

1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED TO SHOW MINIMUM DISANCE BETWEEN ADJACENT BUILDINGS, IMAGINARY LINES BETWEEN BUILDINGS, OR DISTANCE BETWEEN BUILDINGS AND EXISTING BUILDING CODE. REFER TO THE CIVIL ENGINEERING DOCUMENTS FOR SPECIFIC BUILDING LOCATIONS.
2. ARCHITECTURAL SITE PLAN IS FOR BUILDINGS REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR INFORMATION ON BUILDINGS LOCATIONS, SETBACKS, STREET, AND ALLEYS.
3. REFER TO SEPARATE CIVIL DRAWINGS FOR INFORMATION ON FLOORING, FINISH GRADES, BUILDING PAD AND BUILDINGS TOP OF CONCRETE FINISH FLOOR ELEVATIONS.
4. REFER TO SEPARATE CIVIL, PLUMBING, ELECTRICAL, AND JOINT TRENCH DRAWINGS FOR INFO. ON SITE UTILITIES.
5. REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR PLANTING, IRRIGATION, WALKWAYS, PATIOS, SITE LIGHTING INFO. AND FOR THE COMMON AREAS.
6. ARCHITECT IS NOT RESPONSIBLE FOR ACCESSIBILITY REQUIREMENTS RELATN TO CIVIL ENGINEERING WORK INCLUDING BUT NOT LIMITED TO THE SLOPE OF SIDEWALKS FOR ACCESSIBILITY THROUGHOUT THE SITE.
7. OBTAIN THE REQUIRED OFF - SITE PERMITS FOR ANY WORK IN THE PUBLIC RIGHT OF WAY.
8. SITE AND BUILDINGS STORM DRAINAGE SHALL BE CONDUCTED TO THE STREET STORM DRAINAGE SYSTEM IN AN APPROVED MANNER BY THE CITY ENGINEER.
9. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET.
10. SIDEWALKS SHALL BE CONSTRUCTED TO MEET CITY REQUIREMENTS.
11. DIMENSIONS SHOWN ON THE SITE PLAN ARE MEASURED FROM THE EXTERIOR FACE OF STU OF EXTERIOR WALLS. EXTERIOR WALL ASSEMBLY FINISH NOT TO EXCEED 2" MAX. FOR ACTUAL EXTERIOR WALL ASSEMBLY FINISH THICKNESS.
12. PRELIMINARY PLANT ELEVATION SYSTEMS SHOWN ON SITE PLAN. VERIFY ALL PLANT ELEVATION SYSTEMS AND OPTIONS WITH FINAL PLANTING PLAN PRIOR TO CONSTRUCTION.
13. PER 2020 SECC 1207.12: WHERE INTERIOR NOISE LEVEL REQUIREMENTS ARE MET BY REQUIRING THAT WINDOWS BE UNOPENABLE OR CLOSED, AN ALTERNATIVE METHOD OF SUPPLYING FRESH AIR (E.G., MECHANICAL EXHAUST) MUST BE PROVIDED TO MAINTAIN INTERIOR AIR QUALITY. HAVE SOUND RATED WINDOWS. SEE SITE PLAN, ENVIRONMENTAL NOISE REPORT AN MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
14. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION

PROPERTY LINE	
2-HOUR RATED FIRE WALL; REFER TO DETAIL 1/A-D-13.	
<div style="border: 1px solid black; padding: 2px; display: inline-block;">A</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">11A</div>	ACCESSIBLE UNIT WITH ADAPTABLE FEATURES PER CBC CH. 11B 233.3.2.1.5 CODE REQUIREMENTS - SEE SHEET A-D-20, A-D-01, & FLOOR PLANS FOR ADDITIONAL INFORMATION. REFER TO CIVIL PLANS FOR MORE INFORMATION. CONFIRM LOCATION OF COMPLYING DWELLING UNITS WITH CIVIL PLANS.
	ACCESSIBLE UNIT WITH MOBILITY FEATURES PER CBC CH. 11B CODE REQUIREMENTS - SEE SHEET A-D-20, A-D-01, & FLOOR PLANS FOR ADDITIONAL INFORMATION. REFER TO CIVIL PLANS FOR MORE INFORMATION. CONFIRM LOCATION OF COMPLYING DWELLING UNITS WITH CIVIL PLANS.
<div style="border: 1px solid black; padding: 2px; display: inline-block;">A</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">11B</div>	
<div style="border: 1px solid black; padding: 2px; display: inline-block;">G</div>	GAS METER
<div style="border: 1px solid black; padding: 2px; display: inline-block;">B</div>	BOILER ROOM
<div style="border: 1px solid black; padding: 2px; display: inline-block;">F</div>	FIRE RISER
<div style="border: 1px solid black; padding: 2px; display: inline-block;">E</div>	ELECTRICAL
<div style="border: 1px solid black; padding: 2px; display: inline-block;">C/T</div>	CABLET V. & TELEPHONE
+	PROPOSED LOCATION OF BUILDING ADDRESS; PER LOCAL EMERGENCY SERVICES; AT EACH UNIT PROVIDE 4" HIGH ADDRESS OR UNIT NUMBER ON THE ENTRY DOOR. ALL UNIT NUMBERS SHALL BE VISIBLE & LEGIBLE FROM STREET OR ILLUMINATED BUILDING. PLAN SIGN SHALL BE PROVIDED AT CENTRAL LOCATION FOR EACH BUILDING.
111	LOT / UNIT #
Y-X" FSD	FIRE SEPARATION DISTANCE
Y-X" W ₁	FRONT WIDTH - SEE CODE ANALYSIS SHEET A0.09 FOR ALLOWABLE AREA CALCULATIONS

ACCESSIBLE UNIT SUMMARY - 11B-233.3.1.2, 11B-233.3.1.2.2	
DESCRIPTION	TOTAL
TOTAL NUMBER GROUND FLOOR UNITS	6
TOTAL REQUIRED ADAPTABLE	4
TOTAL ACCESSIBLE UNITS PROPOSED: **REMAINING 2 GROUND FLOOR UNITS ARE FULLY ACCESSIBLE WITH MOBILITY FEATURES - SEE SUMMARY BELOW	4 **
ACCESSIBLE UNIT SUMMARY - 11B-233.3.1.1	
DESCRIPTION	TOTAL
TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS	22
TOTAL REQUIRED ACCESSIBLE UNITS (MOBILITY UNITS) (5% MIN. PER CBC SECTION 11B-233.3.1.1)	22 X 5% = 1.1 ± 2
TOTAL ACCESSIBLE UNITS (MOBILITY UNITS) PROPOSED:	2

NOTES:

PER CBC 11B-233.1: ALL GROUND FLOOR DWELLING UNITS NOT REQUIRED TO BE MOBILITY UNITS SHALL BE ADAPTABLE AND PROVIDE:

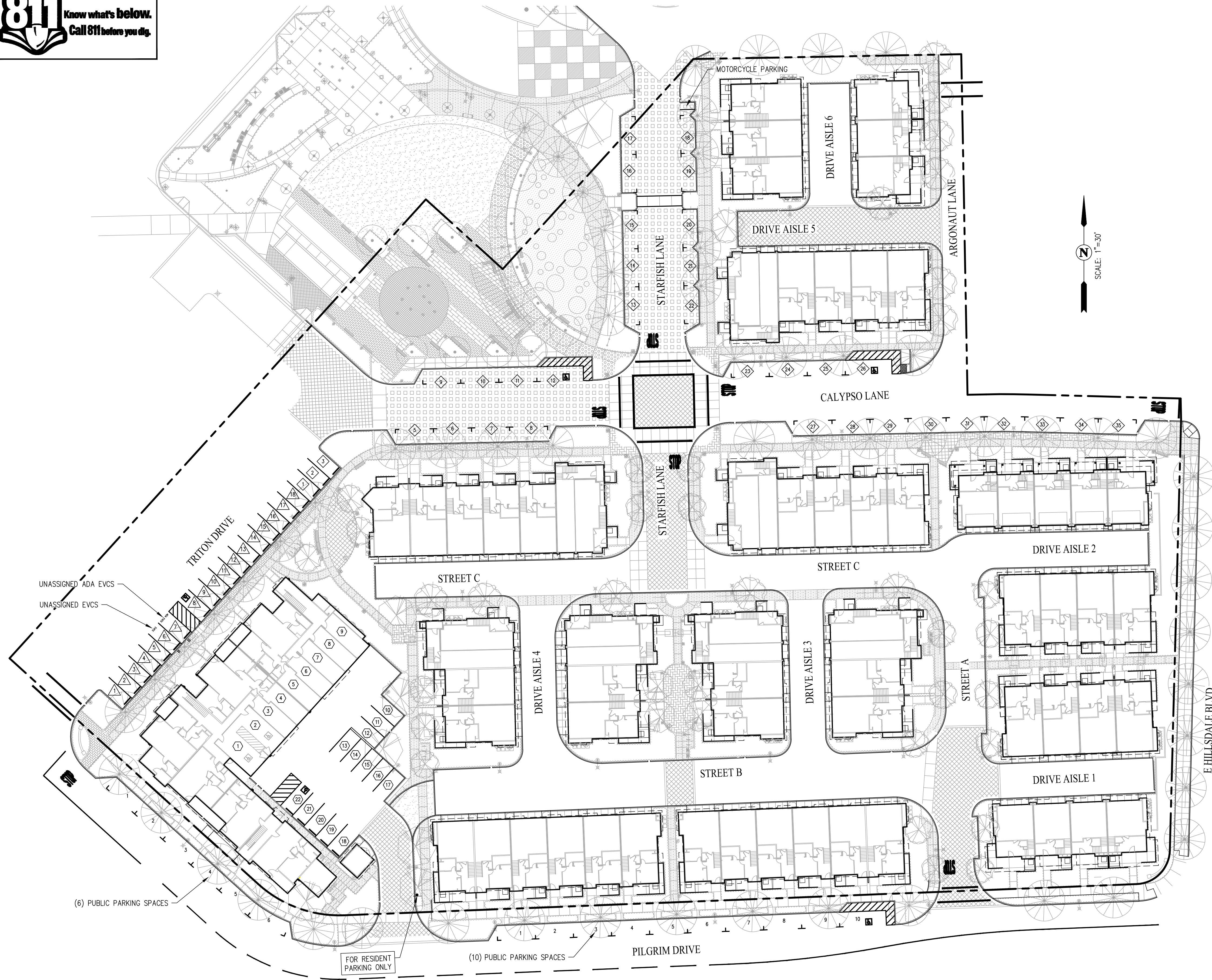
1. THE PRIMARY ENTRY TO THE DWELLING UNIT SHALL BE ON AN ACCESSIBLE ROUTE.
2. AT LEAST ONE POWDER ROOM OR BATHROOM SHALL BE LOCATED ON THE PRIMARY ENTRY LEVEL, SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH THE PROVISIONS IN 11A DIVISION IV.
3. ALL ROOMS OR SPACES LOCATED ON THE PRIMARY ENTRY LEVEL SHALL BE SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH THE PROVISIONS DIVISION IV. ROOMS AND SPACES LOCATED ON THE PRIMARY ENTRY LEVEL, SHALL BE SUBJECT TO THIS CHAPTER MAY INCLUDE BUT ARE NOT LIMITED TO KITCHENS, POWDER ROOMS, BATHROOMS, LIVING ROOMS, BEDROOMS OR HALLWAYS.
4. COMMON USE AREAS COVERED BY THIS SECTION SHALL BE ACCESSIBLE AS REQUIRED BY THIS CHAPTER. PUBLIC USE AREAS AS DEFINED IN CHAPTER 2 OF THIS CODE ARE SUBJECT TO PROVISIONS OF THE DIVISION OF THE STATE OF ARCHITECT (DSA-CG) AND ARE REFERENCED IN SECTION 19.1.1

PER CBC 11B-233.3.1: AT LEAST 5 PERCENT, BUT NO FEWER THAN ONE UNIT OF THE TOTAL NUMBER OF RESIDENTIAL UNITS SHALL PROVIDE MOBILITY FEATURES COMPLYING WITH SECTIONS 11B-809.2 THROUGH 11B-809.4.

**AI
I
BUI**

A0-20

BRES2019-410



Summerhill Homes

3000 Executive Parkway #450
San Ramon, CA 94583

RESUBMITTAL

**Foster City
Building Division
Received** 09/17/2020

APARTMENTS

FOSTER CITY TOWNHOMES

[illegible]

IT IS THE CLIENT'S RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS ADDRESSES SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ARCHITECT PRIOR TO THE CLIENT OR CLIENT'S SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

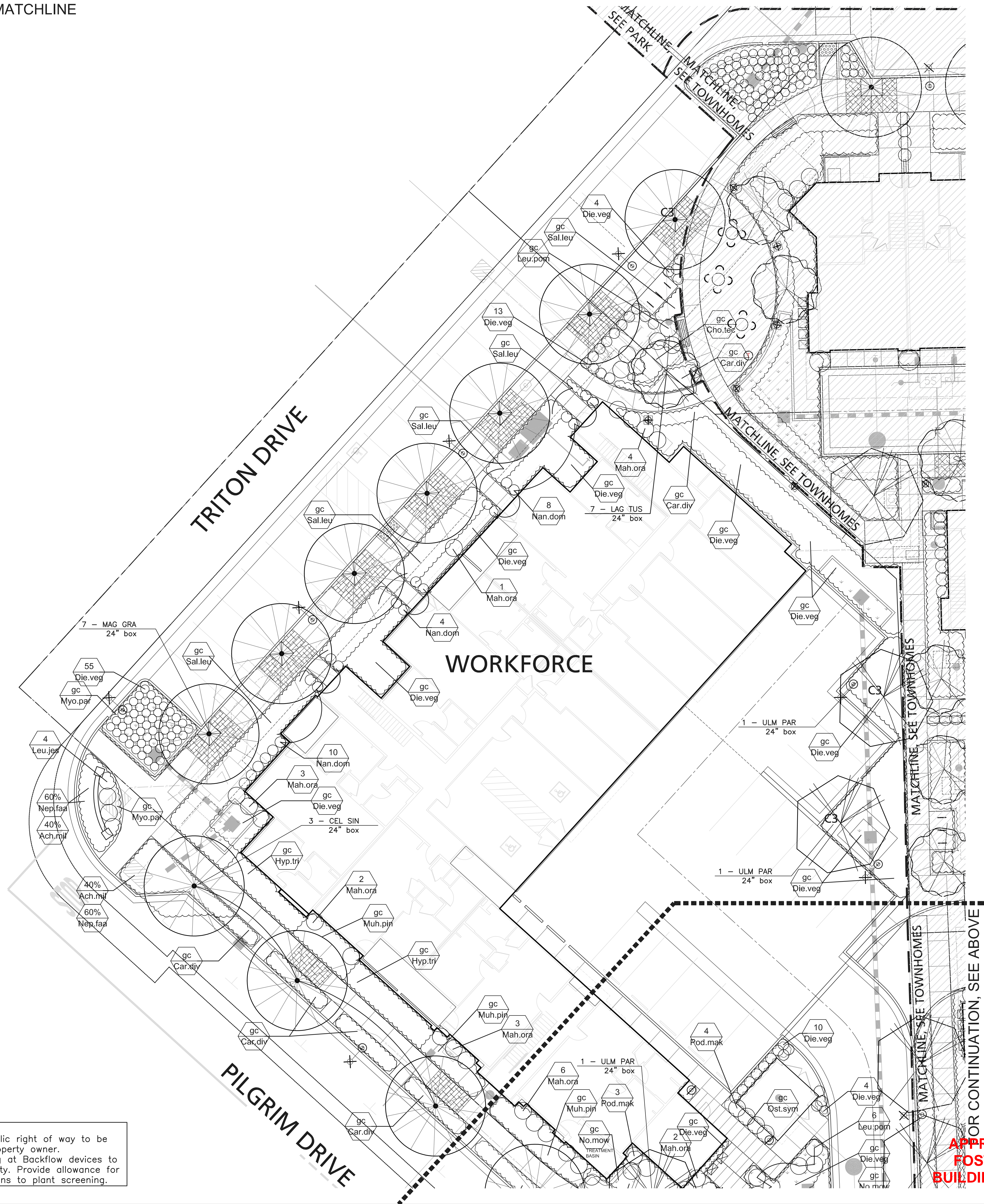
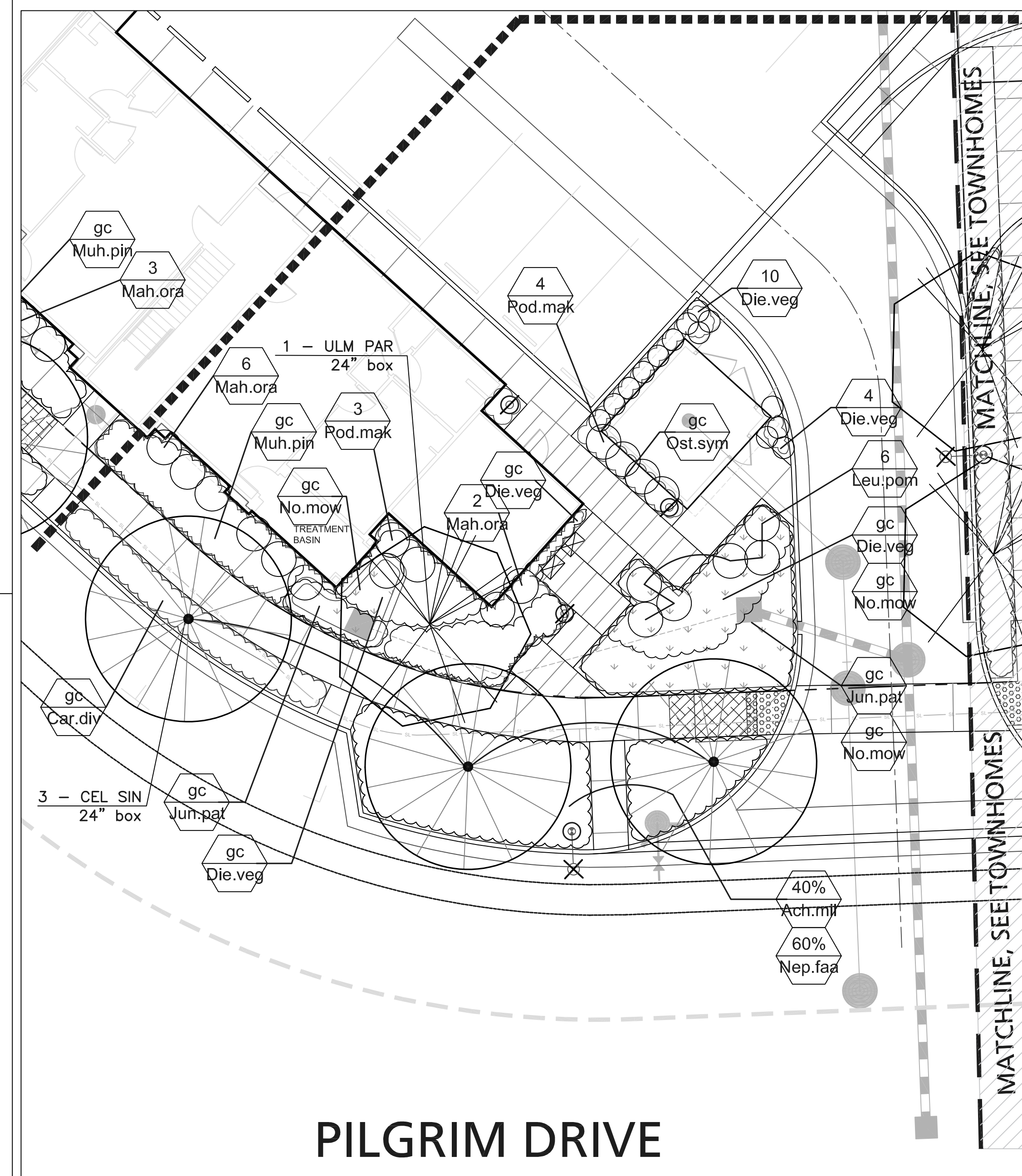


PLANTING PLAN

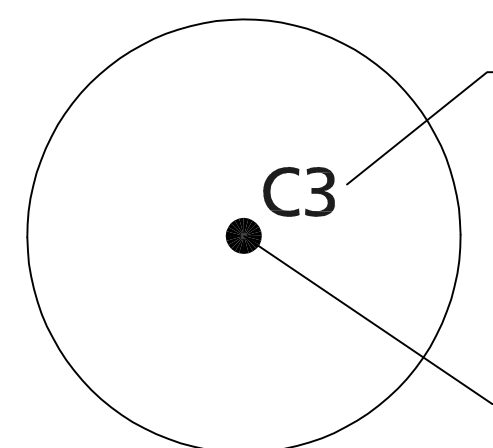
**APPROVED BY
FOSTER CITY
BUILDING DIVISION**

Scale: 1" = 10'-0"

LW4.1



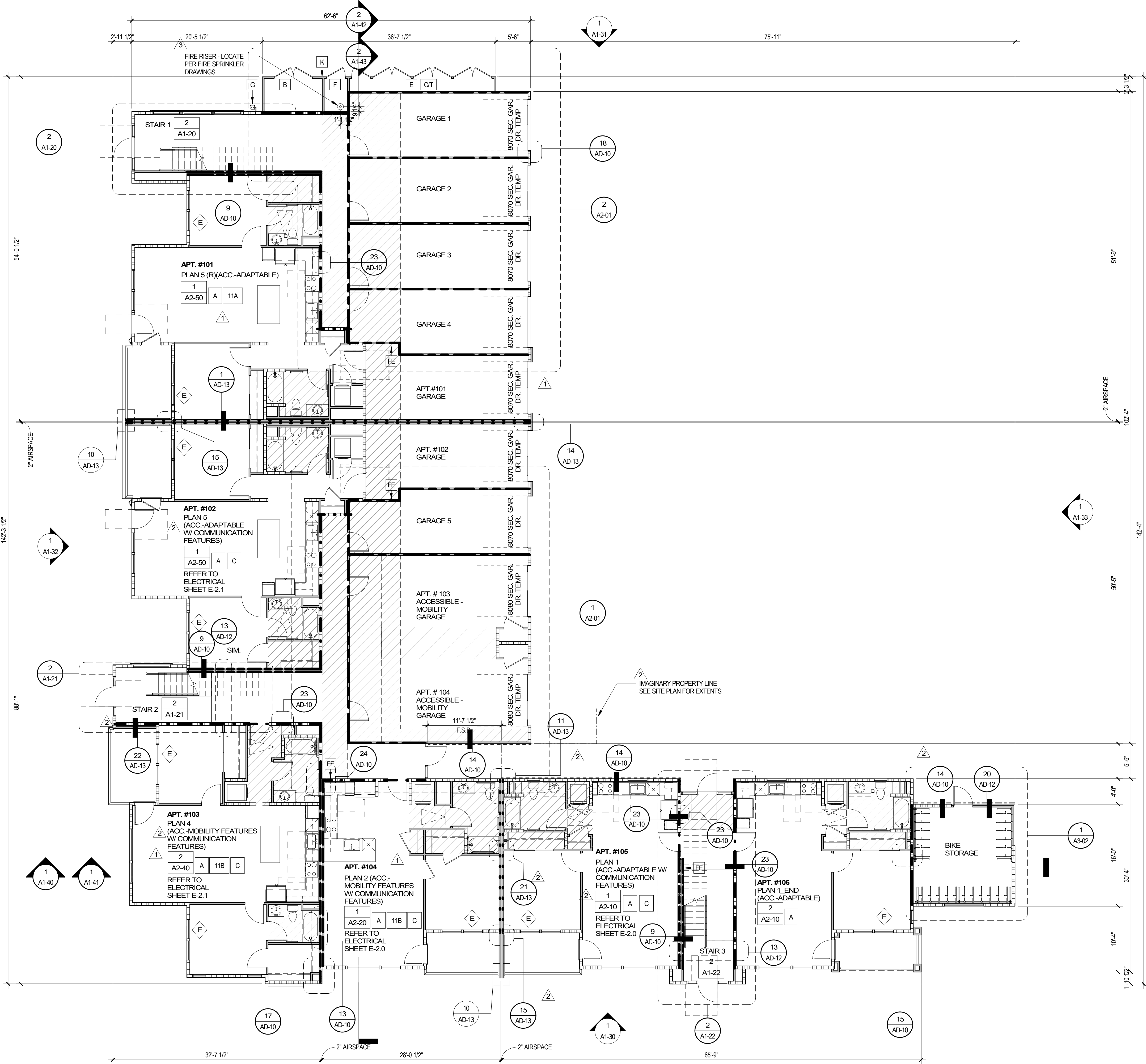
Interceptor Tree Legend



— Symbol Denoting Trees Used
for Interceptor Credits, See
Civil Engineer Plans for Detail
(Any field adjustment to location or planting
to be confirmed with landscape architect and
civil engineer)

$$\frac{(\text{Qty.}) - (\text{Species})}{(\text{Size})}$$

Note:
1—Planting in public right of way to be maintained by property owner.
2—Plant Screening at Backflow devices to be reviewed by city. Provide allowance for updates or revisions to plant screening.



1. REFER TO SHEET AD-13 FOR BUILDING CODE ANALYSIS.
2. THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS FIRE PARTITIONS AND GENERAL BUILDING DETAILING, BUILDING EXITS, DECK SLOPES, AND GUARDRAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLAN TO TAKE PRECEDENT OVER UNIT PLANS IMAGE SHOWN HEREWITH.
3. FOR FIRE PARTITION CONSTRUCTION DETAILS - REFER TO SHEET AD-10 & AD-13.
4. DUCT TERMINATIONS THROUGH WALL TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENINGS IF IN THE SAME PLANE OR LOWER AND 10'-0" + 25° PER DEGREE WHEN ABOVE PER C.M.C. SECTION 510.8.3.1.
5. FIRELOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/CEILING ASSEMBLIES PER CBC SECTION 717.2.5.
6. ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS, ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
7. WALL STUD DIMENSIONS INDICATED IN KEYNOTES & ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCT. PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS. DIMENSIONS ARE TO FACE OF STUD U.N.O.
8. ISOLATE PLUMBING @ FIRE PARTITION. SEE DETAIL SHEET AD-20.
9. DECK ELEVATIONS SHOWN ARE FROM TOP OF SHEATHING IN THE UNITS TO TOP OF SHEATHING AT THE WALKWAY OR PRIVATE DECKS. THE SHEATHING HEIGHTS ARE DESIGNED FOR 3/8" THICK (MIN.) WATERPROOF DECK TOPPING AT EXTERIOR SURFACES, U.N.O.
10. ALL INTERNAL DOWNSPOUTS TO BE CAST IRON PER THE PLUMBING DRAWINGS - DISCHARGE PER CIVIL DRAWINGS. SEE DETAIL XX
11. PRIVATE GARAGES SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF A MINIMUM 1/2" GYPBOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYPBOARD OR EQUIVALENT, PER CBC 406.3.4.
12. AT FIRE PARTITIONS PLASTIC ELECTRICAL BOXES ARE TO BE CLEARLY IDENTIFIED AS APPROVED FOR ONE-HOUR CONSTRUCTION. OUTLET BOXES SHALL NOT EXCEED SIXTEEN SQUARE INCHES. SHALL NOT EXCEED ONE HUNDRED SQUARE FEET OF WALL, AND SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF TWENTY-FOUR INCHES WHEN ON THE OPPOSITE SIDES OF A WALL. SEE DETAIL 17/AD-03.
13. AT FIRE PARTITIONS, CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED.
14. FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS.
15. INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH CBC 801.2.

NOTES

- UNIT XR UNIT TYPE (R = REVERSE)
X DETAIL NUMBER
AXXX SHEET NUMBER
- INDICATES SPECIFIC UNIT TYPE FOR CONSTRUCTION PURPOSE ONLY. THIS NUMBER WILL BE PROVIDED AT EACH UNIT BY THE CONTRACTOR THRU THE DURATION OF CONSTRUCTION. THIS NUMBER IS NOT THE LEGAL ADDRESS.
- ACCESSIBLE UNIT WITH ADAPTABLE FEATURES PER CBC CH. 11B-233.3.1.2.5 CODE REQUIREMENTS - SEE SHEET AD-20, AD-01, & FLOOR PLANS FOR ADDITIONAL INFORMATION. REFER TO CIVIL PLANS FOR MORE INFORMATION. CONFIRM LOCATION OF COMPLYING DWELLING UNITS WITH CIVIL PLANS.
- ACCESSIBLE UNIT WITH MOBILITY FEATURES PER CBC CH. 11B-233.3.1.1 CODE REQUIREMENTS - SEE SHEET AD-20, AD-01, & FLOOR PLANS FOR ADDITIONAL INFORMATION. REFER TO CIVIL PLANS FOR MORE INFORMATION. CONFIRM LOCATION OF COMPLYING DWELLING UNITS WITH CIVIL PLANS.
- UNIT WITH COMMUNICATION FEATURES PER CBC CH. 11B-233.3.5. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- 1 2-HOUR RATED FIRE WALL; REFER TO DETAIL AD-13
1-HOUR RATED FIRE PARTITION; REFER TO DETAIL AD-10
1-HOUR RATED FIRE BARRIER W/ STAGGERED STUDS; REFER TO DETAIL AD-12
1-HOUR RATED FIRE BARRIER; REFER TO DETAIL AD-10
1-HOUR RATED FIRE BARRIER/PARTITION; REFER TO DETAIL AD-10
1-HOUR RATED EXTERIOR WALL AT SIDING; REFER TO DETAIL AD-10
1-HOUR RATED EXTERIOR WALL AT PLASTER; REFER TO DETAIL AD-10
2 X 4 STUD WALL - REFER TO STRUCTURAL DRAWINGS.
2 X 6 STUD WALL - REFER TO STRUCTURAL DRAWINGS.

LEGEND

BUILDING - FIRST FLOOR PLAN 1/8" = 1'-0" 1

- ROOF SHEATHING - PER CBC 706.6 EXCEPTION 4 - FIRE RETARDANT TREATED (FRT) PLYWOOD ROOF SHEATHING "LP FLAMEBLOCK" (ICC ESR-1365) OR APPROVED EQUAL. FOR A DISTANCE OF 4 FEET EACH SIDE OF RATED WALL. SEE STRUCTURAL DRAWINGS. NO ROOF PENETRATIONS IN THIS AREA. SEE DETAIL 1/AD-13.
- INDICATES INTERIOR LOWERED CEILING OR SOFFIT AT 8'-0" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED. SEE FLOOR PLAN FOR EXTERIOR SOFFIT HEIGHTS.
- INDICATES FINISHED FLOOR LEVEL AT SLAB PLAN ONLY
- G GAS METER K KNOX BOX
E ELECTRICAL B BOILER ROOM
CT CABLE & TELEPHONE
F FIRE RISER
E EMERGENCY ESCAPE AND RESCUE
FE PROVIDE FIRE EXTINGUISHER CABINETS. LOCATE PER FIRE DEPARTMENT DIRECTIONS. (CABINET SHALL BE 7320 BB OR APPROVED EQUAL). VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER CBC SECTION 906 AND 906.3.1 = 75'-0".
- STEP INDICATOR

APPROVED BY
FOSTER CITY
BUILDING DIVISION



Architecture + Planning
The Leamington Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

KTGY Project No 2018-0560.01

Project Contact: Brian Metcalf
Email: bmetcalf@ktgy.com

Principal: Jill Williams, AIA
Project Designer: David Burton

Developer

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
SummerHill Homes
3000 Executive Parkway, Suite 450
San Ramon, CA 94583
PHONE NO. (925) 244-7509
FAX NO. (925) 244-7501

RESUBMITTAL

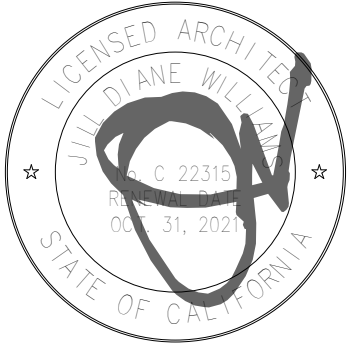
Foster City
Building Division
Received
09/17/2020

**WORKFORCE
APARTMENTS**
APN# 094-010-520

Foster City, CA

NO.	DATE	DESCRIPTION
1	2019-08-30	1ST SUBMITTAL
2	2019-11-25	2ND SUBMITTAL
3	2020-03-12	3RD SUBMITTAL
4	2020-05-26	4TH SUBMITTAL
5	2020-08-06	5TH SUBMITTAL

It is the clients responsibility prior to or during construction to notify the architect in writing of any proposed errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such proposed errors or omissions shall be received from the architect prior to the client or clients subcontractor proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.



**BUILDING - FIRST
FLOOR PLAN**

A1-11



Architecture + Planning
The Learnington Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

KTGY Project No2018-0560.01

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Email: bmetcalf@ktgy.com

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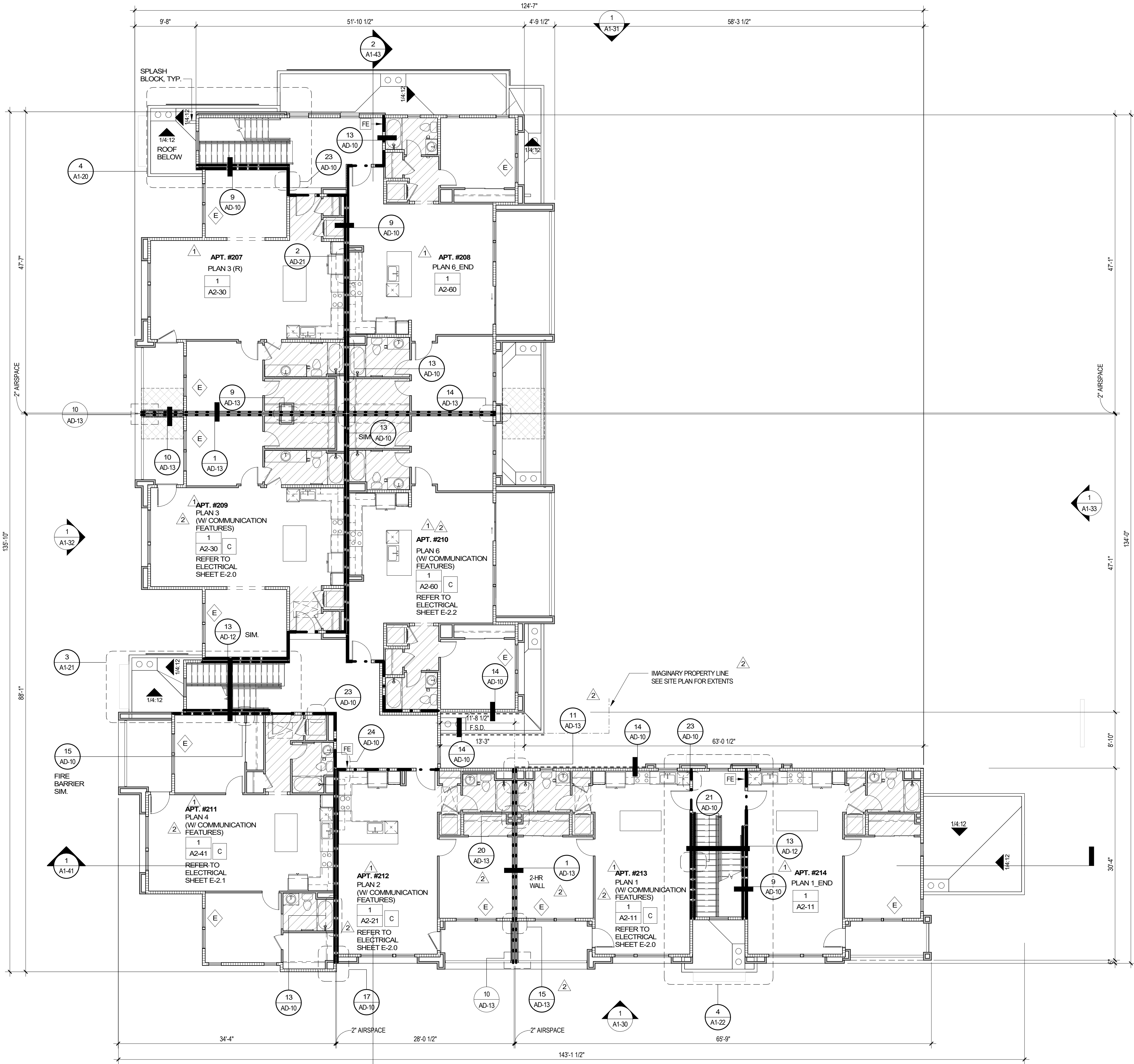
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APARTMENTS**
APN# 094-010-520

Foster City, CA



BUILDING - SECOND FLOOR PLAN 1/8" = 1'-0" **1**

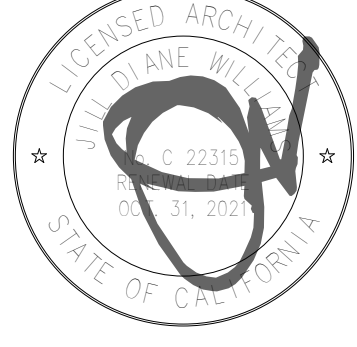
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NOTES

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X DETAIL NUMBER
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- UNIT WITH COMMUNICATION FEATURES PER CBC CH. 11B-233.3.5. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
- 2-HOUR RATED FIRE WALL; REFER TO DETAIL AD-13
- 1-HOUR RATED FIRE PARTITION; REFER TO DETAIL AD-10
- 1-HOUR RATED FIRE BARRIER W/ STAGGERED STUDS; REFER TO DETAIL AD-12
- 1-HOUR RATED FIRE BARRIER; REFER TO DETAIL AD-10
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- 2 X 4 STUD WALL - REFER TO STRUCTURAL DRAWINGS.
- 2 X 6 STUD WALL - REFER TO STRUCTURAL DRAWINGS.
- ROOF SHEATHING - PER CBC 706.6 EXCEPTION 4 - FIRE RETARDANT TREATED (FRT) PLYWOOD ROOF SHEATHING "LP" FLAMEBLOCK (ICC ESR-1365) OR APPROVED EQUAL. FOR A DISTANCE OF 4 FEET EACH SIDE OF RATED WALL. SEE STRUCTURAL DRAWINGS. NO ROOF PENETRATIONS IN THIS AREA. SEE DETAIL 1/AD-13.
- INDICATES INTERIOR LOWERED CEILING OR SOFFIT AT 8'-0" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED. SEE FLOOR PLAN FOR EXTERIOR SOFFIT HEIGHTS.
- INDICATES FINISHED FLOOR LEVEL AT SLAB PLAN ONLY
- GAS METER
- ELECTRICAL
- CABLE & TELEPHONE
- FIRE RISER
- EMERGENCY SQUAD AND RESCUE
- KNOX BOX
- BOILER ROOM
- STEP INDICATOR
- PROVIDE FIRE EXTINGUISHER CABINETS. LOCATE PER FIRE DEPARTMENT DIRECTIONS. (CABINET SHALL BE 7320 BB OR APPROVED EQUAL). VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER CBC SECTION 906 AND 906.3.1 = 75'-0".

LEGEND

**APPROVED BY
FOSTER CITY
BUILDING DIVISION**



BUILDING - SECOND FLOOR PLAN



Architecture + Planning
The Learning Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
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KTGY Project No2018-0560.01

Project Contact: Brian Metcalf
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COMMUNITIES OF DISTINCTION
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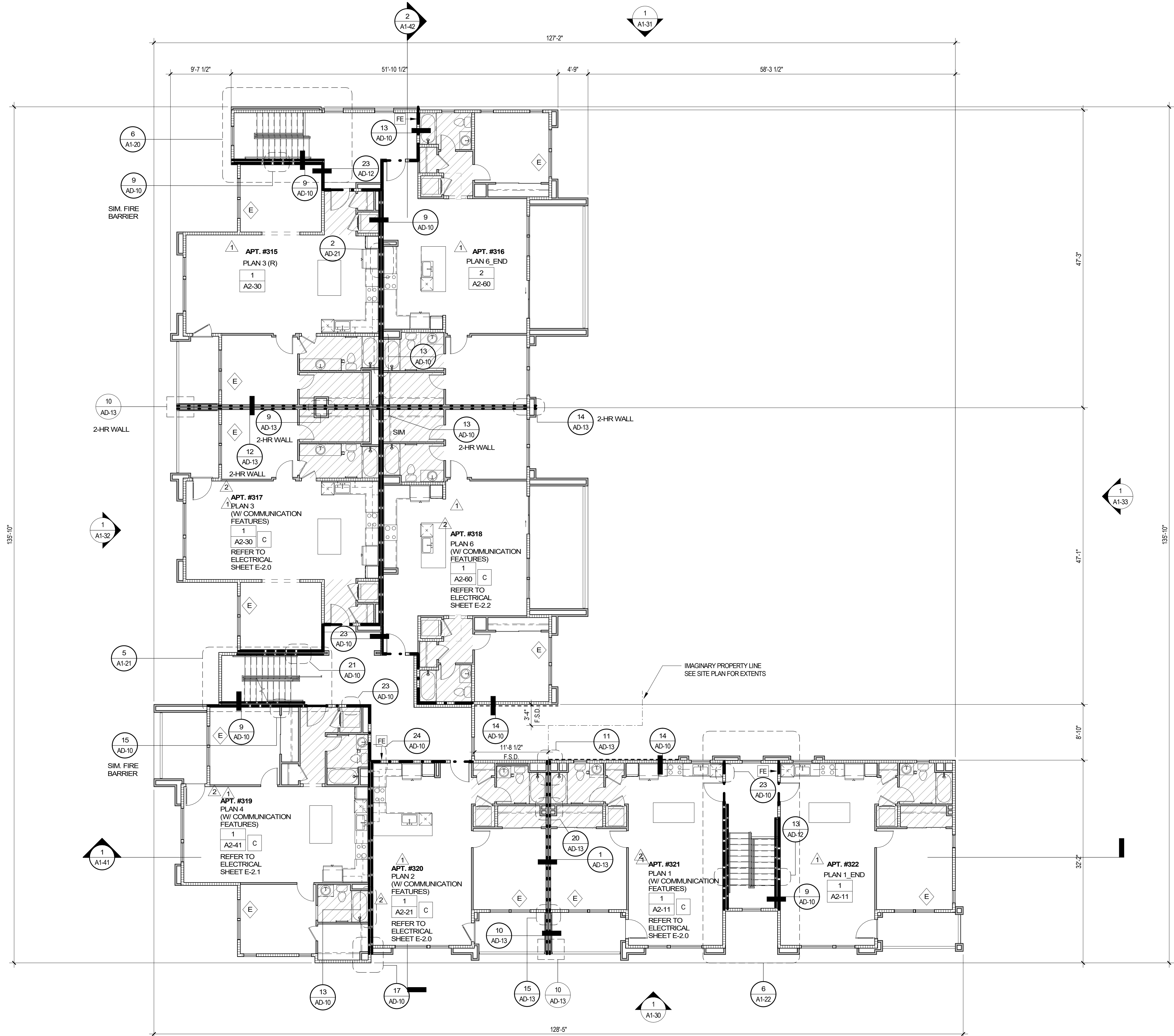
PHONE NO. (925) 244-7509
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RESUBMITTAL

Foster City
Building Division
Received
09/17/2020

WORKFORCE
APARTMENTS
APN# 094-010-520

Foster City, CA



1. REFER TO SHEET AD-13 FOR BUILDING CODE ANALYSIS.
2. THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS FIRE PARTITIONS AND GENERAL BUILDING DETAILING. BUILDING EXITS, DECK SLOPES, AND CLIMATURAL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLAN TO TAKE PRECEDENT OVER UNIT PLANS IMAGE SHOWN HEREWITH.
3. FOR FIRE PARTITION CONSTRUCTION DETAILS - REFER TO SHEET AD-10 & AD-13.
4. DUCT TERMINATIONS THROUGH WALL TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENINGS IF IN THE SAME PLANE OR LOWER AND 10'-0" + 25° PER DEGREE WHEN ABOVE PER C.M.C. SECTION 510.8.3.1
5. FIREBLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/CEILING ASSEMBLIES PER CBC SECTION 717.2.5. REFER TO ELECTRICAL SHEET E-2.0
6. ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS, ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
7. WALL STUD DIMENSIONS INDICATED IN KEYNOTES & ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCT. PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS. DIMENSIONS ARE TO FACE OF STUD U.N.O.
8. ISOLATE PLUMBING @ FIRE PARTITION. SEE DETAIL SHEET AD-20.
9. DECK ELEVATIONS SHOWN ARE FROM TOP OF SHEATHING IN THE UNITS TO TOP OF SHEATHING AT THE WALKWAY OR PRIVATE DECKS. THE SHEATHING HEIGHTS ARE DESIGNED FOR 3/8" THICK (MIN.) WATERPROOF DECK TOPPING AT EXTERIOR SURFACES, U.N.O.
10. ALL INTERNAL DOWNSPOUTS TO BE CAST IRON PER THE PLUMBING DRAWINGS - DISCHARGE PER CIVIL DRAWINGS. SEE DETAIL XX
11. PRIVATE GARAGES SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF A MINIMUM 1/2" GYPBOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYPBOARD OR EQUIVALENT, PER CBC 406.3.4.
12. AT FIRE PARTITIONS PLASTIC ELECTRICAL BOXES ARE TO BE CLEARLY IDENTIFIED AS APPROVED FOR ONE-HOUR CONSTRUCTION. OUTLET BOXES SHALL NOT EXCEED SIXTEEN SQUARE INCHES. SHALL NOT EXCEED ONE HUNDRED SQUARE FEET OF WALL, AND SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF TWENTY-FOUR INCHES WHEN ON THE OPPOSITE SIDES OF A WALL. SEE DETAIL 17/AD-03.
13. AT FIRE PARTITIONS, CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED.
14. FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS.
15. INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH CBC 801.2.

NOTES

- UNIT XR** — UNIT TYPE (R = REVERSE)
X — DETAIL NUMBER
AXXX — SHEET NUMBER
- INDICATES SPECIFIC UNIT TYPE FOR CONSTRUCTION PURPOSE ONLY. THIS NUMBER WILL BE PROVIDED AT EACH UNIT BY THE CONTRACTOR THRU THE DURATION OF CONSTRUCTION. THIS NUMBER IS NOT THE LEGAL ADDRESS.
- ACCESSIBLE UNIT WITH ADAPTABLE FEATURES PER CBC CH. 11B-233.3.1.2.5 CODE REQUIREMENTS - SEE SHEET AD-20, AD-01, & FLOOR PLANS FOR ADDITIONAL INFORMATION. REFER TO CIVIL PLANS FOR MORE INFORMATION. CONFIRM LOCATION OF COMPLYING DWELLING UNITS WITH CIVIL PLANS.**
- ACCESSIBLE UNIT WITH MOBILITY FEATURES PER CBC CH. 11B-233.3.1.1 CODE REQUIREMENTS - SEE SHEET AD-20, AD-01, & FLOOR PLANS FOR ADDITIONAL INFORMATION. REFER TO CIVIL PLANS FOR MORE INFORMATION. CONFIRM LOCATION OF COMPLYING DWELLING UNITS WITH CIVIL PLANS.**
- UNIT WITH COMMUNICATION FEATURES PER CBC CH. 11B-233.3.5. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION**
- 2-HOUR RATED FIRE WALL; REFER TO DETAIL AD-13
— 1-HOUR RATED FIRE PARTITION; REFER TO DETAIL AD-10
— 1-HOUR RATED FIRE BARRIER W/ STAGGERED STUDS; REFER TO DETAIL AD-12
— 1-HOUR RATED FIRE BARRIER; REFER TO DETAIL AD-12
— 1-HOUR RATED FIRE BARRIER/PARTITION; REFER TO DETAIL AD-10
— 1-HOUR RATED EXTERIOR WALL AT SIDING; REFER TO DETAIL AD-10
— 1-HOUR RATED EXTERIOR WALL AT PLASTER; REFER TO DETAIL AD-10
— 2 X 4 STUD WALL - REFER TO STRUCTURAL DRAWINGS.
— 2 X 6 STUD WALL - REFER TO STRUCTURAL DRAWINGS.
- INDICATES INTERIOR LOWERED CEILING OR SOFFIT AT 8'-0" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED. SEE FLOOR PLAN FOR EXTERIOR SOFFIT HEIGHTS.
- INDICATES FINISHED FLOOR LEVEL AT SLAB PLAN ONLY
- ROOF SHEATHING - PER CBC 706.6 EXCEPTION 4 - FIRE RETARDANT TREATED (FRT) PLYWOOD ROOF SHEATHING "LP" FLAMEBLOCK (ICC ESR-1365) OR APPROVED EQUAL. FOR A DISTANCE OF 4 FEET EACH SIDE OF RATED WALL. SEE STRUCTURAL DRAWINGS. NO ROOF PENETRATIONS IN THIS AREA. SEE DETAIL 1/AD-13.**
- GAS METER** — **KNOX BOX**
ELECTRICAL — **BOILER ROOM**
CABLE & TELEPHONE — **STEP INDICATOR**
FIRE RISER
EMERGENCY ESCAPE AND RESCUE
- PROVIDE FIRE EXTINGUISHER CABINETS. LOCATE PER FIRE DEPARTMENT DIRECTIONS. (CABINET SHALL BE 7320 BB OR APPROVED EQUAL). VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER CBC SECTION 906 AND 906.3.1 = 75'-0".

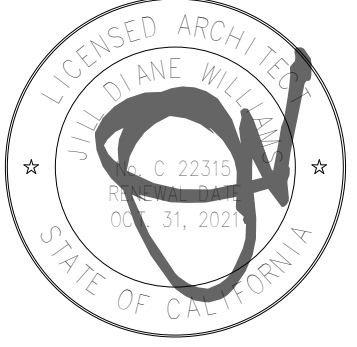
LEGEND

BUILDING - THIRD FLOOR PLAN 1/8" = 1'-0" 1

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FOSTER CITY
BUILDING DIVISION

NO.	DATE	DESCRIPTION
1	2019-08-30	1ST SUBMITTAL
2	2019-11-25	2ND SUBMITTAL
3	2020-03-12	3RD SUBMITTAL
4	2020-05-26	4TH SUBMITTAL
5	2020-08-06	5TH SUBMITTAL

It is the client's responsibility prior to or during construction to notify the architect in writing of any personnel errors or omissions in the plans and specifications of which a contractor should be responsible to the client. The client will be responsible for any errors or omissions that are not corrected by the architect prior to the client or client's subcontractor proceeding with the work. The client will be responsible for any errors or omissions that are not corrected by the architect prior to the client or client's subcontractor proceeding with the work.



BUILDING - THIRD
FLOOR PLAN

A1-13



Architecture + Planning
The Learnington Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

KTGY Project No2018-0560.01

Project Contact: Brian Metcalf
Email: bmetcalf@ktgy.com

Principal: Jill Williams, AIA
Project Designer: David Burton

Developer

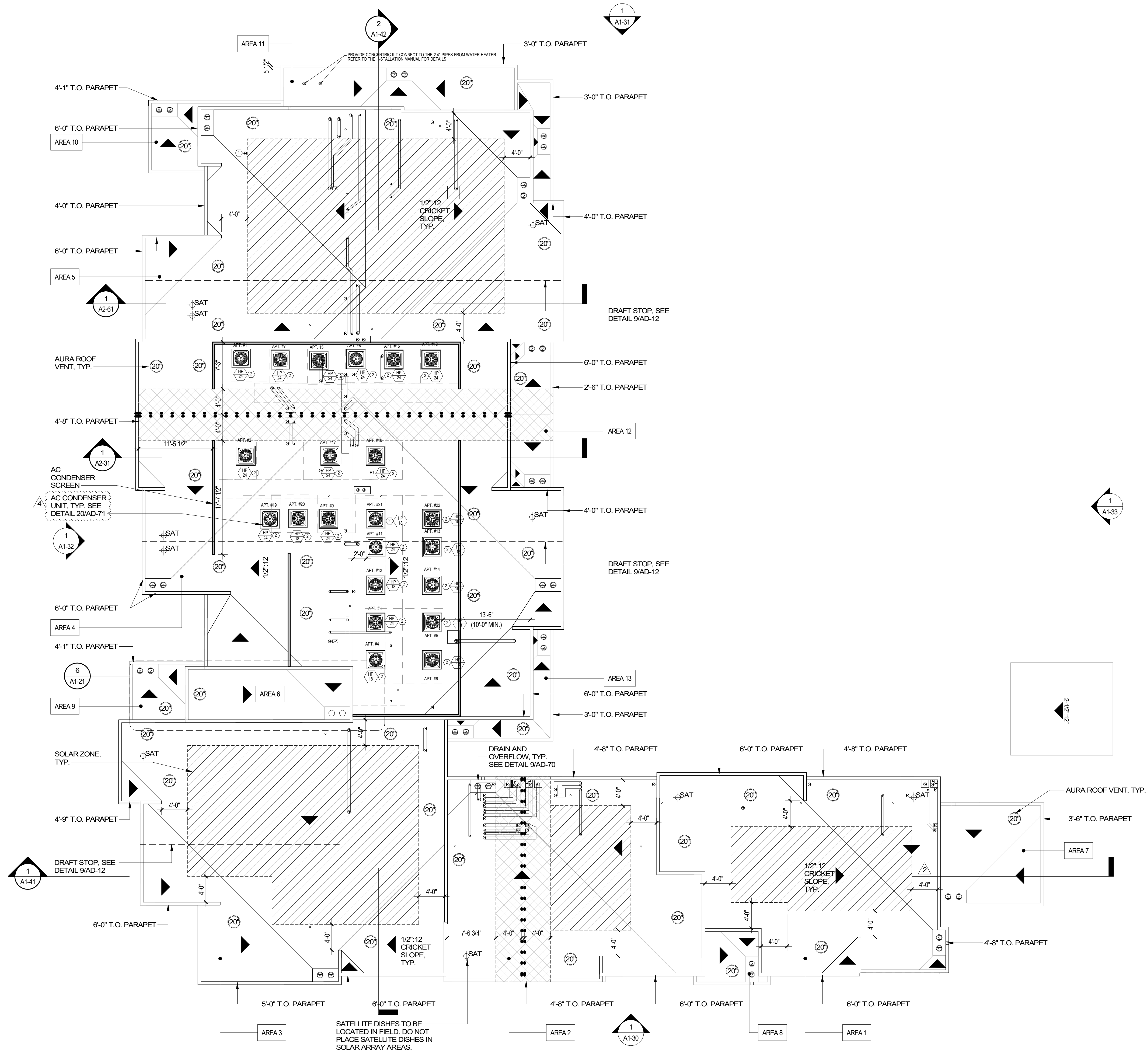
SUMMERHILL HOMES
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PHONE NO. (925) 244-7509
FAX NO. (925) 244-7501

RESUBMITTAL

Foster City
Building Division
Received
09/17/2020

**WORKFORCE
APARTMENTS**
APN# 094-010-520

Foster City, CA



NOTE:
ALL PARAPETS HEIGHTS ARE MEASURED FROM TOP OF PLATE

ROOF VENTILATION CALCULATIONS						
AREA NAME	AREA (SQ. FT.)	AREA (SQ. IN.)	TOTAL AREA OF REQ. VENTILATION (SQ. IN.) / 150	TOTAL # OF AURA VENT	TOTAL VENTILATION AREA PROV. (SQ. IN.)	TOTAL PERCENTAGE OF PROV. VENTILATION AREA (SQ. IN.)
WORKFORCE APARTMENTS						
AREA 1	1202 SF	173088	1155	4	1256	109%
AREA 2	1148 SF	165312	1103	4	1256	114%
AREA 3	1834 SF	264096	1762	6	1884	107%
AREA 4	3233 SF	465552	3104	10	3140	101%
AREA 5	2089 SF	300816	2006	7	2198	110%
AREA 6	226 SF	32544	218	1	314	144%
AREA 7	256 SF	36864	246	1	314	128%
AREA 8	75 SF	10800	72	1	314	436%
AREA 9	80 SF	11520	78	1	314	403%
AREA 10	100 SF	14400	97	1	314	324%
AREA 11	318 SF	45792	306	1	314	103%
AREA 12	155 SF	22320	149	1	314	211%
AREA 13	97 SF	13968	94	1	314	334%

- IN 'CALIFORNIA' DOUBLE FRAMING AREAS PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. IF 'CALIFORNIA' DOUBLE FRAME AREA HAS MORE THAN 30" HEADROOM PROVIDE A 22"x30" ACCESS THROUGH MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
- ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
- PROVIDE RADIANT BARRIER PER T-24 CALCULATIONS. SEE CF-1R ON ENERGY SHEETS. RADIANT BARRIER WHEN REQUIRED BY ENERGY COMPLIANCE, RADIANT BARRIER ROOF SHEATHINGS SHALL OCCUR AT ALL SURFACES EXPOSED TO THE ATTIC INCLUDING ALL VERTICAL SURFACES, GABLE ENDS AND TRUSS HEELS.
- CBC 1203.2 THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. VENTILATORS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

- ALL ROOFING TO BE INSTALLED OVER WRB WEATHER BOARD LAPPED PER TPO ROOFING MANUFACTURE'S INSTALLATION INSTRUCTIONS.
- REFER TO EXTERIOR ELEVATIONS FOR ROOF TO WALL FLASHING DETAILS.
- NO ROOF PENETRATIONS (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITHIN 1'-6" OF VALLEY, HIPS OR RIDGES.
- INSTALL ATTIC VENTS THAT OCCUR IN THE TILE COURSING OR SUB JACK VENT FLASHING
- FOR TYPICAL ROOF VENT, ROOF TO WALL DIVERTER AND SADDLE FLASHING/CRICKET SEE DETAILS: ALL ROOF VENTS TO BE PAINTED TO MATCH ROOF COLOR
- PROVIDE MIN 22"x30" CUT OUTS IN LOW ROOF SHEATHING BELOW CALIFORNIA FRAMED ROOF AREAS.
- PLUMBING VENT STACK TERMINATIONS TO BE LOCATED A MIN. OF 10'-0" AWAY FROM ATTIC VENTS PER CPC SEC 906.2
- ROOF VENTS, PIPES AND FLUES SHALL BE COMBINED OR COLLECTED ON SLOPES TO MINIMIZE VISIBILITY, AND PAINTED TO MATCH THE ROOF.
- F A U PLATFORM AND ACCESS PANEL LOCATIONS ARE FIXED. SEE THIRD FLOOR PLANS & ROOF PLAN FOR LOCATION, TYPICAL.
- NO ROOF PENETRATION ALLOWED IN DESIGNATED SOLAR PANEL AREA.
- PROVIDE 1" FMC FROM SOLAR ARRAY ZONES TO HOUSE PANEL TO ACCOMMODATE WIRING FOR FUTURE SOLAR PANELS.

BUILDING - ROOF PLAN 1/8" = 1'-0" **1**

2-HOUR RATED FIRE WALL SEE DETAIL 1 AD-13

1-HOUR RATED FIRE BARRIER SEE DETAIL 23 AD-12

1-HOUR RATED FIRE PARTITION SEE DETAIL 1 AD-10

ROOF SHEATHING - PER CBC 706.6 EXCEPTION 4 - FIRE RETARDANT TREATED (FRT) PLYWOOD ROOF SHEATHING "LP FLAMEBLOCK" (ICC ESR-1365) OR APPROVED EQUAL. FOR A DISTANCE OF 4 FEET EACH SIDE OF RATED WALL, SEE STRUCTURAL DRAWINGS. NO ROOF PENETRATIONS IN THIS AREA. SEE DETAIL 1/AD-13.

THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING OR ON THE ROOF OR OVERHANG OF ANOTHER STRUCTURE LOCATED WITHIN 250 FEET OF THE BUILDING OR ON COVERED PARKING INSTALLED WITH THE BUILDING PROJECT AND HAVE A TOTAL AREA NO LESS THAN 15% OF THE TOTAL ROOF AREA OF THE BUILDING EXCLUDING ANY SKYLIGHT AREA PER CA ENERGY CODE SEC 110.10 (B).

SLOPE ROOF 1/2"-12" TYPICAL UNLESS OTHERWISE NOTED ON ROOF PLAN

SAT SATELLITE DISH MOUNTINGS BOX - CONDUIT WILL BE RUN FROM THE INTERIOR OF EACH UNIT TO THE SATELLITE MOUNT LOCATIONS ON THE ROOF OF THE BUILDING TO LIMIT THE AMOUNT OF EXPOSED CABLE REQUIRED TO ACTIVATE ANY SATELLITE DISH. VERIFY QUANTITY AND LOCATION WITH INSTALLER AND LOCAL SATELLITE SERVICE COMPANY - FOR MORE INFORMATION SEE DETAIL: 5 AD-13.

AURA ROOF VENT - SEE DETAIL 9/AD-71 VENT TYPE: MODEL AV-20-C6 NET FREE VENTILATION AREA: 314 SQ. IN.

ATTIC AREA TO BE VENTILATED. SEE ATTIC VENTILATION CHART.

ATTIC VENTILATION NOTES

ROOF NOTES

ROOF LEGEND

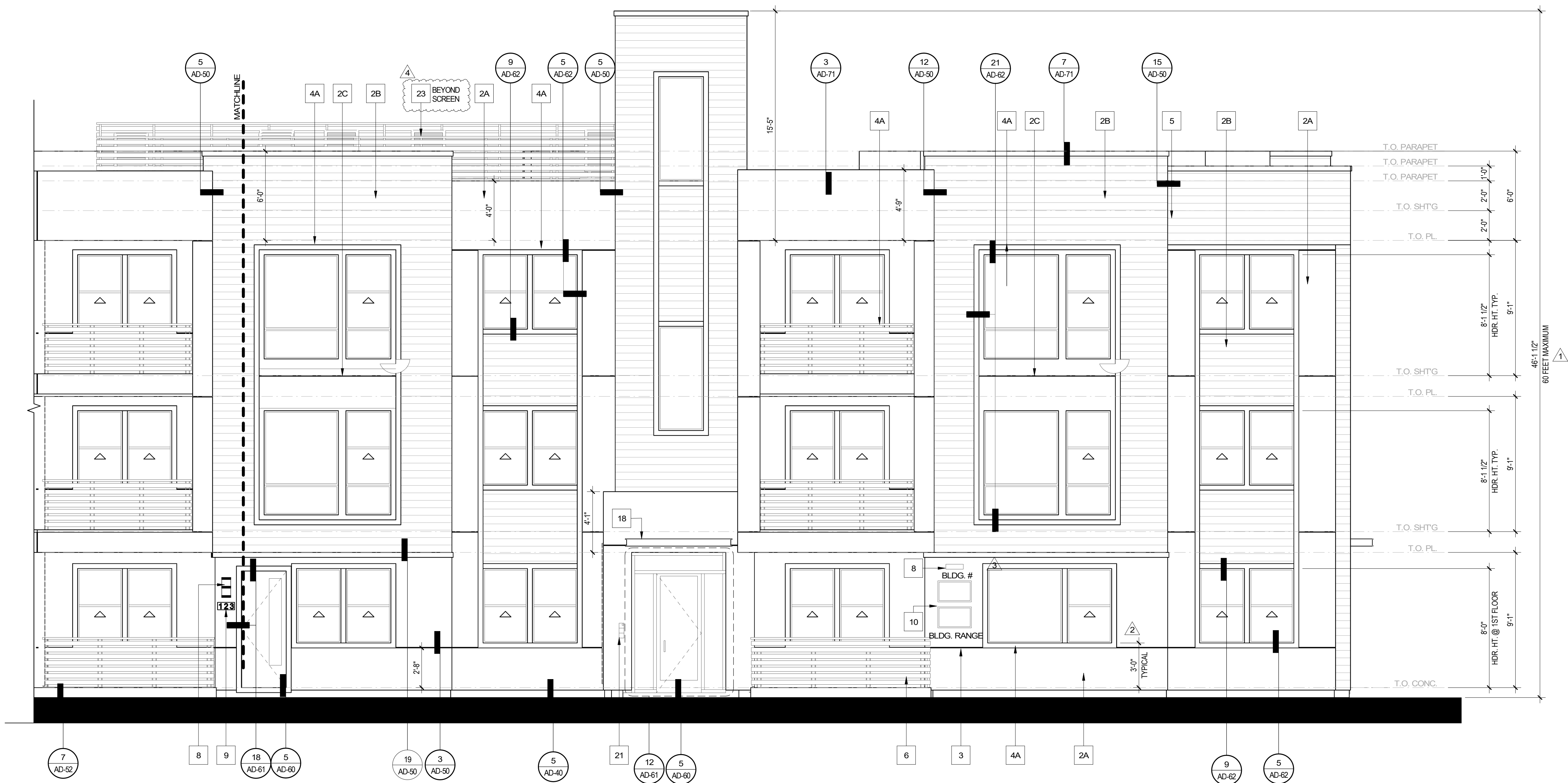
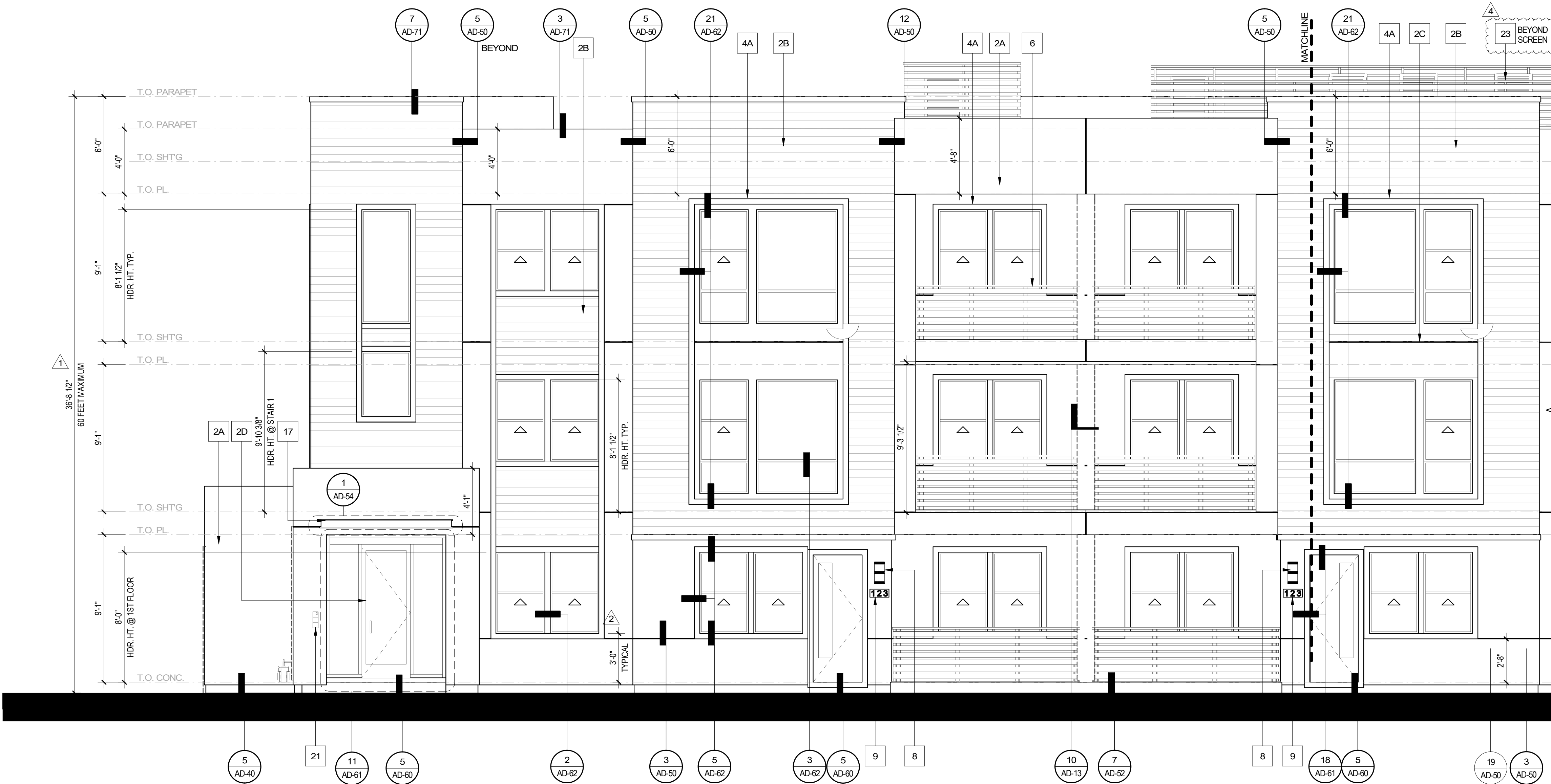
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BUILDING DIVISION

BUILDING - ROOF
PLAN



ELEVATION KEYNOTES

BRES2019-410

- 1 ROOF MATERIAL: TPO ROOFING SYSTEM. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. VERIFY W/ COLOR SCHEME.
- 2A EXTERIOR WALL: 3-COAT EXTERIOR PLASTER SYSTEM MIN. 7/8" THICK OVER (2) LAYERS GRADE 17 MIN. BLDG. PAPER. INSTALL PER MANUFACTURERS INSTRUCTIONS.
- 2B EXTERIOR WALL: LAP SIDING FIBER CEMENT SMOOTH FINISH, 6" EXPOSURE BLIND NAILED OVER (2) LAYERS GRADE 17 MIN. BLDG. PAPER. INSTALL PER MANUFACTURERS INSTRUCTIONS.
- 2C EXTERIOR WALL: FIBER CEMENT PANEL.
- 2D STOREFRONT SYSTEM WITH LOUVERED SCREEN
- 3 EXTERIOR PLASTER CONTROL JOINT. SEE DETAIL 3/AD-50.
- 4A TRIM: 2" X 4" STUCCO O/E.P.S. FOAM TRIM. PAINT PER COLOR SCHEME.
- 4B TRIM: 5/4" X 3-1/2" SMOOTH FIBER CEMENT TRIM BY JAMES HARDIE OR EQ. PAINT PER COLOR SCHEME. INSTALL PER MANUF. RECOMMENDATIONS AND SPECIFICATIONS.
- 5 SCUPPER WITH DOWNSPOUT: SCUPPER W/ BONDERIZED GSM CONDUCTOR HEAD WITH 4" DIA. DOWNSPOUT - PAINT TO MATCH ADJACENT WALL SURFACE - DISCHARGE PER CIVIL DWGSS. SEE DETAIL 13/AD-70 & 21/AD-70.
- 6 42" METAL AND WOOD GUARD RAIL SYSTEM. SEE DETAIL 9/AD-52
- 7 GARAGE DOOR: OVERHEAD STEEL SECTIONAL GARAGE DOOR STYLE AS SHOWN
- 8 WALL MOUNTED EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL PLANS
- 9 ADDRESS NUMBERS #: APPROVED ADDRESS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST W/ THEIR BACKGROUND, BE ARABIC OR ALPHABETICAL LETTERS (SEE ELEVATION NOTES 7 & 8 BELOW)
- 10 MASTER BUILDING #: PROVIDE BUILDING UNIT NUMBERING APPROVED BY LOCAL EMERGENCY SERVICES. BUILDING NUMBERS SHALL BE VISIBLE AND LEGIBLE. FORM STREET WITH SHELL ADDRESS AND UNIT ADDRESS FOR EACH BUILDING. CONFIRM WITH DEVELOPER AND FIRE DEPT.
- 11 UTILITY DOOR: FULLY LOUVERED. NON-METALLIC. VERIFY SIGNAGE REQUIREMENTS WITH UTILITY & FIRE REQUIREMENTS.
- 12 EQUIP./MECHANICAL CLOSET SIGNAGE: PERMANENT, DURABLE SIGNAGE IN CONTRASTING COLOR AND 2" HIGH MINIMUM LETTER SIZE FOR DESIGNATED EQUIP./MECHANICAL USE WITHIN.
- 13 GAS METER - EXT. MOUNTED: SEE GAS/PLUMBING PLANS
- 14 FIRE RISER CLOSET: SEE CIVIL/PLUMBING PLANS
- 15 ELECTRICAL METER CLOSET: SEE ELECTRICAL PLANS
- 16 BOILER ROOM: SEE ELECTRICAL PLANS
- 17 METAL AWNING. SEE DETAIL 1/AD-54
- 18 GARAGE WALL MOUNTED LED EXTERIOR FIXTURE, SEE ELECTRICAL PLANS.
- 19 KNOX BOX
- 20 FIRE EXTINGUISHER
- 21 CALL BOX - MOUNT ON ADJACENT WALL TO ENTRY BY COMEIT WALL METAL - SEE MANUFACTURER SPECIFICATIONS.
- 22 14"X10" LOUVER VENT. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION
- 23 AC CONDENSER UNIT - REFER TO ROOF PLAN FOR LOCATION. SEE DETAIL 20/AD-71

ELEVATION LEGEND

- RECESS OCCURS - SEE FLOOR PLAN FOR DEPTH

ELEVATION NOTES

1. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR CONCRETE FLOOR SLAB AT THE FIRST FLOOR OR TOP OF SHEATHING AT THE UPPER FLOOR.
2. REFER TO DETAILS FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
3. PROVIDE TWO (2) LAYERS GRADE 17 MIN BUILDING PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
4. ALL HORIZONTAL SURFACES WILL RECEIVE BUILDING PAPER OVER SELF ADHERING, SELF SEALING HEAT RESISTANT FLASHING WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
5. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED WITH GYP-BO PRIOR TO SOFFIT INSTALLATION.
6. DUCT TERMINATIONS TO OCCUR PER APPLIANCE MANUFACTURERS REQUIREMENTS VERIFY DISTANCE FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
7. FOSTER CITY MUNICIPAL CODE 15.24.110 SECTION 505.1, ADDRESS IDENTIFICATION, AMENDED 505.1 ADDRESS IDENTIFICATION. NEW BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. SAID NUMBERS SHALL BE EITHER INTERNALLY OR EXTERNALLY ILLUMINATED. NUMBERS SHALL BE AS FOLLOWS:
 1. MINIMUM OF ONE-HALF INCH (1/2") STROKE BY SIX INCHES (6") HIGH.
 2. WHEN THE STRUCTURE IS THIRTY-SIX (36) TO FIFTY (50) FEET FROM THE STREET OR FIRE DEPARTMENT ACCESS A MINIMUM OF ONE-HALF INCH (1/2") STROKE BY NINE INCHES (9") HIGH IS REQUIRED.
 3. WHEN THE STRUCTURE IS MORE THAN FIFTY (50) FEET FROM THE STREET OR FIRE APPARATUS ACCESS, A MINIMUM OF ONE INCH (1") STROKE BY TWELVE INCHES (12") HIGH IS REQUIRED.
8. FOSTER CITY MUNICIPAL CODE 15.24.120 SECTION 505.1.1, MULTI-TENANT BUILDINGS: 505.1.1 MULTI-TENANT BUILDINGS. NUMBERS OR LETTERS SHALL BE DESIGNATED ON ALL OCCUPANCIES WITHIN A BUILDING. SIZE SHALL BE ONE-HALF INCH (1/2") STROKE BY FOUR INCHES (4") HIGH AND ON A CONTRASTING BACKGROUND. DIRECTIONAL ADDRESS NUMBERS OR LETTERS SHALL BE PROVIDED. SAID ADDRESSES OR NUMBERS SHALL BE VISIBLE FROM THE STREET POSTED AT A MINIMUM HEIGHT OF 5 FEET, 6 INCHES (5' 6") ABOVE THE FINISHED FLOOR. SHALL BE VISIBLE FROM THE STREET AND SHALL BE EITHER INTERNALLY OR EXTERNALLY ILLUMINATED IN ALL NEW CONSTRUCTION



Architecture + Planning

The Learning Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

KTGY Project No 2018-0560.01

Project Contact: Brian Metcalf
Email: bmetcalf@ktgy.com

Principal: Jill Williams, AIA
Project Designer: David Burton

Developer



COMMUNITIES OF DISTINCTION

SummerHill Homes

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FAX NO. (925) 244-7501

RESUBMITTAL

Foster City
Building Division
Received
09/17/2020

WORKFORCE
APARTMENTS

APN# 094-010-520

Foster City, CA

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FOSTER CITY
BUILDING DIVISION

BUILDING - LEFT
ELEVATION

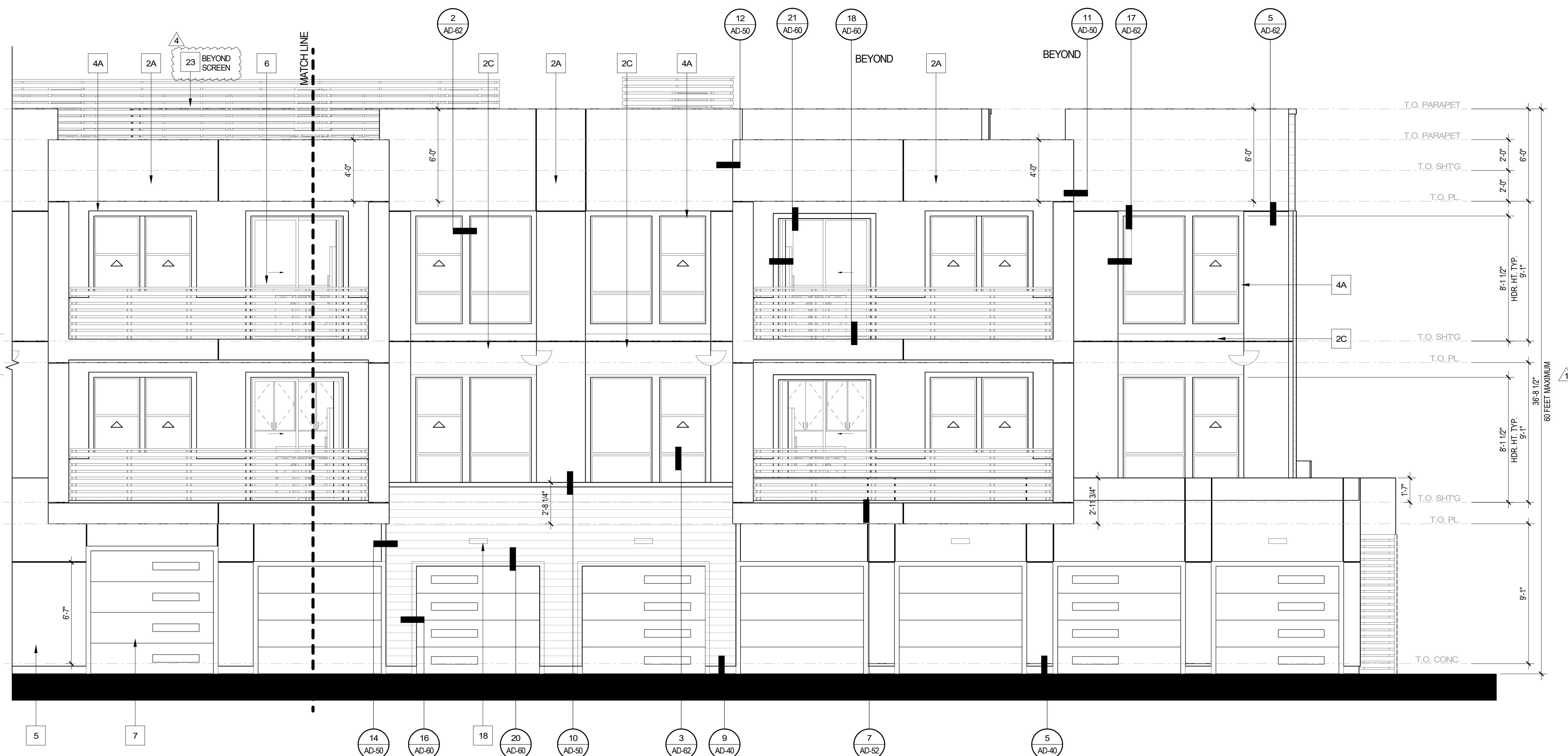
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BUILDING ELEVATION - LEFT


1/4" = 1'-0"

1

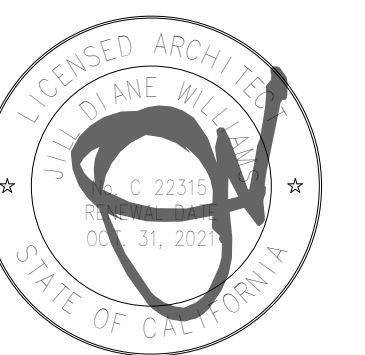
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BRES2019-410

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2. REFER TO DETAILS FOR MINIMUM WINDOW, DOOR AND WALL VENTIL MOISTURE BARRIER INSTALLATION.
3. PROVIDE TWO (2) LAYERS GRADE "D" MIN BUILDING PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
4. ALL HORIZONTAL SURFACES WILL RECEIVE BUILDING PAPER OVER SELF.
5. ALL EXTERIOR WALLS, SELF SEALING, WITH REGISTE FLASHING WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
6. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED WITH GYP-BD PRIOR TO SOFFIT INSTALLATION.
7. DUCT TERMINATIONS TO OCCUR PER APPLIANCE MANUFACTURERS REQUIREMENTS. VERIFY DISTANCE FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT. 
8. FOSTER CITY MUNICIPAL CODE, 16.24.10 SECTION 505.1, ADDRESS IDENTIFICATION AND LOCATION, ALL BUILDINGS SHALL BE IDENTIFIED BY BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND EASILY SEEN FROM THE STREET. ADDRESS NUMBERS SHALL BE PLACED IN THE FOLLOWING MANNER: ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. ADDRESS NUMBERS SHALL BE EITHER INTERNALLY OR EXTERNALLY ILLUMINATED.
9. ADDRESS NUMBERS SHALL BE AS FOLLOWS:
 1. MINIMUM OF ONE-HALF INCH (1/2") STROKE BY SIX INCHES (6") HIGH.
 2. WHEN THE STRUCTURE IS MORE THAN 50' (50') FEET FROM THE STREET OR FIRE DEPARTMENT ACCESS A MINIMUM OF ONE-HALF INCH (1/2") STROKE BY NINE INCHES (9") HIGH IS REQUIRED.
 3. WHEN THE STRUCTURE IS MORE THAN 50' (50') FEET FROM THE STREET OR FIRE APPARATUS ACCESS A MINIMUM OF ONE INCH (1") STROKE BY TWELVE INCHES (12") HIGH IS REQUIRED.
10. FOSTER CITY MUNICIPAL CODE, 16.24.12 SECTION 505.1.1, MULTI-TENANT BUILDINGS: 505.1.1.1 MULTI-TENANT BUILDINGS: ADDRESS NUMBERS OR LETTERS SHALL BE DESIGNATED ON ALL OCCUPANCIES WITHIN A BUILDING. SIZE SHALL BE ONE-HALF INCH (1/2") STROKE BY FOUR INCHES (4") HIGH AND ON A CONTRASTING BACKGROUND. DIRECTIONS TO THE BUILDING SHALL BE PLAINLY LEGIBLE AND PROVIDED. SHALL ADDRESS OR NUMBERS SHALL BE VISIBLE FROM THE STREET POSTED AT A MINIMUM HEIGHT OF 6 FEET, 6 INCHES (6") ABOVE THE FINISHED GRADE. ADDRESS NUMBERS SHALL BE EITHER INTERNALLY OR EXTERNALLY ILLUMINATED IN ALL NEW CONSTRUCTION.

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.



**APPROVED BY
FOSTER CITY
BUILDING DIVISION**

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