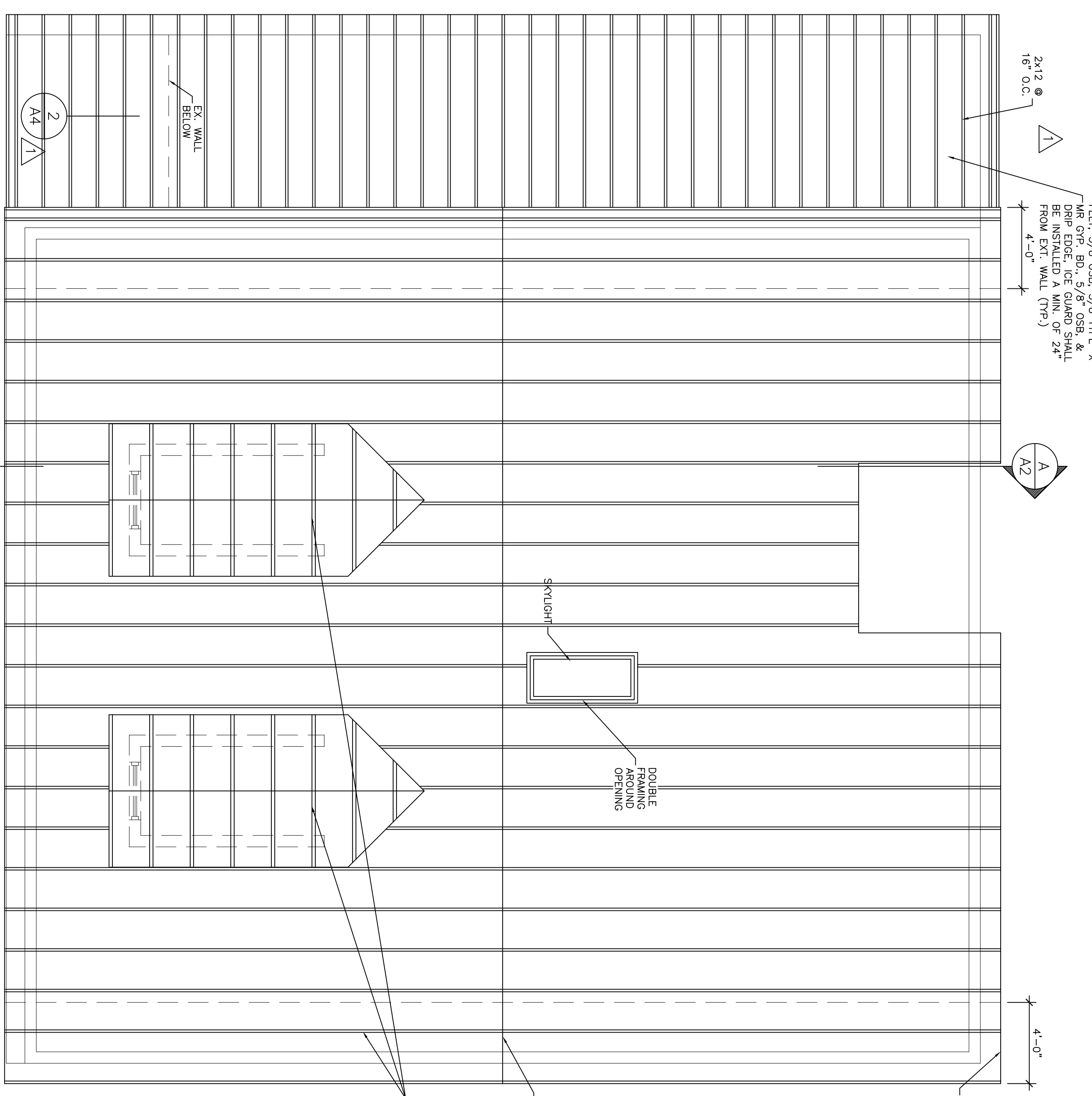
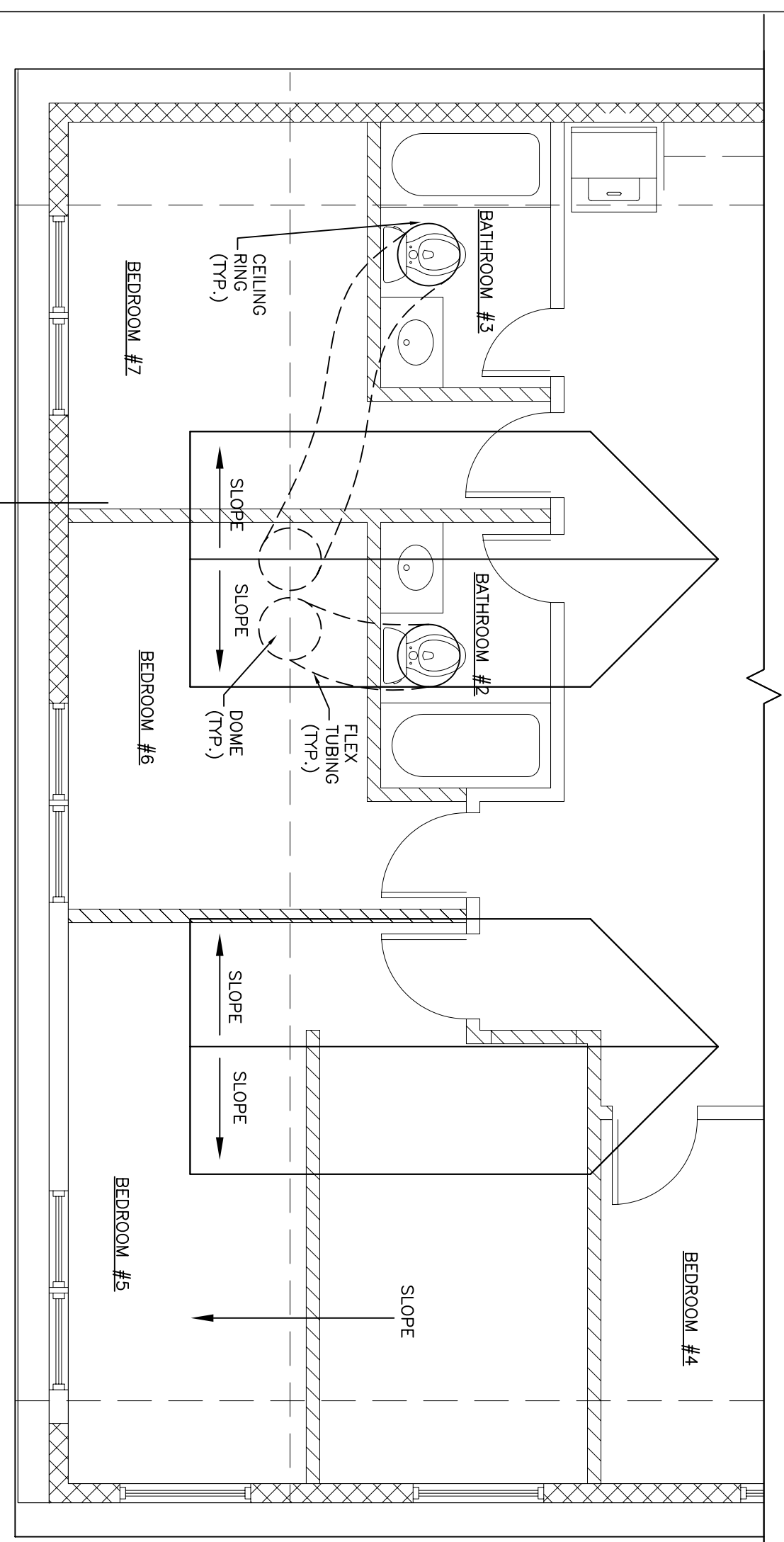


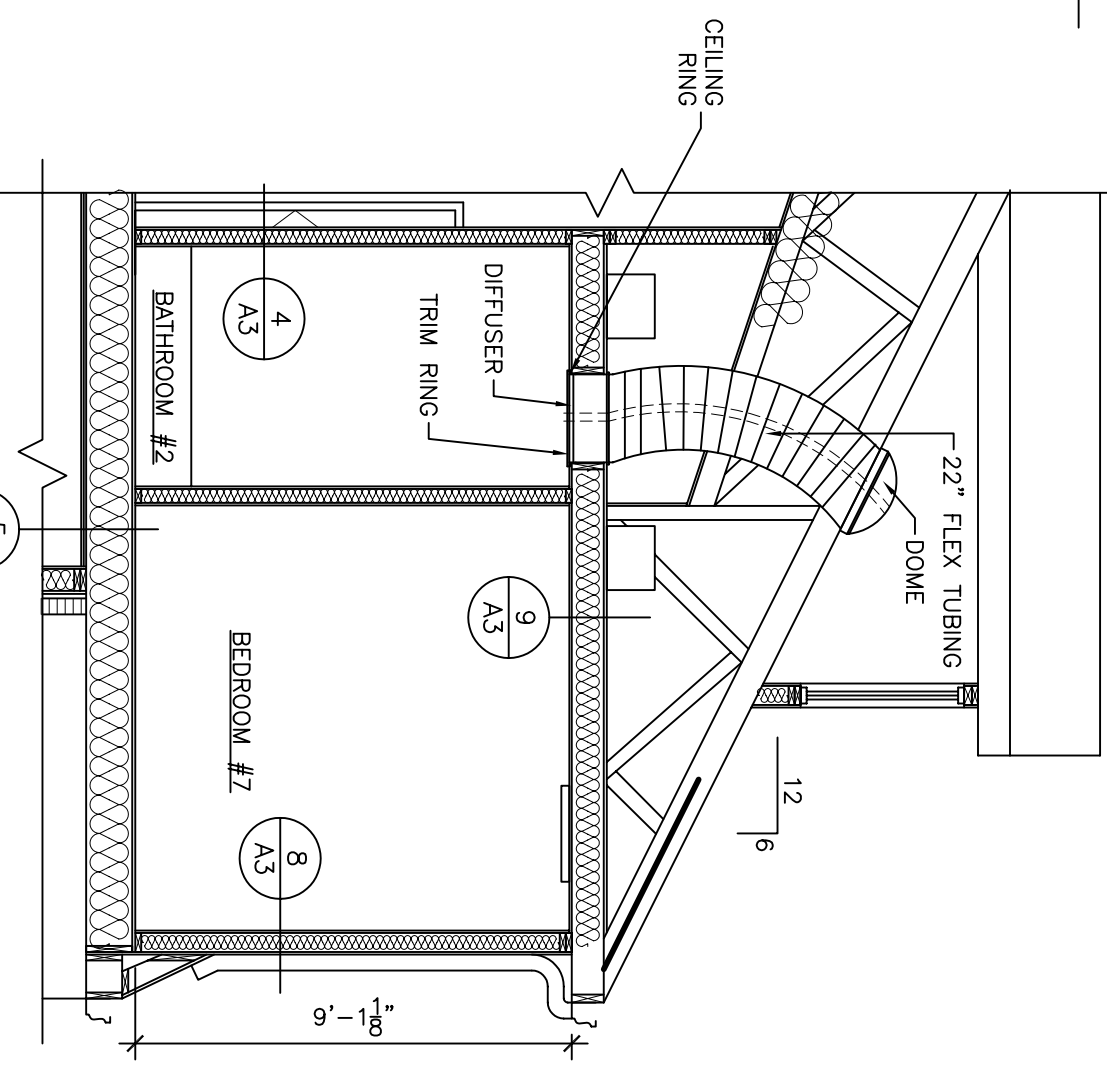
**PROPOSED FOOTER PLAN**  
SCALE: 1/4" = 1'-0"



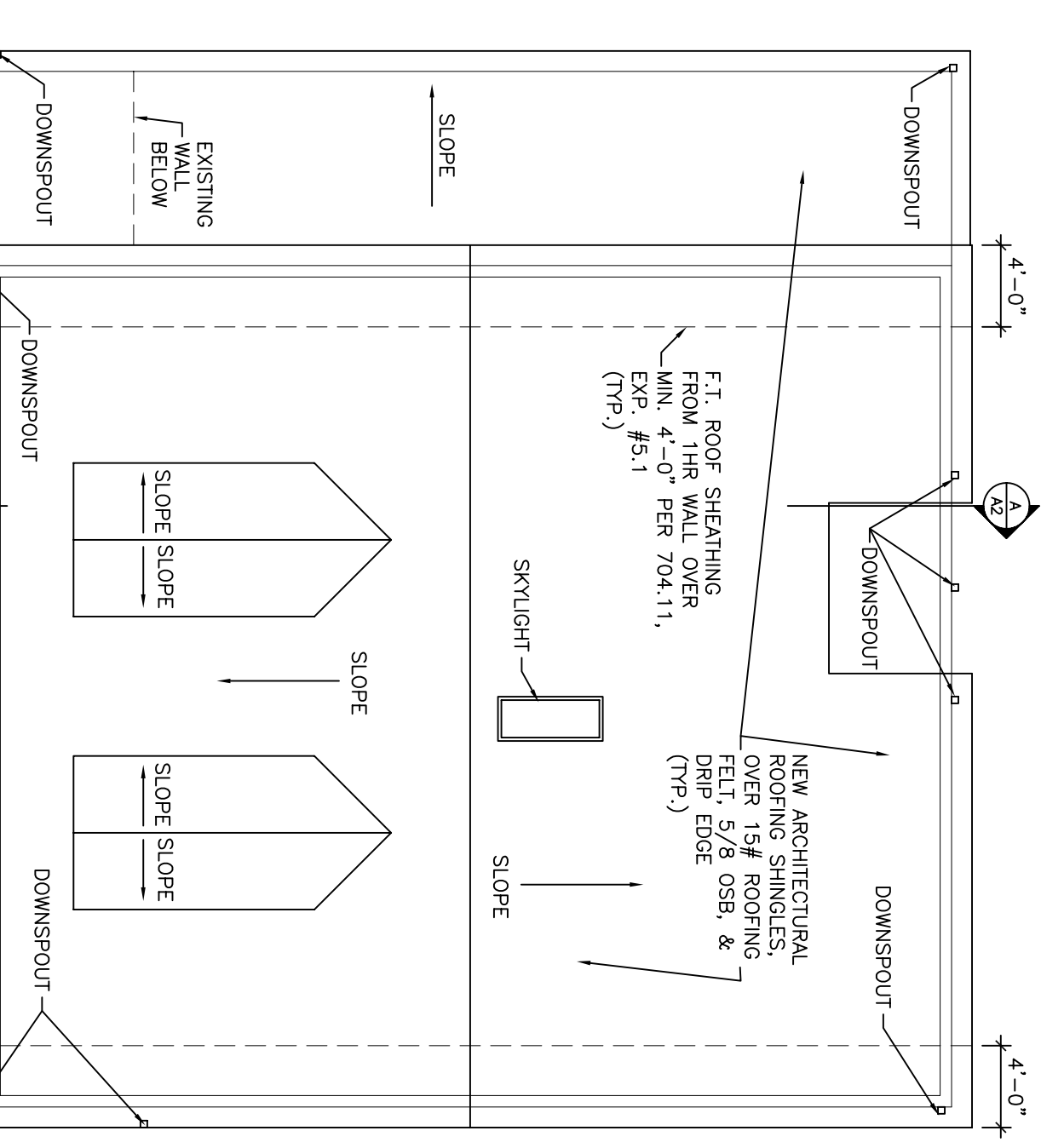
**PROPOSED ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



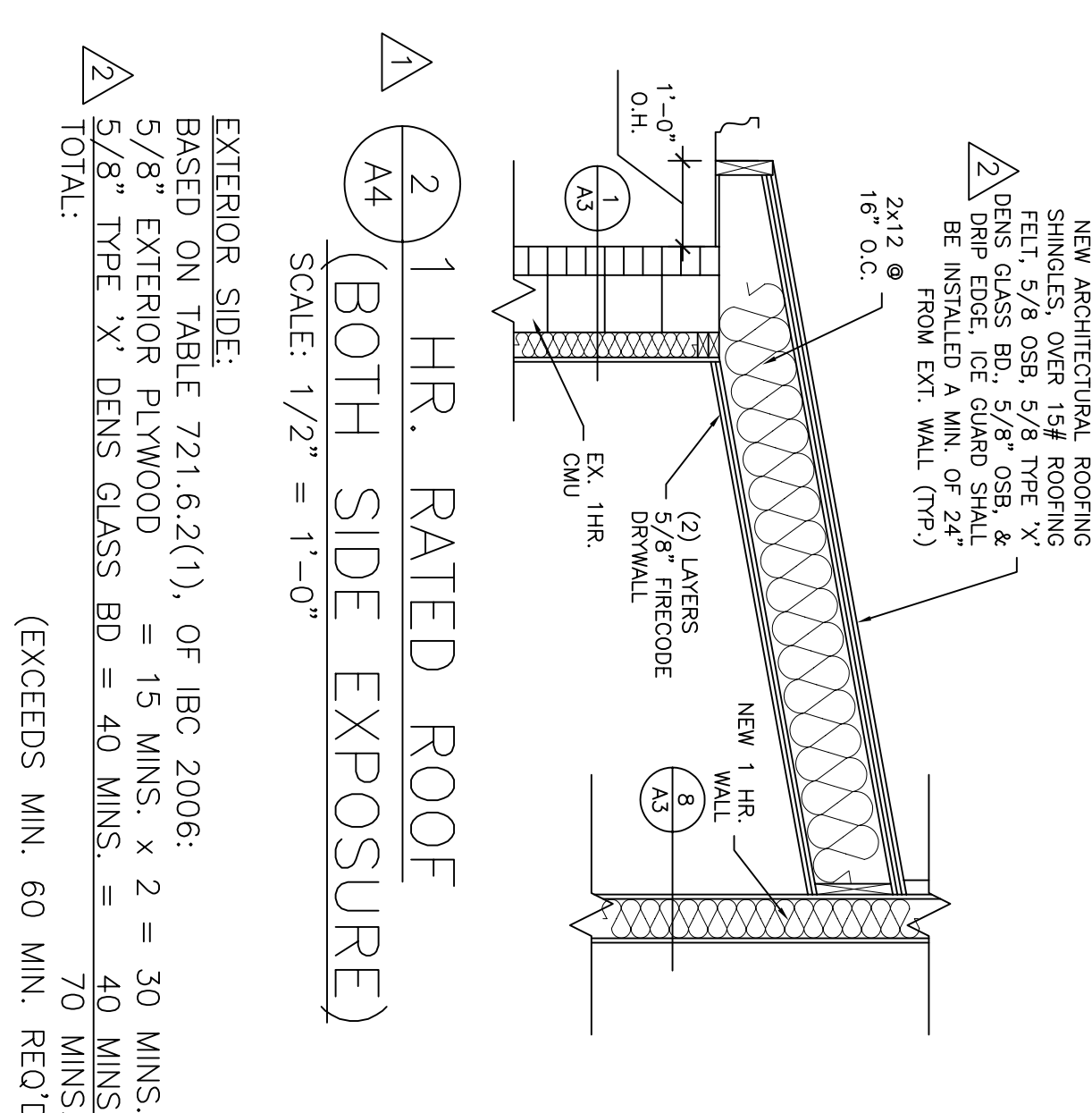
**PARTIAL PLAN**  
SCALE: 1/8" = 1'-0"



**A4 DETAIL**  
SCALE: 1" = 1'-0"



**PROPOSED ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**1 DETAIL**  
SCALE: 1" = 1'-0"

**1 HR. RATED ROOF (BOTH SIDE EXPOSURE)**  
SCALE: 1/2" = 1'-0"

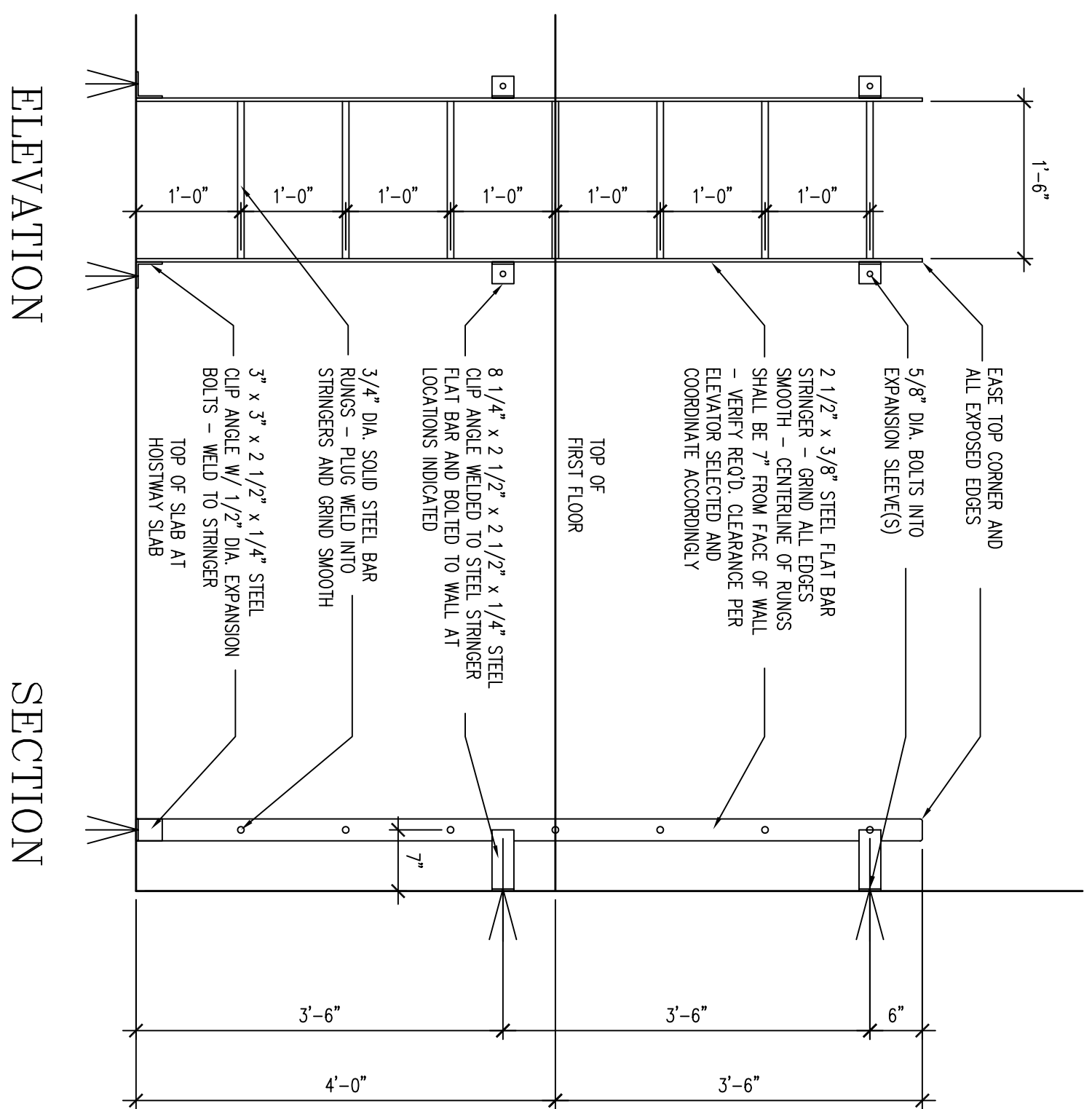
**EXTERIOR SIDE:**  
BASED ON TABLE 721.6.2(1), OF IBC 2006:  
5/8" EXTERIOR PLYWOOD = 15 MINS. x 2 = 30 MINS.  
5/8" TYPE 'X' DENS. GLASS BD = 40 MINS. = 40 MINS.  
TOTAL: 70 MINS.  
(EXCEEDS MIN. 60 MIN. REQ'D)

**INTERIOR SIDE:**  
BASED ON TABLE 721.6.2(1), OF IBC 2006,  
(2) LAYERS OF 5/8" FIRECODE DRYWALL WILL PROVIDE  
80 MINS. OF FIRE RESISTANCE, THEREBY MEETING THE  
60 MIN. REQUIREMENT.

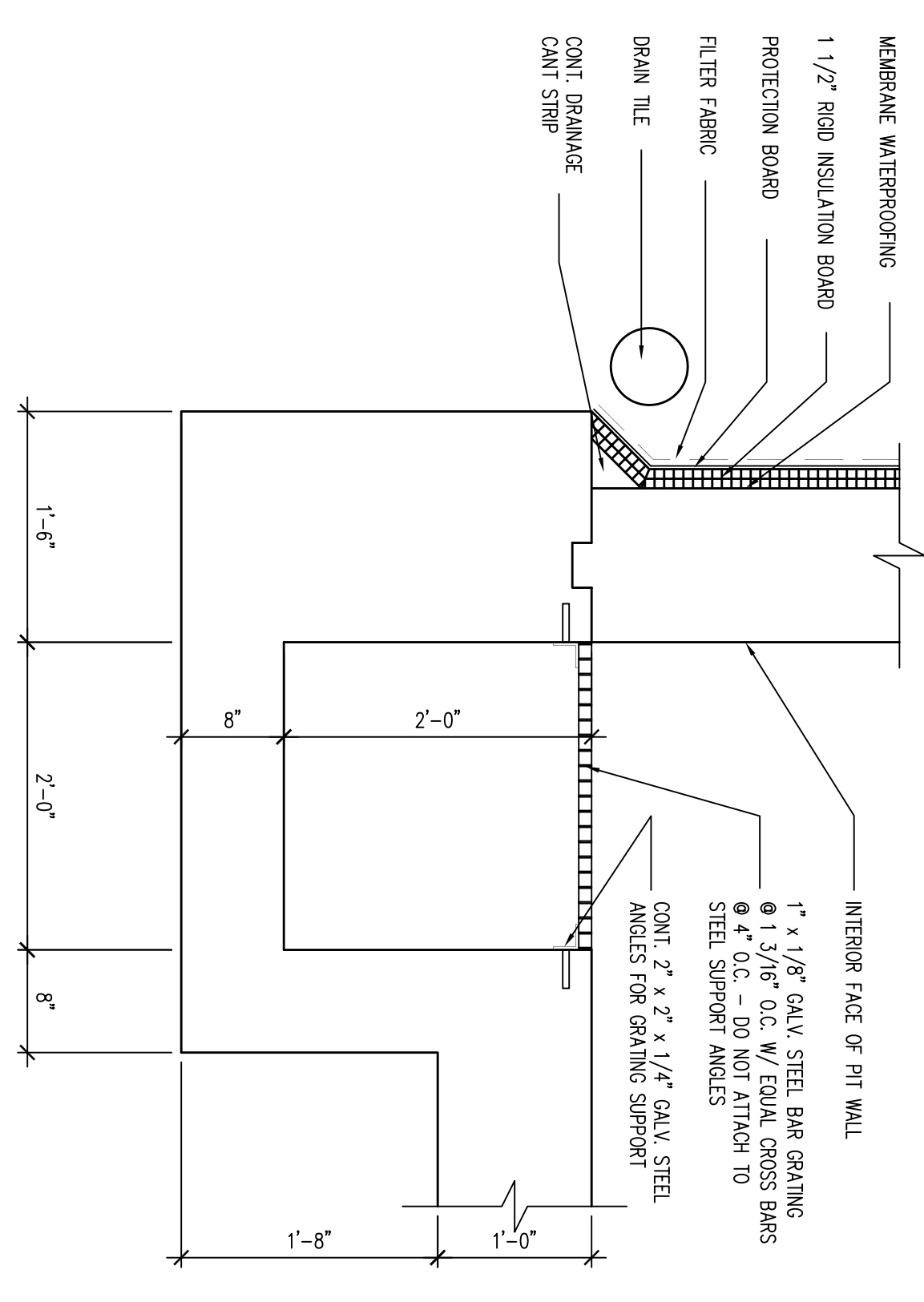
NEW ARCHITECTURAL ROOFING  
SHINGLES OVER 1 1/2" ROOFING  
FELT, 5/8" OSB, 5/8" TYPE 'X'  
DRYWALL OVER 5/8" OSB. X  
DRIP EDGE, ICE GUARD SHALL  
BE INSTALLED A MIN. OF 24"  
FROM EXT. WALL (TYP.)

FT. ROOF SHEATHING  
FROM EX. WALL OVER  
MIN. 4'-0" PER 704-11,  
EXP. #5.1  
(TYP.)

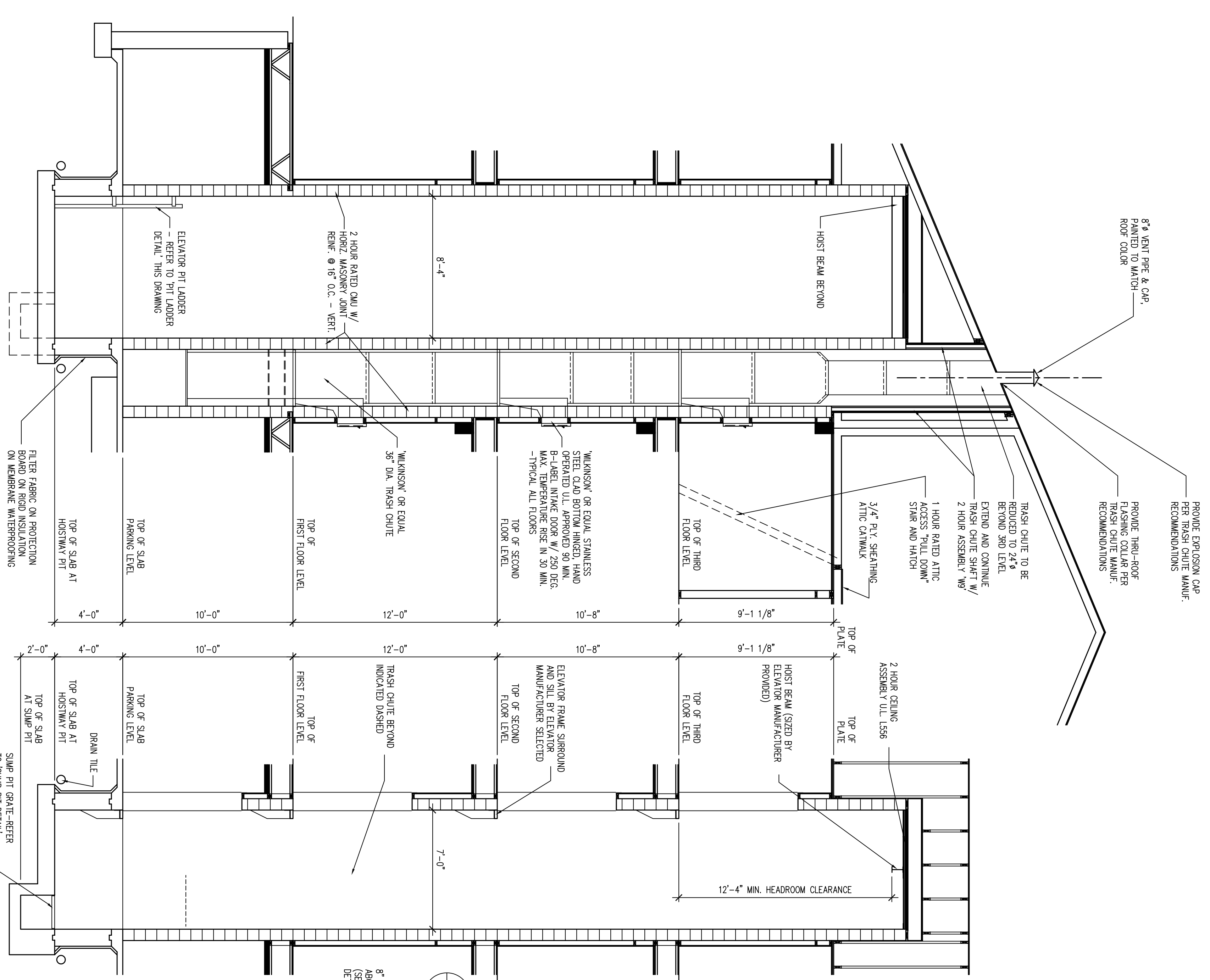




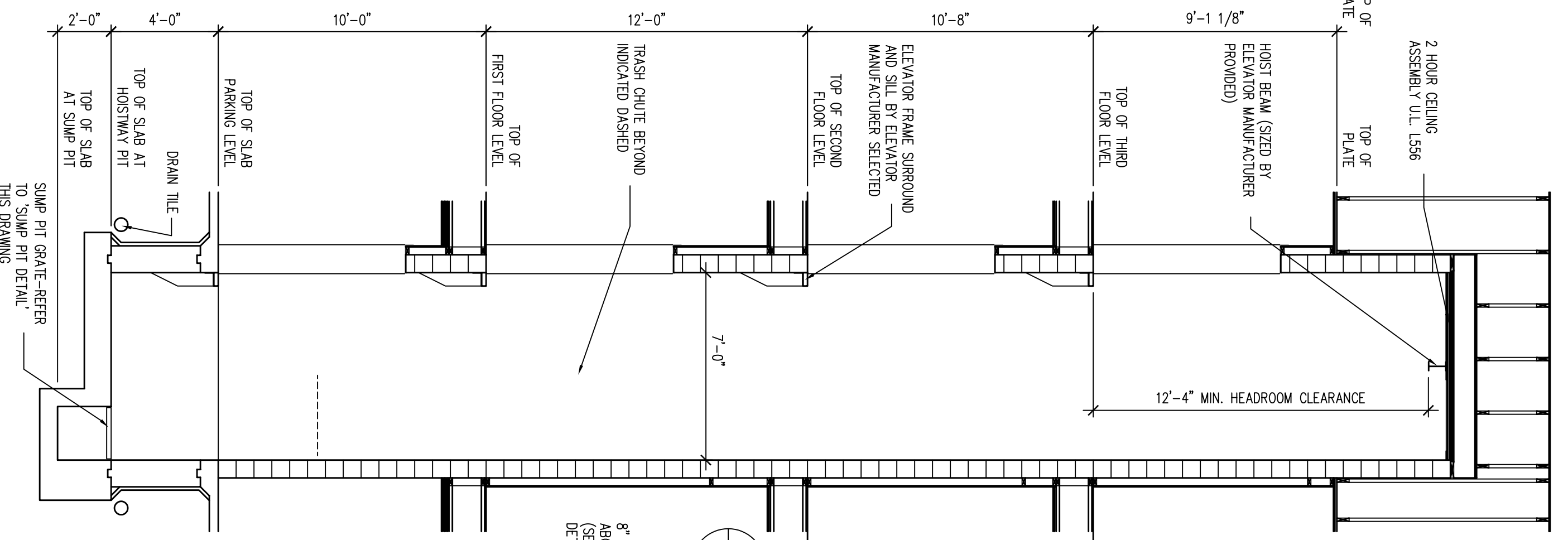
**PIT LADDER DETAIL**  
SCALE: 3/4" = 1'-0"



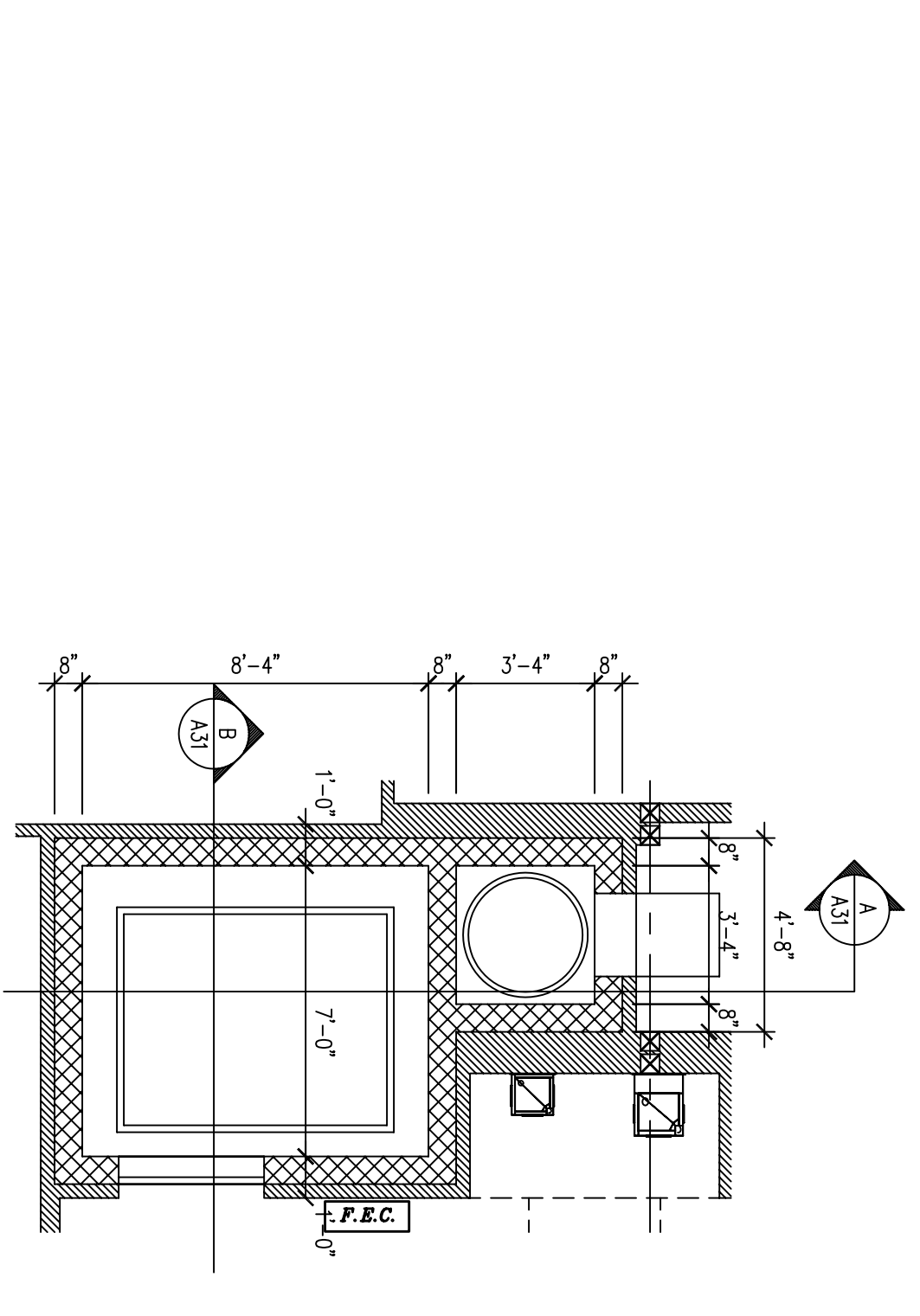
**SUMP PIT DETAIL**  
SCALE: 1" = 1'-0"



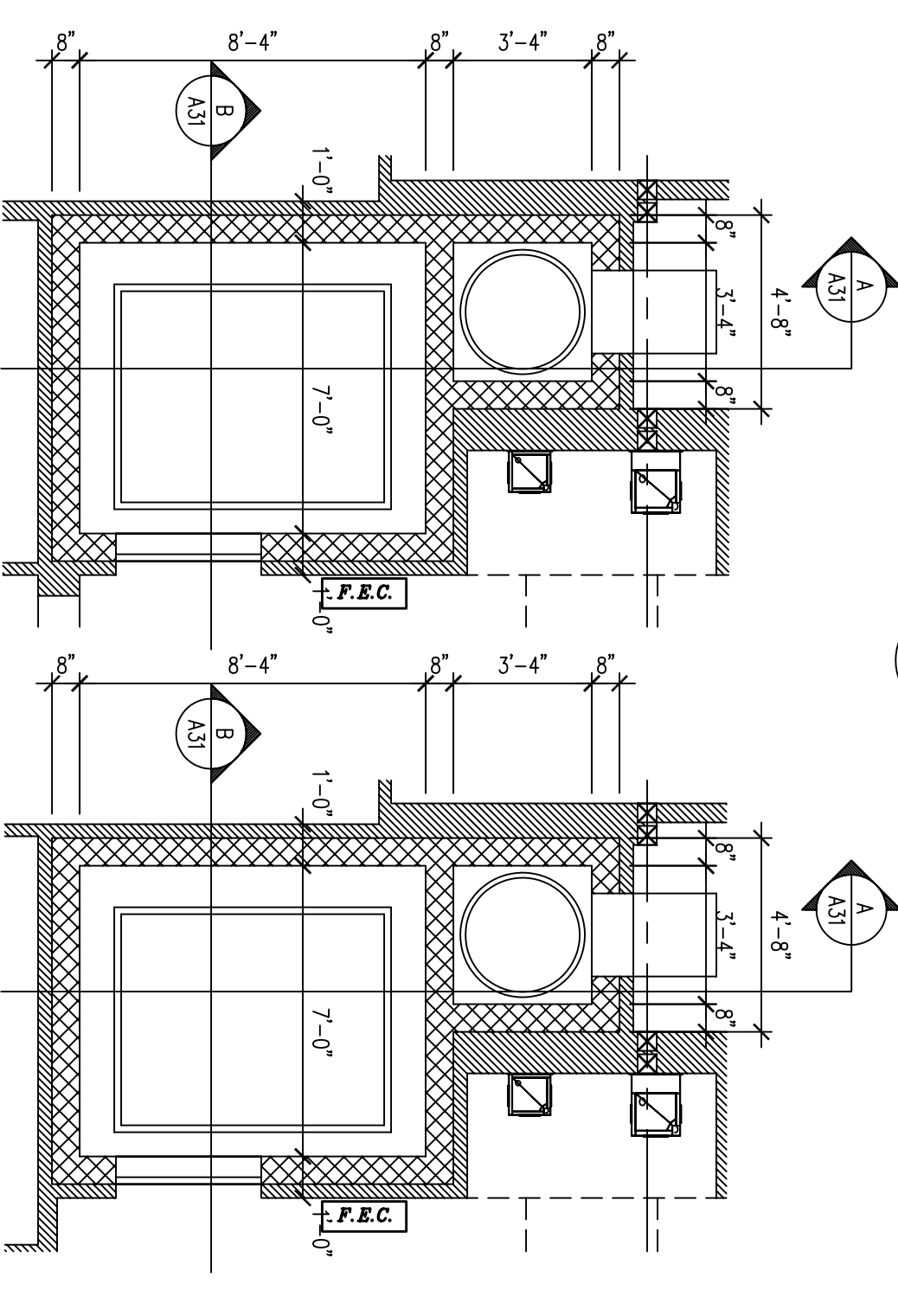
**CROSS SECTION A**  
SCALE: 1/4" = 1'-0"



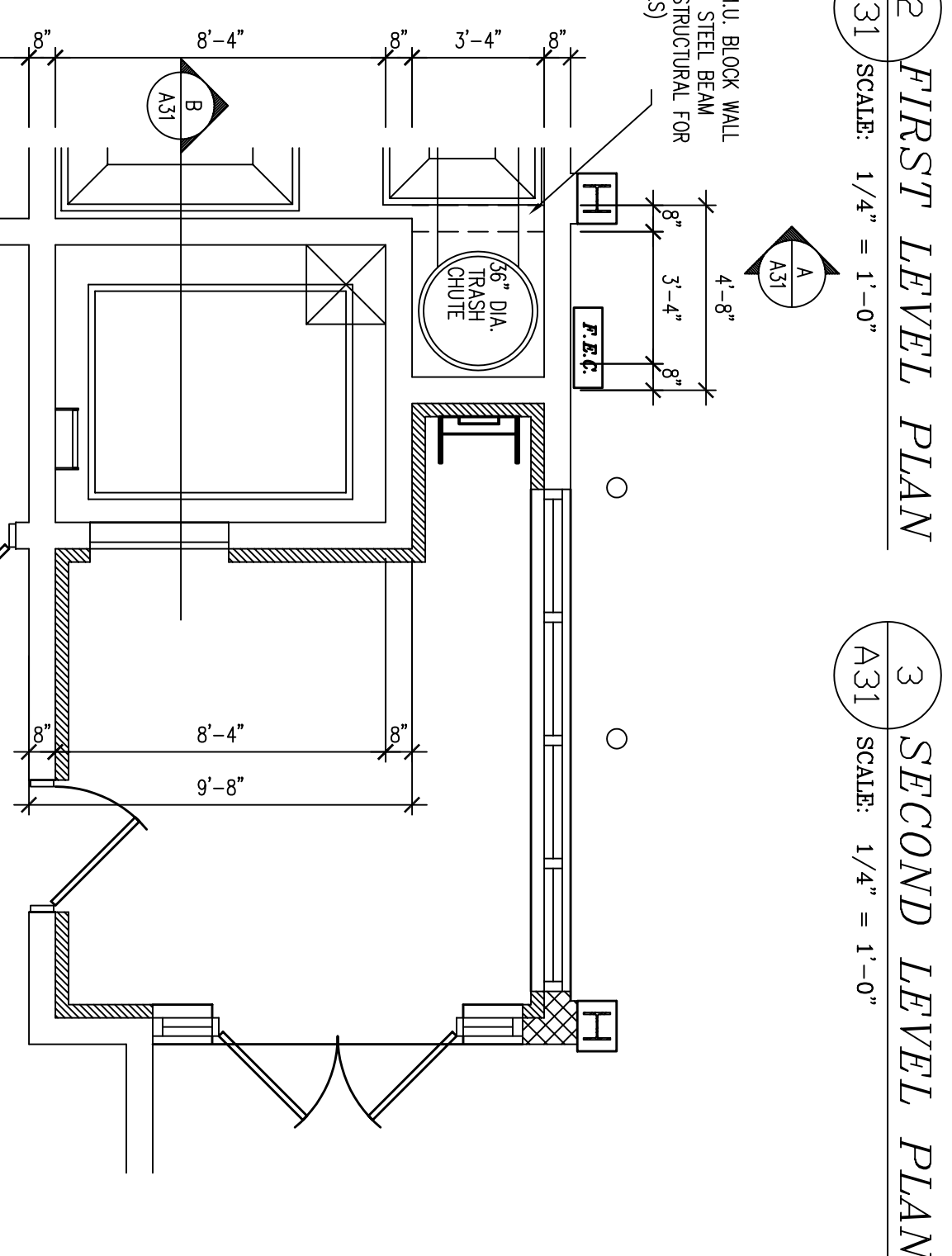
**CROSS SECTION B**  
SCALE: 1/4" = 1'-0"



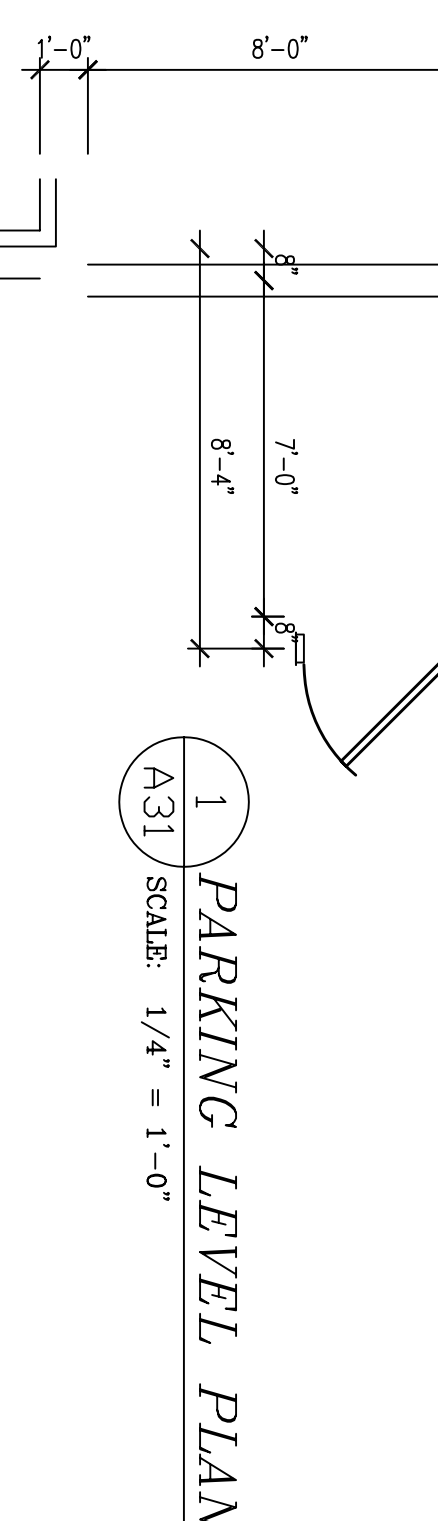
**4 THIRD LEVEL PLAN**  
SCALE: 1/4" = 1'-0"



**3 SECOND LEVEL PLAN**  
SCALE: 1/4" = 1'-0"



**2 FIRST LEVEL PLAN**  
SCALE: 1/4" = 1'-0"



**1 PARKING LEVEL PLAN**  
SCALE: 1/4" = 1'-0"

**ACCESSIBILITY NOTES:**

- 1. UNITS 11 & 15 MEET TYPE 'A' ACCESSIBILITY. ALL OTHER UNITS MEET TYPE 'B' ACCESSIBILITY. ACCORDING TO 2010 INTERNATIONAL BUILDING CODE (IBC) AND 2010 INTERNATIONAL SLEEPING TENANCY CODE (ISITC).
- 2. KITCHEN TYPES 'A' & 'D' ARE CONSIDERED ADA COMPLIANT.

<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>1. AS PER SECTION 1003.12.3, A WORK SURFACE 30"W &amp; 34"H IS PROVIDED.</li> <li>2. AS PER SECTION 1003.12.3.1, EXCEPTION:             <ol style="list-style-type: none"> <li>a) THE CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE.</li> <li>b) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETS.</li> <li>c) THE WALLS FINISH AND SURROUNDING CABINETS ARE FINISHED AS PER SECTION 1003.12.4.2, THE FRONT OF THE SINK SHALL BE 15" MIN. ABOVE THE FINISH FLOOR.</li> <li>d) THE CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK.</li> <li>e) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETS.</li> <li>f) THE WALLS FINISH AND SURROUNDING CABINETS ARE FINISHED AS PER SECTION 1003.12.4.3, WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE PROTECTED TO PROTECT SINKS FROM FREEZING. SINKS SHALL BE 10" SHIP OR ABOVE SINK SURFACES UNDER SINKS.</li> <li>6. AS PER SECTION 1003.12.6.6, REFRIGERATOR/FREEZERS SHALL BE SUE-BY-SUE TYPE OR FREEZER-ON-BOTTOM.</li> <li>7. AS PER SECTION 1003.12.6.4, THE LOCATION OF RANGE CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS.</li> </ol> </li> </ol>				<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>1. AS PER SECTION 1003.12.3, A WORK SURFACE 30"W &amp; 34"H IS PROVIDED.</li> <li>2. AS PER SECTION 1003.12.3.1, EXCEPTION:             <ol style="list-style-type: none"> <li>a) THE CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE.</li> <li>b) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETS.</li> <li>c) THE WALLS FINISH AND SURROUNDING CABINETS ARE FINISHED AS PER SECTION 1003.12.4.2, THE FRONT OF THE SINK SHALL BE 15" MIN. ABOVE THE FINISH FLOOR.</li> <li>d) THE CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK.</li> <li>e) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETS.</li> <li>f) THE WALLS FINISH AND SURROUNDING CABINETS ARE FINISHED AS PER SECTION 1003.12.4.3, WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE PROTECTED TO PROTECT SINKS FROM FREEZING. SINKS SHALL BE 10" SHIP OR ABOVE SINK SURFACES UNDER SINKS.</li> <li>6. AS PER SECTION 1003.12.6.6, REFRIGERATOR/FREEZERS SHALL BE SUE-BY-SUE TYPE OR FREEZER-ON-BOTTOM.</li> <li>7. AS PER SECTION 1003.12.6.4, THE LOCATION OF RANGE CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS.</li> </ol> </li> </ol>
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<p><b>KITCHEN TYPE 'A'</b></p> <p>-LOCATED IN UNITS #1, #18, #21, #23, #31 &amp; #33          -LOCATED IN UNITS #12, #13, #14, #15, #16, #17, #19, #20, #22, #24, #25, #26, #27, #28, #29, #30, #32 &amp; #35</p>	<p><b>KITCHEN TYPE 'B'</b></p> <p>-LOCATED IN UNITS #3, #23 &amp; #33          -LOCATED IN UNITS #11, #21 &amp; #31</p>	<p><b>KITCHEN TYPE 'C'</b></p> <p>-LOCATED IN UNITS #4, #24 &amp; #34          -LOCATED IN UNITS #16, #26, &amp; #36</p>	<p><b>KITCHEN TYPE 'D'</b></p> <p>-LOCATED IN UNITS #5, #25, &amp; #35</p>
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<p><b>ELEVATION #1A</b></p>	<p><b>ELEVATION #1B</b></p>	<p><b>ELEVATION #1C</b></p>	<p><b>ELEVATION #1D</b></p>	<p><b>UTILITY ROOM FOR TYPE 'A' UNIT</b></p> <p><b>UTILITY ROOM FOR TYPE 'A' UNIT</b></p> <p>-LOCATED IN UNIT #11</p> <p>NOTE: IF TYPE 'B' UNITS WITH 6' UTILITY ROOMS (UNITS 1, 3, 14, 16, 17, 23, 24, 26, 27, 33, 34, 36, 37) WOULD BE UTILIZED FOR TYPE 'B' STACKABLE WASHER &amp; DRYER CAN BE PROVIDED WITH 50/48 CLEAR FLOOR SPACE REQUIREMENT.</p>
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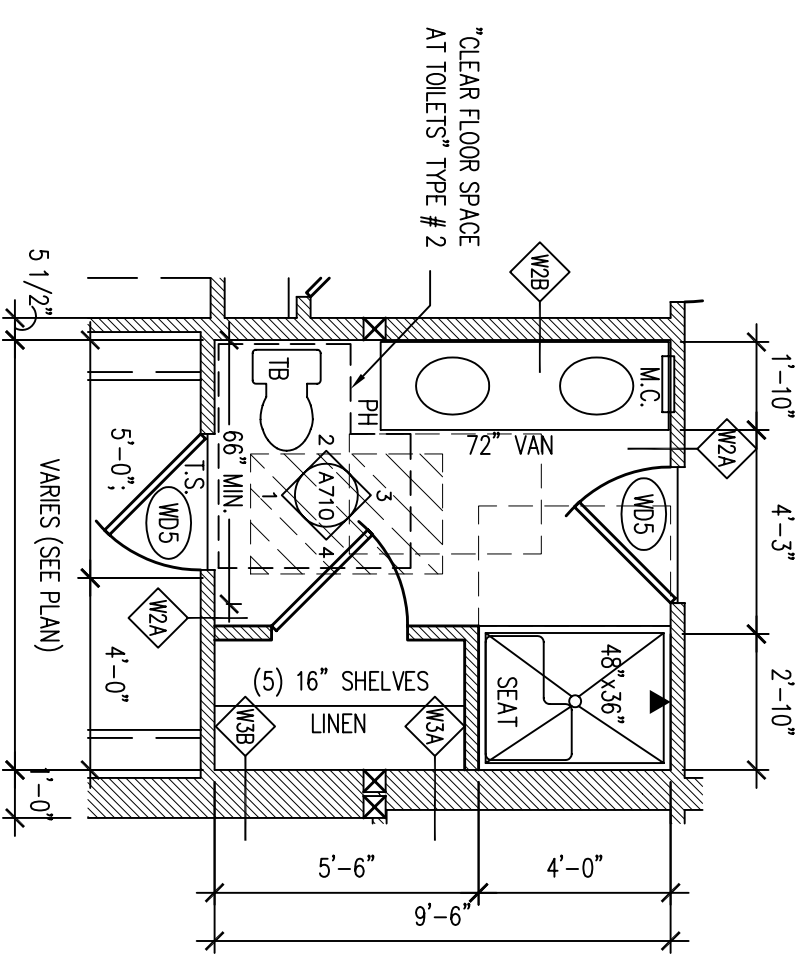
<p><b>ELEVATION #2A</b></p>	<p><b>ELEVATION #2B</b></p>	<p><b>ELEVATION #2C</b></p>	<p><b>ELEVATION #2D</b></p>	<p><b>UTILITY ROOM FOR TYPE 'A' UNIT</b></p> <p>-LOCATED IN UNIT #15</p>
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<p><b>ELEVATION #3A</b></p>	<p><b>ELEVATION #3B</b></p>	<p><b>ELEVATION #3C</b></p>	<p><b>ELEVATION #3D</b></p>
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<p><b>ELEVATION #4A</b></p>	<p><b>ELEVATION #4B</b></p>	<p><b>ELEVATION #4C</b></p>	<p><b>ELEVATION #4D</b></p>
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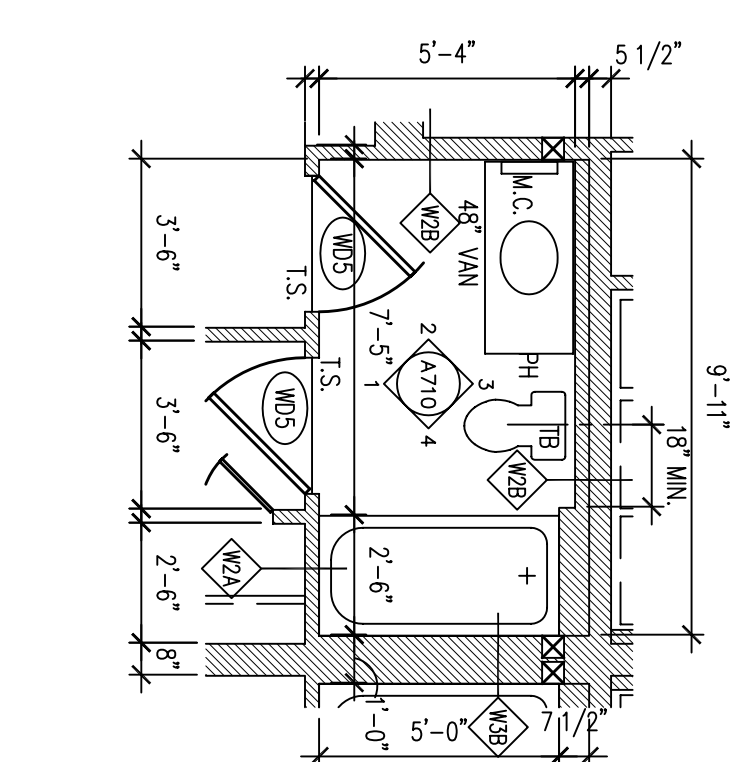
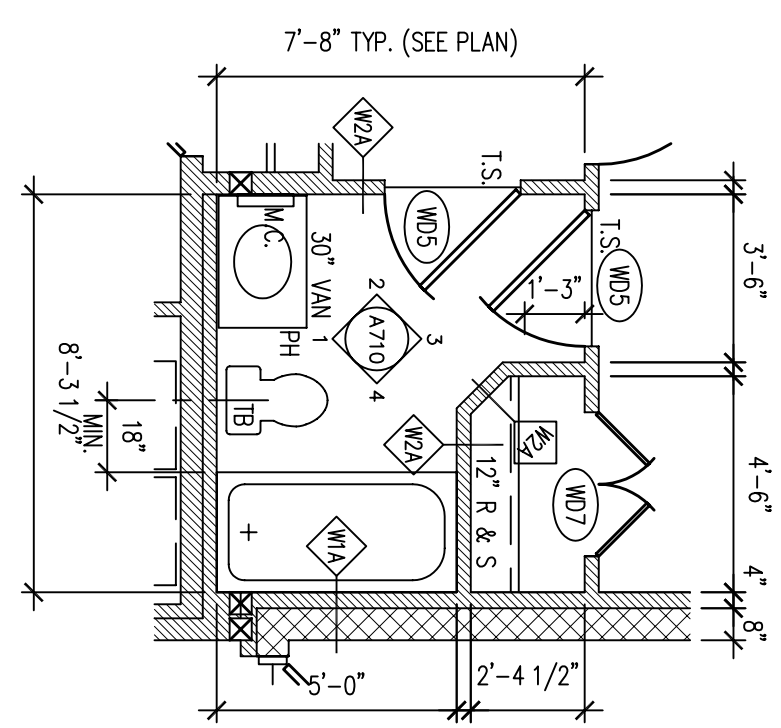
**GENERAL NOTES:**

- 1) O.F.C.I. - OWNER FINISHED CONTRACTOR INSTALLED
- 2) ALL CABINET CALLOUTS ARE BASED ON KITCHEN CABINETS



- NOTES:**
1. AS PER SECTION 608.3, EXCEPTION 2, REINFORCEMENT IS INSTALLED FOR THE FUTURE.
  2. INSTALLATION OF GRAB BARS:
  3. AS PER SECTION 608.3, THE LAVATORY HEIGHT IS 34" AFF & PER SECTION 1003.11.5, EXCEPTION:
  4. AS PER SECTION 1003.11.7, THE CENTERLINE OF THE WATER CLOSET SHALL BE 16" VAN AND 18" MAX. FROM THE SIDE WALL. AS PER SECTION 1003.11.7.2, EXCEPTION, A LAVATORY COUNTER WITH SECTION 1003.11.5 SHALL BE PERMITTED ON THE REAR WALL 18" VAN FROM THE CENTERLINE OF THE WATER CLOSET. THE CENTERLINE OF THE WATER CLOSET SHALL BE 16" VAN AND 18" MAX. FROM THE SIDE WALL. AS PER SECTION 1003.11.7.2, EXCEPTION, A LAVATORY COUNTER WITH SECTION 1003.11.5 SHALL BE PERMITTED ON THE REAR WALL 18" VAN FROM THE CENTERLINE OF THE WATER CLOSET. THE CENTERLINE OF THE WATER CLOSET SHALL BE 16" VAN AND 18" MAX. FROM THE SIDE WALL. AS PER SECTION 1003.11.7.2, EXCEPTION, A LAVATORY COUNTER WITH SECTION 1003.11.5 SHALL BE PERMITTED ON THE REAR WALL 18" VAN FROM THE CENTERLINE OF THE WATER CLOSET. THE CENTERLINE OF THE WATER CLOSET SHALL BE 16" VAN AND 18" MAX. FROM THE SIDE WALL.
  5. AS PER SECTION 608.7, SHOWER THRESHOLD SHALL BE 7" MAXIMUM HEIGHT & SHALL BE REEFED, ROUNDED, OR VERTICAL.

(N 'B' TYPE UNITS, THIS BATH COMPLETS WITH OPTION B)



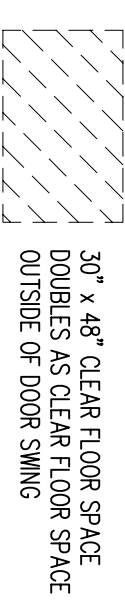
**BATHROOM TYPE 'A' - SUPER BATH**  
- LOCATED IN ALL UNITS (SEE PLANS FOR EXACT CONFIGURATION)

**BATHROOM TYPE 'B' - TYPICAL HALL BATH**  
- LOCATED IN UNITS # 1.3, #1.4, #1.5, #1.6, # 1.7 & SAME UNITS ON 2ND & 3RD FLOORS (SEE PLANS FOR EXACT CONFIGURATION)

**BATHROOM TYPE 'C' - ALTERNATE HALL BATH**  
- LOCATED IN UNITS # 1.1, # 1.2, # 1.8, # 1.9 & SAME UNITS ON 2ND & 3RD FLOORS (SEE PLANS FOR EXACT CONFIGURATION)

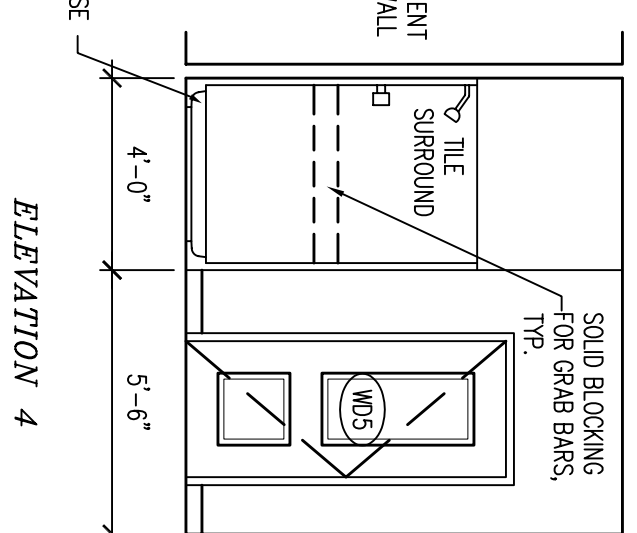
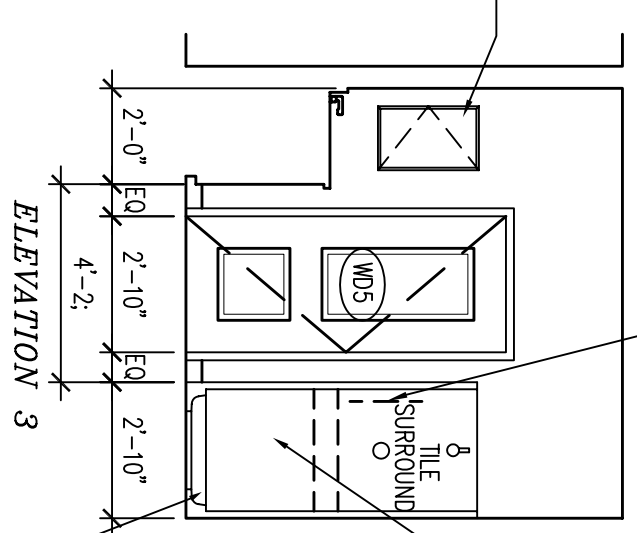
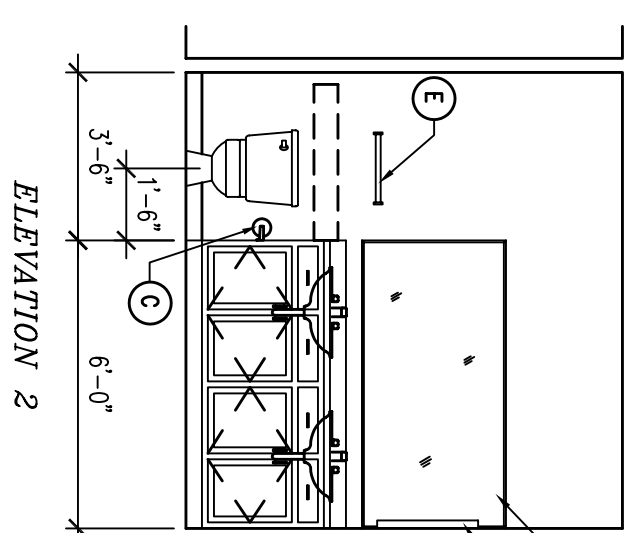
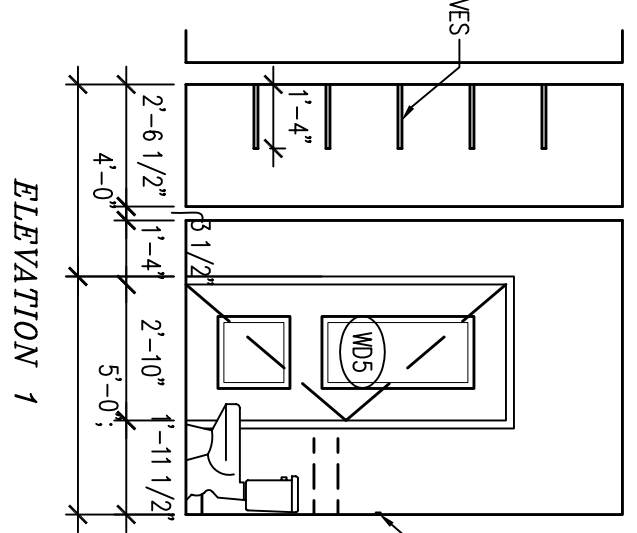
**ACCESSIBILITY NOTES:**

1. UNITS 1.1 & 1.3 MEET TYPE 'A' ACCESSIBILITY. ALL OTHER UNITS MEET TYPE 'B' ACCESSIBILITY, ACCORDING TO THE FAIR HOUSING ACT, AMS A171.1 & IRC 2006 1001.6.2.2.
2. BATHROOM TYPE 'A' IS CONSIDERED ADAPTABLE.

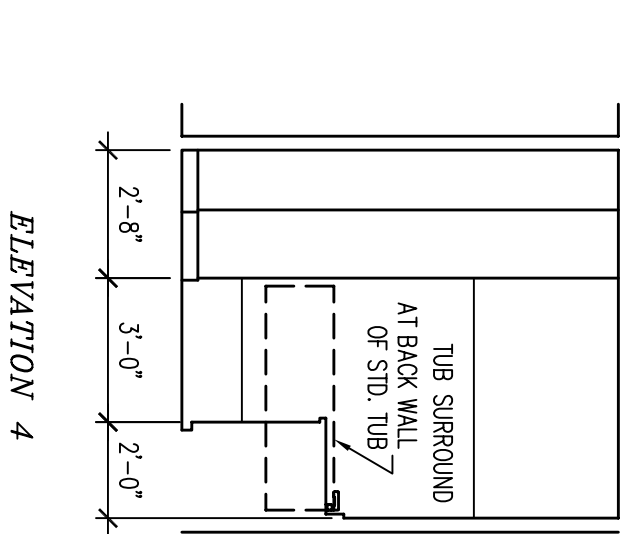
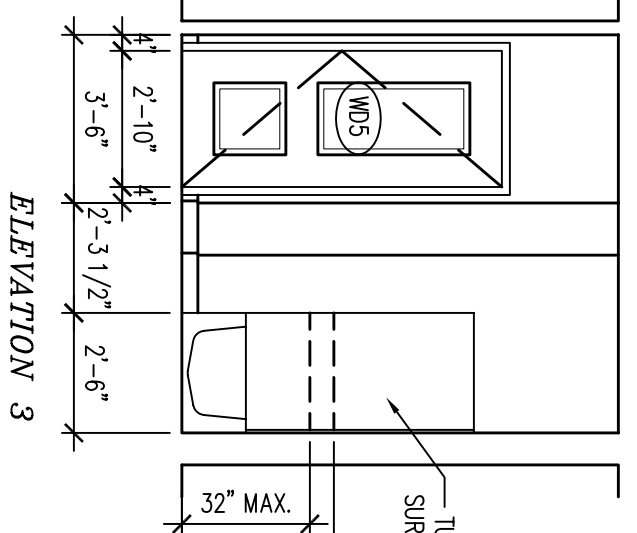
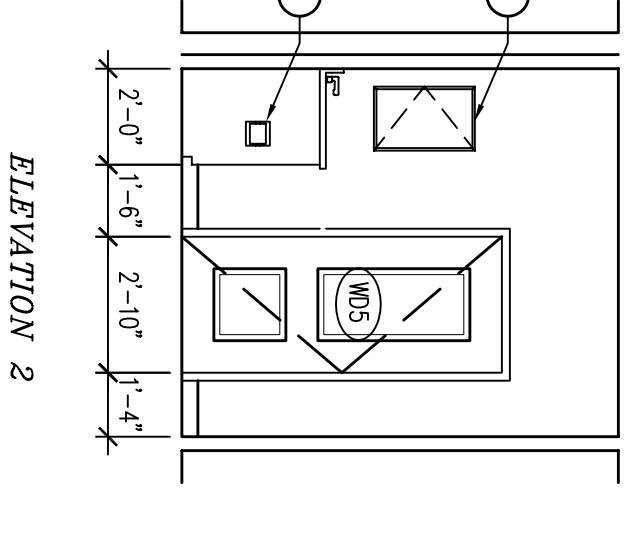
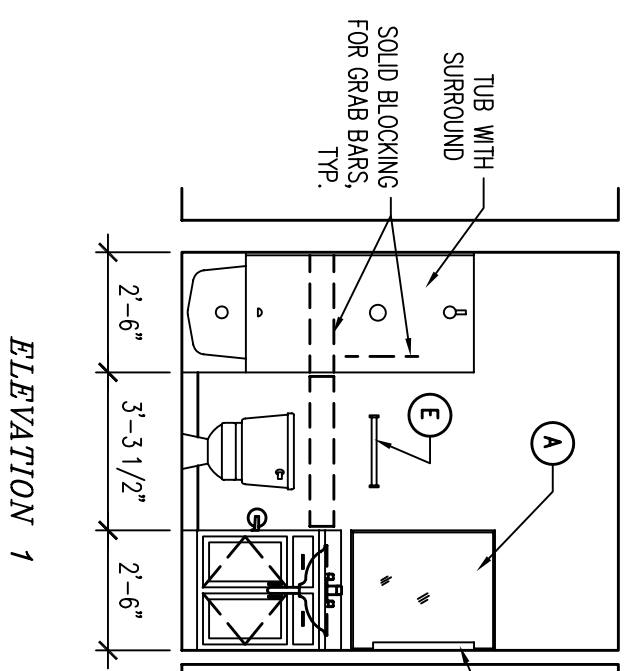


TOILET ACCESSORIES SCHEDULE		
SYMBOL	DESCRIPTION	MOUNTING HEIGHTS
(A)	MIRROR 30" x 36"	72 1/2" AFF. TO TOP
(B)	MIRROR 17" x 36"	72 1/2" AFF. TO TOP
(C)	TOILET PAPER HOLDER (PH)	16" - 24" AFF. TO Q. (ADA 19" AFF. TO Q. (MIN))
(D)	MEDICINE CABINET (MC)	72 1/2" AFF. TO TOP
(E)	TOWEL BAR 18" (TB)	48" AFF. TO Q.
(F)	TOWEL BAR 24" (TB)	48" AFF. TO Q.
(G)	OPT. GRAB BAR 18" (GB)	33" - 36" AFF. TO Q.
(H)	OPT. GRAB BAR 24" (GB)	33" - 36" AFF. TO Q.
(J)	OPT. GRAB BAR 30" (GB)	33" - 36" AFF. TO Q.
(K)	OPT. GRAB BAR 48" (GB)	33" - 36" AFF. TO Q.
(L)	PAPER TOWEL DISPENSER (PTD)	48" AFF. TO BOTTOM

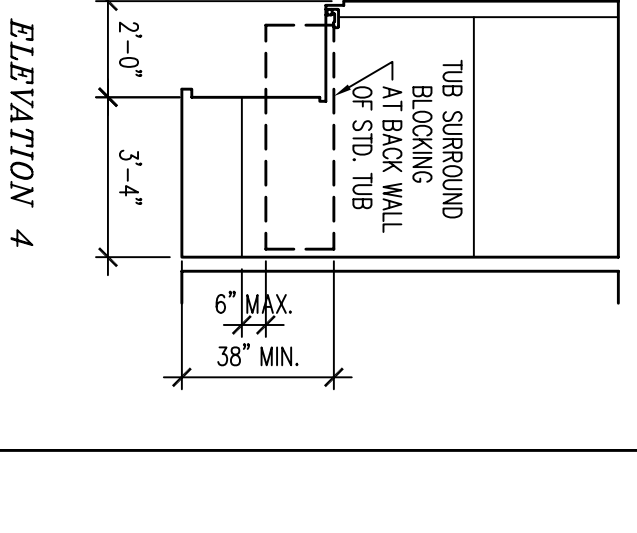
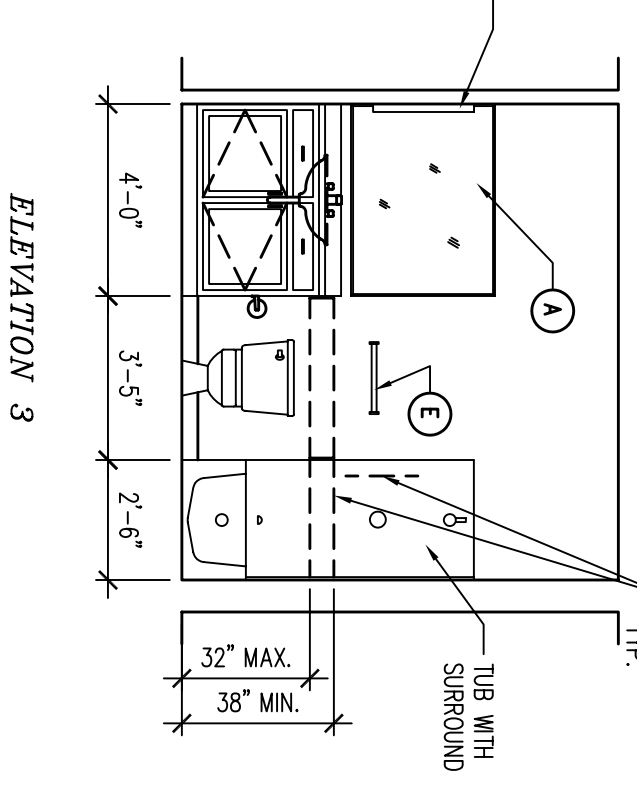
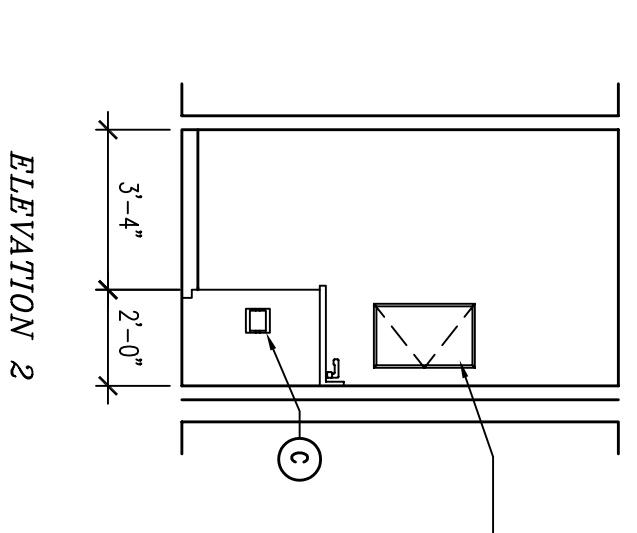
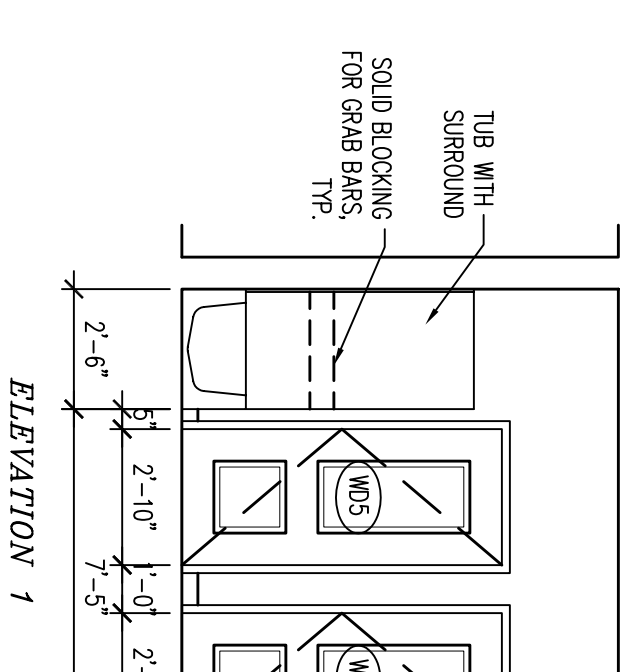
NOTE: ( ) = PLAN ABREVIATIONS



**BATHROOM TYPE 'A'**

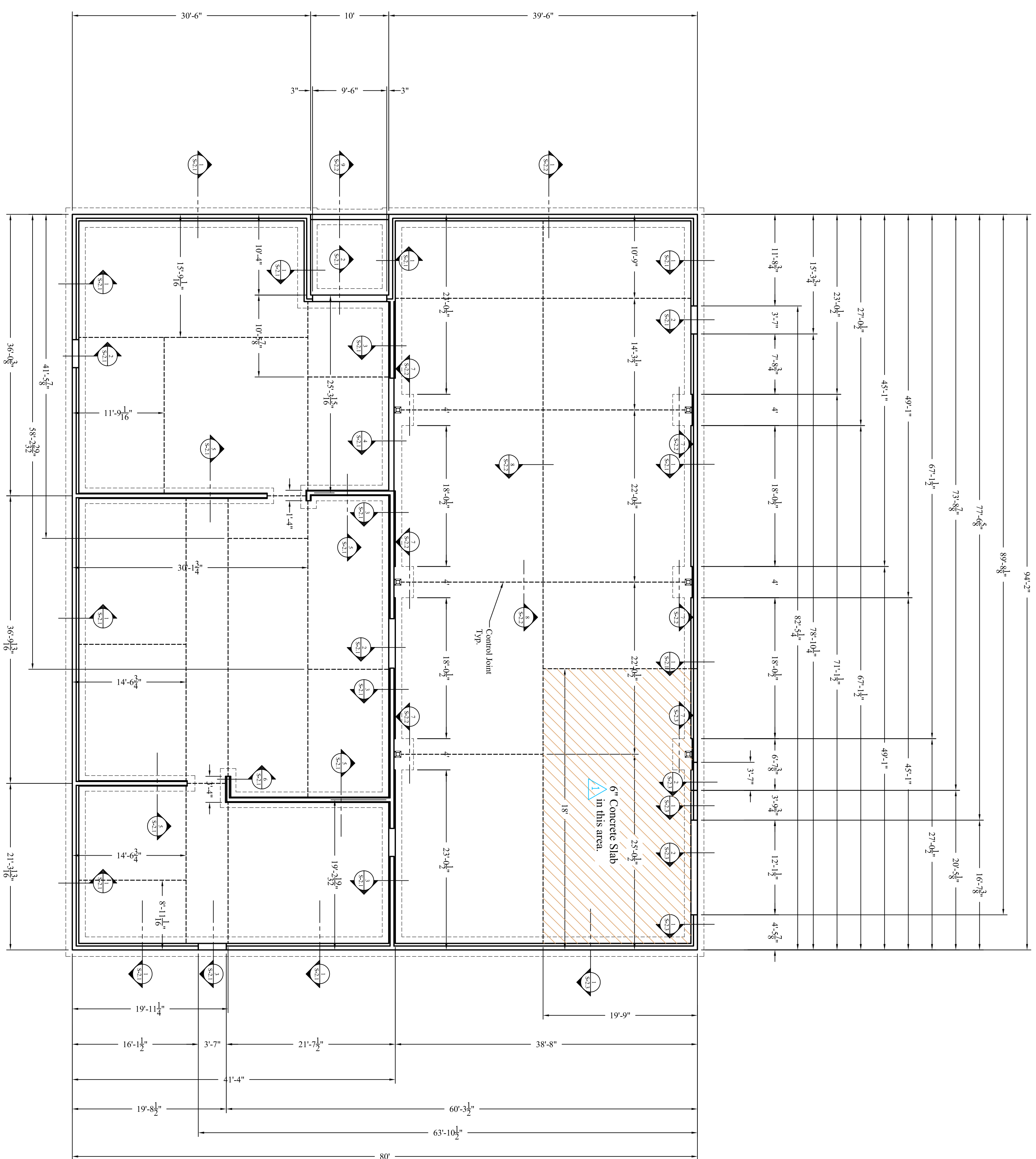


**BATHROOM TYPE 'B'**



**BATHROOM TYPE 'C'**





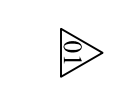
Foundation Plan  
Scale: 1/8" = 1'



Structural Design Loads:

**Building Design Loads:**

Roof Live Load	40	psf
Ground Snow Load	40	psf
Dead Load	10	psf
Wind Exposure	B	



**Live Loads**

Residential	40	psf
Cafe	100	psf
Corridors	100	psf

**Dead Loads**

Railing	200	psf
Roof	10	psf
Attic	20	psf
Floor	20	psf
Restrooms	25	psf
Exterior Walls	20	psf
Interior Walls	20	psf

**Criteria**

Soil Bearing	2000	psf
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**Concrete:**

Footings, Walls  $f_c = 3900$  psi  
 Slab on Grade  $f_c = 3900$  psi  
 All exposed concrete to be air entrained

**Steel**

Reinforcing Steel #3 or Larger A615-60  $F_y = 60$  ksi  
 Structural Steel - A36  $F_y = 50$  ksi  
 Welded and Seamless Pipe Steel ASTM A53 GD  $F_y = 35$  ksi

ASCE Standard - ASCE 7-02

Design Method: Allowable Stress Method

**Snow Loading**

Ground Snow Load	$P_g$	40	psf	Center Region Code
Thermal Factor	$C$	1.1		Table 7.3
Exposure Factor	$C_e$	1.0		Table 7.2
Importance Factor	$I$	1.0		Table 7.4
Floor Roof	$P_f$	30.8	psf	Eq. 7.1
Sloped Roof Factor	$C_s$	1.0		Section 7.4
Sloped Roof Snow $L_s$	$F_s$	30.8	psf	Eq. 7.2

**Wind Loading**

Wind Design Method	Simplified Wind Load	90	mph
Velocity	$V$	B	
Wind Exposure	$W$	1.00	
Importance Factor, $W$	$I_w$	1.00	
Adjustment Factor			

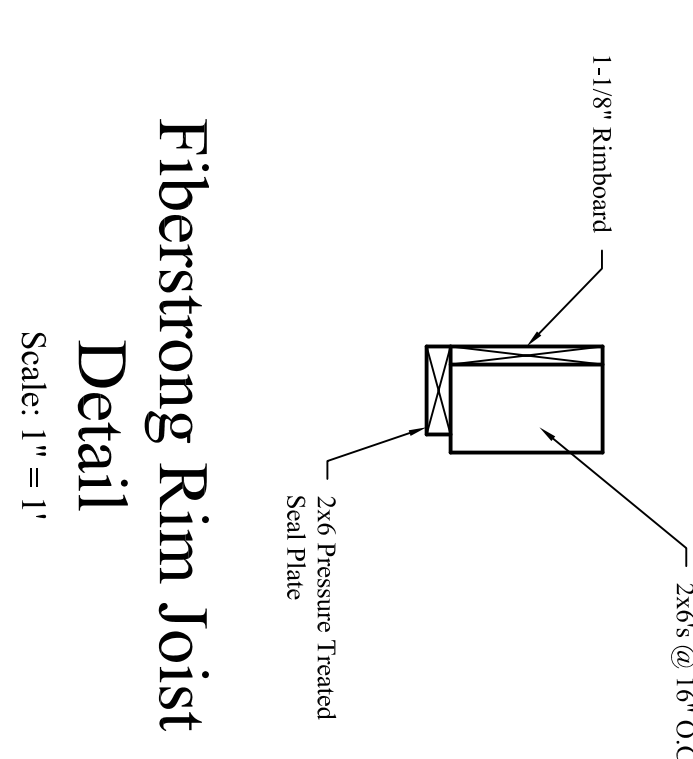
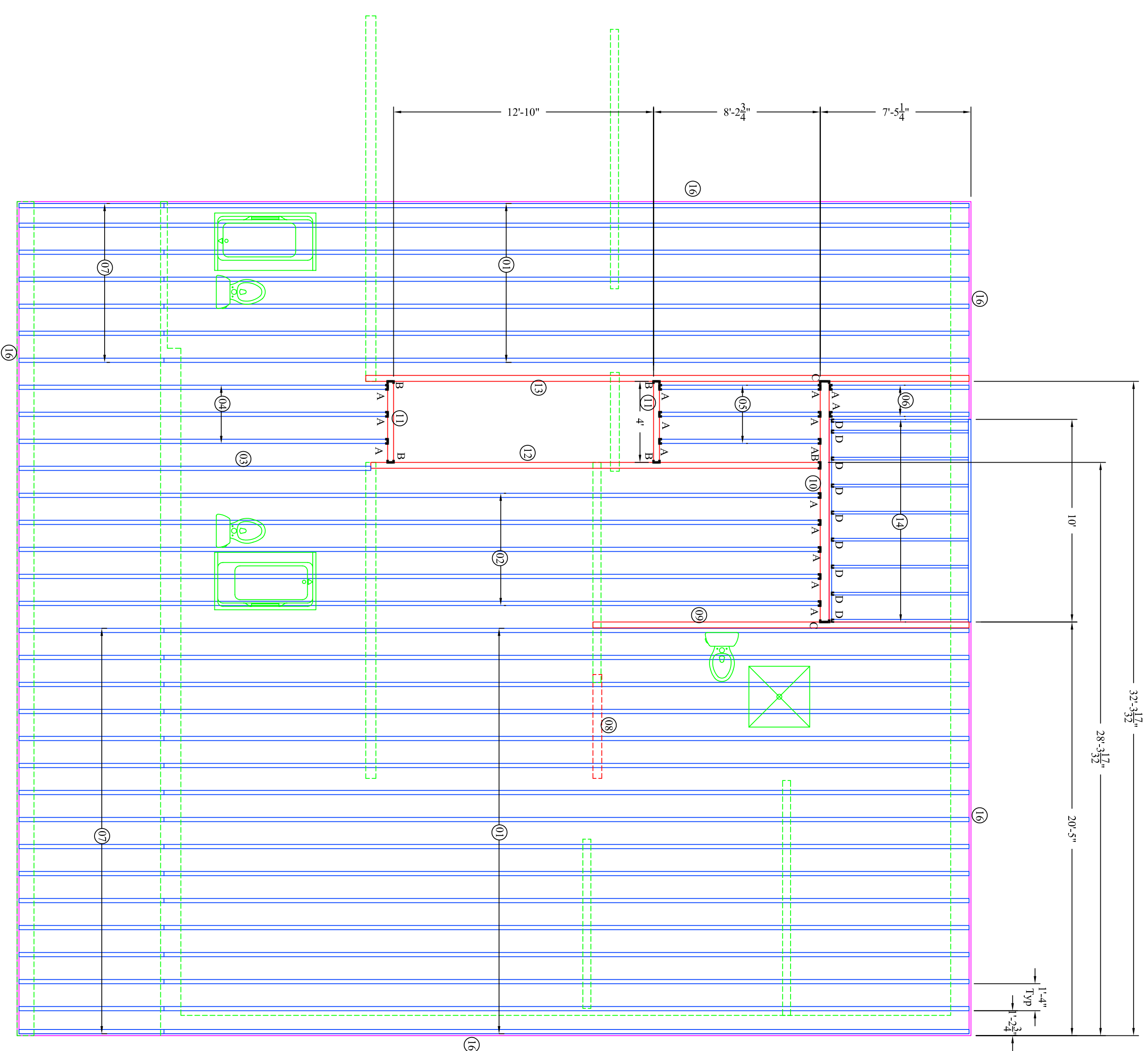
**Seismol loading**

Design Method: Equivalent Lateral Force Procedure  
 Site Class: D  
 Seismic Design Category: B  
 Seismic Use Group: I  
 Basic Force-Resisting System: Bearing Wall System  
 Light-framed walls with shear panels of all other materials

Seismic Factor	$I_e$	1.00
Response Modification	$R$	2
Deflection Amplificat	$C_d$	6.75
Seismic Base Shear	$V$	Kips

**Spectral Response Acceleration**

Short Period	$S_s$	16.7%
1 Second Period	$S_1$	5.9%
Maximum Spectral	$S_{ms}$	26.7%
Maximum 1 Second Spectral	$S_{m1}$	14.2%
Short Period	$S_{S1}$	0.13
1 Second Period	$S_{S1}$	0.09



**Fiberstrong Rim Joist Detail**  
 Scale: 1" = 1'

- Floor Joist
- Parاللam/LV Down
- Rim Board
- Beam Bearing Wall/te
- Hanger
- Floor Joist Identifier
- Hanger Identifier
- Squash Block

Note: Contractor to review installation details, Sheet S-2.1, for blocking, nailing, etc.

**Floor:**

Item	Qty	Description	Depth	Actual Length	Length (each)	Qty	Total Length	Comments
1	23	L#1 20	11.78	397.8,738"	40	23	920	
2	5	L#1 20	11.78	397.8,318"	40	5	200	
3	1	L#1 20	11.78	174.4,132"	18	1	18	Cut 3 from 26"
4	1	L#1 20	11.78	81"	26	1	26	Cut 2 from 16"
5	3	L#1 20	11.78	615,718"	16	1	16	Cut 5 from 36"
6	2	L#1 20	11.78	71,718"	36	4	144	Cut from Item 45
7	23	L#1 20	11.78	51,112"	22	23	508	Down
8	1	3-1/2" Parاللam	11.78	18,625,32"	19	1	19	Up
9	1	3-1/2" Parاللam	11.78	4"	8	1	8	Up
10	1	3-1/2" Parاللam	11.78	22,2,7132"	23	1	23	Up, Cut 2 from 8"
11	1	3-1/2" Parاللam	11.78	29,9,1,132"	30	1	30	Up
12	1	3-1/2" Parاللam	11.78	19,9"	10	2	20	Up
13	1	2x10 Pressure Treated	10	168,6"	12	2	24	Up
14	1	1-1/8" Fiberglass	11.78		14	14	168	Cut 2 from 14"

**Hangers**

Item	Qty	Description	Price	Nailing	Member
A	16	Simpson	2.100	4x100	2x10@172
B	5	Simpson	56.164		2x16@4
C	2	Simpson	8.100		4x10@
D	9	Simpson			