MEMO

Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

NOTICE OF PUBLIC HEARING

Hearing Date: Wednesday, August 23, 2017

Time: Not before 9:30 AM

Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408

Case Type: Variance

Hearing Body: Zoning Administrator

PROPERTY IN	IFORMATION	APPLICATION INFORMATION				
Project Address:	851 O'Farrell Street	Case No.: Building Permit: Applicant: Telephone: E-Mail:	2016-012404VAR			
Cross Street(s):	Polk and Larkin Streets		2016.09.06.6888			
Block /Lot No.:	0717/016		Richard Parker			
Zoning District(s):	RC-4 / 80-T		(415) 546-0450			
Area Plan:	N/A		richard@450architects.com			

PROJECT DESCRIPTION

The proposed project is to add five Accessory Dwelling Units at the ground floor level of an existing 4-story, 27-unit residential building.

PER SECTION 140 OF THE PLANNING CODE the subject property is required to have windows of each unit face directly on an open area no less than 25 feet in every horizontal direction, with an increase of five feet in every horizontal dimension at each subsequent floor immediately above. The dimensions of the open area may be reduced to 15 feet in width and depth for Accessory Dwelling Units. The subject property has no rear yard and three of the proposed units face lightwells that are less than the minimum of 15 x 15 foot open area required for reduced dwelling unit exposure. Unit #2 faces a lightwell that is 6' x 4', Unit #4 faces a lightwell 12' x 3', and Unit #5 faces a lightwell that is 7' x 5', thereby requiring an exposure variance.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: http://notice.sfplanning.org/2017-000612VAR.pdf

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: Seema Adina Telephone: (415) 575-8722 E-Mail: seema.adina@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible. Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.



Date: 08/03/2017

The attached notice is provided under the Planning Code. It concerns property located at **851 O'Farrell Street (2016-012404VAR).** A hearing may occur, a right to request review may expire or a development approval may become final by **08/23/2017.**

To obtain information about this notice in Spanish or Chinese, please call (415) 575-9010. To obtain information about this notice in Filipino, please call (415) 575-9121. Please be advised that the Planning Department will require at least one business day to respond to any call.

附上的是三藩市城市規劃的法定通告。

此通告是與位於 851 O'Farrell Street (2016-012404VAR)

的建築計劃有關。如果在 **08/23/2017** 之前無人申請聽證會來檢討這一個建築計劃, 這計劃**最終**會被核准。

如果你需要用華語獲得關於這通告的細節,請電 415-575-9010.

然後,請按 "8"· 及留言. 城市規劃局將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務, 此項服務不會提供額外的權利或延伸任何要求檢討的期限。

El documento adjunto es requerido por el Código de Planeación (Planning Code) y es referente a la propiedad en la siguiente dirección: **851 O'Farrell Street (2016-012404VAR).** Es posible que ocurra una audiencia pública, que el derecho a solicitar una revisión se venza, o que la aprobación final de projecto se complete el: **08/23/2017.**

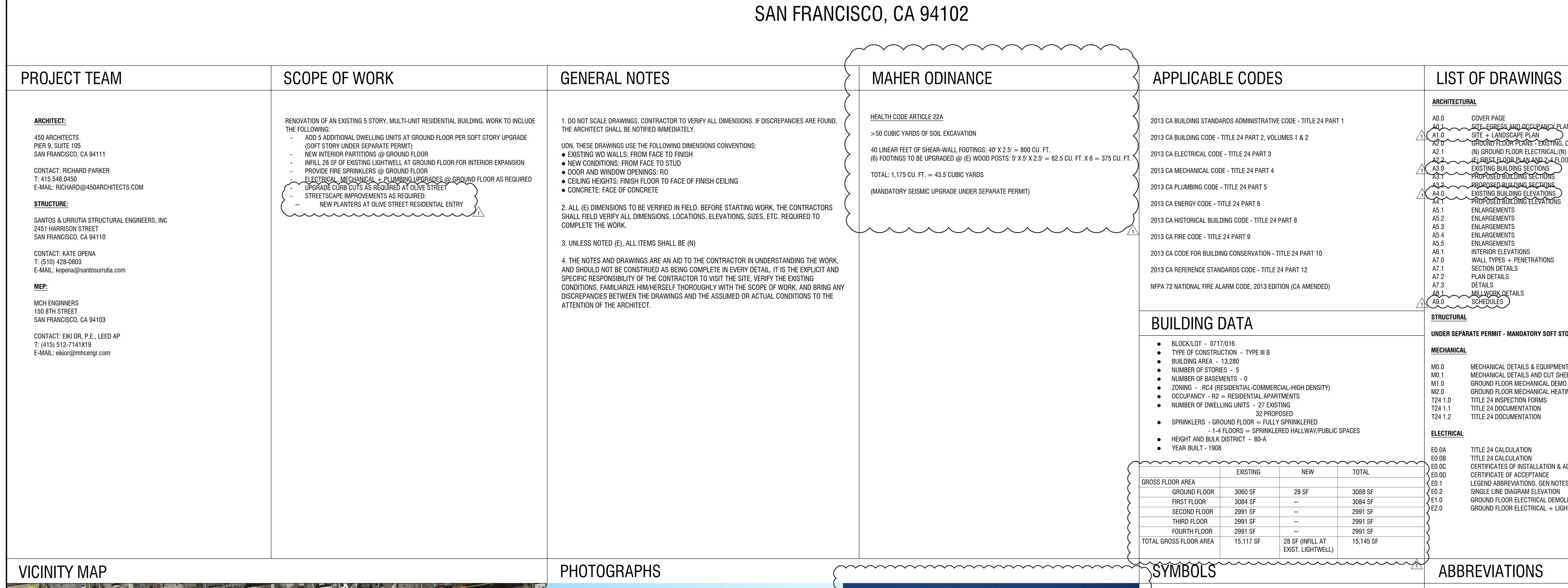
Para obtener más información sobre esta notificación en español, llame al siguiente teléfono (415) 575-9010. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.

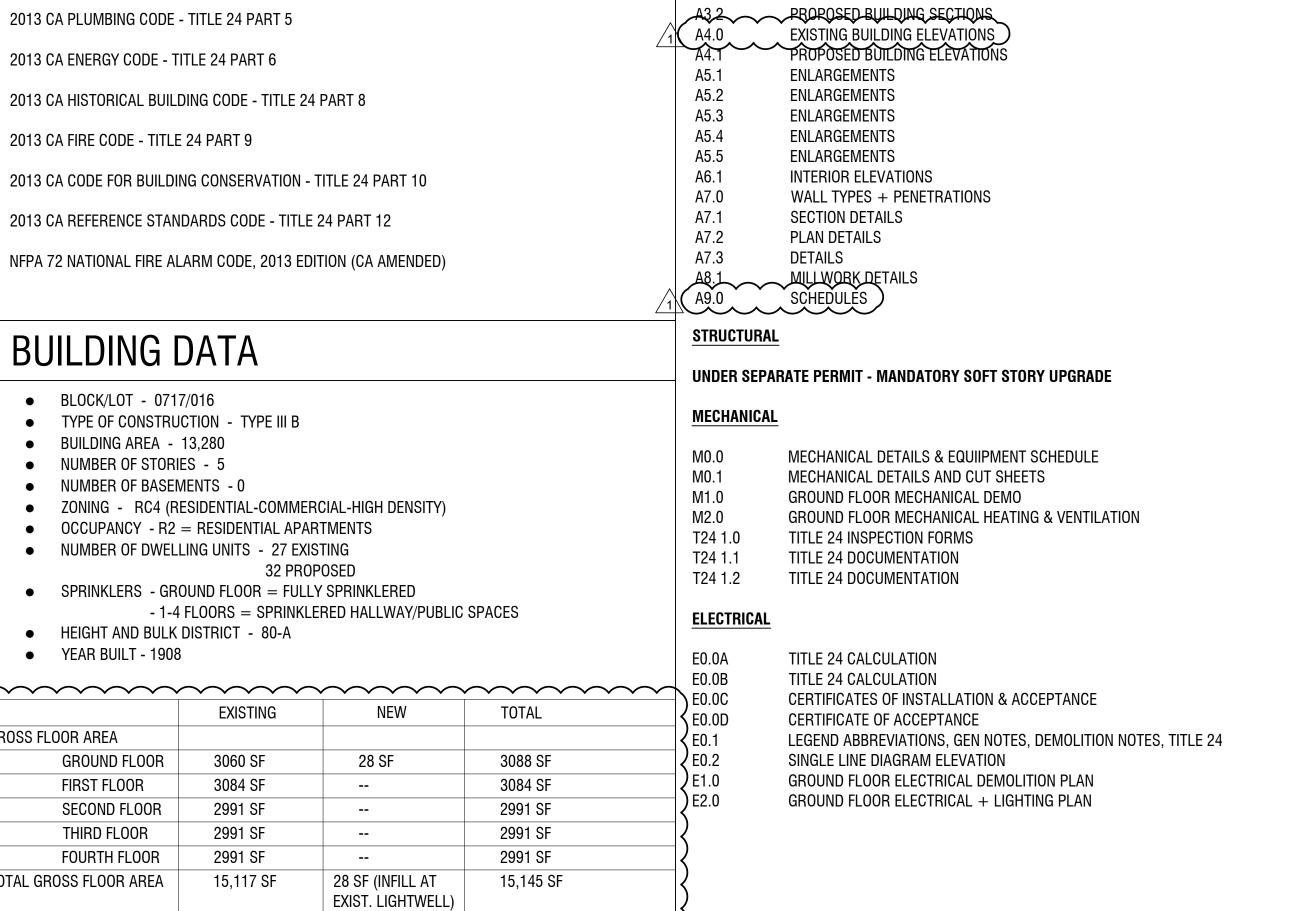
Ang nakalakip na paunawa ay ibinibigay alinsunod sa Planning Code. Tinatalakay nito ang propyedad na matatagpuan sa **851 O'Farrell Street (2016-012404VAR).** Maaring may paglilitis na mangyayari, may mapapasong paghiling ng isang pagrerepaso (review), o ang na-aprobahang pagpapatayo ay malapit nang ipagtibay sa **08/23/2017.**

Para humiling ng impormasyon tungkol sa paunawang ito sa Tagalog, paki tawagan ang **(415) 575-9121**. Mangyaring tandaan na mangangailangan ang Planning Department ng di-kukulangin sa isang araw ng pangangalakal para makasagot sa anumang tawag.

851 O'FARRELL SOFT STORY UPGRADE ADU

851 O'FARRELL STREET





AMERICANS WITH

ADJUSTABLE

ALTERNATE ALUMINIUM APPROXIMATE ARCHITECTURAL

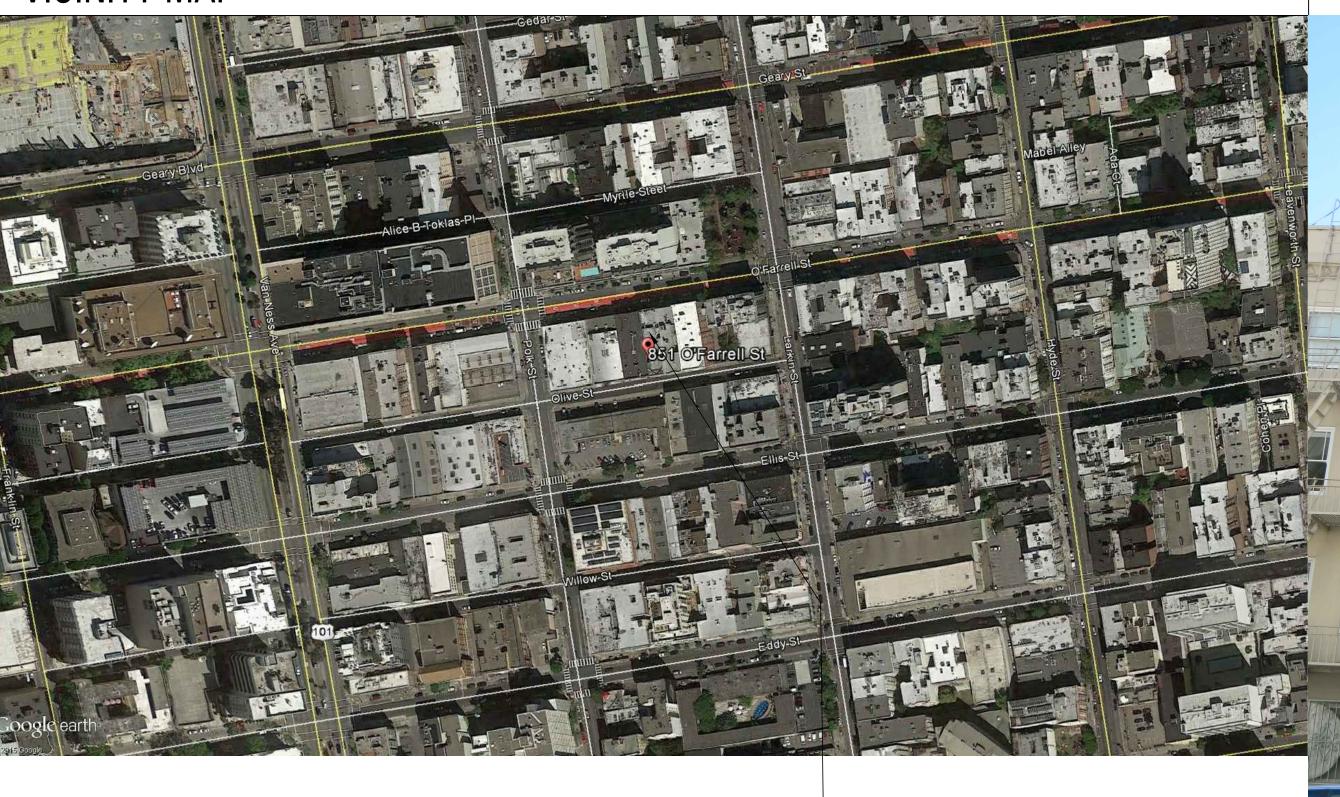
CONTIN.

CONTR.

FLUOR.

HDWR.

DISABILITIES ACT



851 O'FARRELL ST

SAN FRANCISCO

FRONT ELEVATION AT O'FARRELL STREET

REAR ELEVATION AT OLIVE STREET (AREA OF WORK AT GROUND FLOOR)

ELEVATION TAG - PLAN DETAIL TAG EL. ELEVATION **ELEVATION DATUM** DETAIL CALLOUT _____ PROPERTY LINE

GRAPHIC SYMBOLS

RM#

OUTSIDE FACE OF STUD PART 'N PRESSURE TREATED CONFIGURATION CONTINUOUS CONTRACTOR PARTITION ROUGH OPENING RAIN WATER LEADER REMOVE (D) REQUIRED REDWOOD SOLID CORE SEE CIVIL DRAWINGS EXPANSION JOINT SQUARE FEET SEE LIGHTING DRWGS. SEE MECHANICAL SEE PLUMBING DRWGS. SEE STRUCTURAL SCHEDULE. EXPANSION SECTION FLOOR DRAIN SHELVES FACTORY FINISH FACE OF CONCRETE FACE OF STUD TONGUE-AND-GROOVE TOP OF CURB TOP OF TOP OF CONCRETE GALVANIZED TELEPHONE CONCRETE GYPSUM BOARD **HOLLOW CORE** WATER CLOSET INSULATION

MEDICINE CABINET

MECHANICAL

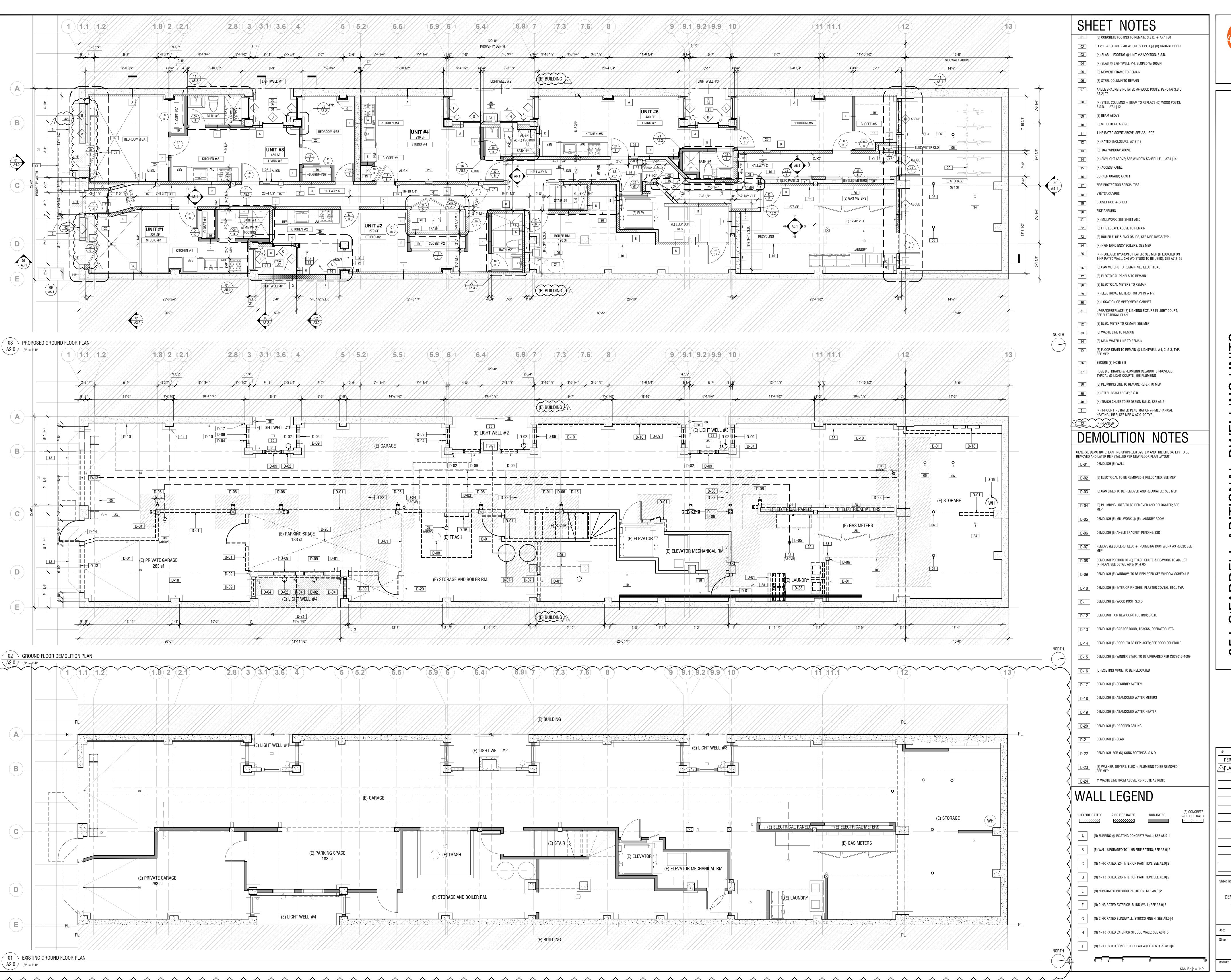
MELAMINE

NECESSARY

WATERPROOF

PERMIT SUBMITTAL 09.01.16 1 PLANNING COMMENTS 03.16.17







851 O'FARRELL ADITIONAL DWELLING UNITS

No. C 19678

No. C 19678

No. C ALLEGE

No. C 19678

ISSUE DATE
PERMIT SUBMITTAL 09.01.16

1 PLANNING COMMENTS 03.16.17

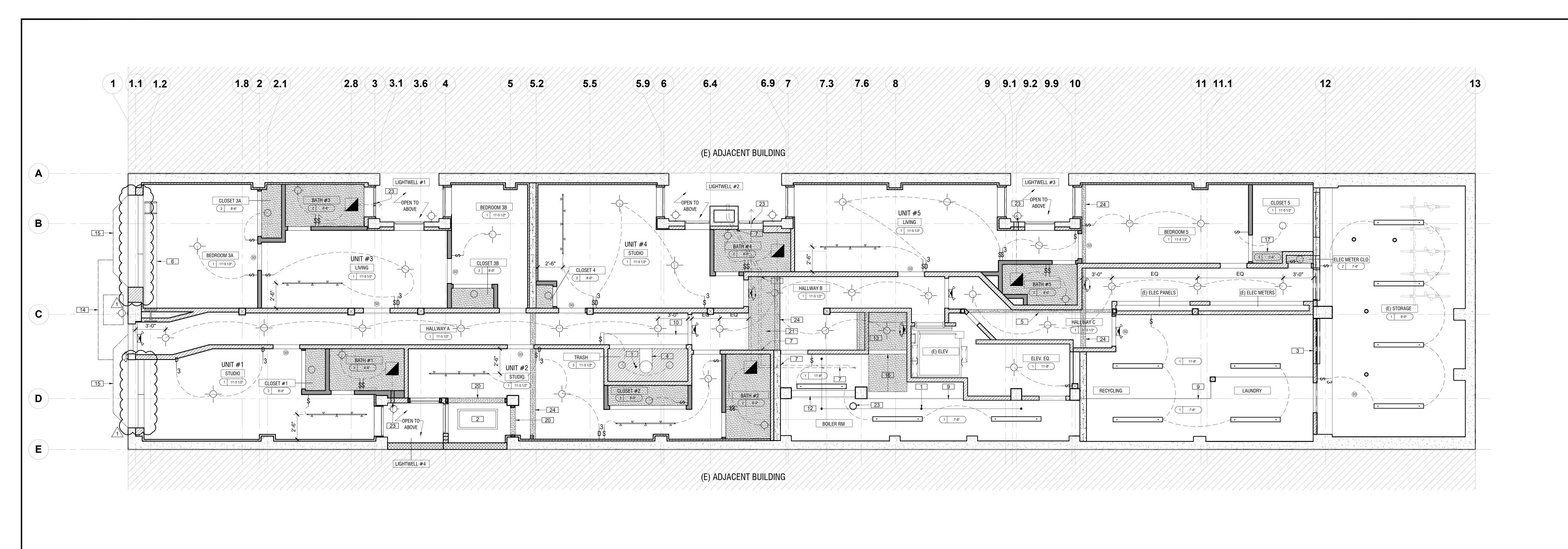
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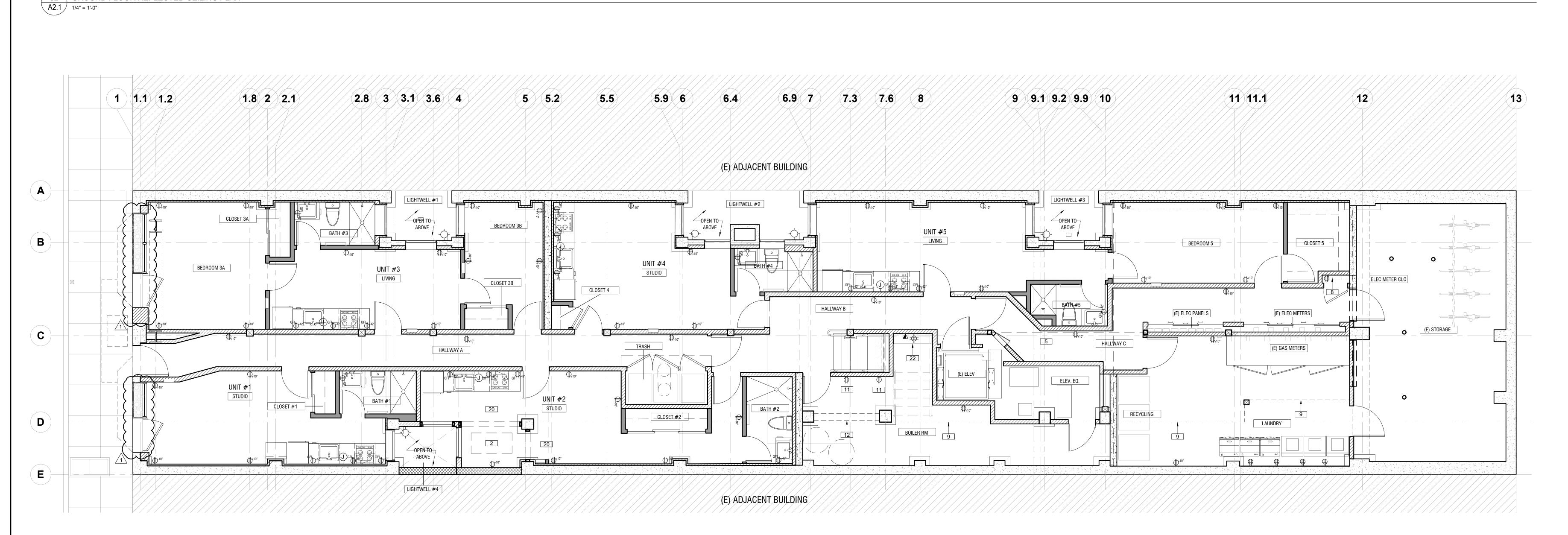
DEMOLITION GROUND FLOOR
PLAN + NEW GROUND
FLOOR PLAN

Job: 1038
Sheet:

A 2.0

Drawn by:
SE Checked By:
RP





SHEET NOTES PROVIDE RAPID RESPONSE SPRINKLER HEADS; (N) SPRINKLER SYSTEM TO COMPLY WITH CBC2013 @ R2 OCCUPANCY (TO BE DESIGN BUILD) (SEPARATE PERMIT) TYP. architects, inc. 2 (N) SKYLIGHT; SEE A7.1|14 pier 9, suite 105 san francisco, ca 94111 t: 415.546.0450

www.45oarchitects.com

(N) LAUNDRY EXHAUST TO EXTERIOR PER CALIFORNIA MECHANICAL CODE SEC 504 AND CHAPTER 8; SEE MEP 4 (N) SHEET METAL TRASH CHUTE LOCATION

(N) STEEL BEAM + COLUMNS TO REPLACE DEMOLISHED WOOD POSTS; S.S.D.

6 (E) STEEL MOMENT FRAME TO REMAIN, 7'-2" CLR; S.S.D.

8 PROVIDE (N) ELECTRICAL METER FOR UNITS 1-5

7 BOILER FLU ABOVE, PROVIDE 1-HR RATED WALL PENETRATIONS TO MEET CBC SEC 714; SEE M.E.P.; SEE A7.0

(E) STRUCTURE BELOW FIRST FLOOR ENTRY, UPGRADE TO 1-HR RATED; TYP.

10 SLOPED GYP. BD. ABOVE @ TRASH CHUTE, 1-HR RATED; SEE

11 (N) HIGH EFFICIENCY BOILERS (2); SEE MEP

12 (E) BEAM ABOVE; S.S.D.

13 SLOPED GYP. BD. CEILING CON'T BEYOND TO FIRST FLOOR STAIR #1, 1-HR RATED; TYP.

14 (E) FIRE ESCAPE ABOVE, TO REMAIN; NO WORK

15 (E) BAY WINDOW ABOVE, TO REMAIN; NO WORK

16 SLOPED 1-HR RATED GYP. BD. CEILING UNDER STAIR @ BOILER

17 SOFFIT 1-HR RATED, TYP.

18 WALL PENETRATION @ EXTERIOR, WATERPROOF, SEE MEP

19 WALL PENETRATION @ INTERIOR, 1-HR RATED; SEE MEP

(N) HSS BEAM @ DEMOLISHED WALL; S.S.D.

21 (N) 1-HR RATED SOFFIT @ VENTS IN HALLWAY

22 MPOE SYSTEM; SEE MEP

23 1 HOUR RATED PENETRATION FOR NEW MECHANICAL VENTING, MAINTAIN 3'-0" CLEARANCE FROM OPERABLE WINDOWS TYP;

GENERAL NOTES

A. (E) ELECTRICAL DEFICIENCIES TO BE BROUGHT UP TO CODE; TYP.
B. ROOMS CONTAINING BATHTUBS, SHOWERS, SPA AND SIMILAR BATHING FIXTURES TO BE MECHANICALLY VENTILIATED IN ACCORDANCE WITH CALIFORNIA MECHANICAL CODE 1203.4.2.1

(N) HSS COLLECTOR BEAM TO BE FURRED OUT; S.S.D.

- C. (E) CEILINGS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL BE UPGRADED TO A MINIMUM OF 1-HOUR FIRE RESISTANCE RATED CONSTRUCTION PER CBC SEC 711.3 AND CBC TABLE 721.1(3) D. THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS
- THAN 7'-6" PER CBC SEC 1003.2 E. BATHROOM, TOILET TOOMS, KITCHENS AND STORAGE ROOMS SHALL BE PERMITTED TO HAVE A CEILING HEIGHT OF NOT LESS THEN 7 FT PER CBC SEC 1208.2
- F. RELOCATE (E) ELECTRICAL OUTLETS AS NEEDED. G. SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH CBC SEC. 907.2.9.1 AND 907.9.4

 H. GAS, ELECTRICAL AND PLUMBING LINES TO BE ISOLATED FROM ONE
- ANOTHER PER CODE; TYP. INSULATE HOT WATER PIPING IN NON CONDITIONED SPACES PER J. PROVIDE (N) ON DEMAND HOT WATER HEATERS FOR UNITS #1 - #5;
- SEE MEP DRAWINGS K. LIGHT FIXTURES TO BE CENTERED IN ROOM, @ MILLWORK & @ DOORS + WINDOWS, TYPICAL UNLESS NOTED OTHERWISE.

 L. (E) CEILING (+/- 11-8" ABOVE (E) SLAB) TO REMAIN. UPGRADE TO 1-HR RATING ALL SPACES, TYPICAL UNLESS NOTED OTHERWISE. (1) LAYER OF PLYWOOD SHEATHING TO BE APPLIED TO B.O. (E) STRUCTURE PER STRUCTURAL, S.S.D.

RCP/LIGHTING LEGEND

1 8'-8"	2. 1-HF	OSED STRUCTURE RATED GYPSUM BC OVER 1-HR RATED G	5777777
0	SURFACE MOUNT CEILING FIXTURE	-\-	PENDANT FIXTURE
O₁	WALL MOUNTED FIXTURE	Ø	RECESSED CAN DOWNLIGHT
<u>~ </u>	▼ TRACK MO	OUNTED FIXTURE	
•	• LINEAR FI)	KTURE	
	EMERGENCY LIGHTING		EXIT SIGN W/ EMERGENCY LIGHTING
	EXHAUST FAN/LIGHT CLG M	Т	RANGE HOOD
(S)	SMOKE DETECTOR	+	SPRINKLER HEAD
-\$	SINGLE SWITCH	ф	SWITCH W/ DIMMER
\$ ³	3-WAY SWITCH	ф3	3-WAY SWITCH W/ DIMMER

PWR/ELECTICAL LEGEND

\Leftrightarrow	DUPLEX RECEPTACLE 110V, 12"AFF, UON	T	THERMOSTAT
⊕ GFI	DUPLEX, GROUND FAULT INTERRUPTER	HB +	HOSE BIB
₩P	DUPLEX, WATERPROOF, GFI	G+-	GAS VALVE
	DUPLEX, SWITCHED	W+	WATER
#	4-PLEX RECEPTACLE 110V		ELECTRIC WALL HEATER
>	TELEPHONE/DATA OUTLET		ELECTRIC BASE BOARD HEATER
TV	TV LOCATION. HOME RUN ALL TO MAIN CABLE IN MECH. RM	\bigcirc	MOTOR
			FLOOR DUPLEX RECEPTACLE
OR N	CEILING OR WALL MOU SHADING INDICATES LE		
	FLOOR COMMUNICATIO	N OUTLET	
J J	JUNCTION BOX, WALL O		

MOUNTED, S INDICATES SIGNAL FUSED SAFETY DISCONNECT SWITCH. AF = 30A FUSE BF = 60A FUSE CF = 100A FUSE DF = 200A FUSE EF = 400A FUSE COMBINATION STARTER, NUMBER INDICATES NEMA SIZE PACKAGE CONTROLLER

FSD FIRE SMOKE DAMPER \$ LIGHTING CONTROL OVERRIDE SWITCH

FLOOR MONUMENT

C CARD READER POWER/PHONE/DATA WIPS, COORDINATE WITH FURNITURE VENDOR DUPLEX POWER RECEPTACLE IN FLOOR COMBINATION DATA/ELEPHONE OUTLET IN

GROUND FLOOR ELECTRICAL

PLAN + REFLECTED CEILING PLAN

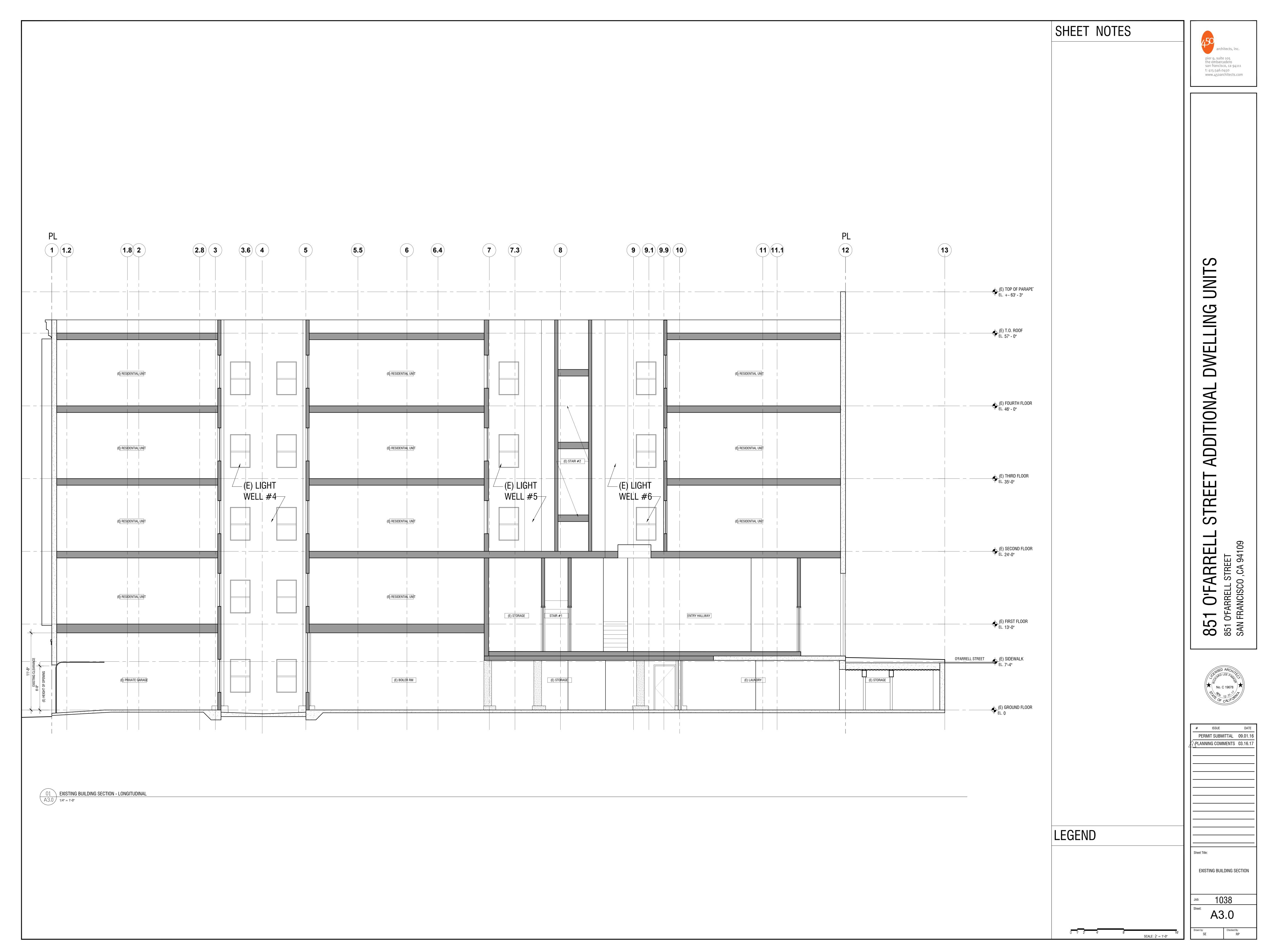
ISSUE

PERMIT SUBMITTAL 09.01.1

1\PLANNING COMMENTS 03.16.1

01 GROUND FLOOR ELECTRICAL PLAN
A2.1 1/4" = 1'-0"

02 GROUND FLOOR REFLECTED CEILING PLAN





851 O'FARRELL STREET ADDITIONAL DWELLING UNITS
851 O'FARRELL STREET
SAN FRANCISCO, CA 94109

No. C 19678

No. C 19678

No. C ALLEON

ISSUE DATE
PERMIT SUBMITTAL 09.01.16

1 PLANNING COMMENTS 03.16.17

Sheet Title:

BUILDING SECTIONS

A3.1

SHEET NOTES

1 (N) WINDOW; REFER TO SCHEDULE

(N) INSULATED FLOORING; REFER TO DETAIL

5 FURR + INSULATE (E) EXTERIOR WALL; REFER TO DETAIL

8 (D) EXTERIOR WALL TO (E) LIGHT WELL #4

9 (N) HIGH EFFICIENCY BOILER; SEE MECHANICAL DRAWINGS

[11] (N) PLYWOOD SHEAR APPLIED TO B.O. FIRST FLOOR STUCTURE

13 (N) 1-HR RATED WALL; REFER TO DETAIL

(N) FIRE RATED PENETRATION @ (N) MECHANICAL VENT/PIPE; SEI MECHANICAL DRAWINGS & A7.0 FOR PENETRATION DETAILS

(N) SLAB @ STUDIO #2/(E) LIGHTWELL #4 ADDITION, TO BE LEVE

(N) SLAB @ (E) LIGHTWELL #4 W/ DRAIN; S.S.D.

(N) MECHANICAL VENTING LINE; REFER TO MECHANICAL DWGS

21 (N) 1 HR FIRE RATED FURRED WALL @ (N) MECHAICAL VENTING

ADDITIONAL STREET 0'FARREL1 851 O'FARRELL STREET
SAN FRANCISCO, CA 94109

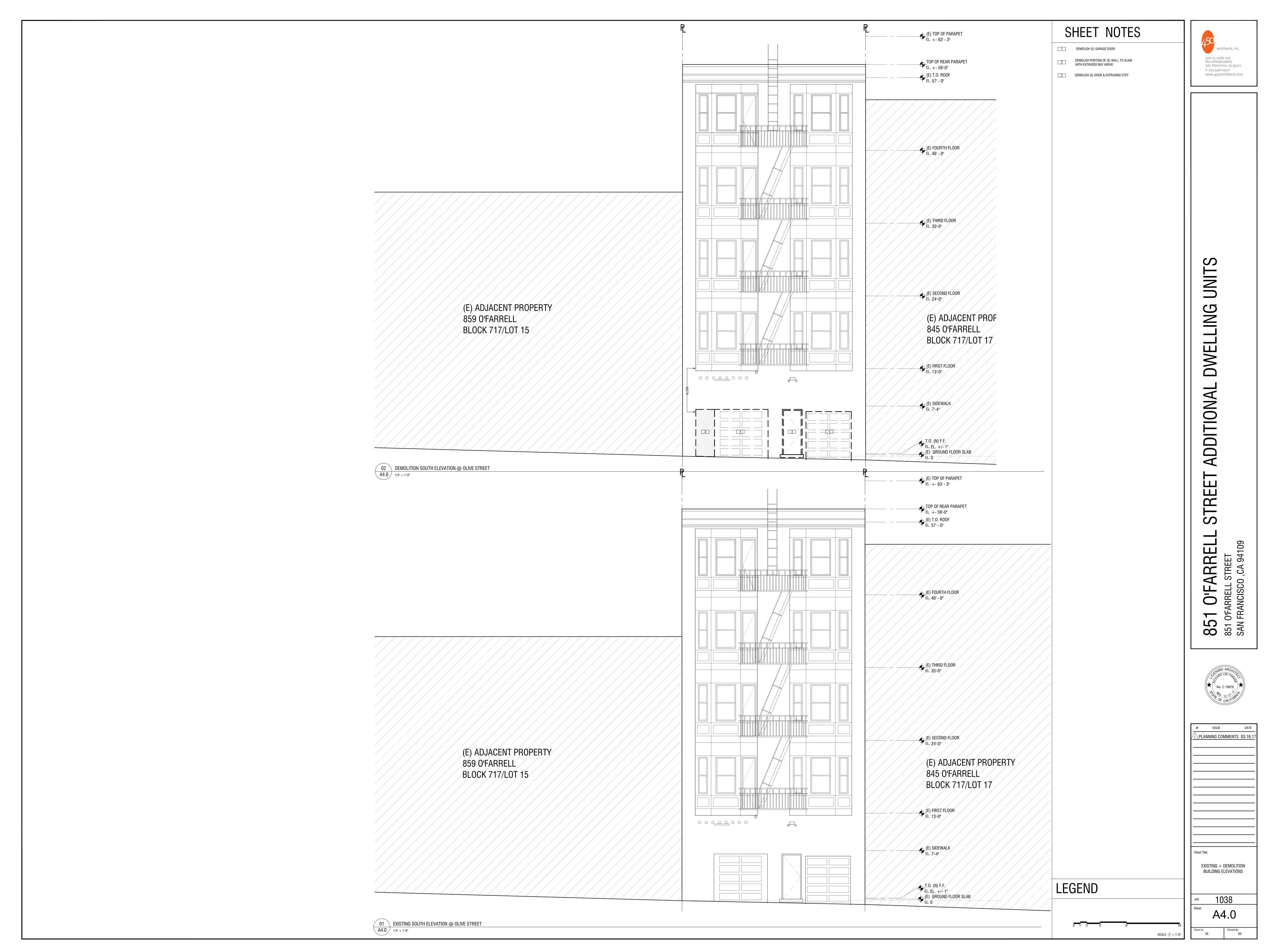
architects, inc.

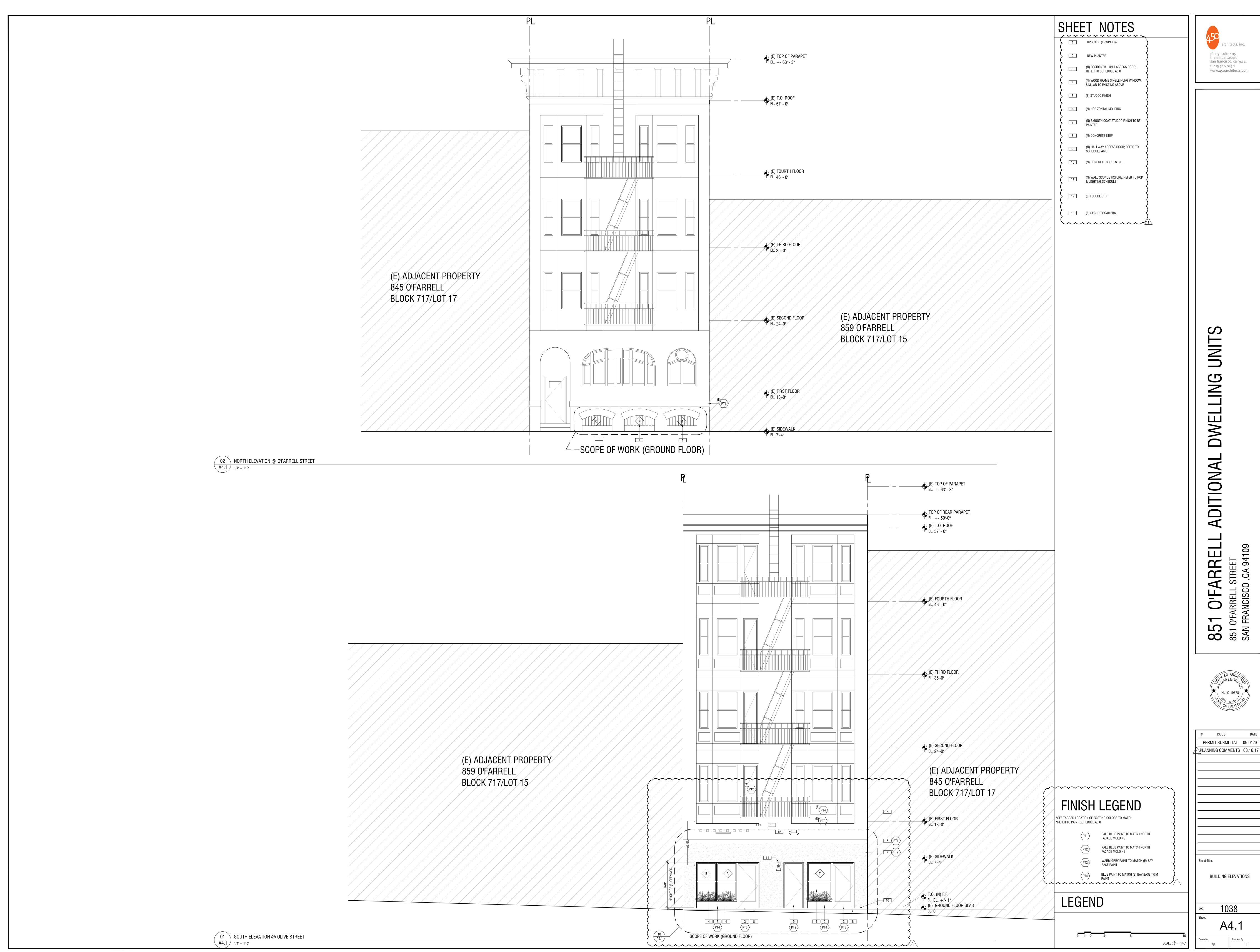
pier 9, suite 105 the embarcadero

san francisco, ca 94111 t: 415.546.0450

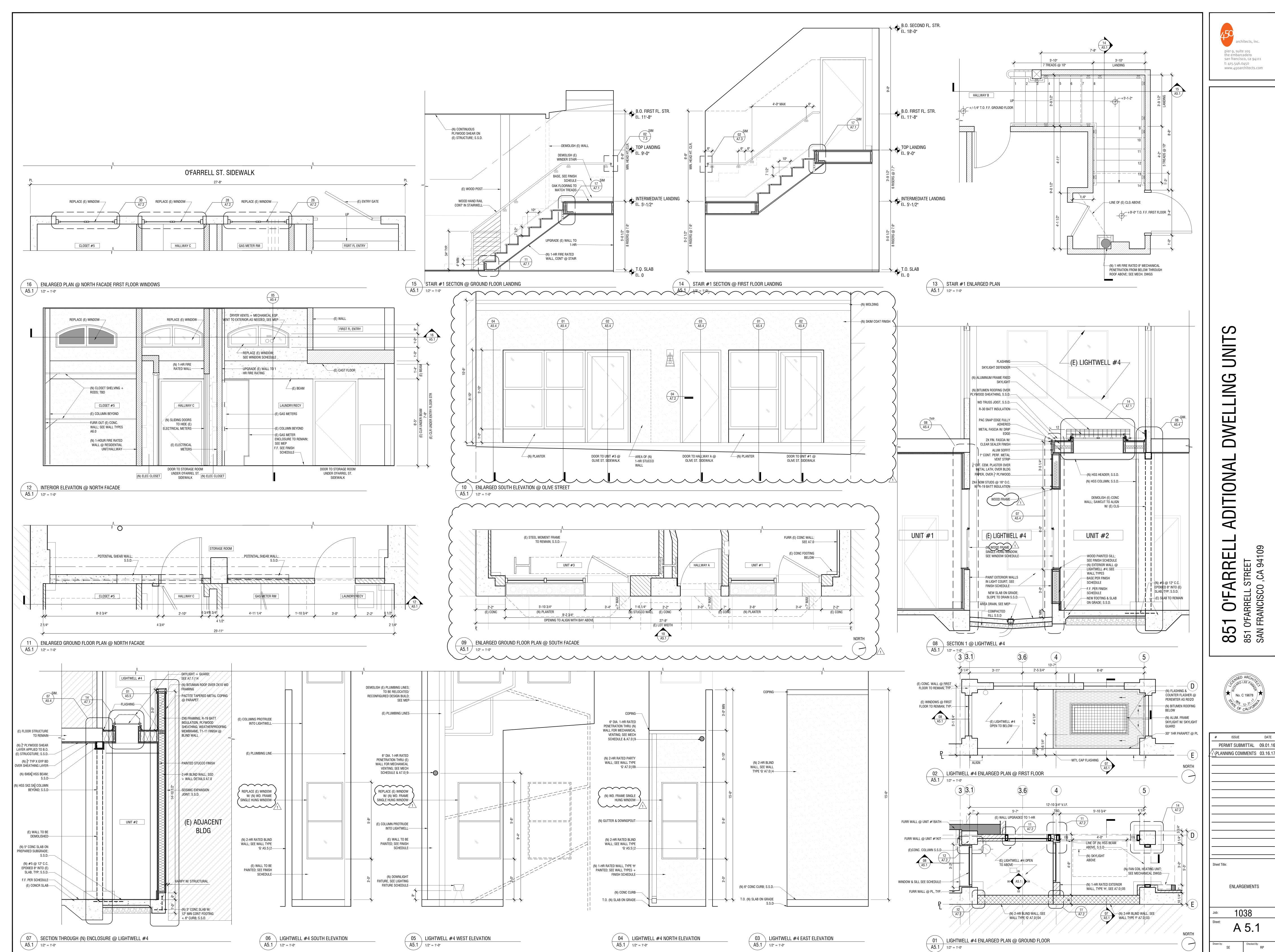
www.45oarchitects.com

PERMIT SUBMITTAL 09.01.16 1 PLANNING COMMENTS 03.16.17 Sheet Title: **BUILDING SECTIONS** A3.2







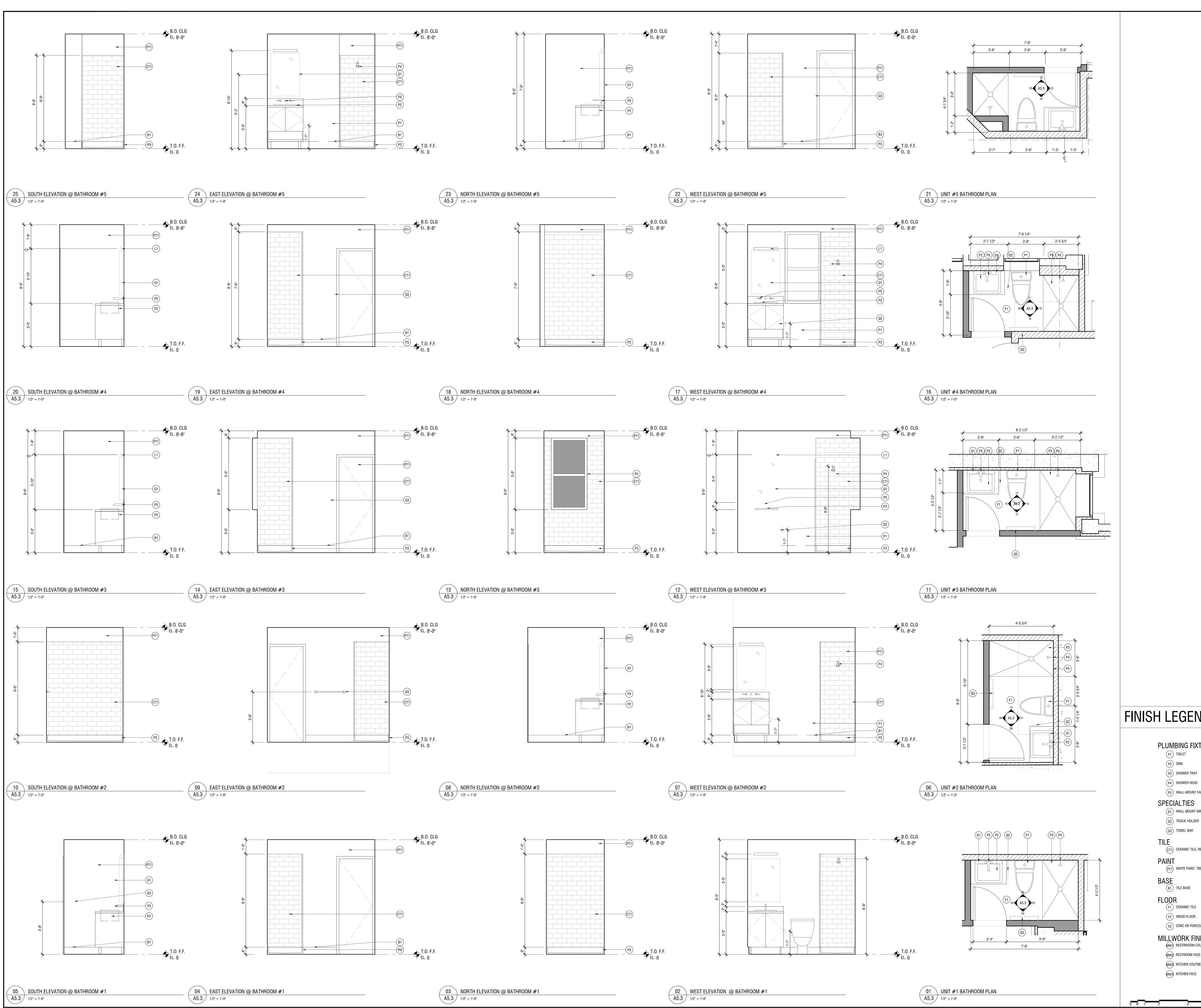




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851 O'FARRELL S'SAN FRANCISCO,

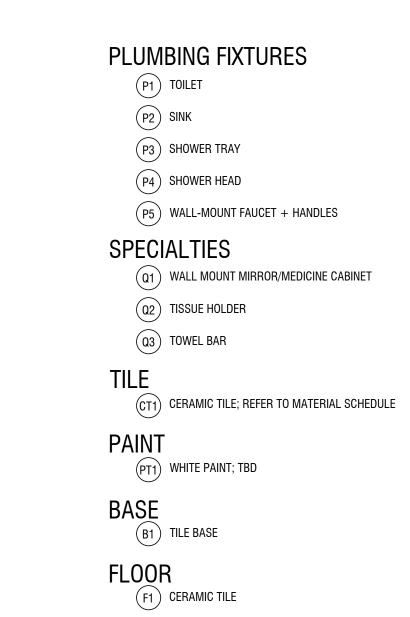




ADITION/

ING

FINISH LEGEND



F2 W00D FL00R

F3 CONC OR PORCELAIN; TBD MILLWORK FINISHES

(MW1) RESTRROOM COUNTERTOP MW2 RESTROOM FACE (MW3) KITCHEN COUTNERTOP

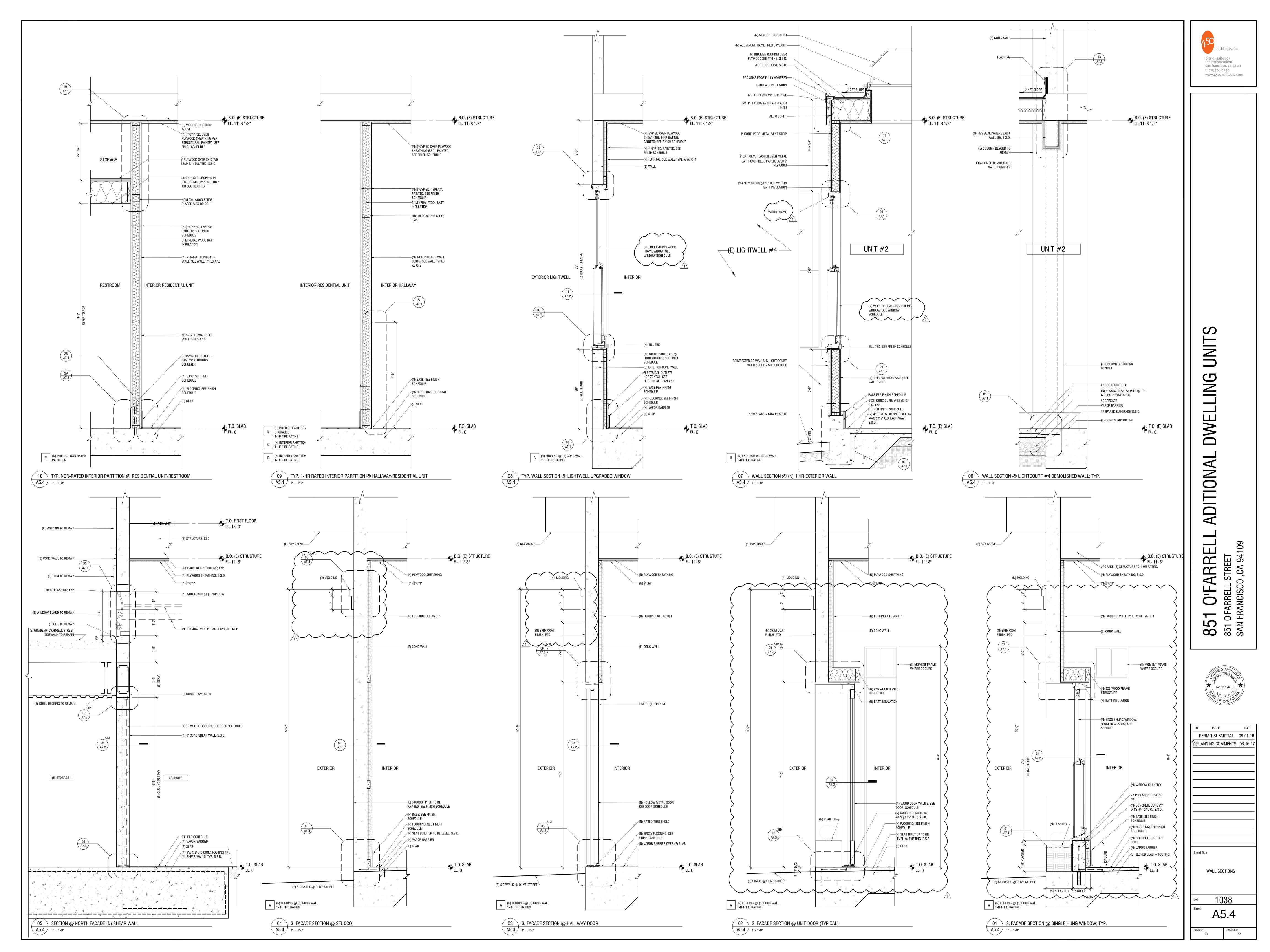
ENLARGEMENTS 1038 A5.3

Checked By:

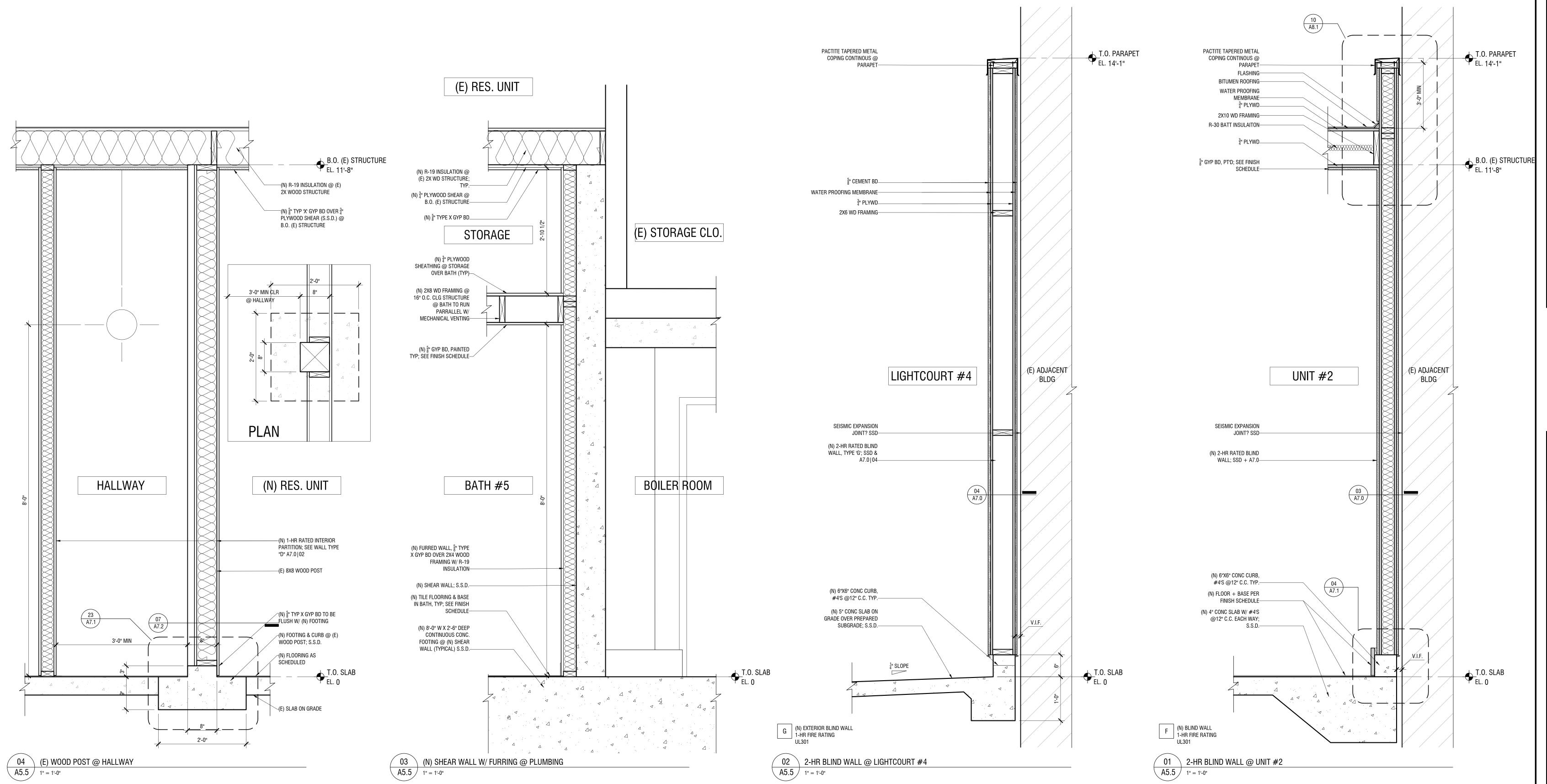
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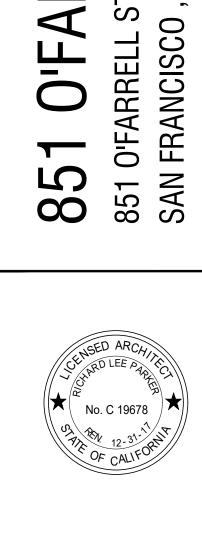
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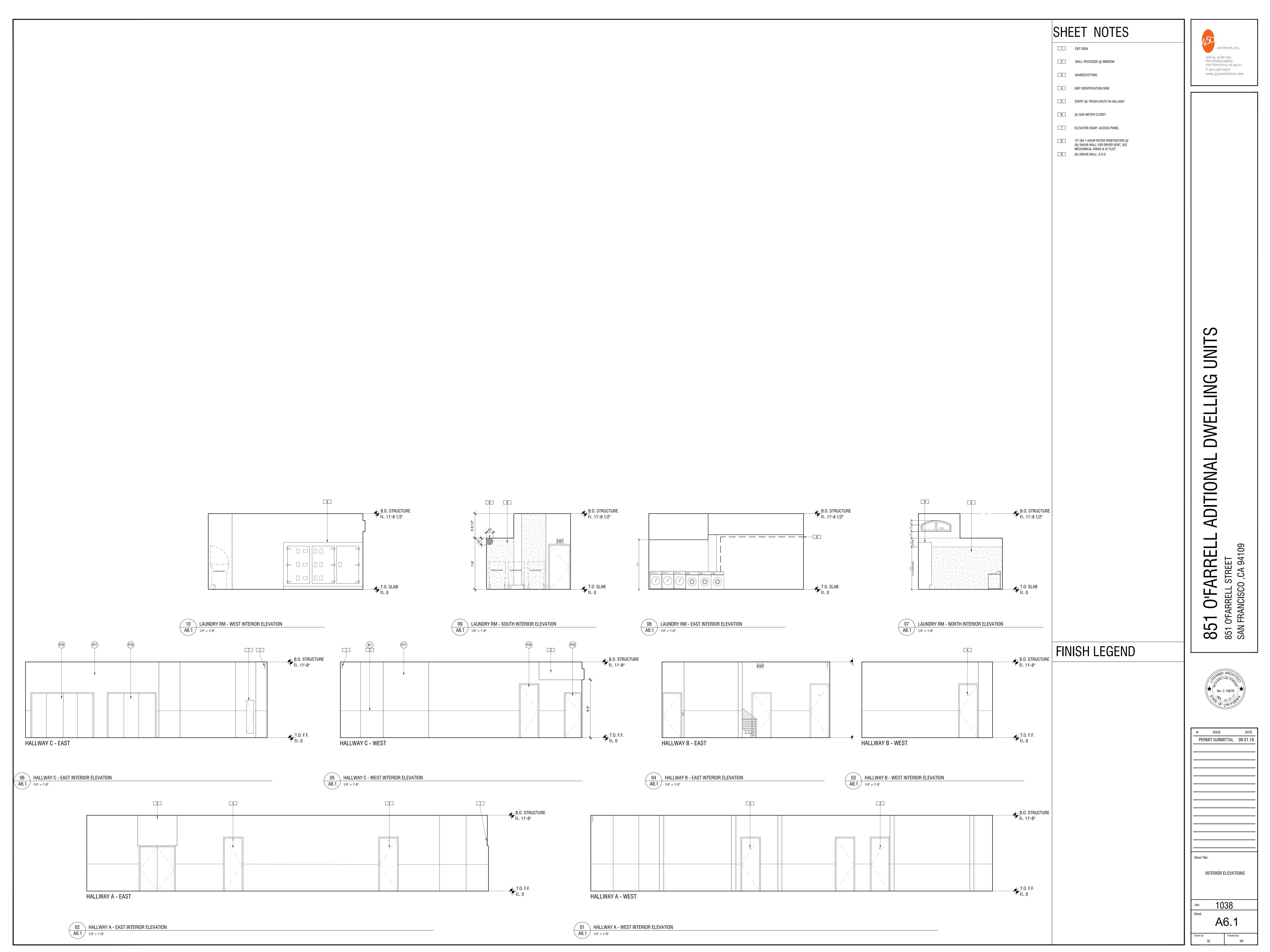


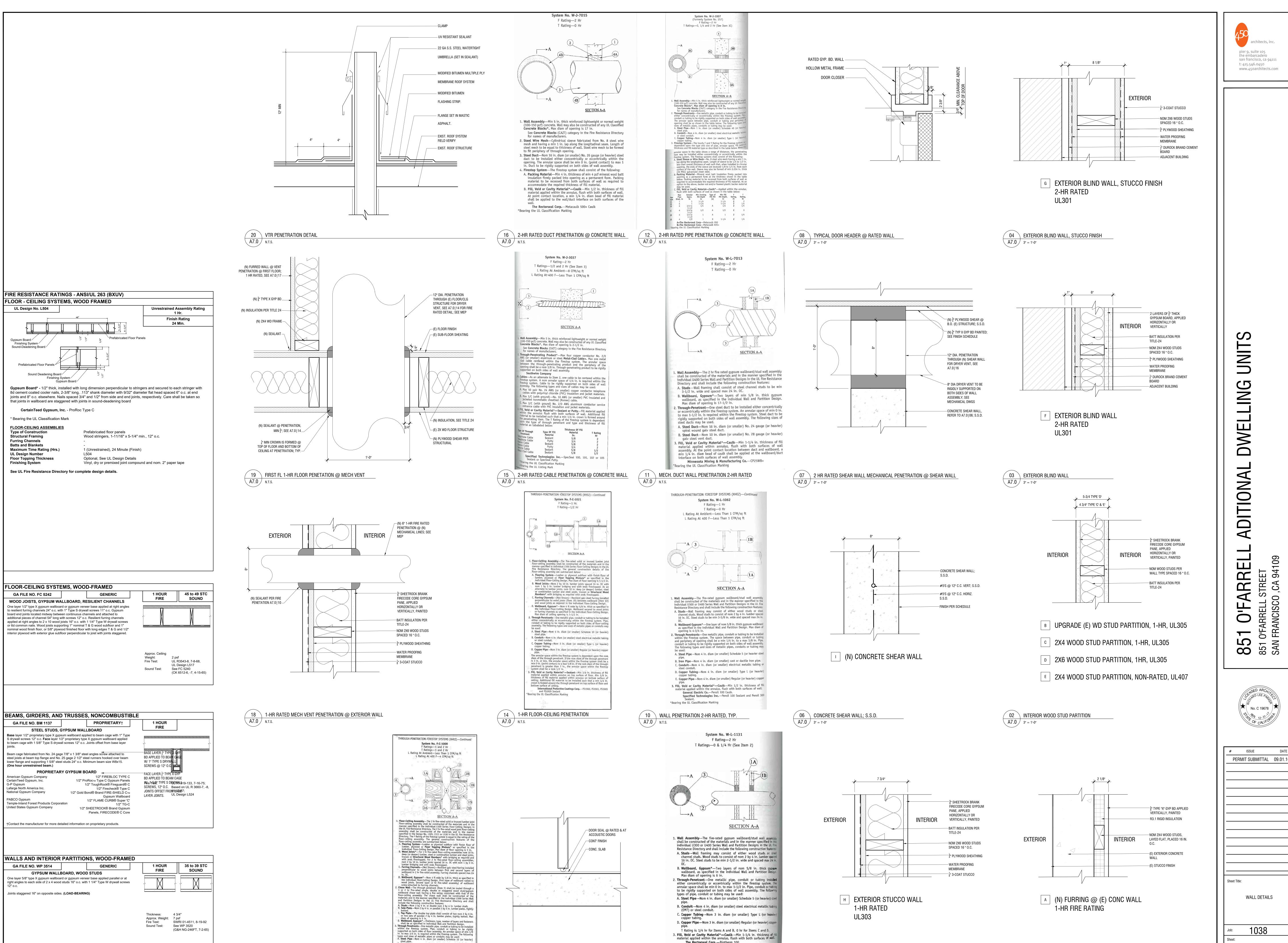
ADITIONAL

ISSUE DATE
PERMIT SUBMITTAL 09.01.16

Sheet Title:

WALL SECTIONS





T Rating is 1/4 hr for Items A and B, O hr for Items C and D. 3. Fill, Void or Cavity Material*—Caulk—Min 1-1/4 in. thickness of fill material applied within the annulus, flush with both surfaces of wall.

✓ 05 \ WALL PENETRATION 1-HR RATED, TYP.

A7.0 N.T.S.

(N) FURRING @ (E) CONC WALL

The Rectorseal Corp.—Biotherm 100

*Bearing the UL Classification Marking

 $^{\prime}$ 09 $^{\backslash}$ wall penetration 1-HR rated, Typ.

A7.0 N.T.S.

Sound Test:

See WP 3520

(G&H NG-246FT, 7-2-65)

steel pipe.

B. Conduit—Nom, 4 in. diam (or smaller) steel electrical metallic tubing or steel conduit.

13 \ CONT' FLOOR FINISH

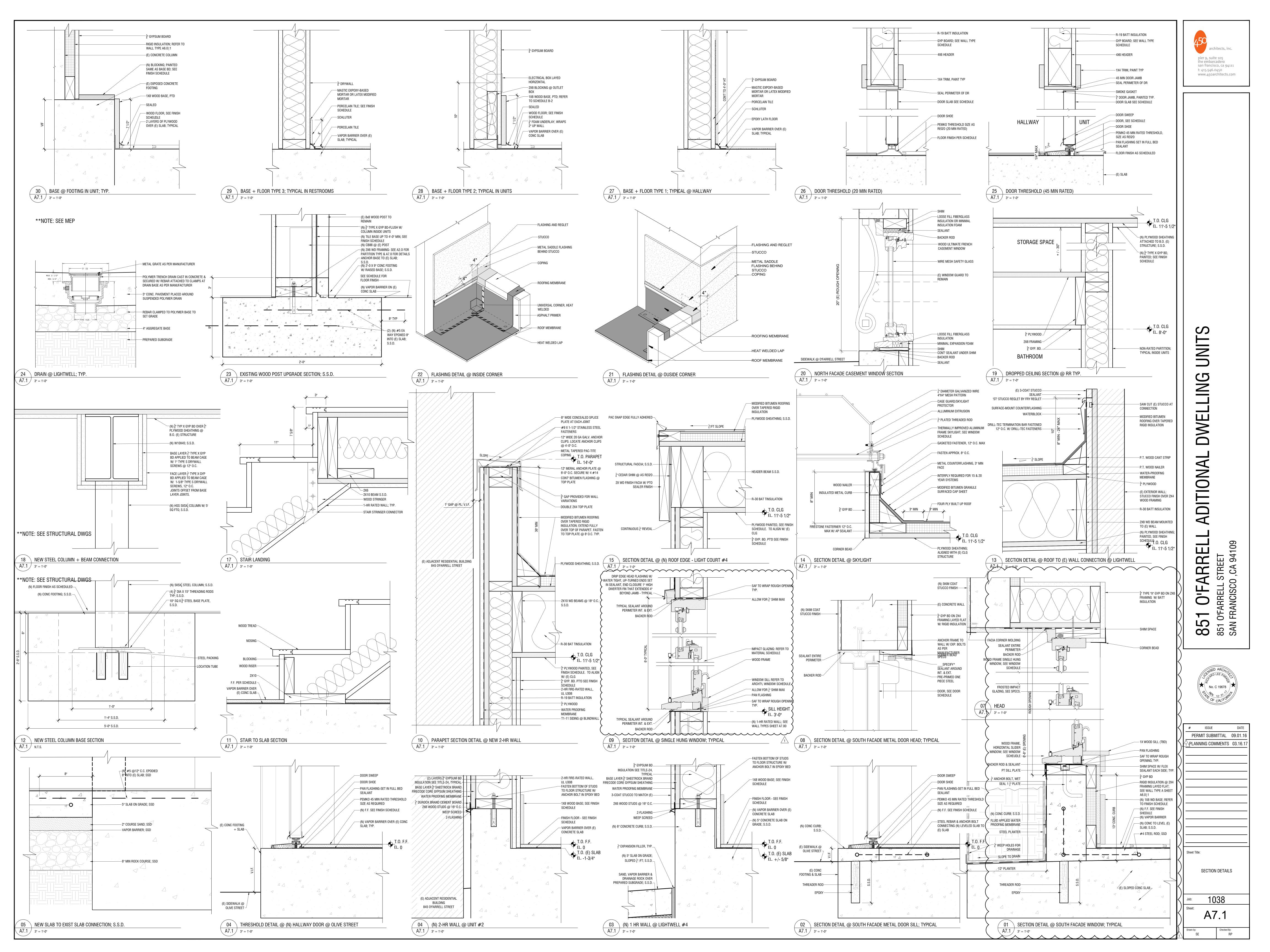
A7.0 N.T.S.

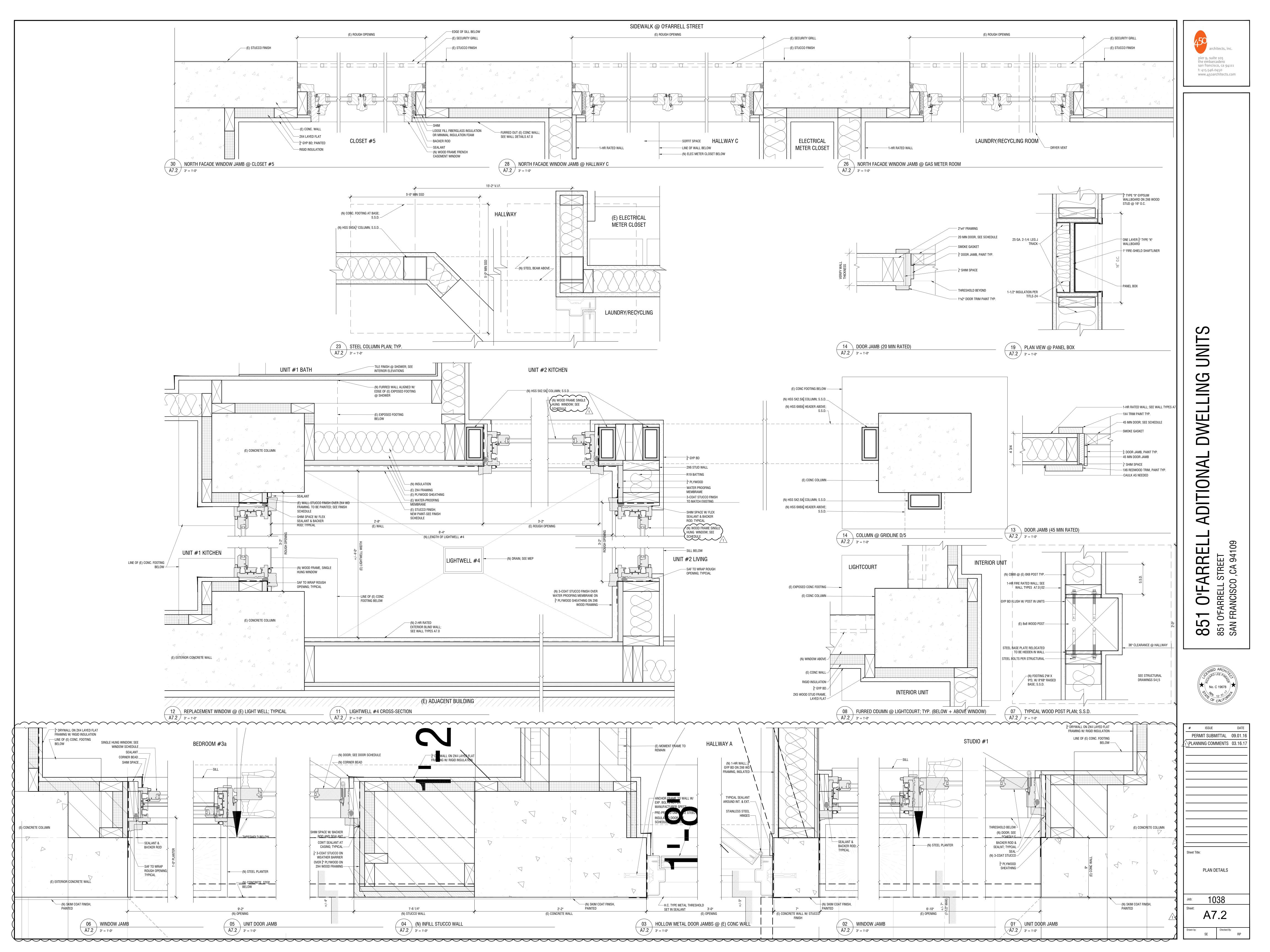
 $17 \setminus 1 + 2$ HR PENETRATION @ CHASE WALL

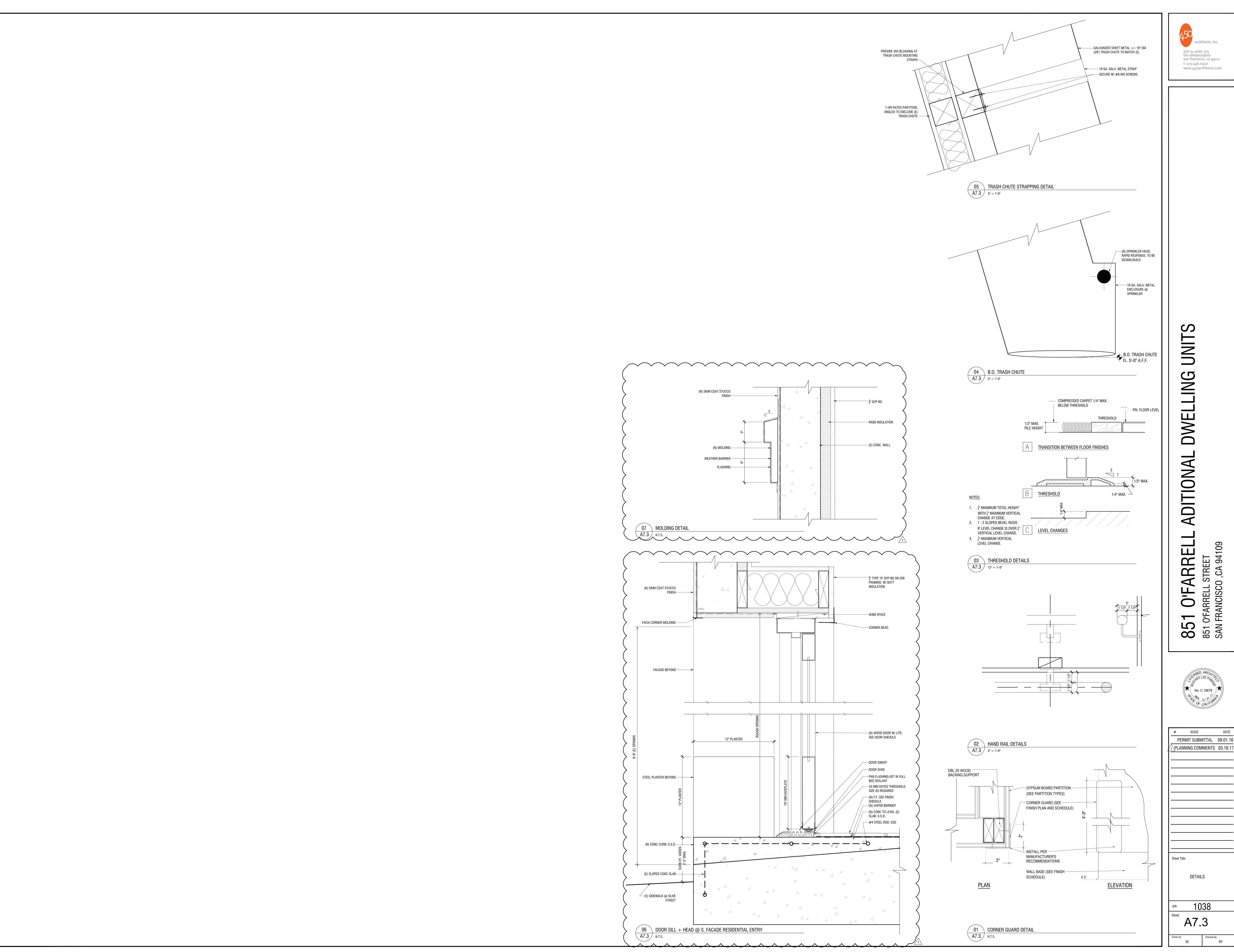


ISSUE

WALL DETAILS



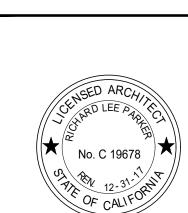


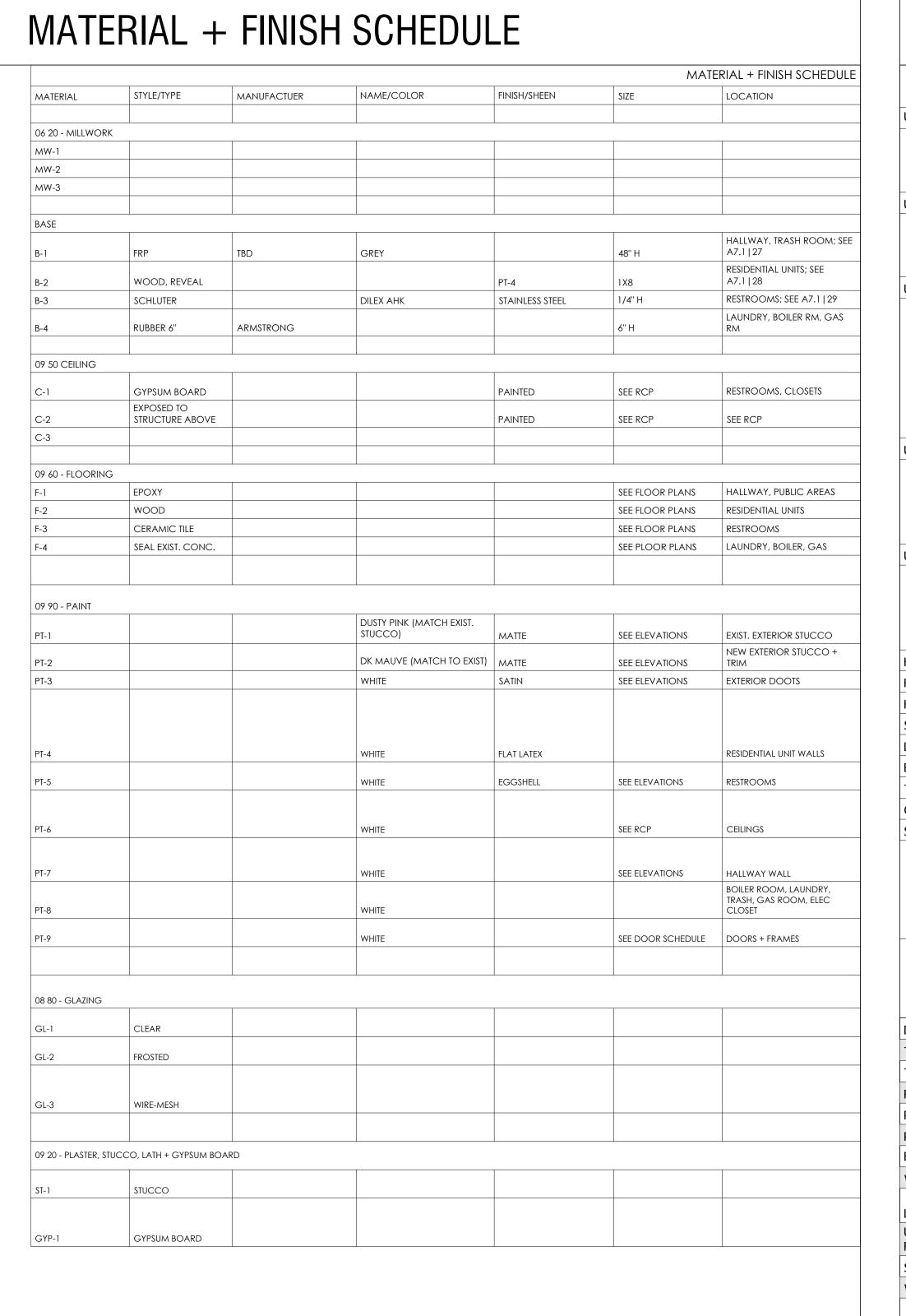




STREET ,CA 94109 851 O'FARRELL S'SAN FRANCISCO,





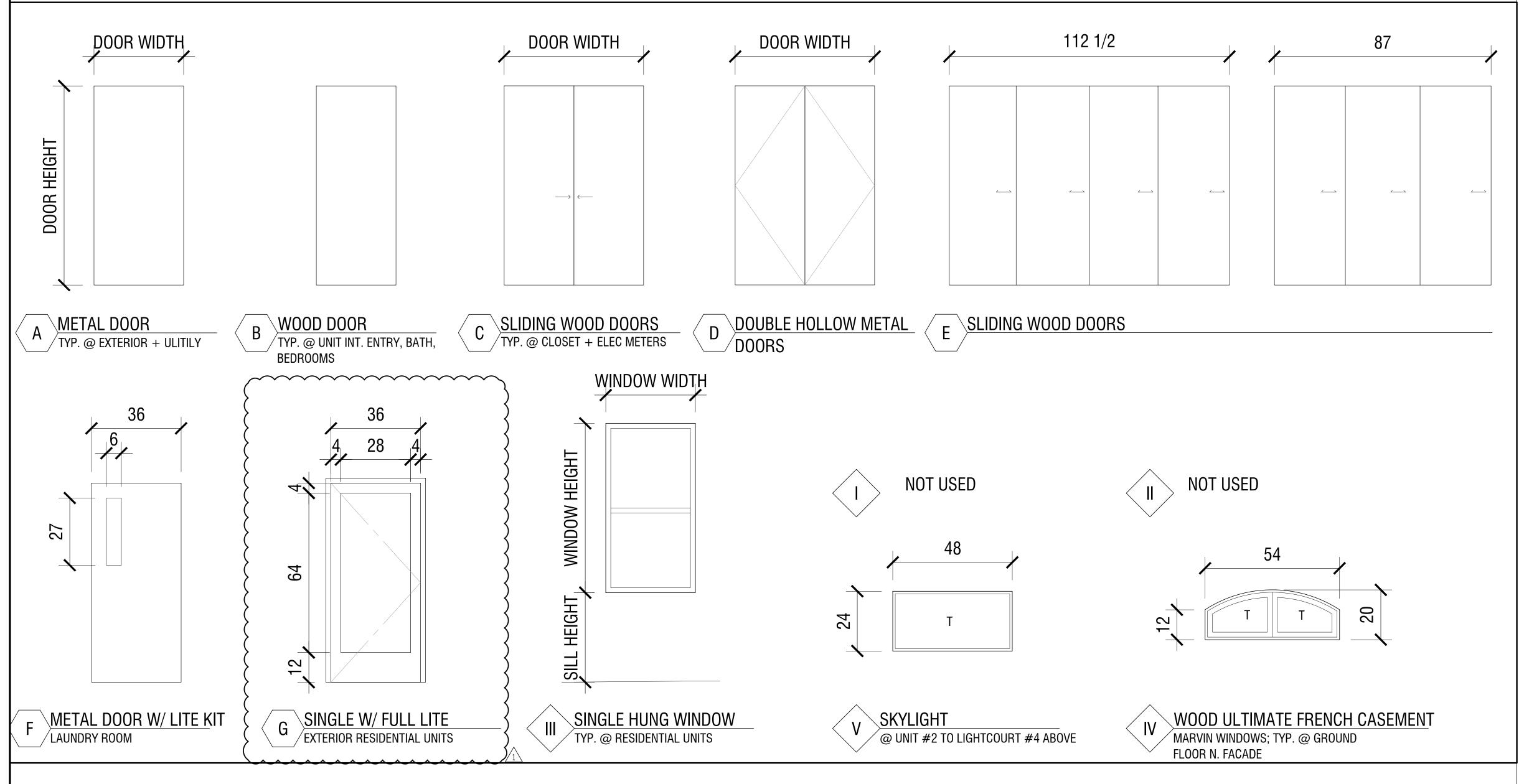


	NAME	FLOOR BASE			V	/ALL		CEILING		REMARKS
				N	S	E	W	TYPE	FINISH	
UNIT 1				1		-		'		
	STUDIO #1	F-2	B-2	PT-4	PT-4	PT-4	PT-4	C-2	PT-6	
	BATHROOM #1	F-3	B-3	PT-5	PT-5	PT-5	PT-5	C-1	PT-6	
	CLOSET #1	F-2	B-2	PT-4	PT-4	PT-4	PT-4	C-2	PT-6	
UNIT 2					·			·		
	STUDIO #2	F-2	B-2	PT-4	PT-4	PT-4	PT-4	C-2	PT-6	
	BATHROOM #2	F-3	B-3	PT-5	PT-5	PT-5	PT-5	C-1	PT-6	
	CLOSET #2	F-2	B-2	PT-4	PT-4	PT-4	PT-4	C-2	PT-6	
UNIT 3					·					
	LIVING ROOM/KITCHEN									
	#3	F-2	B-2	PT-4	PT-4	PT-4	PT-4	C-2	PT-6	
	BEDROOM #3a	F-2	B-2	PT-4	PT-4	PT-4	PT-4	C-2	PT-6	
	CLOSET #3a	F-2	B-2	PT-4	PT-4	PT-4	PT-4	C-2	PT-6	
	BEDROOM #3b	F-2	B-2	PT-4	PT-4	PT-4	PT-4	C-2	PT-6	
	CLOSET #3b	F-2	B-2	PT-4	PT-4	PT-4	PT-4	C-2	PT-6	
	BATHROOM #3	F-3	B-3	PT-5	PT-5	PT-5	PT-5	C-1	PT-6	
UNIT 4		1		T						
	STUDIO #4	F-2	B-2	PT-4	PT-4	PT-4	PT-4	C-2	PT-6	
	BATHROOM #4	F-3	B-3	PT-5	PT-5	PT-5	PT-5	C-1	PT-6	
	BEDROOM #4	F-2	B-2	PT-4	PT-4	PT-4	PT-4	C-2	PT-6	
	CLOSET #4	F-2	B-2	PT-4	PT-4	PT-4	PT-4	C-2	PT-6	
UNIT 5		1								
	LIVING ROOM #5	F-2	B-2	PT-4	PT-4	PT-4	PT-4	C-2	PT-6	
	BATHROOM #5	F-3	B-3	PT-5	PT-5	PT-5	PT-5	C-1	PT-6	
	BEDROOM #5	F-2	B-2	PT-4	PT-4	PT-4	PT-4	C-2	PT-6	
	CLOSET #5	F-2	B-2	PT-4	PT-4	PT-4	PT-4	C-2	PT-6	
HALLWA	AY A	F-1	B-1	PT-7	PT-7	PT-7	PT-7	C-2	PT-6	
HALLWA	AY B	F-1	B-1	PT-7	PT-7	PT-7	PT-7	C-2	PT-6	
HALLWA	AY C	F-1	B-1	PT-7	PT-7	PT-7	PT-7	C-2	PT-6	
STAIR #1	1	F-2	B-2	PT-7	PT-7	PT-7	PT-7	C-1	PT-6	
LAUNDR	RY ROOM	F-4	B-4	PT-8	PT-8	PT-8	PT-8	C-2	PT-6	
BOILER I	ROOM	F-4	B-4	PT-8	PT-8	PT-8	PT-8	C-2	PT-6	
TRASH F	ROOM		B-1	PT-8	PT-8	PT-8	PT-8	C-1	PT-8	
GAS ME	TER ROOM	F-4	B-4	PT-8	PT-8	PT-8	PT-8	C-2	PT-6	
STORAG	 6E							C-2		

LIGHTING FIXTURE SCHEDULE

DESCRIPTION	LOCATION/ROOM	MANUFACTURER	MODEL	WATTAGE	COUNT	COMMENTS
TRACK MOUNTED FIXTURE	INT/KITCHEN	WAC LIGHTING	CHARGE QF-LED102-W-40-BN	3W	30	
TRACK ADAPTER	INT/KITCHEN	WAC LIGHTING	LM2-QADP-BN	N/A	12	
RAIL SYSTEM	INT/KITCHEN	WAC LIGHTING	LM2-6-BN		6	
PENDANT FIXTURE	INT/UNIT ROOMS	WAC LIGHTING	NIVEOUS PD-52313-BN	14W	13	
PENDANT FIXTURE	INT/HALLWAYS	WAC LIGHTING	FLAIR PD-52214-BN	14W	18	
EXHAUST FAN/LIGHT	INT/BATHROOM	PANASONIC	FV-11VQL5	32W	5	SEE MEP
WALL MOUNT FIXTURE	INT/BATHROOM	WAC LIGHTING	BRINK WS-77618-AL	15.5W	5	
LINEAR FIXTURE	INT/BOILER RM, LAUNDRY & STORAGE	PHILIPS	DAY-BRITE 1FD-2-28-PP-120-	28W	11	
UPLIGHTING WALL MOUNT FIXTURE	EXT/LIGHTWELLS	WAC LIGHTING	RUBIX WS-W2509-GH	16W	5	
SURFACE MOUNT CEILING FIXTURE	CLOSETS	WAC LIGHTING	FLO WS-224-27-WT	12W	6	
VAVALL MACHINE FIVELINE	EVT/ENTDY DOOD					

DOOR + WINDOW TYPES



MARK TYPE		DESCRIPTION	LOCATION	SIZE			GLAZING	DOOR		J.	4M	HARDWARE	NOTES
				HT	WIDTH	THCK	RATING	MATERIAL	FINISH	MATERIAL	FINISH	GROUP	
1	$(1)^G$	SINGLE W/ FULL LITE	EXTERIOR HALLWAY A	80"	36"	1.75"	45min (WOOD	PTD	WOOD	PTD	A	
2	A	SINGLE FLUSH	EXTERIOR UNIT #1				45min	WOOD	PT-3/PT-9	METAL	PT-3/PT-9	// 1\ A	
3	В	SINGLE FLUSH	UNIT #1 HALLWAY A	80"	36"	1.75"	45min	HC METAL	PT-9	WOOD	PT-9	В	
4	C	DOUBLE SLIDING	CLOSET #1	96"	32"	1.75"	20min	SOLID CORE WD.	PT-9	WOOD	PT-9	G	
5	В	SINGLE FLUSH	BATH #1	84"	46"	1.5"	20min	H.C. WD.	PT-9	WOOD	PT-9	D	
				84"	28"	1.75"		SOLID CORE WD.			PT-9		
6	В	SINGLE FLUSH	UNIT #3 HALLWAY A	96"	32"	1.75"	45min	SOLID CORE WD.	PT-9	WOOD	·	В	
7	В	SINGLE FLUSH	BEDROOM #3a	84"	30"	1.75	20min	SOLID CORE WD.	PT-9	WOOD	PT-9	С	
8	С	DOUBLE SLIDING	CLOSET #3a	84"	54"	1.5"	20min	H.C. WD.	PT-9	WOOD	PT-9	G	
9	В	SINGLE FLUSH	BATH #3	84"	28"	1.75"	20min	SOLID CORE WD.	PT-9	WOOD	PT-9	D	
0	В	SINGLE FLUSH	BEDROOM #3b	84"	30"	1.75	20min	SOLID CORE WD.	PT-9	WOOD	PT-9	С	
1	С	DOUBLE SLIDING	CLOSET #3b	84"	54"	1.5"	20min	H.C. WD.	PT-9	WOOD	PT-9	G	
2	В	SINGLE FLUSH	BR #3b HALLWAY A	96"	32"	1.75"	45min	SOLID CORE WD.	PT-9	WOOD	PT-9	В	
3	В	SINGLE FLUSH	UNIT #2 HALLWAY A	96"	32"	1.75"	45min	SOLID CORE WD.	PT-9	WOOD	PT-9	В	
4	C	DOUBLE SLIDING	CLOSET #2	84"	60"	1.5"	20min	H.C. WD.	PT-9	WOOD	PT-9	G	
5	В	SINGLE FLUSH	BATH #2	84"	28"	1.75"	20min	SOLID CORE WD.	PT-9	WOOD	PT-9	D	
6	В	SINGLE FLUSH	UNIT #2 HALLWAY B	96"	32"	1.75"	45min	SOLID CORE WD.	PT-9	WOOD	PT-9	В	
7	В	SINGLE FLUSH	UNIT #4 Hallway A	96"	32"	1.75"	45min	SOLID CORE WD.	PT-9	WOOD	PT-9	В	
8	В	SINGLE FLUSH	CLOSET #4	84"	32"	1.75"	20min	H.C. WD.	PT-9	WOOD	PT-9	G	
9	В	SINGLE FLUSH	BATH #4	84"	28"	1.75"	20min	SOLID CORE WD.	PT-9	WOOD	PT-9	D	
0	В	SINGLE FLUSH	UNIT #4 HALLWAY B	96"	32"	1.75"	45min	SOLID CORE WD.	PT-9	WOOD	PT-9	В	
21	D	DOUBLE FLUSH	TRASH	80"	60''	1.75"	45min	HC METAL	PT-9	METAL	PT-9	Е	
2	F	SINGLE FLUSH	HALLWAY A	96"	32"	1.75"	45min	SOLID CORE WD.	PT-9	WOOD	PT-9	Н	
3	В	SINGLE FLUSH	BOILER ROOM	80"	36"	1.75"	45min	HC METAL	PT-9	METAL	PT-9	F	
4	(E)	EXISTING SINGLE FLUSH	H ELEV EQUP	80"	32"	1.75"			PT-9		PT-9	F	NO UPGRAI
5	(E)	EXISTING	ELEVATOR DOOR						PT-9		PT-9		NO UPGRAI
6	AP	ACCESS PANEL	ELEVATOR EQPT A.P.	60"	18"				PT-9		PT-9		
7	В	SINGLE FLUSH	UNIT #5 HALLWAY B	96"	32"	1.75"	45min	SOLID CORE WD.	PT-9	WOOD	PT-9	В	
8	В	SINGLE FLUSH	BATH #5	84"	28"	1.75"	20min	SOLID CORE WD.	PT-9	WOOD	PT-9	D	
9	В	SINGLE FLUSH	BEDROOM #5	84"	30"	1.75"	20min	SOLID CORE WD.	PT-9	WOOD	PT-9	D	
0	В	SINGLE FLUSH	BR #5 HALLWAY C	96"	32"	1.75"	45min	SOLID CORE WD.	PT-9	WOOD	PT-9	В	
31	В	SINGLE FLUSH	CLOSET #5	84"	32"	1.75"	20min	H.C. WD.	PT-9	WOOD	PT-9	G	
2	F	SINGLE FLUSH	HALLWAY C	96"	36"	1.75"	45min	HC METAL	PT-9	METAL	PT-9	Н	
3	F	SINGLE FLUSH	LAUNDRY/RECY	80"	36"	1.75"	45min	HC METAL	PT-9	METAL	PT-9	F	
4	Α	SINGLE FLUSH	GAS METER RM.	80"	36"	1.75"	45min	HC METAL	PT-9	METAL	PT-9	F	
5	Α	SINGLE FLUSH	STORAGE	73.5"	36"	1.75"	45min	HC METAL	PT-9	METAL	PT-9	F	
6	A	SINGLE FLUSH	STORAGE	73.5"	30"	1.75"	45min	HC METAL	PT-9	METAL	PT-9	F	
7	E	SLIDING	ELEC. METER CLO.	80"	36"	1.5"	20min	H.C. WD.	PT-9	WOOD	PT-9		
8			EXTERIOR UNIT #3				45min						~~~~
	<u> </u>	OIT OLL TY, TOLL LITE	EXILITION OINII #3	~ ~ ~ ~	30	1.5	7511111	,,,,,,,,		,,,,,,		A	

WINDOW SCHEDULE

					SIZE		MATERIAL				
MARK	TYPE	LOCATION	DESCRIPTION	WIDTH	HEIGHT	SILL HT.	FRAME	GLAZING	SILL	MANUFACTURER	NOTE
A	III	BEDROOM #3a	SINGLE HUNG	3'-0"	6'	8"	WOOD	FROSTED	HARDWOOD	LOEWEN	
В		BEDROOM #3a	SINGLE HUNG	3'-0"	6'	8"	WOOD	FROSTED	HARDWOOD	LOEWEN 1	
С	III	BATH #3	SINGLE HUNG	3'	5'-8"	3'	WOOD	FROSTED	HARDWOOD	LOEWEN	WET LOCATION
D	III	LIVING #3	SINGLE HUNG	3'	5'-8"	3'	WOOD	CLEAR	HARDWOOD	LOEWEN	
Е	III	BEDROOM #3b	SINGLE HUNG	3'	5'-8"	3'	WOOD	CLEAR	HARDWOOD	LOEWEN	
F	III	STUDIO #4	SINGLE HUNG	3'	5'-8"	3'	WOOD	CLEAR	HARDWOOD	LOEWEN	
G	III	STUDIO #4	SINGLE HUNG	3'	5'-8"	3'	WOOD	CLEAR	HARDWOOD	LOEWEN	
Н	III	BATH #4	SINGLE HUNG	3'	5'-8"	3'	WOOD	FROSTED	HARDWOOD	LOEWEN	
I	III	LIVING #5	SINGLE HUNG	3'	5'-8"	3'	WOOD	CLEAR	HARDWOOD	LOEWEN	
J	III	LIVING #5	SINGLE HUNG	3'	5'-8"	3'	WOOD	CLEAR	HARDWOOD	LOEWEN	
K	III	LIVING #5	SINGLE HUNG	3'	5'-8"	3'	WOOD	CLEAR	HARDWOOD	LOEWEN	
L	III	BEDROOM #5	SINGLE HUNG	3'	5'-8"	3'	WOOD	CLEAR	HARDWOOD	LOEWEN	
М	IV	CLOSET #5	FIXED	4'-6"	1'-8"	8'-9"	WOOD	WIRE MESH SAFETY GLASS	HARDWOOD		HISTORIC, RESTORE WOOD SASH + PAINT TO MATCH EXISTING, KEEP EXIST CAGE
N	IV	HALLWAY C	FIXED	4'-6"	1'-8"	8'-9"	WOOD	WIRE MESH SAFETY GLASS	HARDWOOD		HISTORIC, RESTORE WOOD SASH + PAINT TO MATCH EXISTING, KEEP EXIST CAGE
0	IV	LAUNDRY/RECYCLING	FIXED	4'-6"	1'-8"	8'-9"	WOOD	WIRE MESH SAFETY GLASS	HARDWOOD		HISTORIC, RESTORE WOOD SASH + PAINT TO MATCH EXISTING, KEEP EXIS CAGE
 P	V	STUDIO #2	SINGLE HUNG	3'	5'-8"	3'	WOOD	CLEAR	HARDWOOD	LOEWEN	
Q	III	KITCHEN #2	SINGLE HUNG	3'	5'-8"	3'	WOOD	CLEAR	HARDWOOD	LOEWEN	
R	III	KITCHEN #1	SINGLE HUNG	3'	5'-8"	3'	WOOD	CLEAR	HARDWOOD	LOEWEN	
S	III	LIGHTWELL #4 CEILING	SKYLIGHT	4'-0''	2'-0''	N/A	WOOD	CLEAR	N/A	LOEWEN	CAGE AROUND; SEE DETAIL
T		STUDIO # 1	SINGLE HUNG	3'-0''	6'	8"	WOOD	FROSTED		LOEWEN 1	

HARDWARE SCHEDULE

A	В	С	D	E	F	G
TYP @ EXTERIOR	TYP. @ UNIT ENTRY	TYP @ BEDROOMS	TYP @ BATHROOMS	TRASH	LAUNDRY/MECH/GAS	TYP @ CLOSET
3 EA. HINGES, 4-1/2" H	●4 EA. HINGES, 4-1/2" H	●3 EA. HINGES, 4-1/2" H	•3 EA. HINGES, 4-1/2" H	●3 EA. HINGES, 4-1/2" H	●3 EA. HINGES, 4-1/2" H	
AUTOMATIC DOOR CLOSER	•AUTOMATIC DOOR CLOSER					



ISSUE

1 PLANNING COMMENTS 03.16.1

DETAILS AND SCHEDULES