GENERAL NOTES:

1. OWNER SHALL COMPARE AND APPLY THE APPROPRIATE CODES, COMMISSIONS, AND AGENCIES FOR THE SPECIFICATIONS AND REQUIREMENTS PERMITTED OR REQUIRED IN THE CONSTRUCTION OF THE BUILDING. OWNER SHALL REPORT ANY CHANGES TO THE GENERAL CONTRACTOR PRIOR TO ORDERING MATERIALS.

2. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, COMMISSIONS, AND AGENCIES PERMITTED OR REQUIRED IN THE CONSTRUCTION OF THE BUILDING. OWNER SHALL REPORT ANY CHANGES TO THE GENERAL CONTRACTOR PRIOR TO ORDERING MATERIALS.

3. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, COMMISSIONS, AND AGENCIES PERMITTED OR REQUIRED IN THE CONSTRUCTION OF THE BUILDING. OWNER SHALL REPORT ANY CHANGES TO THE GENERAL CONTRACTOR PRIOR TO ORDERING MATERIALS.

4. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, COMMISSIONS, AND AGENCIES PERMITTED OR REQUIRED IN THE CONSTRUCTION OF THE BUILDING. OWNER SHALL REPORT ANY CHANGES TO THE GENERAL CONTRACTOR PRIOR TO ORDERING MATERIALS.

5. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, COMMISSIONS, AND AGENCIES PERMITTED OR REQUIRED IN THE CONSTRUCTION OF THE BUILDING. OWNER SHALL REPORT ANY CHANGES TO THE GENERAL CONTRACTOR PRIOR TO ORDERING MATERIALS.

6. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, COMMISSIONS, AND AGENCIES PERMITTED OR REQUIRED IN THE CONSTRUCTION OF THE BUILDING. OWNER SHALL REPORT ANY CHANGES TO THE GENERAL CONTRACTOR PRIOR TO ORDERING MATERIALS.

7. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, COMMISSIONS, AND AGENCIES PERMITTED OR REQUIRED IN THE CONSTRUCTION OF THE BUILDING. OWNER SHALL REPORT ANY CHANGES TO THE GENERAL CONTRACTOR PRIOR TO ORDERING MATERIALS.

8. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, COMMISSIONS, AND AGENCIES PERMITTED OR REQUIRED IN THE CONSTRUCTION OF THE BUILDING. OWNER SHALL REPORT ANY CHANGES TO THE GENERAL CONTRACTOR PRIOR TO ORDERING MATERIALS.

9. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, COMMISSIONS, AND AGENCIES PERMITTED OR REQUIRED IN THE CONSTRUCTION OF THE BUILDING. OWNER SHALL REPORT ANY CHANGES TO THE GENERAL CONTRACTOR PRIOR TO ORDERING MATERIALS.

10. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, COMMISSIONS, AND AGENCIES PERMITTED OR REQUIRED IN THE CONSTRUCTION OF THE BUILDING. OWNER SHALL REPORT ANY CHANGES TO THE GENERAL CONTRACTOR PRIOR TO ORDERING MATERIALS.

11. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, COMMISSIONS, AND AGENCIES PERMITTED OR REQUIRED IN THE CONSTRUCTION OF THE BUILDING. OWNER SHALL REPORT ANY CHANGES TO THE GENERAL CONTRACTOR PRIOR TO ORDERING MATERIALS.

12. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, COMMISSIONS, AND AGENCIES PERMITTED OR REQUIRED IN THE CONSTRUCTION OF THE BUILDING. OWNER SHALL REPORT ANY CHANGES TO THE GENERAL CONTRACTOR PRIOR TO ORDERING MATERIALS.

13. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED. TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY, DIMENSIONS ARE NOT TO BE SCALLED OFF.

14. WORK NOT PARTICULARLY DETAILED, NOTED OR SPECIFIED, SHALL BE THE SAME AS SIMILAR PARTS PURPOSE INTENDED, AND THAT ALL COSTS FOR THIS BE INCLUDED IN THE CONTRACTOR'S PROPOSAL.

15. DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF.

16. DRAWINGS OF BASE BUILDING CONDITIONS ARE GENERATED FROM AS-BUILT DRAWINGS AND SIMILAR CONDITIONS.

17. ALL SUBCONTRACTORS AND ALL OTHER PARTIES OF THE CONTRACT OR BIND THEM TO ITS APPRISE ALL SUBCONTRACTORS AND ALL OTHER PARTIES OF THE CONTRACT OR BIND THEM TO ITS.

18. THE CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOBSITE CONDITIONS INCLUDING SAFETY OF PERSONNEL, TOOLS, MATERIALS AND EQUIPMENT.

19. CONTRACTOR TO INSURE DELIVERY AND INSTALLATION OF CASEWORK AND FINISH CARPENTRY TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

20. MAINTAIN FOR THE ENTIRE LENGTH OF HIS CONTRACT EXITS, EXIT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES SHALL REMAIN IDENTIFIED AND DETERMINED BY THE OWNER.

21. PRODUCTS TO BE FURNISHED AND PAID FOR BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR SHALL BE OF THE SAME AS SIMILAR PARTS SPECIFIED.

22. COORDINATE WITH OWNER'S DESIGNATED REPRESENTATIVE FOR DELIVERY AND PLACEMENT OF MATERIALS TO BE RELINED, GENERAL CONTRACTOR TO NOTIFY PROGRAM MANAGER AND OWNER.

23. SPECIAL ATTENTION IN THE THERMAL WALL ASSEMBLIES AND PERFORMANCE.

24. ALL WORK INSTALLATIONS TO BE OF MATERIALS SPECIFIED OR APPROVED BY THE ARCHITECT AND OWNER.

25. SPECIAL ATTENTION IN THE THERMAL WALL ASSEMBLIES AND PERFORMANCE.

26. OWNER RESPONSIBLE FOR UNDERWRITING PRODUCTS.

27. OWNER RESPONSIBLE FOR UNDERWRITING PRODUCTS.

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100. OWNER RESPONSIBLE FOR UNDERWRITING PRODUCTS.
1. **CASEWORK - REMOVABLE BASE CABINET AXON**

   - CABINET PAPER
   - BOTTOM OF GLAZING

2. **BATHROOM ACCESSORIES - DIAGRAM**

3. **ACCESS. WALL-MTD. LAV. DIAGRAM**

4. **ACCESS. THRESHOLD DIMENSIONS**

5. **MOBILITY KITCHEN SINK**

6. **BATHROOM ACCESSORIES - PLAN AND ELEVATION**

7. **ACCESSORIES MOUNTING NOTE**

8. **BATHROOM ACCESSORIES - DIAGRAM**

9. **TOILET CLEARANCES - PLAN**

10. **TOILET CLEARANCES - ELEVATION**

**NOTES:**

- **REV. 1:** OF THE CABINET SHOULD BE ACCOMPLISHED BY REMOVING A PAIR OF SCREWS & A SHAVE bekomme YOU SHOULD BE RECOMMENDED TO THE USER TO REMOVE THE SCREWS FROM AN APPEARING MATERIAL TO BE REMOVED FROM THE SURFACE OF THE CABINET. PREVIOUS RECOMMENDED TO BE REMOVED FROM THE SURFACE OF THE CABINET. 
- **REV. 2:** OF THE CABINET SHOULD BE ACCOMPLISHED BY REMOVING A PAIR OF SCREWS & A SHAVE bekomme YOU SHOULD BE RECOMMENDED TO THE USER TO REMOVE THE SCREWS FROM AN APPEARING MATERIAL TO BE REMOVED FROM THE SURFACE OF THE CABINET. PREVIOUS RECOMMENDED TO BE REMOVED FROM THE SURFACE OF THE CABINET. 
- **REV. 3:** OF THE CABINET SHOULD BE ACCOMPLISHED BY REMOVING A PAIR OF SCREWS & A SHAVE bekomme YOU SHOULD BE RECOMMENDED TO THE USER TO REMOVE THE SCREWS FROM AN APPEARING MATERIAL TO BE REMOVED FROM THE SURFACE OF THE CABINET. PREVIOUS RECOMMENDED TO BE REMOVED FROM THE SURFACE OF THE CABINET. 
- **REV. 4:** OF THE CABINET SHOULD BE ACCOMPLISHED BY REMOVING A PAIR OF SCREWS & A SHAVE bekomme YOU SHOULD BE RECOMMENDED TO THE USER TO REMOVE THE SCREWS FROM AN APPEARING MATERIAL TO BE REMOVED FROM THE SURFACE OF THE CABINET. PREVIOUS RECOMMENDED TO BE REMOVED FROM THE SURFACE OF THE CABINET.
ALL OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

Construction Type: 1 story of 5B construction w/ 1-hour occupancy separation per Chapter 4 (see above). Frontage increase used to increase allowable area.

California Mechanical Code.

420.5 Fire alarm systems and smoke alarms. Fire alarm systems and smoke alarms shall be provided in Group R-1, R-2 and R-2.1 occupancies in accordance with

Section 310 Residential Group R

Offices, Maintenance and support spaces on first floor will be classified as Business per Section 304.1.

The Community Room and Lounge will be classified as R-2 because they are less than 750 SF in area and the occupant load less than 50

The Kitchen & Dining room will be classified as Assembly Group A-2 per 303.3.

Space used for assembly purposes less than 750sf in area and accessory to another occupancy shall be classified as part of that occupancy per 303.1.2.

Small assembly spaces are classified as part of the occupancies of respected floors per 303.1.2.

For occupancy separation, refer to Chapter 5 summary

FEDERAL FAIR HOUSING ACT- SAFE HARBOR: 1998 FAIR HOUSING DESIGN MANUAL

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN CALIFORNIA

2019 CALIFORNIA FIRE CODE WITH CURRENT LARKSPUR MUNICIPAL CODE AMENDMENTS

2019 CALIFORNIA PLUMBING CODE WITH CURRENT LARKSPUR MUNICIPAL CODE AMENDMENTS

CODE ANALYSIS

TEAM:

ISSUANCE:

ELISEO, LARKSPUR

OWNER

165 EIGHTH STREET, SAN FRANCISCO, CA 94103

Chapter 6 - Types of Construction

Table 716.1(2): Opening Fire Protection Assemblies, Ratings, and Markings:

Occupancy Groups: A, B, R at Type 5B Exterior Walls

508.4.4 Separated Occupancies

3-hour separation will be provided per CBC 510.2

2. In buildings in occupancy A having an occupant load of 300 or less, the main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:

2.3 The use of the key-operated locking device is revocable by the building official for due cause.

1207.3 Room Area. Every dwelling unit shall have not less than one room that shall have not less than 120 sq.ft of net floor area. Other habitable rooms shall have a net floor area of not less than 70 sq.ft.

1016: Exit Access Travel Distance: Measured from the most remote point of each room, Table 1017.2; with sprinkler system: Group A,M,R-2 50'; Group B - 200'

1206.2 Airborne sound. Walls, partitions and floor-ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class of not less than 50 for the maximum 50% floor area.

1207.3 Room Area. Every dwelling unit shall not have less than one room that shall have not less than 120 sq.ft. of net floor area. Other habitable rooms shall have a net floor area of not less than 70 sq.ft.

Chapter 9 - Fire Protection Systems

907.2.10.2 Group R-2 required single or multiple-station smoke alarms shall be installed and maintained at the following locations:

912 - Fire Department Connections: Shall be located in a visible, unobstructed location on street side of building. A clear working space of not less than 36" in width, 36" in depth, and 78" in height shall be provided

1006.3.2 Occupant Load per Story: 1-500: 2 exits from story

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. See 1011.3 for Headroom at stairways & 1207.2 for Minimum ceiling heights in habitable rooms.

1003.4.13.1 Vestibules. Vestibules in Group R-2 shall be separated by a smoke barrier from the area served by the vestibule. Vestibules shall not be considered as an exit access.

1017.6 Occupant Load. An occupant load shall be determined along the directed egress from each point within the building. The egress capacity shall not be less than one third the floor area in the maximum simultaneous population of the area served.

1016: Exit Access Travel Distance: Measured from the most remote point of each room, Table 1017.2; with sprinkler system: Group A,M,R-2 50'; Group B - 200'

1207.3 Room Area. Every dwelling unit shall have not less than one room that shall have not less than 120 sq.ft. of net floor area. Other habitable rooms shall have a net floor area of not less than 70 sq.ft.

Chapter 10 - Interior Environment

1206.2 Airborne sound. Walls, partitions and floor-ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class of not less than 50.  Group A,M,R-2 shall be separated by a smoke barrier from the area served by the vestibule. Vestibules shall not be considered as an exit access.

1207.3 Room Area. Every dwelling unit shall not have less than one room that shall have not less than 120 sq.ft. of net floor area. Other habitable rooms shall have a net floor area of not less than 70 sq.ft.

Chapter 12 - Interior Environment

1206.2 Airborne sound. Walls, partitions and floor-ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class of not less than 50. Group A,M,R-2 shall be separated by a smoke barrier from the area served by the vestibule. Vestibules shall not be considered as an exit access.

1207.3 Room Area. Every dwelling unit shall not have less than one room that shall have not less than 120 sq.ft. of net floor area. Other habitable rooms shall have a net floor area of not less than 70 sq.ft.
4' HIGH SINGLE Z-SERIES COLOR COATED TUBULAR STEEL BARRIER GATE

BIORETENTION PLANTERS

Plastic Underground Systems
info@groundcontrols.com

THE DETAILS
- Durable, corrosion-resistant design
- Low maintenance
- Multiple bioretention planters may be ganged together

FOR THE USER
- Safety enhancements
- Bike rack for parking
- Variety of uses outside businesses and restaurants

SUCCULENTS
- Lomandra longifolia 'Breeze'
- Agave attenuata
- Cast Iron Plant
- California Gray Rush

SHRUBS
- Lagerstroemia 'Muskogee'
- Cotoneaster dammeri 'Coral Beauty'
- Leucadendron 'Safari Sunset'
- Crape Myrtle

PLANT IMAGE

6'-0" PONDING
12" GRAVEL
18" SOIL

GROU NCOVERS
- (Cape Rush)
- (Blue Glow Agave)
- (Variegated Tobira)
- (California Wild Rose)
- (Fox Tail Agave)
- (Bearberry Cotoneaster)
- (Safari Sunset Cone Bush)
- (Crape Myrtle)
- (Cast Iron Plant)
- (Setcreasea Palustris)
GENERAL FLOOR PLAN NOTES:

1. REFER TO TYPICAL DOOR MANEUVERING CLEARANCE DIAGRAM ON SHEET A10.01 FOR REQUIRED DOOR CLEARANCES.
2. SEE EGRESS DIAGRAM ON SHEET G1.01 FOR ADDITIONAL WALL RATING INFORMATION. SEE A0.00 AND G1.00 FOR ADDITIONAL RATING REQUIREMENTS BASED ON CONSTRUCTION NOTES.
3. WALL LEGEND:
   - EXISTING PARTITION
   - PROPOSED PARTITION

4. ALL EXTERIOR WALLS ARE DIMENSIONED FROM F.O. SHEATHING OR CONCRETE, U.O.N.
5. ALL INTERIOR WALLS ARE DIMENSIONED FROM F.O. FINISH.
6. ALL DOORS ADJACENT TO WALLS ARE 4" FROM FACE OF JAMB TO FACE OF FINISH OF ADJACENT WALL, U.O.N.
7. WALL LEGEND:
   - EXISTING PARTITION
   - PROPOSED PARTITION

8. WALL LEGEND:
   - EXISTING PARTITION
   - PROPOSED PARTITION

9. SEE A8.01 - A8.03 FOR PARTITION AND HORIZONTAL ASSEMBLY TYPES.
10. SEE G0.03 FOR ACCESSIBILITY COMPLIANCE NOTES AND DETAILS.
11. SEE G0.03 FOR ACCESSIBILITY DIMENSIONS AND CLEARANCES AT TOILET ROOMS AND BATHROOMS.
12. WALL LEGEND:
   - EXISTING PARTITION
   - PROPOSED PARTITION

13. ALL SPOT ELEVATIONS FROM T.O. CONCRETE OR T.O. GYPSUM CEMENT, UNLESS OTHERWISE NOTED.
14. WALL LEGEND:
   - EXISTING PARTITION
   - PROPOSED PARTITION

15. ALL ROOF SLOPES SHALL MEET MIN. 1/4" PER FT. REF. A2.02 FOR ROOF ELEVATIONS.
GENERAL UNIT PLAN NOTES:
1. REFER TO SHEET A10.01 FOR FINISHES PER UNIT.
2. REFER TO SHEET A10.03 FOR APPLIANCES, PLUMBING FIXTURES, AND ACCESSORIES PER UNIT.
3. REFER TO ENLARGED KITCHEN AND BATH PLANS FOR MORE CLEARANCE INFORMATION ON SHEETS A5.10 - A5.11.
4. INTERIOR & EXTERIOR WALLS VARY, REFER TO OVERALL PLANS FOR EXACT CONFIGURATIONS AND DIMENSIONS.
5. ALL DIMENSIONS ARE MEASURED FROM STRUCTURE TO STRUCTURE, TYP.
6. ALL DIMENSIONS NOTED AS "CLR" OR "MIN" ARE MEASURED TO FINISHED SURFACE, TYP.
7. ALL DIMENSIONS TO FACE OF FINISH FOR INTERIOR WALLS, TYP.
8. FOR WINDOW TYPES, SEE OVERALL FLOOR PLAN ON SHEET A2.01.
9. GENERAL CONTRACTOR TO CREATE AN ILLUSTRATIVE STEP BY STEP INSTRUCTION GUIDE FOR ADAPTING THE KITCHEN CABINETRY FOR WHEELCHAIR USERS, SUBMIT TO MOD FOR APPROVAL AND, WHEN APPROVED, PRESENT TO BUILDING OWNER. MOCK UP INSPECTION IS REQUIRED FOR REMOVABLE BASE CABINETS BEFORE INSTALLATION.
10. ALL CONTROLS AND OPERATING MECHANISMS SUCH AS WINDOW BLIND CONTROLS OR COOKING RANGE SHUTOFFS SHALL BE ACCESSIBLE IN UFAS / ADA UNITS, AND SHALL NOT REQUIRE GRASPING OR TWISTING TO OPERATE.
11. KITCHEN CASEWORK ALONG PARTY WALLS TO HAVE SLOW CLOSING HINGES. RESILIENT MATERIAL SUCH AS FELT OR RUBBER TO BE PLACED AT CONTACT POINTS.
12. PROVIDE A PACKAGE IN ALL ADAPTABLE UNITS DESCRIBING THE ADAPTABLE FEATURES OF THE UNIT PER UFAS 4.34.4
13. SEE ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE AND RECEPTACLE LOCATIONS U.O.N.

REFLECTED CEILING PLAN NOTES:
1. PAGES SHOW ONLY DIAGRAMS OF LOWEST FLOOR-CEILING HEIGHT FOR 2019 CBC 1208.2. NOT TO BE USED FOR CONSTRUCTION.

PLAN LEGEND:
- Mobility Unit
- Accessible Wheelchair Turning Radius
- Ø 5'-0"
- 3'-0"
- Strike Side
- 1'-6"
- 3'-6"
- 4'-0"
- 5'-0"
- 3'-0"
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- 4'-0"
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- Mobility Door Clearance
- Mobility Door W/ Closer & Latch Clearance
- Strike Side
- Push Side
- 1'-0"
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- 3'-0"
- 3'-0"
- 3'-0"
- 3'-0"
- 3'-0"
GENERAL FINISH NOTES:
1. ALL PLAN DIMENSIONS ARE MEASURED FROM STRUCTURE TO STRUCTURE, TYP.
2. ALL PLAN DIMENSIONS NOTED AS "CLR" OR "MIN" ARE TO FINISHED SURFACE, TYP.
3. ALL WALLS TO BE PT-1 U.O.N.
4. REFER TO FINISH SCHEDULE ON SHEET A10.04 FOR FINISHES.

FINISH LEGEND:
- PT-2, PT-3, PT-4, OR PT-5 REFER TO ELEVATION SHEET NO.

PROJECT TITLE:
© Y.A. studio

OWNER TEAM:
PERMIT SUBMITTAL 01/17/21

COMMUNITY ROOM - ENLARGED FLOORPLAN
ENLARGED COMMUNITY KITCHEN PLAN
ENLARGED COMMUNITY DINING PLAN

COMMUNITY ROOM - ENLARGED FLOORPLAN
ENLARGED COMMUNITY KITCHEN PLAN
ENLARGED COMMUNITY DINING PLAN

1/4" = 1'-0"
GENERAL FINISH NOTES:
1. ALL PLAN DIMENSIONS ARE MEASURED FROM STRUCTURE TO STRUCTURE, TYP.
2. ALL PLAN DIMENSIONS NOTED AS "CLR" OR "MIN" ARE TO FINISHED SURFACE, TYP.
3. ALL WALLS TO BE PT-1 U.O.N.
4. REFER TO FINISH SCHEDULE ON SHEET A10.04 FOR FINISHES.

FINISH LEGEND:
- PT-2, PT-3, PT-4, OR PT-5 REFER TO ELEVATION SHEET NO.
GENERAL FINISH NOTES:
1. All plan dimensions are measured from structure to structure, typ.
2. All plan dimensions noted as "CLR" or "MIN" are to finished surface, typ.
3. All walls to be PT-1 U.O.N.
4. Refer to finish schedule on Sheet A10.04 for finishes.

FINISH LEGEND:

PT-2, PT-3, PT-4, or PT-5
Refer to elevation

ENLARGED OFFICES PLAN

ENLARGED RECEPTION PLAN AND INTERIOR ELEVATIONS

PROJECT TITLE:
© Y.A. studio

ISSUANCE:

OWNER TEAM:

777 FLORIDA ST. SUITE 301  SAN FRANCISCO, CA 94110
OFFICE 415.920.1839 FAX 415.920.1840
www.ya-studio.com

PROJECT TITLE:
© Y.A. studio

ISSUANCE:

OWNER TEAM: 
GENERAL FINISH NOTES:
1. ALL PLAN DIMENSIONS ARE MEASURED FROM STRUCTURE TO STRUCTURE, TYP.
2. ALL PLAN DIMENSIONS NOTED AS "CLR" OR "MIN" ARE TO FINISHED SURFACE, TYP.
3. ALL WALLS TO BE PT-1 U.O.N.
4. REFER TO FINISH SCHEDULE ON SHEET A10.04 FOR FINISHES.

FINISH LEGEND:
- PT-2, PT-3, PT-4, OR PT-5
- REFER TO ELEVATION

PROJECT TITLE: Episcopal Services
OWNER: Episcopal Services
1/25/2022 9:17:46 PM

ENLARGED PLANS
1. ENLARGED LAUNDRY ROOM PLAN
2. ENLARGED OFFICE PLANS AND INTERIOR ELEVATIONS
3. ENLARGED MEP ROOM PLAN
GENERAL FINISH NOTES:
1. All plan dimensions are measured from structure to structure, typ.
2. All plan dimensions noted as "CLR" or "MIN" are to finished surface, typ.
3. All walls to be PT-1 U.O.N.
4. Refer to finish schedule on sheet A10.04 for finishes.

FINISH LEGEND:

Lighting Fixture Schedule

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<tr>
<td>F1</td>
<td>RECESSED LED DOWNLIGHT</td>
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</tr>
<tr>
<td>F2</td>
<td>Fire Pendant</td>
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</tr>
<tr>
<td>F4</td>
<td>4' LED LINEAR PENDANT</td>
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<td>P1</td>
<td>LOW PROFILE HALLWAY SCONCE</td>
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</tr>
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777 FLORIDA ST. SUITE 301  SAN FRANCISCO, CA 94110
OFFICE 415.920.1839 FAX 415.920.1840
www.ya-studio.com

PROJECT TITLE: ELISEO, LARKSPUR
EPISCOPAL COMMUNITY SERVICES
1251 S ELISEO DR.
165 EIGHTH STREET, SAN FRANCISCO, CA 94103

1/4" = 1'-0"
GENERAL FINISH NOTES:
1. ALL PLAN DIMENSIONS ARE MEASURED FROM STRUCTURE TO STRUCTURE, TYP.
2. ALL PLAN DIMENSIONS NOTED AS "CLR" OR "MIN" ARE TO FINISHED SURFACE, TYP.
3. ALL WALLS TO BE PT-1 U.O.N.
4. REFER TO FINISH SCHEDULE ON SHEET A10.04 FOR FINISHES.

FINISH LEGEND:
PT-2, PT-3, PT-4, OR PT-5
REFER TO ELEVATION
ENLARGED PLAN AND ELEVATION - COMMUNAL KITCHEN

ENLARGED PLAN AND ELEVATION - KITCHEN TYPE C (MANAGER'S UNIT)

ENLARGED PLAN AND ELEVATION - KITCHEN TYPE B

ENLARGED PLAN AND ELEVATION - KITCHEN TYPE A
**GENERAL NOTES:**

1. PROVIDE WELD RESISTANT COPPER SHEET.
2. REFER TO SHEET A 10.03 FOR APPLIANCE AND PLUMBING FIXTURES.
3. ELEVATOR SENSORS AND LIGHTS, REFER TO TYPICAL BATHROOM MOUNTING HEIGHTS. U.O.N. DETAIL B.
4. CHAIR HEIGHTS SHALL BE PROVIDED IN ALL ACCESSIBLE AND COMMERCIAL BATHROOMS. SEE DETAIL 1.10.
5. PROVIDE 1/2" SHEET METAL FOR FLOOR SUMP IN BATHROOMS. SEE DETAIL 1.10.
6. REFER TO SHEET B 5.01 FOR ADDITIONAL CLEARANCES AND INSTALLATION DETAILS. SEE DETAIL B 5.01.
7. REFERENCE SHEET 1.11 FOR ACCESSIBLE MOUNTING HEIGHTS. U.O.N. DETAIL A.
8. PROVIDE 1/2" SHEET METAL FOR FLOOR SUMP IN BATHROOMS. SEE DETAIL 1.10.
9. REFER TO SHEET A 10.03 FOR APPLIANCE AND PLUMBING FIXTURES.

**LEGEND:**

- **GENERAL NOTES:**
  - PROVIDE WELD RESISTANT COPPER SHEET.
  - REFER TO SHEET A 10.03 FOR APPLIANCE AND PLUMBING FIXTURES.
  - ELEVATOR SENSORS AND LIGHTS, REFER TO TYPICAL BATHROOM MOUNTING HEIGHTS. U.O.N. DETAIL B.
  - CHAIR HEIGHTS SHALL BE PROVIDED IN ALL ACCESSIBLE AND COMMERCIAL BATHROOMS. SEE DETAIL 1.10.
  - PROVIDE 1/2" SHEET METAL FOR FLOOR SUMP IN BATHROOMS. SEE DETAIL 1.10.
  - REFER TO SHEET B 5.01 FOR ADDITIONAL CLEARANCES AND INSTALLATION DETAILS. SEE DETAIL B 5.01.
  - REFERENCE SHEET 1.11 FOR ACCESSIBLE MOUNTING HEIGHTS. U.O.N. DETAIL A.
  - PROVIDE 1/2" SHEET METAL FOR FLOOR SUMP IN BATHROOMS. SEE DETAIL 1.10.
  - REFER TO SHEET A 10.03 FOR APPLIANCE AND PLUMBING FIXTURES.

- **ACCESSIBILITY LEGEND:**
  - 6" HIGH ACCESSIBLE VENTILATION EXHAUST FAN.

**TYPICAL BATHROOM CLEARANCES:**

- **A. TOILET PAPER HOLDER**
  - INSTALLATION HEIGHT: 17" MIN TO 19" MAX

- **B. BATHTUB**
  - INSTALLATION HEIGHT: 3' - 8 3/4" MIN TO 3' - 9 1/2" MAX

- **C. SANITARY NAPKIN DISPENSER**
  - INSTALLATION HEIGHT: 3' - 8" MIN TO 3' - 8 3/4" MAX

- **D. SEAT COVER**
  - INSTALLATION HEIGHT: 2' - 2" MIN TO 2' - 2 3/4" MAX

- **E. PAPER TOWEL DISPENSER**
  - INSTALLATION HEIGHT: 1' - 6" MIN TO 1' - 7" MAX

- **F. SOAP DISPENSER**
  - INSTALLATION HEIGHT: 2' - 2 1/2" MIN TO 2' - 3 1/2" MAX

- **G. WALL SCONCE, S.E.D.**
  - INSTALLATION HEIGHT: 4' - 0" MIN TO 4' - 0 1/2" MAX

- **H. ELECTRICAL OUTLET**
  - INSTALLATION HEIGHT: 1' - 8 1/2" MIN TO 1' - 9" MAX

- **I. SWITCHES**
  - INSTALLATION HEIGHT: 1' - 6 1/2" MIN TO 1' - 7 1/2" MAX

- **J. MEDICINE CABINET**
  - INSTALLATION HEIGHT: 5' - 2" MIN TO 5' - 3" MAX

- **K. MIRROR**
  - INSTALLATION HEIGHT: 1' - 5 1/2" MIN TO 1' - 6 1/2" MAX

- **L. VANITY LIGHT, S.E.D.**
  - INSTALLATION HEIGHT: 5' - 6" MIN TO 5' - 7" MAX

- **M. WALL SCONCE, S.E.D.**
  - INSTALLATION HEIGHT: 2' - 9 3/8" MIN TO 2' - 9 3/4" MAX

- **N. ROBE HOOK**
  - INSTALLATION HEIGHT: 19" MIN TO 19" MAX

- **O. ROBE HOOK**
  - INSTALLATION HEIGHT: 19" MIN TO 19" MAX

- **P. PUBLIC BATHROOM TUB SPOUT**
  - INSTALLATION HEIGHT: 7" MIN TO 9" MAX

- **Q. ROBE HOOK**
  - INSTALLATION HEIGHT: 19" MIN TO 19" MAX

- **R. TOILET**
  - INSTALLATION HEIGHT: 5' - 0" MIN TO 5' - 0 1/4" MAX

- **S. WALL HUNG VANITY**
  - INSTALLATION HEIGHT: 19" MIN TO 19" MAX

- **T. PUBLIC BATHROOM TOILET PAPER HOLDER**
  - INSTALLATION HEIGHT: 17" MIN TO 19" MAX

- **U. TUB SPOUT**
  - INSTALLATION HEIGHT: 20" MIN TO 20" MAX

- **V. SHOWERHEAD**
  - INSTALLATION HEIGHT: 7" MIN TO 9" MAX

- **W. CONTROLS / DIVERTER**
  - INSTALLATION HEIGHT: 5' - 0" MIN TO 5' - 0 1/2" MAX

- **X. MEDICINE CABINET**
  - INSTALLATION HEIGHT: 3' - 3" MIN TO 3' - 3 1/2" MAX

- **Y. HANDHELD SHOWER**
  - INSTALLATION HEIGHT: 3' - 8" MIN TO 3' - 9" MAX

- **Z. BATHROOM LIGHT**
  - INSTALLATION HEIGHT: 5' - 6" MIN TO 5' - 7" MAX

- **ACCESSIBILITY LEGEND:**
  - 6" HIGH ACCESSIBLE VENTILATION EXHAUST FAN.

- **TYPICAL BATHROOM MOUNTING HEIGHTS**
  - INSTALLATION HEIGHT: 1' - 6 1/2" MIN TO 1' - 7 1/2" MAX

- **GENERAL NOTES:**
  - PROVIDE WELD RESISTANT COPPER SHEET.
  - REFER TO SHEET A 10.03 FOR APPLIANCE AND PLUMBING FIXTURES.
  - ELEVATOR SENSORS AND LIGHTS, REFER TO TYPICAL BATHROOM MOUNTING HEIGHTS. U.O.N. DETAIL B.
  - CHAIR HEIGHTS SHALL BE PROVIDED IN ALL ACCESSIBLE AND COMMERCIAL BATHROOMS. SEE DETAIL 1.10.
  - PROVIDE 1/2" SHEET METAL FOR FLOOR SUMP IN BATHROOMS. SEE DETAIL 1.10.
  - REFER TO SHEET B 5.01 FOR ADDITIONAL CLEARANCES AND INSTALLATION DETAILS. SEE DETAIL B 5.01.
  - REFERENCE SHEET 1.11 FOR ACCESSIBLE MOUNTING HEIGHTS. U.O.N. DETAIL A.
  - PROVIDE 1/2" SHEET METAL FOR FLOOR SUMP IN BATHROOMS. SEE DETAIL 1.10.
  - REFER TO SHEET A 10.03 FOR APPLIANCE AND PLUMBING FIXTURES.
A3.01

4. In the case of minor discrepancies between MEP and architectural documents for reflected ceiling plan general notes architecturally significant. Refer to MEP drawings and specifications for other ductwork/piping.

5. If located on the floor plan, refer to the plan view.

6. In the case of major discrepancies, the architect shall be notified as soon as the discrepancy is discovered prior to proceeding with the work.

7. Reflected ceiling plans are to be used in conjunction with each other.

8. Where bottom of structure is exposed, paint all surfaces and exposed exterior lighting. Comply with CALGREEN 5.106.8 backlight/uplight/glare.

9. In lobby & community space, fixtures to be centered on gap in ceiling plank, typ.

10. See A5.01-A5.05 for unit lighting layouts.

11. Where bottom of structure is exposed, paint all surfaces and exposed exterior lighting. Comply with CALGREEN 5.106.8 backlight/uplight/glare.

12. In the case of minor discrepancies between MEP and architectural documents for reflected ceiling plan general notes architecturally significant. Refer to MEP drawings and specifications for other ductwork/piping.

13. If located on the floor plan, refer to the plan view.

14. In the case of major discrepancies, the architect shall be notified as soon as the discrepancy is discovered prior to proceeding with the work.

15. Reflected ceiling plans are to be used in conjunction with each other.

16. In lobby & community space, fixtures to be centered on gap in ceiling plank, typ.

17. See A5.01-A5.05 for unit lighting layouts.
NOTE: THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER WORK SURFACE.

SPACE MUST BE CLEARANCE. THIS KNEE AND TOE OBSTRUCTION DASH LINE INDICATE FACE OF 1" = 1'-0"

CASEWORK - KITCHEN SINK - COMMUNITY RM & BREAK RM
8 CASEWORK - TYP. UNIT CLOSET

FREE AND CLEAR OF SPACE MUST BE CLEARANCE. THIS KNEE AND TOE OBSTRUCTION DASH LINE INDICATE FACE OF 1" = 1'-0"

34" MAX T. SINK RIM 8 1/2" 1 1/4"
33 1/2" MAX. T/ COUNTER 24 1/2" 5' - 0"  TYP. 4'-0" AT MOBILITY UNITS
19"
1 1/2" CLEAR
27"  MIN. KNEE SPACE 4" 2 1/2"
23 3/4" (24" MAX.)
8"

ALL REMOVABLE CABINETRY

CABINET TO MATCH REST OF ROOM

PARTITION, AS SCHEDULED

SOLID SURFACE COUNTER WITH BACKSPLASH

FRAME. REINFORCE CORNERS W/ PLYWD. GUSSETS

ELECTRICAL BEYOND, WHERE OCCURS

DRIP EDGE CONTINUE WALL FINISH BEHIND

FIN. FLOOR ATTACHED TO CABINET DOOR

REMOVE CABINET BACK & REAR AS SPECIFIED

PARTITION SCHEDULE WALL ASSEMBLY PER SHIM, AS REQ'D

PROVIDE WALL BASE BEHIND CONTINUE FLOOR FINISH UNDER

PARTITION, AS SCHEDULED

SHELF AND HANGER ROD

LOCATION IN MOBILITY UNITS.

LOCATION IN ADAPTABLE UNITS.

ATTACHED TO CABINET

FIN. FLOOR

ACTION

NOTE: 1. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE TO

ANY OBSTRUCTIONS

KNEE AND TOE OBSTRUCTION DASH LINE INDICATE FACE OF 1" = 1'-0"

CASEWORK - TYP. DEEP BASE CABINET - MOBILITY
3 CASEWORK - TYP. KITCHEN BASE CABINET - NO DRAWERS - MOBILITY

9"  MIN. TOE CLR.
ENLARGED PLANS, ELEVATION, AND SECTION - MAIL ROOM COUNTER

ENLARGED PLAN, ELEVATIONS, AND SECTION - RECEPTION DESK
GENERAL DOOR NOTES
1. All existing interior and exterior doors to be replaced.
2. All new doors to comply with the International Building Code (IBC) and the California Building Code (CBC).
3. All new exterior doors to be rated for wind pressure.
4. All new interior doors to be rated for impact resistance.

DOOR SCHEDULE

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<tr>
<th>CODE NO.</th>
<th>CODE DESCRIPTION</th>
<th>CODE</th>
<th>SIDE</th>
<th>HEIGHT</th>
<th>WIDTH</th>
<th>THICK</th>
<th>No. &amp; T/F</th>
<th>FRAME</th>
<th>W/</th>
<th>MILL</th>
<th>DOOR</th>
<th>T/F</th>
<th>INSTALLER</th>
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<td>395</td>
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UNIQUE DOOR SCHEDULE

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### Plumbing Fixture Schedule A

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### Plumbing Fixture Schedule B

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### Plumbing Fixture Schedule C

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### Room Schedule

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</table>
1. EPOXY ADHESIVE ANCHORS:
   a. Adhesive anchor shall be used with all concrete or masonry anchors. Adhesive shall be applied in accordance with the manufacturer’s instructions.

2. DEMOLITION AND SHORING WORKS:
   a. All work shall be performed in accordance with the plans and specifications. Shoring shall be installed to support the structure during demolition.

3. ABBREVIATIONS ON DRAWINGS:
   a. All abbreviations shall be defined in the legend or key on the drawings. Any abbreviation not defined shall be considered a misspelling.

4. FOUNDATION:
   a. All foundation work shall be performed in accordance with the plans and specifications. Foundations shall be designed to support the structure.

5. REINFORCING BAR:
   a. All reinforcing bars shall be installed in accordance with the plans and specifications. Bars shall be positioned to provide adequate strength and shear resistance.

6. GENERAL NOTES:
   a. All work shall be performed in accordance with the plans and specifications. Any deviation from the plans and specifications shall be approved in writing by the owner and/or the architect.

7. WOOD:
   a. All wood products shall be installed in accordance with the plans and specifications. Wood products shall be cut to size and shape as shown on the drawings.

8. SHEATHING:
   a. All sheathing shall be installed in accordance with the plans and specifications. Sheathing shall be secured to the framing members with nails or screws.

9. CONCRETE:
   a. All concrete work shall be performed in accordance with the plans and specifications. Concrete shall be mixed and placed in accordance with the plans and specifications.

10. EPOXY ADHESIVE:
    a. Epoxy adhesive shall be used to bond reinforcing bars and bolts to concrete. Epoxy adhesive shall be applied in accordance with the manufacturer’s instructions.

11. GENERAL CONSIDERATIONS:
    a. All work shall be performed in accordance with the plans and specifications. Any deviation from the plans and specifications shall be approved in writing by the owner and/or the architect.
PIPE SLEEVE THOUGH (E) CONCRETE FOOTING OR STEM WALL

NOTES:

PENETRATIONS THRU STRUCTURAL MEMBERS ARE PERMITTED ONLY WITH THE REVIEW OF THE STRUCTURAL ENGINEER.

1. PIPE SLEEVE THROUGH (E) CONCRETE FOOTING OR STEM WALL
### Heat Pump Unit Schedule

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<td>CLG</td>
<td>42</td>
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<td>90</td>
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<td>6,000</td>
<td>HP-1</td>
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#### Notes:
1. Provide for recovery of sensible and latent energy. **Energy Star Rated**.
2. Provide a T-beam connection for condensate line.
3. Provide a T-beam connection for condensate line.
4. Provide a T-beam connection for condensate line.
5. Provide for recovery of sensible and latent energy. **Energy Star Rated**.

### Exhaust Fan Schedule

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<thead>
<tr>
<th>Item</th>
<th>Manufacturer &amp; Model</th>
<th>Area Service</th>
<th>Location</th>
<th>Outdoor Unit Location</th>
<th>Outdoor Unit Area Service</th>
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<th>Nominal CFM</th>
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#### Notes:
1. Provide for recovery of sensible and latent energy. **Energy Star Rated**.
2. Provide a T-beam connection for condensate line.
3. Provide a T-beam connection for condensate line.
4. Provide a T-beam connection for condensate line.

### Package Terminal Air Conditioner Unit Schedule

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#### Notes:
1. Provide for recovery of sensible and latent energy. **Energy Star Rated**.
2. Provide a T-beam connection for condensate line.
3. Provide a T-beam connection for condensate line.
4. Provide a T-beam connection for condensate line.
5. Provide a T-beam connection for condensate line.
6. Provide a T-beam connection for condensate line.
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<tr>
<td><a href="http://www.ya-studio.com">www.ya-studio.com</a></td>
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<td>TITLE 24</td>
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</tbody>
</table>
KEY NOTES:

EA ROOF CAP
OSA ROOF CAP

SHEET NOTES:

1. ENSURE THAT OSA INTAKE FOR ERV IS A MINIMUM 10' FROM EA DUCT TERMINATION AND PLUMBING VENT.

KEY:

EA ROOF CAP
OSA ROOF CAP

SCALE: 1/8" = 1'-0"
1. REFER TO ARCHITECTURAL INTERIOR ELEVATIONS AND RCPS FOR EXACT PTAC, T-STAT, AND GRILLE LOCATIONS.

2. 3/4" CONDENSATE FROM PTAC UNIT TO BE ROUTED UP TO ABOVE THE CEILING AND OVER TO RESTROOM LAV. CONDENSATE TO DRAIN TO LAV TAILPIECE.

3. PROVIDE FIRE CAULKING AROUND ALL DUCTS THAT PENETRATE RATED CEILING OR WALL.

6"Ø EA DUCT ABOVE RATED CEILING TO BE A MINIMUM OF 26 GAUGE STEEL.

EXHAUST FAN IN RATED BOX. ACCESSED FROM BELOW. 6"Ø EA TO ROOF. TERMINATE ON ROOF WITH ROOF CAP. TRANSFER FAN IN WALL. TERMINATE ON ROOF WITH ROOF CAP. TRANSFER AIR FROM LIVING ROOM TO BEDROOM. 7"Ø EA FROM RANGE HOOD TO ROOF. DUCT TO TERMINATE ON ROOF WITH ROOF CAP. EA DUCT ABOVE RATED CEILING TO BE A MINIMUM OF 26 GAUGE STEEL. PROGRAMMABLE THERMOSTAT TO BE CONNECTED TO PTAC-1 UNIT.

STUDIO TYPE A (MIRRORED)
STUDIO TYPE B
STUDIO TYPE C (MIRRORED)
STUDIO TYPE D
STUDIO TYPE D (MIRRORED)
STUDIO TYPE E (MIRRORED)
STUDIO TYPE E
STUDIO TYPE A
STUDIO TYPE A (MIRRORED)
MOTORIZED SHADES

PANELBOARD, 120/208V, FLUSH MOUNTED
SIZE APPROXIMATELY AS SHOWN

ENGINEER LICENSED BY THE STATE OF CALIFORNIA.

2019 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2 (PART 2, TITLE 24, CCR) AND ALL LOCAL CODES.

THE ALARM SILENCE SWITCH AT THE CONTROL PANEL OR THE ALARM SILENCE SWITCH AT THE FIRE ALARM INTERFACE MODULE SHALL BE REMOVED FROM SERVICE PRIOR TO ADDITIONAL WORK IN THE AREA.

ARCHITECTURAL NOTES

RESIDENTIAL FIRE ALARM NOTIFICATIONS

1. ALARM SILENCE SWITCH AT THE CONTROL PANEL OR THE ALARM SILENCE SWITCH AT THE FIRE ALARM INTERFACE MODULE SHALL BE REMOVED FROM SERVICE PRIOR TO ADDITIONAL WORK IN THE AREA.

2. ALL WORK IS SUBJECT TO APPROVAL BY THE INSPECTORS OF THE AUTHORITY HAVING JURISDICTION.

3. UNLESS OTHERWISE SPECIFIED ON THESE PLANS OR AS OTHERWISE NOTED. WHERE BOXES ARE INSTALLED IN WRONG LOCATION, THE TIMING OF WORK TO BE PERFORMED BY THE CONTRACTOR, CONTRACTOR SHALL OBTAIN THE SERVICES OF A UTILITY APPROACH IS POSSIBLE.

4. CALL A MINIMUM OF 48 HOURS UTILITIES IN THE AREA OF WORK.

5. ALL RECEPTACLES, LIGHT FIXTURES, ELECTRICAL DEVICES ETC. SHALL BE TAMPER RESISTANT TYPE.

6. PROVIDE ACCURATE UPDATED PANELBOARD DIRECTORIES FOR FUTURE REFERENCE.

7. THE ALARM SILENCE SWITCH AT THE CONTROL PANEL OR THE ALARM SILENCE SWITCH AT THE FIRE ALARM INTERFACE MODULE SHALL BE REMOVED FROM SERVICE PRIOR TO ADDITIONAL WORK IN THE AREA.

8. IF THE CONTRACTOR RESPONSIBILITY TO BID, THIS BID SHOULD NOT BE CONSIDERED A FIXED PRICE CONTRACT. EXCEPT FOR DESIGN THAT IS COMPLETELY INCLUDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF THE CONTRACT DOCUMENTS. EXCEPT FOR DESIGN THAT IS COMPLETELY INCLUDED IN THE CONTRACT DOCUMENTS. EXCEPT FOR DESIGN THAT IS COMPLETELY INCLUDED IN THE CONTRACT DOCUMENTS.

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### Residential Load Calculation

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<th>Description</th>
<th>Quantity</th>
<th>VA</th>
<th>Factor</th>
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**Total: 110 kW, 71 kA, 187 A**

### Voltage Drop Calculation

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<th>Current (A)</th>
<th>Length (ft)</th>
<th>Impedance (Ohm/kft)</th>
<th>Voltage Drop (V)</th>
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**Total Voltage Drop:**

- **Supply to Main Switchboard (approx.):** 0.02 V
- **Estimated Voltage Drop:** 0.3 V, 1.6%
### COMMON AREAS LIGHTING FIXTURE SCHEDULE

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<th>TYPE</th>
<th>DESCRIPTION</th>
<th>MANUFACTURER</th>
<th>CATALOGUE #</th>
<th>LUMENS</th>
<th>VOLTS</th>
<th>WATTAGE</th>
<th>UNIT LIGHTING FIXTURE SCHEDULE</th>
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- **TYPE A**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**

- **TYPE B**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**

### UNIT LIGHTING SCHEDULE

<table>
<thead>
<tr>
<th>TYPE</th>
<th>DESCRIPTION</th>
<th>MANUFACTURER</th>
<th>CATALOGUE #</th>
<th>LUMENS</th>
<th>VOLTS</th>
<th>WATTAGE</th>
<th>UNIT LIGHTING FIXTURE SCHEDULE</th>
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- **TYPE A**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**

- **TYPE B**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**

### BACK OF HOUSE LIGHTING SCHEDULE

<table>
<thead>
<tr>
<th>TYPE</th>
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<th>MANUFACTURER</th>
<th>CATALOGUE #</th>
<th>LUMENS</th>
<th>VOLTS</th>
<th>WATTAGE</th>
<th>UNIT LIGHTING FIXTURE SCHEDULE</th>
</tr>
</thead>
</table>

- **TYPE A**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**

- **TYPE B**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**
  - **FOR MINIMAL PRODUCTS COMPLIANCE**

### LIGHTING SEQUENCE OF OPERATION

<table>
<thead>
<tr>
<th>SCALE</th>
<th>NAME</th>
<th>LIGHTING SEQUENCE OF OPERATION</th>
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1. **LIGHTING SEQUENCE OF OPERATION**
2. **LIGHTING SEQUENCE OF OPERATION**
3. **LIGHTING SEQUENCE OF OPERATION**
4. **LIGHTING SEQUENCE OF OPERATION**
5. **LIGHTING SEQUENCE OF OPERATION**

### LIGHTING NOTES:

1. **LIGHTING NOTES:**
2. **LIGHTING NOTES:**
3. **LIGHTING NOTES:**
4. **LIGHTING NOTES:**
5. **LIGHTING NOTES:**
6. **LIGHTING NOTES:**
### CONNECTED LOAD (KVA)

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
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<tbody>
<tr>
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</tr>
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### CONNECTED LOAD SUBTOTALS

<table>
<thead>
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<th>Description</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
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### DEMAND LOAD (AMPS)

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<th>Description</th>
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<th>B</th>
<th>C</th>
<th>D</th>
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<tbody>
<tr>
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<td></td>
</tr>
</tbody>
</table>

### PROPOSED ELECTRICAL EQUIPMENT (I.E. THE MAIN PANEL) IS ADEQUATELY SIZED TO WITHSTAND THE

- 100% OF CONNECTED LOAD
- 125% OF CONNECTED LOAD

### MIN. AIC NOTES:

1. The equipment in the proposed relay circuit described in the plan should be installed as per the equipment rating as necessary. Preface and plc devices, fuses, etc. as required by code. It is recommended that the contractor install the equipment in accordance with the equipment rating as per the equipment rating chart. The equipment should be installed in accordance with the equipment rating chart.

2. The equipment should be selected based on the current capacity of the service panel. Select equipment based on the capacity of the service panel. The service panel should be rated for the maximum current capacity of the service panel.

3. Upon receipt of this letter, the electrical engineer of record shall verify that the proposed electrical equipment is to be installed in accordance with the equipment rating chart. The electrical system shall be subject to inspection and final acceptance by the authority having jurisdiction.
<table>
<thead>
<tr>
<th>PHASE/WIRE:</th>
<th>SURFACE</th>
<th>MOUNT</th>
<th>NAME</th>
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</thead>
<tbody>
<tr>
<td>115V/240V</td>
<td>PANEL</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>208V/120V</td>
<td>PANEL</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>125% OF CONNECTED + 25% LARGEST</td>
<td>PANEL</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Description**

- Exterior egress lighting shall turn on at full brightness at dusk, dim down to a preset level at a pre-programmed time when
- Upon receipt of the AIC letter, the electrical engineer of record shall verify that the
- Proposed electrical equipment (I.E. the main panel) is adequately sized to withstand the

**Table:**

<table>
<thead>
<tr>
<th>Circuit</th>
<th>Rating</th>
<th>Description</th>
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<tbody>
<tr>
<td>1</td>
<td>150A</td>
<td>RM 106 PTAC</td>
</tr>
<tr>
<td>2</td>
<td>150A</td>
<td>RM 108 KITCHEN RECEP</td>
</tr>
<tr>
<td>3</td>
<td>150A</td>
<td>RM 116 KITCHEN RECEP</td>
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<td>4</td>
<td>150A</td>
<td>RM 116 RECEP, LTG, SD</td>
</tr>
<tr>
<td>5</td>
<td>150A</td>
<td>RM 142.57 KITCHEN RECEP, LTG, SD</td>
</tr>
<tr>
<td>6</td>
<td>150A</td>
<td>RM 144 KITCHEN RECEP</td>
</tr>
<tr>
<td>7</td>
<td>150A</td>
<td>RM 145 KITCHEN RECEP, LTG, SD</td>
</tr>
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<td>8</td>
<td>150A</td>
<td>RM 152 KITCHEN RECEP</td>
</tr>
<tr>
<td></td>
<td>150A</td>
<td>RM 153 KITCHEN RECEP, LTG, SD</td>
</tr>
</tbody>
</table>

**KVA:**

- 41.5 KVA
- 41.5 KVA
- 142.57 KVA
- 115.14 KVA

**Notes:**

- The electrical system shall be designed to comply with the National Electrical Code (NEC) and local building codes.
- All electrical equipment shall be listed and rated for the intended application.
- The electrical panel shall be sized to accommodate future load growth.

**R2:**

- Range
- Study shall be based on the information obtained from the utility's AIC letter that
### Electrical Power Distribution

#### DISTRIBUTION PANEL

<table>
<thead>
<tr>
<th>Component</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service Entrance</td>
<td>120/240V, 3PH, 60Hz</td>
</tr>
<tr>
<td>Main Panel</td>
<td>400A, 3PH, 480V</td>
</tr>
</tbody>
</table>

#### RECOMMENDATIONS/GOOD PRACTICES

- Ensure all connections are tight and secure.
- Regularly inspect the panel for signs of wear or damage.
- Keep the area around the panel clear and well-ventilated.

#### WARNING

- Avoid overloading the panel, as this can lead to overheating and potential damage.
- Do not attempt to repair the panel yourself; contact a qualified electrician.

---

**Table of Contents**

- General Information
- System Data
- Wiring Diagram
- Panel Schedule
- List of Equipment
- Safety Information
- Installation Instructions
- Test Results
- Equipment Manufacturer's Literatures

---

**Project Data**

- **Title:** Electrical Power Distribution
- **Author:** [Company Name]
- **Date:** 11/24/2021

**Permit Set:** 01.17.22

---

**Remainder of the page contains detailed electrical engineering specifications and diagrams.**
<table>
<thead>
<tr>
<th>PROJECT TITLE:</th>
<th>PROJECT SUPPORTER:</th>
<th>PROJECT LOCATION:</th>
<th>PROJECT ISSUE:</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>1251 S ELISEO DR.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>165 EIGHTH STREET, SAN FRANCISCO, CA 94103</td>
<td></td>
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<tr>
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**DESCRIPTION**

- Completion Status: In progress (as of 11/24/2021)
- Permit Set Date: 01.17.22

**PERMIT SET**

- No additional permits have been issued.

**ADDITIONAL INFORMATION**

- Additional information not available.

**CONTACT INFORMATION**

- Owner: ELISEO, LARKSPUR
- Address: EPISCOPAL COMMUNITY SERVICES
- Address: 21018

**PERMIT SET**

- No additional permits have been issued.

---

**PROJECT TITLE:**

- TITLE 24
- ELECTRICAL

**PERMIT SET**

- No additional permits have been issued.

---

**PROJECT TITLE:**

- TITLE 24
- ELECTRICAL

**PERMIT SET**

- No additional permits have been issued.
SHEET NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHT OF ALL DEVICES.
2. MECHANICAL, AIRPLUMBING LOADS SHALL BE PERMITTED FROM PNLS. 'M1' LOCATED IN THE ELECTRICAL ROOM.
3. PROVIDE SUFFICIENT VENTILATION TO ROOM.
4. PROVIDE SUFFICIENT VENTILATION TO ROOM.
5. SEAL ALL PENETRATIONS PER ARCHITECTURAL DETAILS AND SPECIFICATIONS.
6. SEAL END OF UNUSED CONDUITS.
E3.01

STANDARDS.

1. SHEET NOTES:
   1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHT OF ALL DEVICES.
   2. LIGHTING CONTROLS SHALL BE CAPABLE OF AUTOMATICALLY REDUCING LIGHTING POWER BY A MINIMUM OF 15% IN RESPONSE TO A DEMAND AUTOMATICALLY REDUCING LIGHTING POWER BY A
   3. OCCUPANCY SENSOR SHALL TURN LIGHTING FIXTURES IN THEIR AREA TO FULL BRIGHTNESS.
   4. LIGHTING CONTROLS SHALL BE CAPABLE OF AUTOMATICALLY REDUCING LIGHTING POWER BY A MINIMUM OF 15% IN RESPONSE TO OCCUPANCY SENSOR SIGNAL FOR 30 MINUTES AFTER OCCUPANCY
   5. CONTROL, EXTERIOR LIGHTING FIXTURES VIA AUTOMATED LIGHTING CONTROL PANEL, DEP'T 11-320

ASTRONOMICAL LIGHTING CONTROL PANEL 'LCP-1' U.O.N.
OFFICE 415.920.1839 FAX 415.920.1840
www.ya-studio.com
KEY NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHT OF ALL DEVICES PRIOR TO INSTALLATION TO AVOID CONFLICT WITH OTHER TRADES.
2. ALL OUTLETS ARE FED FROM NEW CIRCUITS, U.O.N.
3. MECHANICAL AND PLUMBING LOADS SHALL BE FED FROM (N)PNL M1 LOCATED IN ELECTRICAL ROOM.
4. DEVICES REQUIRING REACH OVER OBSTRUCTION SHALL BE PLACED AT MAX. 44" AFF TO TOP OF BOX. DEVICE BOXES FOR OUTLETS AND SWITCHES SHALL BE PLACED AT MAX. 48" AFF TO TOP OF BOX AND MIN. 15" AFF TO BOTTOM OF BOX. ALL OUTLETS SHALL BE INFINI SMOOTHER FINISH.
5. ALL SWITCHES AND ENVIRONMENTAL CONTROLS SHALL NOT REQUIRE GRASPING OR TWISTING TO OPERATE.
6. ALL OUTLET AND REFRIGERATOR CIRCUITS, U.O.N.

SHEET NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHT OF ALL DEVICES PRIOR TO INSTALLATION TO AVOID CONFLICT WITH OTHER TRADES.
2. COMMON AREA OUTLETS SHALL BE FED FROM (N)PNL R1 LOCATED IN ELECTRICAL ROOM.
3. MECHANICAL AIR PLUMBING LOADS SHALL BE FED FROM (N)PNL, M1 LOCATED IN ELECTRICAL ROOM.
4. DEVICES REQUIRING REACH OVER OBSTRUCTION SHALL BE PLACED AT MAX. 44" AFF TO TOP OF BOX. DEVICE BOXES FOR OUTLETS AND SWITCHES SHALL BE PLACED AT MAX. 48" AFF TO TOP OF BOX AND MIN. 15" AFF TO BOTTOM OF BOX. ALL OUTLETS SHALL BE INFINI SMOOTHER FINISH.
5. ALL SWITCHES AND ENVIRONMENTAL CONTROLS SHALL NOT REQUIRE GRASPING OR TWISTING TO OPERATE.
6. ALL OUTLET AND REFRIGERATOR CIRCUITS, U.O.N.
SHEET NOTES:
1. ALL EQUIPMENT PER EXISTING TO REMAIN, USE INSTALLATION SHEET.
2. SCALE IS BASED ON PROVIDE RELIABILITY AND LOCATION TO BE USED IN LAYOUT
3. PROVIDE SHORT CIRCUIT AND ARC FLASH AND SHORT CIRCUIT RATING.
4. FURNISH ONE IDENTICAL METER CENTER AT EACH ROOM.
5. PROVIDE SHORT CIRCUIT, ARC FLASH HAZARD AND METER CENTER, DISTRIBUTION BOARDS, PANELS, AND CUBE CENTERS.
6. PROVIDE MARKINGS FOR ALL EQUIPMENT PER 110.16.
7. PRIOR TO BEGINNING WORK AND NOTIFY DESIGN TO DETERMINE FINAL SYMMETRICAL INTERRUPT RATING.
### GAS WATER HEATER SCHEDULE

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Input MBTU</th>
<th>Model</th>
<th>Location</th>
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<tbody>
<tr>
<td>WH-1</td>
<td>900 LPG</td>
<td>120</td>
<td>A.O. Smith</td>
<td>Mech. Room</td>
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<tr>
<td>WH-2</td>
<td>900 LPG</td>
<td>120</td>
<td>A.O. Smith</td>
<td>Mech. Room</td>
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### PLUMBING FIXTURE SCHEDULE

<table>
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<th>Item</th>
<th>Description</th>
<th>Inlet Size</th>
<th>Outlet Size</th>
<th>Fixture Units</th>
<th>Remarks</th>
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<tbody>
<tr>
<td>P1-1</td>
<td>Water Closet</td>
<td>2&quot;</td>
<td>1/2&quot;</td>
<td>1</td>
<td>SEE ARCHITECTURAL FIXTURE SCHEDULE FOR SIZES, NO HUB CONNECTION</td>
</tr>
<tr>
<td>P1-2</td>
<td>Laundry</td>
<td>1/2&quot;</td>
<td>1/2&quot;</td>
<td>1</td>
<td>SEE ARCHITECTURAL FIXTURE SCHEDULE FOR SIZES, NO HUB CONNECTION</td>
</tr>
<tr>
<td>P1-3</td>
<td>Bathtub/Shower</td>
<td>1/2&quot;</td>
<td>1/2&quot;</td>
<td>1</td>
<td>SEE ARCHITECTURAL FIXTURE SCHEDULE FOR SIZES, NO HUB CONNECTION</td>
</tr>
<tr>
<td>P1-4</td>
<td>Kitchen Sink</td>
<td>1/2&quot;</td>
<td>1/2&quot;</td>
<td>1</td>
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<tr>
<td>P1-5</td>
<td>Kitchen Sink</td>
<td>1/2&quot;</td>
<td>1/2&quot;</td>
<td>1</td>
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<tr>
<td>P1-6</td>
<td>Powder Room</td>
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<td>P1-7</td>
<td>Dishwasher</td>
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<td>1/2&quot;</td>
<td>1</td>
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<td>P1-8</td>
<td>Clothes Washer</td>
<td>2&quot;</td>
<td>2&quot;</td>
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<td>1/2&quot;</td>
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### DRAIN SCHEDULE

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<th>Description</th>
<th>Fixture Units</th>
<th>Remarks</th>
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<tr>
<td>D1-1</td>
<td>Siphon BIB</td>
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</tr>
<tr>
<td>D1-2</td>
<td>Hose BIB</td>
<td>1</td>
<td>SEE ARCHITECTURAL FIXTURE SCHEDULE FOR SIZES, NO HUB CONNECTION</td>
</tr>
<tr>
<td>D1-3</td>
<td>Clothes Washer</td>
<td>1</td>
<td>SEE ARCHITECTURAL FIXTURE SCHEDULE FOR SIZES, NO HUB CONNECTION</td>
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<tr>
<td>D1-4</td>
<td>Mop BIB</td>
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### CLEANSOUT SCHEDULE

<table>
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<tr>
<th>Item</th>
<th>Description</th>
<th>Fixture Units</th>
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<tbody>
<tr>
<td>C1-1</td>
<td>WC Cleanout</td>
<td>1</td>
<td>SEE ARCHITECTURAL FIXTURE SCHEDULE A10.03</td>
</tr>
<tr>
<td>C1-2</td>
<td>Floor Cleanout</td>
<td>1</td>
<td>SEE ARCHITECTURAL FIXTURE SCHEDULE A10.03</td>
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<tr>
<td>C1-3</td>
<td>Wall Cleanout</td>
<td>1</td>
<td>SEE ARCHITECTURAL FIXTURE SCHEDULE A10.03</td>
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<tr>
<td>C1-4</td>
<td>Grade Cleanout</td>
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<td>C1-5</td>
<td>Floor Cleanout</td>
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<td>C1-6</td>
<td>Wall Cleanout</td>
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<tr>
<td>C1-7</td>
<td>Grade Cleanout</td>
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### ITEM MISCELLANEOUS EQUIPMENT

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<tbody>
<tr>
<td>M1-1</td>
<td>Water Hammer Arrester</td>
<td>ZURN HB-1</td>
</tr>
<tr>
<td>M1-2</td>
<td>Water Hammer Arrester</td>
<td>ZURN HB-1</td>
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### WATER HAMMER ARRESTER SCHEDULE

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</tr>
</thead>
<tbody>
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<td>W1-1</td>
<td>Water Hammer Arrester</td>
<td>ZURN HB-1</td>
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</table>

### DOMESTIC WATER LOAD SUPPLY

<table>
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<th>Input GPH</th>
<th>Output GPH</th>
<th>Total GPH</th>
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<tbody>
<tr>
<td>Water Closet</td>
<td>37</td>
<td>2.5</td>
<td>117.5</td>
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<td>Laundry</td>
<td>47</td>
<td>2</td>
<td>47</td>
</tr>
<tr>
<td>Kitchen Sink</td>
<td>17.8</td>
<td>1.6</td>
<td>3</td>
</tr>
<tr>
<td>Dishwasher</td>
<td>2</td>
<td>1.6</td>
<td>3.2</td>
</tr>
<tr>
<td>Clothes Washer</td>
<td>64</td>
<td>2.5</td>
<td>162</td>
</tr>
<tr>
<td>Tub/Shower</td>
<td>4</td>
<td>1.5</td>
<td>6</td>
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</table>

### SANITARY WATER LOAD SUPPLY

<table>
<thead>
<tr>
<th>Fixture</th>
<th>Input GPF</th>
<th>Output GPF</th>
<th>Total GPF</th>
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</thead>
<tbody>
<tr>
<td>Water Closet</td>
<td>47</td>
<td>3</td>
<td>141</td>
</tr>
<tr>
<td>Laundry</td>
<td>47</td>
<td>4</td>
<td>47</td>
</tr>
<tr>
<td>Bath/Shower</td>
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<td>2</td>
<td>88</td>
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<tr>
<td>Kitchen Sink</td>
<td>2</td>
<td>2</td>
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<td>JAN</td>
<td>1</td>
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<tr>
<td>FLOOR DRAIN</td>
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<tr>
<td>TOTAL</td>
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**Note:** All fixtures are scheduled using the latest standards and codes for plumbing systems.
SHEET NOTES:
1. CONTRACTOR TO VERIFY LOCATION AND CONDITION OF ALL (E) UTILITIES BEFORE CONSTRUCTION.
2. COMBINE VENT LINES WHERE POSSIBLE BELOW ROOF DECK TO REDUCE NUMBER OF ROOF PENETRATIONS.

CONSTRUCTION NOTE:
- Verify location and condition of all (E) utilities before construction.
- Combine vent lines where possible below the roof deck to reduce the number of roof penetrations.