

City of King
2/28/2023

REVISED

Days Inn King City (BUILDING PERMIT)

1130 Broadway Street

OWNER:

1130 BROADWAY STREET, LP
ATTN: MATT MODRZEJEWSKI
660 S. FIGUEROA ST.
LOS ANGELES, CA 90017

City of King
2/28/2023

APPROVED
King City
Building Department
Mark McClain
03/20/2023

PROJECT INFORMATION

PROJECT SCOPE
EXISTING TRANSIENT MOTEL (R-1) TO BE TO BE CONVERTED TO HOMEKEY PERMANENT SUPPORTIVE HOUSING (R-2). KITCHENETTES TO BE ADDED TO THE TYPICAL UNITS. NOTE THAT SOME OF THE UNITS HAVE EXISTING KITCHENETTES. FIRE SPRINKLERS TO BE ADDED TO THE ENTIRE BUILDING.

THIS PROJECT IS PUBLICLY FUNDED AND SUBJECT TO 11B CH 11B MOBILITY UPGRADES TO FIFTEEN PERCENT OF ROOMS PER HOMEKEY. 11B AUDIO VISUAL UPGRADES TO TEN PERCENT OF ROOMS PER HOMEKEY. NO ADAPTABLE UNITS ARE REQUIRED PER 11B-233.3.4.3 AS THE BUILDING WAS CONSTRUCTED BEFORE 1991.

RECEPTION OFFICE TO BE REMODELED TO CREATE NEW SUPPORTIVE SERVICES AREA. COMMERCIAL LAUNDRY ROOM TO BE CONVERTED INTO NEW TENANT LAUNDRY ROOM. MANAGERS UNIT TO BE BRANCOLED.

SITE AND EXTERIOR SCOPE TO BE UNDER SEPARATE PERMIT.

CONSTRUCTION DEBRIS TO BE RECYCLED AT AN APPROVED LAND FILL.

CODES USED:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA EXISTING BUILDING CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE

APN NUMBER	026-401-020
OCCUPANCY GROUPS	
APARTMENTS	R-2
LAUNDRY	INCIDENTAL USE
ELECTRICAL, MECH, MAINT, STORAGE	S-2 (ACCESSORY USE)
OFFICES, COUNSELING ROOMS	B
OCCUPANCY SEPERATION	
R2 TO B	1 HR
CONSTRUCTION TYPE	VB, SPRINKLERED (NFPA 13-R)
CONSTRUCTION DATE	1988

FIRE RESISTIVE REQUIREMENTS (SEE DETAILS ON A4)	
EXTERIOR WALLS (BEARING AND NON-BEARING)	0 HR
"T"HE EXT WALLS HAVE A FSD +10"	
INTERIOR WALLS (BEARING AND NON-BEARING)	0 HR
FLOORS	0 HR
ROOFS	0 HR
FIRE WALL	2 HR
FIRE BARRIER	1 HR
DWELLING UNIT SEPERATION	1 HR
SHAFTS	1 HR
LAUNDRY	1 HR
CORRIDOR	1 HR
EGRESS BALCONY	0 HR

LOT AREA	2.06 ACRES	
FLOOR AREA	ALLOWED	PROPOSED
R-2, TYPE VB (SPRINKLERED)		
BLDG. 1 (NFPA 13-R)	7,000/SYORY	6,851 SF
FIRST FLOOR		5,307 SF
SECOND FLOOR		
BLDG. 2 (NFPA 13-R)	7,000/SYORY	3,267 SF
FIRST FLOOR		3,267 SF
SECOND FLOOR		
BUILDING AREA	ALLOWED	PROPOSED
R-2, TYPE VB (SPRINKLERED)		
(ALLOWED SF PER STORY) X 2 =		
BLDG. 1 (NFPA 13R)	14,000 SF	12,158 SF
BLDG. 2 (NFPA 13R)	14,000 SF	8,534 SF
TOTAL		18,692 SF

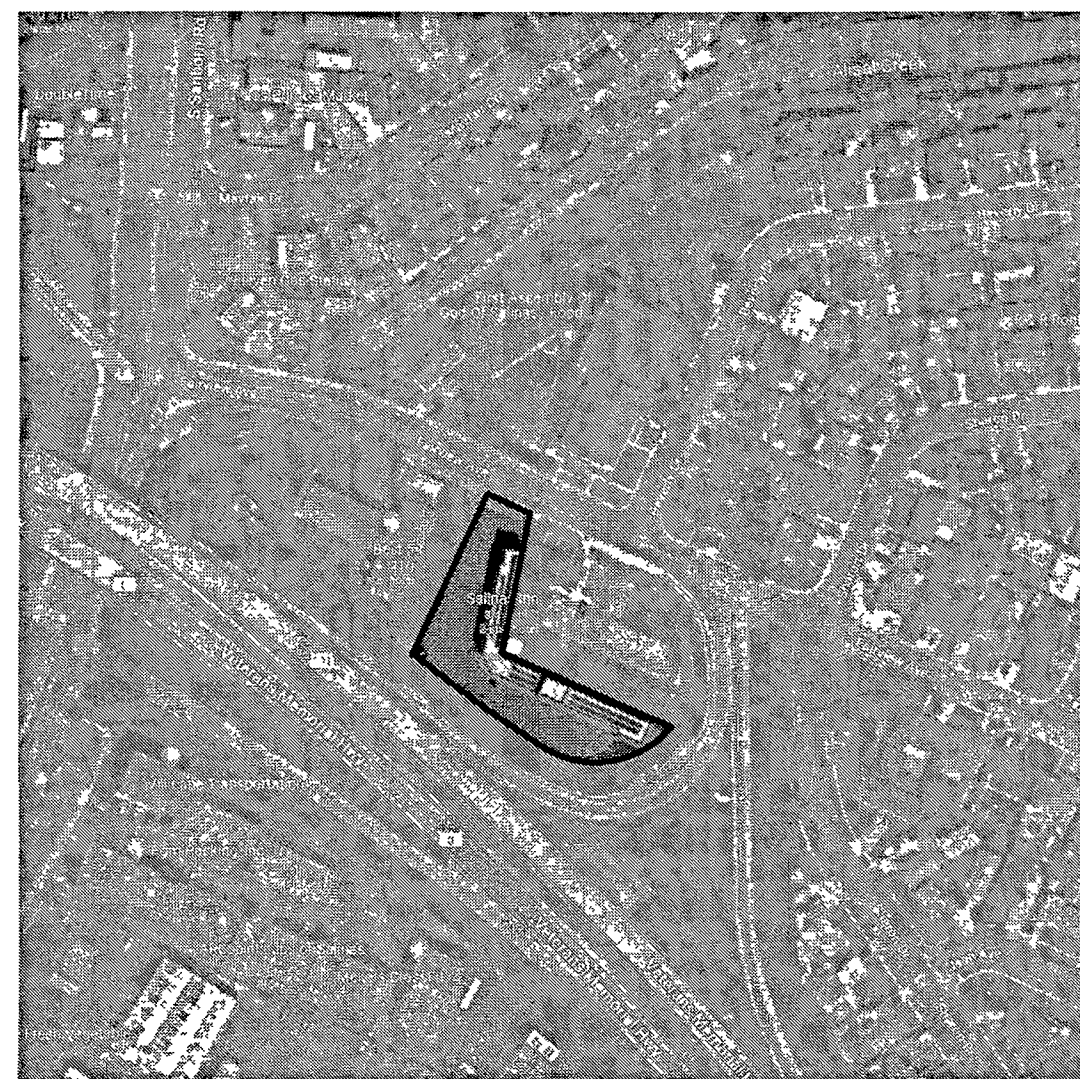
BUILDING HEIGHT		
TYPE VB (SPRINKLERED)	40'	30'-0"
ROOM COUNT		
STUDIO	46	
TWO-BEDROOM	1	

ACCESSIBILITY UNITS		
MOBILITY 15% (46 x 0.15 = 7)	2 EXISTING	5 NEW
*DESIGNATED EXISTING MOBILITY UNITS WILL BE ALTERED TO MEET CURRENT ACCESSIBILITY STANDARDS.		
STUDIO UNIT NUMBERS 109, 110, 111, 112, 113, 118, 119		

COMMUNICATION 10% (46 x 0.10 = 5)	0 EXISTING	5 NEW
STUDIO UNIT NUMBERS 109, 116, 122, 208, 216		
PARKING	REQUIRED	PROVIDED
STANDARD		17 SPACES
COMPACT		11 SPACES
ACCESSIBLE	2 SPACES	2 SPACES - PER CBC 11B-208
TOTAL		30 SPACES

NEW FIRE SPRINKLER
THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA 13R, THE AUTOMATIC FIRE SPRINKLER AND AUTOMATIC FIRE ALARM SYSTEM COMPLYING WITH THE REQUIREMENTS OF THE CALIFORNIA FIRE CODE CHAPTER 9 AND 80 SHALL BE APPROVED AND PERMITTED BY KING CITY FIRE DEPARTMENT PRIOR TO INSTALLATION. (E) FIRE ALARM SYSTEM TO BE MODIFIED AS NECESSARY TO TIE-IN TO NEW SPRINKLER SYSTEM. (E) FIRE PULLS THAT ARE LOCATED OUTSIDE THE REACH RANGE OR OVER STAIRS ARE TO BE ELIMINATED ARE RELOCATED INTO THE REACH RANGE.

VICINITY MAP



CONSULTANTS

ARCHITECT

BARDOMI ARCHITECTS
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GARY BARDOMI

CASp

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CREATIVE ENGINEERING
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RICHARD IBRAHIM

CIVIL ENGINEER

ADVANCED ENGINEERING & CONSULTING
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WOODLAND HILLS, CA 91364
DAVID SILVERMAN

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DEFERRED SUBMITTALS

- SIGNAGE
- PRIVATE ON-SITE FIRE MAINS AND THEIR APPURTENANCES (CFC CH. 9, 80 & NFPA 13 & NFPA 13R)
- AUTOMATIC FIRE SPRINKLER SYSTEMS (CFC CH. 9, 80 & NFPA 13 & NFPA 13R)
- AUTOMATIC FIRE ALARM SYSTEM (CFC CH. 9, 80 & NFPA 72)
- CIVIL AND LANDSCAPE (TO BE SUBMITTED UNDER SEPARATE SITE PERMIT)

NOTE: DEFERRED SUBMITTALS MUST BE SUBMITTED, APPROVED AND PERMITS ISSUED PRIOR TO COMMENCING WORK. WORK COMMENCED WITHOUT PERMITS WILL BE SUBJECT TO IMMEDIATE STOP WORK NOTICES FOR THE WORK BEING PERFORMED WITHOUT THE REQUIRED PERMIT. ALL REFERENCES, DETAILS, NOTES, ETC. CONTAINED IN THE PLAN SET FOR DEFERRED SUBMITTALS IS SHOWN FOR REFERENCE ONLY.

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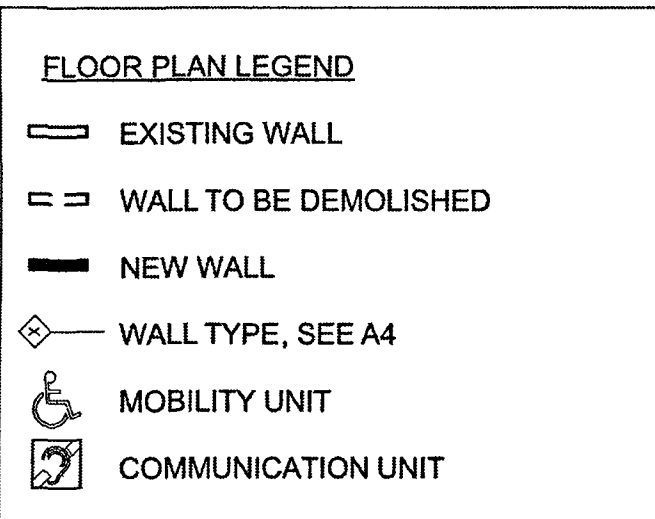
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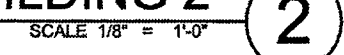
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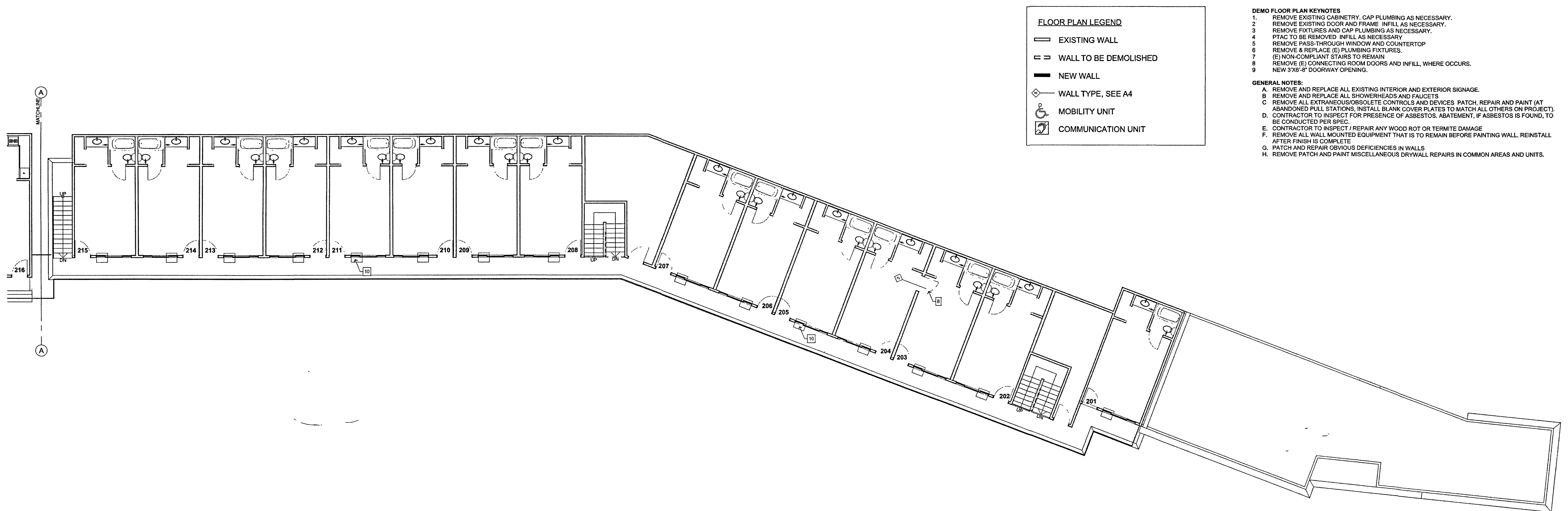
FIRST SUBMITTAL: 10/10/2022

RESUBMITTAL: 2/28/2023



SCALE 1/8" = 1'-0" 1





FLOOR PLAN LEGEND

— EXISTING WALL

- - - WALL TO BE DEMOLISHED

— NEW WALL

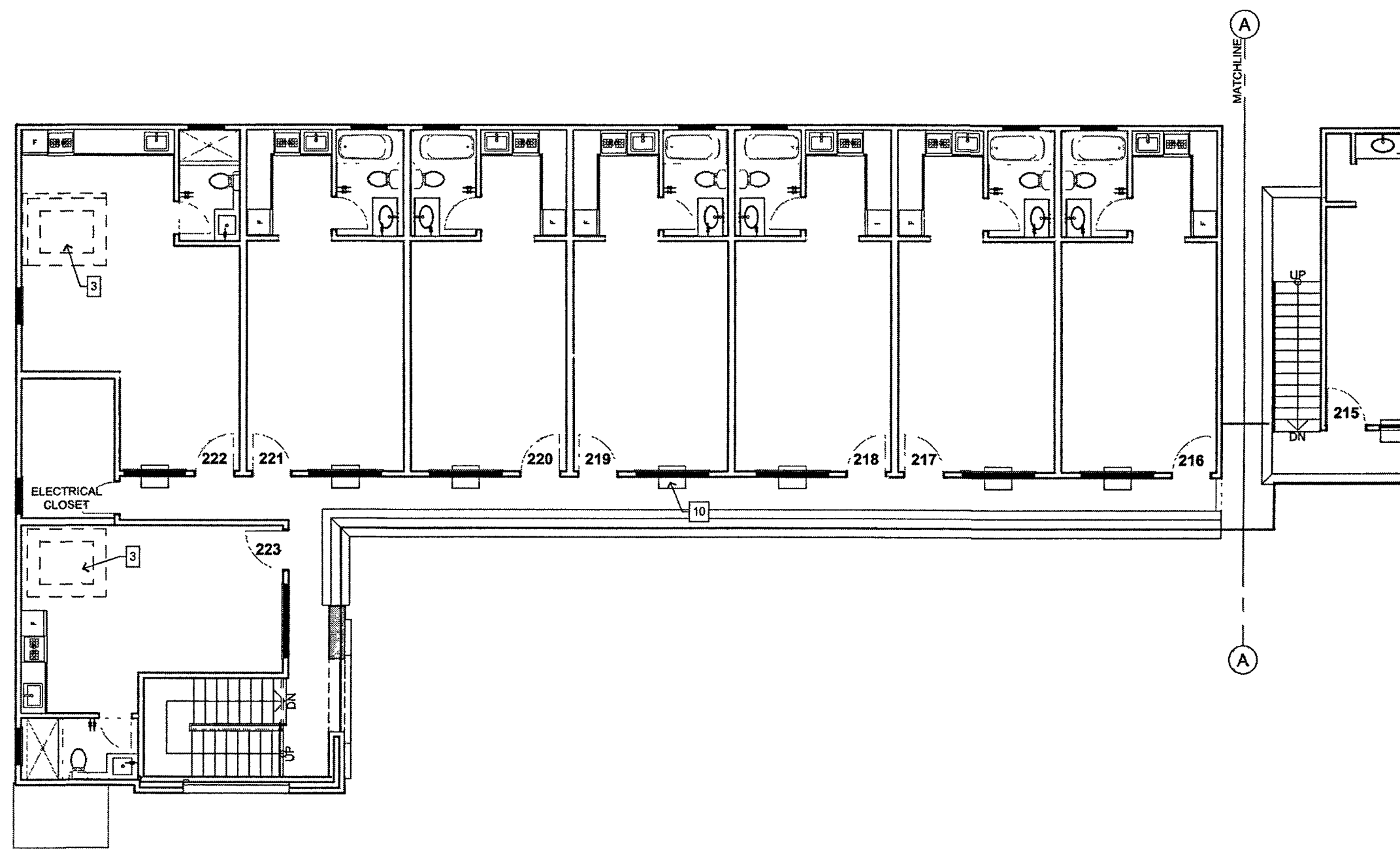
◇ WALL TYPE, SEE A4

♿ MOBILITY UNIT

☎ COMMUNICATION UNIT

- DEMO FLOOR PLAN KEYNOTES**
1. REMOVE EXISTING CABINETRY, CAP PLUMBING AS NECESSARY.
 2. REMOVE EXISTING DOOR AND FRAME, INFILL AS NECESSARY.
 3. REMOVE FIXTURES AND CAP PLUMBING AS NECESSARY.
 4. PTAC TO BE REMOVED INFILL AS NECESSARY.
 5. REMOVE PASS-THROUGH WINDOW AND COUNTERTOP.
 6. REMOVE & REPLACE (E) PLUMBING FIXTURES.
 7. (E) INCH-COMPLIANT STAIRS TO REMAIN.
 8. REMOVE (E) CONNECTING ROOM DOORS AND INFILL WHERE OCCURS.
 9. NEW 3'0" x 6'0" DOORWAY OPENING.
- GENERAL NOTES:**
- A. REMOVE AND REPLACE ALL EXISTING INTERIOR AND EXTERIOR SIGNAGE.
 - B. REMOVE AND REPLACE ALL SHOWERHEADS AND FAUCETS.
 - C. REMOVE ALL EXTRANEOUS/OBSOLETE CONTROLS AND DEVICES. PATCH, REPAIR AND PAINT (AT ABANDONED PULL STATIONS, INSTALL BLANK COVER PLATES TO MATCH ALL OTHERS ON PROJECT).
 - D. CONTRACTOR TO INSPECT FOR PRESENCE OF ASBESTOS. ABATEMENT, IF ASBESTOS IS FOUND, TO BE CONDUCTED PER SPEC.
 - E. CONTRACTOR TO INSPECT / REPAIR ANY WOOD ROT OR TERMITE DAMAGE.
 - F. REMOVE ALL WALL MOUNTED EQUIPMENT THAT IS TO REMAIN BEFORE PAINTING WALL. REINSTALL AFTER FINISH IS COMPLETE.
 - G. PATCH AND REPAIR OBVIOUS DEFICIENCIES IN WALLS.
 - H. REMOVE PATCH AND PAINT MISCELLANEOUS DRYWALL REPAIRS IN COMMON AREAS AND UNITS.

DEMO SECOND FLOOR - BUILDING 1 ①



DEMO SECOND FLOOR - BUILDING 2 ②

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REVISION	DATE
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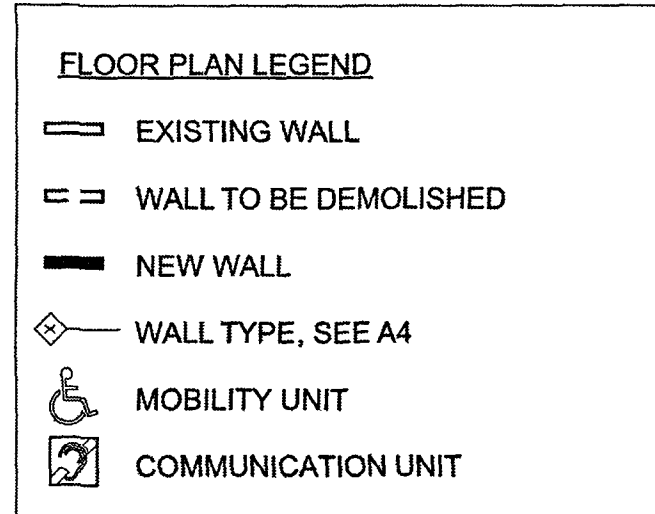
Days Inn King City

1130 Broadway Street
King City, CA 95930

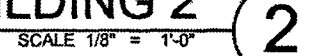
1130 BROADWAY STREET, LP

SECOND FLOOR
DEMO

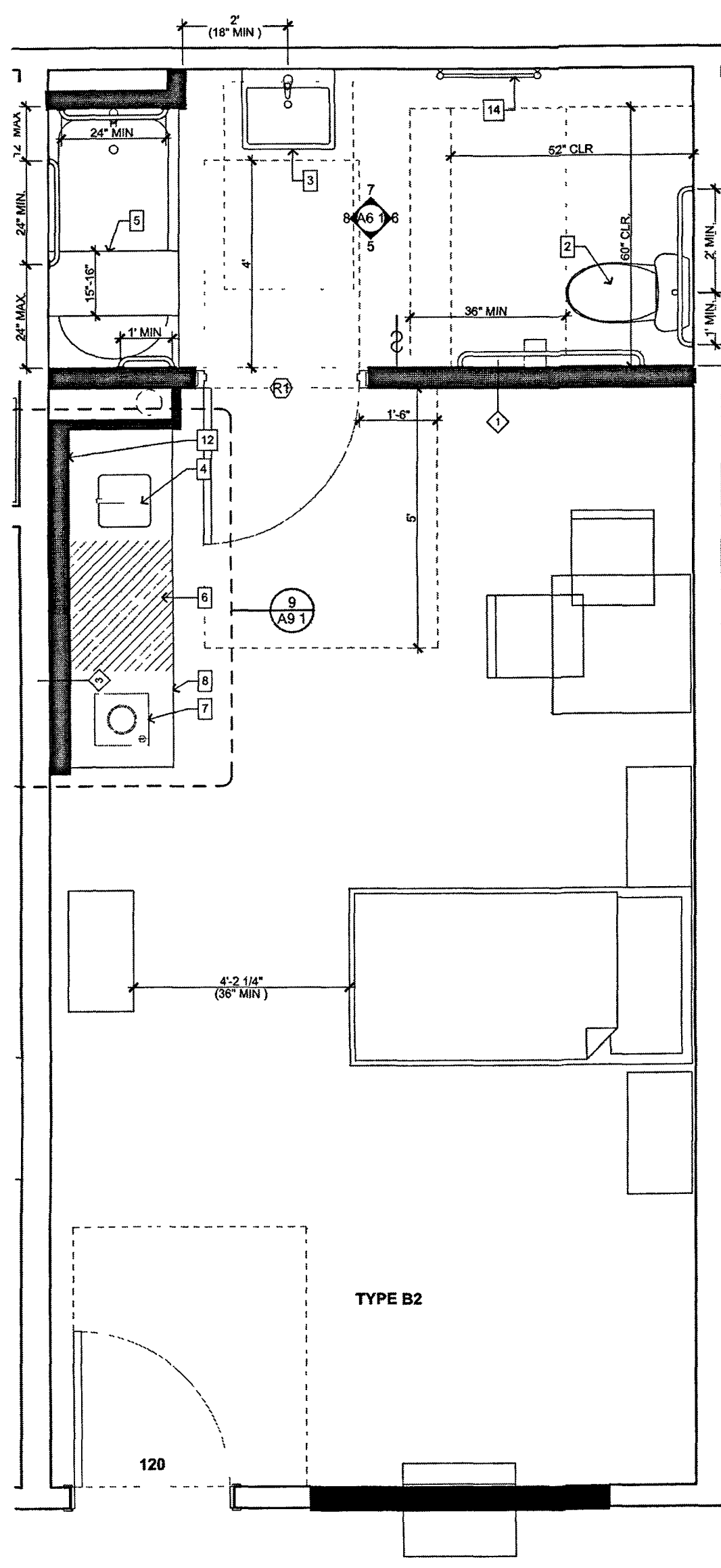
A2.3



SCALE 1/8" = 1'-0"

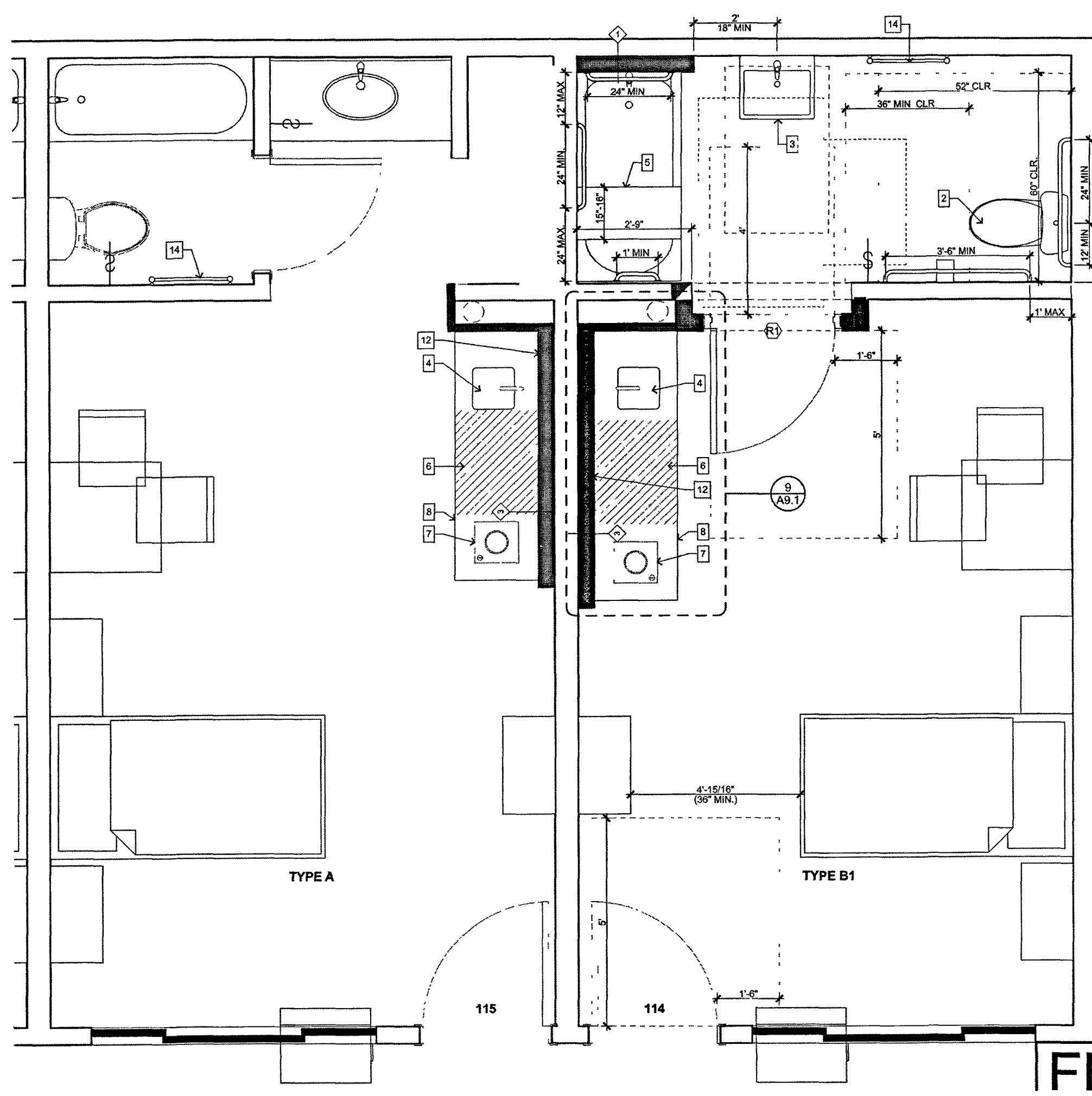


- ENLARGED PLAN KEYNOTES**
1. INSTALL NEW PLASTIC LAMINATE COUNTER (34" MAX AFF.) USE 20" HIDDEN FRONT MOUNTED PLUS COUNTERTOP SUPPORT BRACKET BY CENTERLINE BRACKETS @ 4" MAX SPACING FOR SUPPORT WHERE THERE ARE NO FIXED CABINETS BELOW. PROVIDE BACKING AS REQUIRED. REUSE AND MODIFY EXISTING COUNTERTOPS IF POSSIBLE.
 2. NEW TOILET (LOW FLOW) IN 30" MIN. CLR. SPACE (U.N.O.) WALL HUNG GRAB BARS ARE TO BE INSTALLED AT THE SIDE AND REAR WALL PER DETAILS ON A10.1 IN MOBILITY BATHROOMS AND COMMUNITY ROOM. PROVIDE REINFORCEMENT AS NECESSARY. SEE DETAILS ON A10.1. FLUSH CONTROLS TO BE 36" MAX. AFF. AND LOCATED ON THE OPEN SIDE OF THE TOILET.
 3. WALL MOUNTED SINK (SEE FUTURE SCHEDULE)
 4. OVER COUNTER MOUNTED SINK. PROVIDE 30" CLEAR TOE AND KNEE SPACE BELOW (SEE SHEET A10.1 FOR DETAIL). WATER AND DRAIN PIPING TO BE INSULATED. FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND FORCE.
 5. 30"X60" BATHTUB WITH 3-PIECE FIBERGLASS SURROUND AND TRIFOLD TUB SEAT. THE TUB IS TO BE INSTALLED WITH AN ABOVE FLOOR ROUGH INSTALLATION. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND FORCE. PROVIDE GRAB BARS IN MOBILITY BATHROOMS ALONG WITH THE REQUIRED BACKING.
 6. QUARTZ COUNTER WITH 4" INTEGRAL SPLASH (UNO) USE 20" HIDDEN FRONT MOUNTED PLUS COUNTERTOP SUPPORT BRACKET BY CENTERLINE BRACKETS @ 4" MAX SPACING FOR SUPPORT WHERE THERE ARE NO FIXED CABINETS BELOW. PROVIDE BACKING AS REQUIRED.
 7. KENTON 34100 1/2" SMOOTH TOP ELECTRIC COOKTOP (1-BURNER) THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS COOKTOP.
 8. NEW UNDER-COUNTER REFRIGERATOR. MAX 10 CF.
 9. NEW SURFACE MOUNTED TOILET SEAT COVER DISPENSER. OPERABLE PART TO BE 40" MAX. AFF.
 10. NEW SEMI-RECESSED COMBO TOWEL DISPENSER & TRASH RECEPTACLE. OPERABLE PART TO BE 40" MAX. AFF.
 11. NEW SOAP DISPENSER. OPERABLE PART TO BE 40" MAX. AFF.
 12. PROVIDE FRP FINISH ON WALL BEHIND KITCHENETTE.
 13. (E) TUB TO REMAIN.
 14. TOWEL RACK.
 15. REPLACE TOILET TANK SO THAT HANDLE IS ON OPEN SIDE. CONFIRM DIMENSIONS ARE AS SHOWN AND ADJUST PLACEMENT AS NECESSARY.
- ***FIXTURE DIMENSIONS SHOWN ARE TO FACE OF FINISH MATERIALS



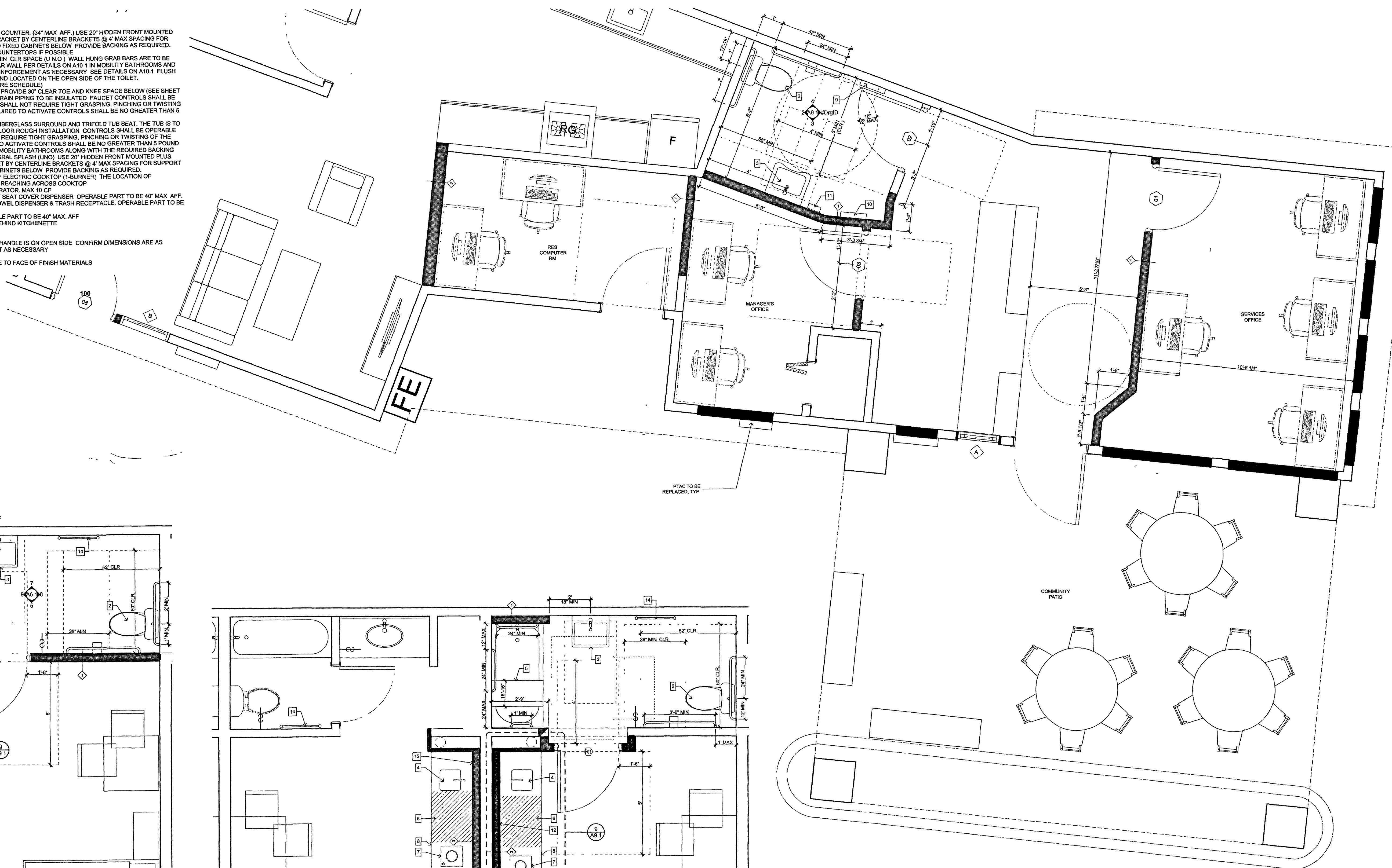
TYPE B2 MOBILITY UNIT
SCALE 1/2" = 1'-0"

3



TYPE B1 MOBILITY & A UNITS
SCALE 1/2" = 1'-0"

2



NEW OFFICE
SCALE 1/2" = 1'-0"

1

Days Inn King City
1130 Broadway Street
King City, CA 93930

1130 BROADWAY STREET, LP

ENLARGED
PLANS

A3.1

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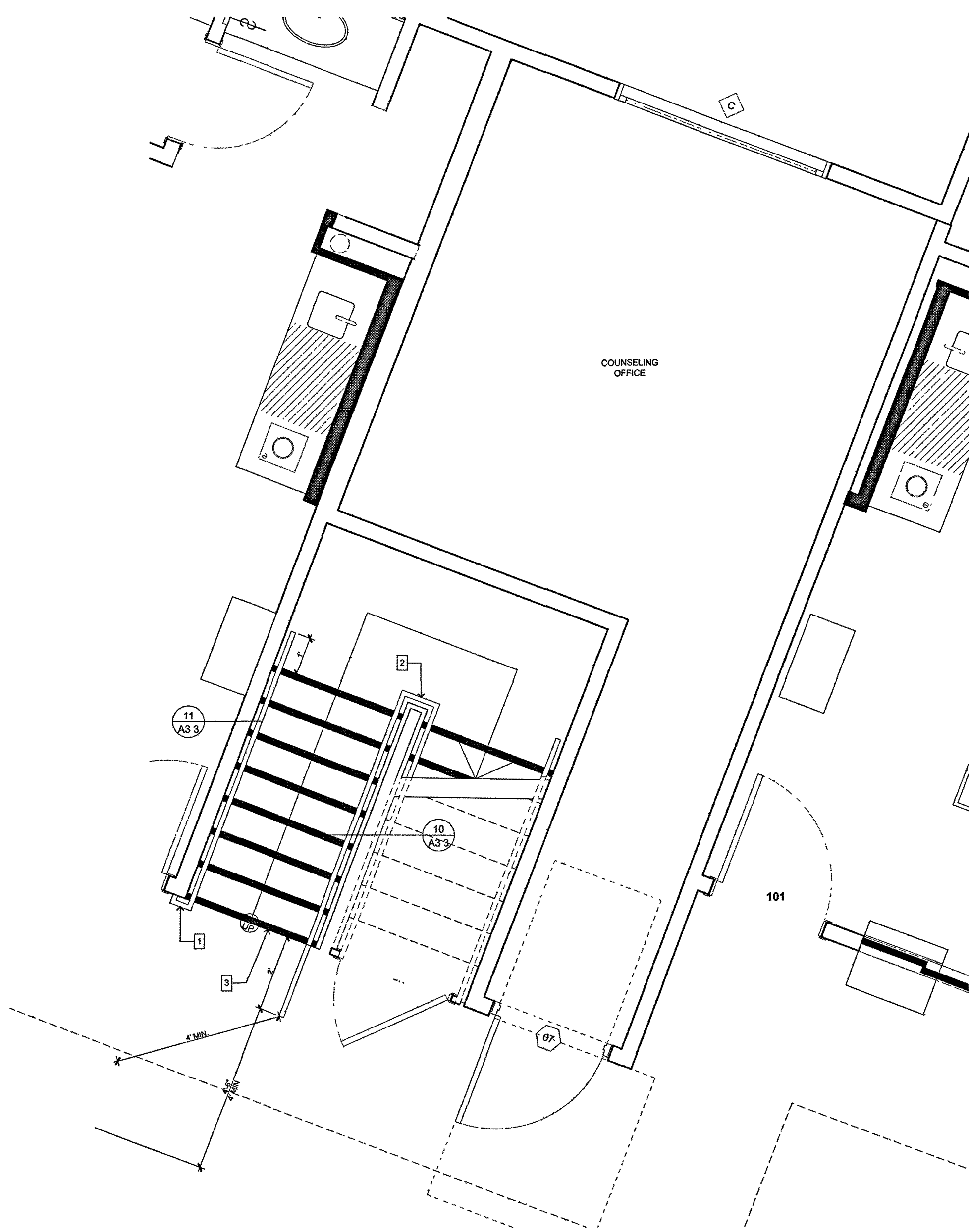
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PROJECT NUMBER 1050

REVISION
FIRST SUBMITTAL 10/10/2022

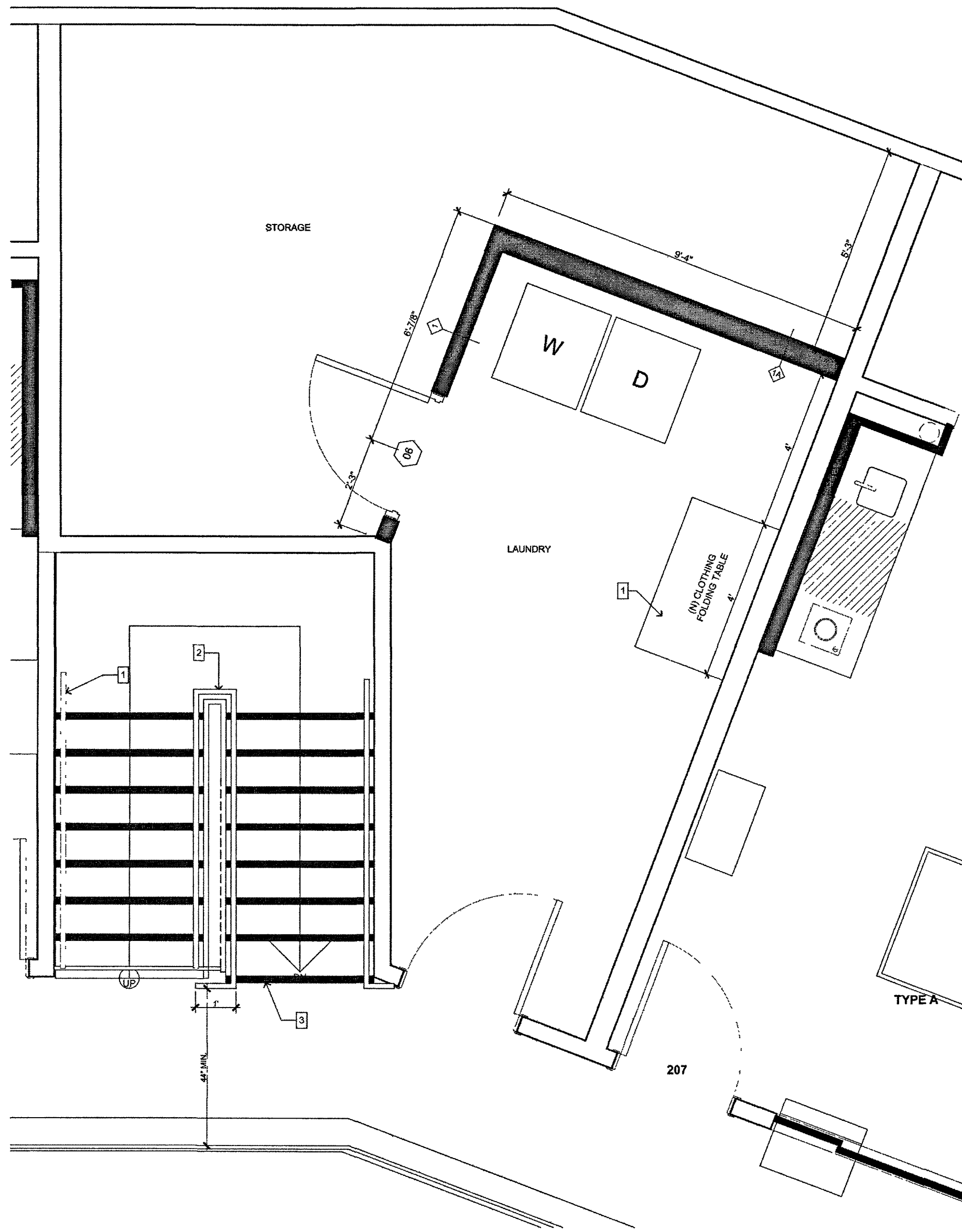
ENLARGED PLAN KEYNOTES

1. INSTALL NEW PLASTIC LAMINATE COUNTER (34" MAX. AFF.) USE 20" HIDDEN FRONT MOUNTED PLUS COUNTERTOP SUPPORT BRACKET BY CENTERLINE BRACKETS @ 4" MAX SPACING FOR SUPPORT WHERE THERE ARE NO FIXED CABINETS BELOW. PROVIDE BACKING AS REQUIRED. REUSE AND MODIFY EXISTING COUNTERTOPS IF POSSIBLE.
2. NEW TOILET (LOW-FLOW) IN 30" MIN. CLR SPACE (UN O.) WALL HUNG GRAB BARS ARE TO BE INSTALLED AT THE SIDE AND REAR WALL PER DETAILS ON A10.1 IN MOBILITY BATHROOMS AND COMMUNITY ROOM. PROVIDE REINFORCEMENT AS NECESSARY. SEE DETAILS ON A10.1. FLUSH CONTROLS TO BE 30" MAX. AFF. AND LOCATED ON THE OPEN SIDE OF THE TOILET.
3. WALL MOUNTED SINK (SEE FIXTURE SCHEDULE)
4. OVER COUNTER MOUNTED SINK PROVIDE 30" CLEAR TOE AND KNEE SPACE BELOW (SEE SHEET A10.1 FOR DETAIL). WATER AND DRAIN PIPING TO BE INSULATED. FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND FORCE.
5. 30"X60" BATHTUB WITH 3-PIECE FIBERGLASS SURROUND AND TRIFOLD TUB SEAT. THE TUB IS TO BE INSTALLED WITH AN ABOVE FLOOR ROUGH INSTALLATION. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND FORCE. PROVIDE GRAB BARS IN MOBILITY BATHROOMS ALONG WITH THE REQUIRED BACKING.
6. QUARTZ COUNTER WITH 4" INTEGRAL SPLASH (UNO). USE 20" HIDDEN FRONT MOUNTED PLUS COUNTERTOP SUPPORT BRACKET BY CENTERLINE BRACKETS @ 4" MAX SPACING FOR SUPPORT WHERE THERE ARE NO FIXED CABINETS BELOW. PROVIDE BACKING AS REQUIRED.
7. KENYON 841605 12" SMOOTH TOP ELECTRIC COOKTOP (1-BURNER). THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS COOKTOP.
8. NEW UNDER-COUNTER REFRIGERATOR MAX 10 CF.
9. NEW SURFACE MOUNTED TOILET SEAT COVER DISPENSER OPERABLE PART TO BE 40" MAX. AFF.
10. NEW SEMI-RECESSED COMBO TOWEL DISPENSER & TRASH RECEPTACLE OPERABLE PART TO BE 40" MAX. AFF.
11. NEW SOAP DISPENSER OPERABLE PART TO BE 40" MAX. AFF.
12. PROVIDE FRP FINISH ON WALL BEHIND KITCHENETTE.
13. (E) TUB TO REMAIN.
14. TOWEL RACK.
15. REPLACE TOILET TANK SO THAT HANDLE IS ON OPEN SIDE. CONFIRM DIMENSIONS ARE AS SHOWN AND ADJUST PLACEMENT AS NECESSARY.

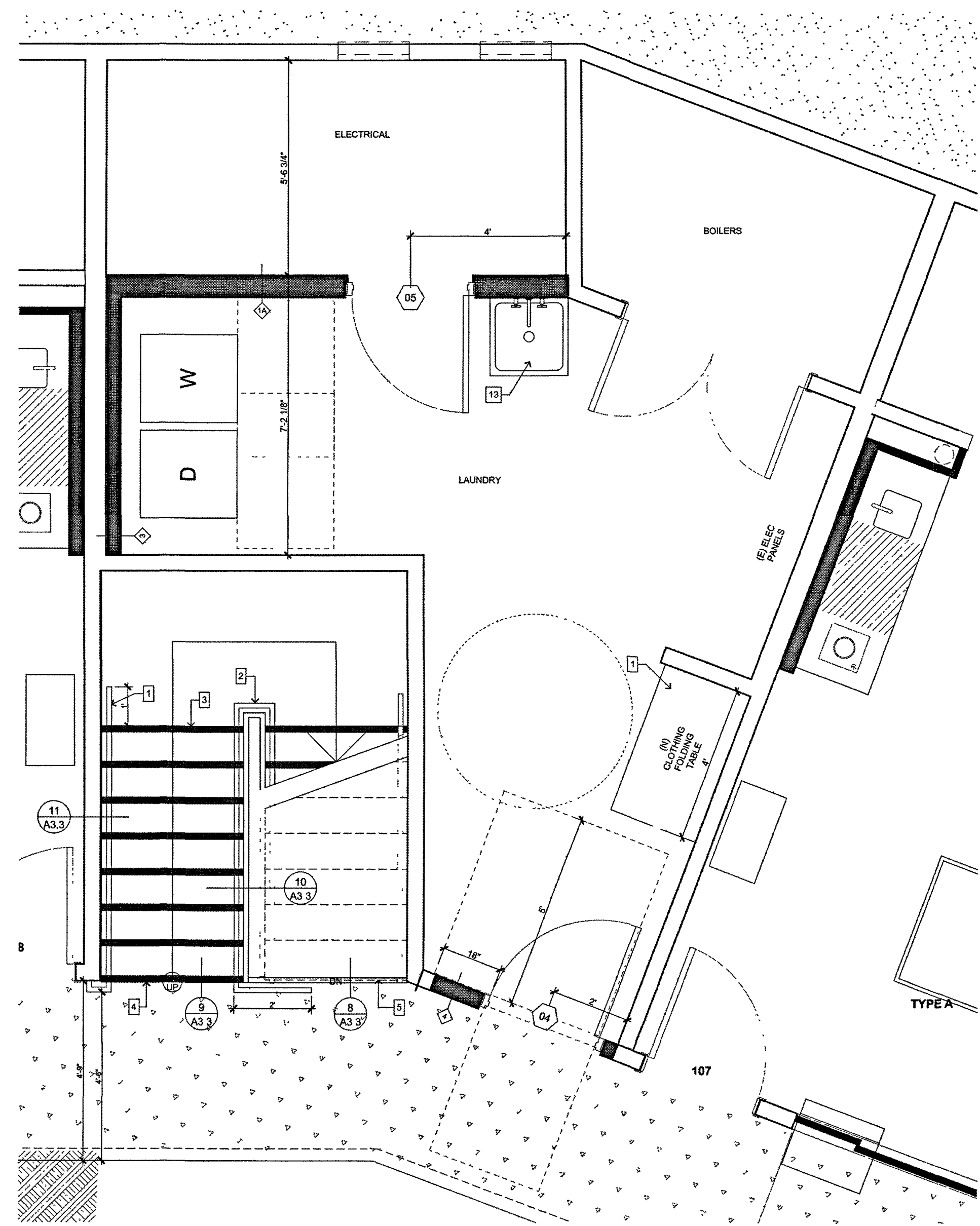
***FIXTURE DIMENSIONS SHOWN ARE TO FACE OF FINISH MATERIALS.



COUNSELING OFFICE 3
SCALE 1/2" = 1'-0"



2ND FLOOR LAUNDRY 2
SCALE 1/2" = 1'-0"



1ST FLOOR LAUNDRY 1
SCALE 1/2" = 1'-0"



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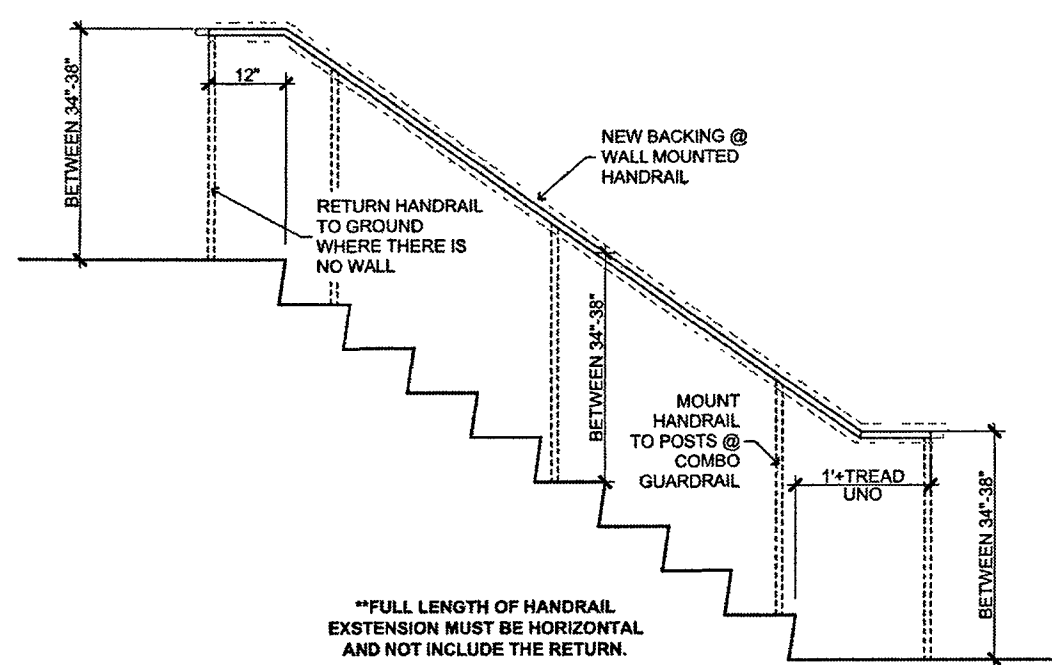
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CHECKED BY
PROJECT NUMBER 1558

REVISION	DATE
FIRST SUBMITTAL	10/10/2022

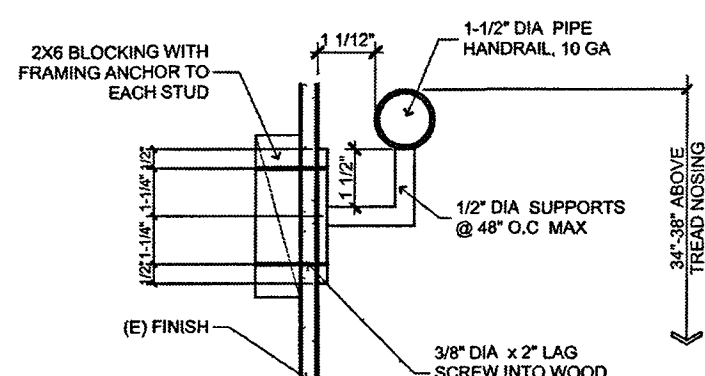
Days Inn King City
1130 Broadway Street
King City, CA 95330

1130 BROADWAY STREET, LP
ENLARGED
PLANS

A3.2

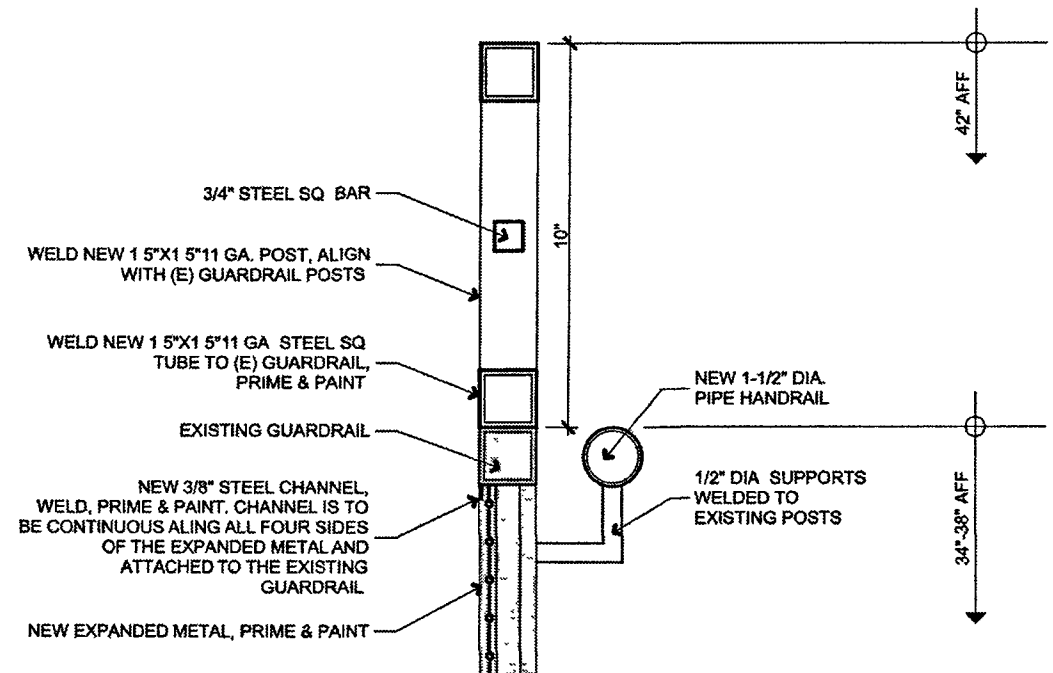


STAIR HANDRAIL ELEVATION 12
SCALE 1/8" = 1'-0"

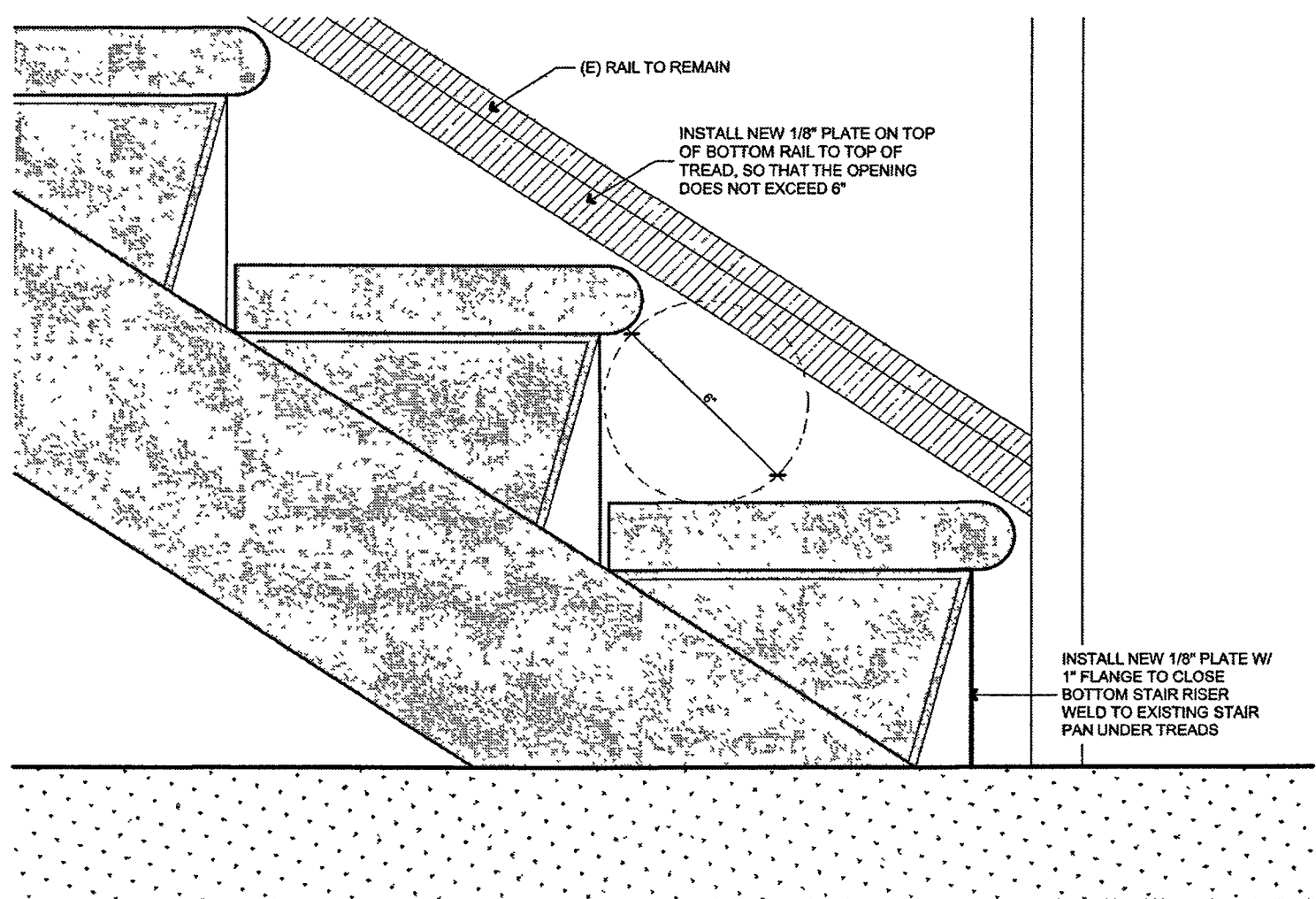


- NOTES
1. EXTEND HANDRAIL 12" BEYOND STAIR NOSE AT TOP OF STAIR AND 12" AT THE SLOPE OF THE STAIR FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND STAIR NOSE AT BOTTOM OF STAIR (TYPICAL). HANDRAIL EXTENSION SHALL BE DIRECTLY ABOVE TOP RISER NOSE & EXTEND LEVEL W/ LANDING SURFACE.
 2. EXTENSIONS SHALL RETURN TO WALL, GUARD, OR THE WALKING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. VERIFY THE EXTENSIONS ARE GAIN DETECTABLE IF THEY PROJECT INTO THE CIRCULATION PATH.
 3. HANDRAILS SHALL NOT NOTATE WITHIN THEIR FITTINGS.

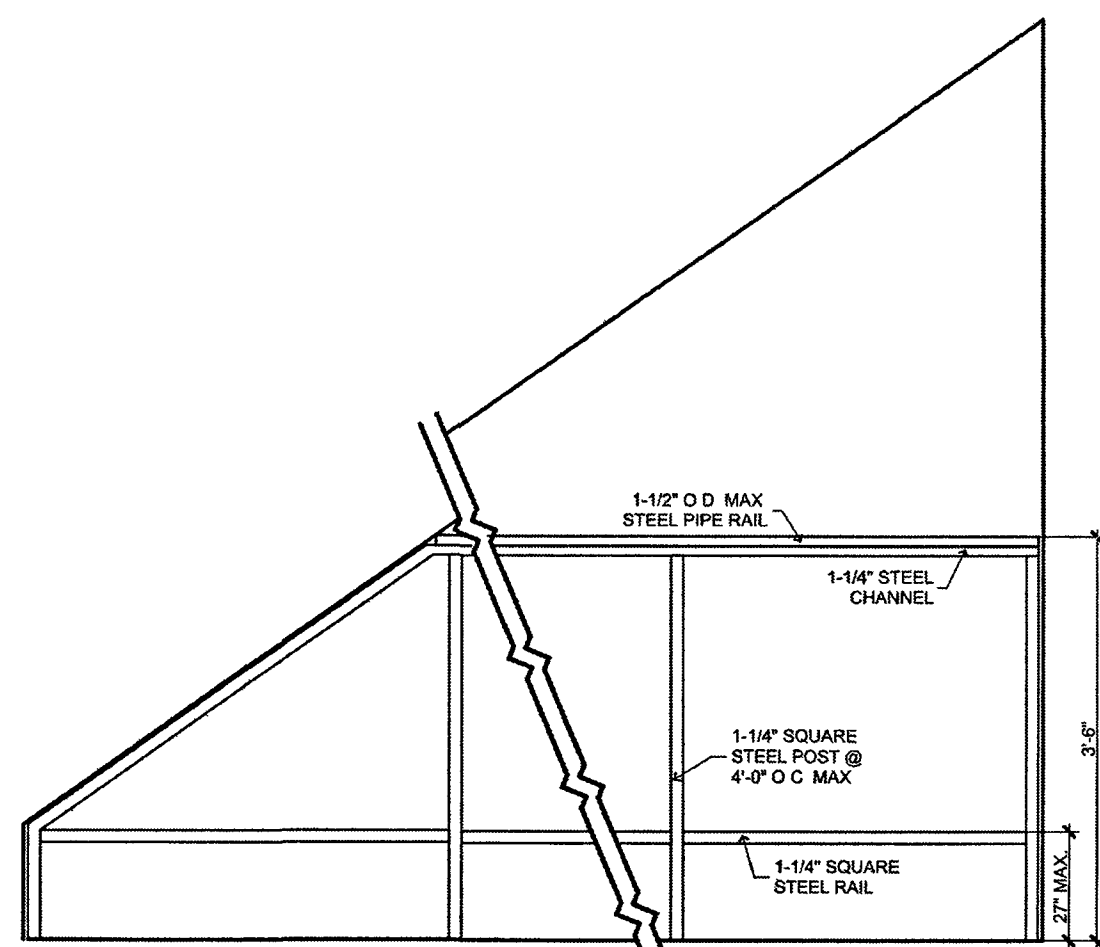
WALL MOUNTED HANDRAIL 11
SCALE 1/8" = 1'-0"



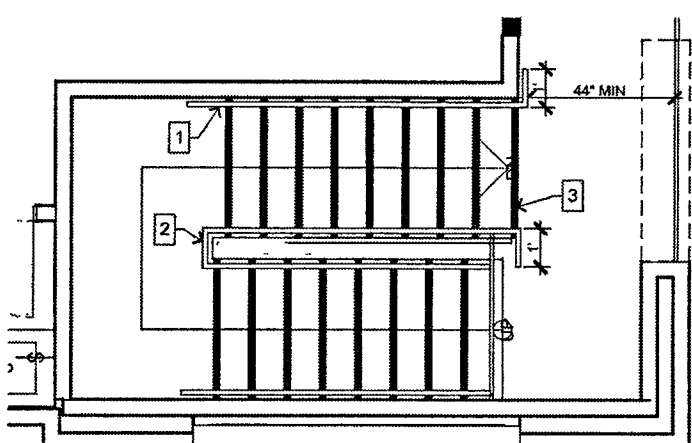
COMBO GUARDRAIL/HANDRAIL 10
SCALE 3/8" = 1'-0"



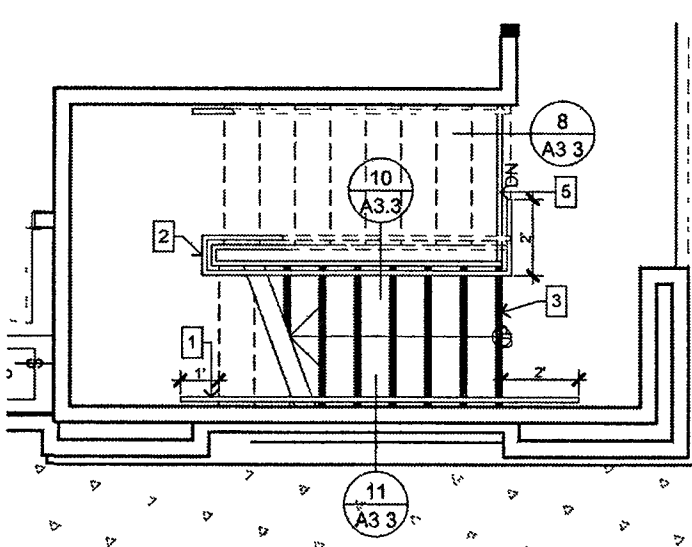
ENCLOSED RISER AND CONC. TREADS 9
SCALE 3/8" = 1'-0"



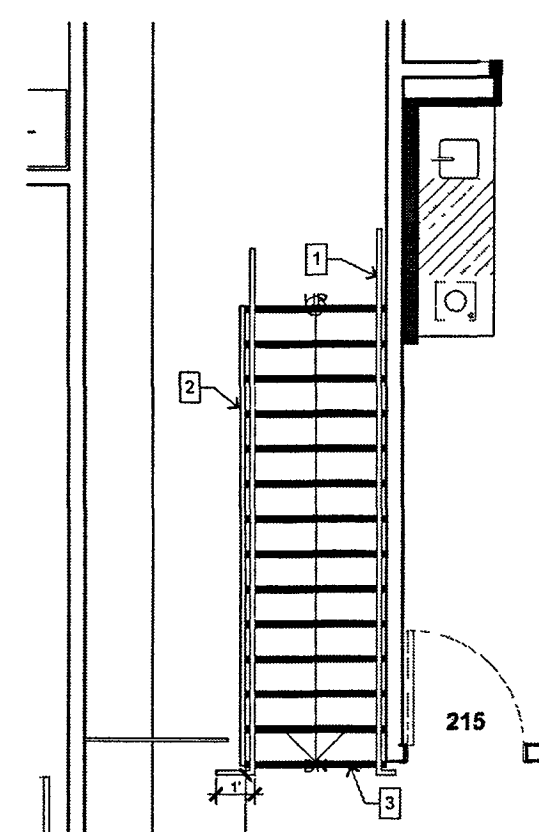
UNDER STAIR BARRIER 8
SCALE 1/8" = 1'-0"



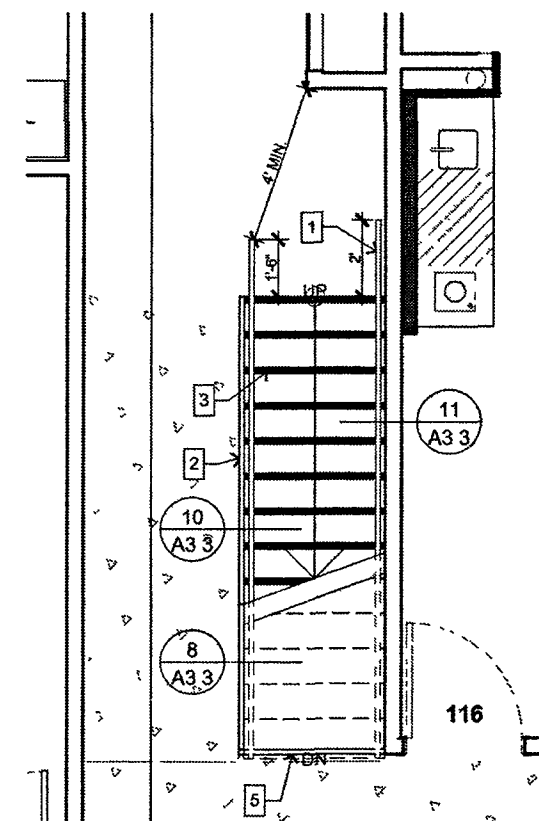
STAIR 4 - Level 2 7
SCALE 1/4" = 1'-0"



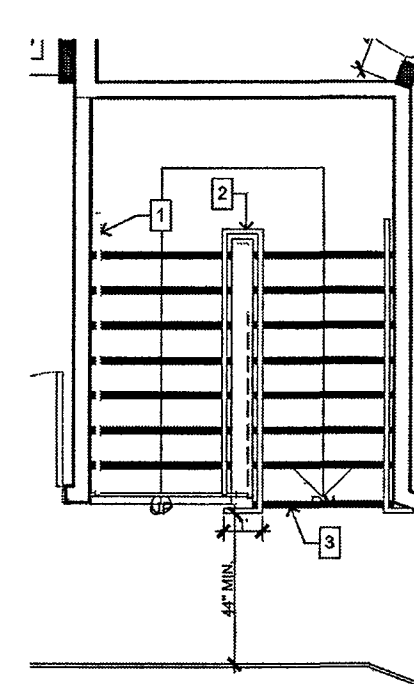
STAIR 4 - Level 1 6
SCALE 1/4" = 1'-0"



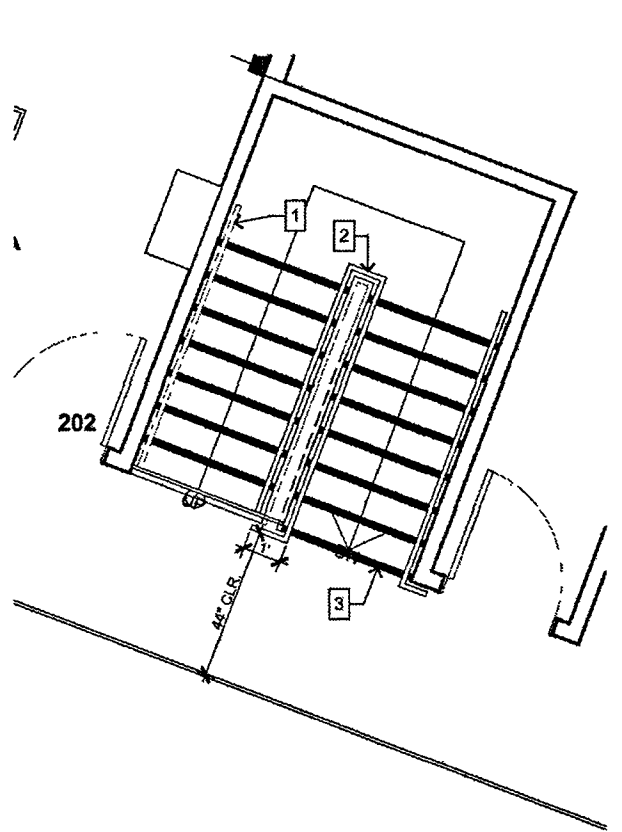
STAIR 3 - Level 2 5
SCALE 1/4" = 1'-0"



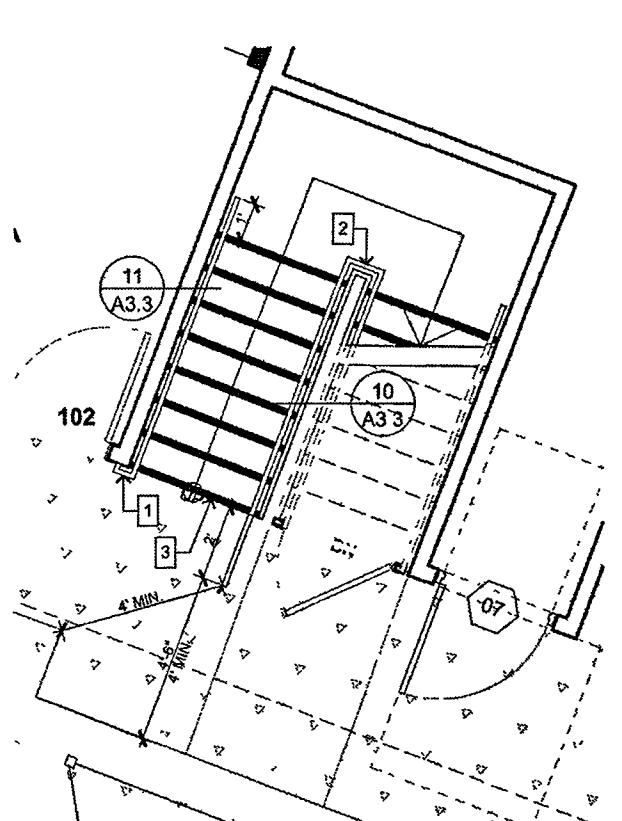
STAIR 3 - Level 1 4
SCALE 1/4" = 1'-0"



STAIR 2 - Level 2 3
SCALE 1/4" = 1'-0"



STAIR 1 - Level 2 2
SCALE 1/4" = 1'-0"



STAIR 1 - Level 1 1
SCALE 1/4" = 1'-0"

KEYNOTES

1. REMOVE AND REPLACE EXISTING STEEL HANDRAILS
2. MODIFY EXISTING GUARDRAIL/HANDRAIL
3. NEW STRIPING STRIPING SHALL BE 2'-4" PLACED PARALLEL TO, AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STAIR AND SHALL BE A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. STRIPING SHALL PROVIDE A CLEAR VISUAL CONTRAST
4. ENCLOSE RISER
5. INSTALL NEW STAIR BARRIER.

*NOTE THAT THE HANDRAIL EXTENSIONS ARE PROVIDED TO THE FULLEST EXTENT FEASIBLE.



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DATE 2/28/2022
DRAWN BY
CHECKED BY
PROJECT NUMBER 1958

REVISION	
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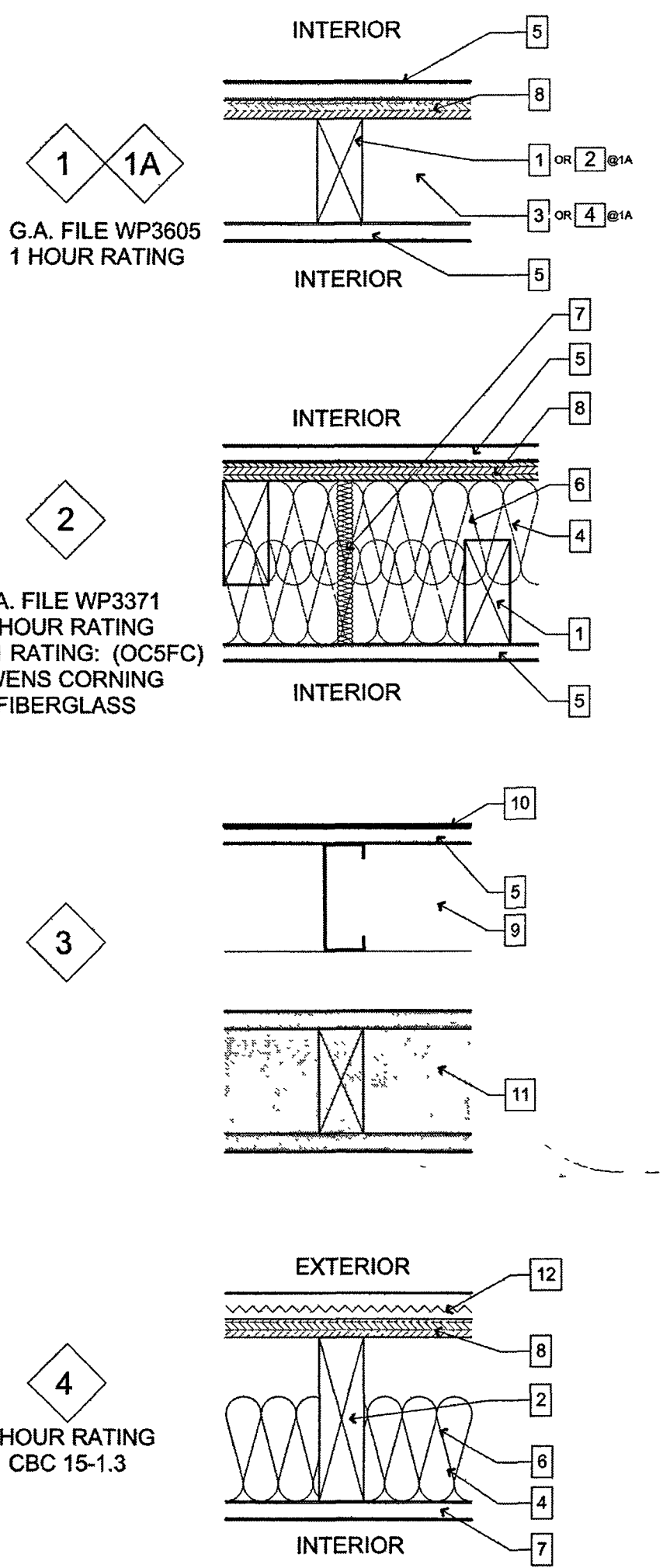
Days Inn King City
1130 Broadway Street
King City, CA 95930

1130 BROADWAY STREET, LP

ENLARGED PLANS - STAIRWAYS

A3.3

WALL TYPE LEGEND



WALL TYPE LEGEND KEYNOTES:

- 2x4 WOOD STUDS AT 16" O.C.
- 2x6 WOOD STUDS AT 16" O.C.
- 2x4 WOOD PLATE
- 2x6 WOOD PLATE
- 5/8" TYPE 'X' GYPSUM WALLBOARD
- 3-1/2" BATT INSULATION
- PROVIDE BATT INSULATION FIRE STOPPING AT 10'-0" O.C. MAXIMUM, VERTICALLY AND HORIZONTALLY
- STRUCTURAL SHEATHING WHERE OCCURS. SEE STRUCTURAL DRAWINGS.
- 3-5/8" STEEL STUD
- FRP PANEL
- (E) WALL
- EXT. CEMENT PLASTER OVER WIRE LATH (7/8" @ WOOD FRAMING & 1/2" @ CONCRETE)

WALL TYPE LEGEND NOTES:

- SEE STRUCTURAL DWGS. FOR LOCATIONS OF 3X STUDS, 3X PLATES AND PLYWOOD SHEATHING.
- ALL SILL PLATES AT GRADE AT EXTERIOR WALLS TO BE PRESSURE TREATED.
- ALL STEEL OUTLET/SWITCH BOXES IN FIRE-RESISTIVE ASSEMBLIES WHERE OPENINGS ARE REQUIRED TO BE PROTECTED SHALL NOT EXCEED 16 S.I. IN AREA, PROVIDED THAT THE AREA OF SUCH OPENINGS DOES NOT EXCEED 100 S.I. FOR ANY 100 S.F. OF WALL AREA.
- OUTLET BOXES ON OPPOSITE SIDES OF A FIRE-RESISTIVE WALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES.
- MEMBRANE PENETRATIONS FOR ELECTRICAL OUTLET BOXES OF ANY MATERIAL ARE PERMITTED, PROVIDED THAT SUCH BOXES ARE TESTED FOR USE IN FIRE-RESISTIVE ASSEMBLIES AND INSTALLED IN ACCORDANCE WITH THE TESTED ASSEMBLY.

DRYWALL JOINTS SYSTEMS:

- UNLESS OTHERWISE SPECIFIED, THE FACE LAYERS OF ALL SYSTEMS, EXCEPT THOSE WITH PREDECORATED OR METAL COVERED SURFACES, SHALL HAVE JOINTS TAPED (MIN. LEVEL 1 AS SPECIFIED IN GA-214, RECOMMENDED LEVELS OF GYPSUM BOARD FINISH) AND FASTENER HEADS TREATED. BASE LAYERS IN MULTI-LAYER SYSTEMS SHALL NOT BE REQUIRED TO HAVE JOINTS OR FASTENERS TAPED OR COVERED WITH JOINT COMPOUND. (PER THE GA MANUAL "GENERAL EXPLANATORY NOTES" NOTE #8)
- WHEN A FIRE RESISTANCE RATED PARTITION EXTENDS ABOVE THE CEILING, THE GYPSUM BOARD JOINTS OCCURRING ABOVE THE CEILING NEED NOT BE TAPED AND FASTENERS NEED NOT BE COVERED WHEN ALL OF THE FOLLOWING CONDITIONS ARE MET (PER THE GA MANUAL "GENERAL EXPLANATORY NOTE #7"):
 - THE CEILING IS PART OF A FIRE-RESISTANCE RATED FLOOR-CEILING OR ROOF-CEILING SYSTEM;
 - ALL VERTICAL JOINTS OCCUR OVER FRAMING MEMBERS;
 - HORIZONTAL JOINTS ARE EITHER STAGGERED 24" O.C. ON OPPOSITE SIDES OF THE PARTITION, OR ARE COVERED WITH STRIPS OF GYPSUM BOARD NOT LESS THAN 6" WIDE; OR THE PARTITION IS A TWO-LAYER SYSTEM WITH JOINTS STAGGERED 16" OR 24" O.C. AND THE PARTITION IS NOT PART OF A SMOKE OR SOUND CONTROL SYSTEM.
- USE CORNER BEAD AND FIRE TAPE AT ALL EXPOSED GYPSUM BOARD ENDS
- FOR ANY ADDITIONAL NOTES ON THE TREATMENT OF JOINTS, REFER TO THE TESTED FIRE CONSTRUCTION.

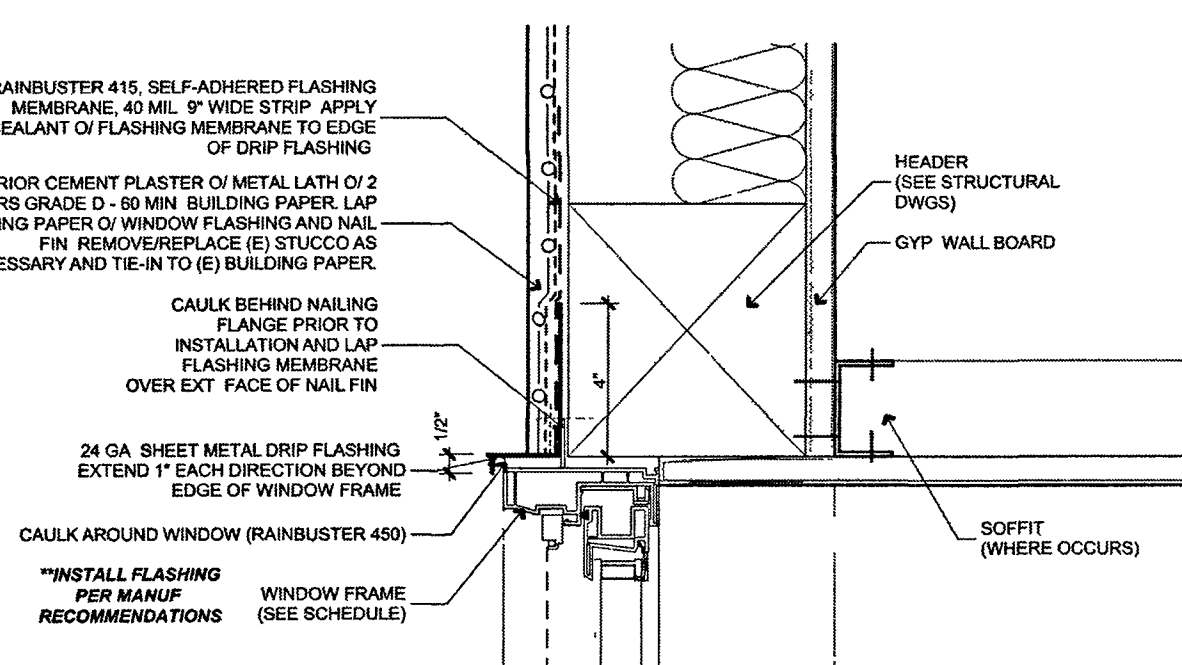
FIRE-RESISTANT JOINT SYSTEMS:

- JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM. SEE EXCEPTIONS BELOW:
- FLOORS WITHIN A SINGLE DWELLING UNIT.
- FLOORS WHERE THE JOINT IS PROTECTED BY A SHAFT ENCLOSURE.
- FLOORS WITH ATRIUMS WHERE THE SPACE ADJACENT TO THE ATRIUM IS INCLUDED IN THE VOLUME OF THE ATRIUM FOR SMOKE CONTROL PURPOSES.
- MEZZANINE FLOORS.
- FLOORS AND RAMPS WITH OPEN AND ENCLOSED PARKING GARAGES.
- WALLS THAT ARE PERMITTED TO HAVE UNPROTECTED OPENINGS.
- ROOFS WHERE OPENINGS ARE PERMITTED.
- CONTROL JOINTS NOT EXCEEDING A MAX. WIDTH OF 0.625".
- JOINT SYSTEM SHALL BE SECURELY INSTALLED IN OR ON THE JOINT FOR THE ENTIRE LENGTH SO AS TO NOT DISLODGE, LOOSEN OR OTHERWISE IMPAIR ITS ABILITY TO ACCOMMODATE EXPECTED BUILDING MOVEMENTS.
- JOINT SYSTEM SHALL BE DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRE FIRE-RESISTANCE RATING.

WALL TYPES

SCALE 3/4" = 1'-0"

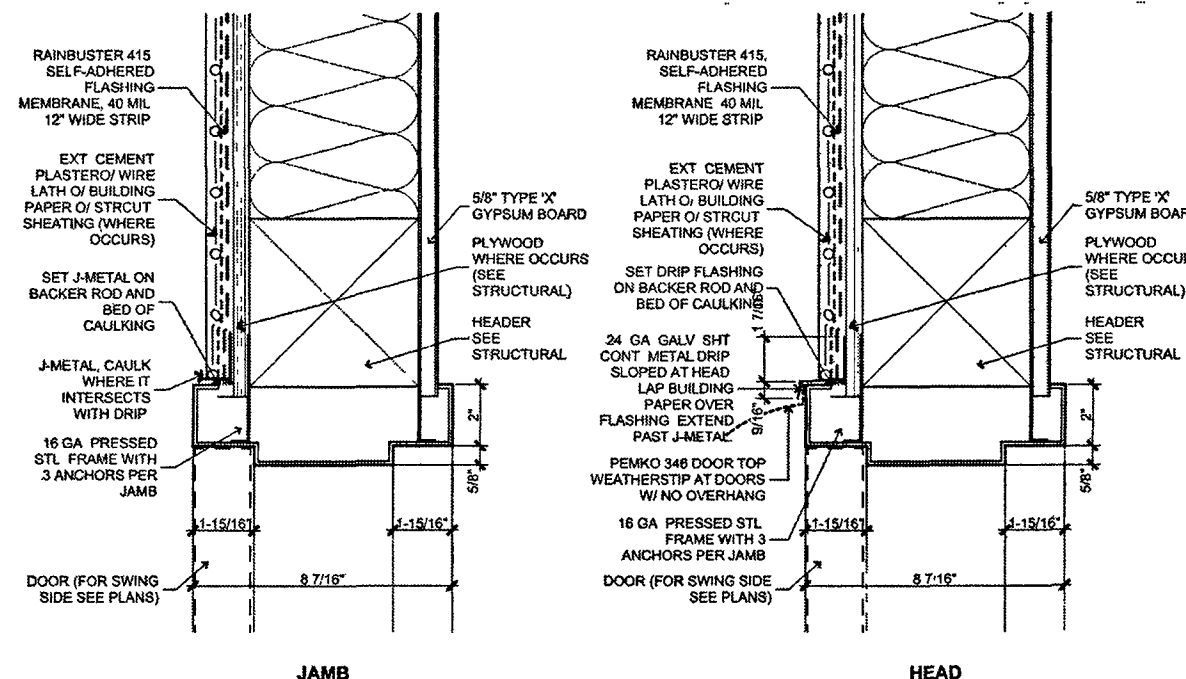
11



NEW WINDOW HEAD

SCALE 3/4" = 1'-0"

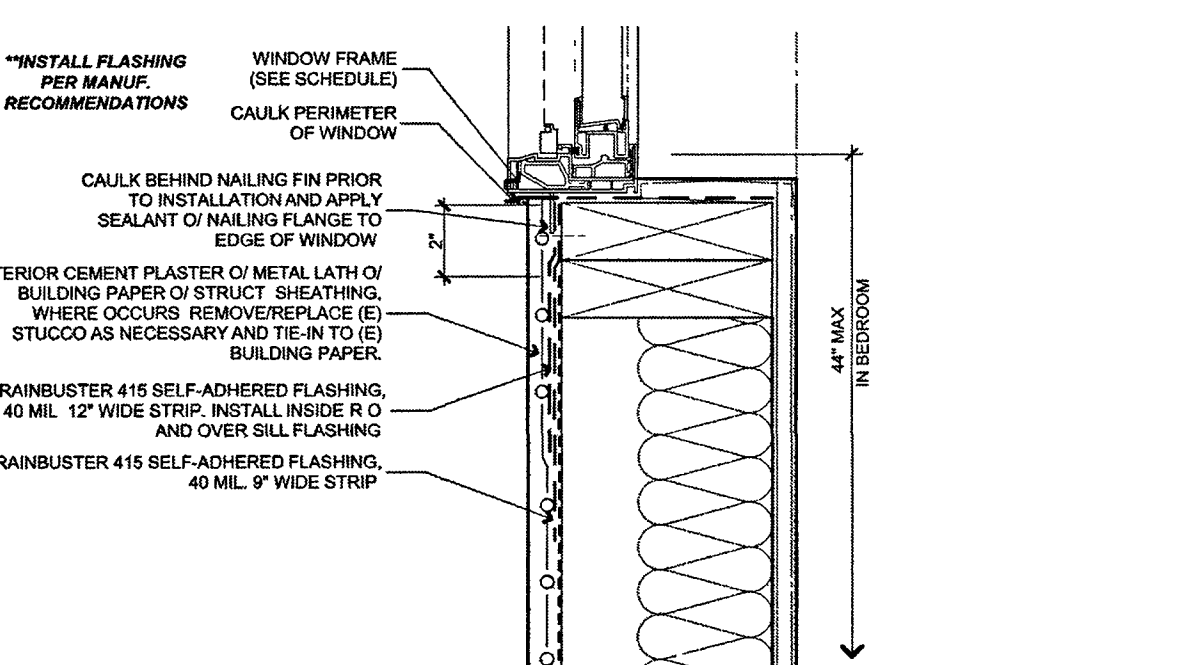
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NEW HM EXTERIOR HEAD & JAMB

NOT TO SCALE

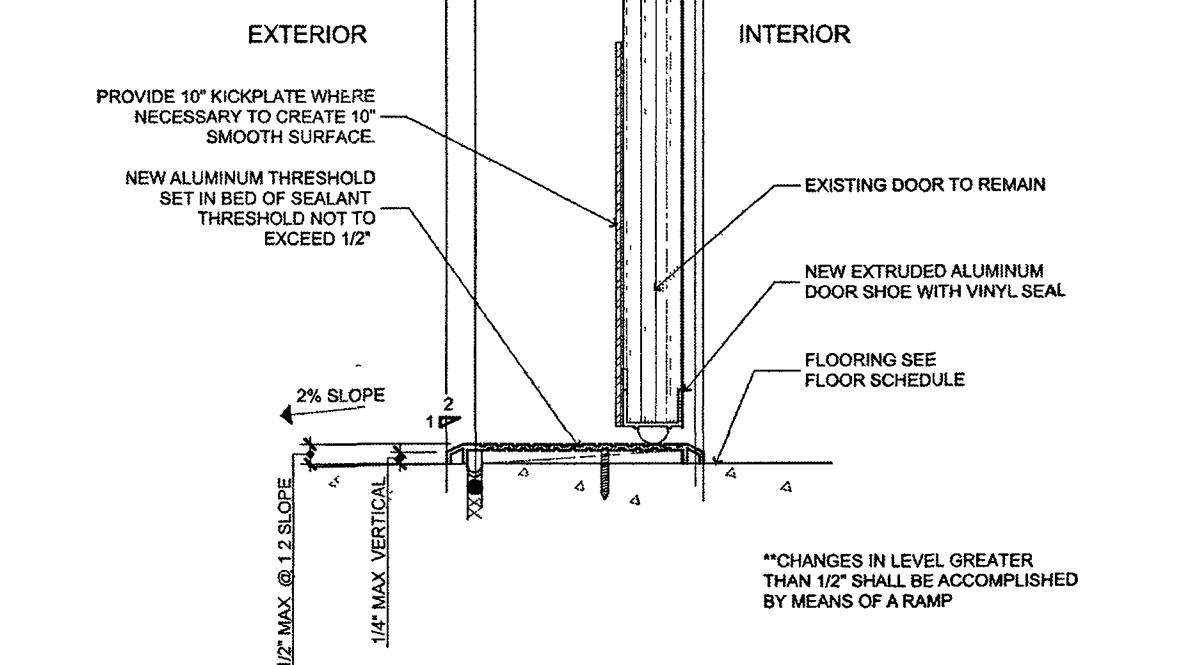
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NEW WINDOW SILL

SCALE 3/4" = 1'-0"

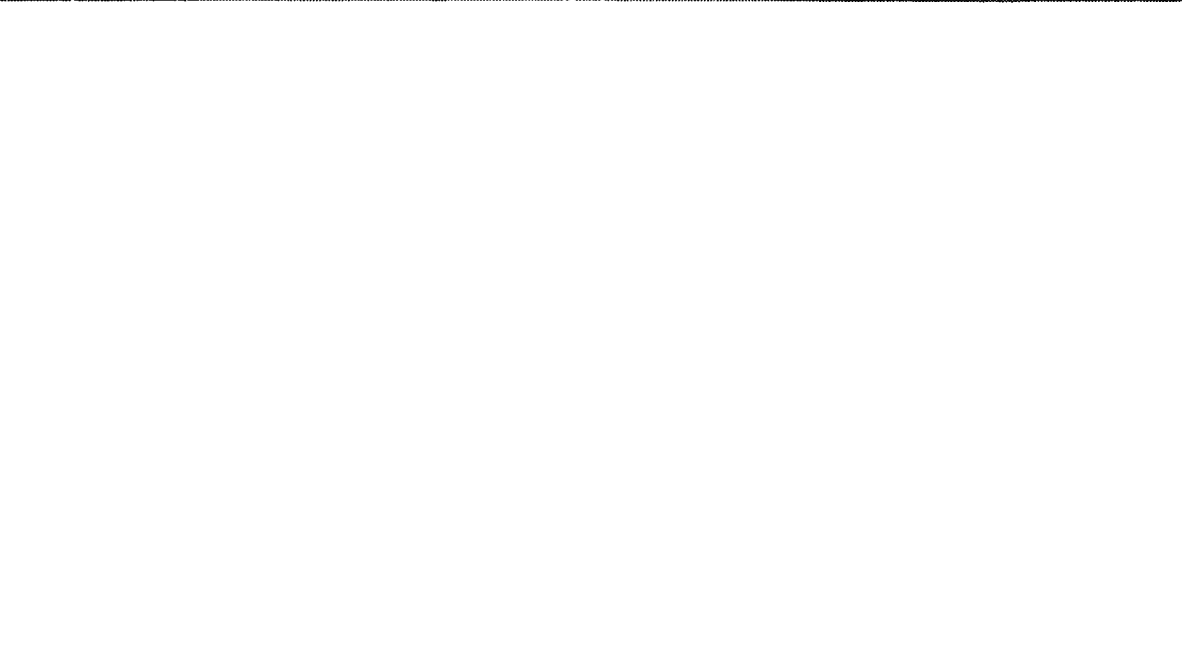
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ADA EXTERIOR DOOR THRESHOLD

SCALE 3/4" = 1'-0"

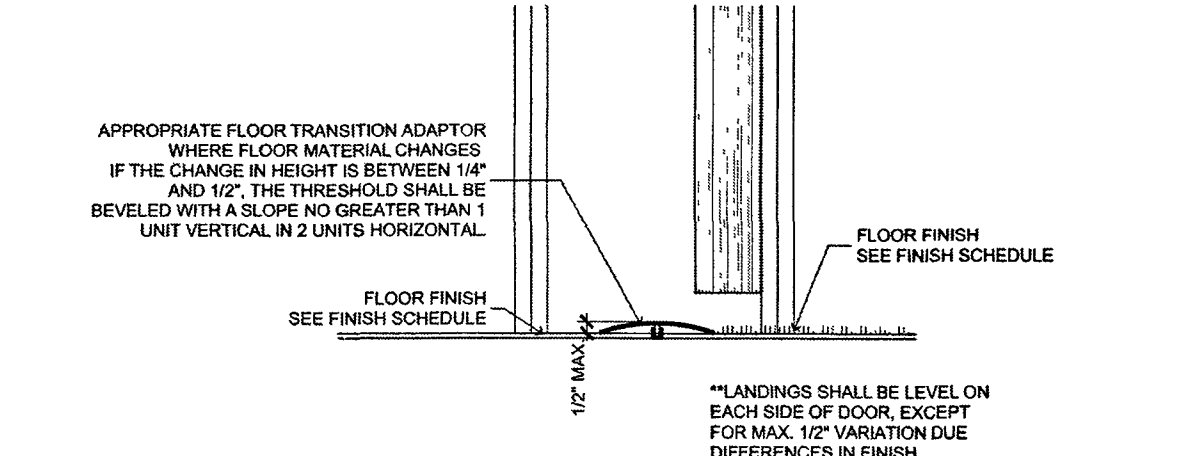
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NEW INT. DOOR HEAD

SCALE 3/4" = 1'-0"

3



NEW INT. DOOR THRESHOLD

SCALE 3/4" = 1'-0"

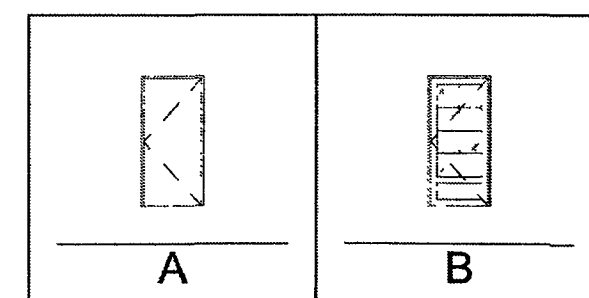
4

DOOR SCHEDULE										
ID	W	H	THK	TYPE	FIRE RATING	MATERIAL	FINISH	FRAME	CLOSER/SMOKE SEAL	GLAZING
01	3'	8'-0"		A	-	COMPOSITE	PRIME AND PAINT	MDF W/ APPL.	NO	-
02	3'	8'-0"		A	-	COMPOSITE	PRIME AND PAINT	MDF W/ APPL.	NO	-
03	3'	8'-0"		A	-	COMPOSITE	PRIME AND PAINT	MDF W/ APPL.	NO	-
04	3'	8'-0"		A	-	HOLLOW METAL	PRIME AND PAINT	16 GA. HM	NO	-
05	3'	8'-0"		A	-	HOLLOW METAL	PRIME AND PAINT	16 GA. HM	NO	-
06	3'	8'-0"		A	-	HOLLOW METAL	PRIME AND PAINT	16 GA. HM	NO	-
07	3'	8'-0"		A	-	HOLLOW METAL	PRIME AND PAINT	16 GA. HM	NO	-
08	3'	8'-0"		B	-	FIBERGLASS	PRIME AND PAINT	MDF W/ APPL.	NO	-
09	3'	8'-0"		A	-	COMPOSITE	PRIME AND PAINT	MDF W/ APPL.	NO	-

TYPICAL DOOR NOTES:

- REPLACE UNIT ENTRY DOOR HARDWARE W/ CAL-KROYAL INTERCONNECTED LOCK (JHL SERIES) LEVER TO BE DOVER DESIGN
- MAXIMUM EFFORT TO OPERATE DOORS OR GATES SHALL NOT EXCEED 5 LBS. FOR DOORS OR GATES WHEN FIRE DOORS ARE REQUIRED, THE MAX. EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO 10 LBS. MAX. ALLOWABLE BY THE APPROPRIATE ENFORCEMENT AGENCY. NOT TO EXCEED 15 POUNDS
- DOOR GASTS SHALL PROVIDE A TIGHT FITTING SHIM AND SHIM CONTROL ASSEMBLY PROVIDING A SEAL AT THE TOP OF BOTH SIDES AND ACROSS THE TOP.
- EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT
- DOOR HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PUNCHING OR TWISTING OF THE WRIST TO OPERATE
- ALL DOORS TO HAVE ACCESSIBLE LEVER HARDWARE UNLESS NOTED OTHERWISE WITH PANIC HARDWARE. LEVERS ARE TO BE CURVED WITH A RETURN TO WITHIN 1/2" OF THE DOOR OR GATE
- ALL OPERABLE PARTS OF DOOR HARDWARE SHALL BE LOCATED FROM 34" - 44" AFF
- SHIMMED DOOR OR GATE SURFACES WITHIN 1/2" OF THE FINISHED FLOOR. SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED ROCK PLATES SHALL BE CAIPPED
- EXTERIOR DOOR THRESHOLDS AT THE FIRST FLOOR ARE TO BE REPLACED WITH ADA COMPLIANT THRESHOLDS. INSTALL ADJUST DOOR SHOE AS NECESSARY
- CLOSET DOORS ARE TO BE 2 PANEL HARDSHARD BYPASS DOORS BY CONTROLS WARDROBE MODEL "COLONIAL" OR APPROVED EQUAL

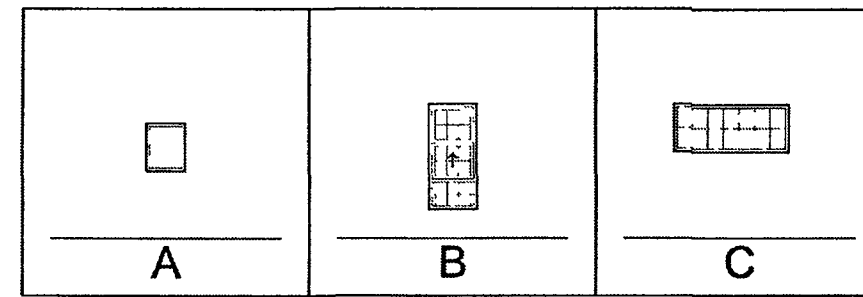
*CONFIRM EXISTING DOOR IS IN GOOD WORKING ORDER AND COMPLES WITH TYPICAL DOOR NOTES ABOVE AS REQUIRED. REPAIR, REPLACE OR PROVIDE NEW AS REQUIRED



WINDOW SCHEDULE										
ID	W	H	THK	TYPE	FRAME	FINISH	DUAL GLAZING	TEMPERED	EGRESS	FIRE RATING
A	2'	2'-0"		FIXED	VINYL	FACTORY FINISH	YES	NO	NO	-
B	2'-0"	8'-0"		DOUBLE HUNG	VINYL	FACTORY FINISH	YES	NO	NO	-
C	8'	2'-0"		FIXED	VINYL	FACTORY FINISH	YES	NO	NO	-

TYPICAL WINDOW NOTES:

- WINDOWS LISTED IN WINDOW SCHEDULE ARE NEW WINDOW OPENINGS OR MODIFIED OPENINGS ONLY
- ALL HEADERS TO MATCH EXISTING (I.N.D.)
- DETAILABLE PARTS TO BE LOCATED NO HIGHER THAN 48" AFF AND ARE NOT TO REQUIRE TIGHT GRASPING, PUNCHING, OR TWISTING OF THE WRIST THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS



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