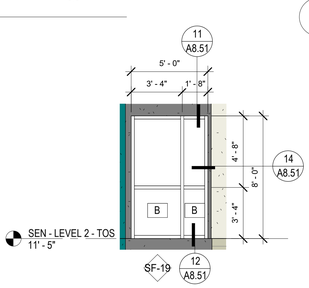
1 SEN - LOBBY ENTRANCE
1/4" = 1'-0"



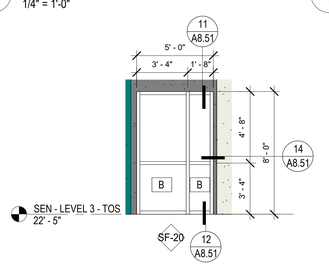
2 SEN - COMMUNITY ROOM
1/4" = 1'-0"



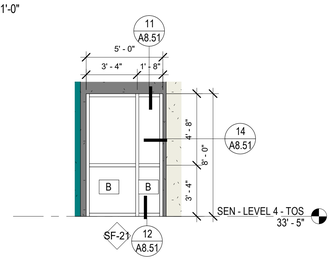
3 SEN - LEVEL 1 EAST CORRIDOR
1/4" = 1'-0"



4 SEN - LEVEL 2 EAST CORRIDOR
1/4" = 1'-0"



5 SEN - LEVEL 3 EAST CORRIDOR
1/4" = 1'-0"



6 SEN - LEVEL 4 EAST CORRIDOR
1/4" = 1'-0"

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STATE OF CALIFORNIA

North Housing, Block A

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2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
2	12/8/21	SD SET
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - WINDOW, LOUVER, & STOREFRONT SCHEDULE

SCALE 1/4" = 1'-0"

A10.37

INTERIOR FINISH SCHEDULE - SEN

ROOM NO.	ROOM NAME	FLOOR			BASE			WALL			CEILING			CABINETS			MISCELLANEOUS			REMARKS
		MATERIAL	FINISH	COLOR MARK	MATERIAL	FINISH	COLOR	MATERIAL	FINISH	COLOR MARK	MATERIAL	FINISH	COLOR MARK	ITEM	MATERIAL	COLOR MARK	ITEM	MATERIAL	COLOR MARK	
S1100	CORRIDOR	VINYL PLANK	-	RT-2, RT-6	WD	PA SG	WB-2, P-3	GYP BD	PA ES	P-3, P-7	GYP BD	PA ES	P-4							
S1105	COMMUNITY ROOM	VINYL PLANK	-	RT-3	WD	PA SG	WB-2, P-4	CER TILE / GYP BD	- / PA ES	WT-2, P-4, P-5, P-7	WD / ACT/ GYP	- / -	WDC-1, AC-2/ P-4	COUNTERTOP/CASE WORK	SOLID SURFACE/ WD	SS-1/CAB-1				
S1105 A	STORAGE	CONCRETE	SEALED	CF-1	RUBBER	-	B-2	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4							
S1110	RESTROOM	POR TILE	-	FT-3	CER TILE	-	TB-1	CER TILE / GYP BD	- / PA SG	WT-3, P-4	GYP BD	PA SG	P-4							
S1115	BIKE PARKING	RESIL SHEET	-	RS-2	RUBBER	-	B-2	GYP BD	PA ES	P-4	GYP BD	PA SG	P-4							
S1120	LAUNDRY	RESIL SHEET	-	RS-2	RUBBER	-	B-2	GYP BD	PA ES	P-4	GYP BD	PA SG	P-4	COUNTERTOP	SOLID SURFACE	SS-1				
S1125	SERVICE PROVIDER	VINYL PLANK	-	RT-2	RUBBER	-	B-2	GYP BD	PA ES	P-4	ACT	-	AC-1							
S1130	WAITING ROOM	VINYL PLANK	-	RT-2	RUBBER	-	B-2	GYP BD	PA ES	P-4, P-11	ACT	-	AC-1				MANUAL ROLLER BLINDS		WS-3	
S1130 A	MGMT OFFICE	VINYL PLANK	-	RT-2	RUBBER	-	B-2	GYP BD	PA ES	P-4	ACT	-	AC-1				MANUAL ROLLER BLINDS		WS-3	
S1130 B	CONFERENCE ROOM	VINYL PLANK	-	RT-2	RUBBER	-	B-2	GYP BD / ACOUSTIC WALL PANEL	PA ES/ -	P-4. AWP-1	ACT	-	AC-1	COUNTERTOP/CASE WORK	SOLID SURFACE/ WD	SS-1/CAB-1	MANUAL ROLLER BLINDS		WS-3	
S1135	LOBBY	POR TILE / WALK OFF	- / -	FT-2, WM-1	WD	PA SG	WB-2, P-4	GYP BD / WALL COVERING	PA ES / -	P-3, P-5, WDP-1	WOOD	-	LWC-1	MAILBOX CASEWORK	SOLID SURFACE/ PLAM	SS-2/PL-#				
S1135 A	MAIL AREA	POR TILE / WALK OFF	- / -	FT-2, WM-1	WD	PA SG	WB-2, P-4	GYP BD / WALL COVERING	PA ES / -	P-3, P-5, WDP-1	ACT	-	AC-2	MAILBOX CASEWORK	SOLID SURFACE/ PLAM	SS-2/PL-#				
S1200	CORRIDOR	VINYL PLANK	-	RT-2, RT-6	WD	PA SG	WB-2, P-3	GYP BD	PA ES	P-3, P-7	GYP BD	PA ES	P-4							
S1205	RESTROOM	POR TILE	-	FT-3	CER TILE	-	TB-1	CER TILE / GYP BD	- / PA SG	WT-3, P-4	GYP BD	PA SG	P-4							
S1210	UTILITY	CONCRETE	SEALED	CF-1	RUBBER	-	B-2	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4							
S1215	TRASH	RESIL SHEET	-	RS-2	RUBBER	-	B-2	GYP BD/ FRP	PA SG/	P-3, FRP-1	GYP BD	PA SG	P-4							
S1220	TRASH ROOM	EPOXY		EP-1	EPOXY	COVED	EP-1	GYP BD/ FRP	PA SG/	P-3, FRP-1	GYP BD	PA SG	P-4							
S1225	MECHANICAL	CONCRETE	SEALED	CF-1	RUBBER	-	B-2	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4							
S1230	MDF	CONCRETE	SEALED	CF-1	RUBBER	-	B-1	GYP BD	PA SG	P-1	GYP BD	PA SG	P-1							
S1235	PUMP ROOM	CONCRETE	SEALED	CF-1	RUBBER	-	B-2	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4							
S1240	DOMESTIC BOOSTER PUMP	CONCRETE	SEALED	CF-1	RUBBER	-	B-2	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4							
S1245	MECHANICAL	CONCRETE	SEALED	CF-1	RUBBER	-	B-2	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4							
S1250	ELECTRICAL	CONCRETE	SEALED	CF-1	RUBBER	-	B-2	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4							
S1255	MAINTENANCE	CONCRETE	SEALED	CF-1	RUBBER	-	B-2	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4							
S2100	CORRIDOR	VINYL PLANK	-	RT-2, RT-7	WD	PA SG	WB-2, P-3	GYP BD	PA ES	P-3, P-9	GYP BD	PA ES	P-4							
S2120	BIKE PARKING	RESIL SHEET	-	RS-2	RUBBER	-	B-2	GYP BD	PA ES	P-4	GYP BD	PA SG	P-4							
S2200	CORRIDOR	VINYL PLANK	-	RT-2, RT-7	WD	PA SG	WB-2, P-3	GYP BD	PA ES	P-3, P-9	GYP BD	PA ES	P-4							
S2210	UTILITY	RESIL SHEET	-	RS-2	RUBBER	-	B-2	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4							
S2215	TRASH	RESIL SHEET	-	RS-2	RS-2	SELF COVE	RS-2	GYP BD/ FRP	PA SG/	P-3, FRP-1	GYP BD	PA SG	P-4							
S3100	CORRIDOR	VINYL PLANK	-	RT-2, RT-8	WD	PA SG	WB-2, P-3	GYP BD	PA ES	P-3, P-11	GYP BD	PA ES	P-4							
S3200	CORRIDOR	VINYL PLANK	-	RT-2, RT-8	WD	PA SG	WB-2, P-3	GYP BD	PA ES	P-3, P-11	GYP BD	PA ES	P-4							
S3210	UTILITY	RESIL SHEET	-	RS-2	RUBBER	-	B-2	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4							
S3215	TRASH	RESIL SHEET	-	RS-2	RS-2	SELF COVE	RS-2	GYP BD/ FRP	PA SG/	P-3, FRP-1	GYP BD	PA ES	P-4							
S4100	CORRIDOR	VINYL PLANK	-	RT-2, RT-6	WD	PA SG	WB-2, P-3	GYP BD	PA ES	P-3, P-7	GYP BD	PA ES	P-4							
S4200	CORRIDOR	VINYL PLANK	-	RT-2, RT-6	WD	PA SG	WB-2, P-3	GYP BD	PA ES	P-3, P-7	GYP BD	PA ES	P-4							
S4210	ELEV. ROOM	RESIL SHEET	-	RS-2	RUBBER	-	B-2	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4							
S4211	UTILITY	RESIL SHEET	-	RS-2	RUBBER	-	B-2	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4							
S4215	TRASH	RESIL SHEET	-	RS-2	RS-2	SELF COVE	RS-2	GYP BD/ FRP	PA SG/	P-3, FRP-1	GYP BD	PA SG	P-4							

INTERIOR FINISH SCHEDULE - SEN ELEVATOR - SEN

ROOM NO.	ROOM NAME	FLOOR			BASE			WALL			CEILING			CABINETS			MISCELLANEOUS			REMARKS
		MATERIAL	FINISH	COLOR MARK	MATERIAL	FINISH	COLOR	MATERIAL	FINISH	COLOR MARK	MATERIAL	FINISH	COLOR MARK	ITEM	MATERIAL	COLOR MARK	ITEM	MATERIAL	COLOR MARK	
E3-1	ELEVATOR 3	VINYL PLANK	-	RT-2				PLASTIC LAMINATE	-	EL-1										
E3-2	ELEVATOR 3																			
E3-3	ELEVATOR 3																			
E3-4	ELEVATOR 3																			
E4-1	ELEVATOR 4	VINYL PLANK	-	RT-2				PLASTIC LAMINATE	-	EL-1										
E4-2	ELEVATOR 4																			
E4-3	ELEVATOR 4																			
E4-4	ELEVATOR 4																			

INTERIOR FINISH SCHEDULE - SEN STAIRS - SEN

ROOM NO.	ROOM NAME	FLOOR			BASE			WALL			CEILING			CABINETS			MISCELLANEOUS			REMARKS
		MATERIAL	FINISH	COLOR MARK	MATERIAL	FINISH	COLOR	MATERIAL	FINISH	COLOR MARK	MATERIAL	FINISH	COLOR MARK	ITEM	MATERIAL	COLOR MARK	ITEM	MATERIAL	COLOR MARK	
S4-1	STAIR 4	RESIL SHEET		RB-1	RUBBER	-	B-3	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4				STAIR RAILINGS & HANDRAIL	PA SG	P-2	
S4-2	STAIR 4	RESIL SHEET		RB-1	RUBBER	-	B-3	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4				STAIR RAILINGS & HANDRAIL	PA SG	P-2	
S4-3	STAIR 4	RESIL SHEET		RB-1	RUBBER	-	B-3	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4				STAIR RAILINGS & HANDRAIL	PA SG	P-2	
S4-4	STAIR 4	RESIL SHEET		RB-1	RUBBER	-	B-3	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4				STAIR RAILINGS & HANDRAIL	PA SG	P-2	
S5-1	STAIR 5	RESIL SHEET		RB-1	RUBBER	-	B-3	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4				STAIR RAILINGS & HANDRAIL	PA SG	P-2	
S5-2	STAIR 5	RESIL SHEET		RB-1	RUBBER	-	B-3	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4				STAIR RAILINGS & HANDRAIL	PA SG	P-2	
S5-3	STAIR 5	RESIL SHEET		RB-1	RUBBER	-	B-3	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4				STAIR RAILINGS & HANDRAIL	PA SG	P-2	
S5-4	STAIR 5	RESIL SHEET		RB-1	RUBBER	-	B-3	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4				STAIR RAILINGS & HANDRAIL	PA SG	P-2	
S5-R	STAIR 5	RESIL SHEET		RB-1	RUBBER	-	B-3	GYP BD	PA ES	P-4	GYP BD	PA ES	P-4				STAIR RAILINGS & HANDRAIL	PA SG	P-2	

INTERIOR FINISH SCHEDULE - UNIT

ROOM NAME	FLOOR			BASE			WALL			CEILING			CABINETS			MISCELLANEOUS			REMARKS
	MATERIAL	FINISH	COLOR MARK	MATERIAL	FINISH	COLOR	MATERIAL	FINISH	COLOR MARK	MATERIAL	FINISH	COLOR MARK	ITEM	MATERIAL	COLOR MARK	ITEM	MATERIAL	COLOR MARK	
UNIT KITCHEN	VINYL PLANK		RT-1	RUBBER	-	B-1	GYP BD	PA SG	P-1	GYP BD	PA SG	P-1	COUNTERTOP/CASEWORK	SOLID SURFACE/ WD	SS-1/CAB-1				
UNIT LIVING ROOM	VINYL PLANK		RT-1	WD	PA SG	WB-1, P-1	GYP BD	PA ES	P-1	GYP BD	PA ES	P-1				VERTICAL PVC BLINDS		WS-1	
UNIT BATHROOM	RESIL SHEET	- / -	RS-1	RUBBER	-	B-1	GYP BD	PA SG	P-1	GYP BD	PA SG	P-1	COUNTERTOP/CASEWORK	CULTURED MARBLE/ WD	SS-3/CAB-1				
UNIT BEDROOM	VINYL PLANK		RT-1	WD	PA SG	WB-1, P-1	GYP BD	PA ES	P-1	GYP BD	PA ES	P-1							

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LICENSED ARCHITECT
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STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

North Housing, Block A

Alameda, CA 94501

JOB NO. 19009
DRAWN Author
CHECKED Checker
JOB CAPTAIN Approver

ISSUE

	DATE	DESCRIPTION
5	03/22/22	100% DD SET
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - INTERIOR FINISH SCHEDULE

SCALE

A10.38

INTERIOR FINISH LEGEND

FINISH TAG	DESCRIPTION	MANUFACTURER	PRODUCT NAME	COLOR NAME / NO.	SIZE	INSTALLATION	GREEN POINT RATING	NOTES
03 CONCRETE								
CF-1	SEALED CONCRETE	SEE SPECS					L2 Low Emitting; L3 Durable flooring	
06 WOOD, PLASTICS, AND COMPOSITES								
06 20 13 - INTERIOR FINISHED CARPENTRY								
PLAM-1	PLASTIC LAMINATE	WILSONART	STANDARD HPL	BRITTANY BLUE D321				
WB-1	FINGER JOINTED PINE WOOD BASE	EL & EL WOOD PRODUCTS	1 EASED EDGE CRAFTSMAN BASE	PR387FJ-3	3 1/2" H X 7/16" T		K4.2 - yes, fingerjointed; K5.3 No added Formaldehyde	
WB-2	FINGER JOINTED PINE WOOD BASE	EL & EL WOOD PRODUCTS	CORONADO / #620 BASE PINE PRIMED	PR314FJ-4	4 1/4" H X 9/16" T		K4.2 - yes, fingerjointed; K5.3 No added Formaldehyde	
09 FINISHES								
09 30 00 - TILING								
FT-1	PORCELAIN FLOOR TILE @ LOBBY PSH1	DALTILE	BEEHIVE	TAUPE	HEXAGON 20" X 24"X 3/8"		L2 Low Emitting; L3 Durable flooring	
FT-2	PORCELAIN FLOOR TILE @ SEN LOBBY	ATLAS CONCORDE	PATH	SILVER PEARL	30CM X 60CM X 9MM		L2 Low Emitting; L3 Durable flooring	
FT-3	PORCELAIN FLOOR TILE @ RR	DALTILE	ARTICULO	COLUMN GREY AR09	12" X 24"X 5/16"		L2 Low Emitting; L3 Durable flooring	
TB-1	CERAMIC WALL TILE BASE @ RR	DALTILE	COLOR WHEEL CLASSIC COVE BASE	WHITE 0100	3" X 6"			
WT-1	CERAMIC WALL TILE @ PSH2 COMM. RM.	DALTILE	COLOR WHEEL RETRO, CUBE MOSAIC	WATERFALL 0169	2 X 3 X 1/4" (12" X 13" SHEET)			
WT-2	CERAMIC WALL TILE, @ SEN. COMM. RM.	DALTILE	COLRO WHEEL CLASSIC CHEVRON MOSAIC	SPA 0148	2 X 3 X 1/4 (10 1/2" X 13" SHEET)			
WT-3	CERAMIC WALL TILE & BULLNOSE TRIM @ RR	DALTILE	COLOR WHEEL CLASSIC	WHITE 0100	3" X 6"			
09 51 00 - ACOUSTIC PANEL CEILINGS								
AC-1	ACOUSTIC PANEL CEILING	ARMSTRONG	ULTIMA 1912	BEVELED TEGULAR	24" X 24" X 3/4"	9/16" SUPRAFINE SUSPENSION		NRC .75, CAC .35, LIGHT REF. 0.88
AC-2	ACOUSTIC PANEL CEILING	ARMSTRONG	OPTIMA	WHITE	48" X 48"X 7/8"	9/16" SUPRAFINE SUSPENSION		SQUAR TEGULAR; NRC .95
09 54 26 LINEAR WOOD CEILINGS								
WDC-1	LINEAR WOOD CEILING	9IWOOD	2100 SERIES PANELIZED LINEAR	DOUGLAS FIR	3/4" THICK X 5 1/4" SQUARE EDGE	INSTALL WITH ACOUSTIC BACKING, DIRECT ATTACH TO 15/16" HEAVY DUTY T BAR MAIN RUNNERS		
WDP-1	WOOD WALL PLANKS	9IWOOD	2600 SERIES TONGUE AND GROOVE	DOUGLAS FIR	3/4" THICK X 5 1/4" TONGUE AND GROOVE	INSTALL AS DIRECT ATTACH WALL PANEL		
09 65 00 - RESILIENT FLOORING								
RS-1	RESILIENT SHEET	TARKETT JOHNSONITE	ACCZENT	83016 TISSE WARM BEIGE	SHEET	GLUE-DOWN. AD ALT FOR SELF COVING BASE DETAIL.	L2 Low Emitting; L3 Durable flooring	
RS-2	RESILIENT SHEET	TARKETT JOHNSONITE	ACCZENT	82022 ZEN GRAY	SHEET	GLUE-DOWN, SELF COVE AT TRASH	L2 Low Emitting; L3 Durable flooring	
RT-1	LVT @ UNITS	INTERFACE	LEVEL SET TEXTURED WOODGRAINS	A00415 ANTIQUE OAK	25CM X 1M	GLUE DOWN, ASHLAR	L2 Low Emitting; L3 Durable flooring	22 MIL WEAR LAYER, ACOUSTIC
RT-2	LVT @ OFFICES & CORRIDORS	INTERFACE	LEVEL SET TEXTURED WOODGRAINS	A00416 ANTIQUE DARK OAK	25CM X 1M	GLUE-DOWN, ASHLAR	L2 Low Emitting; L3 Durable flooring	22 MIL WEAR LAYER, ACOUSTIC
RT-3	LVT @ COMMUNITY ROOMS	INTERFACE	LEVEL SET TEXTURED WOODGRAINS	A00427 HEMLOCK	25CM X 1M	GLUE DOW, HERRINGBONE	L2 Low Emitting; L3 Durable flooring	22 MIL WEAR LAYER, ACOUSTIC
RT-6	LVT @ 1ST & 4TH FLR CORRIDOR ACCENT	INTERFACE	NATIVE FABRIC	A00804 STRAW	50CM X 50CM	GLUE-DOWN	L2 Low Emitting; L3 Durable flooring	
RT-7	LVT @ 2ND FLR. CORRIDOR ACCENT	INTERFACE	NATIVE FABRIC	FLAX	50CM X 50CM	GLUE DOWN LVT	L2 Low Emitting; L3 Durable flooring	
RT-8	LVT @ 3RD FLOOR CORRIDOR ACCENT	INTERFACE	NATIVE FABRIC	A00807 BLUEGRASS	50CM X 50CM	GLUE-DOWN	L2 Low Emitting; L3 Durable flooring	
09 65 13 - RESILIIENT BASE & STAIR ACCESSORIES								
B-1	RESILIENT BASE @ UNIT	ROPPE	PINNACLE RUBBER BASE STANDARD TOE	191 CAMEL	4"			
B-2	RESILIENT BASE @ COMM. KITCH/OFFICES/LAUNDRY/UTILITIES	ROPPE	PINNACLE RUBBER BASE STANDARD TOE	114 LUNAR DUST	4"			
B-3	RESILIENT BASE @ STAIRS	ROPPE	PINNACLE RUBBER BASE STANDARD TOE	665 HORIZON	4"			
RB-1	RUBBER STAIR & TREADS	ROPPE	RUBBER TREAD WITH INTEGRATED RISER #99 HAMMERED DESIGN, CONTRASTING STRIPE FOR THE VISUALLY IMPAIRED AS DETAILED	665 HORIZON				
09 67 20 - RESINOUS FLOOR								
EP-1	EPOXY	KRETUS	COLOR QUARTZ SYSTEM	SALT & PEPPER				
09 68 00 CARPETING								
CPT-1	WALK-OFF CARPET	INTERFACE	STEP REPEAT	ONYX	24" X 24"		K5.2 CARB definition of No added formaldehyde	
09 77 30 - FIBERGLASS REINFORCED PANELS								
FRP-1	FRP	CRANE	GLASBORD	SMOOTH WHITE 85				
09 84 33 SOUND-ABSORPING WALL PANELS								
AWP-1	ACOUSTIC WALL PANEL	AUTEX	GROOVE	SENADO	48" X 96"			
09 90 00 - INTERIOR PAINTING								
P-1	UNITS	SHERWIN WILLIAMS (SW)		SW7102 WHITE FLOUR			K2.1 Low-VOC paints and coatings 5g/L	
P-2	COMMON AREA DOORS & FRAMES	SHERWIN WILLIAMS (SW)		SW76325 PALISADE			K2.1 Low-VOC paints and coatings 5g/L	
P-3	CORRIDOR WALLS BODY	SHERWIN WILLIAMS (SW)		SW9109 NATURAL LINEN			K2.1 Low-VOC paints and coatings 5g/L	
P-4	CORRIDOR CEILING, OFFICE WALLS	SHERWIN WILLIAMS (SW)		SW 7009 PEARLY WHITE			K2.1 Low-VOC paints and coatings 5g/L	
P-5	ACCENT PAINT	SHERWIN WILLIAMS (SW)		SW 6488 GRAND CANAL			K2.1 Low-VOC paints and coatings 5g/L	
P-6	1ST & 4TH UNIT ENTRY, STAIR, ELEVATOR DOOR & FRAME/ MISC.	SHERWIN WILLIAMS (SW)		SW6361 AUTUMNAL			K2.1 Low-VOC paints and coatings 5g/L	
P-7	1ST & 4TH CORRIDOR ACCENT & MISC.	SHERWIN WILLIAMS (SW)		SW9012 POLVO DE ORO			K2.1 Low-VOC paints and coatings 5g/L	
P-8	2ND FLOOR UNIT ENTRY, STAIR, ELEVATOR DOOR & FRAME/ MISC.	SHERWIN WILLIAMS (SW)		SW6194 BASIL			K2.1 Low-VOC paints and coatings 5g/L	
P-9	2ND FLR. CORRIDOR ACCENT & MISC.	SHERWIN WILLIAMS (SW)		SW9129 JADE DRAGON			K2.1 Low-VOC paints and coatings 5g/L	
P-10	3RD FLOOR UNIT ENTRY, STAIR, ELEVATOR DOOR & FRAME/ MISC.	SHERWIN WILLIAMS (SW)		SW9059 SILKEN PEACOCK			K2.1 Low-VOC paints and coatings 5g/L	
P-11	3RD FLR CORRIDOR ACCENT & MISC.	SHERWIN WILLIAMS (SW)		SW6520 HONEST BLUE			K2.1 Low-VOC paints and coatings 5g/L	

INTERIOR FINISH LEGEND

FINISH TAG	DESCRIPTION	MANUFACTURER	PRODUCT NAME	COLOR NAME / NO.	SIZE	INSTALLATION	GREEN POINT RATING	NOTES
10 ACCESSORIES								
10 26 00 CORNER GUARDS								
CG-1	CORNER GUARDS	INPRO	CLEAR CORNER GUARDS	TBD	1 1/8" X 1 1/8" X 48"	AT CORRIDOR EXPOSED CORNERS		
10 SPECIALTIES								
10 12 00 - DISPLAY CASES AND MARKER BOARDS								
DC-1	LOCKING DISPLAY CASE BULLETIN BOARD	CLARIDGE	CONTEMPORARY SERIES	HINGED DOOR 2041	3'X 4'		-	
DC-2	WHITE BOARD	CLARIDGE	TRIMLINE PLUS (TL2048-75)	WRITING SURFACE: LCS3 PORCELAIN TRIM: SATIN ANODIZED	48" X 72"		-	
10 14 00 - SIGNAGE								
SN-1	BACK PAINTED ACRYLIC SIGNAGE	BEST SIGN SYSTEMS	LUCENT	BACKPAINT COLOR: RAINWASHED SW6211			-	
10 28 00 - TOILET BATH AND JANITORIAL ACCESSORIES								
BA-1A	ROBE HOOKS @ UNITS	GATCO	BLEU - MINIMALIST 34715	POLISHED CHROME			-	
BA-1B	GRAB BAR @ UNITS	MOEN	1 1/4" GRAB BAR-CONCEALED SCREW 8700	WHITE	24", 36", 42" SEE DRAWINGS		-	
BA-1C	TOWEL BAR @ UNITS	GATCO	BLEU - MINIMALIST 34715	STAINLESS STEEL POLISHED CHROME	24"		-	
BA-1D	TOILET PAPER DISPENSER @ UNITS	GATCO	01-201S	POLISHED CHROME			-	
BA-1E	SHOWER CURTAIN ROD @ UNITS	GATCO	MODERN MINIMALIST CURVED SHOWER ROD SET	STAINLESS STEEL POLISHED CHROME	ADJUSTABLE ROD 72"		-	
BA-1F	SHOWER CURTAIN HOOKS	MOEN	SHOWER CURTAIN ROLLER RINGS SR2100	CHROME	12 PACK EA. SHOWER		-	
BA-1G	MEDECINE CABINET	JENSEN	STYLELINE B772193	POLISHED STAINLESS STEEL & WHITE	16 1/8" X 26 1/8" X 3 7/8"		-	
BA-2	RECESSED-MOUNTED TOILET TISSUE, SEAT-COVER DISPENSER AND WASTE DISPOSAL	BOBRICK	CLASSIC SERIES RECESSED-MOUNTED TOILET TISSUE, SEATCOVER DISPENSER AND WASTE DISPOSAL (B-3091)	SATIN-FINISH STAINLESS STEEL	-	-	-	-
BA-3	RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE	BOBRICK	RECESSED CONVERTIBLE PAPER TOWEL DISPENSER / WASTE RECEPTACLE (B-3944)	SATIN-FINISH STAINLESS STEEL			-	
BA-4	HAT AND COAT HOOK	BOBRICK	HAT AND COAT HOOK (B-6827)	SATIN-FINISH STAINLESS STEEL			-	
BA-7	SURFACE MOUNTED SOAP DISPENSER	BOBRICK	SURFACE MOUNTED SOAP DISPENSER (B-4112)	SATIN-FINISH STAINLESS STEEL			-	
BA-8	GRAB BARS	BOBRICK	STRAIGHT GRAB BAR (B-5806)	SATIN-FINISH STAINLESS STEEL			-	
BA-9	MIRROR	BOBRICK	WELDED FRAME MIRROR (B-290)	SATIN-FINISH STAINLESS STEEL	24" X 48"		-	
10 55 00 - POSTAL SPECIALTIES								
ML-1	USPS MAILBOX	FLORENCE	4C RECESSED MOUNT 4CADD-10	ANODIZED ALUMINUM			-	
ML-2	USPS MAILBOX	FLORENCE	4C RECESSED MOUNT 4CADS-04	ANODIZED ALUMINUM			-	
ML-3	PARCEL LOCKER	LUXER ONE	MAIN UNIT	TBD			-	
ML-4	PARCEL LOCKER	LUXER ONE	ADD-ON	TBD			-	
ML-5	THROUGH THE WALL RENT DROP BOX	DURABOX	D700 ADJUSTABLE THROUGH-WALL DROP BOX	GREY			-	
12 FURNISHINGS								
12 21 16 -VERTICAL LOUVER BLINDS								
WS-1	VERTICAL PVC BLINDS	GRABER	G-85, DURA-VUE ONE TOUCH WAND CONTROL	WHITE	3 1/2" PVC VANES			CONTROLS 42" AFF
12 24 13 -MANUAL ROLLER WINDOW SHADES								
WS-3	MANUAL ROLLER BLINDS	DRAPER	CLUTCH OPERATED FLEXHADE NEXD	PHIFFER SHEERWEAVE SERIES SW2701				CONTROLS 42" AFF
12 32 13 - WOOD VENEER FACED CASEWORK								
CAB-1	HDWD VENEER PLYWOOD CASEWORK	GRANDVIEW CABINETS	MAPLE	SLATE	23"D		K5.2 CARB definition of No added formaldehyde	
HW-1	CABINET PULLS	AMEROCK	BAR PULL	STERLING NICKEL	3 3/4" CENTER TO CENTER		-	
HW-2	CABINET PULLS	AMEROCK	BAR PULL	STERLING NICKEL	5 1/16" CENTER TO CENTER		-	
12 36 61 - QUARTZ AGGLOMERATE COUNTERTOPS								
SS-1	SOLID SURFACE	CAESERSTONE	SUPERNATURAL COLLECTION	5000 LONDON GREY	3CM		K5.2 CARB definition of No added formaldehyde	
SS-2	SOLID SURFACE	WILSONART	SOLID SURFACE	CARRARA EMPORIO 9909SS	1/2" THICK		K5.2 CARB definition of No added formaldehyde	
SS-3	SOLID SURFACE	CULTURED MARBLE		TBD			K5.2 CARB definition of No added formaldehyde	
12 48 13 - RECESSED ENTRY MAT								
WM-1	RECESSED WALK OFF MAT	BALCO INC.	FG 1 1/2A	TBD		RECESSED	K1.2, 1 point Building Entryway Health Point, 6'-0" long permanent walk off mat at every main entrance	6'-0" IN DIRECTION OF TRAVEL
14 CONVEYING EQUIPMENT								
14 21 23 MACHINE ROOM-LESS ELECTRIC TRACTION PASSENGER ELEVATORS								
EL-1	PLASTIC LAMINATE WALL FINISH IN ELEV.	WILSONART	TBD				-	

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PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

North Housing, Block A

Alameda, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE
SEN - INTERIOR FINISH LEGEND

SCALE

A10.39

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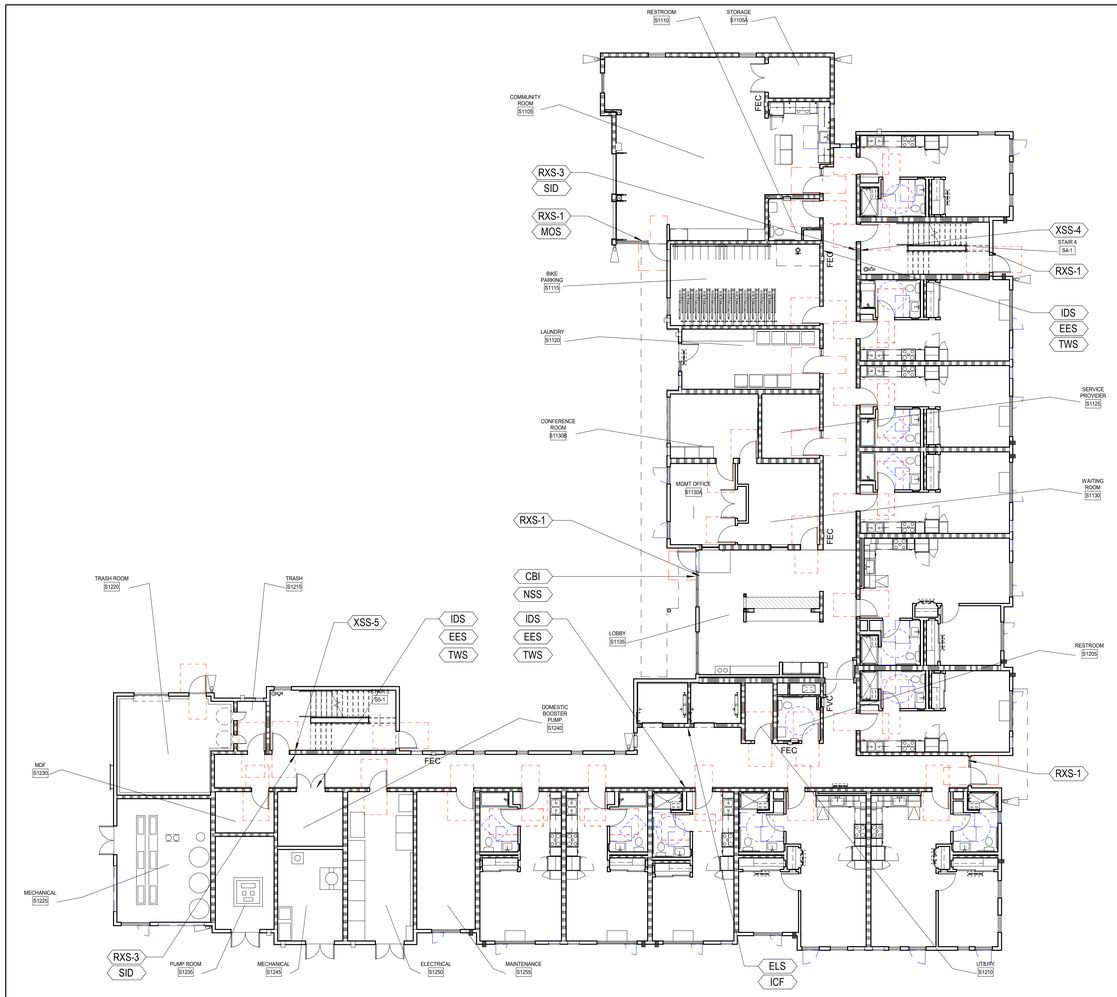
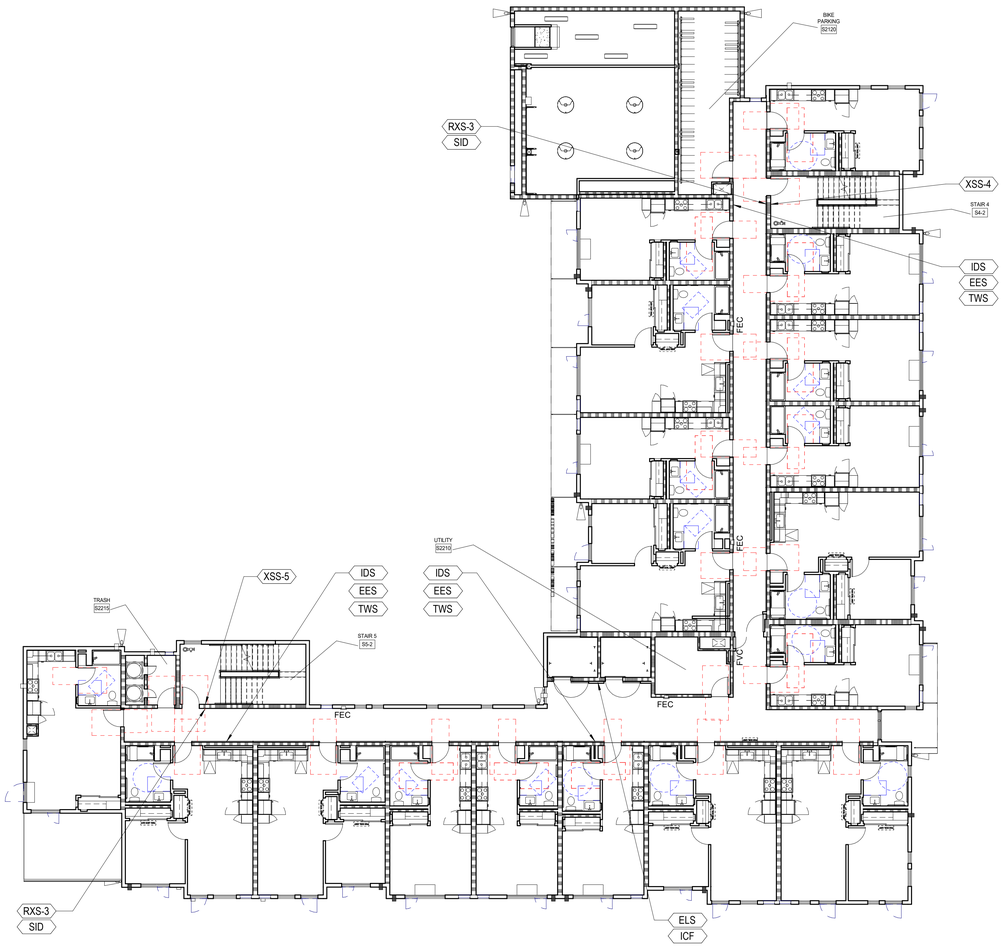


1 SEN - LEVEL 1 - SIGNAGE PLAN

3/32" = 1'-0"



2 SEN - LEVEL 2 - SIGNAGE PLAN

3/32" = 1'-0"

GENERAL NOTES - SIGNAGE PLAN

1. ALL SIGNS SHALL BE SENT TO THE LIGHT HOUSE OF THE BLIND FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

2. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18"X18" MIN. CENTERED ON THE TACTILE CHARACTERS AT THE LATCH SIDE OF THE DOOR IS PROVIDED.

3. SEE ALSO SIGNAGE PLANS, DOOR SCHEDULES, SITE PLAN, FLOOR PLANS, ACCESSIBILITY DETAILS AND FINISH SCHEDULES FOR SIGNAGE INFORMATION.

4. ALL SIGNS TO BE 0.25" NON-GLARE ACRYLIC WITH SUB-SURFACE PAINT AND STANDARD EDGES, U.O.N. NO APPLIED CHARACTERS WILL BE ACCEPTED. FONT AND COLOR SELECTION BY ARCHITECT FROM MIDPEN SIGNAGE STANDARDS OPTIONS.

5. FOR TYPICAL MOUNTING U.O.N. SEE DETAIL X/AX.XX

SIGNAGE SCHEDULE

CODE	TYPE	DETAIL	TACTILE	REMARKS
ARS (-L,-R, -N)	ACCESSIBLE ROUTE SIGN	14 /A9.90	NO	COORDINATE IN FIELD
APS	ACCESSIBLE PARKING SIGN	23 /A9.90	NO	SEE CIVIL DWGS
CBI	CALL BOX INSTRUCTION	15 /A9.90	YES	
CGG	CEILING CLEARANCE GUARD	4 /A9.90	NO	
EES	EMERGENCY EVACUATION SIGN	21 /A9.90	NO	
ELS	ELEVATOR LEVEL DESIGNATION SIGN	11 /A9.90	NO	
ISA	INT'L SYMBOL OF ACCESSIBILITY	27 /A9.90	YES	
ICF	IN CASE OF FIRE SIGN	16 /A9.90	YES	
IDS	INTERIOR DIRECTIONAL SIGN	19 /A9.90	NO	
MOS	MAXIMUM OCCUPANCY SIGN	20 /A9.90	NO	REVIEW BY FIRE DEPT
NSS	NO SMOKING SIGN	22 /A9.90	NO	CONFIRM W/LOCAL JURISDICTION
PLZ	PASSENGER LOADING ZONE SIGN	26 /A9.90	NO	
RDS - 1 (2,3)	RESTROOM DOOR SIGN	8 /A9.90	NO	
RIS	ROOM IDENTIFICATION SIGN	13 /A9.90	YES	
RWS - 1 (2,3)	RESTROOM WALL SIGN	5 /A9.90	YES	
RXS - 1 (2-4)	TACTILE ROOM EXIT SIGN	12 /A9.90	YES	
SID	STAIR IDENTIFICATION SIGN	1 /A9.90	YES	
TWS	TWO WAY COMMUNICATION SIGN	10 /A9.90	NO	
UIS	UNIT IDENTIFICATION SIGN	2 /A9.90	NO	
UVS	UNAUTHORIZED VEHICLE	18 /A9.90	NO	SEE CIVIL DWGS
XSS	STAIRWELL LANDING SIGN	17 /A9.90	YES	

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LICENSED ARCHITECT
PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
6	08/22/22	50% CD SET
7	09/29/22	PERMIT SUBMITTAL

DRAWING TITLE

SEN - SIGNAGE PLAN

SCALE As indicated

A10.310

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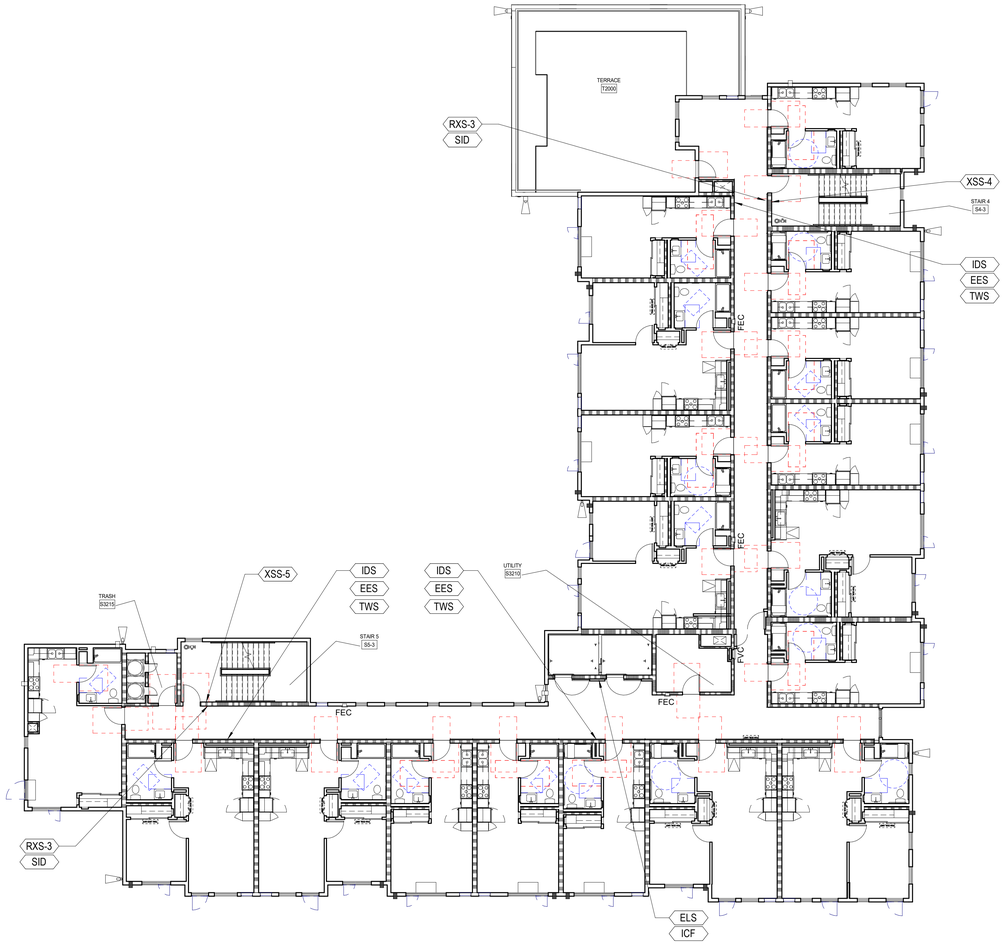
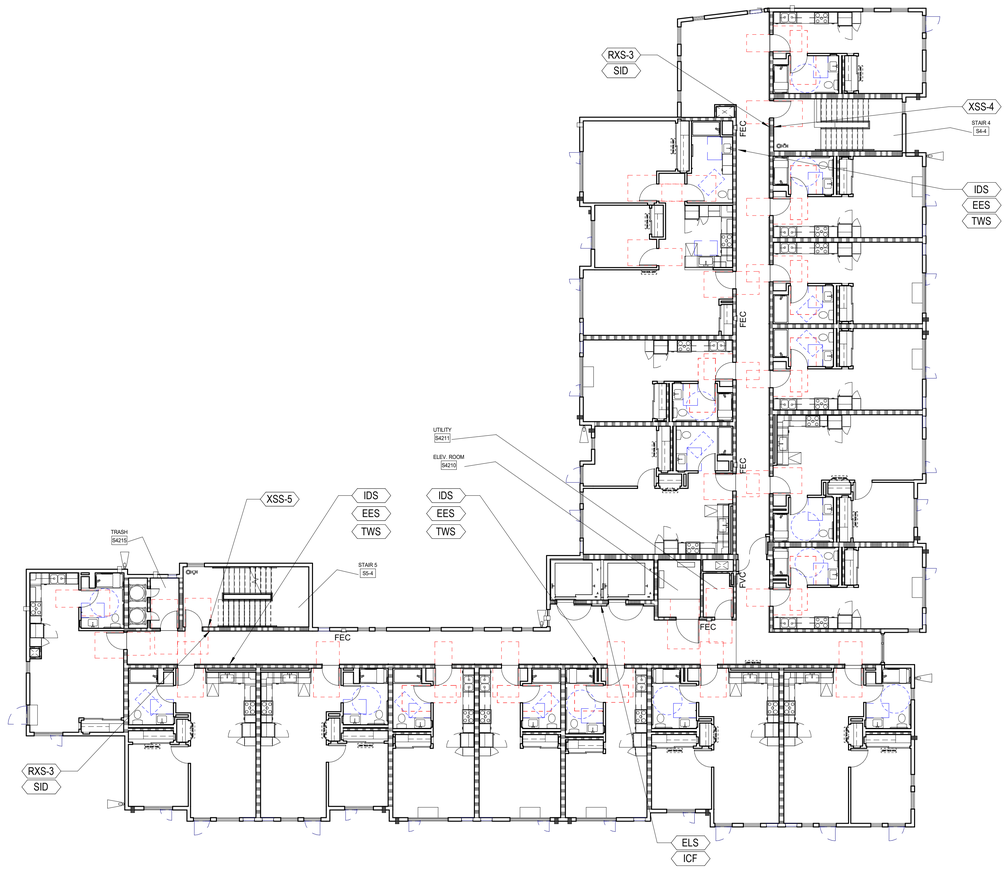


1 SEN - LEVEL 3 - SIGNAGE PLAN
3/32" = 1'-0"



2 SEN - LEVEL 4 - SIGNAGE PLAN
3/32" = 1'-0"

GENERAL NOTES - SIGNAGE PLAN

1. ALL SIGNS SHALL BE SENT TO THE LIGHT HOUSE OF THE BLIND FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

2. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18"X18" MIN. CENTERED ON THE TACTILE CHARACTERS AT THE LATCH SIDE OF THE DOOR IS PROVIDED.

3. SEE ALSO SIGNAGE PLANS, DOOR SCHEDULES, SITE PLAN, FLOOR PLANS, ACCESSIBILITY DETAILS AND FINISH SCHEDULES FOR SIGNAGE INFORMATION.

4. ALL SIGNS TO BE 0.25" NON-GLARE ACRYLIC WITH SUB-SURFACE PAINT AND STANDARD EDGES, U.O.N. NO APPLIED CHARACTERS WILL BE ACCEPTED. FONT AND COLOR SELECTION BY ARCHITECT FROM MIDPEN SIGNAGE STANDARDS OPTIONS.

5. FOR TYPICAL MOUNTING U.O.N. SEE DETAIL X/AX.XX

SIGNAGE SCHEDULE

CODE	TYPE	DETAIL	TACTILE	REMARKS
ARS (-L,-R, -N)	ACCESSIBLE ROUTE SIGN	14 /A9.90	NO	COORDINATE IN FIELD
APS	ACCESSIBLE PARKING SIGN	23 /A9.90	NO	SEE CIVIL DWGS
CBI	CALL BOX INSTRUCTION	15 /A9.90	YES	
CGG	CEILING CLEARANCE GUARD	4 /A9.90	NO	
EES	EMERGENCY EVACUATION SIGN	21 /A9.90	NO	
ELS	ELEVATOR LEVEL DESIGNATION SIGN	11 /A9.90	NO	
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MOS	MAXIMUM OCCUPANCY SIGN	20 /A9.90	NO	REVIEW BY FIRE DEPT
NSS	NO SMOKING SIGN	22 /A9.90	NO	CONFIRM W/LOCAL JURISDICTION
PLZ	PASSENGER LOADING ZONE SIGN	26 /A9.90	NO	
RDS - 1 (2,3)	RESTROOM DOOR SIGN	8 /A9.90	NO	
RIS	ROOM IDENTIFICATION SIGN	13 /A9.90	YES	
RWS - 1 (2,3)	RESTROOM WALL SIGN	5 /A9.90	YES	
RXS - 1 (2-4)	TACTILE ROOM EXIT SIGN	12 /A9.90	YES	
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TWS	TWO WAY COMMUNICATION SIGN	10 /A9.90	NO	
UIS	UNIT IDENTIFICATION SIGN	2 /A9.90	NO	
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XSS	STAIRWELL LANDING SIGN	17 /A9.90	YES	

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North Housing, Block A

SENIOR PHASE

2000 LAKEHURST CIRCLE
ALAMEDA, CA 94501

JOB NO.	19009
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
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DRAWING TITLE
SEN - SIGNAGE PLAN

SCALE As indicated

A10.311