



D E S I G N
R E V I E W
C O M M I T T E E
S T A F F R E P O R T

For Committee Decision
APRIL 18, 2024

2403 San Pablo Avenue

FINAL DESIGN REVIEW

Design Review #DRCF2024-0003 to demolish the existing 8,252 square-foot, one-story commercial building and construct a four-story mixed-use development consisting of a 603 square-foot retail tenant space and 39 dwelling units (condominium), totaling 53,013 square feet, with 24 automobile parking spaces and 39 bicycle parking spaces.

I. Introduction

This four-story mixed-use development is comprised of two parcels in the C-W District in West Berkeley on the East side of San Pablo Avenue just South of Channing.

The demolition proposal was heard by the Landmarks Preservation Commission (LPC) on August 4, 2022 where the Commission took no action. The project went before the Zoning Adjustments Board in October 26, 2023 where it was awarded its Use Permit.

It was last before the Design Review Committee for Preliminary Design Review on August 8, 2022 where the Committee forwarded a favorable recommendation to the Zoning Adjustments Board with direction for further development of the design to be reviewed at Final Design Review (FDR). A summary from that meeting is provided below for reference. The project is before the Design Review Committee this month for FDR, where the Committee will discuss the project's design details, as well as the development of the San Pablo elevation.

II. Background

The proposed 50-foot-tall, four-story mixed-use building has a gross floor area of 53,013 square feet, with 39 apartments ranging from 1-bedroom to 3-bedroom units. The project includes private patios and balconies, as well as common open space at the shared ground floor courtyard and open roof deck on the fourth floor. The project includes the demolition of the old Omega Salvage Store and miscellaneous accessory structures.

The project provides a total of 10,199 square feet of open space with a ground floor courtyard adjacent to an indoor, outdoor kitchen and communal space for residents, as well as a covered terrace on the fourth floor, and private patios for 12 of the residential units. The project allows for 24 vehicular parking spaces, 2 of which are intended to serve the commercial space, and 39 bicycle parking spaces.

III. Project Setting

A. Neighborhood/Area Description:

The proposed project is located on the Southeast corner of San Pablo and Channing in the C-W West Berkeley District. The adjacent neighborhood to the East is zoned as R-2 Residential. Surrounding building heights on San Pablo are typically one- and two- story commercial structures with some multi-family buildings mixed in. Structures to the East on Channing are mostly single- story residential structures.

B. Site Conditions:

The subject parcels are on the east side of San Pablo Avenue, between Channing Way (north), and Dwight Way (south). The northern parcel, 2403 San Pablo Avenue, is 8,000 square-feet in area, and 2407 San Pablo Avenue is 15,210 square-feet in area. There is a one-story commercial building at the northwest corner of 2403 San Pablo, and a storage building at the southeast corner of the lot. There are five small detached buildings at 2407 San Pablo Avenue. Both lots are paved, with a fence along the property lines.

Figure 1: Vicinity Map

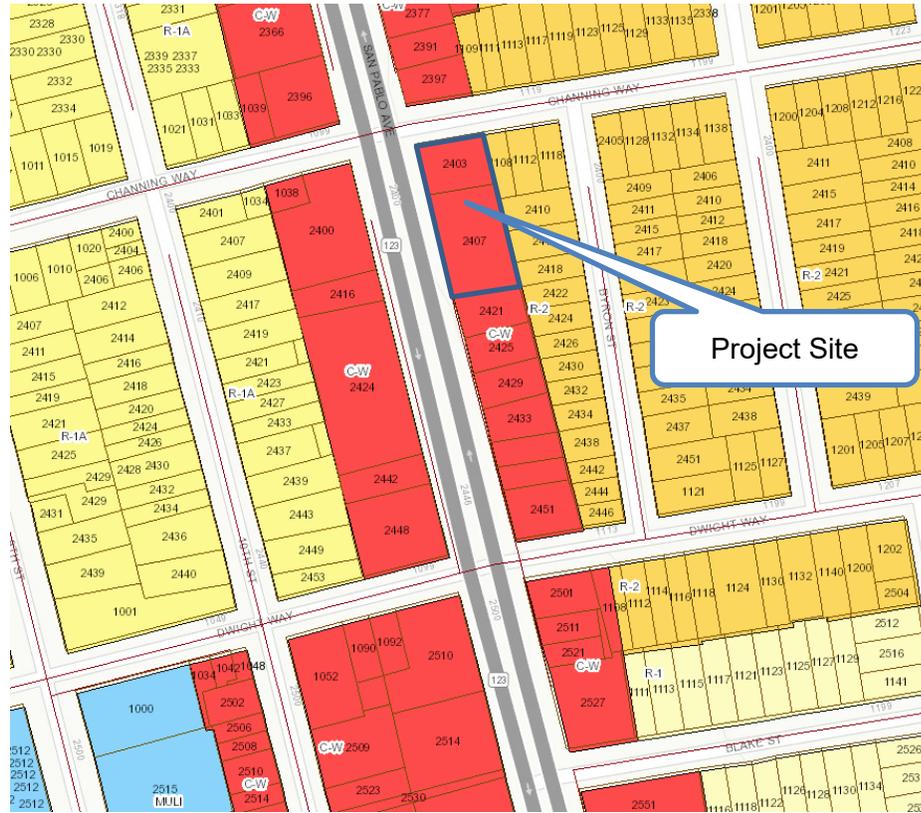


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Single story vacant structure and miscellaneous accessory structures	C-W	Avenue Commercial
Surrounding Properties	North	Single story retail building		
	South	Two- story multi-family		
	East	Single story residential	R-2	Low Medium Density Residential
	West	One- and Two-story retail	C-W	Avenue Commercial

IV. Summary from August 8, 2022 DRC Meeting

Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review (FDR): MOTION: (Mitchell, Woo) VOTE (5-0-0-2) Tam – absent, Kahn – recused himself.

Conditions

- *Provide a livelier San Pablo elevation, with an emphasis on a more pedestrian-friendly ground floor. Consider wider and more recessed windows or additional details, as well as more color.*
- *Provide all exterior details at FDR, including railings and windows.*
- *Provide parking garage door details at FDR, and include any mechanical specifications.*
- *Provide a takeout window in the commercial space.*

Recommendations

- *As presented, the east elevation is richer and friendlier. Recommend bringing some of that inner courtyard quality to the San Pablo elevation.*
- *Consider recessing windows on all facades, or at least a deeper sill line, but most-importantly on the San Pablo elevation.*
- *Use the landscaped setback on San Pablo frontage for a livelier plant selection.*
- *Recommend more adaptability for easier retrofit to accessible units as needed for aging in place.*
- *Permeable pavers recommended between trees and sidewalk. Staff and applicant to check with both Public Works and Caltrans.*
- *4th floor open space is near bedrooms windows. Management should monitor that open space accordingly.*

V. Issues and Analysis

A. Consistency with Approved Use Permit Design

An 8 ½ x 11 copy of the approved Use Permit drawings is attached for reference. This design submittal is consistent with the approved Use Permit design.

B. Current Submittal includes:

- Plans, elevations, sections, and renderings;
 - San Pablo elevation has been further developed to include a mural at the ground floor adjacent to the lobby with tile accents and new gold accent color.
 - Parking garage door design has been further refined.
- Construction details, wall and window sections; and
- Landscape plans and plant palette.
 - Planting palette at the San Pablo Street setback has been revised and will now include lattices for climbing vines.

C. Issues for Discussion:

- San Pablo façade design
- Window details
- Landscaping
- Colors and Materials

VI. Recommendation

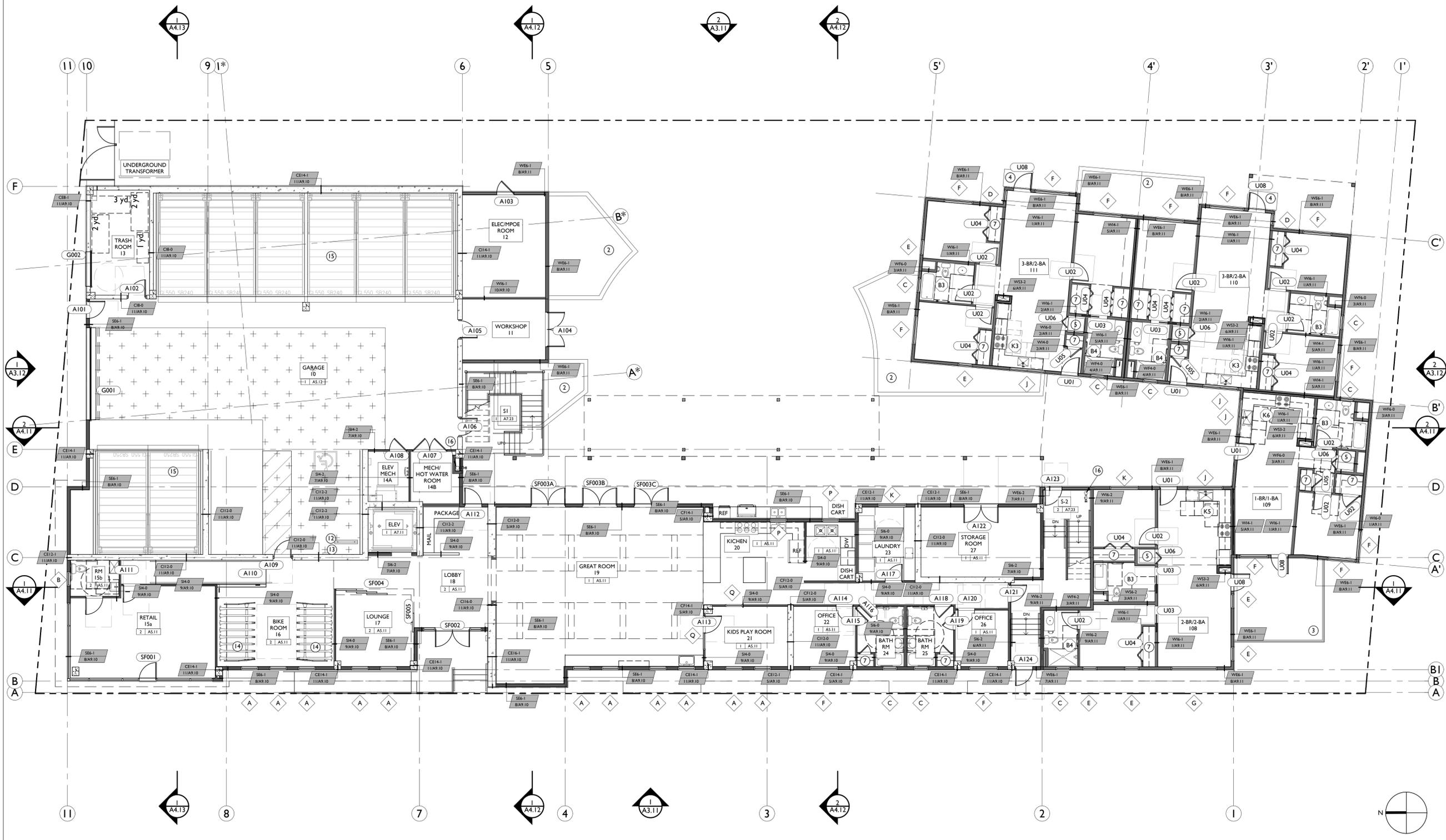
Staff recommends that the Committee discuss the issues outlined above and approve Final Design Review with Staff follow up as necessary.

Attachments:

1. Project Plans, received April 4, 2024
2. Final and Preliminary Rendering Comparison, received April 10, 2024
3. Garage Door, Storefront, and Window Specifications, received April 4, 2024
4. Response to Comments, received April 4, 2024
5. Approved Use Permit Plans, approved October 26, 2023

Staff Planner: Anne Burns, aburns@ci.berkeley.ca.us, (510) 981-7410

LEGEND	SHEET NOTES	KEYNOTES #
<p>X00 DOOR TAG, SEE SHEET A8.11 FOR SCHEDULE</p> <p>X WINDOW TAG, SEE SHEET A8.12 FOR SCHEDULE</p> <p>X0 KITCHEN AND BATHROOM TAG, SEE SHEET A6.11-A6.25 FOR ENLARGED PLAN AND ELEVATIONS</p> <p>(DIM) WALL TAG, SEE ASSEMBLY DETAILS ON SHEET A9.11</p> <p>RM NAME # ROOM NAME / #</p> <p># AxXx ENLARGED PLAN REFERENCE</p>	<p>MINIMUM 8'-2" VERTICAL CLEARANCE</p> <p>THE NOTES LISTED BELOW ARE APPLICABLE TO THE ENTIRE SHEET, U.O.N.</p> <p>1. AT SIDE OF CONCRETE COLUMNS THAT ARE FLUSH W/ FRAMING, CONTINUE SHEATHING & FINISHES OVER CONCRETE TYP. APPLY BLDG. WRAP B/W WOOD & CONCRETE TYP.</p> <p>2. ALL INTERIOR UNIT WALLS TO BE PER 2/A9.11 (2X4S) U.O.N.</p>	<p>1. TRELLIS, S.S.D.</p> <p>2. RAISED BIO-RETENTION PLANTER W/ INTEGRAL BLDG WALLS S.S.D., S.C.D., S.S.D.</p> <p>3. DECK, S.S.D.</p> <p>4. 3'x5' CONCRETE LANDING, SEE S.C.D.</p> <p>5. WASHER / DRYER BY OWNER</p> <p>6. GUARDRAIL, SEE 2/A9.63 FOR ATTACHMENT AT CONCRETE PODIUM, SEE 7/A9.62, FOR ATTACHMENT AT WOOD-FRAMED BALCONIES, SEE 1/A9.72 FOR ATTACHMENT AT ROOF DECK PRAPET.</p> <p>7. CLOSET POLE & SHELF, SEE 7/A9.91.</p> <p>8. 3'-6" X 5' FRAMED OPENING W/ SILL 2'-7" A.F.F.</p> <p>9. LADDER TO ROOF, SEE 10/A9.72.</p> <p>10. HOOK FOR STRAND LIGHTING & TEMP. SHADE STRUCTURE, S.S.D., 9'-6" A.F.F.</p> <p>11. FENCE & GATE W/ "NOT AN EXIT" SIGN, SEE DOOR SCHEDULE, S.S.D.</p> <p>12. PRECAST CONCRETE WHEEL STOP, SEE 10/A9.91</p> <p>13. TOW AWAY SIGN, SEE 4/A9.51</p> <p>14. BIKE RACK, INSTALLATION PER MANUFACTURE</p> <p>15. CAR LIFT SYSTEM, INSTALLATION PER MANUFACTURE</p> <p>16. FIRE STANDPIPE WITHIN 2HR STAIR SHAFT OR 2HR SHAFT</p>



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 BERKELEY, CA

SET TYPE AND DATE	
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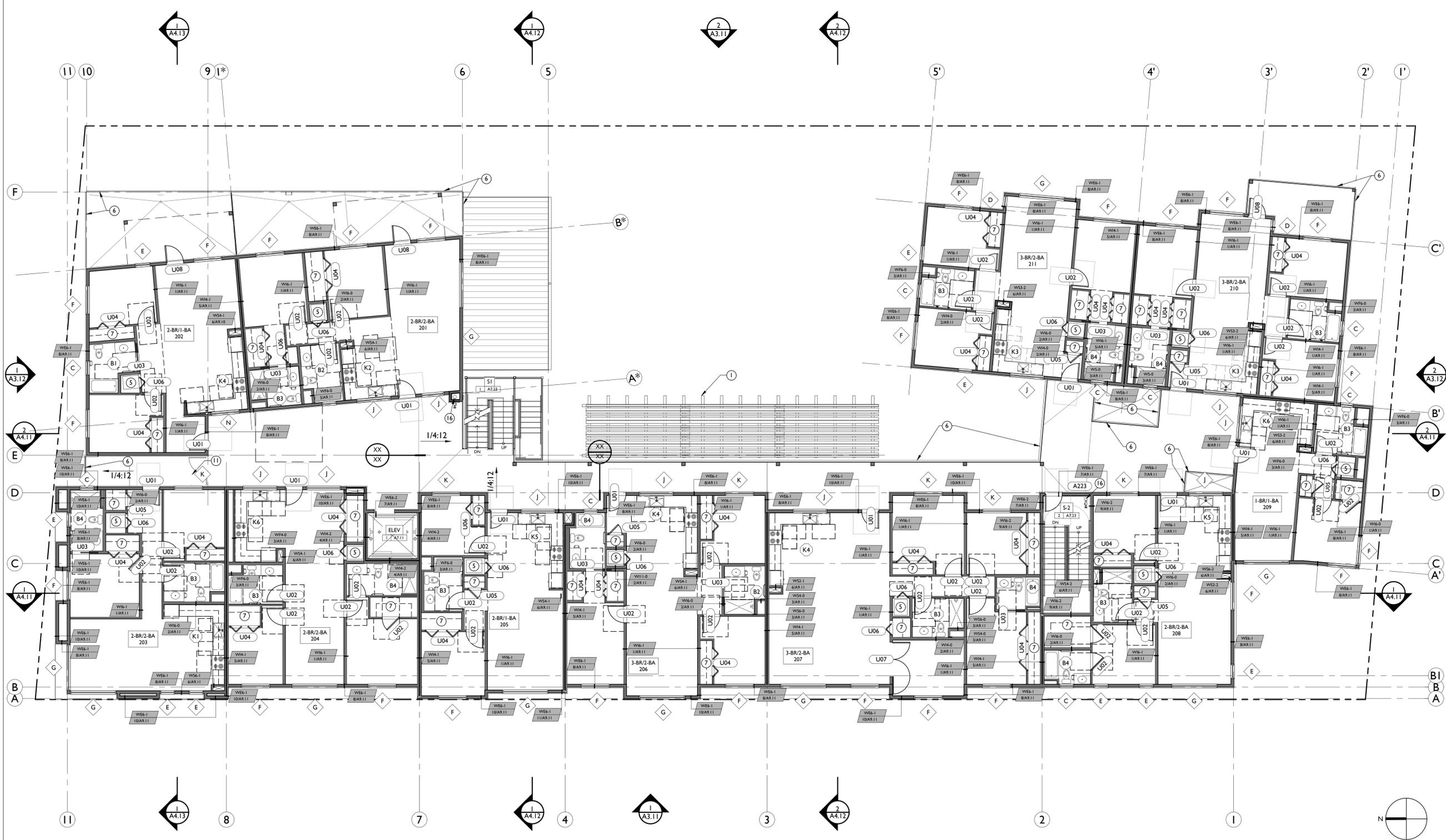
GROUND FLOOR PLAN

A2.11

SCALE
 1/8" = 1'-0"

I GROUND FLOOR PLAN

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I SECOND FLOOR PLAN

SCALE
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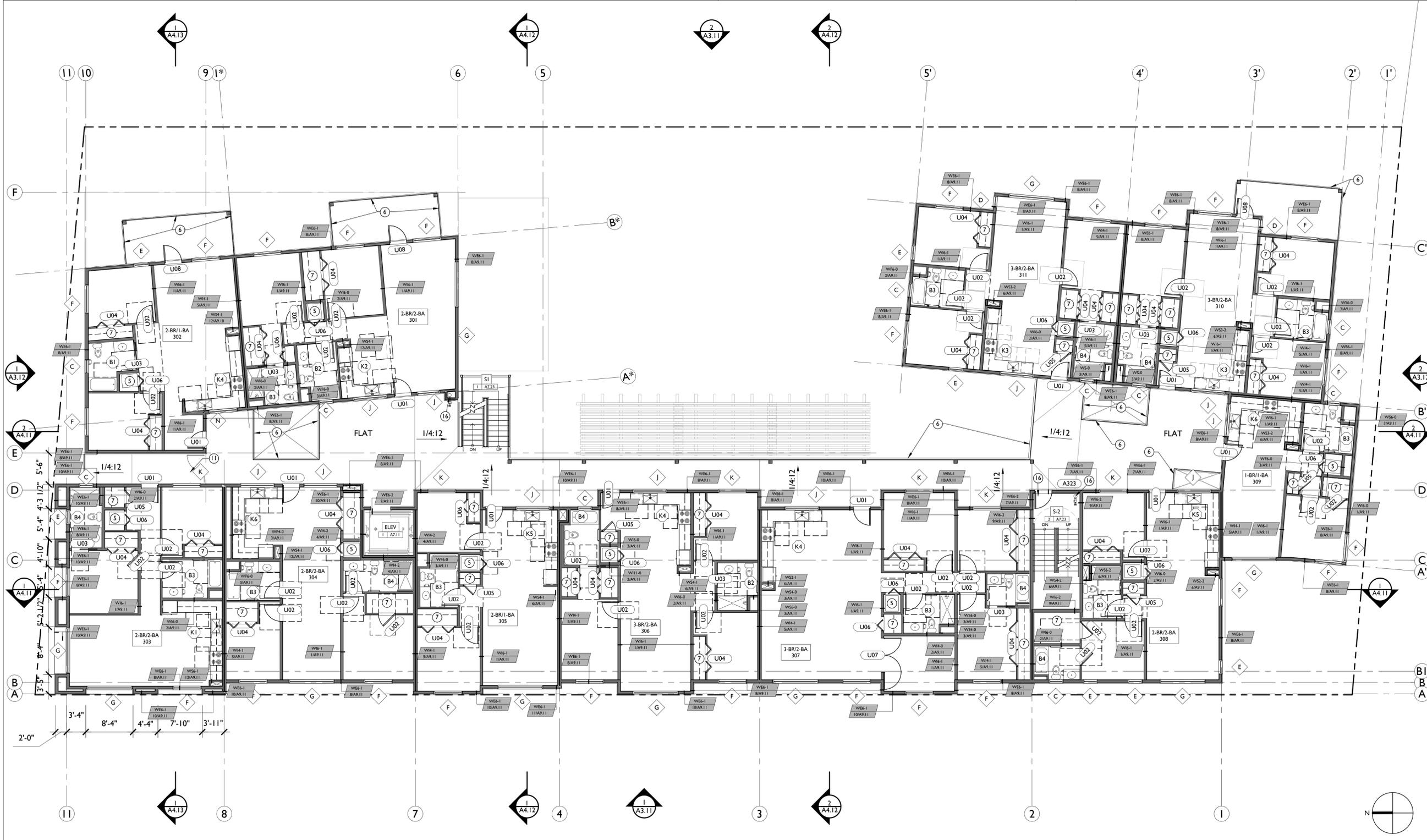
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SECOND FLOOR PLAN

A2.12

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THIRD FLOOR PLAN

A2.13

THIRD FLOOR PLAN

3/32" = 1'-0"

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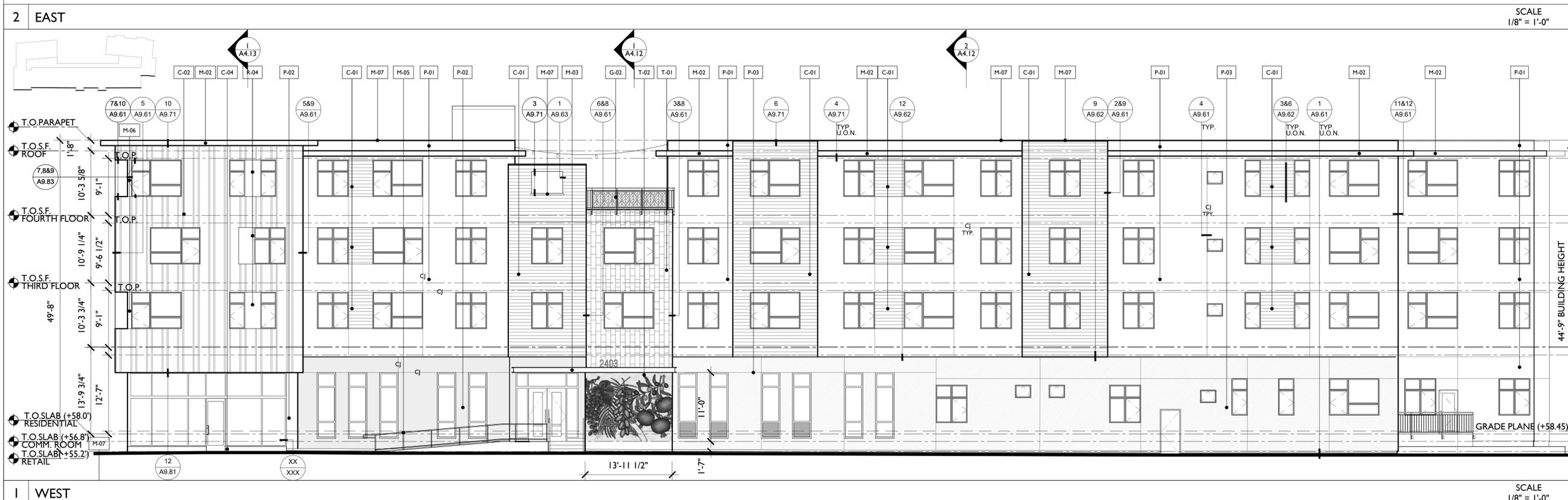
FOURTH FLOOR PLAN

A2.14

MATERIAL LEGEND			GENERAL NOTES		
C-01	CEMENT SIDING, HARDIE ARTISAN SHIPLAP SIDING. PTD. COLOR: BROWN SEE SPECS	M-01	STANDING SEAM METAL ROOF. KYNAR COATED. COLOR: SEE SPECS	T-01	PORCELAIN EXTERIOR GRADE TILE
C-02	CEMENT SIDING, HARDIE VERTICAL SIDING WITH TRIM BATTENS. PTD. SEE ____. PTD COLOR: BLUE. SEE SPECS	M-02	PAINTED GALVANIZED METAL COLOR: BLACK(SEE SPECS)	T-02	TILE MOSAIC (PUBLIC ART) COLOR: BY OTHERS
C-03	NOT USED	M-03	PAINTED GALVANIZED METAL COLOR: YELLOW(SEE SPECS)	P-01	INTEGRAL COLOR CEMENT PLASTER COLOR: LIGHT GRAY SEE SPECS
C-04	EXPOSED CONCRETE	M-04	CAST ALUMINUM ADDRESS NUMBERS. SEE _____. COLOR: BLACK / FINISH: ANODIZED. SEE SPECS	P-02	INTEGRAL COLOR CEMENT PLASTER COLOR: DARK GRAY. SEE SPECS
G-01	PAINTED GUARDRAIL. SEE 7/A9.62. COLOR: SEE SPECS	M-05	METAL RAMP & STAIR RAIL. SEE 1/A9.43 & A7.23R: BLACK. SEE SPECS	P-03	INTEGRAL COLOR CEMENT PLASTER : ALTERNATING SWATCHES. COLORS: GOLD. SEE SPECS. COORDINATE LOCATIONS W/ ARCHITECT.
G-02	PAINTED METAL ART PANEL. SEE 7/A9.62. COLOR: SEE SPECS	M-06	BLACK ANODIZED ALUMINUM TRIM TO MATCH WINDOWS	P-04	INTEGRAL CEMENT PLASTER : ALTERNATING SWATCHES. COLORS: GOLD. SEE SPECS.
W-01	NATURAL WOOD SEALED	M-07	GALVANISED METAL FLASHING.	P-05	INTEGRAL CEMENT PLASTER : COLOR: BLUE. SEE SPECS.

- SEE WINDOW SCHEDULE FOR WINDOW MATERIAL AND COLORS.
- SEE DOOR SCHEDULE FOR DOOR MATERIAL AND COLORS.
- THE NOISE RATING OF RESIDENTIAL UNIT WINDOWS ON SAN PABLO AVE SIDE OF THE BUILDING SHALL BE AT LEAST OITC 28. BY USING 1" OVERALL THICKNESS DUAL GLAZING WITH ONE SHEET LAMINATED GLASS AS FOLLOWS: 7/32" LAMINATED - AIRSPACE - 3/16" SHEET = OITC 28 TO 29.
- ALL OTHER EXTERIOR WINDOWS NOISE RATING IS OITC 23 MIN PER CODE REQUIREMENT.
- COORDINATE COLOR TRANSITION LOCATIONS W/ ARCHITECT. ALL COLOR / MATERIAL TRANSITIONS TO OCCUR AT INSIDE CORNER.
- SUBMIT CJ LAYOUT FOR ARCH REVIEW PRIOR TO INSTALL.

GRADE PLANE CALCULATION
 AVERAGE GRADING: (56.3+55.1+54.5+57.9)/4 = 58.45
 AVERAGE ROOF SURFACE: TOP OF ROOF SUBFLOOR



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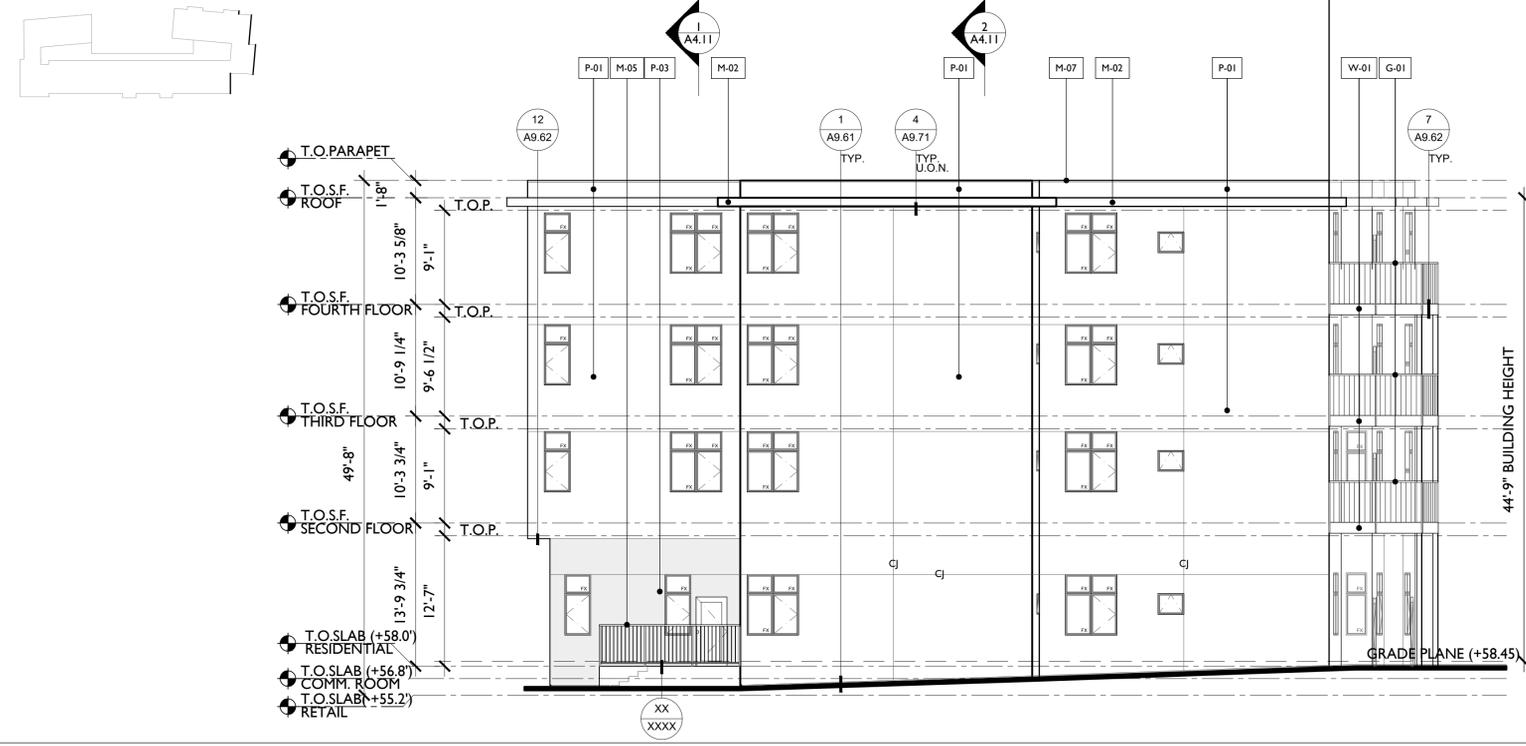
BUILDING ELEVATIONS - WEST AND EAST

A3.11

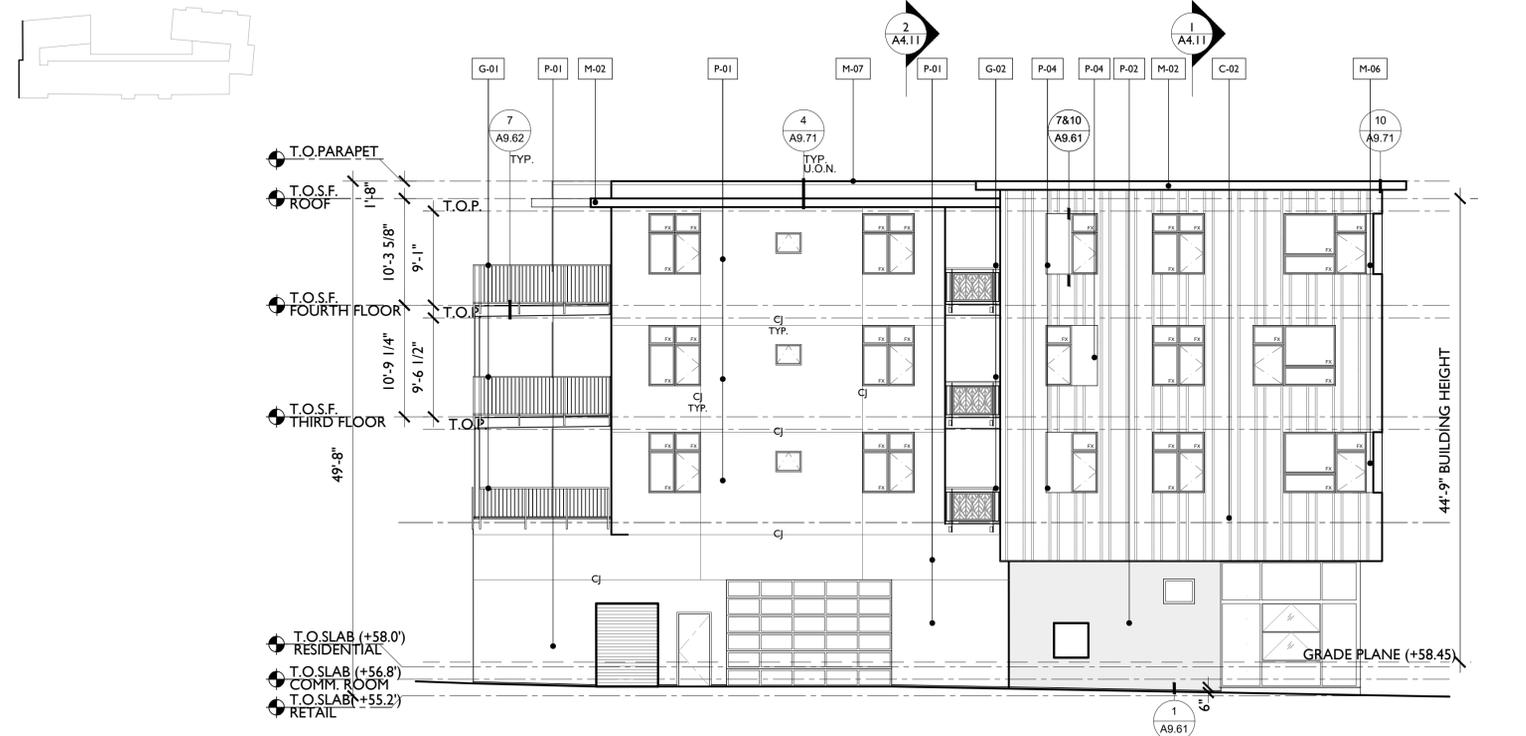
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GRADE PLANE CALCULATION
 AVERAGE GRADING: (56.3+55.1+54.5+57.9)/4 = 54.95
 AVERAGE ROOF SURFACE: TOP OF ROOF SUBFLOOR



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



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

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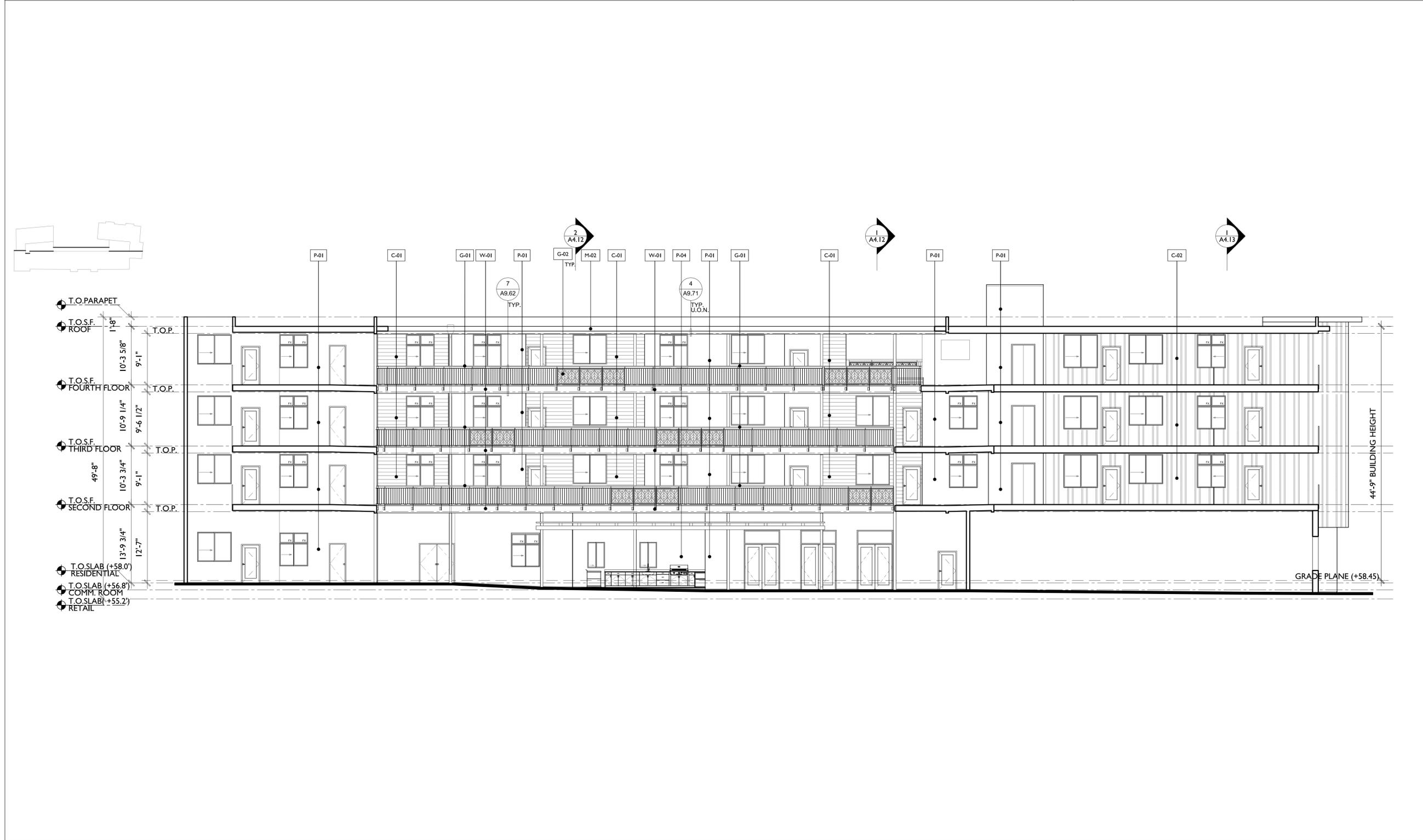
BUILDING ELEVATIONS - NORTH AND SOUTH

A3.12

MATERIAL LEGEND			GENERAL NOTES		
C-01	CEMENT SIDING, HARDIE ARTISAN SHIPLAP SIDING. PTD. COLOR: BROWN SEE SPECS	M-01	STANDING SEAM METAL ROOF. KYNAR COATED. COLOR: SEE SPECS	T-01	PORCELAIN EXTERIOR GRADE TILE
C-02	CEMENT SIDING, HARDIE VERTICAL SIDING WITH TRIM BATTENS. PTD. SEE _____. PTD COLOR: BLUE. SEE SPECS	M-02	PAINTED GALVANIZED METAL COLOR: BLACK(SEE SPECS)	T-02	TILE MOSAIC (PUBLIC ART) COLOR: BY OTHERS
C-03	NOT USED	M-03	PAINTED GALVANIZED METAL COLOR: YELLOW(SEE SPECS)	P-01	INTEGRAL COLOR CEMENT PLASTER COLOR: LIGHT GRAY SEE SPECS
C-04	EXPOSED CONCRETE	M-04	CAST ALUMINUM ADDRESS NUMBERS. SEE _____. COLOR: BLACK / FINISH: ANODIZED. SEE SPECS	P-02	INTEGRAL COLOR CEMENT PLASTER COLOR: DARK GRAY. SEE SPECS
G-01	PAINTED GUARDRAIL. SEE 7/A9.62. COLOR: SEE SPECS	M-05	METAL RAMP & STAIR RAIL. SEE 1/A9.43 & A7.23R: BLACK. SEE SPECS	P-03	INTEGRAL COLOR CEMENT PLASTER : ALTERNATING SWATCHES. COLORS: GOLD. SEE SPECS. COORDINATE LOCATIONS W/ ARCHITECT.
G-02	PAINTED METAL ART PANEL. SEE 7/A9.62. COLOR: SEE SPECS	M-06	BLACK ANODIZED ALUMINUM TRIM TO MATCH WINDOWS	P-04	INTEGRAL CEMENT PLASTER : ALTERNATING SWATCHES. COLORS: GOLD. SEE SPECS.
W-01	NATURAL WOOD SEALED	M-07	GALVANISED METAL FLASHING.	P-05	INTEGRAL CEMENT PLASTER : COLOR: BLUE. SEE SPECS.

- SEE WINDOW SCHEDULE FOR WINDOW MATERIAL AND COLORS.
- SEE DOOR SCHEDULE FOR DOOR MATERIAL AND COLORS.
- THE NOISE RATING OF RESIDENTIAL UNIT WINDOWS ON SAN PABLO AVE SIDE OF THE BUILDING SHALL BE AT LEAST OITC 28. BY USING 1" OVERALL THICKNESS DUAL GLAZING WITH ONE SHEET LAMINATED GLASS AS FOLLOWS: 7/32" LAMINATED - AIRSPACE - 3/16" SHEET = OITC 28 TO 29.
- ALL OTHER EXTERIOR WINDOWS NOISE RATING IS OITC 23 MIN PER CODE REQUIREMENT.
- COORDINATE COLOR TRANSITION LOCATIONS W/ ARCHITECT. ALL COLOR / MATERIAL TRANSITIONS TO OCCUR AT INSIDE CORNER.
- SUBMIT CJ LAYOUT FOR ARCH REVIEW PRIOR TO INSTALL.

GRADE PLANE CALCULATION
 AVERAGE GRADING: (56.3+55.1+54.5+57.9)/4 = 58.45
 AVERAGE ROOF SERFACE: TOP OF ROOF SUBFLOOR



GUNKEL ARCHITECTURE
 1295 59TH STREET
 EMERYVILLE CA 94608
 GUNKELARCHITECTURE.COM
 PHONE: (510) 984 - 1112



BERKELEY MOSHAV
 2403 SAN PABLO AVE
 BERKELEY, CA

SET TYPE AND DATE	
#	NAME DATE
DESIGN DEVELOPMENT	03/15/23
CD PROGRESS SET	09/28/23
BUILDING PERMIT SUBMITAL	12/15/23

BUILDING ELEVATIONS - COURTYARD

A3.13

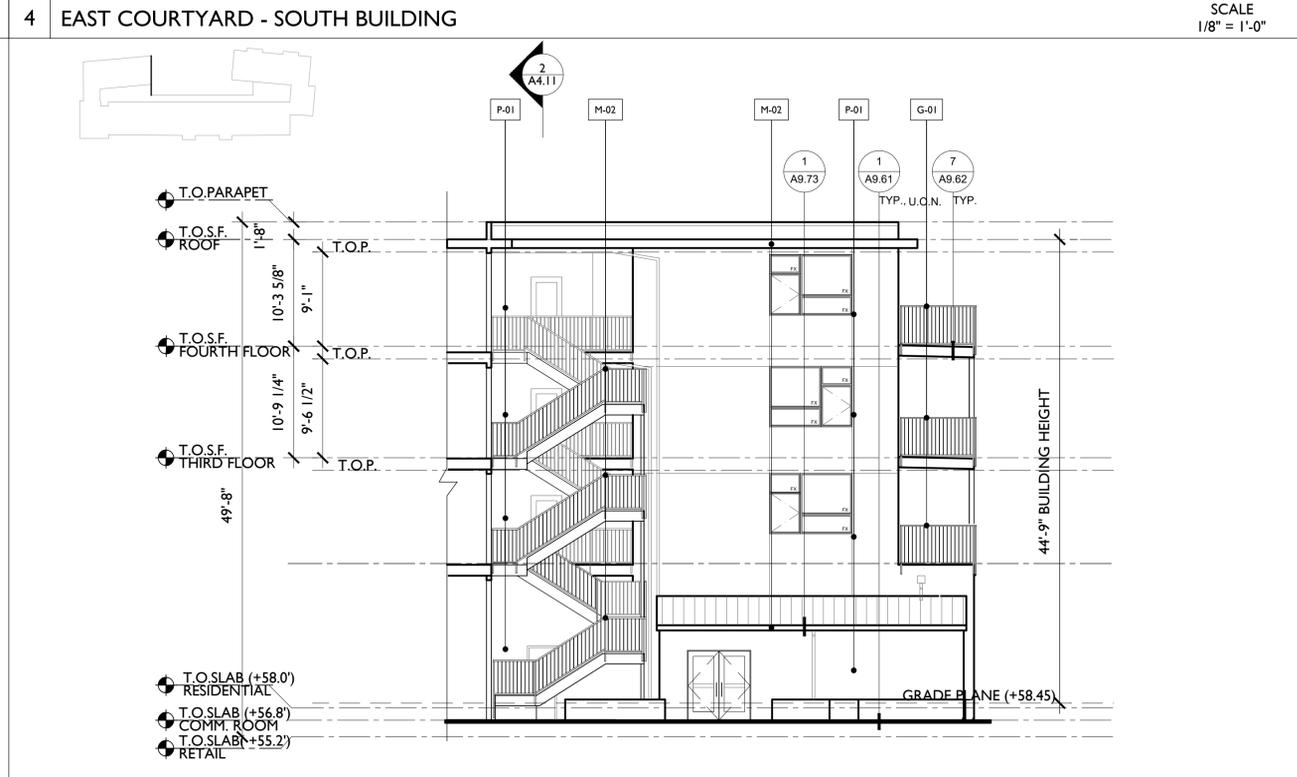
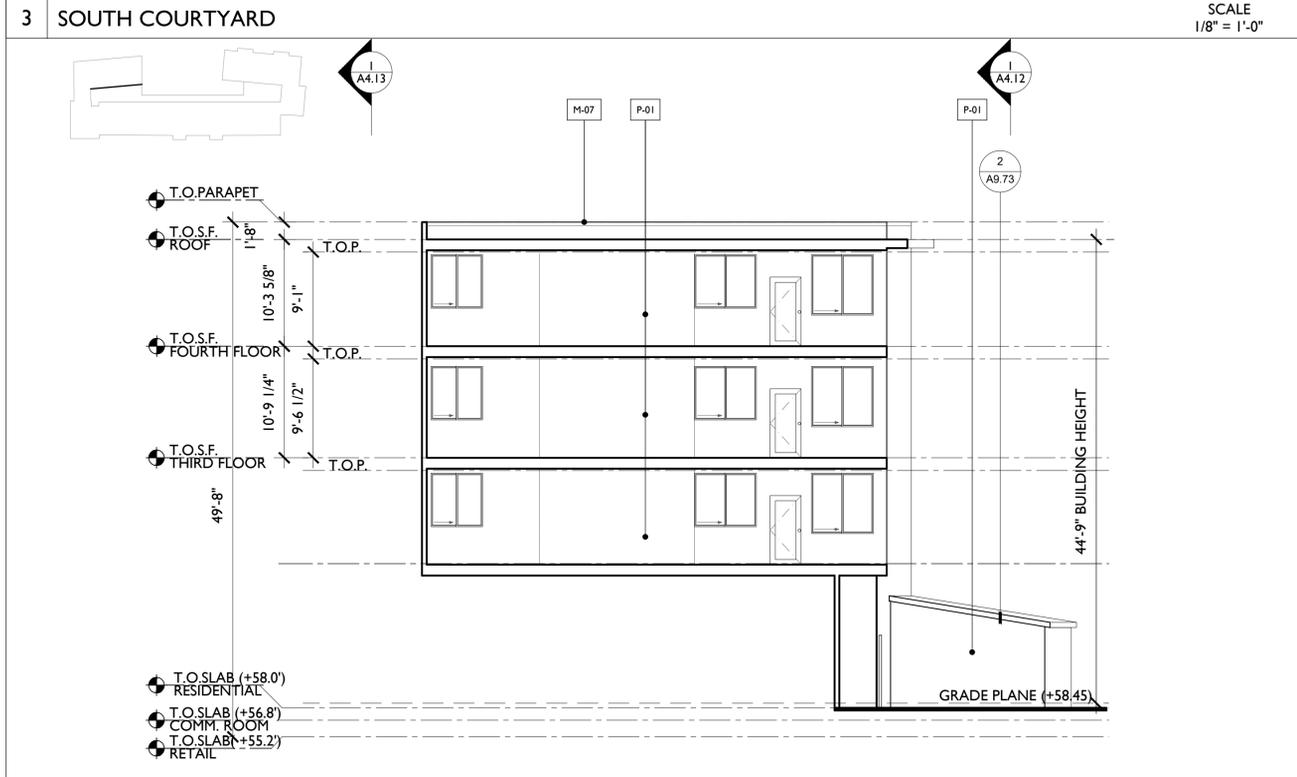
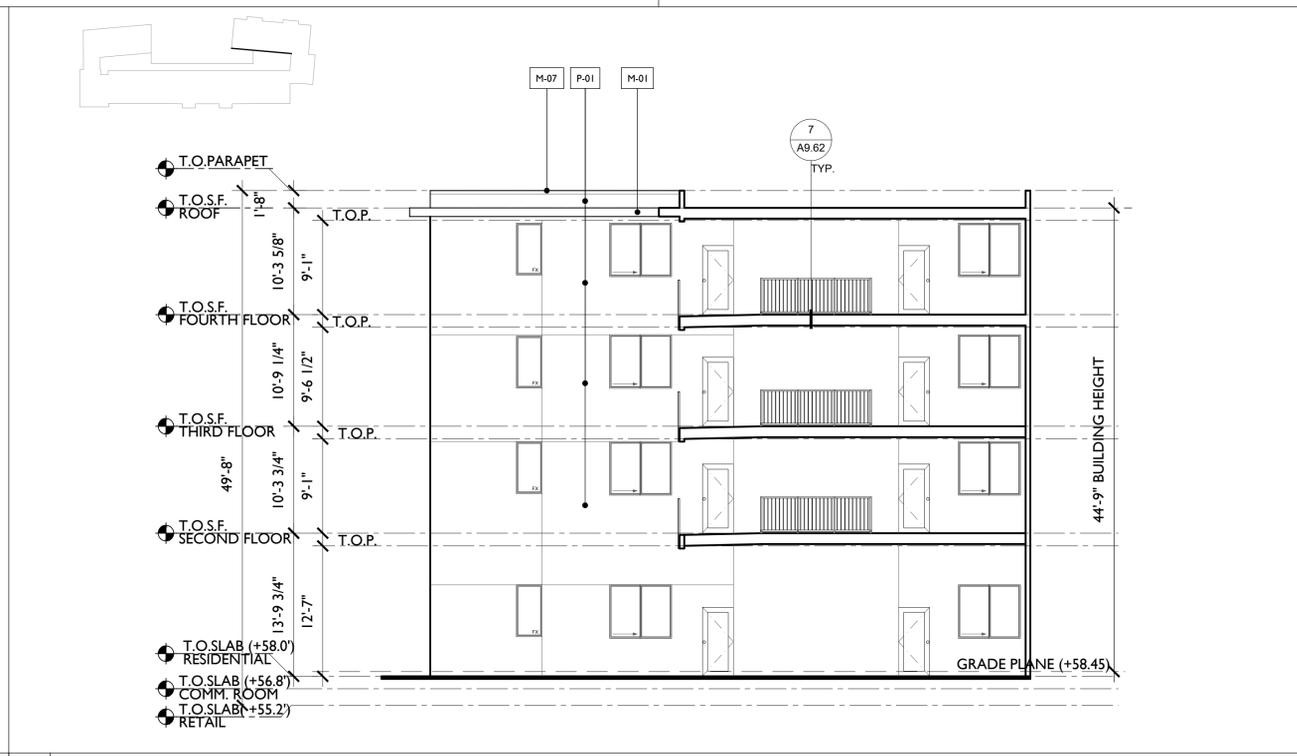
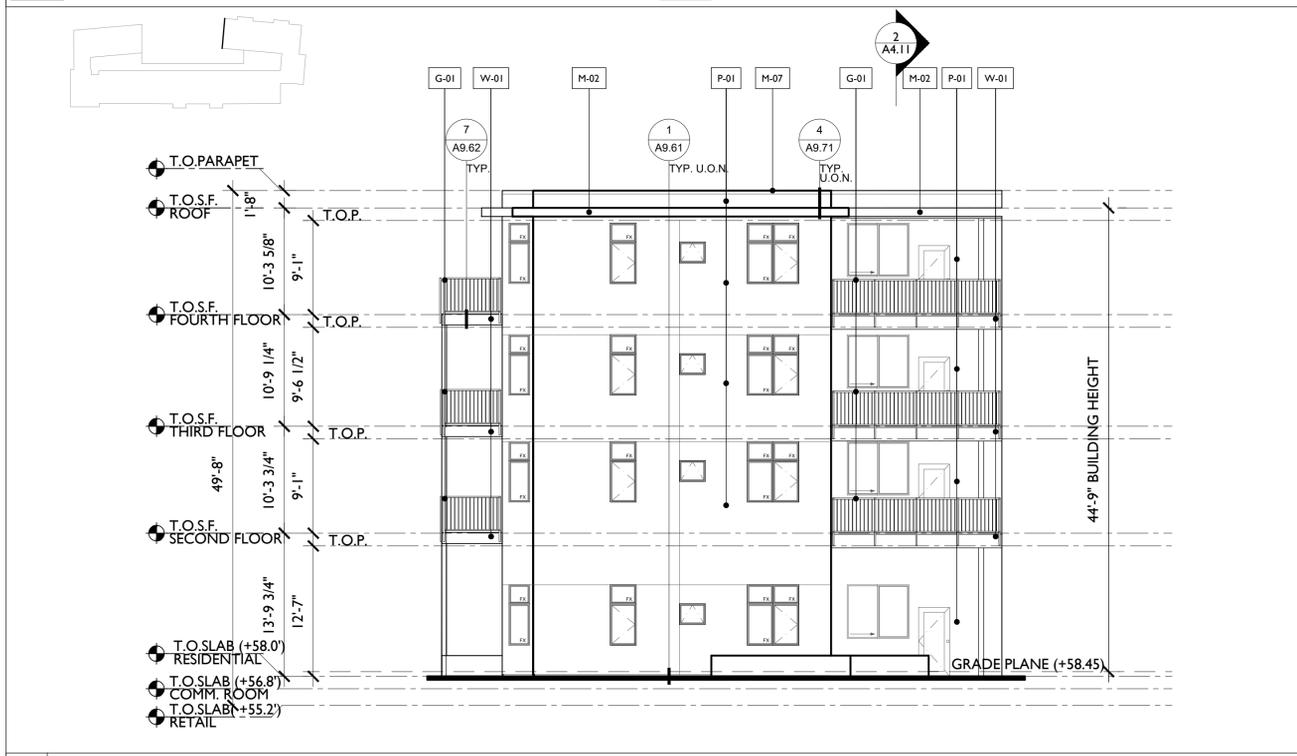
MATERIAL LEGEND			GENERAL NOTES		
C-01	CEMENT SIDING, HARDIE ARTISAN SHIPLAP SIDING. PTD. COLOR: BROWN SEE SPECS	M-01	STANDING SEAM METAL ROOF. KYNAR COATED. COLOR: SEE SPECS	T-01	PORCELAIN EXTERIOR GRADE TILE
C-02	CEMENT SIDING, HARDIE VERTICAL SIDING WITH TRIM BATTENS. PTD. SEE ____. PTD COLOR: BLUE. SEE SPECS	M-02	PAINTED GALVANIZED METAL COLOR: BLACK(SEE SPECS)	T-02	TILE MOSAIC (PUBLIC ART) COLOR: BY OTHERS
C-03	NOT USED	M-03	PAINTED GALVANIZED METAL COLOR: YELLOW(SEE SPECS)	P-01	INTEGRAL COLOR CEMENT PLASTER COLOR: LIGHT GRAY SEE SPECS
C-04	EXPOSED CONCRETE	M-04	CAST ALUMINUM ADDRESS NUMBERS. SEE _____. COLOR: BLACK / FINISH: ANODIZED. SEE SPECS	P-02	INTEGRAL COLOR CEMENT PLASTER COLOR: DARK GRAY. SEE SPECS
G-01	PAINTED GUARDRAIL. SEE 7/A9.62. COLOR: SEE SPECS	M-05	METAL RAMP & STAIR RAIL. SEE 1/A9.43 & A7.23R: BLACK. SEE SPECS	P-03	INTEGRAL COLOR CEMENT PLASTER : ALTERNATING SWATCHES. COLORS: GOLD. SEE SPECS. COORDINATE LOCATIONS W/ ARCHITECT.
G-02	PAINTED METAL ART PANEL. SEE 7/A9.62. COLOR: SEE SPECS	M-06	BLACK ANODIZED ALUMINUM TRIM TO MATCH WINDOWS	P-04	INTEGRAL CEMENT PLASTER : ALTERNATING SWATCHES. COLORS: GOLD. SEE SPECS.
W-01	NATURAL WOOD SEALED	M-07	GALVANISED METAL FLASHING.	P-05	INTEGRAL CEMENT PLASTER : COLOR: BLUE. SEE SPECS.

GENERAL NOTES

- SEE WINDOW SCHEDULE FOR WINDOW MATERIAL AND COLORS.
- SEE DOOR SCHEDULE FOR DOOR MATERIAL AND COLORS.
- THE NOISE RATING OF RESIDENTIAL UNIT WINDOWS ON SAN PABLO AVE SIDE OF THE BUILDING SHALL BE AT LEAST OITC 28. BY USING 1" OVERALL THICKNESS DUAL GLAZING WITH ONE SHEET LAMINATED GLASS AS FOLLOWS: 7/32" LAMINATED - AIRSPACE - 3/16" SHEET = OITC 28 TO 29.
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GRADE PLANE CALCULATION

AVERAGE GRADING: (56.3+55.1+54.5+57.9)/4 = 58.45
 AVERAGE ROOF SURFACE: TOP OF ROOF SUBFLOOR



1 EAST COURTYARD - NORTH BUILDING SCALE 1/8" = 1'-0"

2 NORTH COURTYARD SCALE 1/8" = 1'-0"

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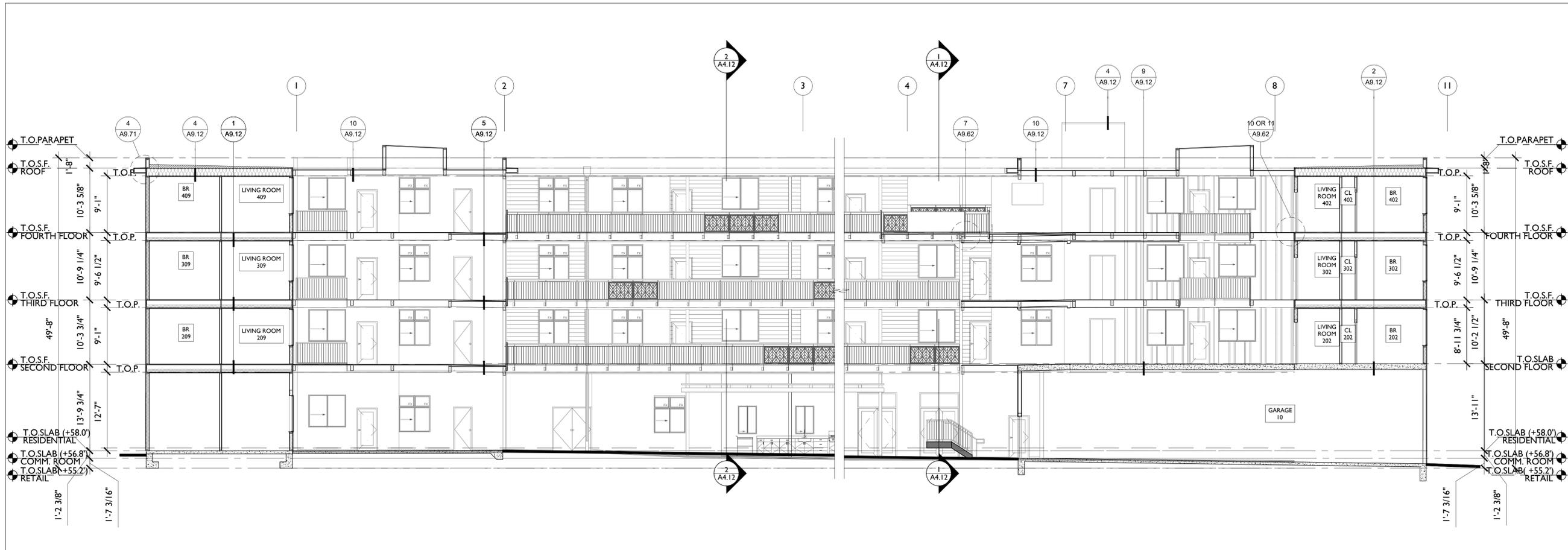


BERKELEY MOSHAV
 2403 SAN PABLO AVE
 BERKELEY, CA

SET TYPE AND DATE	
NAME	DATE
DESIGN DEVELOPMENT	03/15/23
CD PROGRESS SET	09/28/23
BUILDING PERMIT SUBMITAL	12/15/23

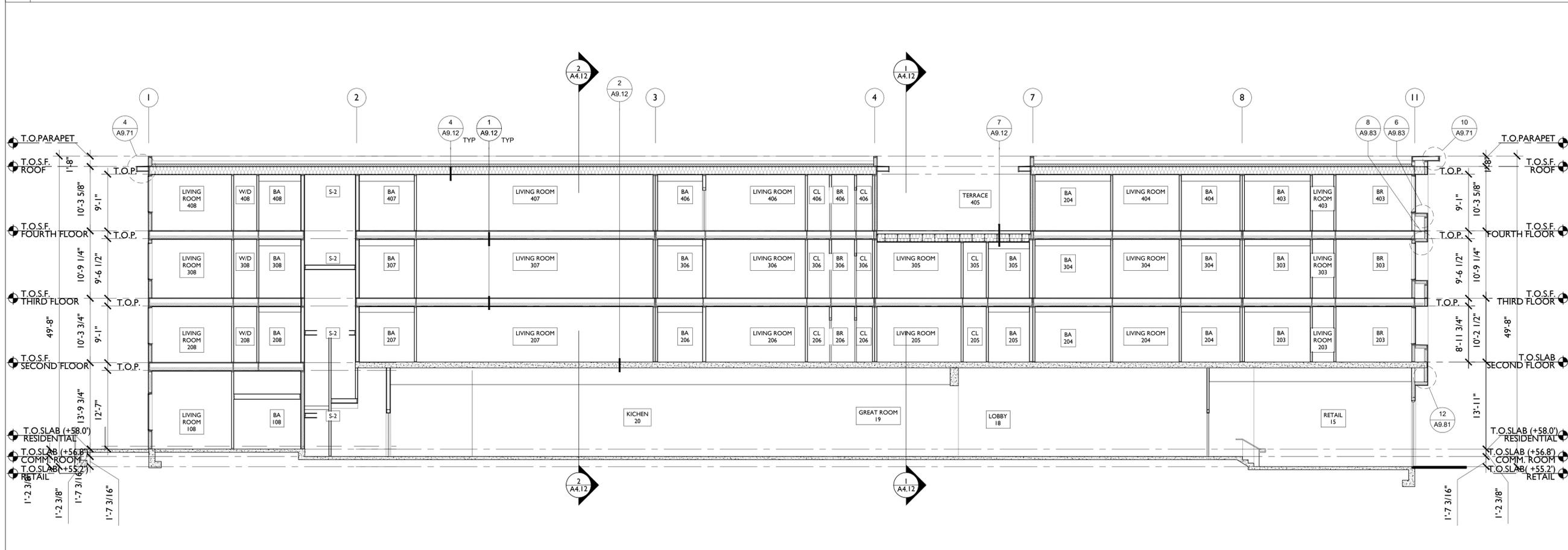
BUILDING ELEVATIONS - COURTYARD

A3.14



2 SECTION - LONGITUDE

SCALE
 1/8" = 1'-0"



1 SECTION - LONGITUDE

SCALE
 1/8" = 1'-0"

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SET TYPE AND DATE

NAME	DATE
DESIGN DEVELOPMENT	03/15/23
CD PROGRESS SET	09/28/23
BUILDING PERMIT SUBMITTAL	12/15/23

BUILDING SECTIONS

A4.11

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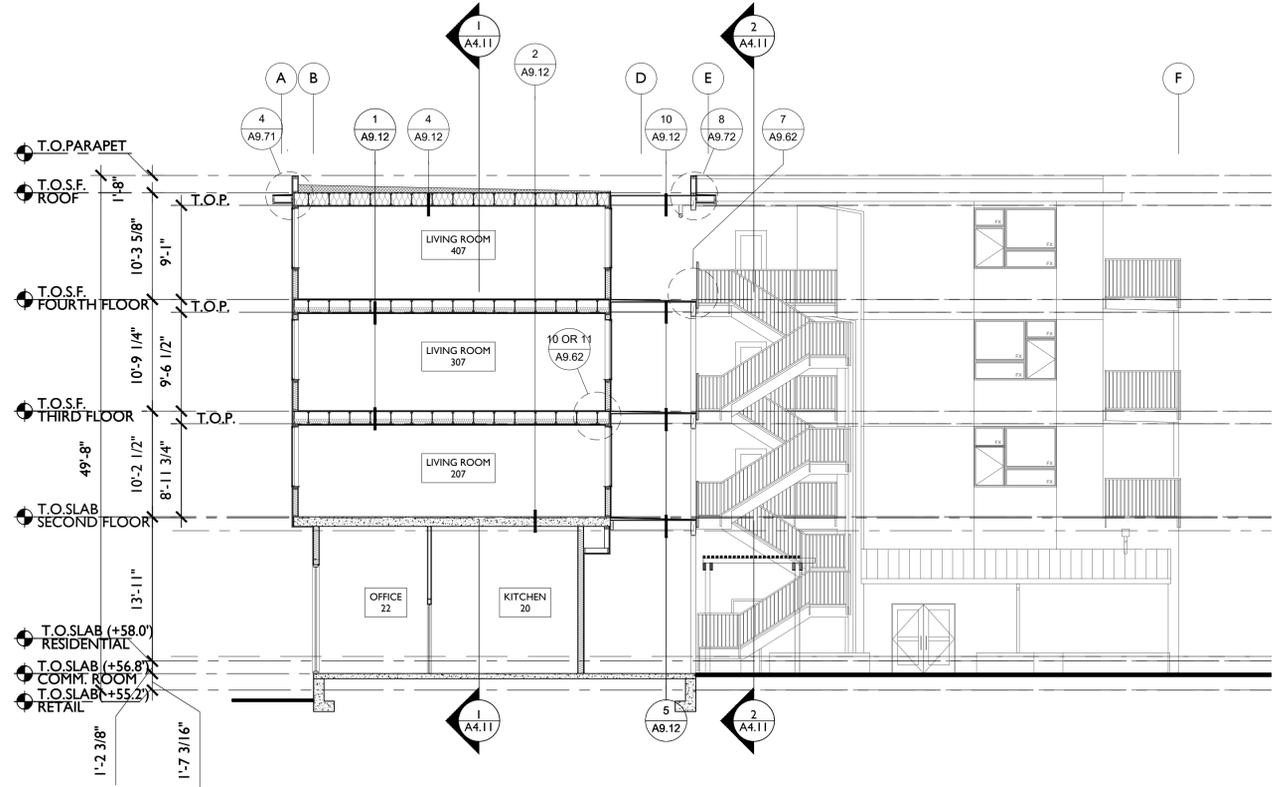


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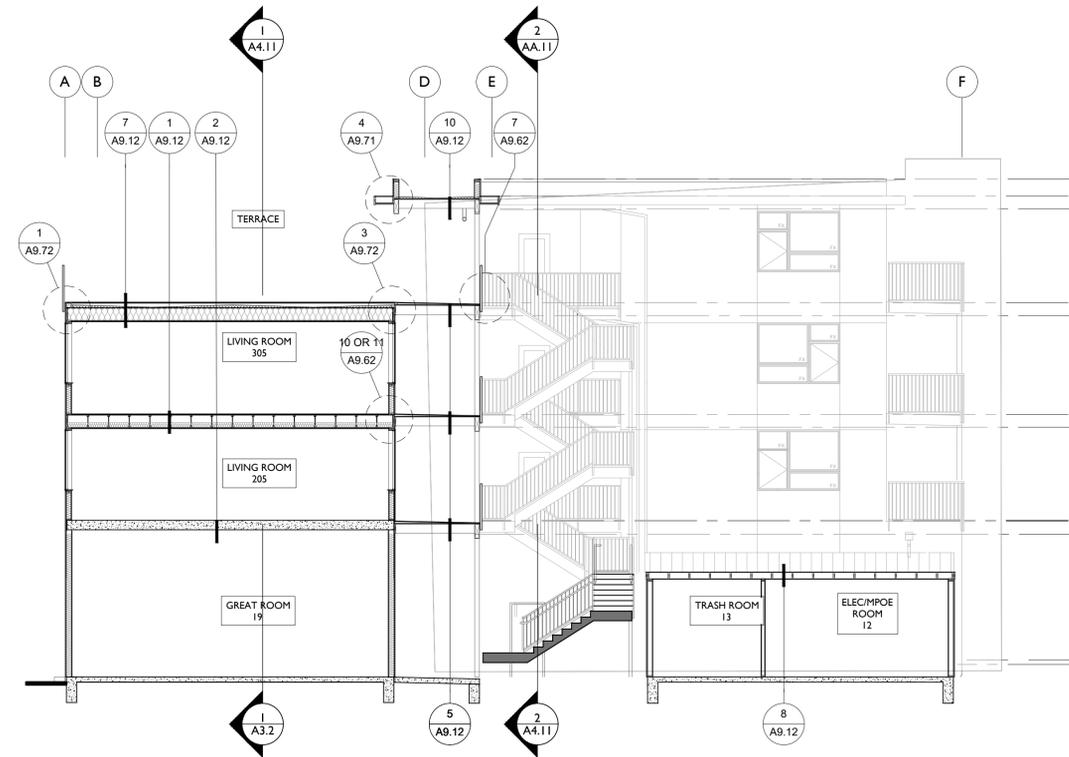
BUILDING SECTIONS

A4.12



2 SECTION - CROSS

SCALE
 1/8" = 1'-0"



1 SECTION - CROSS

SCALE
 1/8" = 1'-0"

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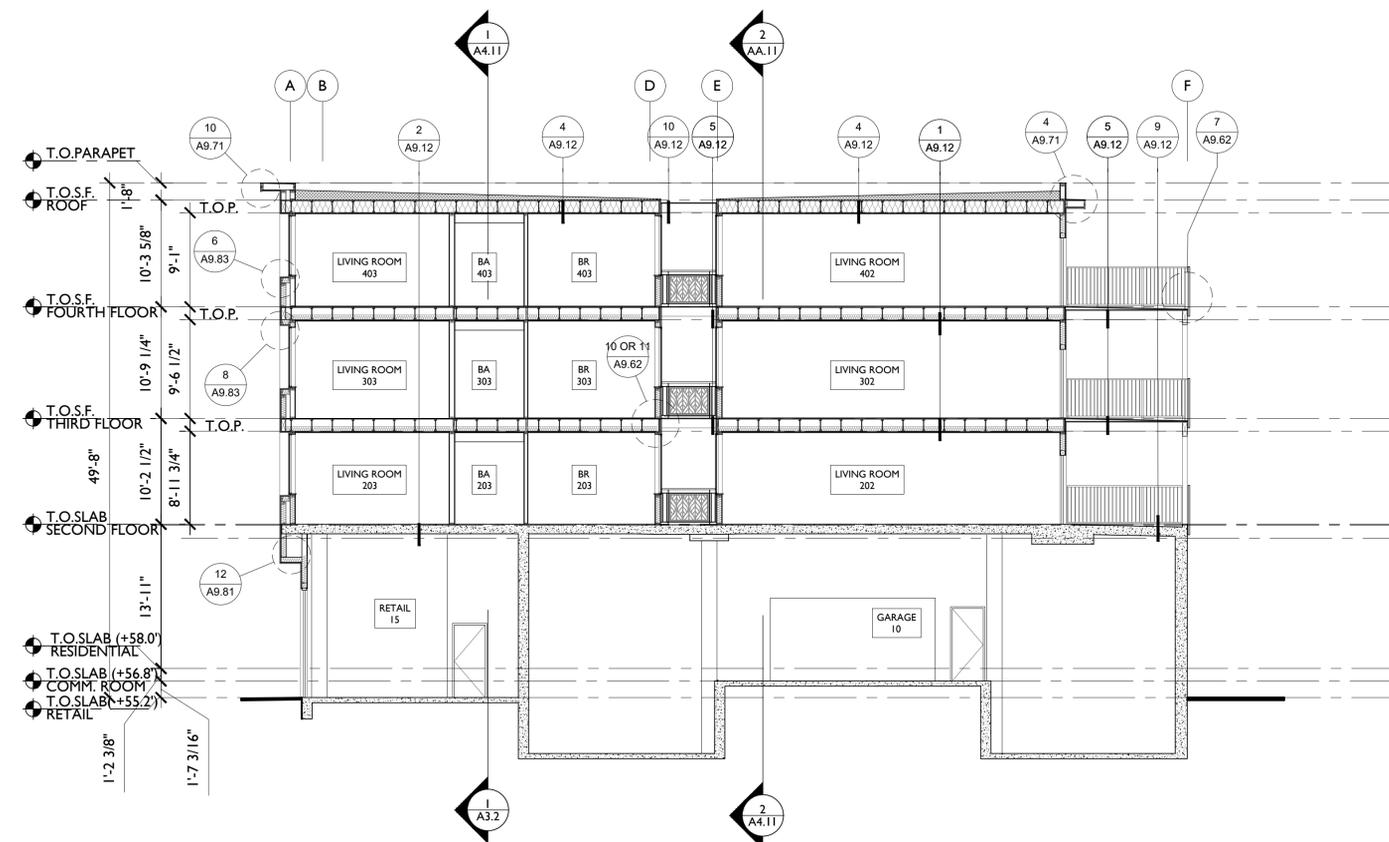
BERKELEY MOSHAV
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SET TYPE AND DATE

NAME	DATE
DESIGN DEVELOPMENT	03/15/23
CD PROGRESS SET	09/28/23
BUILDING PERMIT SUBMITAL	12/15/23

BUILDING SECTIONS

A4.13



I SECTION - CROSS

SCALE
 1/8" = 1'-0"

TAG	LOCATION NAME (NUMBER)	EXTERIOR/ INTERIOR	TYPE	WIDTH	HEIGHT	OPERATION	DOOR		FRAME		FIRE RATING	HDWR GROUP	ELEC ACCESS CTRL	DETAIL			COMMENTS
							MATERIAL	FINISH	MATERIAL	FINISH				SILL	JAMB	HEAD	
A101	GARAGE(10)	EXTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	H.M.	PTD	H.M.	PTD	-	-	YES	1/A9.81	2 OR 4/A9.81	2 OR 4/A9.81	
A102	TRASH ROOM(13)	INTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	H.M.	PTD	H.M.	PTD	-	-	YES	1/A9.81	2 OR 4/A9.81	2 OR 4/A9.81	
A103	ELE/MPOE ROOM(12)	EXTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	H.M.	PTD	H.M.	PTD	-	-	-	1/A9.81	2 OR 4/A9.81	2 OR 4/A9.81	
A104	WORKSHOP(11)	EXTERIOR	TYPE E	6'-0"	7'-0"	SWING, DOUBLE	H.M.	PTD	H.M.	PTD	-	-	YES	1/A9.81	2 OR 4/A9.81	2 OR 4/A9.81	
A105	WORKSHOP(11)	INTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	H.M.	PTD	H.M.	PTD	-	-	YES	1/A9.81	2 OR 4/A9.81	2 OR 4/A9.81	
A106	GARAGE(10)	EXTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	H.M.	PTD	H.M.	PTD	-	-	YES	1/A9.81	2 OR 4/A9.81	2 OR 4/A9.81	
A107	MECH/HOT WATER ROOM(14B)	INTERIOR	TYPE C	6'-0"	7'-0"	SWING, DOUBLE	H.M.	PTD	H.M.	PTD	-	-	-	1/A9.81	2 OR 4/A9.81	2 OR 4/A9.81	
A108	ELEV MECH(14A)	INTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	H.M.	PTD	H.M.	PTD	90 MIN	-	-	1/A9.81	2 OR 4/A9.81	2 OR 4/A9.81	
A109	GARAGE(10)	INTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	H.M.	PTD	H.M.	PTD	-	-	YES	1/A9.81	2 OR 4/A9.81	2 OR 4/A9.81	
A110	RETAIL(15a)	INTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	SOLID WOOD	CLR	H.M.	PTD	*	-	YES	3 OR 4/A9.91	5/A9.91	6/A9.91	45 MIN FIRE RATING FOR LAUNDRY RM DOOR, AND 3/A9.91 FOR LAUNDRY RM THRESHOLD
A111	RESTROOM(15b)	INTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	SOLID WOOD	CLR	H.M.	PTD	*	-	-	3 OR 4/A9.91	5/A9.91	6/A9.91	45 MIN FIRE RATING FOR LAUNDRY RM DOOR, AND 3/A9.91 FOR LAUNDRY RM THRESHOLD
A112	LOBBY(18)	EXTERIOR	TYPE D	3'-0"	7'-0"	SWING, SINGLE	H.M.	PTD	H.M.	PTD	45 MIN	-	YES	1/A9.81	2 OR 4/A9.81	2 OR 4/A9.81	NO FIRE RATING ON STREET SIDE
A113	KIDS PLAY ROOM(21)	INTERIOR	TYPE D	3'-0"	6'-8"	SWING, SINGLE	SOLID WOOD	CLR	H.M.	PTD	-	-	-	4/A9.91	5/A9.91	6/A9.91	
A114	OFFICE(22)	INTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	SOLID WOOD	CLR	H.M.	PTD	*	-	-	3 OR 4/A9.91	5/A9.91	6/A9.91	45 MIN FIRE RATING FOR LAUNDRY RM DOOR, AND 3/A9.91 FOR LAUNDRY RM THRESHOLD
A115	BATH RM(24)	INTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	SOLID WOOD	CLR	H.M.	PTD	*	-	-	3 OR 4/A9.91	5/A9.91	6/A9.91	45 MIN FIRE RATING FOR LAUNDRY RM DOOR, AND 3/A9.91 FOR LAUNDRY RM THRESHOLD
A116	BATH RM(24)	INTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	SOLID WOOD	CLR	H.M.	PTD	*	-	-	3 OR 4/A9.91	5/A9.91	6/A9.91	45 MIN FIRE RATING FOR LAUNDRY RM DOOR, AND 3/A9.91 FOR LAUNDRY RM THRESHOLD
A117	LAUNDRY(23)	INTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	SOLID WOOD	CLR	H.M.	PTD	*	-	-	3 OR 4/A9.91	5/A9.91	6/A9.91	45 MIN FIRE RATING FOR LAUNDRY RM DOOR, AND 3/A9.91 FOR LAUNDRY RM THRESHOLD
A118	BATH RM(25)	INTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	SOLID WOOD	CLR	H.M.	PTD	*	-	-	3 OR 4/A9.91	5/A9.91	6/A9.91	45 MIN FIRE RATING FOR LAUNDRY RM DOOR, AND 3/A9.91 FOR LAUNDRY RM THRESHOLD
A119	BATH RM(25)	INTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	SOLID WOOD	CLR	H.M.	PTD	*	-	-	3 OR 4/A9.91	5/A9.91	6/A9.91	45 MIN FIRE RATING FOR LAUNDRY RM DOOR, AND 3/A9.91 FOR LAUNDRY RM THRESHOLD
A120	OFFICE(26)	INTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	SOLID WOOD	CLR	H.M.	PTD	*	-	-	3 OR 4/A9.91	5/A9.91	6/A9.91	45 MIN FIRE RATING FOR LAUNDRY RM DOOR, AND 3/A9.91 FOR LAUNDRY RM THRESHOLD
A121	STAIR 2	INTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	H.M.	PTD	H.M.	PTD	90 MIN	-	YES	3/A9.91	5/A9.91	6/A9.91	
A122	STORAGE ROOM(27)	EXTERIOR	TYPE C	6'-0"	7'-0"	SWING, DOUBLE	H.M.	PTD	H.M.	PTD	-	-	YES	1/A9.81	2 OR 4/A9.81	2 OR 4/A9.81	
A123	STAIR 2	EXTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	H.M.	PTD	H.M.	PTD	90 MIN	-	YES	1/A9.81	2 OR 4/A9.81	2 OR 4/A9.81	
A124	STAIR 2	EXTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	H.M.	PTD	H.M.	PTD	-	-	YES	1/A9.81	2 OR 4/A9.81	2 OR 4/A9.81	
A223	STAIR 2-2ND FLOOR	EXTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	H.M.	PTD	H.M.	PTD	90 MIN	-	-	1/A9.81	2 OR 4/A9.81	2 OR 4/A9.81	
A323	STAIR 2-3RD FLOOR	EXTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	H.M.	PTD	H.M.	PTD	90 MIN	-	-	1/A9.81	2 OR 4/A9.81	2 OR 4/A9.81	
A423	STAIR 2-4TH FLOOR	EXTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	H.M.	PTD	H.M.	PTD	90 MIN	-	-	1/A9.81	2 OR 4/A9.81	2 OR 4/A9.81	
U01	UNIT ENTRY	EXTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	FIBERGLASS	PTD	H.M.	PTD	-	-	-	1/A9.81 SIM	4 OR 5/A9.81	4 OR 5/A9.81	
U02	UNIT BATH/BEDROOM, CLOSET	INTERIOR	TYPE A	3'-0"	6'-8"	SWING, SINGLE	SOLID WOOD	CLR	SOLID WOOD	PTD	-	-	-	4/A9.91	8/A9.91	8/A9.91	
U03	UNIT BATH/BEDROOM, CLOSET	INTERIOR	TYPE B	3'-0"	6'-8"	POCKET, SINGLE	SOLID WOOD	CLR	SOLID WOOD	PTD	-	-	-	4/A9.91	8/A9.91	8/A9.91	
U04	UNIT CLOSET	INTERIOR	TYPE J	6'-0"	6'-8"	BI-FOLD, DOUBLE	H.C. WOOD	CLR	SOLID WOOD	PTD	-	-	-	4/A9.91	8/A9.91	8/A9.91	
U05	UNIT CLOSET, PANTRY	INTERIOR	TYPE A	2'-4"	6'-8"	SWING, SINGLE	H.C. WOOD	CLR	SOLID WOOD	PTD	-	-	-	4/A9.91	8/A9.91	8/A9.91	
U06	UNIT CLOSET	INTERIOR	TYPE K	2'-6"	6'-8"	BI-FOLD, SINGLE	SOLID WOOD	CLR	SOLID WOOD	PTD	-	-	-	4/A9.91	8/A9.91	8/A9.91	
U07	OFFICE	INTERIOR	TYPE C	6'-0"	6'-8"	SWING, DOUBLE	SOLID WOOD	CLR	SOLID WOOD	PTD	-	-	-	4/A9.91	8/A9.91	8/A9.91	
U08	UNIT REAR/BALCONY	EXTERIOR	TYPE A	3'-0"	7'-0"	SWING, SINGLE	FIBERGLASS	PTD	H.M.	PTD	-	-	-	1/A9.81 SIM	4 OR 5/A9.81	4 OR 5/A9.81	
G001	GARAGE(10)	EXTERIOR	TYPE F	16'-0"	10'-3"	OVERHEAD DOOR	MTL	MFR	MTL	MFR	-	-	-	-	-	-	FROSTED GLASS ART PANEL, DESIGN TBD, PER OWNER.
G002	TRASH ROOM(13)	EXTERIOR	TYPE G	6'-0"	8'-0"	ROLL-UP	MTL	MFR	MTL	MFR	-	-	-	-	-	-	
G003	BACKYARD GATE AND PEDESTRAIN DOOR	EXTERIOR	TYPE H	9'-0"	6'-0"	SWING, DOUBLE	WOOD / METAL	CLR / PC	MTL	PC	-	-	YES	-	-	-	UNEVEN LEAF
SF001	RETAIL STOREFRONT(15a)	EXTERIOR	TYPE D	3'-0"	8'-6"	SWING, SINGLE	BLACK ANODIZED ALUMINUM	MFR	BLACK ANODIZED ALUMINUM	MFR	-	-	-	1/A9.81	7.8/A9.81	12/A9.81	SEE A8.12 FOR STOREFRONT PROFILE
SF002	LOBBY STOREFRONT(18)	EXTERIOR	TYPE E	6'-0"	8'-6"	SWING, DOUBLE	YELLOW ANODIZED ALUMINUM	MFR	YELLOW ANODIZED ALUMINUM	MFR	-	-	YES	1/A9.81	7.8/A9.81	9/A9.81	SEE A8.12 FOR STOREFRONT PROFILE
SF003A	GREAT ROOM(19)	EXTERIOR	TYPE E	6'-0"	8'-6"	SWING, DOUBLE	YELLOW ANODIZED ALUMINUM	MFR	YELLOW ANODIZED ALUMINUM	MFR	-	-	-	1/A9.81	8/A9.81	9/A9.81	SEE A8.12 FOR STOREFRONT PROFILE
SF003B	GREAT ROOM(19)	EXTERIOR	TYPE E	6'-0"	8'-6"	SWING, DOUBLE	YELLOW ANODIZED ALUMINUM	MFR	YELLOW ANODIZED ALUMINUM	MFR	-	-	-	1/A9.81	8/A9.81	9/A9.81	SEE A8.12 FOR STOREFRONT PROFILE
SF003C	GREAT ROOM(19)	EXTERIOR	TYPE E	6'-0"	8'-6"	SWING, DOUBLE	YELLOW ANODIZED ALUMINUM	MFR	YELLOW ANODIZED ALUMINUM	MFR	-	-	-	1/A9.81	8/A9.81	9/A9.81	SEE A8.12 FOR STOREFRONT PROFILE
SF004	LOUNGE(17)	INTERIOR	TYPE M	13'-6"	8'-6"	MULTI-PANEL SLIDER	BLACK ANODIZED ALUMINUM	MFR	BLACK ANODIZED ALUMINUM	MFR	-	-	-	-	-	-	SEE A8.12 FOR STOREFRONT PROFILE
SF005	LOUNGE(17)	INTERIOR	TYPE M	6'-8"	8'-6"	MULTI-PANEL SLIDER	BLACK ANODIZED ALUMINUM	MFR	BLACK ANODIZED ALUMINUM	MFR	-	-	-	-	-	-	SEE A8.12 FOR STOREFRONT PROFILE

- ### DOORS NOTES
- THE NOTES LISTED BELOW ARE APPLICABLE TO ALL DOORS, INCLUDING DOORS WITHIN STOREFRONTS, UNLESS OTHERWISE NOTED.
- SEE ACCESSIBILITY DETAIL SHEETS A9.41-A9.46 FOR REQUIRED CLEARANCES.
 - ALL DOOR GLAZING & STOREFRONT GLAZING TO BE TEMPERED DUAL PANE LOW-E GLASS; SEE TITLE 24 FOR REQUIRED EFFICIENCY. PROVIDE RATED GLAZING AT RATED DOORS.
 - ALL FIRE-RATED DOORS MUST BE AUTOMATIC OR SELF-CLOSING AND LATCHING.
 - PER CBC 11B-404.2.7, DOOR OPENING HARDWARE SHALL BE MOUNTED BETWEEN 34" AND 44" ABOVE FINISH FLOOR.
 - WHERE APPLICABLE, MAXIMUM EFFORT TO OPERATE CLOSER SHALL NOT EXCEED 5 POUNDS APPLIED AT RIGHT ANGLE TO DOOR FACE
 - DOOR HARDWARE MUST NOT REQUIRE MORE THAN 5 POUNDS OF FORCE TO OPERATE
 - PER CBC 716, DOORS WITHIN FIRE PARTITIONS SEPARATING DWELLING UNITS FROM A CORRIDOR SHALL BE NO LESS THAN 20 MINUTES (1/3-HOUR).
 - PER CBC 716, VISION PANELS IN DOORS WITHIN FIRE BARRIERS SHALL HAVE A MAX OF 100 SQ IN OF GLAZING. NOTE THAT PER ADA, BOTTOM EDGE OF GLAZING SHALL NOT BE LOCATED HIGHER THAN 43" A.F.F.
 - PER CBC 716, DOORS WITHIN FIRE BARRIERS SEPARATING ONE OCCUPANCY FROM ANOTHER SHALL BE NO LESS THAN 45 MINUTES (3/4-HOUR).
 - PER CBC 1023, INTERIOR EXIT STAIR DOORS SHALL HAVE A FIRE RATING OF NO LESS THAN 1-HOUR.
 - PER CBC 713.13, ALL DOORS INTO TRASH CHUTES SHALL BE SELF-CLOSING.
 - PER CBC 1024.3, EXIT PASSAGES DOORS SHALL HAVE A FIRE RATING OF NO LESS THAN 1-HOUR.
 - VERIFY ALL DOOR SIZES & FRAME THICKNESS IN FIELD PRIOR TO FABRICATION
 - ALL DOOR THRESHOLDS SHALL COMPLY WITH CBC 11B-404.2.5.
 - THE LOWER 10" OF ALL DOORS SHALL BE PROVIDED WITH A SMOOTH SURFACE FOR THE FULL WIDTH OF THE GATE AT THE PUSH SIDE, PER CBC- 11B-404.2.10
 - ALL UNIT FRONT DOORS SHALL HAVE DOUBLE DOOR VIEWERS; HEIGHT OF EACH DOOR VIEWER IS LOCATED ON ACCESSIBILITY SHEETS.
 - SEE PROJECT SPECIFICATIONS FOR DOOR HARDWARE SCHEDULE.
 - SEE 4/A9.91 FOR TYP. INTERIOR FLOORING TRANSITIONS.

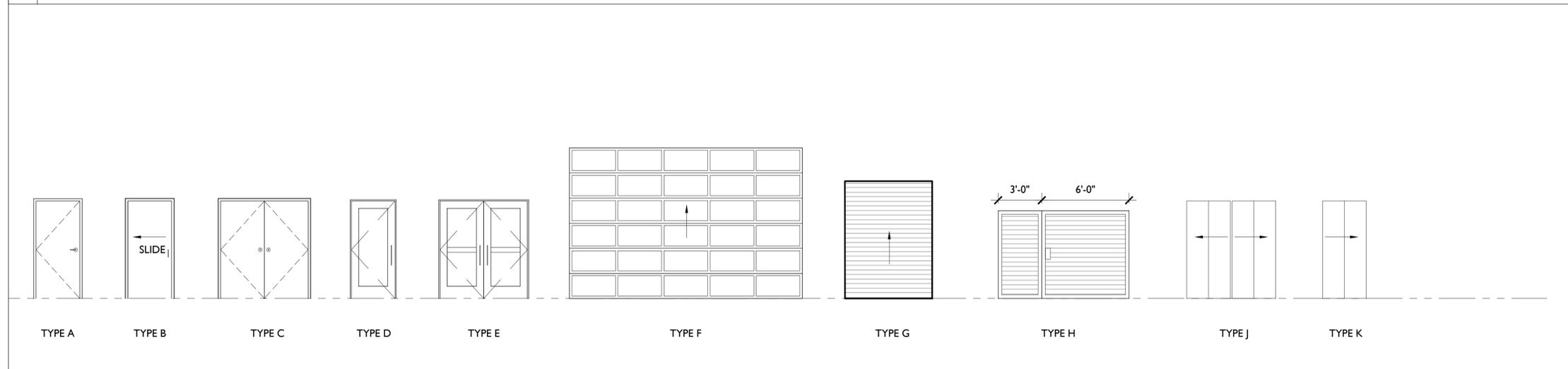
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2 DOOR SCHEDULE



1 DOOR ELEVATIONS

DOOR SCHEDULE

A8.11

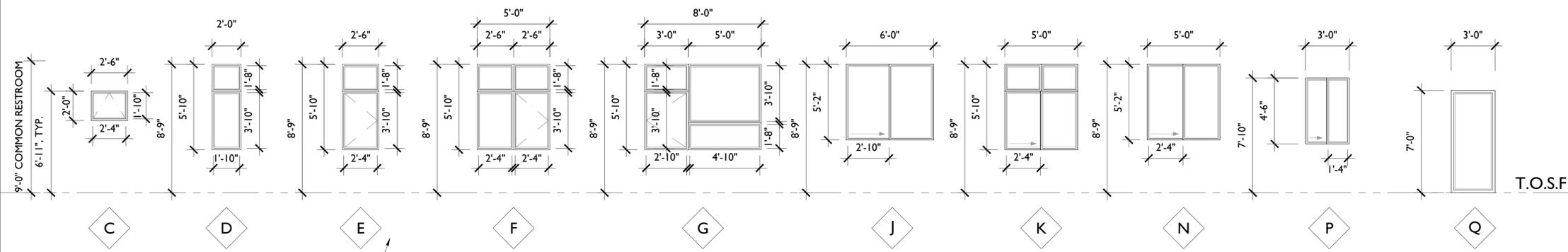
WINDOW TYPE	DESCRIPTION	FRAME		DETAIL			COMMENTS
		MATERIAL	OPERATION	HEAD	JAMB	SILL	
A	COMMON AREA	BLACK ANODIZED ALUMINUM	FIXED	9/A9.81	8/A9.81	8/A9.81	
B	BATHROOM - RETAIL	BLACK ANODIZED ALUMINUM	FIXED	9/A9.81	8/A9.81	8/A9.81	
C	BATHROOM - UNIT	BLK. VINYL	AWNING	6/A9.83	5/A9.83	4/A9.83	VINYL WINDOWS IN CEMENT PLASTER FACING STREETS TO BE RECESSED.
D	LIVING RM	BLK. VINYL	FIXED / CASEMENT	6/A9.83	5/A9.83	4/A9.83	VINYL WINDOWS IN CEMENT PLASTER FACING STREETS TO BE RECESSED.
E	BEDROOM / LIVING RM	BLK. VINYL	FIXED / CASEMENT	3,6/A9.82 OR 9/A9.83	2,5/A9.82 OR 8/A9.83	1,4/A9.82 OR 7/A9.83	VINYL WINDOWS IN CEMENT PLASTER FACING STREETS TO BE RECESSED.
F	BEDROOM / LIVING RM / OFFICE - UNIT	BLK. VINYL	FIXED / CASEMENT	3,6/A9.82 OR 9/A9.83	2,5/A9.82 OR 8/A9.83	1,4/A9.82 OR 7/A9.83	VINYL WINDOWS IN CEMENT PLASTER FACING STREETS TO BE RECESSED.
G	LIVING RM	BLK. VINYL	FIXED / CASEMENT	3,6,9/A9.82 OR A9.83	2,5,8/A9.82 OR A9.83	1,4,7/A9.82 OR A9.83	VINYL WINDOWS IN CEMENT PLASTER FACING STREETS TO BE RECESSED.
J	KITCHEN - CORRIDOR	BLK. VINYL	SLIDE	3,6/A9.82 OR A9.83	2,5/A9.82 OR A9.83	1,4/A9.82 OR A9.83	VINYL WINDOWS IN CEMENT PLASTER FACING STREETS TO BE RECESSED.
K	LIVING RM, COMMON AREA LAUNDRY ROOM	BLK. VINYL	FIXED / SLIDE	3,6/A9.82 OR A9.83	2,5/A9.82 OR A9.83	1,4/A9.82 OR A9.83	VINYL WINDOWS IN CEMENT PLASTER FACING STREETS TO BE RECESSED.
N	KITCHEN	BLK. VINYL	SLIDE	3,6/A9.82 OR A9.83	2,5/A9.82 OR A9.83	1,4/A9.82 OR A9.83	VINYL WINDOWS IN CEMENT PLASTER FACING STREETS TO BE RECESSED.
P	DISH WASH ROOM	BLK. VINYL	SLIDE	6/A9.83	5/A9.83	4/A9.83	
Q	KIDS PLAY RM	BLK. VINYL	FIXED	11/A9.83	11/A9.83	10/A9.83	

SHEET NOTES - WINDOWS

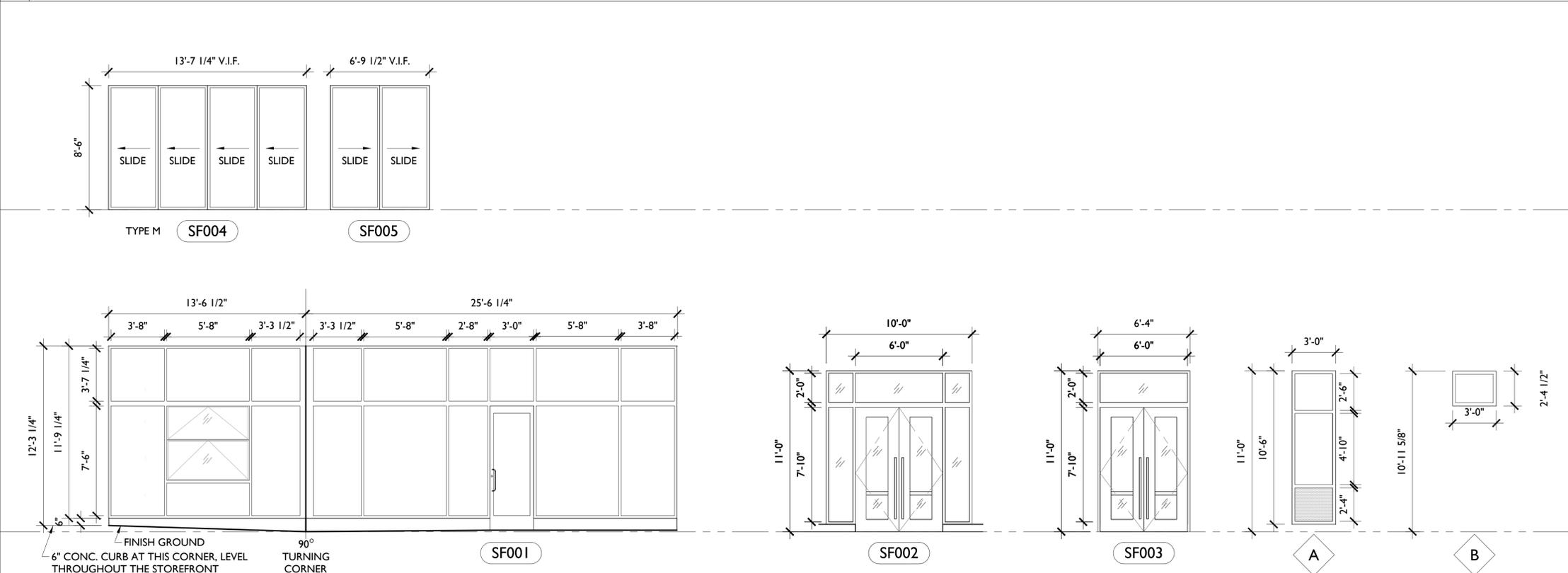
THE NOTES LISTED BELOW ARE APPLICABLE TO ALL WINDOWS, INCLUDING WINDOWS WITHIN STOREFRONTS, UNLESS OTHERWISE NOTED.

- OVERALL DIMENSIONS SHOWN ARE NOMINAL DESIGN DIMENSIONS. COORDINATE ROUGH OPENING DIMENSIONS PRIOR TO SUBMITTAL, FABRICATION AND INSTALLATION.
- ALL WINDOWS SHALL BE INSULATED PER PROJECT SPECIFICATIONS.
- ALL OPERABLE WINDOWS SHALL HAVE AN INSECT SCREEN.
- AT ALL UNITS, OPERABLE WINDOW OPENING HARDWARE SHALL BE A MIN. OF 15" A.F.F. AND MAX. OF 48" A.F.F. WHERE CONFLICT OCCURS, NOTIFY ARCHITECT.
- PER CBC SECTION 2406.4.3 (SAFETY GLAZING IN WINDOWS), GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE A CONSIDERED HAZARDOUS LOCATION AND THEREFORE MUST HAVE SAFETY GLAZING:
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SF;
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" A.F.F.
 - THE TOP EDGE OF THE GLAZING IS GREATER THAN 36" A.F.F.
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36" OF THE WINDOW, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
- ALL WINDOWS SHALL HAVE AN STC CLASS OF NOT LESS THAN 50, PER CBC 1207.2.
- WINDOW TYPE E&G ARE MIRRORED IN SOME CONDITION, PLEASE REFERENCE BUILDING ELEVATION.
- PROVIDE WINDOW OPENING CONTROL DEVICE PER CBC CHAPTER 1015.4 OPENING LIMITATIONS.
- STOREFRONT TYPE A BOTTOM PANE OBSCURED GLASS ONLY AT GREAT ROOM LOCATIONS.

3 WINDOW SCHEDULE



2 WINDOW ELEVATIONS



I STOREFRONT ELEVATIONS

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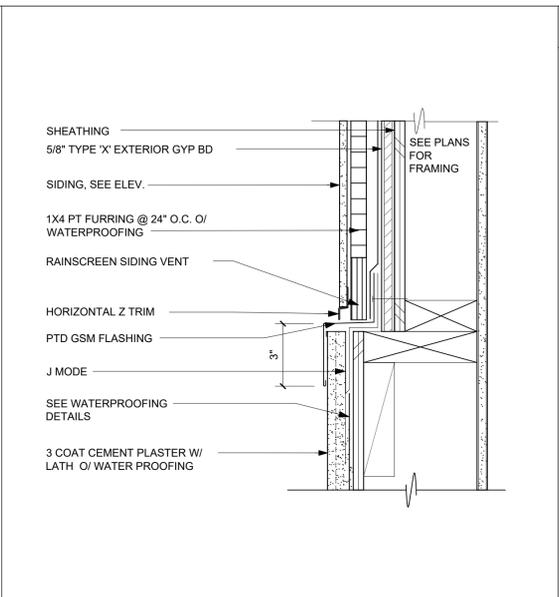
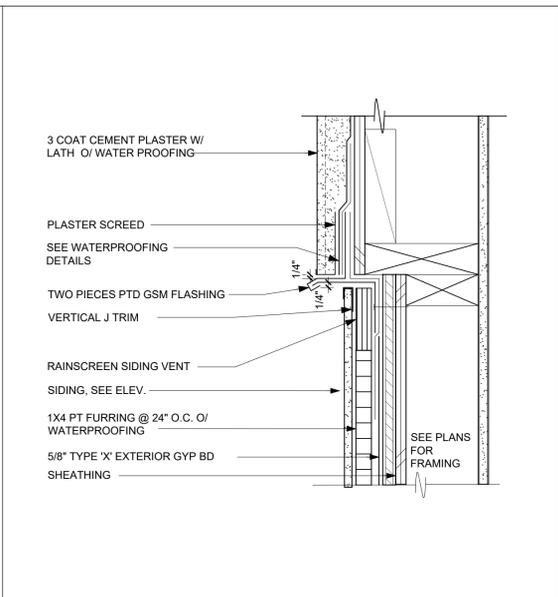
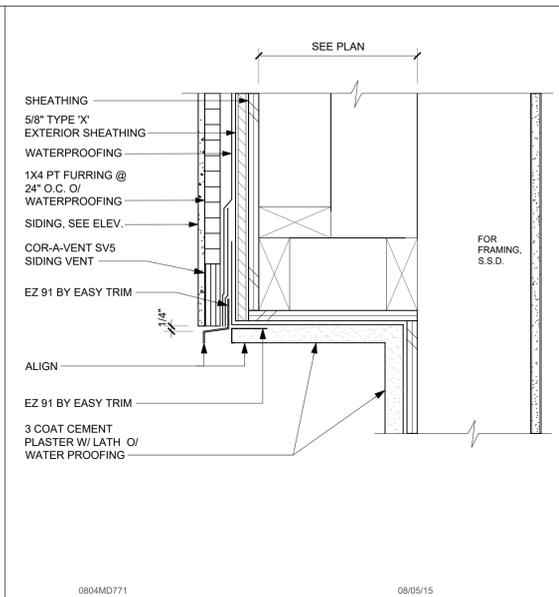
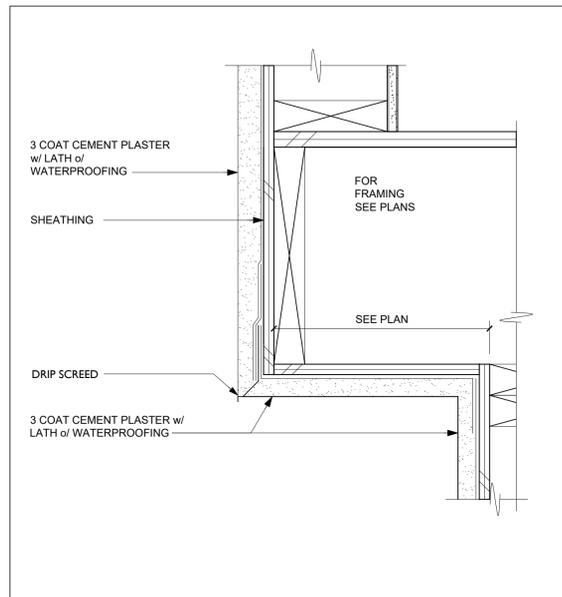
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WINDOW & STOREFRONT SCHEDULE

A8.12



SHEET NOTES

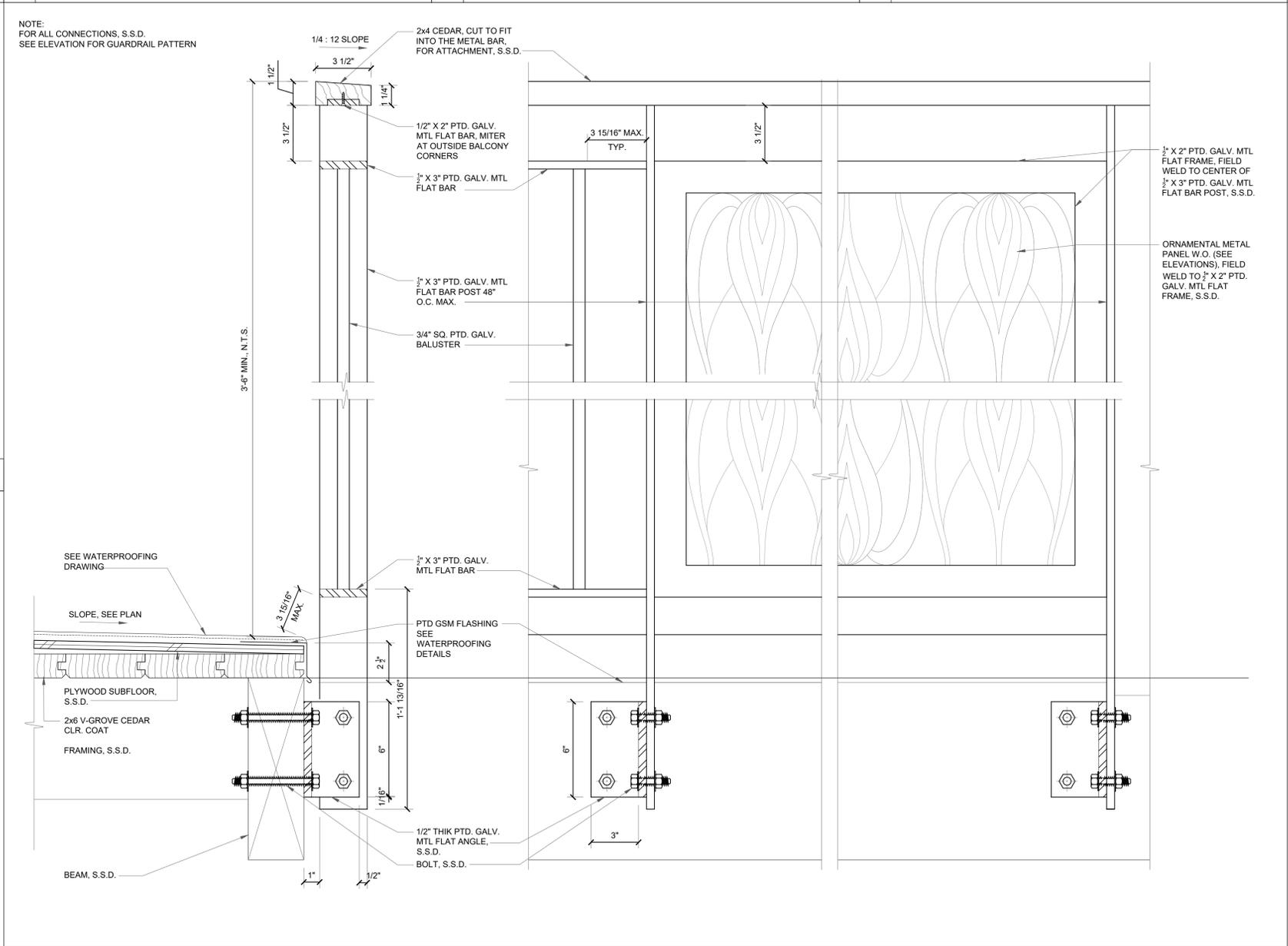
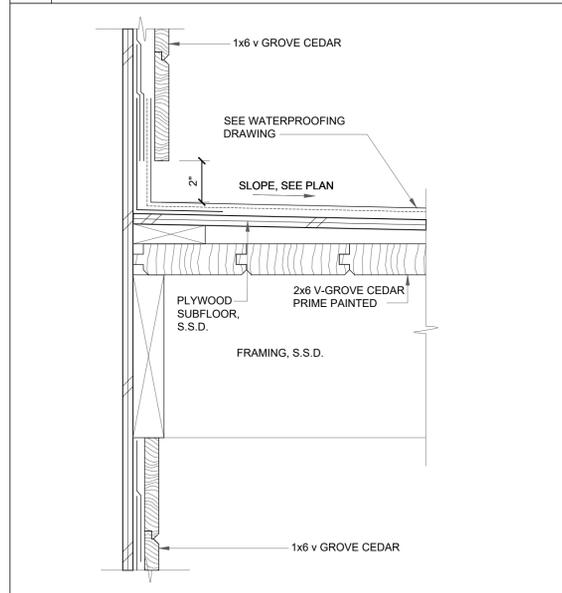
SEE SHEETS A8.84, A8.85, A8.87 & A8.89 FOR WATERPROOFING.

12 SOFFIT @ CEMENT PLASTER WALL SCALE 3" = 1'-0"

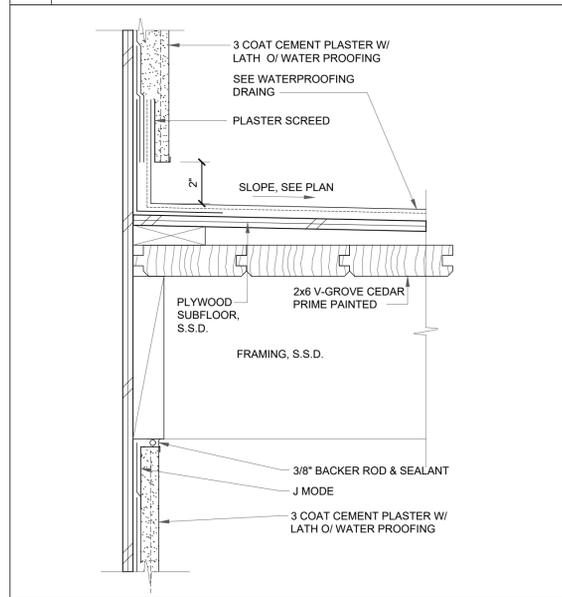
9 SOFFIT SCALE 3" = 1'-0"

6 RECESSED CEMENT PANEL HEADER SCALE 3" = 1'-0"

3 RECESSED CEMENT PANEL SILL SCALE 3" = 1'-0"



11 WALKWAY SOFFIT AT CEDAR WALL SCALE 3" = 1'-0"



10 WALKWAY SOFFIT AT CEMENT PLASTER WALL SCALE 3" = 1'-0"

7 WALKWAY GUARDRAIL SCALE 3" = 1'-0"

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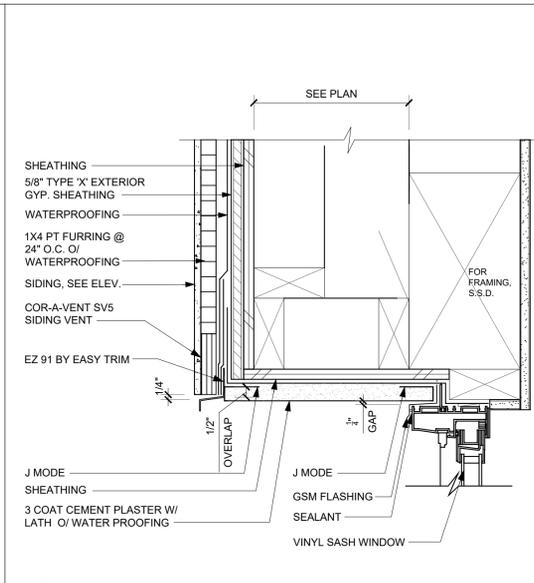
NAME	DATE
DESIGN DEVELOPMENT	03/15/23
CD PROGRESS SET	09/28/23
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EXTERIOR
 DETAILS -
 WALL

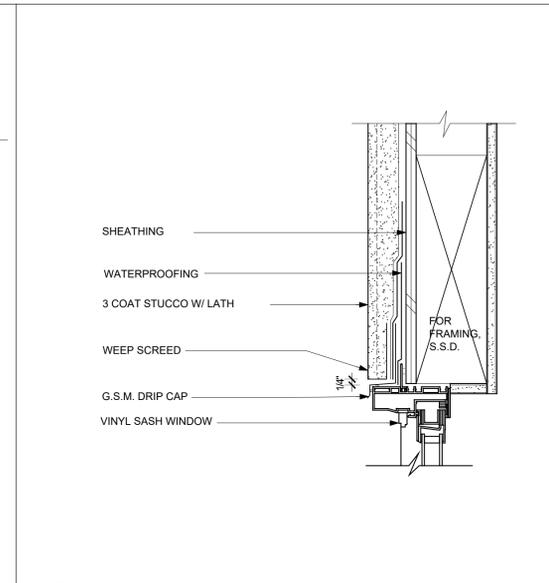
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SHEET NOTES

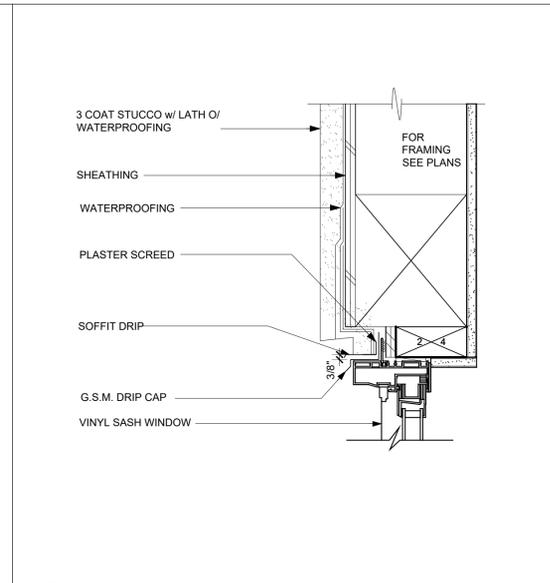
- SEE SHEET A8.86, A8.87 & A8.91 FOR WINDOW WATERPROOFING.



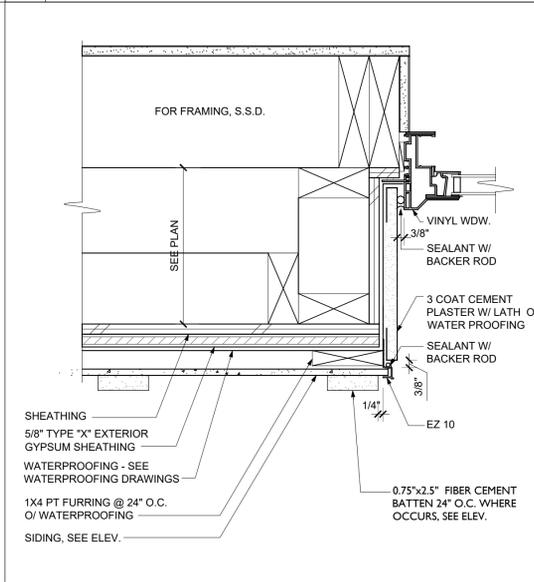
9 RECESSED VINYL WINDOW HEAD SCALE 3" = 1'-0"



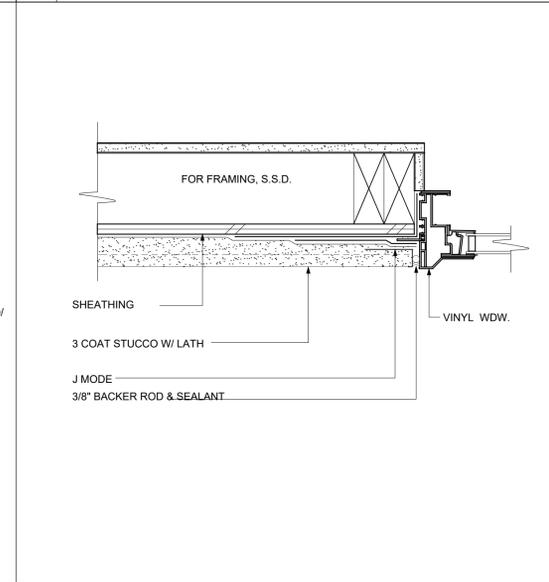
6 VINYL WINDOW HEAD @ STUCCO SCALE 3" = 1'-0"



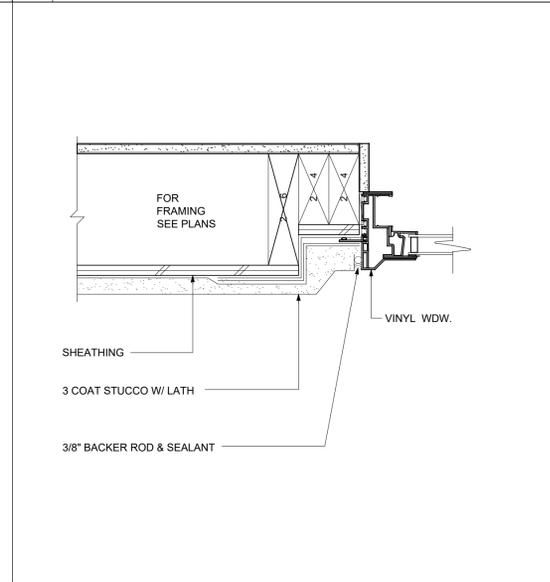
3 RECESSED VINYL WINDOW HEAD @ STUCCO SCALE 3" = 1'-0"



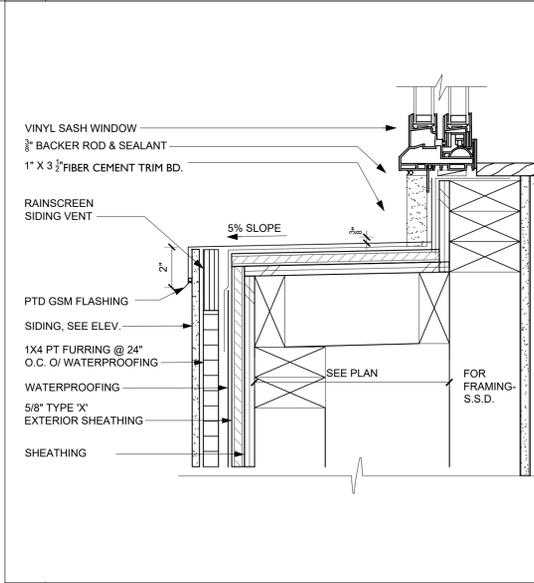
8 RECESSED VINYL WINDOW JAMB SCALE 3" = 1'-0"



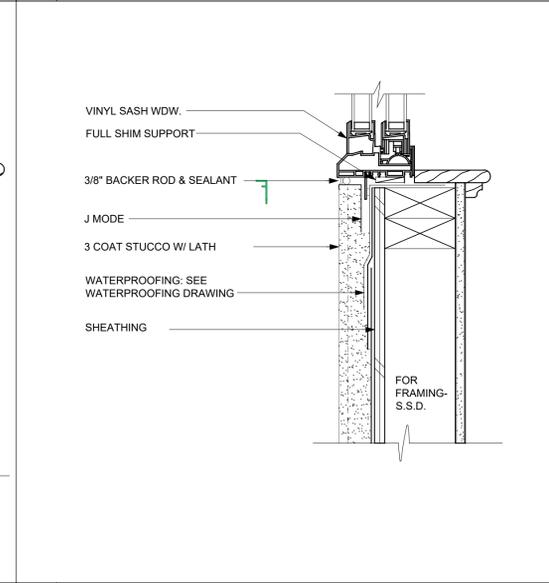
5 VINYL WINDOW JAMB @ STUCCO SCALE 3" = 1'-0"



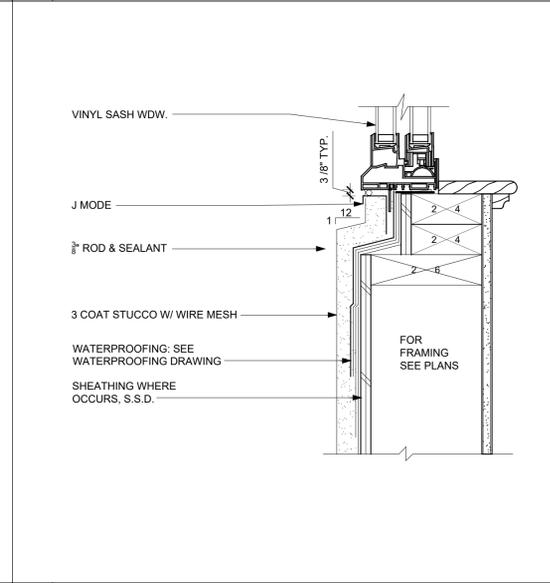
2 RECESSED VINYL WINDOW JAMB @ STUCCO SCALE 3" = 1'-0"



7 RECESSED VINYL WINDOW SILL SCALE 3" = 1'-0"



4 VINYL WINDOW SILL @ STUCCO SCALE 3" = 1'-0"



1 RECESSED VINYL WINDOW SILL IN STUCCO SCALE 3" = 1'-0"

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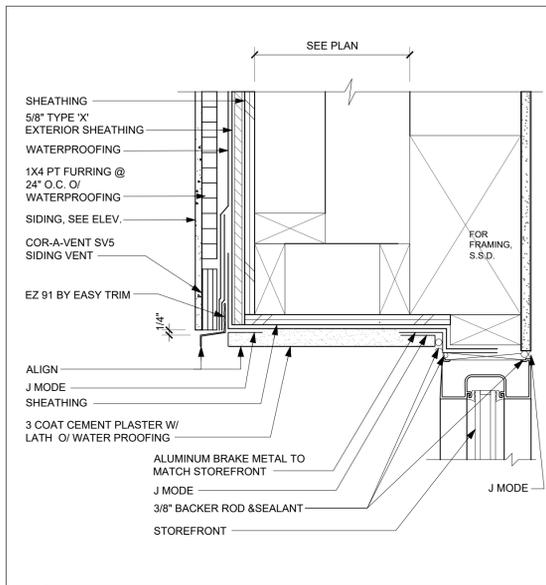


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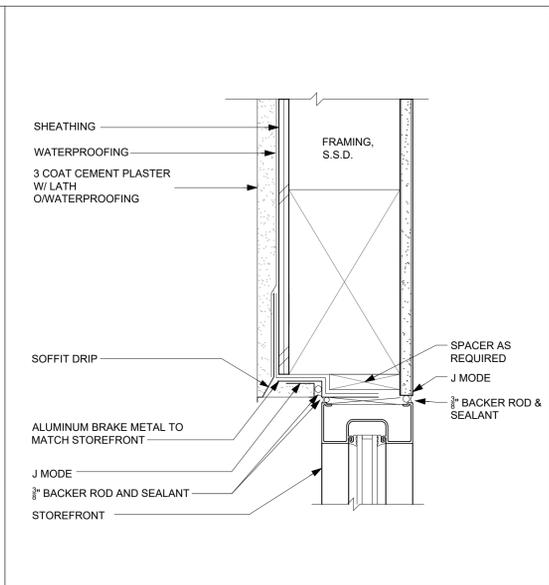
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WINDOW DOOR DETAILS

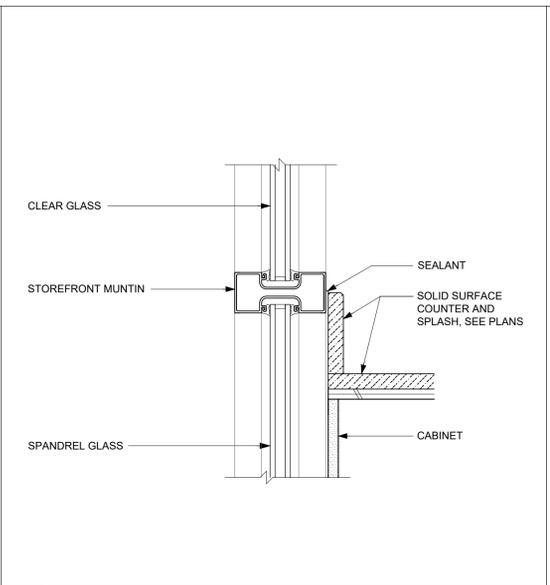
A9.83



12 RECESSED STOREFRONT HEAD SCALE 3" = 1'-0"



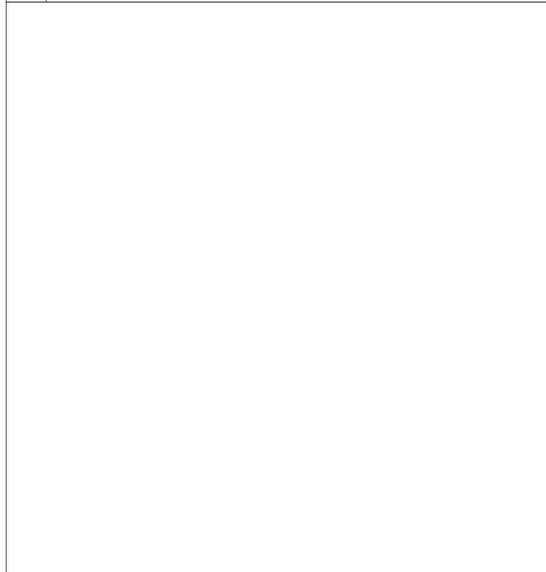
9 STOREFRONT HEAD SCALE 3" = 1'-0"



9 STOREFRONT HEAD SCALE 3" = 1'-0"

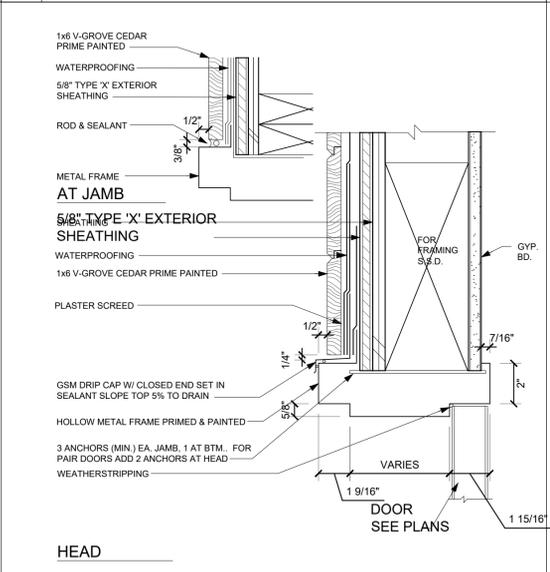
SHEET NOTES

- SEE SHEETS A8.86 & A8.90 FOR HOLLOW METAL DOOR WATERPROOFING.
- SEE SHEETS A8.86 & A8.88 FOR STOREFRONT WATERPROOFING

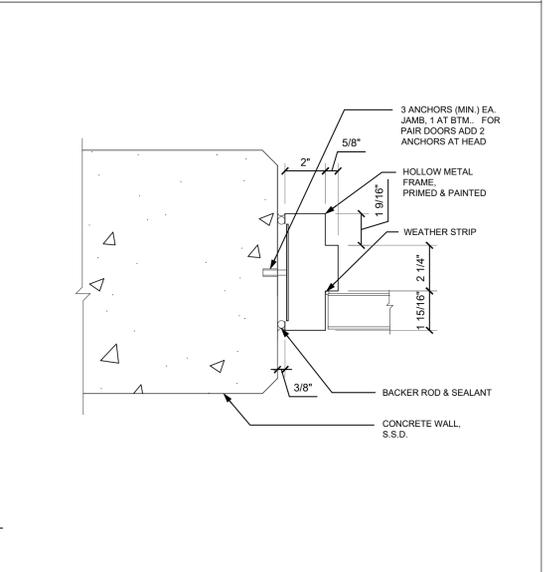


8 STOREFRONT JAMB SCALE 3" = 1'-0"

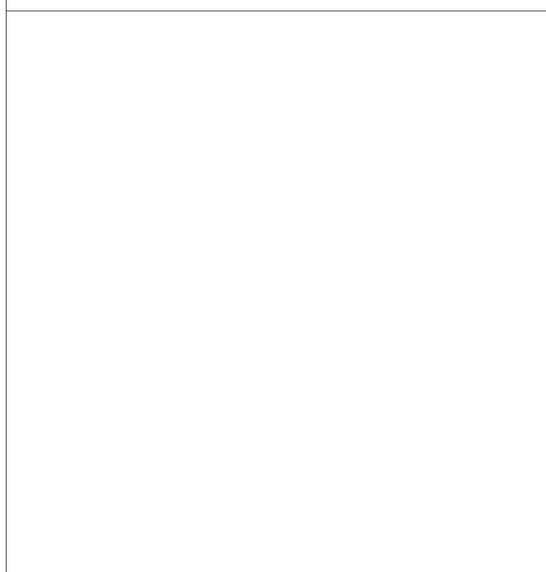
NOTE: REFER TO WATERPROOFING DRAWING FOR WATERPROOFING INFO.



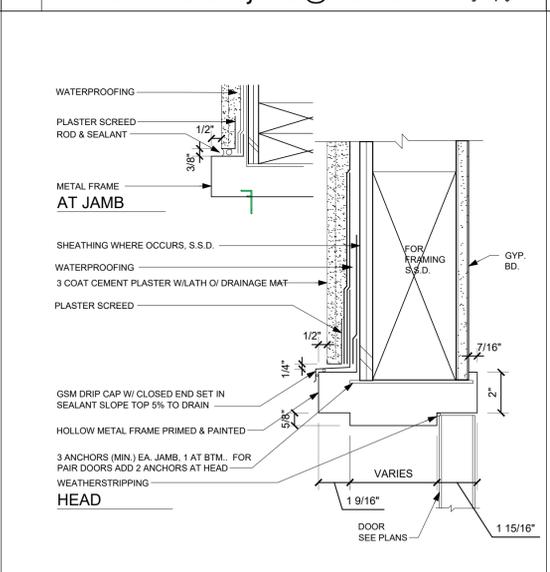
5 HM DOOR HEAD & JAMB @ SIDING SCALE 3" = 1'-0"



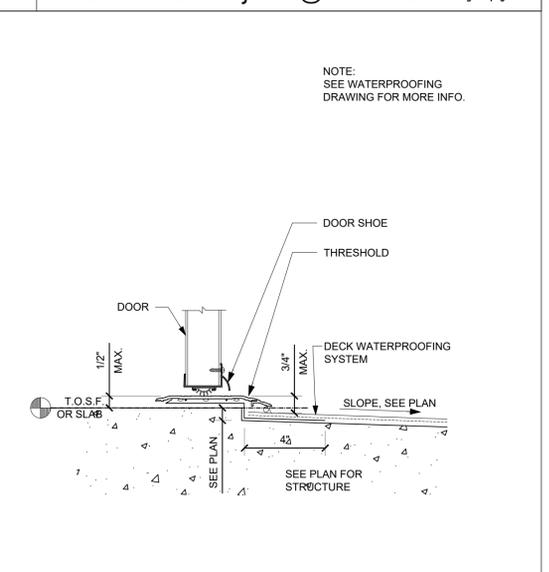
2 HM DOOR HEAD & JAMB @ CONCRETE SCALE 3" = 1'-0"



7 DOOR AT SIDELIGHT SCALE 3" = 1'-0"



4 HM DOOR HEAD & JAMB @ EX CEMENT PLASTER SCALE 3" = 1'-0"



1 EXTERIOR POUR THRESHOLD SCALE 3" = 1'-0"

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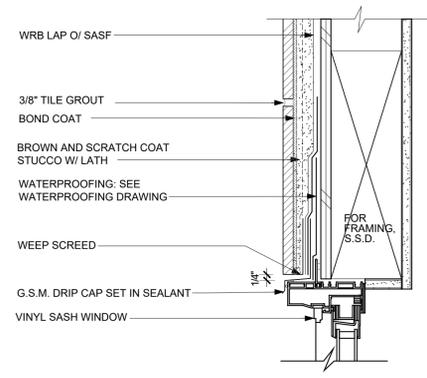
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WINDOW DOOR DETAILS

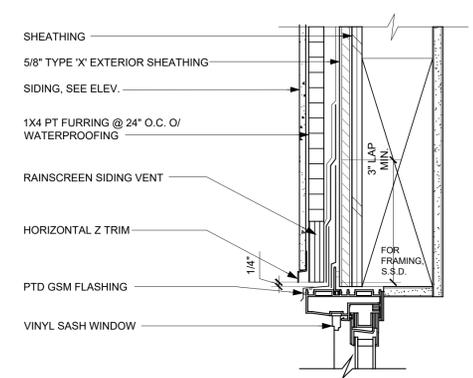
A9.81

SHEET NOTES

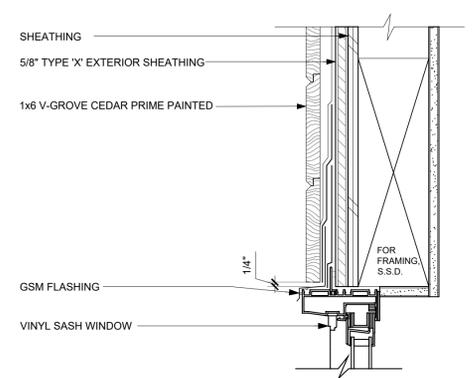
- SEE SHEET A8.86, A8.87 & A8.91 FOR WINDOW WATERPROOFING.



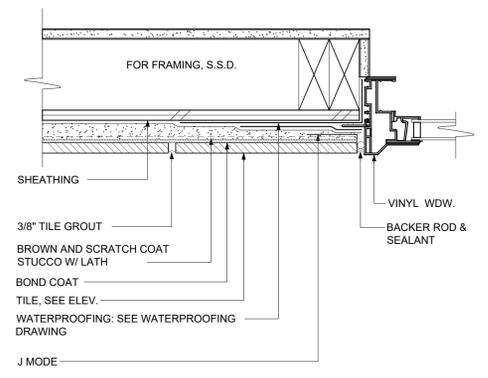
9 VINYL WINDOW HEAD @ TILE SCALE 3" = 1'-0"



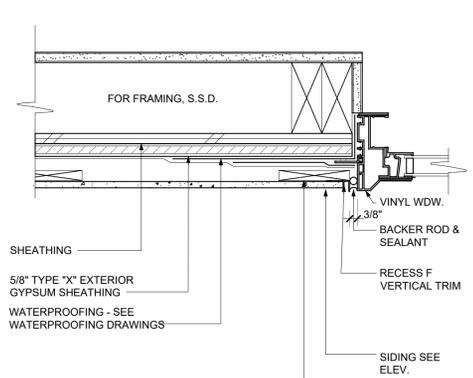
6 VINYL WINDOW HEAD @ SIDING SCALE 3" = 1'-0"



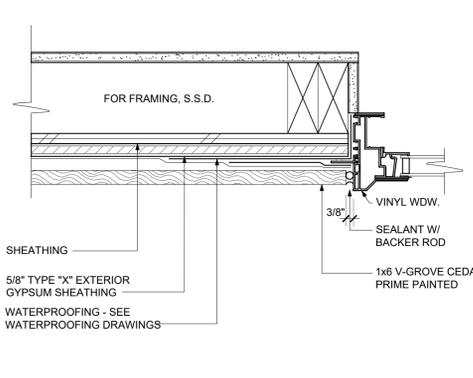
3 VINYL WINDOW HEAD @ HORIZONTAL SIDING SCALE 3" = 1'-0"



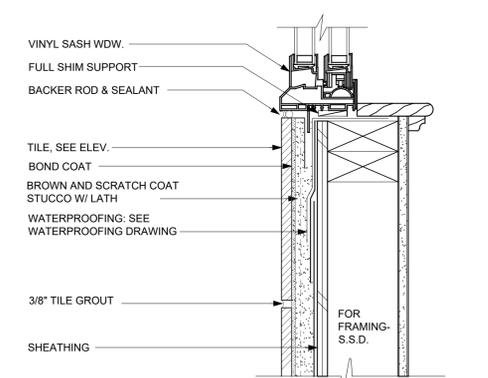
8 VINYL WINDOW JAMB @ TILE SCALE 3" = 1'-0"



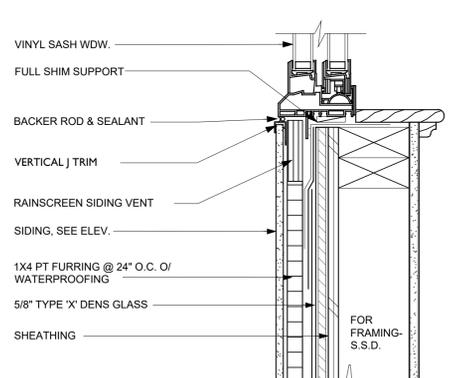
5 VINYL WINDOW JAMB @ SIDING SCALE 3" = 1'-0"



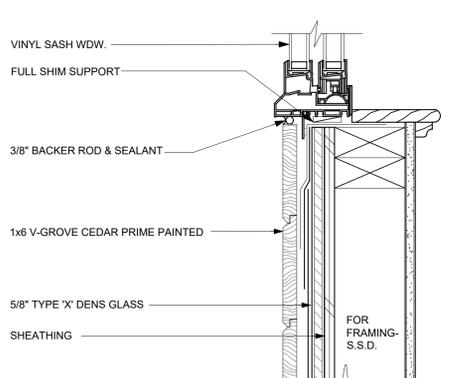
2 VINYL WINDOW JAMB @ HORIZONTAL SIDING SCALE 3" = 1'-0"



7 VINYL WINDOW SILL @ TILE SCALE 3" = 1'-0"



4 VINYL WINDOW SILL @ SIDING SCALE 3" = 1'-0"



1 VINYL WINDOW SILL @ WOOD SIDING SCALE 3" = 1'-0"

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WINDOW DETAILS

A9.82

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
TREES						BIOFILTRATION					
	Hymenosporum flavum	Sweetshade	24"	Moderate	4		Achillea millefolium 'Terra Cotta'	Terra Cotta Common Yarrow	1 gal.	Low	10
	Melaleuca quinquenervia	Paperbark Tree	15 gal.	Low	7		Allium x 'Millenium'	Millenium Ornamental Onion	1 gal.	Moderate	26
STREET-SIDE							Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal.	Low	8
	Aeonium arboreum 'Zwartkop'	Zwartkop Tree Aeonium	1 gal.	Low	48		Chondropetalum lectorum	Small Cape Rush	1 gal.	Low	10
	Agave attenuata	Foxtail Agave	1 gal.	Low	27		Deschampsia cespitosa	Tufted Hair Grass	1 gal.	Low	16
	Hesperaloe parviflora	Red Yucca	1 gal.	Low	21		Eschscholzia californica	California Poppy	1 gal.	Low	16
	Sedum nussbaumerianum	Coppertone Stonecrop	1 gal.	Low	59		Iris douglasiana PCH 'Canyon Snow'	Canyon Snow Iris	1 gal.	Low	17
							Juncus patens	California Gray Rush	1 gal.	Low	16
							Mahonia repens	Creeping Mahonia	1 gal.	Low	3
							Mimulus aurantiacus	Sticky Monkeyflower	1 gal.	Low	13
							Penstemon het. 'Margarita BOP'	Margarita BOP Penstemon	1 gal.	Low	10
							Ribes aureum	Golden Currant	5 gal.	Low	3
							Ribes speciosum	Gooseberry	1 gal.	Low	1
							Sambucus nigra 'Eva'	Black Lace® Elderberry	5 gal.	Low	3

GENERAL NOTES

- ALL TREE AND PLANT LOCATIONS SHALL BE ADJUSTED IF NEEDED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES, FIRE HYDRANTS, STREET LIGHTS, UTILITY BOXES, WATER METER, BACKFLOW PREVENTION DEVICES, SITE VISIBILITY AT AT DRIVEWAYS AND STREET INTERSECTIONS, ETC.
- PLANT PALETTE STRESSES NATIVE AND ADAPTIVE PLANT SPECIES. THESE PLANTINGS WILL PRESERVE & ENHANCE HABITAT VALUE. USE OF SUSTAINABLE LANDSCAPE PRACTICES & SPECIES WILL MINIMIZE THE NEED FOR EXTENSIVE USE OF IRRIGATION, FERTILIZERS, AND PESTICIDES.
- ALL LANDSCAPE AREAS SHALL BE MULCHED WITH A 3" LAYER OF WOOD CHIPS.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES & PROVIDE ADEQUATE GROUND COVER IN AREAS SO INDICATED ON PLAN.
- FINAL PLACEMENT OF PLANTS WILL BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT AND/OR OWNER.

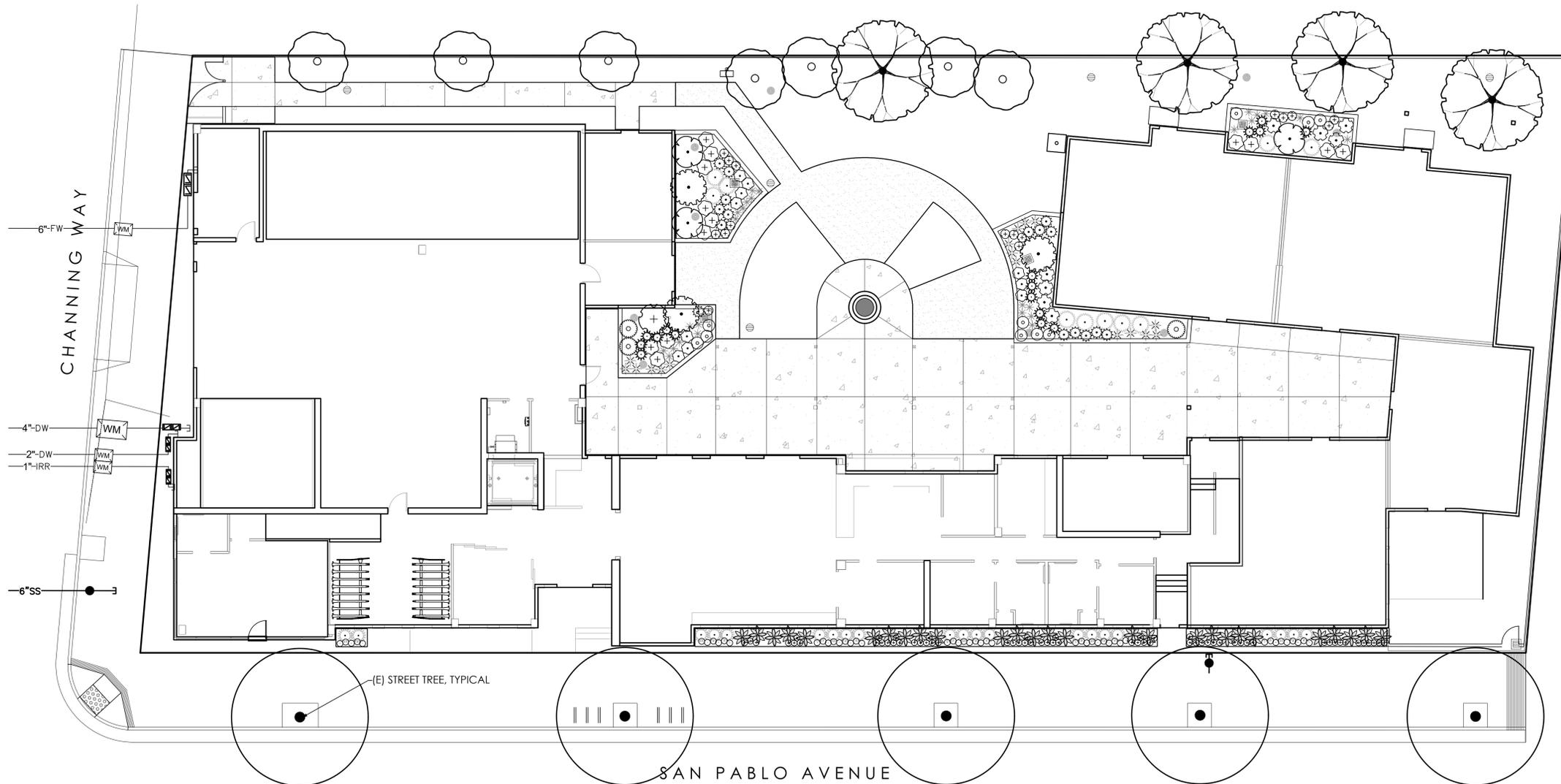
MWEO COMPLIANCE NOTES

- These plans include planting and irrigation design plans that meet the requirements of the Model Water Efficient Landscape Ordinance (MWEO). I have complied with the criteria of the Model Water Efficient Landscape Ordinance (MWEO) and applied them for the efficient use of water in the landscape design plan and the irrigation design plan.

Karin Kaufman, Ca. Landscape Architect #5446

- The Contractor shall obtain a soils fertility test and prepare a soil management report based on the results of these tests. Soil samples shall be collected after grading operations have been completed and prior to the installation of landscape materials. Before installing soil amendments, the contractor shall submit a copy of the soils report for review to the Town of Mammoth Lakes Planning Department. The contractor shall install soil amendments as recommended in the report or better to correct for deficiencies noted in the soils report. The soils management report must be completed prior to scheduling final inspection for this building permit.

- Prior to completion of the project, the contractor shall provide as-built irrigation system drawings, a maintenance schedule, and an annual irrigation schedule to the Owners for submission with the Certificate of Completion. The irrigation schedule watering times and cycles shall be based on the infiltration rate in the soils report. The contractor shall submit one irrigation schedule for the plant establishment period and a second irrigation schedule for the established landscape.



karin kaufman
 LANDSCAPE ARCHITECT
 530-559-3007
 WWW.KARINKAUFMAN.NET
 CALIFORNIA LICENSE #5446



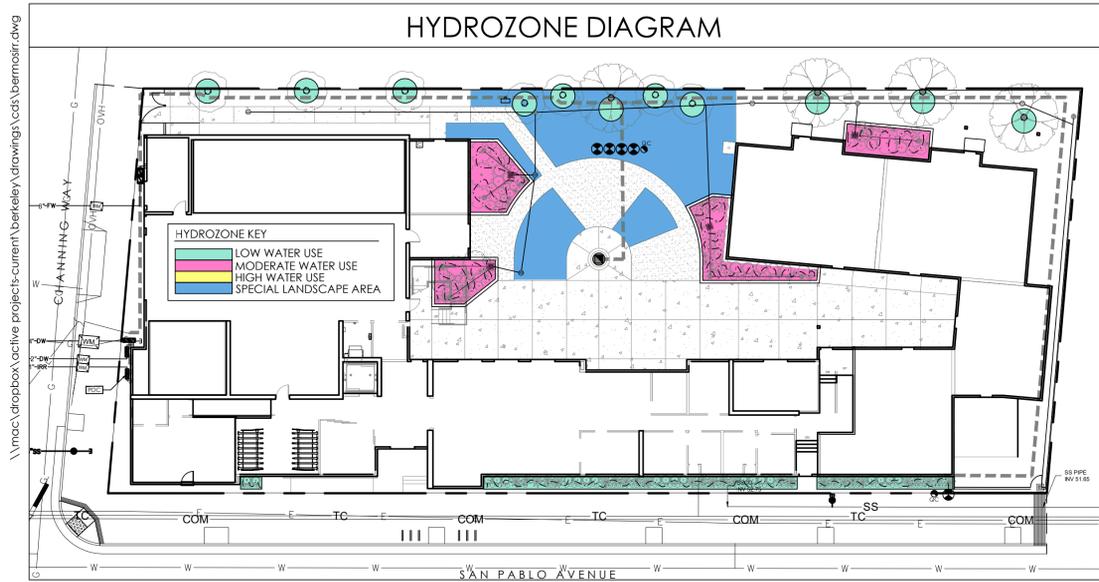
SUBMITTAL BUILDING PERMIT
 DATE 12-15-2023

REVISIONS		
NO.	DESCRIPTION	DATE
1	PLAN CHECK COMMENTS	4/8/24

PLANTING PLAN
 1" = 10'
 0 10 20 30

PLANTING PLAN
 BERKELEY MOSHAV
 2403 SAN PABLO AVENUE, BERKELEY, CA

L2



WELO WORKSHEET

BERKELEY MOSHAV, 2403-2407 SAN PABLO AVE., BERKELEY, CA.
 WATER EFFICIENT LANDSCAPE WORKSHEET

REGULAR LANDSCAPE AREAS								
VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU
1 Trees	DRIP	LOW	0.2	0.81	311	0.25	77	1,990
2 Biofiltration	DRIP	MODERATE	0.4	0.81	482	0	337	8,728
3 Street	DRIP	LOW	0.2	0.81	350	0.25	86	2,240
6 Water Feature	N/A	HIGH	0.7	1.00	7	0.70	5	127
TOTALS:						(A)	(B)	(C)

SPECIAL LANDSCAPE AREAS								
VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU
3 Future	DRIP	N/A	0	0.81	N/A	0	0	0
4 Future	DRIP	N/A	0	0.81	N/A	0	0	0
TOTALS:						(C)	(D)	(E)

TOTAL AREA: 1,350

ETWU:	41.80	ETWU = (ETWU x 0.62 x ETAF x AREA)	13,085
ETAF:	0.45	MAWA = (ETWU x 0.62 ((ETAF x LA) + (1 - ETAF) x SLA))	15,744

ETWU TOTAL: 13,085
MAWA TOTAL: 15,744
ETWU < MAWA

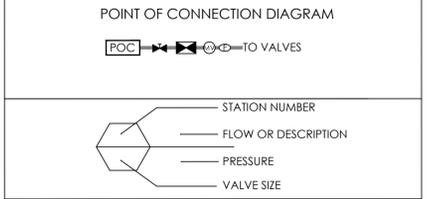
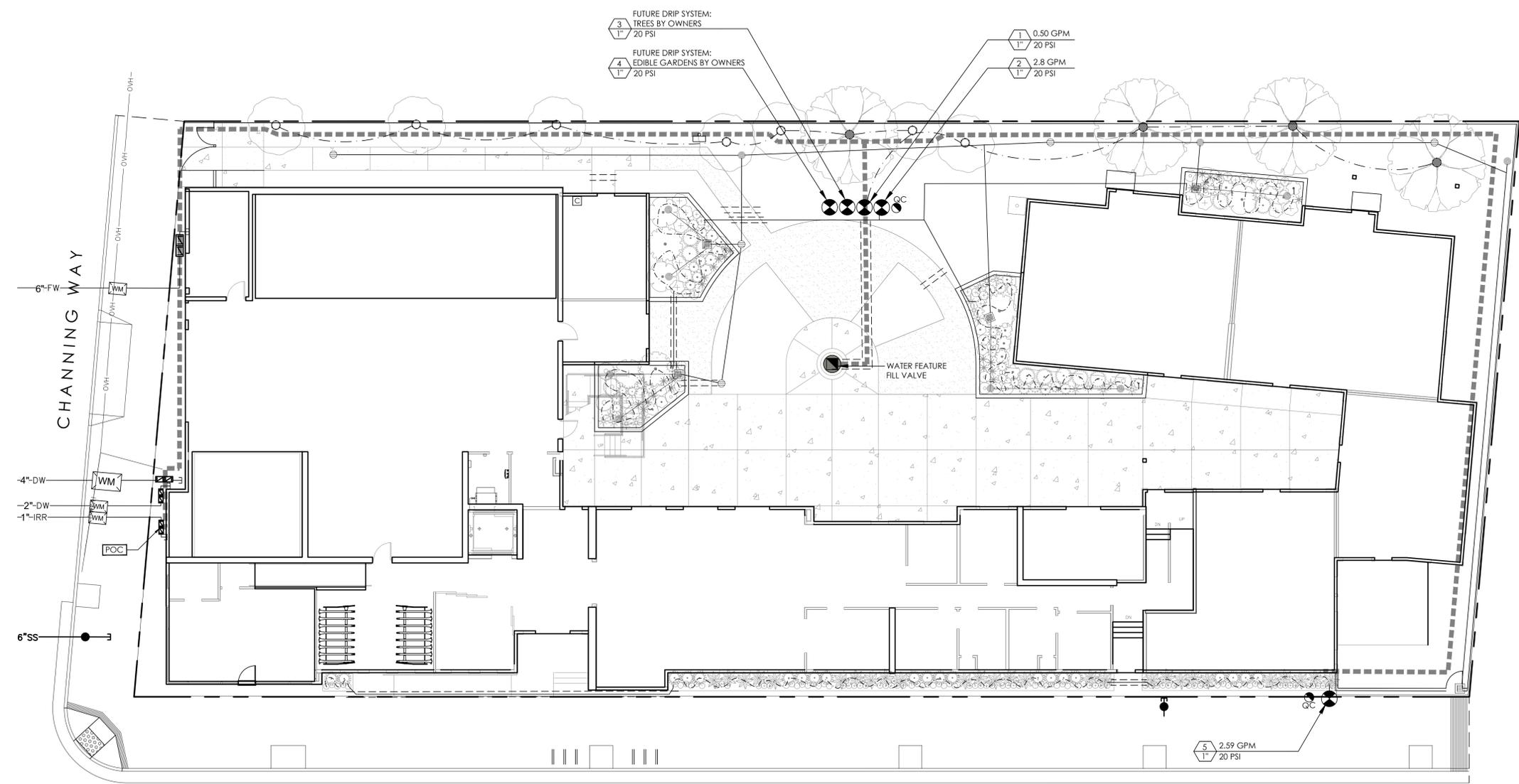
*ETAF IS 0.55 FOR RESIDENTIAL APPLICATIONS AND 0.45 FOR COMMERCIAL APPLICATIONS.
 *TREE AREA IS CALCULATED BY THE AREA COVERED BY ROOT BALL IRRIGATION (28 SF EA.)

ETAF CALCULATIONS			
REGULAR LANDSCAPE AREAS			
TOTAL ETAF x AREA	(B)		505
TOTAL AREA	(A)		1,350
AVERAGE ETAF	(B) / (A) =		0.37

ALL LANDSCAPE AREAS			
TOTAL ETAF x AREA	(B + D)		505
TOTAL AREA	(A + C)		1,350
SITEWIDE ETAF	(B + D) / (A + C) =		0.37

IRRIGATION LEGEND

POC	POINT OF CONNECTION			
☒	IRRIGATION BACKFLOW PREFERENCE DEVICE. SEE CIVIL ENGINEER'S PLANS.			
SYMBOL	MAKE	MODEL	DESCRIPTION	DETAIL
☒	NIBCO	T-113	SHUT-OFF VALVE, LINE SIZE.	
⊕	HUNTER	ICV	MASTER VALVE	
⊕	HUNTER	FLOW-CLK SENSOR	FLOW SENSOR	6/13
⊕	HUNTER	ICV-101-25	ICZ DRIP CONTROL ZONE KIT, 1", 25 PSI REGULATION, 2 TO 20 GPM	6/13
⊕	AQUASCAPE	88006	COMPACT WATER FILL VALVE KIT. PLACE IN WATER FEATURE BASIN AND CONNECT TO 1/2" LATERAL LINE. INSTALL PER MANUFACTURER'S INSTRUCTIONS.	
⊕	HUNTER	HQ-44-RC	1" FEMALE INLET, 1 SLOT, 2-PIECE BODY; COMPATIBLE WITH HK-44 QUICK COUPLER KEY, HS-1 OR HS-2 HOSE SWIVEL, AND YELLOW LID	7/13
⊕	HUNTER	PC-400i PCM-300	MODULAR 4-STATION CONTROLLER WITH 3-STATION PLUG-IN MODULE. WALL-MOUNT INSIDE ELECTRICAL ROOM AND PROVIDE ELECTRICAL CONNECTION. PROVIDE BATTERIES FOR BACK-UP.	6/13
⊕	HUNTER	WSS-SEN	SOLAR SYNC SENSOR, WIRELESS, INCLUDES RECEIVER AND GUTTER MOUNT ADJUSTS RUN TIMES BASED ON WEATHER	6/13
⊕	HUNTER	HDL-BLNK HE-10-B	DRIP TUBING WITH POINT-SOURCE EMITTER, 1 GPH, BARBED EMITTER DISTRIBUTION 1 per liner, 4" pot, or 1 gal plant 2 per 5 gal plant	10/13
⊕	HUNTER	HDL-09-12-250-PC	PRESSURE-COMPENSATING IN-LINE EMITTER DRIP TUBING, 0.9 GPH FLOW, 12" SPACING, 3" DIAMETER CIRCLE FOR TREES.	9/13
---	CLASS 200 PVC LATERAL LINE - 3/4"			4/13
---	2" SCHEDULE 40 IRRIGATION MAINLINE			4/13
---	SCHEDULE 40 PVC SLEEVE, SIZE AS NEEDED			



NOTES

- THE PLAN IS DIAGRAMMATIC. ALL PIPES AND VALVES ARE TO BE LOCATED IN THE SAME TRENCH AND IN PLANTED AREAS WHEREVER POSSIBLE.
- CONTRACTOR SHALL VERIFY POINT OF CONNECTION PRIOR TO CONSTRUCTION.
- THIS SYSTEM IS DESIGNED TO OPERATE AT 20 PSI FOR DRIP SYSTEMS AND 20 GPM MAX. PER VALVE. CONTRACTOR SHALL VERIFY THAT THIS PRESSURE AND FLOW ARE AVAILABLE PRIOR TO COMMENCING WORK. IF NOT AVAILABLE, CONTACT LANDSCAPE ARCHITECT IMMEDIATELY.
- CONTRACTOR SHALL INSTALL PVC SLEEVES FOR IRRIGATION PIPE AND WIRE WHEREVER IRRIGATION PASSES UNDER AREAS TO BE PAVED OR INTO PLANTER
- ALL PVC PIPE USED ON DRIP SYSTEMS SHALL BE 3/4", UNLESS LARGER SIZE IS NEEDED FOR FLOW.

IRRIGATION SCHEDULE

SEE SHEET L5.



SUBMITTAL DATE	BUILDING PERMIT DATE	
	12/15/2023	
REVISIONS		
NO.	DESCRIPTION	DATE
▲	PLAN CHECK COMMENTS	4/8/24

SAN PABLO AVENUE

IRRIGATION PLAN
 1" = 10'
 0 10 20 30

IRRIGATION PLAN

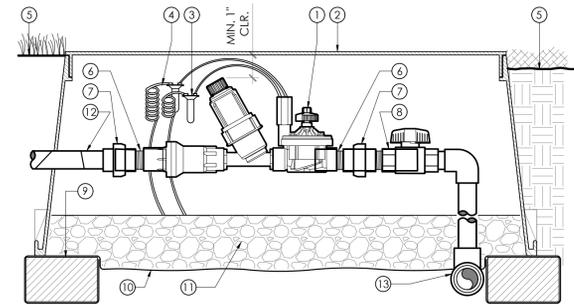
BERKELEY MOSHAV
 2403 SAN PABLO AVENUE, BERKELEY, CA

L3

PLOT DATE 2024-4-8

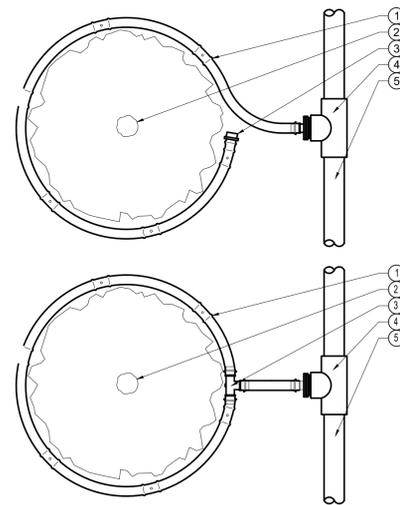
LEGEND

- ① HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
- ② IRRIGATION VALVE BOX: HEAT STAMP LID WITH "RCV" IN 2" LETTERS
- ③ WATERPROOF CONNECTORS (2)
- ④ 18"-24" COILED WIRE TO CONTROLLER
- ⑤ FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- ⑥ SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
- ⑦ PVC SLIP X FPT UNION
- ⑧ ISOLATION VALVE, SIZE AND TYPE PER PLAN
- ⑨ BRICK SUPPORTS (4)
- ⑩ FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- ⑪ 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- ⑫ IRRIGATION LATERAL
- ⑬ MAINLINE LATERAL AND FITTINGS



NOT TO SCALE

⑧ DRIP CONTROL ZONE KIT W/ UNIONS & ISOLATION VALVE



LEGEND:

- ① HUNTER DRIPLINE (HDL) PER PLAN
- ② TREE (SEE PLANTING PLAN)
- ③ PLD OR PLD-LOC FITTING TYP.
- ④ PVC TO DRIP LINE TUBING CONNECTION (PLD OR PLD-LOC FITTINGS) TYP.
- ⑤ PVC LATERAL LINE

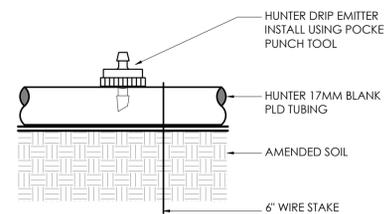
NOTES
 AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

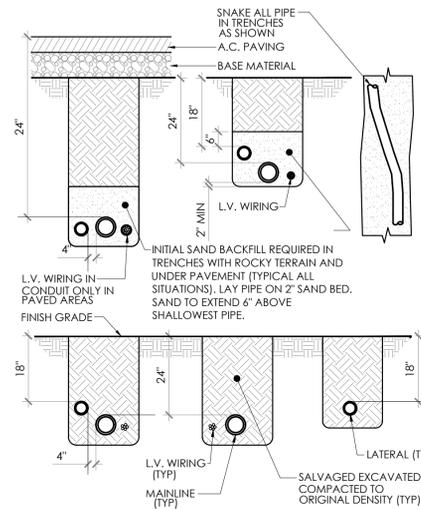
NOT TO SCALE

⑨ DRIPLINE TREE RING



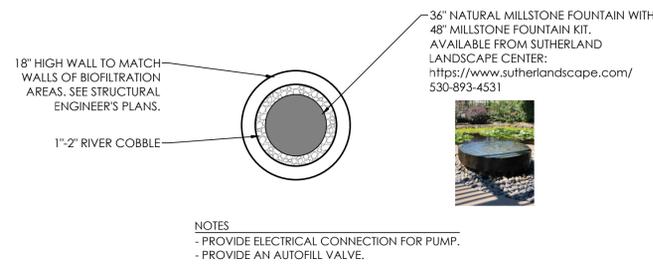
NOT TO SCALE

⑩ DRIP EMITTER AND TUBING ON GRADE



NOT TO SCALE

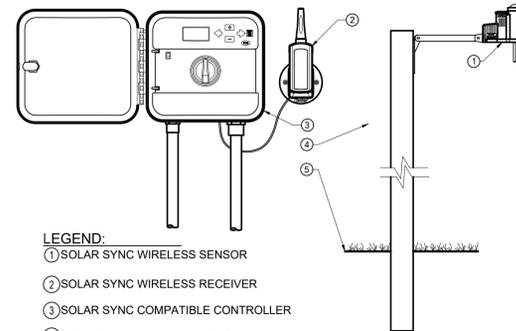
④ TRENCH DETAIL



NOTES
 - PROVIDE ELECTRICAL CONNECTION FOR PUMP.
 - PROVIDE AN AUTOFILL VALVE.

NOT TO SCALE

⑤ MILLSTONE WATER FEATURE

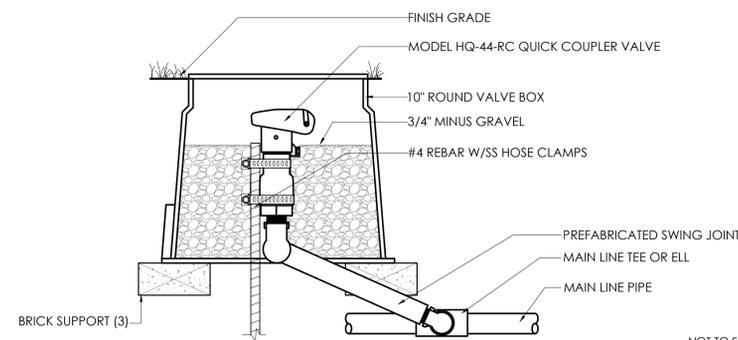


LEGEND:

- ① SOLAR SYNC WIRELESS SENSOR
- ② SOLAR SYNC WIRELESS RECEIVER
- ③ SOLAR SYNC COMPATIBLE CONTROLLER
- ④ POST OR SUITABLE MOUNTING SURFACE
- ⑤ FINISHED GRADE

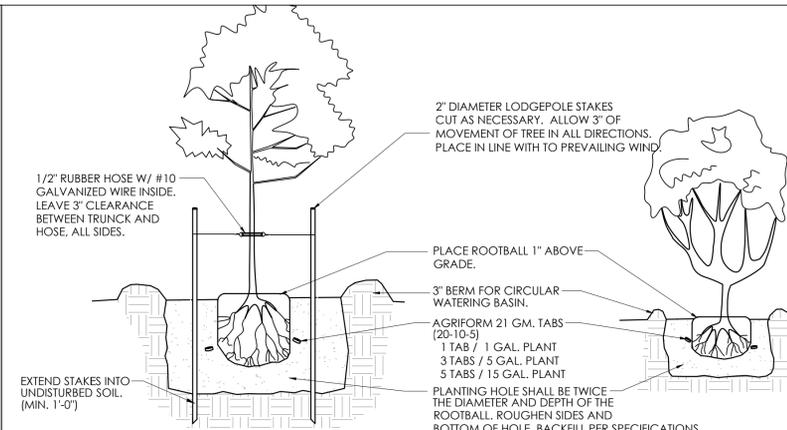
NOT TO SCALE

⑥ SOLAR SYNC WIRELESS WALL MOUNT CONTROLLER



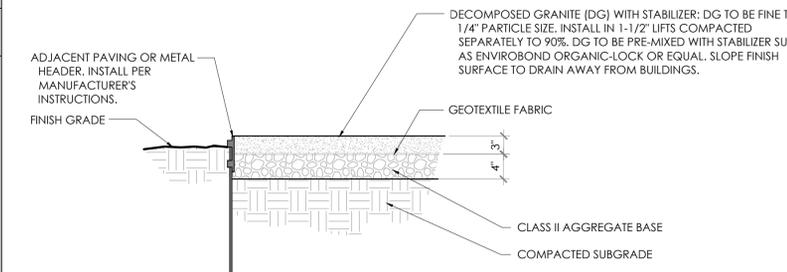
NOT TO SCALE

⑦ QUICK COUPLER VALVE



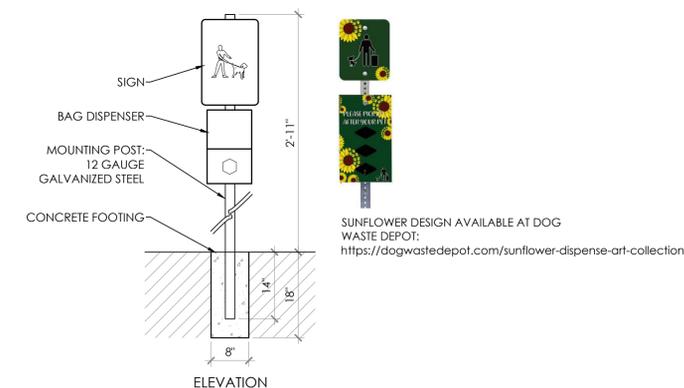
NOT TO SCALE

① TREE AND SHRUB PLANTING DETAIL



NOT TO SCALE

② DECOMPOSED GRANITE WITH STABILIZER



ALUMINUM PET WASTE BAG DISPENSER, AVAILABLE AT DOGIPOT: www.dogipot.com, 800-364-7681.

INSTALL PER MANUFACTURER'S INSTRUCTIONS.

NOT TO SCALE

③ DOGIPOT PET STATION

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 WWW.KARINKAUFMAN.NET
 CALIFORNIA LICENSE #5446

SUBMITTAL BUILDING PERMIT
 DATE 12/15/2023

REVISIONS	
NO.	DESCRIPTION
1	PLAN CHECK COMMENTS



LANDSCAPE CONSTRUCTION DETAILS
 BERKELEY MOSHAV
 2403 SAN PABLO AVENUE, BERKELEY, CA

L4

\\Mac\Dropbox\Active Projects\BERKELEY\Drawings\CDs\BerMoshav\DWG

PLOT DATE 2024-4-8

1
 2
 3
 4

IRRIGATION SCHEDULE:

CONTROLLER SQFT 2,798

Station	GPM	Area	Plant Type	Kc	IE	PR	WATER DAYS/Week	ESTABLISHMENT PERIOD												MAINTENANCE PERIOD												TOTAL etwu GALLONS PER YEAR						
								JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC							
								MONTHLY						ETO						MONTHLY						ETO												
								TIME IN MINUTES/DAY						TIME IN MINUTES/DAY						TIME IN MINUTES/DAY						TIME IN MINUTES/DAY												
1	0.50	311	TREES	0.20	0.81	0.45	3	5	20	18	30	38	42	45	41	29	22	16	10	4	18	16	27	33	39	42	38	25	19	12	8	1,857						
2	2.8	682	BIOFILTRATION	0.50	0.81	0.35	4	7	27	24	40	49	57	62	55	38	29	21	14	6	24	21	37	45	53	57	52	34	25	17	11	8,144						
3	TBD		TREES	0.20	0.81	0.34	3	7	27	24	40	49	57	62	55	38	29	21	14	6	24	21	37	45	53	57	52	34	25	17	11	N/A						
4	TBD	1,455	EDIBLES	0.50	0.81	0.35	4	7	27	24	40	49	57	62	55	38	29	21	14	6	24	21	37	45	53	57	52	34	25	17	11	N/A						
5	2.59	350	STREET	0.20	0.81	0.34	3	7	27	24	40	49	57	62	55	38	29	21	14	6	24	21	37	45	53	57	52	34	25	17	11	2,090						
								Total Estimated water use = 12,091 gallons																														

- NOTES:
- Run time in minutes/day shall occur on each Watering Day per Week. Run Time = Weekly ETO*(PR*IE)*Watering Days
 - Any irrigation valve whose Precipitation Rate (PR) exceeds the Soil Infiltration Rate (SIR), shall be programmed using Cycle and Soak feature. Run times in minutes per day shall be divided into the necessary amount of cycles to avoid runoff. Do not exceed Max Cycle time of 14 minutes.
 - Controllers need to be programmed using multiple program features in order to obtain the maximum flow demand. If necessary, program multiple valves to run simultaneously so the the Maximum Flow Demand in met.
 - Establishment period is 3 months.

LANDSCAPE PLANTING SPECIFICATIONS

A. General Requirements
 It is the Contractor's responsibility to review Planting Plans and to verify that all plant material is readily available in sizes indicated on Plans. If there are discrepancies between Plans and availability, it should be immediately brought to the attention of the Landscape Architect prior to submittal of bids. Materials to be used shall be in perfect condition. Materials shall be as specified; any deviation or substitution from the Specifications and Drawings must first be approved by the Landscape Architect.
Replacements - The Contractor shall immediately replace any and all plant material, which for any reason die or are damaged while under such person's care. Replacements shall be made with plants of like kind and size in the same manner as specified for the original planting.
Utilities - The Contractor shall verify locations of existing utilities prior to excavation. The Contractor shall be responsible for the protection of such utilities within the construction area and shall repair any damage to these utilities that occurs as a result of his operations to the satisfaction of the Landscape Architect.

B. Installation
Soil Preparation - All planting areas shall be amended as recommended in the Soil Fertility Test as required by local agency. The following specification is for bid purposes only. Contractor shall provide an amended bid subsequent to receiving soils test and providing Soil Management Report. Soil areas that are compacted during site preparation should be ripped to a minimum of twelve (12) inches prior to beginning soil preparation. All planting areas other than hydroseeded areas shall receive the following amendments per one thousand (1000) square feet:
 50 lbs. Oyster Shell Lime
 50 lbs. Humate
 50 lbs. Dr. Earth Soil Amendment
 4 yards well rotted compost per 1,000 square feet.

The soil preparation materials should be broadcast uniformly over all landscaped areas and worked to a depth of six (6) inches by using a rototiller or other acceptable mechanical means to obtain a uniform blend with the soil.

Weed Control - The Contractor shall germinate and destroy existing weed seeds before preparing areas for planting. Sufficient water shall be applied to cause weed seed to sprout. Young weeds shall then be destroyed by use of a rototiller before they have the opportunity to set seed.

After completion of all planting in shrub and ground cover areas, and one complete watering, an initial application of weed control should be made, following manufacturer's instructions. Treflan, or equal, to be applied at the rate of two pounds per 1000 square feet.

Finish Grading - After filling, all areas shall be brought to uniform grade by floating or hand raking. Finish grade of planting areas after application of soil amendments shall be 1-1/2 inches below top of concrete walks and curb grades or as noted by spot elevations. Soil areas adjacent to buildings shall slope away from the buildings at 1% minimum. No rocks or clods over one (1) inch in diameter shall be on top of prepared planting bed.

Plant Materials - These shall consist of all trees, shrubs, groundcovers, etc., listed on the Drawings. All plants shall be healthy, shapely, well rooted, not pot-bound, free from insect pests or plant diseases, and properly "hardened off" before planting. The Landscape Architect may reject plants before or after planting.

Ground Cover Areas - Plant at spacing and in areas indicated on the Drawings. Soil shall be firmly pressed around each plant and the excess soil removed from the crown. Each section of ground cover shall be immediately watered upon completion of planting.

Planting Time - No Planting shall take place during extremely hot, dry, windy or freezing weather.

Planting Pits - All tree and shrub pits shall have a diameter of at least twice the diameter of the rootball. Depth shall be the same depth as the rootball, less one (1) inch, to allow the crown to sit one (1) inch above finish grade. Planting pits for ground covers shall be four (4) inches by four (4) inches or adequate to accept material from flats without crushing or deforming the rootball.

Placing - Plants shall be placed and held during backfill in an upright position in the center of the pit. The earth ball shall be kept intact. Any exposed roots shall be spread. Injured roots shall be pruned. Circled roots shall be uncircled.

Backfill - Plant backfilling soil shall consist of one (1) part Nitrohumus; two (2) parts native soil. Materials shall be thoroughly mixed before placement. In addition to backfill, commercial fertilizer, 20-10-5 Agrifom 21 gram tablets shall be added to planting pits at the following rates:

- 1 Tablet per 1 gallon plant
- 3 Tablets per 5 gallon plant
- 5 Tablets per 15 gallon plant 1 Tablet per 1/2" caliper tree trunk for specimen plants larger than 15 gallon size

Staking - Stakes shall be two (2) inch diameter lodgepole pine stakes. Stakes shall be driven to sufficient depth to hold tree rigid. Tree shall be supported by at least two rubber ties. Specimen size trees shall be secured with guy wires as needed to secure the rootball.

C. Maintenance Period
 All shrubs shall be guaranteed as to growth and health for a period of ninety (90) days after final acceptance by the Owner. Trees shall be guaranteed to live and grow in acceptable upright position for six (6) months after final acceptance by the Owner. Owner must provide adequate maintenance to insure the extended guarantee on trees.

D. Guarantee
 The Contractor shall maintain all newly installed plantings for a period of ninety (90) days after the date of completion of all work. Maintenance shall consist of all weeding, mowing, pruning, and general upkeep as necessary to maintain a neat and attractive landscape at all times.

LANDSCAPE IRRIGATION SPECIFICATIONS

A. General Requirements
 It is the Contractor's responsibility to review irrigation drawings and note any areas possibly requiring additional irrigation prior to submitting bid. If no changes are submitted, Contractor is responsible for full coverage of the irrigation system and to provide any additional equipment as necessary at the Contractor's expense. All materials shall be new and in perfect condition. No deviations from the specifications will be allowed without prior approval of the Landscape Architect. All local, municipal and state laws, rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications, and their provisions shall be carried out by the sprinkler contractor. The contractor shall provide for the evacuation of water from the system for protection from freezing.

B. Installation
Excavation and Backfill - Contractor shall verify exact location of all existing subsurface utilities (mechanical and electrical) prior to excavation. Any utilities, A.C. paving, concrete work, etc., destroyed or damaged by any work under this contract shall be repaired or replaced at the Contractor's expense. Trenches of plastic pipe or galvanized pipe sprinkler lines shall be excavated to a depth of 24" for main lines and 18" for lateral lines. The backfill shall be thoroughly compacted and evened off with the adjacent soil level. Selected fill dirt or sand shall be used if soil conditions are rocky. In rocky areas, the trenching depth shall be two (2) inches below the normal trench depth to allow for this bedding. The fill dirt or sand shall be used in filling four (4) inches above the pipe. The remainder of the backfill shall contain no lumps or rocks larger than three (3) inches. The top six (6) inches of backfill shall be free of rocks of over one (1) inch diameter size, subsoil and trash. Any subsequent settling shall be corrected by the Contractor.

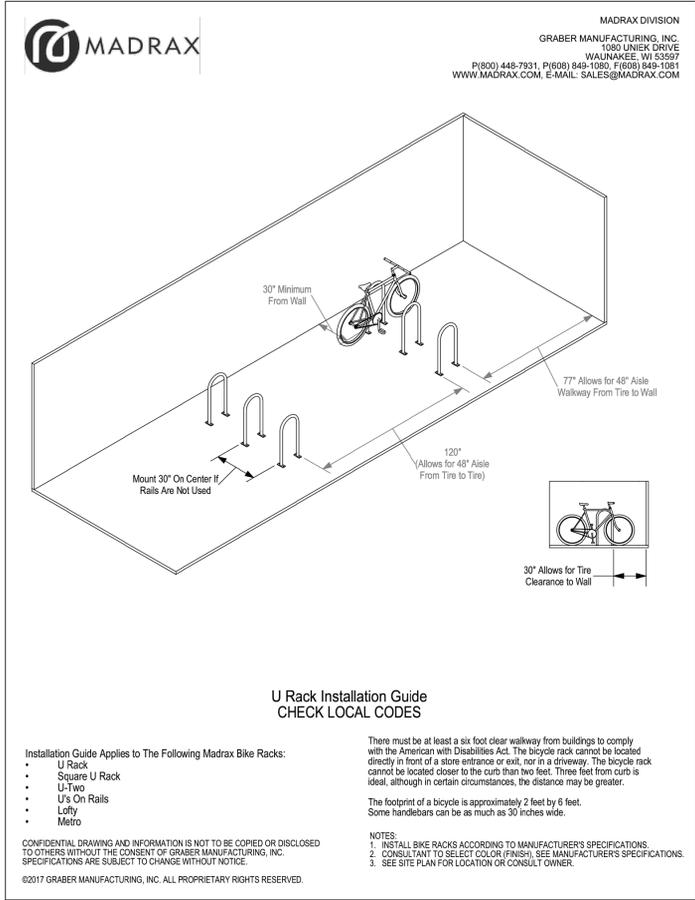
Plastic Pipe Lines - Plastic pipe shall be rigid, unplasticized VC, schedule and size as specified on the Plan, extruded P from virgin parent material of the type specified on the Plan. Plastic pipe shall be installed in a manner so as to provide for expansion and contraction as recommended by the manufacturer. All plastic pipe and fittings shall be installed as outlined and instructed by the pipe manufacturer. The joints shall be allowed to set at least 24 hours before pressure is applied to the system of PVC pipe.
Valves - Where required by local or state code, an atmospheric or pressure type anti-siphon or backflow prevention type valve shall be installed in accordance with said code and manufacturer's specifications. Protect from freezing where necessary. All quick-coupling valves shall be installed with an adjustable swing joint riser assembly. All automatic solenoid type valves are to be installed in accordance with the manufacturer's specifications.
Controller - Contractor shall securely mount controller as directed by manufacturer and shall complete all electrical connections to controller. Contractor shall set the initial program for the controller and shall instruct the owner as to its operation.

Control Cable - All electrical control and common ground wire shall be number fourteen (14) irrigation control cable. All wiring to be used for connecting the automatic control valve to the automatic controller shall be type "UL", 600 volt, stranded or solid copper, single conductor wire with PVC insulation and bear UL approval for direct underground burial feeder cable. Verification of wire types and installation procedures shall be checked to conform to local codes. All control cable shall be installed in piping trenches wherever possible. Pipe trench shall be partially backfilled to provide three (3) to four (4) inches of cover over the pipe before the wire is installed. Wire shall be placed in the trench to one side of the pipe. Wire shall be "snaked" into the trench as loosely as possible and with as much slack as possible to allow for expansion and contraction and shall be taped and bundled every ten (10) feet. Where it is necessary to run wire in a separate trench, the wire shall have a minimum cover of twelve (12) inches. All remote control valves connected to the same controller shall be connected to a common ground wire.

Valve Boxes - All remote control valves shall be installed in suitable thermoplastic valve access boxes of proper size as required for easy access to the valve. All valve access boxes shall be installed on a suitable base of gravel for proper foundation of box and easy leveling of box to proper grade and also to provide proper drainage of the access box.
Drop Irrigation - Install adequate in line emitter rings and lines as per detail. Secure.

Testing and Adjusting the System - After the valves have been installed, the Contractor shall test all main lines for leaks at full line pressure for a period of two (2) hours with couplings exposed and pipe sections center loaded. Before testing, the line shall be filled with water for at least 24 hours. All leaks and defects shall be corrected. The Contractor shall flush all lines and adjust all irrigation for optimum performance.

C. Guarantee
 The Contractor shall guarantee the entire system against all defects and faults of materials and workmanship. The Contractor shall maintain the system in perfect working order for ninety (90) days from the date of completion, of installation by the Contractor, without cost to the Owner. After the system been completed and the connections made, the Contractor shall instruct the Owner or the Owner's representative in the operation and maintenance of the system. The Contractor shall red line an original print to show any changes, additions and/or deletions. This "As-Built" Drawing shall be presented to the Owner.



U Rack Installation Guide CHECK LOCAL CODES

- Installation Guide Applies to The Following Madrax Bike Racks:
- U Rack
 - Square U Rack
 - U-Two
 - U's On Rails
 - Luffy
 - Metro
- There must be at least a six foot clear pathway from buildings to comply with the American with Disabilities Act. The bicycle rack cannot be located directly in front of a store entrance or exit, nor in a driveway. The bicycle rack cannot be located closer to the curb than two feet. Three feet from curb is ideal, although in certain circumstances, the distance may be greater.
- The footprint of a bicycle is approximately 2 feet by 6 feet. Some handlebars can be as much as 30 inches wide.
- NOTES:
 1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
- CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
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BIKE RACKS

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 LANDSCAPE ARCHITECT
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SUBMITTAL BUILDING PERMIT
 DATE 12-15-2023

REVISIONS		
NO.	DESCRIPTION	DATE
1	PLAN CHECK COMMENTS	4/8/24

LANDSCAPE SPECIFICATIONS
BERKELEY MOSHAV
 2403 SAN PABLO AVENUE, BERKELEY, CA

L5





GUNKEL ARCHITECTURE, INC.

BERKELEY MOSHAV, 2403-2407 SAN PABLO AVE.

SECTION 08 36 10

SECTIONAL OVERHEAD DOORS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes: Provide sectional overhead doors with frames, brackets, guides, tracks, counterbalance, hardware, electric operators, and accessories for complete finished, operational installation and suitable for garage entry for Project size.
 - 1. Provide system to suit openings and allowable head room.
 - 2. Provide electrical wiring from make-up box to electrical operator and control wiring to safety devices and control stations.
 - 3. Types: Provide aluminum panel type sectional overhead doors with perforated metal panels.
- B. Related Sections:
 - 1. Section 05 50 00: Angle and channel frames at door openings.
 - 2. Division 26: Electrical service to make-up box on operator.

1.2 SUBMITTALS

- A. Product Data: Furnish manufacturer's literature.
- B. Shop Drawings: Submit shop drawings for special components and installation which are not fully detailed on manufacturer's data sheet.
 - 1. Submit setting drawings, templates, and installation directions for anchorage devices.
- C. Samples: Furnish samples of aluminum with required finish on both extrusion section and on perforated panel section.

1.3 WARRANTY

- A. Extended Correction Period: Extend correction period to two years.
 - 1. Repair or replace systems and materials which fail to perform as intended.

PART 2 - PRODUCTS

2.1 SYSTEMS MANUFACTURERS

- A. Basis of Design: Overhead Door Corporation.
- B. Raynor Manufacturing Co.
- C. Wayne-Dalton Corp.
- D. Substitutions: Refer to Section 01 25 00.

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2.2 MATERIALS

- A. System Description: Provide aluminum panel type sectional overhead doors with perforated aluminum panels, frames, brackets, guides, tracks, counterbalance, hardware, electric operators, and accessories.
- B. Performance Criteria, Wind Loads: Design and reinforce doors to withstand not less than 20-psf wind loads.
- C. Aluminum Panel Type Sectional Overhead Doors: Provide with perforated panels.
 - 1. Door Sections: 1-3/4" thick, ASTM B221, 6063-T6 extruded aluminum, minimum 0.06" thick.
 - a. Stiles and Rails: Manufacturer's standard sizes as recommended for door sizes indicated.
 - b. Seals: Provide manufacturer's standard weather seals.
 - c. Finish: Manufacturer's standard clear anodized finish.
 - 2. Perforated Panels: Minimum 0.05" thick perforated aluminum sheet finished to match stiles and rails.
 - a. Basis of Design: BOK Modern (415.749.6500 x 295).
 - b. Perforation Pattern: As indicated on Drawings, as selected by Architect from manufacturer's full range of perforated panels where not indicated; apply finish after perforating panels unless otherwise approved by Architect.
 - 1) Match perforated panels provided for Section 05 73 00 – Decorative Metal Railings.
 - 3. Shop Finish: Provide TGIC powder coat finish.
 - a. Manufacturers:
 - 1) Courtaulds Coatings (Interpon)/TGIC Powder Coating.
 - 2) Porter Powder Coatings/TGIC Powder Coating.
 - 3) H.B. Fuller Co./TGIC Powder Coating.
 - 4) Fuller O'Brien/TGIC Powder Coating.
 - 5) Substitutions: Refer to Section 01 25 00.
 - b. Powder Coating System: Provide top line quality commercial grade factory formulated polyester TGIC powder coating materials intended for powder coating application and as required to match approved samples.
 - c. Color: As indicated and approved by Architect.
- D. Track: Galvanized track 2" or 3" depending on door size and as recommended by door manufacturer.
 - 1. Tracks: Bracket mount or continuous angle mount with fully adjustable for sealing door to jamb; reinforce horizontal track with continuous angle.

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- E. Hardware: Hinges and brackets made from galvanized steel; track rollers hardened steel balls of size suited to size of track.
- F. Spring Counterbalance: Heavy duty oil tempered wire torsion springs on continuous ball bearing cross header shaft; galvanized aircraft type lifting cables.
- G. Weatherstripping: Manufacturer's standard for perforated panel doors, not less than U-type vinyl seal and extruded aluminum retainer.
- H. Inserts and Anchorage: Provide complete anchorage system for doors; furnish inserts and anchoring devices which must be set in concrete or built into masonry for installation of units.
- I. Electric Door Operators:
 - 1. Furnish electric door operator assembly of size and capacity recommended and provided by door manufacturer.
 - a. Provide complete with electric motor and factory-wired motor controls, gear reduction unit, solenoid operated brake, clutch, remote control stations and control devices.
 - b. Provide adjustable friction clutch double shoe brake system actuated by independent full line voltage solenoid controlled by motor starter, fully enclosed positive gear driven limit switch.
 - c. Starter: Fully enclosed magnetic cross line reversing starter.
 - 2. Mounting: Provide acoustical mounting system for both motor and tracks.
 - a. Manufacturers:
 - 1) Mason Industries (714-630-0701).
 - 2) Kinetics Noise Control (614-889-0480).
 - 3) Substitutions: Refer to Section 01 25 00.
 - 3. Design operator so motor may be removed without disturbing limit-switch adjustment.
 - 4. Provide adjustable limit switches.
 - 5. Provide system that allows manual operation in case of power failure but that cannot be operated from outside garage; maximum effort to manually open grille to be 25-lbs.
 - 6. Control Stations: Weatherproof, fully guarded, electrically operated type, for each electric operator; 24-volt circuit; mounted as indicated.
 - a. Provide stations operated by remote control signals and by key operated switches.
 - b. Remote Controls: Interference free wireless radio remote control units with not less than 1000 Owner settable combinations.
 - 1) Provide one remote control unit for each residential parking space plus minimum five percent extra remote-control units preset each remote to Owner directed code and submit code to Owner with extra units.

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- c. Key Operated Stations: Provide one on each side of grille to allow operation by maintenance personnel; with open-close-stop positions.
 - 1) Cylinders: Provided in Section 08 71 00 – Door Hardware.
- 7. Reversing Contactor: Heavy duty electrically interlocked reversing contactor; safety switch wired to stop or reverse gate upon striking object.
- 8. Automatic Closing System: Provide operator which is preset to automatically close after predetermined time; timing shall be based on average time for automobiles to pass through gates.
 - a. Provide system capable of being readjusted in field.
- 9. Vehicle Detectors: Solid state, electronic detector units designed to detect presence or transit of vehicle over embedded loop of wire and emit electrical pulse to signal gate operator.
 - a. Detector Loops: Multiple strands of wire of gage, number of turns, size and method of placement as recommended by loop detector manufacturer.
 - b. Provide detectors at both sides of each gate.
 - c. Exterior detectors shall automatically reopen gates at signal of approaching vehicle only when gate is closing at time new vehicle is detected.
 - d. Interior detectors shall automatically open gates at signal of approaching vehicle.
 - e. Provide interlock device to automatically prevent motor from operating when emergency operator is engaged.
- 10. Design operator to allow motor to be removed without disturbing limit-switch adjustment and without affecting emergency auxiliary operator.
- J. Accessories: Provide as required for complete operational installation including but not limited to warning signals of approaching vehicles where vehicles cross pedestrian walks and convex mirrors for drivers to see approaching pedestrians.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Field Measurements: Take field measurements prior to preparation of shop drawings and fabrication, where possible; do not delay job progress; allow for trimming and fitting where necessary.

3.2 INSTALLATION

- A. Install sectional door in accordance with manufacturer's instructions.
 - 1. Install door, track and operating equipment complete with necessary hardware, jamb and head mold stops, anchors, inserts, hangers, and equipment support.

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- B. Fasten vertical track assembly to framing; hang horizontal track from structural overhead framing with angle or channel hangers, welded and bolt-fastened in place.
- C. Provide sway bracing, diagonal bracing and reinforcing as required for rigid installation of track and door operating equipment.
- D. Upon completion of installation, lubricate, test, and adjust doors to operate easily, free from warp, twist, or distortion and fitting weather-tight for entire perimeter.

3.3 PROTECTION

- A. Replace items damaged in course of installation.
- B. After installation, touch-up field welds and scratched and damaged surfaces. Use paint consistent with shop finish.

END OF SECTION

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SECTION 08 41 00

ENTRANCES AND STOREFRONTS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes: Provide aluminum-framed entrances and storefront systems, with stock non-automatic doors, hardware, anchorage, glazing, and accessories as required for complete installation.
- B. Related Sections:
 - 1. Section 07 90 00: Perimeter sealants and back-up materials.
 - 2. Section 08 44 10: Glazed window wall assemblies.
 - 3. Section 08 71 00: Cylinders for door locks
 - 4. Section 08 71 15: Low energy automatic door operators.

1.2 REFERENCES

- A. American Architectural Metal Manufacturers (AAMA): Aluminum Store Front and Entrance Manual.
- B. Glass Association of North America (GANA): Glazing Manual.
- C. National Association of Architectural Metal Manuf. (NAAMM): Metal Finishes Manual.

1.3 ADMINISTRATIVE REQUIREMENTS

- A. Design/Build: Provide special engineering for entrances and storefronts to ensure they comply with applicable codes and Contract Documents.

1.4 SUBMITTALS

- A. Product Data: Submit manufacturer's literature.
- B. Shop Drawings: Indicate pertinent dimensioning, general construction, component connections and locations, anchor methods and locations, hardware locations, and relevant details.
- C. Samples: Furnish samples of metal finish, glass and glazing gasket.
- D. Design/Build Certificates: Submit certification signed by California licensed structural engineer indicating compliance with Contract Documents and code requirements.

1.5 QUALITY ASSURANCE

- A. Sustainability Requirements: Comply with CALGreen requirements including those relative to energy efficiency.

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- B. Installer Qualifications: Manufacturer or firm with minimum five years successful experience in the installation of systems similar to type and size required for Project and approved by manufacturer.

1.6 WARRANTY

- A. Extended Correction Period: Provide for correcting failures including wind damage and water penetration to interior surfaces, excessive deflections, and deterioration of finishes, weather-stripping and accessories.
 - 1. Period: Two years.

PART 2 - PRODUCTS

2.1 SYSTEMS MANUFACTURERS

- A. Basis of Design: Kawneer, an Arconic Company.
- B. Oldcastle Building Envelope.
- C. Arcadia, Inc.
- D. Substitutions: Refer to Section 01 25 00.

2.2 MATERIALS

- A. System Description: Provide aluminum-framed entrances and storefront systems, with stock non-automatic doors, hardware, anchorage, glazing, and accessories.
- B. Regulatory Requirements, General: Comply with requirements of applicable codes.
 - 1. Safety Glass Standard: Comply with applicable codes and CPSC 16 CFR 1201 and pass ANSI Z97.1.
- C. Regulatory Requirements, California Energy Code: Comply with California Energy Commission requirements regarding energy performance of aluminum framed storefronts.
 - 1. Manufacturer shall be responsible for providing information required by authorities necessary to verify conformance.
 - 2. Entire assembly, including glass and glazing, shall be certified by the National Fenestration Rating Council (NFRC) and shall bear NFRC Label indicating energy performance technical information.
- D. Regulatory Requirements, Accessibility: Comply with requirements of California Building Code and Americans with Disabilities Act (ADA) Standards to ensure access to persons with disabilities.
- E. Design Criteria: Comply with recommendations of AAMA Aluminum Store Front and Entrance Manual except where more stringent requirements are specified.
 - 1. Deflection: Maximum L/175, ASTM E330.

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- a. Safety Factor: Design for specified pressures with no glass breakage, no permanent damage to fasteners, and no permanent deformation of framing exceeding 0.2% of member clear span.
 2. Water Penetration: No uncontrolled water penetration, ASTM E331, with no water on exposed interior components; static pressure differential of 20% of inward wind load, with minimum 6-psf load.
 3. Air Leakage: Maximum 0.06 cfm/sf, ASTM E283, at differential static pressure of 6.24-psf at fixed glazing and not more than 0.3 cfm/sf at doors.
- F. Performance Criteria: Design assemblies capable of withstanding minimum uniform test pressures as required by applicable codes when tested in accordance with ASTM E330.
- G. Aluminum-Framed Entrance and Storefront Systems: Systems with profiles as indicated on Drawings; provide extruded aluminum security type glass stops of profile to suit frame design.
1. Basis of Design: Kawneer/451T Series.
 2. Aluminum Type: As recommended by manufacturer for application indicated, but not less than extruded aluminum, ASTM B221, 6061 or 6063 alloy and T5 or T6 temper.
 3. Finish, High Performance Organic Coating: AA-C12C42R1x, prepared, pretreated, and coated with minimum two coat Kynar 500 or Hylar 5000 system; AAMA 2605.
 - a. Color: Black as approved by Architect.
- H. Doors, Frames, and Hardware: Barrier-free entry doors meeting code requirements for providing access for people with physical disabilities; by entrance manufacturer.
1. Type: Medium stile, nominal 3-1/2" wide stiles and head rail with 10" bottom rail.
 2. Metal and Finish: Match entrance system.
 3. Hardware: Provide complete hardware system except as indicated; match window wall system finish unless otherwise directed by Architect. Coordinate with Section 08 71 00 – Door Hardware.
 - a. Hinges: Extra heavy-duty ball bearing full mortise (butt) hinges complying with requirements specified in Section 08 71 00.
 - b. Closers: Concealed adjustable type closer, maximum 5-pound operating pressure when installed in final application.
 - c. Push/Pulls: Types as indicated on Drawings; where not otherwise indicated manufacturer's standard types as selected by Architect; match finish of similar hardware as specified in Section 08 71 00.
 - d. Security Locks: Manufacturer's standard.

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- 1) Cylinders: Provided under Section 08 71 00.
 - e. Weather-Stripping, Sweep Strips: Manufacturer's recommended standard type, to suit application.
 - f. Thresholds: Maximum 1/2" height above adjacent surfaces, with maximum 1/4" vertical section and remainder maximum 1:2 slope.
- I. Glass: Coordinate glazing with entrances and storefronts system.
1. Manufacturers:
 - a. Vitro Architectural Glass (formerly PPG).
 - b. Oldcastle Glass.
 - c. Guardian Industries Corp.
 - d. Substitutions: Refer to Section 01 25 00.
 2. Insulated Glass: Preassembled insulated glass units consisting of organically sealed panes of glass enclosing a hermetically sealed dehydrated air space with minus 20-degree F dew point and with STC ratings indicated.
 - a. Performance: ASTM E2190 certified by Insulating Glass Certification Council.
 - b. System: Manufacturer's standard dual seal system compatible with glazing system, and including spacers, desiccant, and standard corner construction.
 - c. Safety Glass: ASTM C1048, Kind FT, fully tempered select glazing quality glass, safety glazing; nominal thickness 1/4".
 - d. Low E Coating: High performance low emissivity coating on No. 2 surface, complying with Project Title 24 Report.
 - e. Total Unit Thickness: 1".
- J. Glazing Accessories: Of type recommended by manufacturer to suit security locations and applications for dry glazing installation.
1. Setting Blocks: Neoprene or EPDM, 80-90 Shore A durometer hardness; 4" long by 3/8" thick by 1/4" high; ASTM C864.
 2. Spacer Shims: Neoprene or EDPM; 45-55 Shore A durometer hardness; 3" long by 3/32" thick by 1/4" high; ASTM C864.
 3. Edge Blocks: Neoprene or EPDM, 60-70 Shore A durometer hardness; 4" long with minimum two per jamb located at top and bottom edges of glass; ASTM C864.
 4. Glazing Gaskets: Exterior neoprene or EDPM; interior neoprene, EPDM or vinyl; miter corner joints; ASTM C509 or C864.
- K. Miscellaneous Materials:
1. Fasteners: Aluminum or non-magnetic stainless steel of type which will not cause electrolytic action or corrosion.

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- a. Do not use exposed fasteners except where unavoidable for assembly or for application of hardware.
 - b. Indicate exposed fasteners on shop drawings for specific approval; exposed fasteners shall be Phillips flat-head screws or Allen screws with finish matching item fastened.
 - c. Provide concealed fasteners for glazing stops.
2. Steel Reinforcement and Brackets: Manufacturer's standard with minimum 2 oz. hot-dip zinc coating, ASTM A123, applied after fabrication.
 3. Bituminous Paint: Cold-applied mastic, SSPC Paint 12, compounded for 30 mil thickness per coat.
 4. Flashing: Provide sub-sill flashing members; minimum 22 gage sheet aluminum of sizes and shapes indicated and as required to drain water to exterior; match adjacent aluminum member finish.
 5. Anchoring Devices: Corrosion resistant type capable of supporting entrance system and superimposed design loads; design to allow adjustments of system prior to being permanently fastened in place.

2.3 FABRICATION

- A. Fabricate aluminum entrance and storefront system to allow for clearances and shim spacing around perimeter of assemblies to enable installation; provide for thermal movement.
- B. Provide anchorage devices to securely and rigidly fit entrance assemblies in place.
- C. Non-Automatic Doors: Comply with California Building Code and Americans with Disabilities Act (ADA) Standards relating to access for persons with disabilities.
 1. Clear Opening Width: Minimum 32" clear opening width for each door.
- D. Accurately fit together joints and corners; match components ensuring continuity of line and design; ensure joints and connections are flush, hairline and weatherproof.
- E. Provide structural reinforcing within framing members where required to maintain rigidity and as required to accommodate design loads.
- F. Allow moisture entering joints and condensation occurring within frame construction to drain to exterior.
- G. Complete cutting, fitting, forming, drilling and grinding of metal work prior to cleaning, finishing, treatment, and application of coating.
- H. Finishing: After fabrication, prepare surfaces for finishing in accordance with recommendations of aluminum producer and finish manufacturer.
- I. Weld by methods recommended by metal manufacturer and AWS; grind exposed welds smooth and restore mechanical finish; remove arises from cut edges and corners to a radius of approximately 1/64".

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- J. Fit and assemble work at shop to greatest extent possible; disassemble only as required for shipment and erection.
- K. Reinforce work as necessary for performance requirements and for support.
- L. Provide internal reinforcing for hardware.
- M. Separate dissimilar materials with bituminous paint or preformed separators which will prevent corrosion.
- N. Separate metal surfaces at moving joints with plastic inserts or other non-abrasive concealed inserts which permanently prevent "freeze-up" of joint.
- O. Fabricate doors and apply hardware in shop. Disassemble only as required for transportation and installation.
- P. Apply coat of bituminous paint on concealed aluminum surfaces to be in contact with cementitious and with dissimilar materials.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install aluminum framed storefront assemblies, including entrances, in accordance with manufacturer's recommendations and installation instructions and to meet design criteria and performance criteria indicated, for weather-tight installation.
 - 1. Separate aluminum and other corrodible metal surfaces from sources of corrosion or electrolytic action at points of contact with other materials.
- B. Ensure assemblies are plumb, level, and free of warp or twist; maintain dimensional tolerances and alignment with adjacent work.
 - 1. Maximum Variation from Plane or Location: 1/8" in 12'-0", with maximum 1/2" variation in total length.
 - 2. Maximum Offset Between Members: 1/16".
- C. Use sufficient anchorage devices to secure and rigidly fasten assemblies to building.
- D. Install hardware in accordance with manufacturer's recommendations, using proper templates.
 - 1. Install doors to operate freely and smoothly, with a maximum operating pressure of 5 pounds in accordance with California Building Standards Code.
 - 2. Coordinate installation of cylinders with Section 08 71 00 – Door Hardware.
 - 3. Install sill members and thresholds in bed of compound, joint fillers, or gaskets to provide weathertight construction.

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E. Glass Installation: Comply with GANA Glazing Manual and glazing manufacturer instructions.

1. Do not allow glass to touch metal surfaces.

3.2 CLEANING

A. Clean aluminum surfaces promptly after installation of components, exercising care to avoid damage of finish.

B. Mark glass after installation by crossed streamers attached to framing and held away from glass; do not apply markers to surface of glass.

C. Remove nonpermanent labels immediately after sealant cures and cure sealants for high early strength and durability.

3.3 PROTECTION

A. Remove and replace glass which is broken, chipped, cracked, abraded, or damaged during construction period, including natural causes, accidents, and vandalism.

END OF SECTION

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SECTION 08 53 00

VINYL WINDOWS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes: Provide polyvinyl chloride (PVC) windows with integral flashing, glass, glazing materials, hardware, and accessories as required for complete, weathertight installation.
- B. Related Sections:
 - 1. Section 07 90 00: Perimeter joint sealers and back-up material.

1.2 REFERENCES

- A. American Architectural Manufacturers Association (AAMA) and Window and Door Manufacturers Association (WDMA), and CSA Group, AAMA/WDMA/CSA 101/I.S.2/A440-2017 North American Fenestration Standard (AAMA 101/I.S.2-2017).
- B. Glass Association of North America (GANA): Glazing Manual.

1.3 SUBMITTALS

- A. Product Data: Submit manufacturers' literature including test results indicating compliance with design criteria.
- B. Shop Drawings: Indicate pertinent dimensioning, general construction, component connections and locations, anchor methods and locations.
- C. Samples: Furnish samples of vinyl finish and of glass.
- D. Test Reports: Include laboratory test results for STC and OITC ratings of units.

1.4 QUALITY ASSURANCE

- A. Sustainability Requirements: Comply with CALGreen requirements including those relative to energy efficiency.
- B. Full Size Sample: Furnish full size sample of typical window including glass system, as specified and in approved finish.
 - 1. Approved window may be used in Project where undamaged.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Stack units on edge on wood strips above ground.

1.6 WARRANTY

- A. Extended Correction Period: Extend correction period to two years.
 - 1. Provide for correcting failure of acoustical ratings (STC and OITC).
 - 2. Provide for correcting failure of insulating glass. Failure includes signs of moisture on interior surfaces of insulated glass units and bond failure of Repair or replace systems and materials which fail to perform as intended.

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- B. Manufacturer's Warranty: Submit manufacturer's warranty including special manufacturer services as required for manufacturer's warranty.
 - 1. Period: 20 years.
 - 2. Manufacturer's warranty shall not detract from requirements of extended correction period nor from Owner's rights under implied and expressed warranties regardless of wording of manufacturer's warranty.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Milgard Manufacturing, Inc.
- B. Kolbe & Kolbe Millwork Co., Inc.
- C. VPI Quality Windows, Inc.
- D. Substitutions: Refer to Section 01 25 00.

2.2 MATERIALS

- A. Section Description: Provide polyvinyl chloride (PVC) windows with integral flashing, glass, glazing materials, hardware, and accessories.
 - 1. Manufacturer: Provide each type of window by single manufacturer. Provide all windows by single manufacturer where all types are available from approved manufacturer.
 - 2. Standards: Conform to AAMA 101/I.S.2-2017, types as indicated.
 - 3. Performance Class: Provide AAMA 101/I.S.2-2017 performance class as required to comply with wind loads as listed in Chapter 16 of applicable code.
- B. Regulatory Requirements: Comply with applicable codes.
 - 1. Safety Glass: Comply with applicable codes, CPSC 16 CFR 1201, and pass ANSI Z97.1.
 - 2. Energy: Comply with California Energy Commission requirements regarding energy performance of windows.
 - a. Manufacturer shall be responsible for providing information required by authorities necessary to verify conformance.
 - b. Entire assembly, including glass and glazing, shall be certified by National Fenestration Rating Council (NFRC) and shall bear NFRC Label indicating energy performance technical information.
- C. Performance Criteria: Comply with applicable codes and AAMA 101/I.S.2-2017 for each type of window specified, but no less than as required for Performance Class listed.
 - 1. Structural: Withstand code required wind loads on exterior and on interior when tested in accordance with ASTM E330, without breakage, failure, or malfunction of operation.

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2. Forced Entry: Provide systems conforming to ASTM F588 for windows, Performance Level 10 or AAMA 1302.5 where at ground floor and at areas accessible from decks and accessible rooftops.
 3. Welded Corner Test: Test weld seam in accordance with test method specified in ANSI/AAMA 101, Appendix A.
 4. Acoustical Ratings: Provide windows that have been tested under ASTM E90 with minimum Sound Transmission Class (STC) ratings as indicated on Drawings.
 5. Label: "AAMA Quality Certified" label is required on each window and door.
- D. Vinyl Windows: Provide units meeting requirements of Architectural Aluminum Manufacturers Association (AAMA) 101 Certification Program.
1. Performance Class: Not less than AAMA -LC (Light Commercial).
 2. Vinyl: PVC extrusions complying with ASTM D4726 and AAMA 303; basic sizes, shapes and profiles shown.
 - a. Color: As indicated on Drawings, as selected by Architect from manufacturer's full range of colors where not otherwise indicated.
- E. Glass: Insulated glass units consisting of organically sealed panes of glass enclosing a hermetically sealed dehydrated air space with minus 20-degree F dew point.
1. Performance: Certified to ASTM E2190 by Insulating Glass Certification Council.
 2. System: Manufacturer's standard dual seal system compatible with glazing system, and including spacers, desiccant, and standard corner construction.
 3. Glass: ASTM C1036, select glazing quality clear glass at typical windows, ASTM C1048, Kind FT select glazing quality fully tempered safety glass where required by applicable codes and regulations; minimum nominal 1/4" thick.
 - a. Low E Coating: High performance low emissivity coating on No. 2 surface, complying with Project Title 24 Report.
 - b. Acoustical Glazing: Where required for STC or OITC ratings provide interior lite as ASTM C1172, Kind LA, laminated select glazing quality clear float glass with minimum 30-mil polyvinyl butyral film.
 - 1) Laminated layers shall be free of air pockets and foreign substances.
- F. Glazing Materials: Manufacturer standard type to suit locations and applications.
- G. Miscellaneous Materials:
1. Fasteners: Anodized aluminum or non-magnetic stainless steel of type not causing electrolytic action or corrosion; provide flush Phillips flat-head or allen screws where exposed.
 2. Finish exposed aluminum fasteners to match aluminum work.

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3. Brackets and Reinforcements: Aluminum wherever possible, where steel units are required for higher strength or other unavoidable necessity, hot-dip galvanize after fabrication; ASTM A123 G-90.
 4. Bituminous Paint: Cold applied asphalt mastic complying with SSPC-Paint 12, compounded for 30-mil thickness per coat.
- H. Weather-Stripping: Manufacturer's standard weather-stripping complying with ANSI/AAMA 101.
- I. Hardware: Manufacturer's standard secure hardware as approved by Architect; fabricated from aluminum, stainless steel, or corrosion resistant material compatible with vinyl windows; conform to AAMA 101 requirements.
1. Operable Units: Deadlock latch mechanism, constructed to prevent accidental lockout and accidental damage if closed in locked position.
 - a. Include feature to permit locking operable windows in 4" open position.
 2. Finish: Match BHMA 626 (US26D), satin finished chromium plated unless otherwise directed by Architect.
- J. Screens: Provide manufacturer's standard plastic screens for operable windows, conforming to ASTM D3656 and ANSI/SMA 2006; frames finished to match doors; screen color as approved.

2.3 FABRICATION

- A. Fabricate units to allow for proper installation; provide for thermal movement and slope and weep sills for drainage.
1. Supplement frame sections with internal reinforcement where required for structural rigidity.
 2. Permit internal drainage weep holes and channels to direct moisture to exterior; provide internal drainage of glazing spaces to exterior through weep holes.
- B. Provide anchorage devices to securely and rigidly fit windows in place; arrange anchors to conceal from view in finished installation.
- C. Accurately fit together joints and weld corners; match components ensuring continuity of line and design; ensure joints and connections are flush, hairline and weatherproof.
- D. Glass Installation: Comply with requirements in GANA "Glazing Manual"; glass shall not touch metal.
- E. Protect materials with manufacturer-approved methods.
- F. Provide slotted head-fin in nail on frame to allow for deflection.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine surfaces of openings and verify dimensions.
1. Verify openings and adjoining materials are ready to receive windows.

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- B. Installation of units constitutes acceptance of existing conditions.

3.2 INSTALLATION

- A. Install units in strict compliance with manufacturer's recommendations and installation instructions; anchor securely in place.
- B. Install work plumb, straight, square, level and in their proper elevation, plane and location, and in proper alignment with other work.
 - 1. Tolerances: Maximum variation from level or from plumb 0.06" within any 3'-0" length, non-cumulative.
- C. Anchor securely in place, separate aluminum and other corrodible metal surfaces from corrosion and electrolytic action with other materials.
- D. Adjust hardware for proper operation.
 - 1. Windows to operate freely and smoothly, with maximum operating pressure of 5-pounds.

3.3 CLEANING

- A. Clean windows including glazing using methods recommended by window manufacturer; minimum wash down with solution of mild detergent in warm water applied with soft, clean cloths.
 - 1. Take care to remove dirt from corners.
 - 2. Wipe surfaces clean.

3.4 PROTECTION

- A. Protect units and glazing from damage from construction operations and from vandalism.
- B. Repair or replace damaged components, cracked and broken glass.
- C. Touch-up of damaged finishes is permitted only where touch-up matches original material and is not visible from 3'-0".
- D. Remove and replace glass that is broken, chipped, cracked, abraded, or damaged during construction period, including natural causes, accidents and vandalism.

END OF SECTION

**RESPONSE TO DRC COMMENTS
2403 SAN PABLO AVENUE
STUDIO KDA
APRIL 18, 2024**

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DRC SUMMARY – August 18, 2022

2403 SAN PABLO AVENUE [at Channing] (DRCP2021-0022): Preliminary Design Review to demolish the existing 8,252 square-foot, one-story commercial building and construct a four-story mixed-use development consisting of a 603 square-foot retail tenant space and 39 dwelling units (condominium), totaling 53,013 square feet, with 24 automobile parking spaces and 39 bicycle parking spaces.

Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review (FDR): MOTION: (Mitchell, Woo) VOTE (5-0-0-2) Tam – absent, Kahn – recused himself.

Conditions

- *Provide a livelier San Pablo elevation, with an emphasis on a more pedestrian-friendly ground floor. Consider wider and more recessed windows or additional details, as well as more color.*

A lively mosaic, design by Nancy Blum, has been integrated into the San Pablo façade, and the paint colors on the southern end of the San Pablo elevation include variations in gold color that play off of that mosaic. The ground floor landscaping has also been increase in density and size and now includes lattices for climbing vines.

- *Provide all exterior details at FDR, including railings and windows.*

Please see the exterior details included with the submittal.

- *Provide parking garage door details at FDR, and include any mechanical specifications.*

The parking garage door is now aluminum and glass segmented overhead door. Please see specs included with the submittal.

- *Provide a takeout window in the commercial space.*

A takeout window has been provided in the commercial space along Channing Way. Please see elevations, window schedule and details for reference.

Recommendations

- *As presented, the east elevation is richer and friendlier. Recommend bringing some of that inner courtyard quality to the San Pablo elevation.*

The San Pablo elevation has been enhanced with the inclusion of a mosaic as well as an increase in The landscaping. Additionally a custom metal railing that coordinates with mosaic has been added to the balcony at roof terrace. The entry awning trim has also been extended over the adjacent volume to help delineate the mosaic.

- *Consider recessing windows on all facades, or at least a deeper sill line, but most importantly on the San Pablo elevation.*

Please see the window specification options included in the submittal that are currently being considered.

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- *Use the landscaped setback on San Pablo frontage for a livelier plant selection.*

The landscaping along San Pablo setback has been updated with larger and more colorful planting and lattices for climbing vines.

- *Recommend more adaptability for easier retrofit to accessible units as needed for aging in place.*

All Units are adaptable. This includes lowered counterspace in the kitchens, clearances in kitchen and bath, 36" doors at entries backing for future grab bars in bathrooms. Roll in showers will be provided in most units. Several owners are currently using wheelchairs or walkers and the units have been designed with them to take their needs into account.

- *Permeable pavers recommended between trees and sidewalk. Staff and applicant to check with both Public Works and Caltrans.*

Sidewalk is in the Caltrans right of way and permeable pavers create concerns for ADA compliance and maintenance.

- *4th floor open space is near bedrooms windows. Management should monitor that open space accordingly.*

The STC rating of the windows along San Pablo have been increased to mitigate noise. The building is managed by ALL residents because this is a cohousing community. Boundaries around noise will be developed by the community.

