

CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507

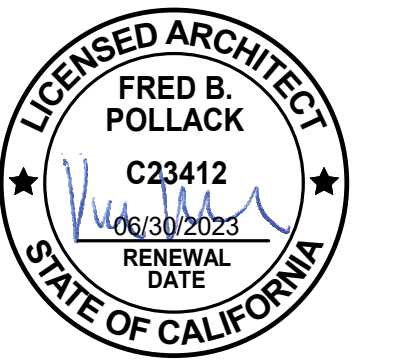
LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
 ARCATA, CA 95521

COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023
 HARD COPY OF THESE STAMPED PLANS
 MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
2	03/09/23	BID ADDENDUM
3	05/12/23	PLAN CHECK RESPONSE 3
4	06/19/23	PLAN CHECK RESPONSE 4

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306



SITE PLAN

JOB #: 1925
 SCALE: As indicated

A1.10

PLAN CHECK REVISION 4 | DATE: 06/19/23

SITE PLAN LEGEND

- > ACCESSIBLE ROUTE
- - - - - CITY OF PALO ALTO SIGHT VISIBILITY TRIANGLE PER 18.54.070
- - - - - ACCESSIBLE ROUTE TO MOBILITY UNIT 101 & ADAPTABLE UNITS 102-105

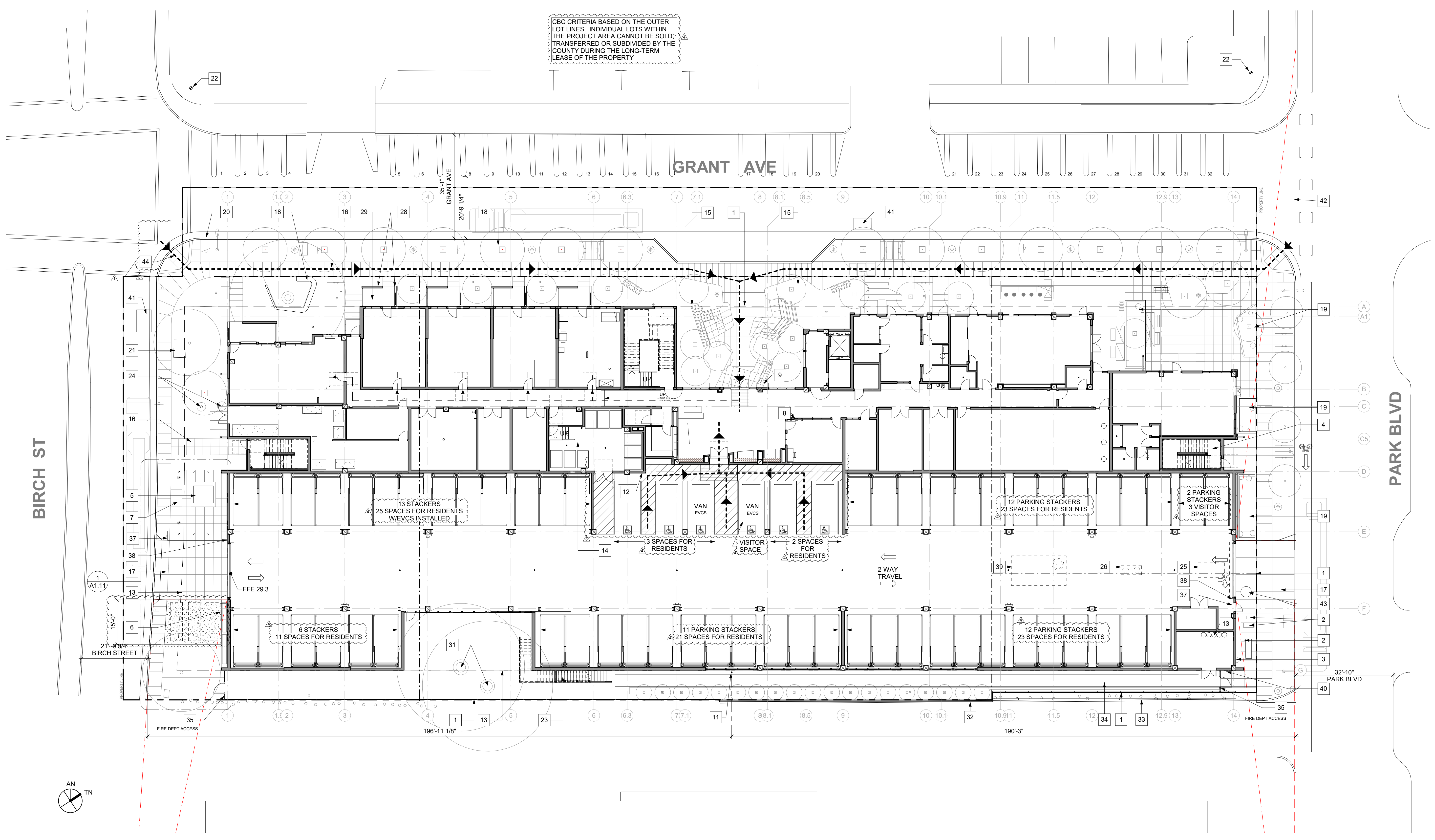
GENERAL NOTE

1. ACCESSIBLE ROUTE FROM PUBLIC RIGHT OF WAY TO COMPLY WITH ALL CRITERIA:
 - 48" MIN. CLEAR WIDTH AT THE EXTERIOR ROUTE
 - FIRM, STABLE AND SLIP-RESISTANT SURFACE
 - 1/4" MAX. VERTICAL CHANGES IN GRADE LEVEL; 1/2" MAX. IF BEVELED AT A 1:2 (VERT: HORIZ)
 - 1.25% MAX. LONGITUDINAL SLOPE OR PROVIDE AN ACCESSIBLE RAMP PER CBC 11B-405
 - 1/4"/FT. MAX CROSS-SLOPE
 - CURB RAMPS TO COMPLY WITH CBC 11B-406

SITE PLAN NOTES

- | | | | |
|---|---|---|------------------------------|
| 1 PROPERTY LINE | 15 LANDSCAPE PLANTING AREA, SLD | 29 CAST IN PLACE STOOP | 43 SSMH, SPD |
| 2 BACKFLOW PREVENTER | 16 NEW SIDEWALK | 30 DOWNSPOUT | 44 ACCESSIBLE PATH OF TRAVEL |
| 3 FIRE DEPARTMENT CONNECTION | 17 DRIVEWAY ENTRANCE TO GARAGE | 31 EXISTING TREE TO BE PROTECTED | |
| 4 FIRE ACCESS STAIR | 18 LANDSCAPE PLANTER (SLD) | 32 EXISTING 7'-0" CONCRETE WALL | |
| 5 100x100 PAD MOUNT TRANSFORMER, SEE JOINT TRENCH | 19 ABOVE GRADE FLOW THROUGH PLANTER (SLD) | 33 (N) 8" WELDED WIRE FENCE, SLD | |
| 6 EVSE SHUT OFF, SED | 20 NEW CURB AND GUTTER | 34 CRUSHED GRANITE PATH, SLD | |
| 7 CPDU SPUR VAULT | 21 EXISTING CITY OF PA LOADBREAK TO REMAIN | 35 8" GATE FENCE | |
| 8 FIRE DEPARTMENT KNOX BOX, SED | 22 EXISTING FIRE HYDRANT | 36 19'-6" MODIFIED CITY OF PA VIEW TRIANGLE, PER DISCUSSION DATED 12/7/21 | |
| 9 REMOTE FIRE ALARM ANNUCIATOR, SED | 23 FIRE ACCESS STAIR TO PODIUM | 37 STOP SIGN | |
| 10 TWO-WAY COMMUNICATION EQUIPMENT | 24 GROUND WATER MONITORING WELLS, PROTECT DURING CONSTRUCTION | 38 CAR COMING AUDIBLE & VISUAL WARNING | |
| 11 STAND PIPE | 25 MECHANICAL TREATMENT DEVICE, SEE PLUMBING | 39 EJECTOR PUMP STATION | |
| 12 EVSE CHARGER, SED | 26 OIL AND WATER SEPARATOR, SPD | 40 TEST HEADERS | |
| 13 SETBACK | 27 AREA DRAIN, SPD | 41 (E) CPDU HIGH VOLTAGE MANHOLE | |
| 14 TRASH TERMINATION ROOM | 28 CAST IN PLACE PRIVACY WALL AT STOOP | 42 CITY OF PALO ALTO SIGHT VISIBILITY TRIANGLE PER 18.54.070 | |

CBC CRITERIA BASED ON THE OUTER LOT LINES. INDIVIDUAL LOTS WITHIN THE PROJECT AREA CANNOT BE SOLD, TRANSFERRED OR SUBDIVIDED BY THE COUNTY DURING THE LONG-TERM LEASE OF THE PROPERTY



1 SITE PLAN
 A1.10 SCALE: 1/16" = 1'-0"

**MONITORING WELL PRESERVATION & RESTORATION
EXAMPLE SCOPE OF WORK**

PRESERVATION OF MONITORING WELLS

The top of casing elevation of wells within the work area that may be damaged by equipment traffic, grading operations or any other construction related activities should be lowered to a target depth considered adequate to protect the well throughout the project. As an example, and to specify terminology, if the "target protection depth" is 2 feet below grade, the "casing cut depth" would be 2.5 feet below grade, and the "excavation depth" would be about 3 feet below grade.

1. Survey well location.
2. Remove and reserve existing well box.
3. Excavate area of around well casing to about 1 foot below the target protection depth. For example, assuming the target protection depth is 2 feet below current grade, the area around the casing should be dug out to the excavation depth of 3 feet below grade.
4. Remove the concrete grout seal (expected to be about 3 inches thick for a 2-inch casing) from around the well casing such that the casing is exposed about 6 inches above and below the casing cut depth. For example, assuming the target protection depth is 2 feet below grade, the casing cut depth would be 2.5 feet below grade, and the grout seal should be removed from about 2 to 3 feet below grade.
5. Cleanly cut the well casing at the casing cut depth using a PVC pipe cutting tool that will not create PVC particles that may drop into the casing. The finished cut should be level to provide a good seal with the well cap.
6. Cap the casing with a locking well plug or slip cap.
7. Backfill the area around the well casing with 8 inches of pea gravel (about 2 inches above the top of the casing).
8. Place the removed well box and into the pea gravel to the bottom of the excavated area (see diagram).
9. Cover the well box and surrounding excavated hole with an additional 4 inches of pea gravel.
10. Backfill to the excavated hole to grade with compacted fill or native soil.

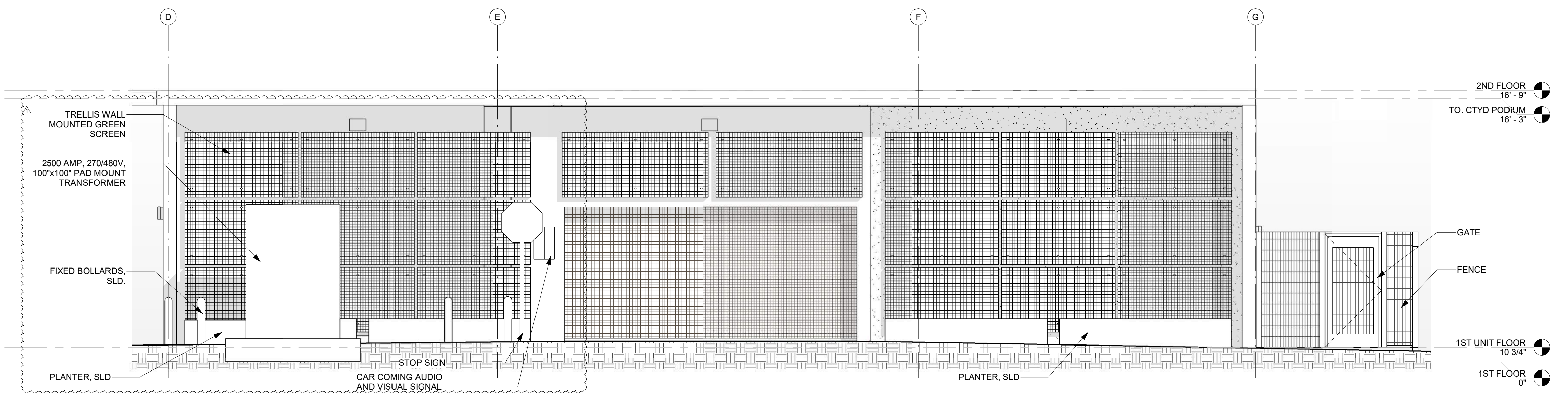
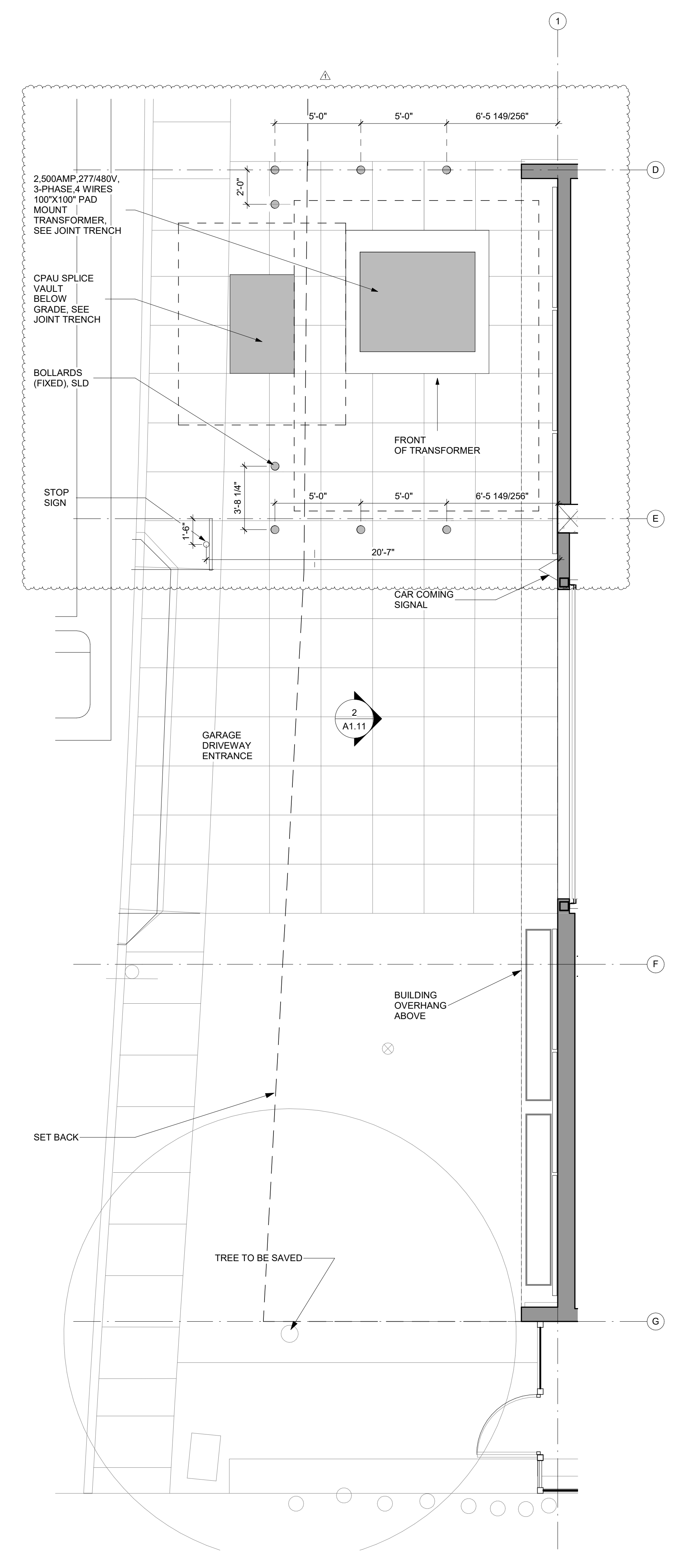
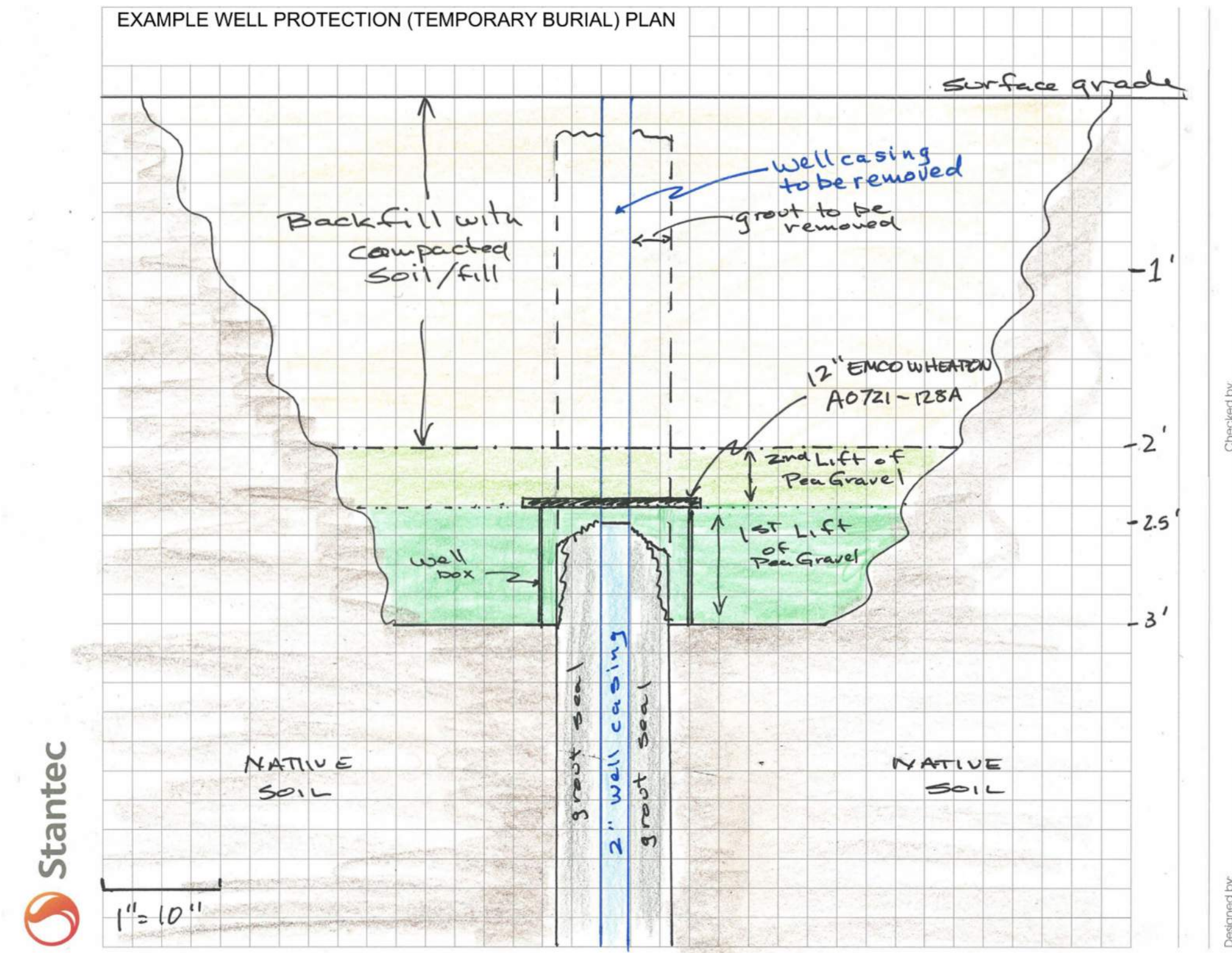
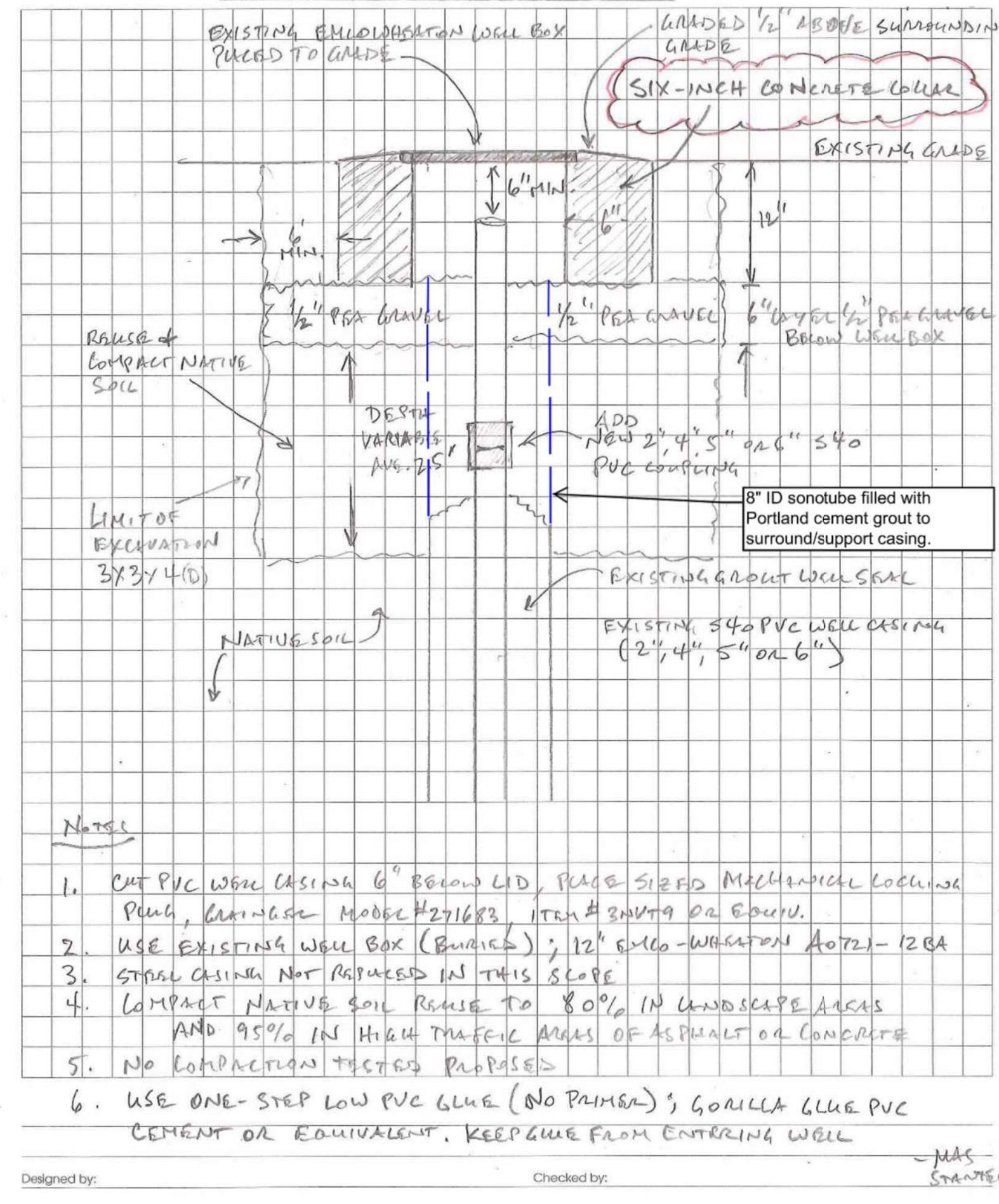
**MONITORING WELL PRESERVATION & RESTORATION
EXAMPLE SCOPE OF WORK**

RESTORATION OF MONITORING WELLS

1. Survey to determine buried well location and/or use a metal detector to locate the buried well.
2. Carefully excavate to expose the buried well box.
3. Dig out the area adjacent to the well box to the excavation depth.
4. Remove the well box.
5. Remove the well cap.
6. Being careful not to allow any PVC primer or glue to enter the well casing, glue a 2-inch Schedule 40 PVC pipe coupler fitting onto the casing, and then a length of 2-inch schedule 40 PVC pipe to the coupler. The length of the additional 2-inch PVC pipe should be such that the top of casing will be about 7 inches below the finished grade (about 6 inches below the bottom of the well box lid when emplaced).
7. Cap the casing with a locking well plug or slip cap.
8. Place an 8-inch diameter Sonotube or equivalent cylindrical concrete form around the newly extended well casing such that it extends from the remaining existing cement grout seal to about 12 inches below the finished grade elevation.
9. Backfill and compact the excavated area to 1.5 feet below final grade.
10. Place 6 inches of pea gravel above the compacted fill.
11. Fill the Sonotube with neat Portland cement.
12. Place traffic rated well box (e.g., EMCO Wheaton A0721-128A or A0721-188) over casing, setting onto the gravel layer. Rim of well box should sit 0.5 inches above the final grade and 6.5 inches above the top of the casing. (see diagram)
13. Install a 4- to 6-inch wide, 12-inch deep concrete collar around the well box skirt (e.g., using an appropriate diameter 12-inch long Sonotube).
14. Backfill and compact remaining excavation.
15. Survey new top-of-casing elevation relative to the NAD 83 Datum, and provide X, Y, Z data to Stantec.



EXAMPLE WELL RESTORATION PLAN



2 SITE DETAIL ELEVATION
A1.11 SCALE: 1/4" = 1'-0"

1 SITE PLAN - DETAIL
A1.11 SCALE: 1/4" = 1'-0"



ARCHITECTURE | URBAN DESIGN | SAN FRANCISCO | BOSTON | BIRMINGHAM
225 Bryant Street, Suite 200, San Francisco, CA 94107 | 415.433.1322

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Project:

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231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306



SITE PLAN DETAILS

JOB #: 1925
SCALE: 1/4" = 1'-0"

A1.11

PLAN CHECK REVISION 4 | DATE: 06/19/23

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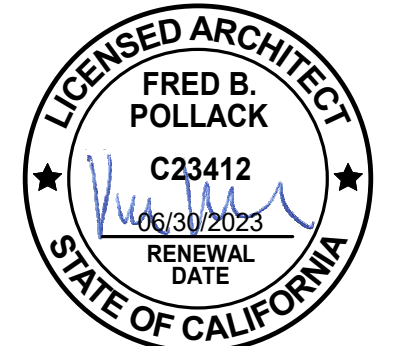
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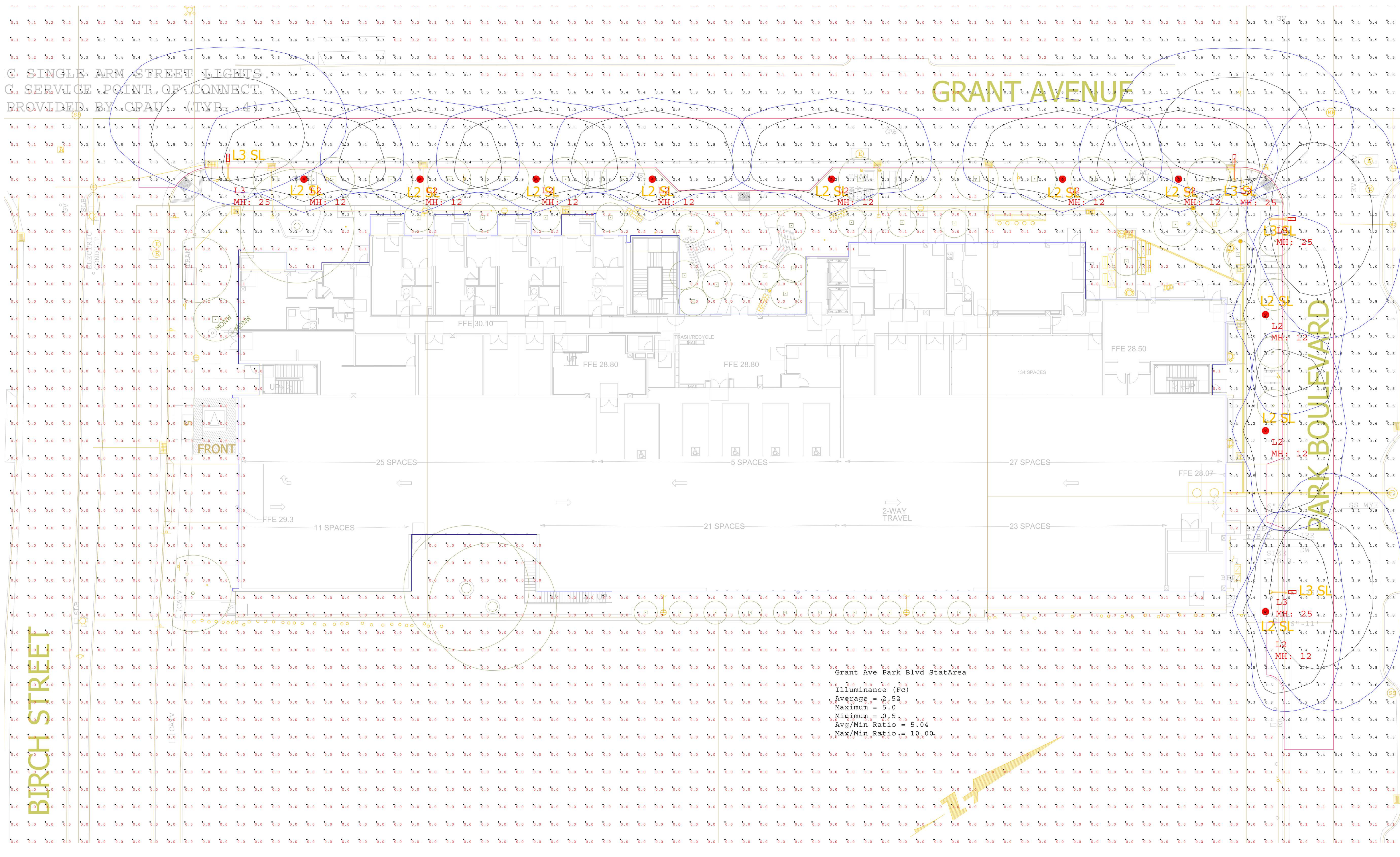


SITE PHOTOMETRICS

JOB #: 1925
SCALE:

A1.12

PLAN CHECK REVISION 4 | DATE: 06/19/23



Grant Ave Park Blvd StatArea
Illuminance (Fc)
Average = 2.52
Maximum = 5.0
Minimum = 0.5
Avg/Min Ratio = 5.04
Max/Min Ratio = 10.00

Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLD	LDD	BF	LLF	BUG Rating	[MANUFAC]	Description	Filename
●	10	L2	Single	34	4035	1.000	0.900	1.000	0.900	B1-U0-G1	COOPER LIGHTING SOLUTIONS - INVUE (FORMERLY EATON)	MSA-SA1A-740-U-T3	MSA-SA1A-740-U-T3.ies
—○—	4	L3	Single	54	6951	1.000	0.900	1.000	0.900	B1-U0-G2	Lumec	CPLS-55W32LED4K-G3-LE3F_6 ft mast arm	CPLS-55W32LED4K-G3-LE3F.ies

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Grant Ave Park Blvd StatArea	Illuminance	Fc	2.52	5.0	0.5	5.04	10.00



Job : 231 Grant Street - First Floor
PC : 21-15308
Client: Van Meter Williams Pollack

- CIVIL ENGINEER: BKF FIRST ST SUITE 600, SAN JOSE, CA 95112
JOINT TRENCH / DRY UTILITIES: MILLENIUM DESIGN, ALAMO, CA 94507
LANDSCAPE ARCHITECT: FLURAL STUDIO, SAN FRANCISCO, CA 94110
STRUCTURAL ENGINEER: HOHBACH LEWIN, INC, PALO ALTO, CA 94306
MEP ENGINEER: EMERALD CITY ENGINEERS, LYNWOOD, WA 98036
ENERGY CONSULTANT: REDWOOD ENERGY, ARCATA, CA 95521

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Table with 3 columns: ID, DATE, NAME. Row 1: A, 12/16/22, BID SET.

Project:

EDUCATOR HOUSING 231 GRANT AVENUE

231 GRANT AVE PALO ALTO, CA 94306

Client:



ON-SITE PHOTOMETRICS

JOB #: 1925 SCALE:

A1.20

THIS LIGHTING APPLICATION REQUIRES SPECIFIC LIGHTING CONTROL DEVICES OR SYSTEMS PER CALIFORNIA TITLE 24 PART 6. Therefore, this proposal includes: SOLUTION, SUPPLEMENT, ALERT.

sixteen5hundred

Ceiling Height: Varies
Luminaire Mounting Height: As noted
Calculation Point Height: As noted

Luminaire illuminance values provided in this report, whether for normal, critical, or emergency applications, are for product application assistance only. These values were developed in collaboration with, and are subject to approval by, the design professional of record (architect/engineer/LC), and are NOT intended for construction.

Schedule table with columns: Symbol, Label, Quantity, Manufacturer, Catalog Number, Description, Number Lamps, Lumens Per Lamp, Light Loss Factor, Wattage. Includes items E1, E2, E4, F01-A, F01-B, F02, F11, F12, F13, F16, F17, F18, P1, P2.

Statistics table with columns: Description, Symbol, Avg, Max, Min, Max/Min, Avg/Min. Lists various lighting fixtures and their photometric data.

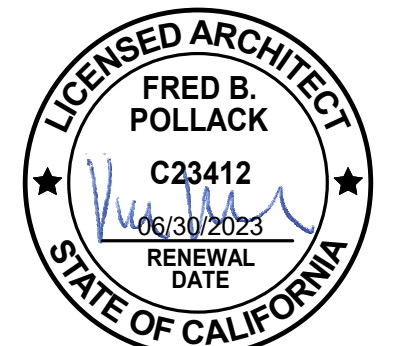
Finish Schedule table with columns: Finish, Surface, Reflectance / Transmittance. Lists White Ceiling (80%), White Walls (50%), and Grey Ground (20%).

Designer: EBR
Date: 12/15/2022
Scale: Not to Scale
Drawing No.: Rv 03
Summary



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Job : 231 Grant Street - First Floor Exterior
PC : 21-15308
Client: Van Meter Williams Pollack

ID	DATE	NAME
A	12/16/22	BID SET

Project:

EDUCATOR HOUSING
231 GRANT AVENUE

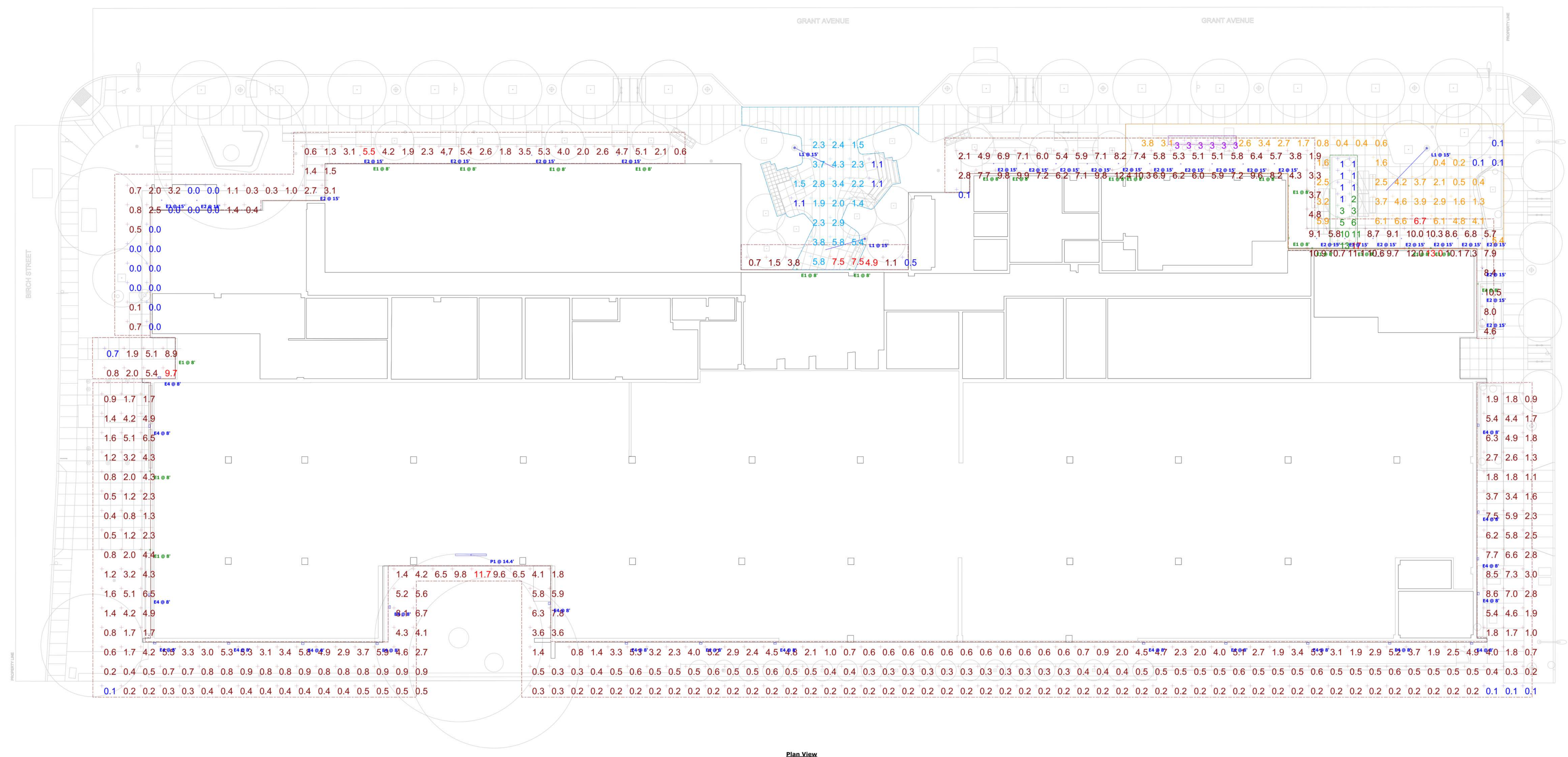
231 GRANT AVE
PALO ALTO, CA 94306



ON-SITE
PHOTOMETRICS

JOB #: 1925
SCALE:

A1.21



Plan View

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	L1	3	Selux Corporation	OLML-F40-FC2-15-2G350-30-BK-UNV-DIM-OF-AB-18	1 Heads per pole; 1@ 15'-0"	1	1431	0.85	15
	E1	21	Tech Lighting	700WSPTS8-LED830		1	803	0.85	26.2
	E2	27	Gotham Architectural Lighting	IC02SC 30/07 AR LSS 350 90CRI		1	700	0.85	8.6833
	E4	21	Lithonia Lighting	WEDGE LED P1 30K 80CRI VW MVOLT SRM DBLXD	Changed from E6	1	1241	0.85	9.81

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Exterior Bar Top 3'-6"	+	3 fc	3 fc	3 fc	1.0:1	1.0:1
Exterior Cookout 0'-0"	+	2.7 fc	6.7 fc	0.1 fc	67.0:1	27.0:1
Exterior Patio 0'-0"	+	3.2 fc	7.5 fc	1.1 fc	6.8:1	2.9:1
Exterior Picnic Table 3'-0"	+	5 fc	17 fc	1 fc	17.0:1	5.0:1
Exterior Walkway 0'-0"	+	1.7 fc	5.5 fc	0.0 fc	N/A	N/A
Garage Exterior 0'-0"	+	2.0 fc	11.7 fc	0.1 fc	117.0:1	20.0:1
Lobby Exterior 0'-0"	+	2.1 fc	4.9 fc	0.5 fc	9.8:1	4.2:1
West Side Entrance 0'-0"	+	4.3 fc	9.7 fc	0.7 fc	13.9:1	6.1:1
Community Walkway 0'-0"	+	7.3 fc	13.0 fc	0.1 fc	130.0:1	73.0:1

Finish	Surface	Reflectance / Transmittance
White	Ceiling	80%
White	Walls	50%
Grey	Ground	20%

THIS LIGHTING APPLICATION REQUIRES SPECIFIC LIGHTING CONTROL DEVICES OR SYSTEMS PER CALIFORNIA TITLE 24 PART 6. Therefore, this proposal includes:

- SOLUTION: This proposal includes a complete lighting and control system either as an alternate to that specified, or as a recommendation based on the information provided, subject to your review and approval.
- SUPPLEMENT: This proposal includes lighting as requested/specified, as well as a proposed lighting control system for your review and approval.
- ALERT: This proposal includes only lighting as requested/specified. However, the application itself requires compatible lighting controls to meet the following criteria. We are happy to provide a lighting control system if you request.
 - Manual Switch(es)
 - Automatic time switch (photometric)
 - Occupancy Sensor(s)
 - Photometric(s) (night sensor)
 - Demand response / load shedding
 - Controlled Receptacle(s)
 - Motion Sensing - Outdoor



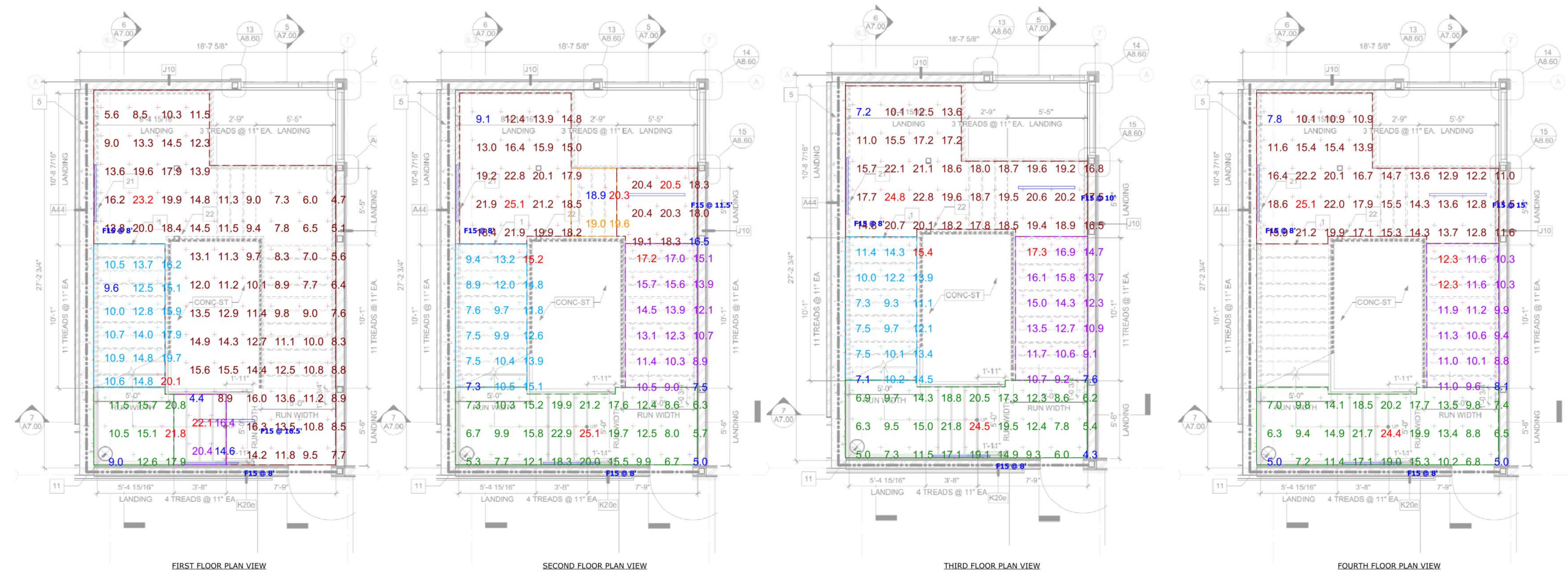
Ceiling Height: Varies
Luminaire Mounting Height: As noted
Calculation Point Height: As noted

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Designer
TEB
Date
12/15/2022
Scale
Not to Scale
Drawing No.
N/A 02
Summary



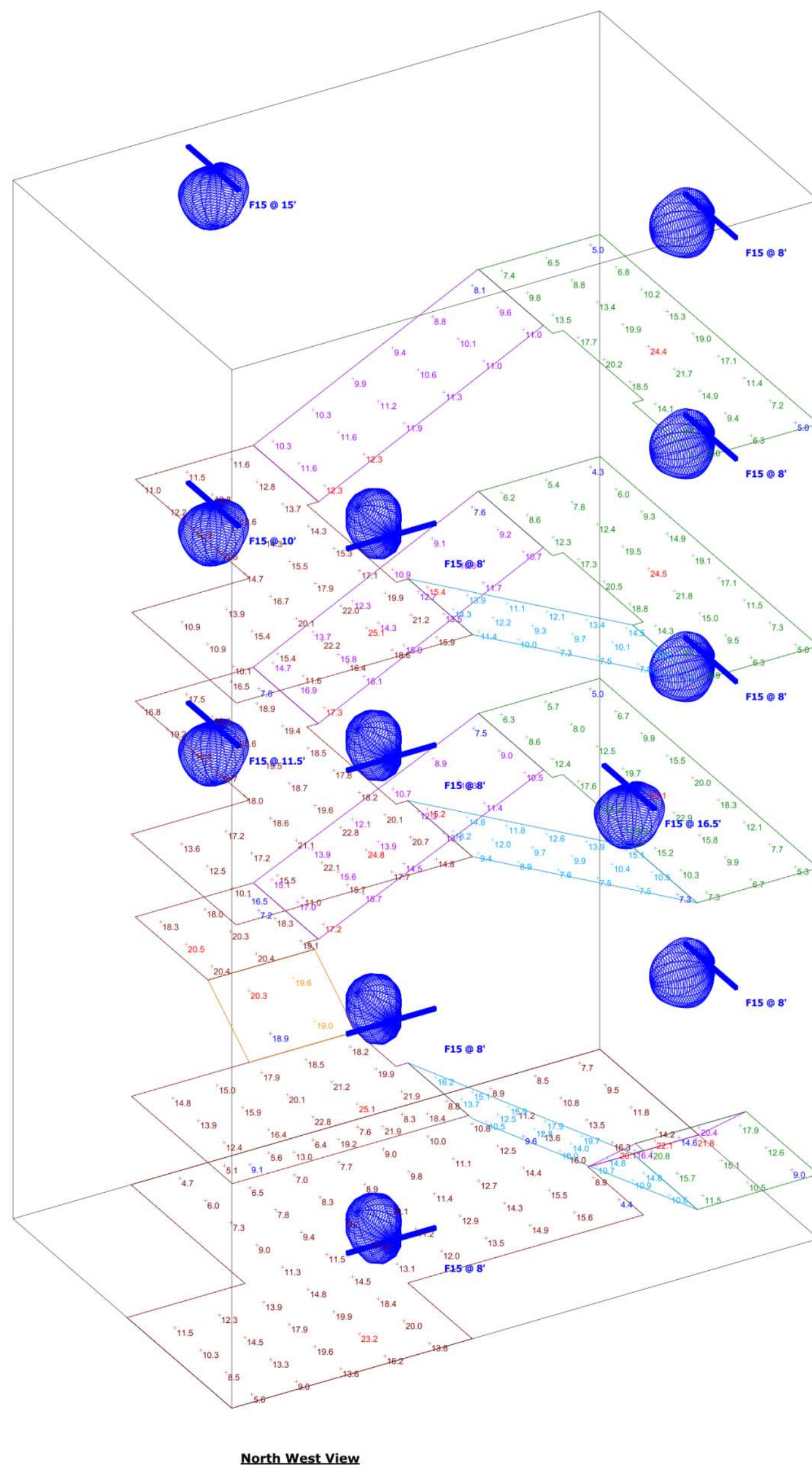
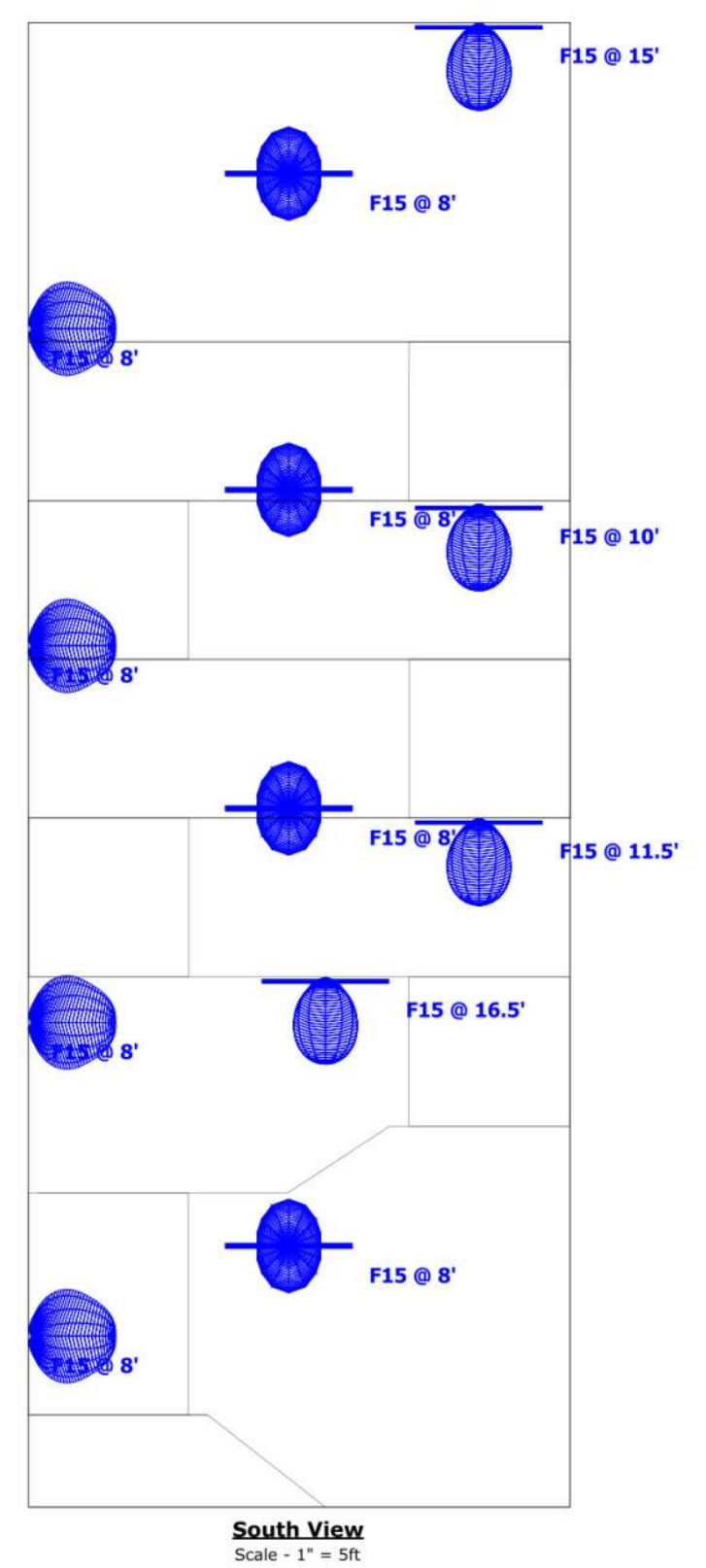
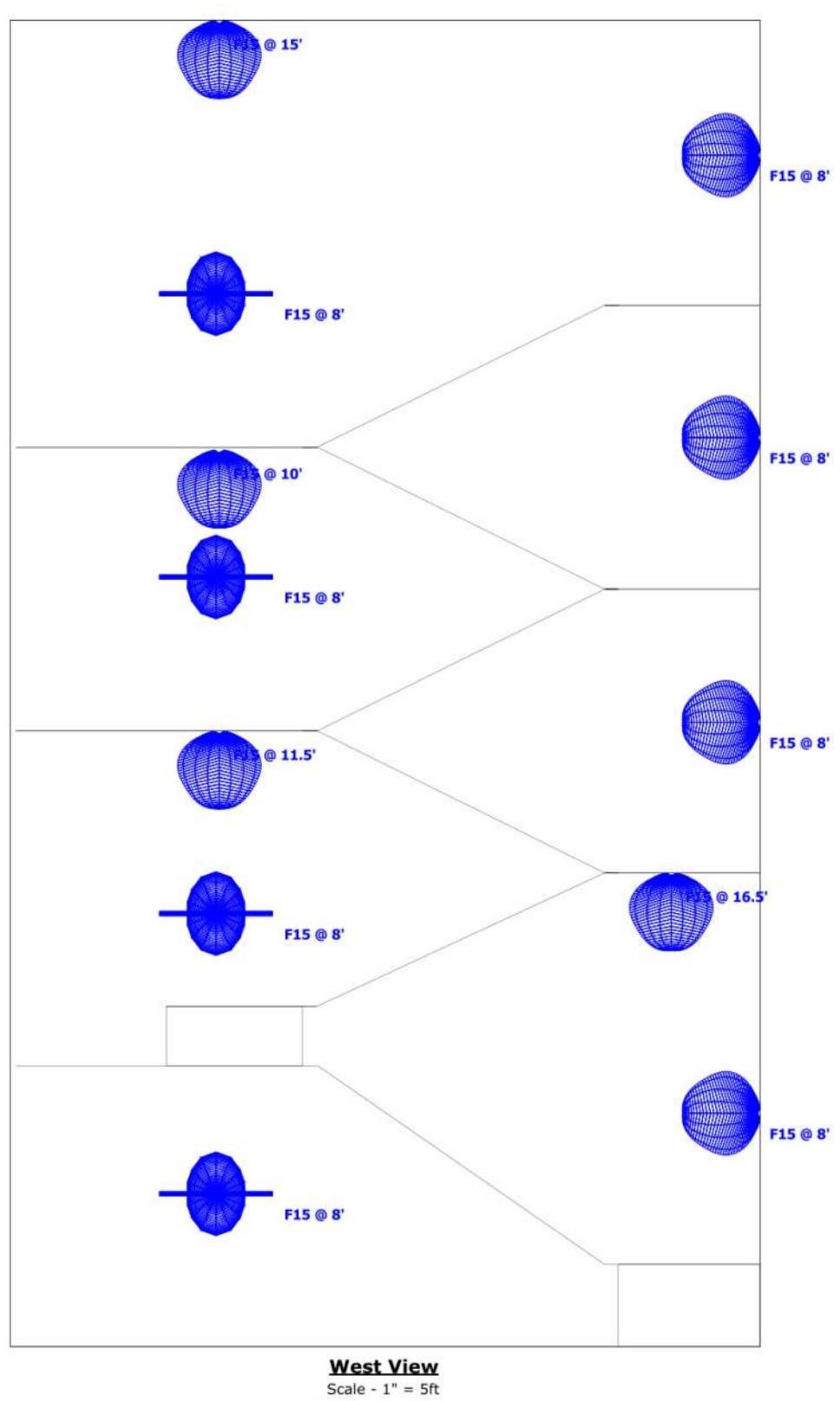
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Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	F15	12	Prudential Lighting	BOLT-PRO LED3 HO 4' (finish) UNV SUR X3 DM01 (sensors)		LED	5759	0.85	49.5

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
First Floor Landing 0'-0"	+	15.0 fc	21.8 fc	9.0 fc	2.4:1	1.7:1
First Floor UP 0'-0"	+	18.4 fc	22.1 fc	14.6 fc	1.5:1	1.3:1
First Floor UP 0'-0"	+	13.9 fc	20.1 fc	9.6 fc	2.1:1	1.4:1
Fourth Floor Landing 0'-0"	+	12.6 fc	24.4 fc	5.0 fc	4.9:1	2.5:1
Fourth Floor Landing 0'-0"	+	15.1 fc	25.1 fc	7.8 fc	3.2:1	1.9:1
Fourth Floor UP 0'-0"	+	10.6 fc	12.3 fc	8.1 fc	1.5:1	1.3:1
Second Floor Landing 0'-0"	+	19.1 fc	20.5 fc	16.5 fc	1.2:1	1.2:1
Second Floor Landing 0'-0"	+	12.8 fc	25.1 fc	5.0 fc	5.0:1	2.6:1
Second Floor Landing 0'-0"	+	17.8 fc	25.1 fc	9.1 fc	2.8:1	2.0:1
Second Floor UP 0'-0"	+	19.4 fc	20.3 fc	18.9 fc	1.1:1	1.0:1
Second Floor UP 0'-0"	+	12.7 fc	17.2 fc	7.5 fc	2.3:1	1.7:1
Second Floor UP 0'-0"	+	11.0 fc	15.2 fc	7.3 fc	2.1:1	1.5:1
Third Floor Landing 0'-0"	+	12.3 fc	24.5 fc	4.3 fc	5.7:1	2.9:1
Third Floor Landing 0'-0"	+	17.7 fc	24.8 fc	7.2 fc	3.4:1	2.5:1
Third Floor UP 0'-0"	+	12.9 fc	17.3 fc	7.6 fc	2.3:1	1.7:1
Third Floor UP 0'-0"	+	10.9 fc	15.4 fc	7.1 fc	2.2:1	1.5:1
First Floor Ground 0'-0"	+	11.5 fc	23.2 fc	4.4 fc	5.3:1	2.6:1

Finish	Surface	Reflectance / Transmittance
White	Ceiling	80%
White	Walls	50%
Grey	Ground	30%
Glass	Window	12%R / 88% T



THIS LIGHTING APPLICATION REQUIRES SPECIFIC LIGHTING CONTROL DEVICES OR SYSTEMS PER CALIFORNIA TITLE 24 PART 6. Therefore, this proposal includes:

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- ALERT: This proposal includes only lighting as requested/specified. However, the application itself requires compatible lighting controls to meet the following criteria. We are happy to provide a lighting control proposal at your request.
 - Manual Switch(es)
 - Automatic time switch (photometric)
 - Occupancy Sensor(s)
 - Proportional (night sensor)
 - Demand response / load shedding
 - Controlled Response(s)
 - Motion Sensor(s) - Outdoor

sixteen5 hundred

Ceiling Height: Varies
Luminaire Mounting Height: As noted
Calculation Point Height: As noted

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Job : 231 Grant Street - Stairs
PC : 21-15308
Client: Van Meter Williams Pollack

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV22-1242
BY: M. O'Brien Date: 07/27/2023
HARD COPY OF THESE STAMPED PLANS
MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
A	12/16/22	BID SET

Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVE
PALO ALTO, CA 94306



ON-SITE
PHOTOMETRICS

JOB #: 1925
SCALE:

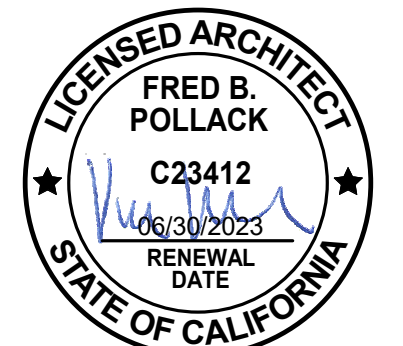
A1.22

Designer: TEB
Date: 12/16/2022
Scale: Not to Scale
Drawing No.: Rev 01
Summary



- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURR STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 799
LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
1857 O STREET
ARCATA, CA 95521

**COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
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RECORD NO.: DEV22-1242
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ID	DATE	NAME
A	12/16/22	BID SET

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306

Client:



**ON-SITE
PHOTOMETRICS**

JOB #: 1925
SCALE:

A1.23

**Job : 231 Grant Street - Unit Corridor
PC : 21-15308
Client: Van Meter Williams Pollack**



1 2ND FLOOR
A6.02 SCALE: 3/32" = 1'-0"

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	F01-C	62	Juno Lighting	J5BC 7IN 30K 90CRI WH		LED	1128	0.85	17.2
	F02	4	Visual Comfort Group	700WSMLY7(finish) -LED930		LED	537	0.85	9
	F20	3	BETA-CALCO	95 4220-D30-D1(finish)		LED	3649	0.85	35

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EL-LOBBY		8 fc	12 fc	4 fc	3.0:1	2.0:1
Corridor 0'-0"		7 fc	17 fc	2 fc	8.5:1	3.5:1

Finish	Surface	Reflectance / Transmittance
White	Ceiling	80%
White	Walls	50%
Grey	Ground	20%

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 - Manual Switches
 - Automatic time switch (astrometric)
 - Occupancy Sensor(s)
 - Photometric(s) (light sensor)
 - Demand response / load shedding
 - Controlled Receptacle(s)
 - Motion Sensing - Outdoor



Ceiling Height: Varies
Luminaire Mounting Height: As noted
Calculation Point Height: As noted

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Designer
TEB
Date
12/13/2022
Scale
Not to Scale
Drawing No.
Rv 03
Summary



CIVIL ENGINEER BKF ENGINEERS 1730 N. FIRST ST SUITE 600 SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES MILLENIUM DESIGN PO BOX 737 ALAMO, CA 94507

LANDSCAPE ARCHITECT PLURAL STUDIO 2742 17TH STREET SAN FRANCISCO, CA 94110

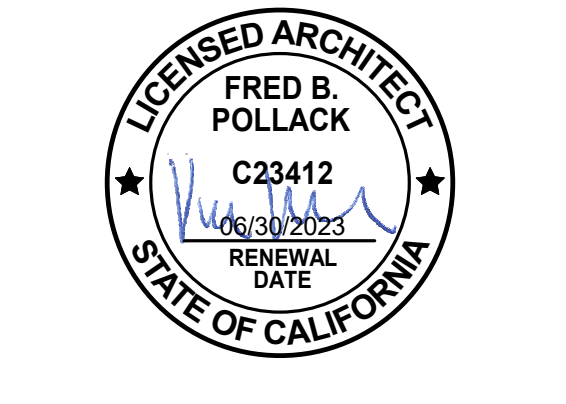
STRUCTURAL ENGINEER HOHBACH LEWIN INC 250 SHERIDAN AVE STE 100 PALO ALTO, CA 94306

MEP ENGINEER EMERALD CITY ENGINEERS 21705 HIGHWAY 99 LYNWOOD, WA 98036

ENERGY CONSULTANT REDWOOD ENERGY 1887 O STREET ARCATA, CA 95521

COUNTY OF SANTA CLARA BUILDING INSPECTION OFFICE PLANS APPROVED FOR PERMIT RECORD NO.: DEV22-1242 BY: M. O'Brien Date: 07/27/2023

HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS



Job : 231 Grant Street - Unit Plan PC : 21-15308 Client: Van Meter Williams Pollack

Table with 3 columns: ID, DATE, NAME. Row 1: A, 12/16/22, BID SET

Project:

EDUCATOR HOUSING 231 GRANT AVENUE

231 GRANT AVE PALO ALTO, CA 94306

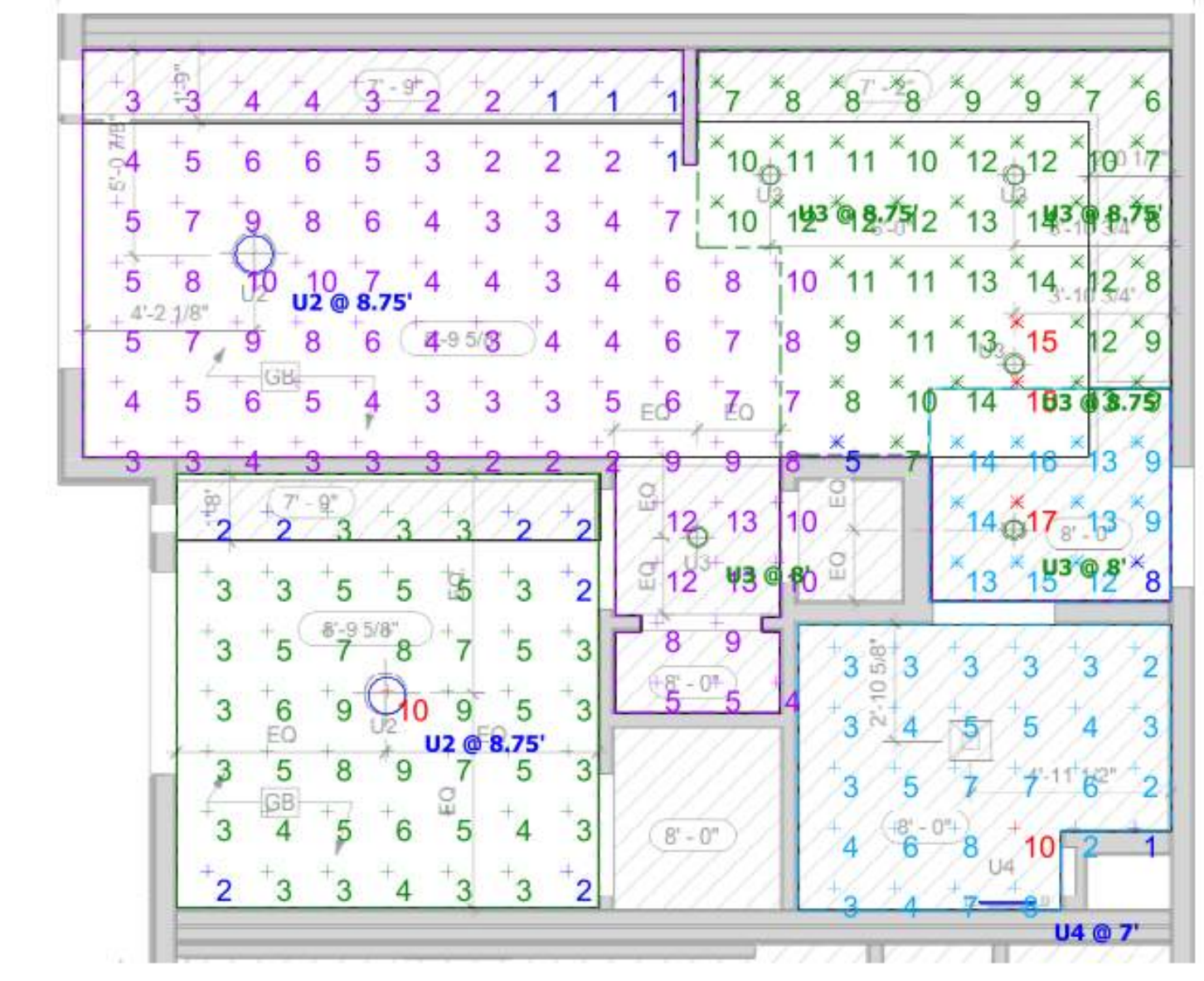


ON-SITE PHOTOMETRICS

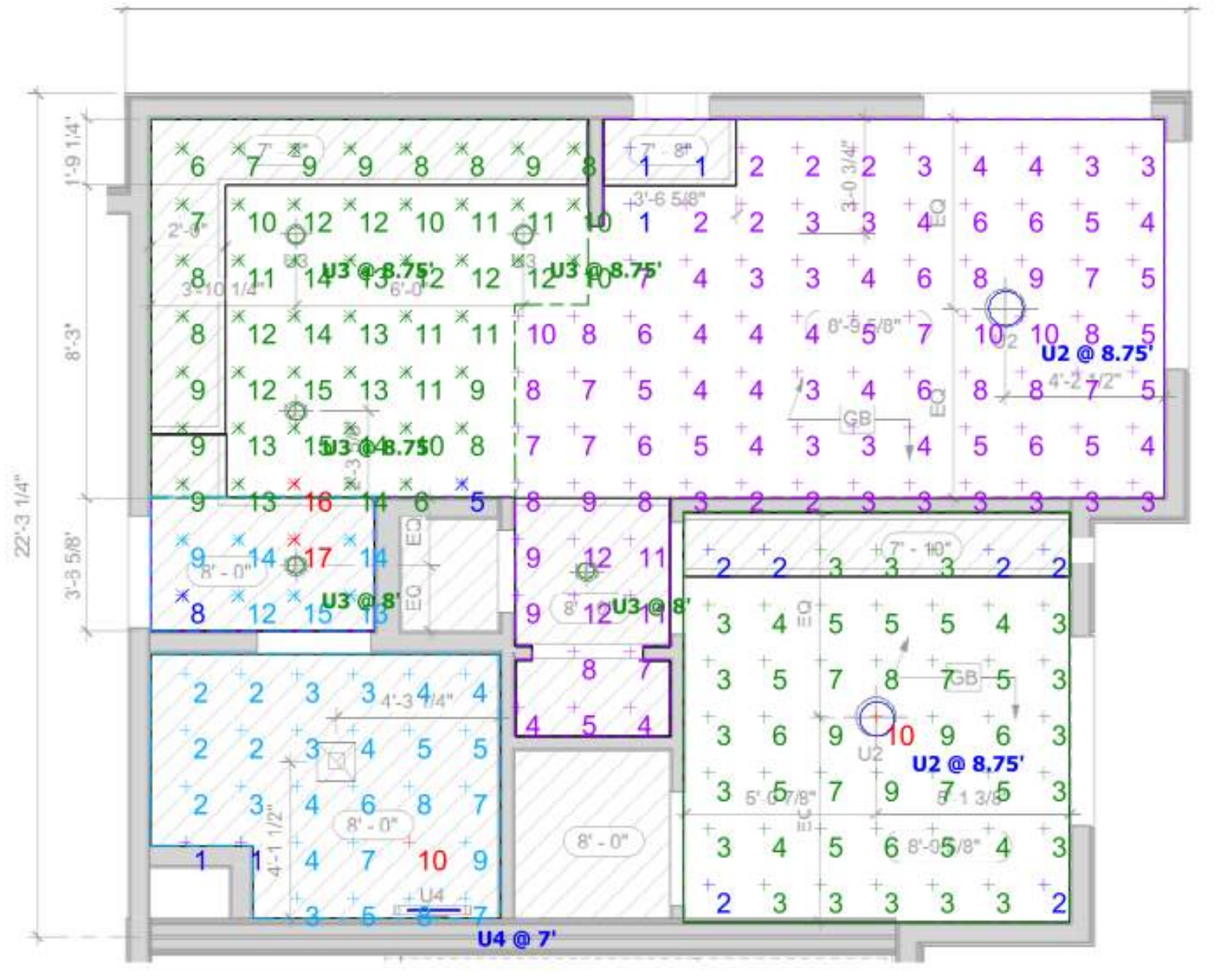
JOB #: 1925

SCALE:

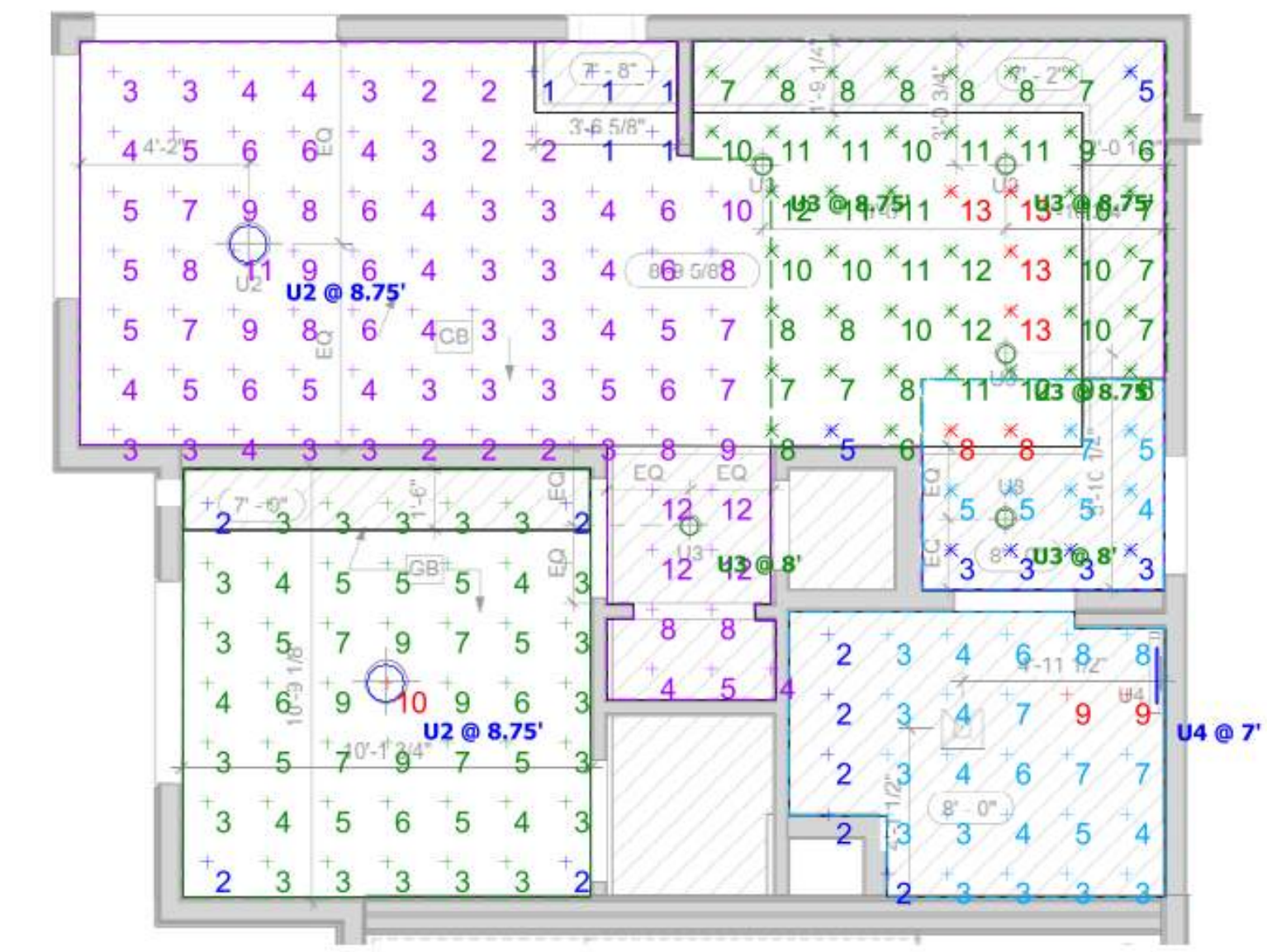
A1.24



2 1BR @ LEVEL 2-4 RCP_1A_TYPICAL UNIT 210 SHOWN SCALE: 1/4" = 1'-0"



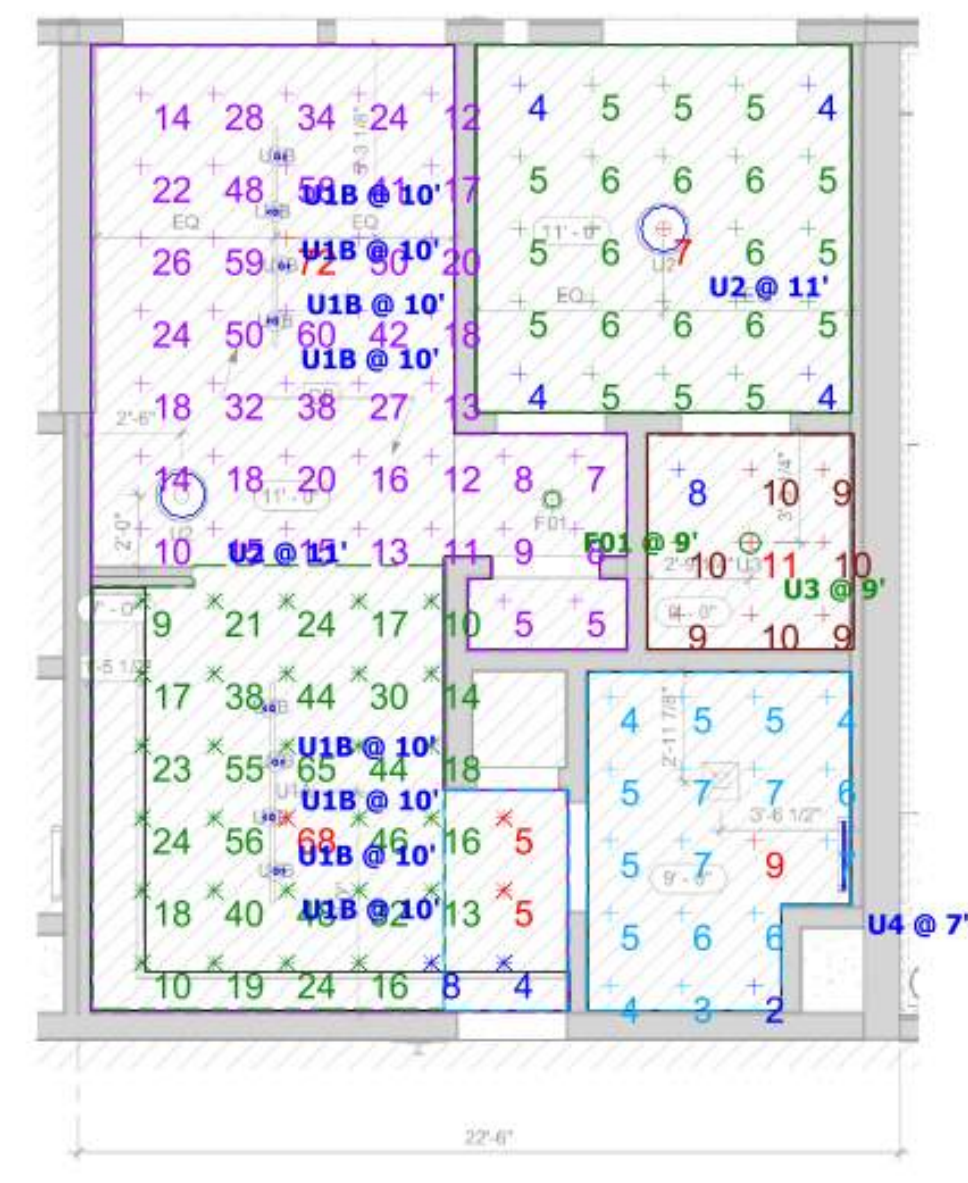
4 1BR @ LEVEL 2-4_1B_RCP @ CORNER SCALE: 1/4" = 1'-0"



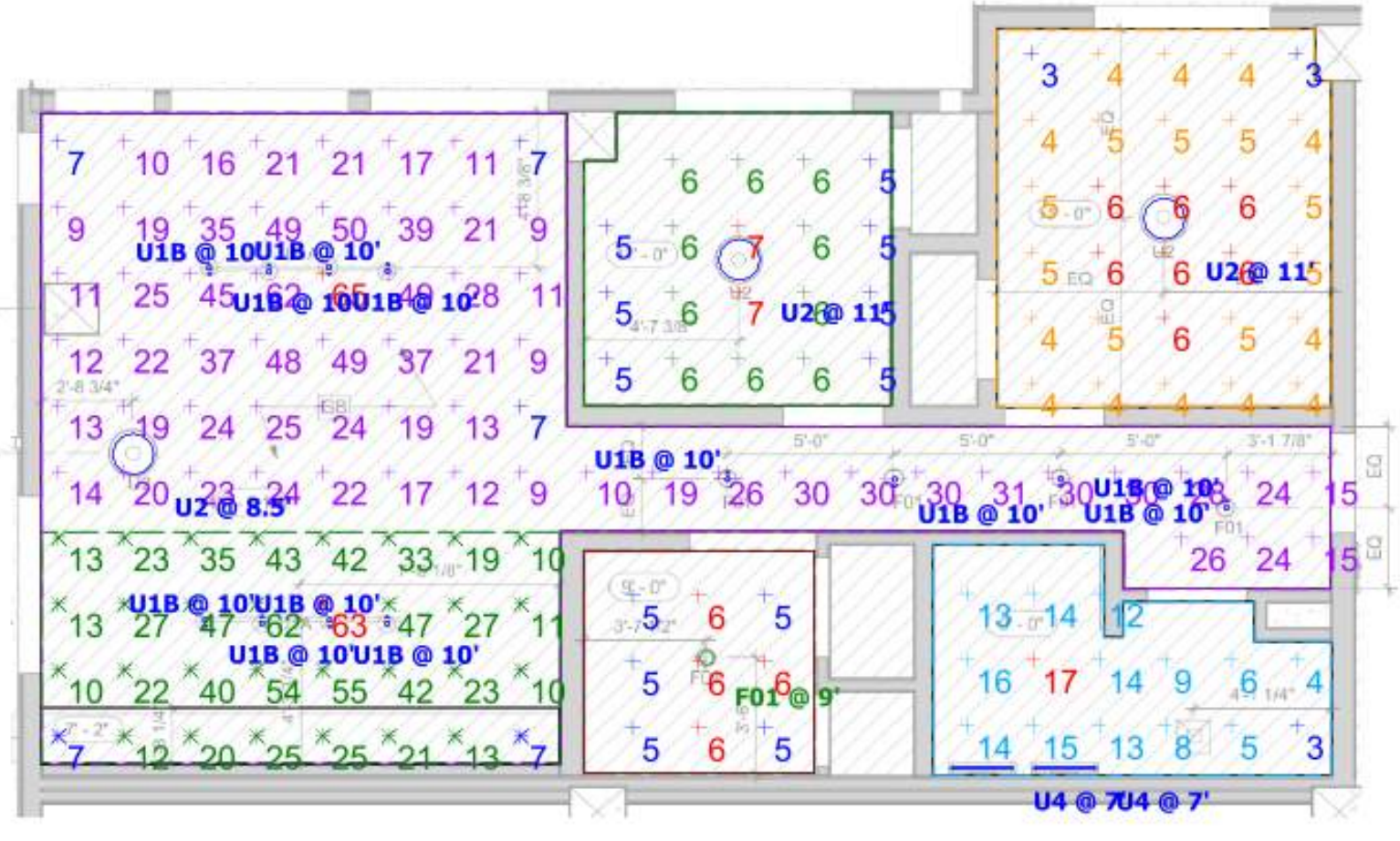
6 1BR @ LEVEL 2-4_1C_X06 RCP @ CORNER SCALE: 1/4" = 1'-0"



2 1BR @ LEVEL 1 RCP_1H_TYPICAL UNIT 103 SHOWN SCALE: 1/4" = 1'-0"



4 1BR @ LEVEL 1 RCP_1I_MOBILITY UNIT 103 SHOWN SCALE: 1/4" = 1'-0"



6 2BR @ LEVEL 1 RCP_2E_TYPICAL UNIT 103 SHOWN SCALE: 1/4" = 1'-0"

Schedule table with columns: Symbol, Label, Quantity, Manufacturer, Catalog Number, Description, Number Lamps, Lumens Per Lamp, Light Loss Factor, Wattage. Includes entries for U1B, U2, U3, and U4.

Statistics table with columns: Description, Symbol, Avg, Max, Min, Max/Min, Avg/Min. Lists lighting calculations for various rooms across different units.

Finish Schedule table with columns: Finish, Surface, Reflectance / Transmittance. Lists finishes for Ceiling, Walls, and Ground.

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Ceiling Height: Varies Luminaire Mounting Height: As noted Calculation Point Height: As noted

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Designer: FEB Date: 12/14/2022 Scale: Not to Scale Drawing No.: Rv 03 Summary



- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOBBACH LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
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 BY: M. O'Brien Date: 07/27/2023
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ID	DATE	NAME
A	12/16/22	BID SET

Project:

EDUCATOR HOUSING 231 GRANT AVENUE

231 GRANT AVE
PALO ALTO, CA 94306



ON-SITE PHOTOMETRICS

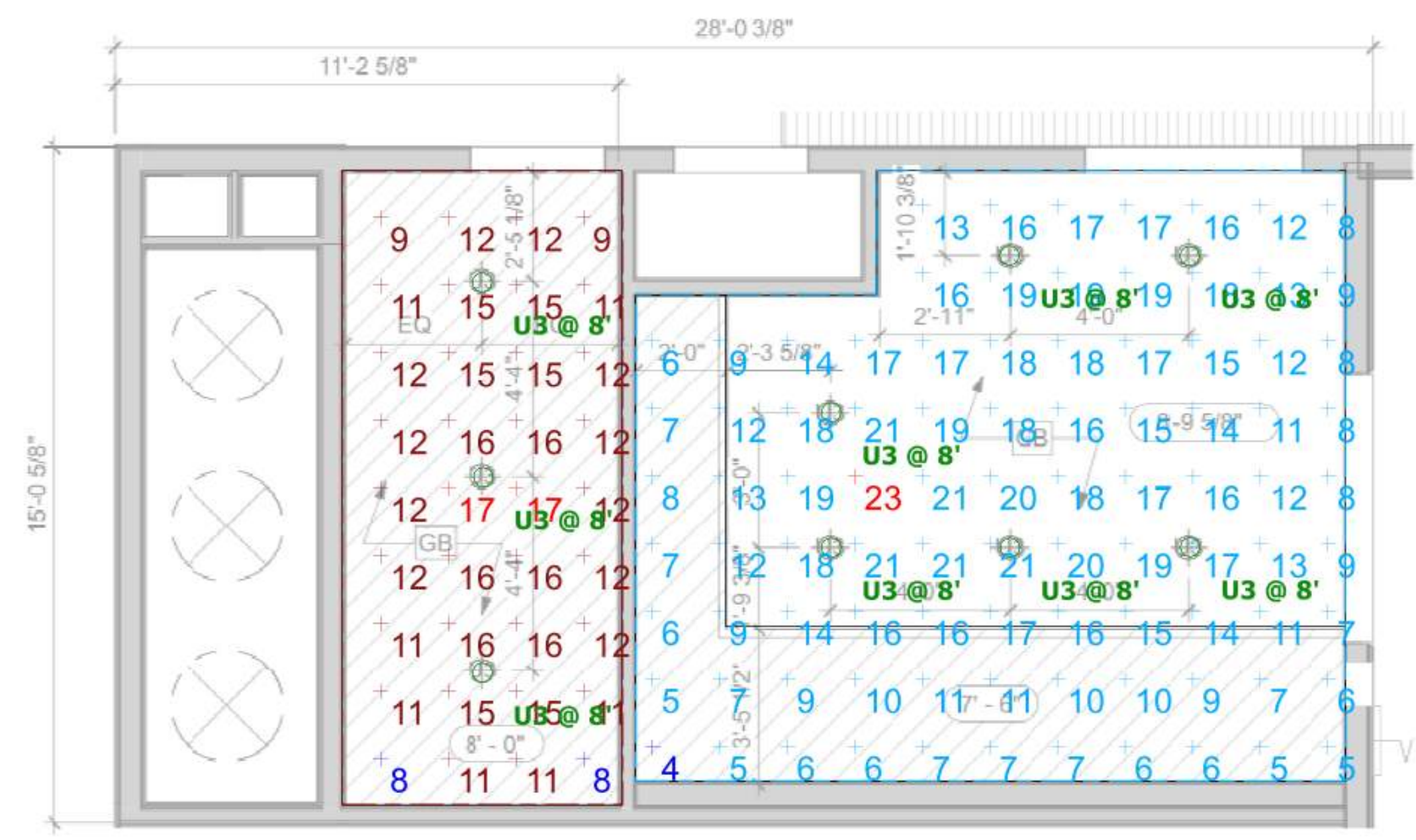
JOB #: 1925
SCALE:

A1.25

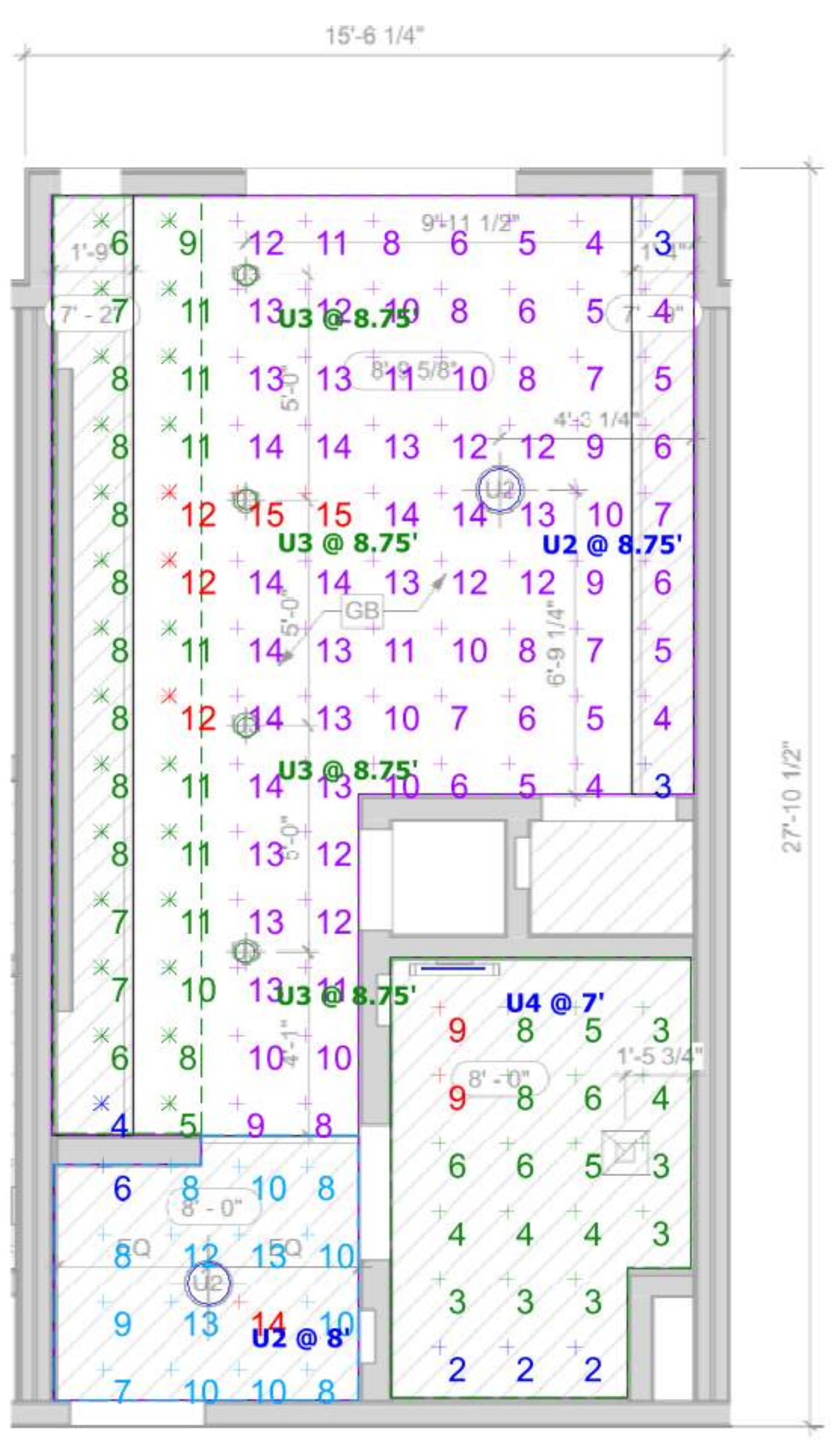
Job : 231 Grant Street - Unit Plan
PC : 21-15308
Client: Van Meter Williams Pollack



3 STUDIO @ LEVEL 2-4 RCP_0A_TYPICAL
 A4.02 UNIT 208 SHOWN
 SCALE: 1/4" = 1'-0"



5 COMMON LAUNDRY @ LEVEL 2-4 RCP
 A4.02 UNIT 103 SHOWN
 SCALE: 1/4" = 1'-0"



7 STUDIO @ LEVEL 2 RCP_0B_MOBILITY
 A4.02 UNIT 228 SHOWN
 SCALE: 1/4" = 1'-0"

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	U1B	28	Juno Lighting	T381L G2 30K 80CRI PDIM WFL BL		1	1063	0.85	11.04
	U2	17	Modern Forms	FM-2115-30		1	1383	0.85	26.8239
	U3	36	Juno Lighting	JSF 7IN 10LM 30K 90CRI MVOLT ZT WH		1	1081	0.85	12.8
	U4	9	Lithonia Lighting	FMVCSL 24IN 30K		1	1303	0.85	17.68

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1BR 1A Level 2-4 Bathroom 2'-6"	+	4 fc	10 fc	1 fc	10.0:1	4.0:1
1BR 1A Level 2-4 Bedroom 2'-6"	+	4 fc	10 fc	2 fc	5.0:1	2.0:1
1BR 1A Level 2-4 Entry 2'-6"	X	13 fc	17 fc	8 fc	2.1:1	1.6:1
1BR 1A Level 2-4 Kitchen 2'-6"	X	10 fc	15 fc	5 fc	3.0:1	2.0:1
1BR 1B Level 2-4 2'-6"	+	7 fc	17 fc	1 fc	17.0:1	7.0:1
1BR 1B Level 2-4 Bathroom 2'-6"	+	4 fc	10 fc	1 fc	10.0:1	4.0:1
1BR 1B Level 2-4 Bedroom 2'-6"	+	4 fc	10 fc	2 fc	5.0:1	2.0:1
1BR 1B Level 2-4 Entry 2'-0"	X	13 fc	17 fc	8 fc	2.1:1	1.6:1
1BR 1B Level 2-4 Kitchen 2'-6"	X	11 fc	16 fc	5 fc	3.2:1	2.2:1
1BR 1C Level 2-4 2'-6"	+	6 fc	13 fc	1 fc	13.0:1	6.0:1
1BR 1C Level 2-4 Bathroom 2'-6"	+	4 fc	9 fc	2 fc	4.5:1	2.0:1
1BR 1C Level 2-4 Bedroom 2'-6"	+	5 fc	10 fc	2 fc	5.0:1	2.5:1
1BR 1C Level 2-4 Entry 2'-6"	X	5 fc	8 fc	3 fc	2.7:1	1.7:1
1BR 1C Level 2-4 Kitchen 2'-6"	X	9 fc	13 fc	5 fc	2.6:1	1.8:1
1BR 1H Level 1 Bedroom 2'-6"	+	5 fc	7 fc	4 fc	1.8:1	1.3:1
1BR 1H Level 1 Closet 2'-6"	+	9 fc	11 fc	8 fc	1.4:1	1.1:1
1BR 1H Level 1 Entry 2'-6"	X	9 fc	11 fc	7 fc	1.6:1	1.3:1
1BR 1H Level 1 Kitchen 2'-6"	X	31 fc	70 fc	10 fc	7.0:1	3.1:1
1BR 1H Level 1 Living Room 2'-6"	+	27 fc	71 fc	7 fc	10.1:1	3.9:1
1BR 1I Level 1 Bathroom 2'-6"	+	5 fc	9 fc	2 fc	4.5:1	2.5:1
1BR 1I Level 1 Bedroom 2'-6"	+	5 fc	7 fc	4 fc	1.8:1	1.3:1
1BR 1I Level 1 Closet 2'-6"	+	10 fc	11 fc	8 fc	1.4:1	1.3:1
1BR 1I Level 1 Entry 2'-6"	X	5 fc	5 fc	4 fc	1.3:1	1.3:1
1BR 1I Level 1 Kitchen 2'-6"	X	29 fc	68 fc	8 fc	8.5:1	3.6:1
1BR 1I Level 1 Living Room 2'-6"	+	26 fc	72 fc	4 fc	18.0:1	6.5:1
2BR 2E Level 1 Bathroom 2'-6"	+	6 fc	9 fc	2 fc	4.5:1	3.0:1
2BR 2E Level 1 Bathroom 2'-6"	+	11 fc	17 fc	3 fc	5.7:1	3.7:1
2BR 2E Level 1 Bathroom 2'-6"	+	5 fc	6 fc	3 fc	2.0:1	1.7:1
2BR 2E Level 1 Bedroom 1 2'-6"	+	6 fc	7 fc	5 fc	1.4:1	1.2:1
2BR 2E Level 1 Kitchen 2'-6"	X	28 fc	63 fc	7 fc	9.0:1	4.0:1
2BR 2E Level 1 Laundry 2'-6"	+	5 fc	6 fc	5 fc	1.2:1	1.0:1
2BR 2E Level 1 Living Room 2'-6"	+	26 fc	65 fc	7 fc	9.3:1	3.7:1
Common Laundry 2-4 2'-6"	+	13 fc	23 fc	4 fc	5.8:1	3.3:1
Common Trash 2-4 2'-6"	+	13 fc	17 fc	8 fc	2.1:1	1.6:1
Studio 0A Level 2-4 Kitchen 2'-6"	X	10 fc	15 fc	5 fc	3.0:1	2.0:1
Studio 0B Kitchen 2'-6"	X	9 fc	12 fc	4 fc	3.0:1	2.3:1
Studio 0B Mobility 2'-6"	+	10 fc	15 fc	3 fc	5.0:1	3.3:1
Studio 0B Mobility Bathroom 2'-6"	+	5 fc	9 fc	2 fc	4.5:1	2.5:1
Studio 0B Mobility Entry 2'-6"	+	10 fc	14 fc	6 fc	2.3:1	1.7:1
Studio 2-4 Level 2'-6"	+	10 fc	16 fc	3 fc	5.3:1	3.3:1
Studio 2-4 Level Bathroom 2'-6"	+	5 fc	9 fc	2 fc	4.5:1	2.5:1
Studio 2-4 Level Entry 2'-6"	+	9 fc	15 fc	6 fc	2.5:1	1.5:1
1BR 1A Level 2-4 2'-6"	+	7 fc	17 fc	1 fc	17.0:1	7.0:1

Finish	Surface	Reflectance / Transmittance
White	Ceiling	80%
White	Walls	50%
Grey	Ground	20%

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- Controlled (photometric)
- Motion Sensor(s) - Outdoor



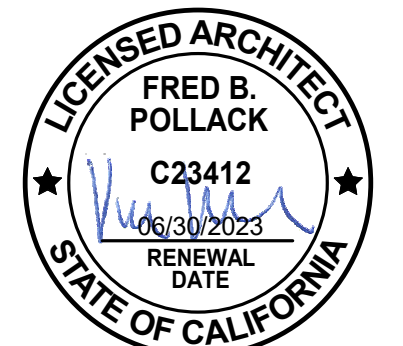
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Designer
 FJB
 Date
 12/14/2022
 Scale
 Not to Scale
 Drawing No.
 Rev 03
 Summary

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BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112
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MILLENIUM DESIGN
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- ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
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**COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT**
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023
**HARD COPY OF THESE STAMPED PLANS
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ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
A	12/16/22	BID SET
B	03/20/23	BID ADDENDUM

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306



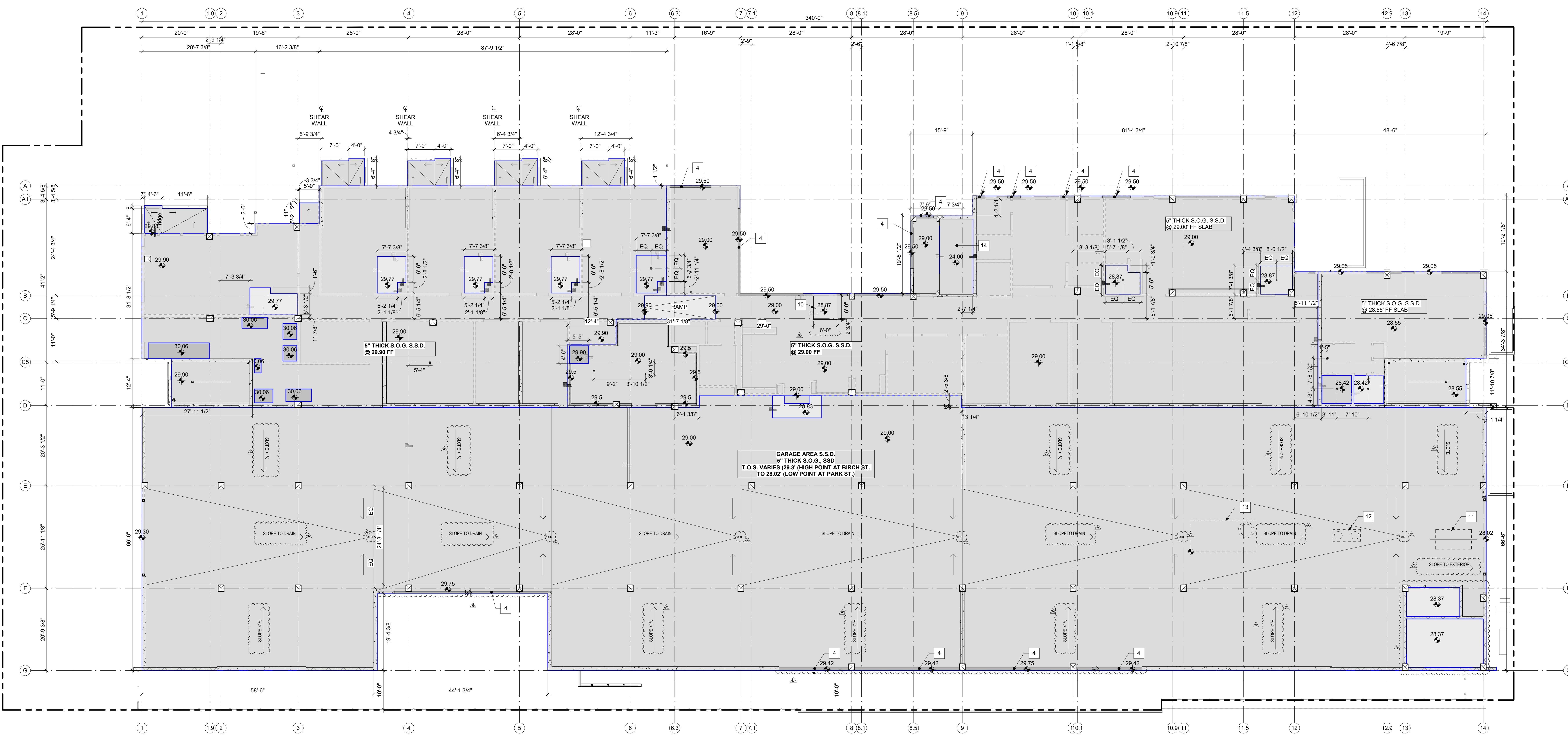
**FIRST FLOOR SLAB
 PLAN (PREV A2.11B)**

JOB #: 1925
 SCALE: As indicated

A2.01

PLAN CHECK REVISION 4 | DATE: 06/19/23

- FLOOR PLAN LEGEND**
- PODIUM DRAIN
 - 2-STAGE-DRAIN
 - UNIT FLOOR DRAIN
 - PLUMBING PIPE, S.P.D.
 - FIRE RISER
 - DOWNSPOUT
 - CONCRETE STEP
 - 11" PT SLAB
 - DROPPED 11" PT SLAB @ PODIUM & LANDSCAPE AREAS
 - CONCRETE COLUMN
 - FLOOR AREA SLOPING TOWARD DRAIN, SPD
 - TRASH CHUTES
 - CONCRETE CURB
- SLAB PLAN KEYNOTES**
- 1 AREA DRAIN, SLOPE SLAB TO DRAIN, 1/8" MIN. SEE PLUMBING. COORDINATE WITH LANDSCAPE.
 - 2 OPENING IN SLAB
 - 3 DOWNSPOUT PENETRATION (FROM ROOF) SEE PLUMBING AND LANDSCAPE
 - 4 CAST IN PLACE CONCRETE CURB WALL. SEE STRUCTURAL
 - 5 SLOPE SLAB 1/4" MIN AWAY FROM BUILDING
 - 6 SEE CIVIL FOR ELEVATIONS AND SLOPE
 - 7 PODIUM DRAIN
 - 8 TWO-STAGE-DRAIN AT PLANTER
 - 9 ROLL-IN SHOWER, SLAB DERESSED 2" AT ENTIRE BATHROOM
 - 10 RECESSED WALK OFF MAT (-1.25' FROM SLAB ELEV)
 - 11 MECHANICAL TREATMENT DEVICE, SCD
 - 12 OIL AND WATER SEPARATOR, SEE PLUMBING
 - 13 EJECTOR PUMP STATION
 - 14 ELEVATOR PIT
 - 15 RECESSED J-BOX WITH SLEEVE FOR EXTERIOR LIGHTING IN THE BOTTOM OF THE PT SLAB, RE: A6.01
 - 16 DOWNSPOUT
 - 17 GUTTER



CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
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 ALAMO, CA 94507

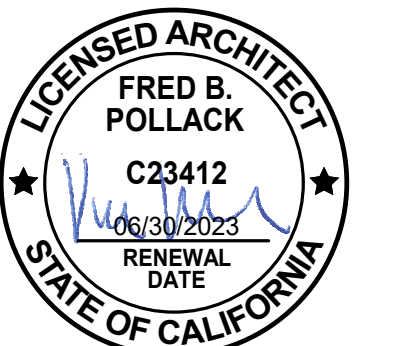
LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

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HOHBACH-LEWIN, INC
 250 SHERIDAN AVE STE 100
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 1887 O STREET
 ARCATA, CA 95521

COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023
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ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
A	12/16/22	BID SET

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306



**SECOND FLOOR SLAB
 PLAN (PREV A2.12B)**

JOB #: 1925
 SCALE: As indicated

A2.02

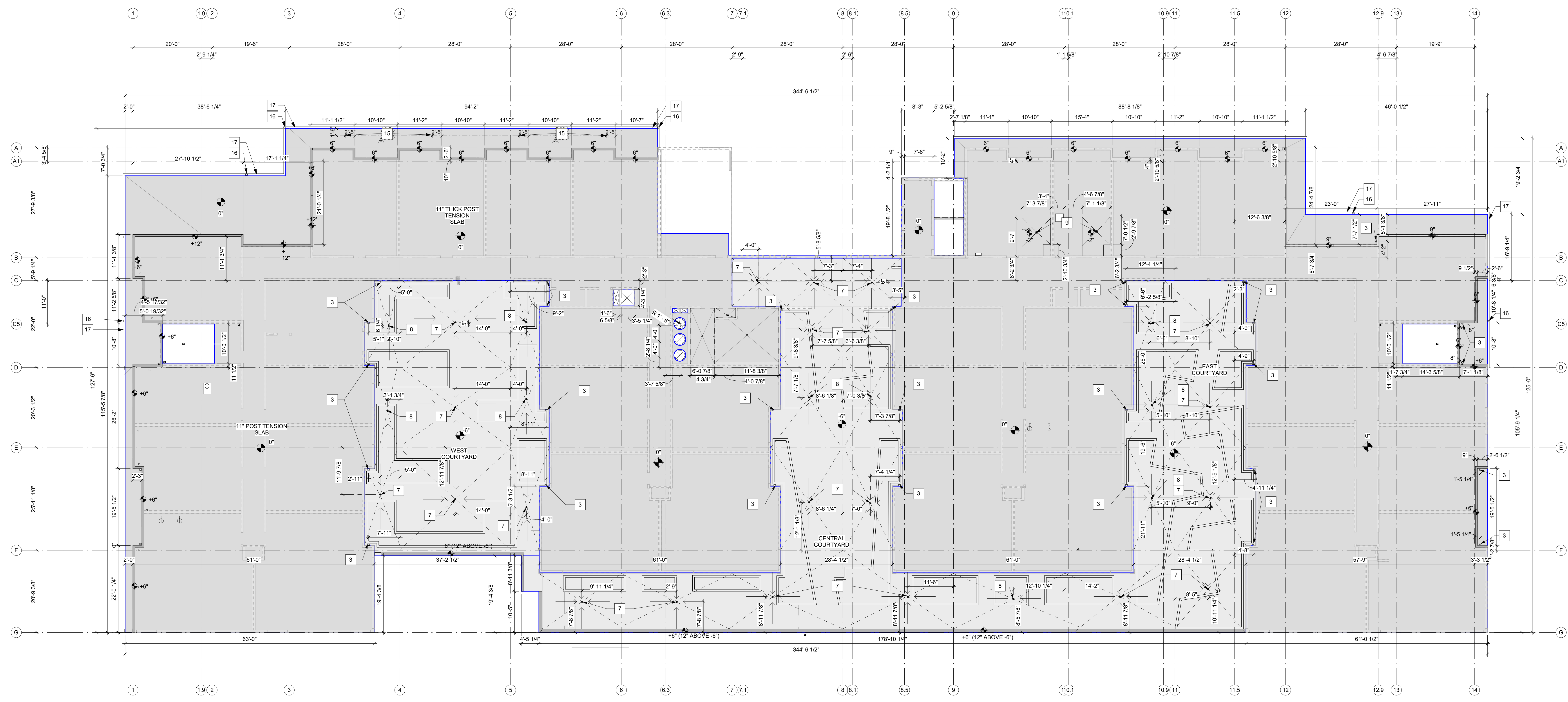
PLAN CHECK REVISION 4 | DATE: 06/19/23

FLOOR PLAN LEGEND

- PODIUM DRAIN
- 2-STAGE-DRAIN
- UNIT FLOOR DRAIN
- PLUMBING PIPE, S.P.D.
- FIRE RISER
- DOWNSPOUT
- CONCRETE STEP
- 11" PT SLAB
- DROPPED 11" PT SLAB @ PODIUM & LANDSCAPE AREAS
- CONCRETE COLUMN
- FLOOR AREA SLOPING TOWARD DRAIN, SPD
- TRASH CHUTES
- CONCRETE CURB

SLAB PLAN KEYNOTES

- 1 AREA DRAIN, SLOPE SLAB TO DRAIN, 1/8" MIN. SEE PLUMBING, COORDINATE WITH LANDSCAPE
- 2 OPENING IN SLAB
- 3 DOWNSPOUT PENETRATION (FROM ROOF) SEE PLUMBING AND LANDSCAPE
- 4 CAST IN PLACE CONCRETE CURB/WALL, SEE STRUCTURAL
- 5 SLOPE SLAB (1/4" MIN AWAY FROM BUILDING)
- 6 SEE CIVIL FOR ELEVATIONS AND SLOPE
- 7 PODIUM DRAIN
- 8 TWO-STAGE-DRAIN AT PLANTER
- 9 ROLL-IN SHOWER, SLAB DEPRESSED 2" AT ENTIRE BATHROOM
- 10 RECESSED WALK OFF MAT (-1.25" FROM SLAB ELEV.)
- 11 MECHANICAL TREATMENT DEVICE, SCD
- 12 OIL AND WATER SEPARATOR, SEE PLUMBING
- 13 EJECTOR PUMP STATION
- 14 ELEVATOR PIT
- 15 RECESSED J-BOX WITH SLEEVE FOR EXTERIOR LIGHTING IN THE BOTTOM OF THE PT SLAB, RE: A6.01
- 16 DOWNSPOUT
- 17 GUTTER



1 2ND FLOOR - EDGE OF SLAB PLAN

A2.02 SCALE: 3/32" = 1'-0"

CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507

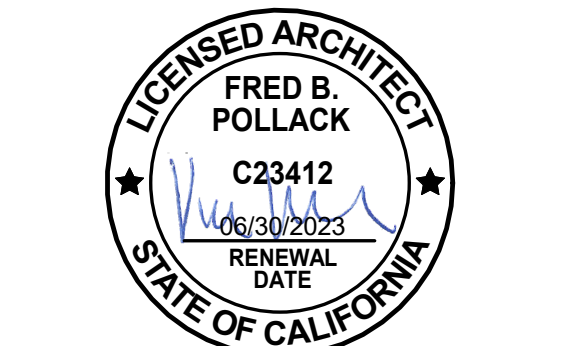
LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036

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REDWOOD ENERGY
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3	05/12/23	PLAN CHECK RESPONSE 3
4	06/19/23	PLAN CHECK RESPONSE 4
5	06/28/23	PLAN CHECK RESPONSE 5
C	TBD	CONFORM SET

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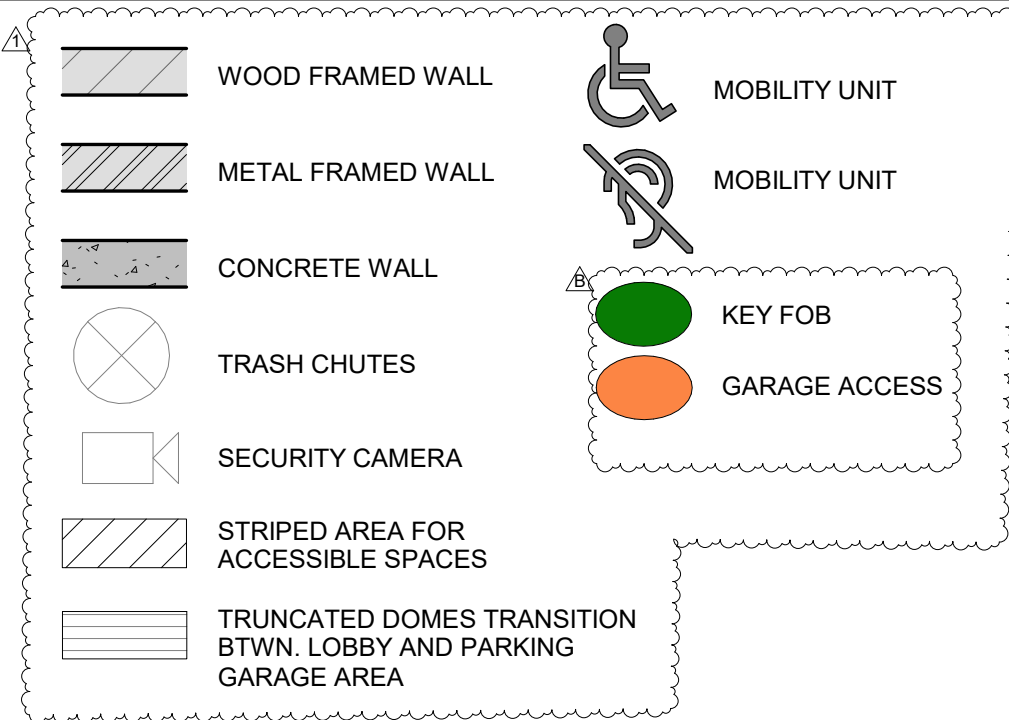
FIRST FLOOR PLAN

JOB #: 1925
 SCALE: As Indicated

A2.11

PLAN CHECK REVISION 4 | DATE: 06/19/23

FLOOR PLAN LEGEND



FLOOR PLAN KEYNOTES

- 1 SETBACK
- 2 100X100 PAD MOUNT TRANSFORMER, SEE JOINT TRENCH
- 3 LINE OF BUILDING ABOVE
- 4 FIRE ACCESS STAIR
- 5 BACK FLOW PREVENTER
- 6 DRIVEWAY ENTRANCE TO GARAGE
- 7 GROUND WATER MONITORING WELLS TO REMAIN, AND BE PROTECTED
- 8 LOAD BREAK AND TREE TO REMAIN
- 9 SIGNAGE FOR ERRCS LOCATION, LOBBY & MPOE, SED
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- 11 STAND PIPE
- 12 EVSE CHARGER, SED
- 13 (N) FLOOR CONTROL VALVE, SEE FP-1.0
- 14 FIRE ALARM ANNUNCIATOR, 60" AFF, SED
- 15 EVSE SHUT OFF, SED, VERIFY WITH PAFD PRIOR TO INSTALL
- 16 PARKING STACKER SHUT OFFS, SED
- 17 FIRE DEPT KNOCK BOXES & KNOX REMOTE POWER BOXES, SED, SEE A3.11
- 18 4-HEAD FIRE DEPT CONNECTION, SCD
- 19 MECHANICAL TREATMENT DEVICE, SCD
- 20 DOWNSPOUT & OVERFLOW SCUPPERS
- 21 DOG RUN
- 22 OMEGA FENCING SYSTEM W/ EGRESS GATE
- 23 LOW IMPACT DEVELOPMENT PLANTERS, SLD
- 24 AREA DRAIN, SPD
- 25 OIL AND WATER SEPARATOR, SPD
- 26 FIRE EXTINGUISHER CABINET, EVERY 75' PER CFC 906.3
- 27 MINIMUM VERTICAL CLEARANCE BAR, 8'-2" SEE A11.72
- 28 TEST HEADER
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- 32 TOUCH SCREEN, SEE PARKWORKS DRAWINGS
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- 36 TRUNCATED DOMES
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- 39 VIMS ACCESS PANEL
- 40 VENT TO ROOF (VAPOR MITIGATION)
- 41 LOW-SLOPE ROOF BELOW, SEE A8.25
- 42 WALL MOUNTED PARKING SIGNAGE

GENERAL NOTE

- 1. THE VERTICAL CLEARANCE OF 98" TO BE PROVIDED AT PARKING AISLES, PARKING STALLS, THE STRIPED ACCESS AISLES ADJACENT TO THE ACCESSIBLE PARKING STALLS AND AT THE VEHICULAR ROUTE TO THE ACCESSIBLE PARKING IN THE PARKING GARAGE.
 - 2. ALL PARKING STALLS ARE RESIDENTIAL PARKING STALLS.
 - 3. SEE UNIT PLANS (A4.01 - A4.06) FOR UNIT DOOR DESIGNATIONS AND UNIT DOOR SCHEDULE ON A11.10.
 - 4. THE ACCESSIBLE PAVING MARKING INFORMATION CAN BE FOUND ON DETAIL 7/A11.73.
- (U) ALL DOORS MARKED WITH AN ASTERISK ARE UNIT ENTRY DOORS, TYPE U1, SEE UNIT DOOR SCHEDULE ON A11.10



- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
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ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
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SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERRIDAN AVE STE 100
PALO ALTO, CA 94306
- MEP ENGINEER
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1887 O STREET
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PALO ALTO, CA 94306

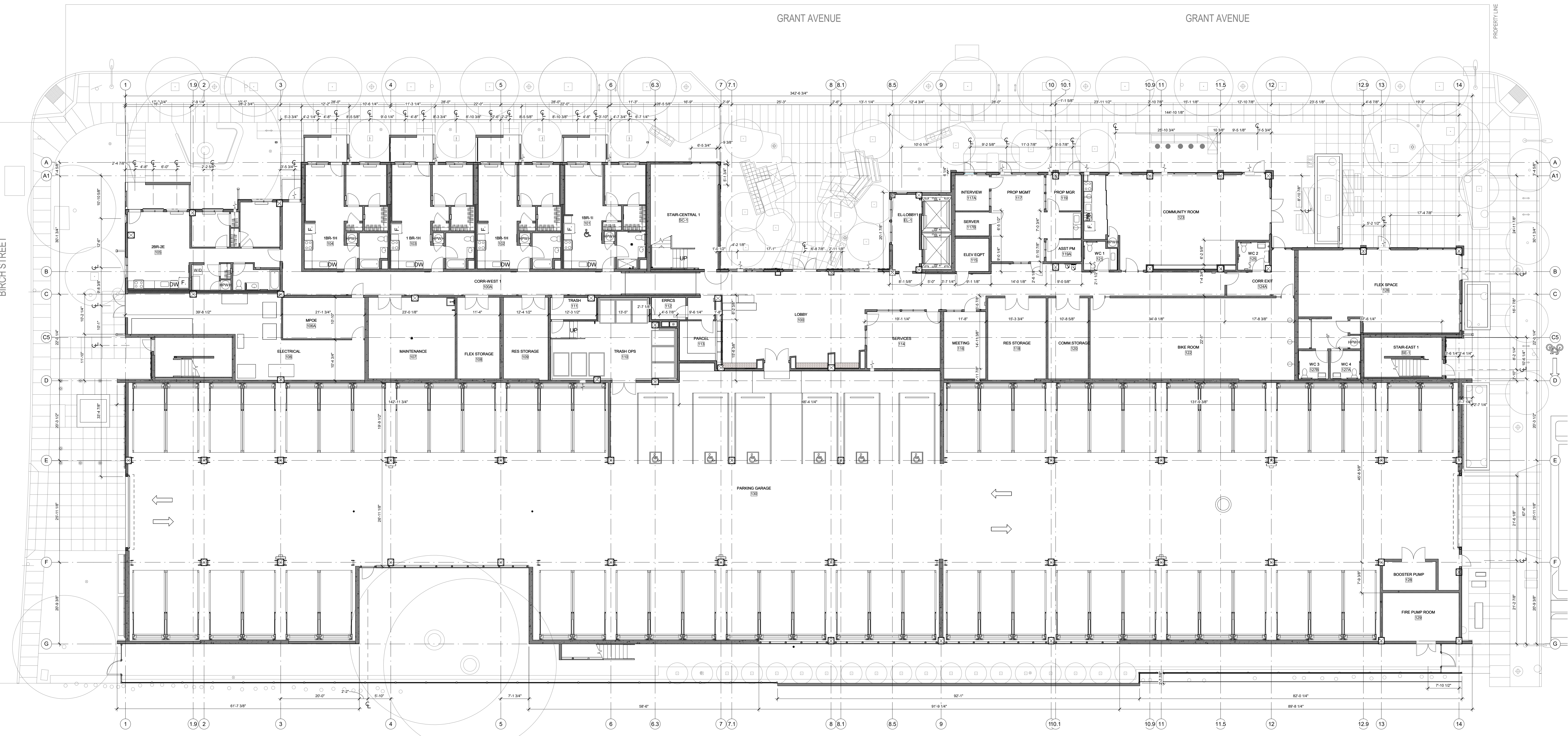


**FIRST FLOOR
DIMENSION PLAN**

JOB #: 1925
SCALE: 3/32" = 1'-0"

A2.11a

PLAN CHECK REVISION 4 | DATE: 06/19/23



1 1ST FLOOR DIMENSION PLAN
A2.11a SUBTITLE_OPTIONAL
SCALE: 3/32" = 1'-0"

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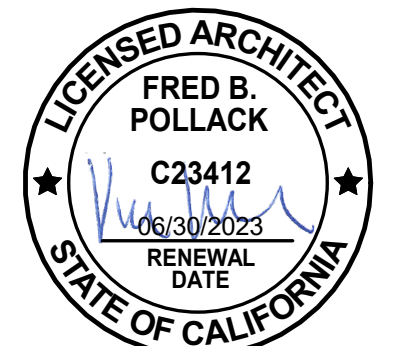
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C	TBD	CONFORM SET

Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVE
 PALO ALTO, CA 94306



SECOND FLOOR PLAN

JOB #: 1925
 SCALE: As Indicated

A2.12

PLAN CHECK REVISION 4 | DATE: 06/19/23

FLOOR PLAN LEGEND

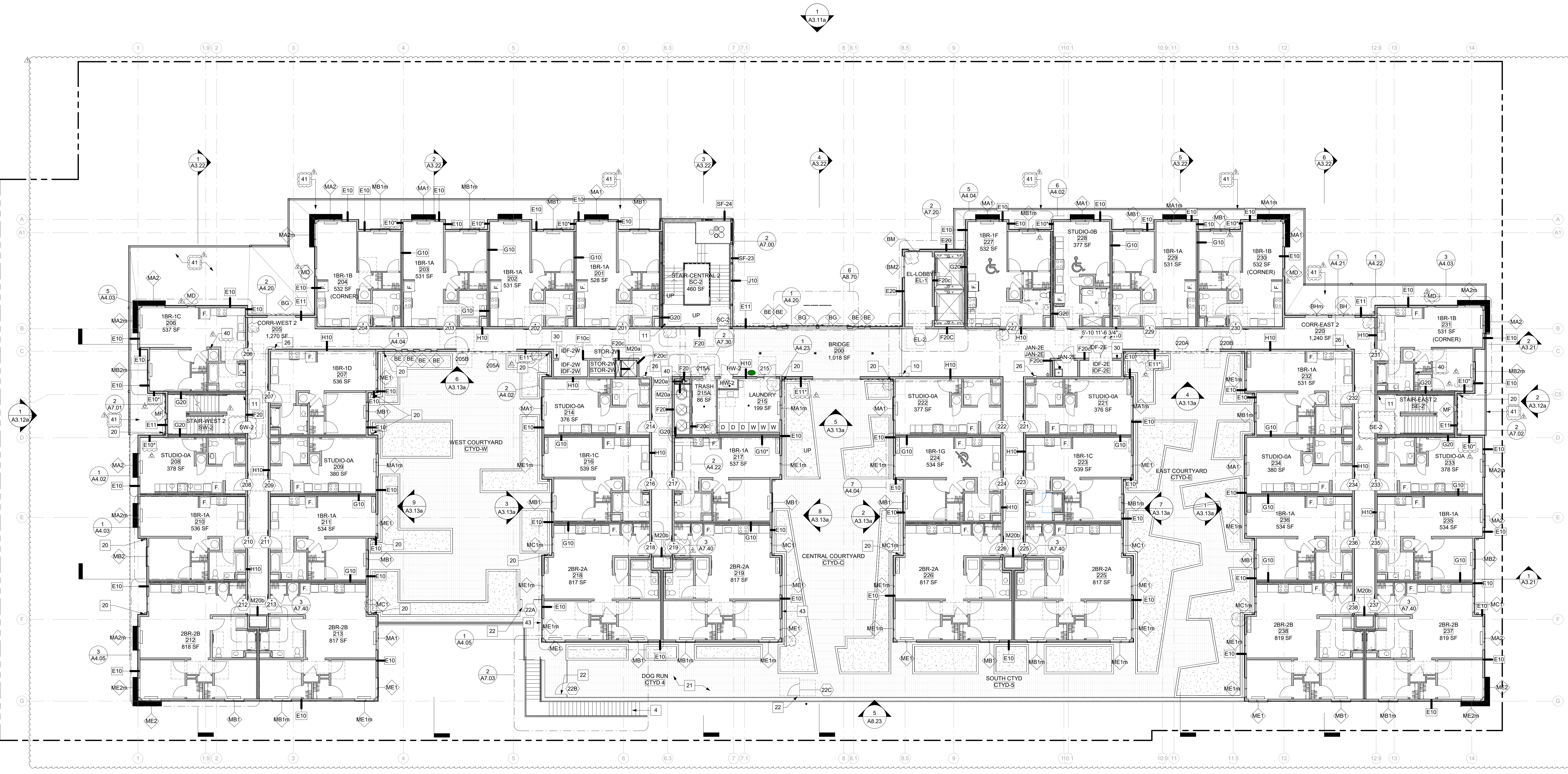
- WOOD FRAMED WALL
- METAL FRAMED WALL
- CONCRETE WALL
- TRASH CHUTES
- SECURITY CAMERA
- STRIPED AREA FOR ACCESSIBLE SPACES
- TRUNCATED DOMES TRANSITION BTWN. LOBBY AND PARKING GARAGE AREA
- MOBILITY UNIT
- KEY FOB
- GARAGE ACCESS

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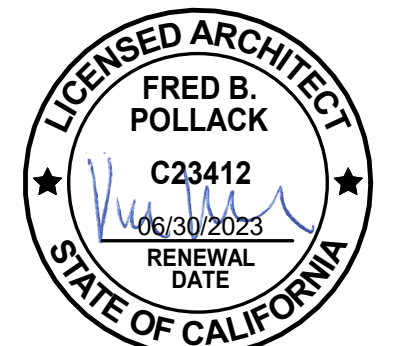
LANDSCAPE ARCHITECT
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2742 17TH STREET
SAN FRANCISCO, CA 94110

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231 GRANT AVE
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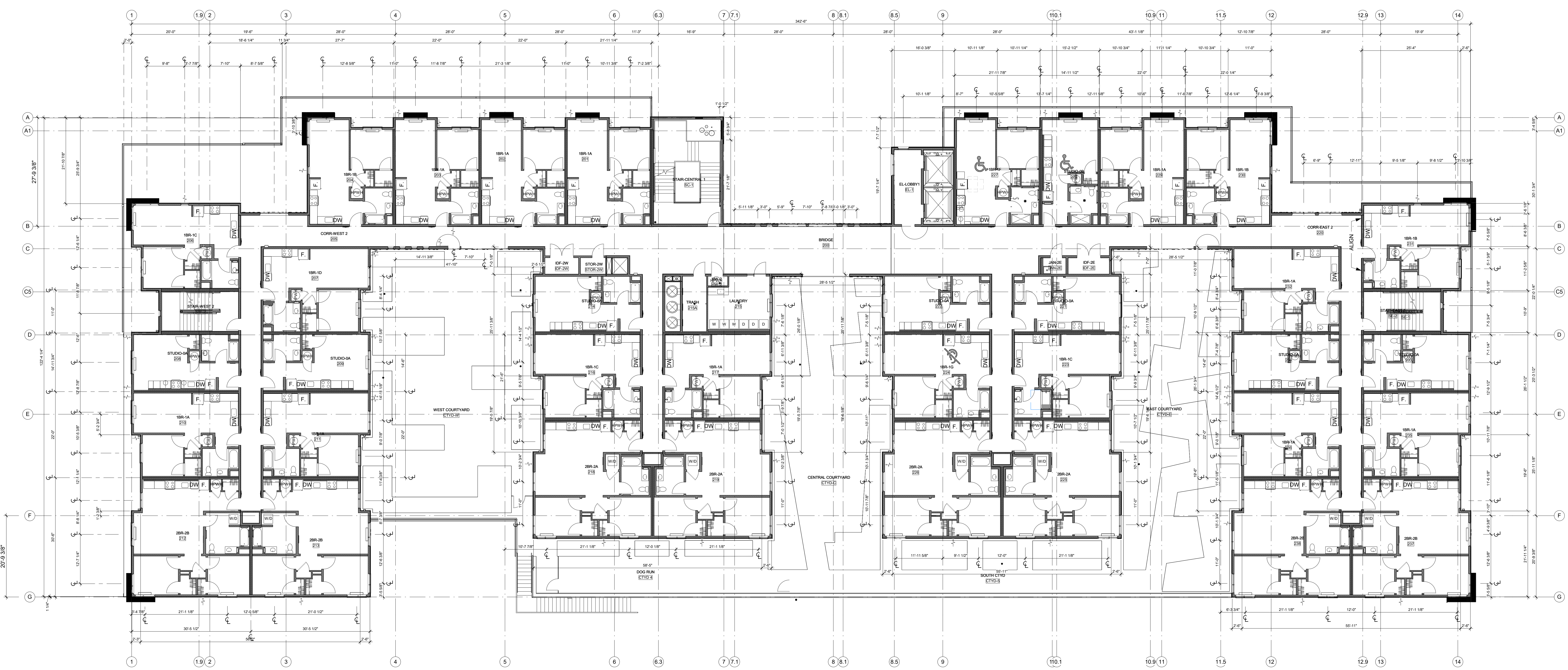


**SECOND FLOOR
DIMENSION PLAN**

JOB #: 1925
SCALE: 3/32" = 1'-0"

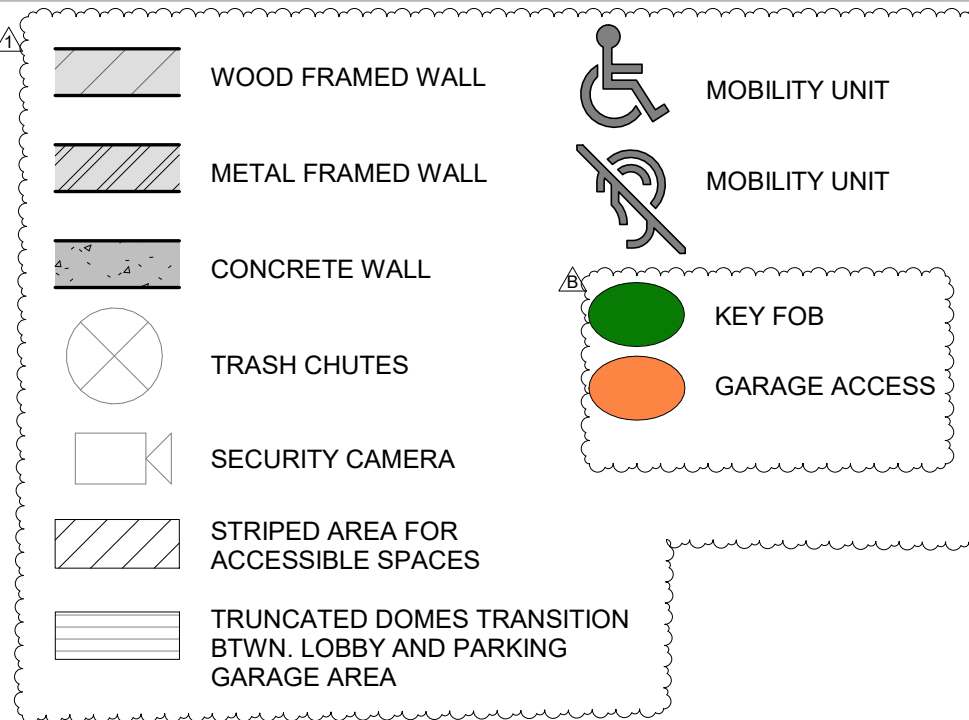
A2.12a

PLAN CHECK REVISION 4 | DATE: 06/19/23



1 2ND FLOOR DIMENSION PLAN
A2.12a SCALE: 3/32" = 1'-0"

FLOOR PLAN LEGEND

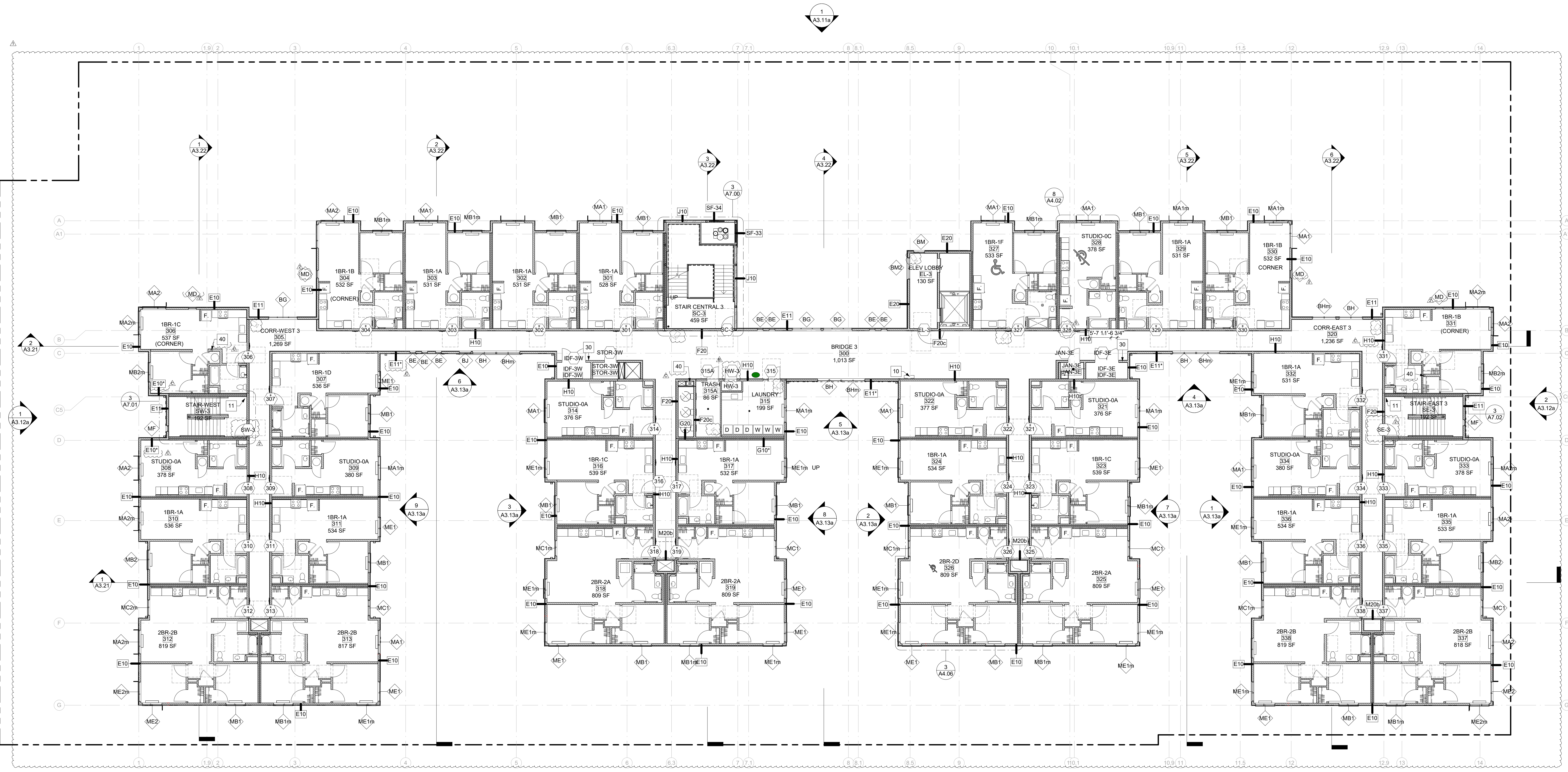


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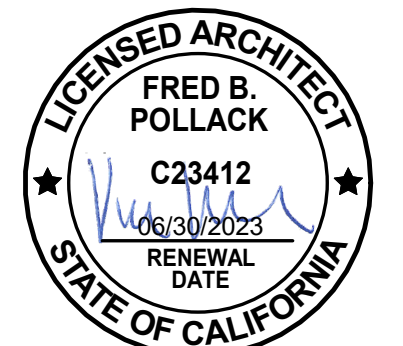


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Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306

Client:

THIRD FLOOR PLAN

1 3RD FLOOR
A2.13 SCALE: 3/32" = 1'-0"

JOB #: 1925
SCALE: As Indicated

A2.13
PLAN CHECK REVISION 4 | DATE: 06/19/23

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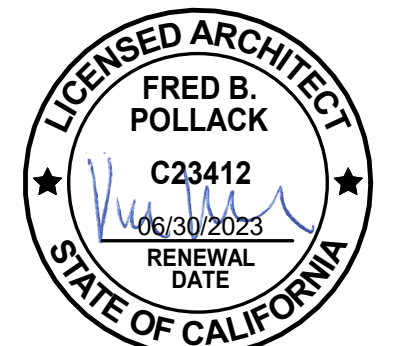
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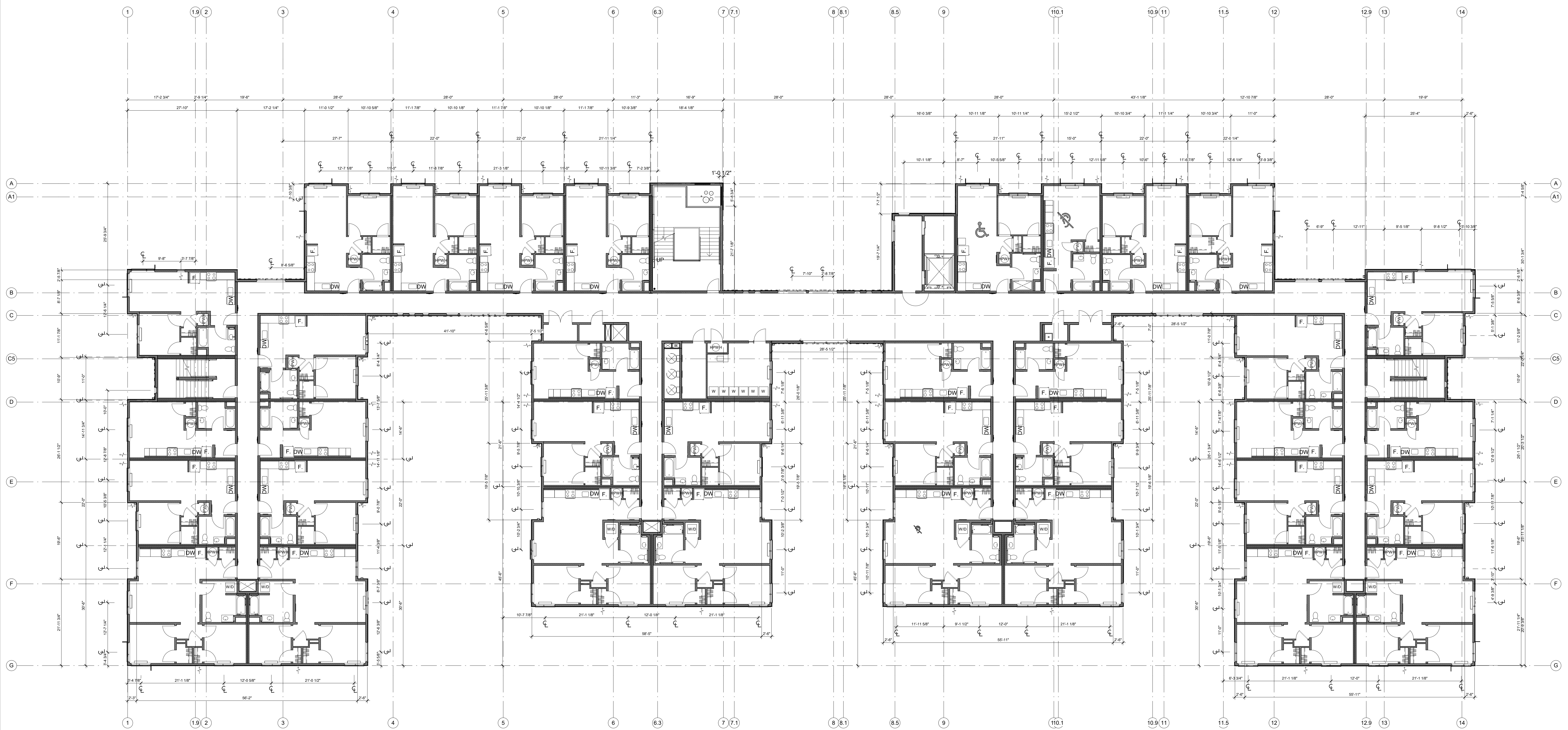


**THIRD FLOOR
DIMENSION PLAN**

JOB #: 1925
SCALE: 3/32" = 1'-0"

A2.13a

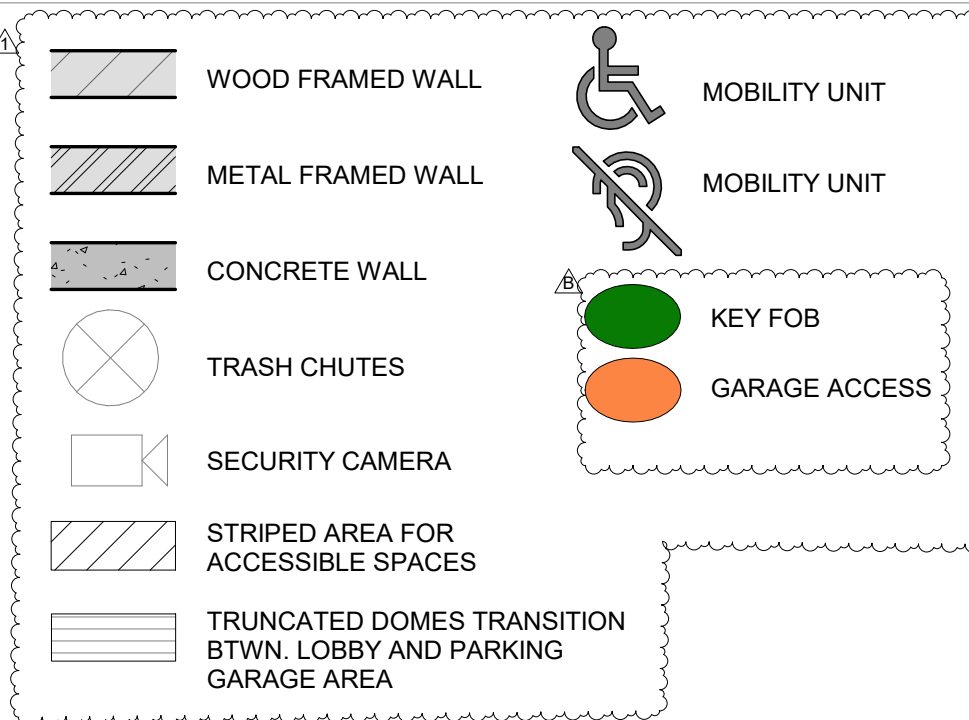
PLAN CHECK REVISION 4 | DATE: 06/19/23



1 3RD FLOOR DIMENSION PLAN

A2.13a SCALE: 3/32" = 1'-0"

FLOOR PLAN LEGEND



FLOOR PLAN KEYNOTES

- 1 SETBACK
- 2 100x100 PAD MOUNT TRANSFORMER, SEE JOINT TRENCH
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- 35 MANHOLE COVER
- 36 TRUNCATED DOMES
- 37 TRASH BIN STAGING AREA
- 38 SHIP LADDER
- 39 VIMS ACCESS PANEL
- 40 VENT TO ROOF (VAPOR MITIGATION)
- 41 LOW-SLOPE ROOF BELOW, SEE A8.25
- 42 WALL MOUNTED PARKING SIGNAGE

GENERAL NOTE

- 1 THE VERTICAL CLEARANCE OF 96" TO BE PROVIDED AT PARKING AISLES, PARKING STALLS, THE STRIPED ACCESS AISLES ADJACENT TO THE ACCESSIBLE PARKING STALLS AND AT THE VEHICULAR ROUTE TO THE ACCESSIBLE PARKING IN THE PARKING GARAGE.
 - 2 ALL PARKING STALLS ARE RESIDENTIAL PARKING STALLS.
 - 3 SEE UNIT PLANS (A4.01 - A4.06) FOR UNIT DOOR DESIGNATIONS AND UNIT DOOR SCHEDULE ON A11.10.
 - 4 THE ACCESSIBLE PAVING MARKING INFORMATION CAN BE FOUND ON DETAIL 7/A11.73.
- 101 ALL DOORS MARKED WITH AN ASTERISK ARE UNIT ENTRY DOORS, TYPE U1, SEE UNIT DOOR SCHEDULE ON A11.10



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SAN JOSE, CA 95112

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MILLENIUM DESIGN
PO BOX 737
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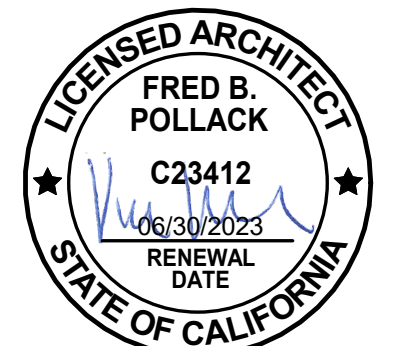
LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
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COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV22-1242
BY: M. O'Brien Date: 07/27/2023
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ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
B	03/20/23	BID ADDENDUM
2	03/20/23	PLAN CHECK RESPONSE 2
5	06/26/23	PLAN CHECK RESPONSE 5
C	TBD	CONFORM SET

Project:

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PALO ALTO, CA 94306

Client:



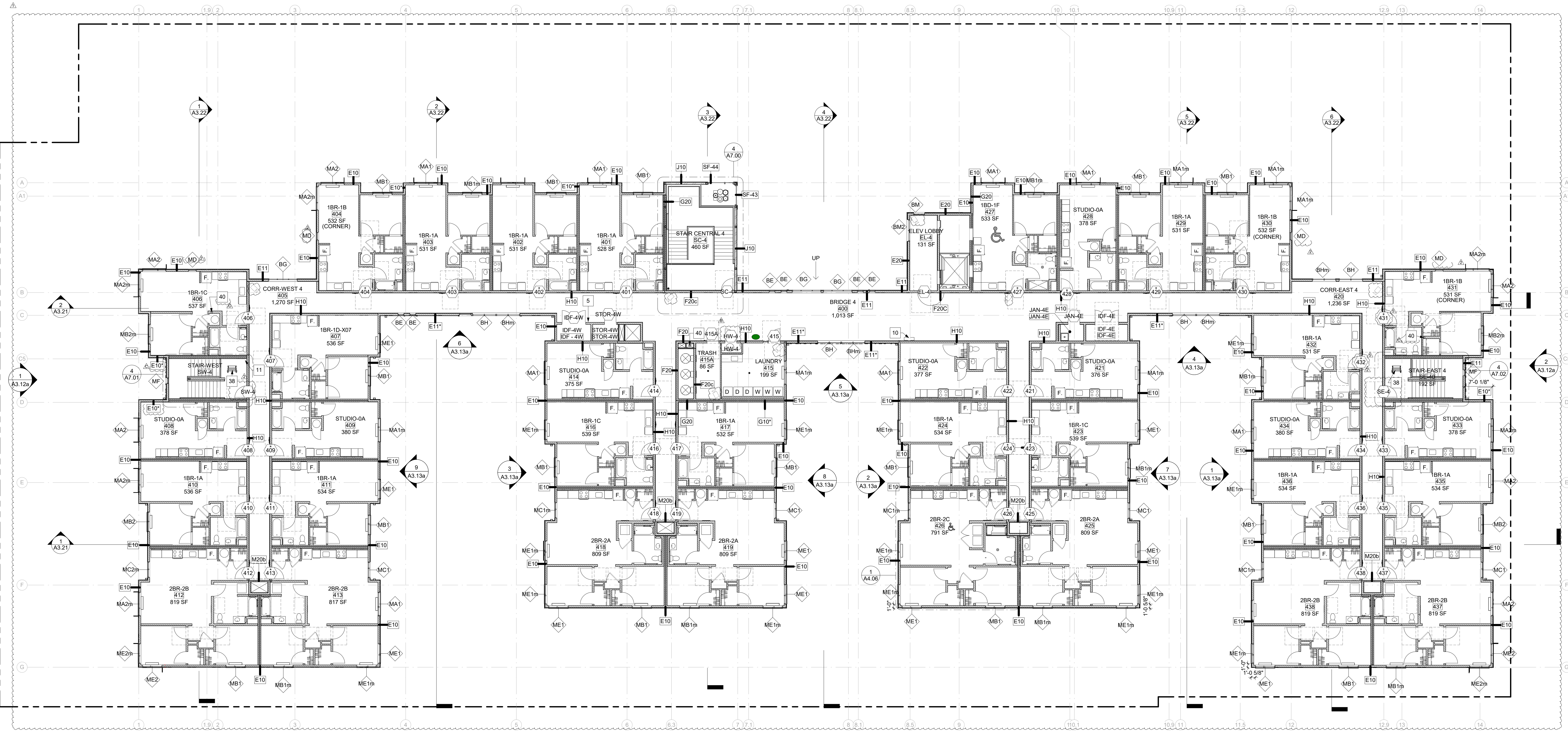
FOURTH FLOOR PLAN

JOB #: 1925
SCALE: As indicated

A2.14

PLAN CHECK REVISION 4 | DATE: 06/19/23

1 4TH FLOOR
A2.14 SCALE: 3/32" = 1'-0"



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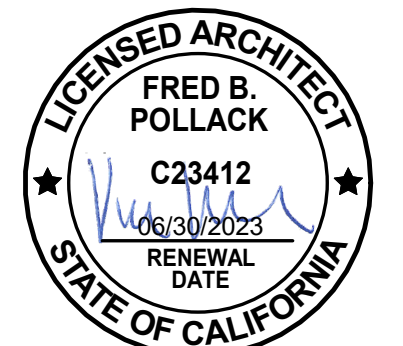
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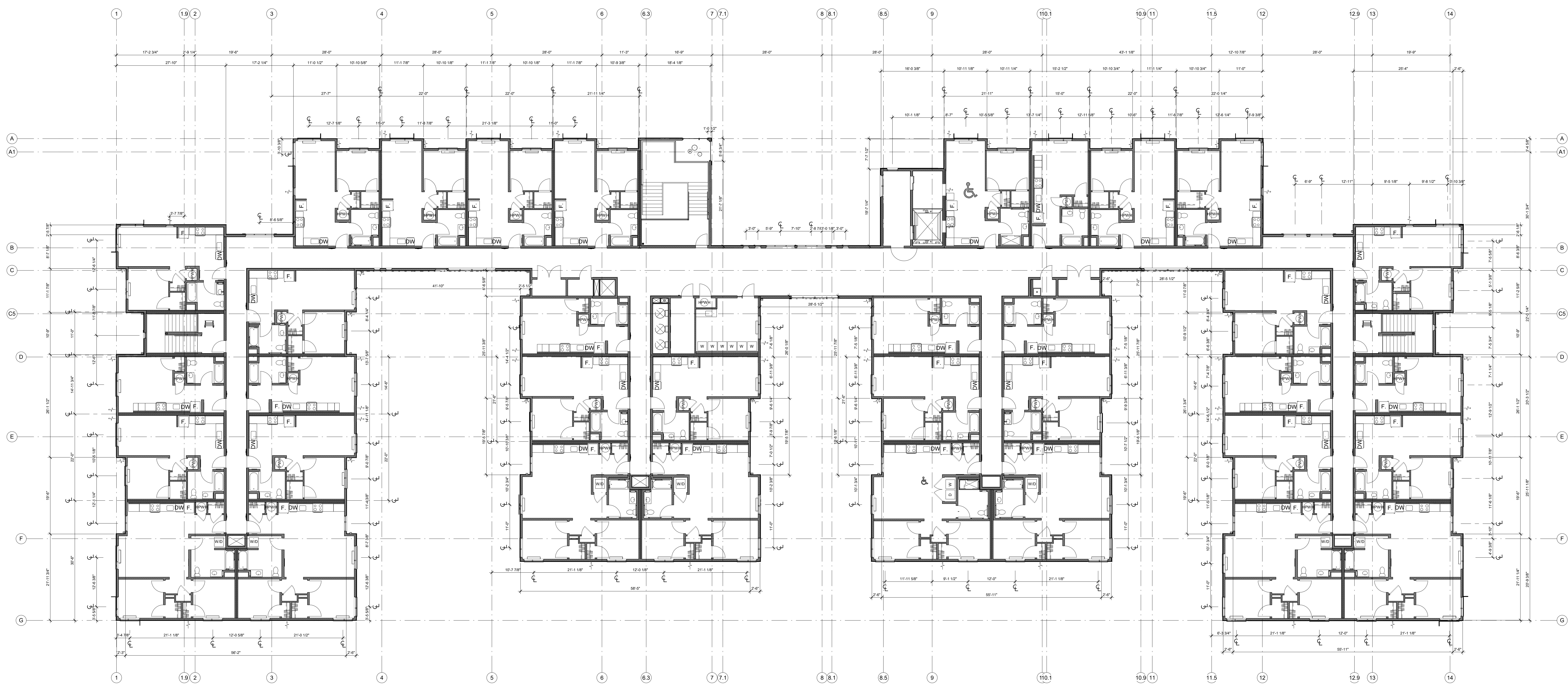


**FOURTH FLOOR
DIMENSION PLAN**

JOB #: 1925
SCALE: 3/32" = 1'-0"

A2.14a

PLAN CHECK REVISION 4 | DATE: 06/19/23



1 4TH FLOOR DIMENSION PLAN
SCALE: 3/32" = 1'-0"

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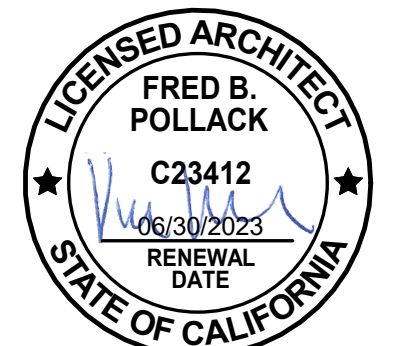
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ROOF PLAN

JOB #: 1925
 SCALE: As indicated

A2.15

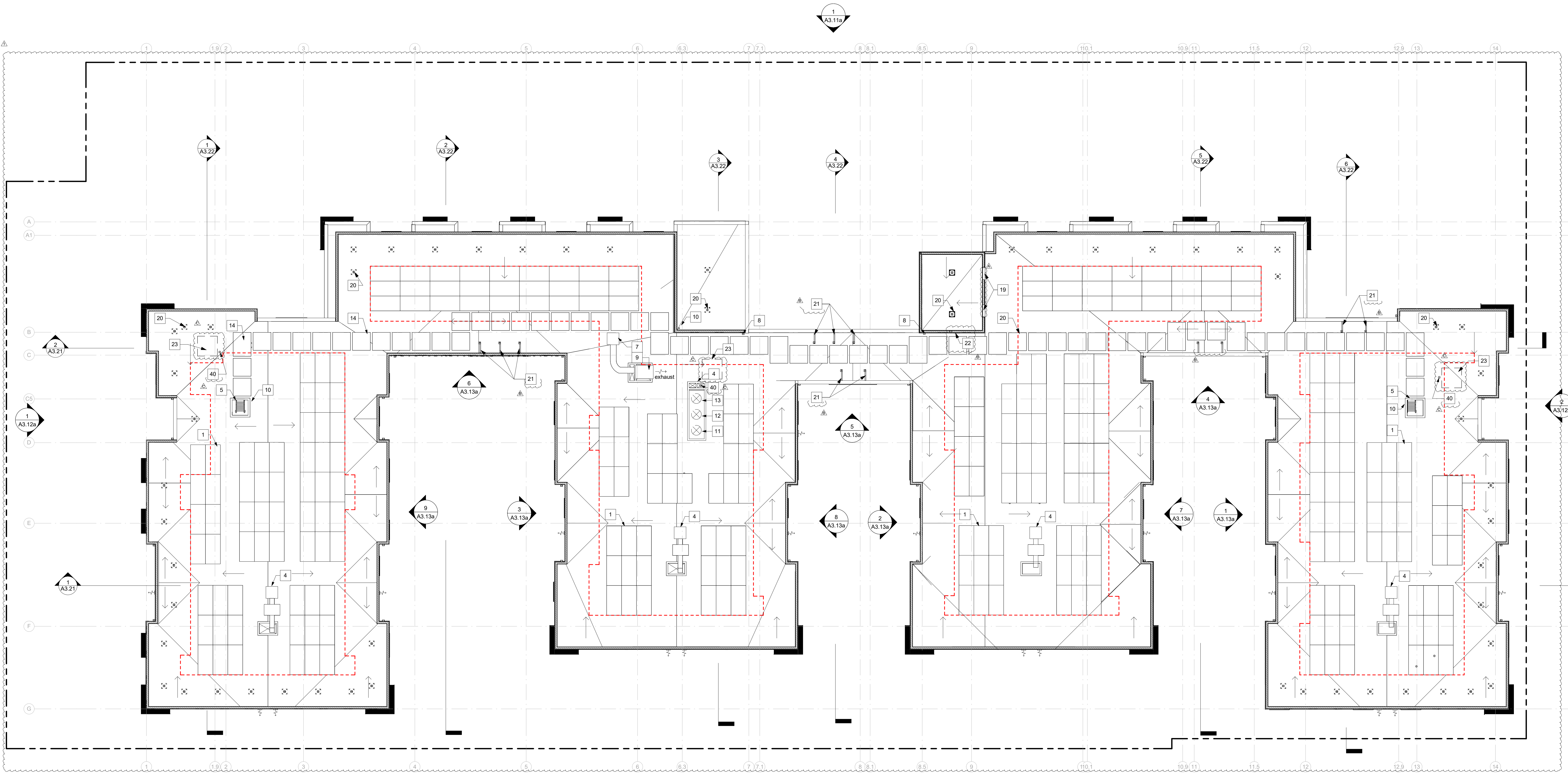
PLAN CHECK REVISION 4 | DATE: 06/19/23

ROOF PLAN LEGEND

- ☒ TRASH CHUTES
- 📹 SECURITY CAMERA
- ↘ ROOF SLOPE, 1/4" : 1'-0" MIN
- ⚠ ALL ROOFING IS PVC, U.O.N. SEE SPEC SECTION 07 54 19

ROOF PLAN KEYNOTES

- 1 PHOTOVOLTAIC PANELS
- 2 SOLAR THERMAL PANELS - NOT USED
- 3 PACKAGED CONDENSER UNIT - NOT USED
- 4 CORRIDOR HVAC UNIT: SMD
- 5 ACCESS HATCH - PER PALO ALTO FIRE DEPT. (RESPONDING AGENCY)
- 6 ROOF DRAINS
- 7 TRASH ROOM EXHAUST FAN: SMD
- 8 DOWNSPOUT & OVERFLOW SCUPPERS
- 9 GARAGE EXHAUST FAN: SMD
- 10 STANDPIPE
- 11 RECYCLE CHUTE
- 12 TRASH CHUTE
- 13 COMPOST CHUTE
- 14 ROOF WALKWAY MATS
- 15 ROOF DECK PAVERS ON PEDESTALS
- 16 THERMOPLASTIC MEMBRANE ROOFING
- 17 ROOFTOP DUCT TERMINATION
- 18 METAL ROOF
- 19 LOUVER IN ELEVATOR HOISTWAY, SMP
- 20 EBM ANCHOR, SSD FOR ATTACHMENT
- 21 PARAPET BRACE AT ROOF
- 22 SMOKE DETECTOR ACCESS HATCH
- 23 5'x5' CLEARANCE FOR FUTURE FAN



1 ROOF
 A2.15 SCALE: 3/32" = 1'-0"

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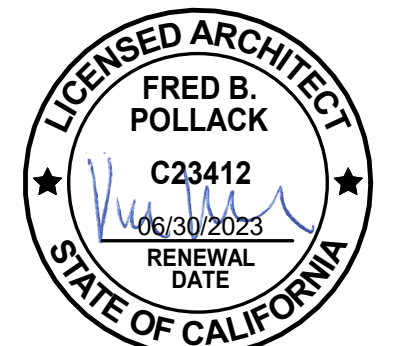
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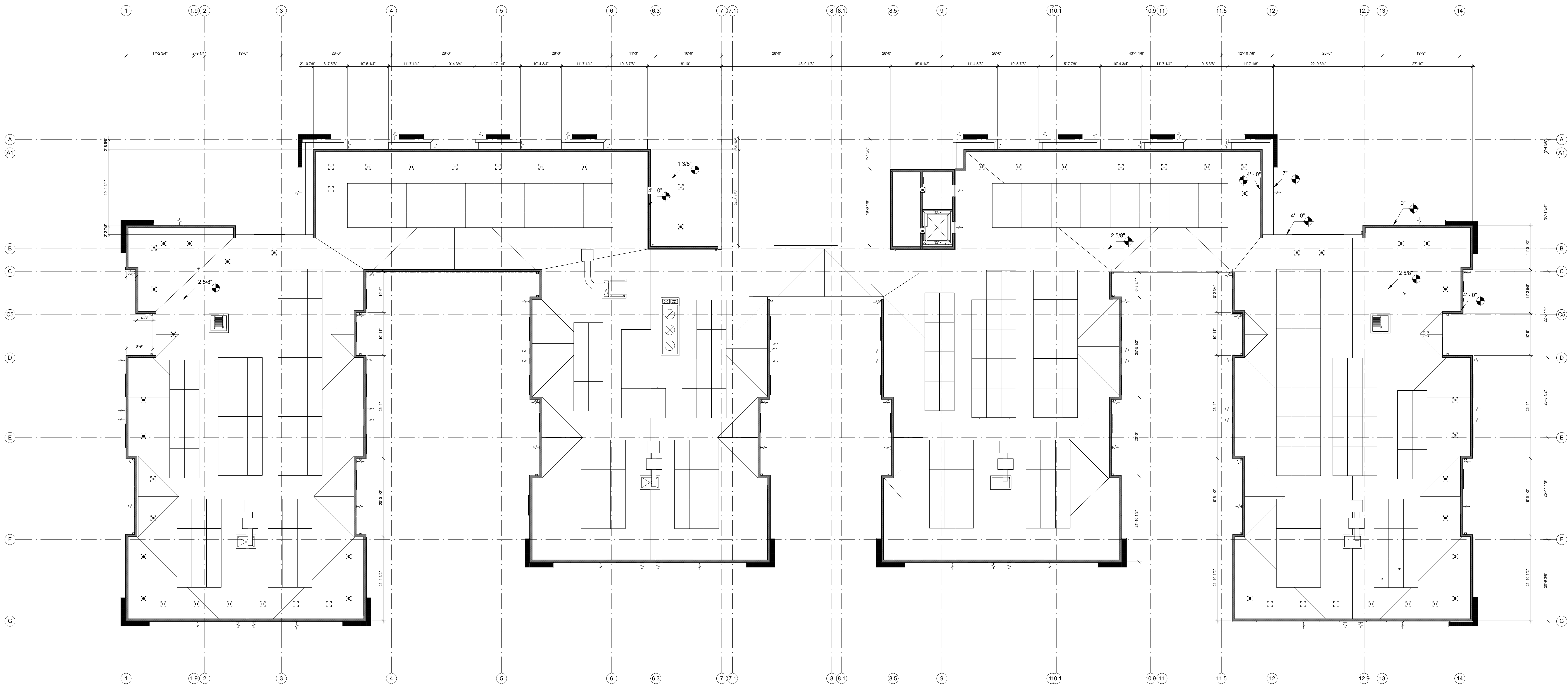


ROOF DIMENSION PLAN

JOB #: 1925
SCALE: 3/32" = 1'-0"

A2.15a

PLAN CHECK REVISION 4 | DATE: 06/19/23



1 ROOF DIMENSION PLAN
SCALE: 3/32" = 1'-0"

1. CEMENT PLASTER



1A: SW 7004 SNOWBOUND	1B: SW 9155 SLATE VIOLET	1C: SW 6283 THISTLE	1D: SW 7048 URBANE BRONZE
CEMENT PLASTER (STUCCO) SW 7004 SNOWBOUND	FIBER CEMENT (STUCCO) SW 9155 SLATE VIOLET	FIBER CEMENT (STUCCO) SW6283 THISTLE	FIBER CEMENT (STUCCO) SW 7048 URBANE BRONZE

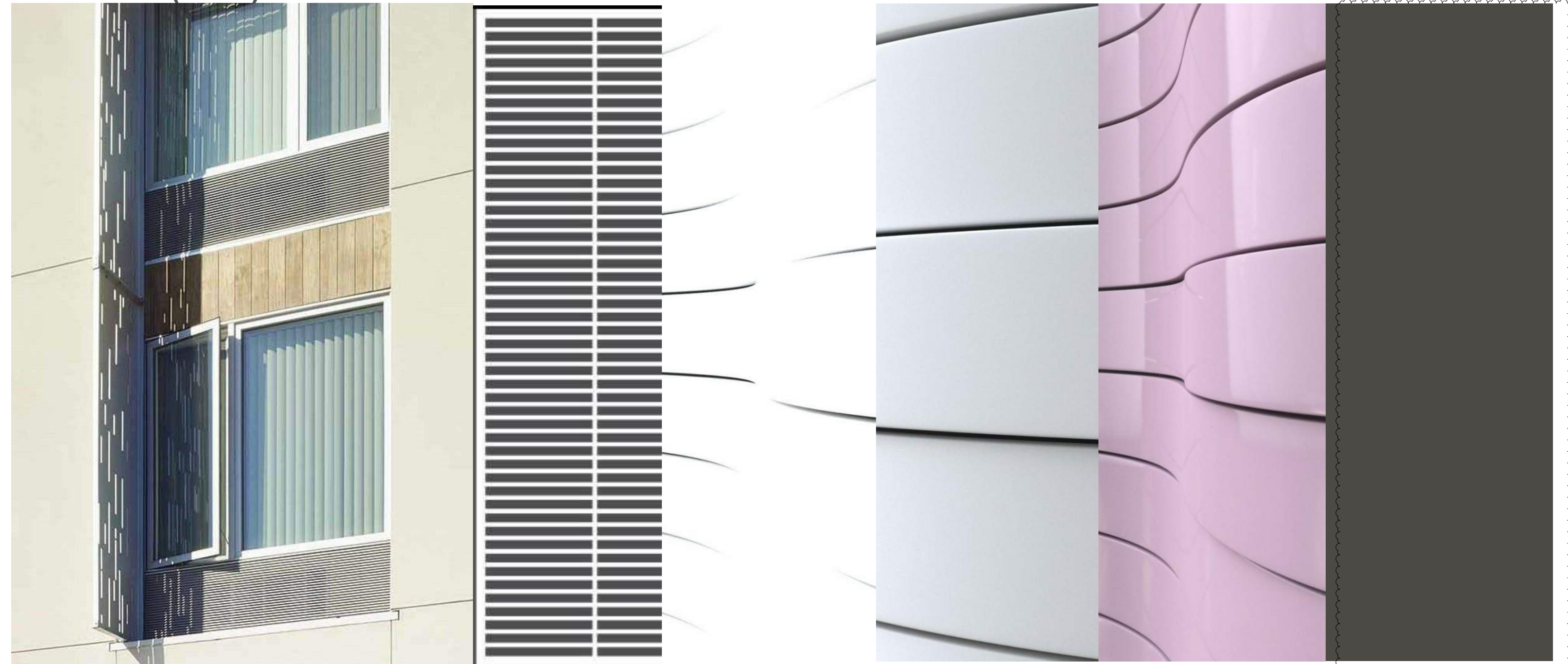
2: FIBER CEMENT BOARD & BATTEN



2E: SW 9090
CARAIBE

BOARD AND BATTEN FIBER CEMENT SIDING
COLOR: SW 9090 CARAIBE

3: METAL (BOK) PANELS/SUNSHADES



BOK PERFORATED PANEL
PATTERN: B21.1

BOK PERFORATED PANEL
COLOR: RAL 9010

BOK PERFORATED PANEL
COLOR: RAL 7036

BOK PERFORATED PANEL
COLOR: RAL 4009
PASTEL VIOLET

BOK PERFORATED PANEL
COLOR: RAL 7022

4: ACCOYA WOOD SIDING



5: ACCOYA WOOD SLATS



6: CAST IN PLACE CONCRETE



8: BRONZE VINYL WINDOWS



VPI ENDURANCE SERIES VINYL WINDOWS

10: TRELLIS-MOUNTED GREEN SCREEN SYSTEM



11: WOVEN METAL MESH



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MATERIALS BOARD

JOB #: 1925
SCALE: 3" = 1'-0"

A3.10

PLAN CHECK REVISION 4 | DATE: 06/19/23

GENERAL NOTES

SEE THE ENVELOPE COMPLIANCE SHEETS FOR THE REQUIRED ENERGY FACTORS
SEE THE DOOR AND WINDOW SCHEDULES FOR THE MINIMUM REQUIRED STC RATINGS OF FENESTRATION.

ELEVATION NOTES

- 1 STUCCO
- 2 FIBER CEMENT BOARD & BATTEN
- 3 METAL (BOK) PANEL
- 4 WOOD SIDING
- 5 WOOD SLATS, PRIVACY SCREEN
- 6 6" BOARD-FORMED CONCRETE WALL
- 7 CAST IN PLACE CONCRETE WALL
- 8 DARK BRONZE VINYL WINDOWS
- 9 CLEAR GLASS
- 10 TRELLIS MOUNTED GREEN SCREEN SYSTEM
- 11 WOVEN METAL MESH, SEE DETAIL 2/A8.23
- 12 GUARDRAIL
- 13 CAST IN PLACE CONCRETE STOOP
- 14 DOWNSPOUT
- 15 TRANSFORMER
- 16 WET STANDPIPE
- 17 METAL SLATS
- 18 SPIGOT
- 19 PAFD KNOX BOXES @ 60" & REMOTE POWER BOXES @ 48"
- 20 METAL PANEL

- 21 BACK FLOW PREVENTER, SPD
- 22 GUTTER
- 23 PLASTER OVER CMU WALL
- 24 CMU PLANTER WALL

COLORS

- A (SNOWBOUND) / RAL 9010
- B SLATE VIOLET / RAL 7036
- C THISTLE / RAL 4009
- D URBANE BRONZE / RAL 7022
- E DARK BROWN (CARAIBE)

NOTE: SEE SHEET A3.10 FOR THE COLOR DESIGNATION FOR FIBER CEMENT BOARD-BATTEN AND METAL BOK PANELS.



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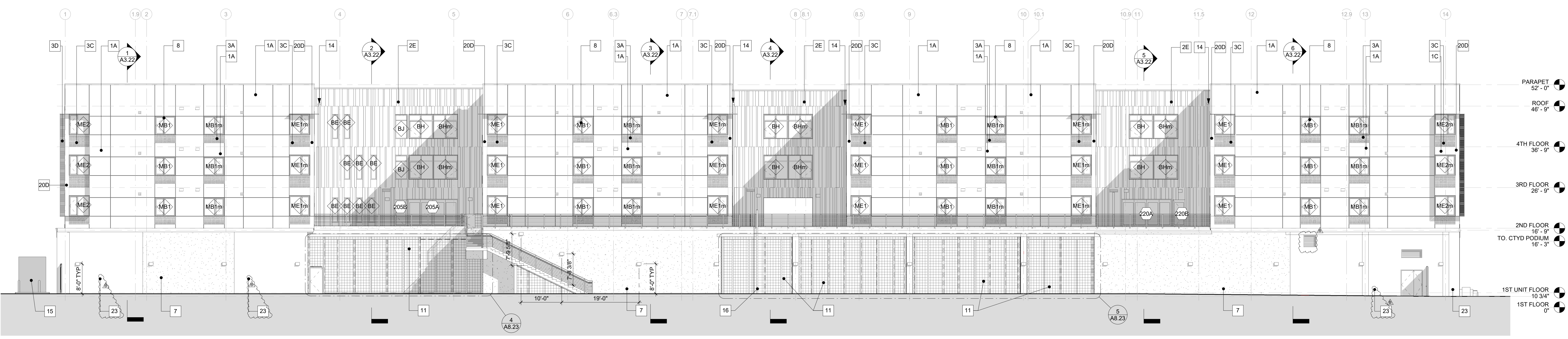
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EMERALD CITY ENGINEERS
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ENERGY CONSULTANT
REDWOOD ENERGY
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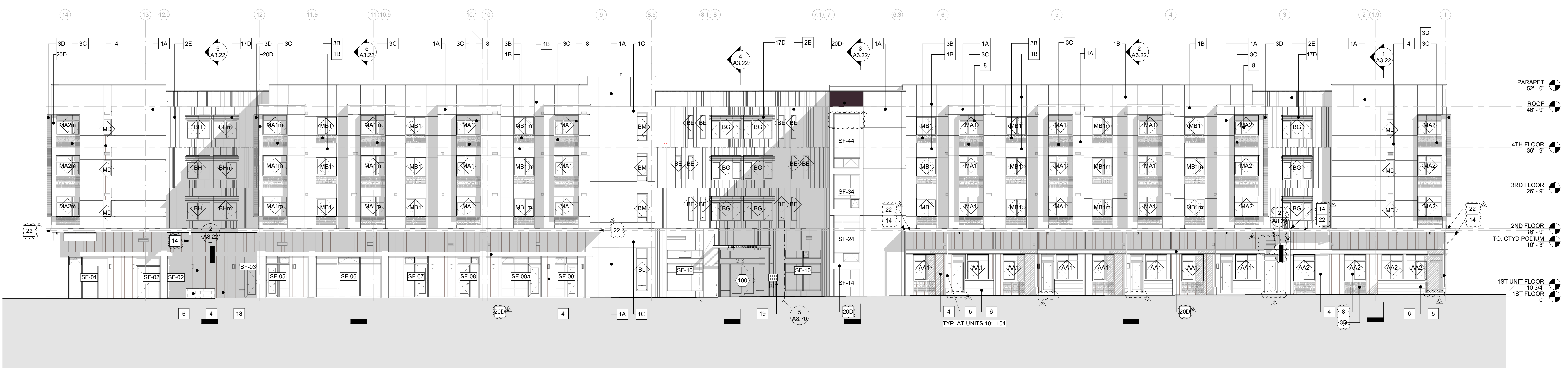
**COUNTY OF SANTA CLARA
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2 SOUTH ELEVATION (REAR)
A3.11 SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION (GRANT)
A3.11 SCALE: 3/32" = 1'-0"



ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
A	12/16/22	BID SET
B	03/20/23	BID ADDENDUM
3	05/12/23	PLAN CHECK RESPONSE 3

Project:
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231 GRANT AVE
PALO ALTO, CA 94306

Client:
mercy HOUSING
abode communities
MERCY HOUSING & ABODE COMMUNITIES

**ELEVATIONS - NORTH
AND SOUTH**

JOB #: 1925
SCALE: As Indicated

A3.11
PLAN CHECK REVISION 4 | DATE: 06/19/23

GENERAL NOTES

SEE THE ENVELOPE COMPLIANCE SHEETS FOR THE REQUIRED ENERGY FACTORS.
SEE THE DOOR AND WINDOW SCHEDULES FOR THE MINIMUM REQUIRED STC RATINGS OF PENETRATION.

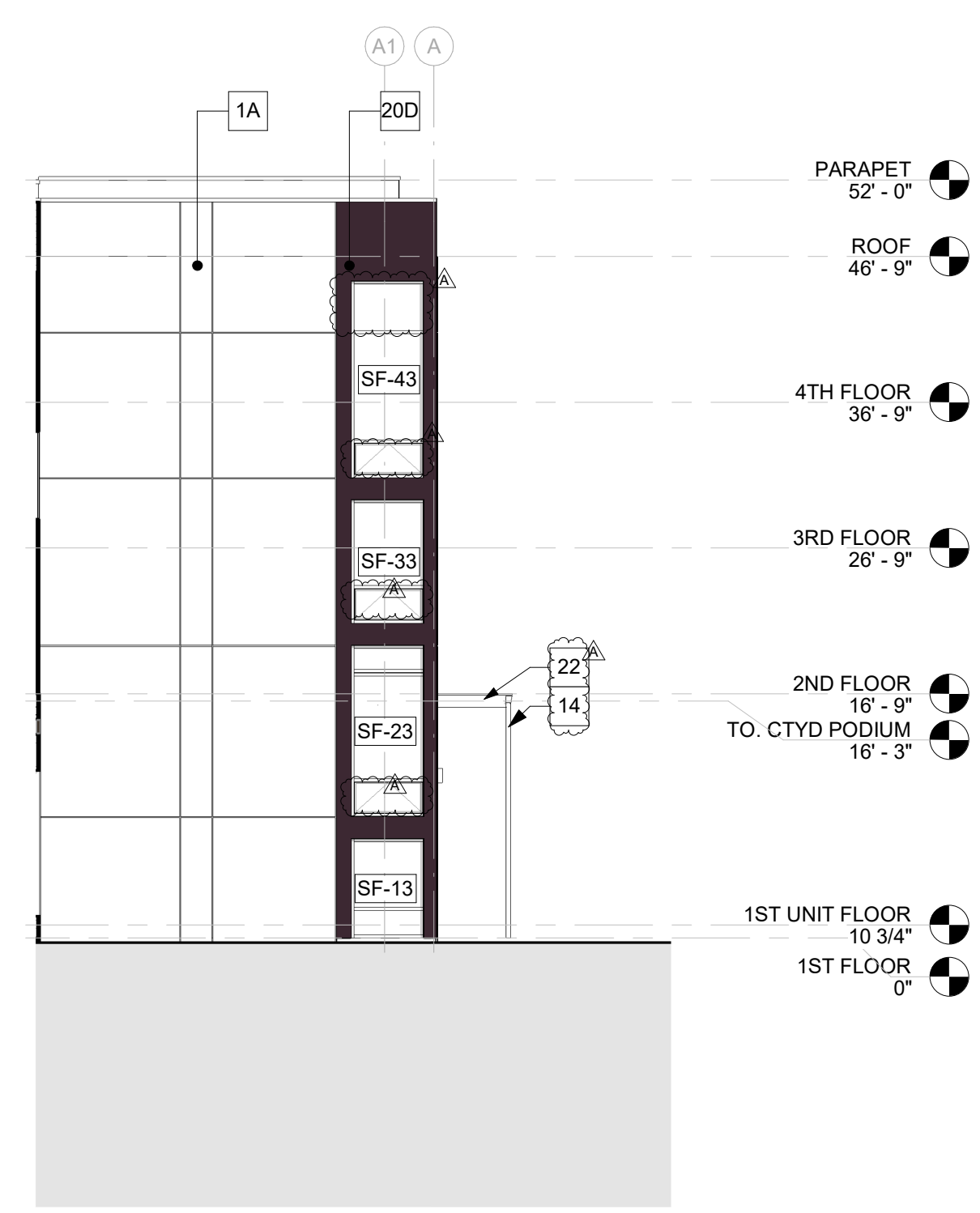
ELEVATION NOTES

- | | | |
|--|---|-----------------------------|
| 1 STUCCO | 11 WOVEN METAL MESH, SEE DETAIL 2/A8.23 | 21 BACK FLOW PREVENTER, SPD |
| 2 FIBER CEMENT BOARD & BATTEN | 12 GUARDRAIL | 22 GUTTER |
| 3 METAL (BOK) PANEL | 13 CAST IN PLACE CONCRETE STOOP | 23 PLASTER OVER CMU WALL |
| 4 WOOD SIDING | 14 DOWNSPOUT | 24 CMU PLANTER WALL |
| 5 WOOD SLATS, PRIVACY SCREEN | 15 TRANSFORMER | |
| 6 6" BOARD-FORMED CONCRETE WALL | 16 WET STANDPIPE | |
| 7 CAST IN PLACE CONCRETE WALL | 17 METAL SLATS | |
| 8 DARK BRONZE VINYL WINDOWS | 18 SPIGOT | |
| 9 CLEAR GLASS | 19 PAFD KNOX BOXES @ 60" & REMOTE POWER BOXES @ 48" | |
| 10 TRELLIS MOUNTED GREEN SCREEN SYSTEM | 20 METAL PANEL | |

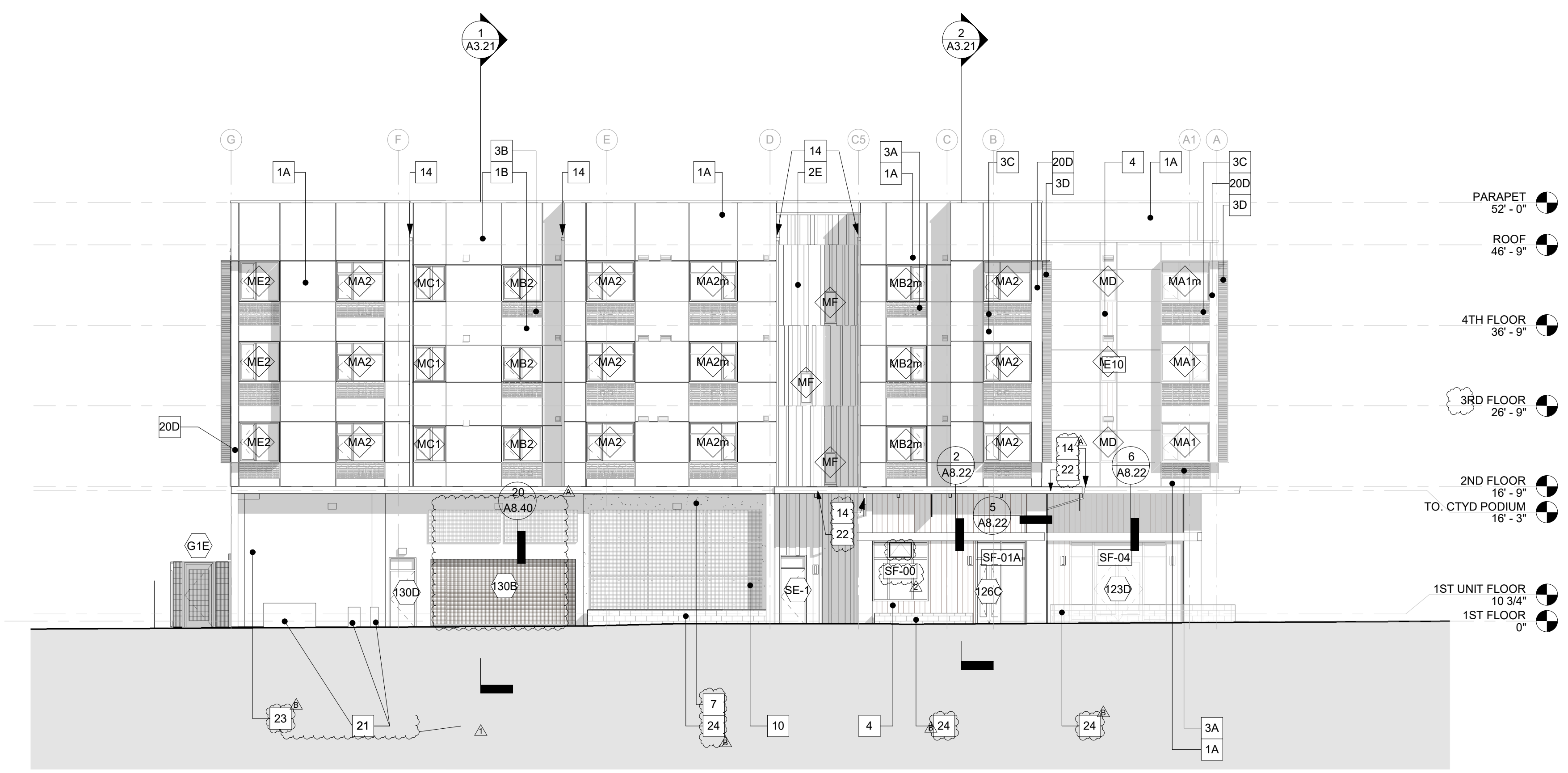
COLORS

- | |
|---------------------------|
| A SNOWBOUND / RAL 9010 |
| B SLATE VIOLET / RAL 7036 |
| C THISTLE/RAL 4009 |
| D URBANE BRONZE/RAL 7022 |
| E DARK BROWN (CARAIBE) |

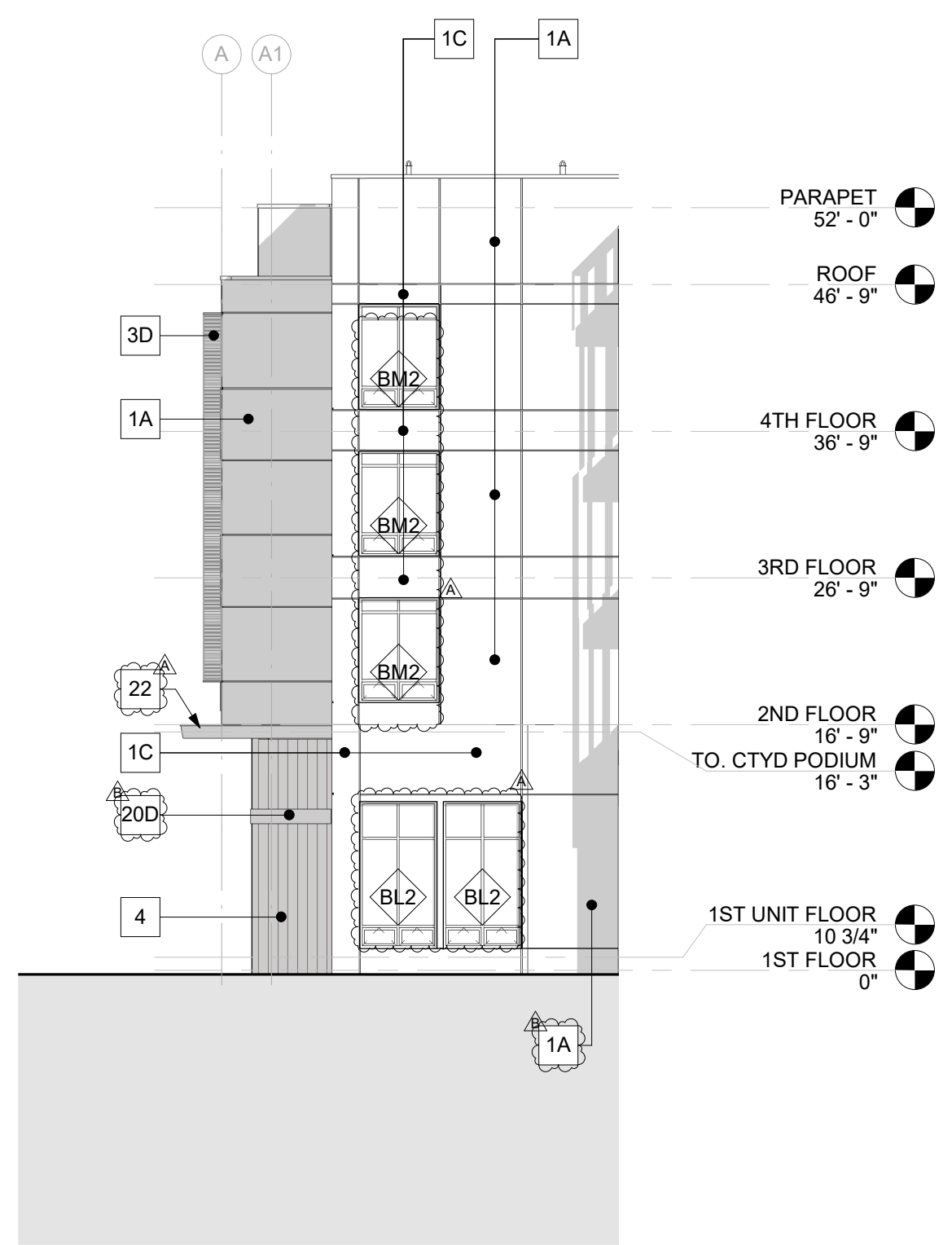
NOTE: SEE SHEET A3.10 FOR THE COLOR DESIGNATION FOR FIBER CEMENT BOARD-BATTEN AND METAL BOK PANELS.



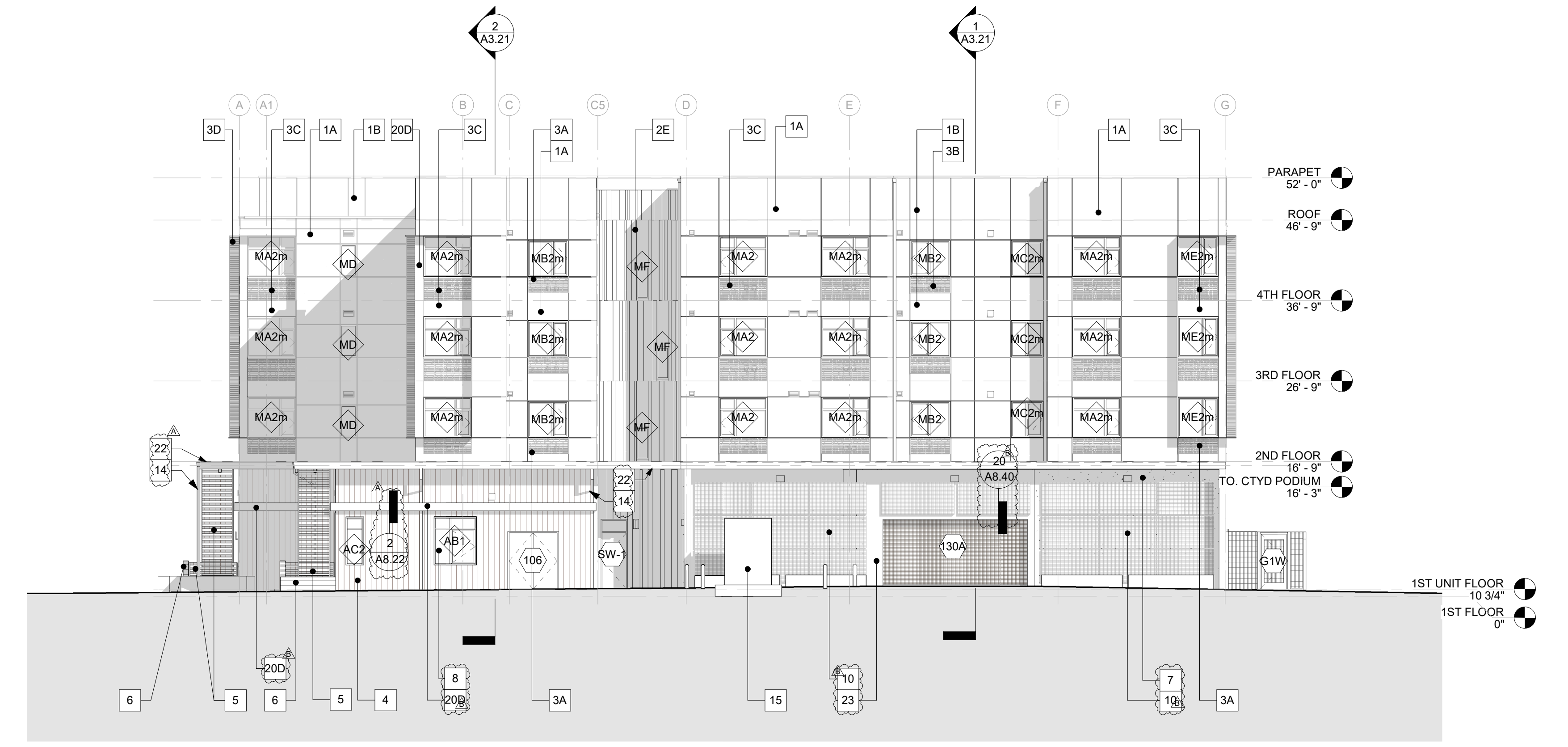
4 ENTRY STAIR
A3.12 SCALE: 3/32" = 1'-0"



2 EAST ELEVATION (PARK)
A3.12 SCALE: 3/32" = 1'-0"



3 ENTRY ELEV
A3.12 SCALE: 3/32" = 1'-0"



1 WEST ELEVATION (BIRCH)
A3.12 SCALE: 3/32" = 1'-0"

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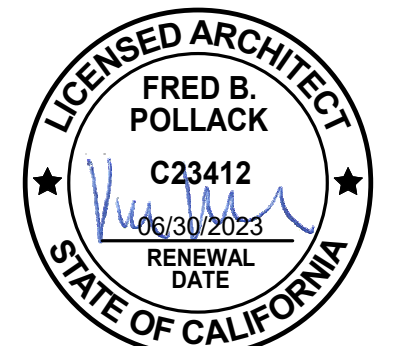
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Project:

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231 GRANT AVENUE

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Client:

mercy HOUSING
abode communities
MERCY HOUSING & ABODE COMMUNITIES

ELEVATIONS - EAST AND WEST

JOB #: 1925
SCALE: As indicated

A3.12

PLAN CHECK REVISION 4 | DATE: 06/19/23

GENERAL NOTES

SEE THE ENVELOPE COMPLIANCE SHEETS FOR THE REQUIRED ENERGY FACTORS.
SEE THE DOOR AND WINDOW SCHEDULES FOR THE MINIMUM REQUIRED STC RATINGS OF FENESTRATION.

- ELEVATION NOTES**
- 1 STUCCO
 - 2 FIBER CEMENT BOARD & BATTEN
 - 3 METAL (BOK) PANEL
 - 4 WOOD SIDING
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 - 24 CMU PLANTER WALL

- COLORS**
- A SNOWBOUND / RAL 9010
 - B SLATE VIOLET / RAL 7036
 - C THISTLE/RAL 4009
 - D URBANE BRONZE/RAL 7022
 - E DARK BROWN (CARAIBE)

NOTE: SEE SHEET A3.10 FOR THE COLOR DESIGNATION FOR FIBER CEMENT BOARD/BATTEN AND METAL BOK PANELS.



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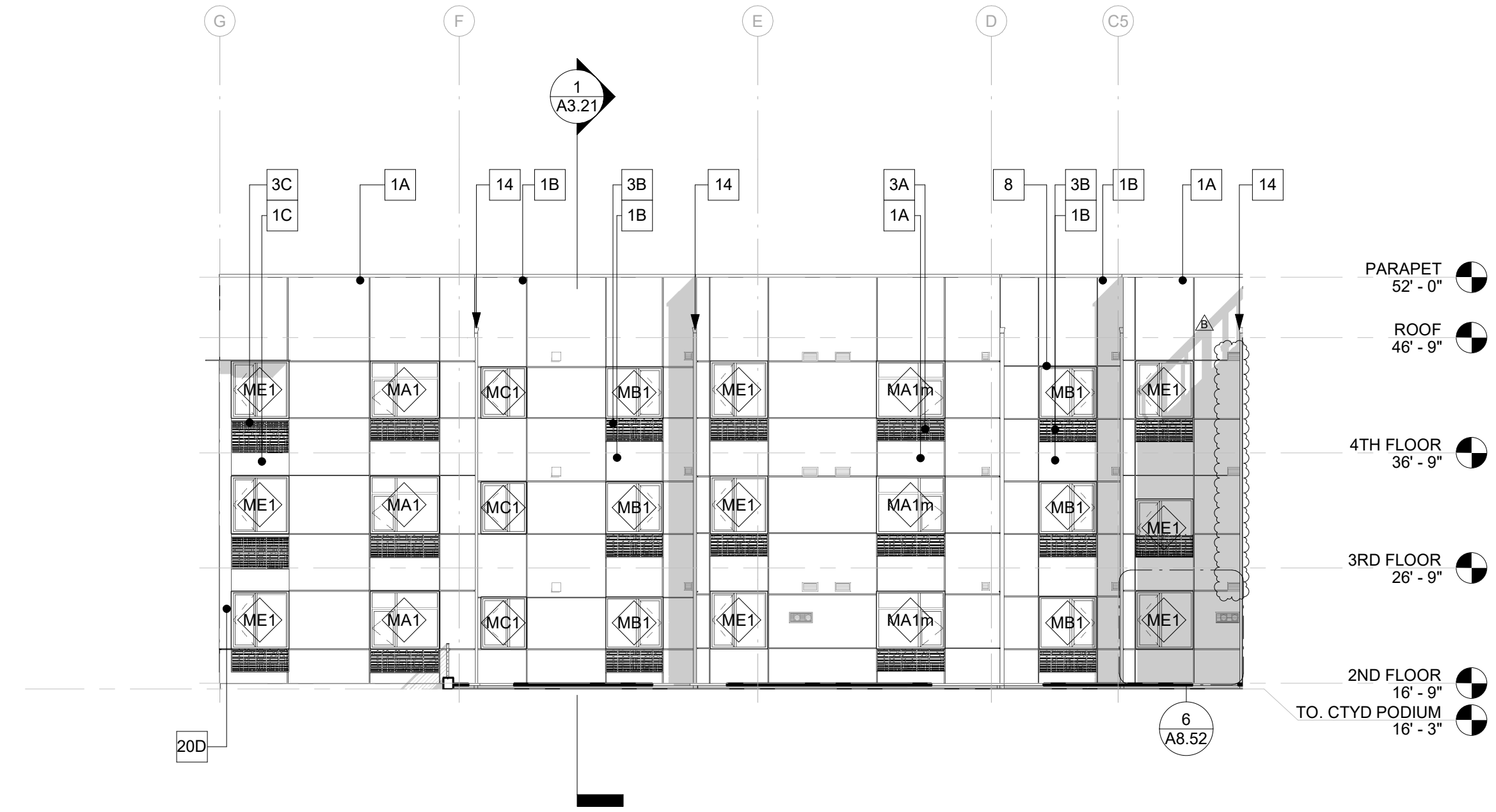
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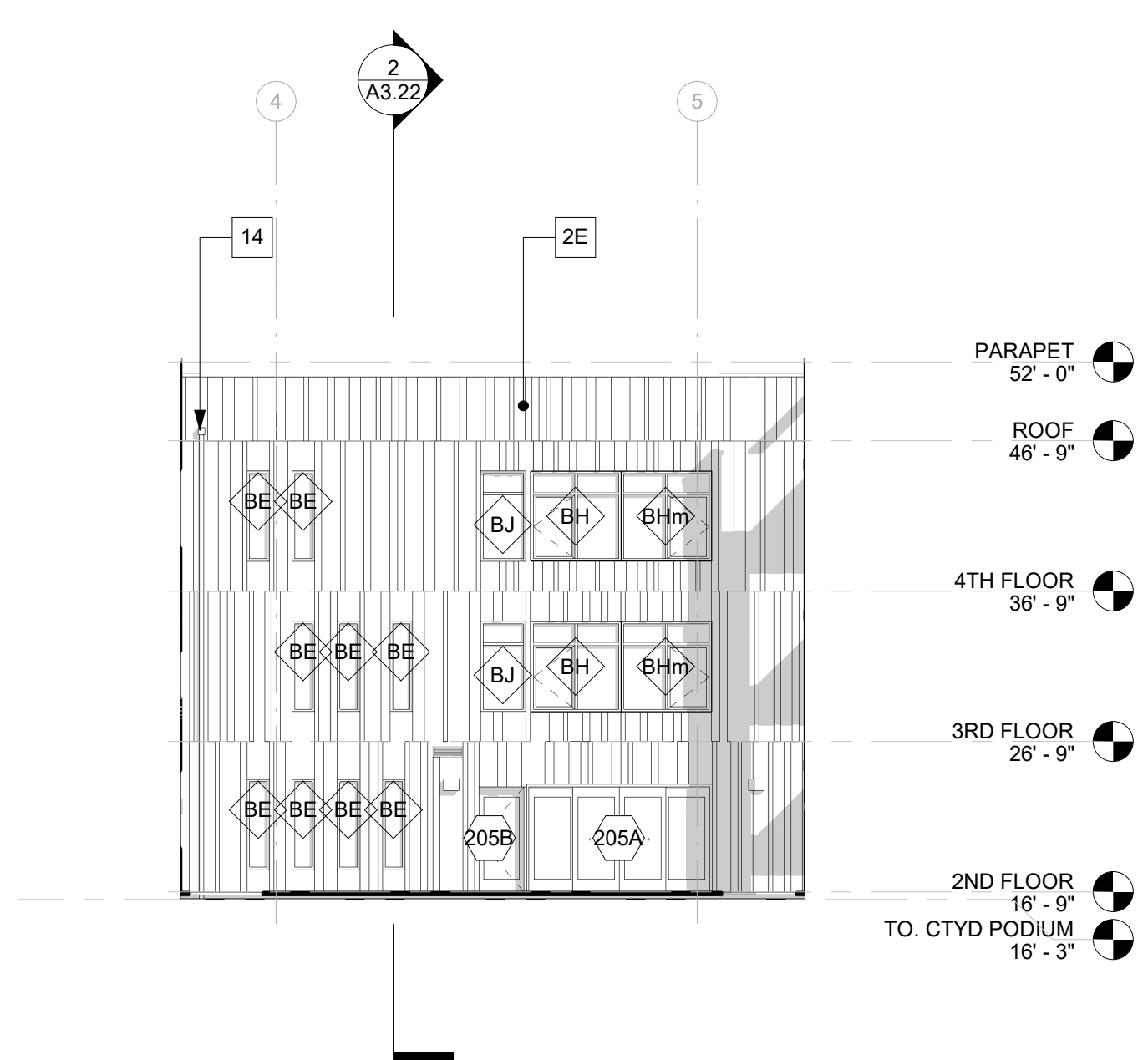


**ELEVATIONS -
COURTYARD**

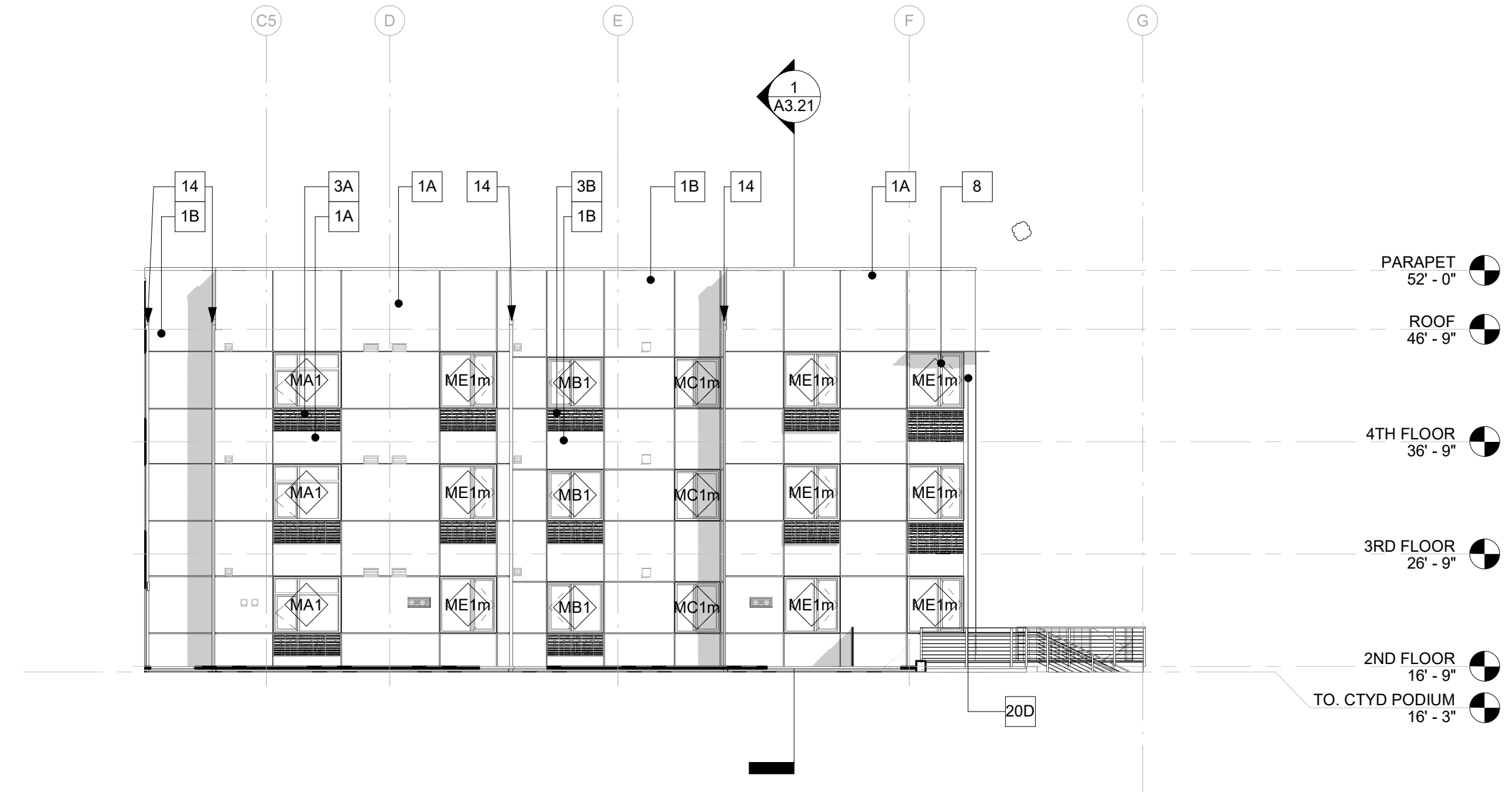
JOB #: 1925
SCALE: As Indicated



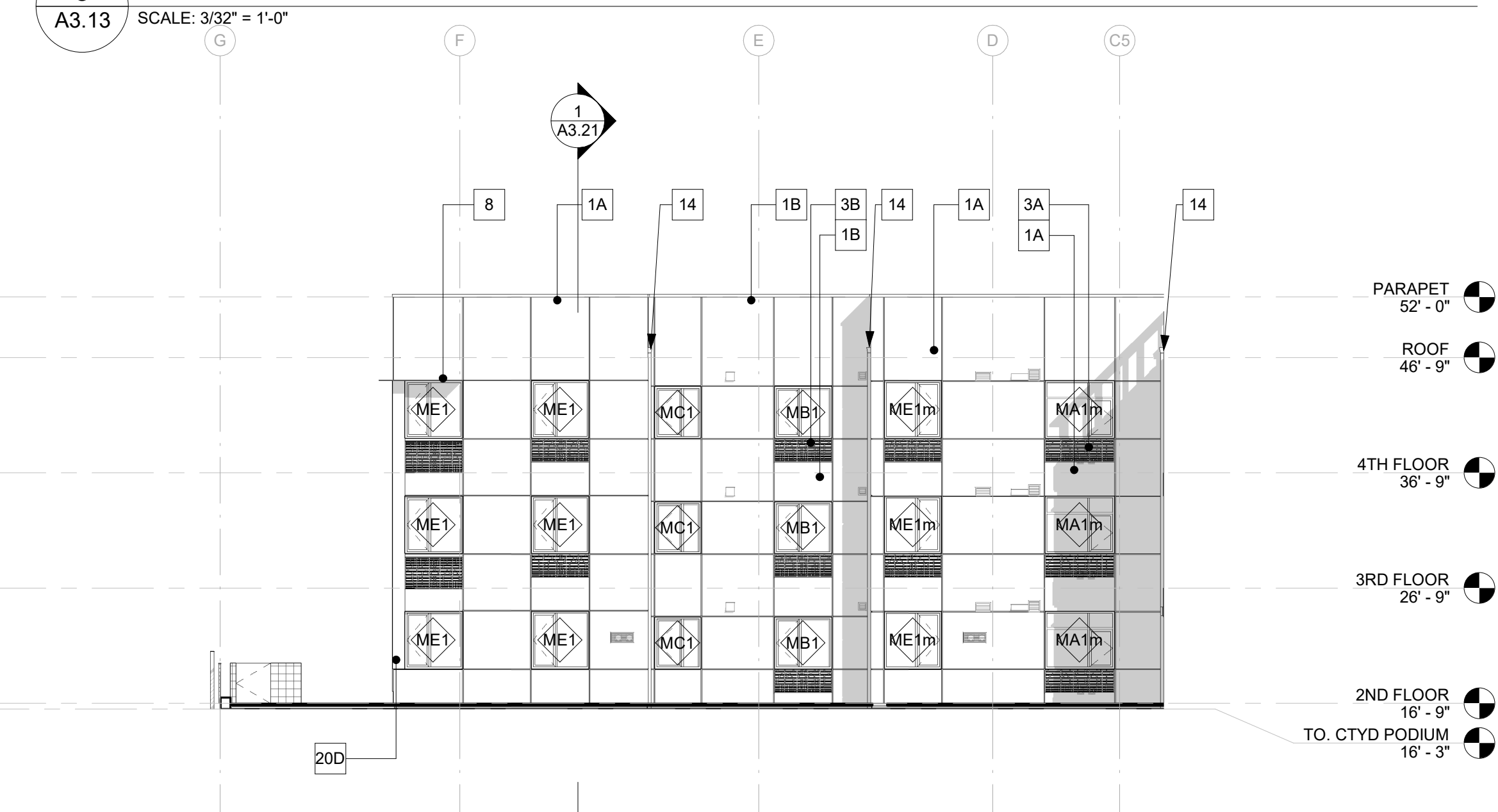
9 WEST COURTYARD WEST
A3.13 SCALE: 3/32" = 1'-0"



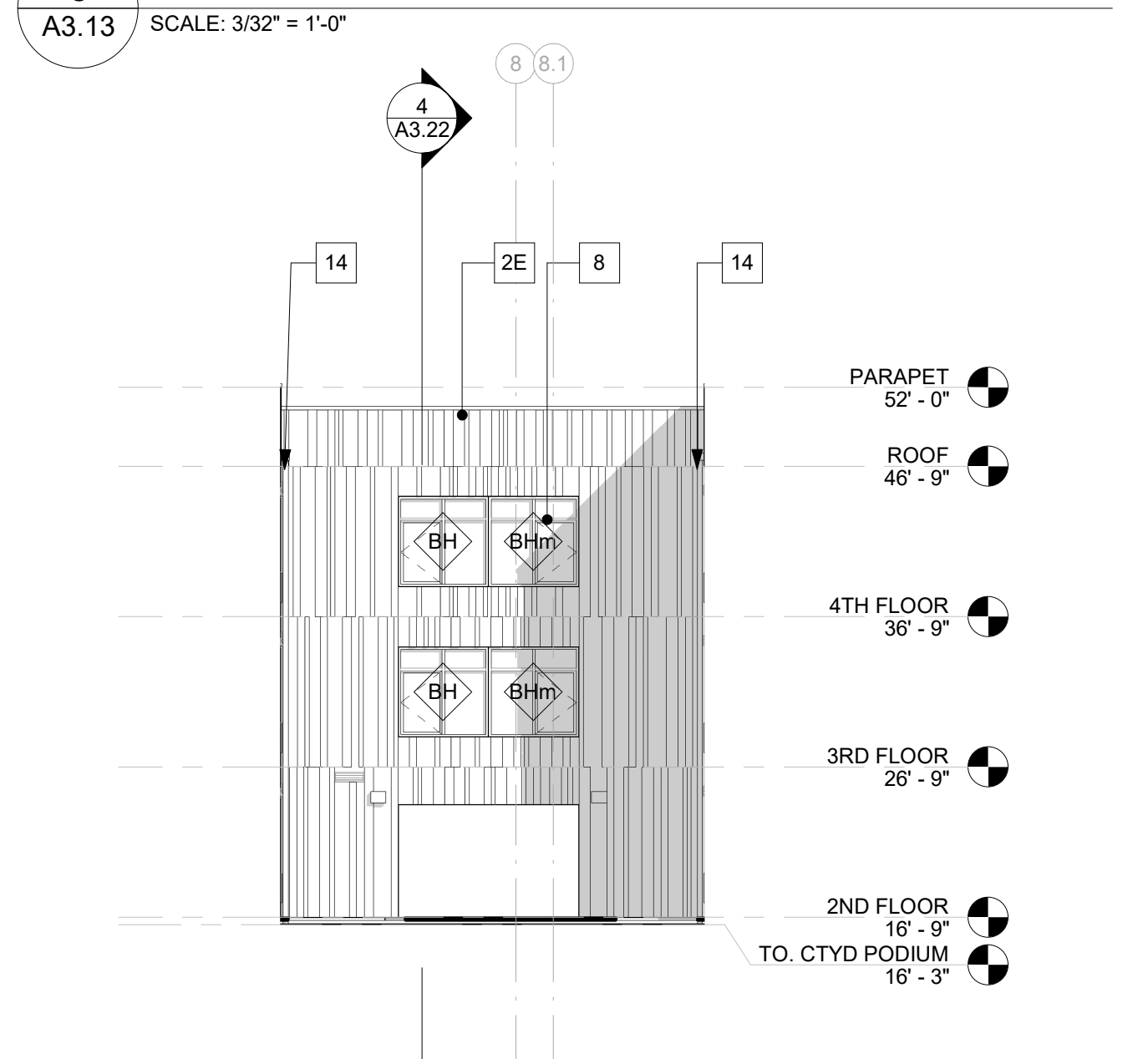
6 WEST COURTYARD NORTH
A3.13 SCALE: 3/32" = 1'-0"



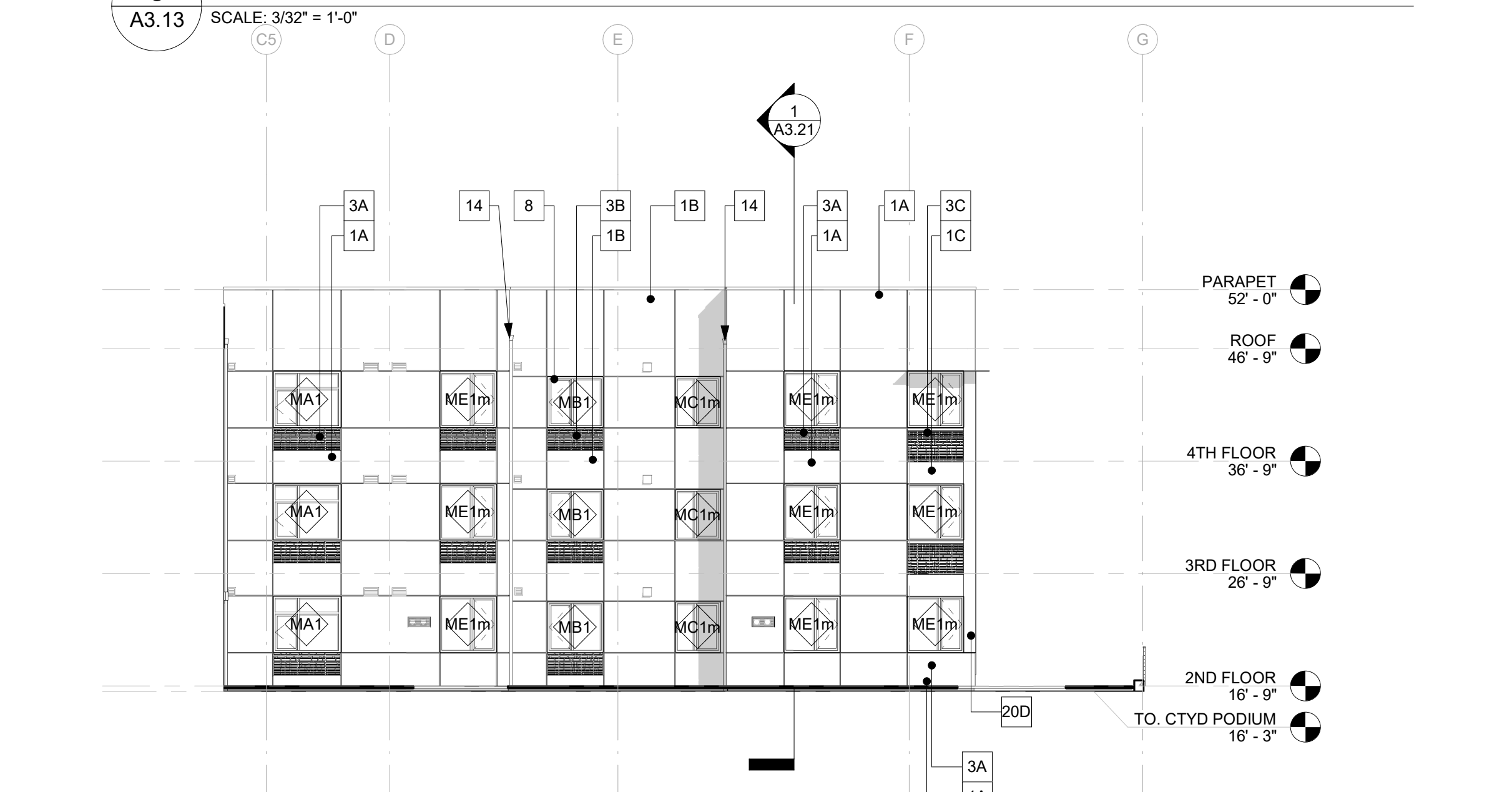
3 WEST COURTYARD EAST
A3.13 SCALE: 3/32" = 1'-0"



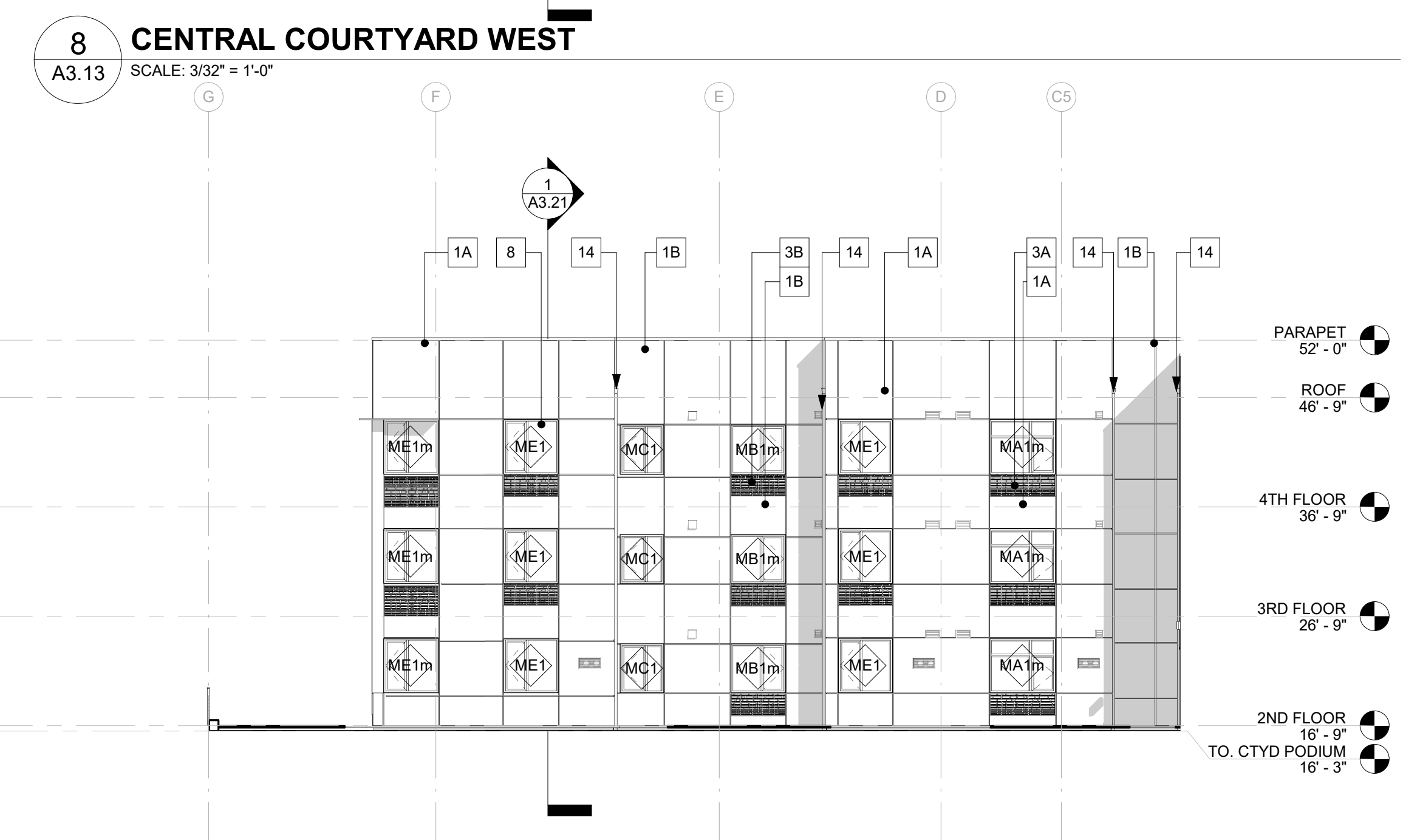
8 CENTRAL COURTYARD WEST
A3.13 SCALE: 3/32" = 1'-0"



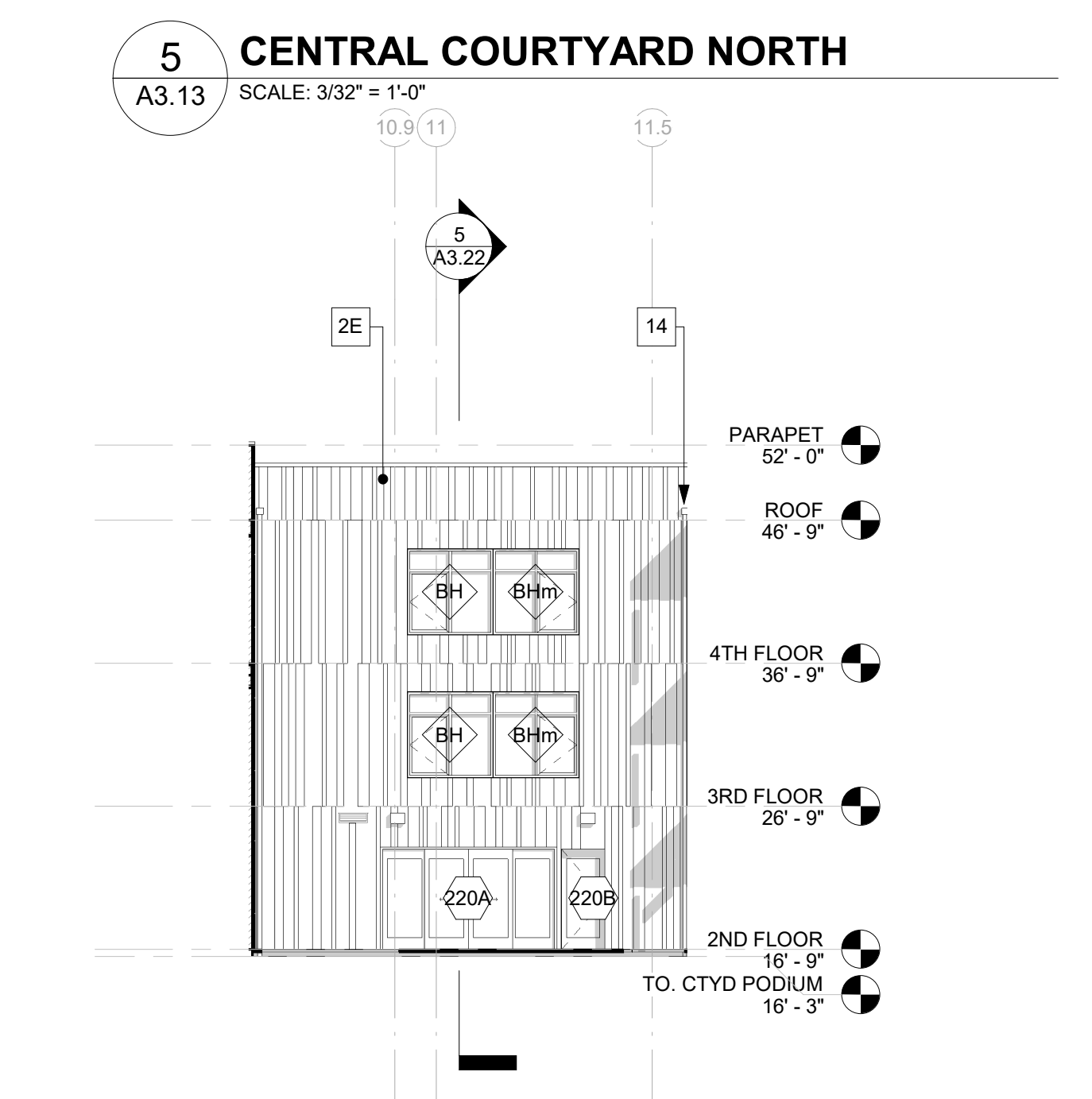
5 CENTRAL COURTYARD NORTH
A3.13 SCALE: 3/32" = 1'-0"



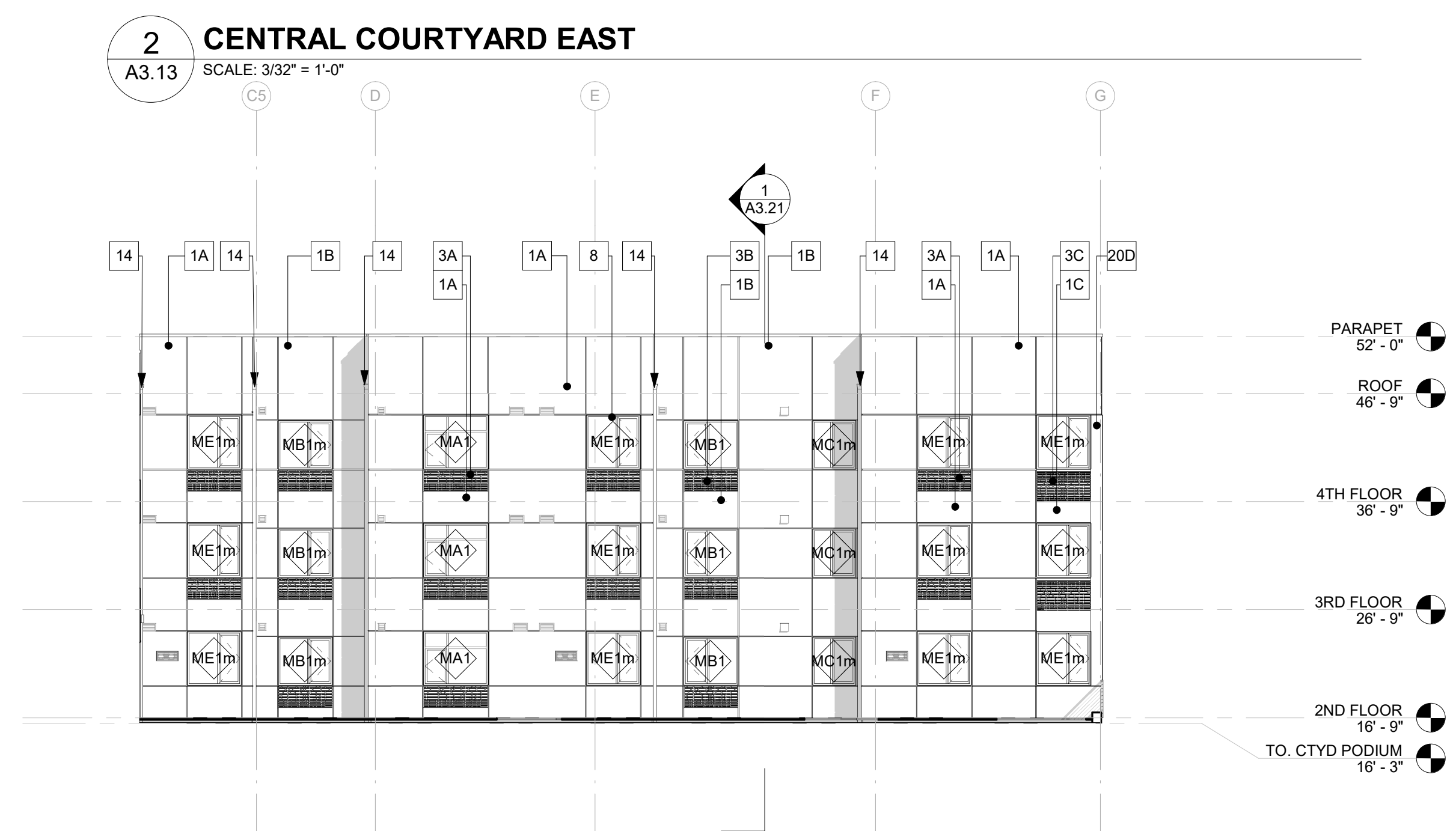
2 CENTRAL COURTYARD EAST
A3.13 SCALE: 3/32" = 1'-0"



7 EAST COURTYARD WEST
A3.13 SCALE: 3/32" = 1'-0"



4 EAST COURTYARD NORTH
A3.13 SCALE: 3/32" = 1'-0"



1 EAST COURTYARD EAST
A3.13 SCALE: 3/32" = 1'-0"

GENERAL NOTES
 SEE THE ENVELOPE COMPLIANCE SHEETS FOR THE REQUIRED MINIMUM LEVELS OF INSULATION
 SEE AS 10 AND A8.11 FOR WALL, FLOOR AND ROOF ASSEMBLIES

SECTION LEGEND & KEYNOTES

- 1 CEMENT PLASTER (STUCCO) FINISH
- 2 PARAPET WALL, BALLOON FRAMED
- 3 METAL BOK PANEL/SUNSHADE
- 4 WOOD FRAMED ROOF ASSEMBLY
- 5 WOOD FRAMED FLOOR ASSEMBLY

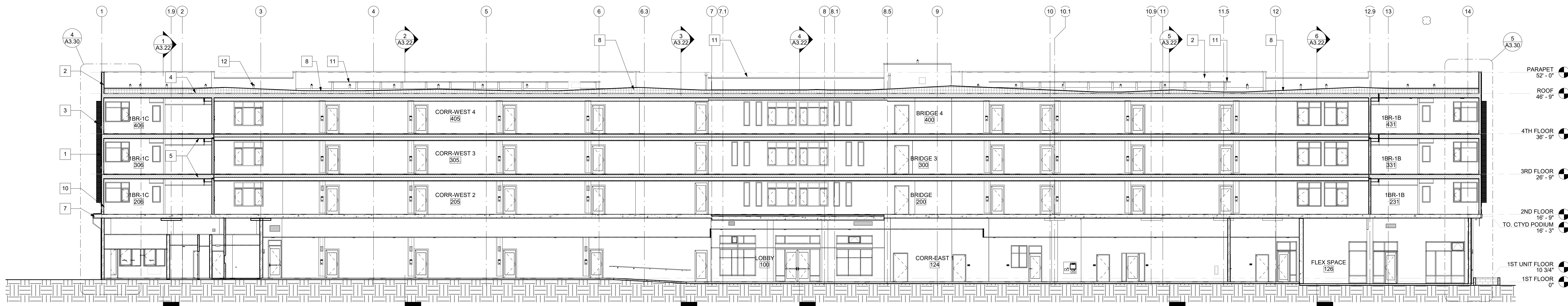
- 6 CAST IN PLACE CONC. SLAB
- 7 POST TENSIONED CONCRETE PODIUM SLAB
- 8 PVC MEMBRANE ROOF OVER SLOPED RIGID INSULATION
- 9 ELECTRICAL PANEL, SED
- 10 PACKAGED TERMINAL HEAT PUMP (PTHP) HVAC SYSTEM

- 11 ROOF MOUNTED PV ARRAY
- 12 EXTERIOR BUILDING MAINTENANCE ANCHOR
- 13 (NOT USED)
- 14 CAST IN PLACE SHEAR WALL, SEE STRUCTURAL
- 15 CAST IN PLACE CONC. COLUMN, SEE STRUCTURAL

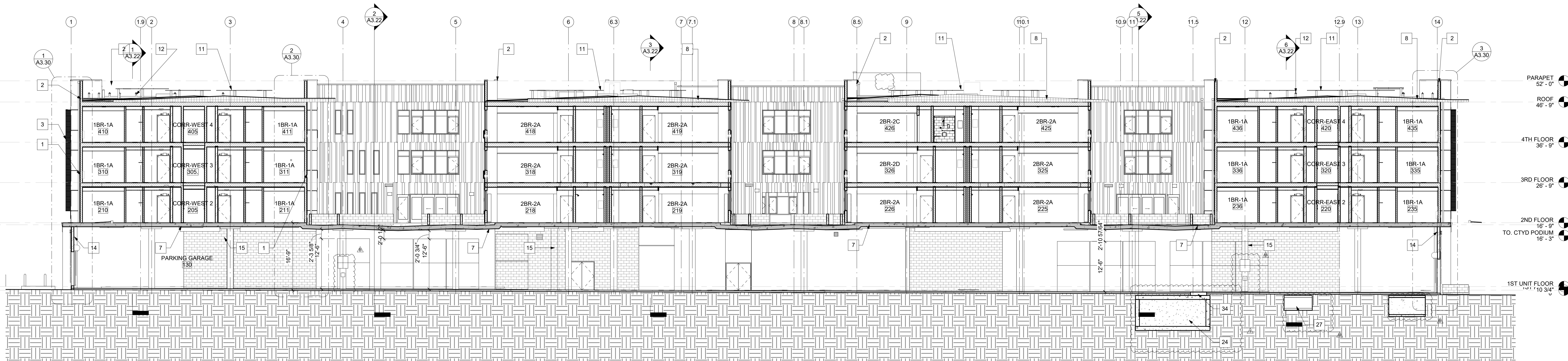
- 16 CMU LANDSCAPE PLANTER, SEE LANDSCAPE
- 17 PAVERS ON PEDESTALS, SEE LANDSCAPE
- 18 WALL SYSTEM
- 19 CMU WALL PER PLAN
- 20 ELEVATOR HOISTWAY

- 21 ELEVATOR PIT
- 22 METAL MESH @ GARAGE, SEE 2/A8.23
- 23 GATE
- 24 SUBGRADE EPS-1 VAULT
- 25 EPS-1 COLLAR

- 26 MECHANICAL TREATMENT DEVICE, SPD
- 27 OIL AND WATER SEPARATOR



2 SECTION LONGITUDINAL 2
 SCALE: 3/32" = 1'-0"



1 SECTION LONGITUDINAL 1
 SCALE: 3/32" = 1'-0"

CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507

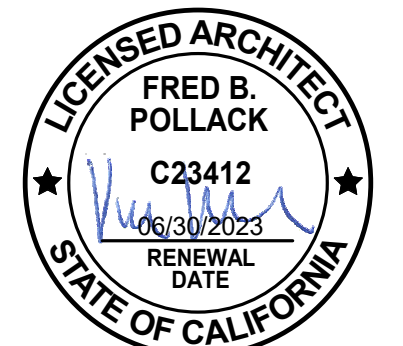
LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
 ARCATA, CA 95521

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023
 HARD COPY OF THESE STAMPED PLANS
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ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
2	03/20/23	BID ADDENDUM

Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVE
 PALO ALTO, CA 94306



SECTIONS - LONG

JOB #: 1925
 SCALE: As Indicated

GENERAL NOTES
 SEE THE ENVELOPE COMPLIANCE SHEETS FOR THE REQUIRED MINIMUM LEVELS OF INSULATION
 SEE A8.10 AND A8.11 FOR WALL, FLOOR AND ROOF ASSEMBLIES

- SECTION LEGEND & KEYNOTES**
- | | | | | |
|----------------------------------|---|---|---|-------------------------------------|
| 1 CEMENT PLASTER (STUCCO) FINISH | 6 CAST IN PLACE CONC. SLAB | 11 ROOF MOUNTED PV ARRAY | 16 CMU LANDSCAPE PLANTER, SEE LANDSCAPE | 21 ELEVATOR PIT |
| 2 PARAPET WALL, BALLOON FRAMED | 7 POST TENSIONED CONCRETE PODIUM SLAB | 12 EXTERIOR BUILDING MAINTENANCE ANCHOR | 17 PAVERS ON PEDESTALS, SEE LANDSCAPE | 22 METAL MESH @ GARAGE, SEE 2/A8.23 |
| 3 METAL BOK PANEL/SUNSHADE | 8 PVC MEMBRANE ROOF OVER SLOPED RIGID INSULATION | 13 {NOT USED} | 18 WALL SYSTEM | 23 GATE |
| 4 WOOD FRAMED ROOF ASSEMBLY | 9 ELECTRICAL PANEL, SED | 14 CAST IN PLACE SHEAR WALL, SEE STRUCTURAL | 19 CMU WALL PER PLAN | 24 SUBGRADE EPS-1 VAULT |
| 5 WOOD FRAMED FLOOR ASSEMBLY | 10 PACKAGED TERMINAL HEAT PUMP (PTHP) HVAC SYSTEM | 15 CAST IN PLACE CONC. COLUMN, SEE STRUCTURAL | 20 ELEVATOR HOISTWAY | 25 EPS-1 COLLAR |

- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507
- LANDSCAPE ARCHITECT
FLURIA STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

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A	12/16/22	BID SET

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306

Client:

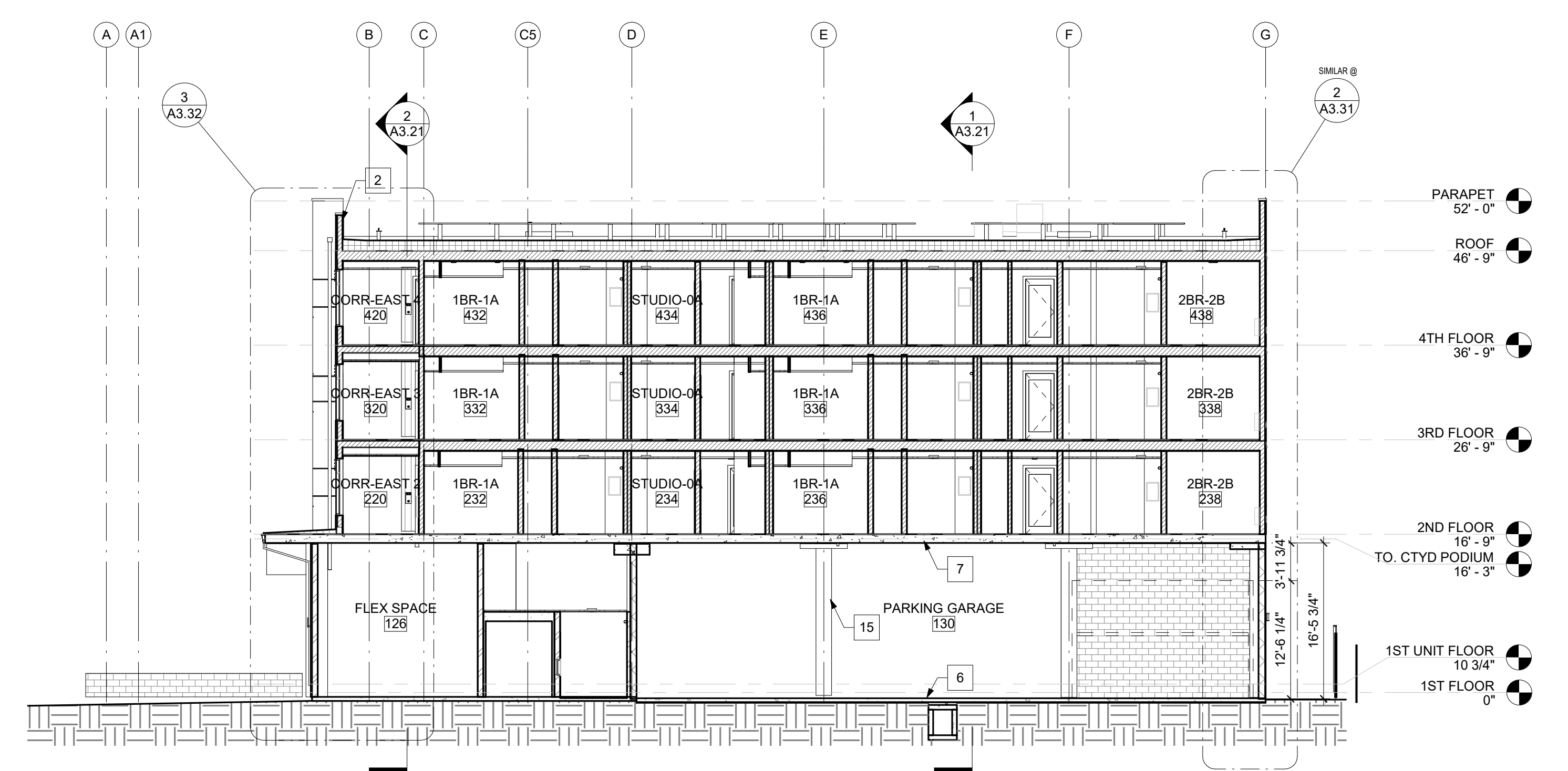
MERCY HOUSING &
 ABODE COMMUNITIES

SECTIONS - CROSS

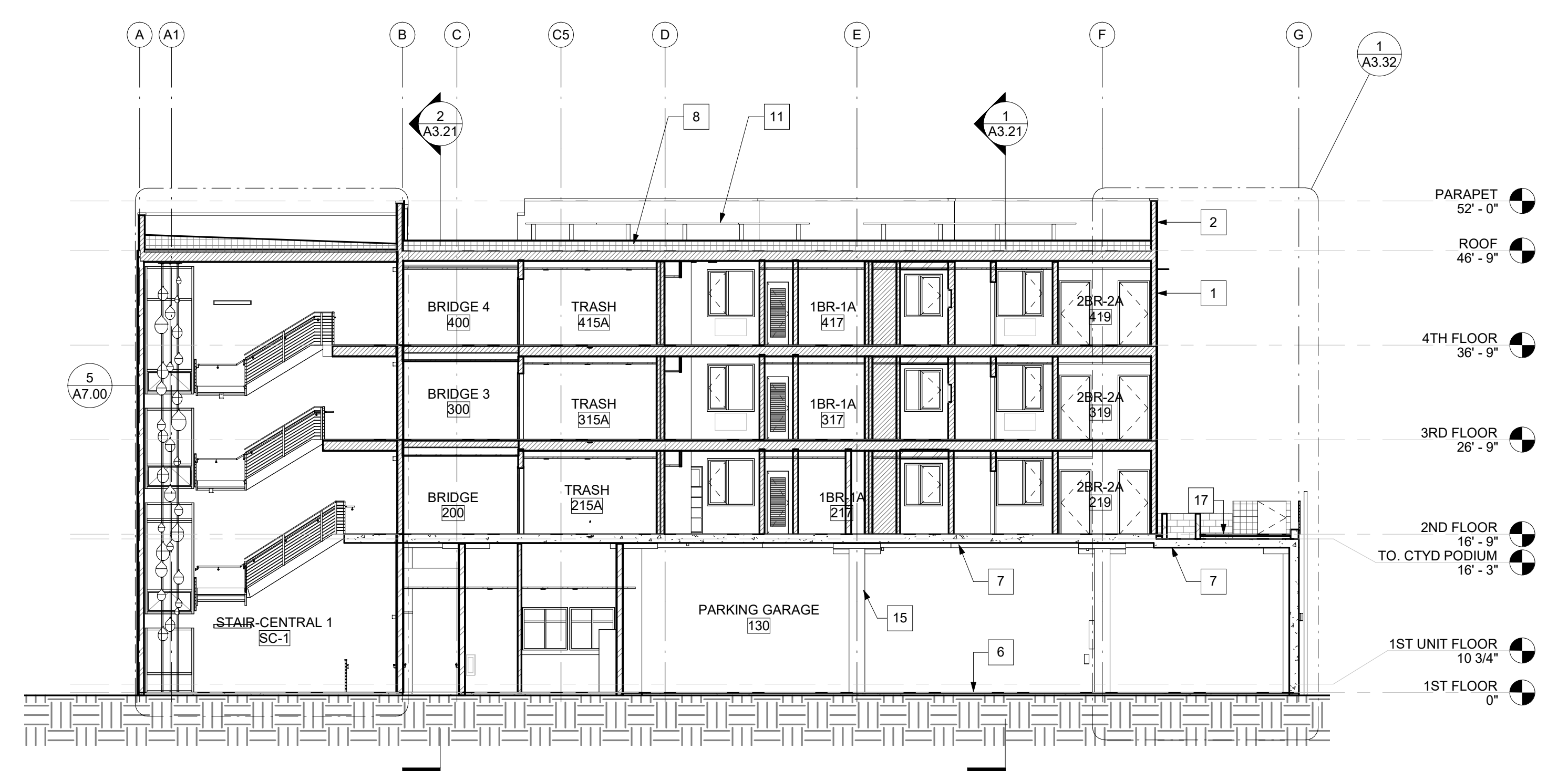
JOB #: 1925
 SCALE: As Indicated

A3.22

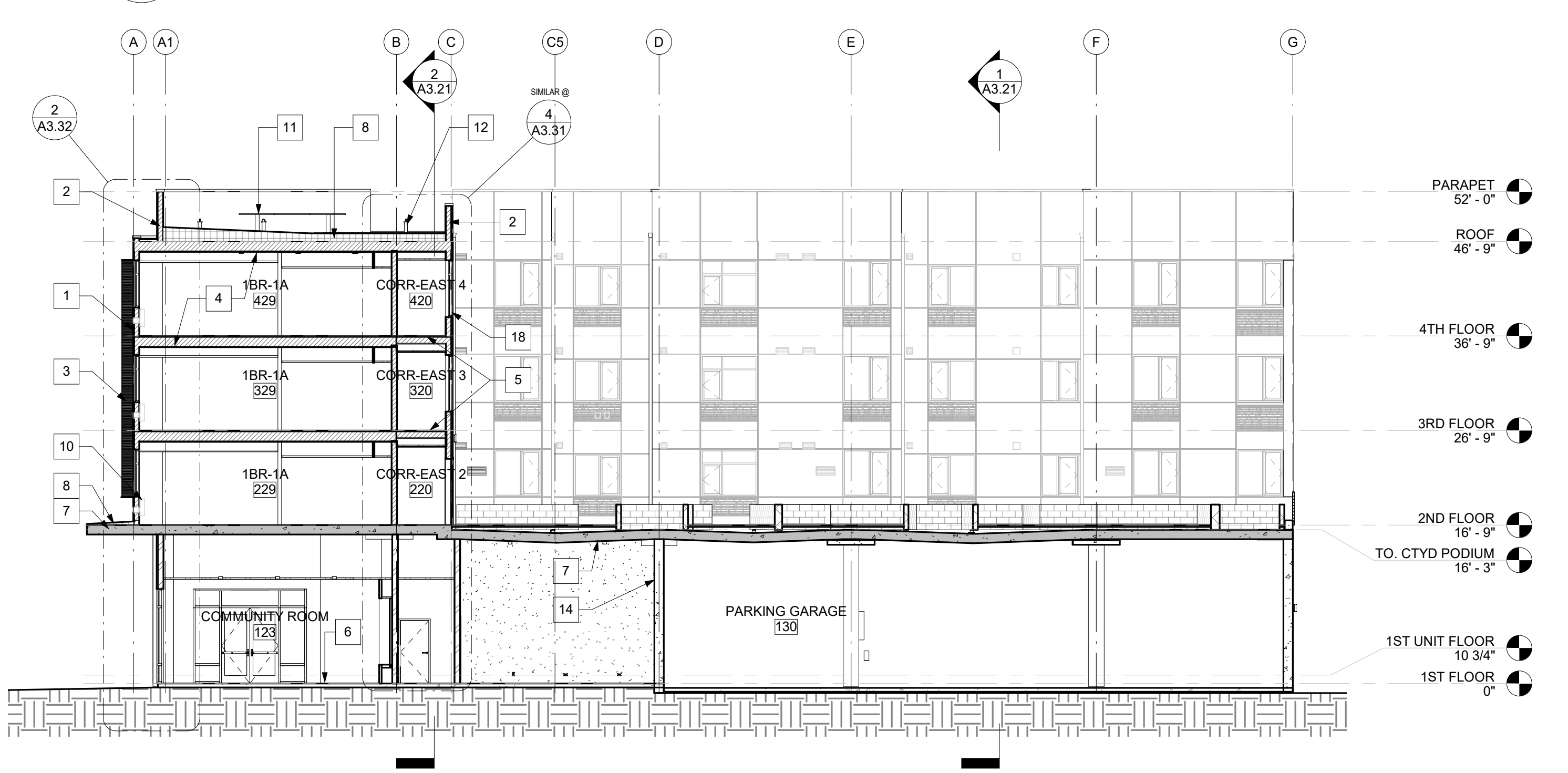
PLAN CHECK REVISION 4 | DATE: 06/19/23



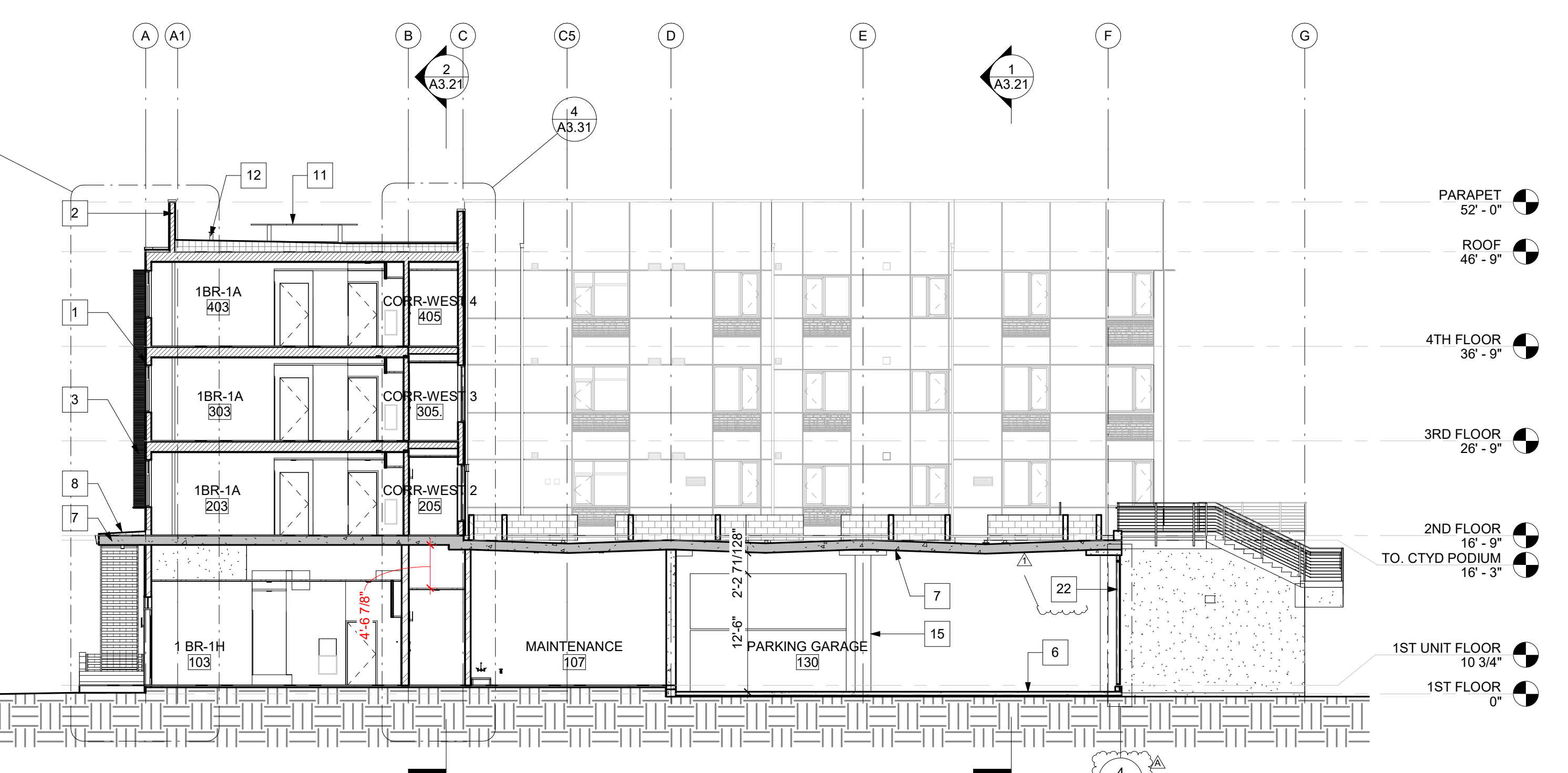
6 SECTION_CROSS EAST WING
 A3.22 SCALE: 3/32" = 1'-0"



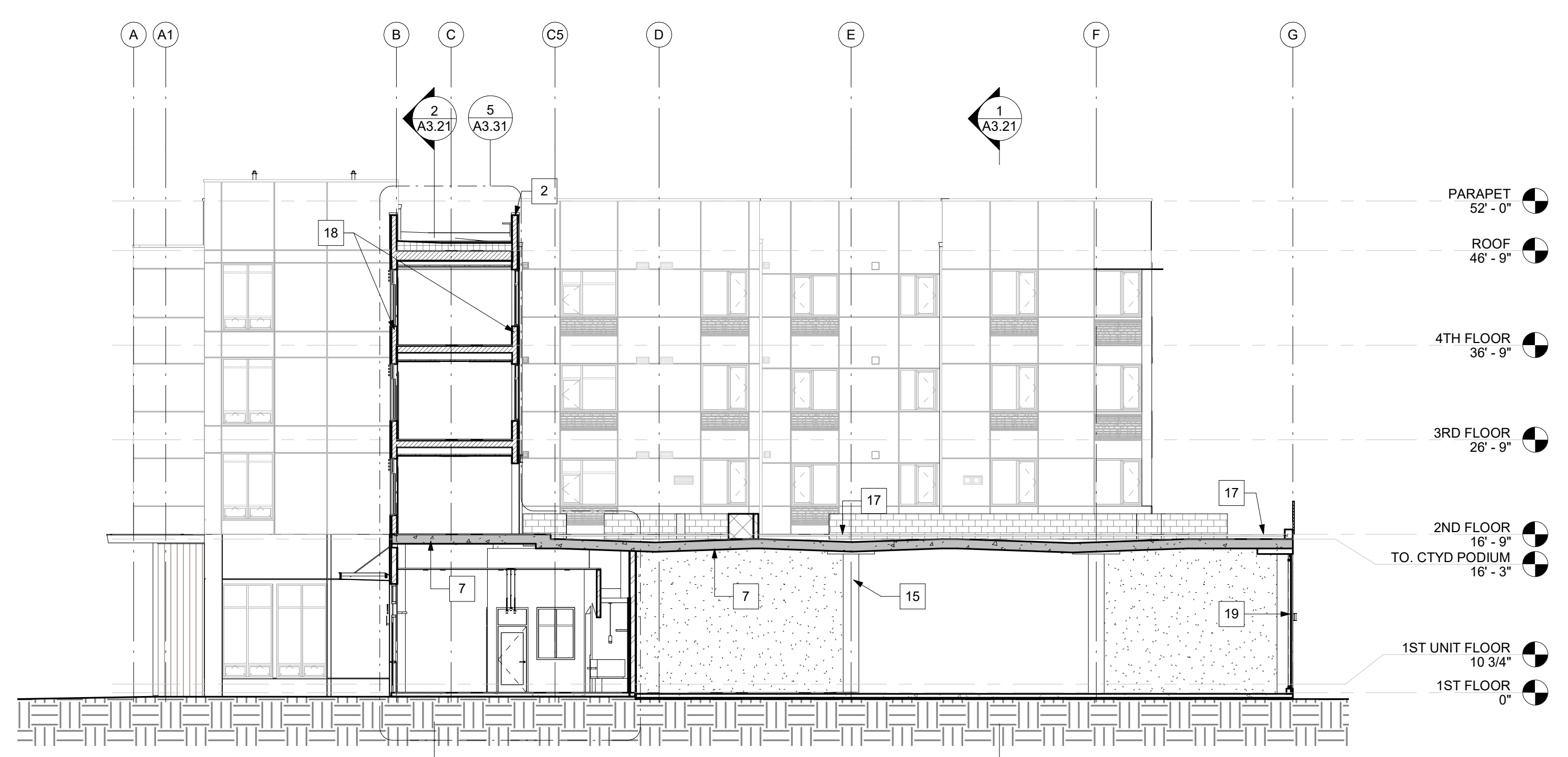
3 SECTION_CROSS STAIR
 A3.22 SCALE: 3/32" = 1'-0"



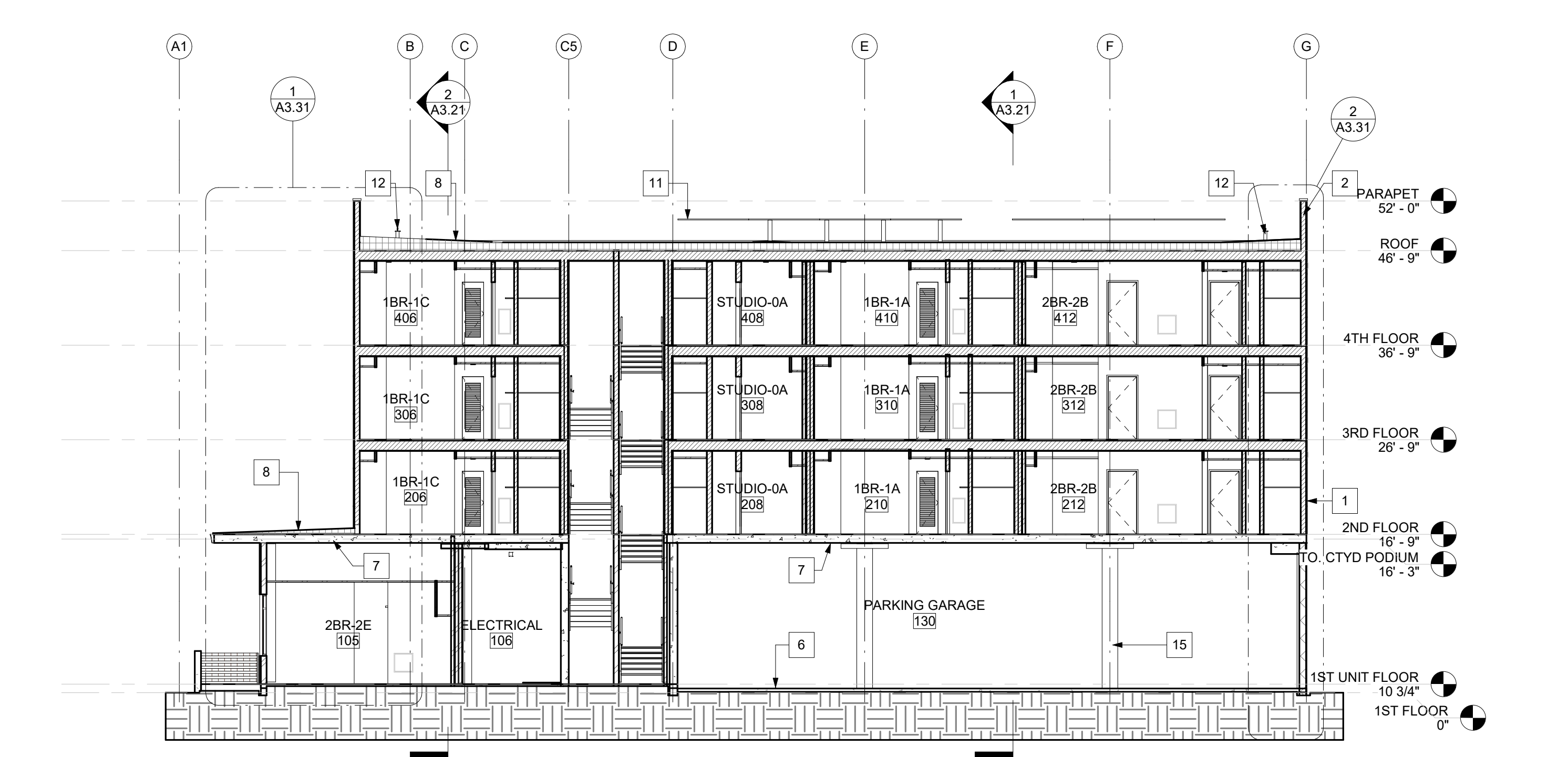
5 SECTION_CROSS COURTYARD
 A3.22 SCALE: 3/32" = 1'-0"



2 SECTION_CROSS WEST COURTYARD
 A3.22 SCALE: 3/32" = 1'-0"



4 SECTION_CROSS BRIDGE
 A3.22 SCALE: 3/32" = 1'-0"

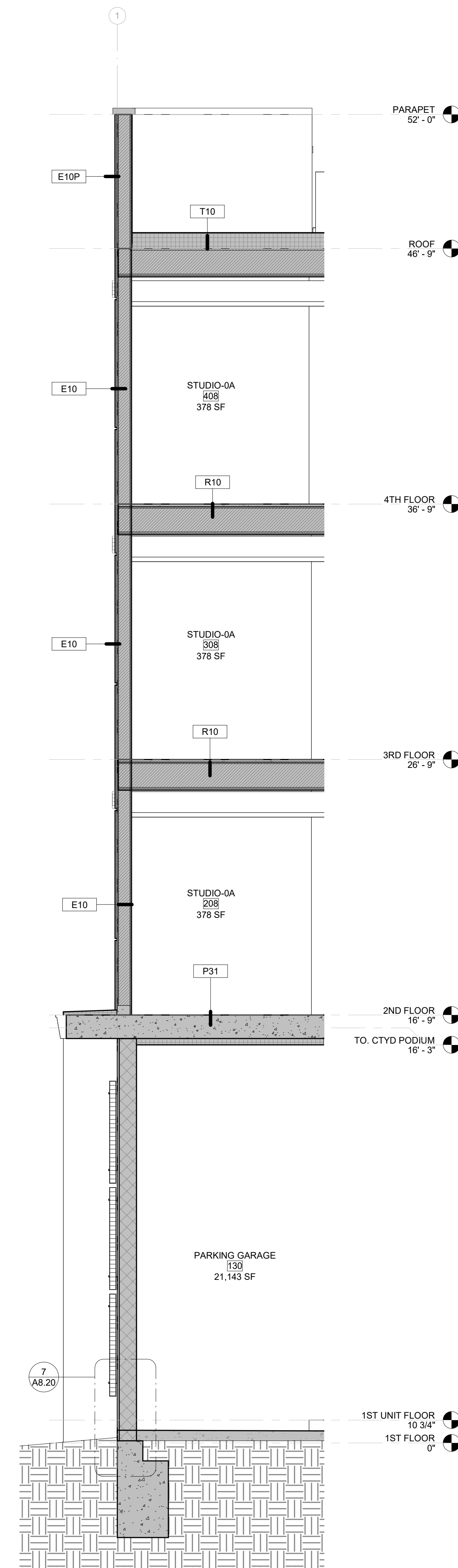
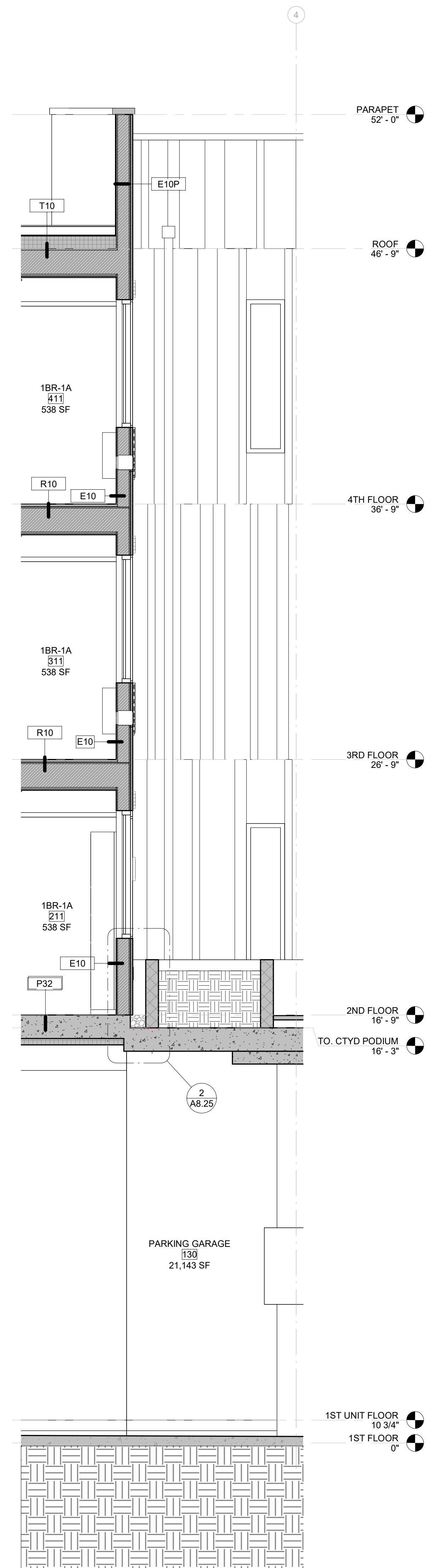
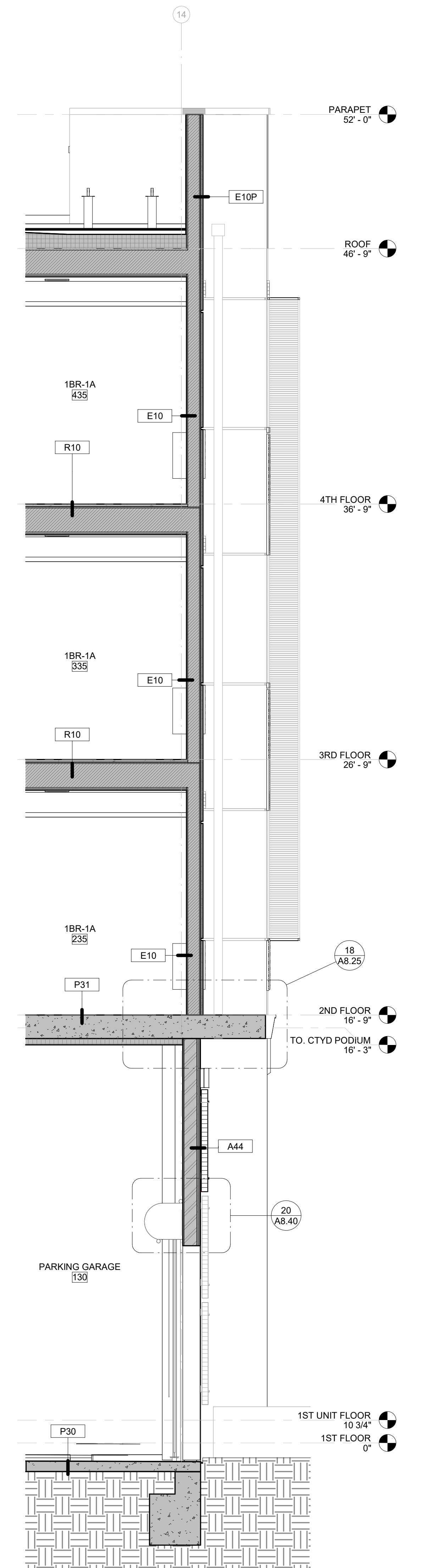
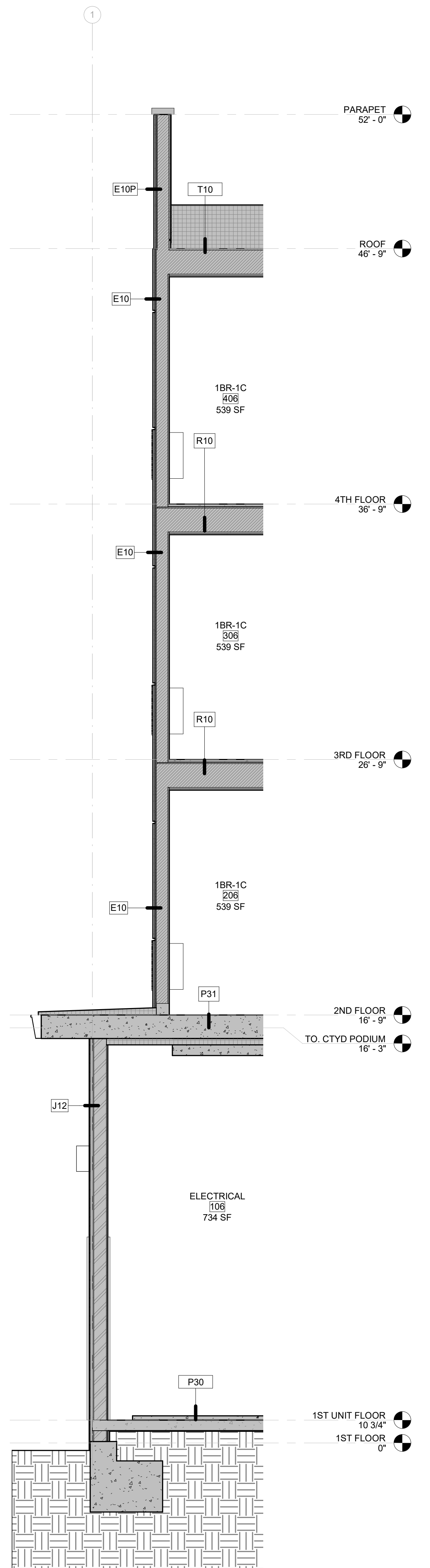
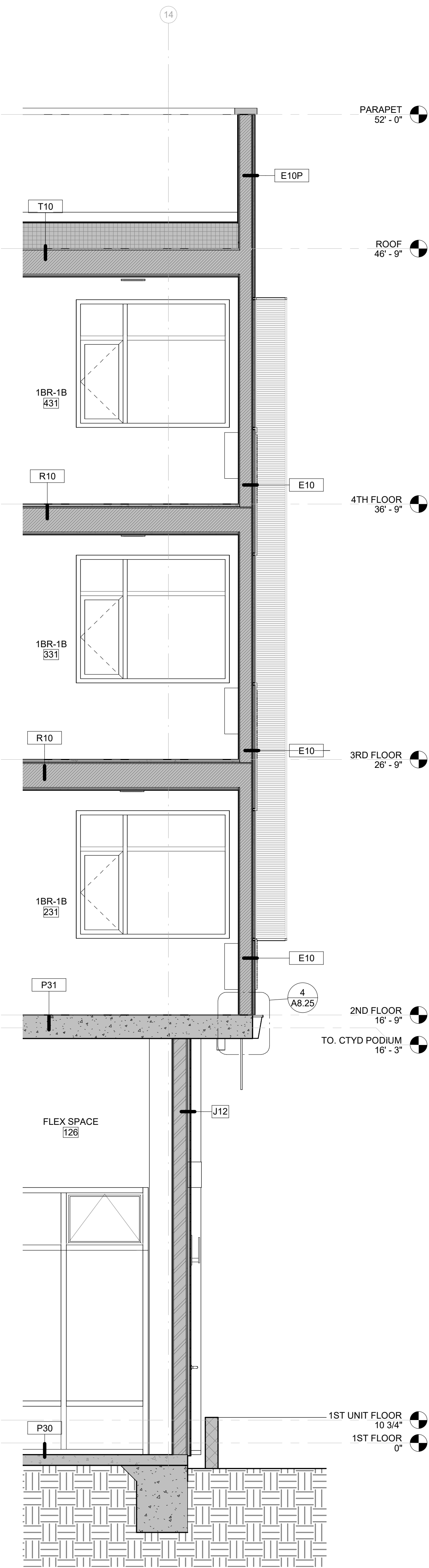


1 TYP. UNITS_CROSS SECTIONS
 A3.22 SCALE: 3/32" = 1'-0"

GENERAL NOTES
 SEE THE ENVELOPE COMPLIANCE SHEETS FOR THE REQUIRED MINIMUM LEVELS OF INSULATION
 SEE A8.10 AND A8.11 FOR WALL, FLOOR AND ROOF ASSEMBLIES

SECTION LEGEND & KEYNOTES

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- 21 ELEVATOR PIT
- 22 METAL MESH @ GARAGE, SEE 2/A8.23
- 23 GATE
- 24 SUBGRADE EPS-1 VAULT
- 25 EPS-1 COLLAR
- 26 MECHANICAL TREATMENT DEVICE, SPD
- 27 OIL AND WATER SEPARATOR



5 SECTION_x31_STACK
 A3.30 SCALE: 3/8" = 1'-0"

4 WALL SECTION TYP
 A3.30 SCALE: 3/8" = 1'-0"

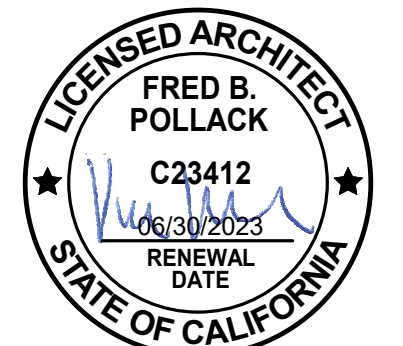
3 WALL SECTION GARAGE - (PARK BLVD)
 A3.30 SCALE: 3/8" = 1'-0"

2 WALL SECTION AT PODIUM 1
 A3.30 SCALE: 3/8" = 1'-0"

1 WALL SECTION GARAGE - (BIRCH ST.)
 A3.30 SCALE: 3/8" = 1'-0"

- CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507
- LANDSCAPE ARCHITECT
FLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
 ARCATA, CA 95521

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
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 BY: M. O'Brien Date: 07/27/2023
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Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVE
 PALO ALTO, CA 94306



WALL SECTIONS

JOB #: 1925
 SCALE: As indicated

GENERAL NOTES
 SEE THE ENVELOPE COMPLIANCE SHEETS FOR THE REQUIRED MINIMUM LEVELS OF INSULATION
 SEE A8.10 AND A8.11 FOR WALL, FLOOR AND ROOF ASSEMBLIES

SECTION LEGEND & KEYNOTES

- | | | | | | |
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| 1 CEMENT PLASTER (STUCCO) FINISH | 6 CAST IN PLACE CONC. SLAB | 11 ROOF MOUNTED PV ARRAY | 16 CMU LANDSCAPE PLANTER, SEE LANDSCAPE | 21 ELEVATOR PIT | 26 |
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| 3 METAL BOX PANEL/SUNSHADE | 8 PVC MEMBRANE ROOF OVER SLOPED RIGID INSULATION | 13 (NOT USED) | 18 WALL SYSTEM | 23 GATE | |
| 4 WOOD FRAMED ROOF ASSEMBLY | 9 ELECTRICAL PANEL, SED | 14 CAST IN PLACE SHEAR WALL, SEE STRUCTURAL | 19 CMU WALL PER PLAN | 24 SUBGRADE EPS-1 VAULT | |
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- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
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2742 17TH STREET
SAN FRANCISCO, CA 94110
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PALO ALTO, CA 94306
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21705 HIGHWAY 99
LYNWOOD, WA 98036
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2	03/20/23	BID ADDENDUM

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306

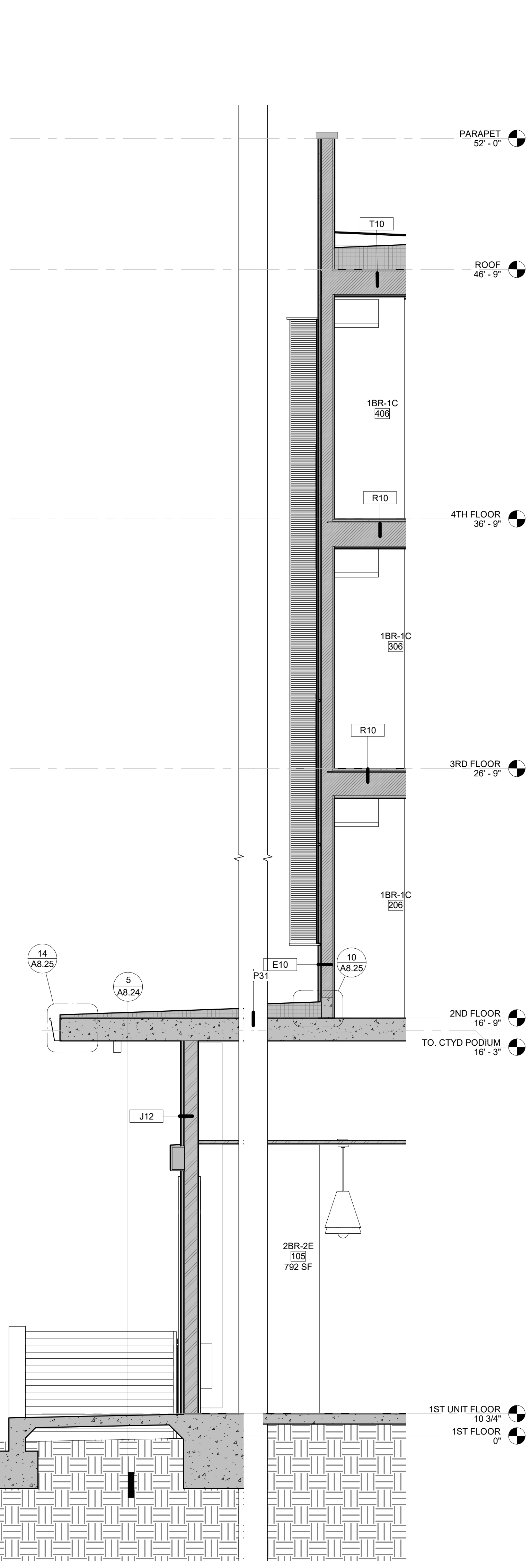
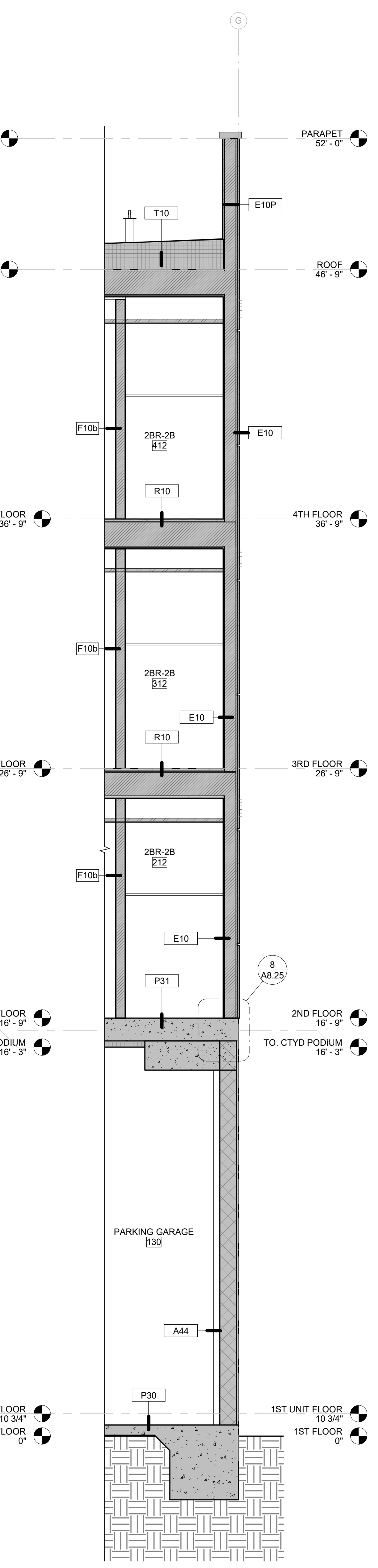
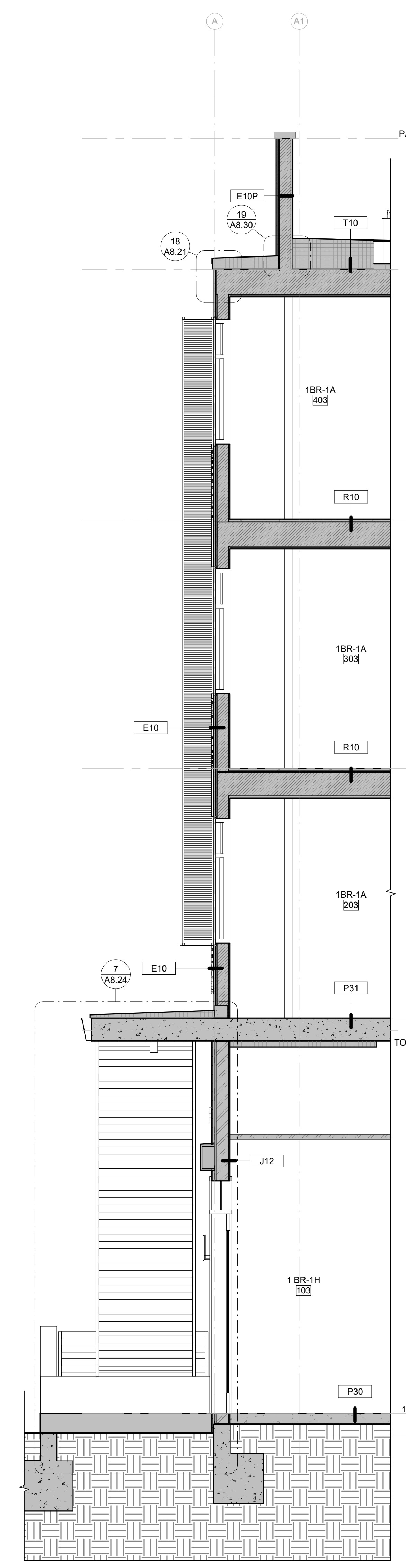
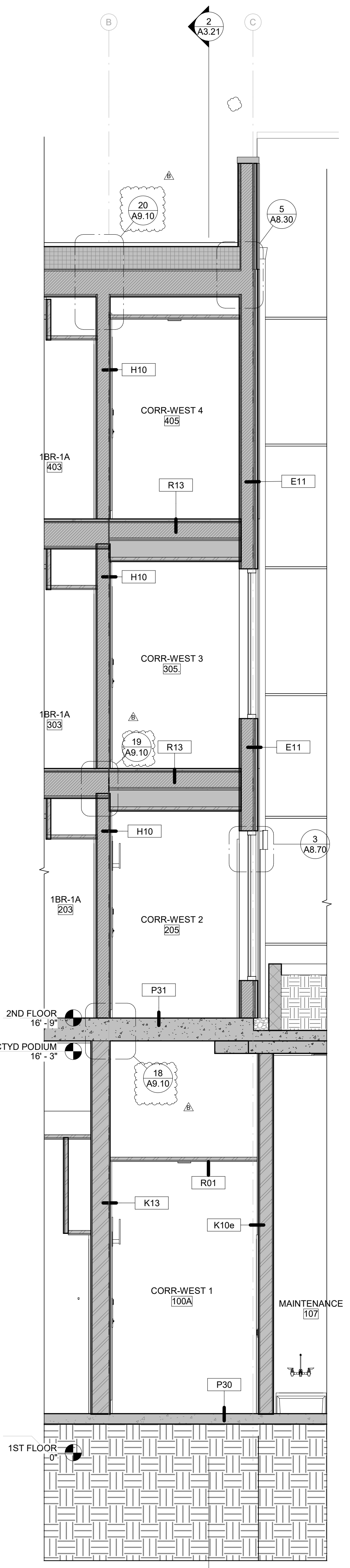
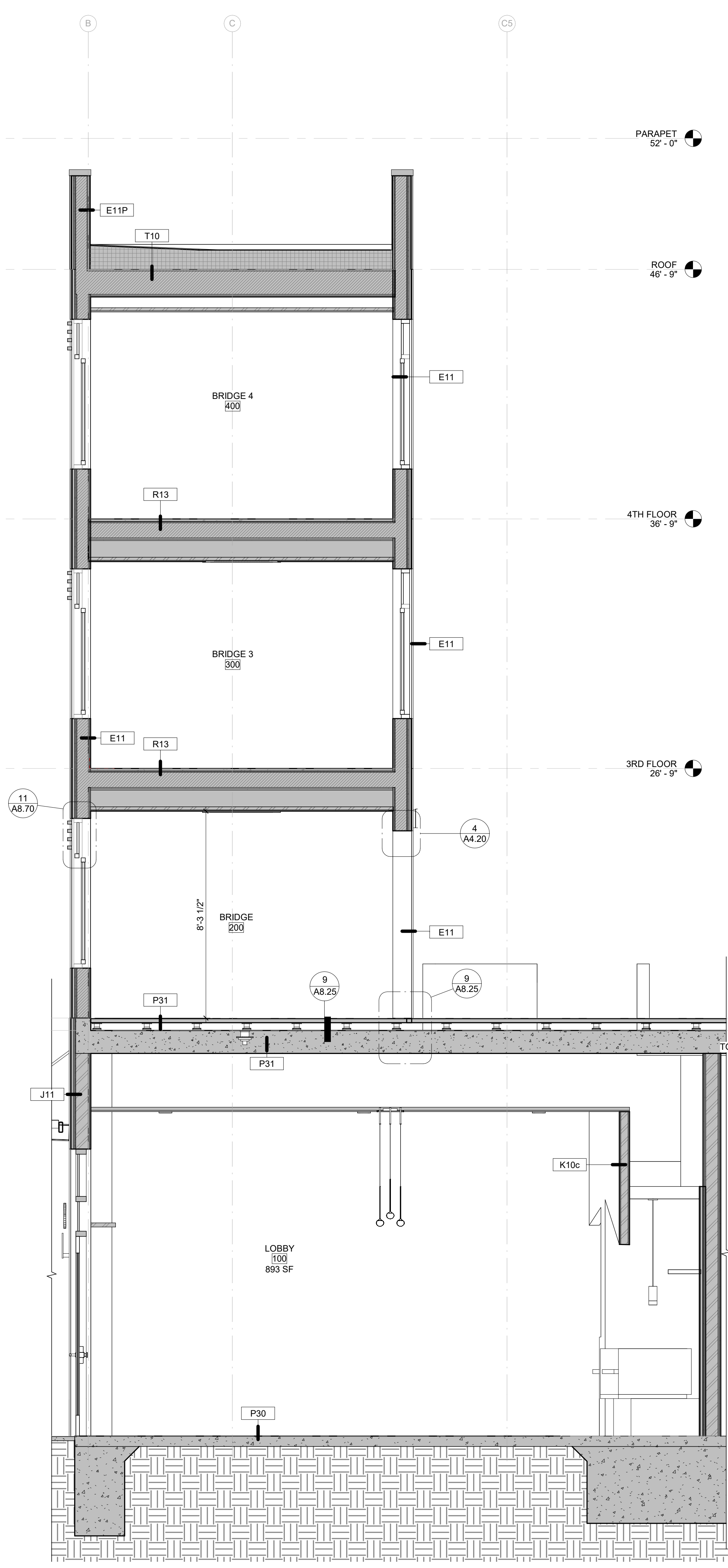


WALL SECTIONS

JOB #: 1925
 SCALE: As indicated

A3.31

PLAN CHECK REVISION 4 | DATE: 06/19/23



5 CORRIDOR SECTION DETAIL AT BRIDGE
 A3.31 SCALE: 3/8" = 1'-0"

4 SECTION CORR-WEST
 A3.31 SCALE: 3/8" = 1'-0"

3 SECTION CROSS_x03_STACK
 A3.31 SCALE: 3/8" = 1'-0"

2 TYP. UNITS CROSS SECTION
 A3.31 SCALE: 3/8" = 1'-0"

1 WALL SECTION AT NW PODIUM
 A3.31 SCALE: 3/8" = 1'-0"

CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507

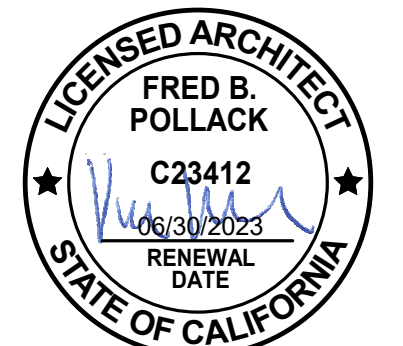
LANDSCAPE ARCHITECT
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2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
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250 SHERIDAN AVE STE 100
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Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306

Client:

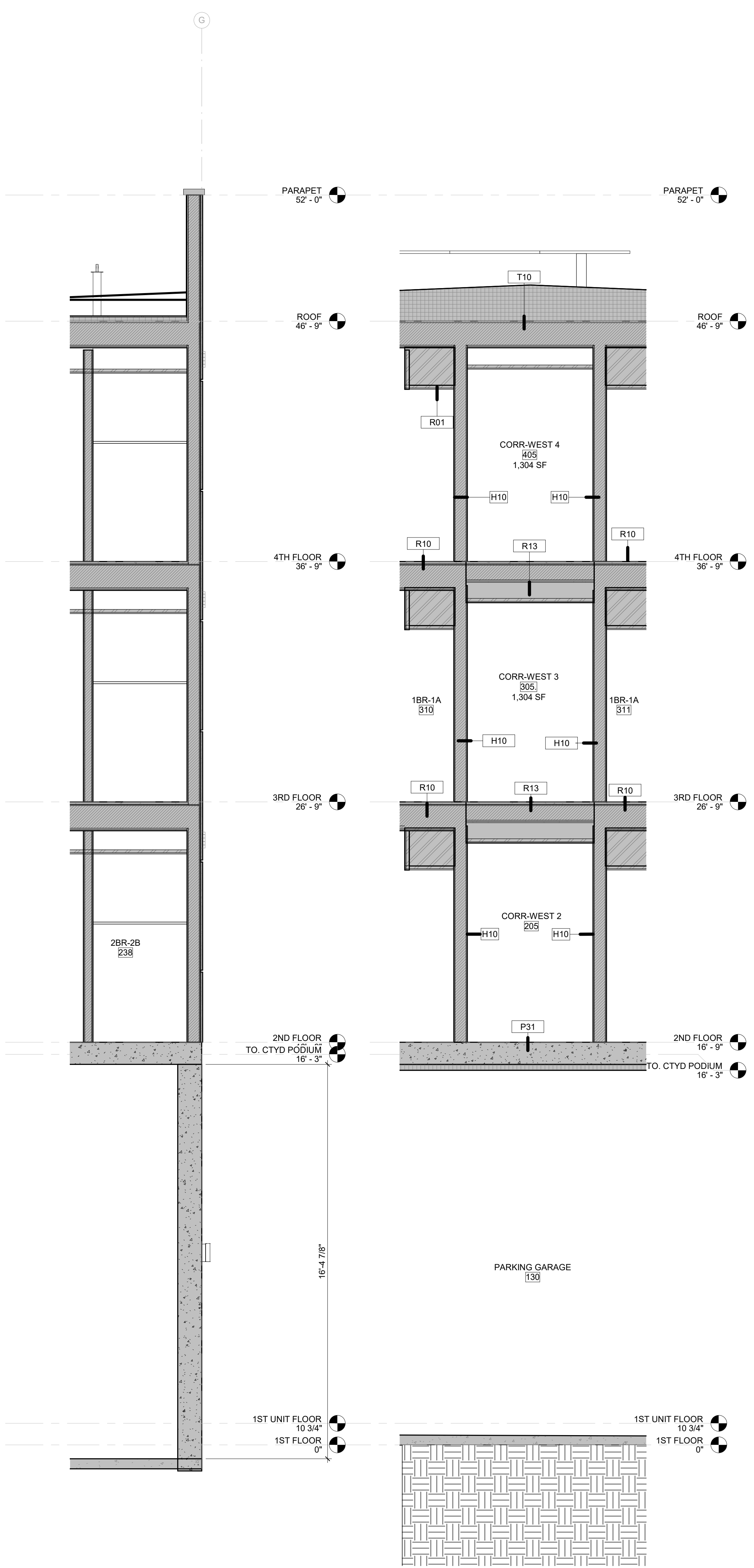


WALL SECTIONS

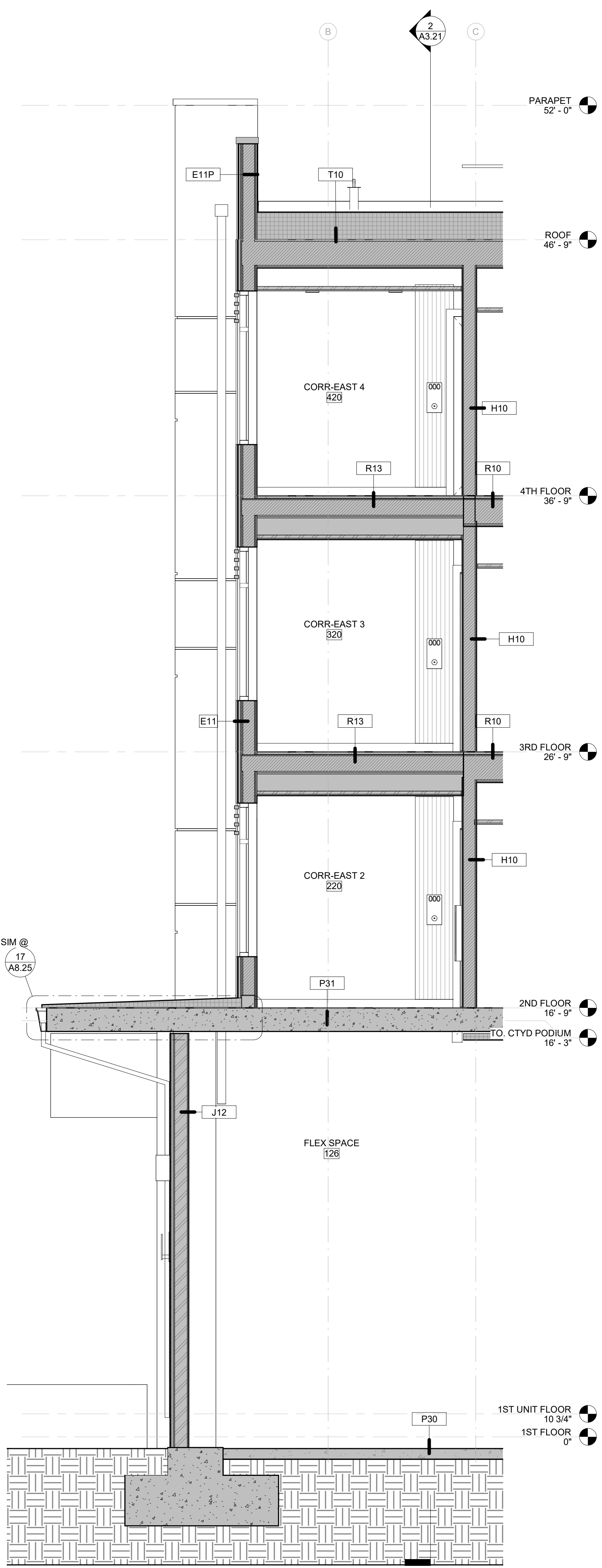
JOB #: 1925
SCALE: 3/8" = 1'-0"

A3.32

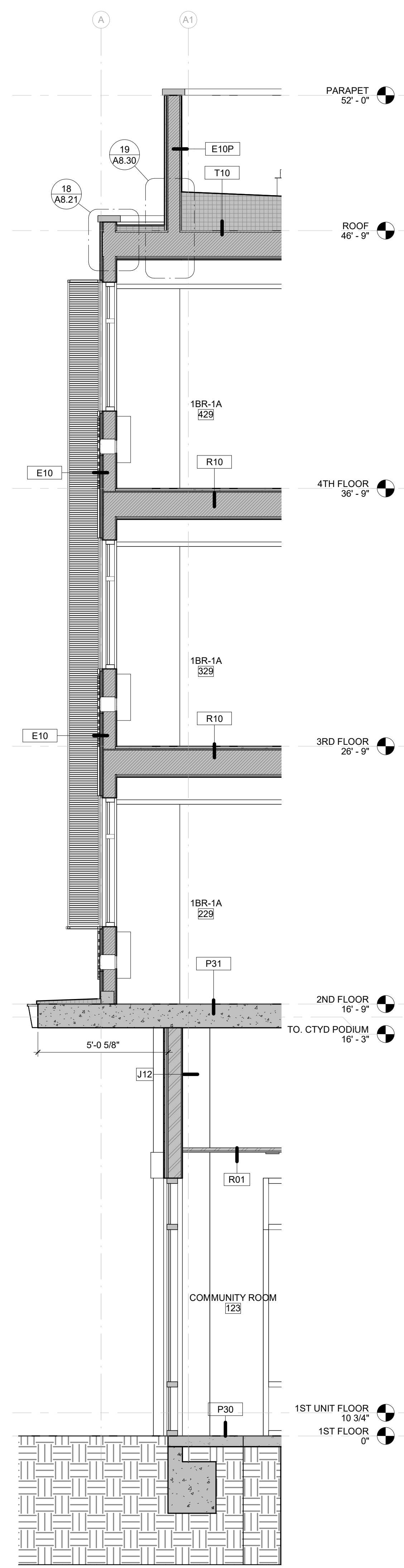
PLAN CHECK REVISION 4 | DATE: 06/19/23



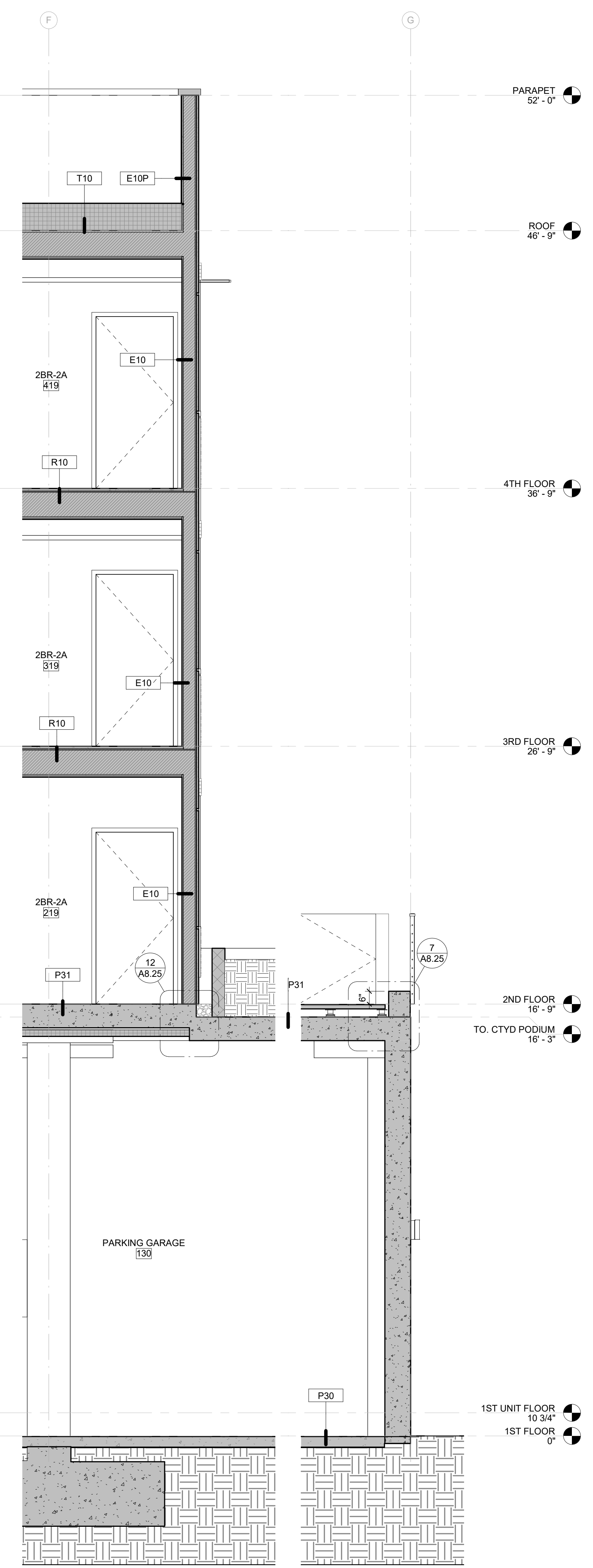
4 TYPICAL DOUBLE LOADED CORRIDOR SECTION
A3.32 SCALE: 3/8" = 1'-0"



3 SECTION_x31 (BOARD+BATTEN)
A3.32 SCALE: 3/8" = 1'-0"



2 SECTION_x29_STACK
A3.32 SCALE: 3/8" = 1'-0"



1 SECTION_x19_STACK
A3.32 SCALE: 3/8" = 1'-0"

UNIT PLAN KEYNOTES

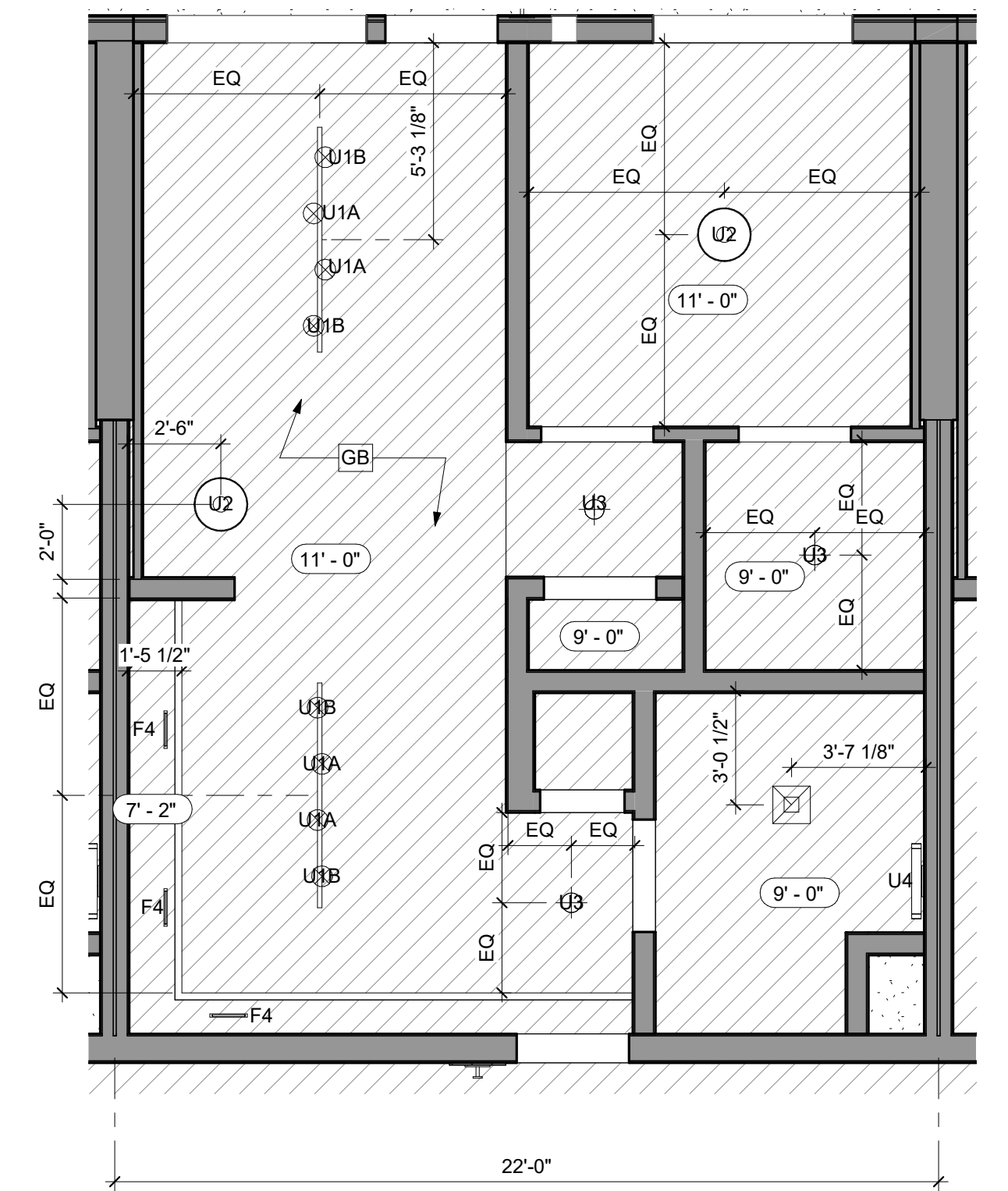
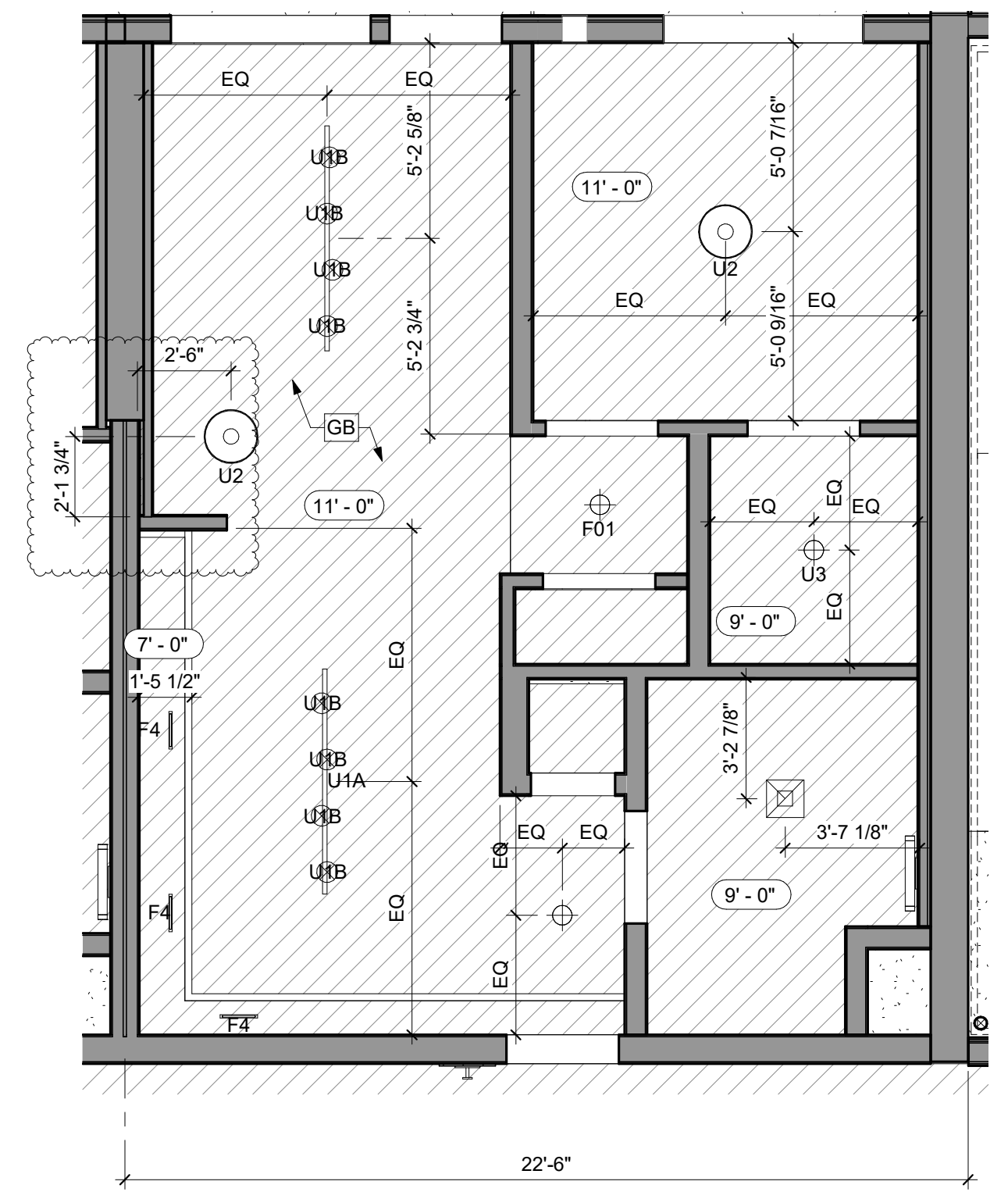
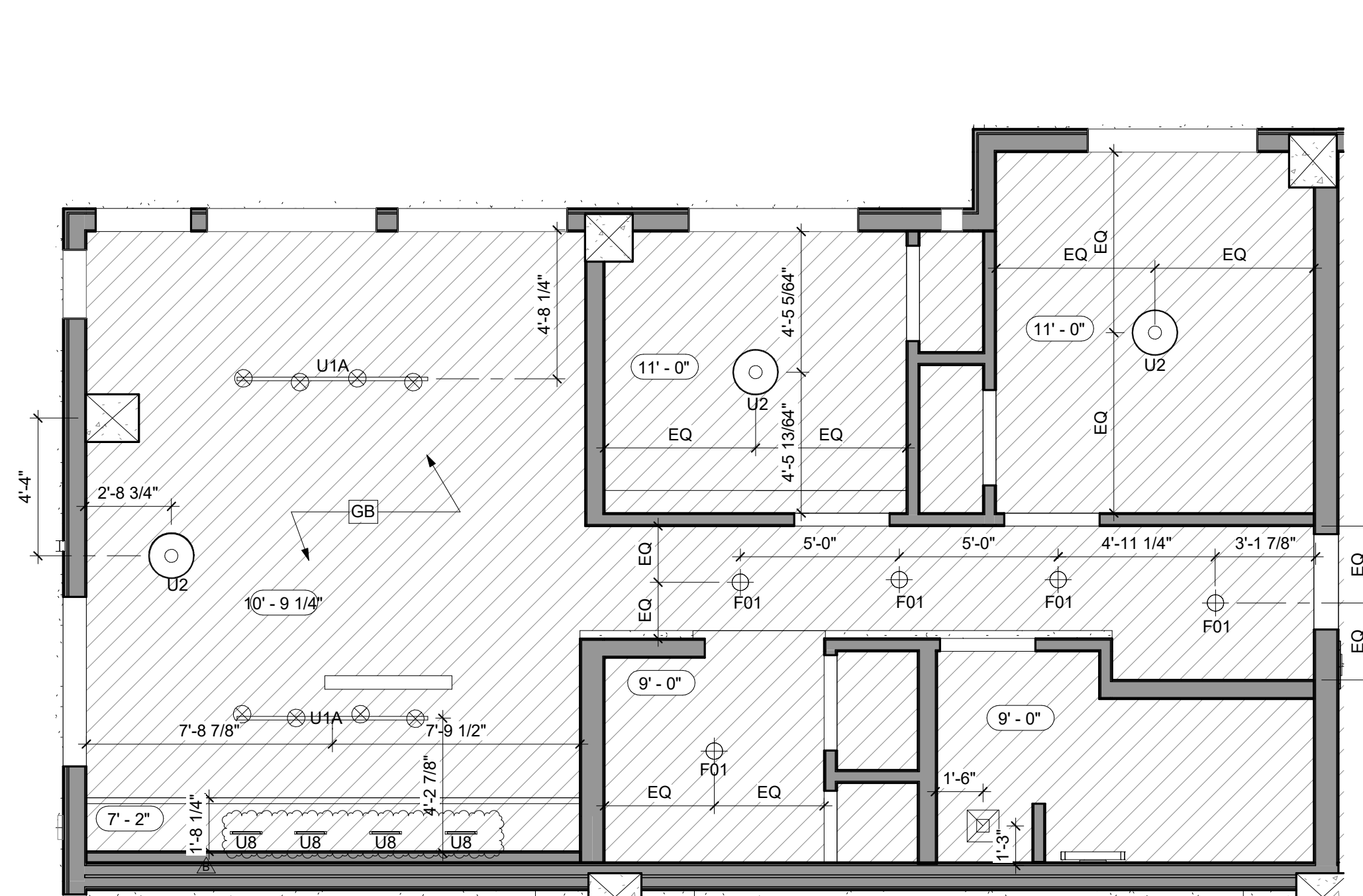
- | | |
|---|---|
| 1 ELECTRICAL PANEL, SED | 10 CONDENSATE LINE IN WALL |
| 2 MEDIA PANEL, PAINT TO MATCH EXISTING WALL SEE LOW VOLTAGE | 11 HORN & STROBE AT 80" AFF. WHERE OCCURS (E.G. HVI UNIT) |
| 3 WASHER DRYER - STACKED | 12 THERMOSTAT |
| 4 WASHER DRYER - SIDE BY SIDE | 13 DOORBELL CHIME |
| 5 WATER HEATER | 14 DIMMER SWITCH |
| 6 WATER SUBMETER 24"x24" | 15 SWITCH |
| 7 HPAC UNIT | 16 SG-1 SEE MECHANICAL DWGS |
| 8 DOOR BELL WITH SIGN TO HOLD FOR 5 SECS | 17 HPAC UNIT UP IN UNITS: 207,211,216,217,218,219,221,223,224,225,226,232,236,238 |
| 9 SUBMETER READER | |

GENERAL NOTES

1. TACTILE SIGNAGE SHALL BE PROVIDED AT EACH EXIT OR EXIT ACCESS DOOR THAT CORRESPONDS TO SPECIFIC EXITING LOCATIONS PER CBC 1013.4 (IE EXIT STAIR DOWN, EXIT ROUTE, EXIT, ETC) SEE SIGNAGE PLANS A11.70 - A11.71 FOR LOCATIONS.
2. E2 FIXTURE IS IN PT SLAB AND WILL REQUIRE A SLEEVE AND A RECESSED J-BOX.
3. ILLUMINATED EXIT SIGNS SHALL BE ADDED OR RELOCATED AT THE DIRECTION OF THE BUILDING AND/OR FIRE DEPARTMENT INSPECTOR.
4. FURNITURE IS SHOWN IN PLANS FOR REFERENCE PURPOSES ONLY.
5. RESIDENTIAL DWELLING UNIT WITH COMMUNICATION FEATURES TO COMPLY WITH 11B-809.5(E,G, HARD-WIRED ELECTRIC DOORBELL, VISIBLE ALARM W/STROBE FOR FIRE).
6. THE MANEUVERING CLEARANCE AT THE ADAPTABLE UNIT INTERIOR U2' DOORS ARE 40"x54" CLEAR AT THE PULL SIDE W/18" CLEAR AT THE STRIKE SIDE OF THE DOOR. THE MANEUVERING CLEARANCE AT THE INTERIOR U2' ADAPTABLE UNIT DOORS IS 36"x42" CLEAR AT THE PUSH SIDE OF THE DOOR.
7. ALL PRIMARY RESIDENTIAL UNIT ENTRY DOORS HAVE A MANEUVERING CLEARANCE OF 36"x48" CLEAR AT THE PUSH SIDE OF THE DOOR & 54"x60" CLEARANCE AT THE PULL SIDE OF THE DOOR WITH 18" CLEAR AT THE STRIKE SIDE OF THE DOOR.

REFLECTED CEILING PLAN LEGEND

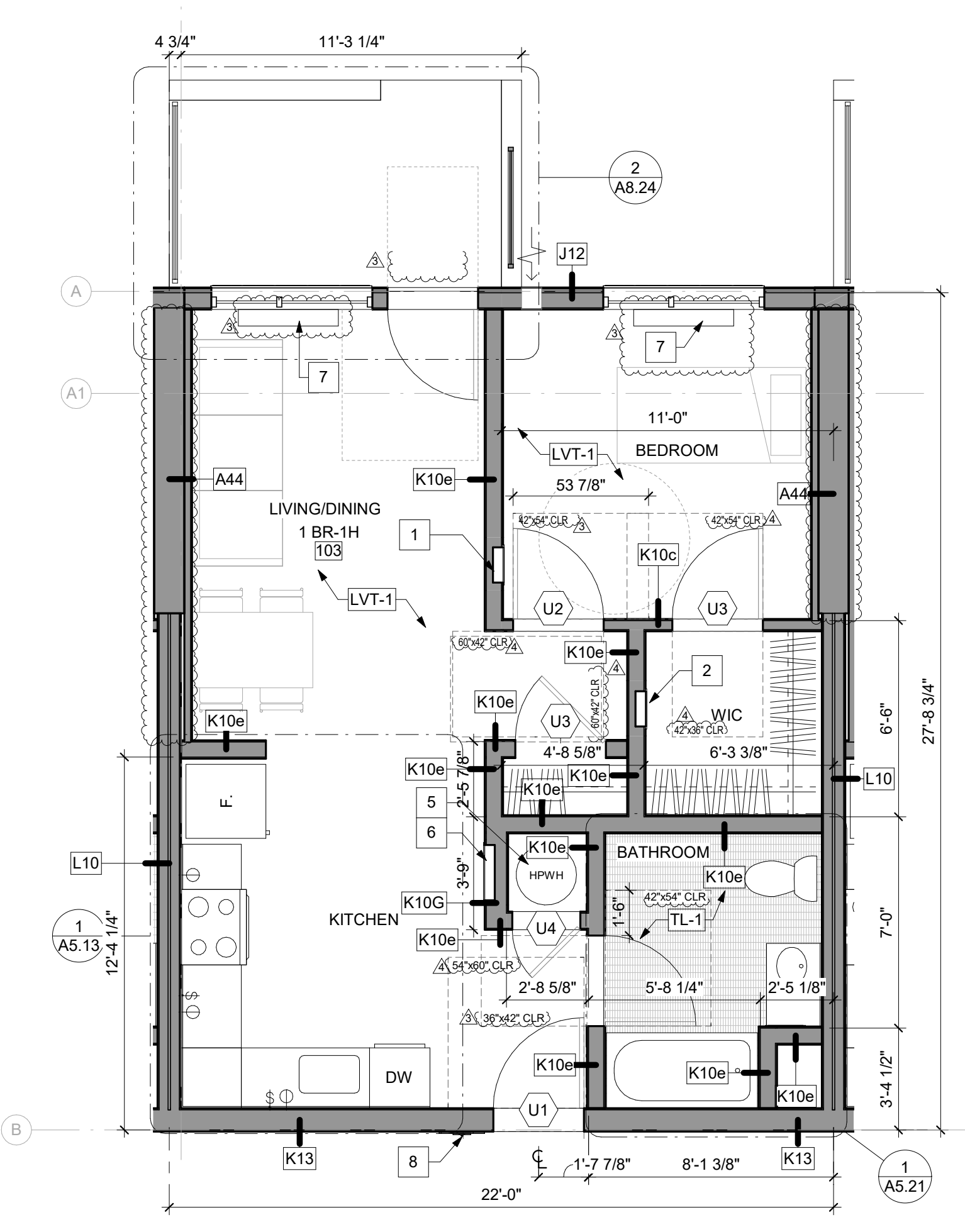
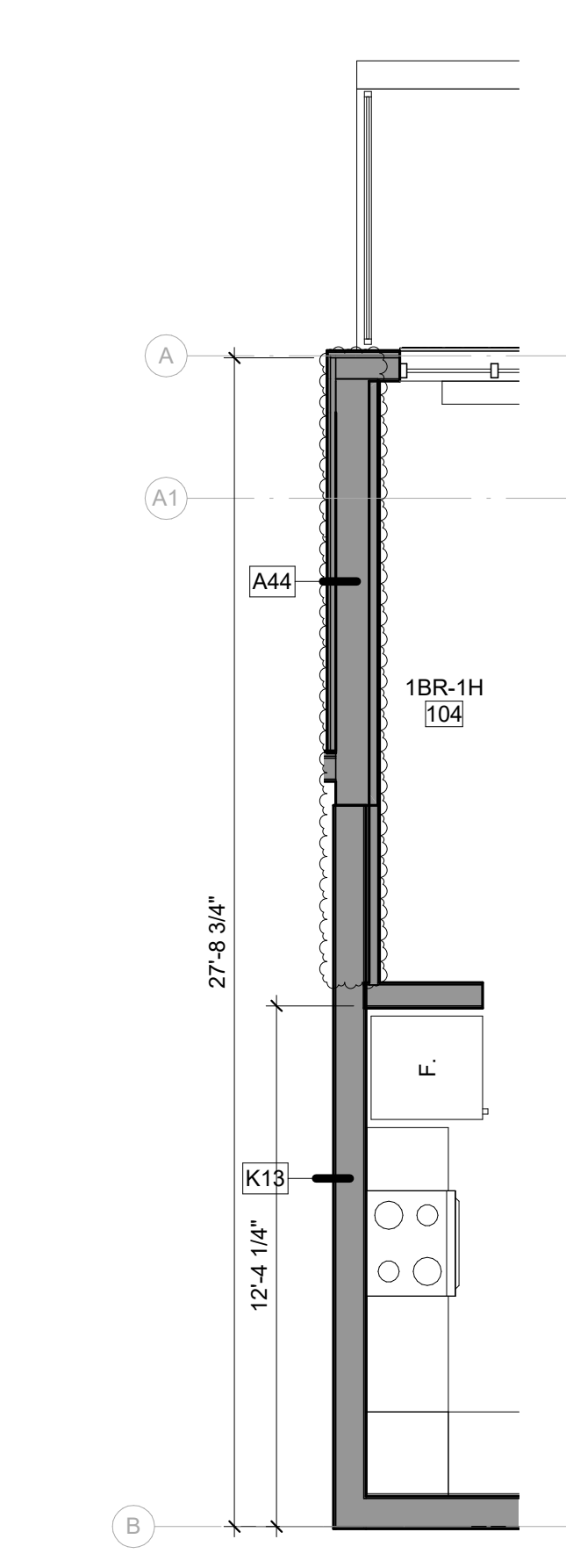
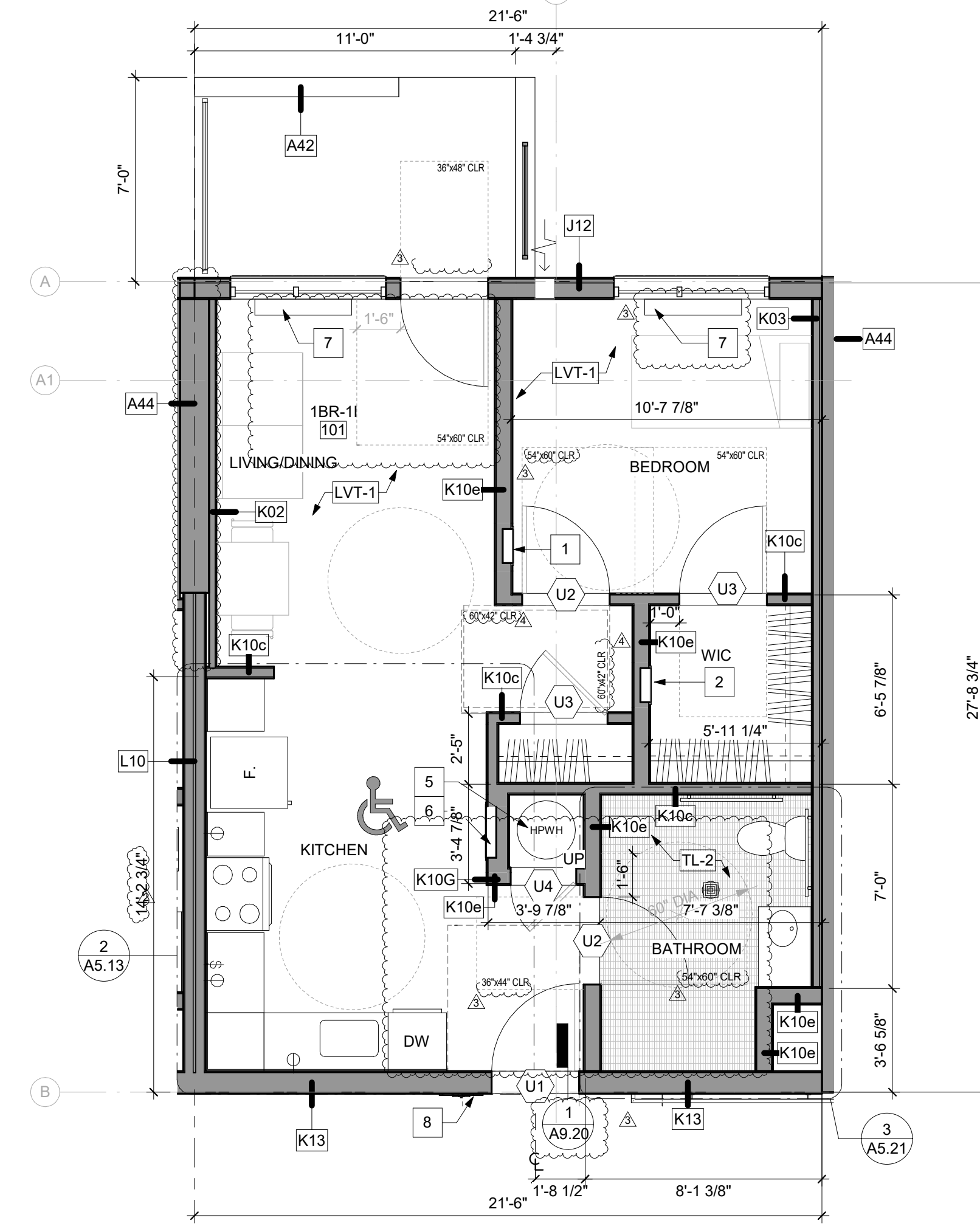
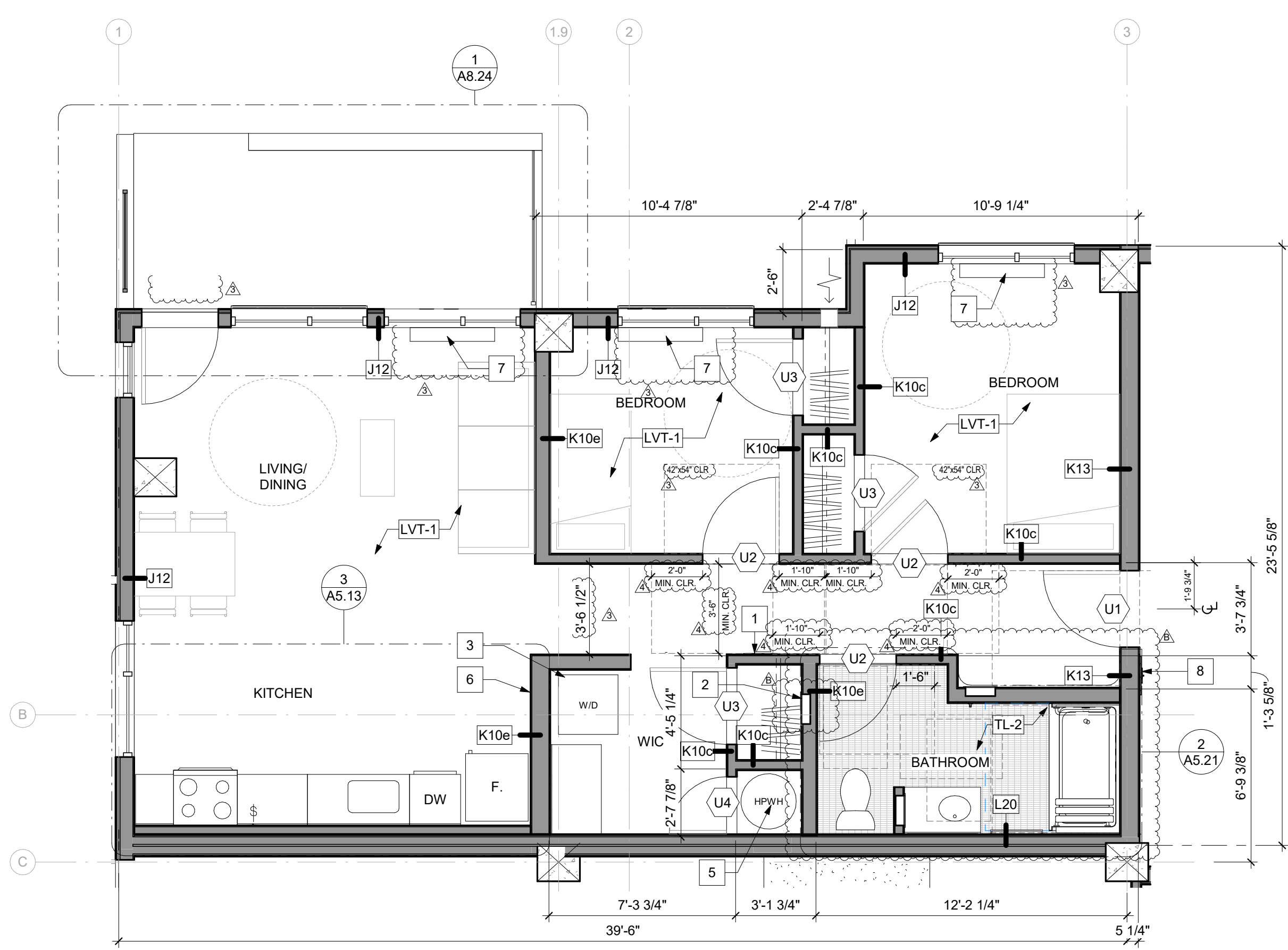
- | | | | |
|---|---------------------------------|---------------------------|-------------------------------|
| EXPOSED CONCRETE CEILING, SEE PLAN FOR ELEVATION HEIGHT | 1X4 TROFFER LIGHT | WALL MOUNTED SCENCE | CEILING FAN - NOT USED |
| GWB DROP SOFFIT, SEE PLAN FOR ELEVATION HEIGHT | 2X2 TROFFER LIGHT AT ACT | LINEAR WALL MOUNTED LIGHT | 8'-0" CEILING HEIGHT FROM FFE |
| WOOD SLAT CEILING | 2X4 TROFFER LIGHT | LINEAR LIGHT | EQPT., S.M.D. |
| ACOUSTIC TILE CEILING | FLUSH MOUNT FIXTURE | 1X4 LIGHT | RING LIGHT |
| GWB CEILING, SEE PLAN FOR ELEVATION HEIGHT | FIXTURE RATED FOR WET LOCATIONS | FLUSH MOUNT | EXIT SIGN |
| MECHANICAL ACCESS PANEL | PENDANT | EXHAUST WITH LIGHT | |
| SPRAY FOAM INSULATION BENEATH CONDITIONED SPACE | SUSPENDED TRACK LIGHT | SUPPLY, SEE MECH. | |



6 2BR @ LEVEL 1 RCP_2E_TYPICAL
 A4.01 UNIT 103 SHOWN
 SCALE: 1/4" = 1'-0"

4 1BR @ LEVEL 1 RCP_1I_MOBILITY
 A4.01 UNIT 103 SHOWN
 SCALE: 1/4" = 1'-0"

2 1BR @ LEVEL 1 RCP_1H_TYPICAL
 A4.01 UNIT 103 SHOWN
 SCALE: 1/4" = 1'-0"

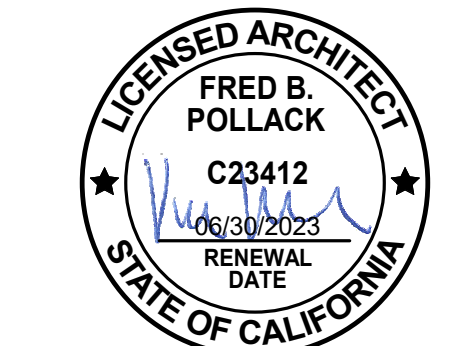


5 2BR @ LEVEL 1_2E_TYPICAL
 A4.01 UNIT 105 SHOWN
 SCALE: 1/4" = 1'-0"

3 1BR @ LEVEL 1_1I_MOBILITY
 A4.01 UNIT 101 SHOWN
 SCALE: 1/4" = 1'-0"

1B 1BR @ LEVEL 1_1H_BY CORRIDOR
 A4.01 UNIT 104 SHOWN (SIM 2/A4.01, EXCEPT K13 CORRIDOR WALL)
 SCALE: 1/4" = 1'-0"

1A 1BR @ LEVEL 1_1H_TYPICAL
 A4.01 UNIT 103 SHOWN
 SCALE: 1/4" = 1'-0"



ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
2	03/20/23	BID ADDENDUM
3	03/20/23	PLAN CHECK RESPONSE 2
4	05/12/23	PLAN CHECK RESPONSE 3
5	06/19/23	PLAN CHECK RESPONSE 4

Project:

EDUCATOR HOUSING
 231 GRANT AVENUE

231 GRANT AVE
 PALO ALTO, CA 94306



UNIT PLANS - LEVEL 1
 (1BR-2BR) (PREV A4.10)

JOB #: 1925
 SCALE: 1/4" = 1'-0"

A4.01

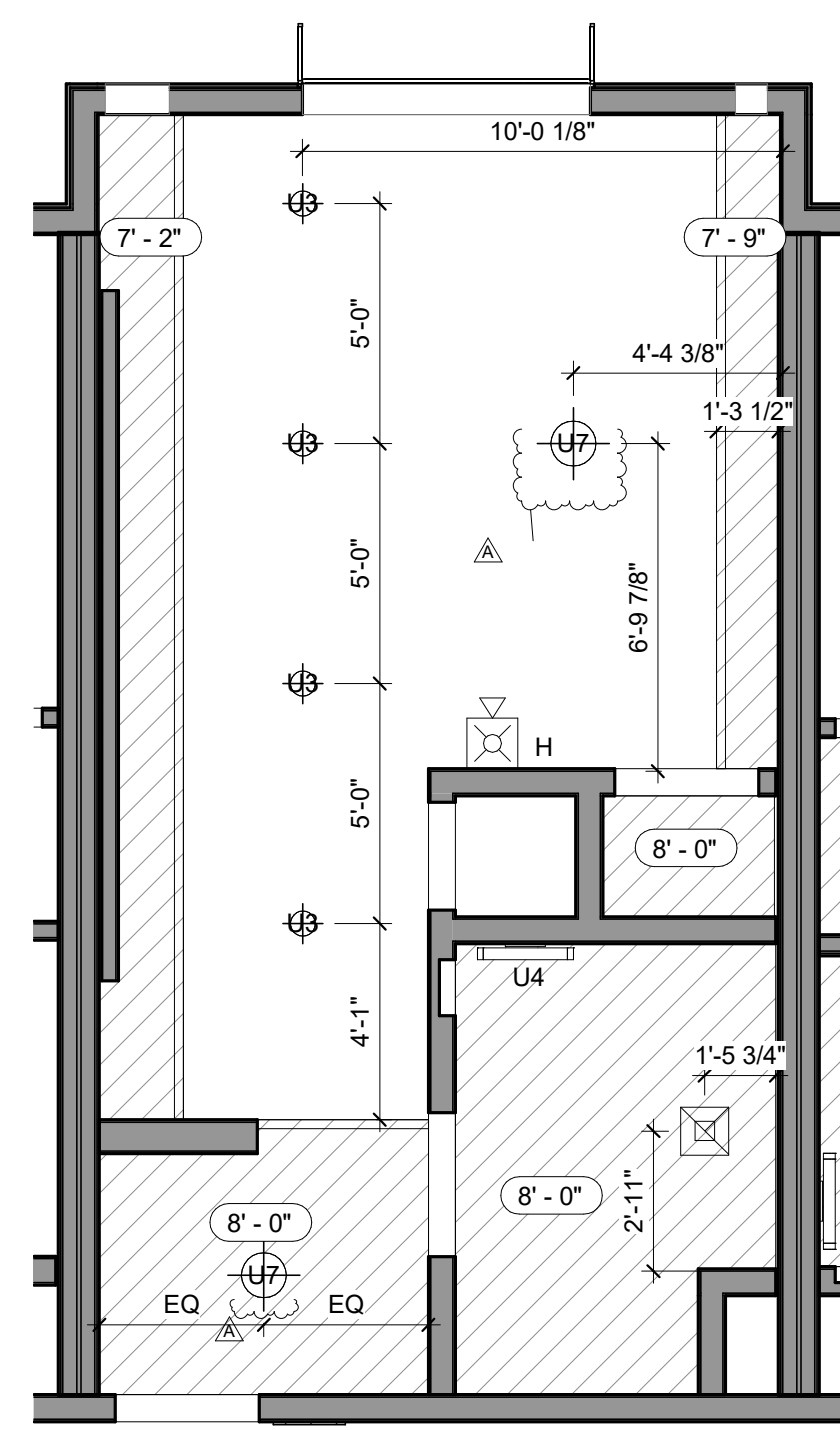
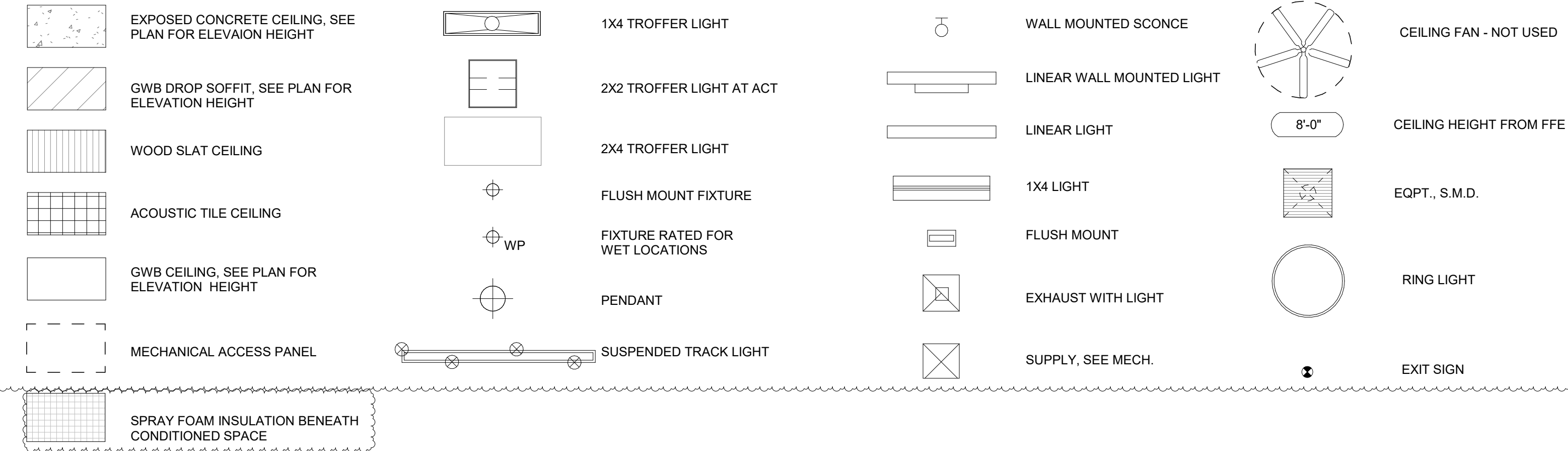
UNIT PLAN KEYNOTES

- | | |
|--|--|
| 1 ELECTRICAL PANEL, SED | 10 CONDENSATE LINE IN WALL |
| 2 MEDIA PANEL, PAINT TO MATCH EXISTING WALL, SEE LOW VOLTAGE | 11 HORN & STROBE AT 80" AFF. WHERE OCCURS (E.G. HVI UNIT) |
| 3 WASHER DRYER - STACKED | 12 THERMOSTAT |
| 4 WASHER DRYER - SIDE BY SIDE | 13 DOORBELL CHIME |
| 5 WATER HEATER | 14 DIMMER SWITCH |
| 6 WATER SUBMETER 24"x24" | 15 SWITCH |
| 7 HPAC UNIT | 16 SG-1 SEE MECHANICAL DWGS |
| 8 DOOR BELL WITH SIGN TO HOLD FOR 5 SECS | 17 HPAC UNIT UP IN UNITS: 207, 211, 216, 217, 218, 219, 221, 223, 224, 225, 226, 232, 236, 238 |
| 9 SUBMETER READER | |

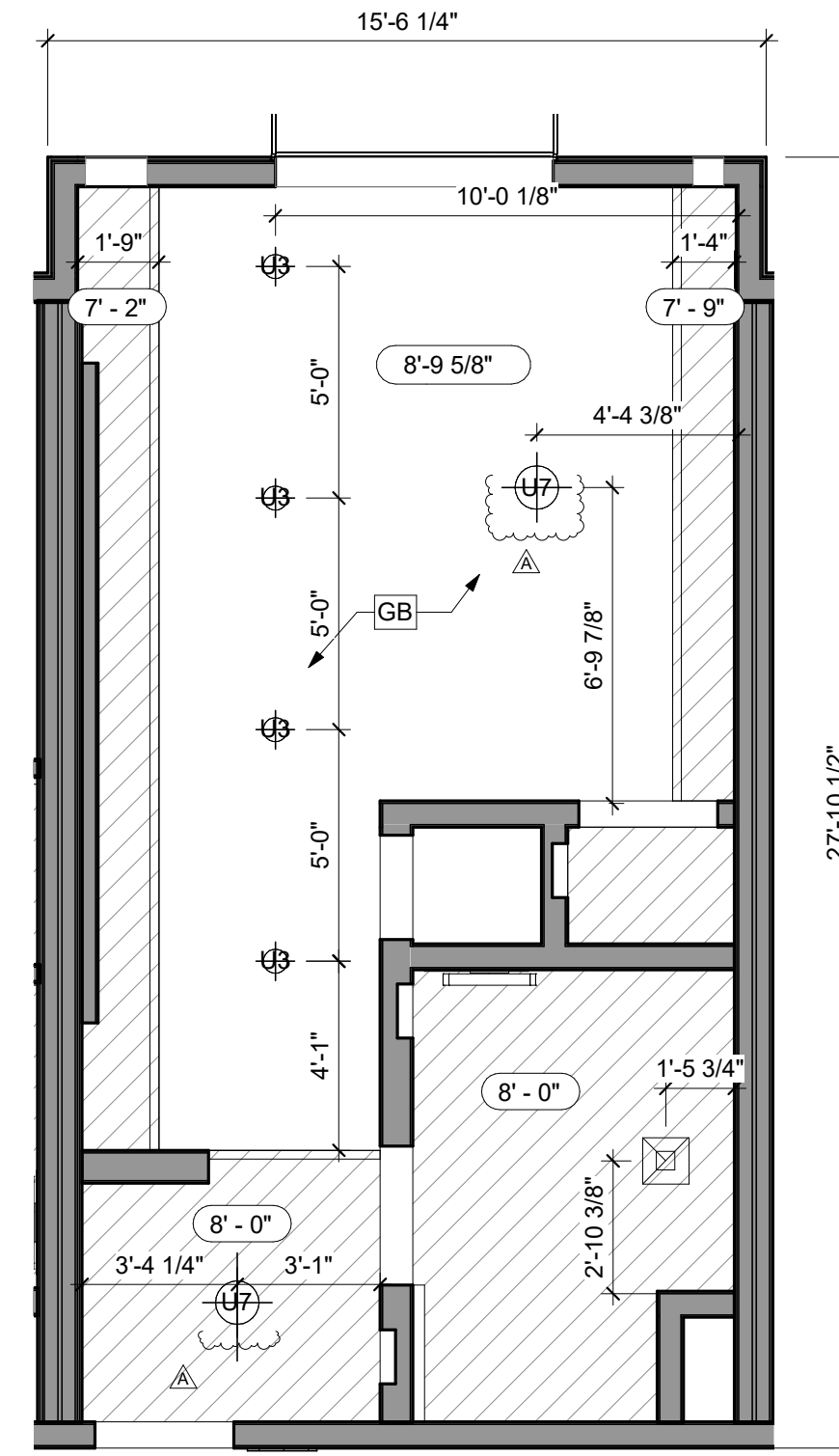
GENERAL NOTES

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- FURNITURE IS SHOWN IN PLANS FOR REFERENCE PURPOSES ONLY.
- RESIDENTIAL DWELLING UNIT WITH COMMUNICATION FEATURES TO COMPLY WITH 118-809.5 (E.G. HARD-WIRED ELECTRIC DOORBELL, VISIBLE ALARM W/STROBE FOR FIRE).
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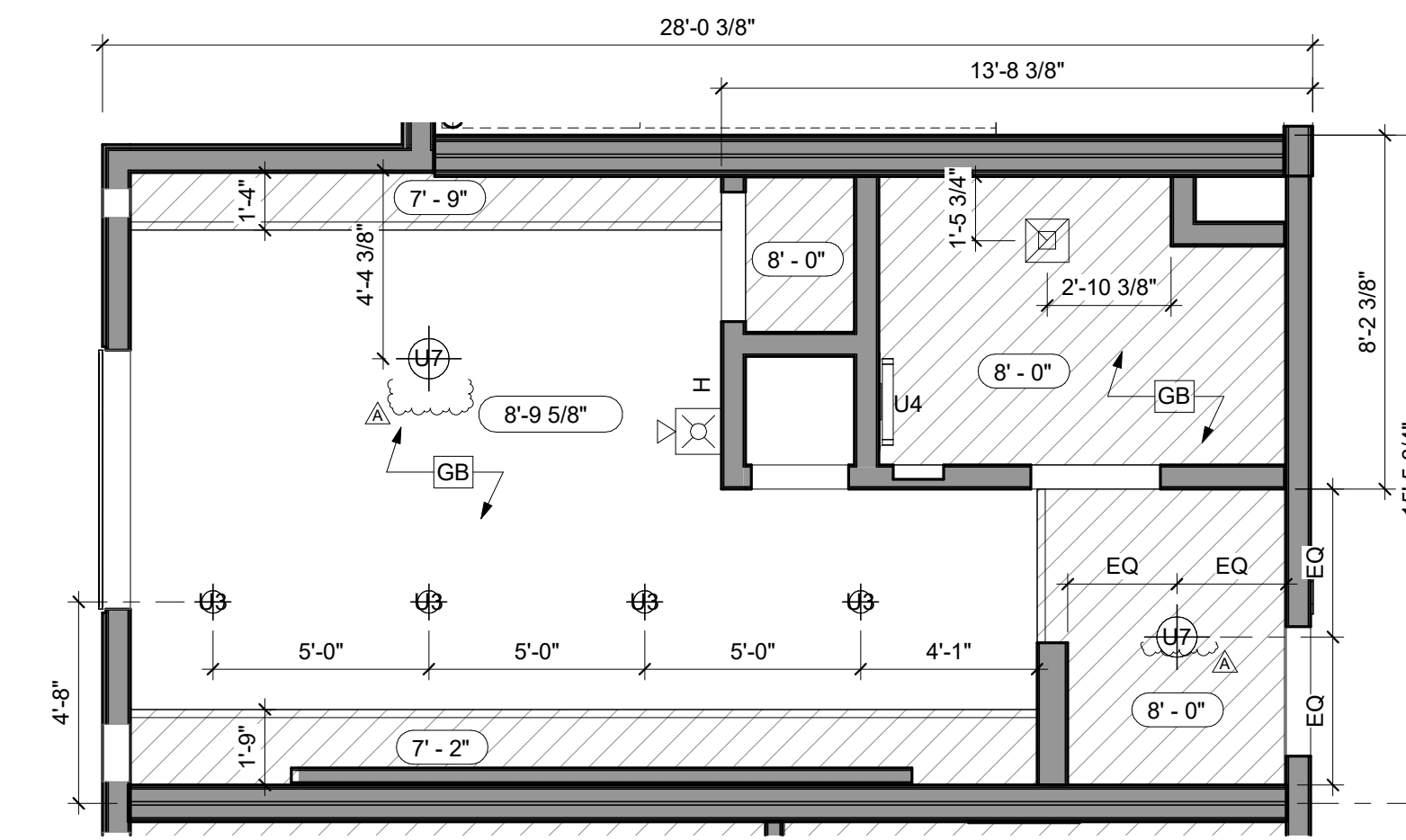
REFLECTED CEILING PLAN LEGEND



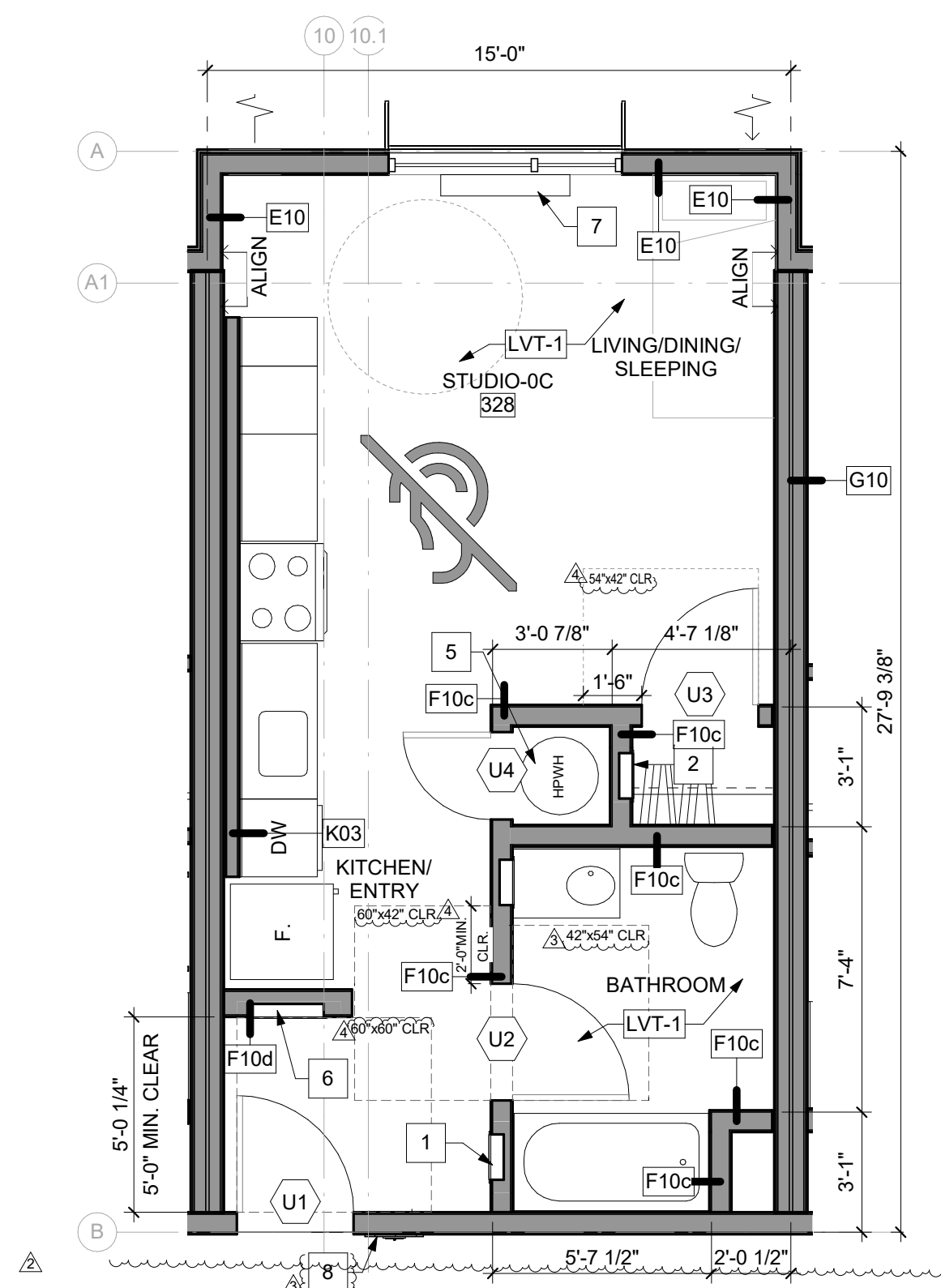
9 STUDIO @ LEVEL 3 RCP_OC_HVI
A4.02 UNIT 328 SHOWN
SCALE: 1/4" = 1'-0"



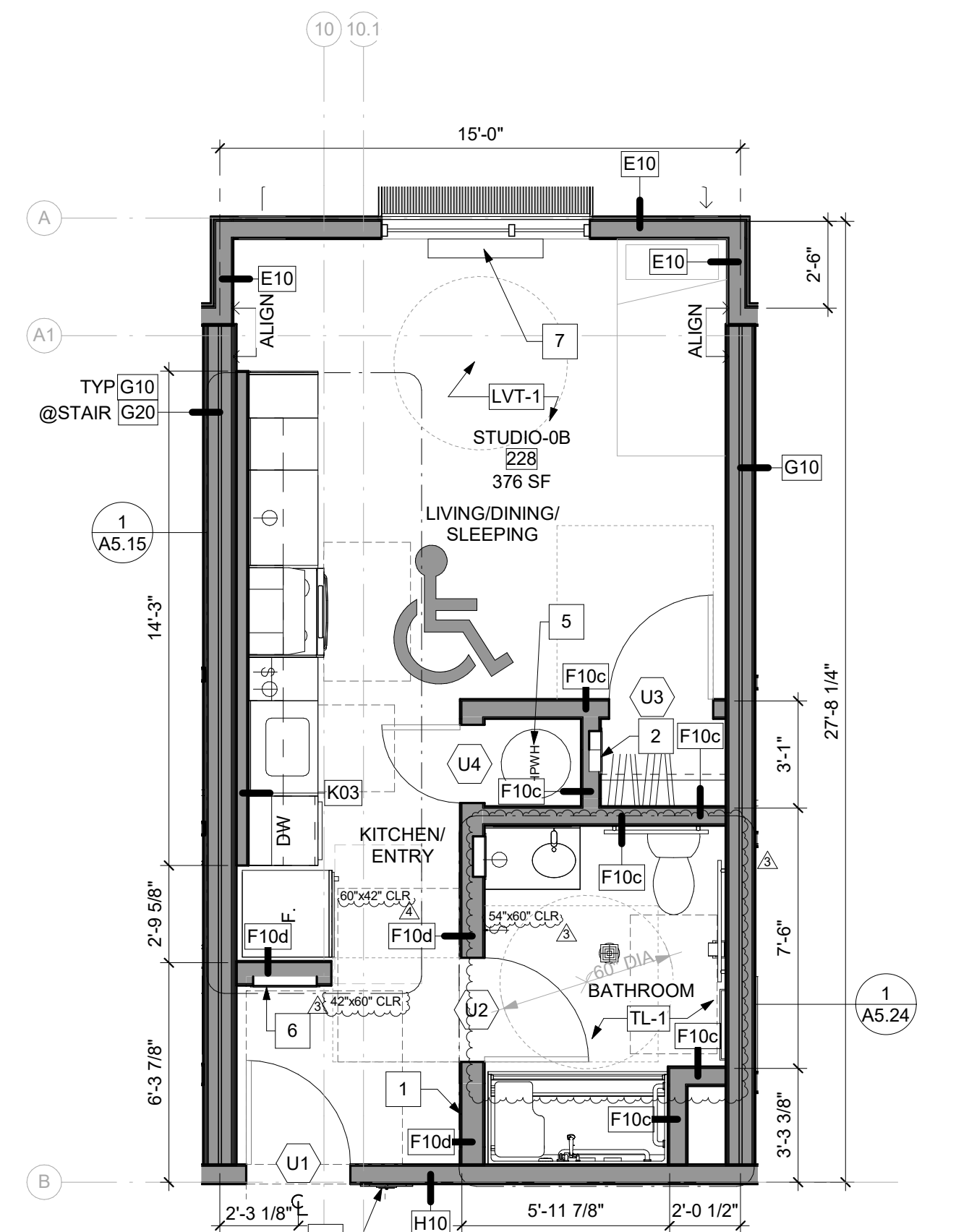
7 STUDIO @ LEVEL 2 RCP_0B_MOBILITY
A4.02 UNIT 228 SHOWN
SCALE: 1/4" = 1'-0"



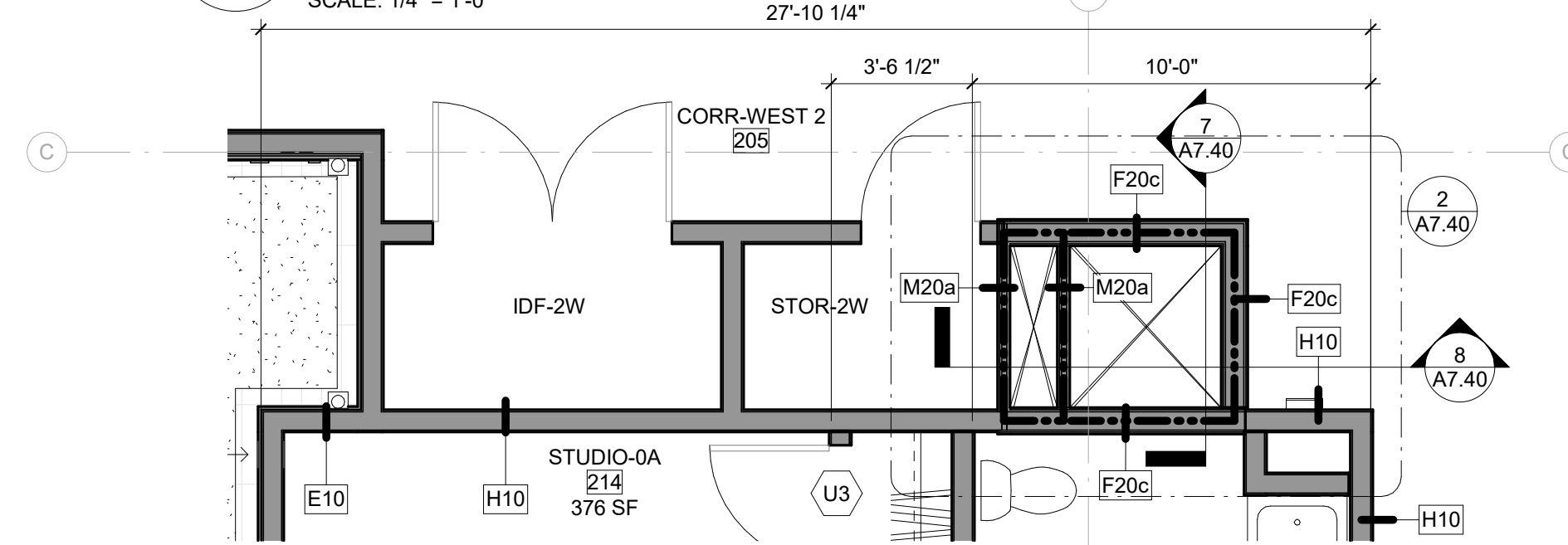
3 STUDIO @ LEVEL 2-4 RCP_0A_TYPICAL
A4.02 UNIT 208 SHOWN
SCALE: 1/4" = 1'-0"



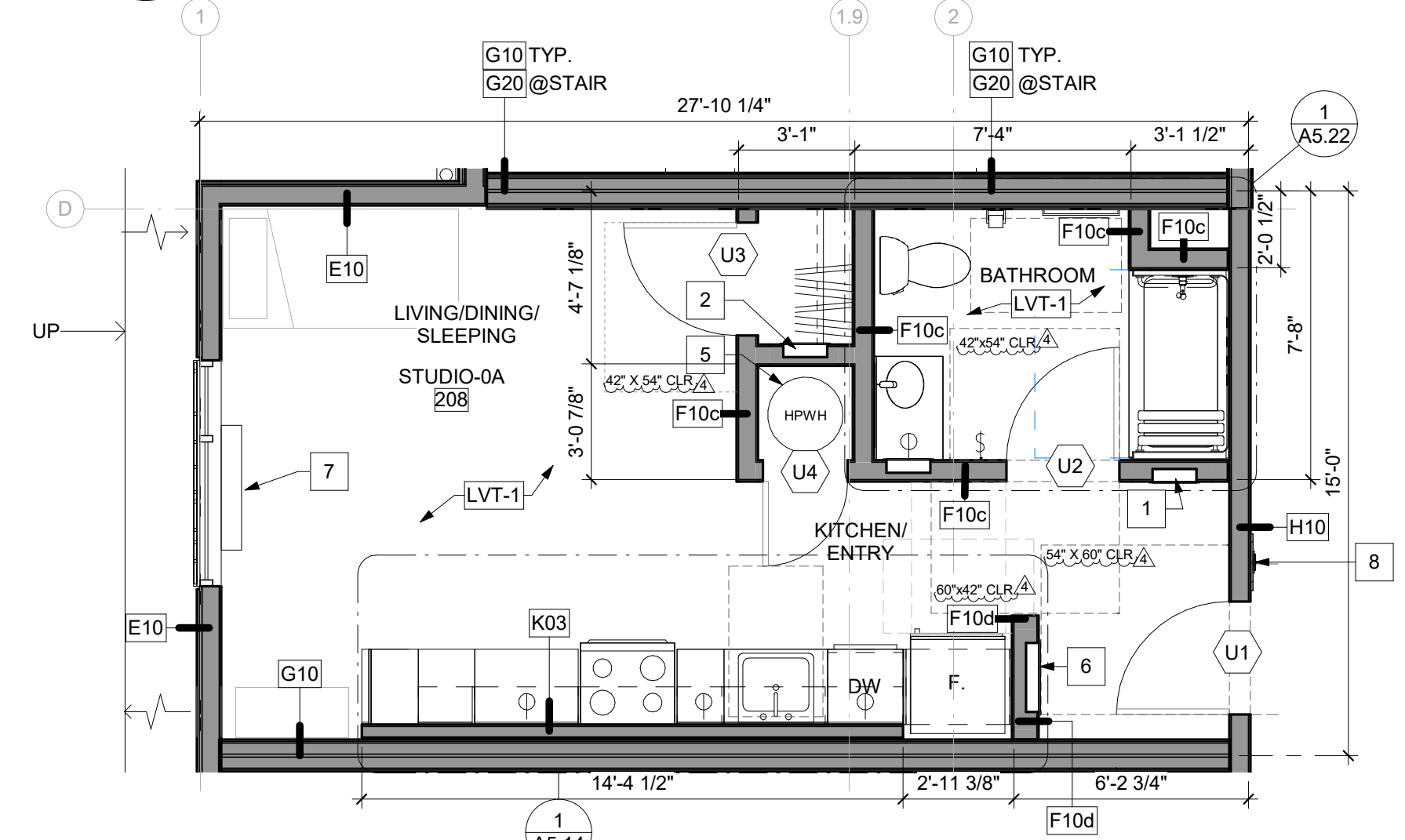
8 STUDIO @ LEVEL 3_0C_HVI
A4.02 UNIT 328 SHOWN
SCALE: 1/4" = 1'-0"



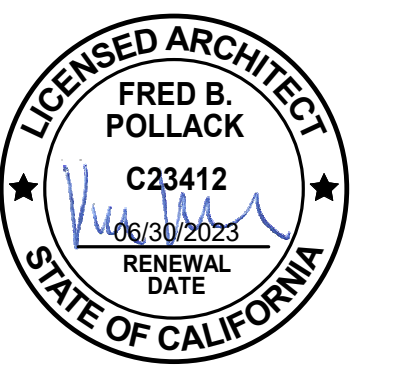
6 STUDIO @ LEVEL 2_0B_MOBILITY
A4.02 UNIT 228 SHOWN
SCALE: 1/4" = 1'-0"



2 STUDIO @ LEVEL 2-4_0A_x14 STACK
A4.02 UNIT 214 SHOWN, SIM. @ 1/A4.02 EXCEPT H10 @ NORTH WALL
SCALE: 1/4" = 1'-0"



1 STUDIO @ LEVEL 2-4_0A_TYPICAL
A4.02 UNIT 208 SHOWN
SCALE: 1/4" = 1'-0"



ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
A	12/16/22	BID SET
2	03/20/23	PLAN CHECK RESPONSE 2
3	05/12/23	PLAN CHECK RESPONSE 3
4	06/19/23	PLAN CHECK RESPONSE 4

Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVE
PALO ALTO, CA 94306

Client:



UNIT PLANS - LEVEL
2-4 (STUDIO) (PREV
A4.23)

JOB #: 1925
SCALE: 1/4" = 1'-0"

A4.02

UNIT PLAN KEYNOTES

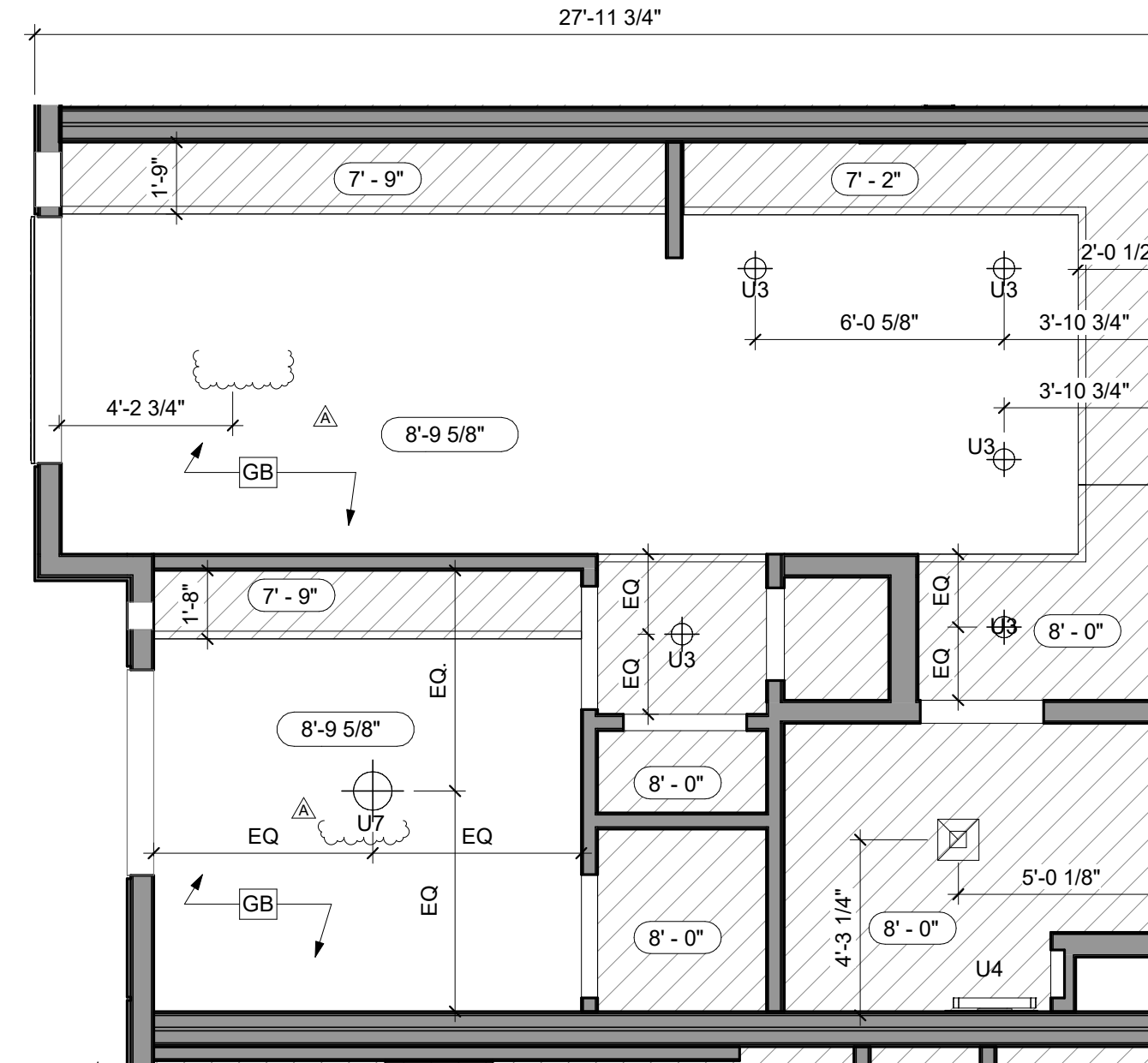
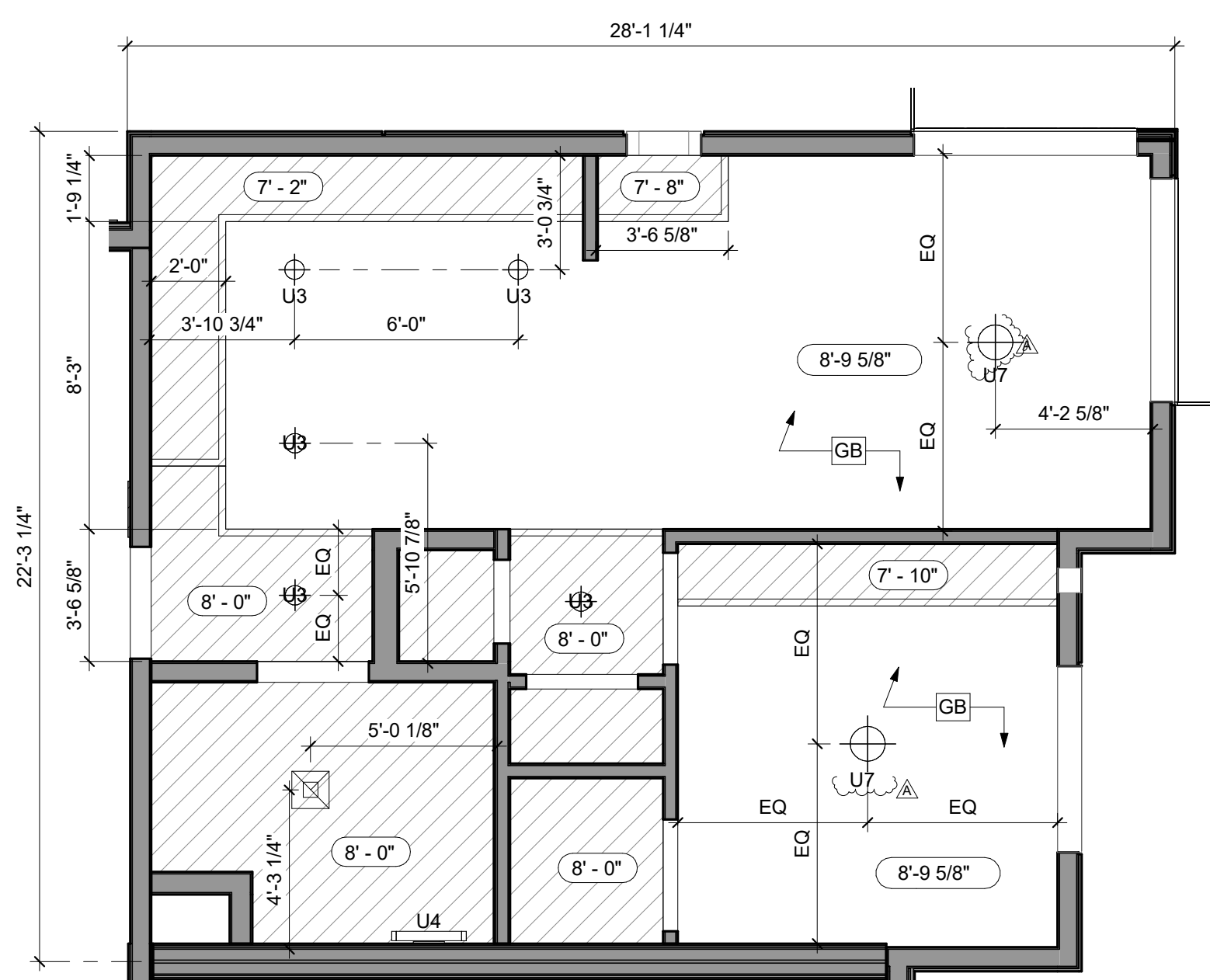
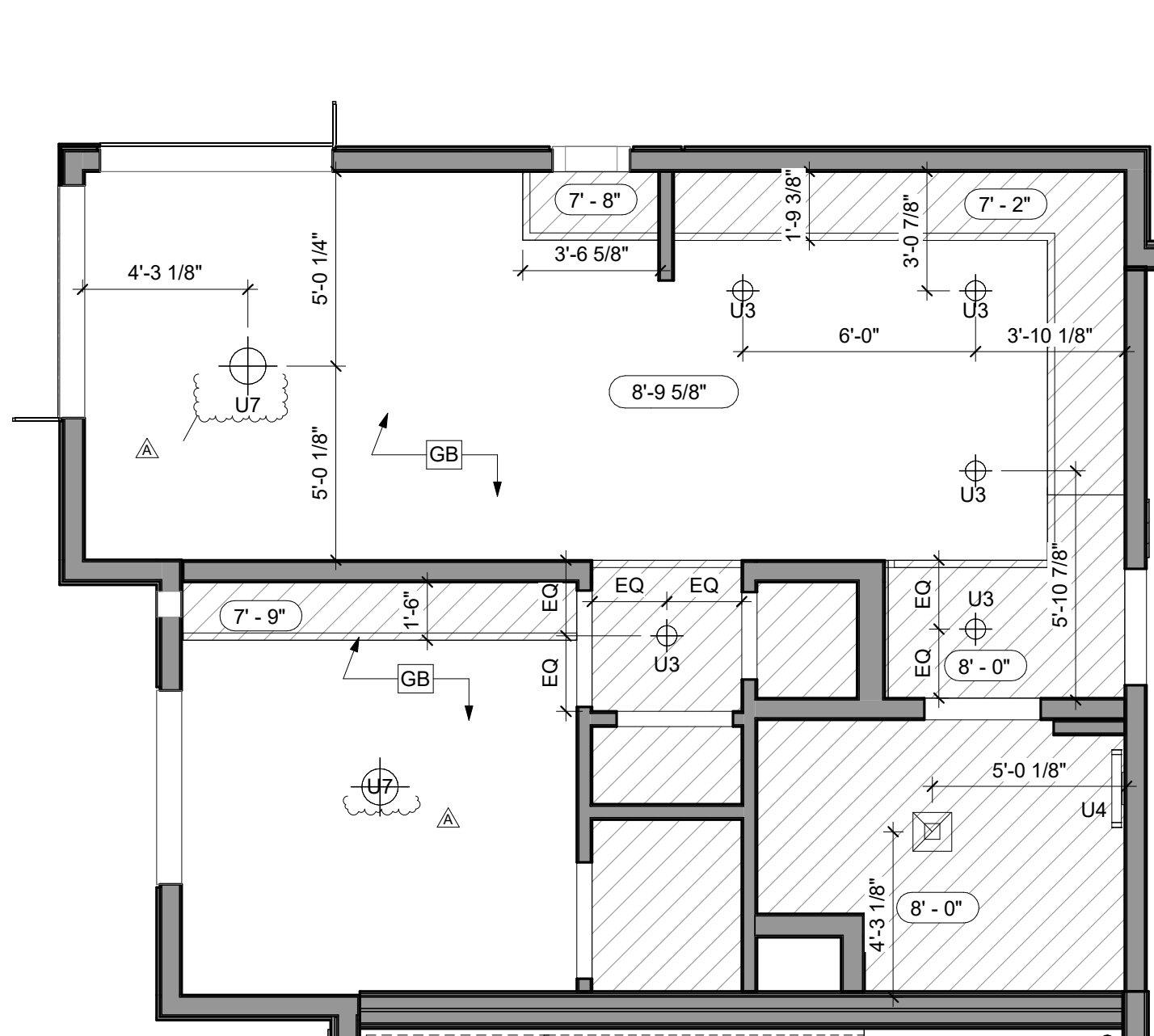
- | | |
|--|--|
| 1 ELECTRICAL PANEL, SED | 10 CONDENSATE LINE IN WALL |
| 2 MEDIA PANEL, PAINT TO MATCH EXISTING WALL. SEE LOW VOLTAGE | 11 HORN & STROBE AT 80" AFF. WHERE OCCURS (E.G. HVI UNIT) |
| 3 WASHER DRYER - STACKED | 12 THERMOSTAT |
| 4 WASHER DRYER - SIDE BY SIDE | 13 DOORBELL CHIME |
| 5 WATER HEATER | 14 DIMMER SWITCH |
| 6 WATER SUBMETER 24"x24" | 15 SWITCH |
| 7 HPAC UNIT | 16 SG-1 SEE MECHANICAL DWGS |
| 8 DOOR BELL WITH SIGN TO HOLD FOR 5 SECS | 17 HPAC UNIT UP IN UNITS: 207, 211, 216, 217, 218, 219, 221, 223, 224, 225, 226, 232, 236, 238 |
| 9 SUBMETER READER | |

GENERAL NOTES

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REFLECTED CEILING PLAN LEGEND

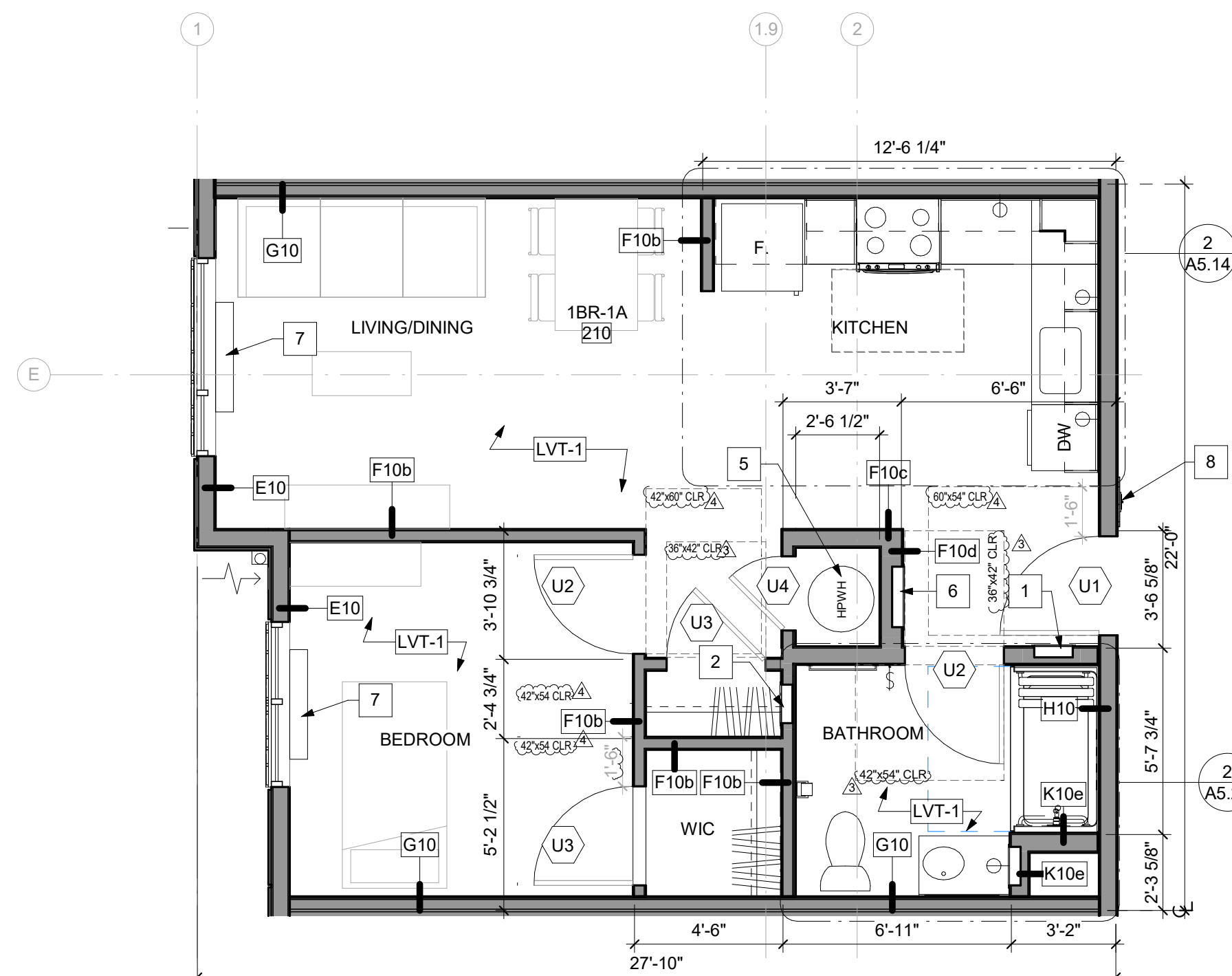
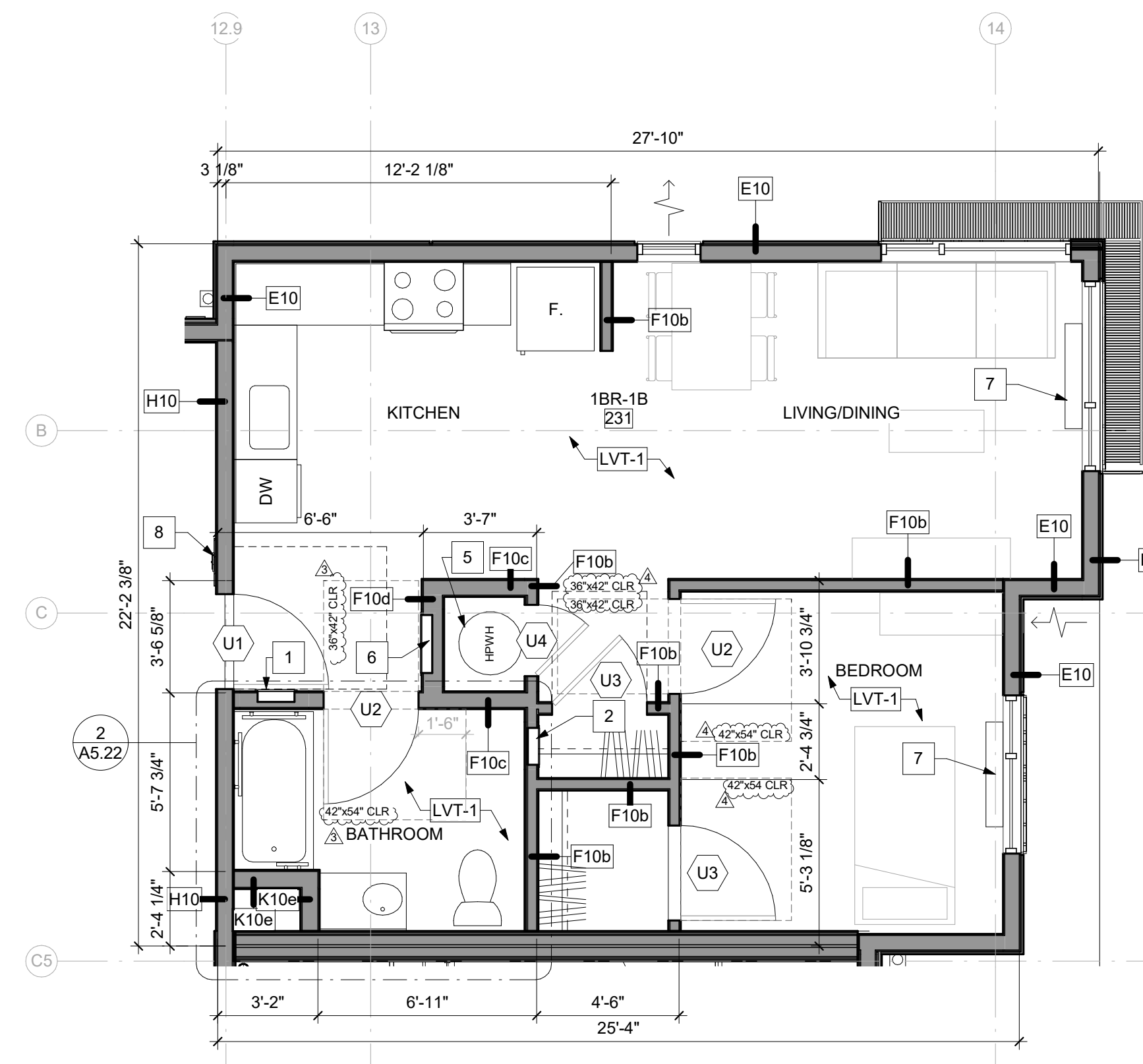
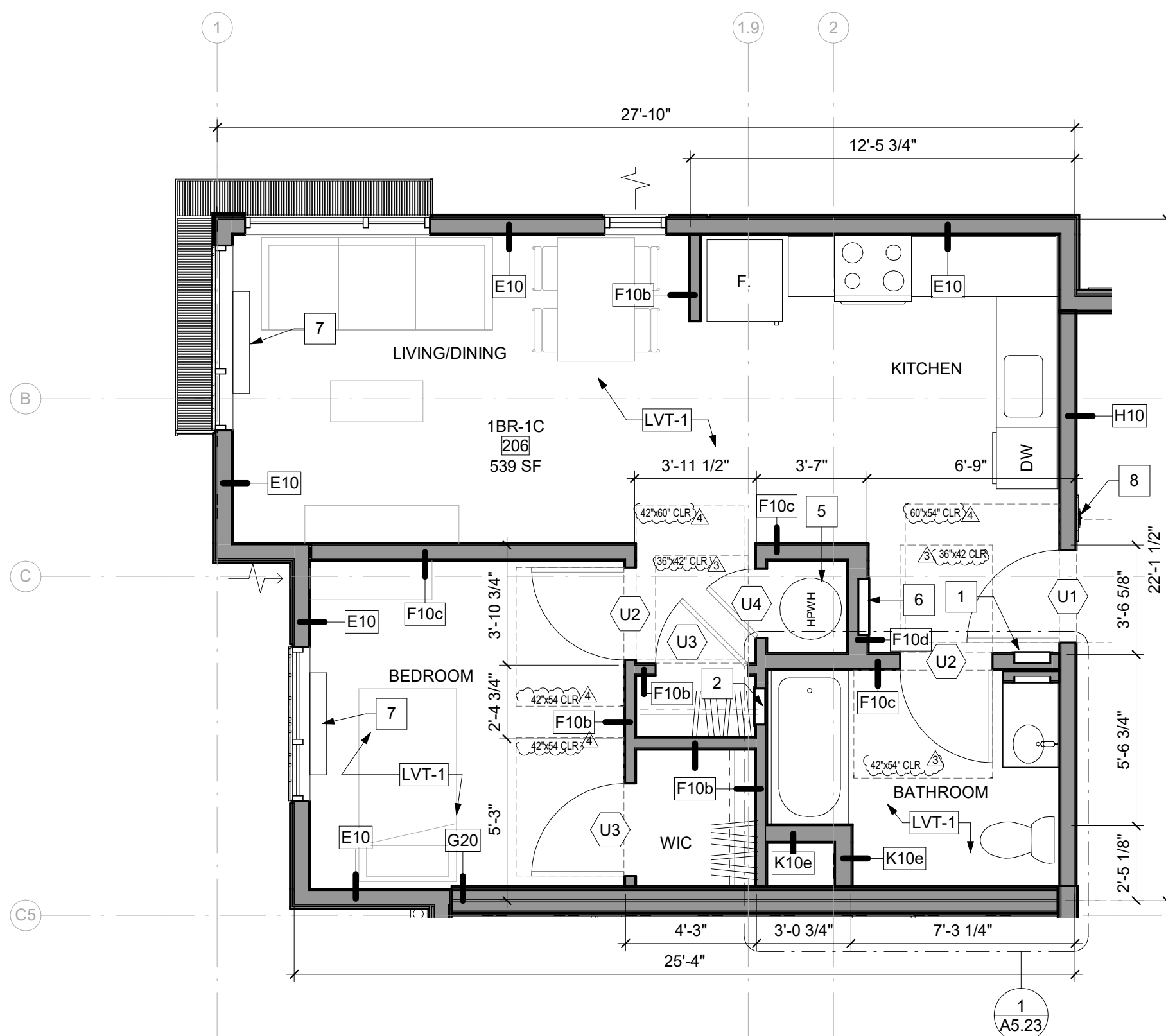
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|--|---|--|---------------------------------|--|---------------------------|--|-------------------------|
| | EXPOSED CONCRETE CEILING. SEE PLAN FOR ELEVATION HEIGHT | | 1X4 TROFFER LIGHT | | WALL MOUNTED SCONCE | | CEILING FAN - NOT USED |
| | GWB DROP SOFFIT. SEE PLAN FOR ELEVATION HEIGHT | | 2X2 TROFFER LIGHT AT ACT | | LINEAR WALL MOUNTED LIGHT | | CEILING HEIGHT FROM FFE |
| | WOOD SLAT CEILING | | 2X4 TROFFER LIGHT | | 1X4 LIGHT | | EQPT., S.M.D. |
| | ACOUSTIC TILE CEILING | | FLUSH MOUNT FIXTURE | | FLUSH MOUNT | | RING LIGHT |
| | GWB CEILING. SEE PLAN FOR ELEVATION HEIGHT | | FIXTURE RATED FOR WET LOCATIONS | | EXHAUST WITH LIGHT | | SUPPLY. SEE MECH. |
| | MECHANICAL ACCESS PANEL | | PENDANT | | SUSPENDED TRACK LIGHT | | EXIT SIGN |
| | SPRAY FOAM INSULATION BENEATH CONDITIONED SPACE | | | | | | |



6 1BR @ LEVEL 2-4_1C_X06 RCP @ CORNER
A4.03 SCALE: 1/4" = 1'-0"

4 1BR @ LEVEL 2-4_1B_RCP @ CORNER
A4.03 SCALE: 1/4" = 1'-0"

2 1BR @ LEVEL 2-4 RCP_1A_TYPICAL
A4.03 UNIT 210 SHOWN
SCALE: 1/4" = 1'-0"



5 1BR @ LEVEL 2-4_1C_X06 @ CORNER
A4.03 UNIT 206 SHOWN
SCALE: 1/4" = 1'-0"

3 1BR @ LEVEL 2-4_1B_TYPICAL @ CORNER
A4.03 UNIT 231 SHOWN
SCALE: 1/4" = 1'-0"

1 1BR @ LEVEL 2-4_1A_TYPICAL
A4.03 UNIT 210 SHOWN
SCALE: 1/4" = 1'-0"

CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507

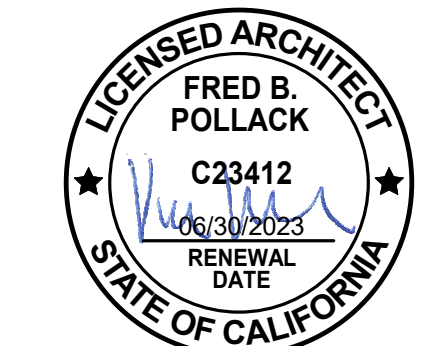
LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV22-1242
BY: M. O'Brien Date: 07/27/2023
HARD COPY OF THESE STAMPED PLANS
MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
A	12/16/22	BID SET
3	05/12/23	PLAN CHECK RESPONSE 3
4	06/19/23	PLAN CHECK RESPONSE 4

Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVE
PALO ALTO, CA 94306



UNIT PLANS - LEVEL
2-4 (1BR) (PREV A4.24)

JOB #: 1925
SCALE: 1/4" = 1'-0"

UNIT PLAN KEYNOTES

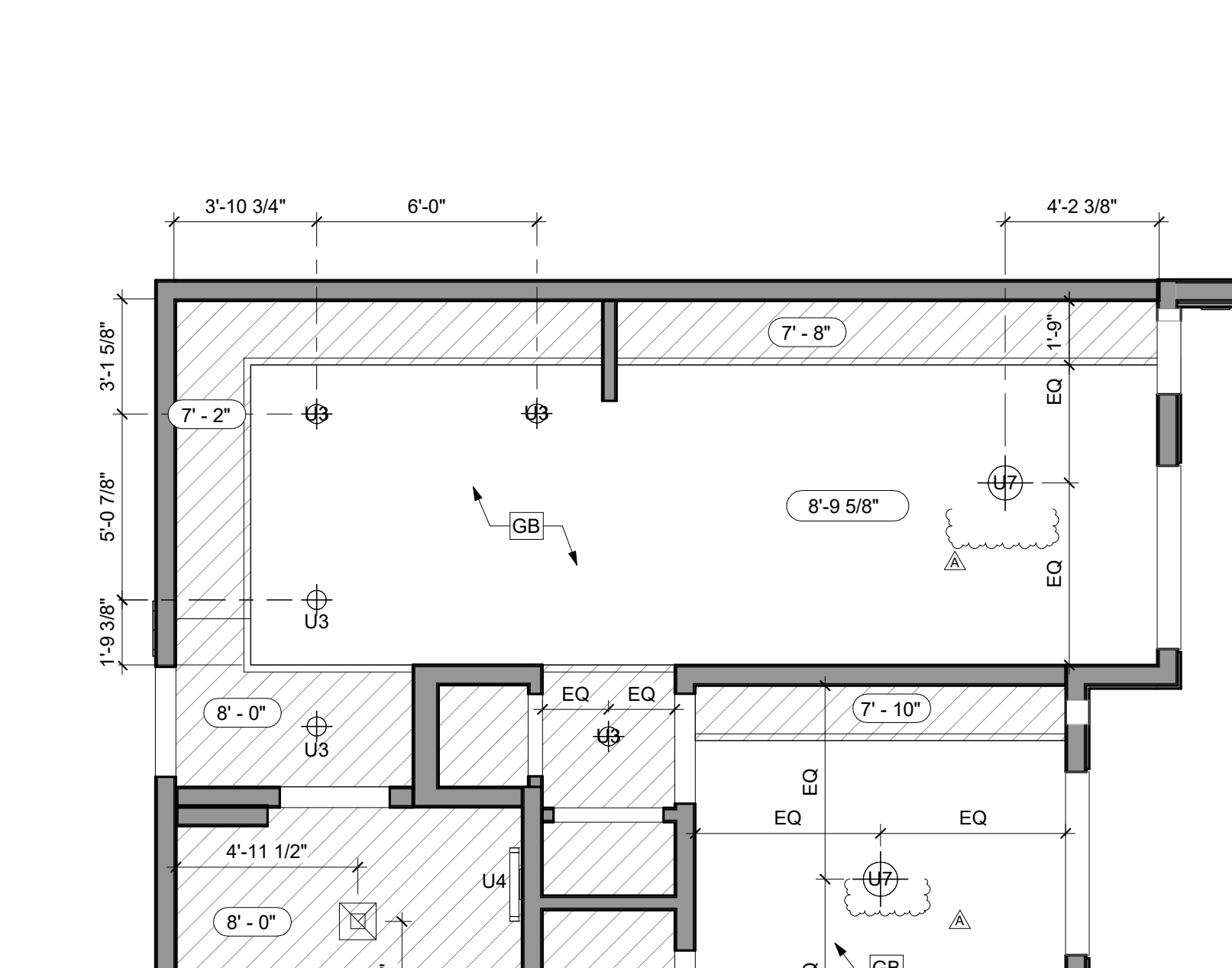
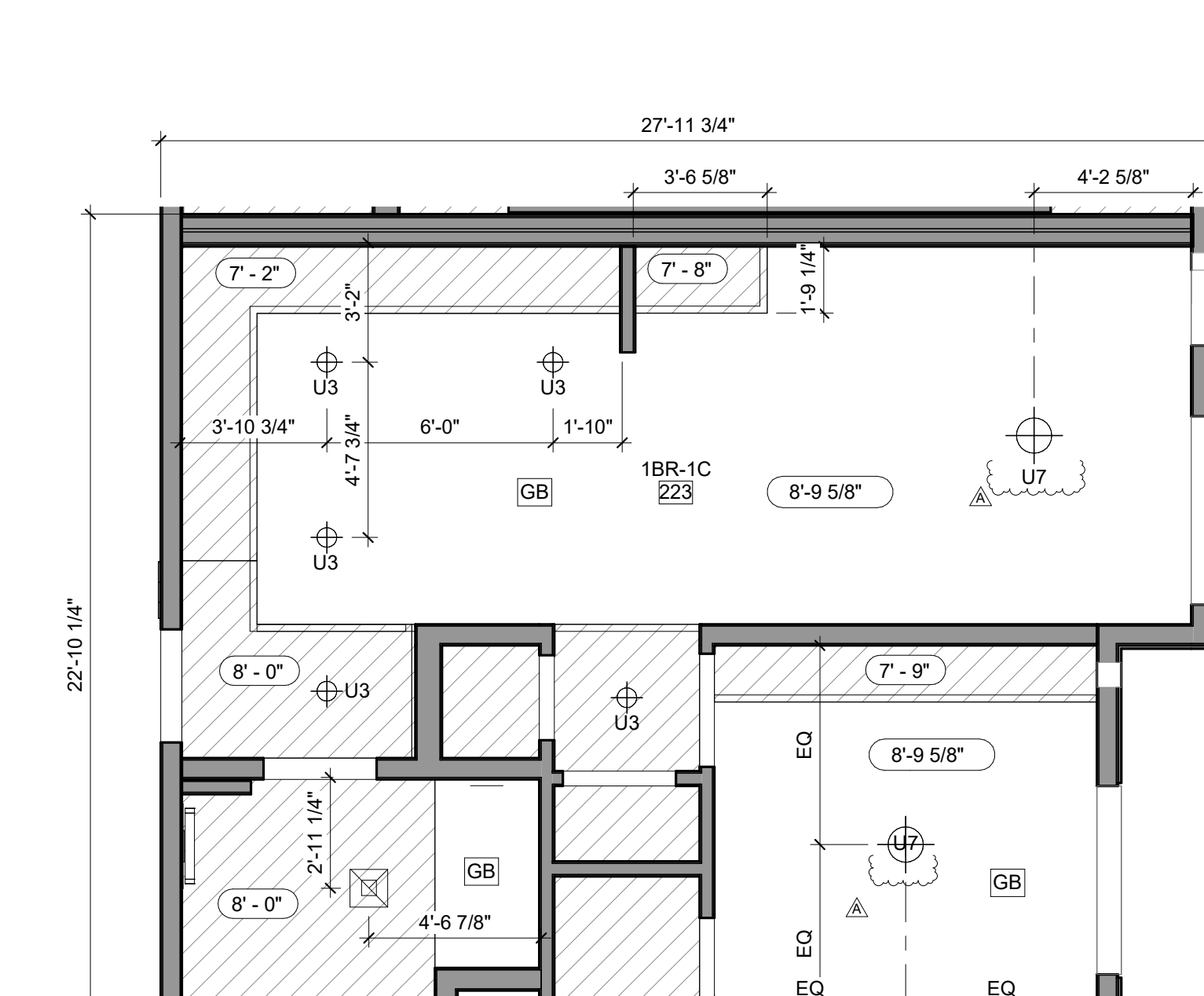
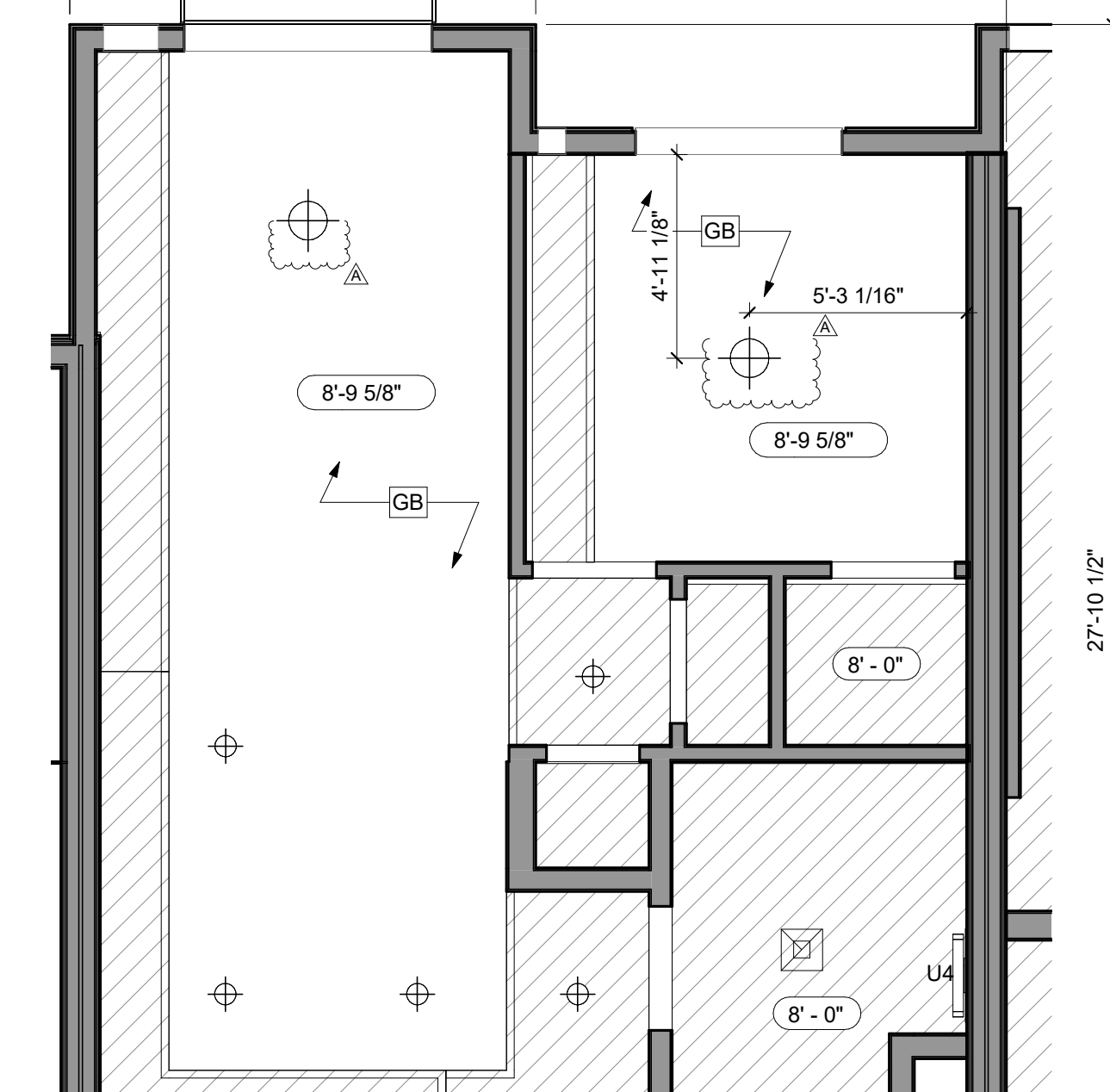
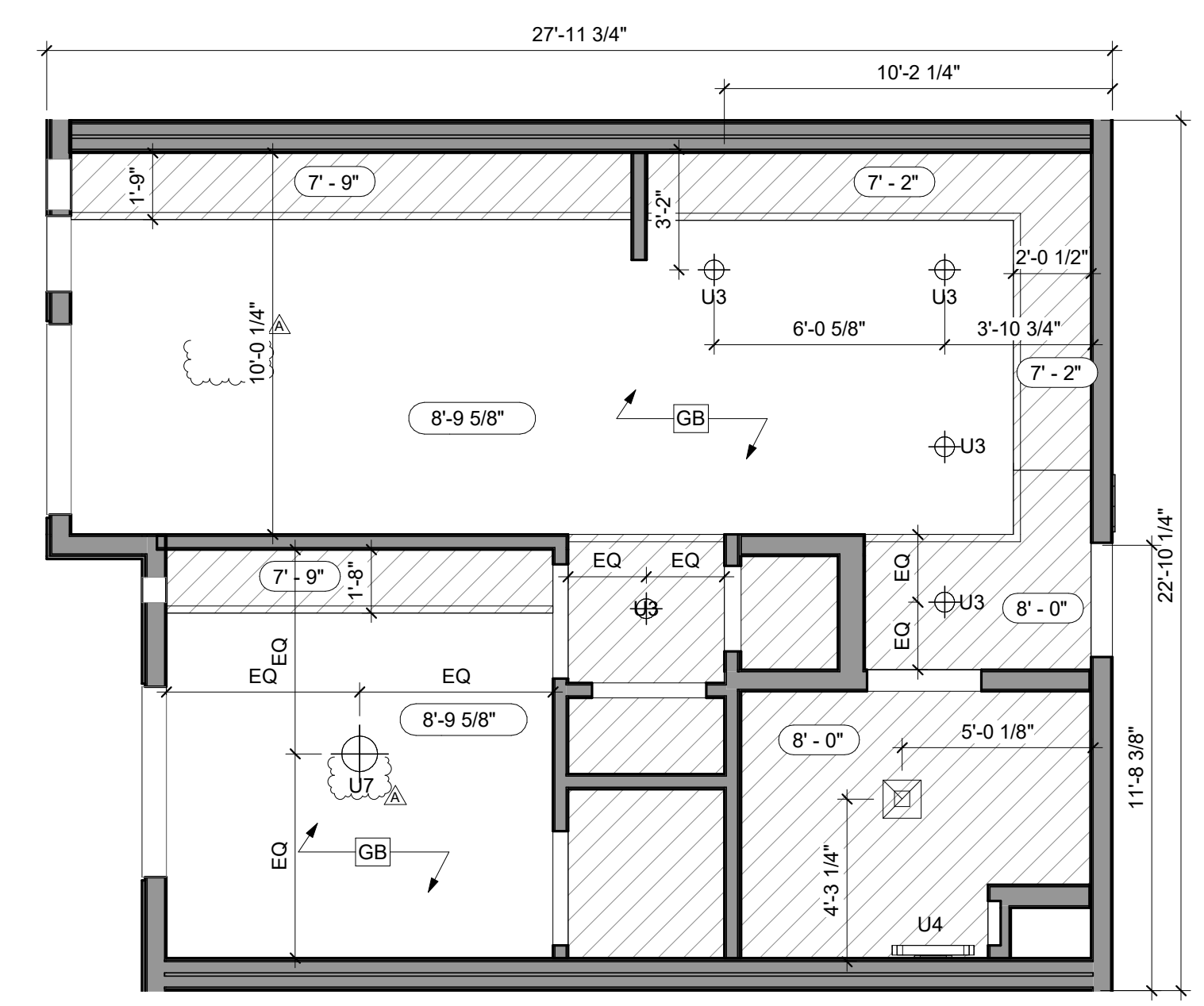
- | | |
|--|--|
| 1 ELECTRICAL PANEL, SED | 10 CONDENSATE LINE IN WALL |
| 2 MEDIA PANEL, PAINT TO MATCH EXISTING WALL. SEE LOW VOLTAGE | 11 HORN & STROBE AT 80" AFF. WHERE OCCURS (E.G. HVI UNIT) |
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REFLECTED CEILING PLAN LEGEND

- | | | | | | | | |
|--|---|--|---------------------------------|--|---------------------------|--|-------------------------|
| | EXPOSED CONCRETE CEILING. SEE PLAN FOR ELEVATION HEIGHT | | 1X4 TROFFER LIGHT | | WALL MOUNTED SCONCE | | CEILING FAN - NOT USED |
| | GWB DROP SOFFIT. SEE PLAN FOR ELEVATION HEIGHT | | 2X2 TROFFER LIGHT AT ACT | | LINEAR WALL MOUNTED LIGHT | | CEILING HEIGHT FROM FFE |
| | WOOD SLAT CEILING | | 2X4 TROFFER LIGHT | | 1X4 LIGHT | | EQPT., S.M.D. |
| | ACOUSTIC TILE CEILING | | FLUSH MOUNT FIXTURE | | FLUSH MOUNT | | RING LIGHT |
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| | MECHANICAL ACCESS PANEL | | PENDANT | | SUSPENDED TRACK LIGHT | | EXIT SIGN |
| | SPRAY FOAM INSULATION BENEATH CONDITIONED SPACE | | | | | | |



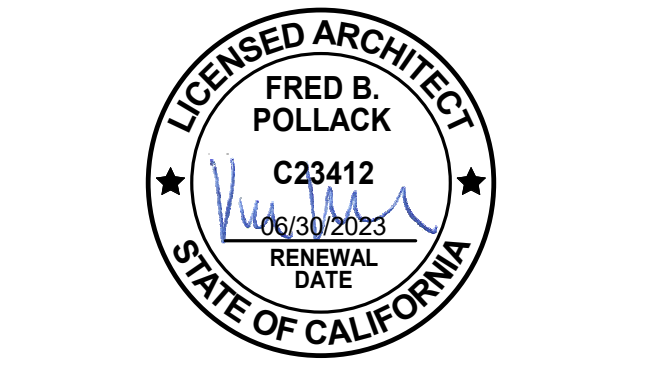
8 1BR @ LEVEL 2-4 RCP_1G_HVI
A4.04 SCALE: 1/4" = 1'-0"

6 1BR @ LEVEL 2-4 RCP_1F_X27_MOBILITY
A4.04 SCALE: 1/4" = 1'-0"

4 1BR @ LEVEL 2-4_1E_X23_RCP_TYPE C
A4.04 SCALE: 1/4" = 1'-0"

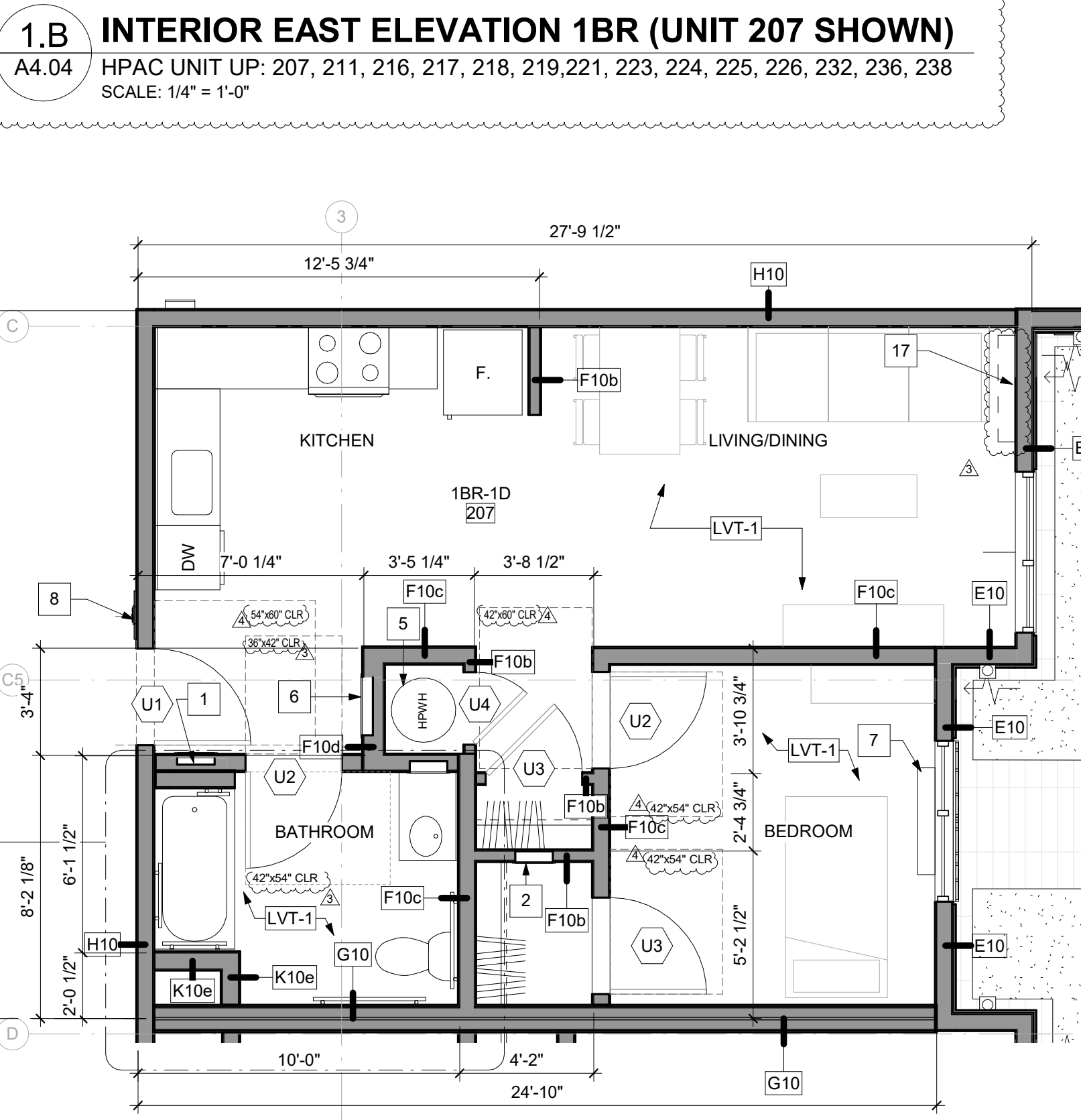
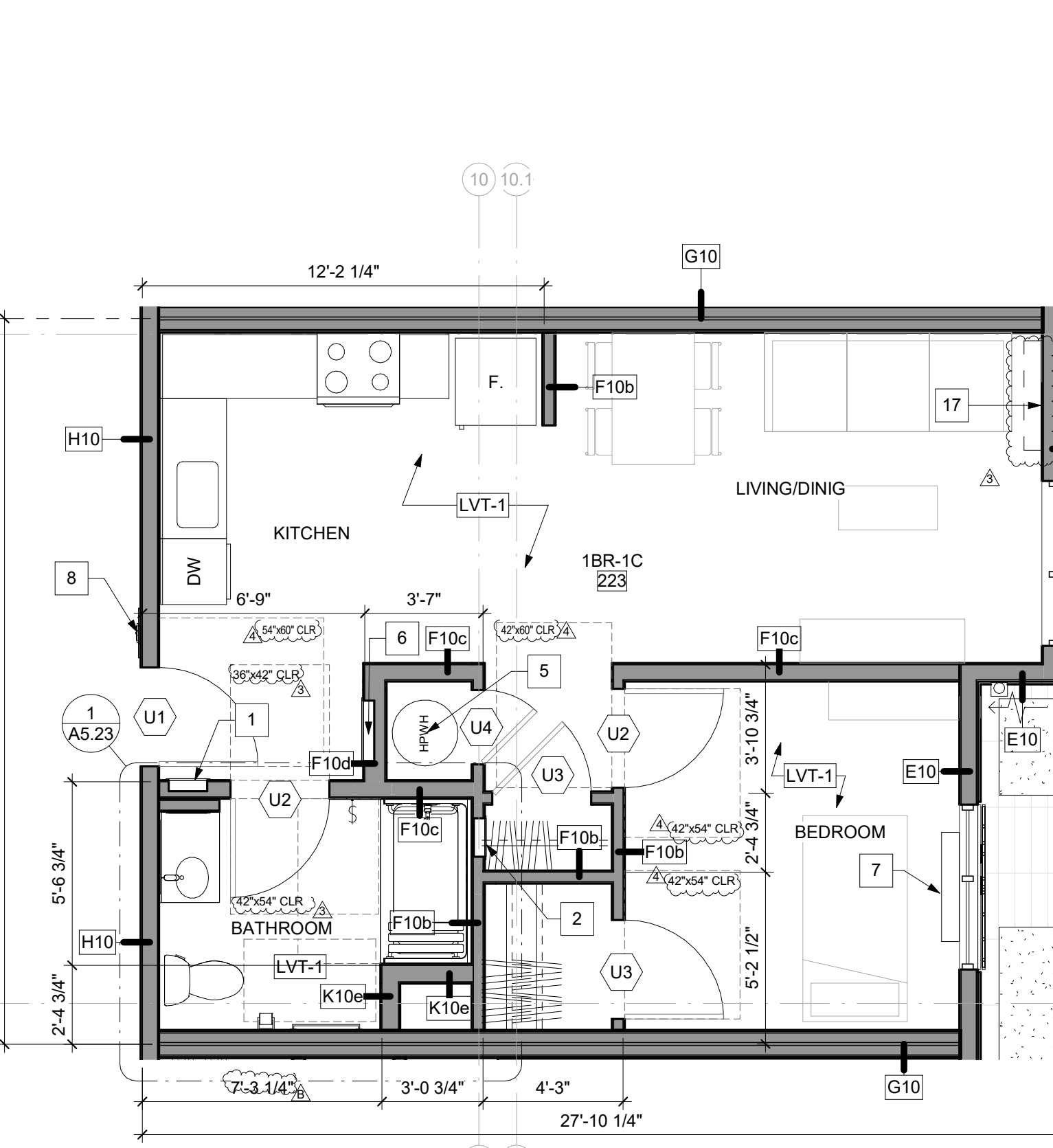
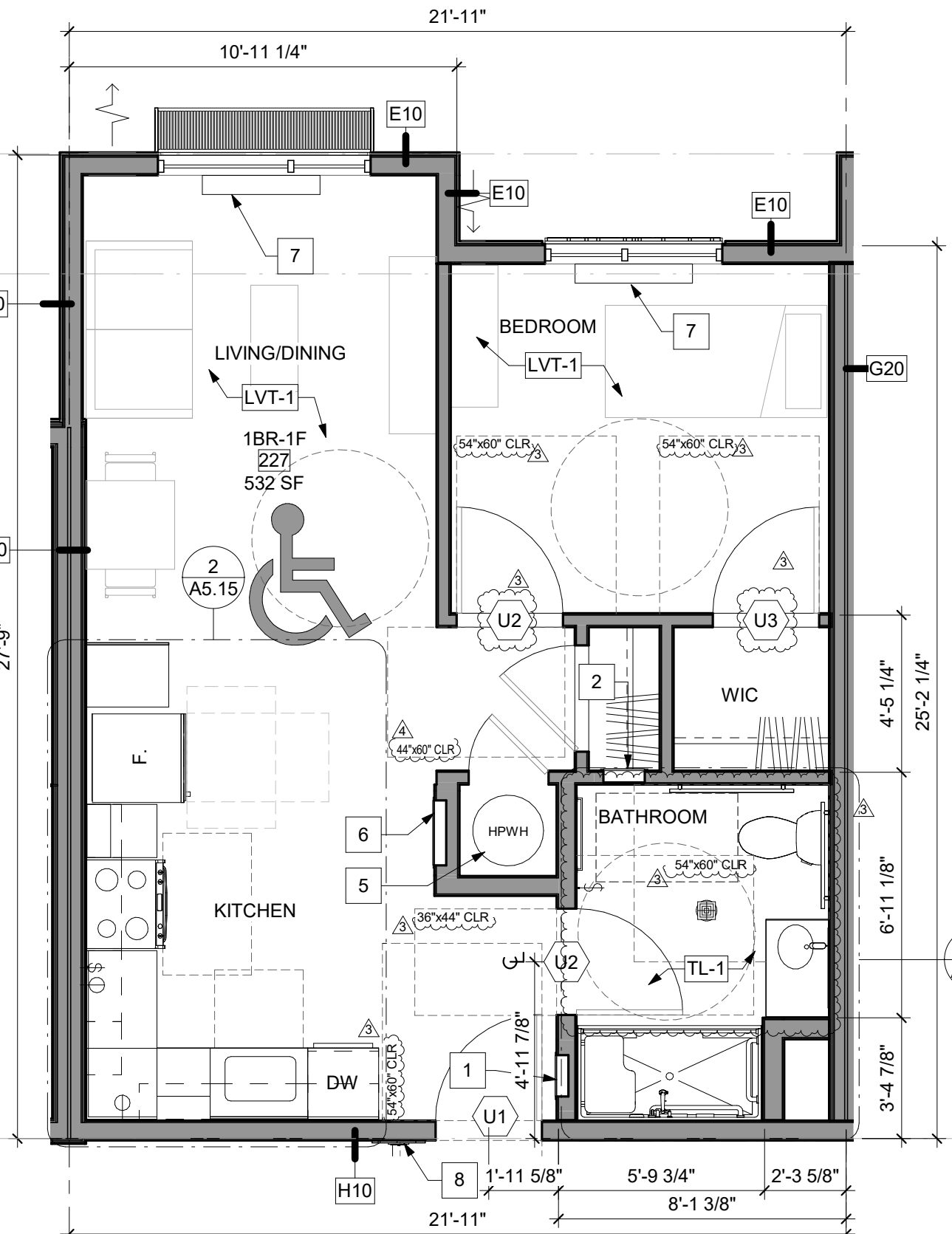
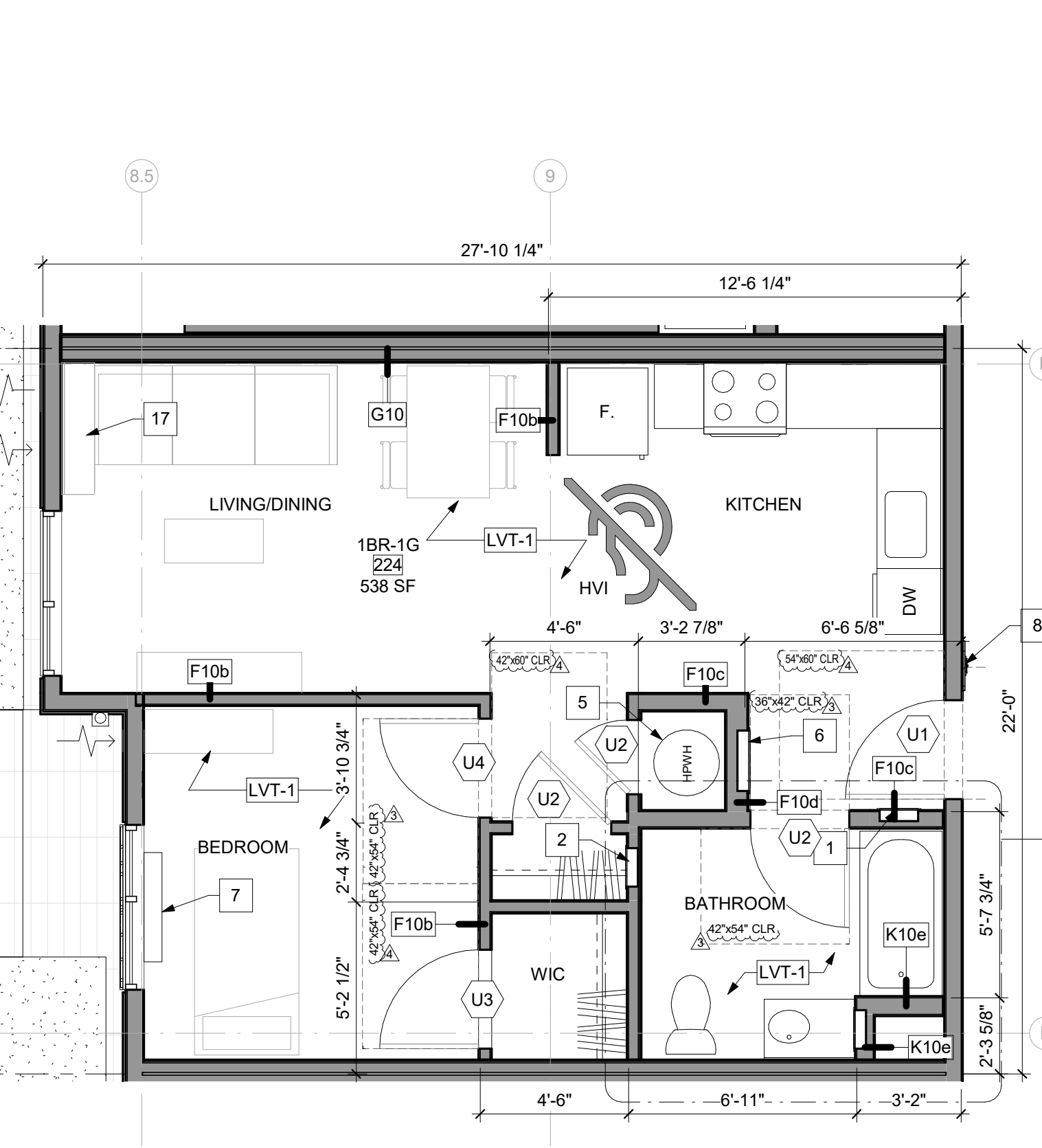
2 1BR @ LEVEL 2-4_1D_RCP
A4.04 UNIT 207 SHOWN, X07 TYPICAL
SCALE: 1/4" = 1'-0"

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV22-1242
BY: M. O'Brien Date: 07/27/2023
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MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
A	12/16/22	BID SET
B	03/20/23	BID ADDENDUM
3	05/12/23	PLAN CHECK RESPONSE 3
4	06/19/23	PLAN CHECK RESPONSE 4

Project:



7 1BR @ LEVEL 2-4_1G_HVI
A4.04 UNIT 224 SHOWN
SCALE: 1/4" = 1'-0"

5 1BR @ LEVEL 2-4_1F_X27 MOBILITY
A4.04 UNIT 227 SHOWN
SCALE: 1/4" = 1'-0"

3 1BR @ LEVEL 2-4_1E_X23_TYPE C
A4.04 UNIT 223 SHOWN
SCALE: 1/4" = 1'-0"

1 1BR @ LEVEL 2-4_1D
A4.04 UNIT 207 SHOWN, X07 TYPICAL
SCALE: 1/4" = 1'-0"

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVE
PALO ALTO, CA 94306



UNIT PLANS - LEVEL 2-4 (1BR)

JOB #: 1925
SCALE: 1/4" = 1'-0"

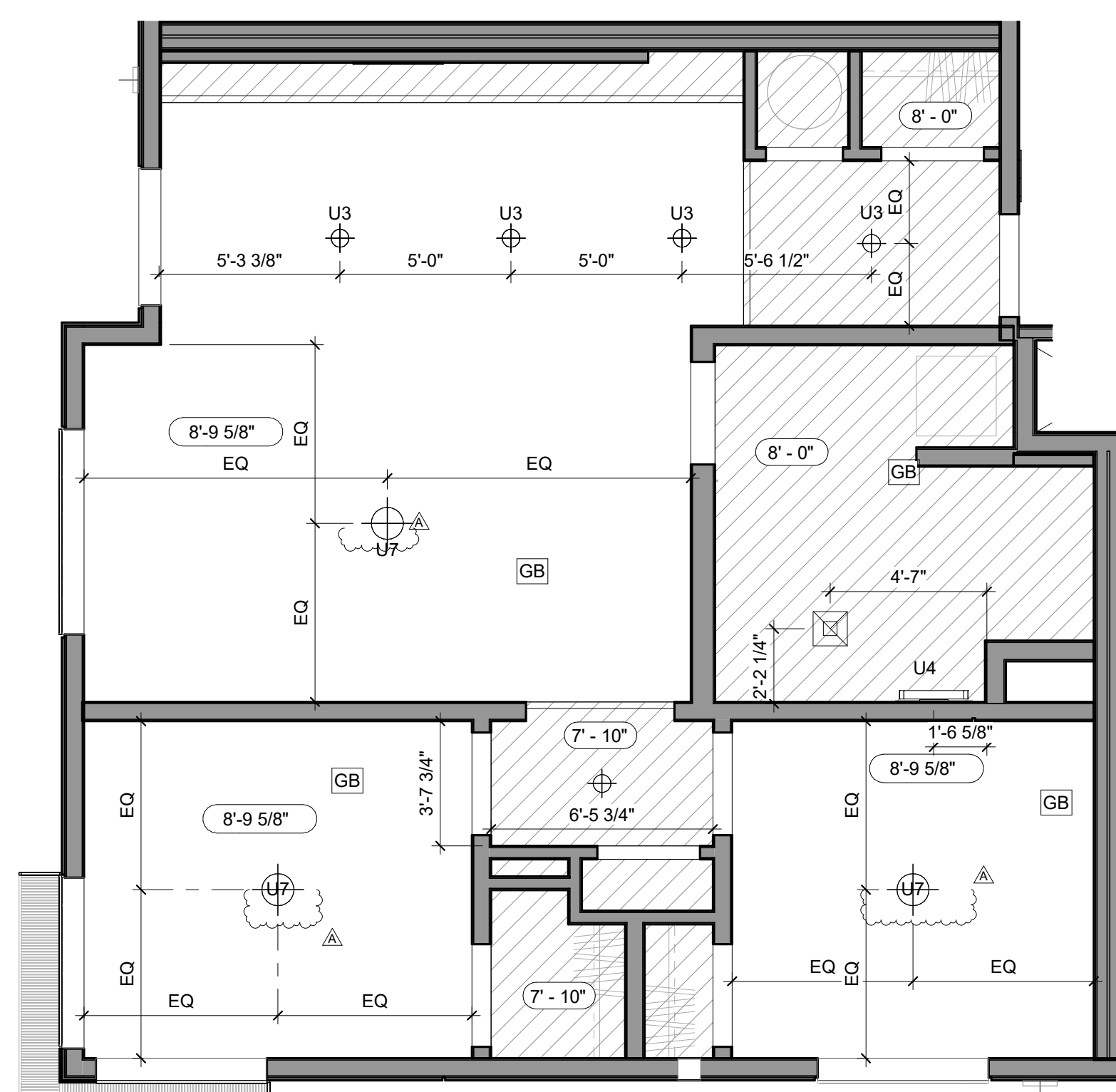
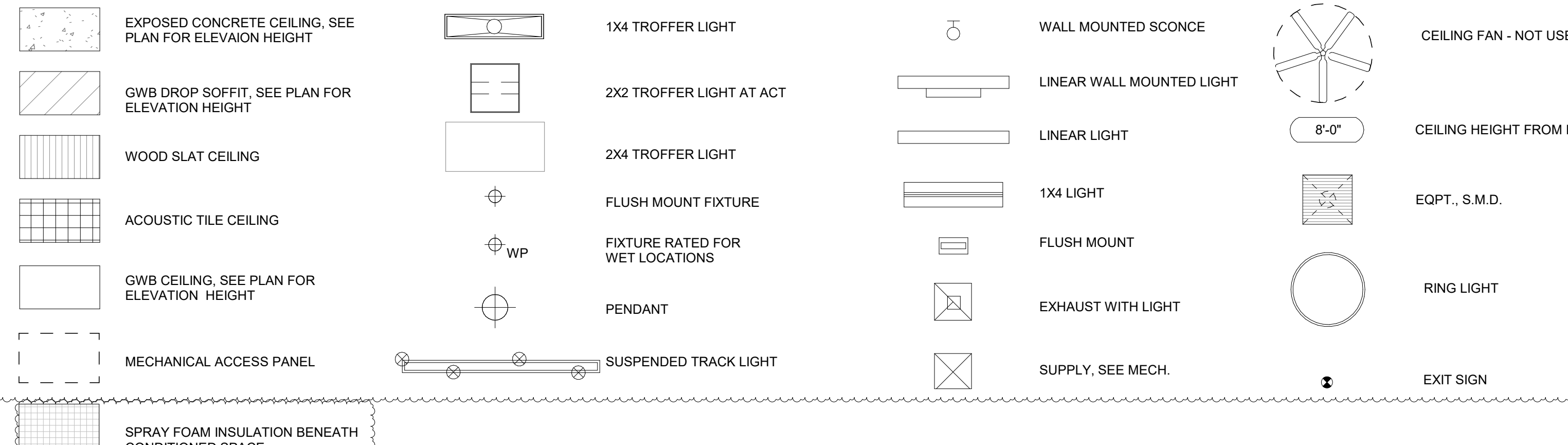
UNIT PLAN KEYNOTES

- | | |
|--|--|
| 1 ELECTRICAL PANEL, SED | 10 CONDENSATE LINE IN WALL |
| 2 MEDIA PANEL, PAINT TO MATCH EXISTING WALL. SEE LOW VOLTAGE | 11 HORN & STROBE AT 80" AFF. WHERE OCCURS (E.G. HVI UNIT) |
| 3 WASHER DRYER - STACKED | 12 THERMOSTAT |
| 4 WASHER DRYER - SIDE BY SIDE | 13 DOORBELL CHIME |
| 5 WATER HEATER | 14 DIMMER SWITCH |
| 6 WATER SUBMETER 24"x24" | 15 SWITCH |
| 7 HPAC UNIT | 16 SG-1 SEE MECHANICAL DWGS |
| 8 DOOR BELL WITH SIGN TO HOLD FOR 5 SECS | 17 HPAC UNIT UP IN UNITS: 207, 211, 216, 217, 218, 219, 221, 223, 224, 225, 226, 232, 236, 238 |
| 9 SUBMETER READER | |

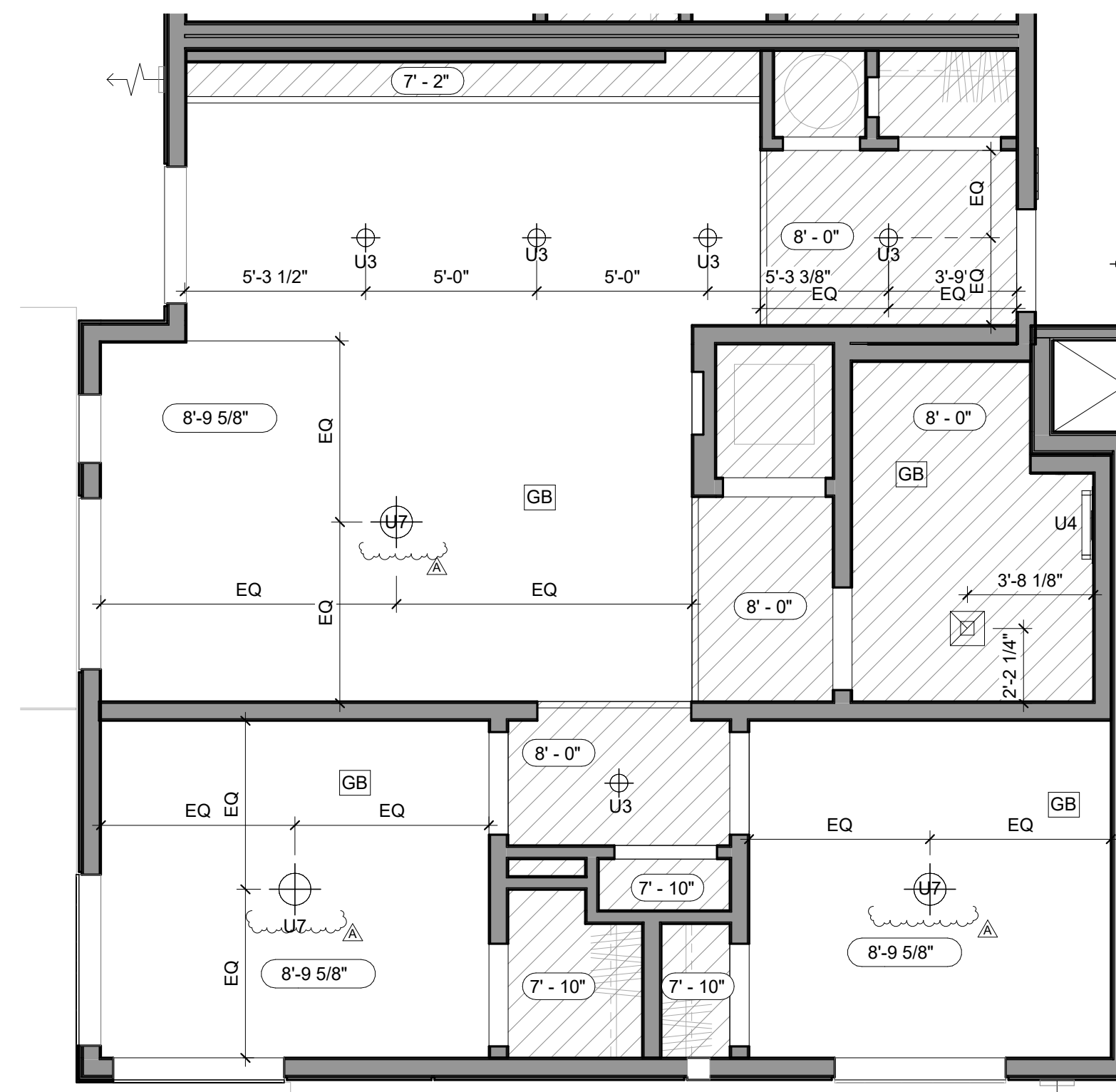
GENERAL NOTES

- TACTILE SIGNAGE SHALL BE PROVIDED AT EACH EXIT OR EXIT ACCESS DOOR THAT CORRESPONDS TO SPECIFIC EXITING LOCATIONS PER CBC 1013.4 (IE EXIT STAIR DOWN, EXIT ROUTE, EXIT, ETC) SEE SIGNAGE PLANS A11.70 - A11.71 FOR LOCATIONS.
- E2 FIXTURE IS IN PT SLAB AND WILL REQUIRE A SLEEVE AND A RECESSED J-BOX.
- ILLUMINATED EXIT SIGNS SHALL BE ADDED OR RELOCATED AT THE DIRECTION OF THE BUILDING AND/OR FIRE DEPARTMENT INSPECTOR.
- FURNITURE IS SHOWN IN PLANS FOR REFERENCE PURPOSES ONLY.
- RESIDENTIAL DWELLING UNIT WITH COMMUNICATION FEATURES TO COMPLY WITH 118-809.5(E.G. HARD-WIRED ELECTRIC DOORBELL, VISIBLE ALARM W/STROBE FOR FIRE).
- THE MANEUVERING CLEARANCE AT THE ADAPTABLE UNIT INTERIOR U2 DOORS ARE 40"x54" CLEAR AT THE PULL SIDE W/18" CLEAR AT THE STRIKE SIDE OF THE DOOR. THE MANEUVERING CLEARANCE AT THE INTERIOR U2 ADAPTABLE UNIT DOORS IS 36"x42" CLEAR AT THE PUSH SIDE OF THE DOOR.
- ALL PRIMARY RESIDENTIAL UNIT ENTRY DOORS HAVE A MANEUVERING CLEARANCE OF 36"x48" CLEAR AT THE PUSH SIDE OF THE DOOR & 54"x60" CLEARANCE AT THE PULL SIDE OF THE DOOR WITH 18" CLEAR AT THE STRIKE SIDE OF THE DOOR.

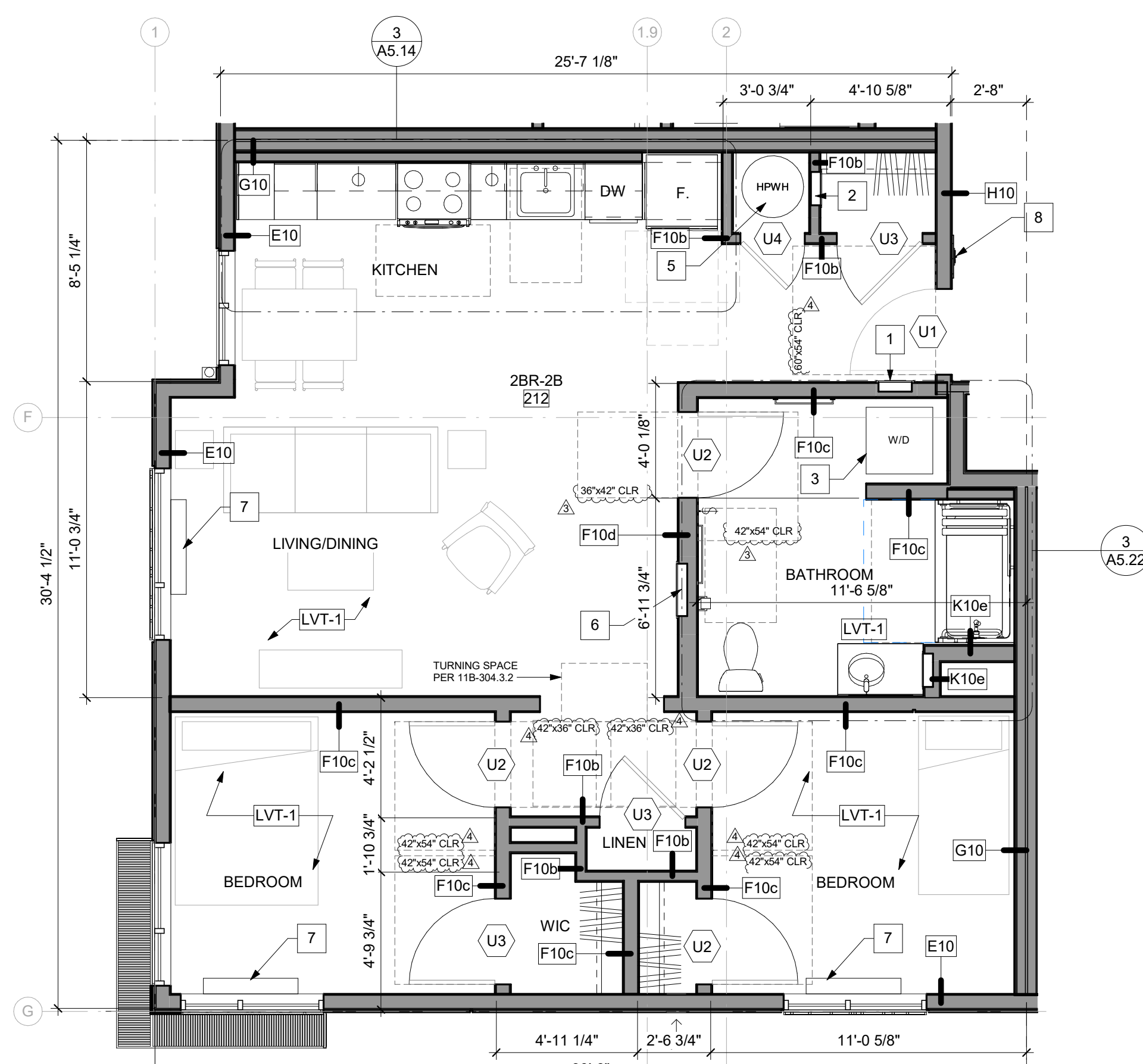
REFLECTED CEILING PLAN LEGEND



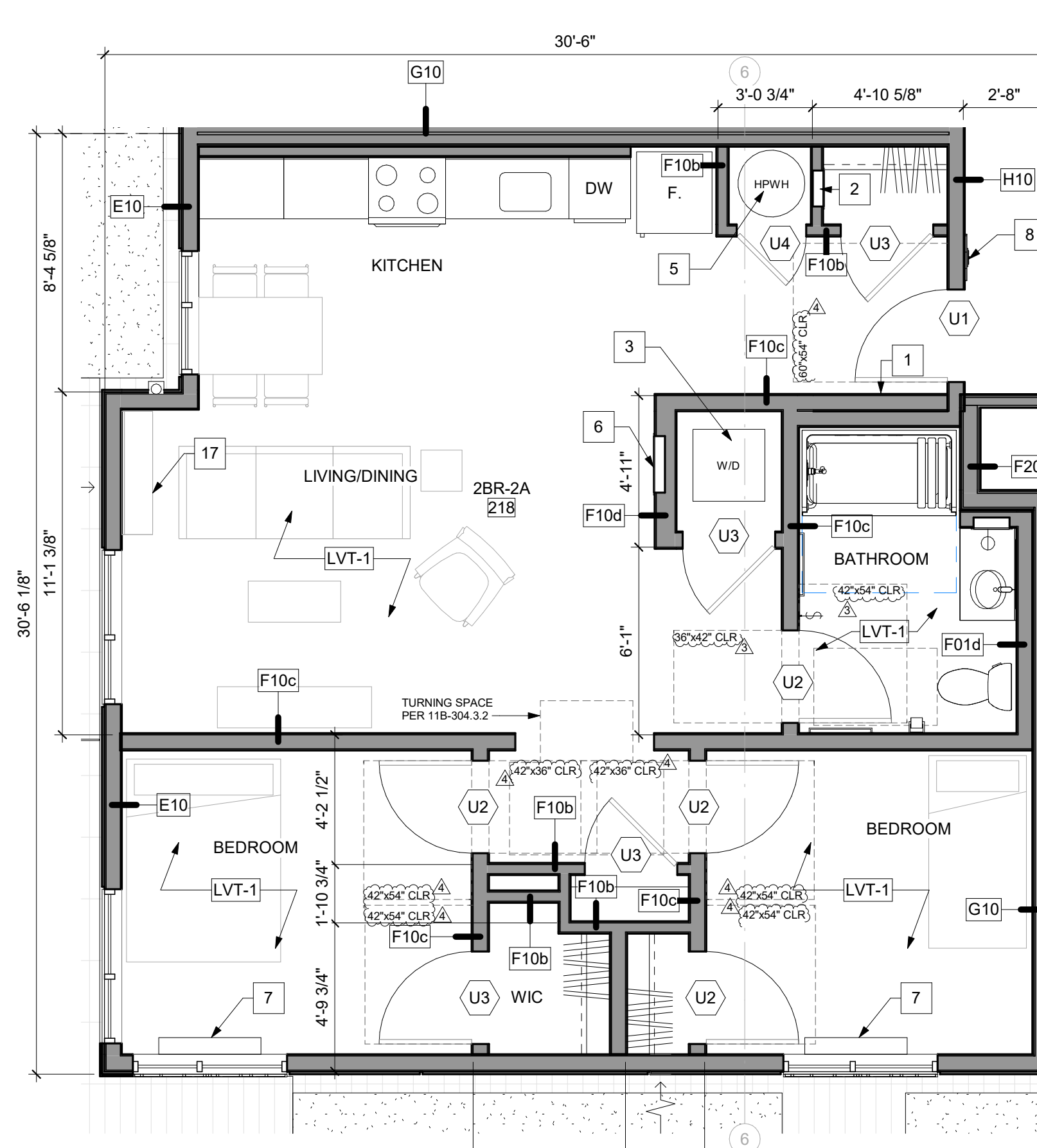
4 2BR @ LEVEL 2-4 2B_OUTSIDE
A4.05 UNIT 212 SHOWN
SCALE: 1/4" = 1'-0"



2 2BR @ LEVEL 2-4 2A_INSIDE
A4.05 UNIT 212 SHOWN
SCALE: 1/4" = 1'-0"



3 2 BR @ LEVEL 2-4 2B_OUTSIDE
A4.05 UNIT 212 SHOWN
SCALE: 1/4" = 1'-0"



1 2BR @ LEVEL 2-4 2A_INSIDE
A4.05 UNIT 218 SHOWN
SCALE: 1/4" = 1'-0"

CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507

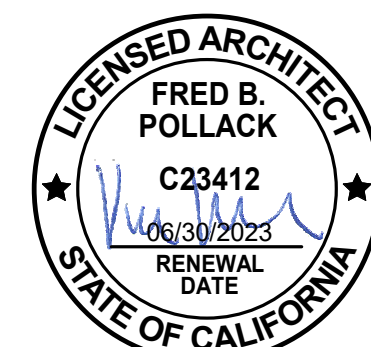
LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV22-1242
BY: M. O'Brien Date: 07/27/2023
HARD COPY OF THESE STAMPED PLANS
MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
A	12/16/22	BID SET
3	05/12/23	PLAN CHECK RESPONSE 3
4	06/19/23	PLAN CHECK RESPONSE 4

Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVE
PALO ALTO, CA 94306

Client:



UNIT PLANS - LEVEL
2-4 (2BR) (PREV A4.25)

JOB #: 1925
SCALE: 1/4" = 1'-0"

A4.05

UNIT PLAN KEYNOTES

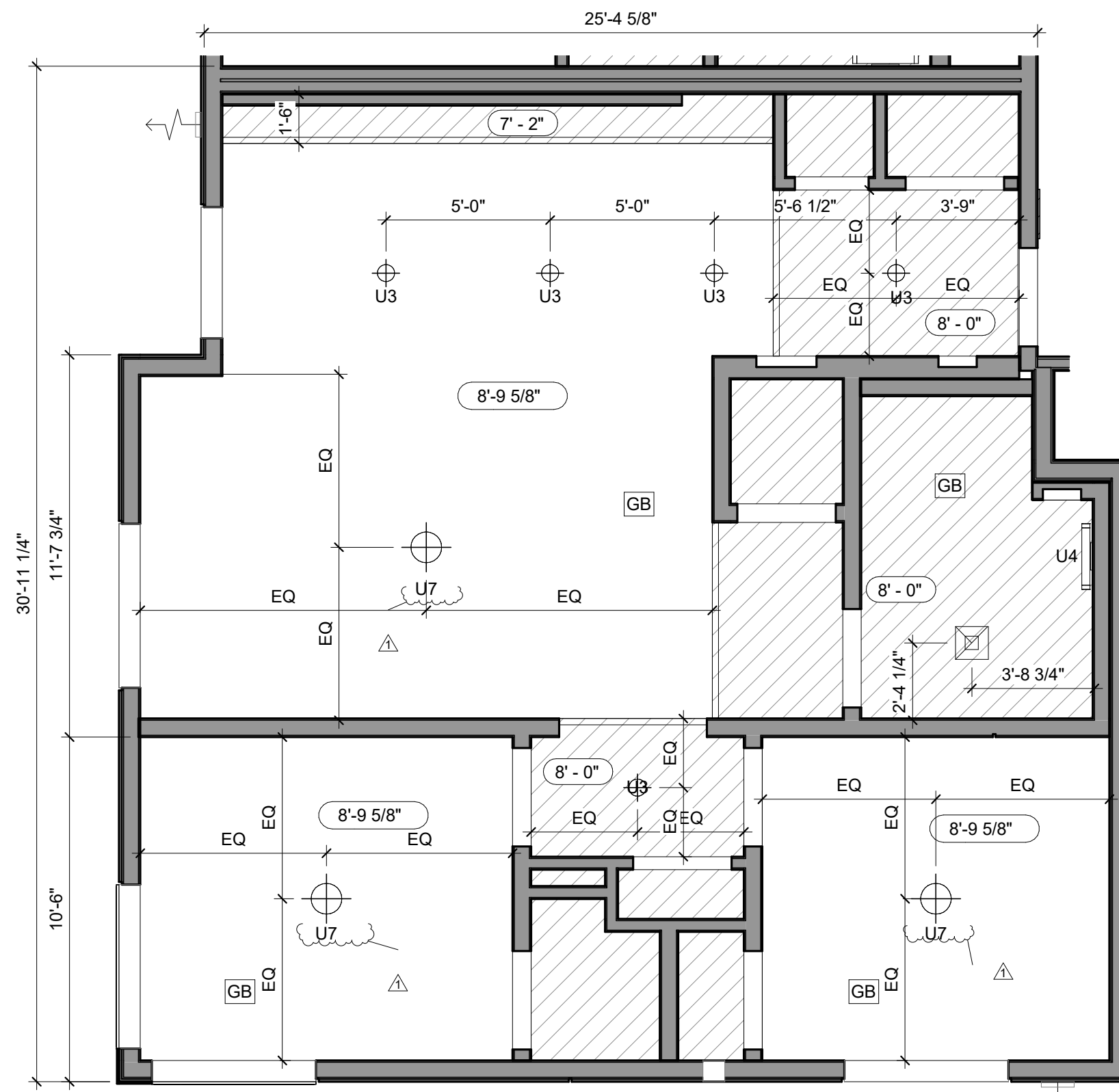
- | | |
|--|--|
| 1 ELECTRICAL PANEL, SED | 10 CONDENSATE LINE IN WALL |
| 2 MEDIA PANEL, PAINT TO MATCH EXISTING WALL. SEE LOW VOLTAGE | 11 HORN & STROBE AT 80" AFF. WHERE OCCURS (E.G. HVI UNIT) |
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| 8 DOOR BELL WITH SIGN TO HOLD FOR 5 SECS | 17 HPAC UNIT UP IN UNITS: 207, 211, 216, 217, 218, 219, 221, 223, 224, 225, 226, 232, 236, 238 |
| 9 SUBMETER READER | |

GENERAL NOTES

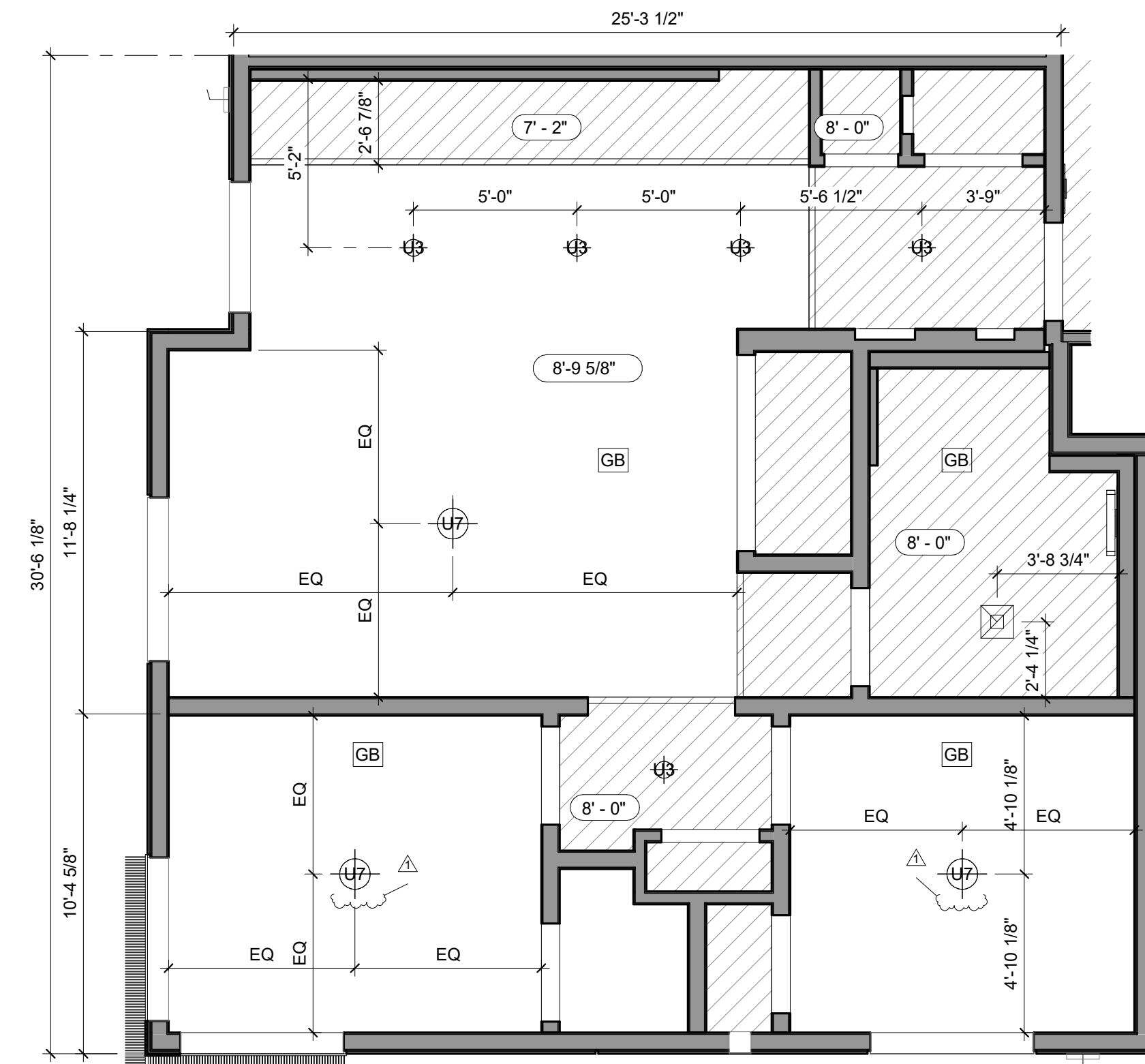
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REFLECTED CEILING PLAN LEGEND

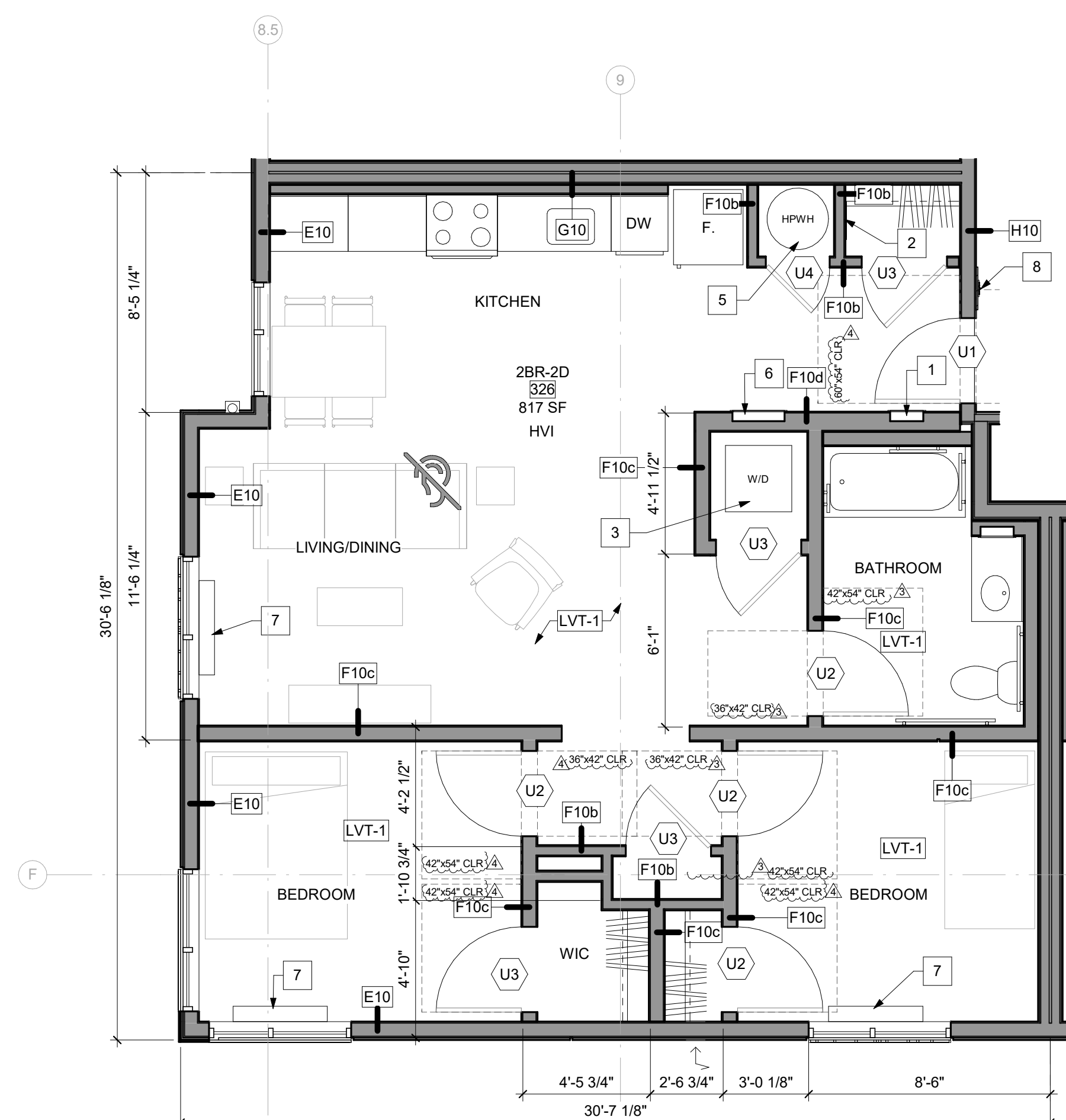
- | | | | | | | | |
|--|---|--|---------------------------------|--|---------------------------|--|-------------------------------|
| | EXPOSED CONCRETE CEILING. SEE PLAN FOR ELEVATION HEIGHT | | 1X4 TROFFER LIGHT | | WALL MOUNTED SCONCE | | CEILING FAN - NOT USED |
| | GWB DROP SOFFIT. SEE PLAN FOR ELEVATION HEIGHT | | 2X2 TROFFER LIGHT AT ACT | | LINEAR WALL MOUNTED LIGHT | | 8'-0" CEILING HEIGHT FROM FFE |
| | WOOD SLAT CEILING | | 2X4 TROFFER LIGHT | | LINEAR LIGHT | | EQPT., S.M.D. |
| | ACOUSTIC TILE CEILING | | FLUSH MOUNT FIXTURE | | FLUSH MOUNT | | RING LIGHT |
| | GWB CEILING. SEE PLAN FOR ELEVATION HEIGHT | | FIXTURE RATED FOR WET LOCATIONS | | EXHAUST WITH LIGHT | | EXIT SIGN |
| | MECHANICAL ACCESS PANEL | | PENDANT | | SUPPLY. SEE MECH. | | |
| | SPRAY FOAM INSULATION BENEATH CONDITIONED SPACE | | SUSPENDED TRACK LIGHT | | | | |



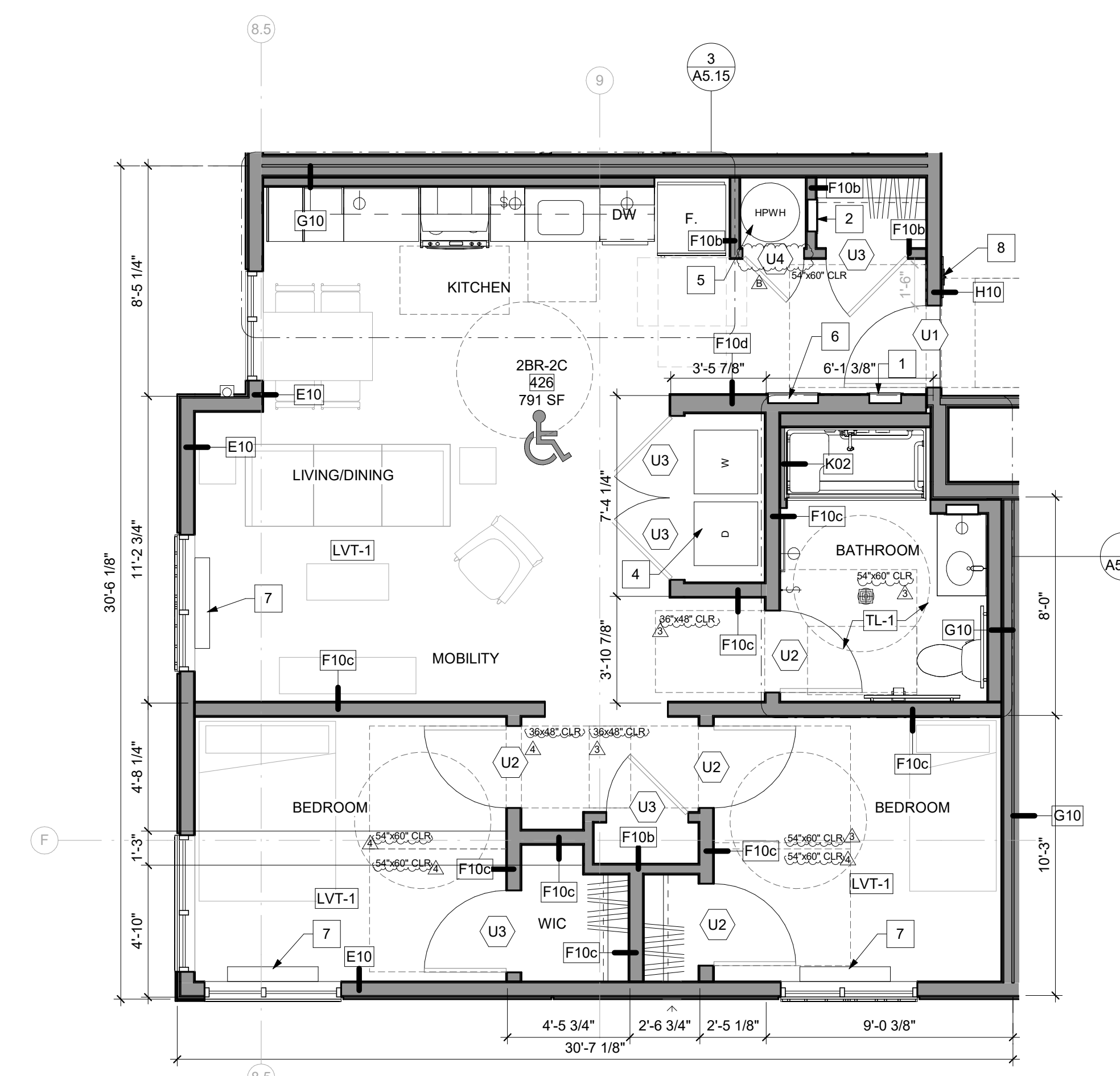
4 2BR @ LEVEL 3 RCP_2D_HVI
A4.06 UNIT 326 SHOWN
SCALE: 1/4" = 1'-0"



2 2BR @ LEVEL 4 RCP_2C_MOBILITY
A4.06 SCALE: 1/4" = 1'-0"

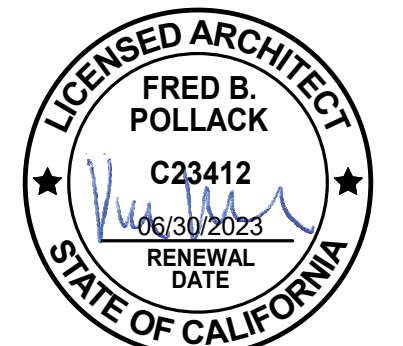


3 2BR @ LEVEL 3_2D_HVI
A4.06 UNIT 326 SHOWN
SCALE: 1/4" = 1'-0"



1 2BR @ LEVEL 4_2C_MOBILITY
A4.06 UNIT 426 SHOWN
SCALE: 1/4" = 1'-0"

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV22-1242
BY: M. O'Brien Date: 07/27/2023
HARD COPY OF THESE STAMPED PLANS
MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
2	03/03/23	BID ADDENDUM
3	05/12/23	PLAN CHECK RESPONSE 3
4	06/19/23	PLAN CHECK RESPONSE 4

Project:

EDUCATOR HOUSING
231 GRANT AVENUE

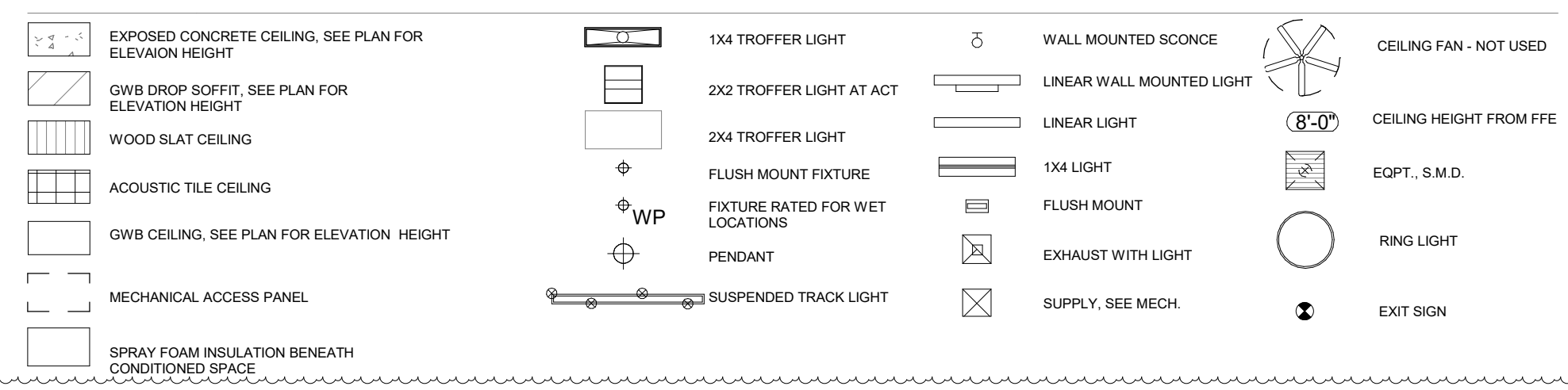
231 GRANT AVE
PALO ALTO, CA 94306



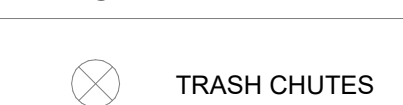
UNIT PLANS - LEVEL
2-4 (2BR)

JOB #: 1925
SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN LEGEND



LEGEND



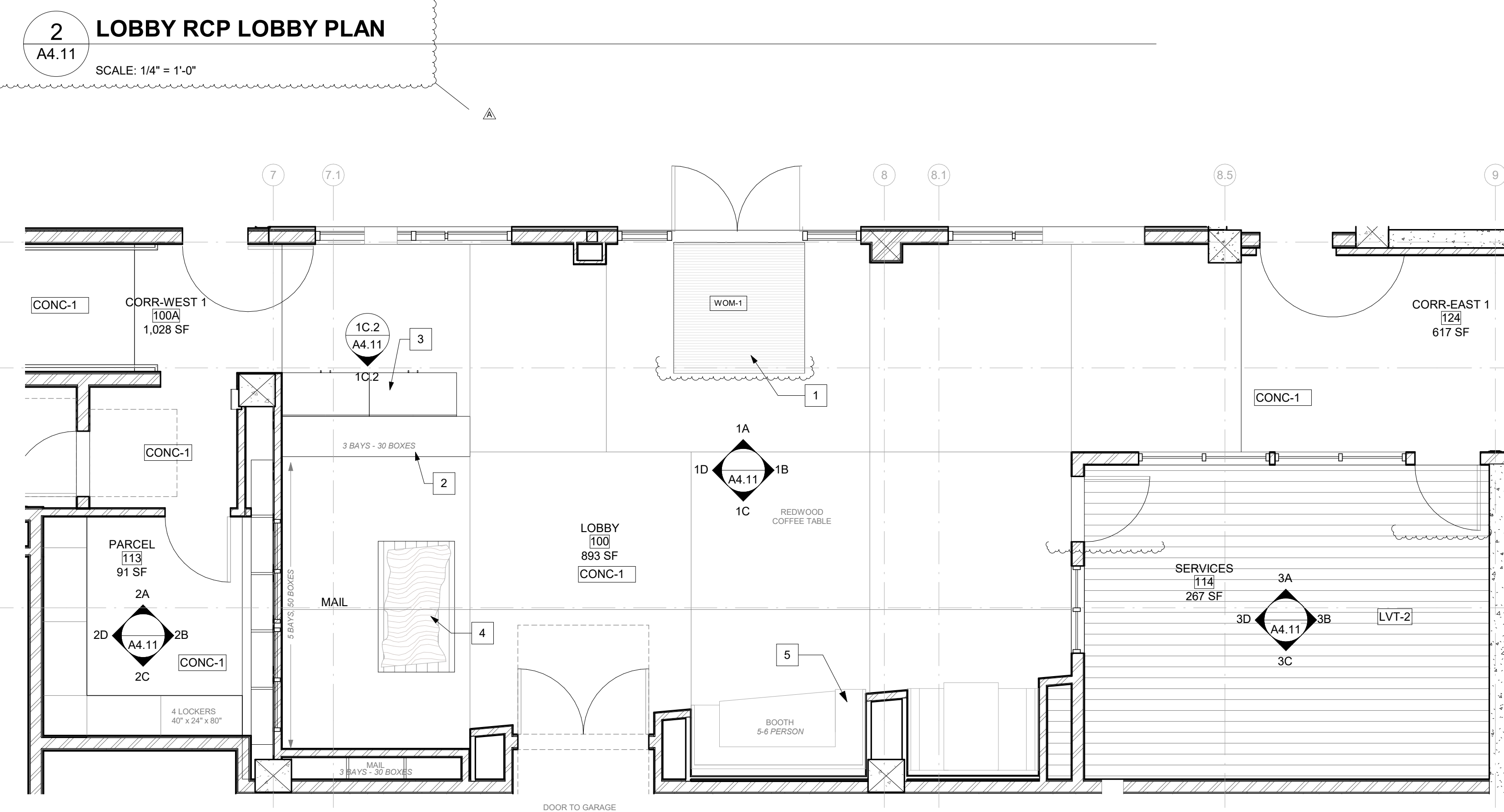
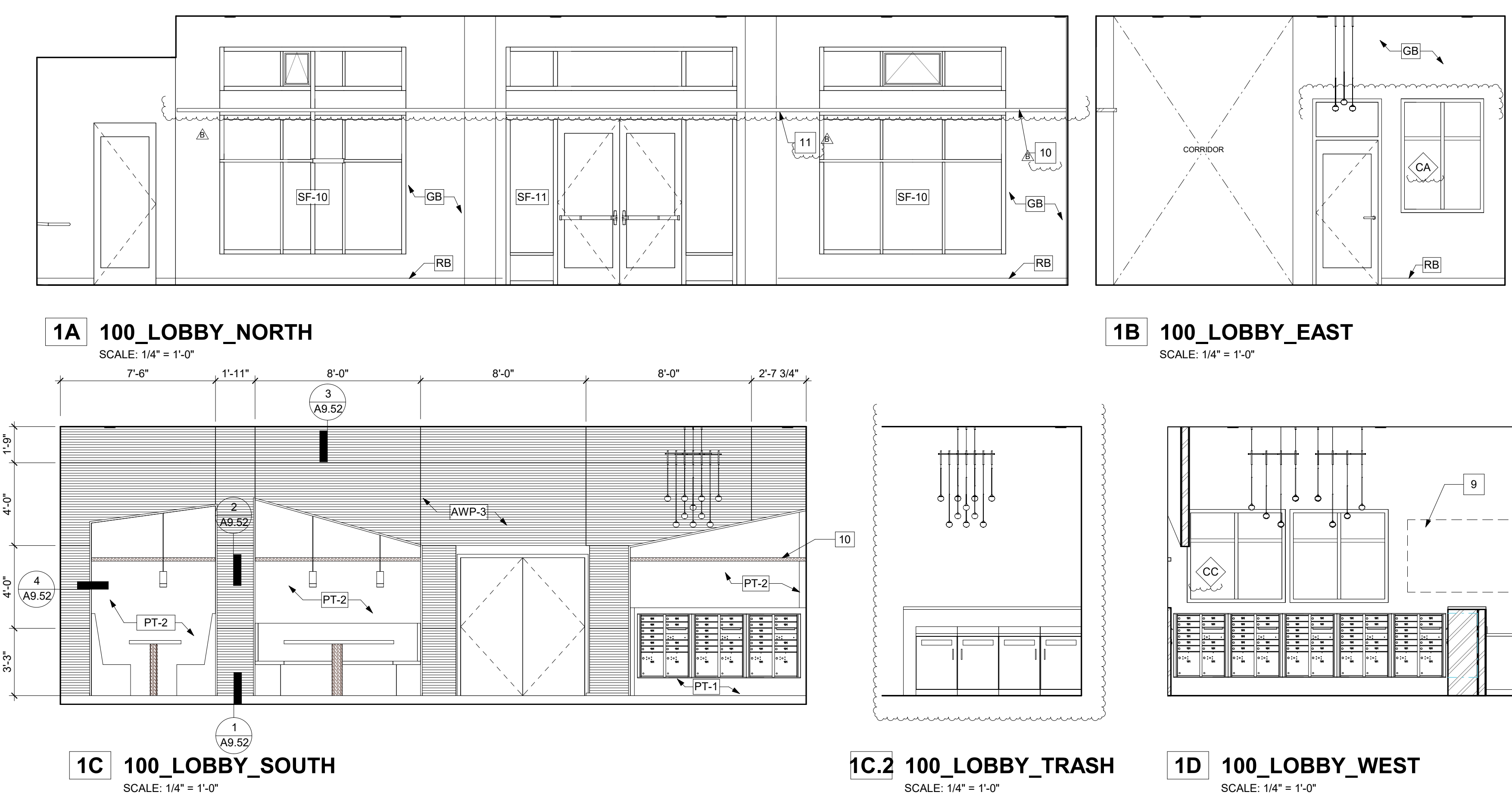
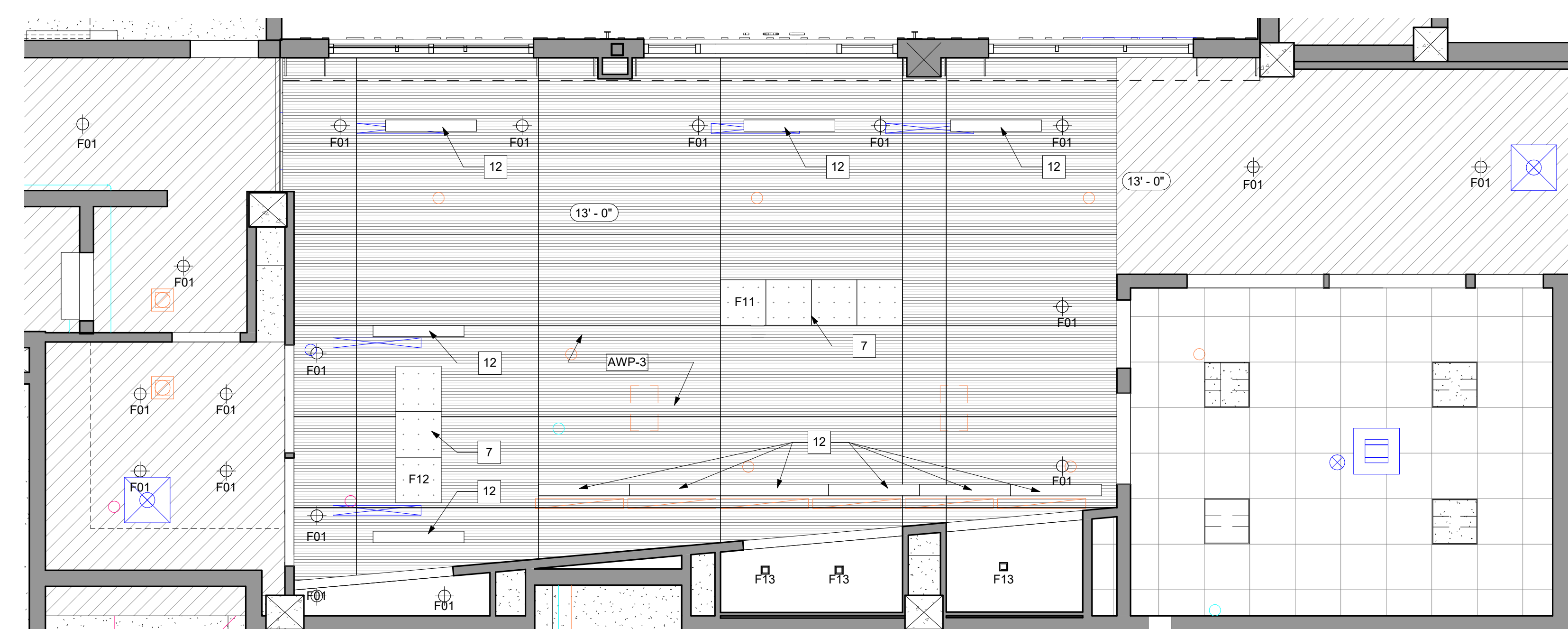
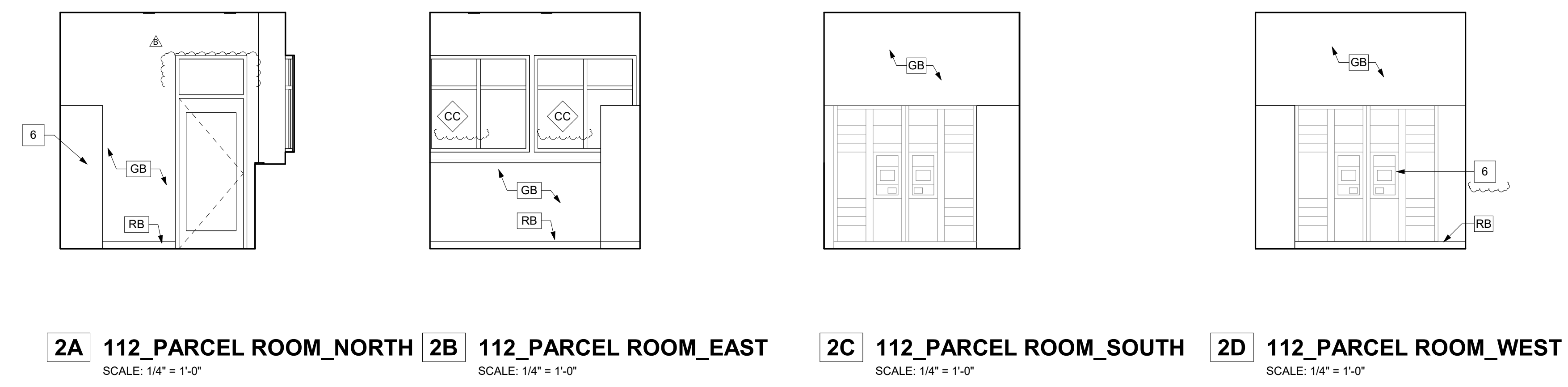
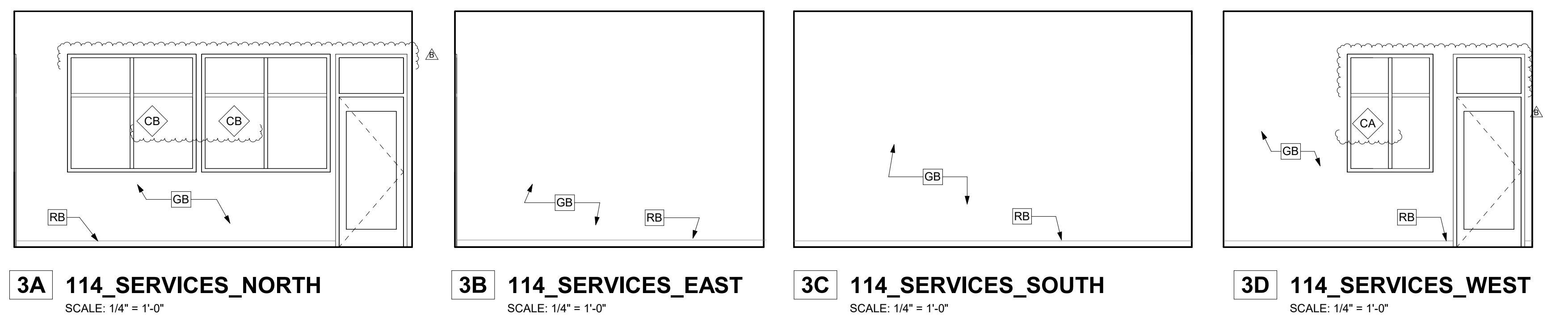
KEYNOTES

- 1 WALKOFF MAT
- 2 USPS MAILBOXES
- 3 BUILT-IN TRASH/RECYCLING BINS
- 4 REDWOOD SLAB TABLE
- 5 BUILT-IN BENCH AND BOOTH

GENERAL NOTE

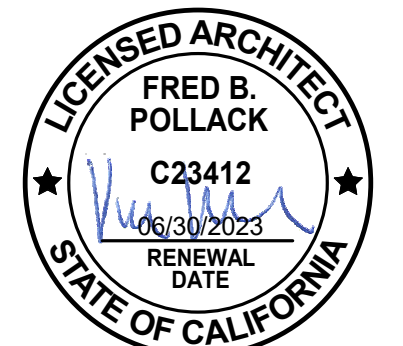
1. SEE SHEET A11.40 FOR THE FINISH SCHEDULE

- 6 PACKAGE PARCEL LOCKERS, SEE SPECS.
- 7 LIGHTING FIXTURE, SEE RCP & ELECTRICAL
- 8 NOOK WITH BUILT IN FURNITURE
- 9 ANNOUNCEMENT SCREEN/MONITOR, PROVIDE POWER & DATA
- 10 BUILT-IN SHELF
- 11 STEEL L-BRACKET (SEE DETAIL 15/A9.10)
- 12 LOUVER, SMD



- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

**COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT**
RECORD NO.: DEV22-1242
BY: M. O'Brien Date: 07/27/2023
HARD COPY OF THESE STAMPED PLANS
MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
A	12/16/22	BID SET
B	03/20/23	BID ADDENDUM

Project:
**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306
Client:
mercy HOUSING
abode communities
MERCY HOUSING & ABODE COMMUNITIES

LOBBY PLANS AND ELEVATIONS (PREV A4.01)

JOB #: 1925
SCALE: As Indicated

A4.11

CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507

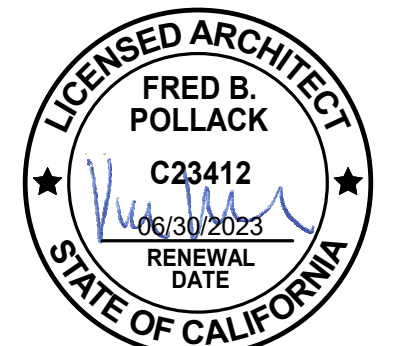
LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1897 O STREET
ARCATA, CA 95521

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
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BY: M. O'Brien Date: 07/27/2023
HARD COPY OF THESE STAMPED PLANS
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ID	DATE	NAME
B	03/20/23	BID ADDENDUM

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

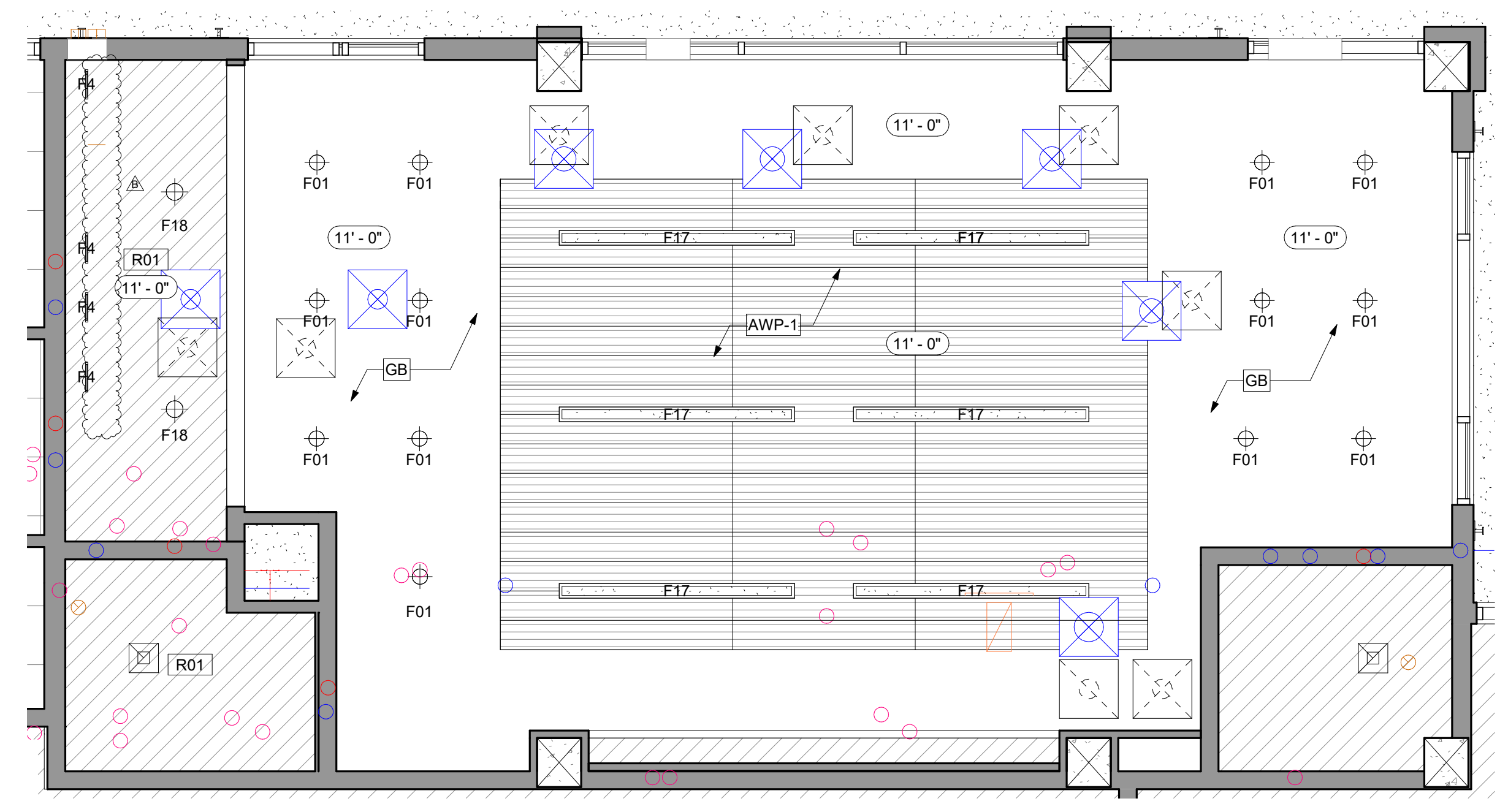
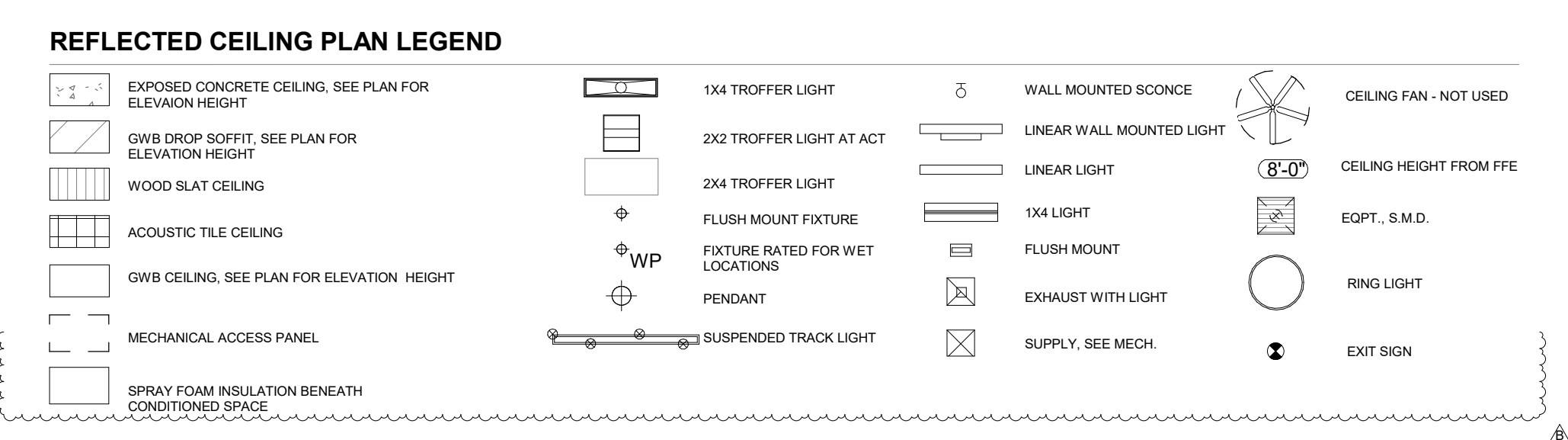
231 GRANT AVE
PALO ALTO, CA 94306



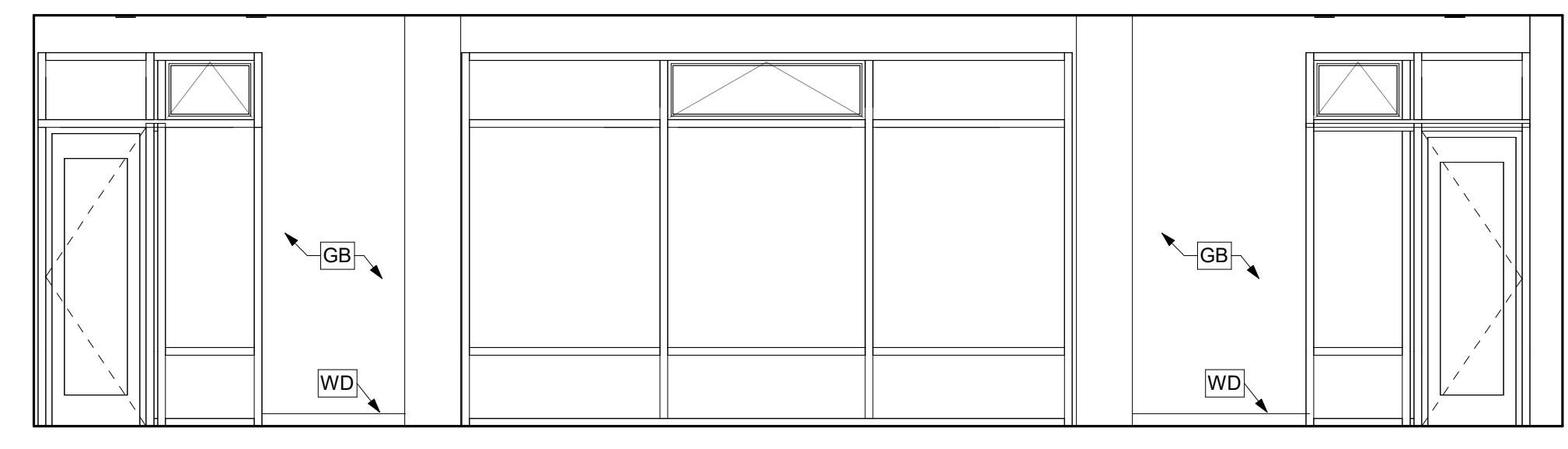
**ENLARGED
COMMUNITY ROOM
PLAN, INT. ELEVATION
& RCP (PREV A4.02)**

JOB #: 1925
SCALE: As indicated

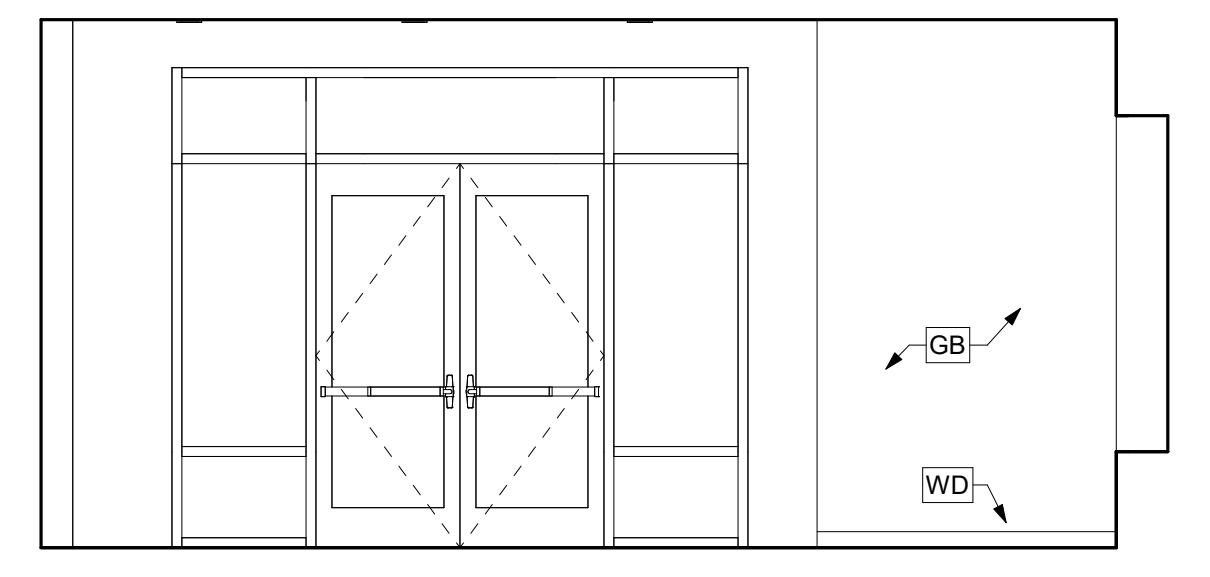
GENERAL NOTE
1. SEE SHEET A11.40 FOR THE FINISH SCHEDULE
2. SEE FINISH PLAN SHEETS A5.31-A5.34 FOR THE LOCATIONS OF THE ACCENT COLORS.



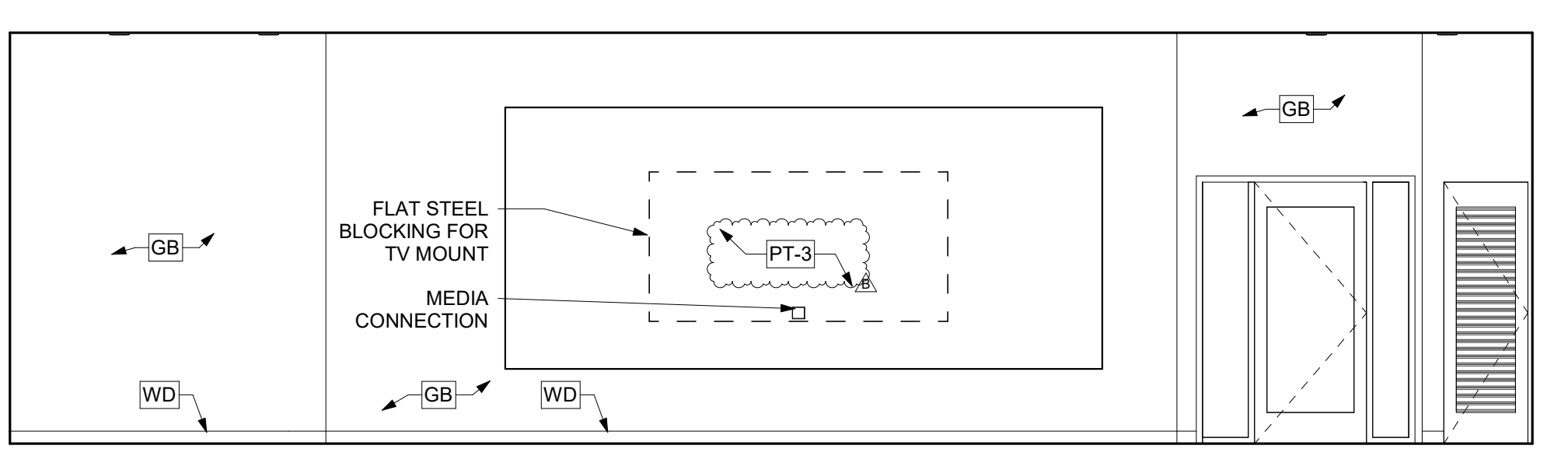
3 COMMUNITY ROOM RCP
A4.12 SCALE: 1/4" = 1'-0"



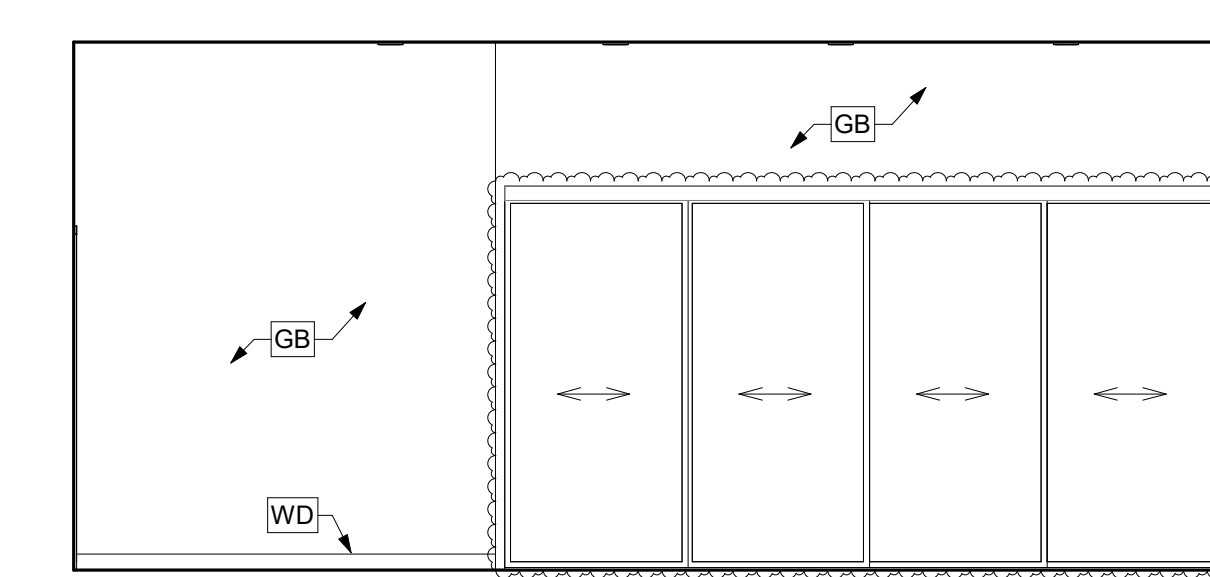
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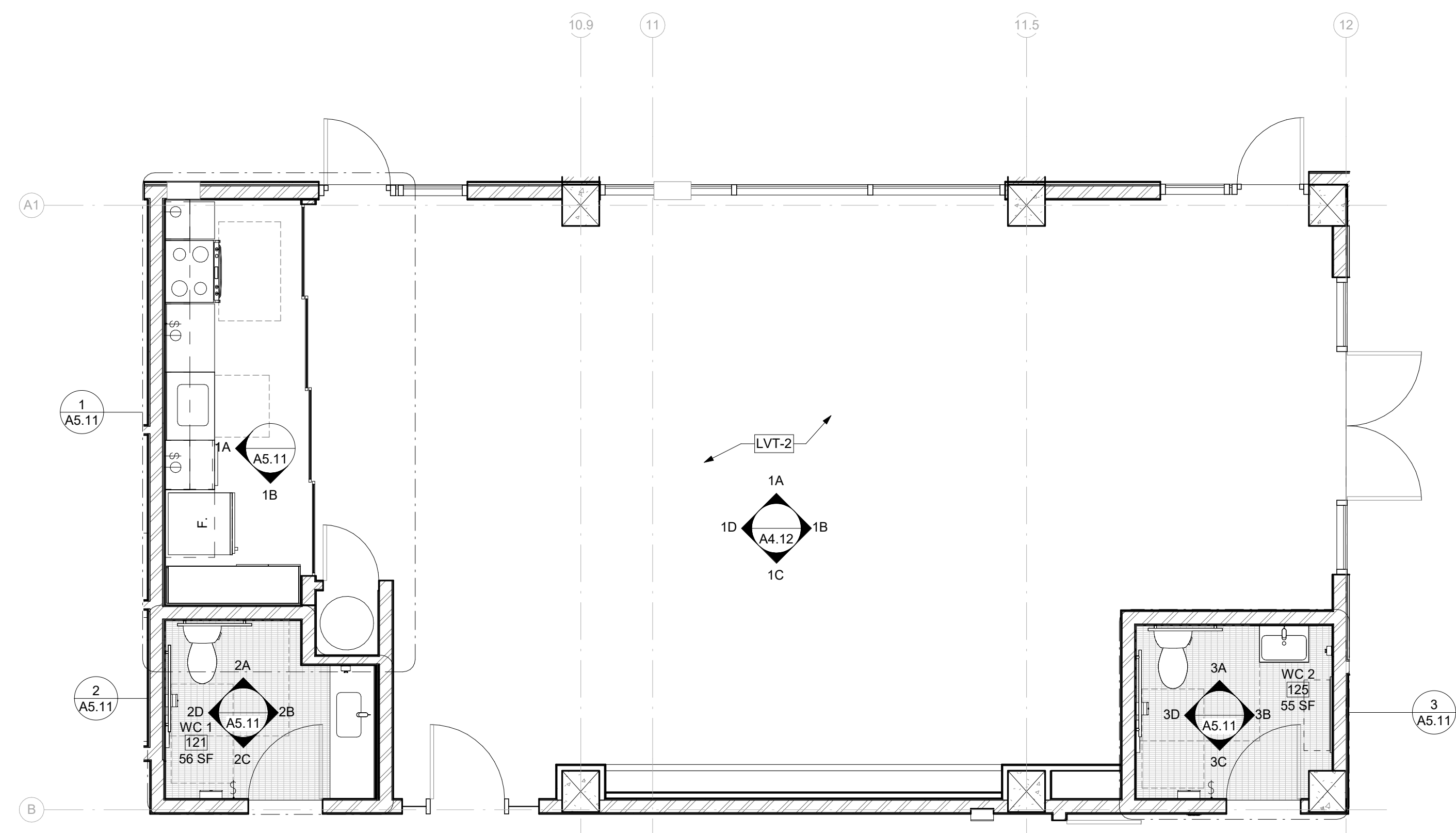
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1C

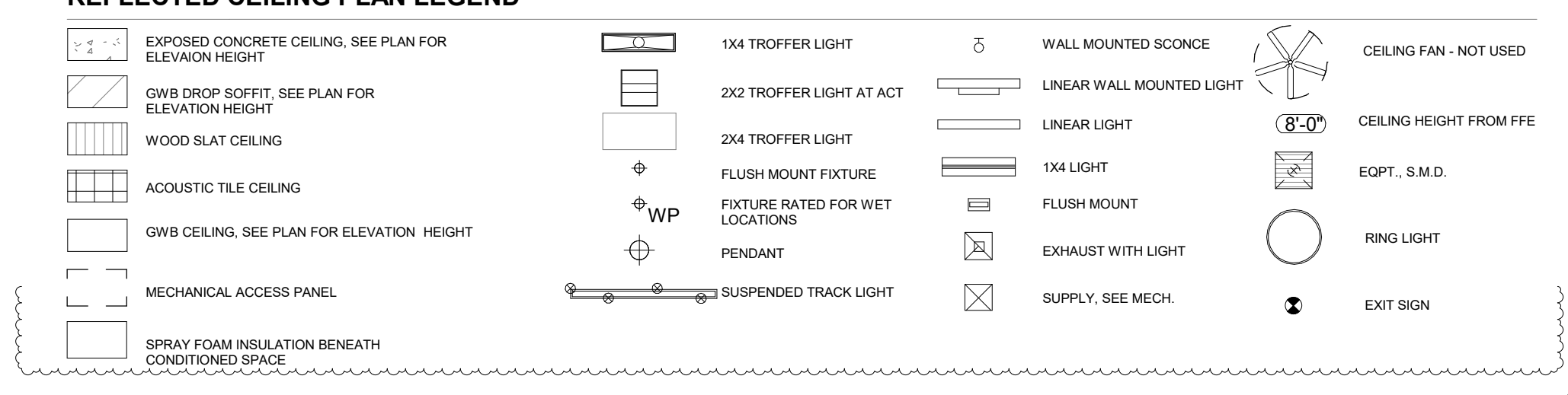


1D

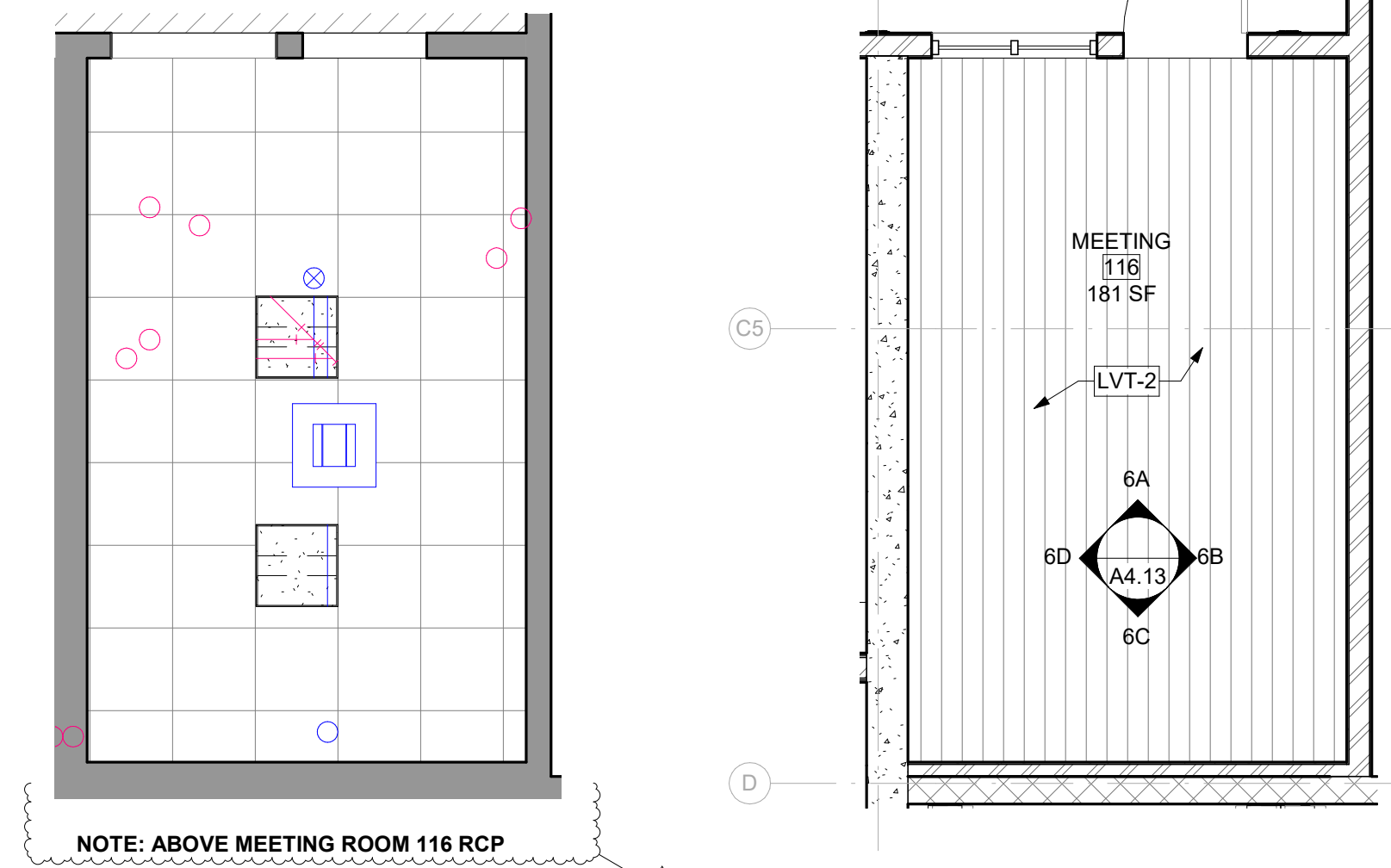
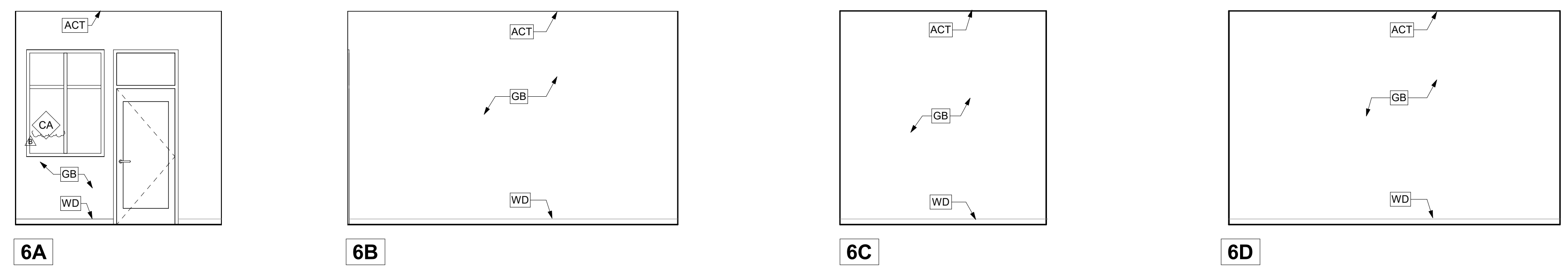


2 COMMUNITY ROOM ENLARGED PLAN
A4.12 SCALE: 1/4" = 1'-0"

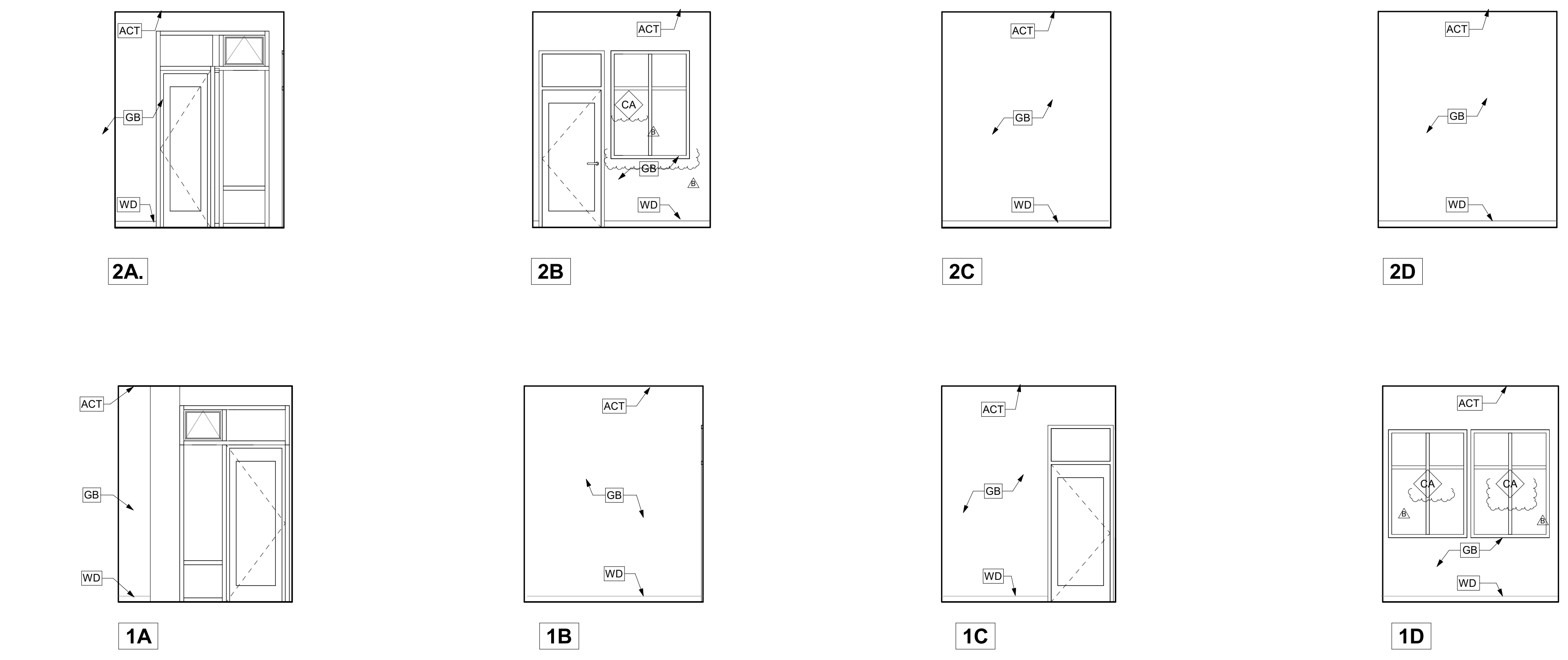
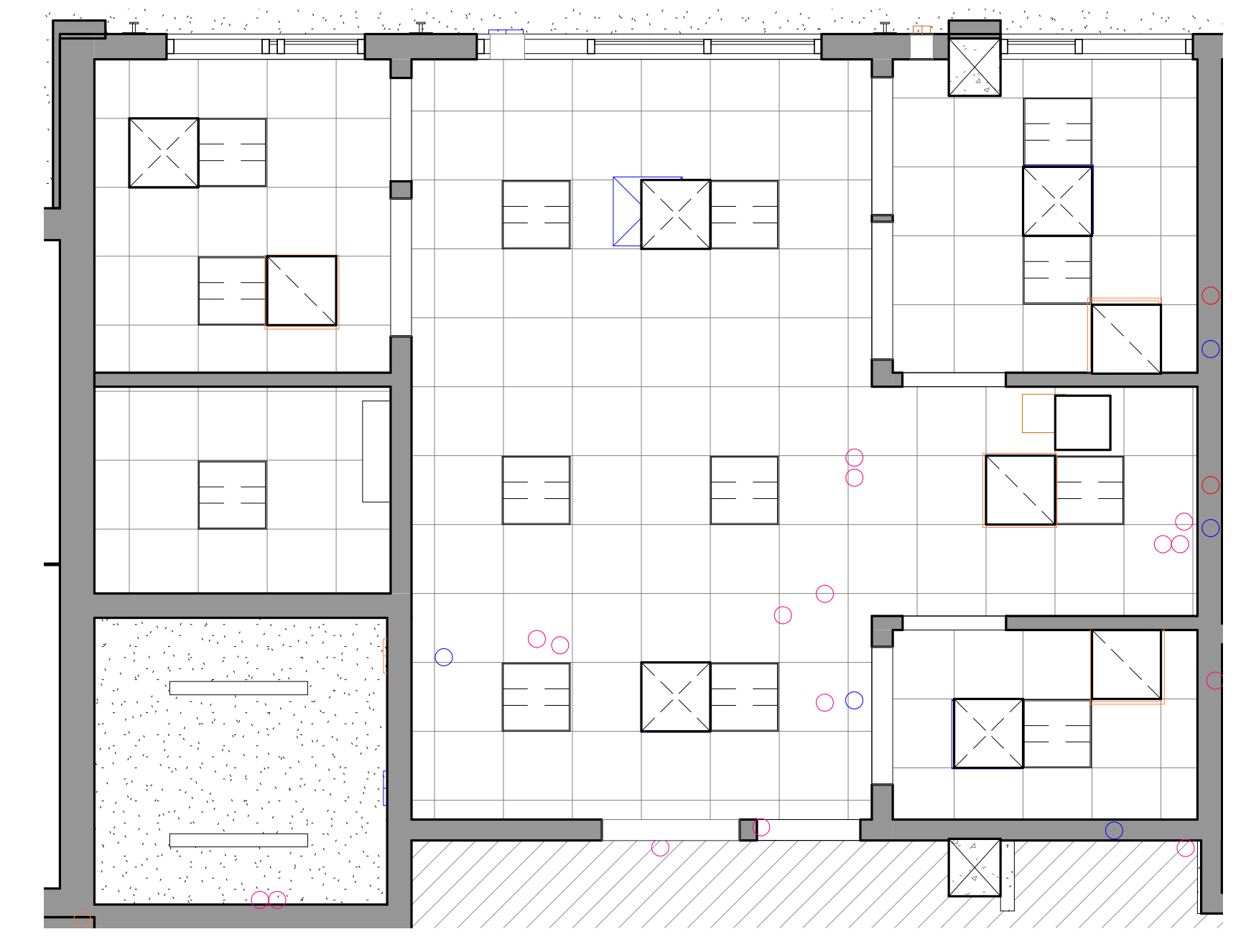
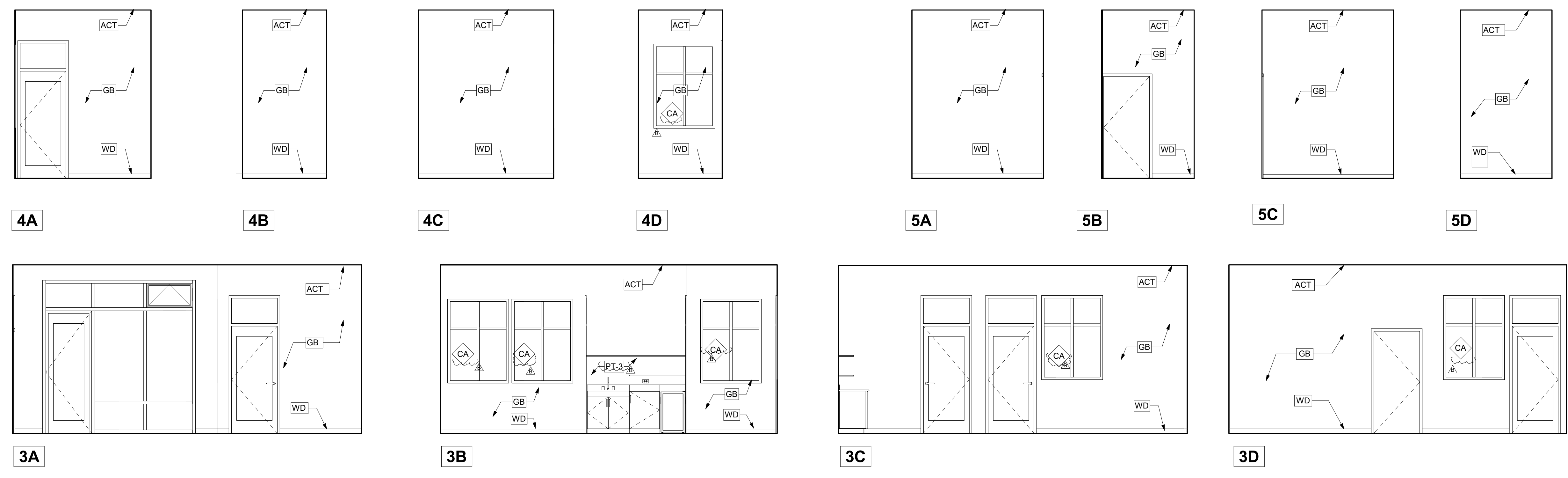
REFLECTED CEILING PLAN LEGEND



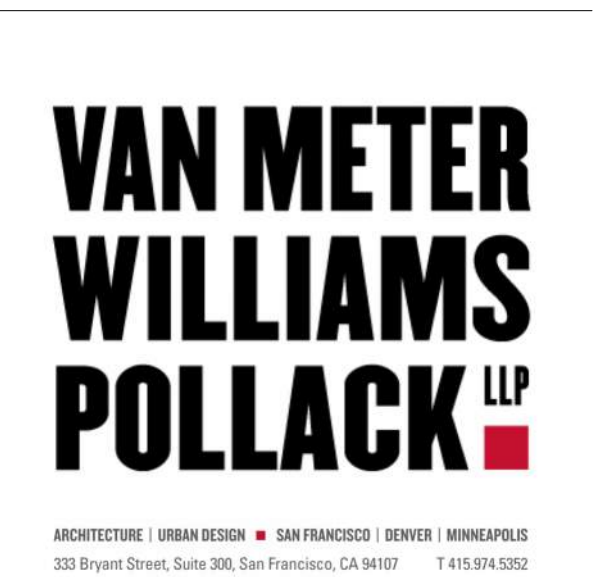
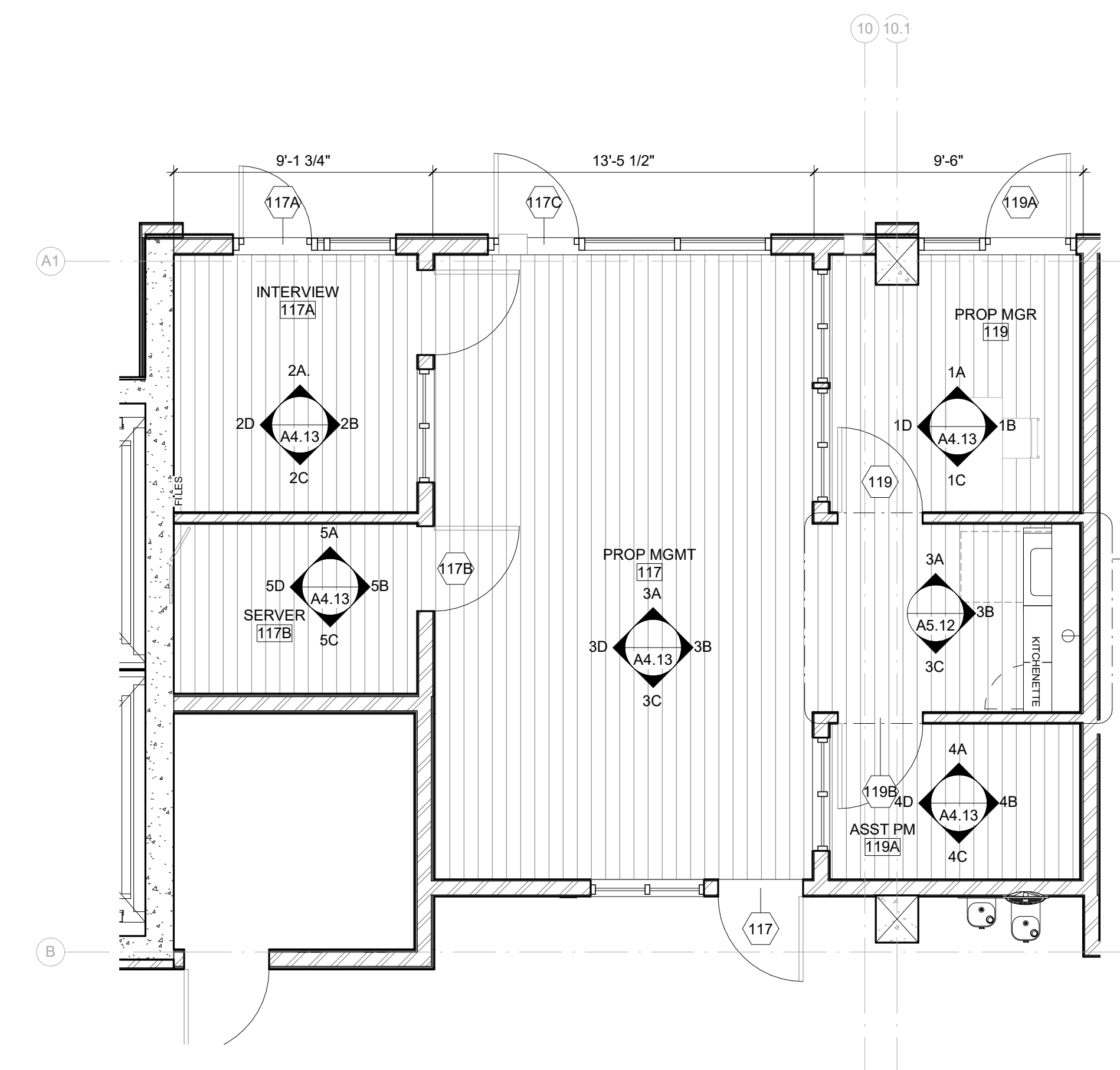
GENERAL NOTE
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 2. SEE FINISH PLAN SHEETS A5.31-A5.34 FOR THE LOCATIONS OF THE ACCENT COLORS.



4 MEETING ROOM ENLARGED FLOOR PLAN & ELEVATION
 A4.13 SCALE: 1/4" = 1'-0"

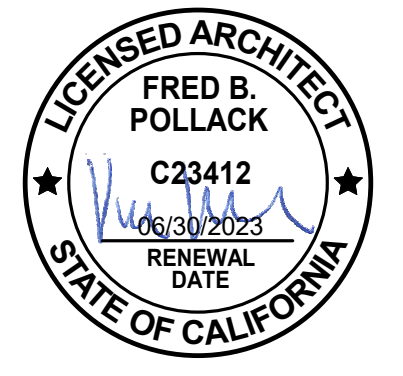


1 PROPERTY MANAGEMENT OFFICE ENLARGED PLAN & ELEVATIONS
 A4.13 SCALE: 1/4" = 1'-0"



- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

**COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT**
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 BY: M. O'Brien Date: 07/27/2023
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ID	DATE	NAME
B	03/20/23	BID ADDENDUM

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306

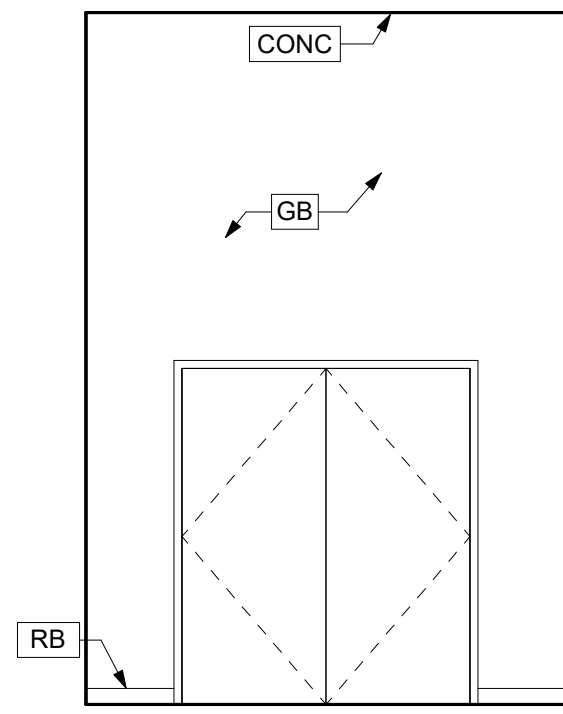


PROP MGMT,
 SERVICES & MEETING
 - PLANS AND
 ELEVATIONS (PREV
 A4.03)

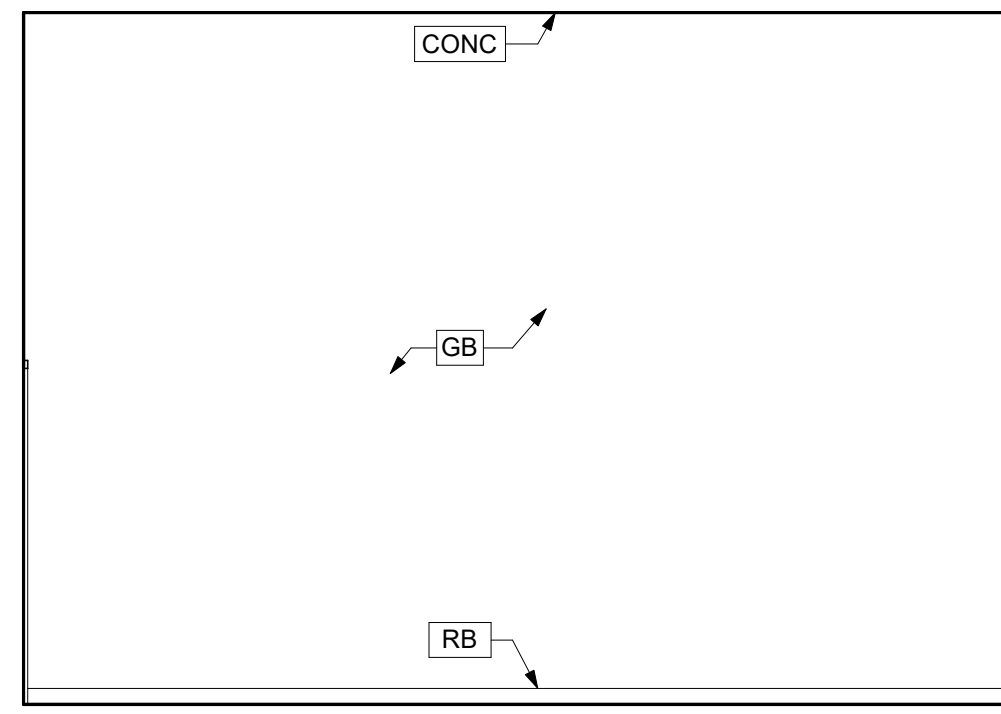
JOB #: 1925
 SCALE: As indicated

A4.13

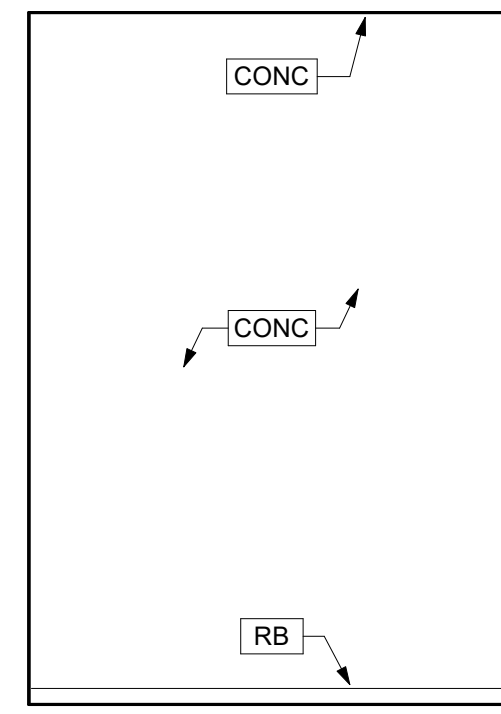
GENERAL NOTE
 1. SEE SHEET A11.40 FOR THE FINISH SCHEDULE
 2. SEE FINISH PLAN SHEETS A5.31-A5.34 FOR THE LOCATIONS OF THE ACCENT COLORS.



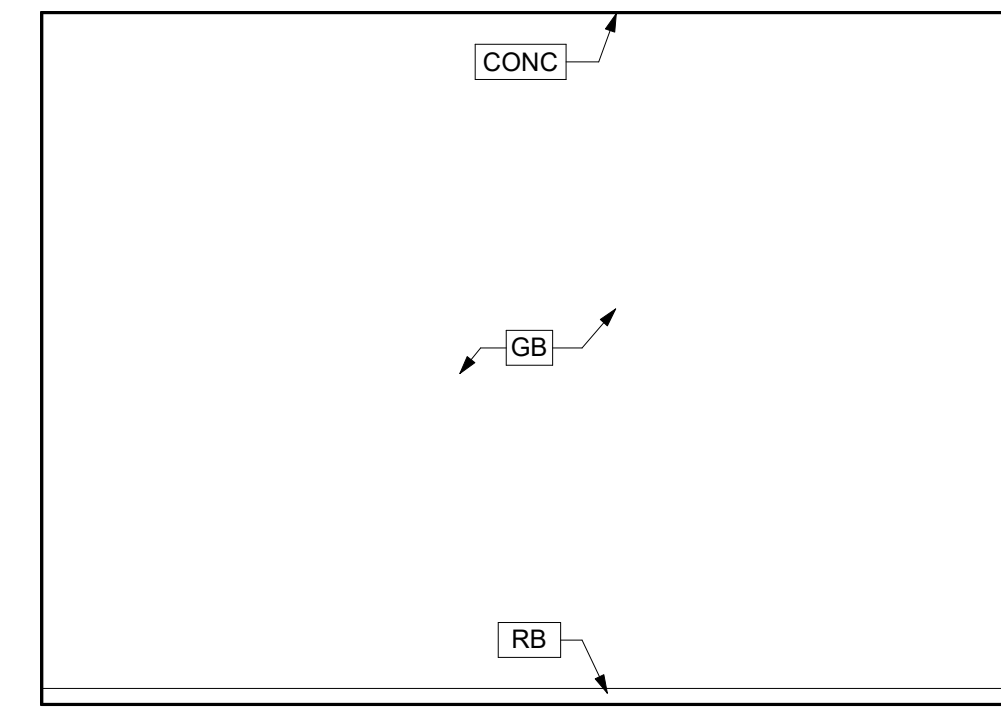
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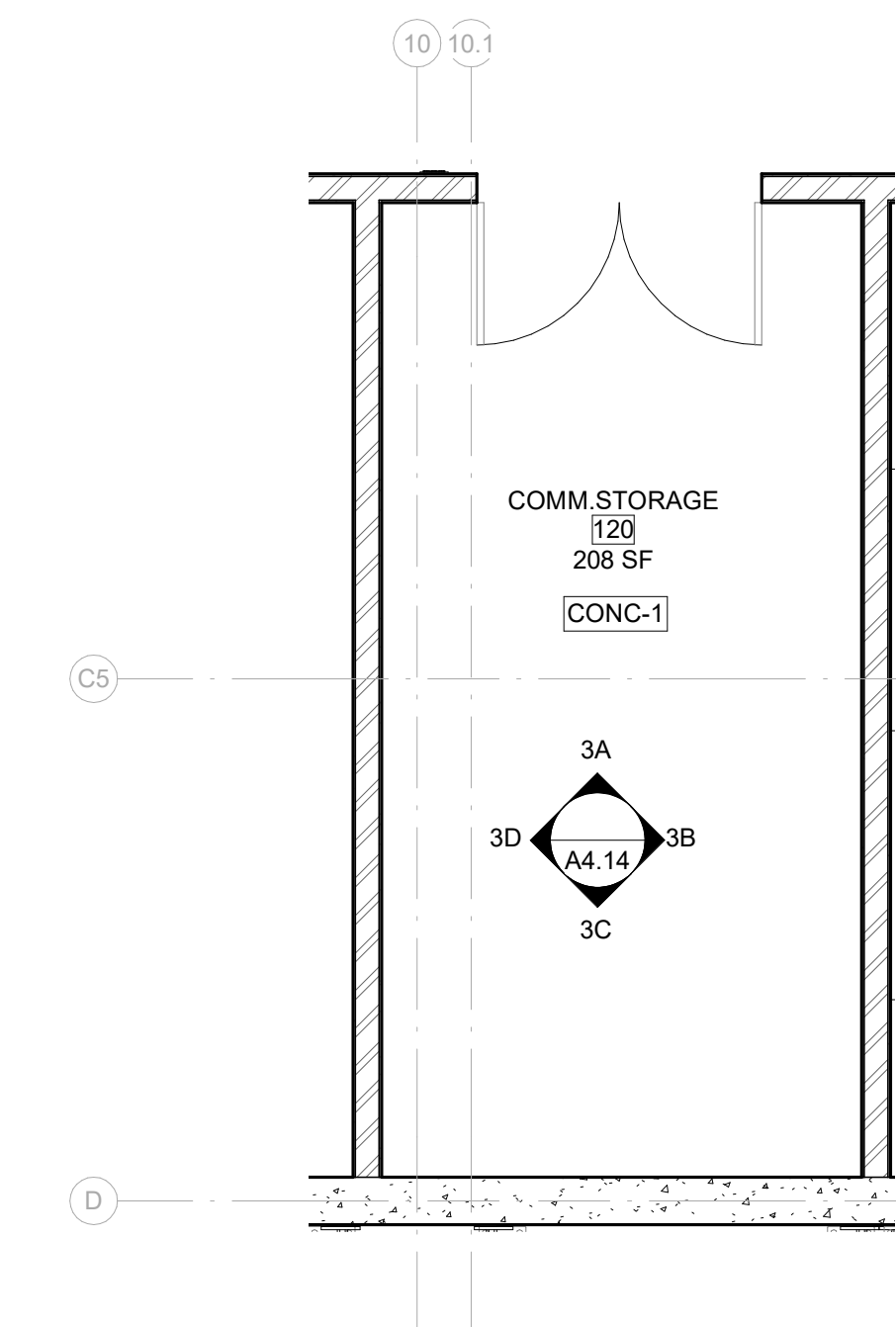
3B



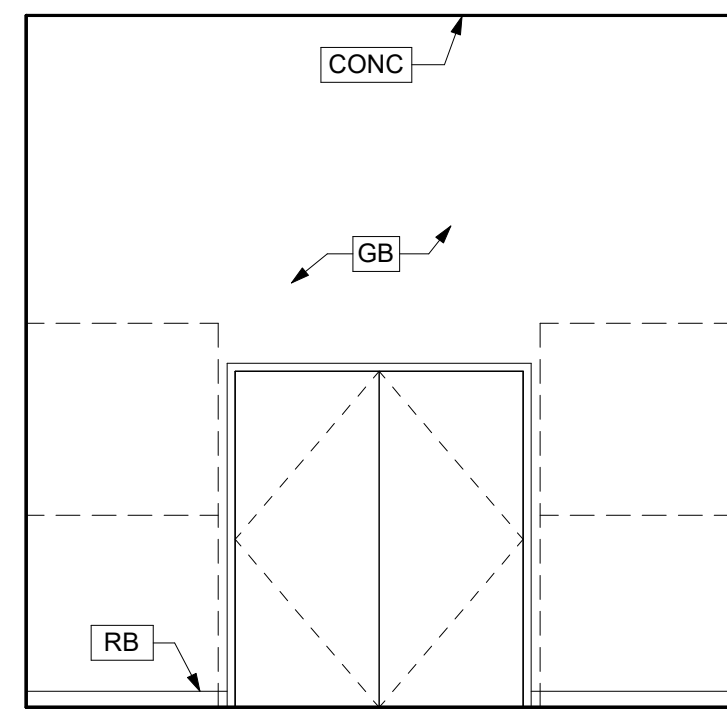
3C



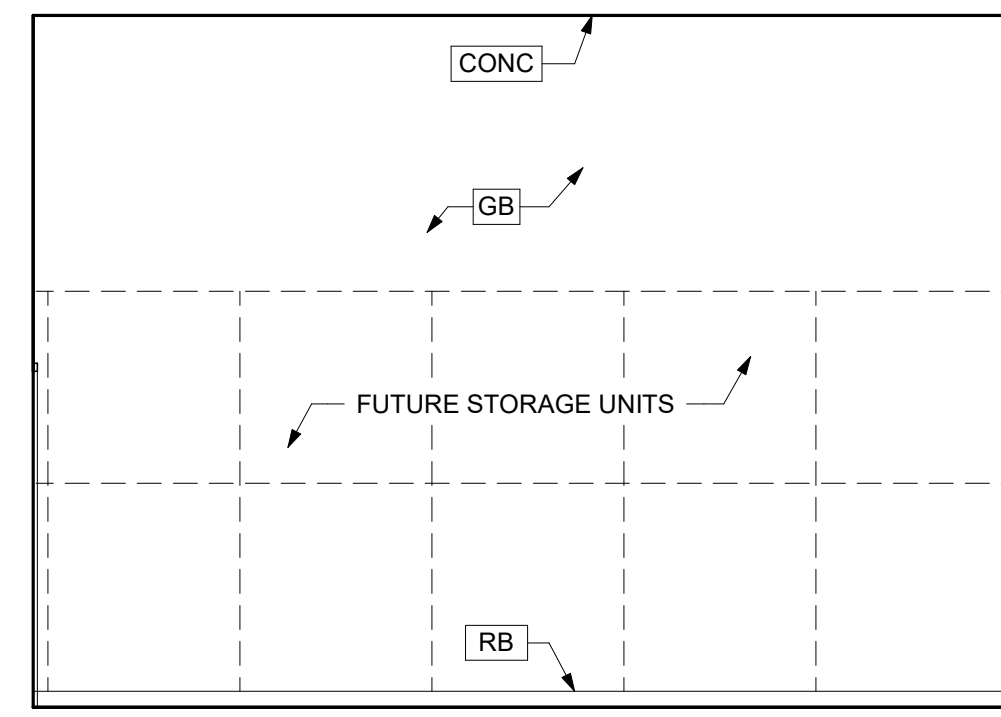
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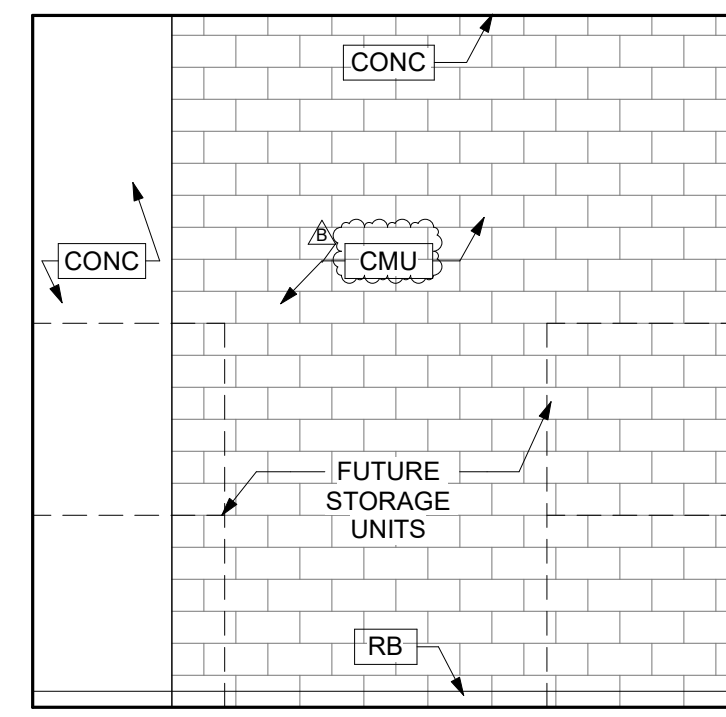
3 COMMUNITY STORAGE ROOM ENLARGED PLAN
 A4.14 SCALE: 1/4" = 1'-0"



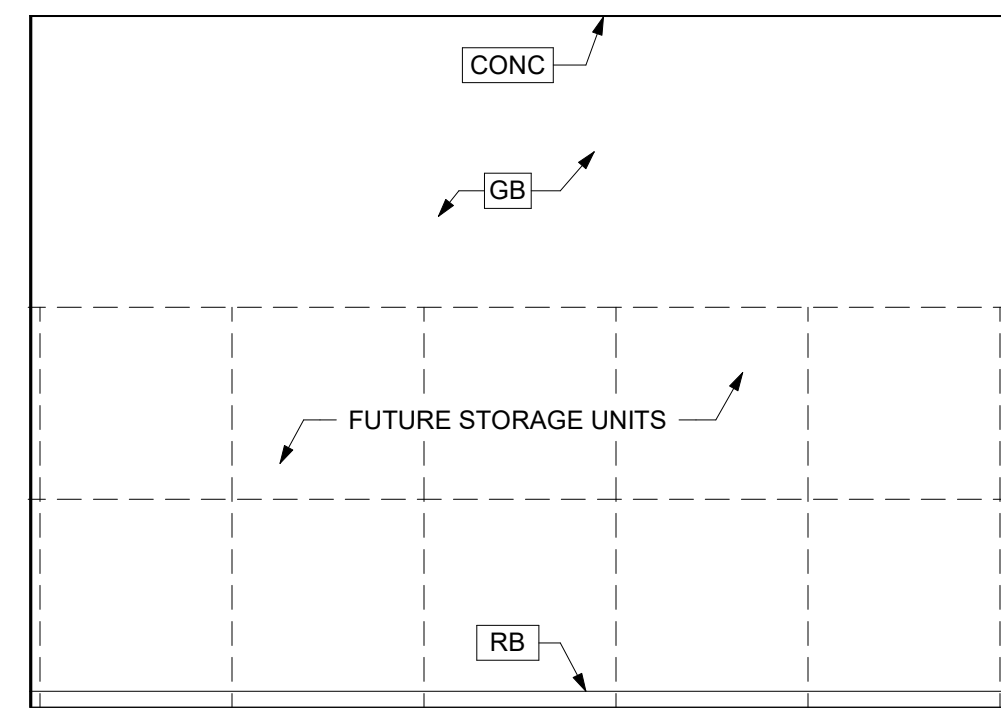
2A



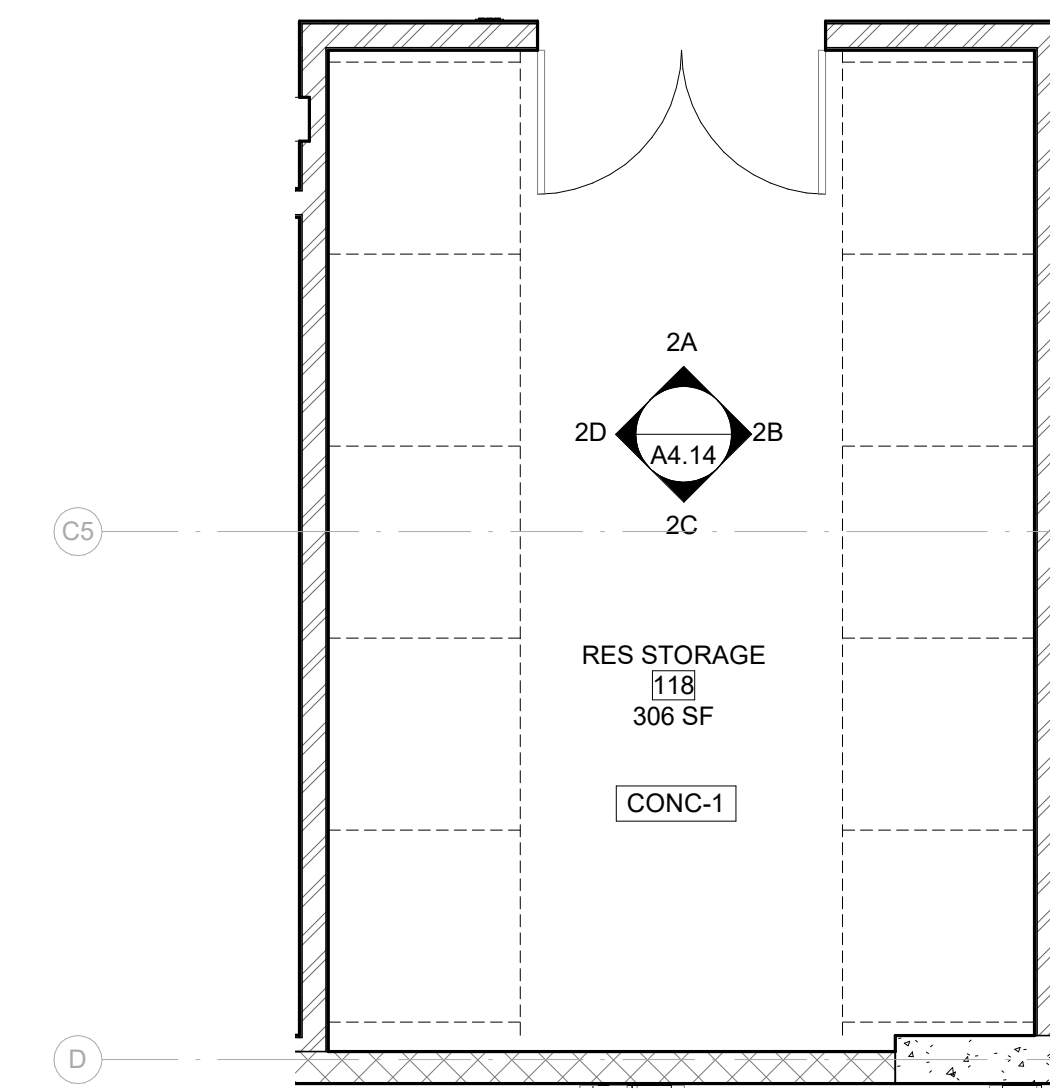
2B



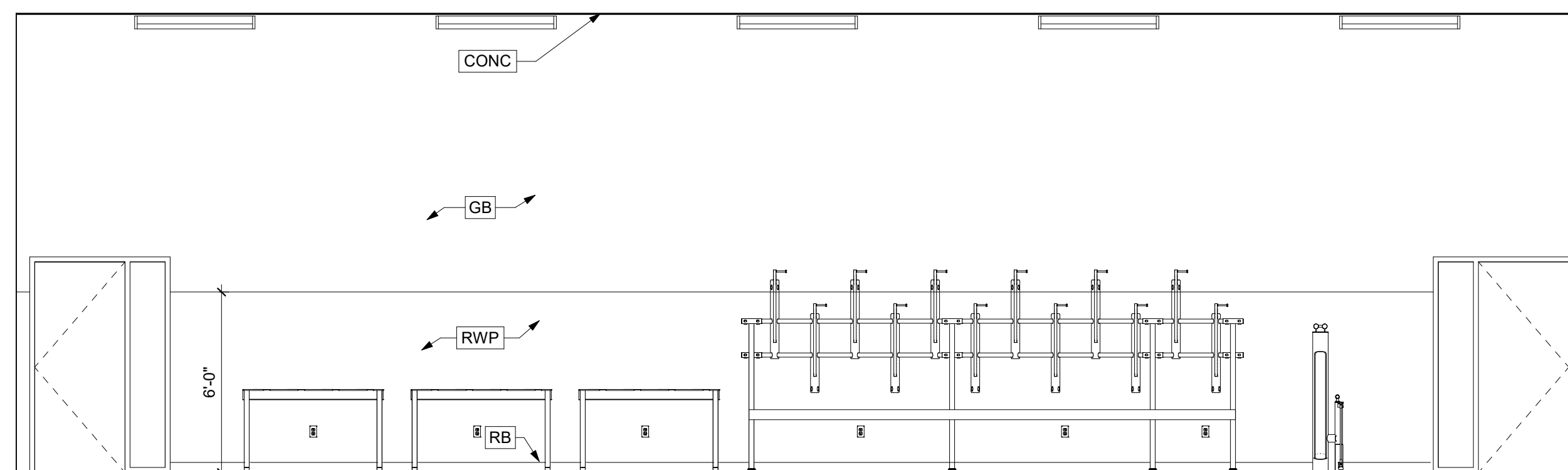
2C



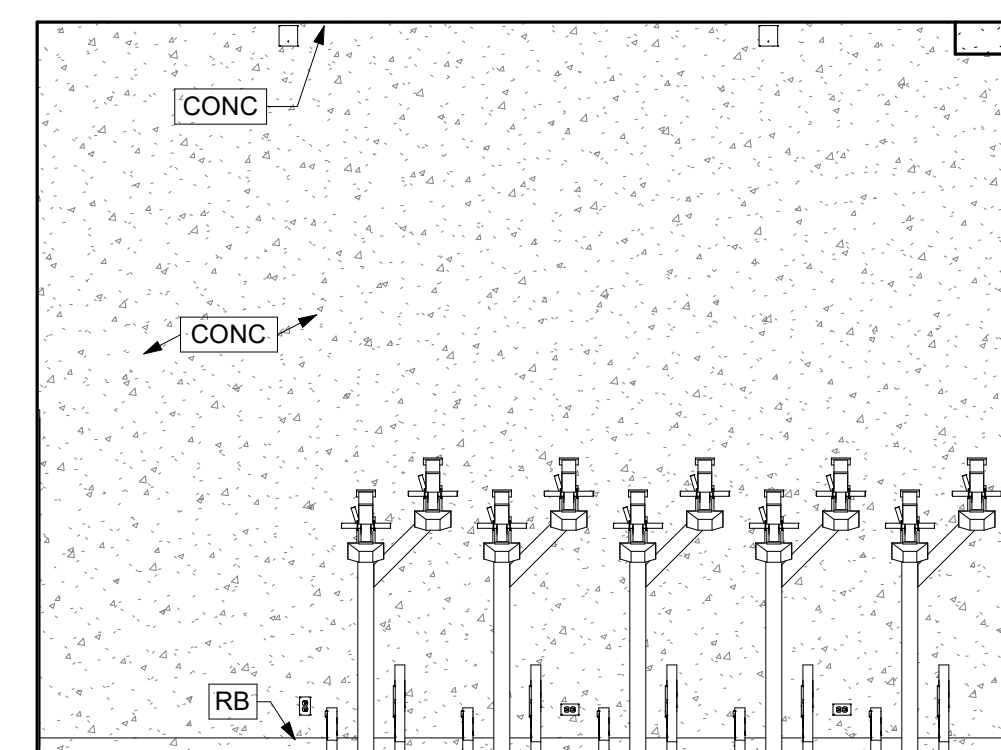
2D



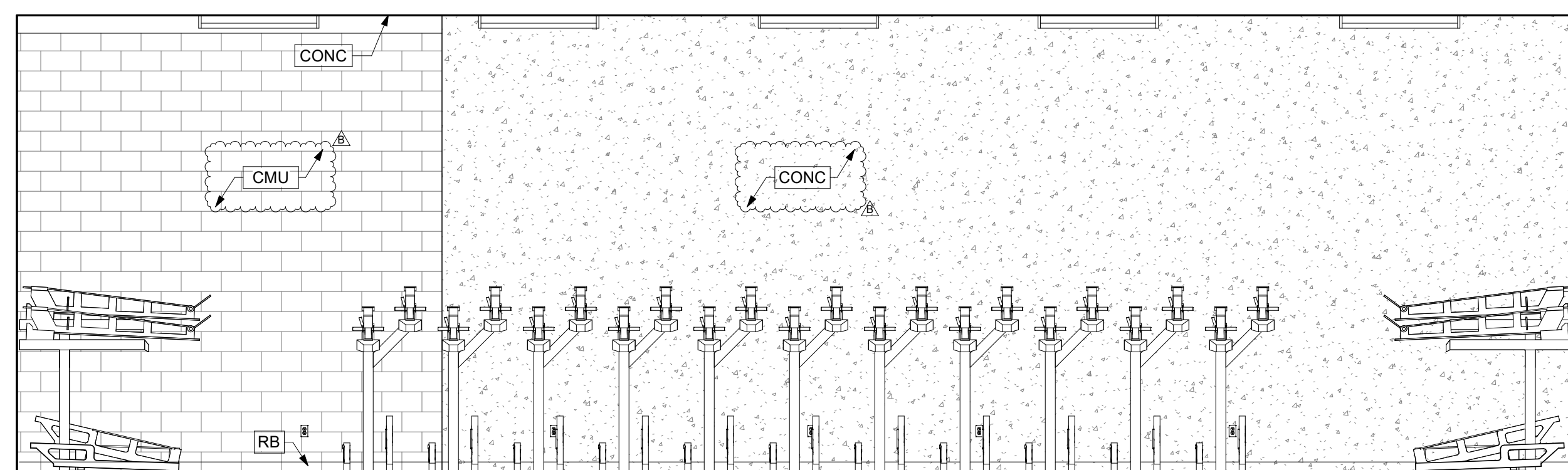
2 RESIDENT STORAGE ENLARGED PLAN & ELEVATIONS
 A4.14 SCALE: 1/4" = 1'-0"



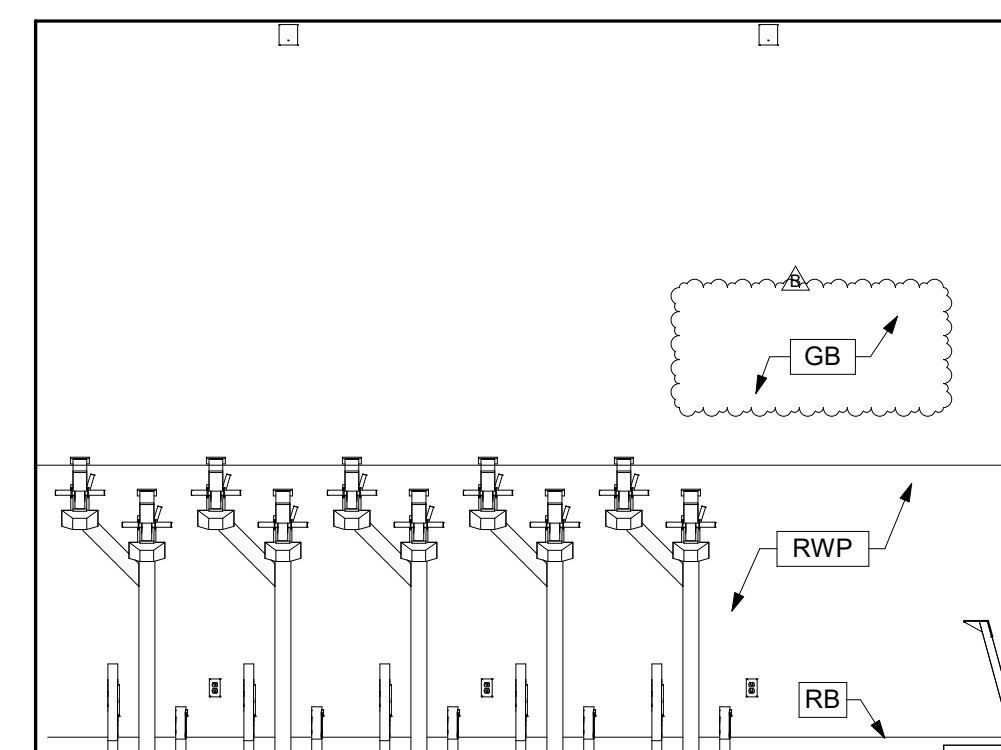
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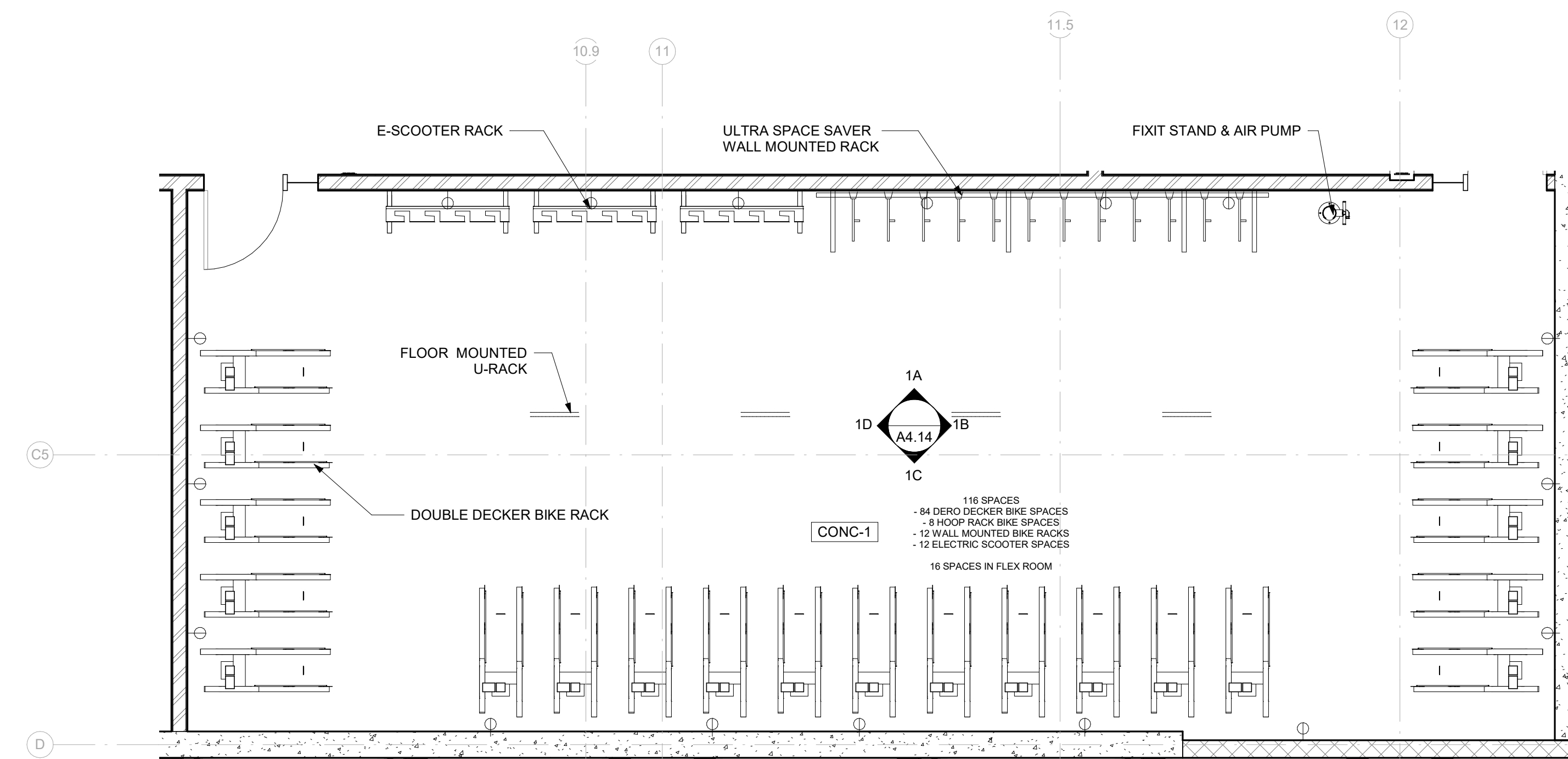
1B



1C



1D



1 BIKE ROOM ENLARGED PLAN
 A4.14 SCALE: 1/4" = 1'-0"

CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507

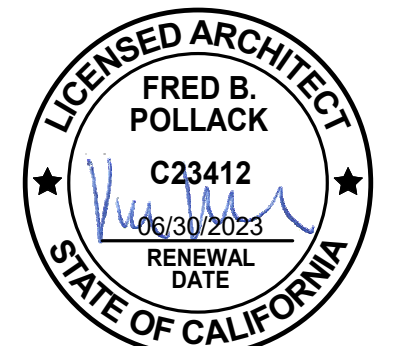
LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
 1897 O STREET
 ARCATA, CA 95521

**COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT**
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023
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ID	DATE	NAME
B	03/20/23	BID ADDENDUM

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306



**BIKE ROOM &
 STORAGE ENLARGED
 PLANS & ELEVATIONS
 (PREV A4.04)**

JOB #: 1925
 SCALE: 1/4" = 1'-0"

A4.14

CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507

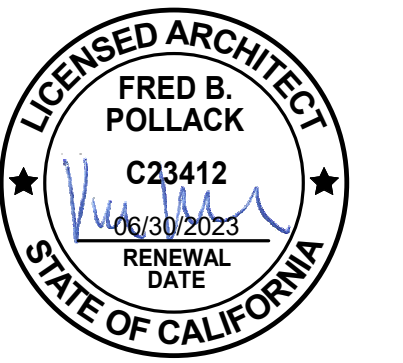
LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
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1	11/11/22	PERMIT SET-CONV
2	03/20/23	BID ADDENDUM

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306



**TRASH ROOM PLANS
AND ELEVATIONS
(PREV 4.05)**

JOB #: 1925
SCALE: 1/4" = 1'-0"

A4.15

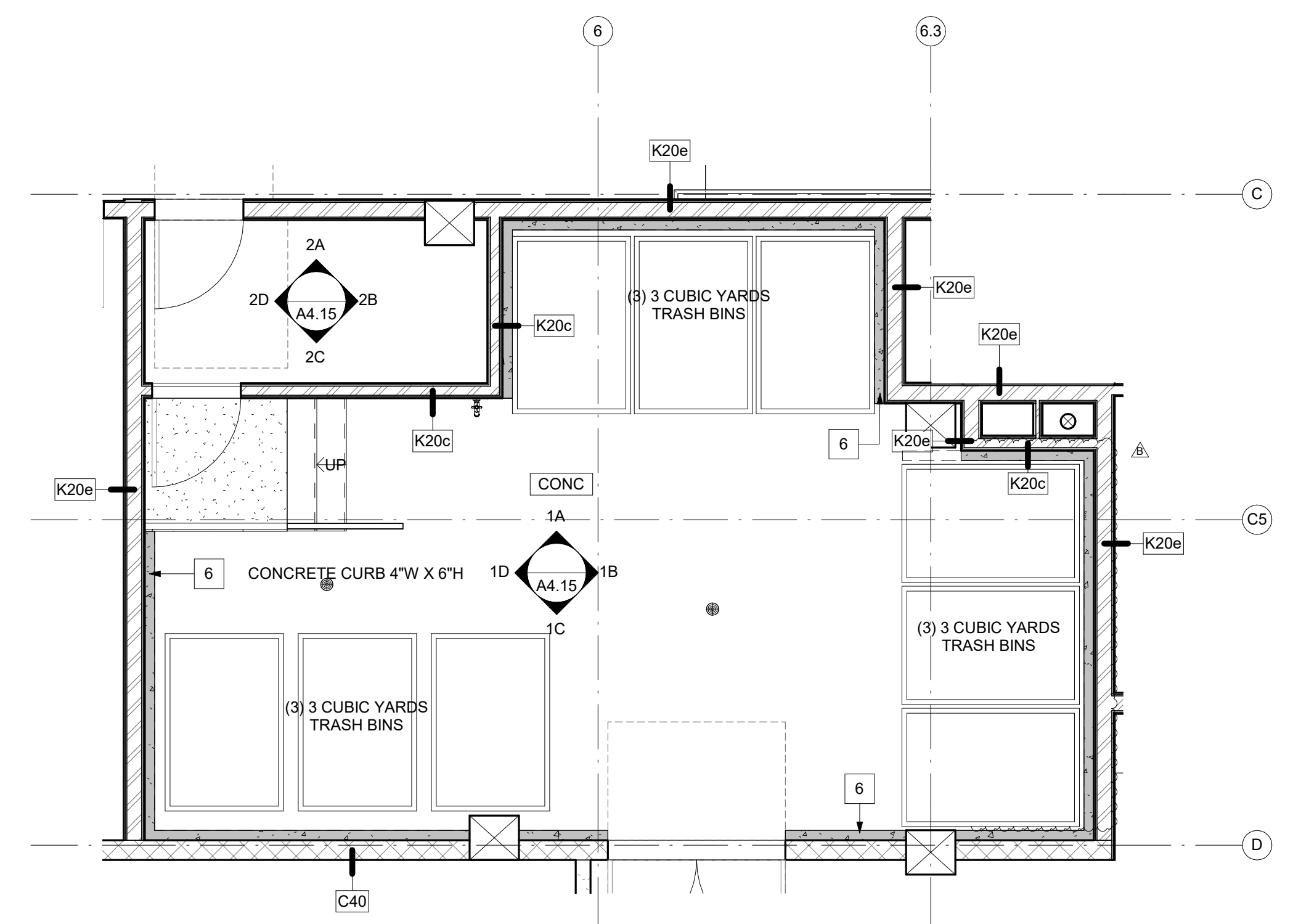
PLAN CHECK REVISION 4 | DATE: 06/19/23

LEGEND

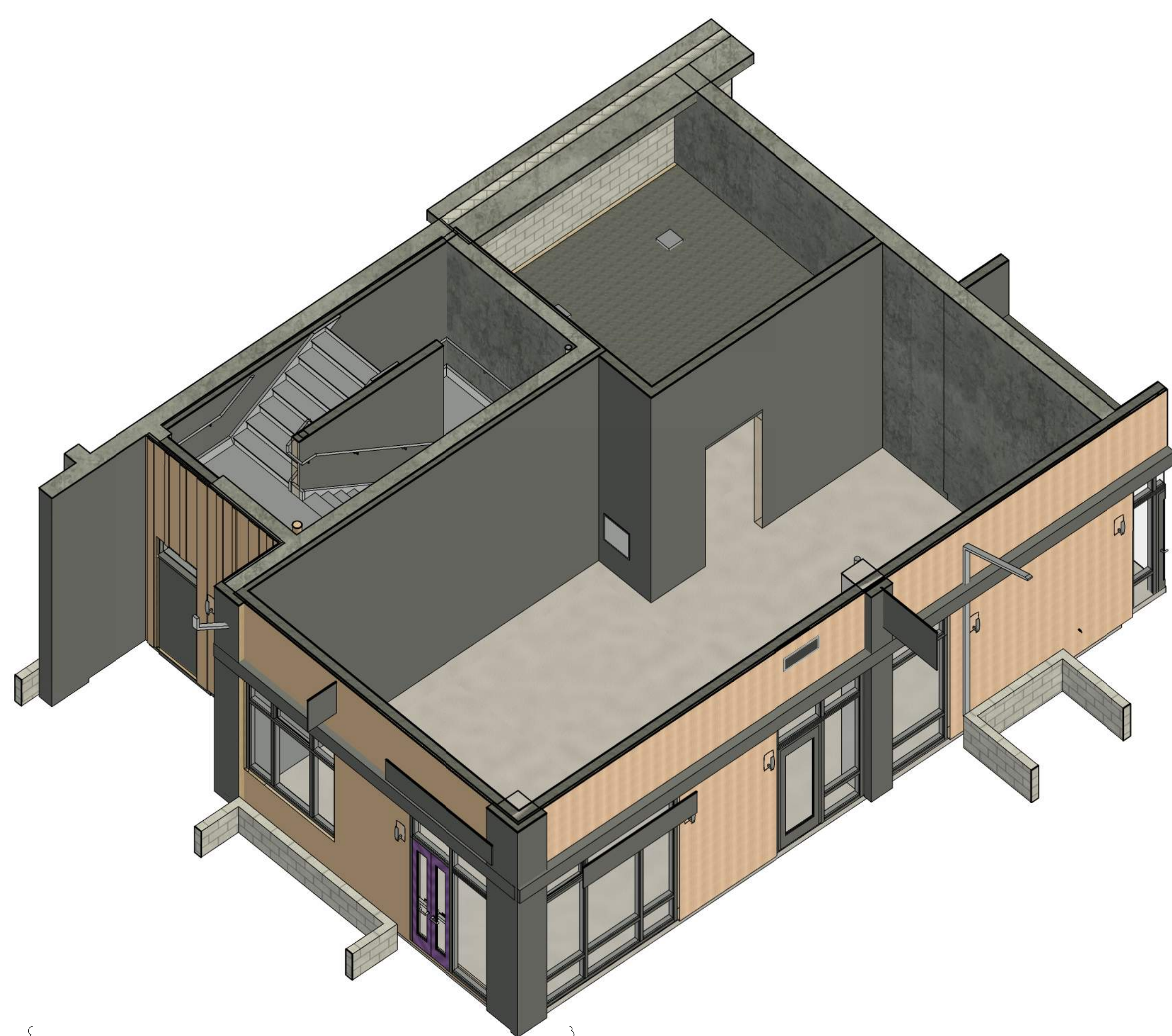
- 1 3 CU YARD TRASH BIN
- 2 1 HR SHAFT WALL
- 3 TRASH CHUTE
- 4 FRP
- 5 HOSE BIB
- 6 CONCRETE CURB 4"W X 6"H
- 7 WOOD BUMPER 2x8

GENERAL NOTE

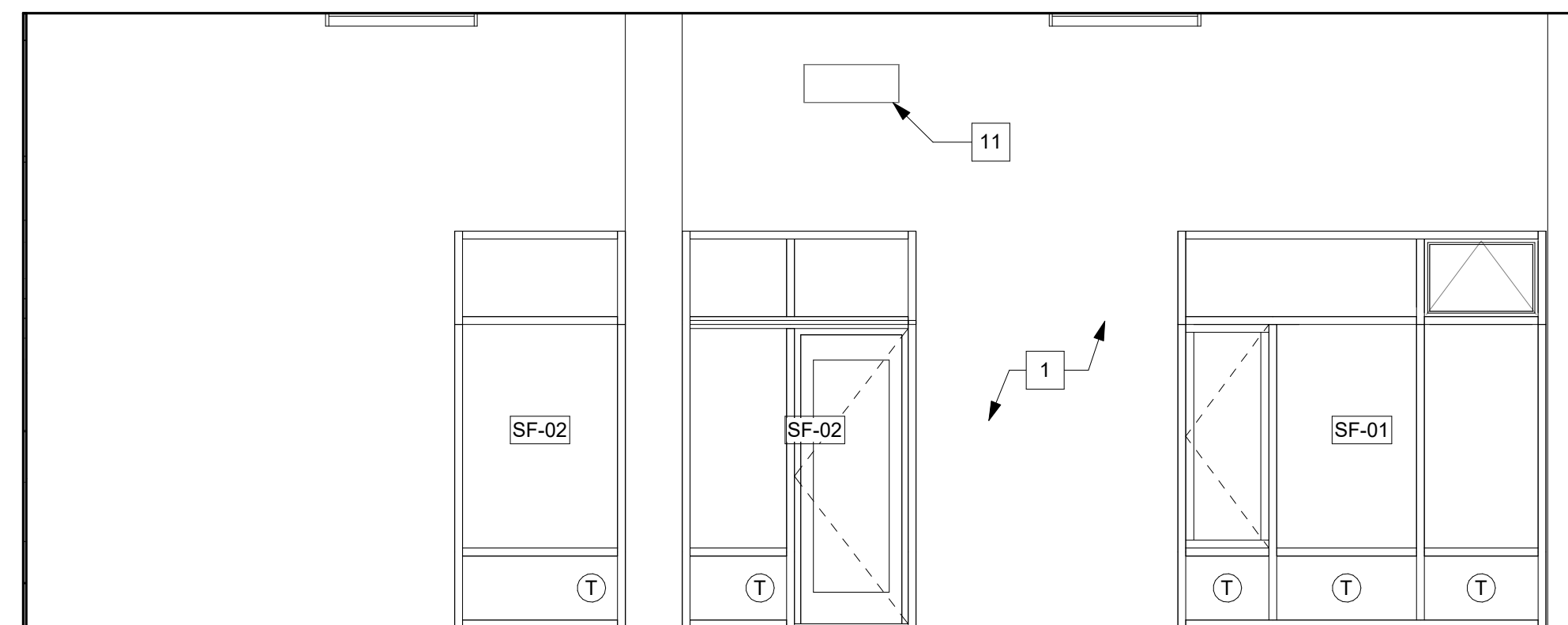
1. SEE SHEET A11.40 FOR THE FINISH SCHEDULE



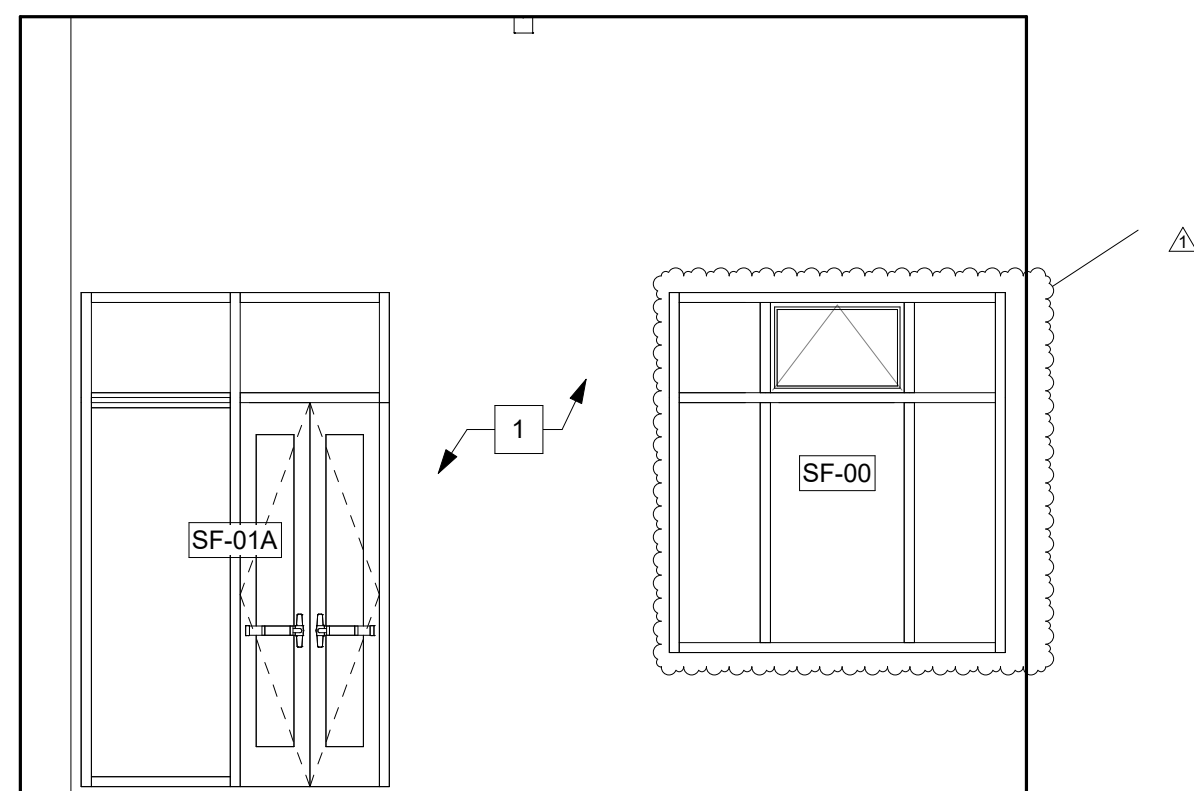
1 TRASH ROOM LEVEL 1
A4.15 SCALE: 1/4" = 1'-0"



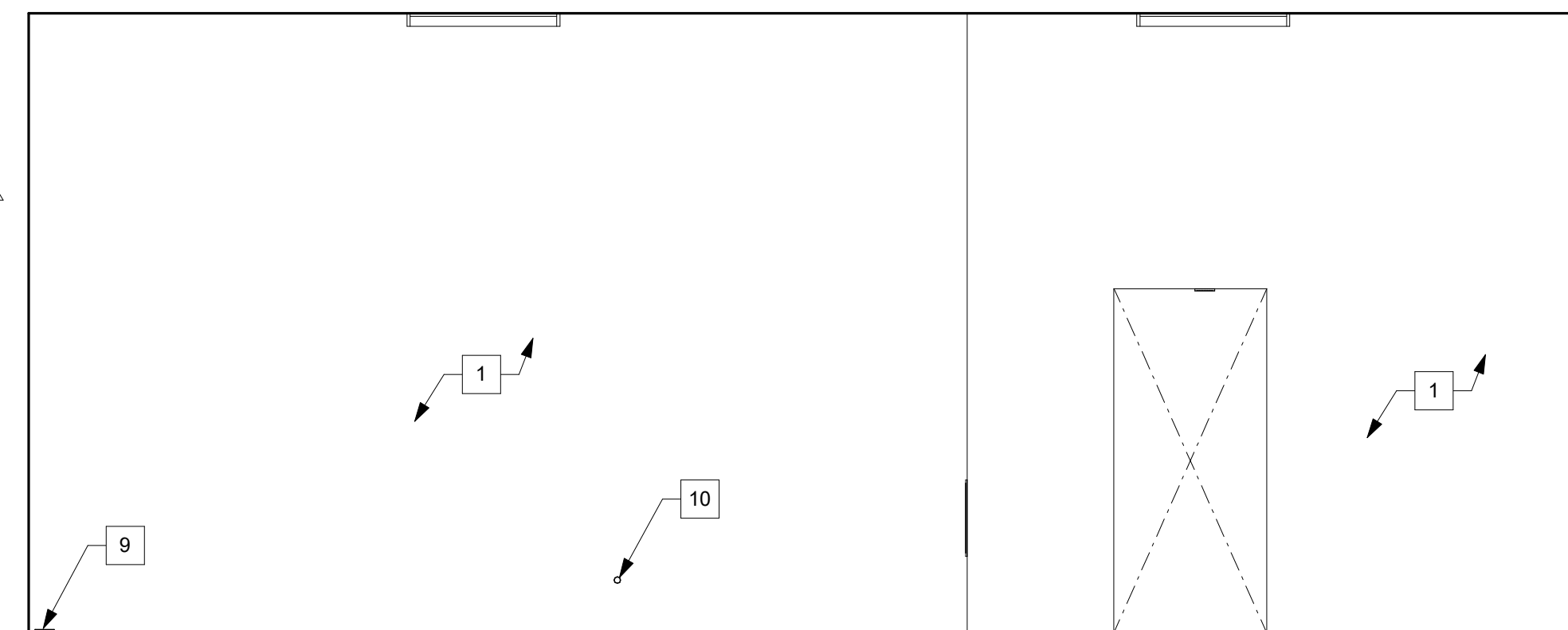
3 3D VIEW - RETAIL/FLEX SPACE
A4.16 SCALE:



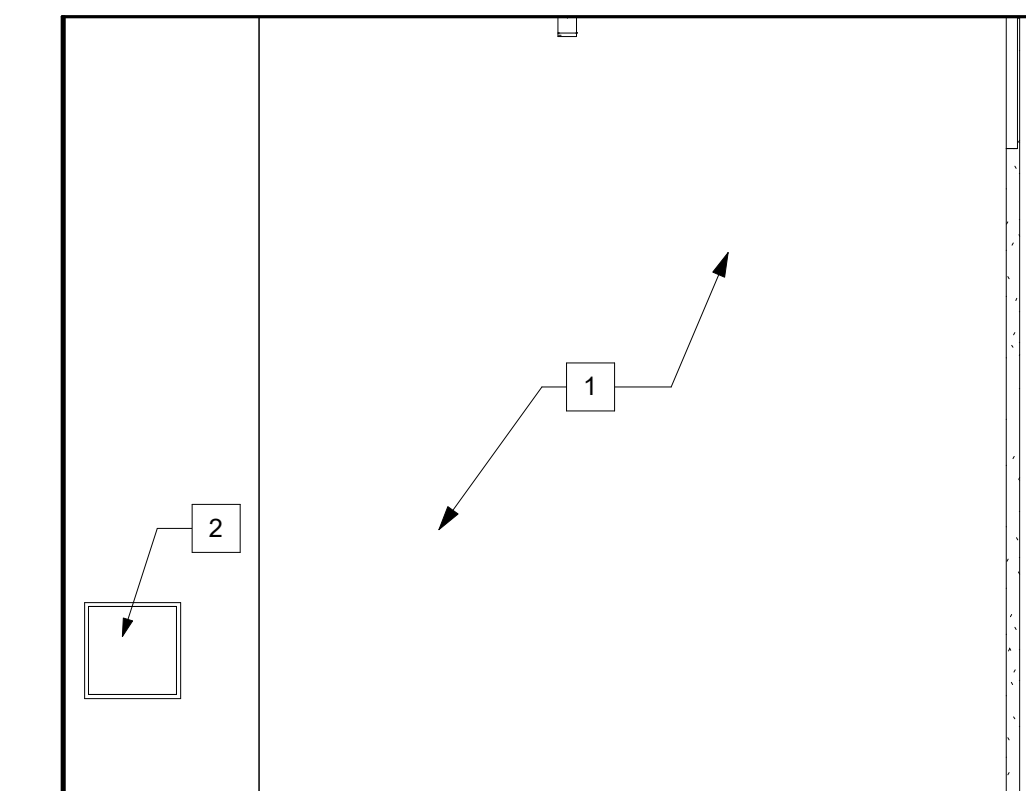
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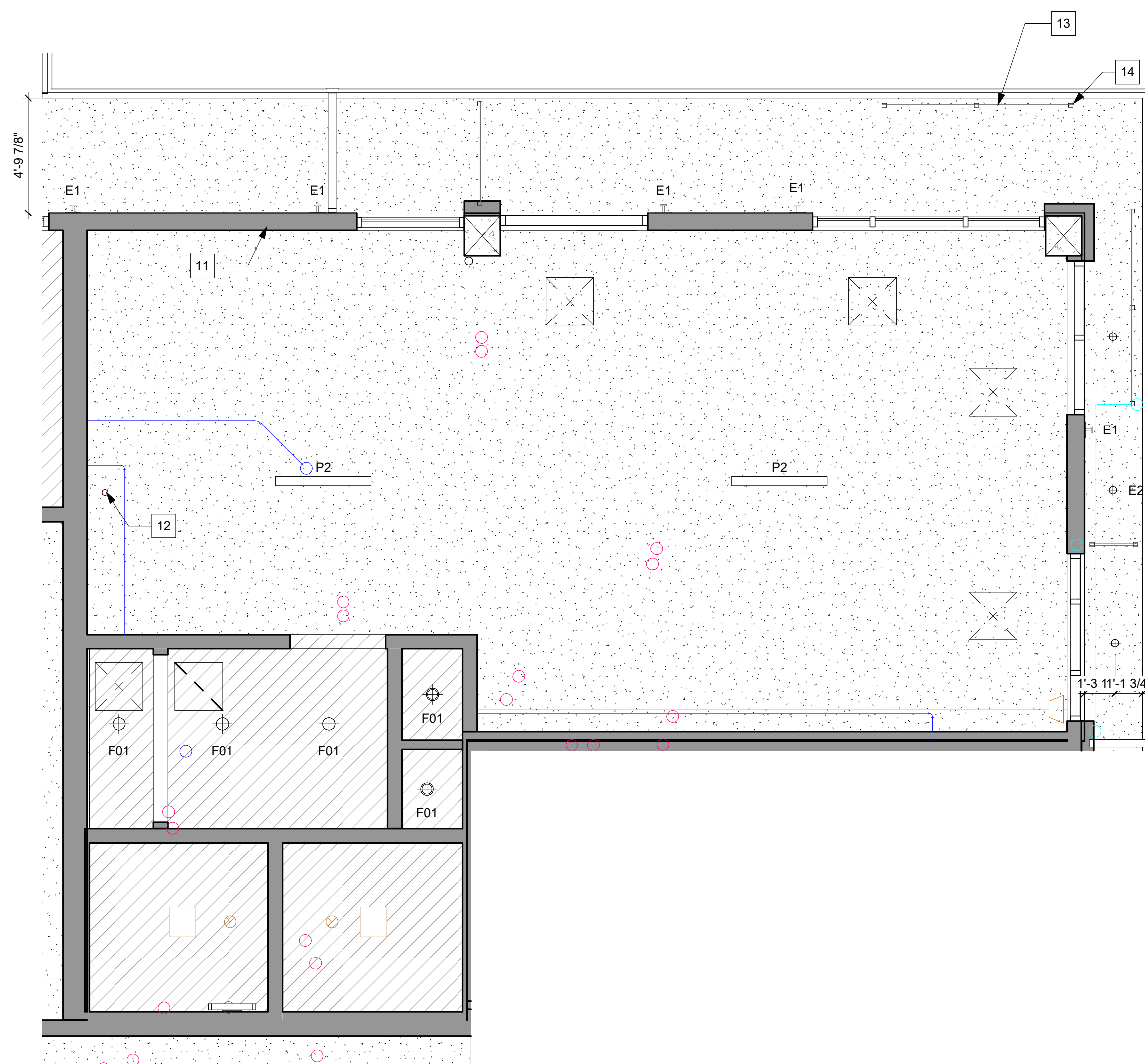
1B



1C



1D



2 RETAIL/FLEX SPACE ENLARGED PLAN - RCP
A4.16 SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN LEGEND

	EXPOSED CONCRETE CEILING, SEE PLAN FOR ELEVATION HEIGHT		1X4 TROFFER LIGHT		WALL MOUNTED SCONCE		CEILING FAN - NOT USED
	GWB DROP CEILING, SEE PLAN FOR ELEVATION HEIGHT		2X2 TROFFER LIGHT AT ACT		LINEAR WALL MOUNTED LIGHT		CEILING HEIGHT FROM FFE
	WOOD SLAT CEILING		2X4 TROFFER LIGHT		1X4 LIGHT		EGPT. S.M.D.
	ACOUSTIC TILE CEILING		FLUSH MOUNT FIXTURE		FLUSH MOUNT		RING LIGHT
	GWB CEILING, SEE PLAN FOR ELEVATION HEIGHT		FIXTURE RATED FOR WET LOCATIONS		EXHAUST WITH LIGHT		EXIT SIGN
	MECHANICAL ACCESS PANEL		PENDANT		SUPPLY, SEE MECH		
	SPRAY FOAM INSULATION BENEATH CONDITIONED SPACE		SUSPENDED TRACK LIGHT				

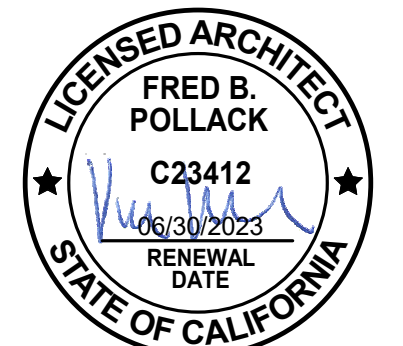
GENERAL NOTES
1. SEE SHEET A11.40 FOR THE FINISH SCHEDULE

FLEX SPACE KEYNOTES

- GREY SHELL SPACE, UNFINISHED FLOORS, WALLS & CEILING
- 24"x24" PLUMBING SUBMETER, SPD
- 14"x30" ELECTRICAL PANEL, SED
- MOP SINK
- HEAT PUMP WATER HEATER
- FLOOR DRAIN
- SPIGOT
- TELECOM PANEL, SED
- DRAIN FOR FUTURE PLUMBING
- COLD WATER STUBOUT
- EXHAUST LOUVER FOR TYPE II HOOD
- VENT STUB, SPD
- BLADE SIGN, INSTALLED BY FUTURE TENANT
- BLDG. SIGNAGE EMBED DETAIL, SEE 2/A11.74 PROVIDED BY GC

- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507
- LANDSCAPE ARCHITECT
FLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

**COUNTY OF SANTA CLARA
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Project:
**EDUCATOR HOUSING
231 GRANT AVENUE**

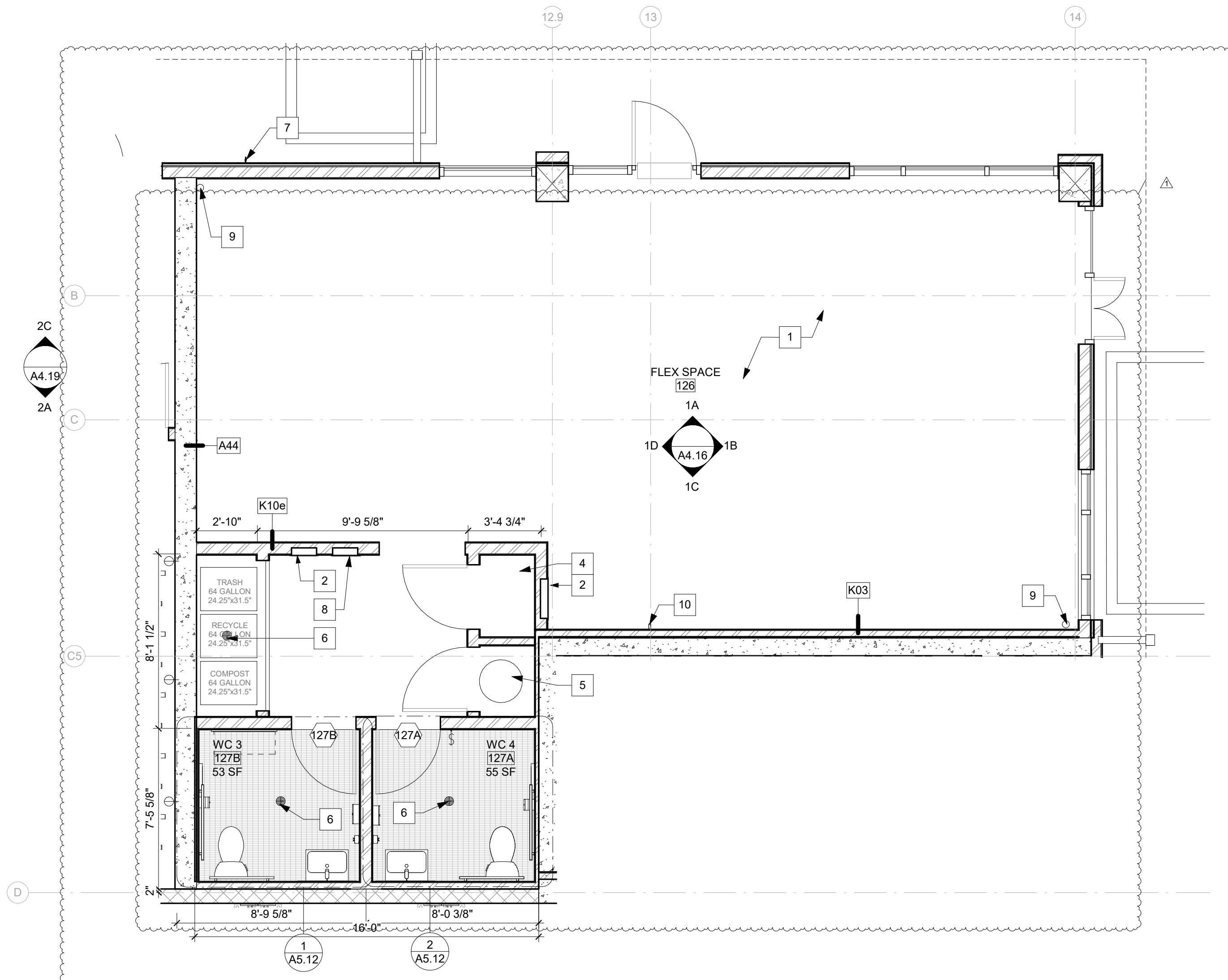
231 GRANT AVE
PALO ALTO, CA 94306

Client:
mercy HOUSING
abode communities
MERCY HOUSING & ABODE COMMUNITIES

**ENLARGED
RETAIL/FLEXSPACE
PLAN, INT. ELEV. &
RCP**

JOB #: 1925
SCALE: As indicated

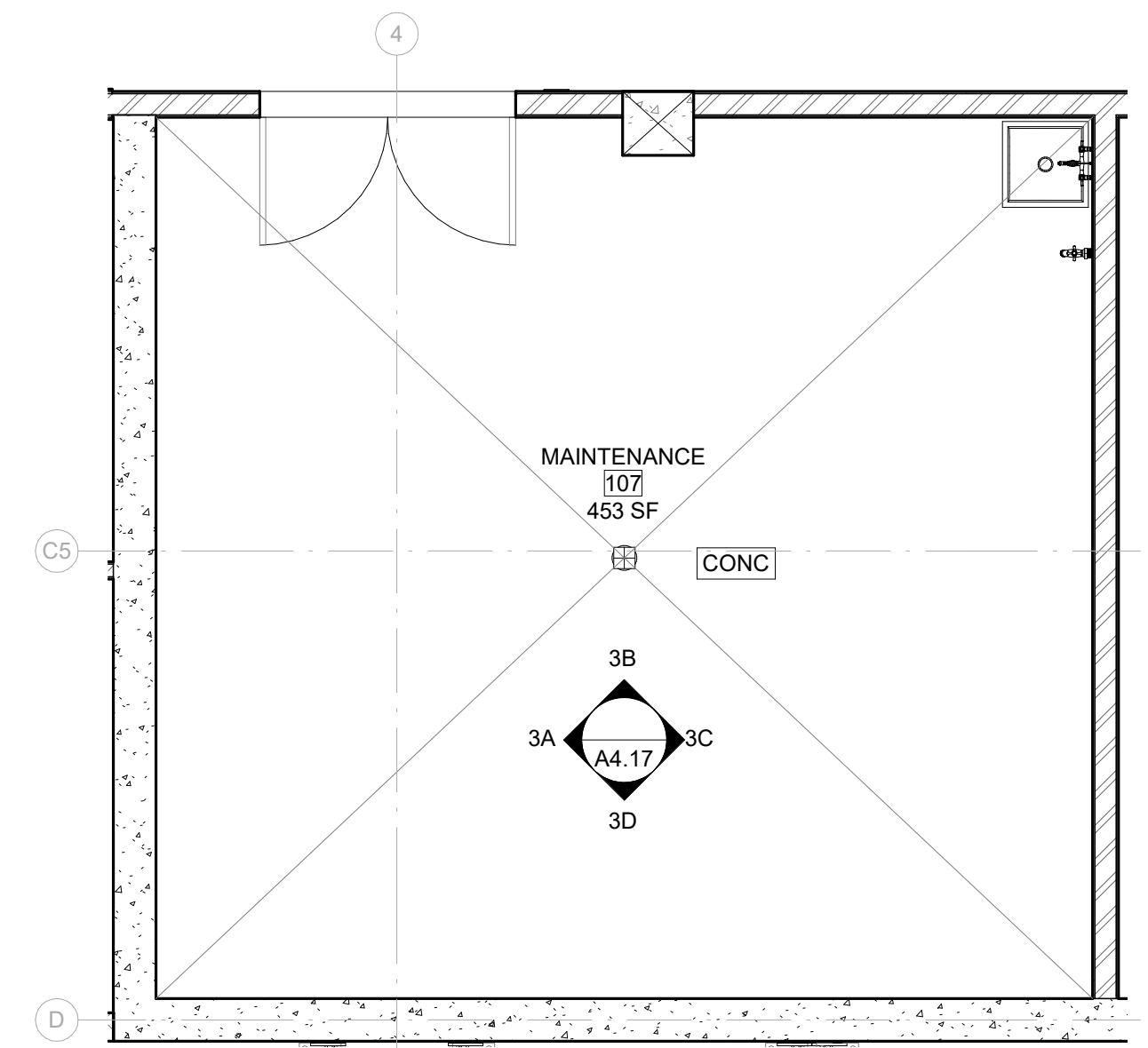
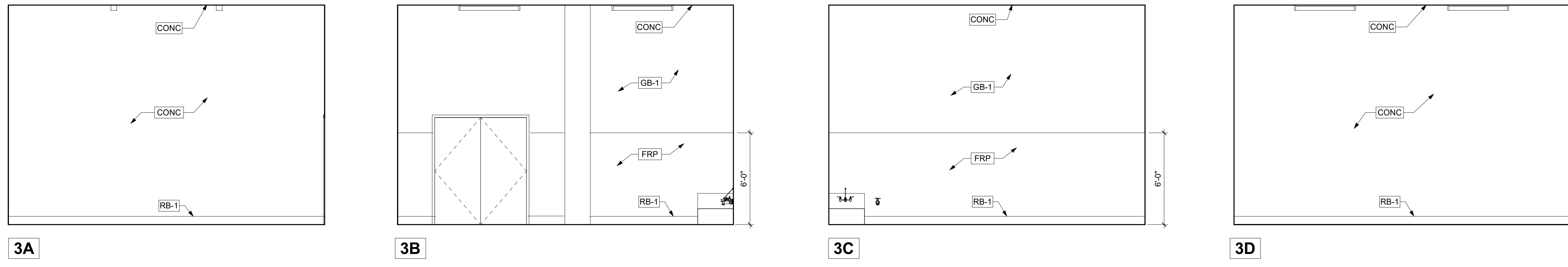
A4.16
PLAN CHECK REVISION 4 | DATE: 06/19/23



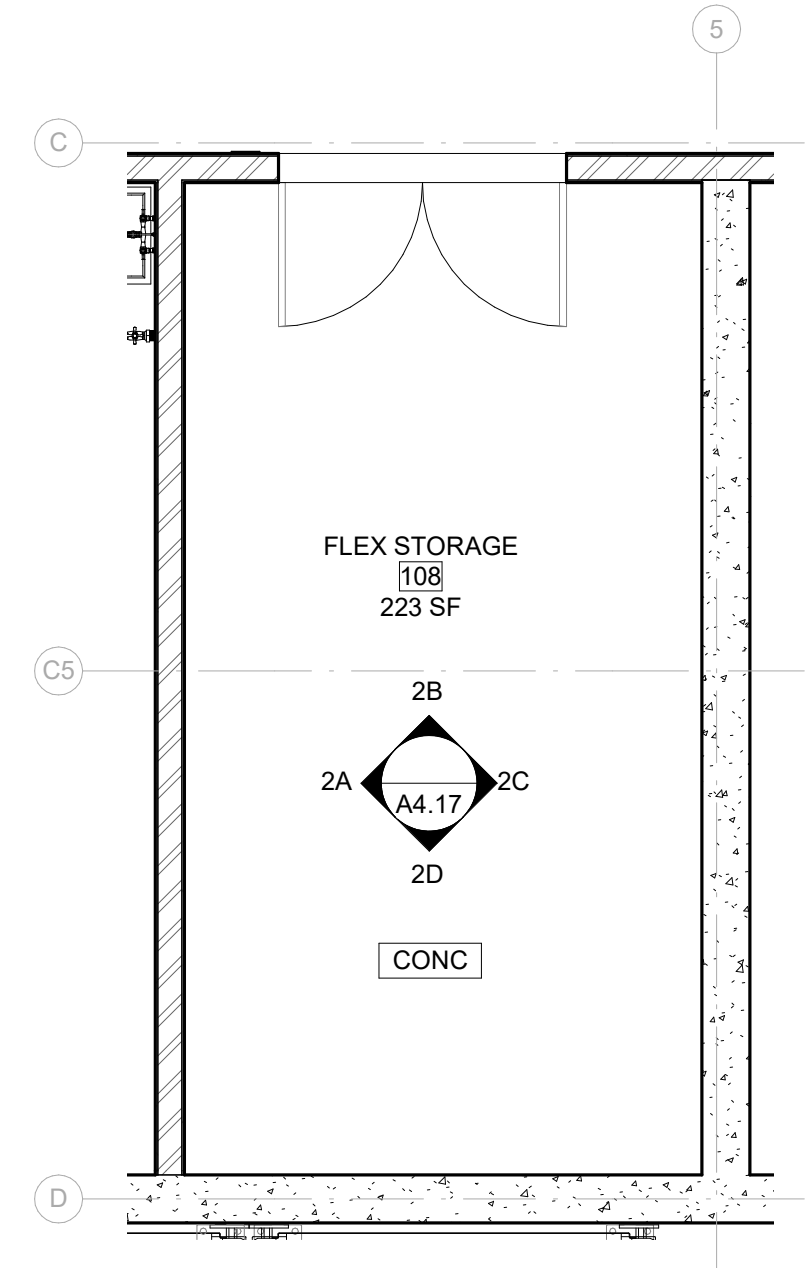
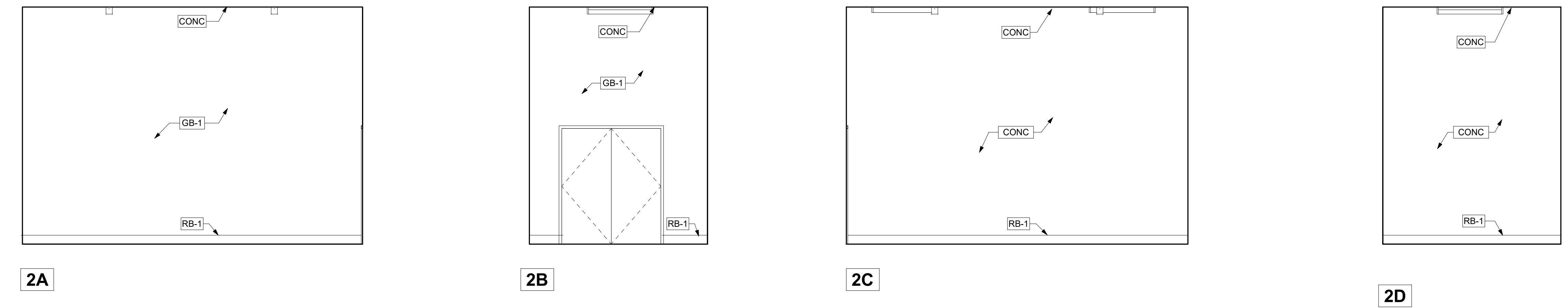
1 RETAIL/FLEX SPACE ENLARGED PLAN
A4.16 SCALE: 1/4" = 1'-0"

GENERAL NOTE
 1. SEE SHEET A11.40 FOR THE FINISH SCHEDULE
 2. SEE FINISH PLAN SHEETS A5.31-A5.34 FOR THE LOCATIONS OF THE ACCENT COLORS.

- CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
 ARCATA, CA 95521



3 107_MAINTENANCE ENLARGED PLAN
 A4.17 SCALE: 1/4" = 1'-0"

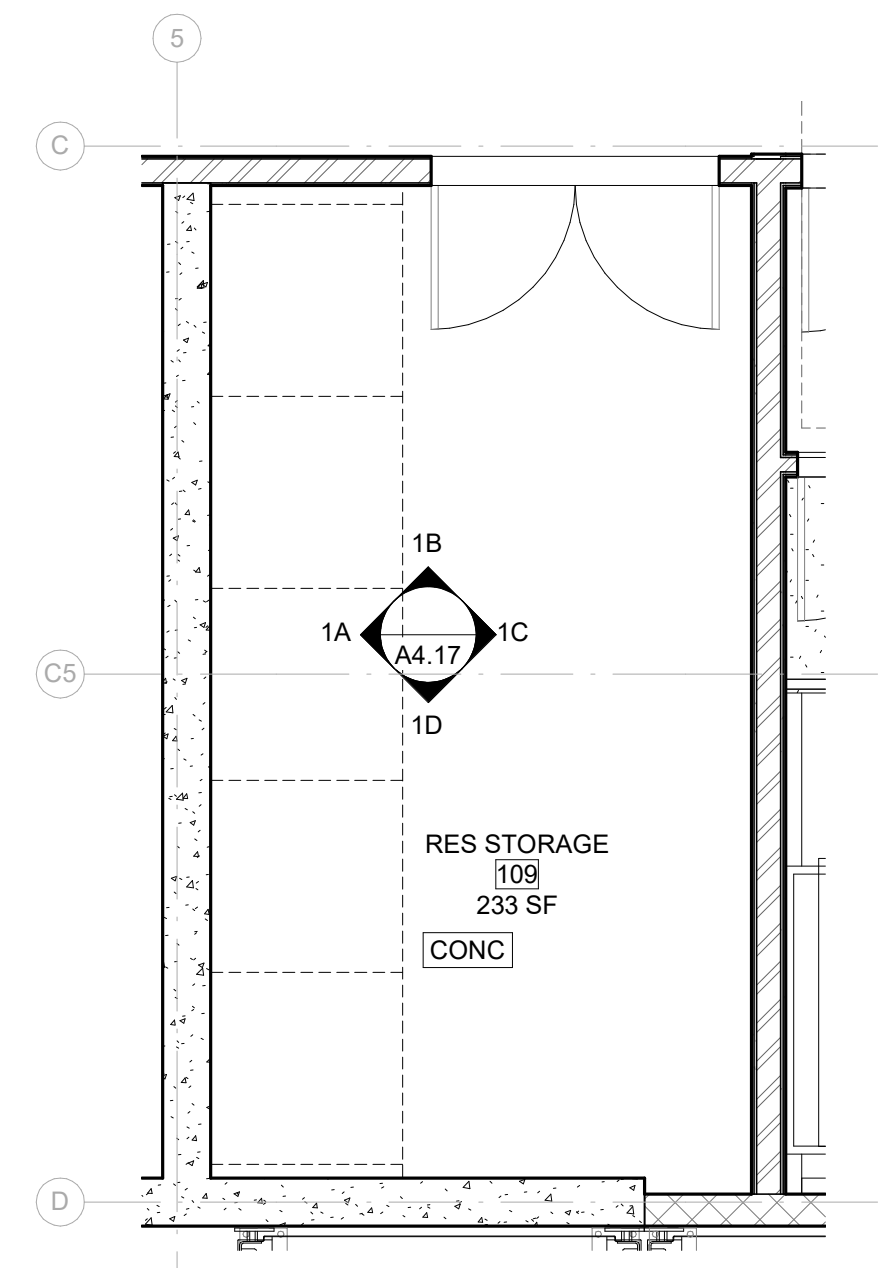
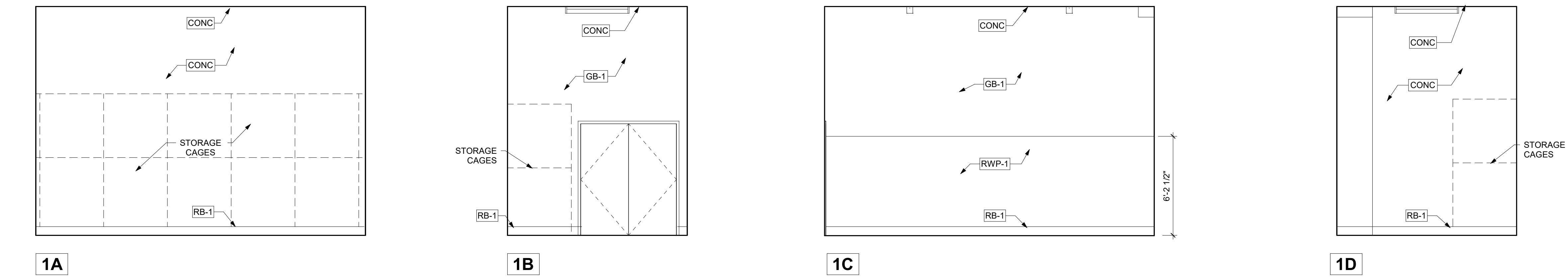


COUNTY OF SANTA CLARA
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2 108_FLEX STORAGE ENLARGED PLAN
 A4.17 SCALE: 1/4" = 1'-0"



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231 GRANT AVENUE

231 GRANT AVE
 PALO ALTO, CA 94306



STORAGE & MAINTENANCE (PREV 4.08)

JOB #: 1925
 SCALE: 1/4" = 1'-0"

A4.17

1 109_RESIDENT STORAGE - ENLARGED PLAN & ELEVATIONS
 A4.17 SCALE: 1/4" = 1'-0"

GENERAL NOTE
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- CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
 ARCATA, CA 95521

**COUNTY OF SANTA CLARA
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2	03/20/23	BID ADDENDUM

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306

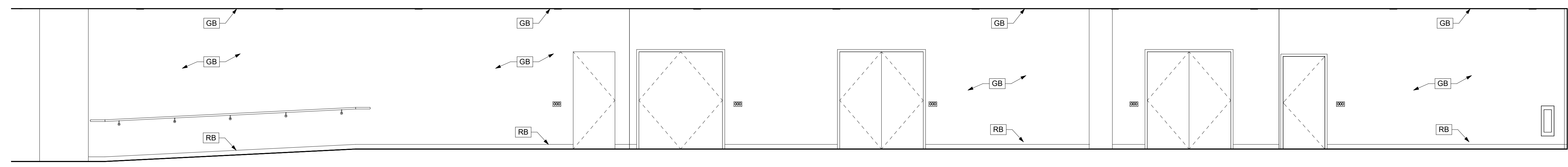


**LEVEL 1 CORRIDOR -
 WEST ELEVATIONS
 (PREV A4.06)**

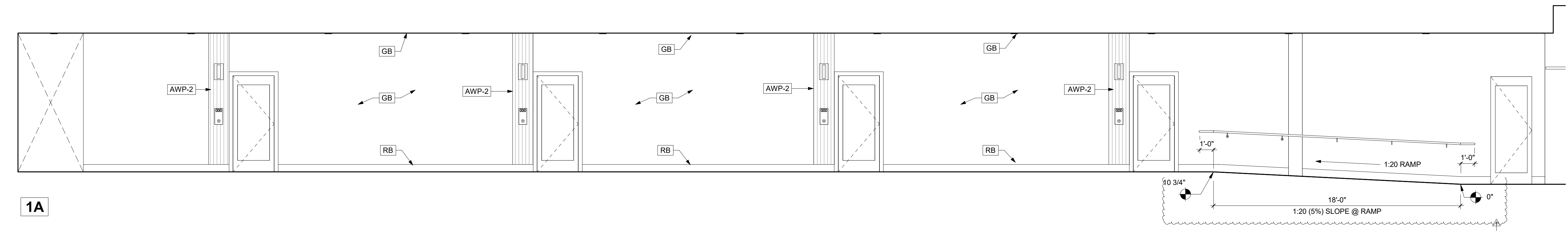
JOB #: 1925
 SCALE: 1/4" = 1'-0"

A4.18

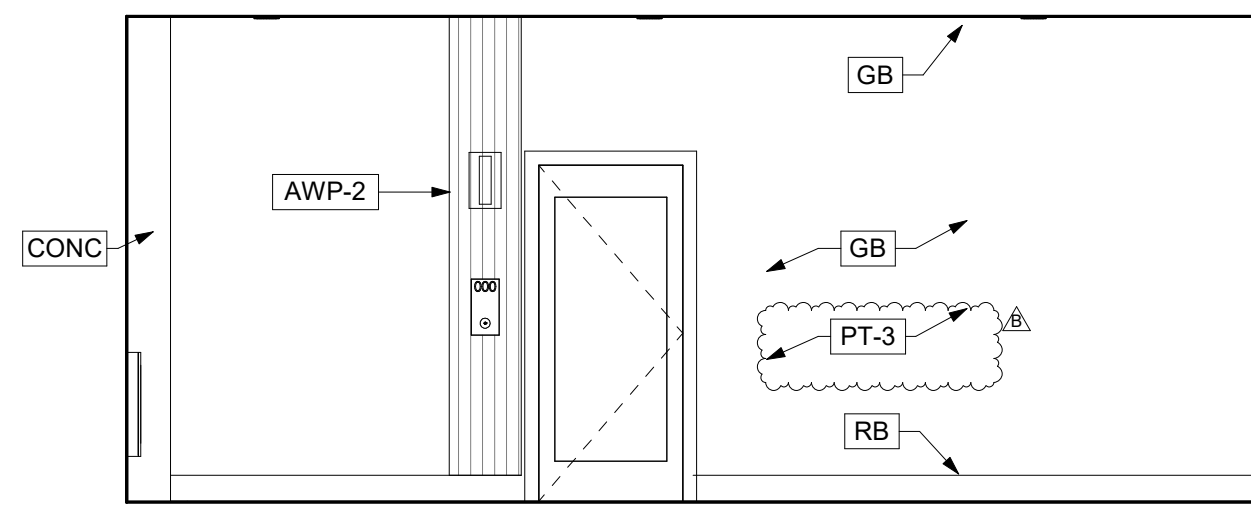
PLAN CHECK REVISION 4 | DATE: 06/19/23



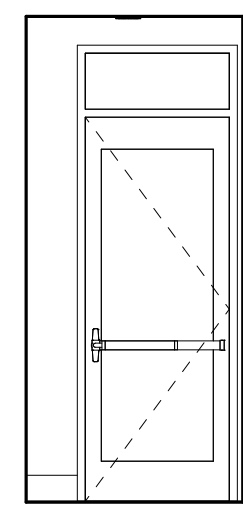
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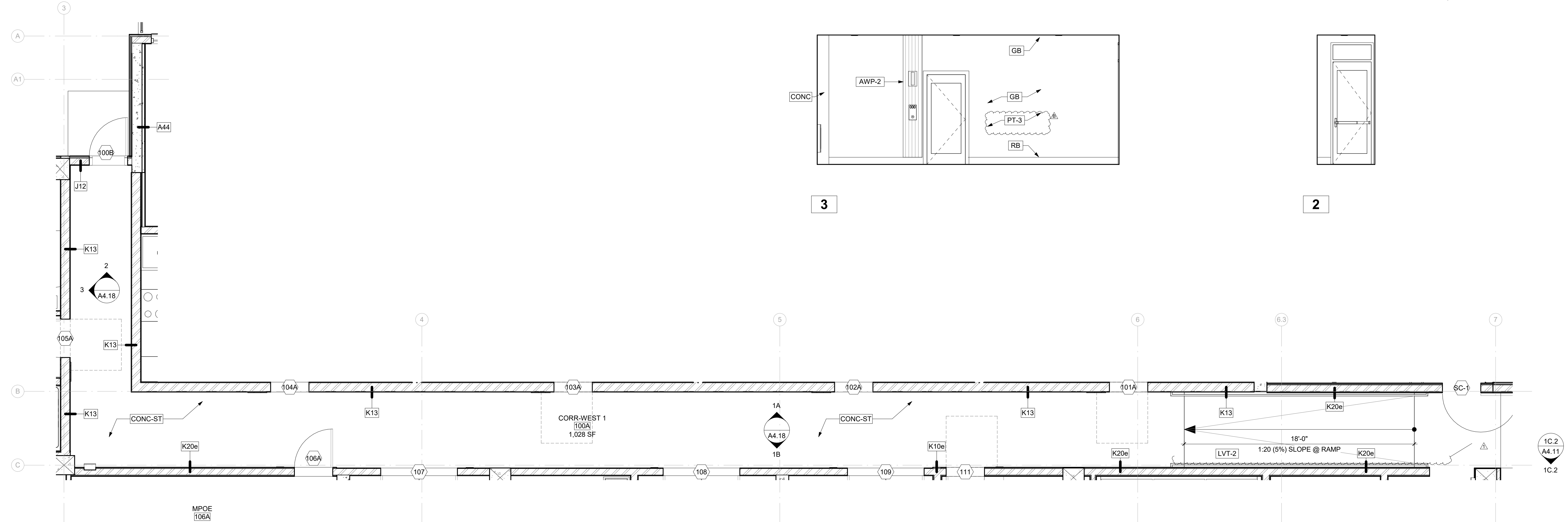
1A



3



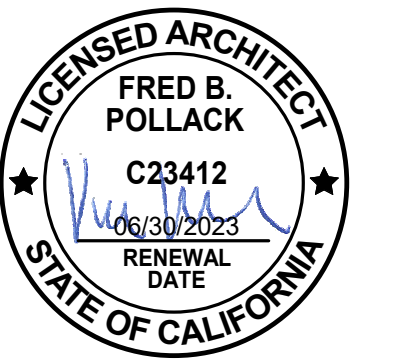
2



GENERAL NOTE
 1. SEE SHEET A11.40 FOR THE FINISH SCHEDULE
 2. SEE FINISH PLAN SHEETS A5.31-A5.34 FOR THE LOCATIONS OF THE ACCENT COLORS

- CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
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 SAN FRANCISCO, CA 94110
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HOHBACH-LEWIN, INC
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 PALO ALTO, CA 94306
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COUNTY OF SANTA CLARA
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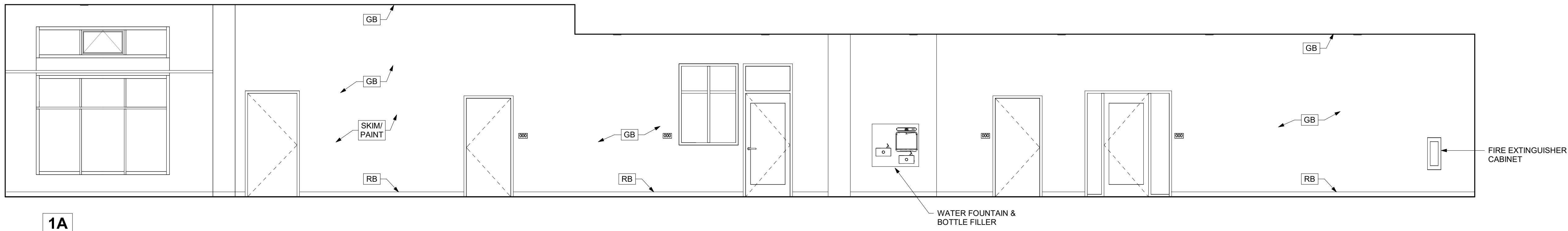
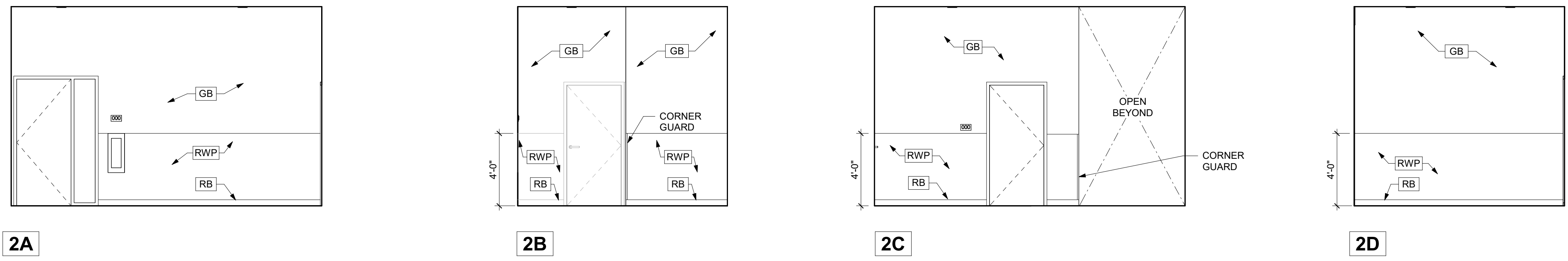
EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVE
 PALO ALTO, CA 94306



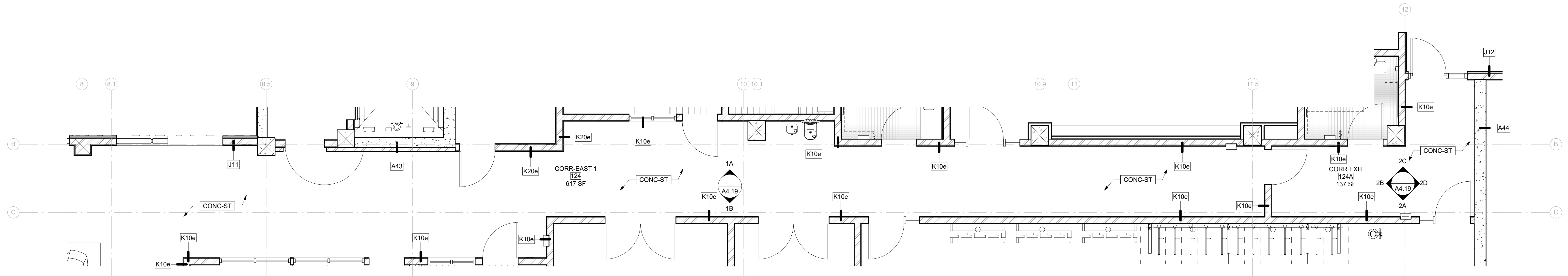
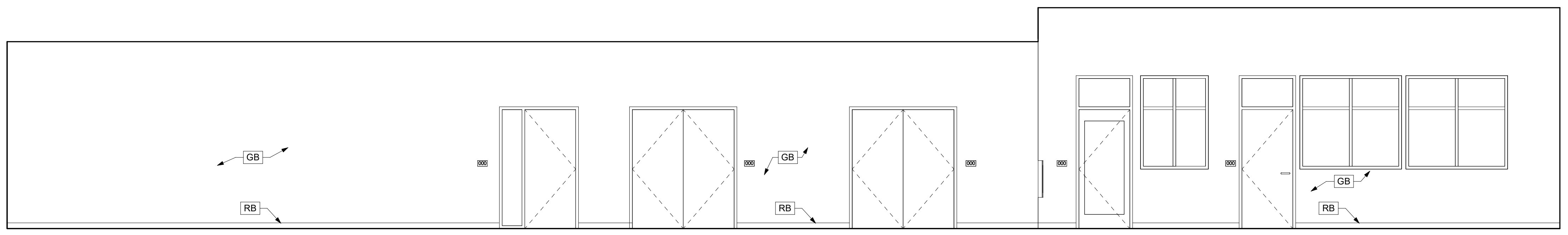
LEVEL 1 CORRIDOR - EAST ELEVATIONS (PREV A4.07)

JOB #: 1925
 SCALE: 1/4" = 1'-0"

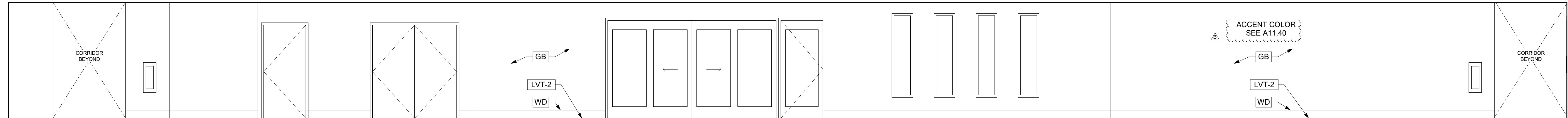


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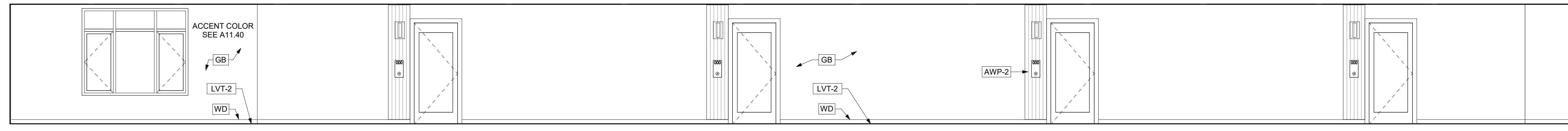
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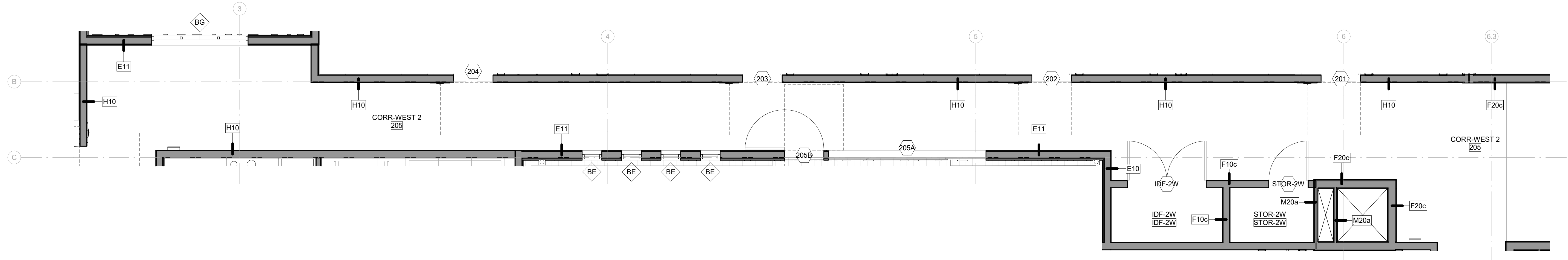
GENERAL NOTE
 1. SEE SHEET A11.40 FOR THE FINISH SCHEDULE
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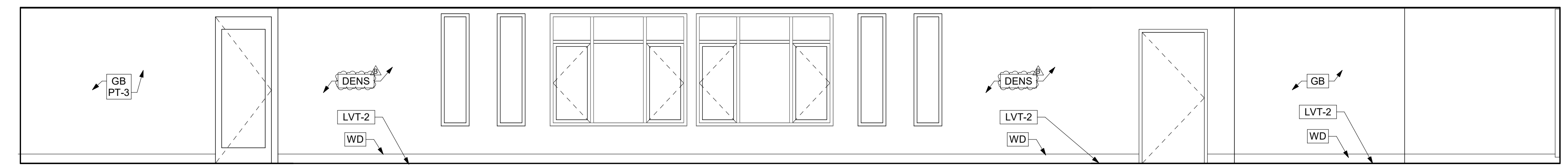
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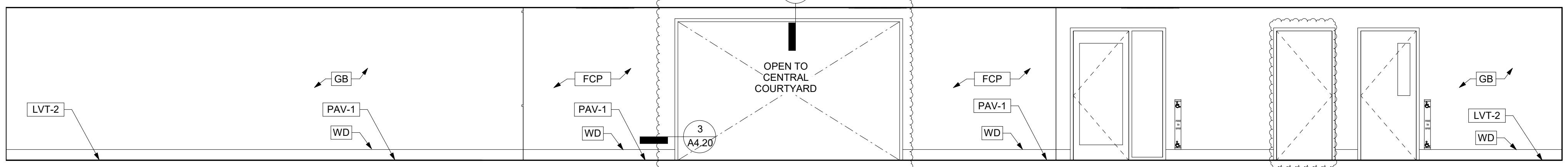
2A



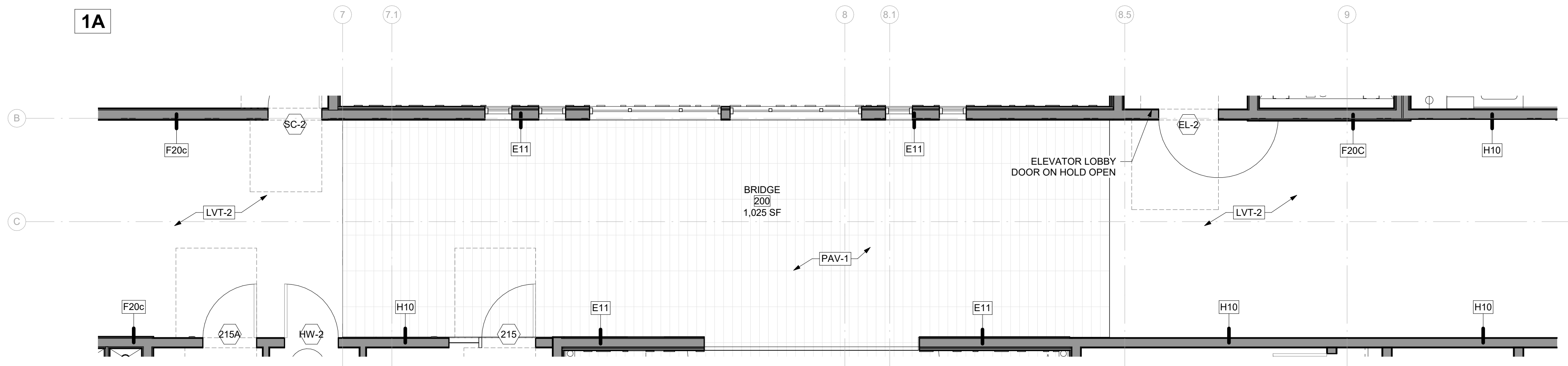
2 2ND FLOOR CORRIDOR (SINGLE LOADED)
 A4.20 SCALE: 1/4" = 1'-0"



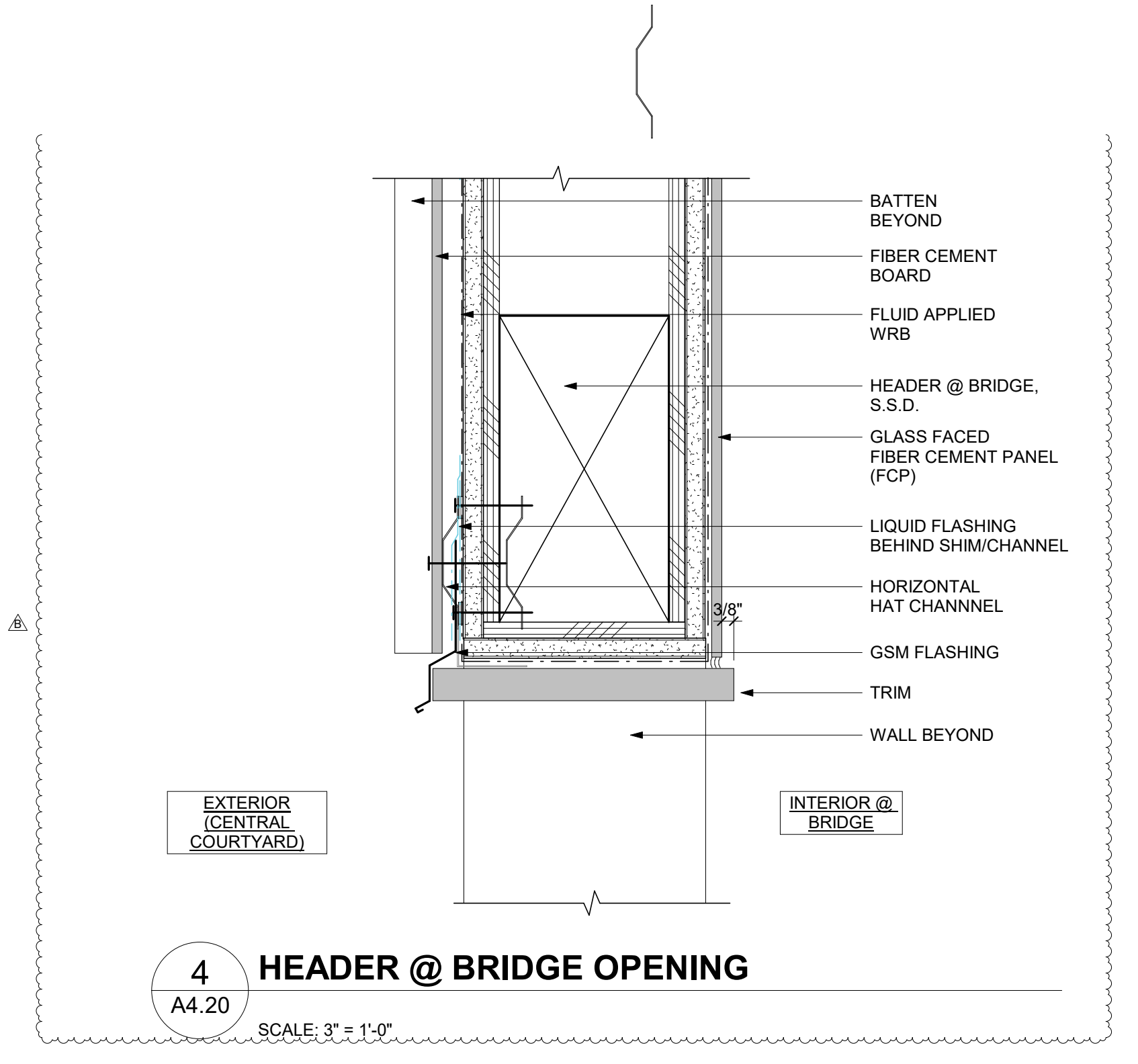
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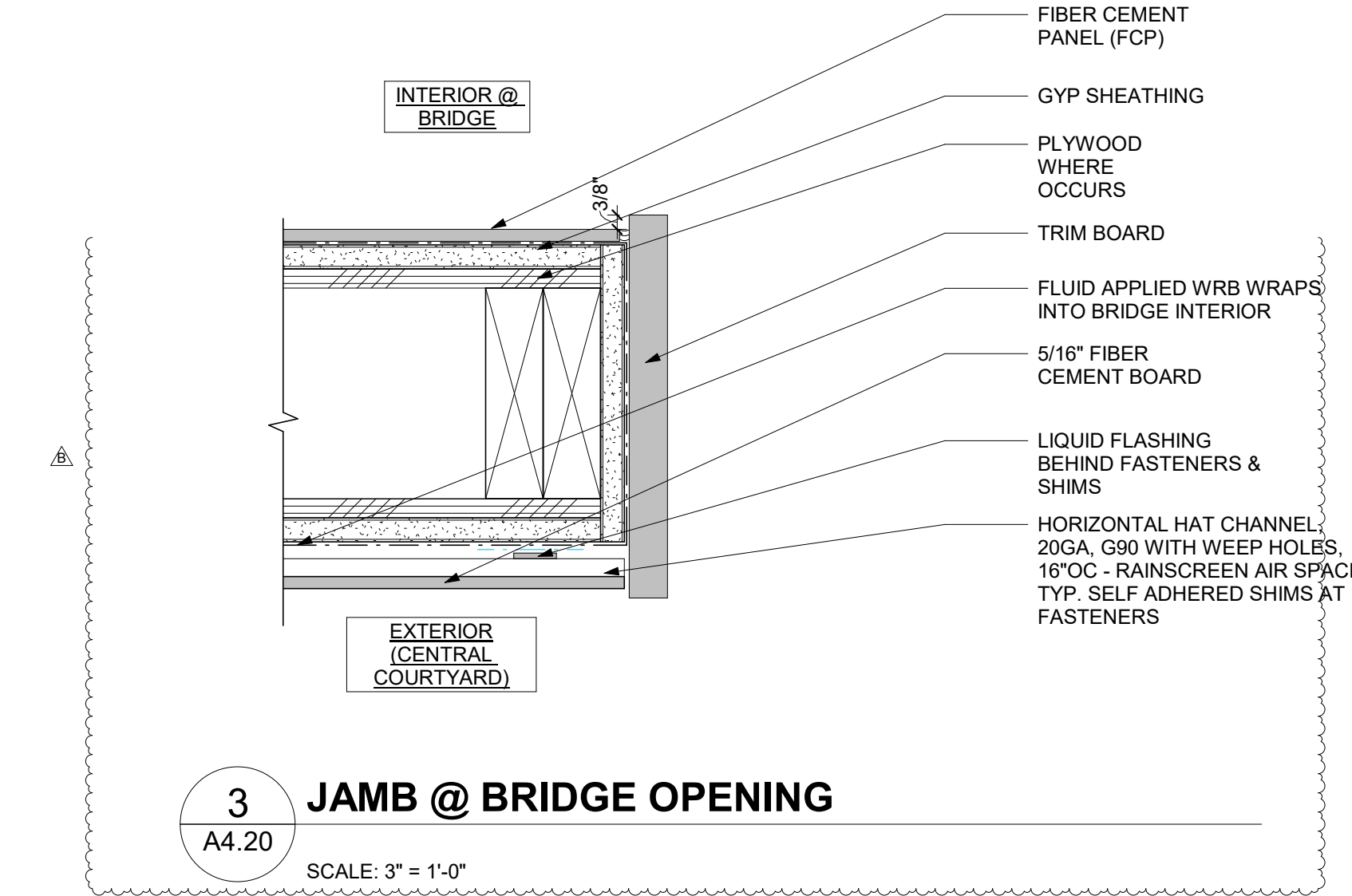
1A



1 2ND FLOOR - ENLARGED BRIDGE PLAN
 A4.20 SCALE: 1/4" = 1'-0"



4 HEADER @ BRIDGE OPENING
 A4.20 SCALE: 3/8" = 1'-0"



3 JAMB @ BRIDGE OPENING
 A4.20 SCALE: 3/8" = 1'-0"

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023
 HARD COPY OF THESE STAMPED PLANS
 MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
B	03/20/23	BID ADDENDUM

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVE
 PALO ALTO, CA 94306



LEVEL 2 BRIDGE
ELEVATIONS

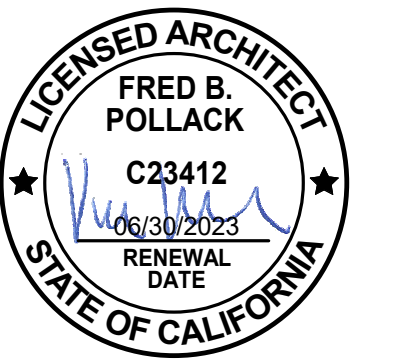
JOB #: 1925
 SCALE: As indicated

A4.20

GENERAL NOTE
 1. SEE SHEET A11.40 FOR THE FINISH SCHEDULE
 2. SEE FINISH PLAN SHEETS A5.31-A5.34 FOR THE LOCATIONS OF THE ACCENT COLORS

- CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
 ARCATA, CA 95521

**COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT**
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023
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 MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306

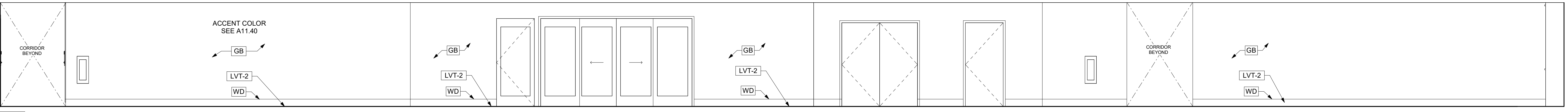


**LEVEL 2 CORRIDORS
 & ELEVATIONS - E/W**

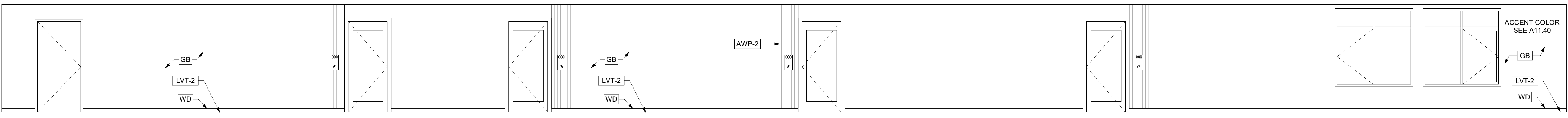
JOB #: 1925
 SCALE: 1/4" = 1'-0"

A4.21

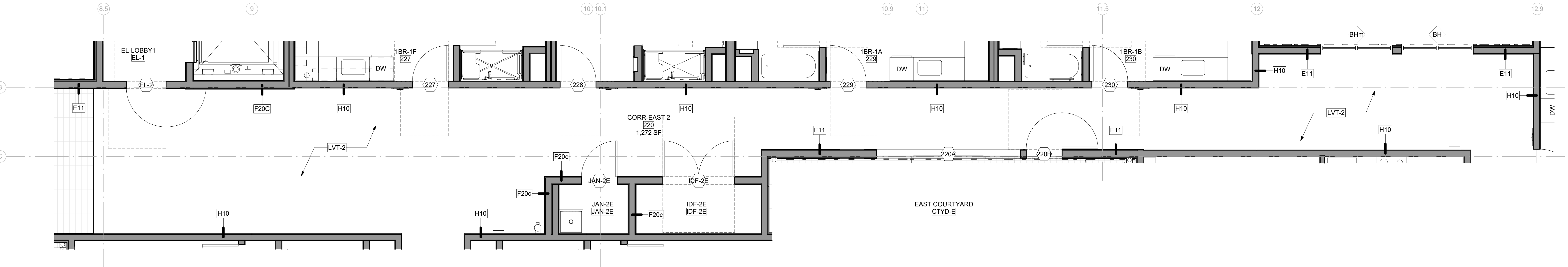
PLAN CHECK REVISION 4 | DATE: 06/19/23



1B



1A

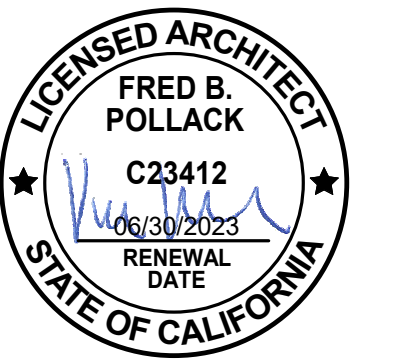


1 CORRIDOR EAST ENLARGED PLAN
 A4.21 CORRIDOR WEST SIMILAR
 SCALE: 1/4" = 1'-0"

GENERAL NOTE
 1. SEE SHEET A11.40 FOR THE FINISH SCHEDULE
 2. SEE FINISH PLAN SHEETS A5.31-A5.34 FOR THE LOCATIONS OF THE ACCENT COLORS

- CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
 1897 O STREET
 ARCATA, CA 95521

**COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT**
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ID	DATE	NAME

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306

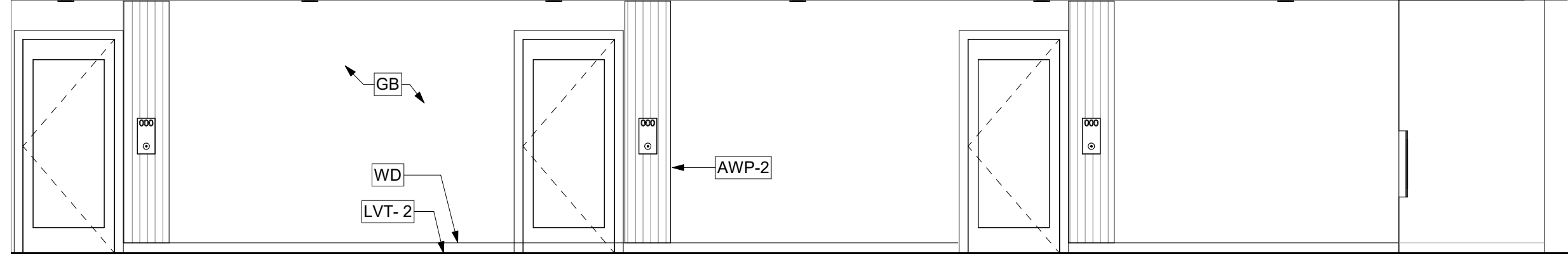
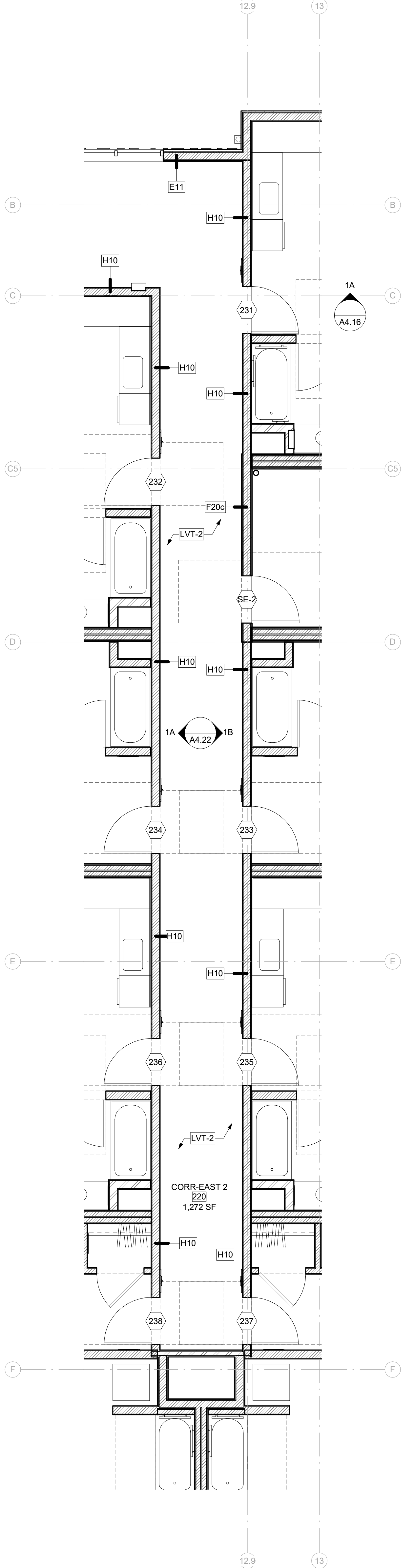
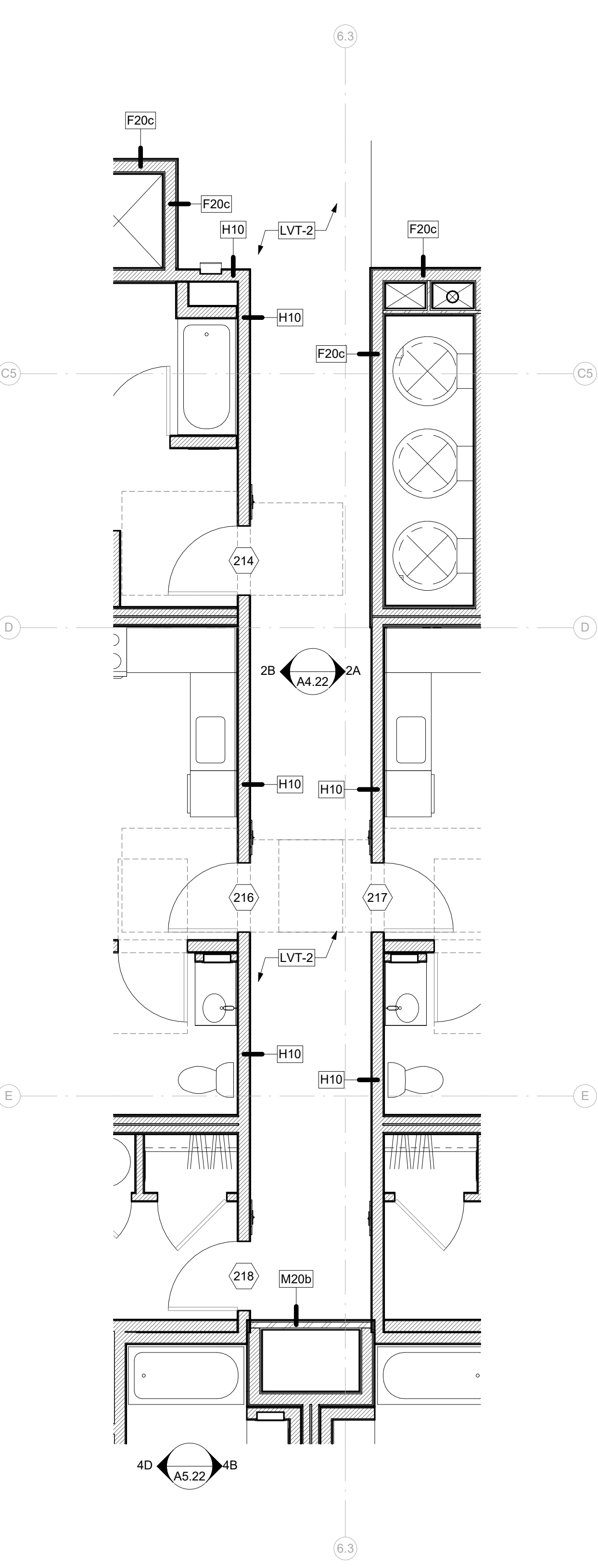


**LEVEL 2 CORRIDORS
 & ELEVATIONS - N/S**

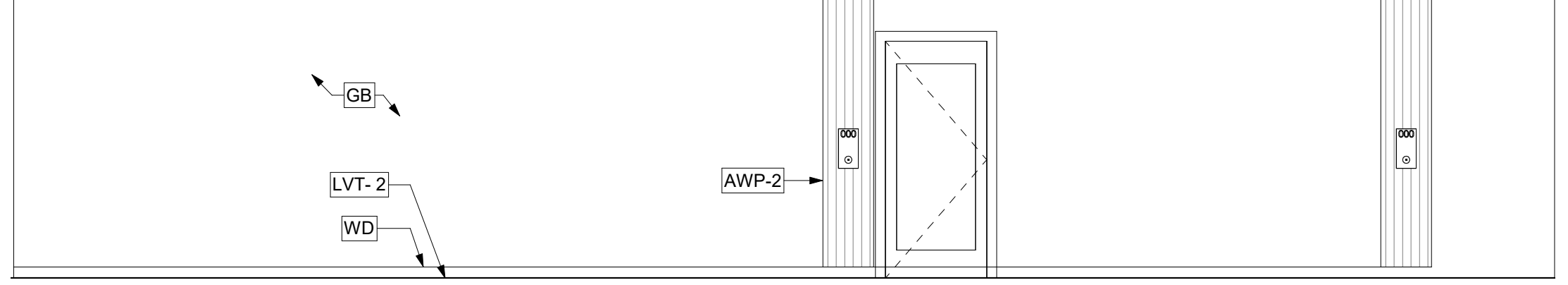
JOB #: 1925
 SCALE: 1/4" = 1'-0"

A4.22

PLAN CHECK REVISION 4 | DATE: 06/19/23

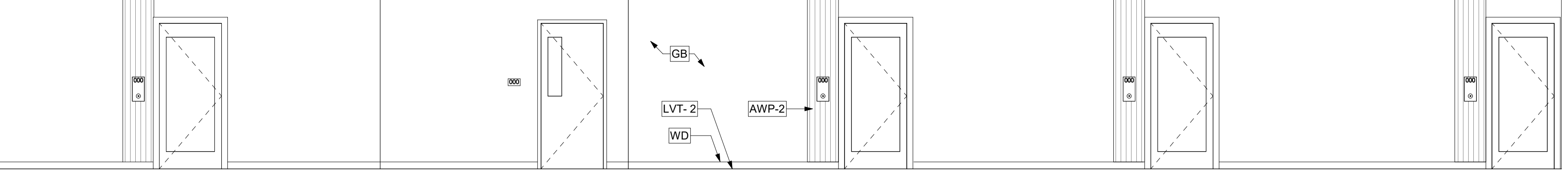


2B

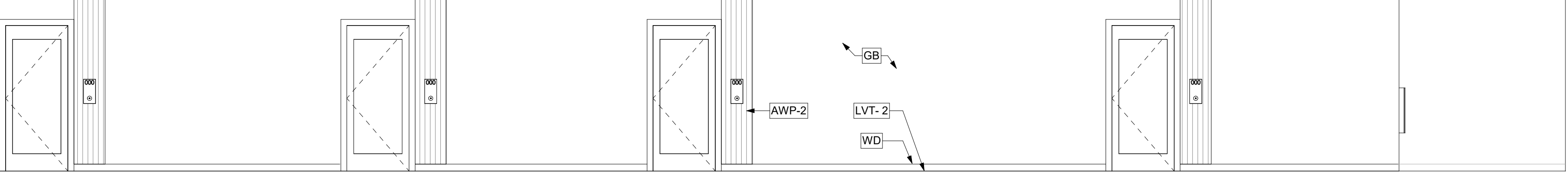


2A

2 CORRIDOR AT DOUBLE LOADED MIDDLE WINGS
 A4.22 SCALE: 1/4" = 1'-0"



1B



1A

1 CORRIDOR AT DBL LOADED WEST/EAST WING
 A4.22 SCALE: 1/4" = 1'-0"

CORR-EAST 2
 220
 1,272 SF

GENERAL NOTES

1. SEE SHEET A11.40 FOR THE FINISH SCHEDULE.

**VAN METER
WILLIAMS
POLLACK LLP**

ARCHITECTURE | INTERIOR DESIGN | SAN FRANCISCO | BERKELEY | BIRMINGHAM
225 Bryant Street, Suite 200, San Francisco, CA 94107 | 415.241.1522

CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507

LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

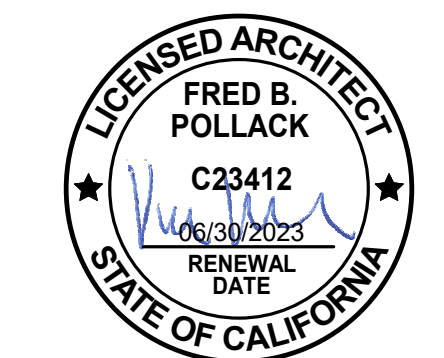
MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

**COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT**

RECORD NO.: DEV22-1242
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ID	DATE	NAME
B	03/20/23	BID ADDENDUM
Z	03/20/23	PLAN CHECK RESPONSE 2

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306

Client:



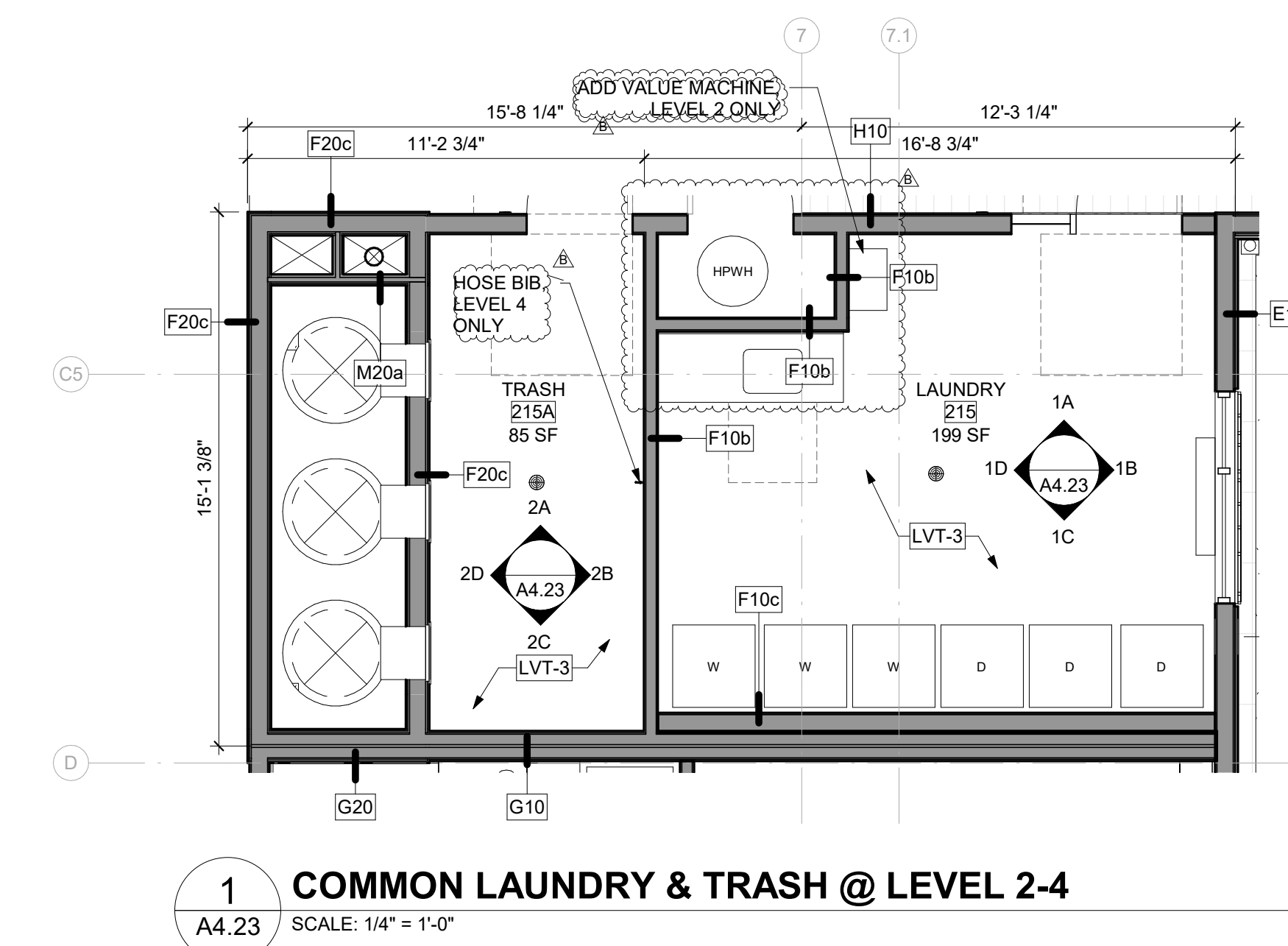
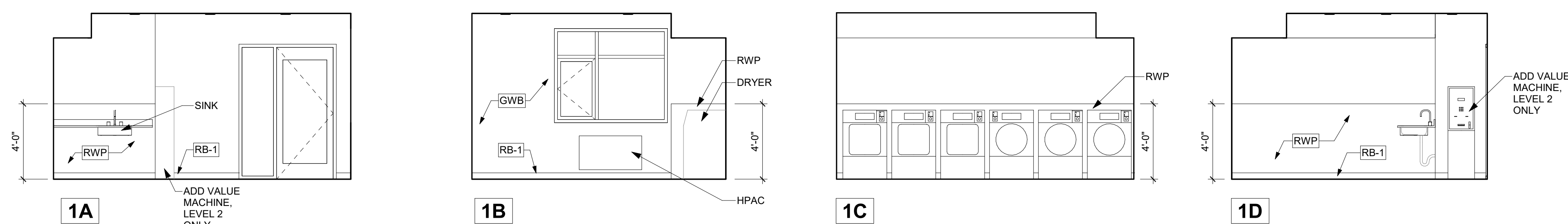
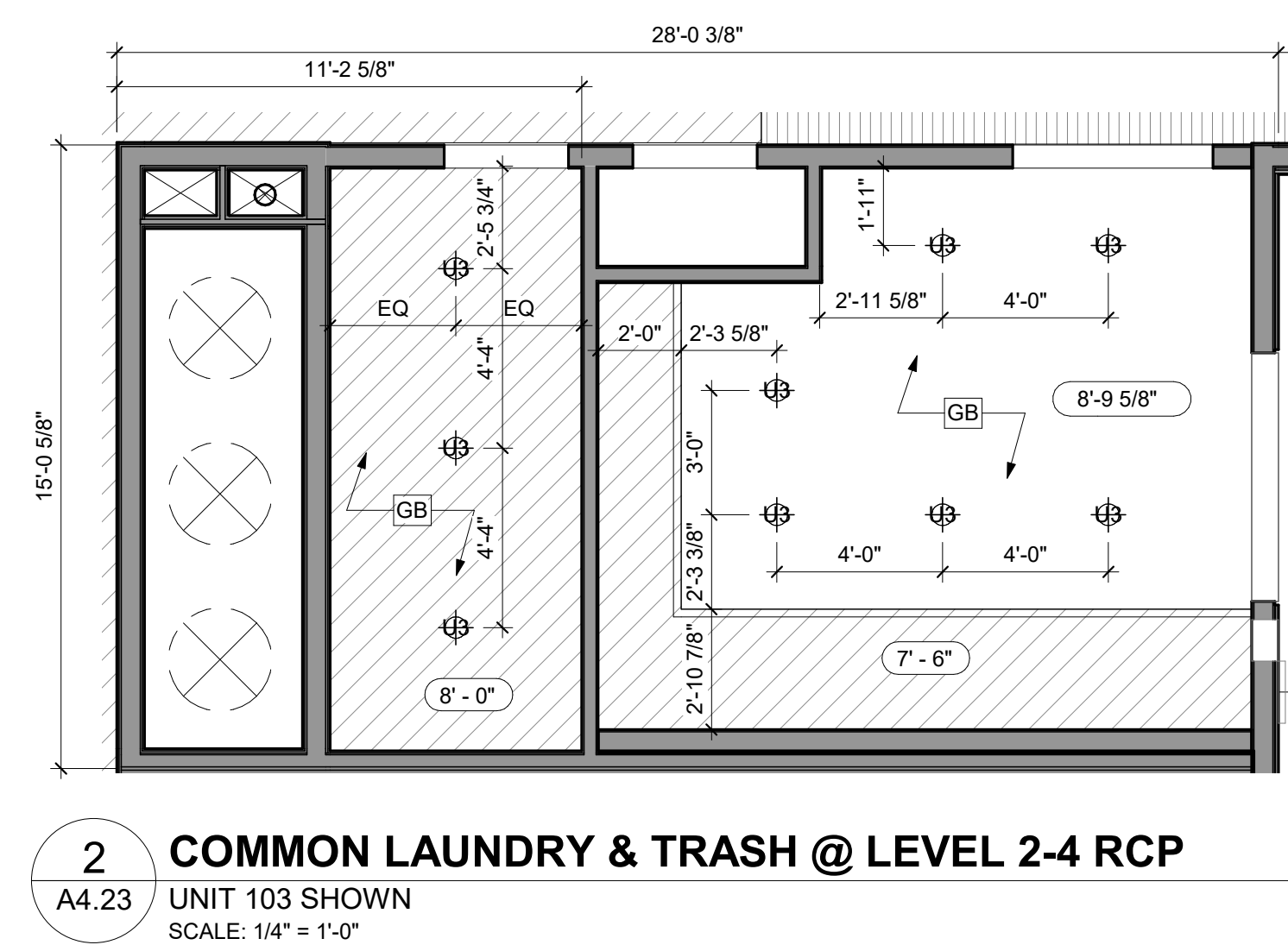
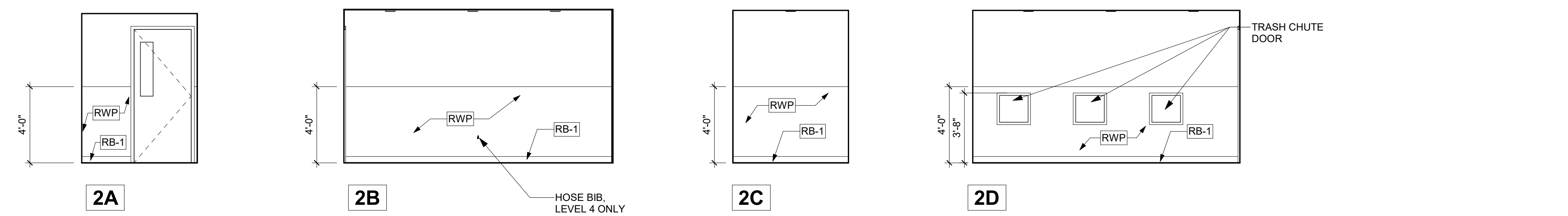
**LAUNDRY & TRASH
ELEVATIONS**

JOB #: 1925

SCALE: 1/4" = 1'-0"

A4.23

PLAN CHECK REVISION 4 | DATE: 06/19/23



PLAN CHECK REVISION 4 | DATE: 06/19/23

MOBILITY CABINET LEGEND

- REMOVABLE CABINET DOOR, SEE 1 & 9/A0.31
- ACCESSIBILITY REACH FOR SHELF COUNT
- FIXED, NO STORAGE
- INACCESSIBLE SHELF
- ACCESSIBLE SHELF

KITCHEN ELEVATION KEYNOTES

- 1 18.0 CU FT TOP FREEZER REFRIGERATOR
- 2 30" FREE STANDING ELECTRIC RANGE W/FRONT CONTROLS
- 3 KITCHEN SINK W/REMOVABLE CABINET AND RECD KNEE/TOE SPACE
- 4 DISHWASHER
- 5 CABINET WITH DUCT RANGE HOOD
- 6 SOFFIT, SEE RCP PLANS, SMD
- 7 RANGE HOOD WITH LIGHT
- 8 SOLID SURFACE COUNTER TOP WITH 4" BACKSPLASH
- 9 0.7 CU FT MICROWAVE, PROVIDE POWER/OUTLET BEYOND
- 10 FULL HEIGHT PANTRY CABINET
- 11 SWITCH WITH SEPARATE FAN AND LIGHT CONTROLS, INSTALLED HORIZONTALLY, SED
- 12 GFI DUPLEX OUTLET, INSTALLED HORIZONTALLY, SED

- 13 END PANEL
- 14 CORNER FILLER
- 15 HORIZONTAL WOOD SLAT WALL SYSTEM
- 16 SOLID SURFACE COUNTERTOP, SUPPORT FROM BELOW WITH BRACKETS
- 17 FULL HEIGHT STAINLESS STEEL BACKSPLASH AT RANGE
- 18 UNDERCABINET LIGHT

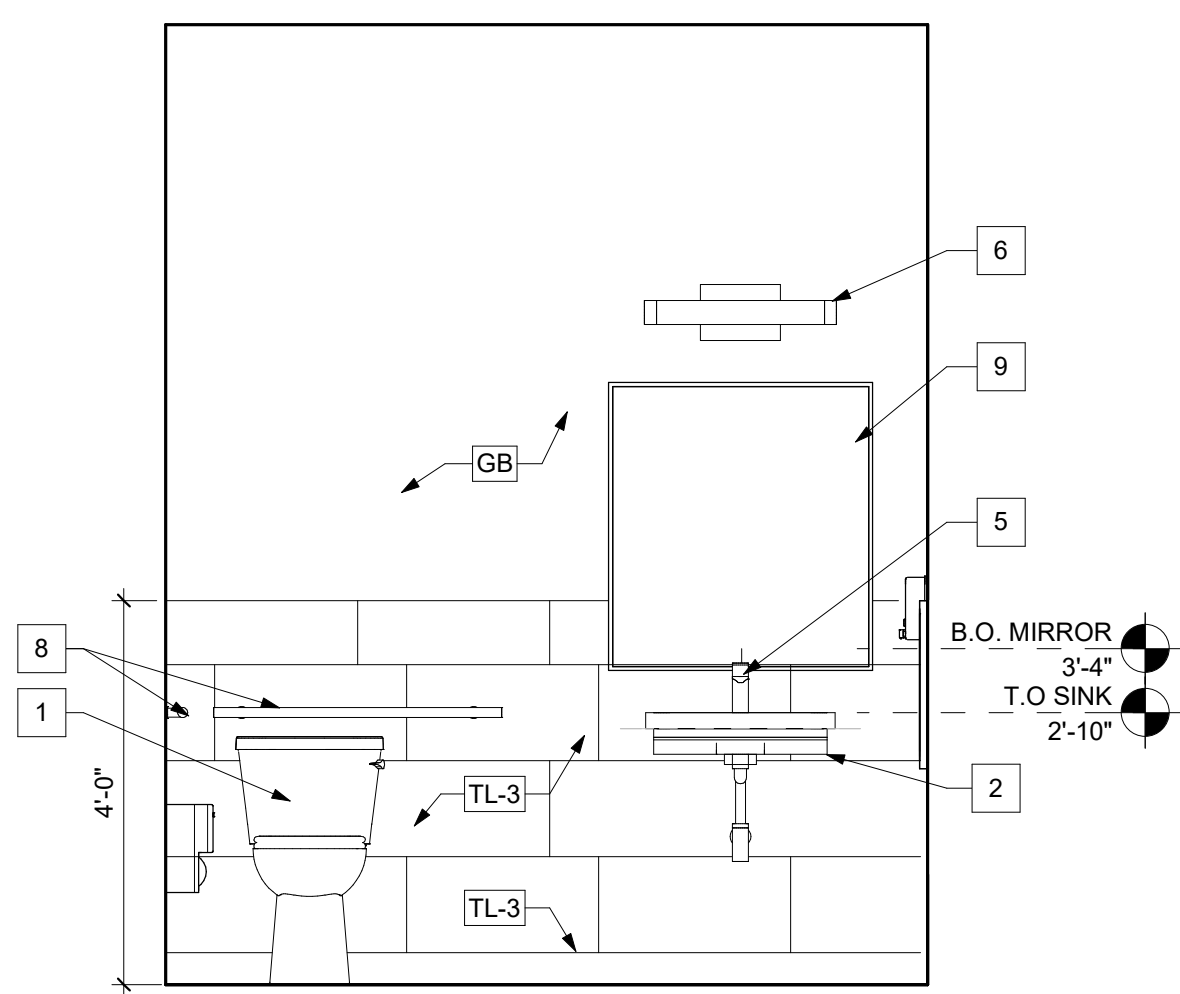
- 19 SWITCH FOR UNDERCABINET LIGHT
- 20 MID HEIGHT 2X4 FURRING, 4'-0" AFF
- 21 BLOCKING FOR TV MOUNTING
- 22 MEDIA OUTLET
- 23 SHELF - SEE DETAIL, 12/A10.10
- 24 UNDERCOUNTER REFRIGERATOR
- 25 KITCHEN SINK W/ OPERABLE CABINET DOORS, TOE KICK ATTACHED

GENERAL NOTES

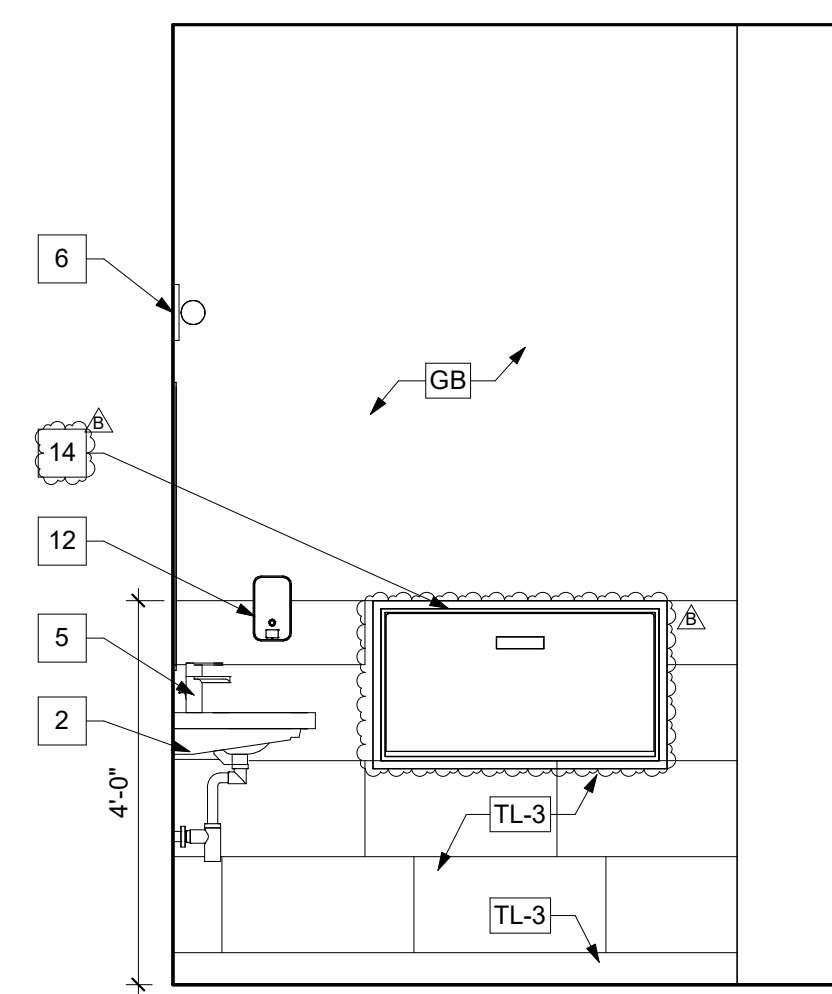
- 1. THE TOP OF THE ELECTRICAL BOXES ABOVE THE COUNTER ARE 3'-8" AFF. THE TOP OF THE ELECTRICAL BOXES AT THE MOBILITY UNITS ARE 3'-6" AFF.
- 2. BATHROOM WALLS TO HAVE A SEMI-GLOSS FINISH
- 3. SEE ACCESSIBILITY DETAILS A0.31

COMMON BATH ELEVATION KEYNOTES

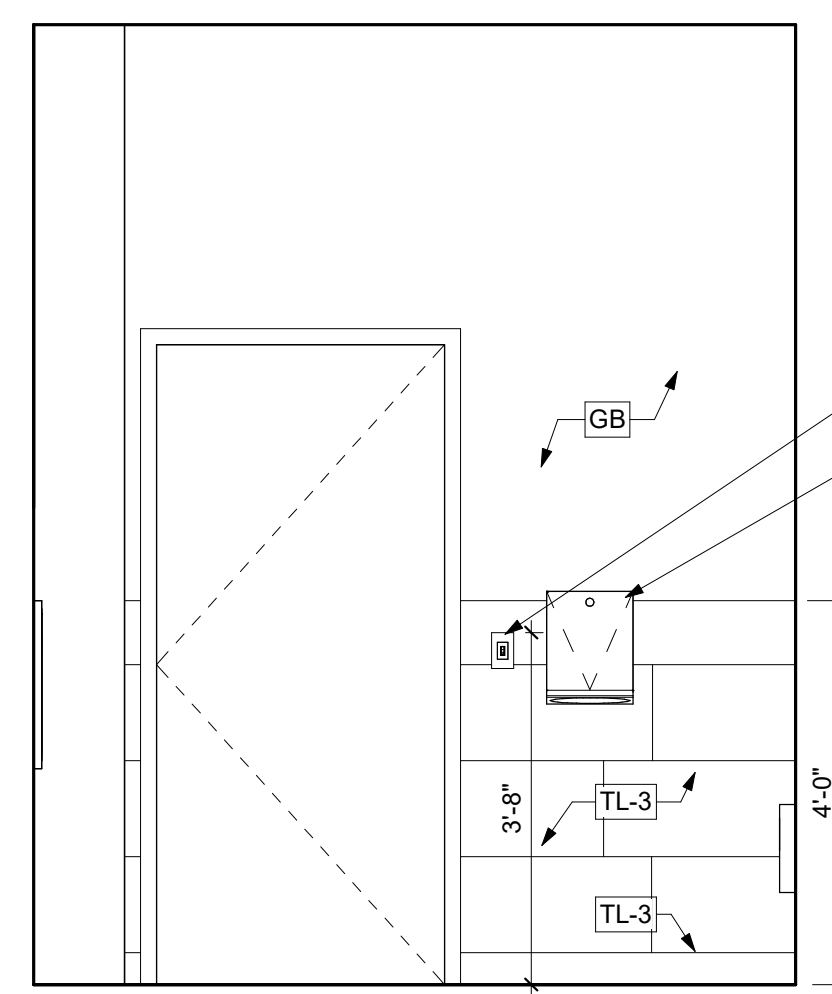
- 1 FLOOR MOUNTED TOILET, SPD
- 2 WALL MOUNTED LAVATORY, SPD
- 3 SOLID SURFACE COUNTER TOP WITH 4" BACKSPLASH
- 4 ACCESSIBLE LAVATORY, SPD
- 5 SINGLE HOLE FAUCET AND MIXER
- 6 VANITY LIGHT
- 7 SWITCH, SED
- 8 GRAB BAR WITH BACKING
- 9 FLAT GLASS WITH MIRROR
- 10 TOILET PAPER DISPENSER
- 11 SEAT COVER DISPENSER
- 12 SOAP DISPENSER
- 13 PAPER TOWEL DISPENSER
- 14 DIAPER CHANGING DISPENSER



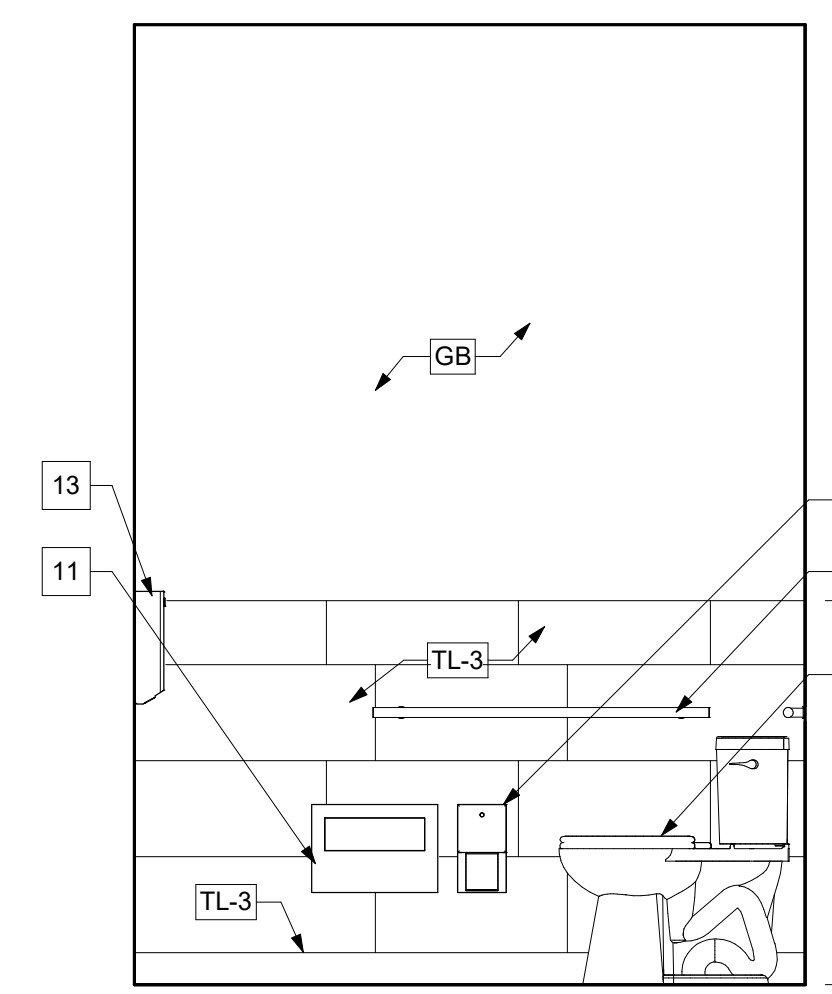
3A



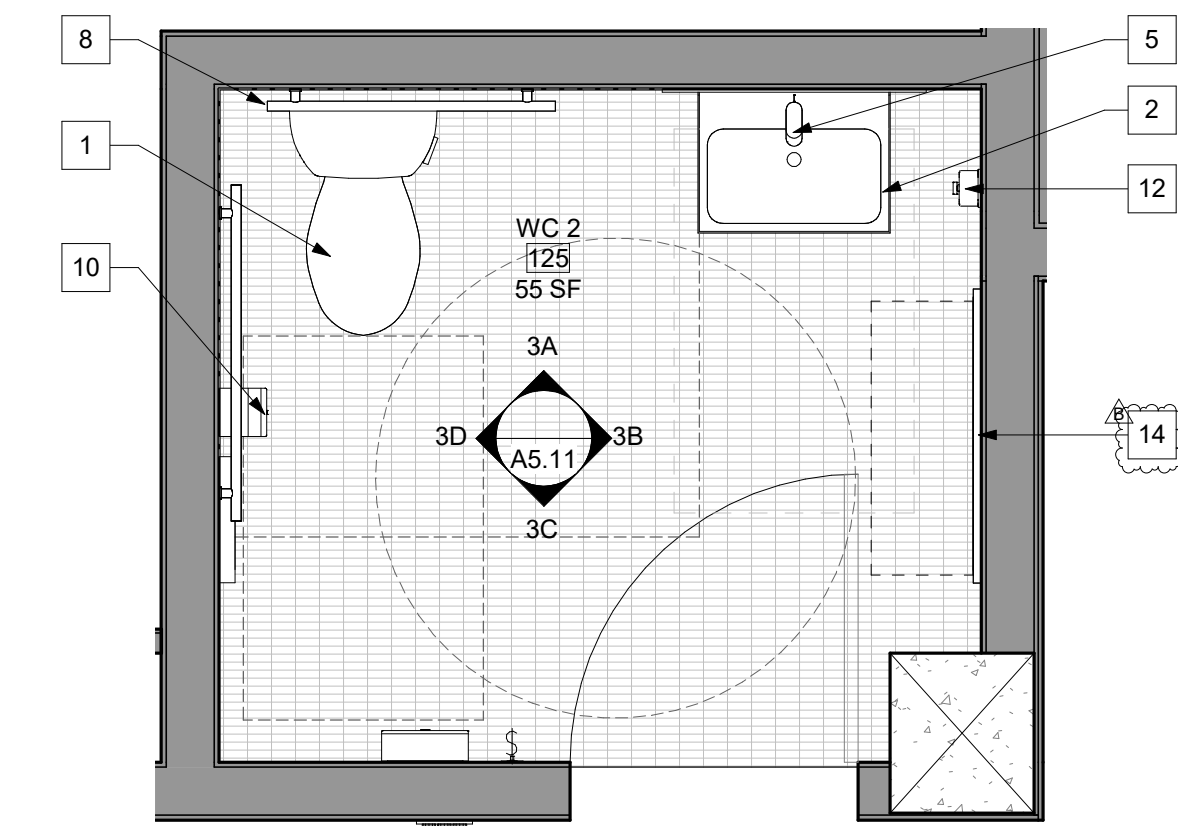
3B



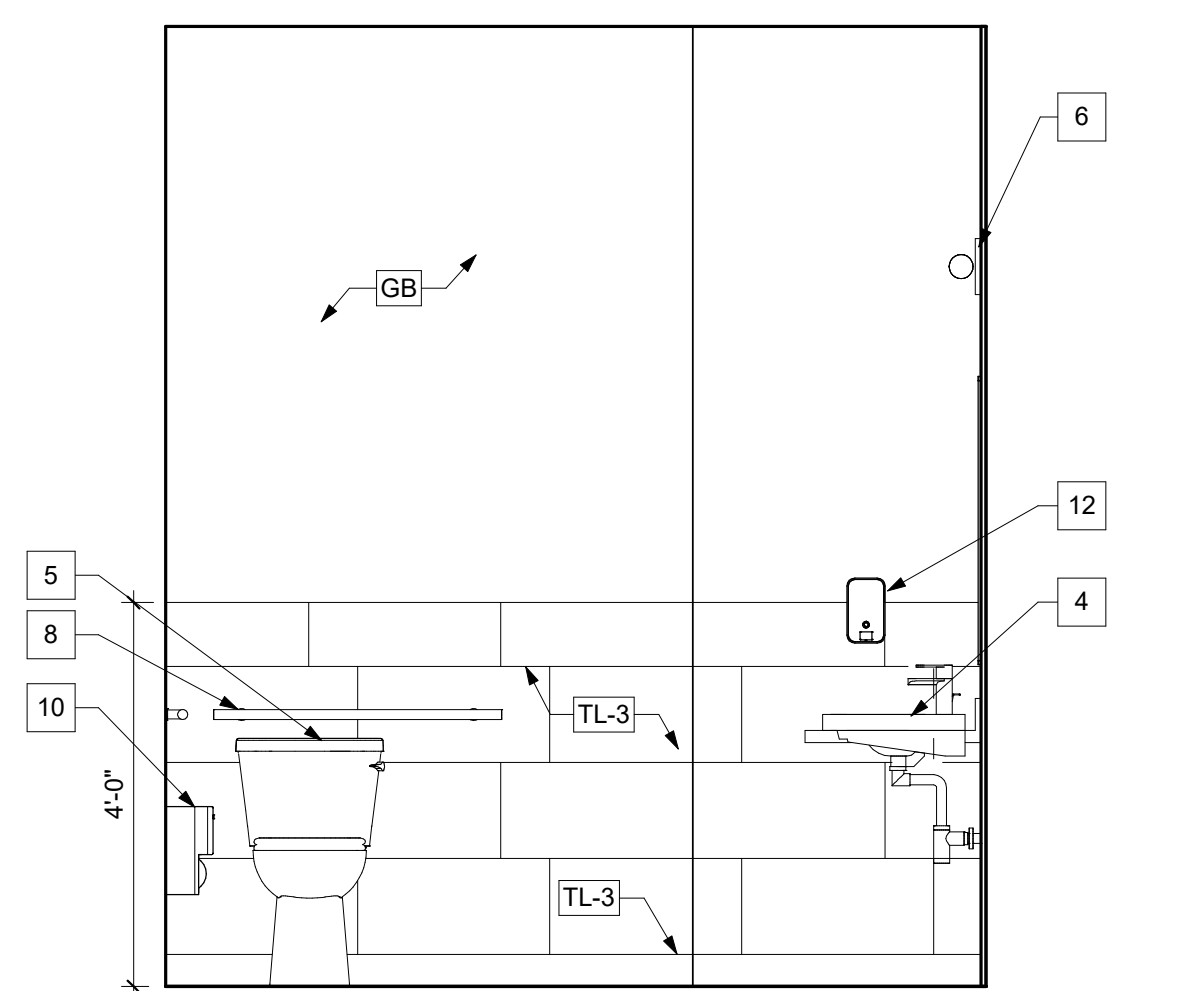
3C



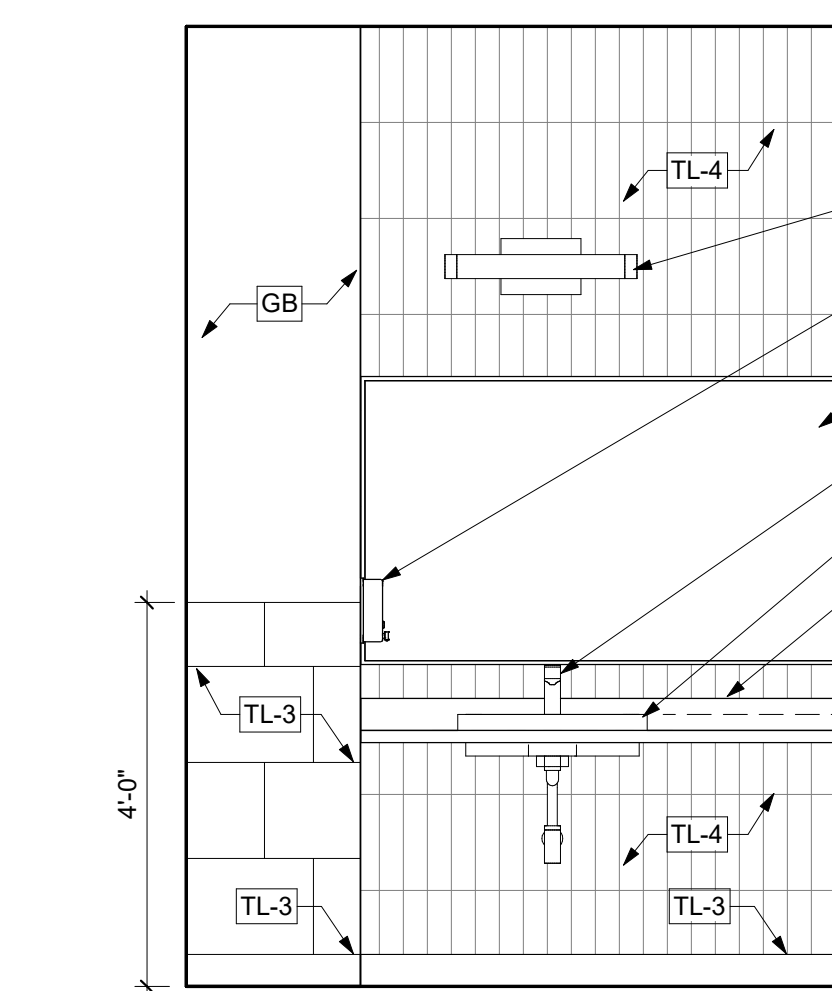
3D



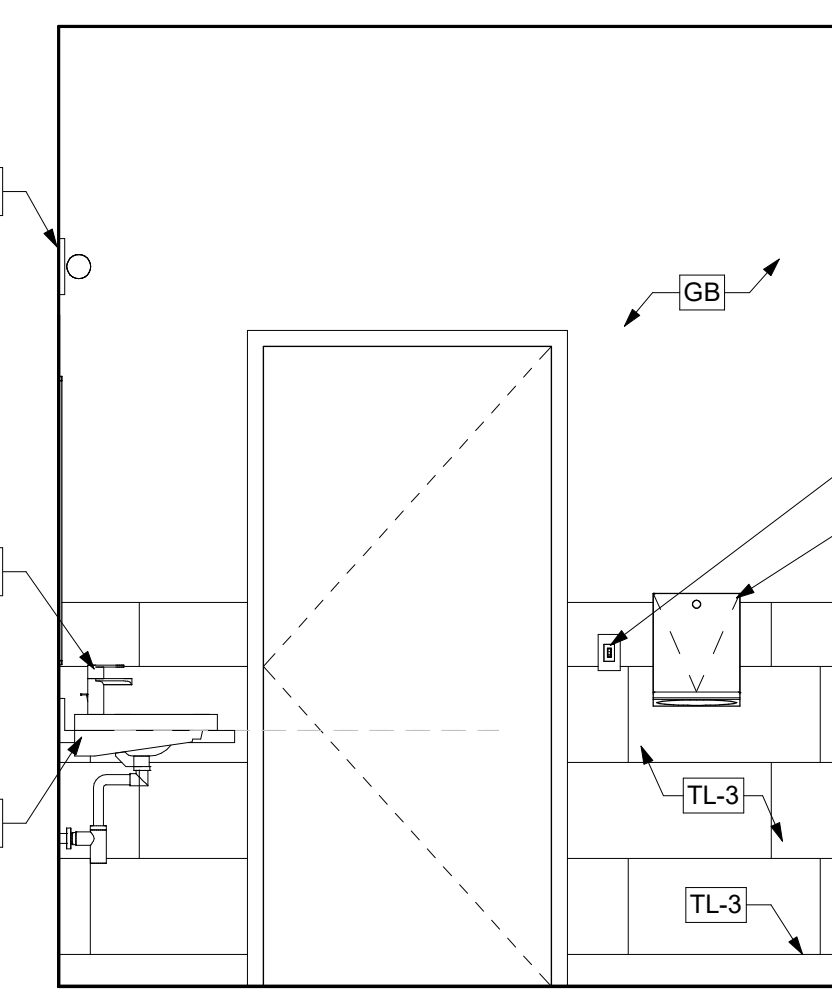
3 125_WC_ENLARGED PLAN
A5.11 SCALE: 1/2" = 1'-0"



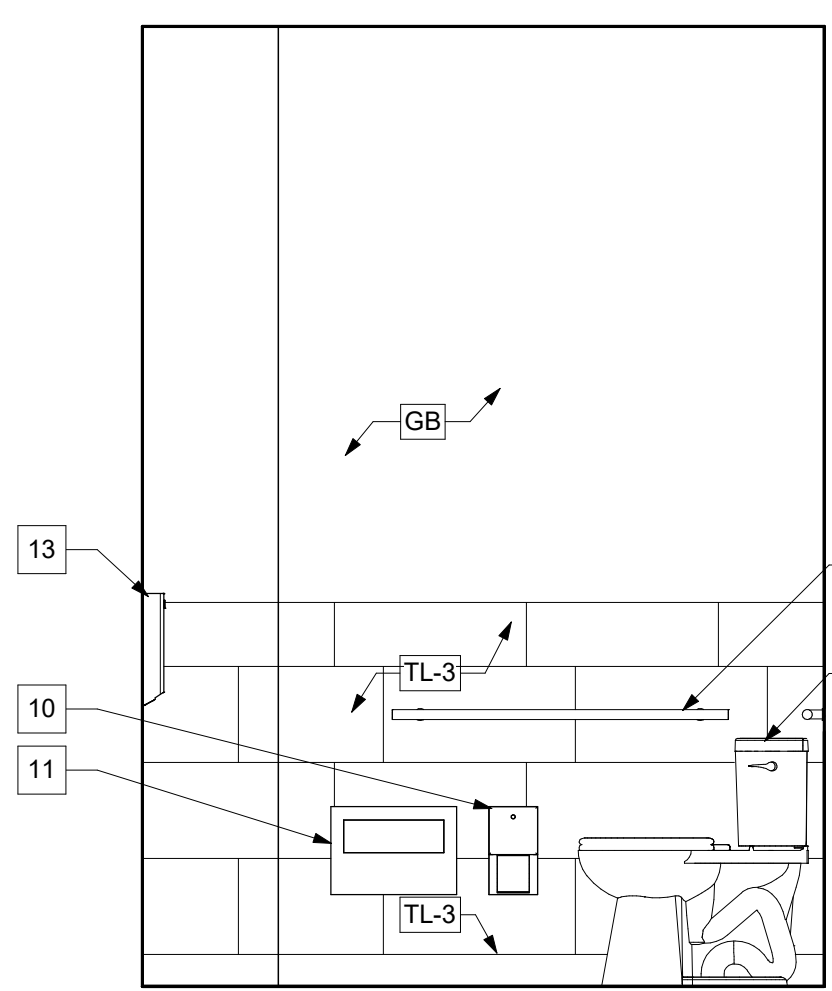
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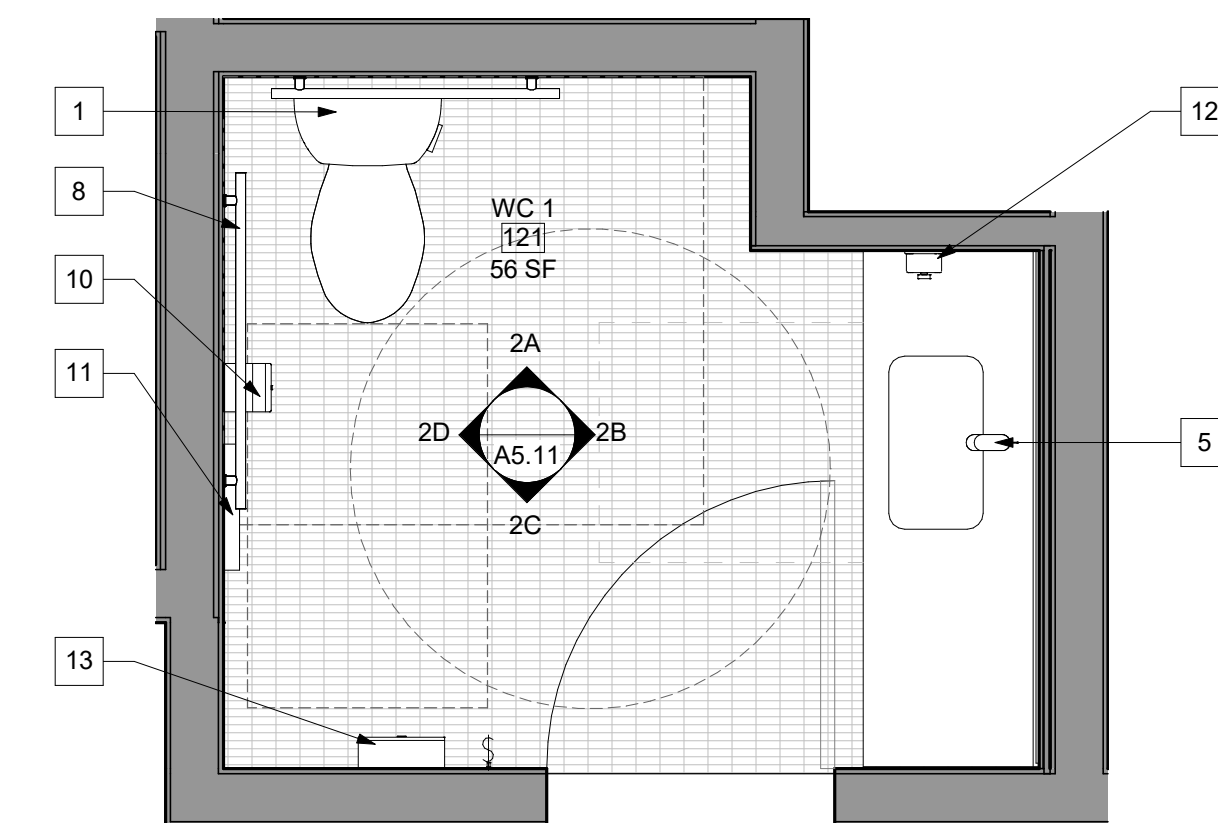
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2C

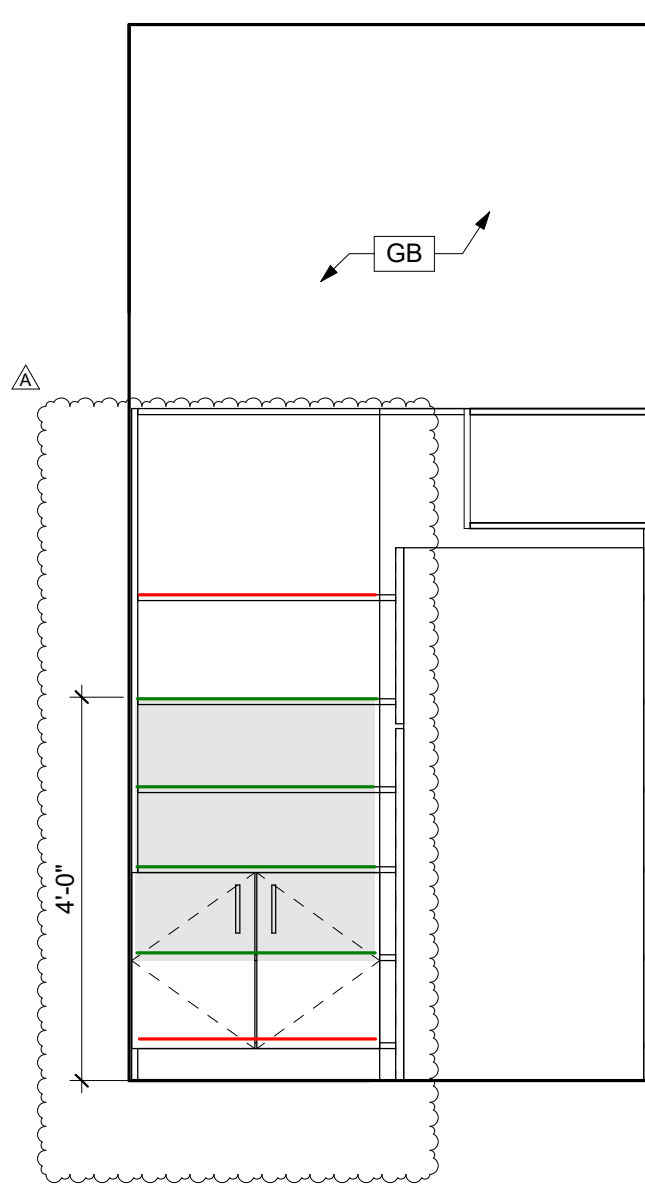


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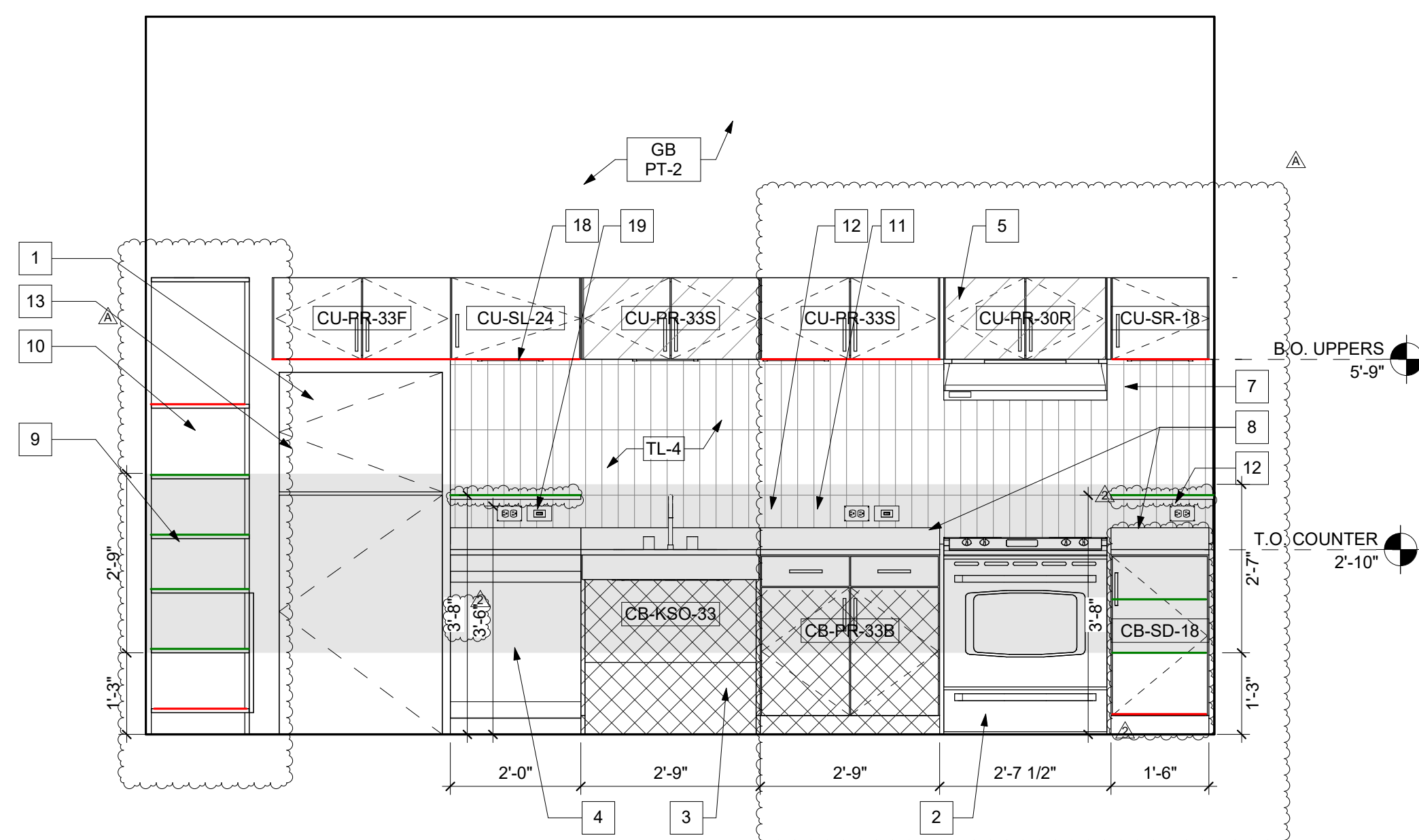


2 121_WC_ENLARGED PLAN
A5.11 SCALE: 1/2" = 1'-0"

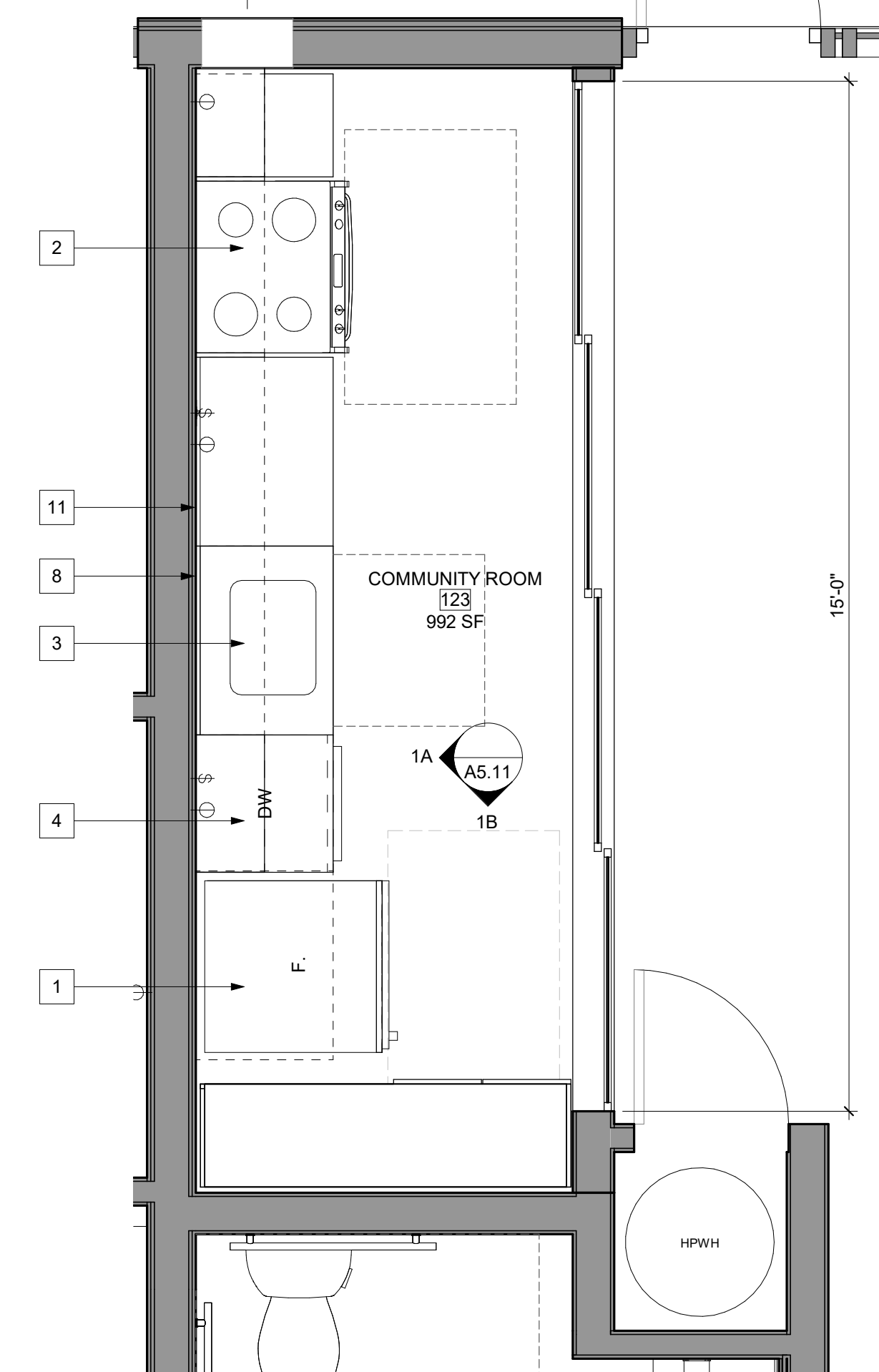
COMMUNITY KITCHEN SHELF COUNTS								
Cabinet Tag	Accessible Shelf	Inaccessible Shelf	Width (inches)	Depth (inches)	Area per Shelf (SF)	Accessible Storage (SF)	Inaccessible Storage (SF)	Total Storage (SF)
CP-SL-21	4	2	30	18	3.75	15.00	7.50	22.50
CU-PR-33F	0	1	33	24	5.50	0.00	5.50	5.50
CU-SL-24	0	1	24	12	2.00	0.00	2.00	2.00
CU-SR-18	0	1	18	12	1.50	0.00	1.50	1.50
CB-SD-18	2	1	18	24	3.00	6.00	3.00	9.00
CU-PR-33	0	1	33	12	2.75	0.00	2.75	2.75
WALL SHELF 24	1	0	24	8	1.33	1.33	0.00	1.33
WALL SHELF 18	1	1	18	8	1.00	1.00	1.00	2.00
CB-KS-33B	-	-	-	-	-	-	-	-
CU-PR-33S	-	-	-	-	-	-	-	-
CB-PR-33B	-	-	-	-	-	-	-	-
CU-PR-30R	-	-	-	-	-	-	-	-
TOTAL						23.33	23.25	46.58
ACCESSIBLE SHELF %						50.09%		



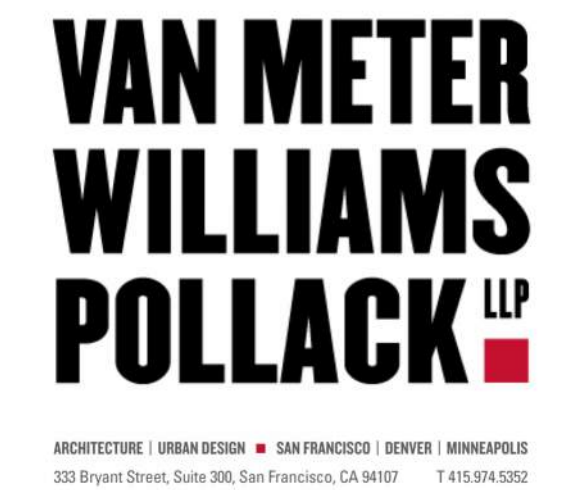
1B



1A

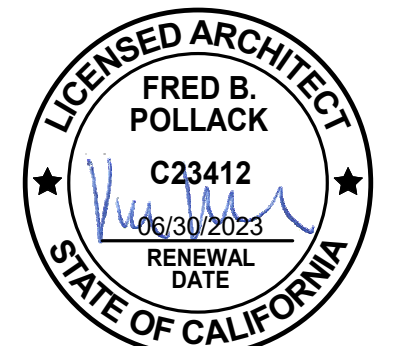


1 123A_COMMUNITY KITCHEN_ENLARGED PLAN
A5.11 SCALE: 1/2" = 1'-0"



- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

**COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT**
RECORD NO.: DEV22-1242
BY: M. O'Brien Date: 07/27/2023
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ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
A	12/16/22	BID SET
B	03/20/23	BID ADDENDUM
2	03/20/23	PLAN CHECK RESPONSE 2

Project:
**EDUCATOR HOUSING
231 GRANT AVENUE**

Client:
231 GRANT AVE
PALO ALTO, CA 94306
mercy HOUSING
abode communities
MERCY HOUSING &
ABODE COMMUNITIES

**COMMUNITY KITCHEN
& BATHS**

JOB #: 1925
SCALE: As indicated

A5.11
PLAN CHECK REVISION 4 | DATE: 06/19/23

MOBILITY CABINET LEGEND

- REMOVABLE CABINET DOOR, SEE 1 & 9/A0.31
- ACCESSIBILITY REACH FOR SHELF COUNT
- FIXED, NO STORAGE
- INACCESSIBLE SHELF
- ACCESSIBLE SHELF

KITCHEN ELEVATION KEYNOTES

- 1 18.0 CU FT TOP FREEZER REFRIGERATOR
- 2 30" FREE STANDING ELECTRIC RANGE W/FRONT CONTROLS
- 3 KITCHEN SINK W/REMOVABLE CABINET AND RECD KNEE/TOE SPACE
- 4 DISHWASHER
- 5 CABINET WITH DUCT RANGE HOOD
- 6 SOFFIT, SEE RCP PLANS, SMD
- 7 RANGE HOOD WITH LIGHT
- 8 SOLID SURFACE COUNTER TOP WITH 4" BACKSPLASH
- 9 0.7 CU FT MICROWAVE, PROVIDE POWER/OUTLET BEYOND
- 10 FULL HEIGHT PANTRY CABINET
- 11 SWITCH WITH SEPARATE FAN AND LIGHT CONTROLS, INSTALLED HORIZONTALLY, SED
- 12 GFCI DUPLEX OUTLET, INSTALLED HORIZONTALLY, SED

SEE A0.31 FOR MOUNTING HEIGHTS

- 13 END PANEL
- 14 CORNER FILLER
- 15 HORIZONTAL WOOD SLAT WALL SYSTEM
- 16 SOLID SURFACE COUNTERTOP, SUPPORT FROM BELOW WITH BRACKETS
- 17 FULL HEIGHT STAINLESS STEEL BACKSPLASH AT RANGE
- 18 UNDERCABINET LIGHT
- 19 SWITCH FOR UNDERCABINET LIGHT
- 20 MID HEIGHT 2X4 FURRING, 4'-0" AFF
- 21 BLOCKING FOR TV MOUNTING
- 22 MEDIA OUTLET
- 23 SHELF - SEE DETAIL, 12/A10.10
- 24 UNDERCOUNTER REFRIGERATOR
- 25 KITCHEN SINK W/ OPERABLE CABINET DOORS, TOE KICK ATTACHED

GENERAL NOTES

- 1. THE TOP OF THE ELECTRICAL BOXES ABOVE THE COUNTER ARE 3'-8" AFF. THE TOP OF THE ELECTRICAL BOXES AT THE MOBILITY UNITS ARE 3'-6" AFF.
- 2. BATHROOM WALLS TO HAVE A SEMI-GLOSS FINISH
- 3. SEE ACCESSIBILITY DETAILS A0.31

COMMON BATH ELEVATION KEYNOTES

SEE A0.31 FOR MOUNTING HEIGHTS

- 1 FLOOR MOUNTED TOILET, SPD
- 2 WALL MOUNTED LAVATORY, SPD
- 3 SOLID SURFACE COUNTER TOP WITH 4" BACKSPLASH
- 4 ACCESSIBLE LAVATORY, SPD
- 5 SINGLE HOLE FAUCET AND MIXER
- 6 VANITY LIGHT
- 7 SWITCH, SED
- 8 GRAB BAR WITH BACKING
- 9 FLAT GLASS WITH MIRROR
- 10 TOILET PAPER DISPENSER
- 11 SEAT COVER DISPENSER
- 12 SOAP DISPENSER
- 13 PAPER TOWEL DISPENSER
- 14 DIAPER CHANGING DISPENSER

PROJ MGMT BREAK ROOM SHELF COUNTS								
Cabinet Tag	Accessible Shelf	Inaccessible Shelf	Width (Inches)	Depth (Inches)	Area per Shelf (SF)	Accessible Storage (SF)	Inaccessible Storage (SF)	Total Storage (SF)
CB-DB-24	2	1	24	24	4.000	8.000	4.000	12.000
UPPER SHELF	0	1	75	8	4.167	0.000	4.167	4.167
LOWER SHELF	1	0	46	8	2.556	2.556	0.000	2.556
CB-KS-33	-	-	-	-	-	-	-	-
TOTAL						10.556	8.167	18.722
ACCESSIBLE SHELF %						56.38%		

3 PROPERTY MANAGEMENT-KITCHENETTE- PLAN & ELEVATIONS
A5.12 SCALE: 1/2" = 1'-0"

2 127B_WC FLEX_ENLARGED PLAN
A5.12 SCALE: 1/2" = 1'-0"

1 127A_WC FLEX_ENLARGED PLAN
A5.12 SCALE: 1/2" = 1'-0"



ARCHITECTURE | INTERIOR DESIGN | SAN FRANCISCO | BOSTON | BIRMINGHAM
225 Bryant Street, Suite 200, San Francisco, CA 94102 | 415.774.1332

CIVIL ENGINEER
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1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112

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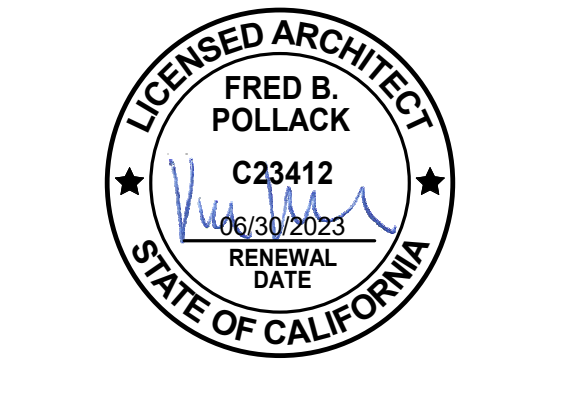
ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT

RECORD NO.: DEV22-1242

By: M. O'Brien Date: 07/27/2023

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MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
8	03/20/23	BID ADDENDUM
2	03/20/23	PLAN CHECK RESPONSE 2

Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVE
PALO ALTO, CA 94306



FLEX SPACE BATHS & PROP MGMT KITCHENETTE

JOB #: 1925
SCALE: As indicated

A5.12
PLAN CHECK REVISION 4 | DATE: 06/19/23

CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507

LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

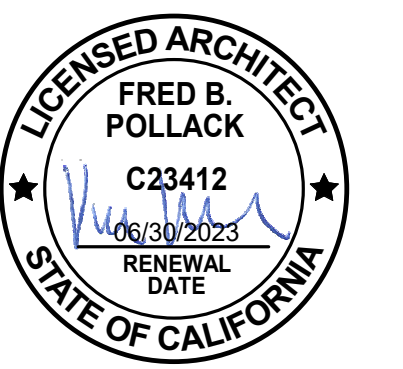
STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
 ARCATA, CA 95521

COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023

HARD COPY OF THESE STAMPED PLANS
 MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
2	03/20/23	PLAN CHECK RESPONSE 2
3	05/12/23	PLAN CHECK RESPONSE 3

Project:

MOBILITY CABINET LEGEND

- 1. REMOVABLE CABINET DOOR, SEE 1 & 9/A0.31
- 2. ACCESSIBILITY REACH FOR SHELF COUNT
- 3. FIXED, NO STORAGE
- 4. INACCESSIBLE SHELF
- 5. ACCESSIBLE SHELF

KITCHEN ELEVATION KEYNOTES

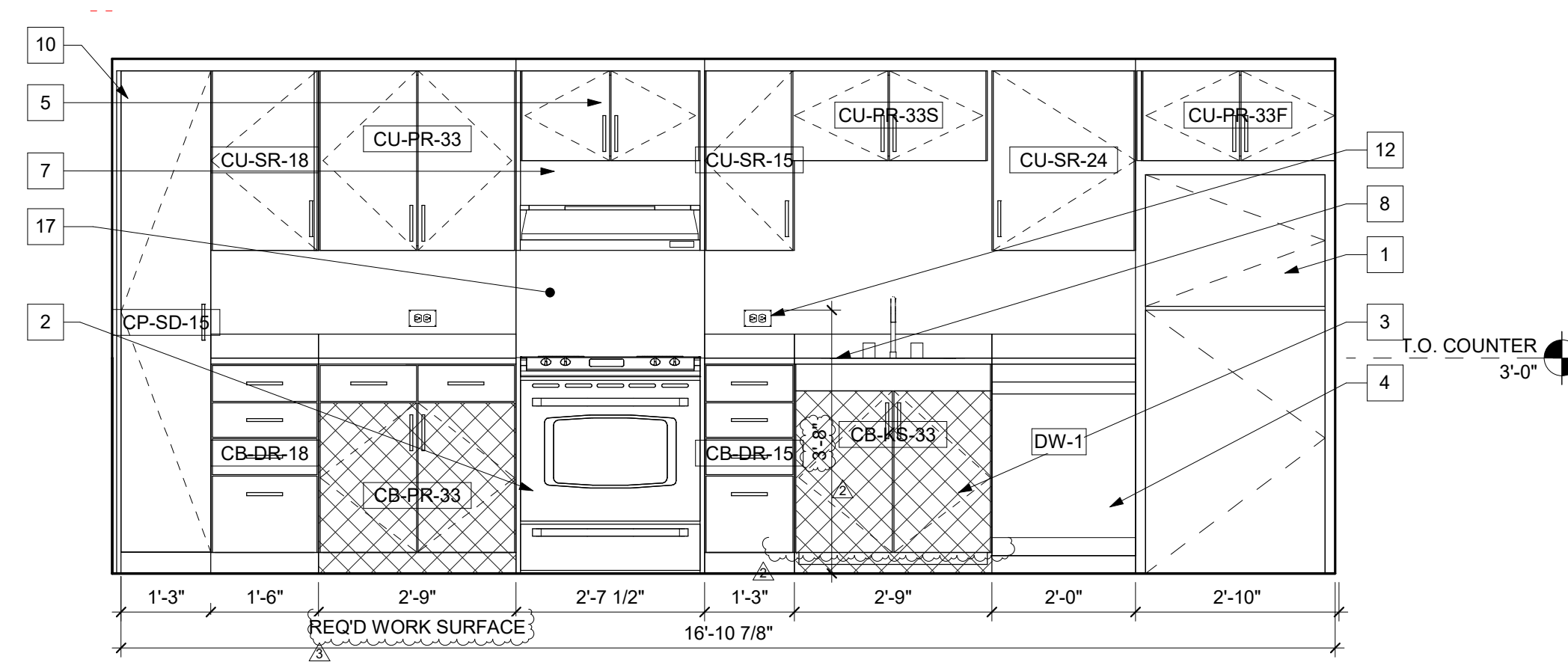
- 1. 18.0 CU FT TOP FREEZER REFRIGERATOR
- 2. 30" FREE STANDING ELECTRIC RANGE W/FRONT CONTROLS
- 3. KITCHEN SINK W/REMOVABLE CABINET AND REQ'D KNEE/TOE SPACE
- 4. DISHWASHER
- 5. CABINET WITH DUCT RANGE HOOD
- 6. SOFFIT, SEE RCP PLANS, SMD
- 7. RANGE HOOD WITH LIGHT
- 8. SOLID SURFACE COUNTER TOP WITH 4" BACKSPLASH
- 9. 0.7 CU FT MICROWAVE, PROVIDE POWER/OUTLET BEYOND
- 10. FULL HEIGHT PANTRY CABINET
- 11. SWITCH WITH SEPARATE FAN AND LIGHT CONTROLS, INSTALLED HORIZONTALLY, SED
- 12. GFI DUPLEX OUTLET, INSTALLED HORIZONTALLY, SED

SEE A0.31 FOR MOUNTING HEIGHTS

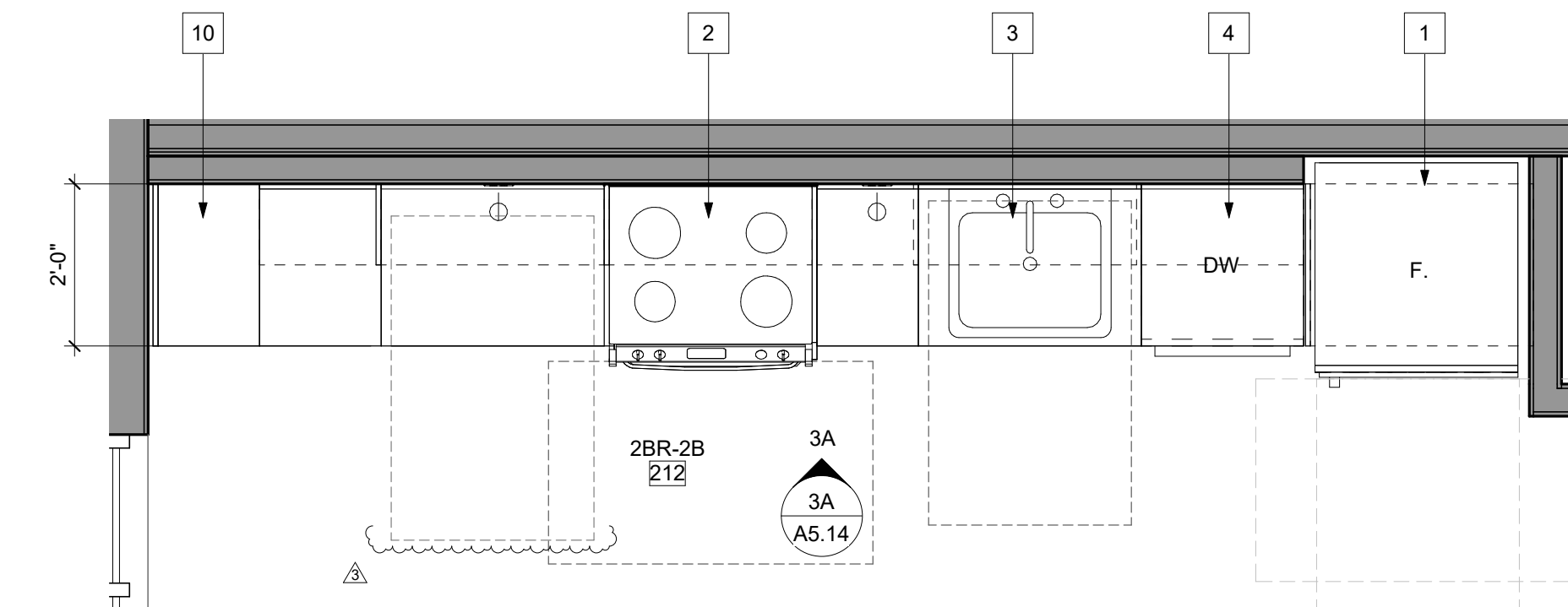
- 13. END PANEL
- 14. CORNER FILLER
- 15. HORIZONTAL WOOD SLAT WALL SYSTEM
- 16. SOLID SURFACE COUNTERTOP, SUPPORT FROM BELOW WITH BRACKETS
- 17. FULL HEIGHT STAINLESS STEEL BACKSPLASH AT RANGE
- 18. UNDERCABINET LIGHT
- 19. SWITCH FOR UNDERCABINET LIGHT
- 20. MID HEIGHT 2X4 FURRING, 4'-0" AFF
- 21. BLOCKING FOR TV MOUNTING
- 22. MEDIA OUTLET
- 23. SHELF - SEE DETAIL 12/A10.10
- 24. UNDERCOUNTER REFRIGERATOR
- 25. KITCHEN SINK W/ OPERABLE CABINET DOORS, TOE KICK ATTACHED

GENERAL NOTES

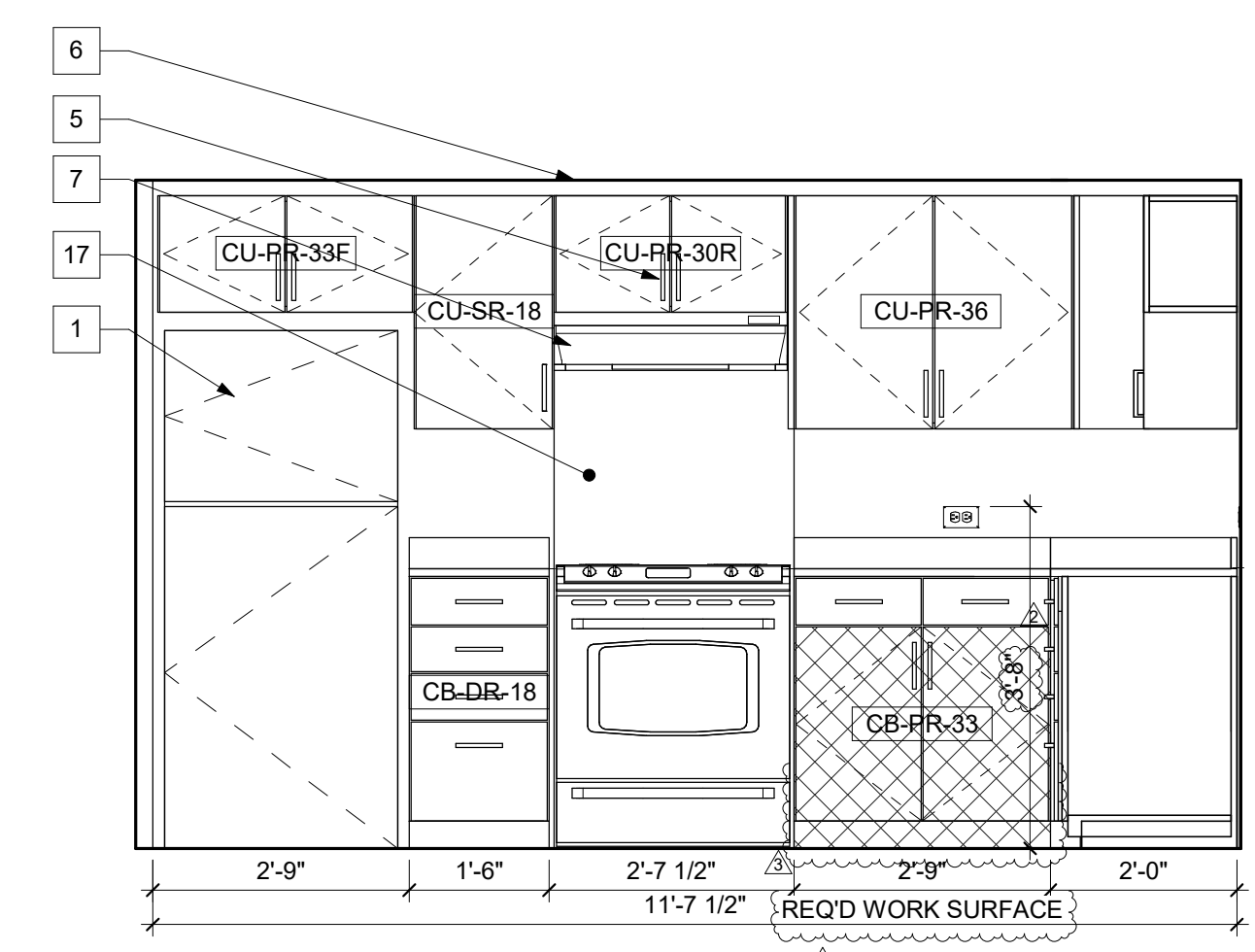
- 1. THE TOP OF THE ELECTRICAL BOXES ABOVE THE COUNTER ARE 3'-8" AFF. THE TOP OF THE ELECTRICAL BOXES AT THE MOBILITY UNITS ARE 3'-6" AFF.
- 2. BATHROOM WALLS TO HAVE A SEMI-GLOSS FINISH
- 3. SEE ACCESSIBILITY DETAILS A0.31



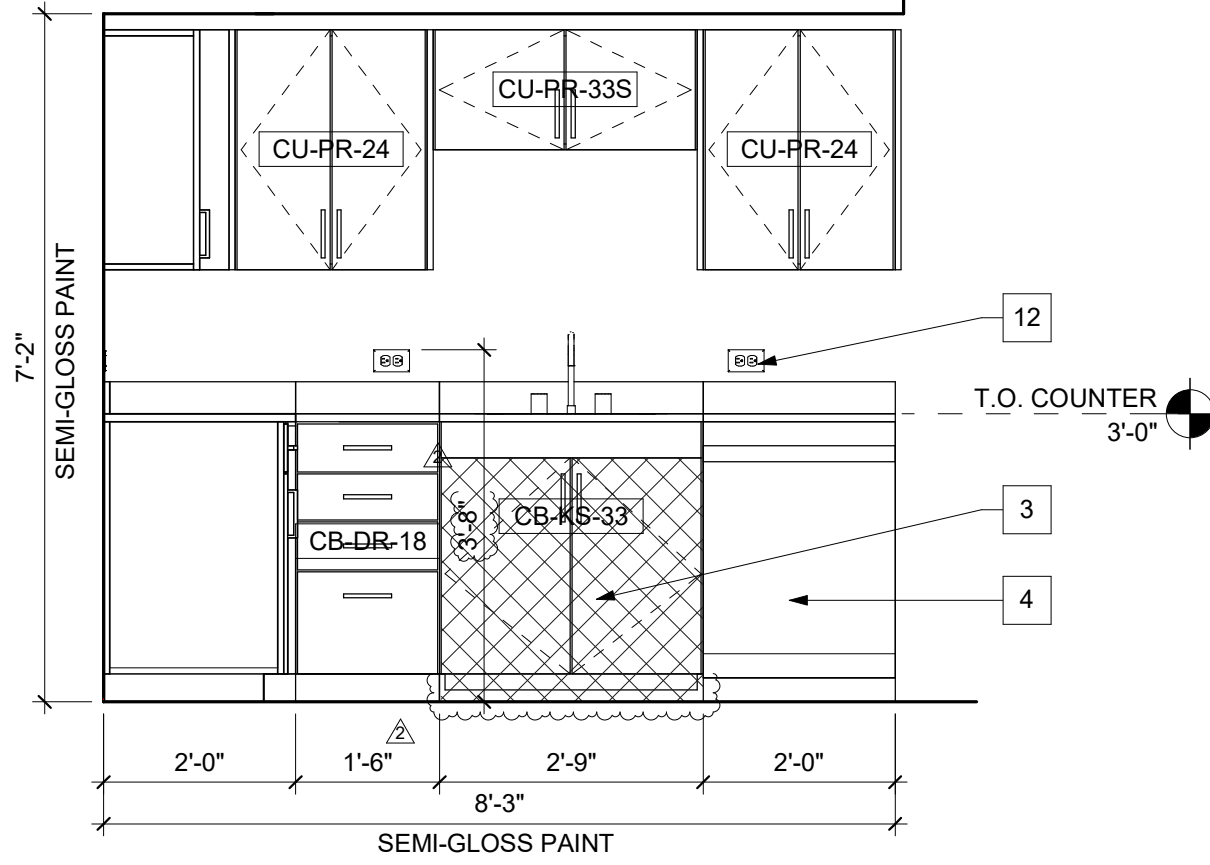
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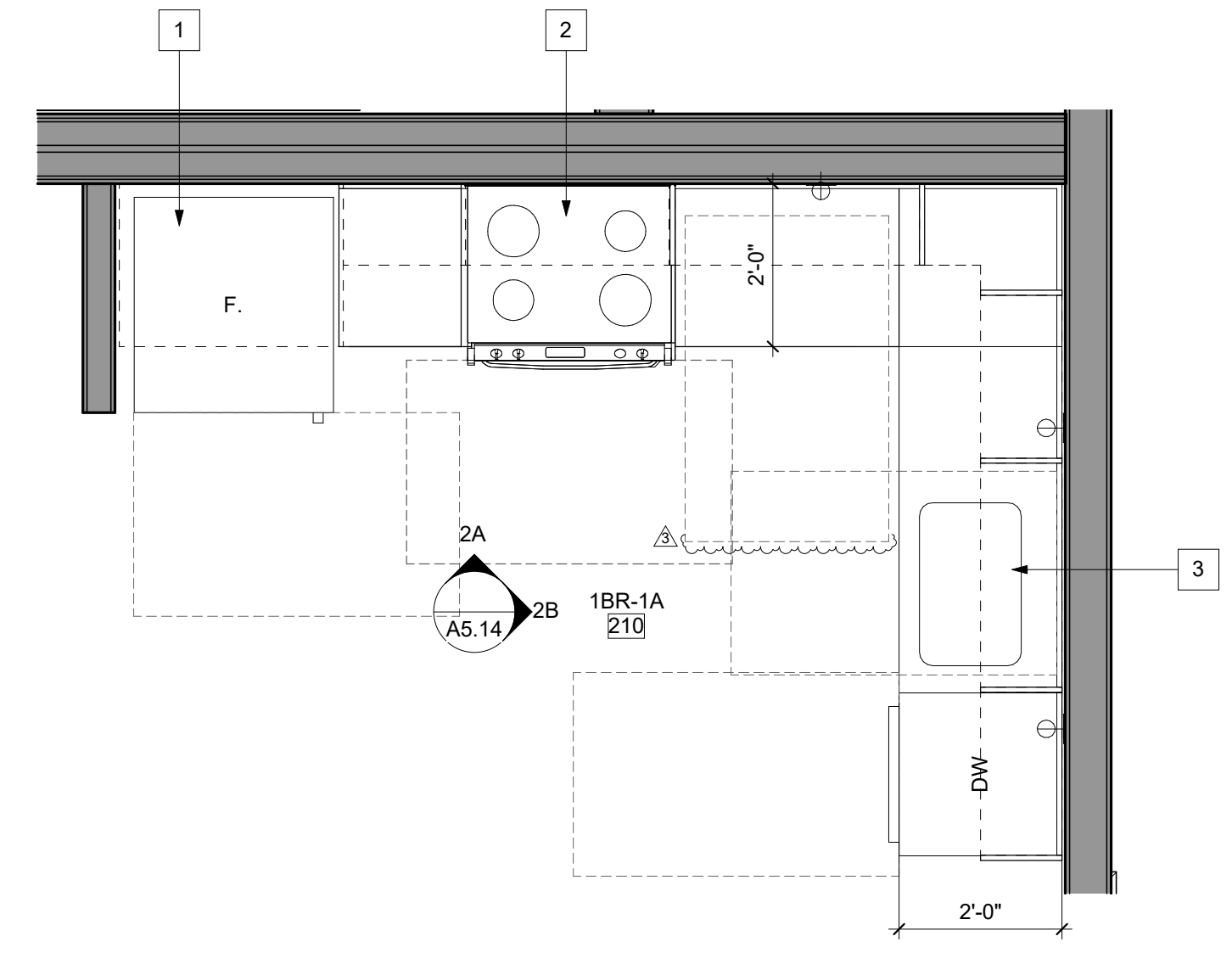
3 LEVEL 2-4 2BR KITCHEN, TYPICAL
 A5.14 ADAPTABLE UNIT KITCHEN
 SCALE: 1/2" = 1'-0"



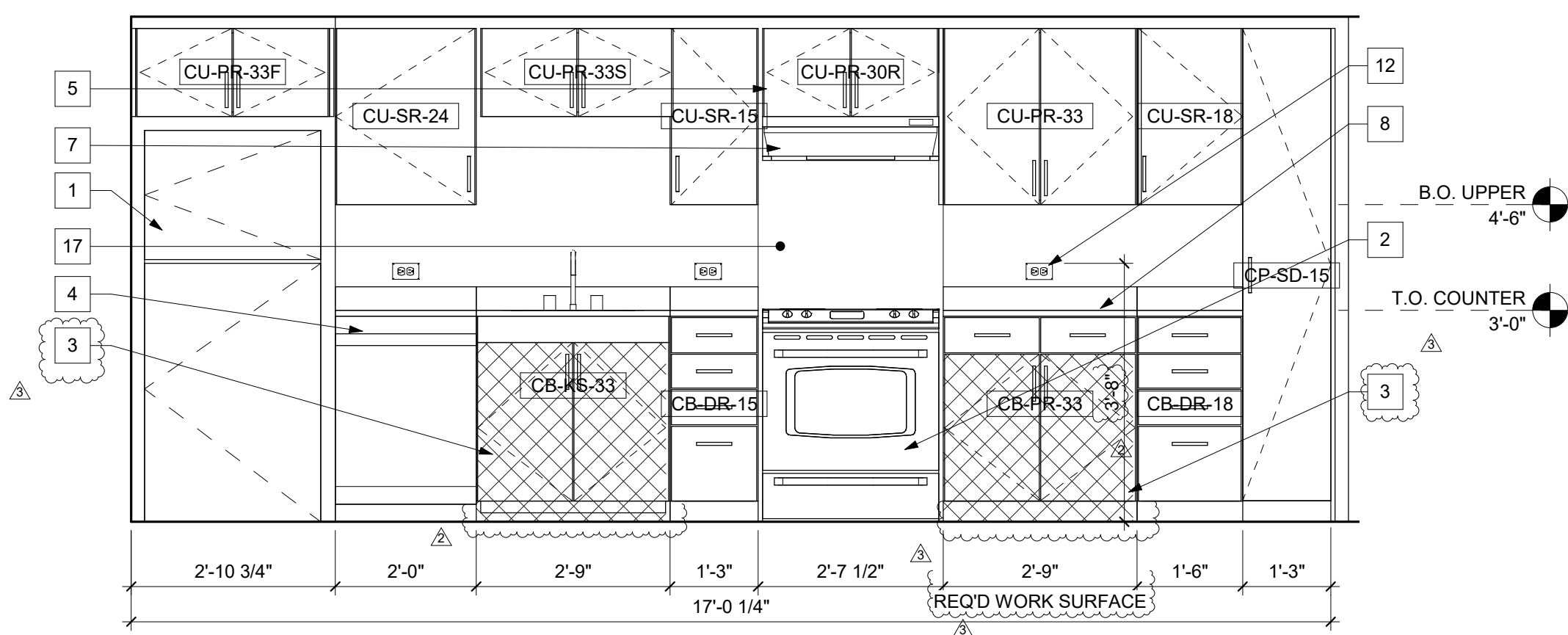
2A



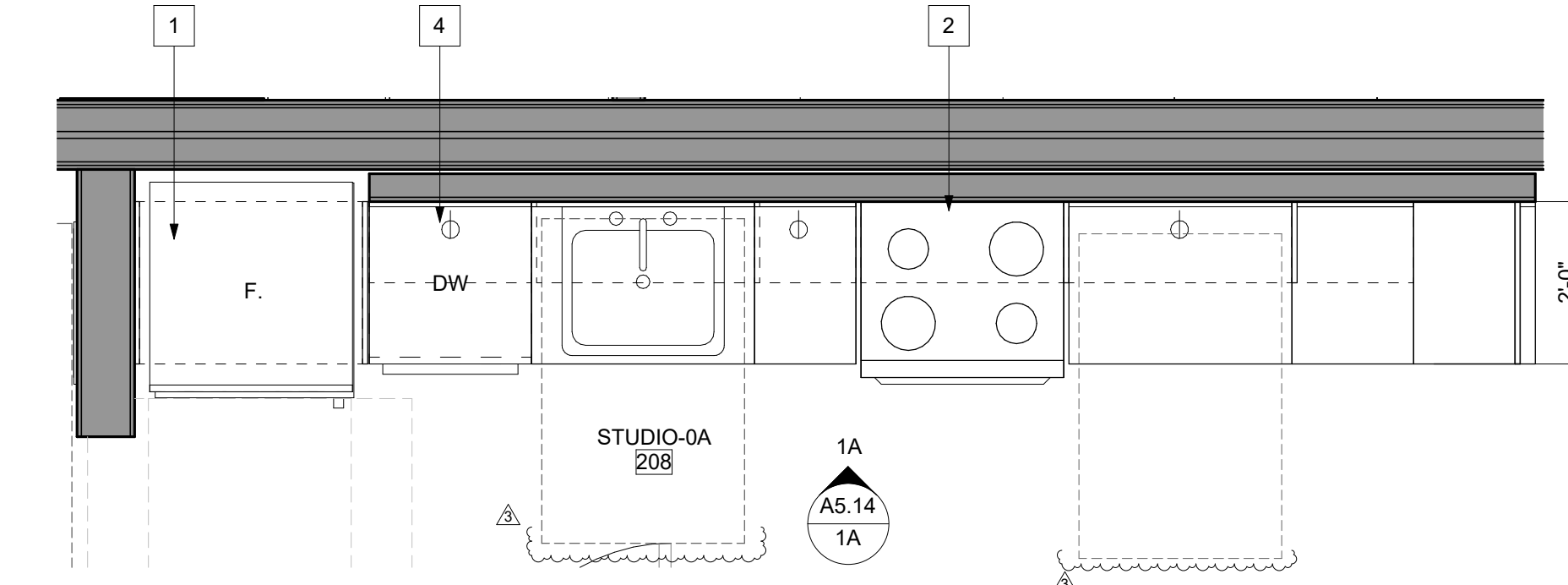
2B



2 LEVEL 2-4 1BR KITCHEN, TYPICAL
 A5.14 ADAPTABLE UNIT KITCHEN
 SCALE: 1/2" = 1'-0"



1A



1 LEVEL 2-4 0BR KITCHEN, TYPICAL
 A5.14 ADAPTABLE UNIT KITCHEN
 SCALE: 1/2" = 1'-0"

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306



**UNIT KITCHEN PLANS
 - LEVEL 2-4**

JOB #: 1925
 SCALE: As indicated

A5.14

PLAN CHECK REVISION 4 | DATE: 06/19/23

CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
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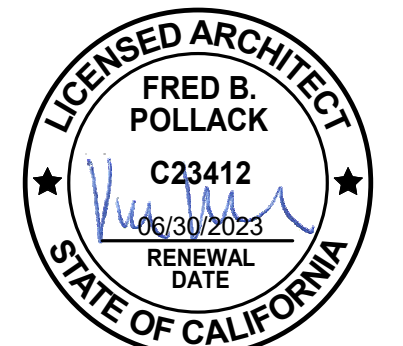
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2	03/09/23	PLAN CHECK RESPONSE 2
3	05/12/23	PLAN CHECK RESPONSE 3
4	06/19/23	PLAN CHECK RESPONSE 4

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306



**UNIT KITCHEN PLANS
 MOBILITY - LEVEL 2-4**

JOB #: 1925
 SCALE: As indicated

A5.15

PLAN CHECK REVISION 4 | DATE: 06/19/23

- GENERAL NOTES**
1. THE TOP OF THE ELECTRICAL BOXES ABOVE THE COUNTER ARE 3'-8" AFF. THE TOP OF THE ELECTRICAL BOXES AT THE MOBILITY UNITS ARE 3'-6" AFF.
 2. BATHROOM WALLS TO HAVE A SEMI-GLOSS FINISH
 3. SEE ACCESSIBILITY DETAILS A0.31

- 19 SWITCH FOR UNDERCABINET LIGHT
- 20 MID HEIGHT 2X4 FURRING, 4'-0" AFF
- 21 BLOCKING FOR TV MOUNTING
- 22 MEDIA OUTLET
- 23 SHELF - SEE DETAIL 12/A.10.10
- 24 UNDERCOUNTER REFRIGERATOR
- 25 KITCHEN SINK W/ OPERABLE CABINET DOORS, TOE KICK ATTACHED

- 13 END PANEL
- 14 CORNER FILLER
- 15 HORIZONTAL WOOD SLAT WALL SYSTEM
- 16 SOLID SURFACE COUNTERTOP, SUPPORT FROM BELOW WITH BRACKETS
- 17 FULL HEIGHT STAINLESS STEEL BACKSPLASH AT RANGE
- 18 UNDERCABINET LIGHT

- 7 RANGE HOOD WITH LIGHT
- 8 SOLID SURFACE COUNTER TOP WITH 4" BACKSPLASH
- 9 0.7 CU FT MICROWAVE, PROVIDE POWER/OUTLET BEYOND
- 10 FULL HEIGHT PANTRY CABINET
- 11 SWITCH WITH SEPARATE FAN AND LIGHT CONTROLS, INSTALLED HORIZONTALLY, SED
- 12 GFCI DUPLEX OUTLET, INSTALLED HORIZONTALLY, SED

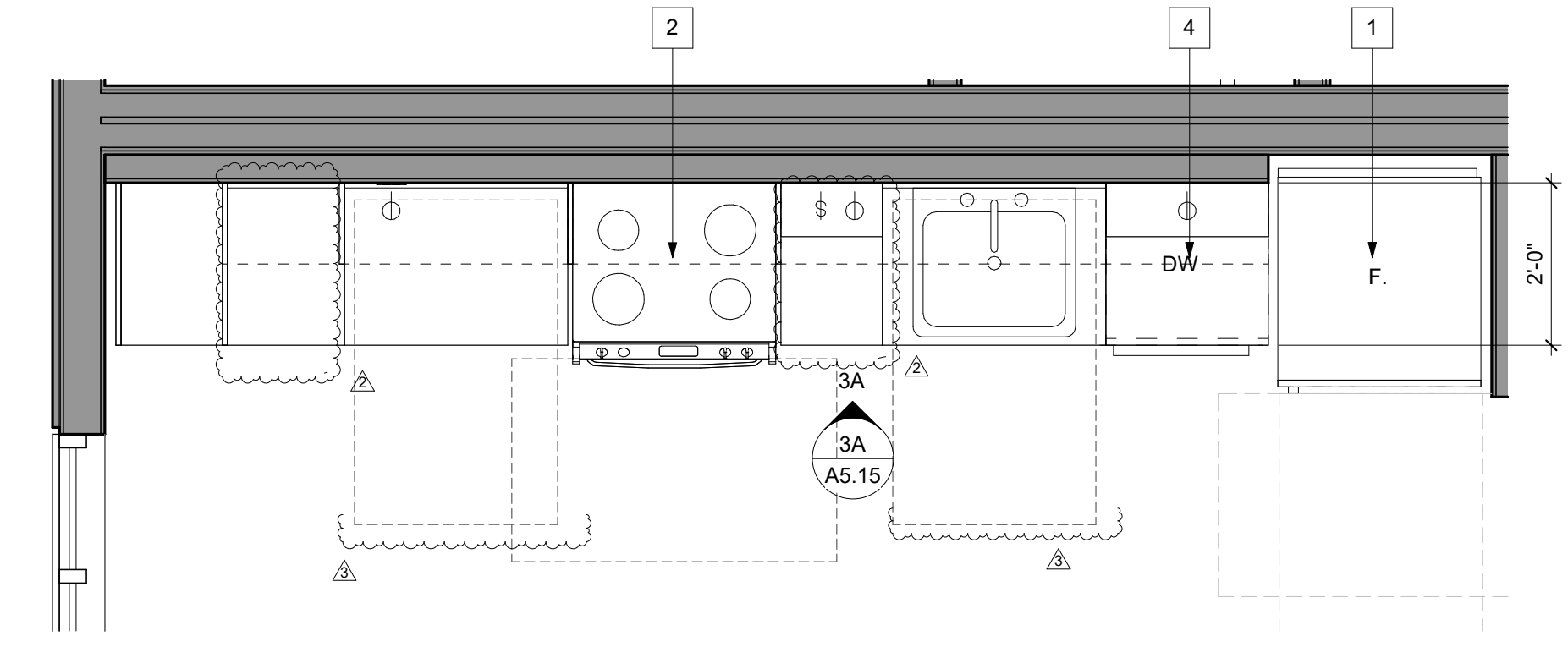
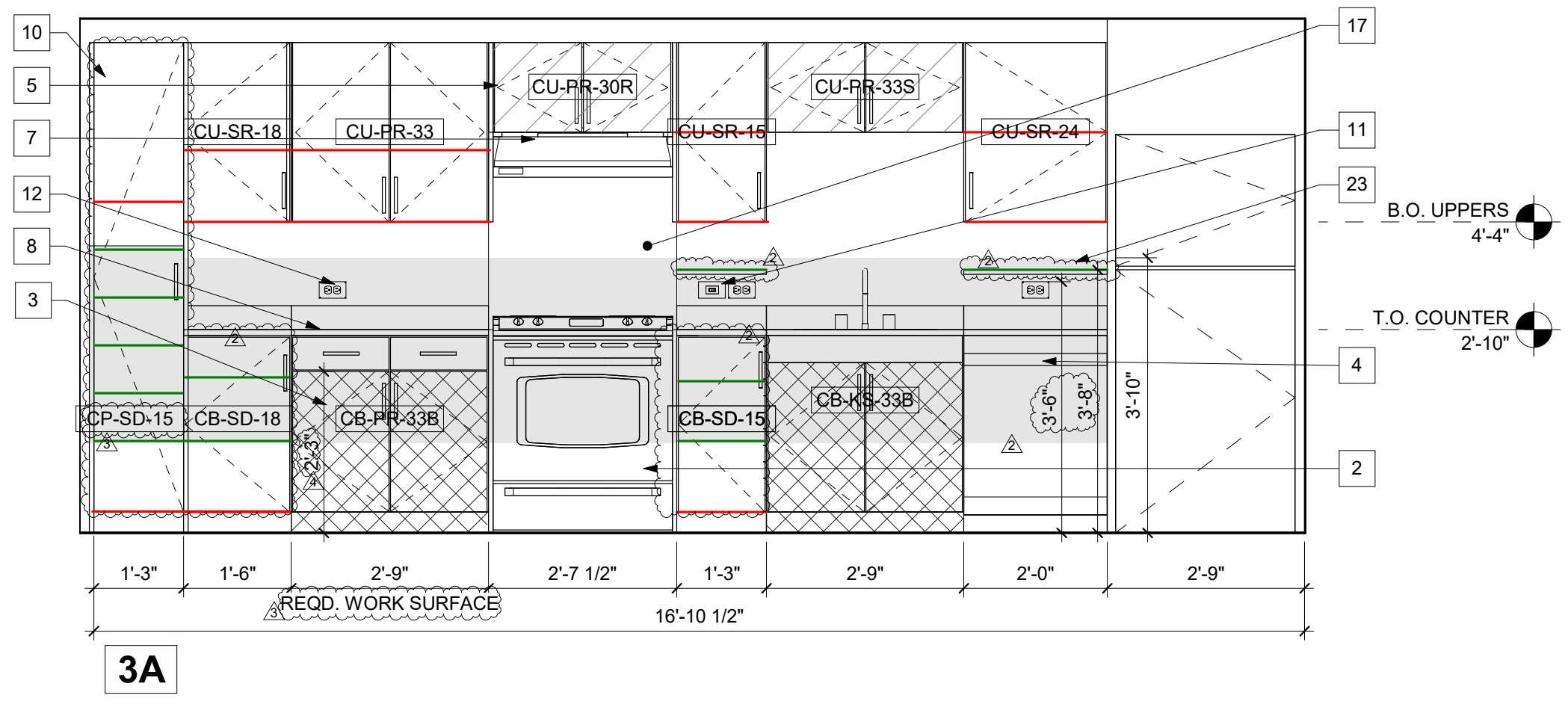
- 1 18.0 CU FT TOP FREEZER REFRIGERATOR
- 2 30" FREE STANDING ELECTRIC RANGE W/FRONT CONTROLS
- 3 KITCHEN SINK W/REMOVABLE CABINET AND REQ'D KNEE/TOE SPACE
- 4 DISHWASHER
- 5 CABINET WITH DUCT RANGE HOOD
- 6 SOFFIT, SEE RCP PLANS, SMD

- MOBILITY CABINET LEGEND**
- REMOVABLE CABINET DOOR, SEE 1 & 9/A0.31
 - ACCESSIBILITY REACH FOR SHELF COUNT
 - FIXED, NO STORAGE
 - INACCESSIBLE SHELF
 - ACCESSIBLE SHELF

SEE A0.31 FOR MOUNTING HEIGHTS

MOBILITY SHELF COUNTS 2BR

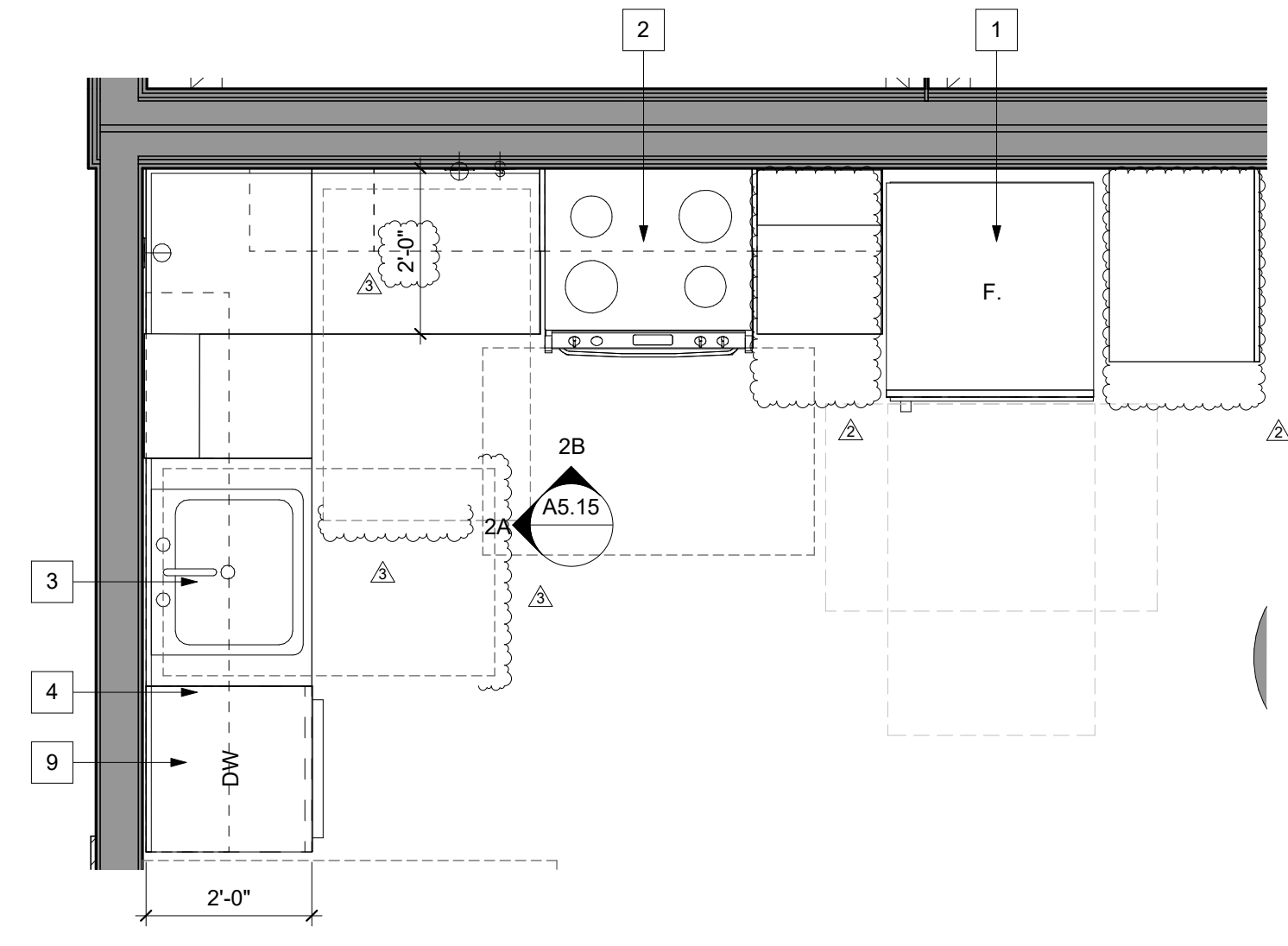
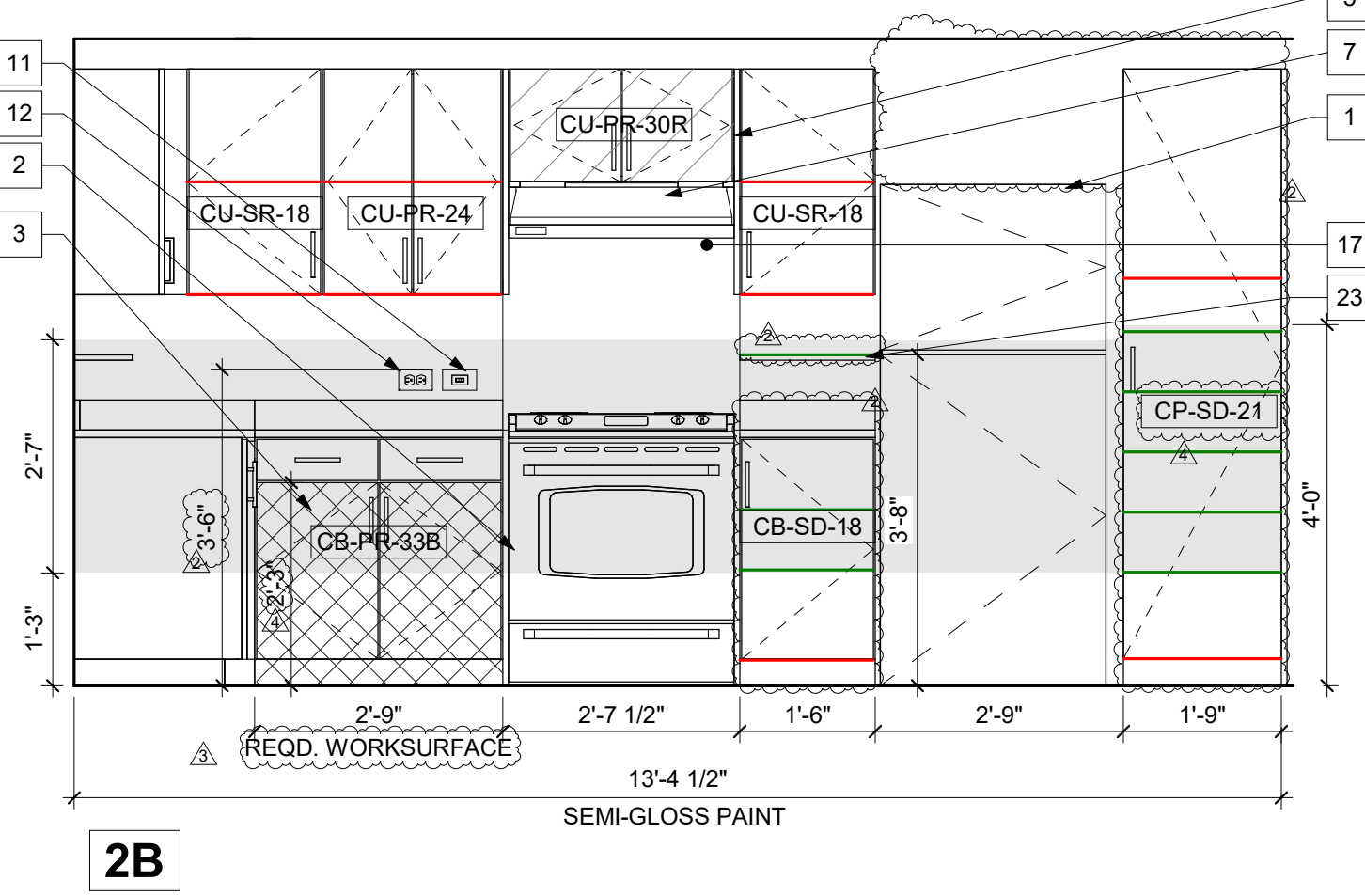
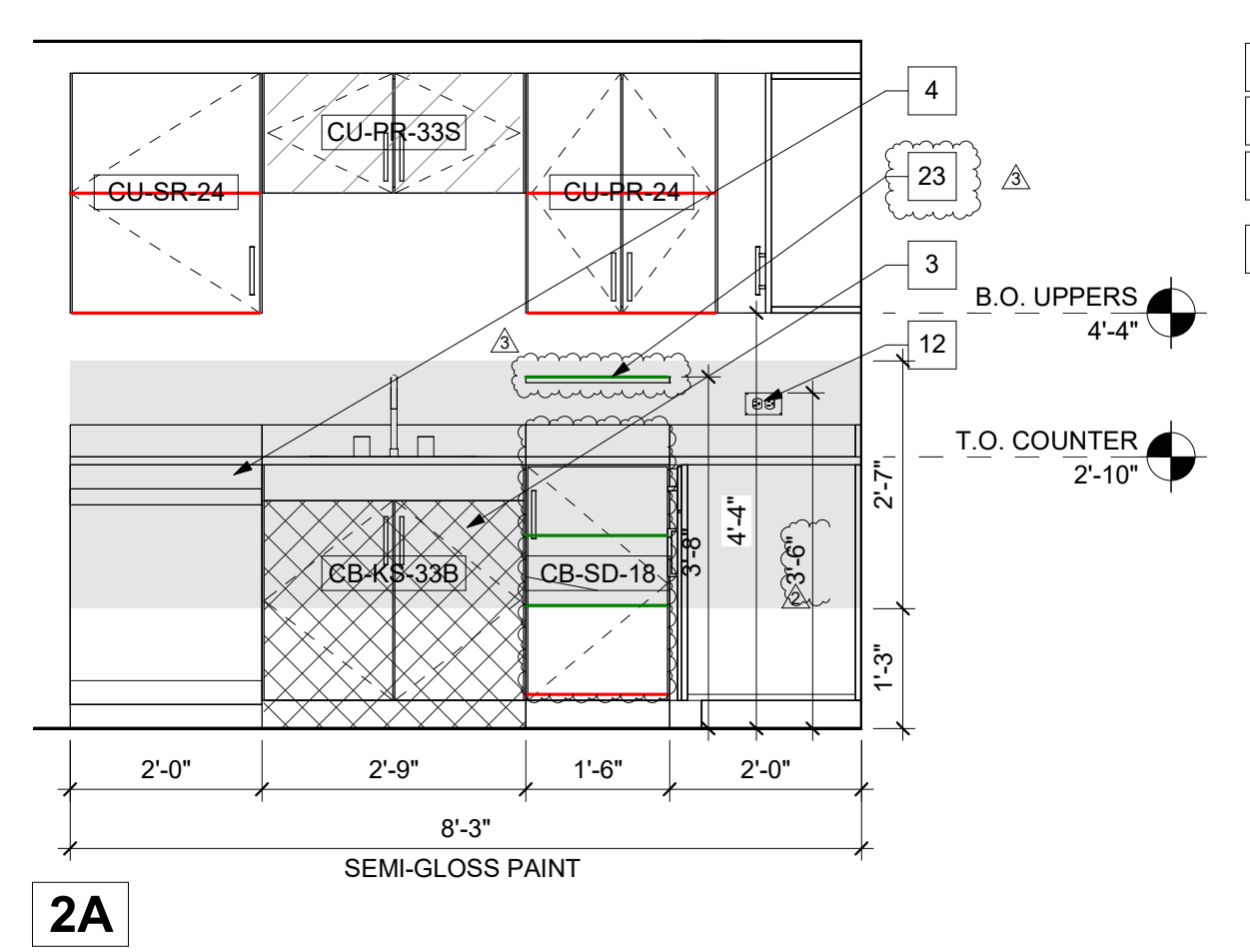
Cabinet Tag	Accessible Shelf	Inaccessible Shelf	Width (inches)	Depth (inches)	Area per Shelf (SF)	Accessible Storage (SF)	Inaccessible Storage (SF)	Total Storage (SF)
CU-SR-24	0	2	24	12	2.00	0.00	4.00	4.00
CU-SR-15	0	2	15	12	1.25	0.00	2.50	2.50
CB-SD-15	2	1	15	24	2.50	5.00	2.50	7.50
CU-PR-33	0	2	33	12	2.75	0.00	5.50	5.50
CU-SR-18	0	2	18	12	1.50	0.00	3.00	3.00
CB-SD-18	2	1	18	24	3.00	6.00	3.00	9.00
CP-SD-15	5	2	15	24	2.50	12.50	5.00	17.50
WALL SHELF 24	1	0	24	8	1.33	1.33	0.00	1.33
WALL SHELF 15	1	0	15	8	0.83	0.83	0.00	0.83
CB-KS-33B	-	-	-	-	-	-	-	-
CU-PR-33S	-	-	-	-	-	-	-	-
CB-PR-33B	-	-	-	-	-	-	-	-
CU-PR-30R	-	-	-	-	-	-	-	-
TOTAL						25.67	25.50	51.17
ACCESSIBLE SHELF %						50.16%		



3 LEVEL 2-4 2BR KITCHEN, 11B MOBILITY
 A5.15 SCALE: 1/2" = 1'-0"

MOBILITY SHELF COUNTS 1BR - L2-4

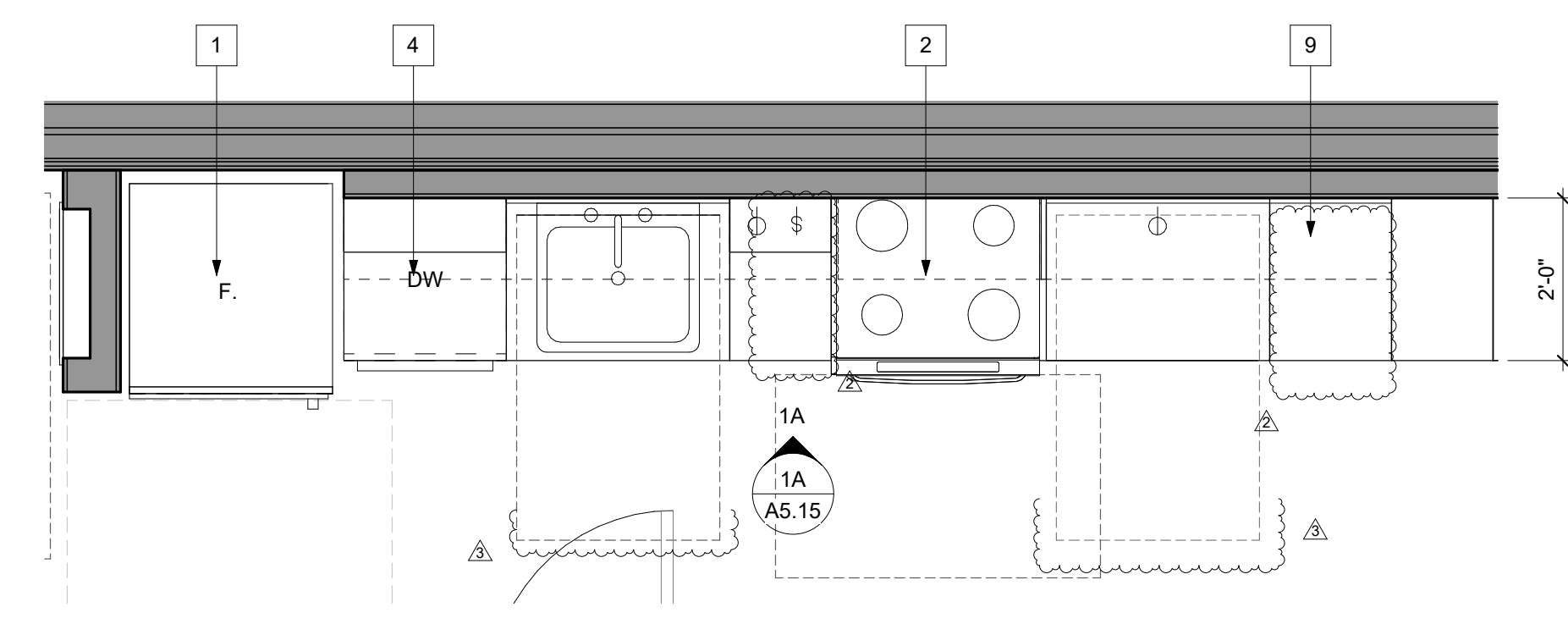
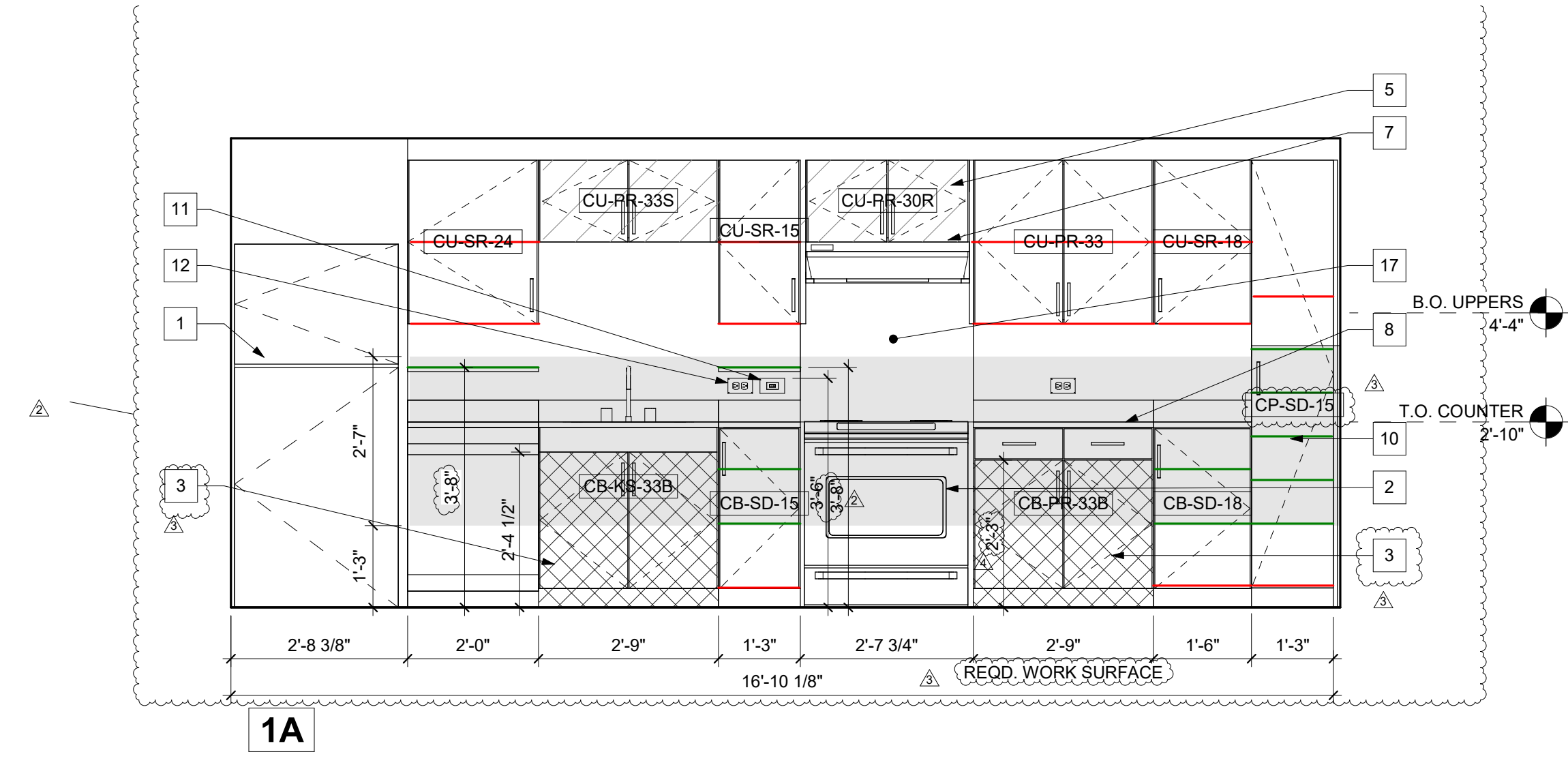
Cabinet Tag	Accessible Shelf	Inaccessible Shelf	Width (inches)	Depth (inches)	Area per Shelf (SF)	Accessible Storage (SF)	Inaccessible Storage (SF)	Total Storage (SF)
CB-SD-18	2	1	18	24	3.00	6.00	3.00	9.00
CU-SR-18	0	2	18	12	1.50	0.00	3.00	3.00
CU-SR-18	0	2	18	12	1.50	0.00	3.00	3.00
CU-SR-24	0	2	24	12	2.00	0.00	4.00	4.00
CB-SD-18	2	1	18	24	3.00	6.00	3.00	9.00
CU-PR-24	0	2	24	12	2.00	0.00	4.00	4.00
CU-PR-24	0	2	24	12	2.00	0.00	4.00	4.00
CP-SD-21	5	2	21	24	3.50	17.50	7.00	24.50
WALL SHELF 18	1	0	18	8	1.00	1.00	0.00	1.00
WALL SHELF 18	1	0	18	8	1.00	1.00	0.00	1.00
CB-KS-33B	-	-	-	-	-	-	-	-
CU-PR-33S	-	-	-	-	-	-	-	-
CB-PR-33B	-	-	-	-	-	-	-	-
CU-PR-30R	-	-	-	-	-	-	-	-
TOTAL						31.50	31.00	62.50
ACCESSIBLE SHELF %						50.40%		



2 LEVEL 2-4 1BR KITCHEN, 11B MOBILITY
 A5.15 SCALE: 1/2" = 1'-0"

MOBILITY SHELF COUNTS 2BR

Cabinet Tag	Accessible Shelf	Inaccessible Shelf	Width (inches)	Depth (inches)	Area per Shelf (SF)	Accessible Storage (SF)	Inaccessible Storage (SF)	Total Storage (SF)
CU-SR-24	0	2	24	12	2.00	0.00	4.00	4.00
CU-SR-15	0	2	15	12	1.25	0.00	2.50	2.50
CB-SD-15	2	1	15	24	2.50	5.00	2.50	7.50
CU-PR-33	0	2	33	12	2.75	0.00	5.50	5.50
CU-SR-18	0	2	18	12	1.50	0.00	3.00	3.00
CB-SD-18	2	1	18	24	3.00	6.00	3.00	9.00
CP-SD-15	5	2	15	24	2.50	12.50	5.00	17.50
WALL SHELF 24	1	0	24	8	1.33	1.33	0.00	1.33
WALL SHELF 15	1	0	15	8	0.83	0.83	0.00	0.83
CB-KS-33B	-	-	-	-	-	-	-	-
CU-PR-33S	-	-	-	-	-	-	-	-
CB-PR-33B	-	-	-	-	-	-	-	-
CU-PR-30R	-	-	-	-	-	-	-	-
TOTAL						25.67	25.50	51.17
ACCESSIBLE SHELF %						50.16%		



1 LEVEL 2-4 STUDIO KITCHEN, 11B MOBILITY
 A5.15 SCALE: 1/2" = 1'-0"

UNIT BATH ELEVATION KEYNOTES

SEE A0.31 FOR ALL MOUNTING HEIGHTS

- | | | |
|--|--|---|
| 1 INTEGRAL COUNTERTOP, BACKSPLASH, OFFSET SINK BOWL | 11 CONTROLS FOR ADAPTABLE UNITS, SPD | 21 WALL MOUNTED MIRROR |
| 2 SINGLE HOLE FAUCET, SPD | 12 BLOCKING FOR SHOWER GRAB BARS, ADAPTABLE UNITS | 22 MEDICINE CABINET |
| 3 REMOVABLE BASE CABINET FOR ADAPTABLE UNIT | 13 OFFSET CONTROLS FOR MOBILITY UNITS, SPD | 23 TOILET PAPER HOLDER |
| 4 BASE CABINET BRACKET WITH CLEAR FLOOR SPACE, MOBILITY UNIT | 14 HANDSHOWER AND MOUNT FOR MOBILITY UNITS, SPD | 24 TOWEL BARS, 24" WITH SOLID BLOCKING BEHIND |
| 5 TOILET, SPD | 15 BACK, SIDE AND FRONT INSTALLED SHOWER GRAB BARS AT MOBILITY UNITS | 25 TOWEL RING, WITH SOLID BLOCKING BEHIND |
| 6 BLOCKING FOR TOILET GRAB BARS AT ADAPTABLE UNITS | 16 SHOWER SEAT FOR MOBILITY UNITS | 26 ROBE HOOK |
| 7 INSTALLED TOILET GRAB BARS AT MOBILITY UNITS | 17 GFCI DUPLEX OUTLET, INSTALLED HORIZONTALLY, SED | 27 FIBERGLASS WALK-IN SHOWER ENCLOSURE, SLOPED TO DRAIN |
| 8 TUB/SHOWER WITH ACRYLIC INTEGRAL SURROUND, SPD | 18 WALL SWITCHES, SED | 28 WASHER/DRYER HOOKUP |
| 9 TUB SPOUT, SPD | 19 WALL MOUNTED VANITY LIGHT, SED | 29 EXTRA HANDSHOWER MOUNT AT MOBILITY UNIT |
| 10 FIXED SHOWER HEAD | 20 BATH FAN WITH INTEGRATED LIGHT, SMD | 30 FLOOR DRAIN |

GENERAL NOTES

1. PROVIDE SEMI-GLOSS PAINT AT ALL BATHROOM WALLS.
2. THE CROSS-HATCHED PATTERN INDICATES A REMOVABLE BASE CABINET.
3. SEE SHEET A0.31 FOR ACCESSIBILITY DETAILS.

VAN METER WILLIAMS POLLACK LLP
 ARCHITECTURE | INTERIOR DESIGN | SAN FRANCISCO | BOSTON | BIRMINGHAM
 225 Bryant Street, Suite 200, San Francisco, CA 94102 | 415.424.1332

CIVIL ENGINEER
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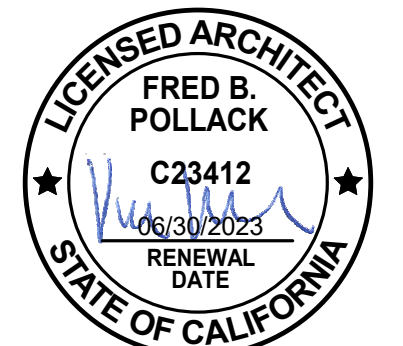
STRUCTURAL ENGINEER
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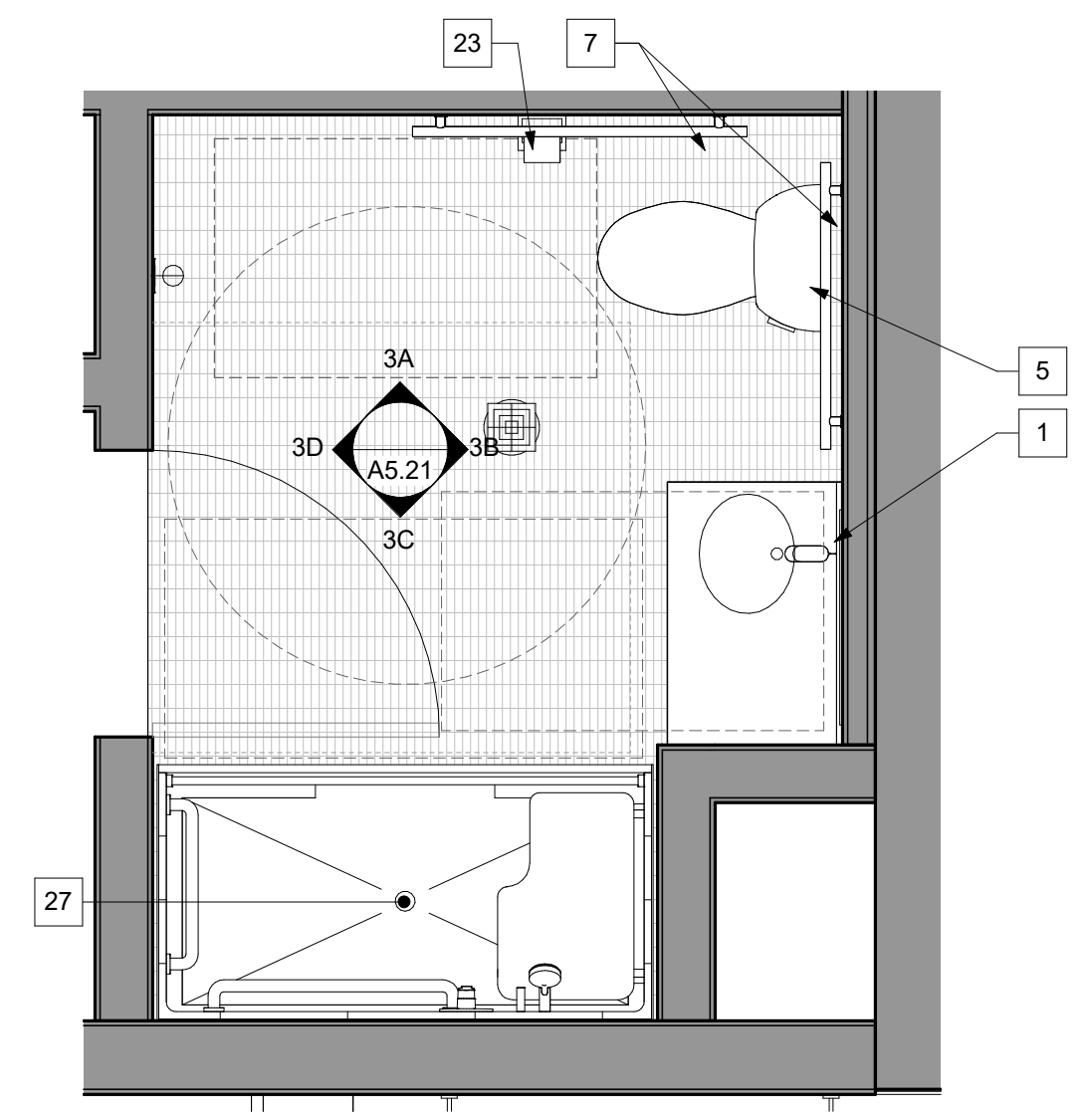
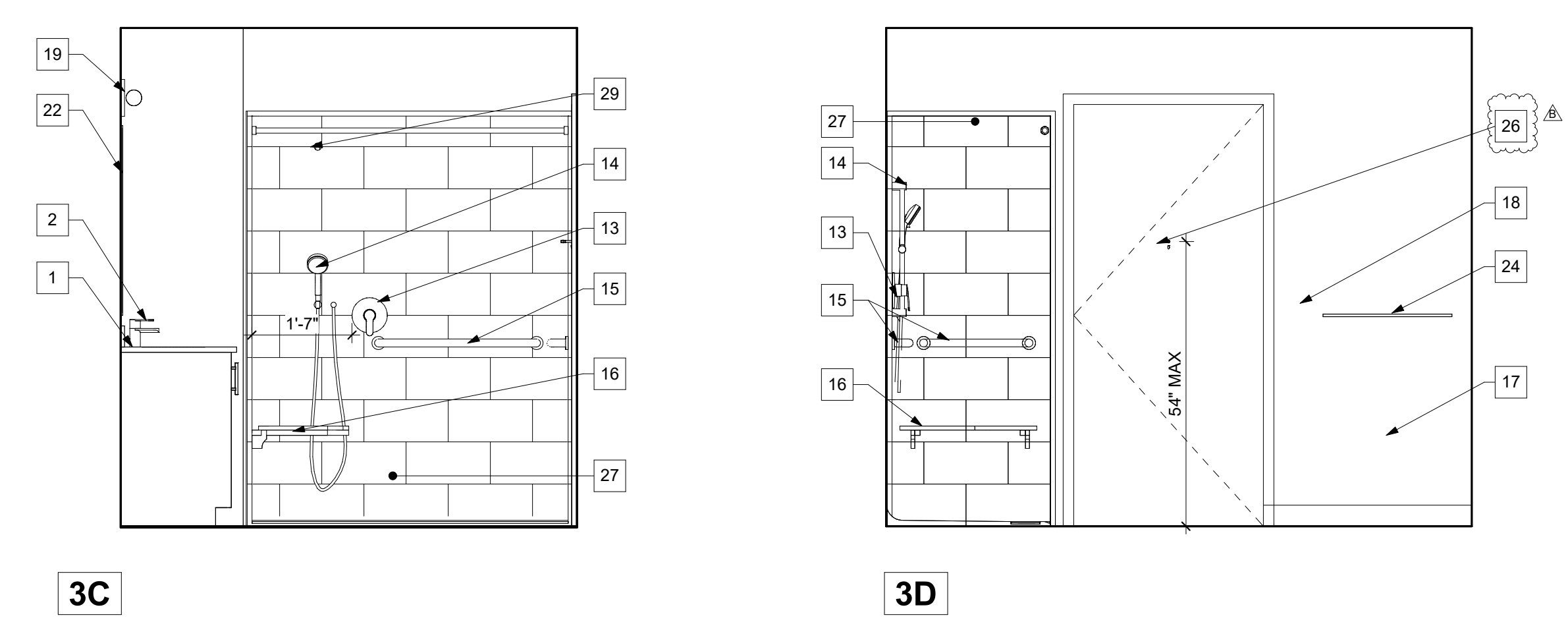
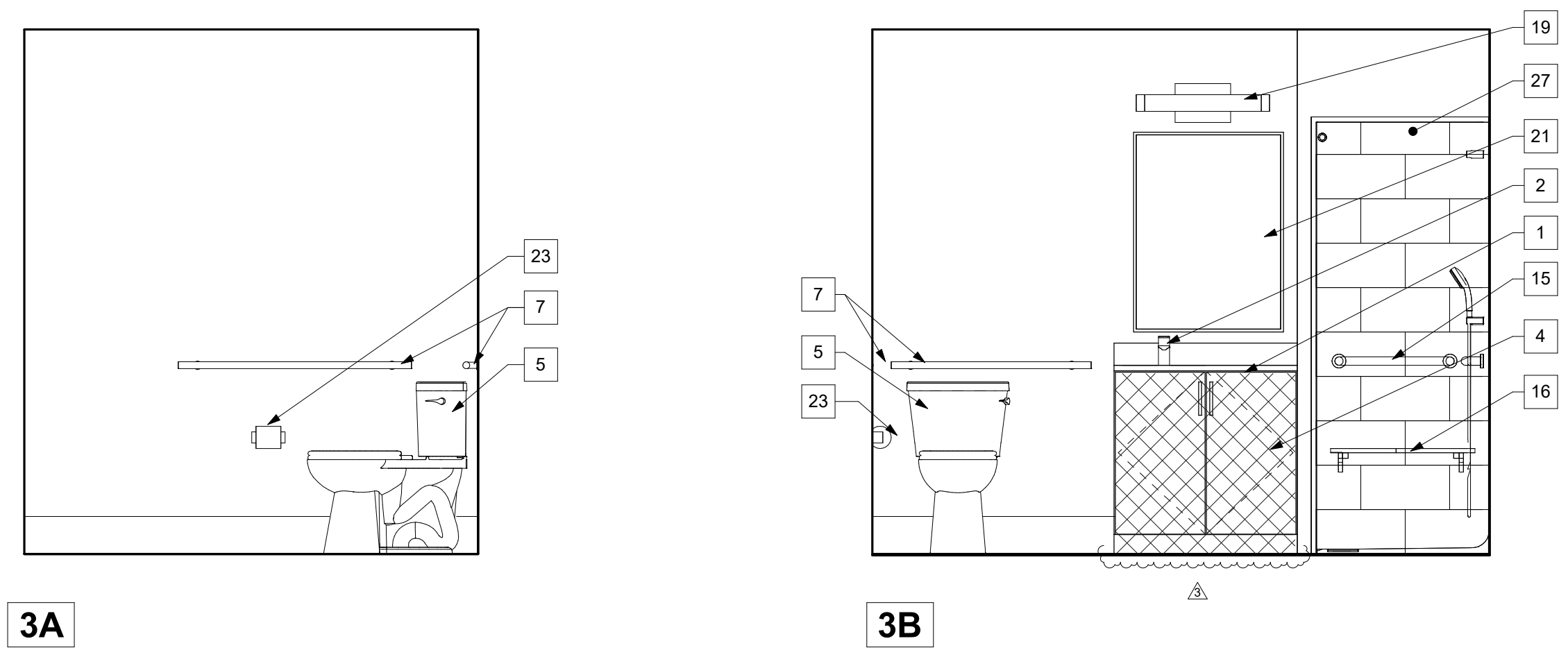
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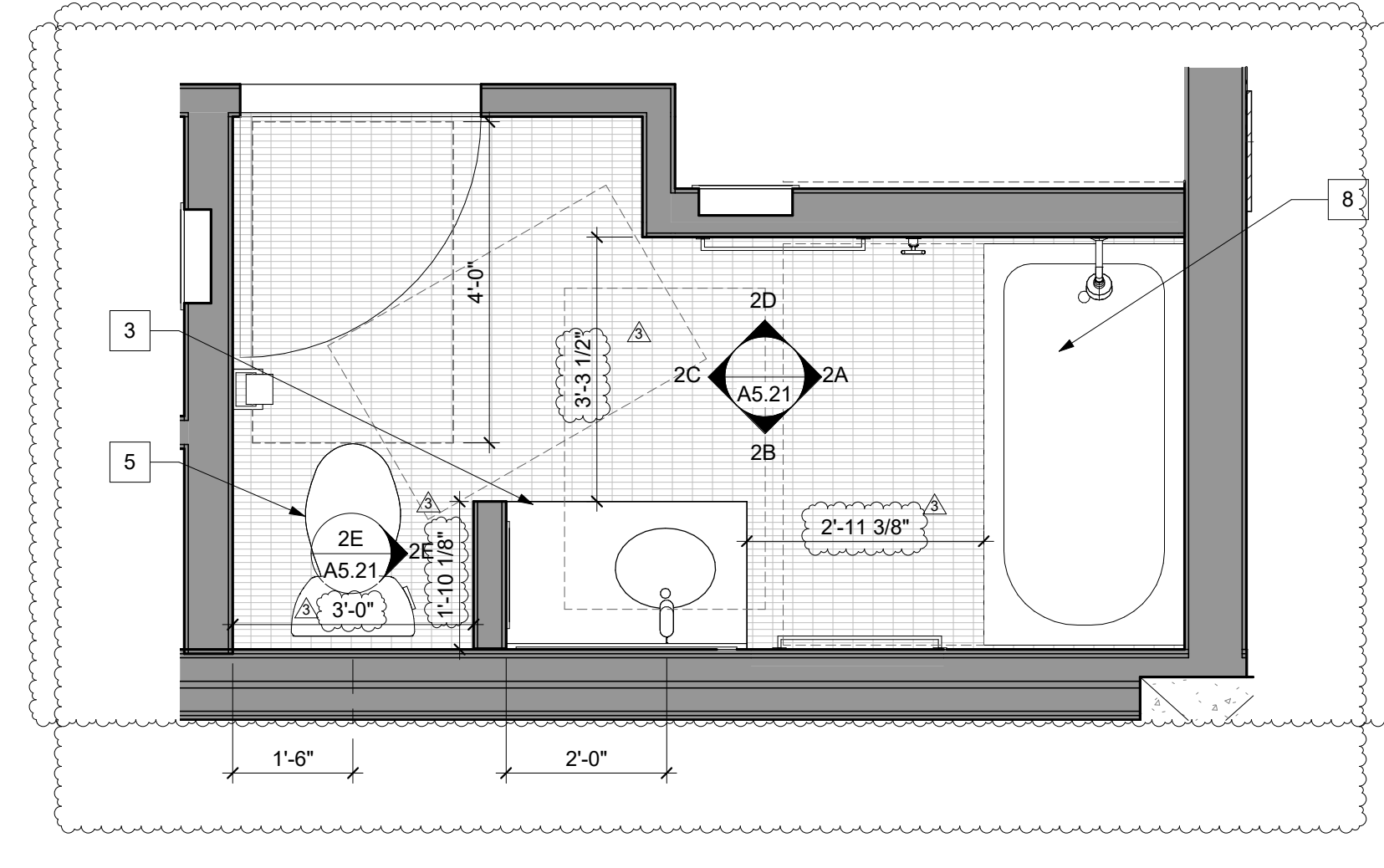
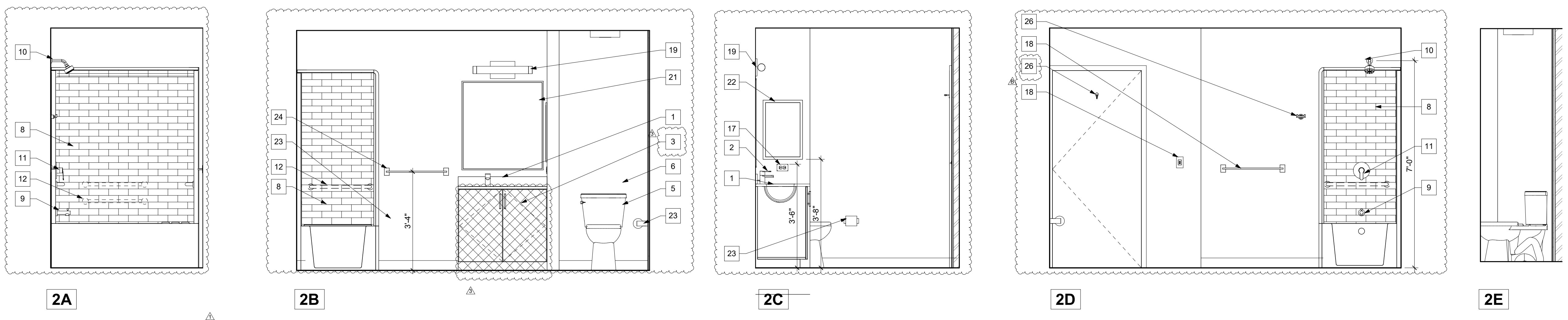


ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
B	03/20/23	BID ADDENDUM
2	03/20/23	PLAN CHECK RESPONSE 2
3	05/12/23	PLAN CHECK RESPONSE 3

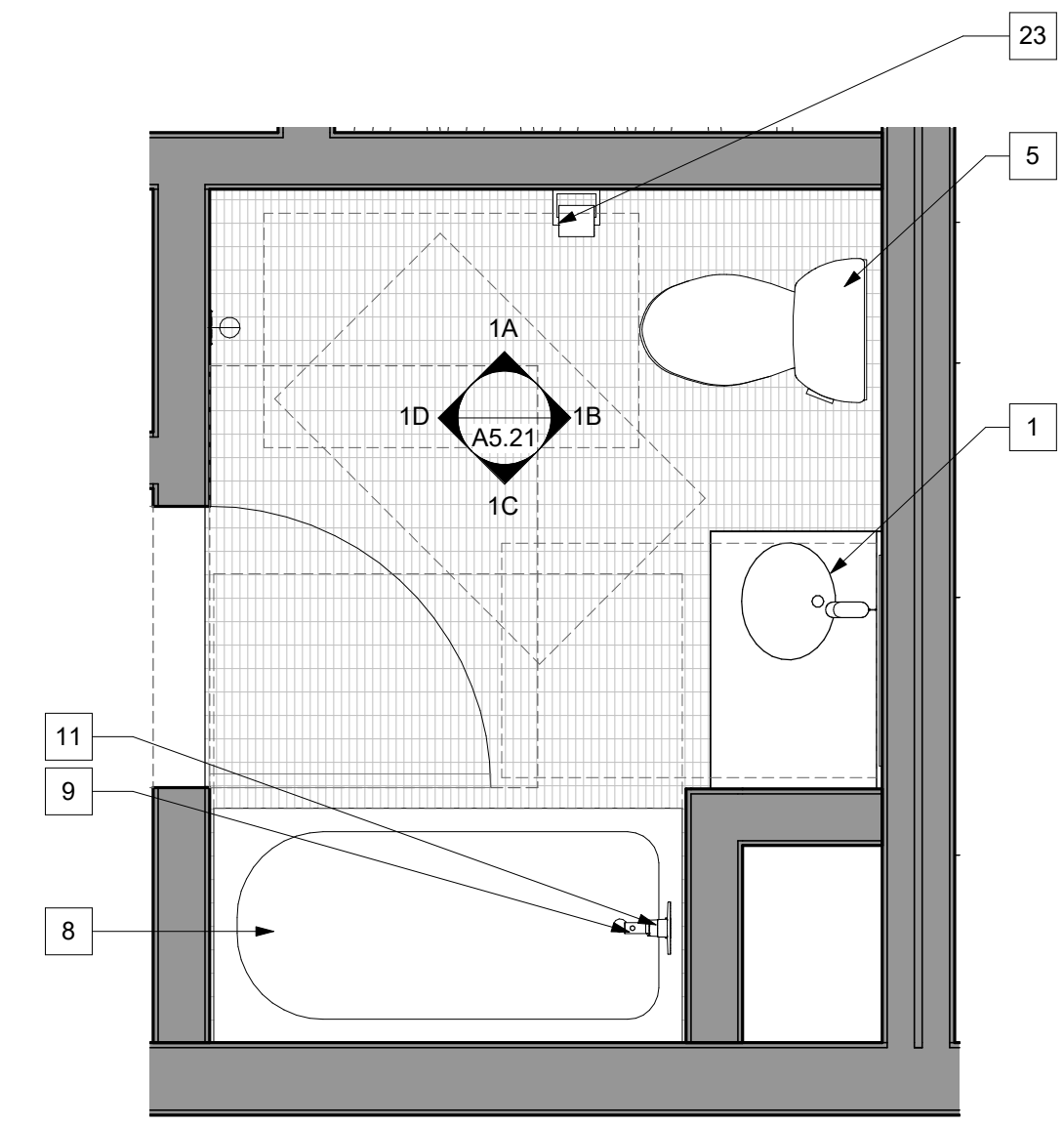
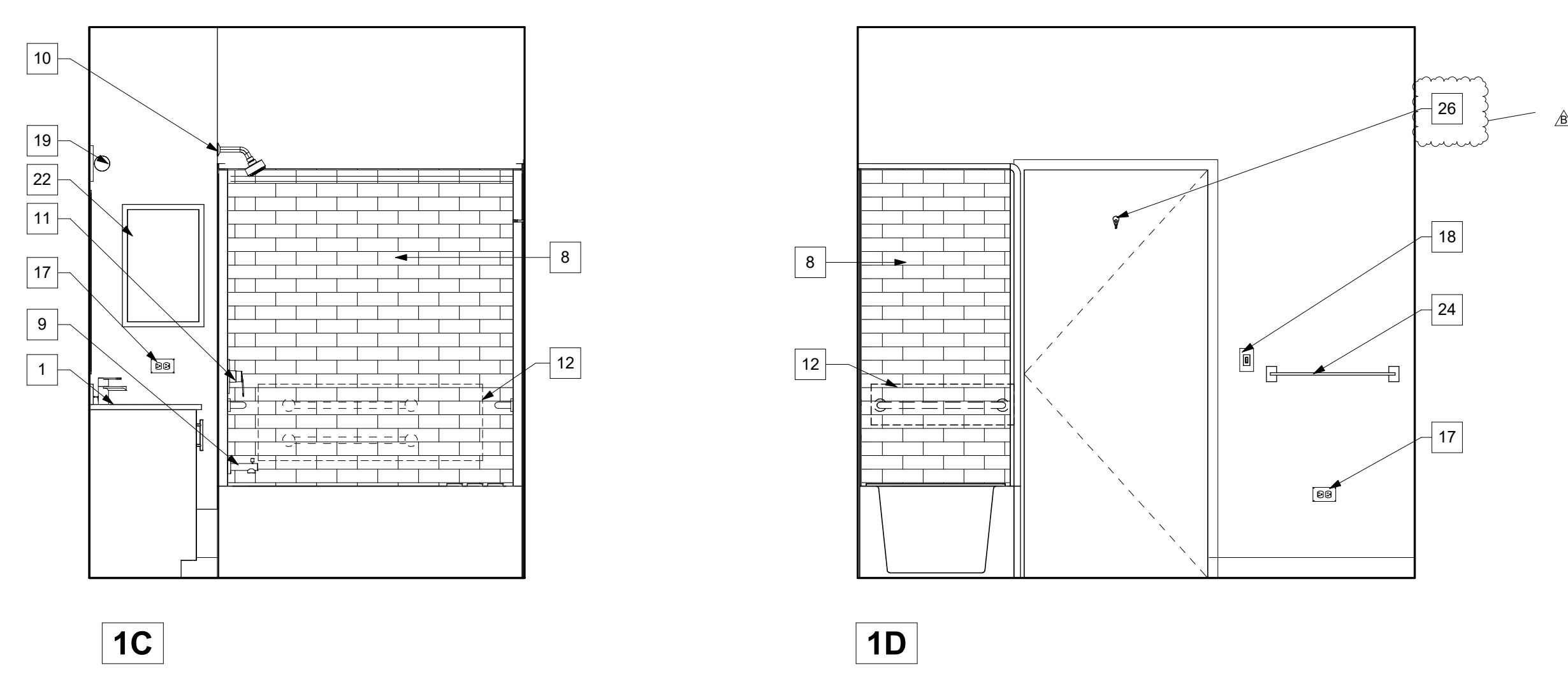
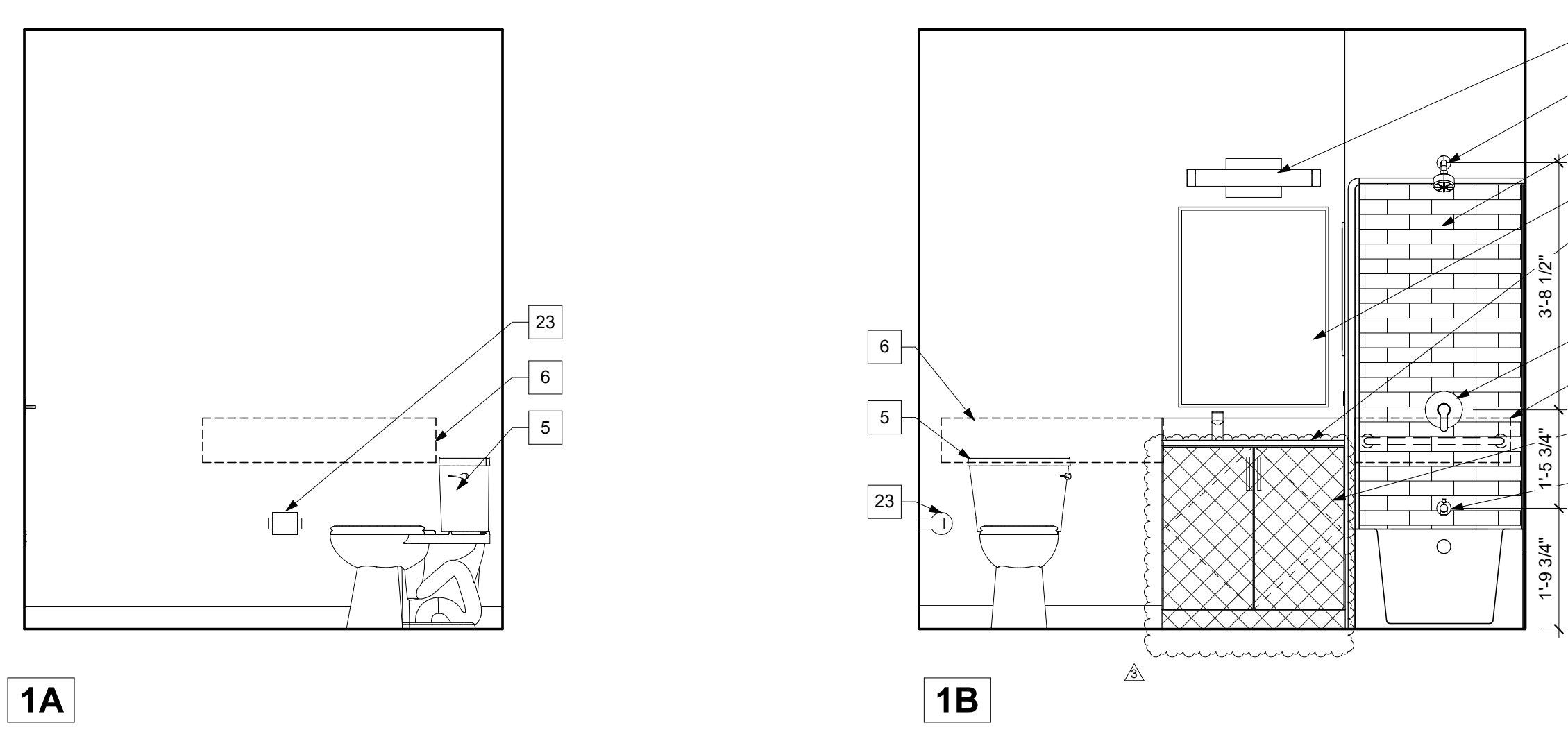
Project:



3 LEVEL 1 UNIT BATH - MOBILITY
 A5.21 UNIT 101 - WITH ROLL IN SHOWER
 SCALE: 1/2" = 4'-0"



2 LEVEL 1 MANAGER'S 2BR UNIT BATH
 A5.21 UNIT 105 SHOWN, ADAPTABLE UNIT BATH
 SCALE: 1/2" = 1'-0"



1 LEVEL 1 UNIT BATH, TYPICAL
 A5.21 UNIT 103 SHOWN, ADAPTABLE UNIT BATH
 SCALE: 1/2" = 1'-0"

EDUCATOR HOUSING
 231 GRANT AVENUE

231 GRANT AVE
 PALO ALTO, CA 94306

Client:

 MERCY HOUSING &
 ABODE COMMUNITIES

UNIT BATH PLANS & ELEVATIONS - LEVEL 1 (PREV A5.14)

JOB #: 1925
 SCALE: As indicated

A5.21
 (PREVIOUSLY A5.14)
 PLAN CHECK REVISION 4 | DATE: 06/19/23

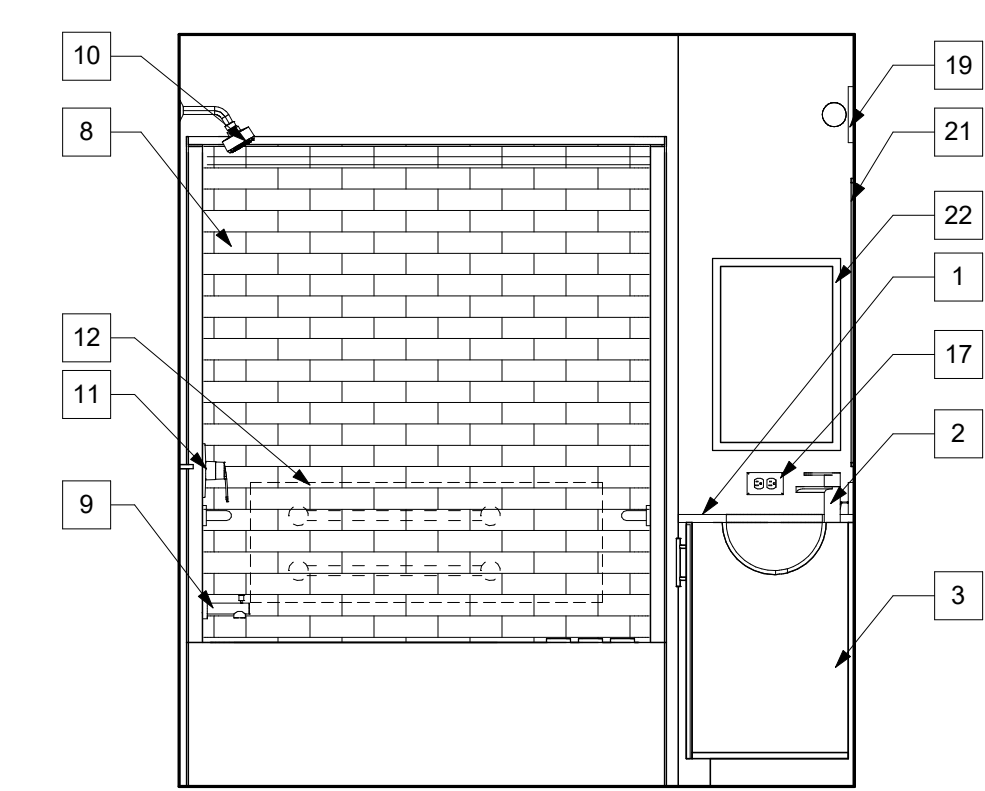
UNIT BATH ELEVATION KEYNOTES

SEE A0.31 FOR ALL MOUNTING HEIGHTS

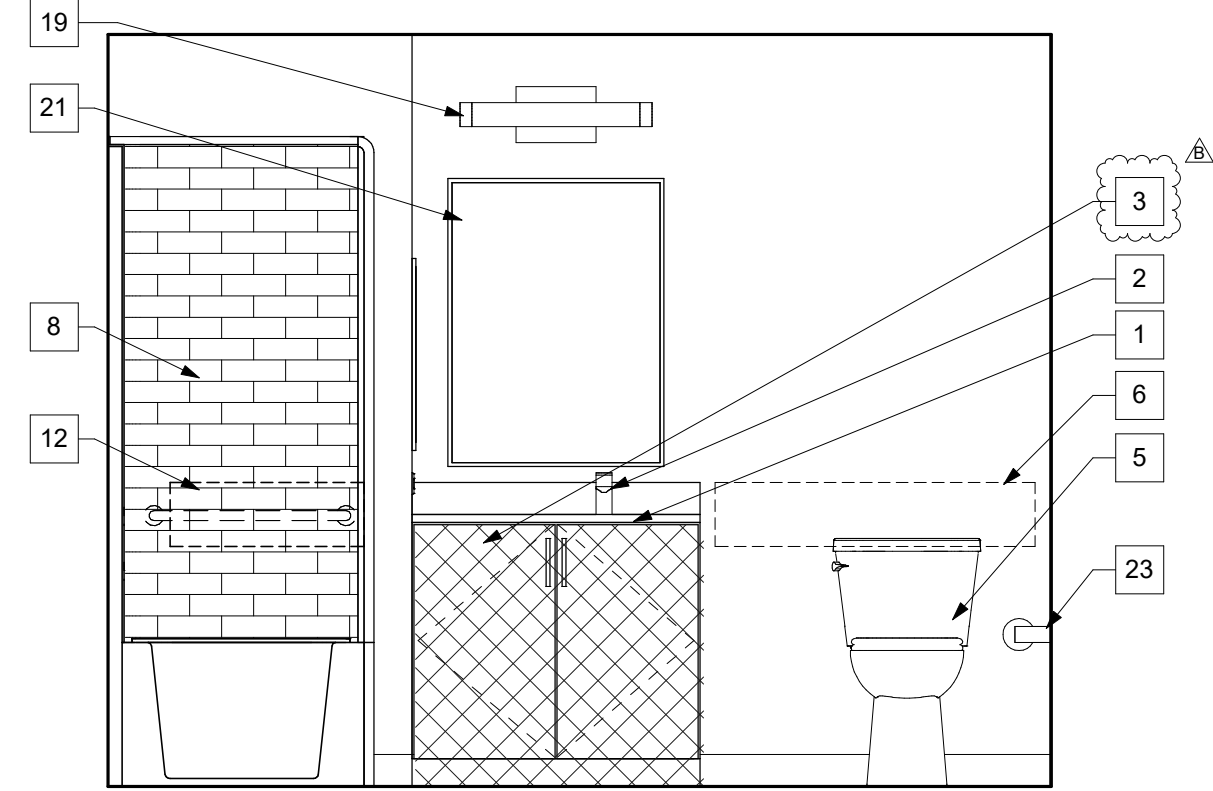
- | | | |
|--|---|---|
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| 9 TUB SPOUT, SPD | 19 WALL MOUNTED VANITY LIGHT, SED | 29 EXTRA HANDSHOWER MOUNT AT MOBILITY UNIT |
| 10 FIXED SHOWER HEAD | 20 BATH FAN WITH INTEGRATED LIGHT, SMD | 30 FLOOR DRAIN |

GENERAL NOTES

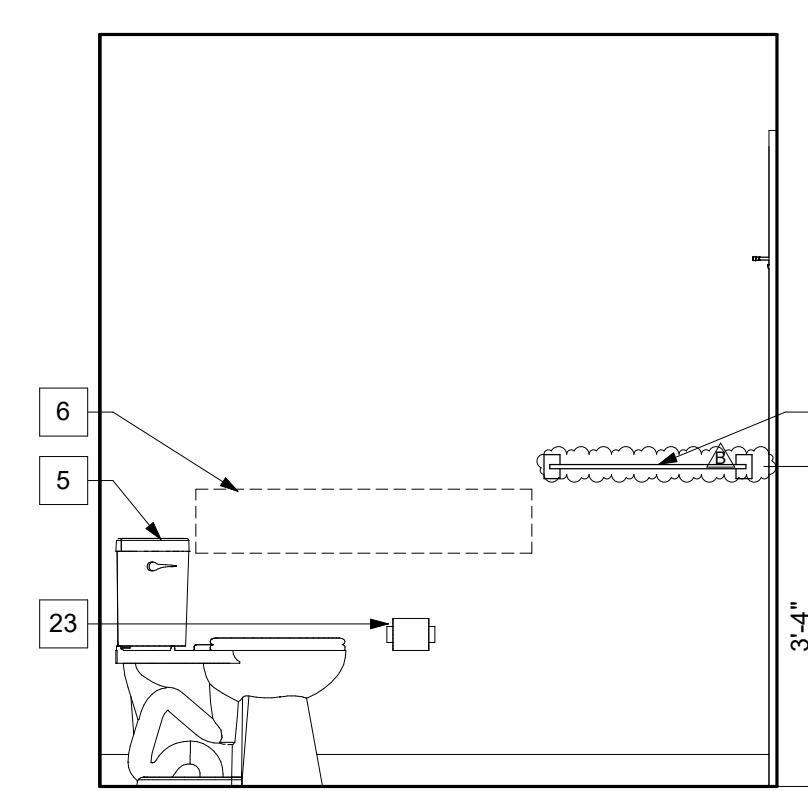
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2. THE CROSS-HATCHED PATTERN INDICATES A REMOVABLE BASE CABINET.
3. SEE SHEET A0.31 FOR ACCESSIBILITY DETAILS.



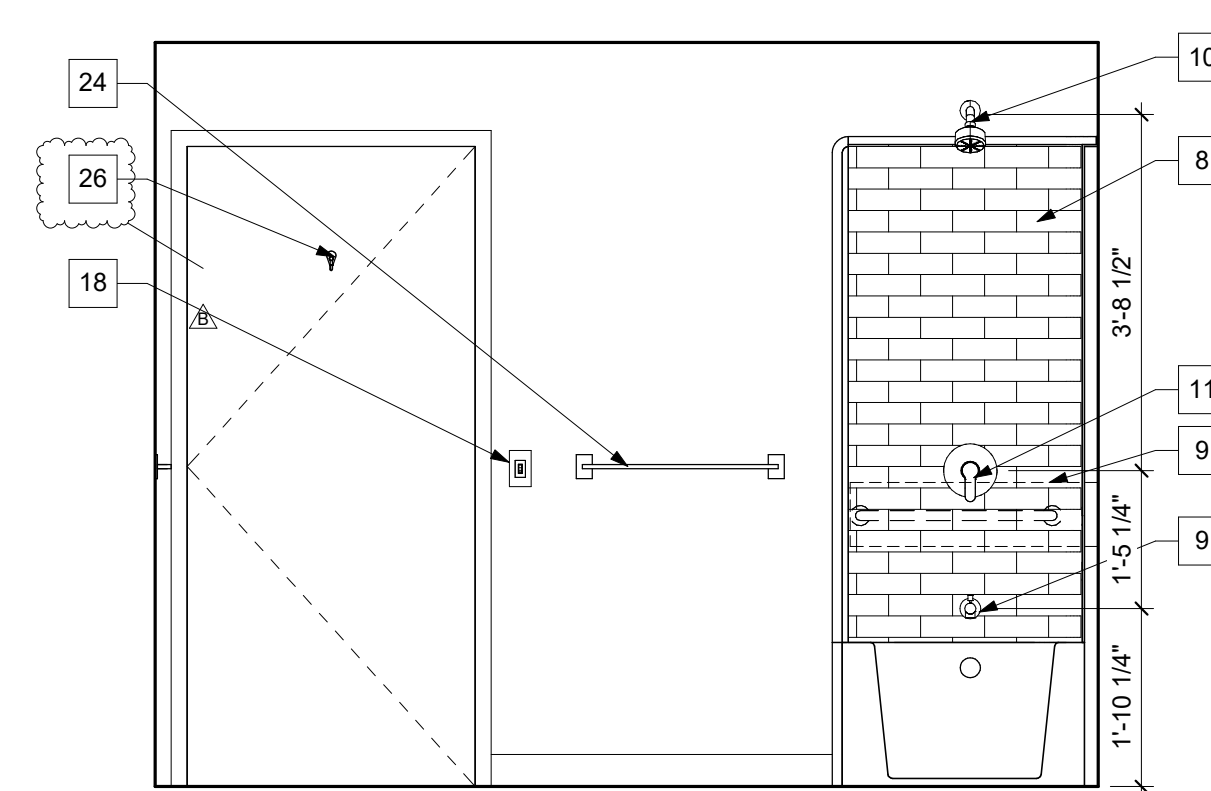
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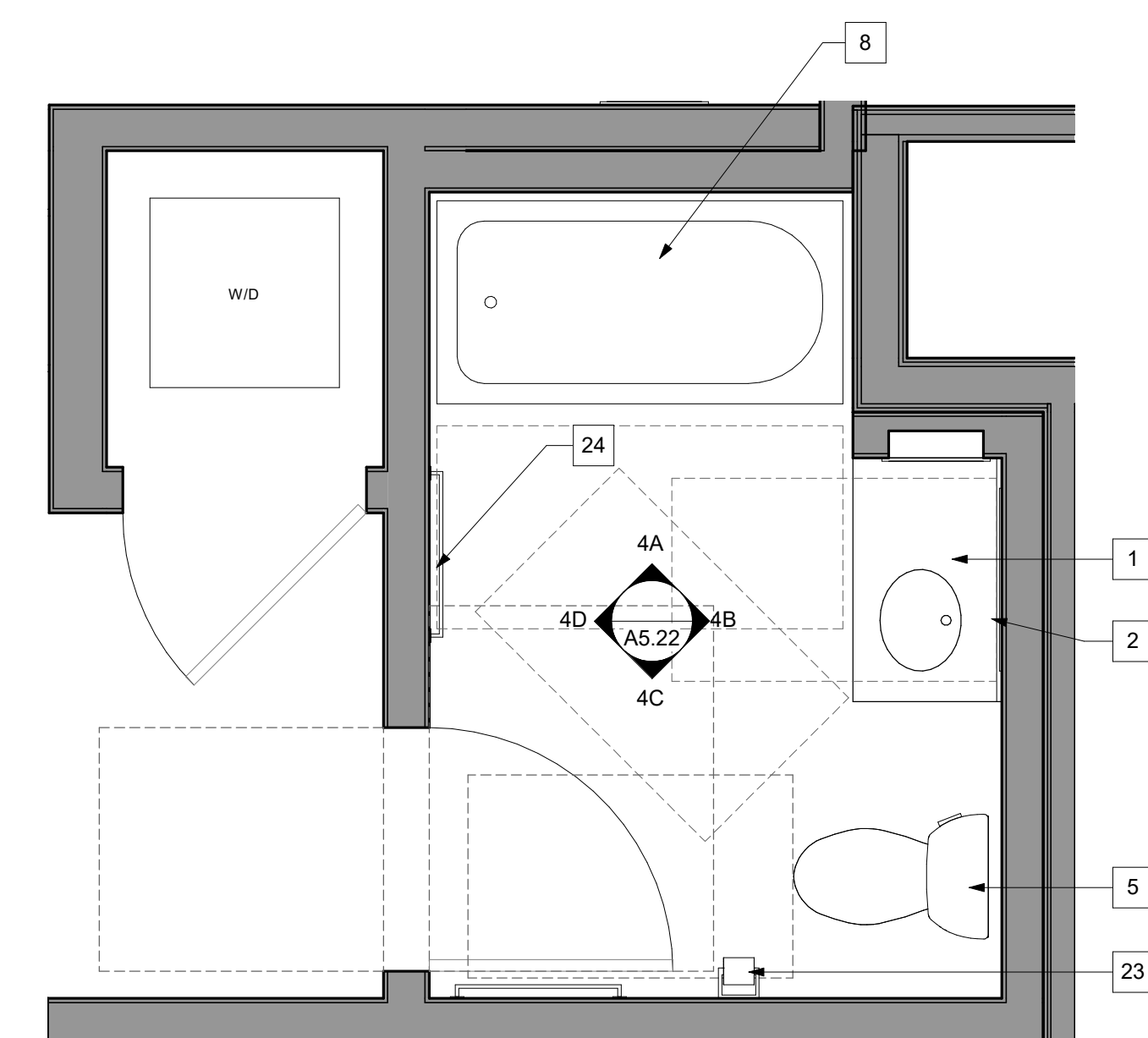
4B



4C

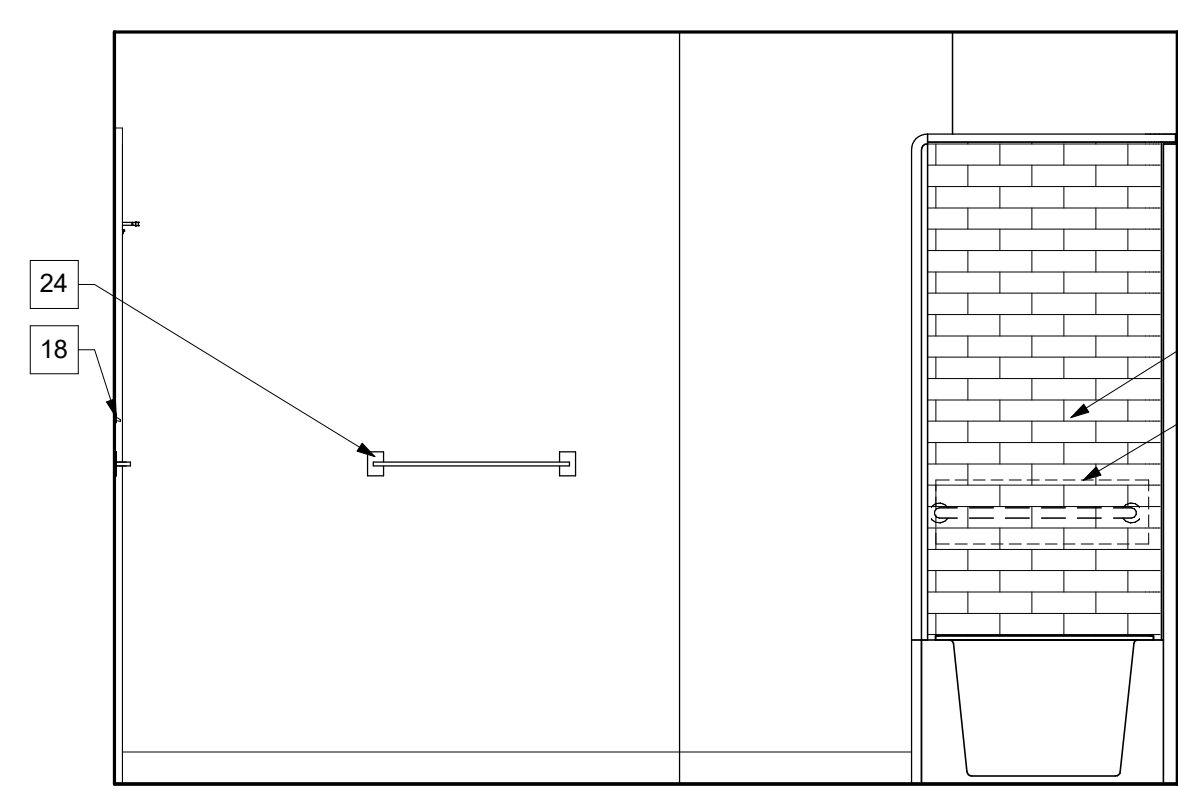


4D

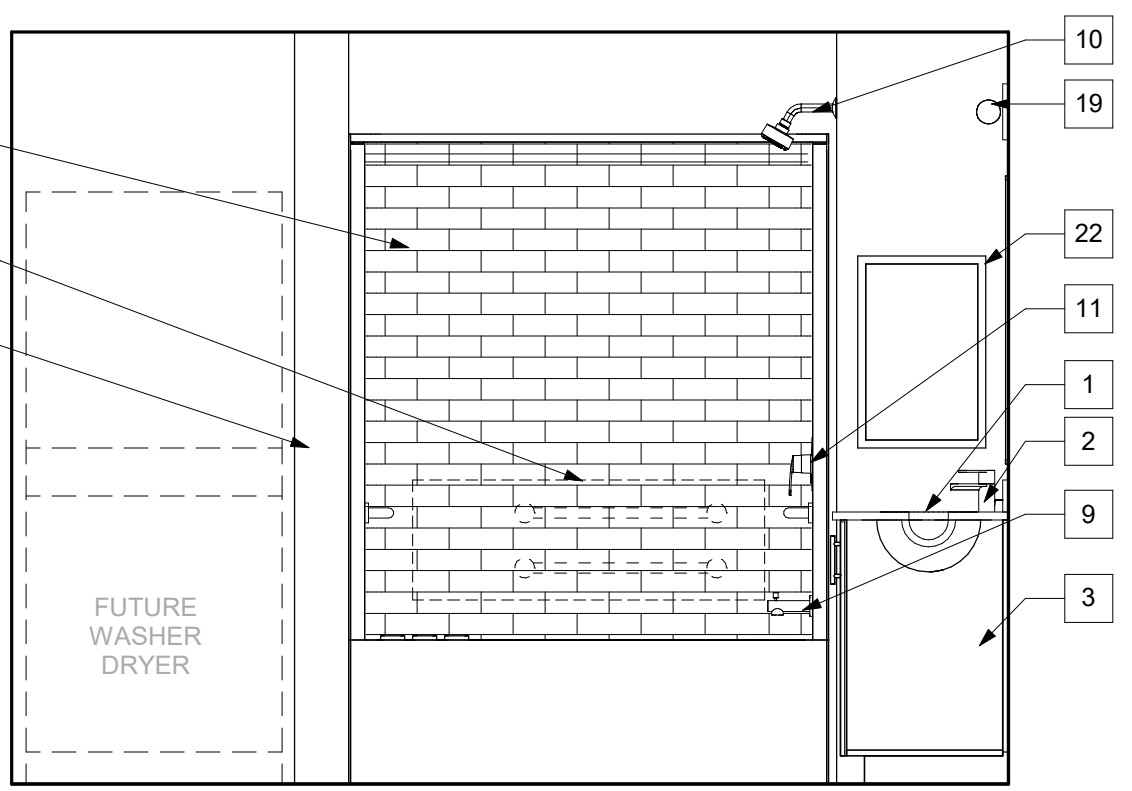


4 LEVEL 2 2BR BATH, TYPICAL TYPE A

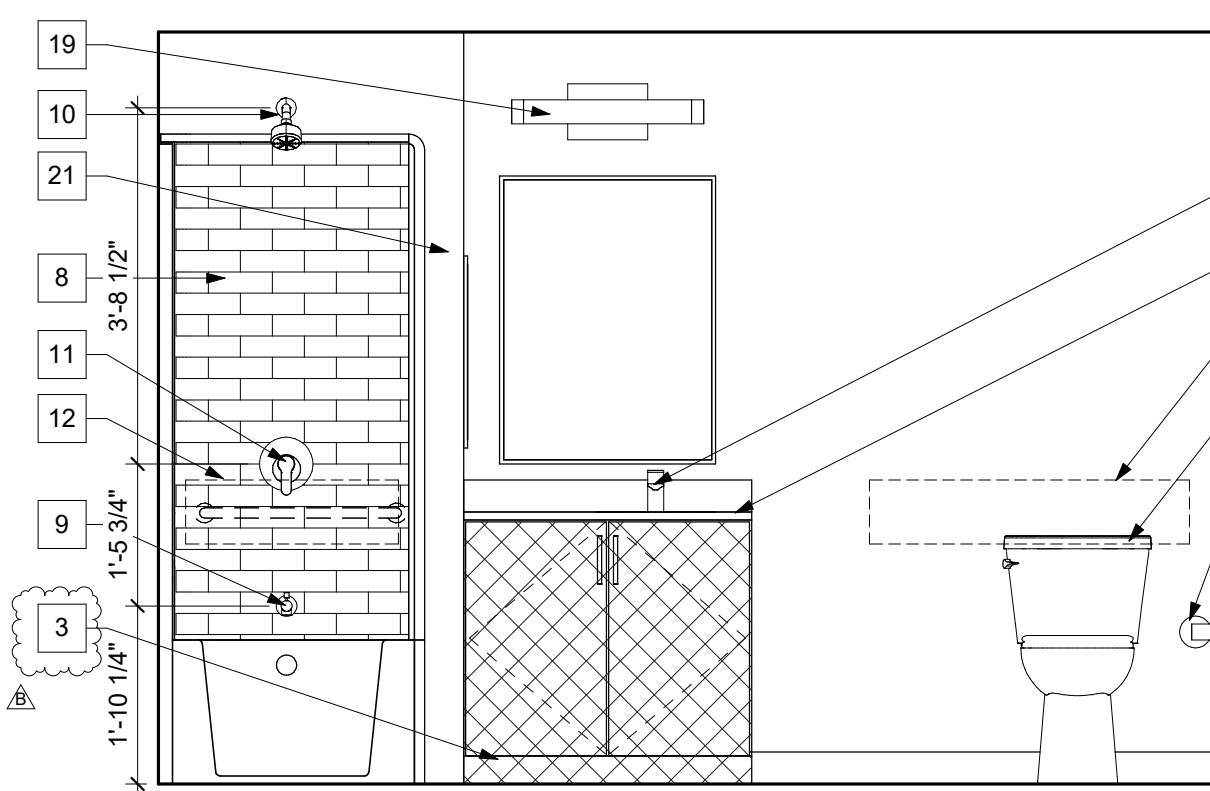
A5.22 ADAPTABLE UNIT BATH
SCALE: 1/2" = 1'-0"



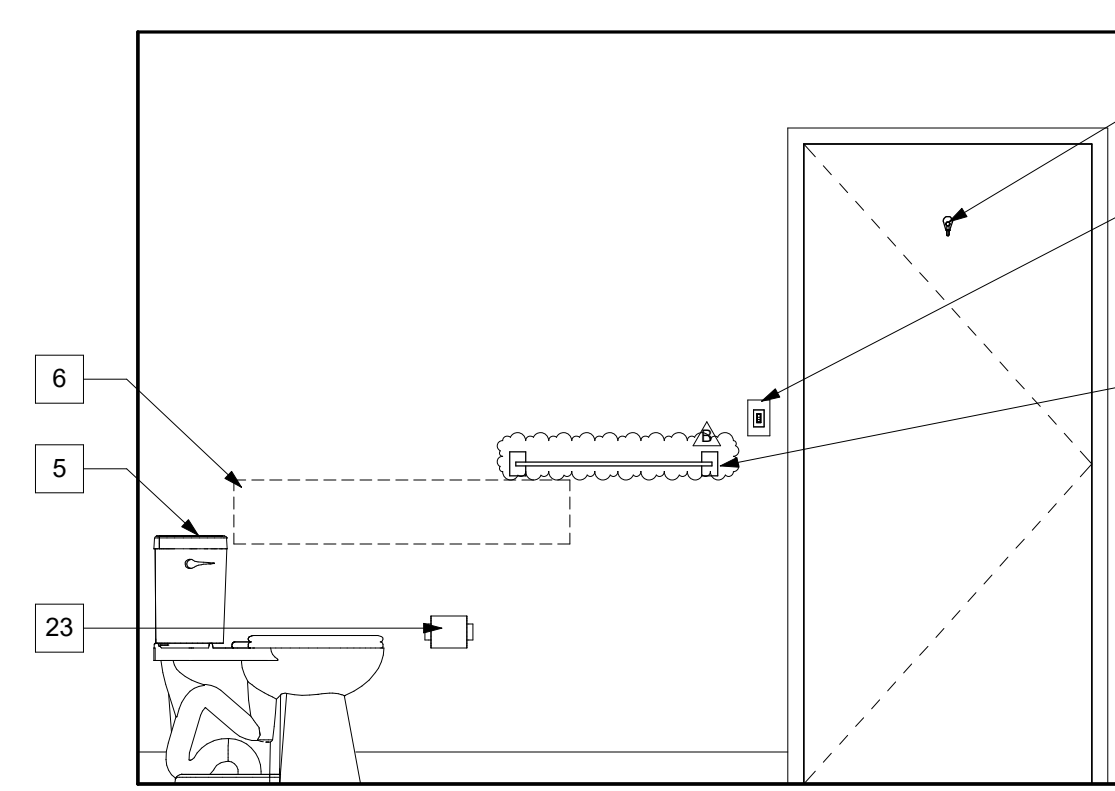
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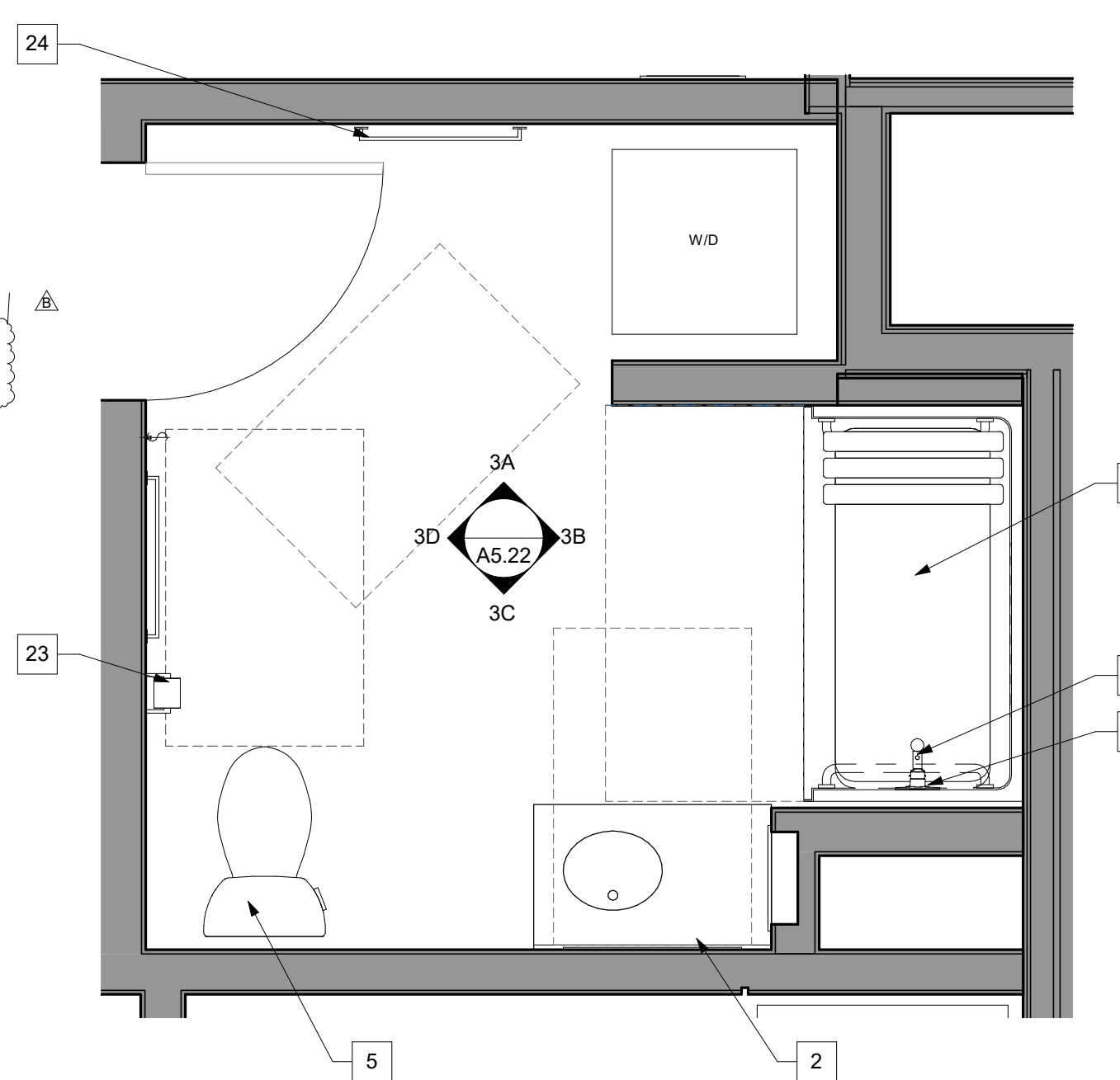
3B



3C

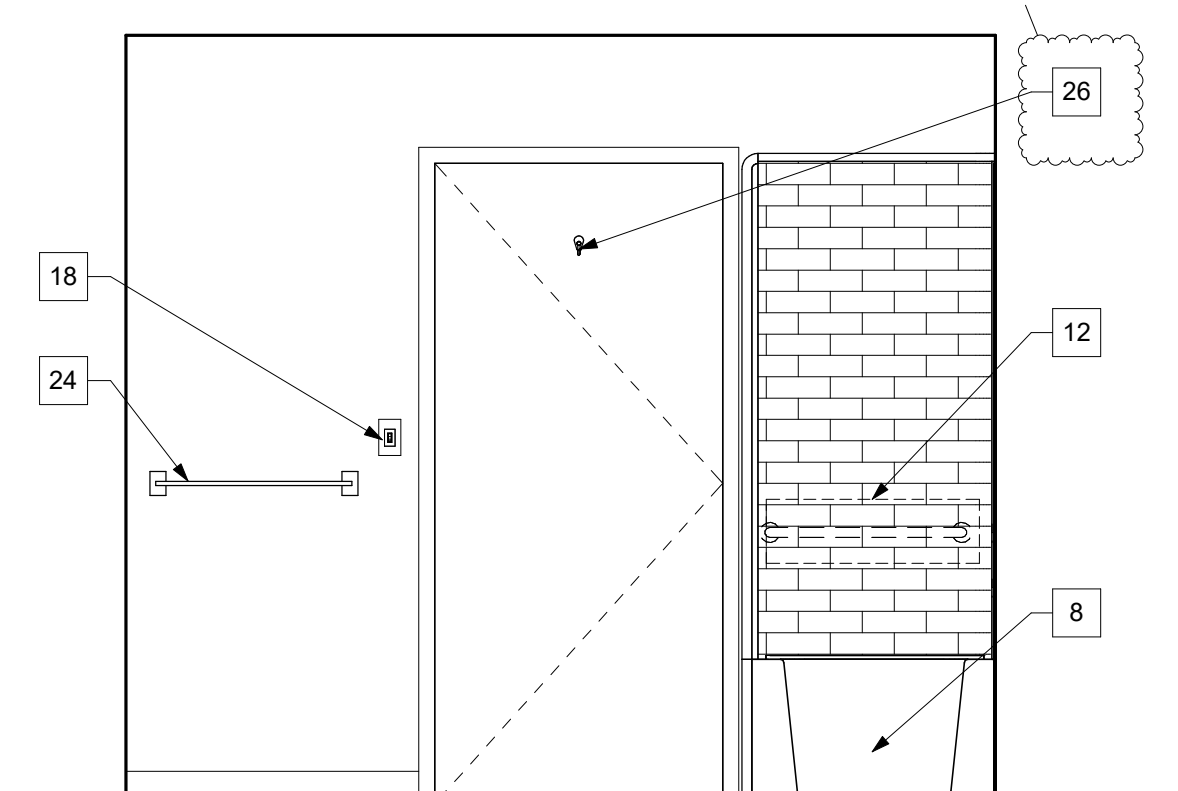


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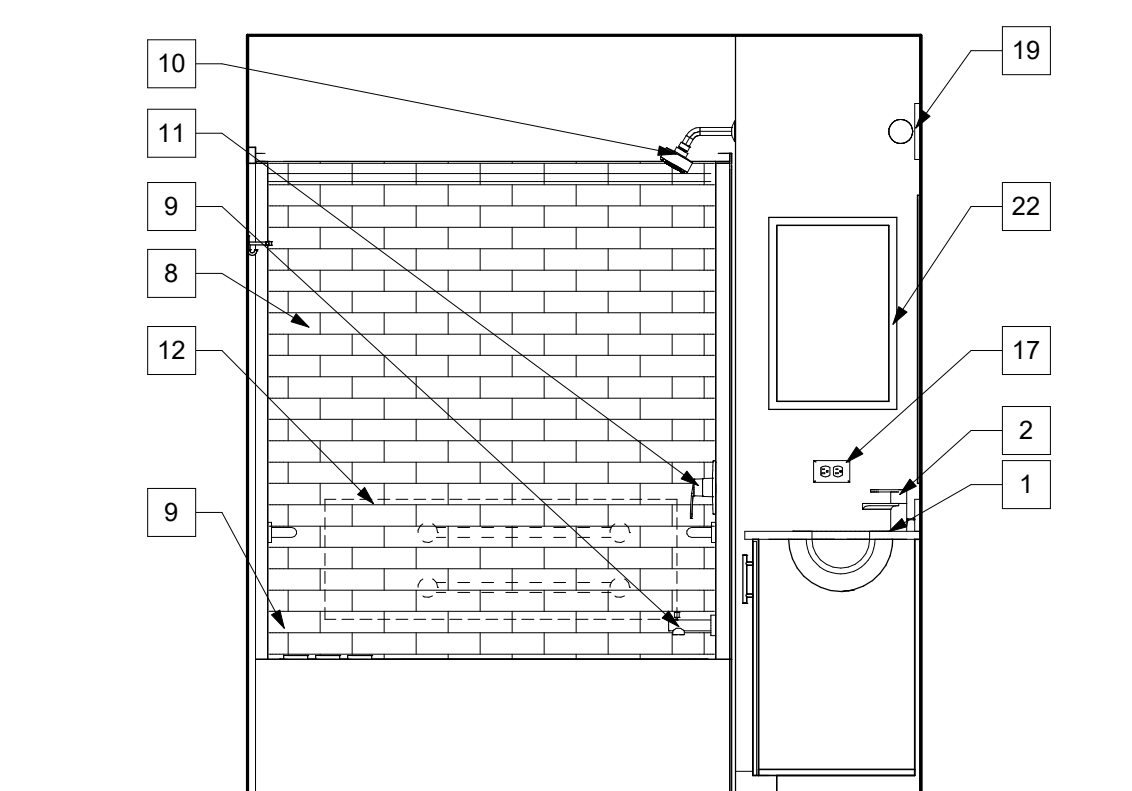


3 LEVEL 2 2BR BATH, TYPICAL TYPE B

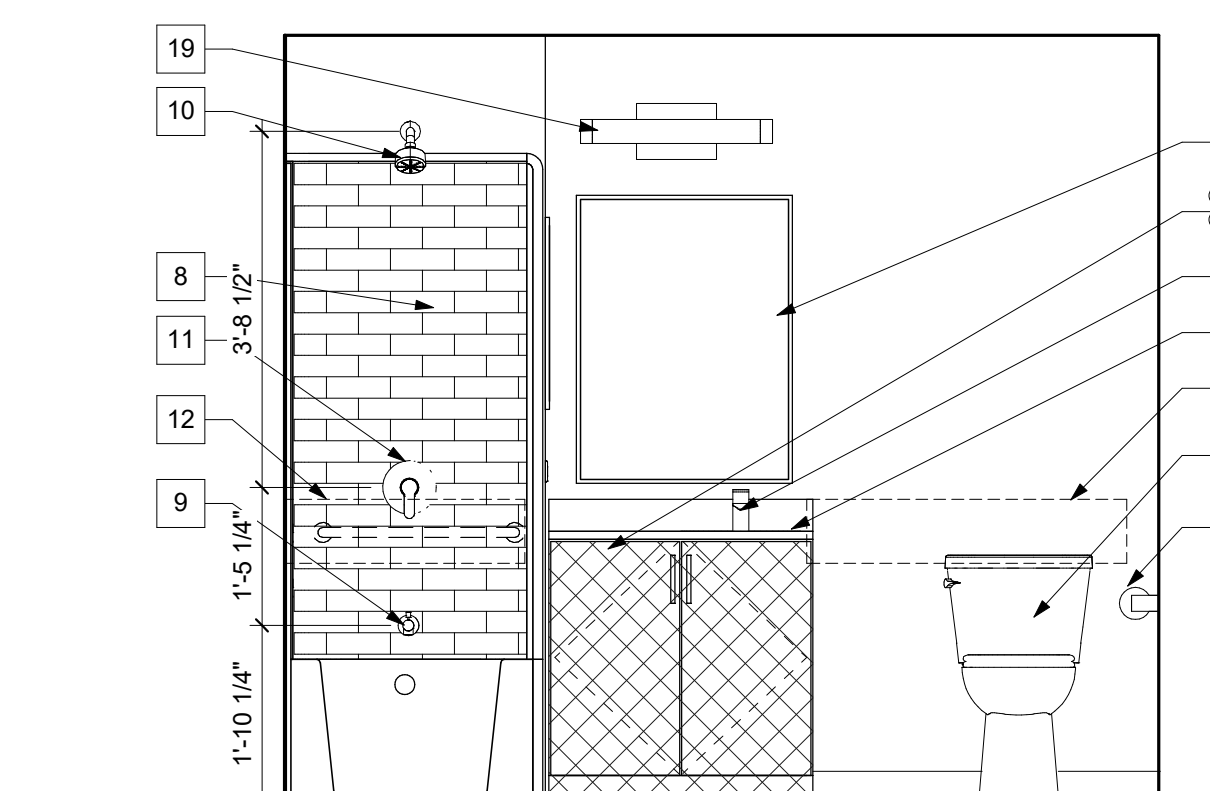
A5.22 ADAPTABLE UNIT BATH
SCALE: 1/2" = 1'-0"



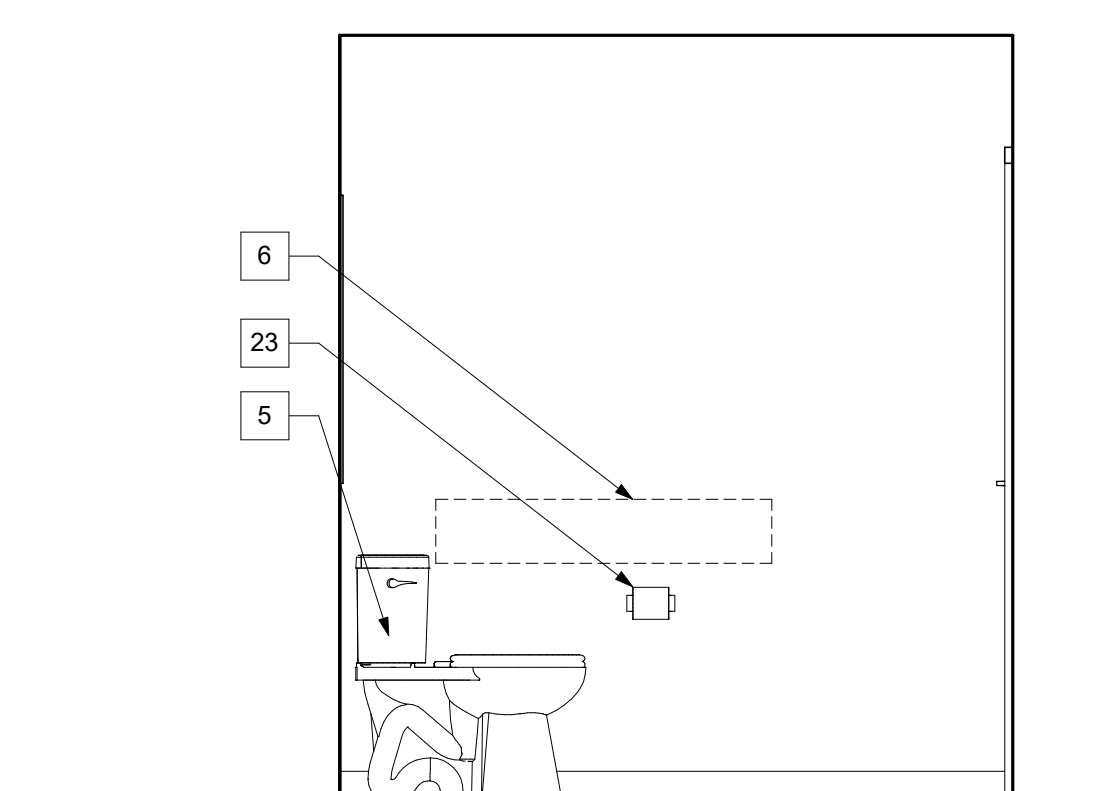
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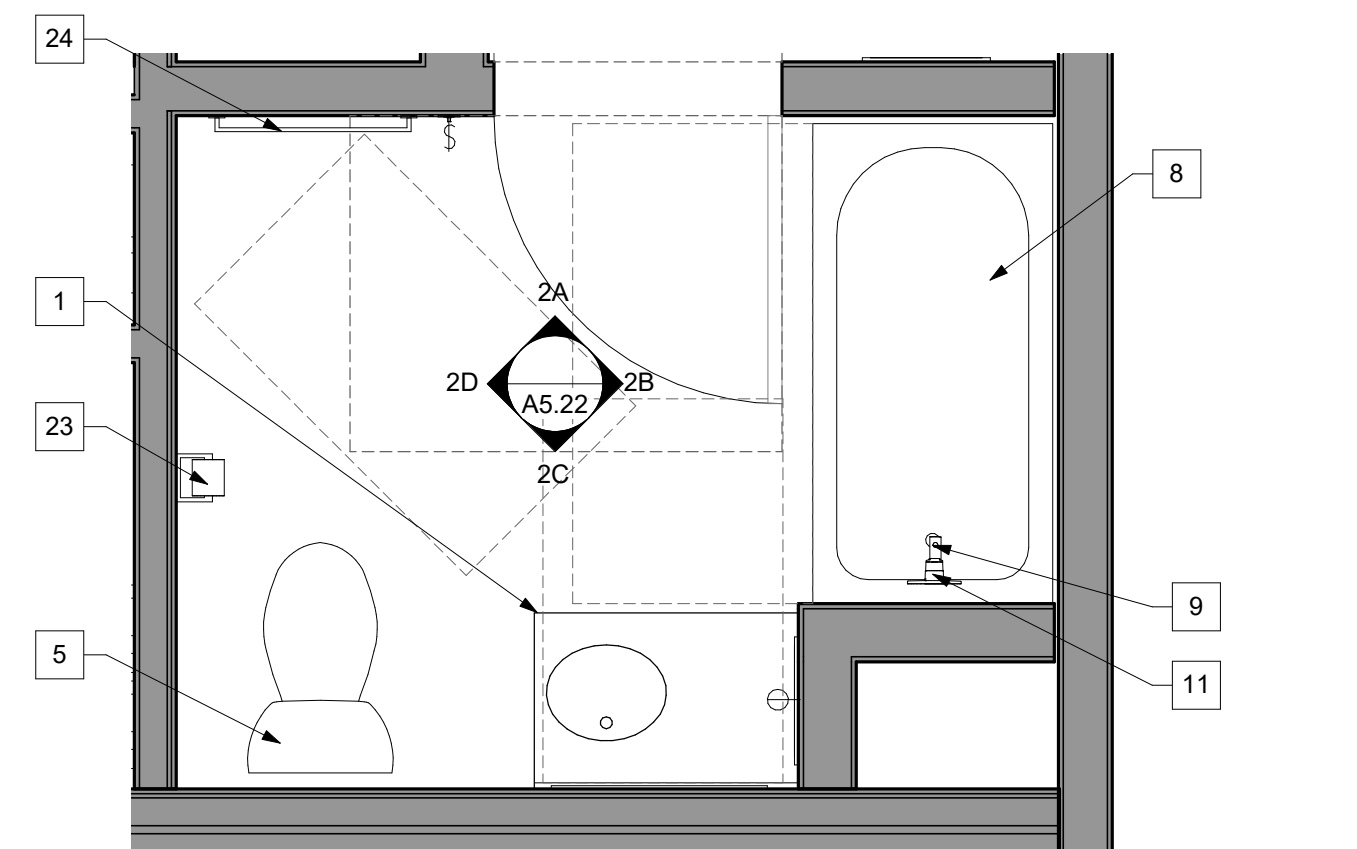
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2C

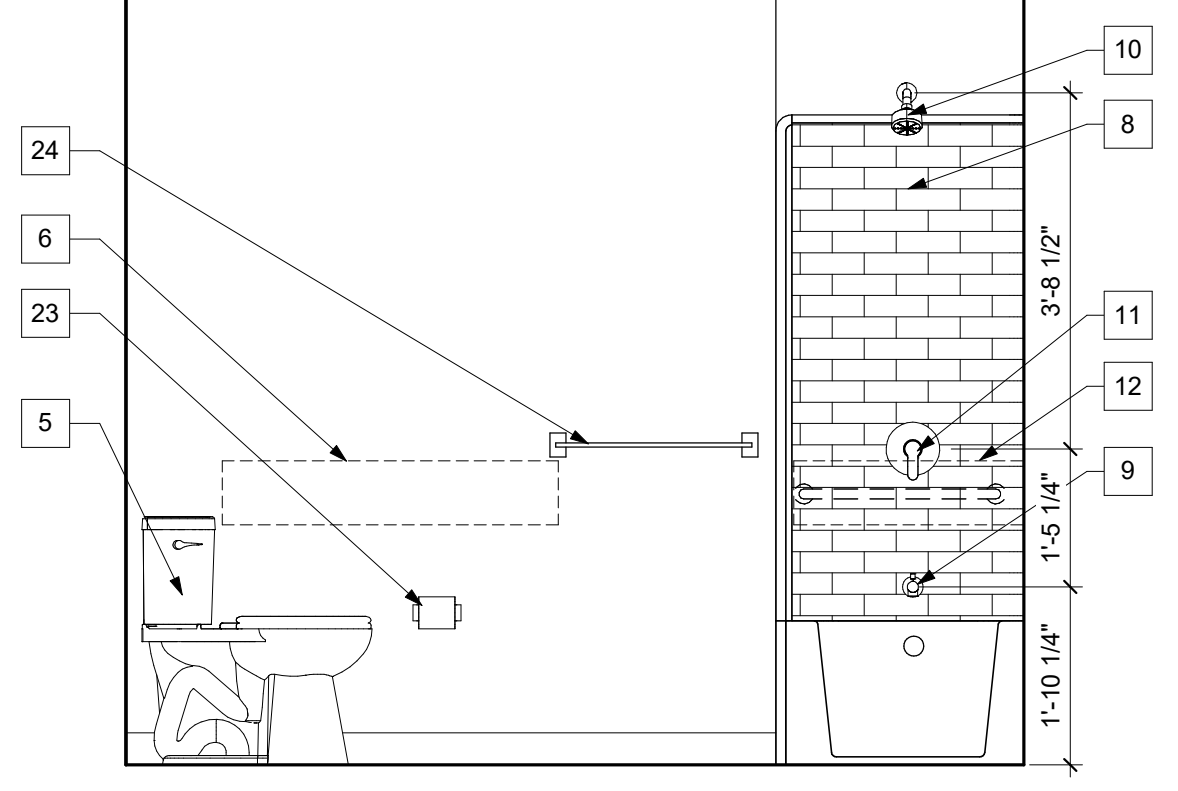


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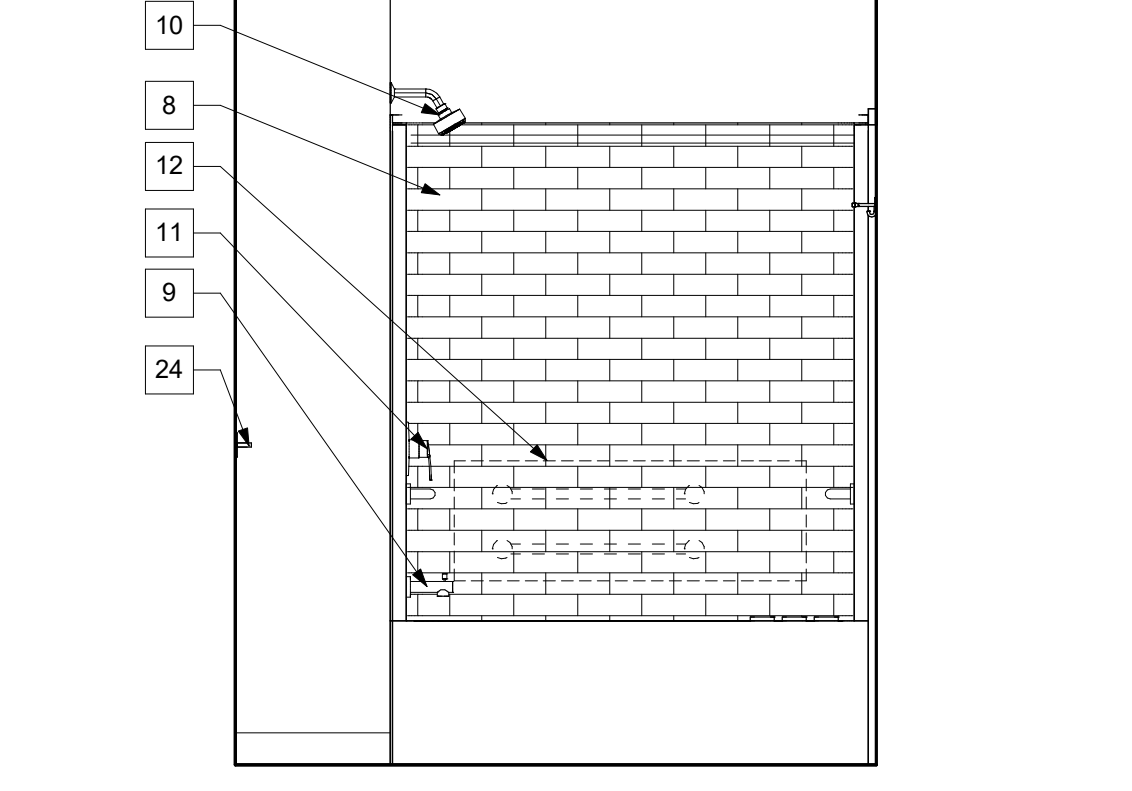


2 LEVEL 2 1BR BATH-1A-TYPICAL

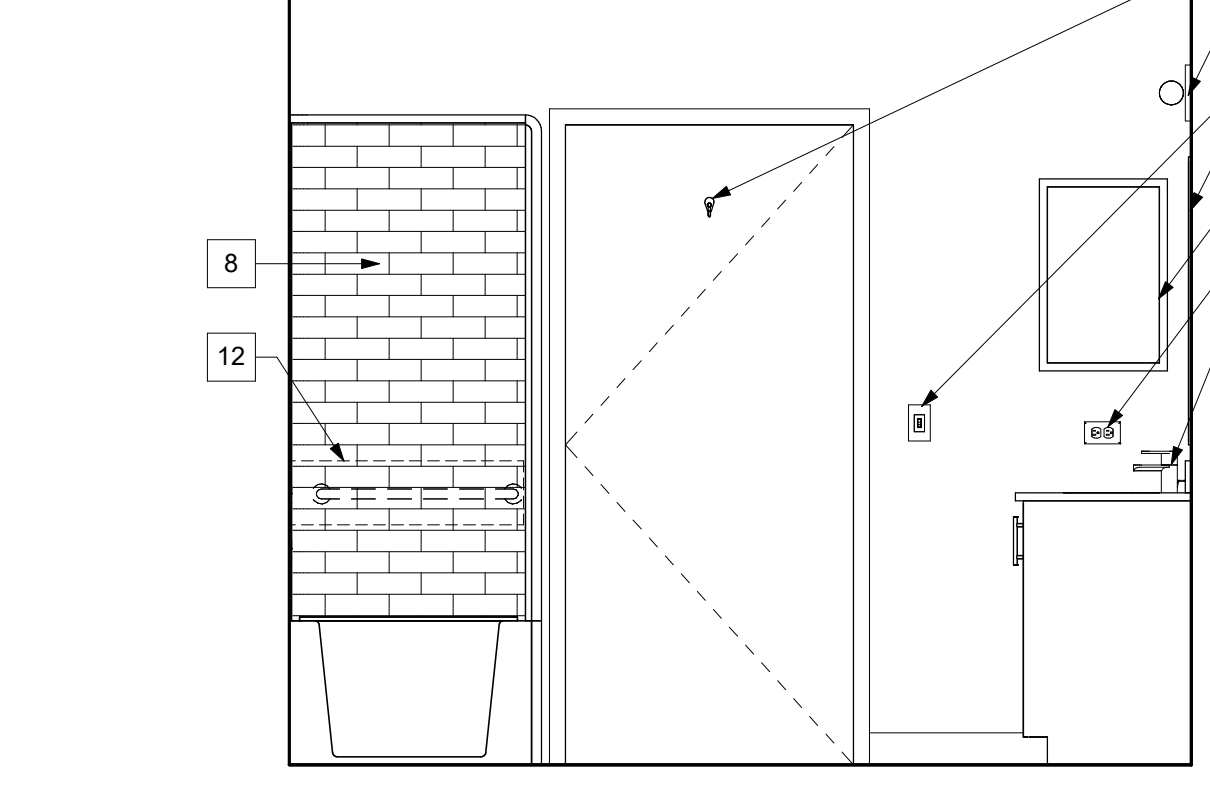
A5.22 ADAPTABLE UNIT BATH
SCALE: 1/2" = 1'-0"



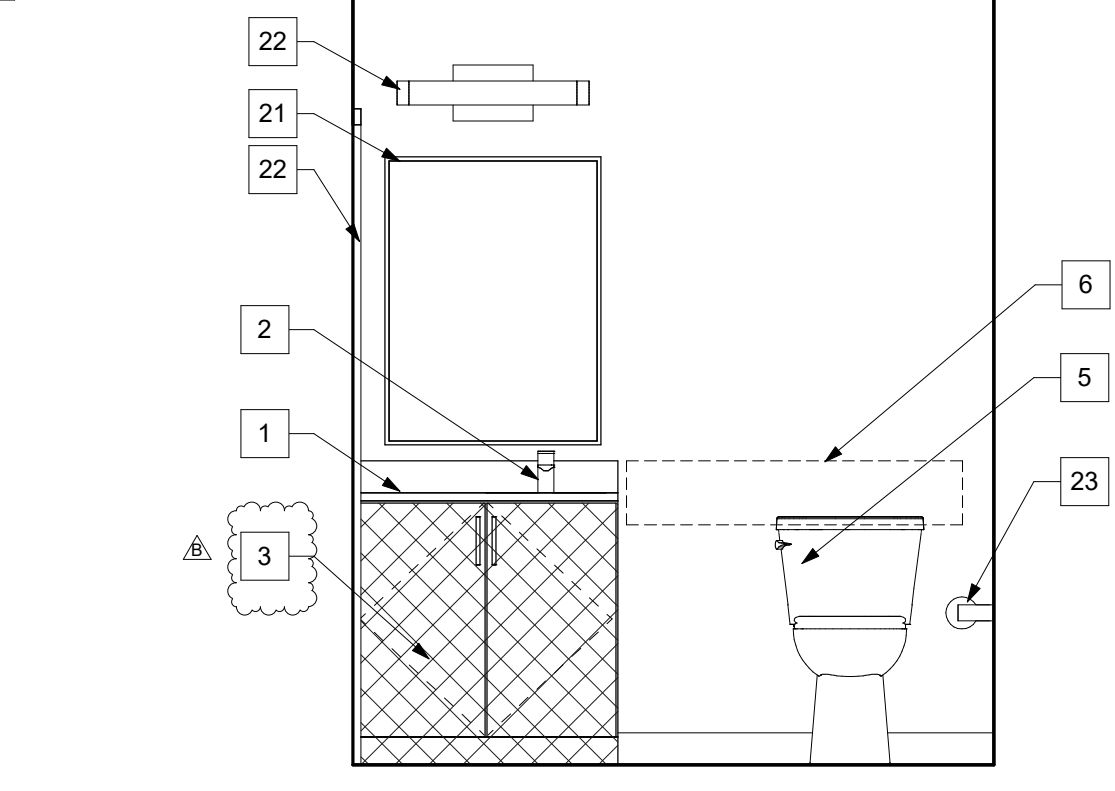
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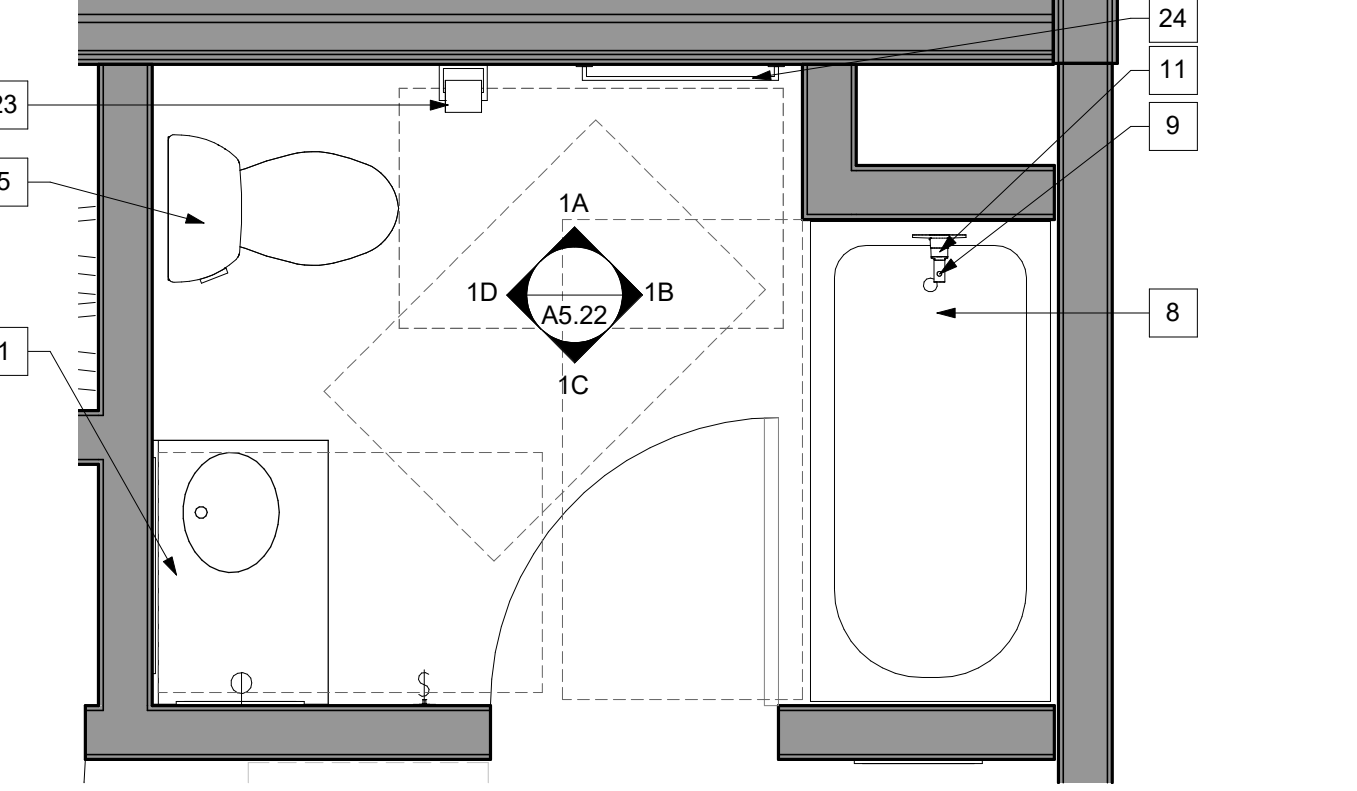
1B



1C



1D



1 LEVEL 2 STUDIO BATH, 0A-TYPICAL

A5.22 ADAPTABLE UNIT BATH
SCALE: 1/2" = 1'-0"

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SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507

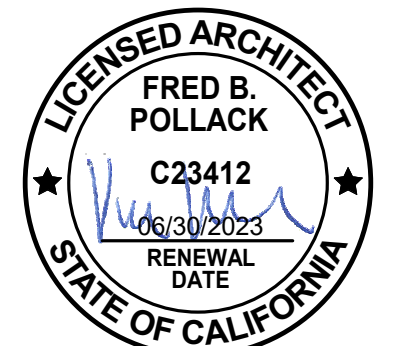
LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOBBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 7 99
LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1857 O STREET
ARCATA, CA 95521

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV22-1242
BY: M. O'Brien Date: 07/27/2023
HARD COPY OF THESE STAMPED PLANS
MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
2	03/20/23	BID ADDENDUM
3	05/12/23	PLAN CHECK RESPONSE 3

Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVE
PALO ALTO, CA 94306

Client:
mercy HOUSING
abode communities
MERCY HOUSING & ABODE COMMUNITIES

UNIT BATH PLANS - LEVEL 2-4

JOB #: 1925
SCALE: As Indicated

A5.22
PLAN CHECK REVISION 4 | DATE: 06/19/23

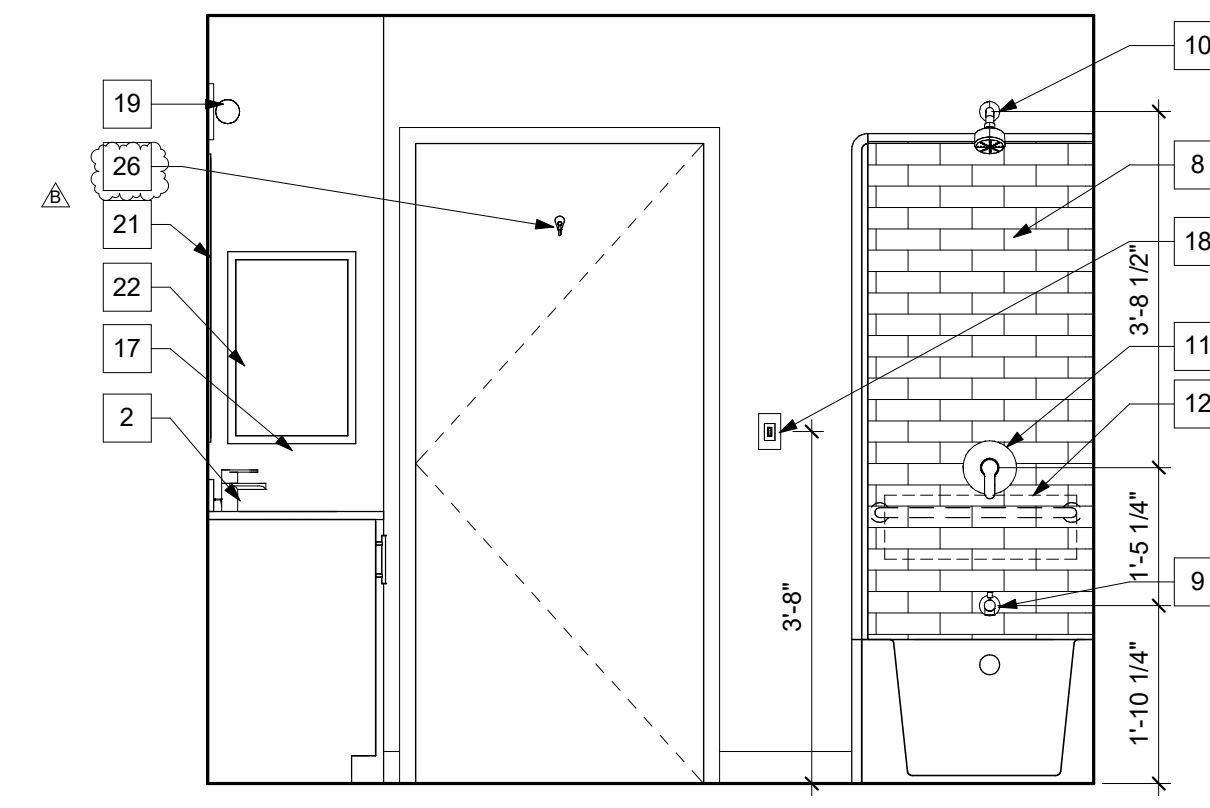
UNIT BATH ELEVATION KEYNOTES

SEE A0.31 FOR ALL MOUNTING HEIGHTS

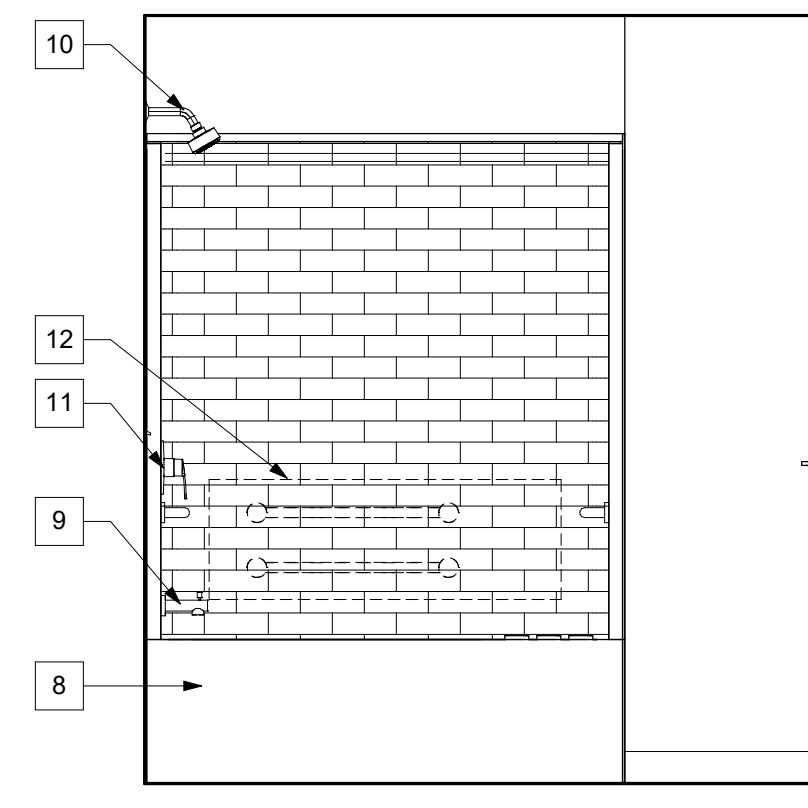
- | | | |
|--|--|---|
| 1 INTEGRAL COUNTERTOP, BACKSPLASH, OFFSET SINK BOWL | 11 CONTROLS FOR ADAPTABLE UNITS, SPD | 21 WALL MOUNTED MIRROR |
| 2 SINGLE HOLE FAUCET, SPD | 12 BLOCKING FOR SHOWER GRAB BARS, ADAPTABLE UNITS | 22 MEDICINE CABINET |
| 3 REMOVABLE BASE CABINET FOR ADAPTABLE UNIT | 13 OFFSET CONTROLS FOR MOBILITY UNITS, SPD | 23 TOILET PAPER HOLDER |
| 4 BASE CABINET BRACKET WITH CLEAR FLOOR SPACE, MOBILITY UNIT | 14 HANDSHOWER AND MOUNT FOR MOBILITY UNITS, SPD | 24 TOWEL BARS, 24" WITH SOLID BLOCKING BEHIND |
| 5 TOILET, SPD | 15 BACK, SIDE AND FRONT INSTALLED SHOWER GRAB BARS AT MOBILITY UNITS | 25 TOWEL RING, WITH SOLID BLOCKING BEHIND |
| 6 BLOCKING FOR TOILET GRAB BARS AT ADAPTABLE UNITS | 16 SHOWER SEAT FOR MOBILITY UNITS | 26 ROBE HOOK |
| 7 INSTALLED TOILET GRAB BARS AT MOBILITY UNITS | 17 GFCI DUPLEX OUTLET, INSTALLED HORIZONTALLY, SED | 27 FIBERGLASS WALK-IN SHOWER ENCLOSURE, SLOPED TO DRAIN |
| 8 TUB/SHOWER WITH ACRYLIC INTEGRAL SURROUND, SPD | 18 WALL SWITCHES, SED | 28 WASHER/DRYER HOOKUP |
| 9 TUB SPOUT, SPD | 19 WALL MOUNTED VANITY LIGHT, SED | 29 EXTRA HANDSHOWER MOUNT AT MOBILITY UNIT |
| 10 FIXED SHOWER HEAD | 20 BATH FAN WITH INTEGRATED LIGHT, SMD | 30 FLOOR DRAIN |

GENERAL NOTES

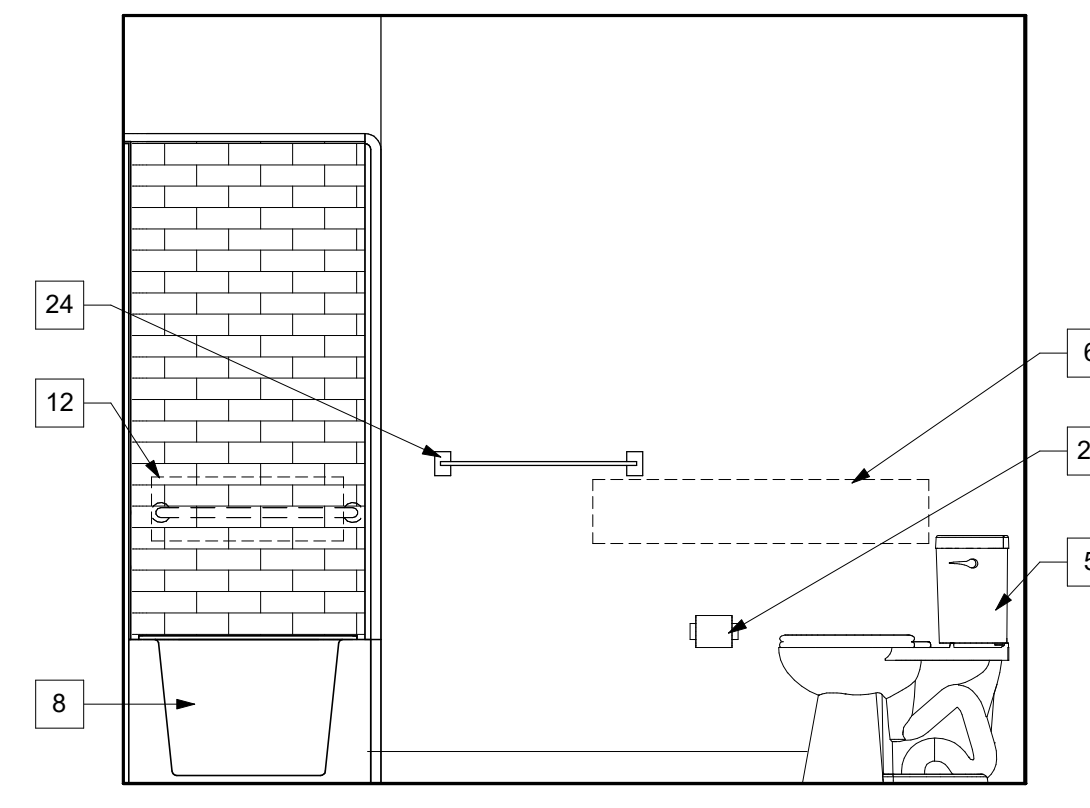
1. PROVIDE SEMI-GLOSS PAINT AT ALL BATHROOM WALLS.
2. THE CROSS-HATCHED PATTERN INDICATES A REMOVABLE BASE CABINET.
3. SEE SHEET A0.31 FOR ACCESSIBILITY DETAILS.



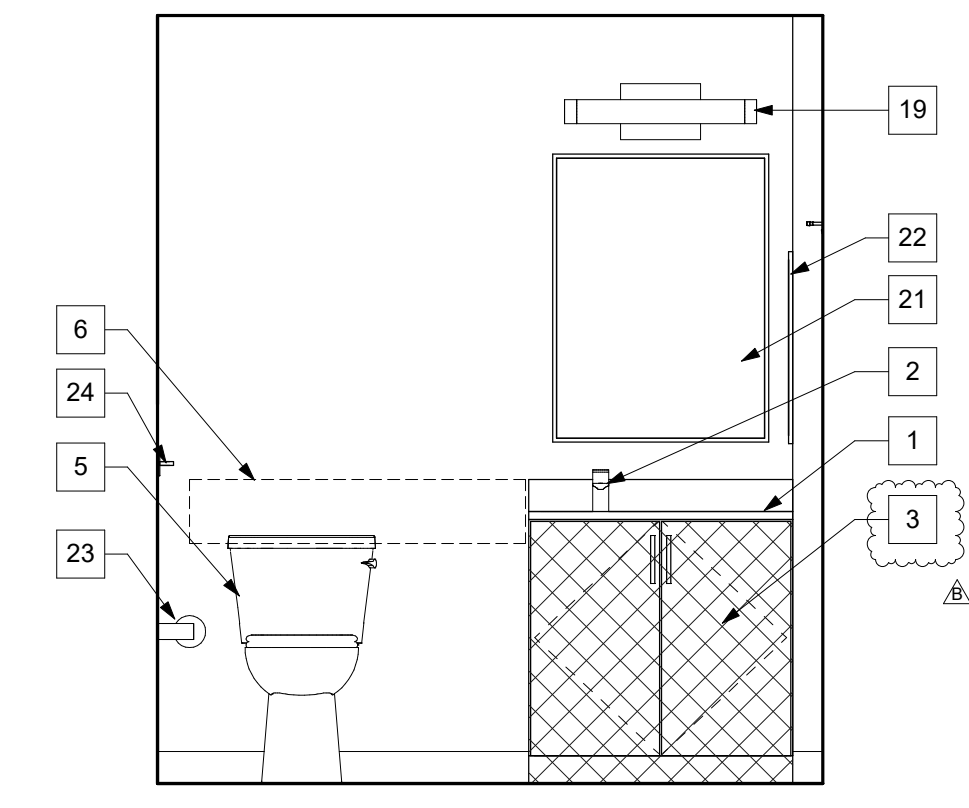
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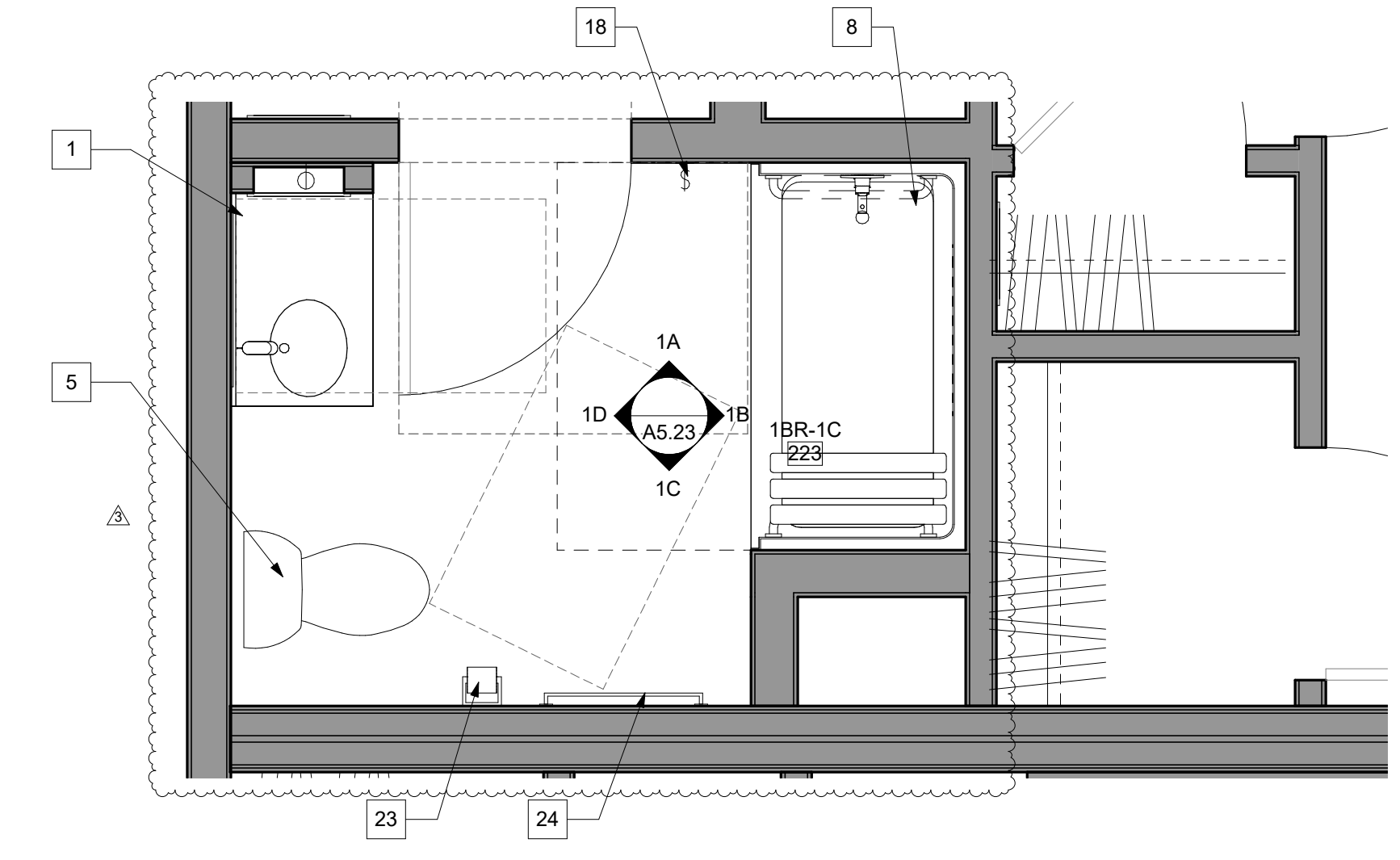
1B



1C



1D



1 LEVEL 2_1BR BATH_1C
 A5.23 AT UNITS x06, x16, x23 (ADAPTABLE UNITS)
 SCALE: 1/2" = 1'-0"



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PLURAL STUDIO
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 SAN FRANCISCO, CA 94110

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MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
 ARCATA, CA 95521

COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023
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ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
5	03/20/23	BID ADDENDUM
3	05/12/23	PLAN CHECK RESPONSE 3

Project:

EDUCATOR HOUSING
 231 GRANT AVENUE

231 GRANT AVE
 PALO ALTO, CA 94306

Client:



UNIT BATH PLANS -
 LEVEL 2-4

JOB #: 1925
 SCALE: As indicated

A5.23

PLAN CHECK REVISION 4 | DATE: 06/19/23

UNIT BATH ELEVATION KEYNOTES SEE A0.31 FOR ALL MOUNTING HEIGHTS

- | | | |
|--|--|---|
| 1 INTEGRAL COUNTERTOP, BACKSPLASH, OFFSET SINK BOWL | 11 CONTROLS FOR ADAPTABLE UNITS, SPD | 21 WALL MOUNTED MIRROR |
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| 9 TUB SPOUT, SPD | 19 WALL MOUNTED VANITY LIGHT, SED | 29 EXTRA HANDSHOWER MOUNT AT MOBILITY UNIT |
| 10 FIXED SHOWER HEAD | 20 BATH FAN WITH INTEGRATED LIGHT, SMD | 30 FLOOR DRAIN |

GENERAL NOTES

- 1 PROVIDE SEMI-GLOSS PAINT AT ALL BATHROOM WALLS.
- 2 THE CROSS-HATCHED PATTERN INDICATES A REMOVABLE BASE CABINET.
- 3 SEE SHEET A0.31 FOR ACCESSIBILITY DETAILS.



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SAN JOSE, CA 95112

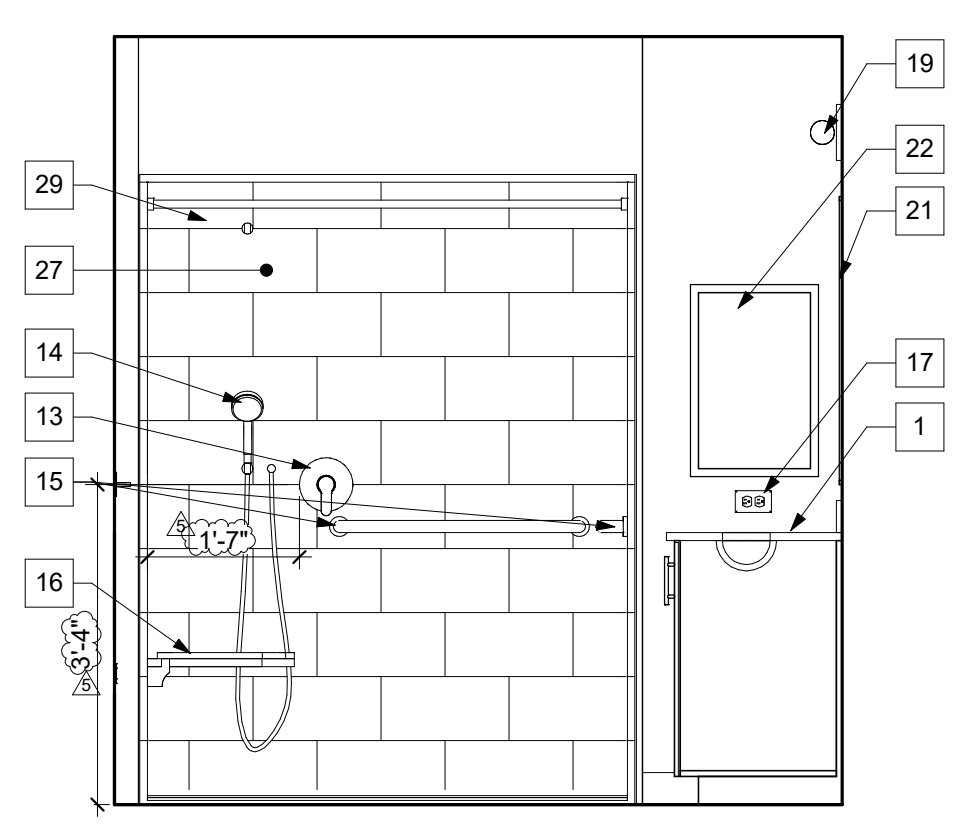
JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507

LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

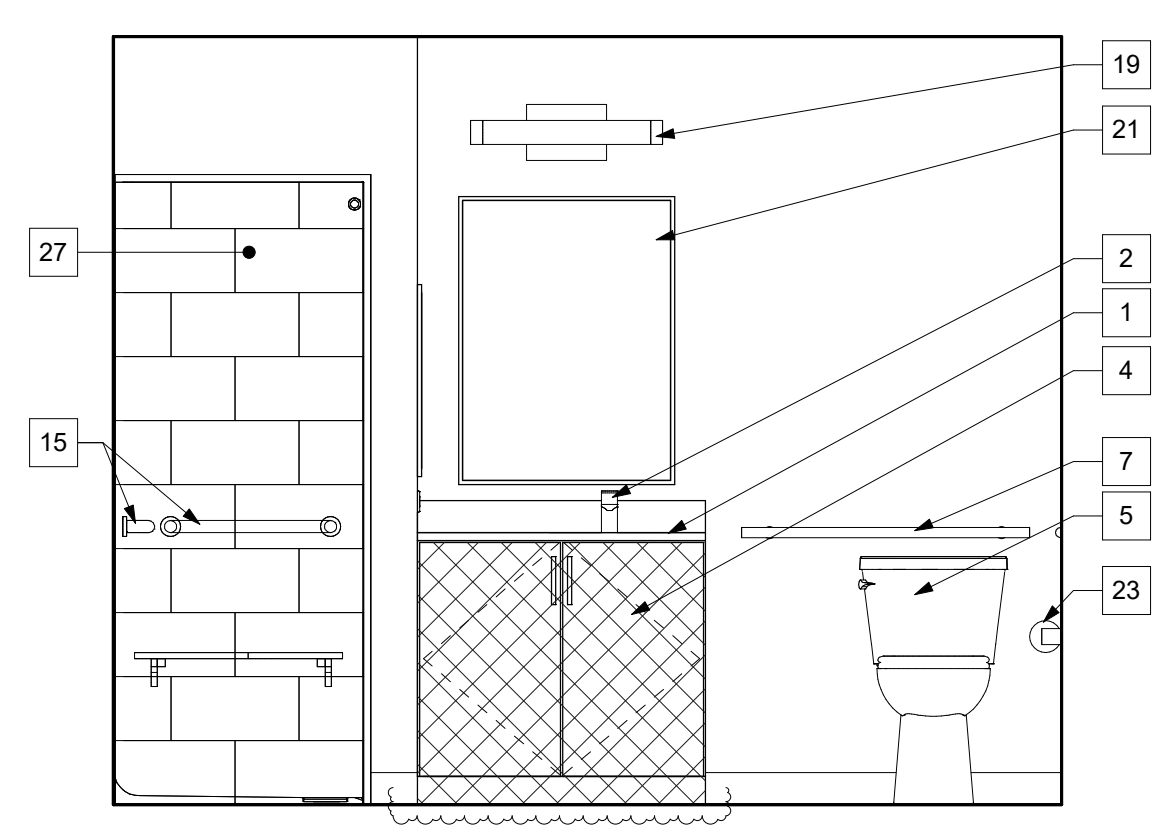
STRUCTURAL ENGINEER
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PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036

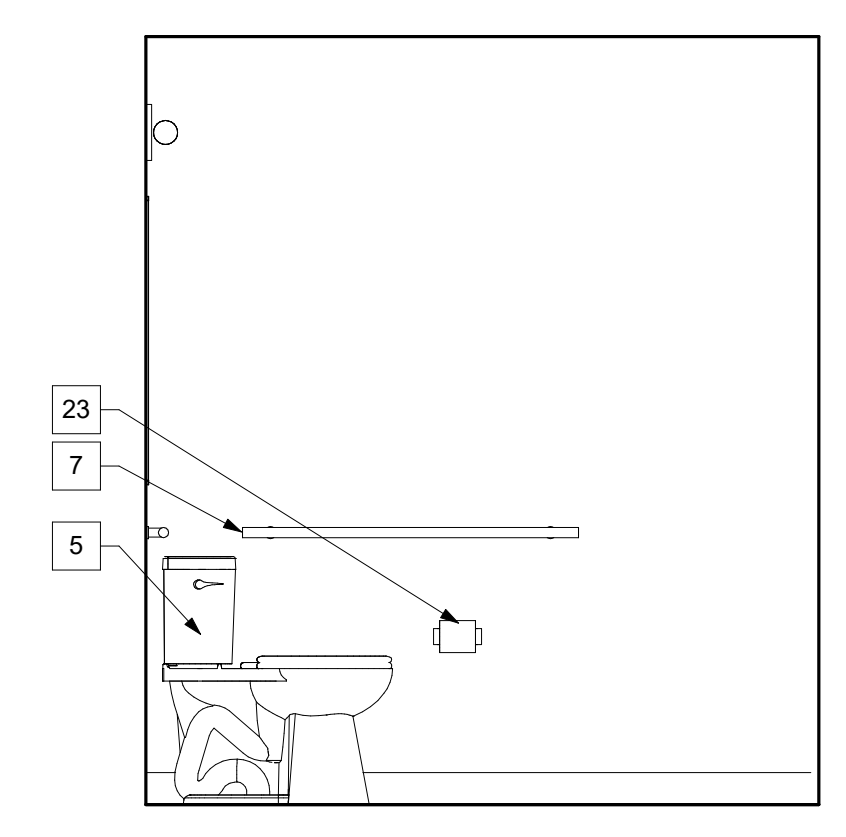
ENERGY CONSULTANT
REDWOOD ENERGY
1857 O STREET
ARCATA, CA 95521



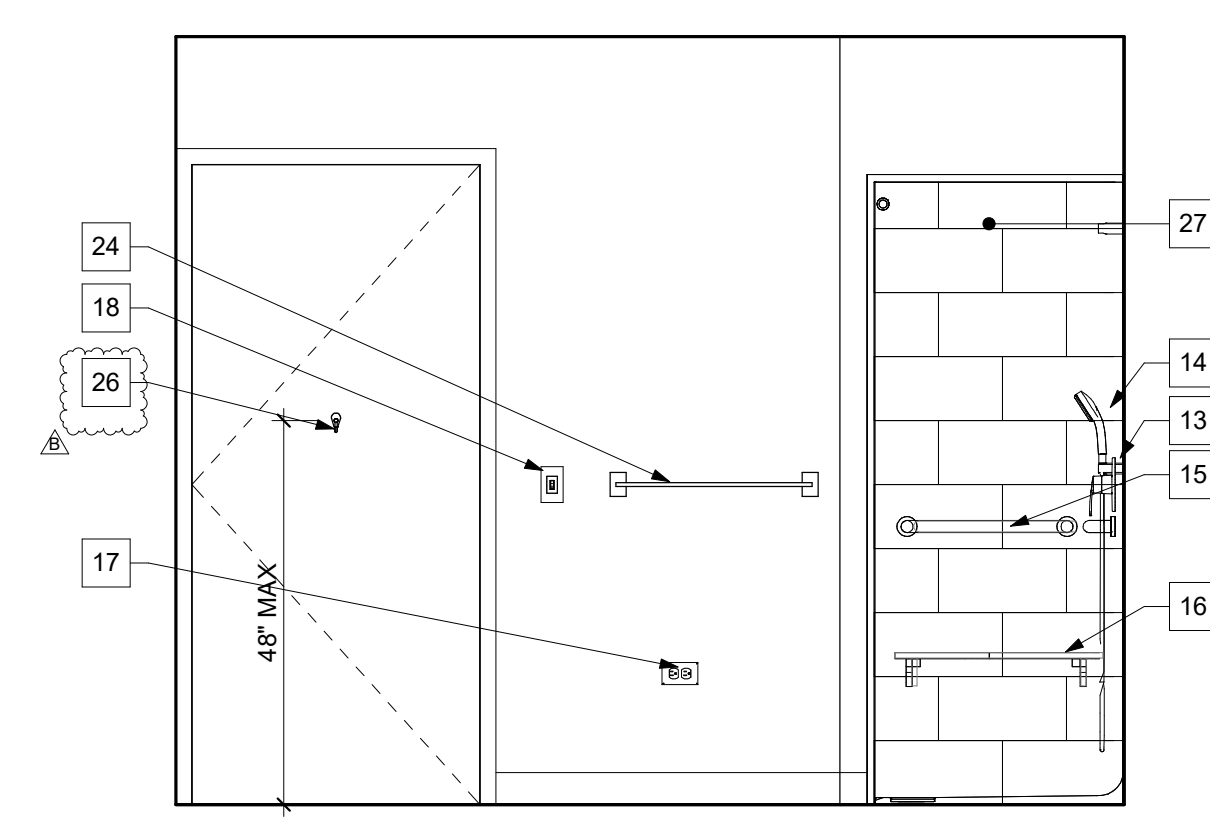
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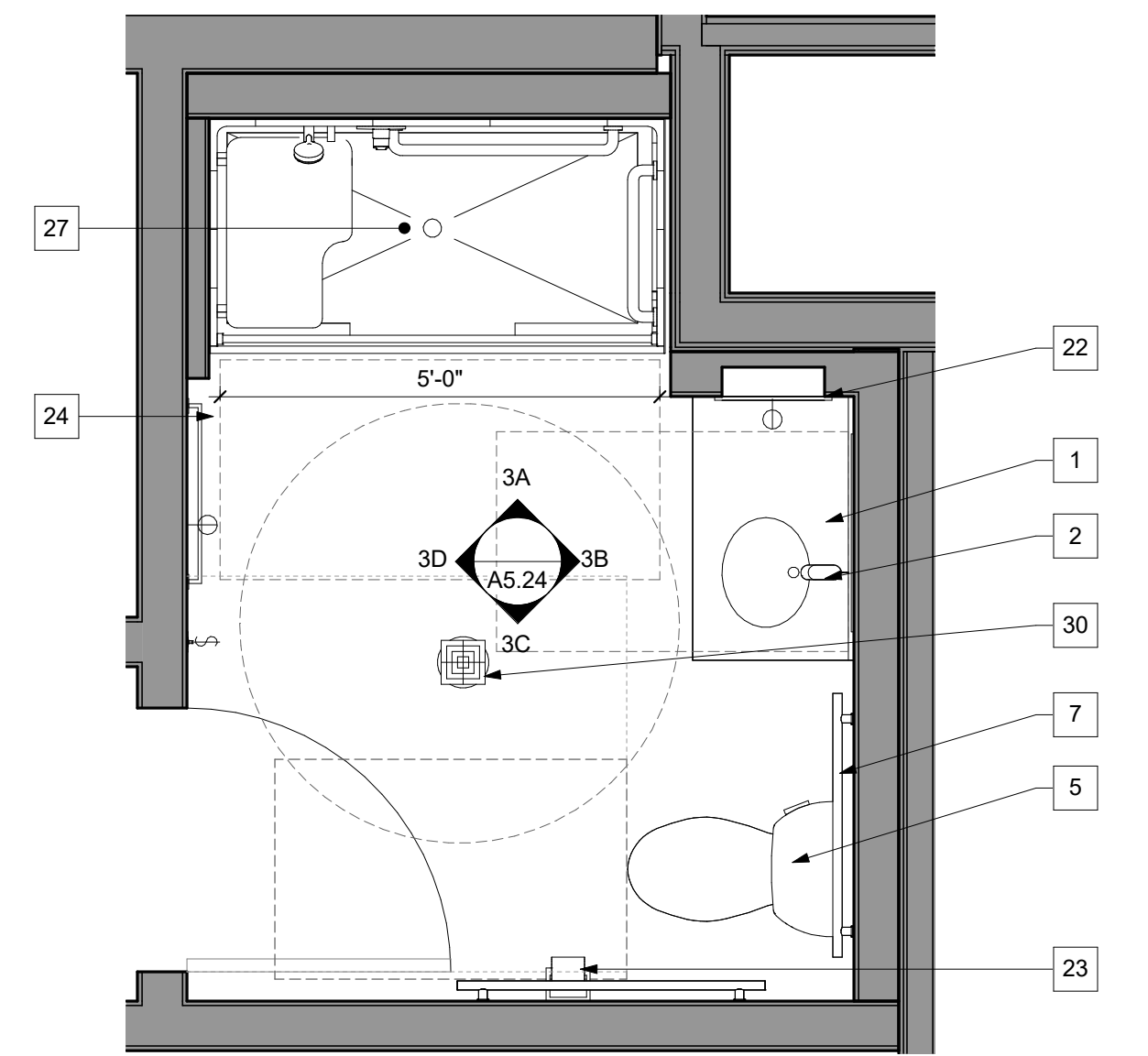
3B



3C



3D



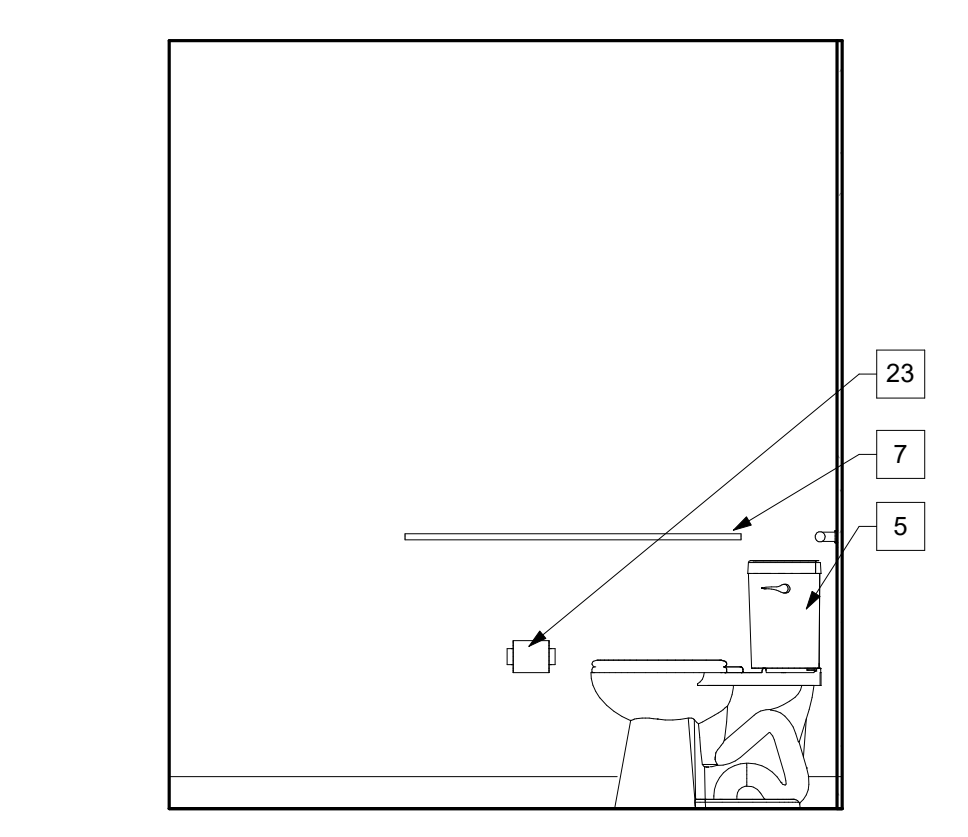
3 LEVEL 2-4 2BR BATH, MOBILITY
A5.24 UNIT 426
SCALE: 1/2" = 1'-0"

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV22-1242
BY: M. O'Brien Date: 07/27/2023
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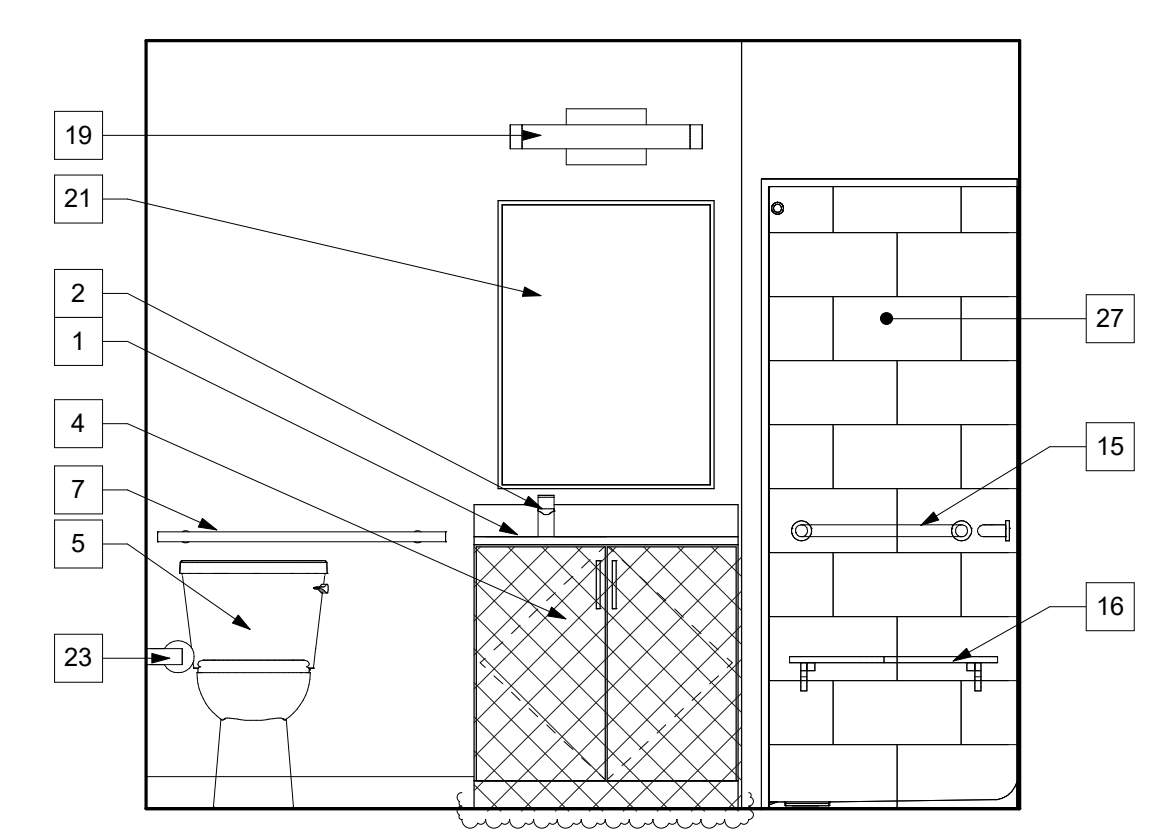


ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
2	03/20/23	BID ADDENDUM
3	05/12/23	PLAN CHECK RESPONSE 3
5	06/26/23	PLAN CHECK RESPONSE 5

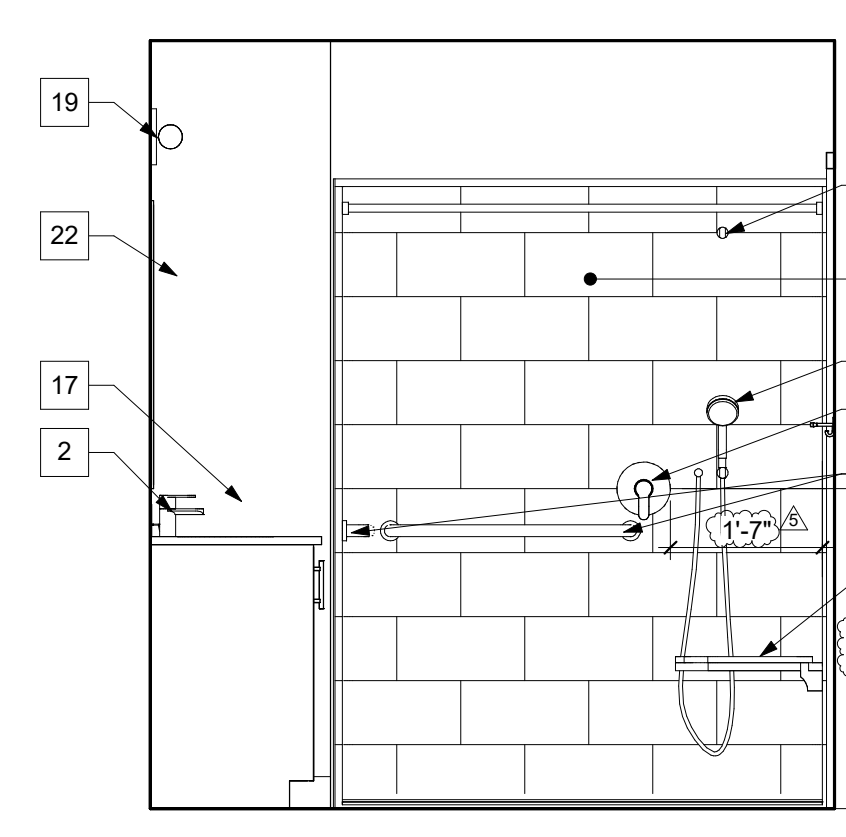
Project:



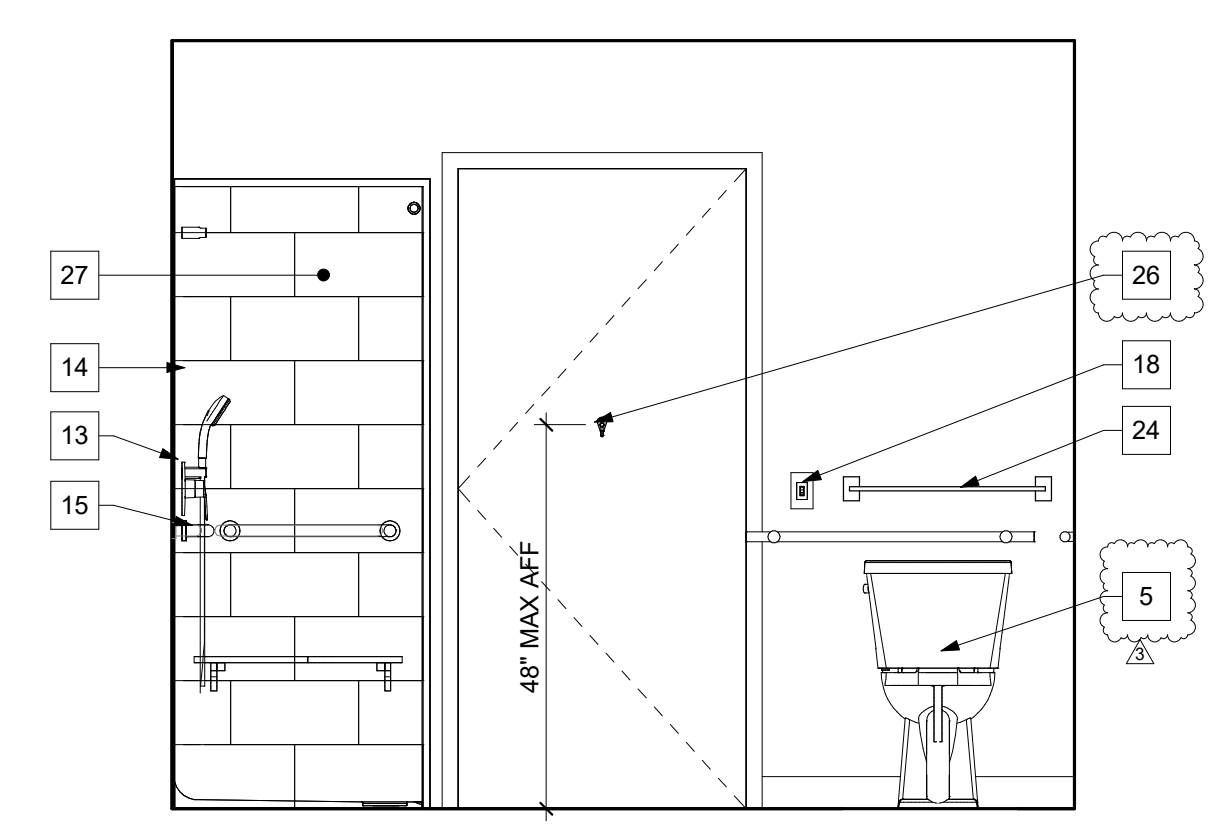
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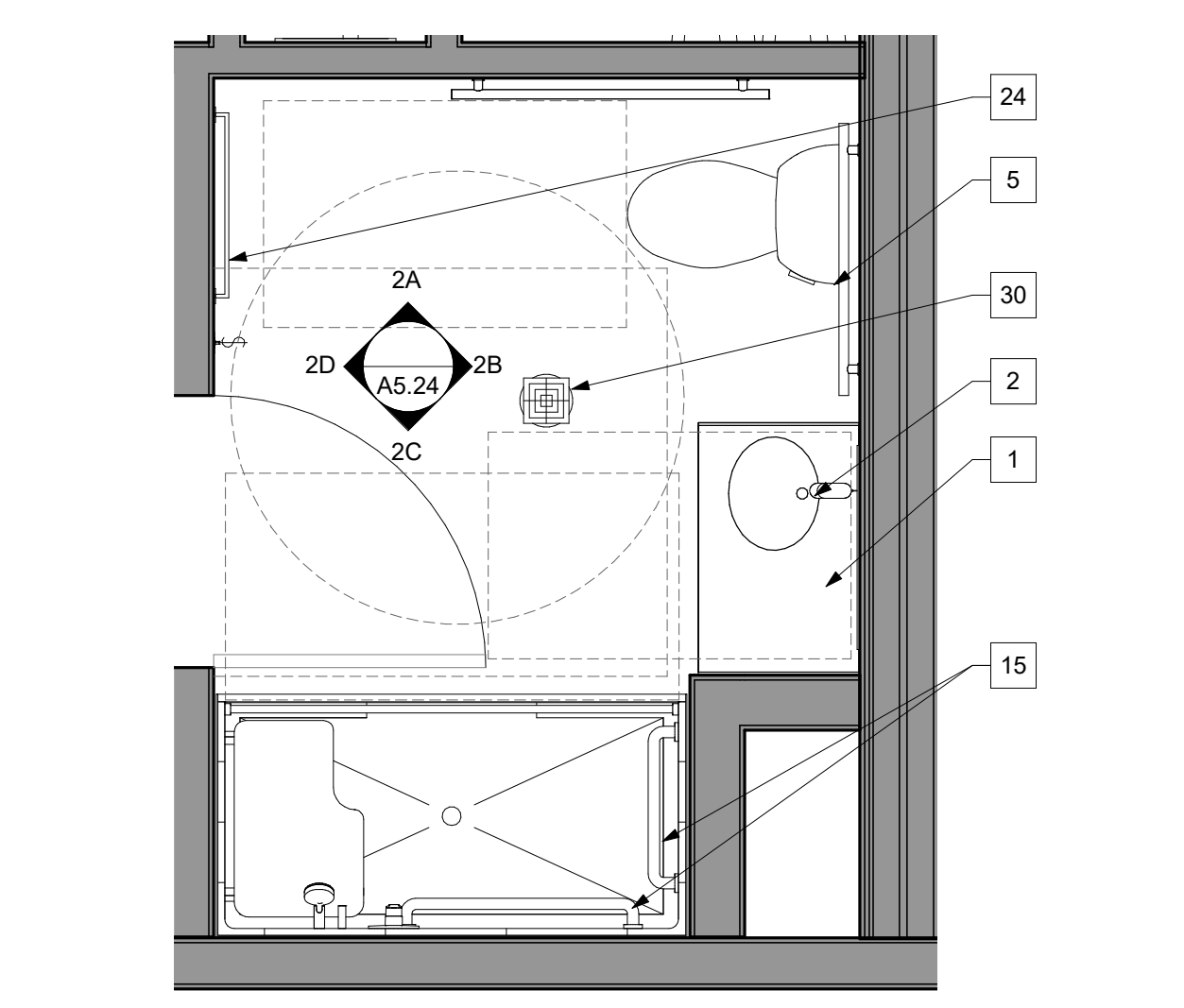
2B



2C



2D



2 LEVEL 2-4 1BR BATH, MOBILITY
A5.24 UNIT 227 SHOWN, ALSO FOR UNITS 327, 427
SCALE: 1/2" = 1'-0"

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231 GRANT AVENUE

231 GRANT AVE
PALO ALTO, CA 94306

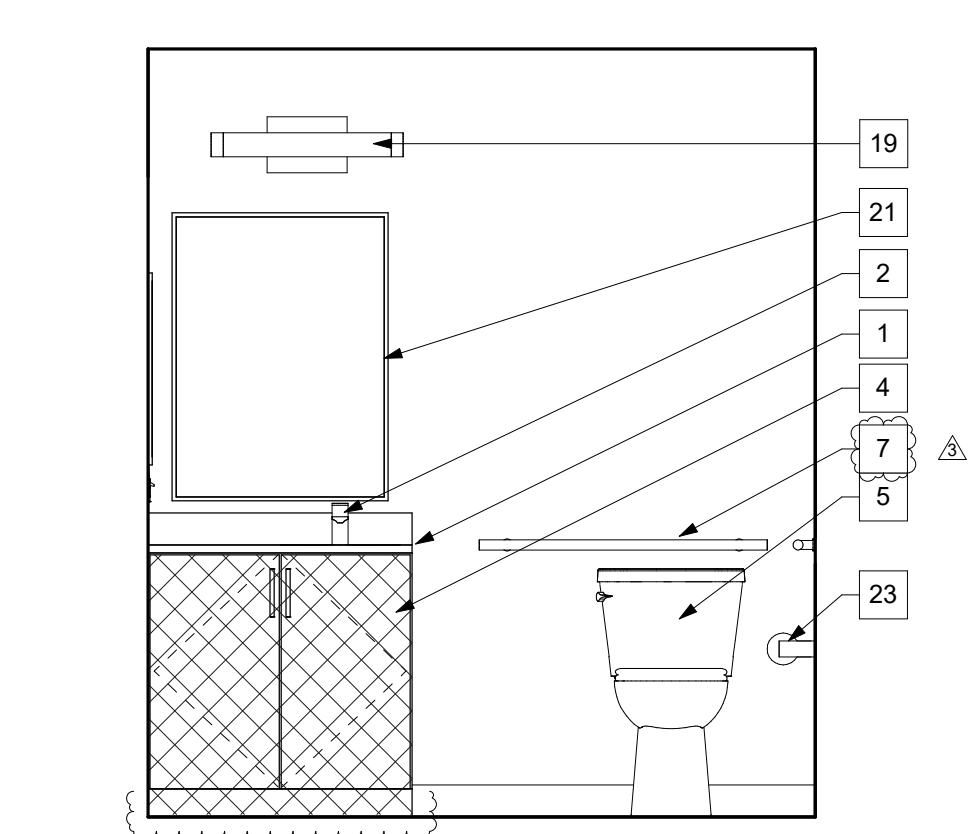


UNIT BATH PLANS
MOBILITY- LEVEL 2-4

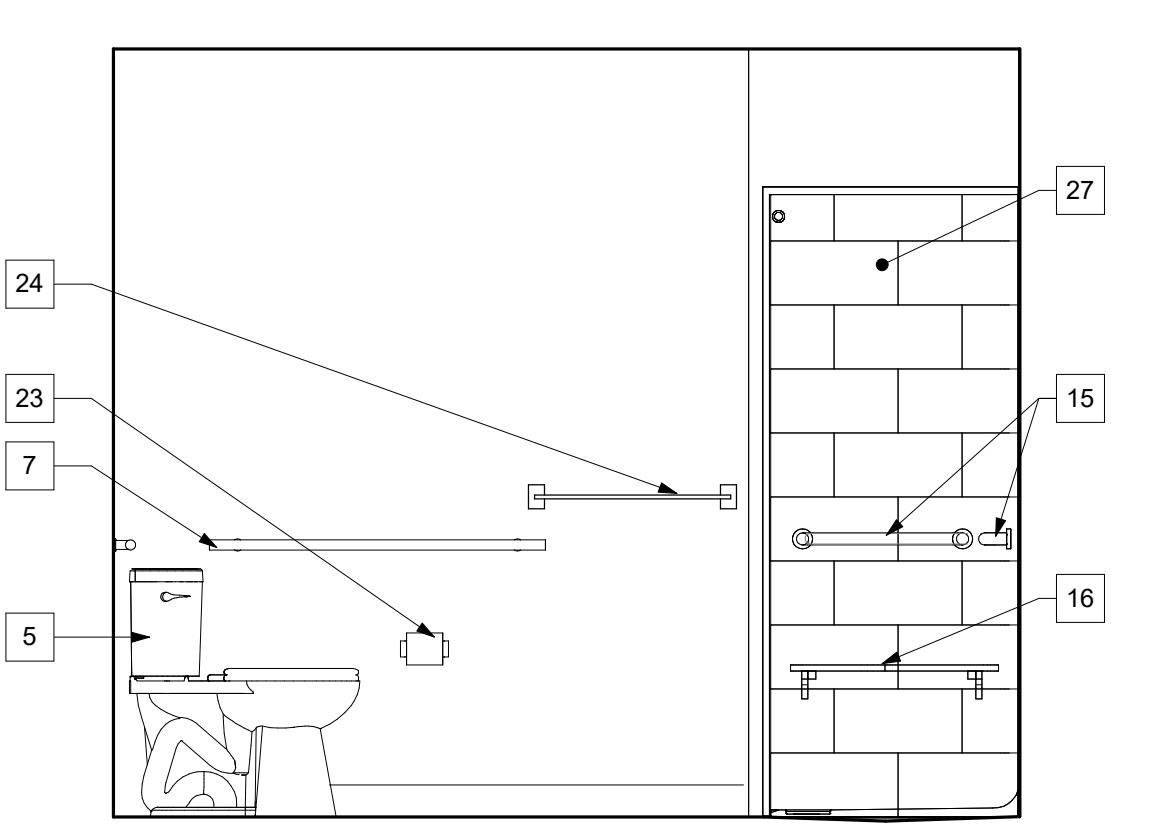
JOB #: 1925
SCALE: As Indicated

A5.24

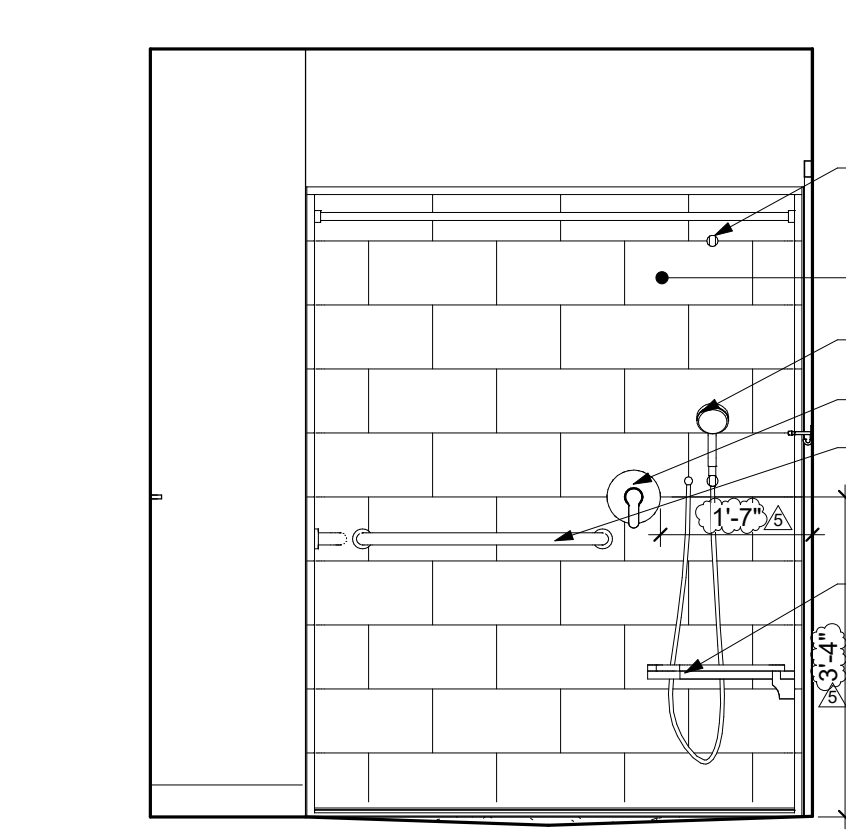
PLAN CHECK REVISION 4 | DATE: 06/19/23



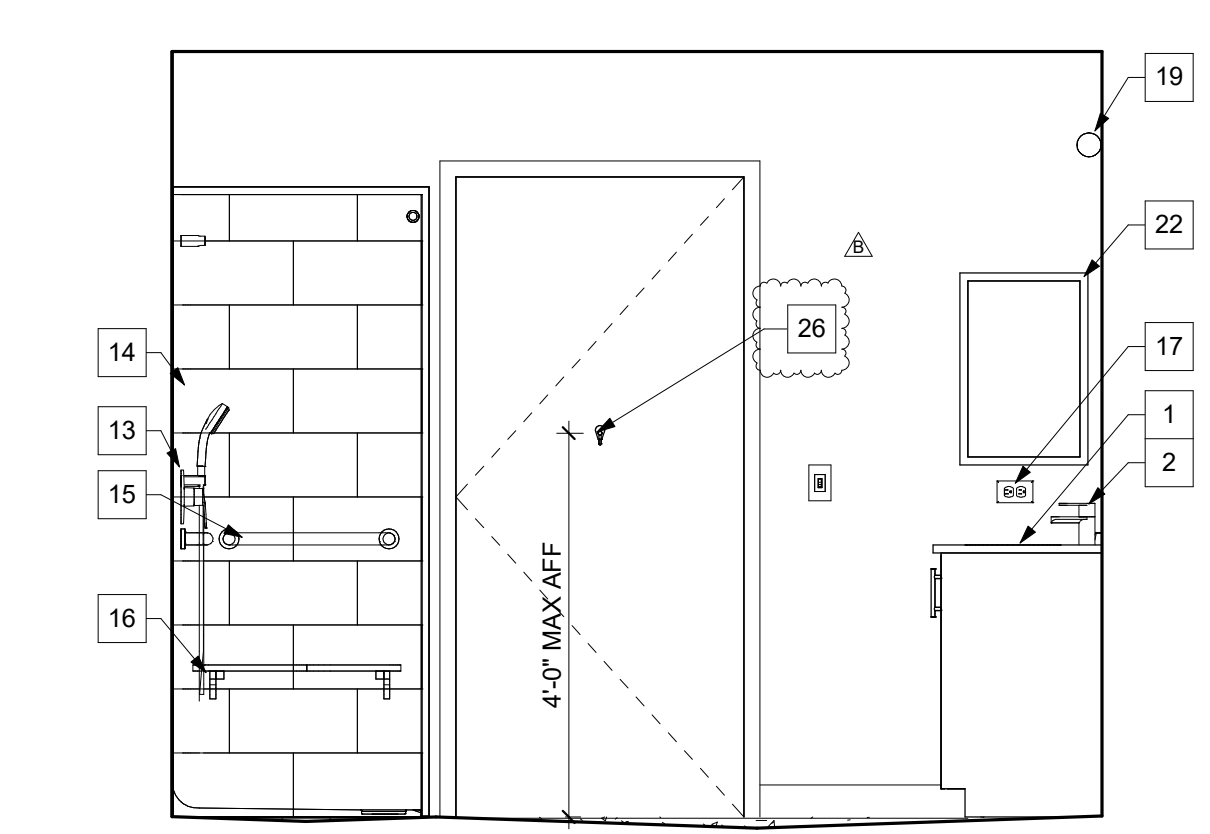
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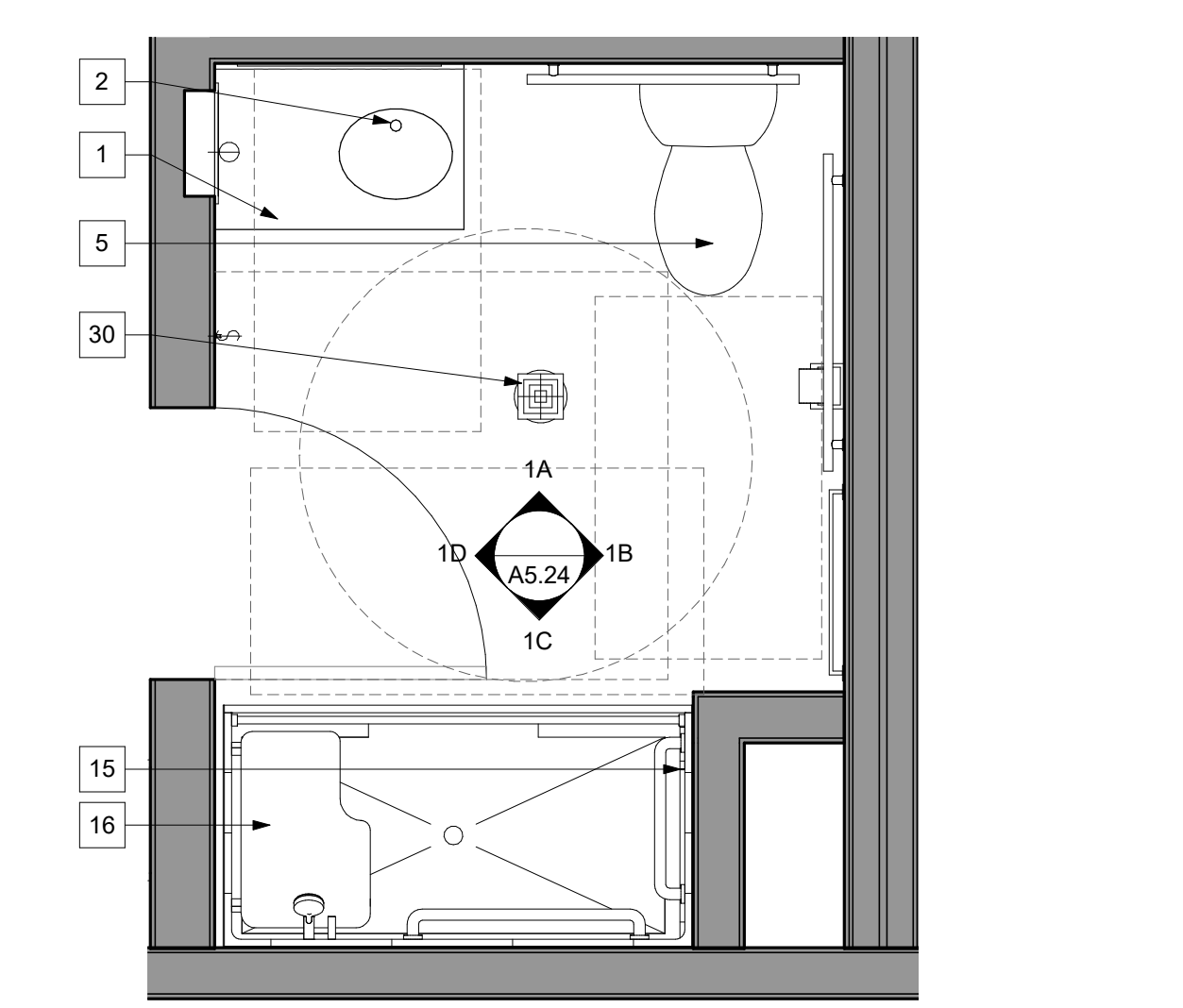
1B



1C



1D



1 LEVEL 2-4 STUDIO BATH, MOBILITY
A5.24 UNIT 228
SCALE: 1/2" = 1'-0"

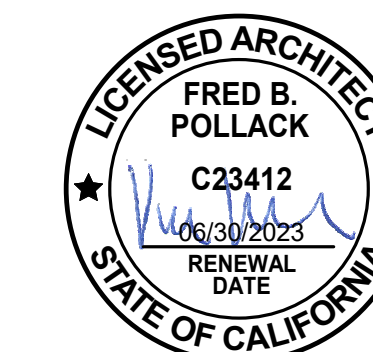
GENERAL NOTES
 1. SEE ATT.40 FOR THE FINISH SCHEDULE
 2. CORRIDOR WALLS ARE PT-1, EXCEPT AT ACCENT WALL LOCATIONS DESIGNATED BELOW.
 3. FOR UNITS FINISHES, SEE UNIT PLANS & ENLARGED KITCHEN/BATH ELEVATIONS

**VAN METER
 WILLIAMS
 POLLACK LLP**

ARCHITECTURE | INTERIOR DESIGN | SAN FRANCISCO | DENVER | BIRMINGHAM
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BKF ENGINEERS
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 ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
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 SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
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 PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
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 LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
 ARCATA, CA 95521

**COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT**
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023
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ID	DATE	NAME
A	12/16/22	BID SET
B	03/20/23	BID ADDENDUM

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306

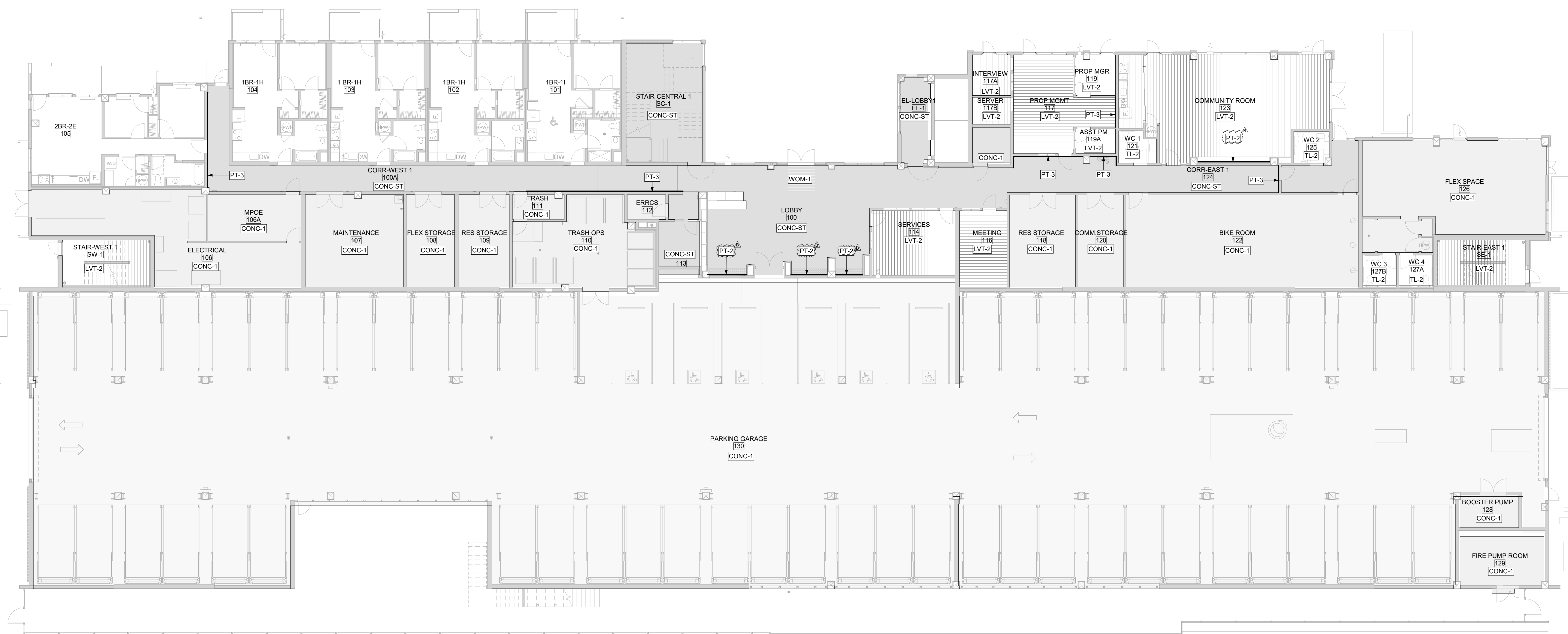
Client:



**FIRST FLOOR - FINISH
 PLAN**

JOB #: 1925
 SCALE: As indicated

A5.31
 PLAN CHECK REVISION 4 | DATE: 06/19/23



1 1ST FLOOR - FINISH PLAN
 A5.31 SCALE: 3/32" = 1'-0"

- GENERAL NOTES**
- SEE ATT.40 FOR THE FINISH SCHEDULE
 - CORRIDOR WALLS ARE PT-1, EXCEPT AT ACCENT WALL LOCATIONS DESIGNATED BELOW.
 - FOR UNITS FINISHES, SEE UNIT PLANS & ENLARGED KITCHEN/BATH ELEVATIONS

**VAN METER
WILLIAMS
POLLACK LLP**

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2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
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250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036

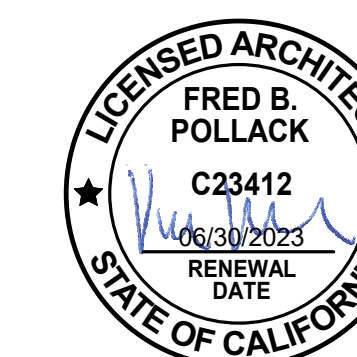
ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

**COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
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A	12/16/22	BID SET
B	03/20/23	BID ADDENDUM

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306

Client:

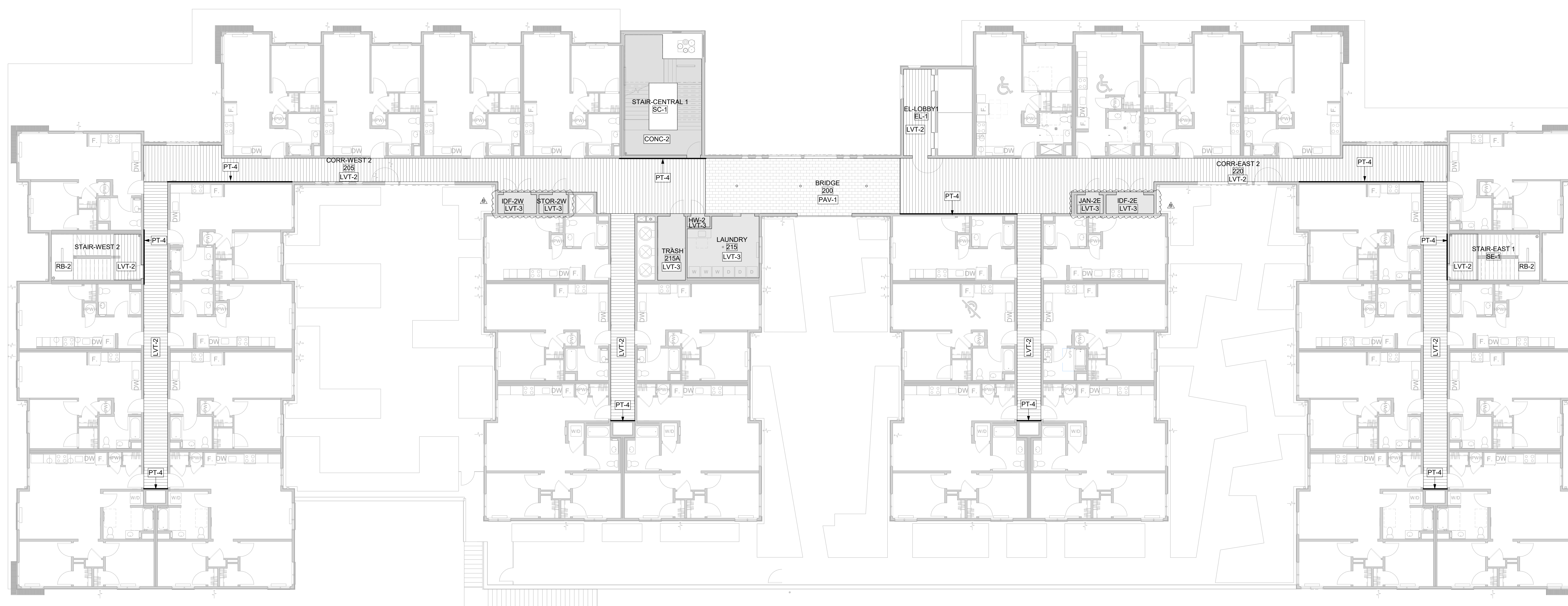


**SECOND FLOOR -
FINISH PLAN**

JOB #: 1925
SCALE: As indicated

A5.32

PLAN CHECK REVISION 4 | DATE: 06/19/23



1 2ND FLOOR - FINISH PLAN
A5.32 SCALE: 3/32" = 1'-0"

GENERAL NOTES
 1. SEE ATT.40 FOR THE FINISH SCHEDULE
 2. CORRIDOR WALLS ARE PT-1, EXCEPT AT ACCENT WALL LOCATIONS DESIGNATED BELOW.
 3. FOR UNITS FINISHES, SEE UNIT PLANS & ENLARGED KITCHEN/BATH ELEVATIONS

CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507

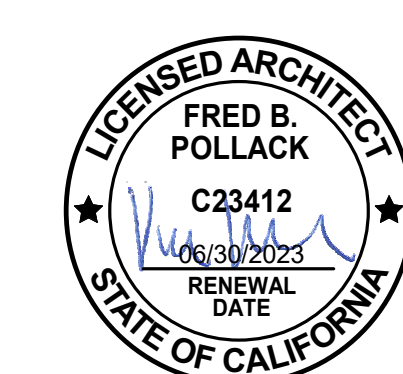
LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
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 LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
 ARCATA, CA 95521

**COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT**
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023
 HARD COPY OF THESE STAMPED PLANS
 MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
A	12/16/22	BID SET
B	03/20/23	BID ADDENDUM

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306



**THIRD FLOOR - FINISH
 PLAN**

JOB #: 1925
 SCALE: As indicated



GENERAL NOTES
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**VAN METER
 WILLIAMS
 POLLACK LLP**

ARCHITECTURE | INTERIOR DESIGN | SAN FRANCISCO | DENVER | BIRMINGHAM
 225 Bryant Street, Suite 200, San Francisco, CA 94102 | 415.424.1332

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 SAN JOSE, CA 95112

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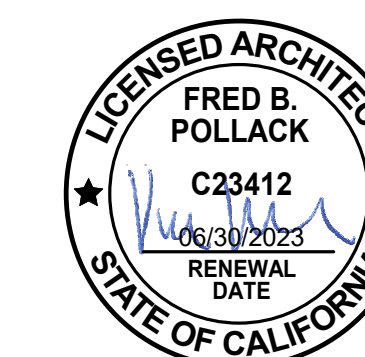
LANDSCAPE ARCHITECT
PLURAL STUDIO
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 SAN FRANCISCO, CA 94110

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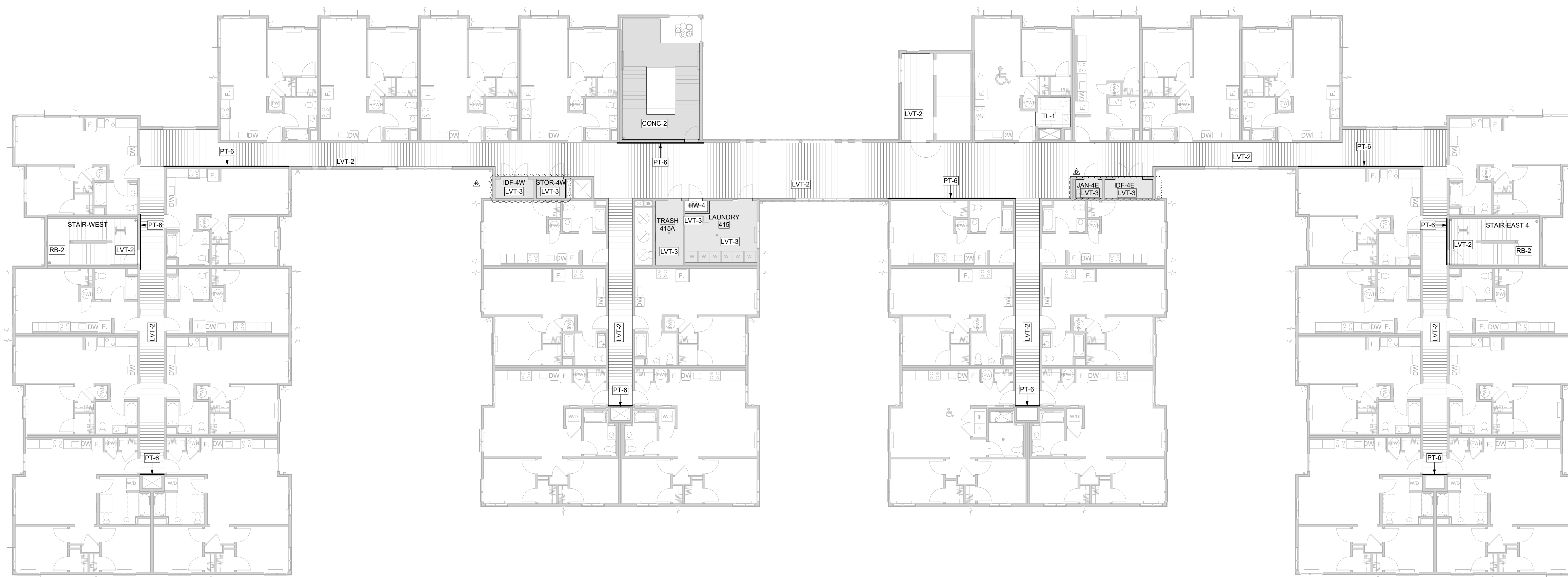
Client:



**FOURTH FLOOR -
 FINISH PLAN**

JOB #: 1925
 SCALE: As indicated

A5.34
 PLAN CHECK REVISION 4 | DATE: 06/19/23



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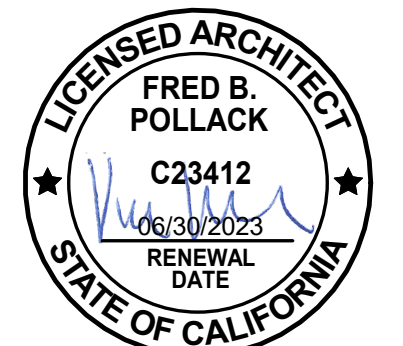
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Project:

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231 GRANT AVENUE

231 GRANT AVE
 PALO ALTO, CA 94306

Client:

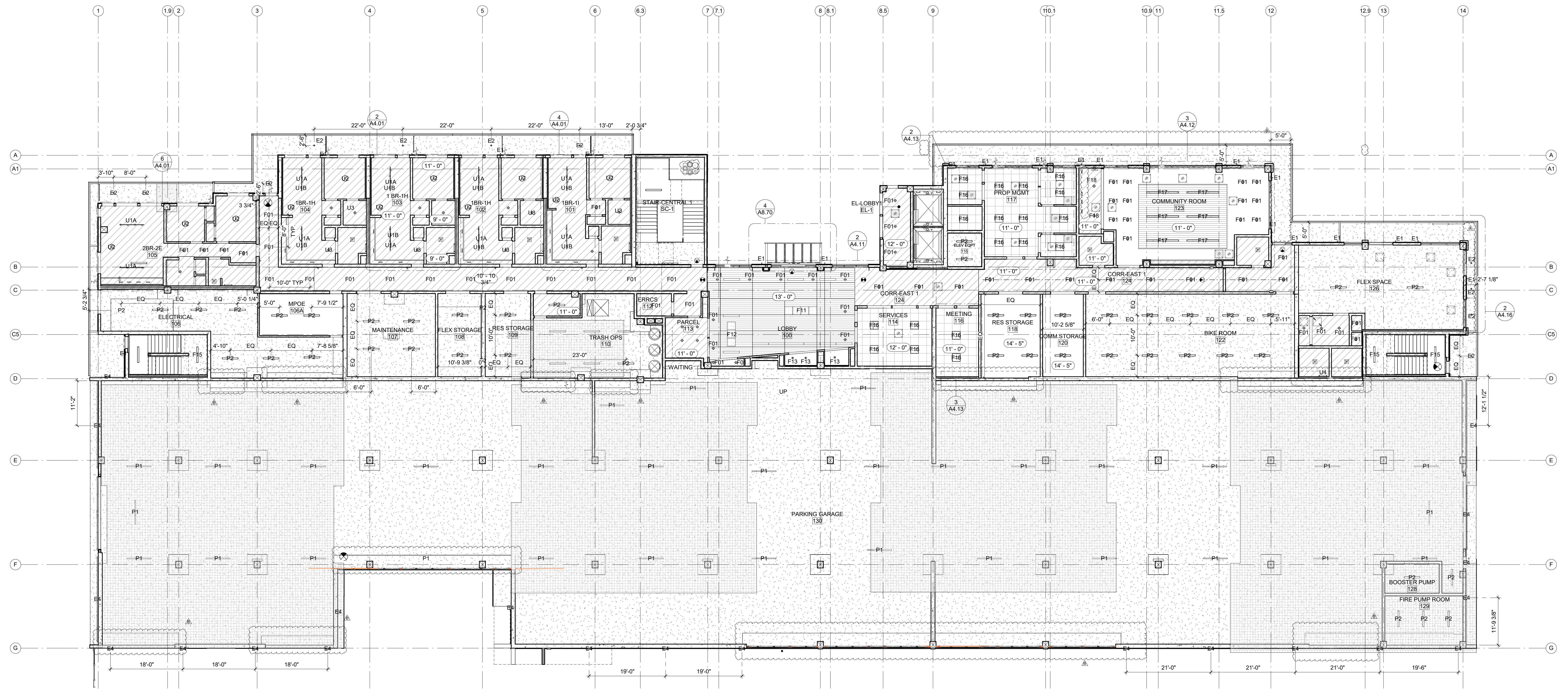
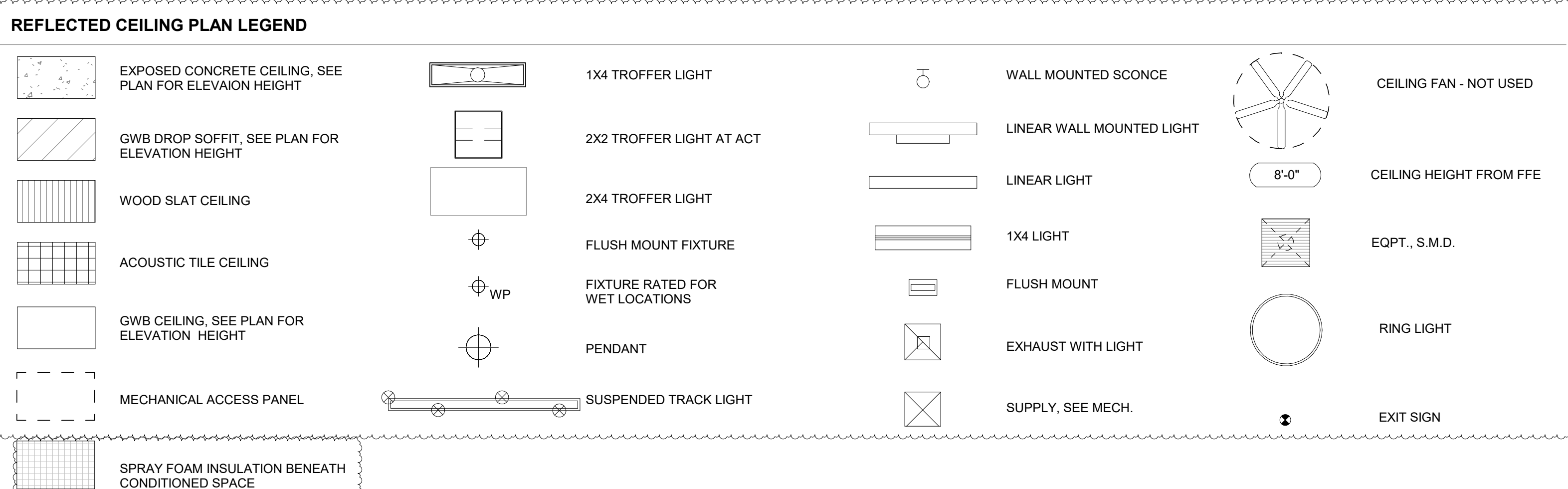
MERCY HOUSING &
 ABODE COMMUNITIES

FIRST FLOOR RCP

JOB #: 1925
 SCALE: As Indicated

A6.01

- GENERAL NOTES**
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1 1ST FLOOR
 A6.01
 SCALE: 3/32" = 1'-0"

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3	05/12/23	PLAN CHECK RESPONSE 3

Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVE
 PALO ALTO, CA 94306



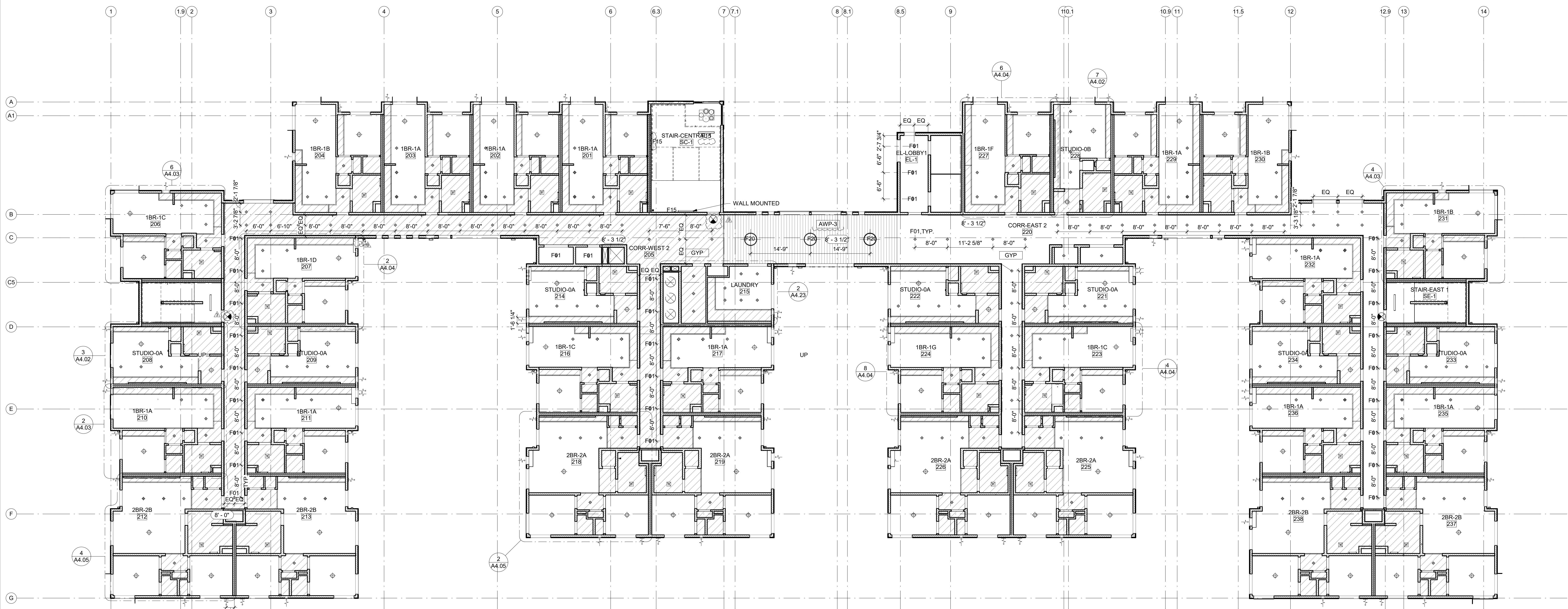
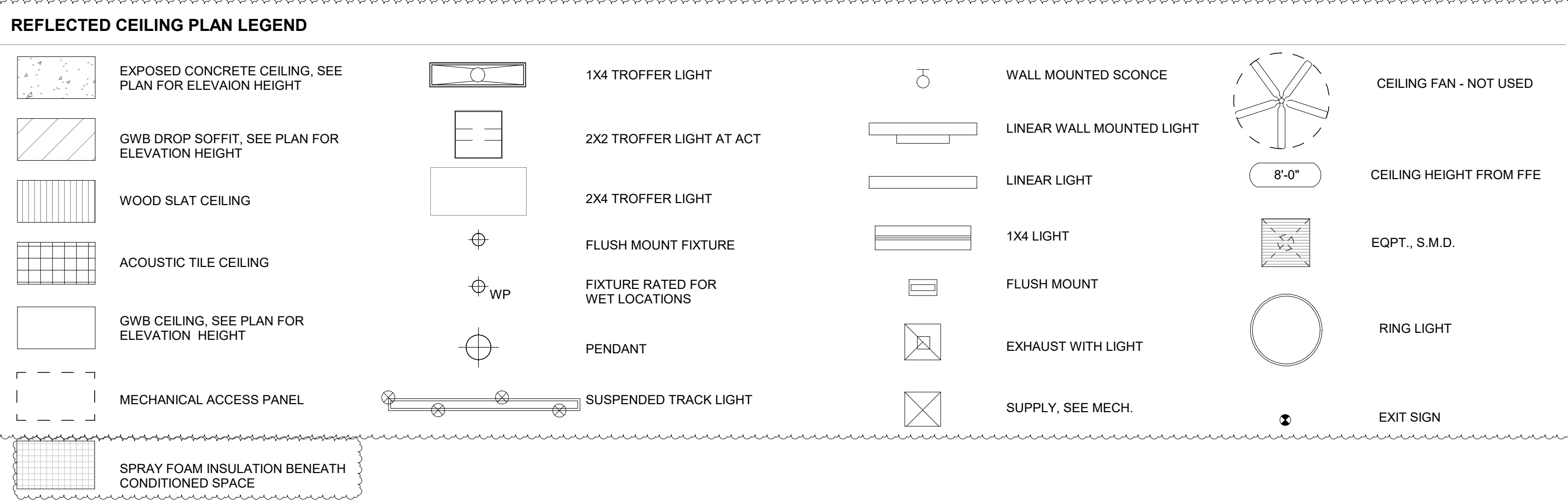
SECOND FLOOR RCP

JOB #: 1925
 SCALE: As indicated

A6.02

PLAN CHECK REVISION 4 | DATE: 06/19/23

- GENERAL NOTES**
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1 2ND FLOOR
 A6.02
 SCALE: 3/32" = 1'-0"

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BKF ENGINEERS
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 SAN JOSE, CA 95112

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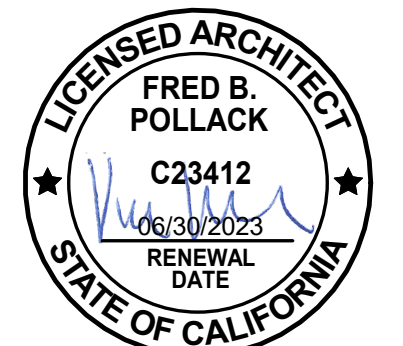
LANDSCAPE ARCHITECT
PLURAL STUDIO
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Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVE
 PALO ALTO, CA 94306



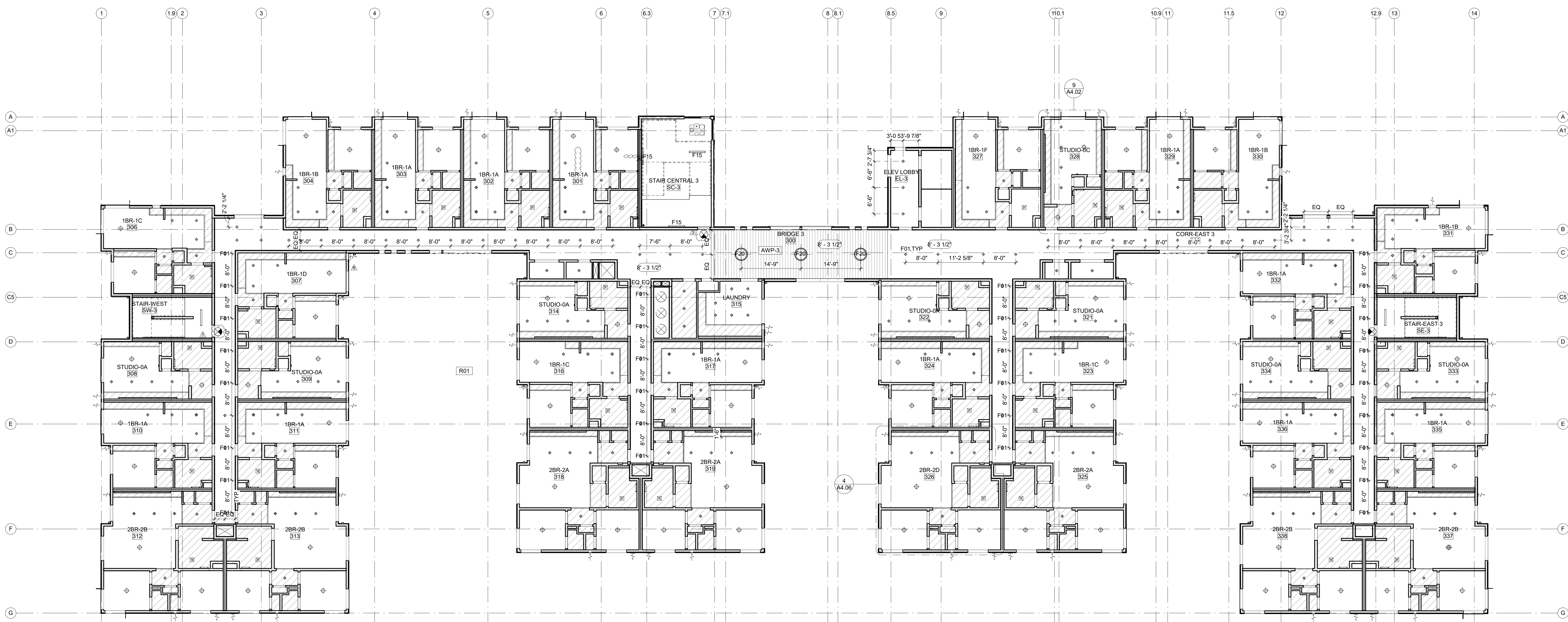
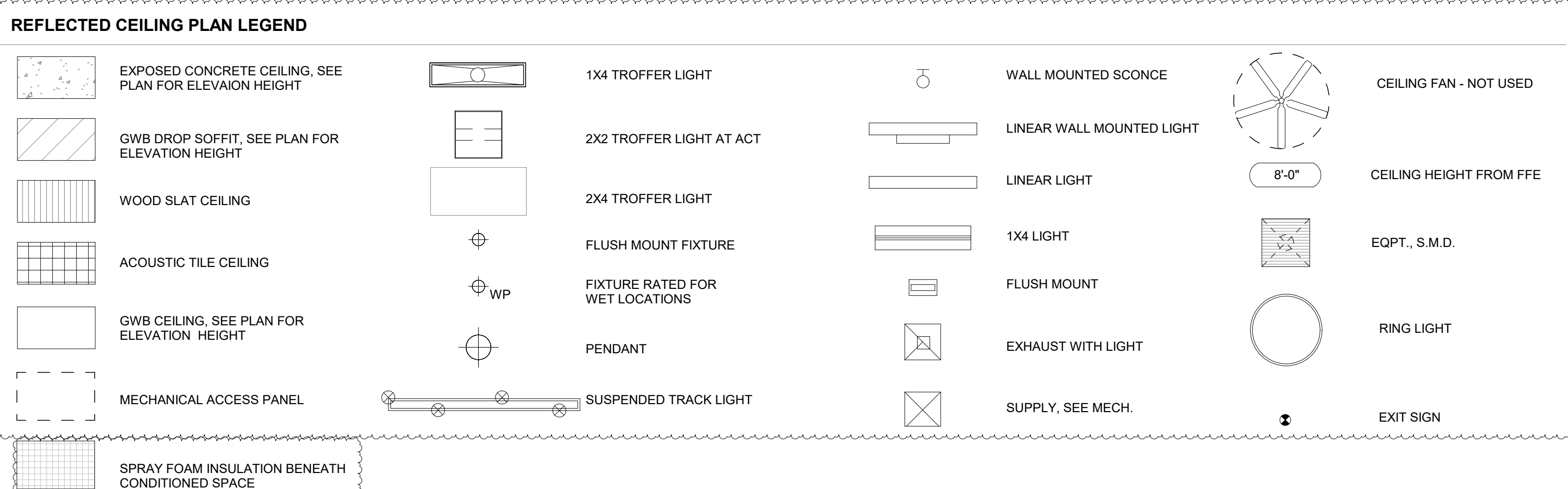
THIRD FLOOR RCP

JOB #: 1925
 SCALE: As indicated

A6.03

PLAN CHECK REVISION 4 | DATE: 06/19/23

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BKF ENGINEERS
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 SAN JOSE, CA 95112

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 ALAMO, CA 94507

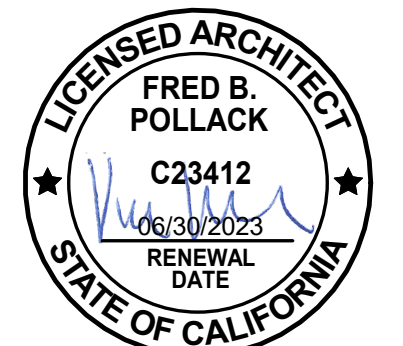
LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOBBACH-LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306

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Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306



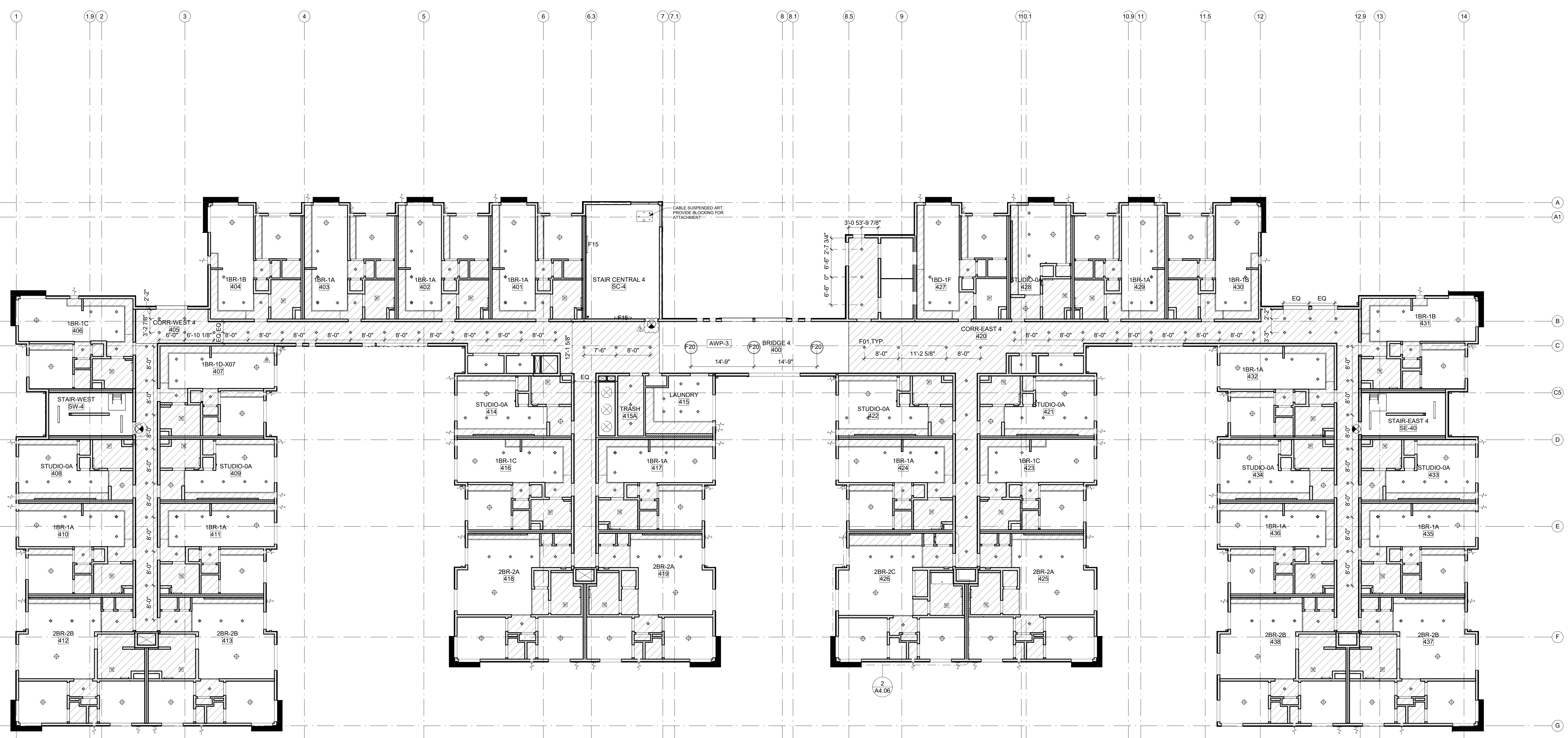
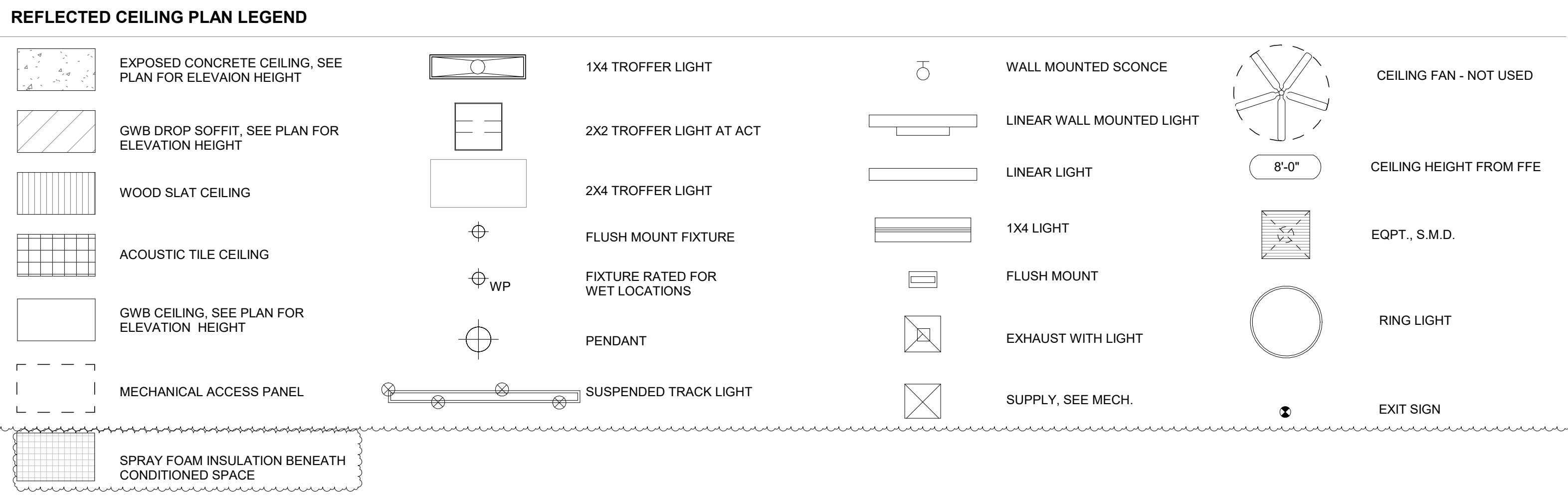
FOURTH FLOOR RCP

JOB #: 1925
 SCALE: As indicated

A6.04

PLAN CHECK REVISION 4 | DATE: 06/19/23

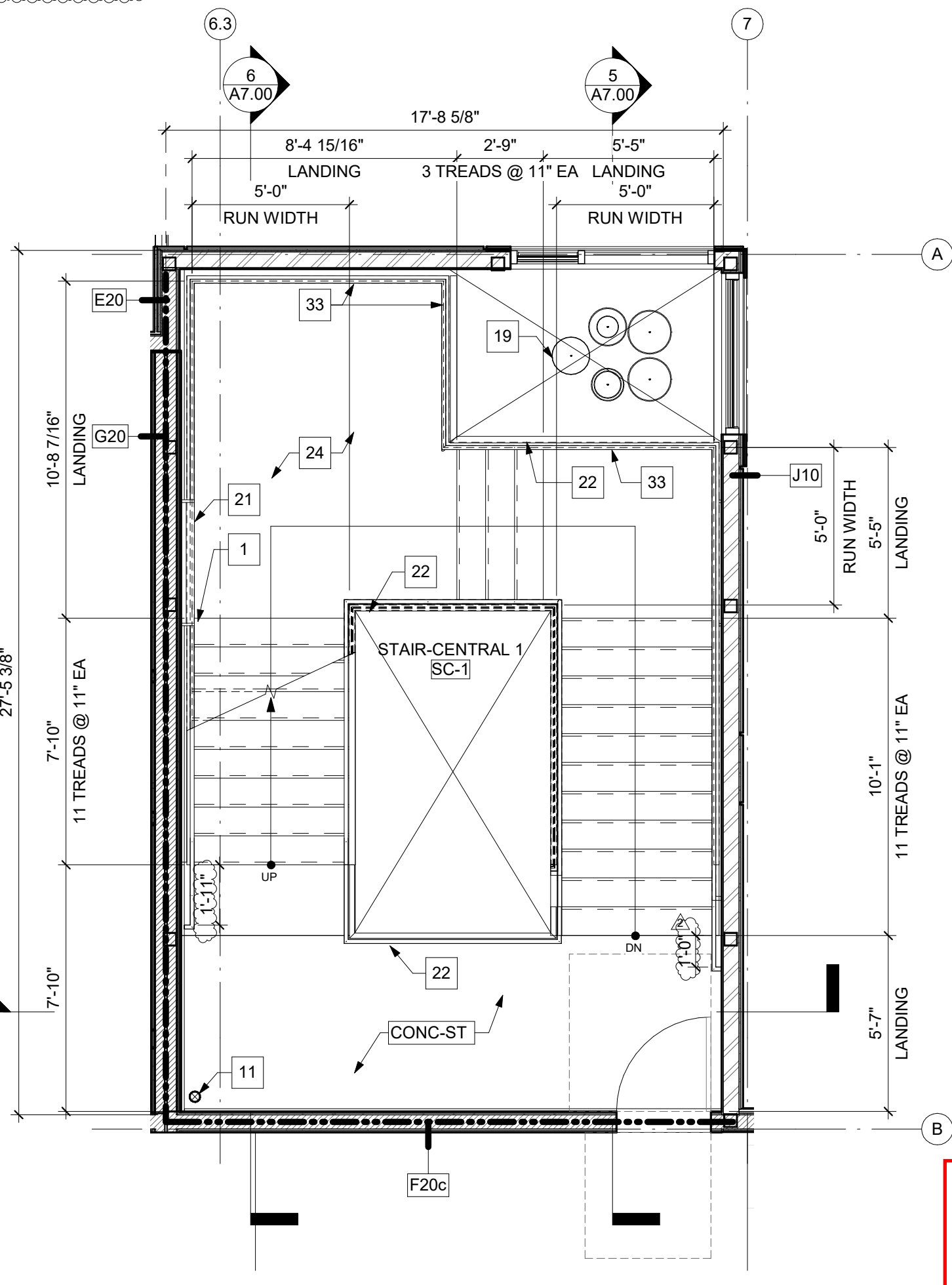
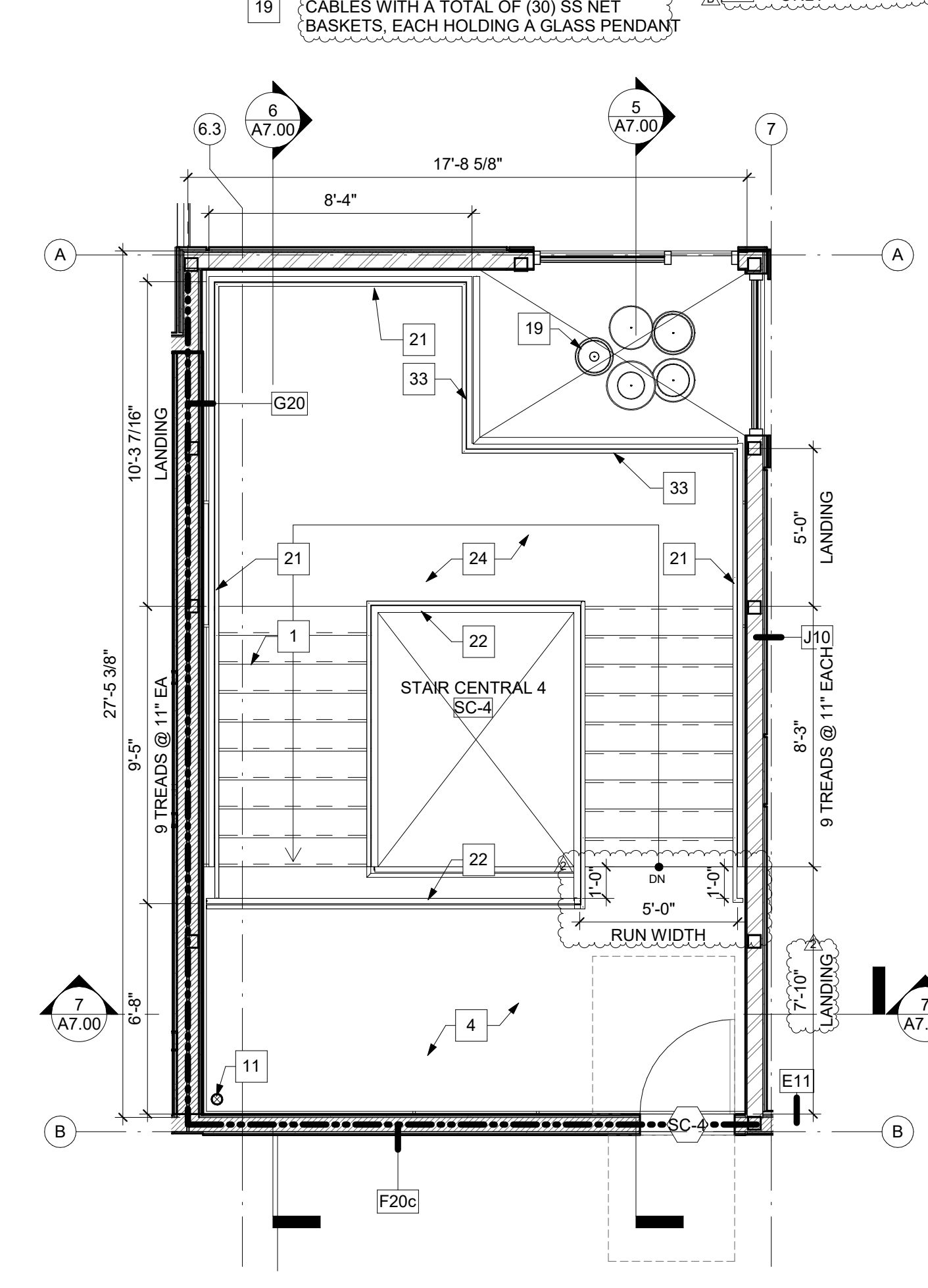
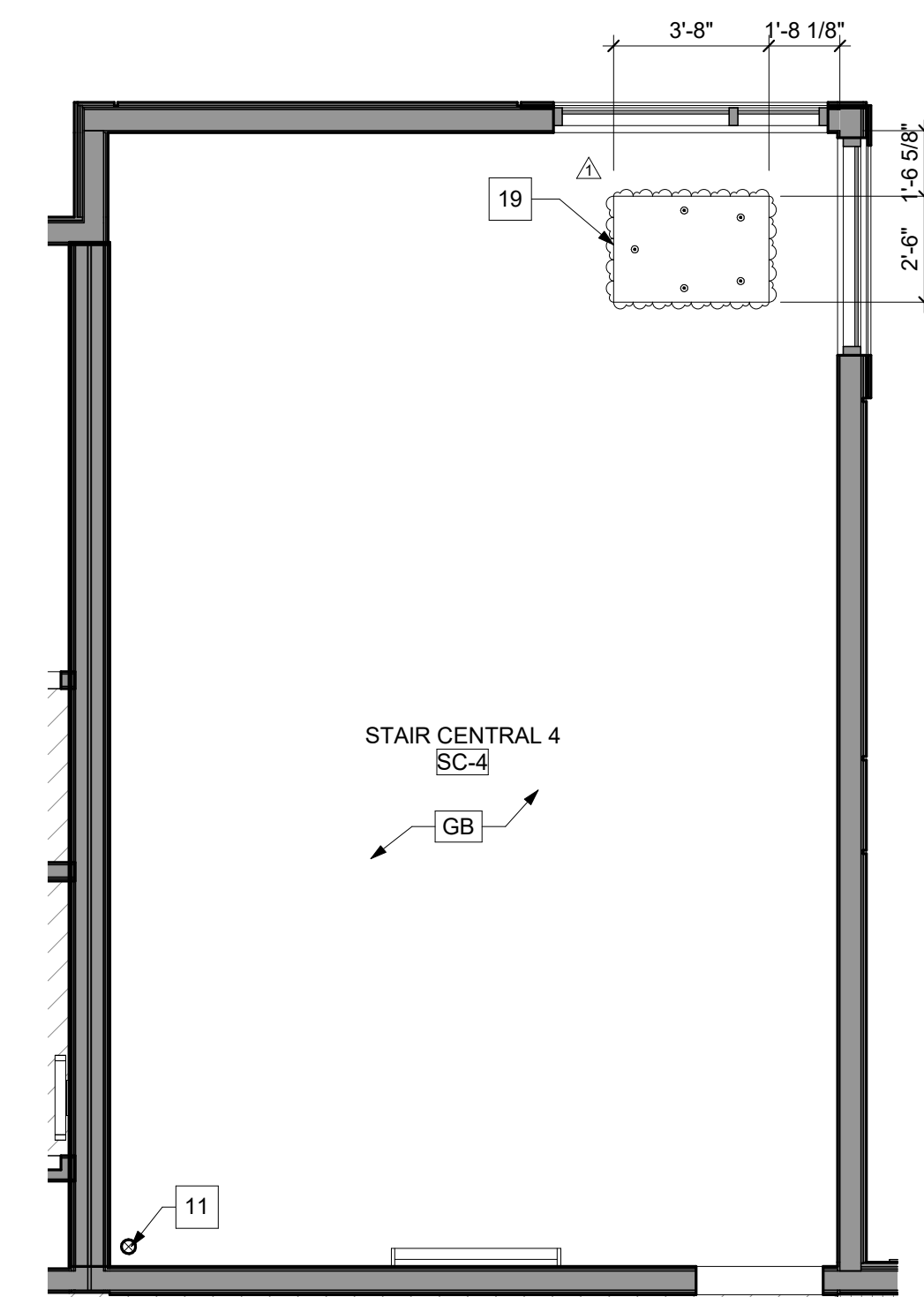
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1 4TH FLOOR
 SCALE: 3/32" = 1'-0"

VERTICAL CIRCULATION NOTES

- | | | | |
|--|---|--|---------------------------------------|
| 1 STEEL STAIRS, WITH CONCRETE FILLED TREADS | 11 WET STANDPIPE, SEE FIRE PROTECTION DRAWINGS | 20 METAL GUARDRAIL 42" AFF | 29 LOUVER IN ELEVATOR HOISTWAY, SMP |
| 2 CAST IN PLACE CONCRETE SLAB ON GRADE, SSD | 12 SHIPS LADDER FOR ROOF ACCESS, 75 DEGREE INCLINE | 21 METAL WALL MOUNTED HANDRAIL | 30 SMOKE DETECTOR ACCESS PANEL |
| 3 POST TENSIONED CONCRETE PODIUM SLAB | 13 4x4 MIN. ROOF ACCESS HATCH, PER PAFD (RESPONDING AGENCY) | 22 METAL STAIR MOUNTED RAILING 42" AFF | 31 HOISTWAY BEAM |
| 4 WOOD FRAMED LANDING W/LVT | 14 SEPTUM WALL | 23 CONCRETE STAIR | 32 WOOD FRAMED STAIR W/RUBBER TREADS |
| 5 CAST IN PLACE SHEAR WALL, SSD | 15 (3) 30" DIAMETER WASTE CHUTE | 24 CONCRETE OVER METAL DECK | 33 METAL GUARDRAIL 42" AFF W/HANDRAIL |
| 6 CAST IN PLACE CONCRETE COLUMN, SSD | 16 3 CUBIC YARDS TRASH BIN | 25 METAL CANE RAIL | |
| 7 PVC MEMBRANE ROOF OVER SLOPED RIGID INSULATION | 17 VENT TO ROOF (VAPOR MITIGATION) | 26 METAL MESH FENCE | |
| 8 ROOF MOUNTED PV ARRAY | 18 SURFACE MOUNTED LIGHT FIXTURE UNDER LANDING, SITE INSTALLED BY GC | 27 TEMPERED GLAZING | |
| 9 ELEVATOR HOISTWAY | 19 HANGING ART - (5) FLOOR TO CEILING SS CABLES WITH A TOTAL OF (30) SS NET BASKETS, EACH HOLDING A GLASS PENDANT | 28 TRASH CHUTE WASH DOWN, 4TH FLOOR ONLY | |
| 10 ELEVATOR PIT | | | |

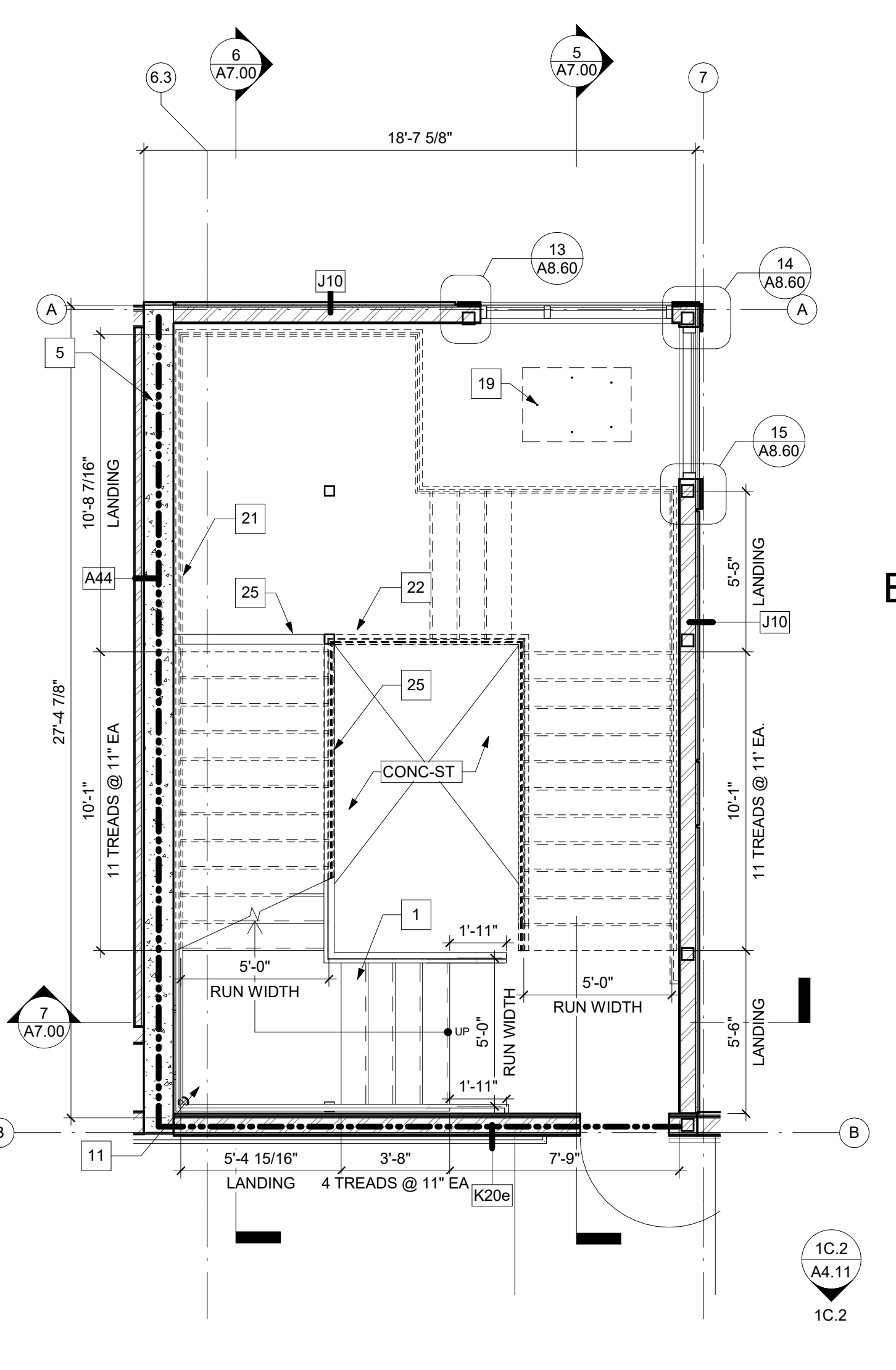
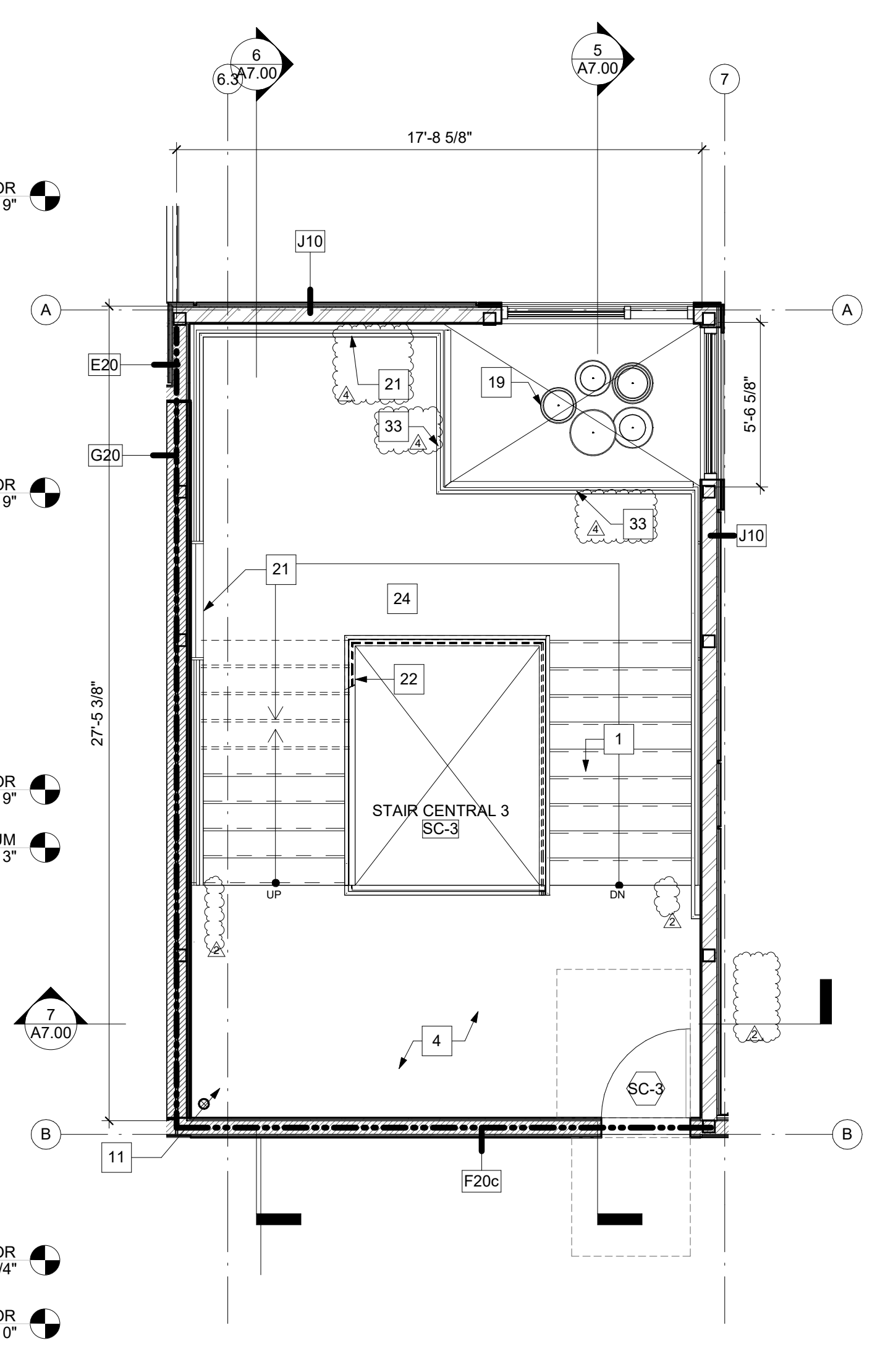
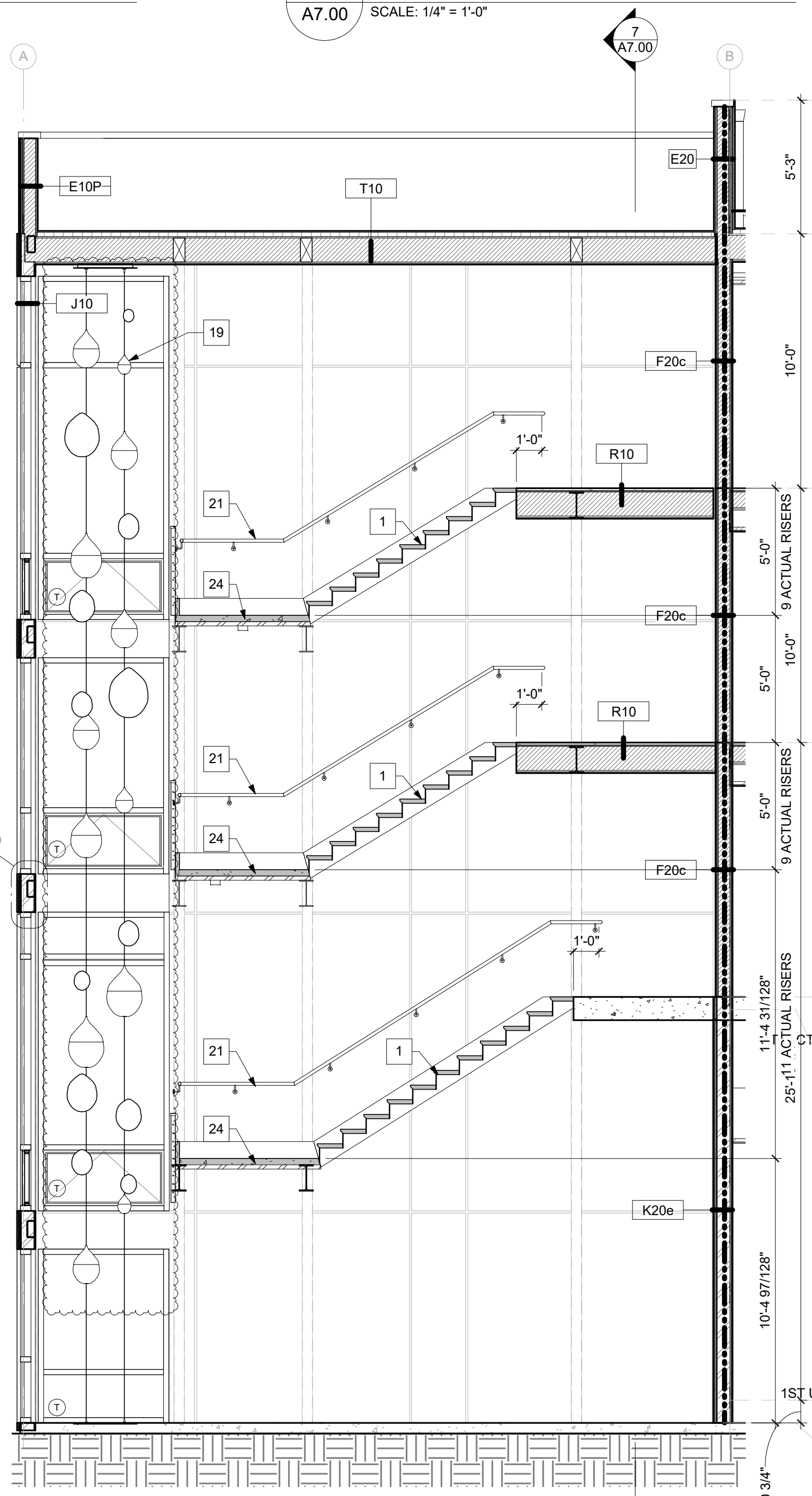
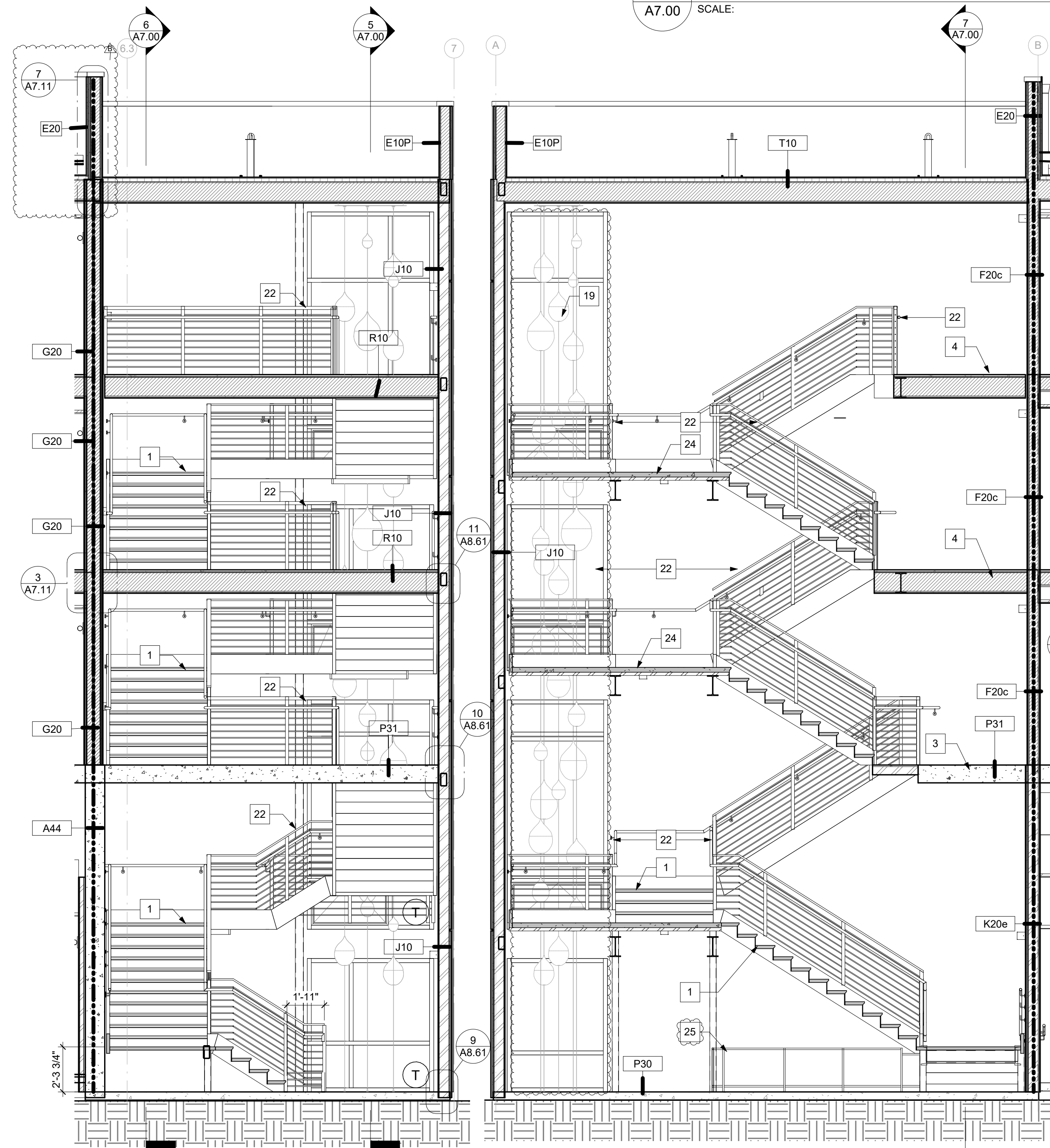


8 3D_STAIR_CENTRAL
A7.00 SCALE:

9 4TH FLOOR STAIR CENTRAL-RCP
A7.00 SCALE: 1/4" = 1'-0"

4 CENTRAL STAIR - 4TH FLOOR
A7.00 SCALE: 1/4" = 1'-0"

2 CENTRAL STAIR - 2ND FLOOR
A7.00 SCALE: 1/4" = 1'-0"



7 CENTRAL STAIR SECTION 3
A7.00 SCALE: 1/4" = 1'-0"

6 CENTRAL STAIR SECTION 2
A7.00 SCALE: 1/4" = 1'-0"

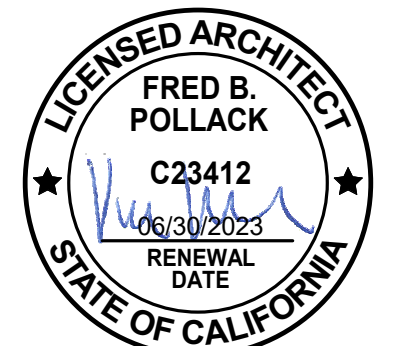
5 CENTRAL STAIR SECTION 1
A7.00 SCALE: 1/4" = 1'-0"

3 CENTRAL STAIR - 3RD FLOOR
A7.00 SCALE: 1/4" = 1'-0"

1 CENTRAL STAIR - 1ST FLOOR
A7.00 SCALE: 1/4" = 1'-0"

- CIVIL ENGINEER
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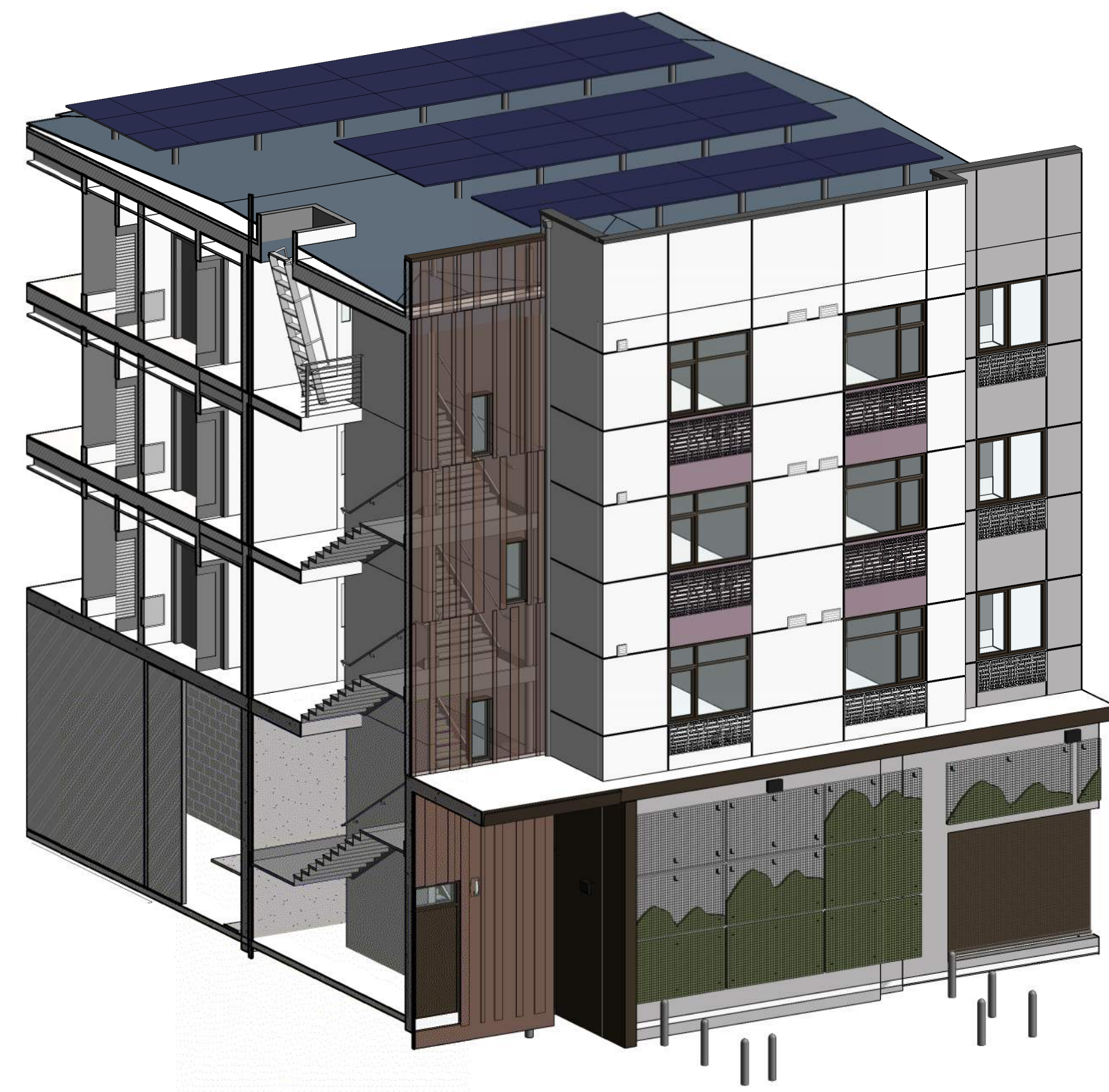
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Project:
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231 GRANT AVENUE

231 GRANT AVE
 PALO ALTO, CA 94306
 Client:

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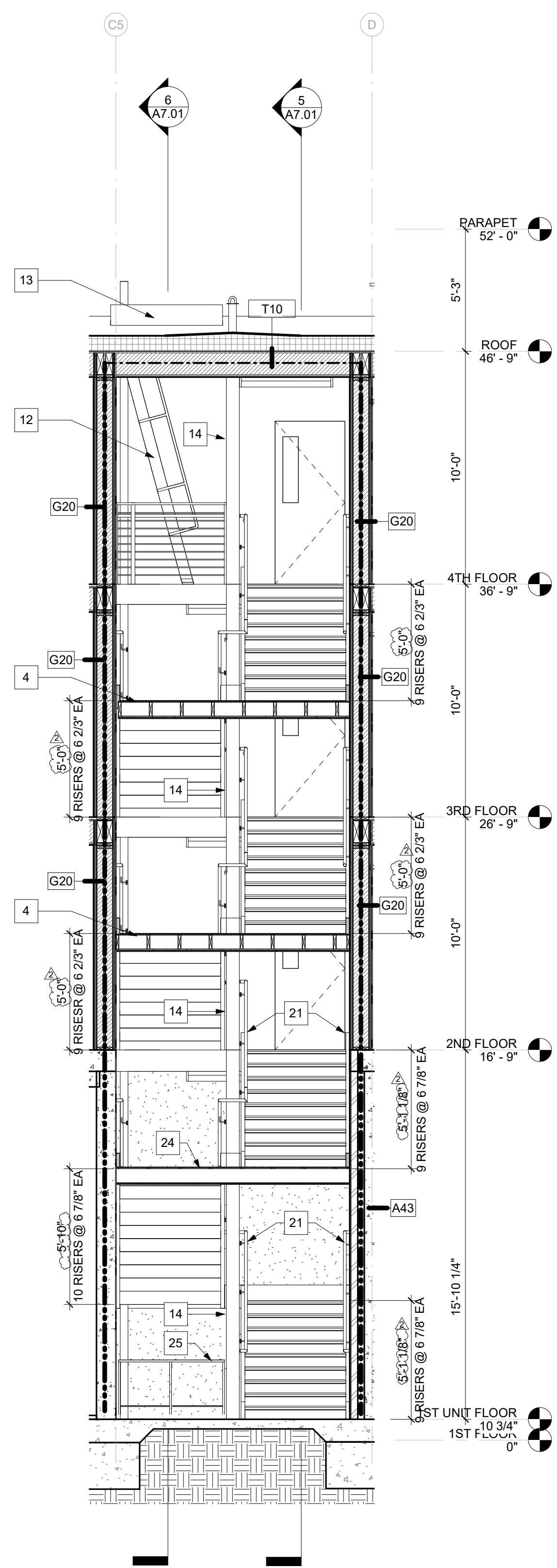
**ENLARGED PLANS
AND SECTIONS -
STAIR CENTRAL**



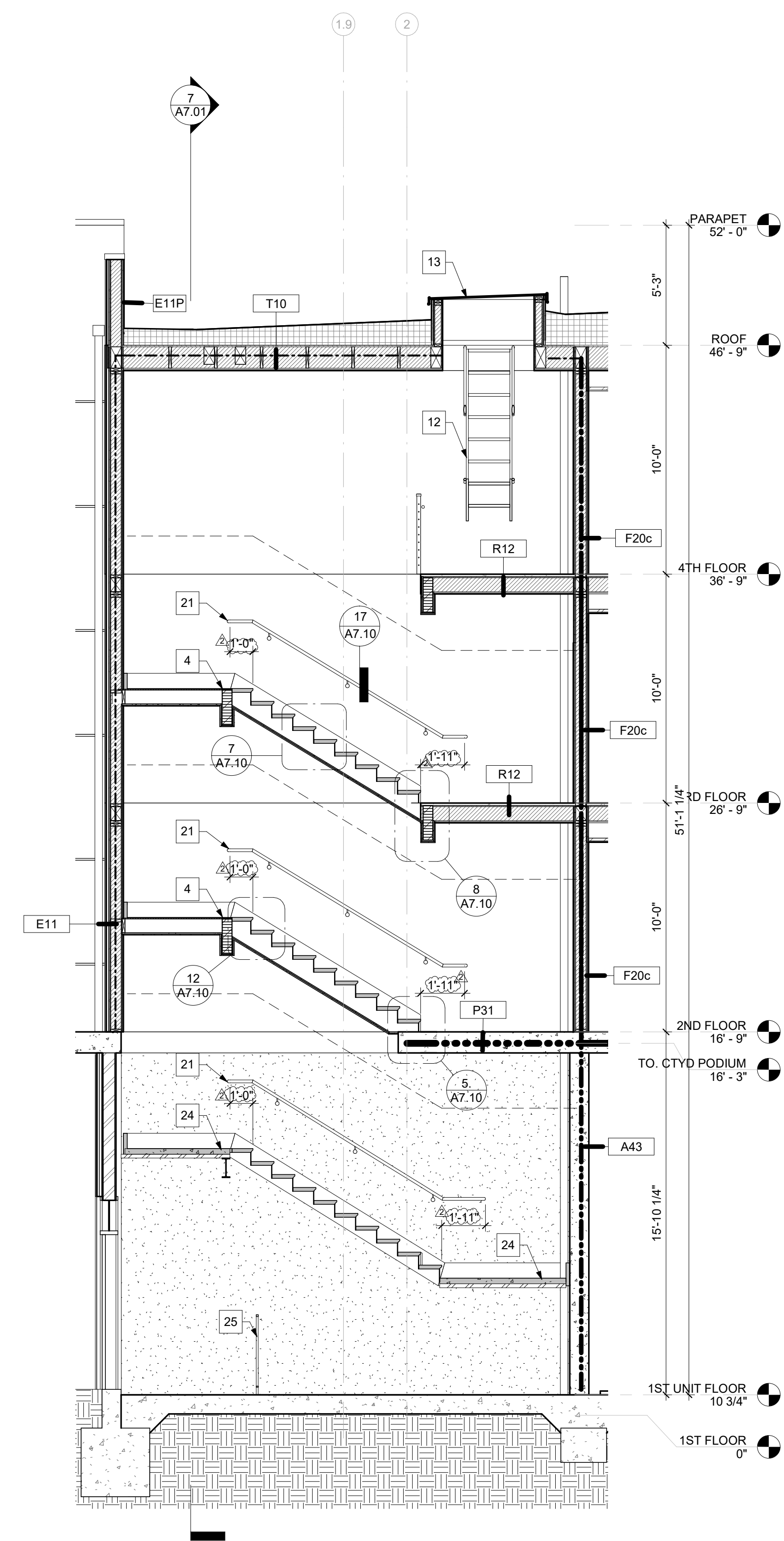
VERTICAL CIRCULATION NOTES

- | | | | |
|--|---|--|---------------------------------------|
| 1 STEEL STAIRS, WITH CONCRETE FILLED TREADS | 11 WET STANDPIPE, SEE FIRE PROTECTION DRAWINGS | 20 METAL GUARDRAIL 42" AFF | 29 LOUVER IN ELEVATOR HOISTWAY, SMP |
| 2 CAST IN PLACE CONCRETE SLAB ON GRADE, SSD | 12 SHIPS LADDER FOR ROOF ACCESS, 75 DEGREE INCLINE | 21 METAL WALL MOUNTED HANDRAIL | 30 SMOKE DETECTOR ACCESS PANEL |
| 3 POST TENSIONED CONCRETE PODIUM SLAB | 13 4"x4" MIN. ROOF ACCESS HATCH, PER PAFD (RESPONDING AGENCY) | 22 METAL STAIR MOUNTED RAILING 42" AFF | 31 HOISTWAY BEAM |
| 4 WOOD FRAMED LANDING W/LVT | 14 SEPTUM WALL | 23 CONCRETE STAIR | 32 WOOD FRAMED STAIR W/RUBBER TREADS |
| 5 CAST IN PLACE SHEAR WALL, SSD | 15 (3) 30" DIAMETER WASTE CHUTE | 24 CONCRETE OVER METAL DECK | 33 METAL GUARDRAIL 42" AFF W/HANDRAIL |
| 6 CAST IN PLACE CONCRETE COLUMN, SSD | 16 3 CUBIC YARDS TRASH BIN | 25 METAL CANE RAIL | |
| 7 PVC MEMBRANE ROOF OVER SLOPED RIGID INSULATION | 17 VENT TO ROOF (VAPOR MITIGATION) | 26 METAL MESH FENCE | |
| 8 ROOF MOUNTED PV ARRAY | 18 SURFACE MOUNTED LIGHT FIXTURE UNDER LANDING, SITE INSTALLED BY GC | 27 TEMPERED GLAZING | |
| 9 ELEVATOR HOISTWAY | 19 HANGING ART - (5) FLOOR TO CEILING SS CABLES WITH A TOTAL OF (30) SS NET BASKETS, EACH HOLDING A GLASS PENDANT | 28 TRASH CHUTE WASH DOWN, 4TH FLOOR ONLY | |
| 10 ELEVATOR PIT | | | |

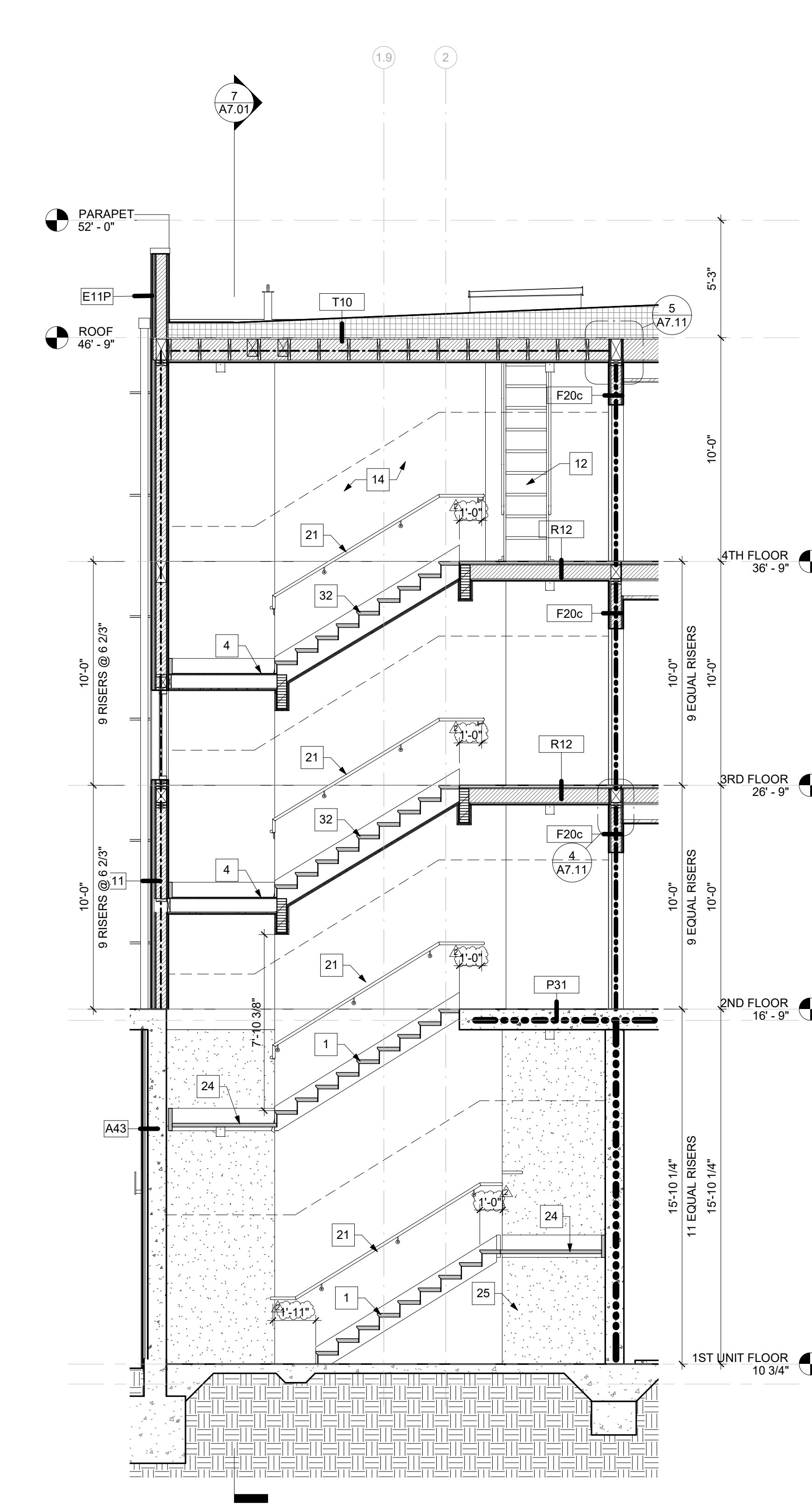
8 STAIR_WEST
A7.01 SCALE: 1/4" = 1'-0"



7 WEST STAIR SECTION 3
A7.01 SCALE: 1/4" = 1'-0"

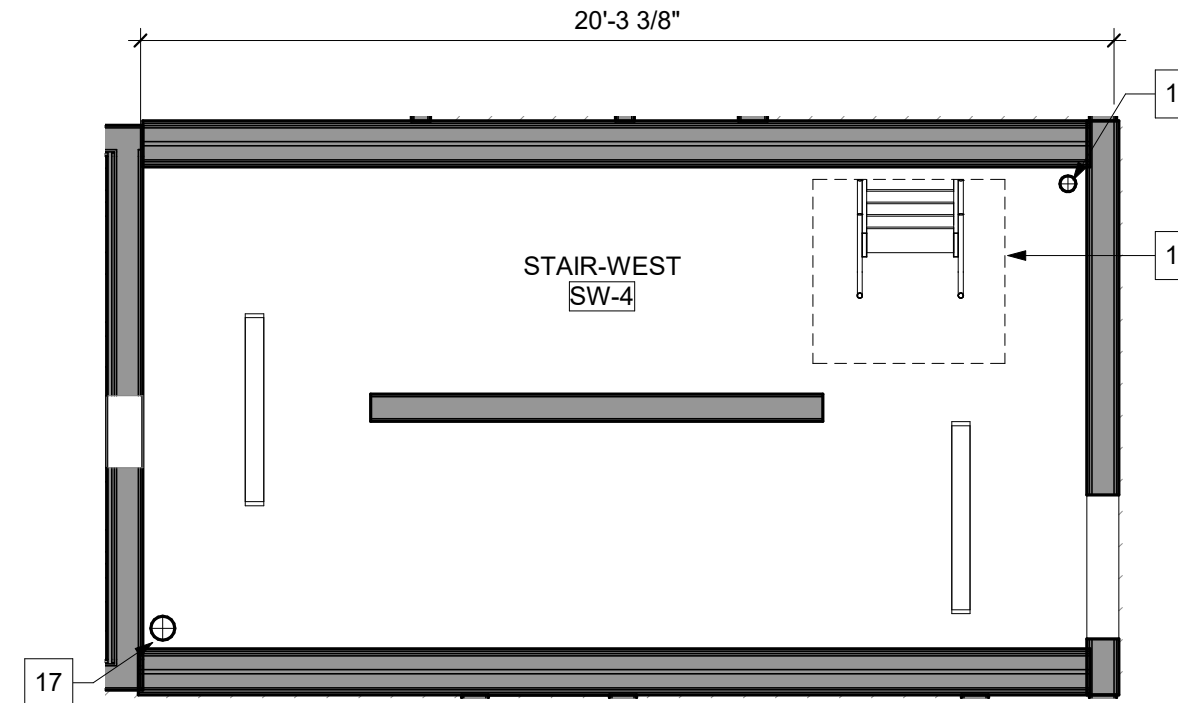


6 WEST STAIR SECTION 2
A7.01 SCALE: 1/4" = 1'-0"

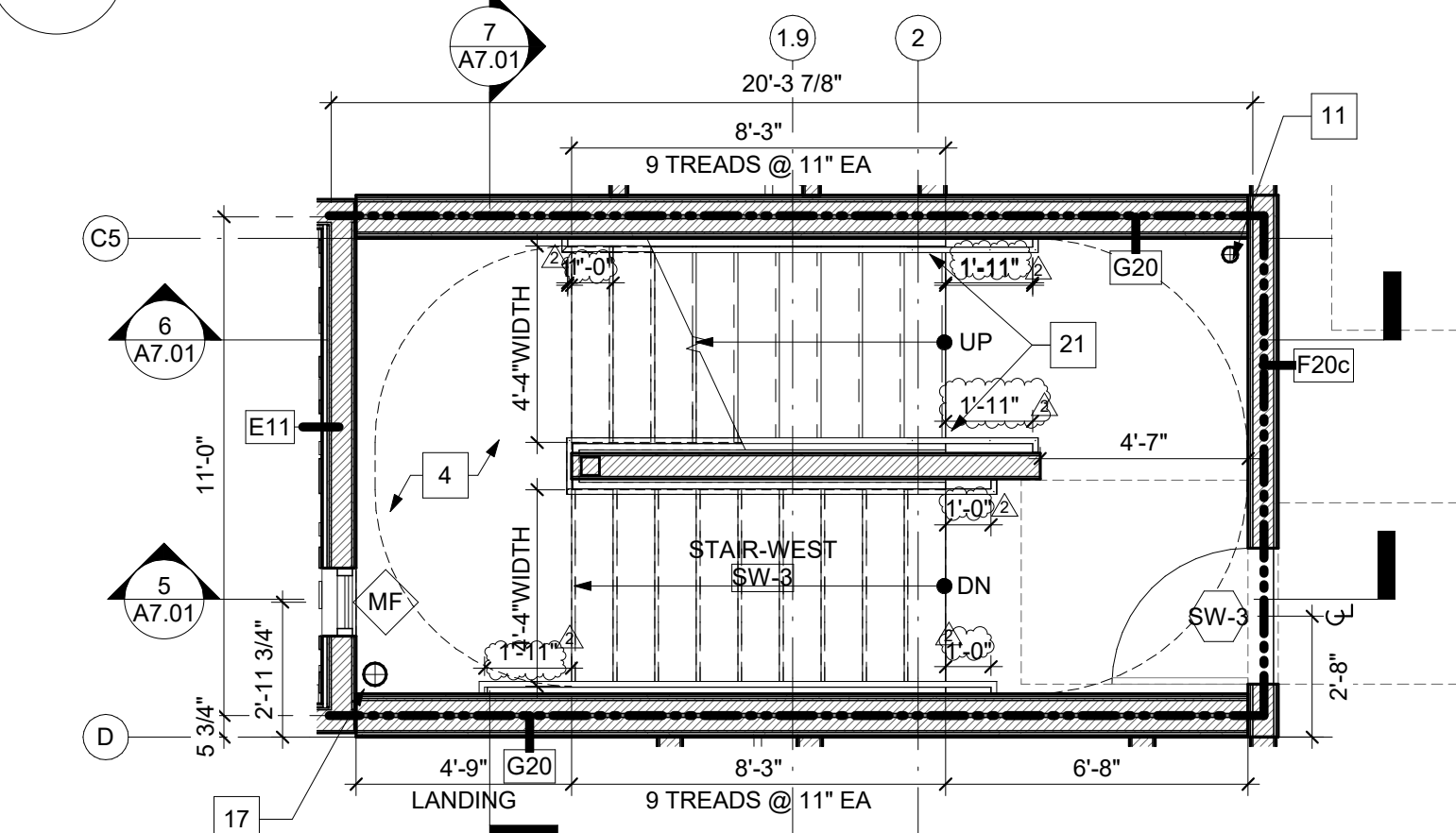


5 WEST STAIR SECTION 1
A7.01 SCALE: 1/4" = 1'-0"

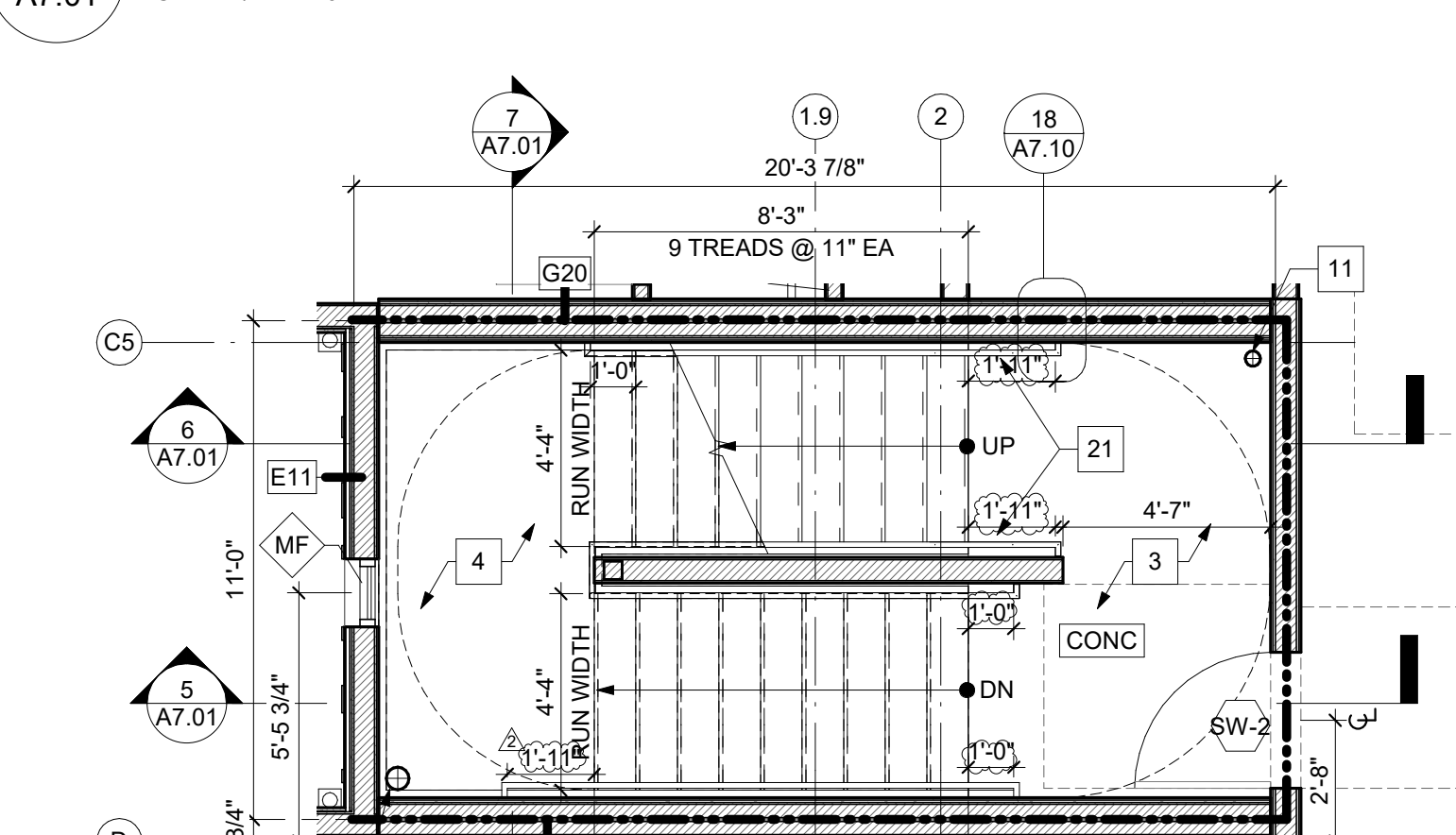
9 4TH FLOOR STAIR WEST-RCF
A7.01 SCALE: 1/4" = 1'-0"



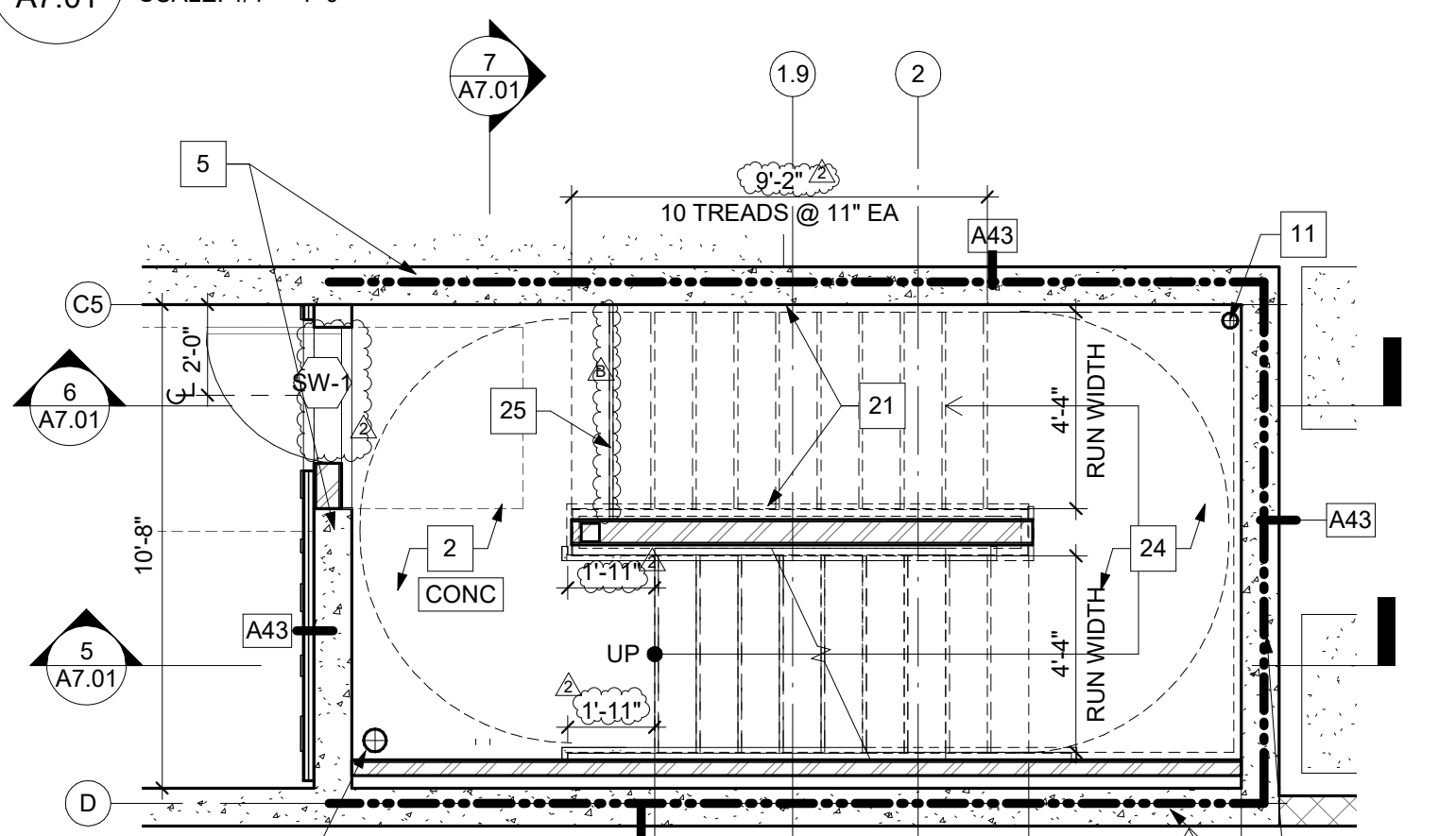
4 WEST STAIR - 4TH FLOOR
A7.01 SCALE: 1/4" = 1'-0"



3 WEST STAIR - 3RD FLOOR
A7.01 SCALE: 1/4" = 1'-0"



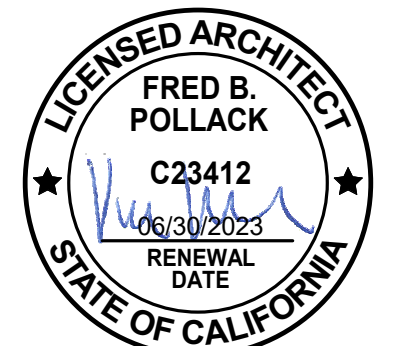
2 WEST STAIR - 2ND FLOOR
A7.01 SCALE: 1/4" = 1'-0"



1 WEST STAIR - 1ST FLOOR
A7.01 SCALE: 1/4" = 1'-0"

- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLUR STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

**COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT**
RECORD NO.: DEV22-1242
BY: M. O'Brien Date: 07/27/2023
HARD COPY OF THESE STAMPED PLANS
MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
2	03/20/23	BID ADDENDUM
3	03/20/23	PLAN CHECK RESPONSE 2

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306

Client:

mercy HOUSING
abode communities
MERCY HOUSING & ABODE COMMUNITIES

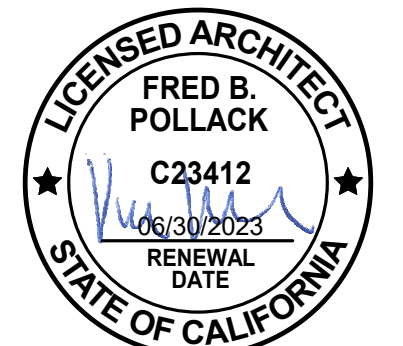
**ENLARGED PLANS
AND SECTIONS -
WEST STAIR**

JOB #: 1925
SCALE: 1/4" = 1'-0"

A7.01

- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
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ALAMO, CA 94507
- LANDSCAPE ARCHITECT
FLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNNWOOD, WA 98036
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REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

COUNTY OF SANTA CLARA
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 RECORD NO.: DEV22-1242
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ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
2	03/20/23	BID ADDENDUM
3	03/20/23	PLAN CHECK RESPONSE 2

Project:

EDUCATOR HOUSING
 231 GRANT AVENUE

231 GRANT AVE
 PALO ALTO, CA 94306



ENLARGED PLANS AND SECTIONS - EAST STAIR

JOB #: 1925
 SCALE: 1/4" = 1'-0"

A7.02

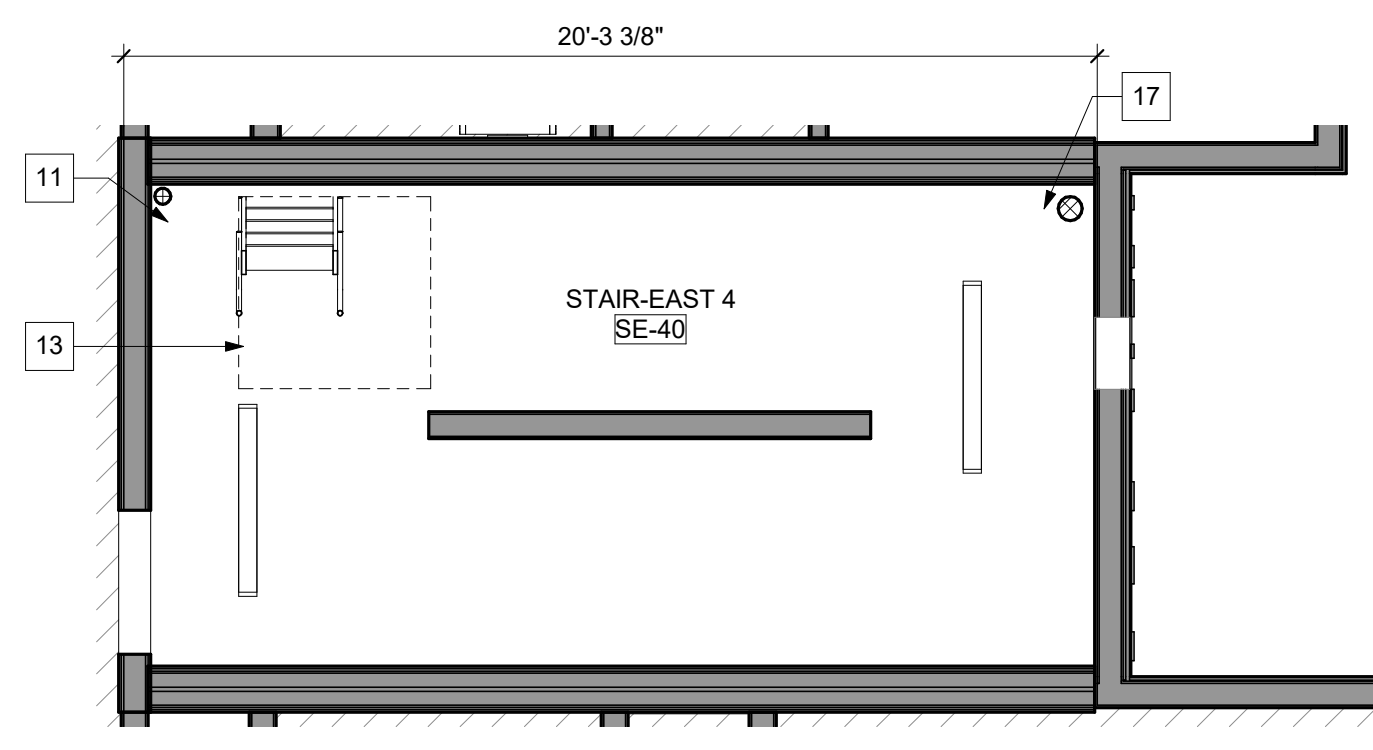
PLAN CHECK REVISION 4 | DATE: 06/19/23

VERTICAL CIRCULATION NOTES

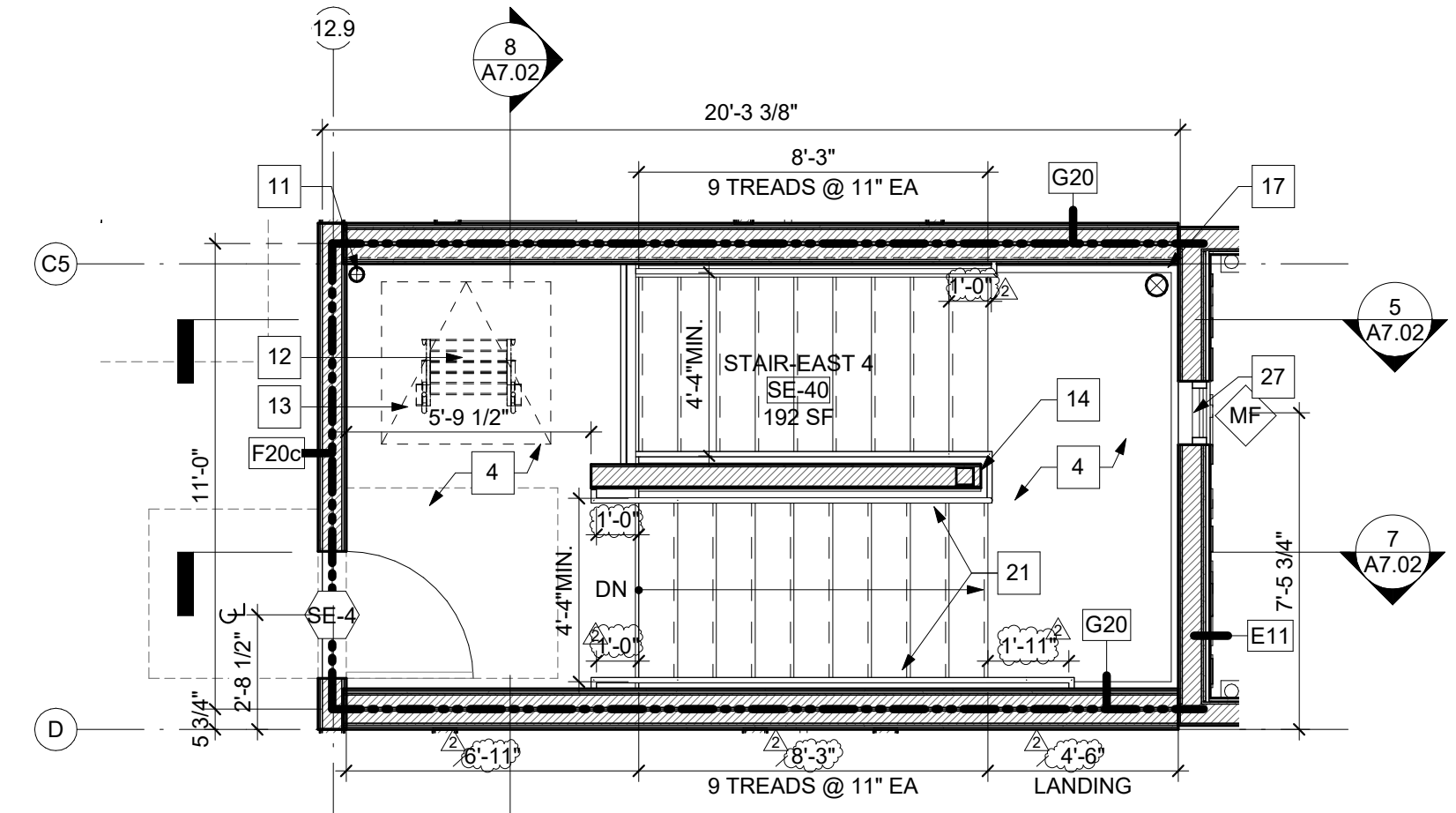
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|--|---|--|--|
| <ul style="list-style-type: none"> 1 STEEL STAIRS, WITH CONCRETE FILLED TREADS 2 CAST IN PLACE CONCRETE SLAB ON GRADE, SSD 3 POST TENSIONED CONCRETE PODIUM SLAB 4 WOOD FRAMED LANDING W/LVT 5 CAST IN PLACE SHEAR WALL, SSD 6 CAST IN PLACE CONCRETE COLUMN, SSD 7 PVC MEMBRANE ROOF OVER SLOPED RIGID INSULATION 8 ROOF MOUNTED PV ARRAY 9 ELEVATOR HOISTWAY 10 ELEVATOR PIT | <ul style="list-style-type: none"> 11 WET STANDPIPE, SEE FIRE PROTECTION DRAWINGS 12 SHIPS LADDER FOR ROOF ACCESS, 75 DEGREE INCLINE 13 4"x4" MIN. ROOF ACCESS HATCH, PER PAFD (RESPONDING AGENCY) 14 SEPTUM WALL 15 (3) 30" DIAMETER WASTE CHUTE 16 3 CUBIC YARDS TRASH BIN 17 VENT TO ROOF (VAPOR MITIGATION) 18 SURFACE MOUNTED LIGHT FIXTURE UNDER LANDING, SITE INSTALLED BY GC 19 HANGING ART - (5) FLOOR TO CEILING SS CABLES WITH A TOTAL OF (30) SS NET BASKETS, EACH HOLDING A GLASS PENDANT | <ul style="list-style-type: none"> 20 METAL GUARDRAIL 42" AFF 21 METAL WALL MOUNTED HANDRAIL 22 METAL STAIR MOUNTED RAILING 42" AFF 23 CONCRETE STAIR 24 CONCRETE OVER METAL DECK 25 METAL CANE RAIL 26 METAL MESH FENCE 27 TEMPERED GLAZING 28 TRASH CHUTE WASH DOWN, 4TH FLOOR ONLY | <ul style="list-style-type: none"> 29 LOUVER IN ELEVATOR HOISTWAY, SMP 30 SMOKE DETECTOR ACCESS PANEL 31 HOISTWAY BEAM 32 WOOD FRAMED STAIR W/RUBBER TREADS 33 METAL GUARDRAIL 42" AFF W/HANDRAIL |
|--|---|--|--|



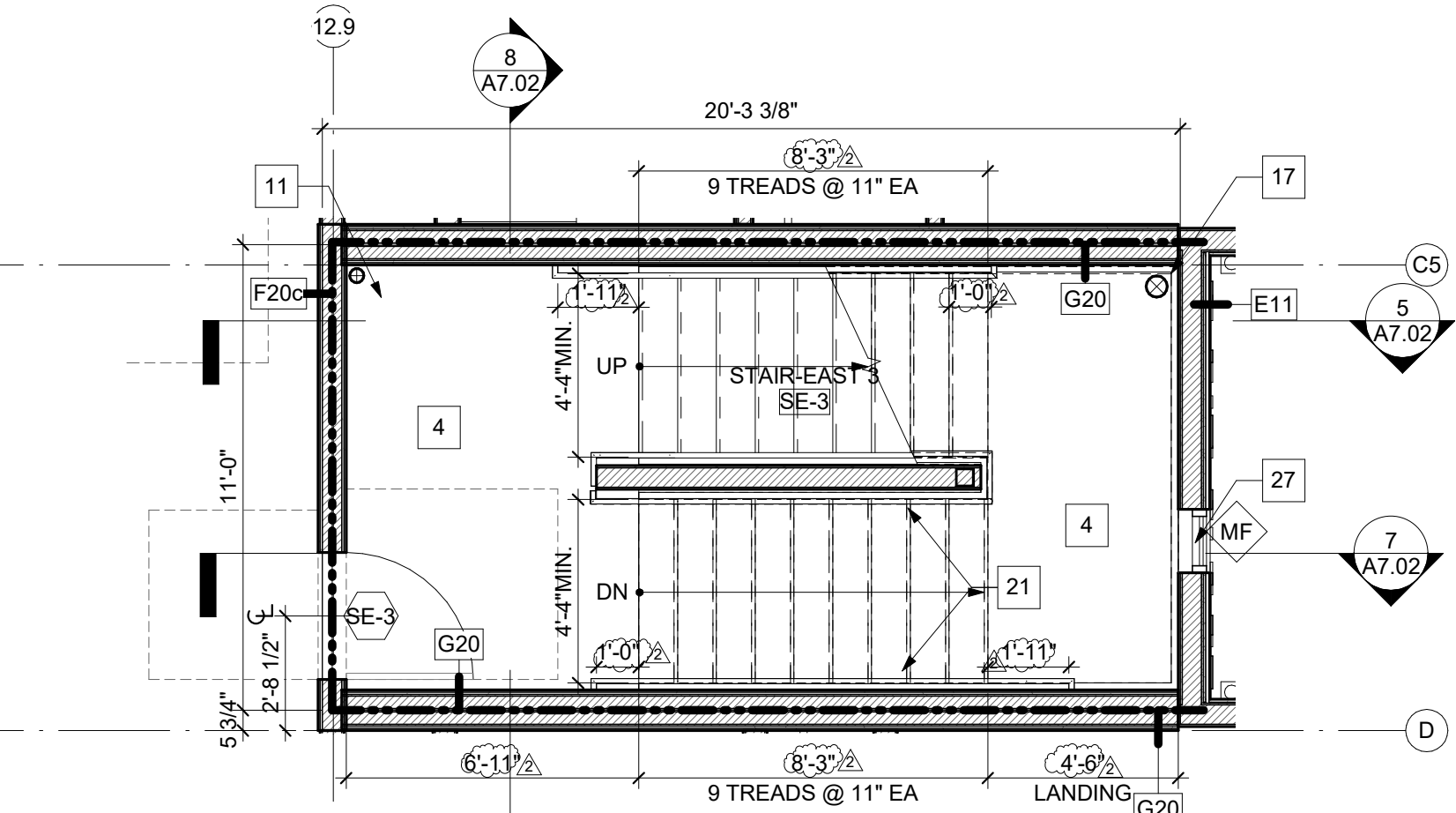
9 STAIR_EAST
 A7.02 SCALE:



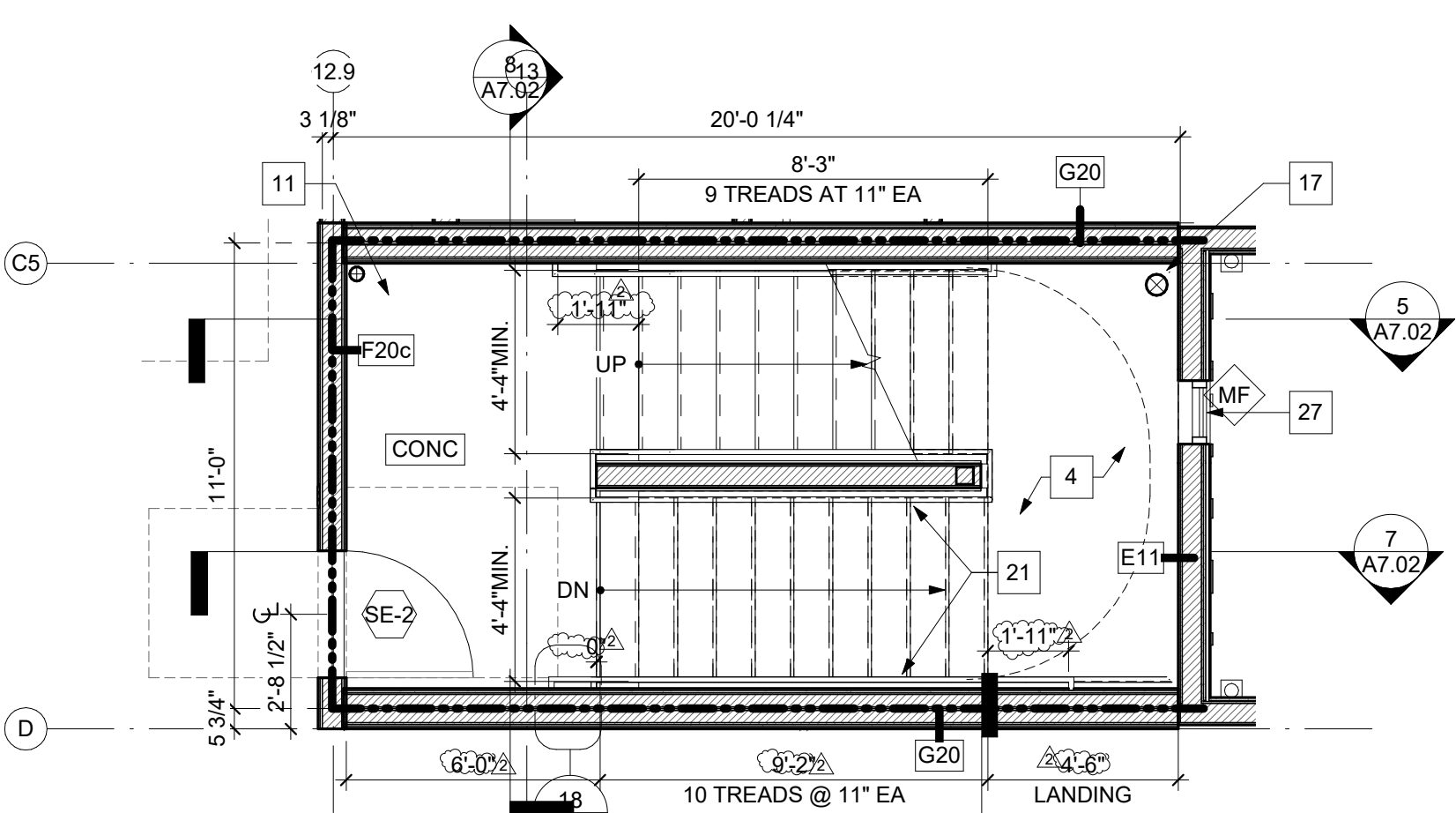
6 4TH FLOOR STAIR EAST-RCP
 A7.02 SCALE: 1/4" = 1'-0"



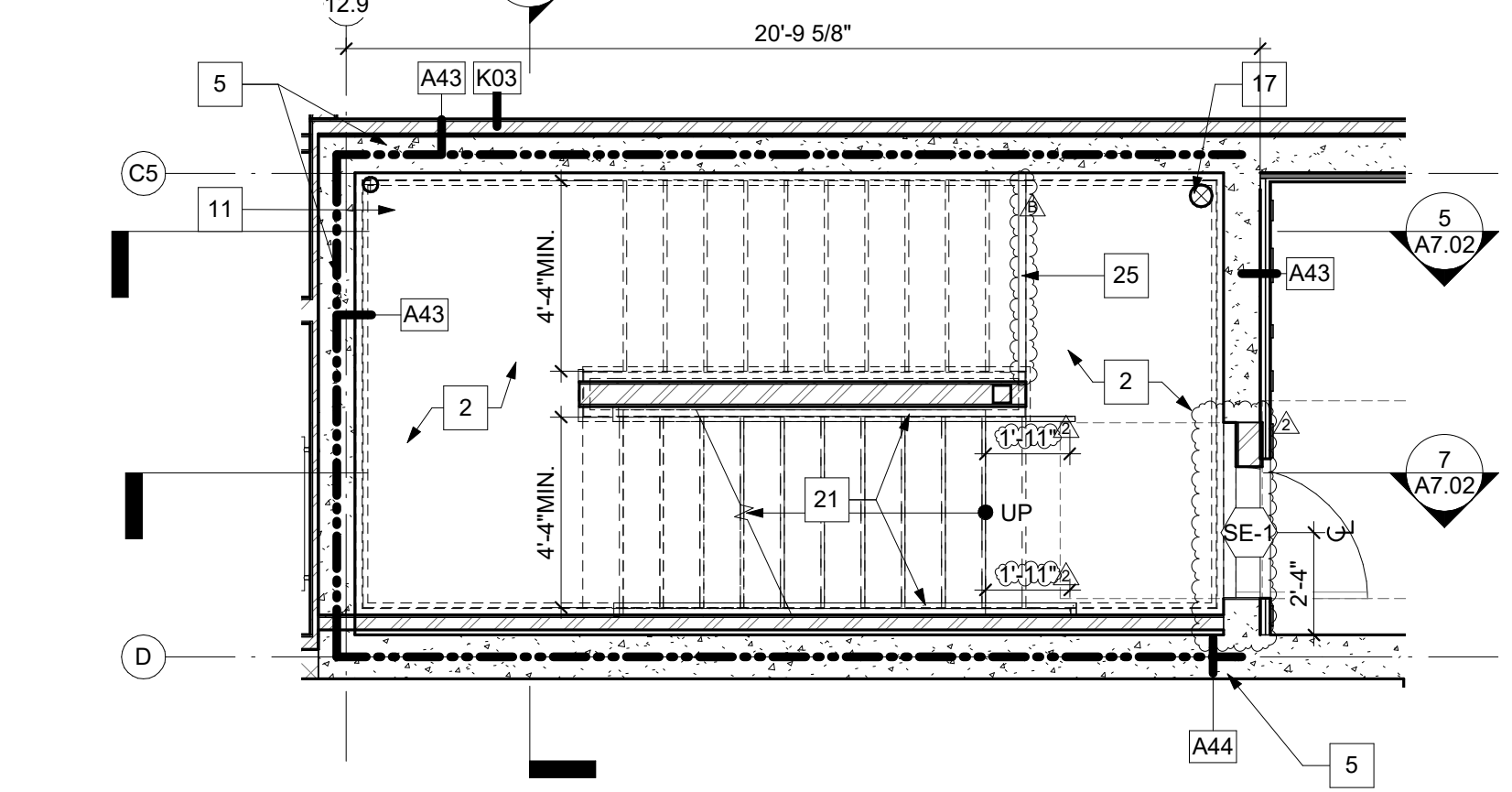
4 EAST STAIR - 4TH FLOOR
 A7.02 SCALE: 1/4" = 1'-0"



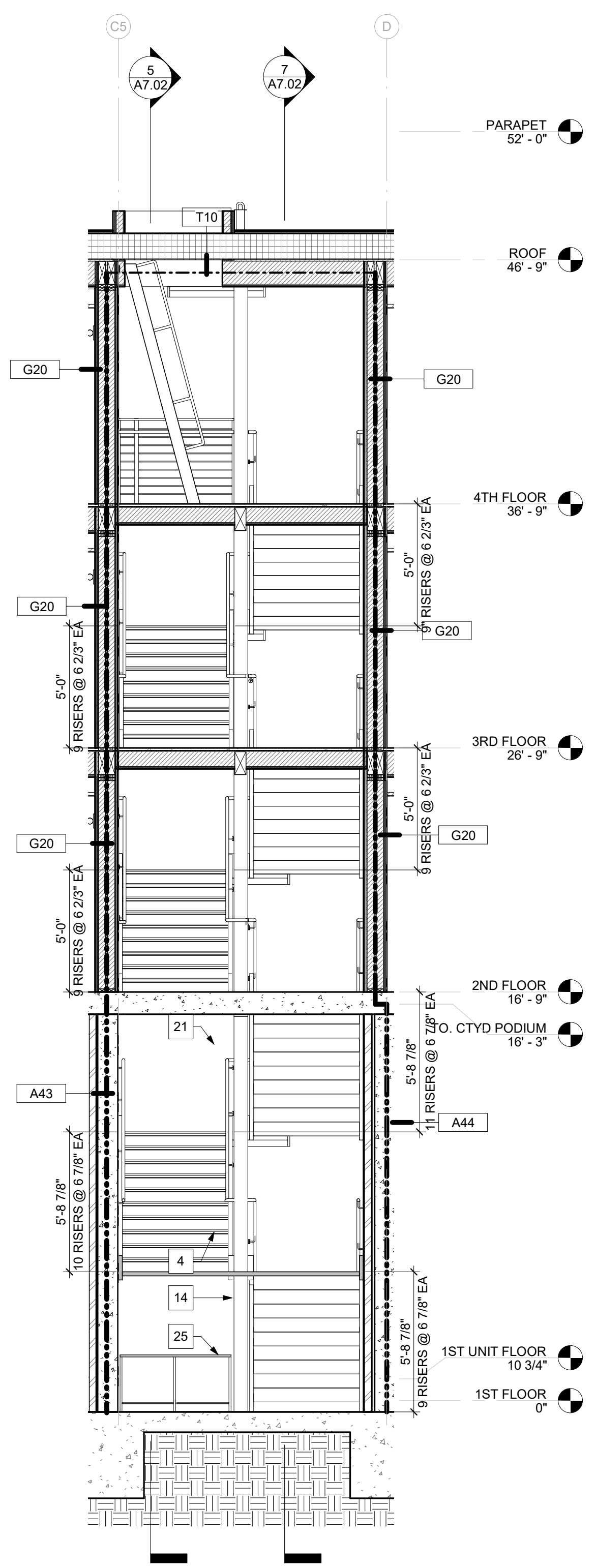
3 EAST STAIR - 3RD FLOOR
 A7.02 SCALE: 1/4" = 1'-0"



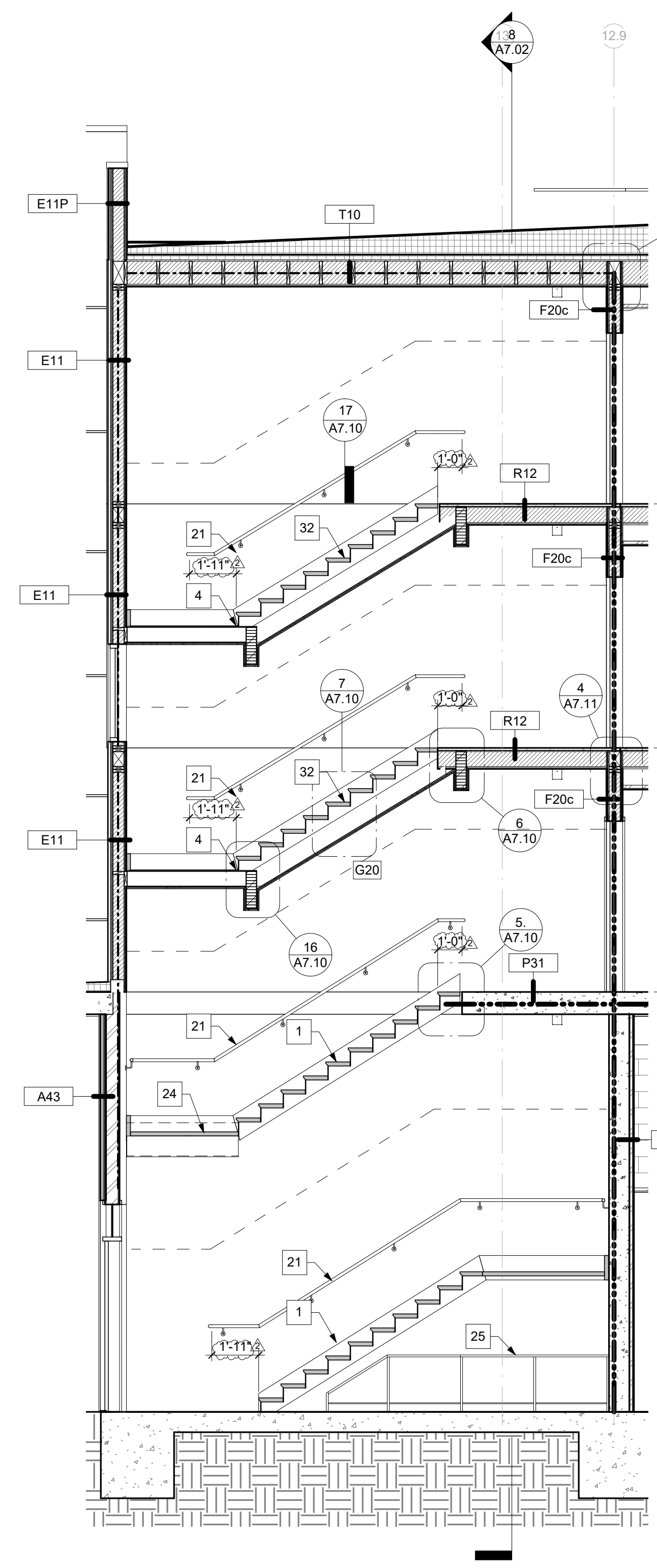
2 EAST STAIR - 2ND FLOOR
 A7.02 SCALE: 1/4" = 1'-0"



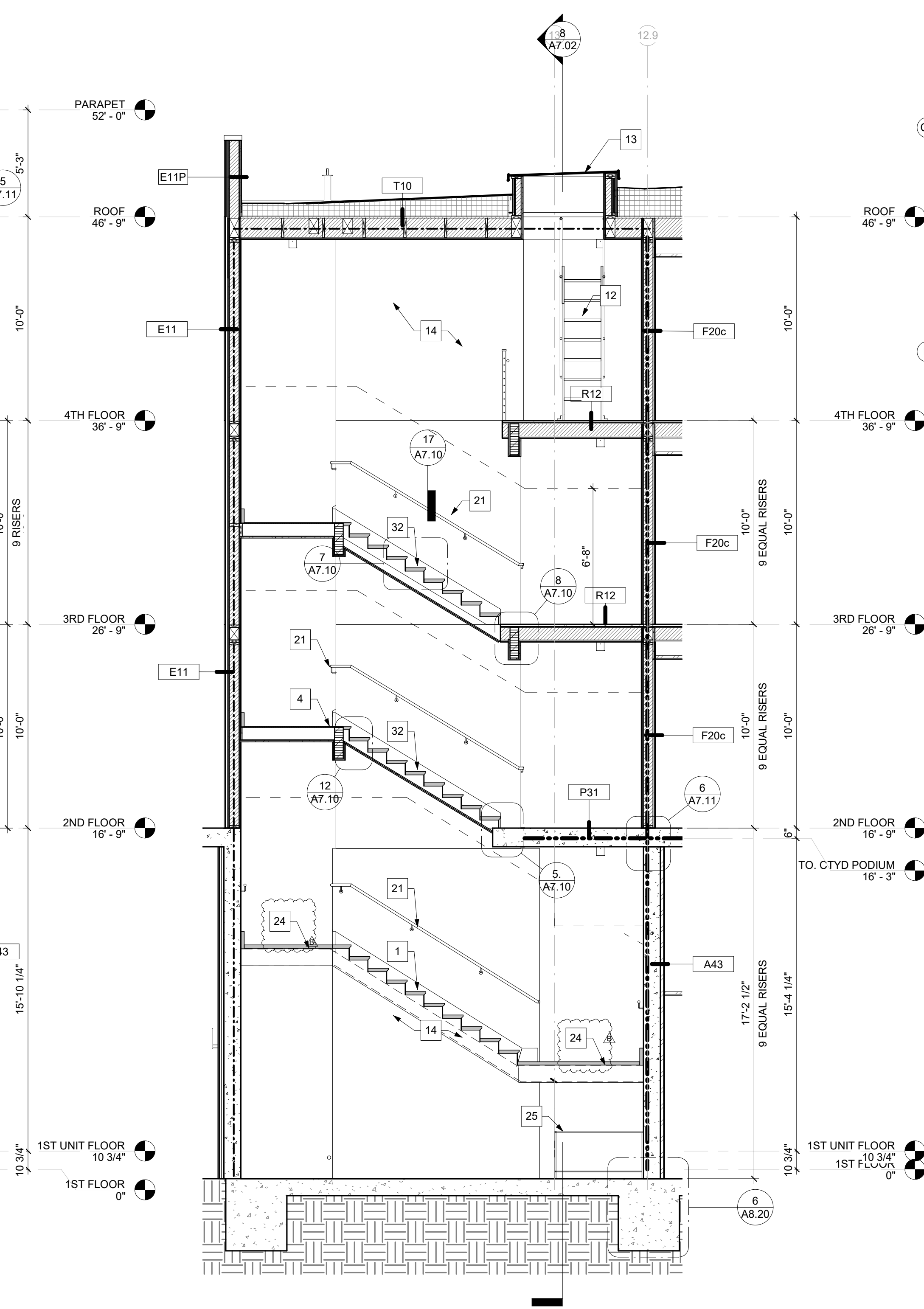
1 EAST STAIR - 1ST FLOOR
 A7.02 SCALE: 1/4" = 1'-0"



8 EAST STAIR SECTION 3
 A7.02 SCALE: 1/4" = 1'-0"



7 EAST STAIR SECTION 2
 A7.02 SCALE: 1/4" = 1'-0"

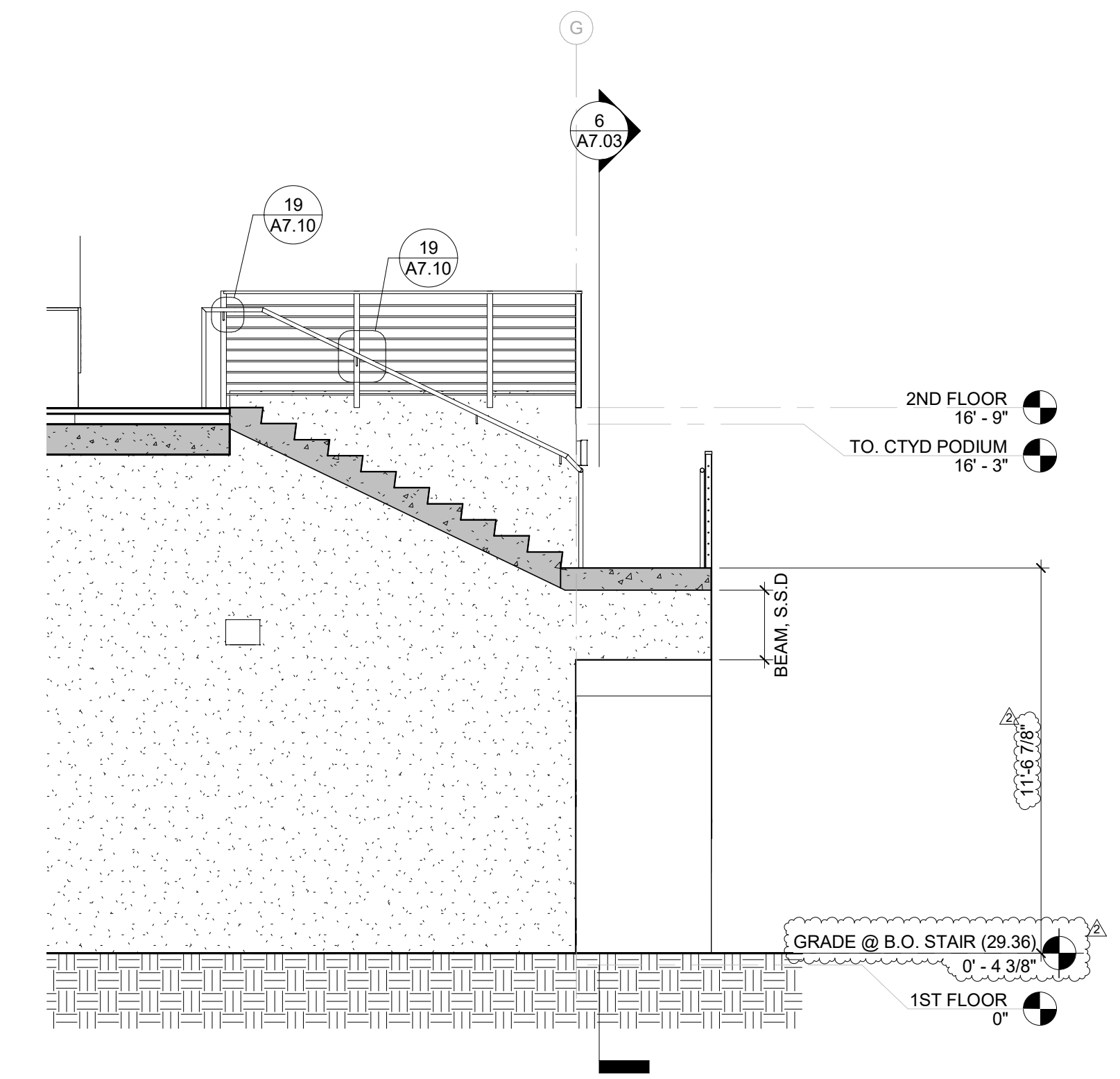


5 EAST STAIR SECTION 1
 A7.02 SCALE: 1/4" = 1'-0"

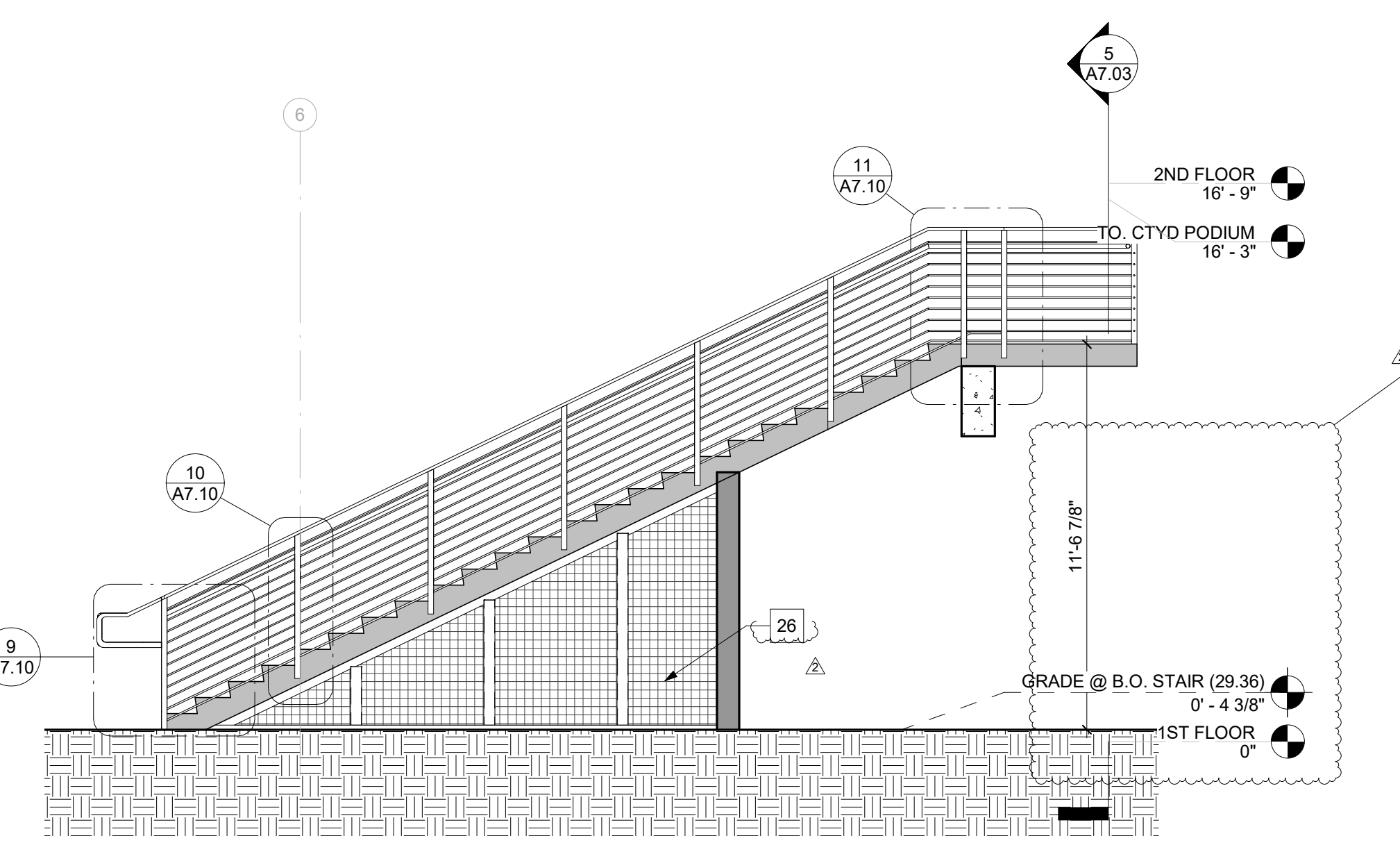
- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

VERTICAL CIRCULATION NOTES

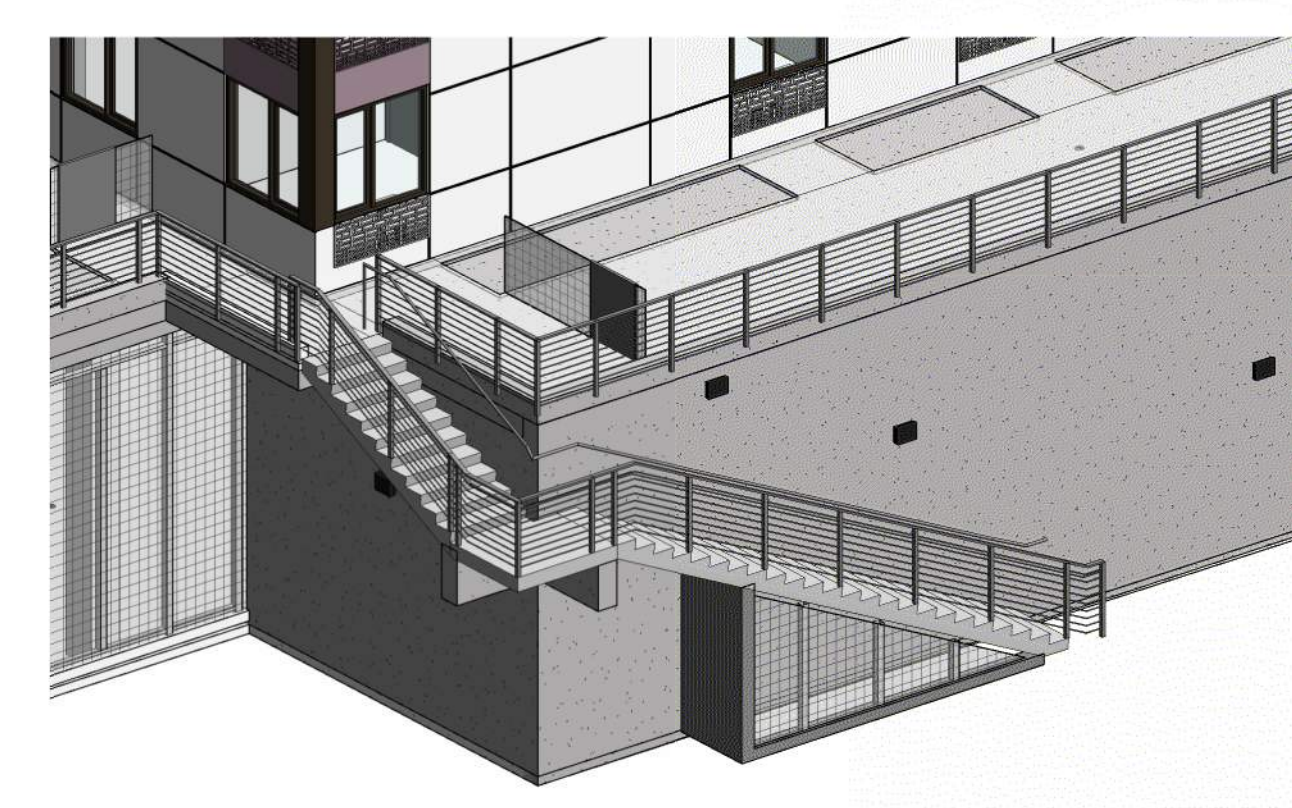
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|--|---|--|--|
| <ul style="list-style-type: none"> 1 STEEL STAIRS, WITH CONCRETE FILLED TREADS 2 CAST IN PLACE CONCRETE SLAB ON GRADE, SSD 3 POST TENSIONED CONCRETE PODIUM SLAB 4 WOOD FRAMED LANDING W/LVT 5 CAST IN PLACE SHEAR WALL, SSD 6 CAST IN PLACE CONCRETE COLUMN, SSD 7 PVC MEMBRANE ROOF OVER SLOPED RIGID INSULATION 8 ROOF MOUNTED PV ARRAY 9 ELEVATOR HOISTWAY 10 ELEVATOR PIT | <ul style="list-style-type: none"> 11 WET STANDPIPE, SEE FIRE PROTECTION DRAWINGS 12 SHIPS LADDER FOR ROOF ACCESS, 75 DEGREE INCLINE 13 4"x4" MIN. ROOF ACCESS HATCH, PER PAFD (RESPONDING AGENCY) 14 SEPTUM WALL 15 (3) 30" DIAMETER WASTE CHUTE 16 3 CUBIC YARDS TRASH BIN 17 VENT TO ROOF (VAPOR MITIGATION) 18 SURFACE MOUNTED LIGHT FIXTURE UNDER LANDING, SITE INSTALLED BY GC 19 HANGING ART - (5) FLOOR TO CEILING SS CABLES WITH A TOTAL OF (30) SS NET BASKETS, EACH HOLDING A GLASS PENDANT | <ul style="list-style-type: none"> 20 METAL GUARDRAIL 42" AFF 21 METAL WALL MOUNTED HANDRAIL 22 METAL STAIR MOUNTED RAILING 42" AFF 23 CONCRETE STAIR 24 CONCRETE OVER METAL DECK 25 METAL CANE RAIL 26 METAL MESH FENCE 27 TEMPERED GLAZING 28 TRASH CHUTE WASH DOWN, 4TH FLOOR ONLY | <ul style="list-style-type: none"> 29 LOUVER IN ELEVATOR HOISTWAY, SMP 30 SMOKE DETECTOR ACCESS PANEL 31 HOISTWAY BEAM 32 WOOD FRAMED STAIR W/RUBBER TREADS 33 METAL GUARDRAIL 42" AFF W/HANDRAIL |
|--|---|--|--|



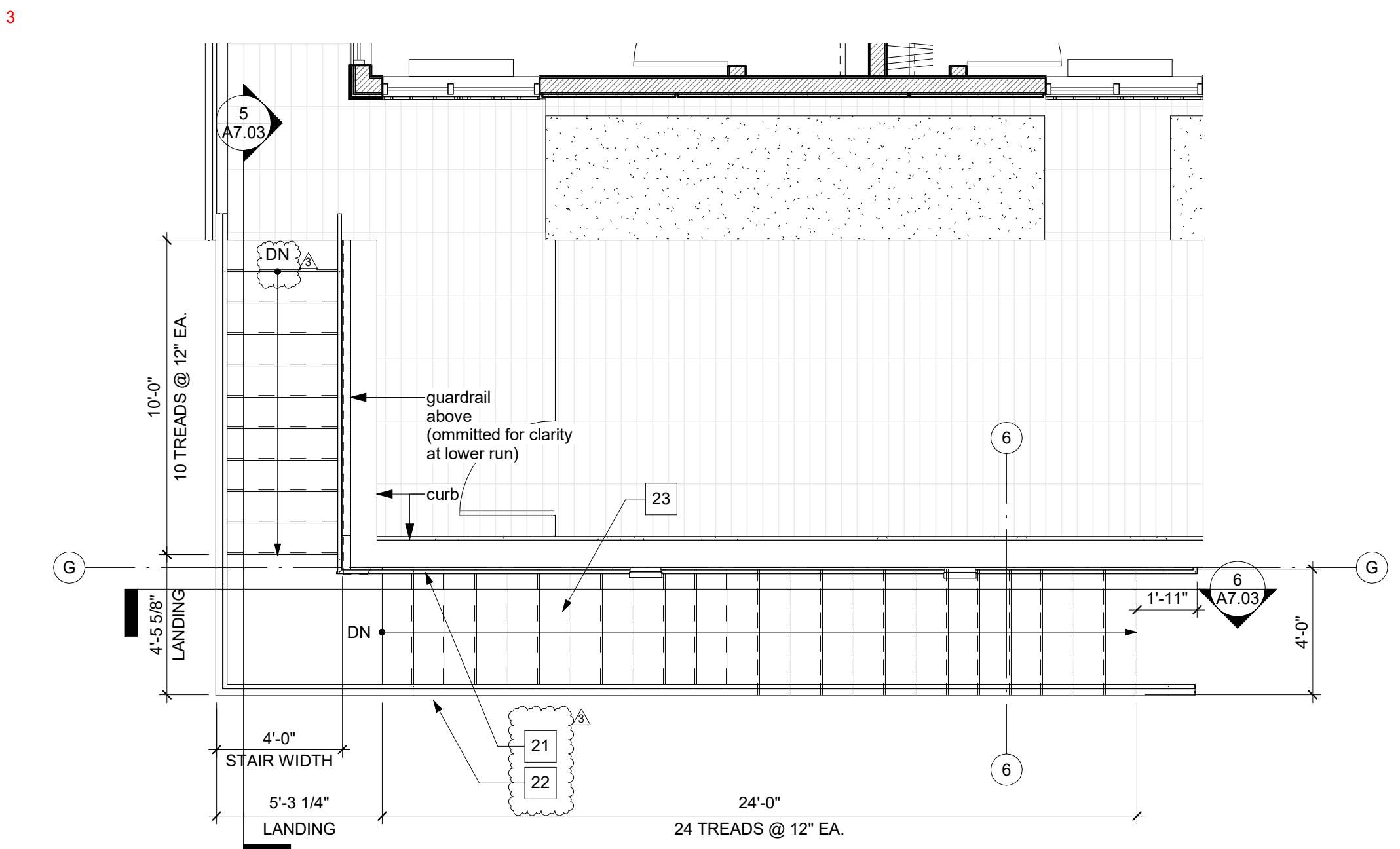
5 SOUTH STAIR SECTION 1
SCALE: 1/4" = 1'-0"



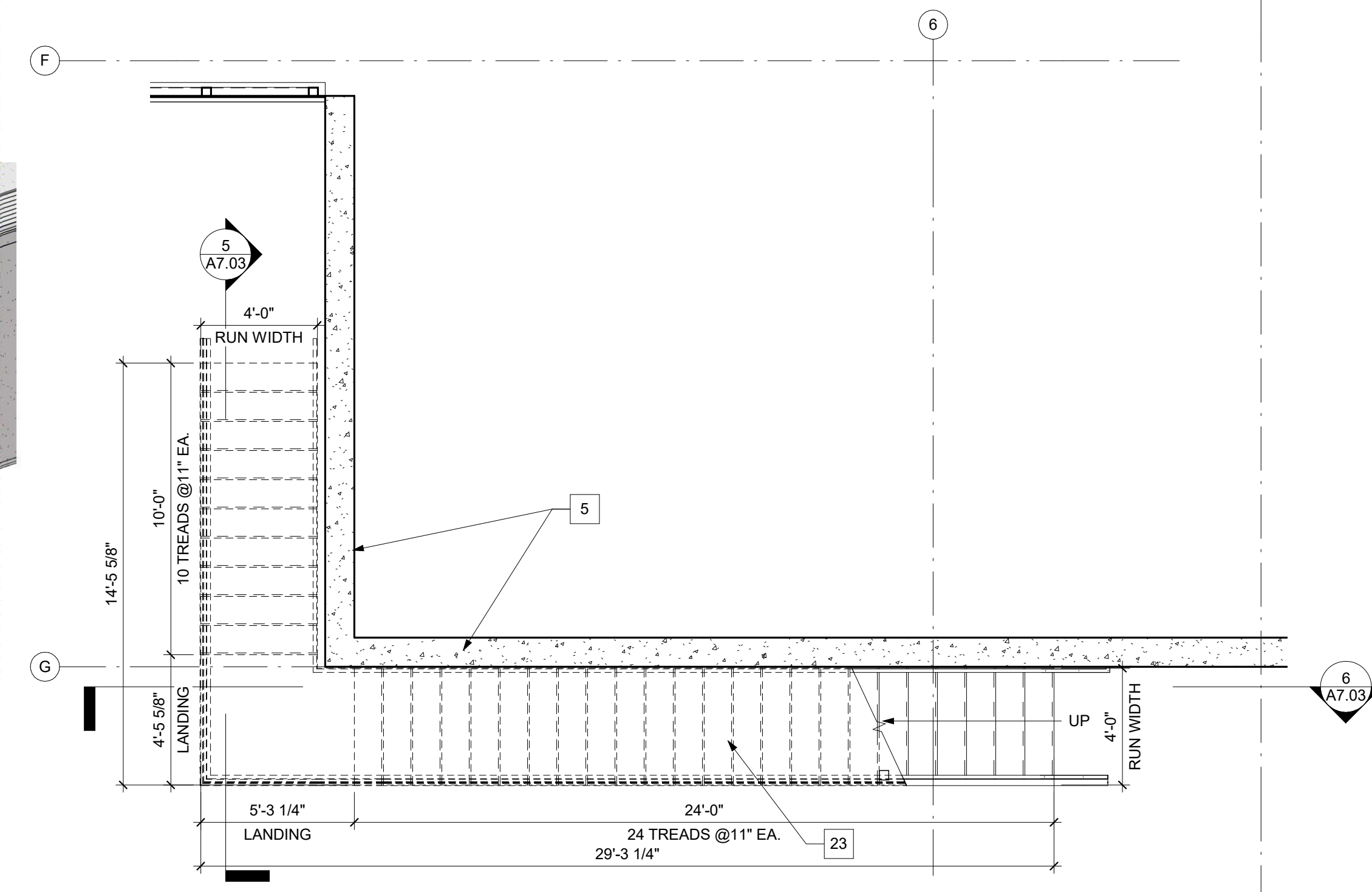
6 SOUTH STAIR SECTION 2
SCALE: 1/4" = 1'-0"



7 STAIR_SOUTH
SCALE: 1/4" = 1'-0"

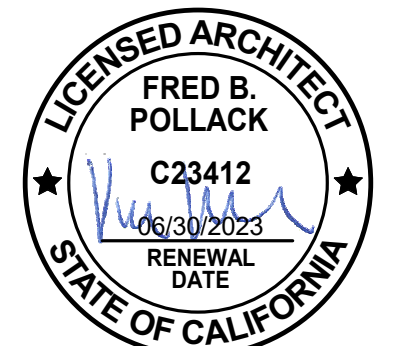


2 SOUTH STAIR - 2ND FLOOR
SCALE: 1/4" = 1'-0"



1 SOUTH STAIR - 1ST FLOOR
SCALE: 1/4" = 1'-0"

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV22-1242
BY: M. O'Brien Date: 07/27/2023
HARD COPY OF THESE STAMPED PLANS
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ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
2	03/20/23	PLAN CHECK RESPONSE 2
3	05/12/23	PLAN CHECK RESPONSE 3

EDUCATOR HOUSING 231 GRANT AVENUE

231 GRANT AVE
PALO ALTO, CA 94306



ENLARGED PLANS AND SECTIONS - SOUTH STAIR

JOB #: 1925
SCALE: 1/4" = 1'-0"

A7.03

CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507

LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306

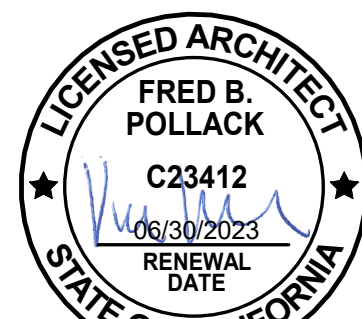
MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
 1807 G STREET
 ARCATA, CA 95521

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT

RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023

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 MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
A	12/16/22	BID SET
2	03/20/23	PLAN CHECK RESPONSE 2
C	TBD	CONFORM SET

Project:

EDUCATOR HOUSING
 231 GRANT AVENUE

231 GRANT AVE
 PALO ALTO, CA 94306

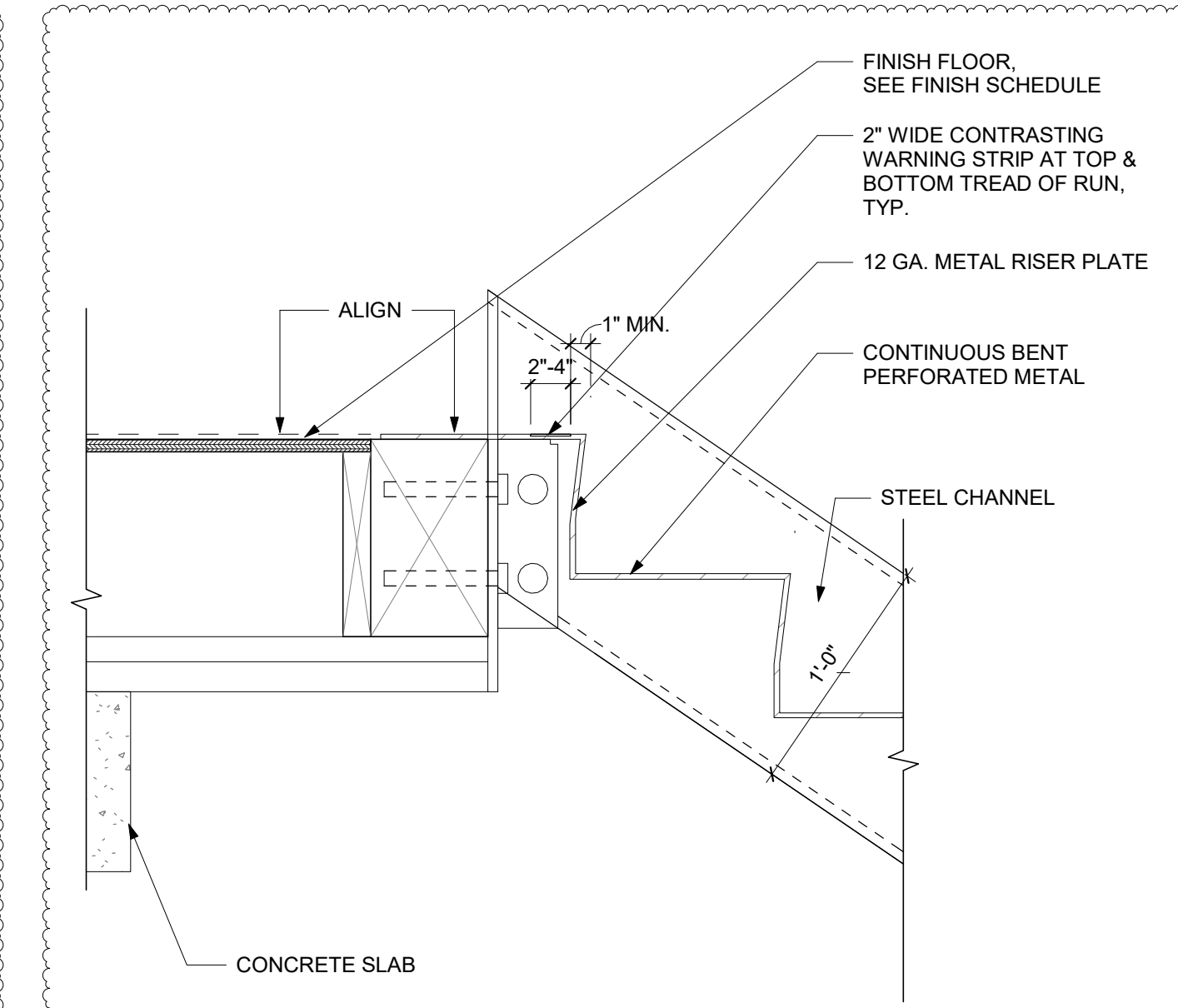


STAIR DETAILS (PREV A7.50)

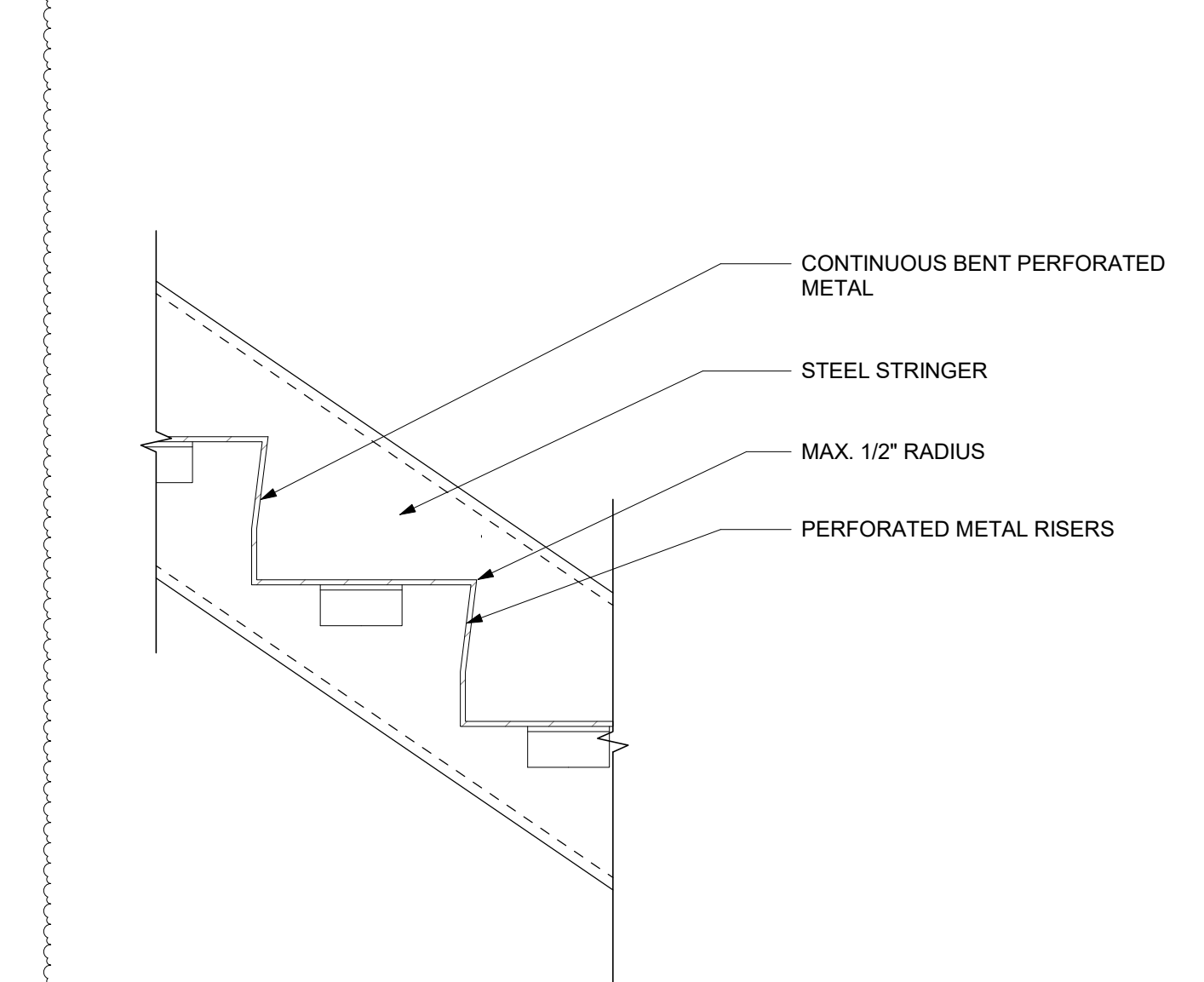
JOB #: 1925
 SCALE: As indicated

A7.10

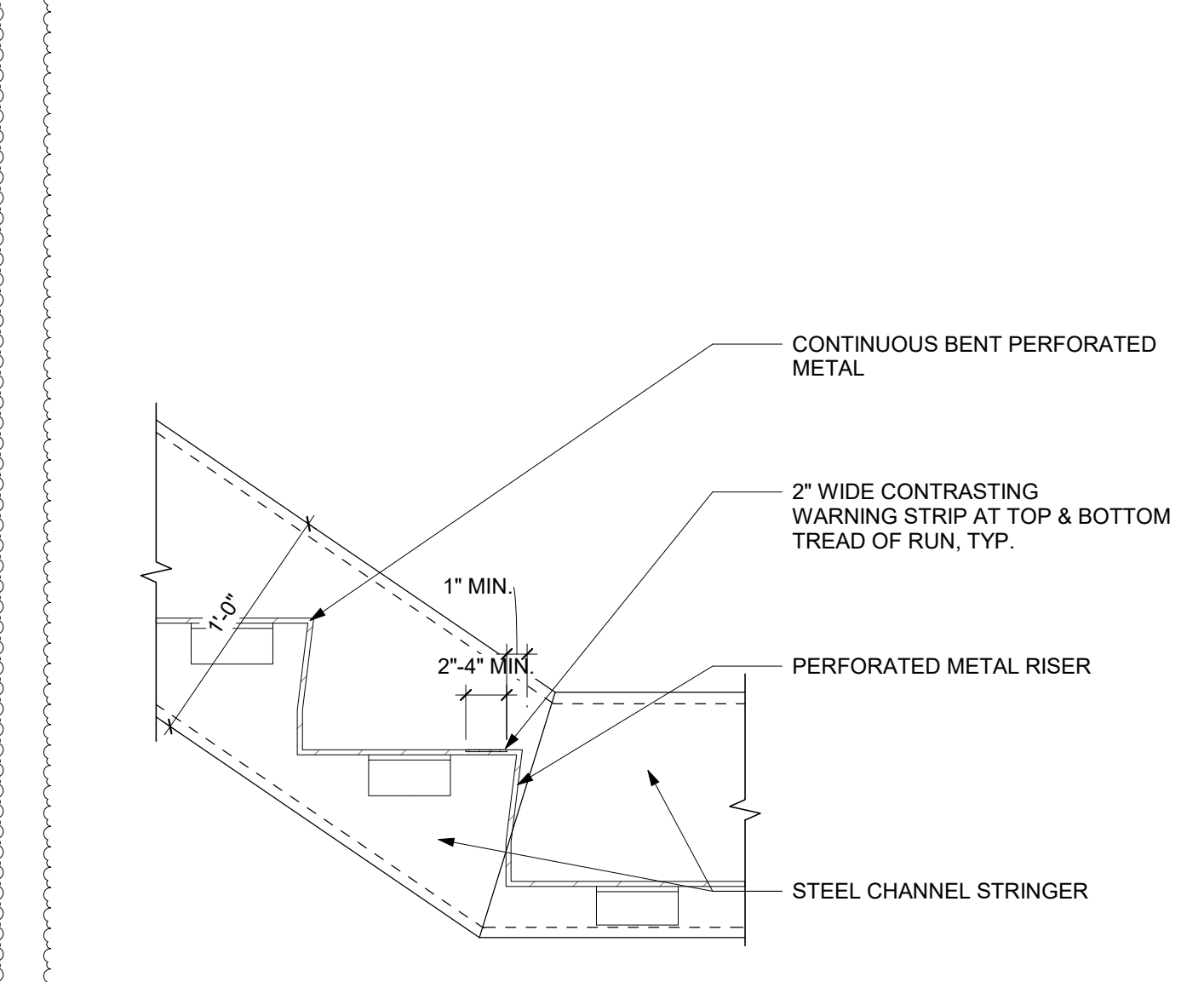
PLAN CHECK REVISION 4 | DATE: 06/19/23



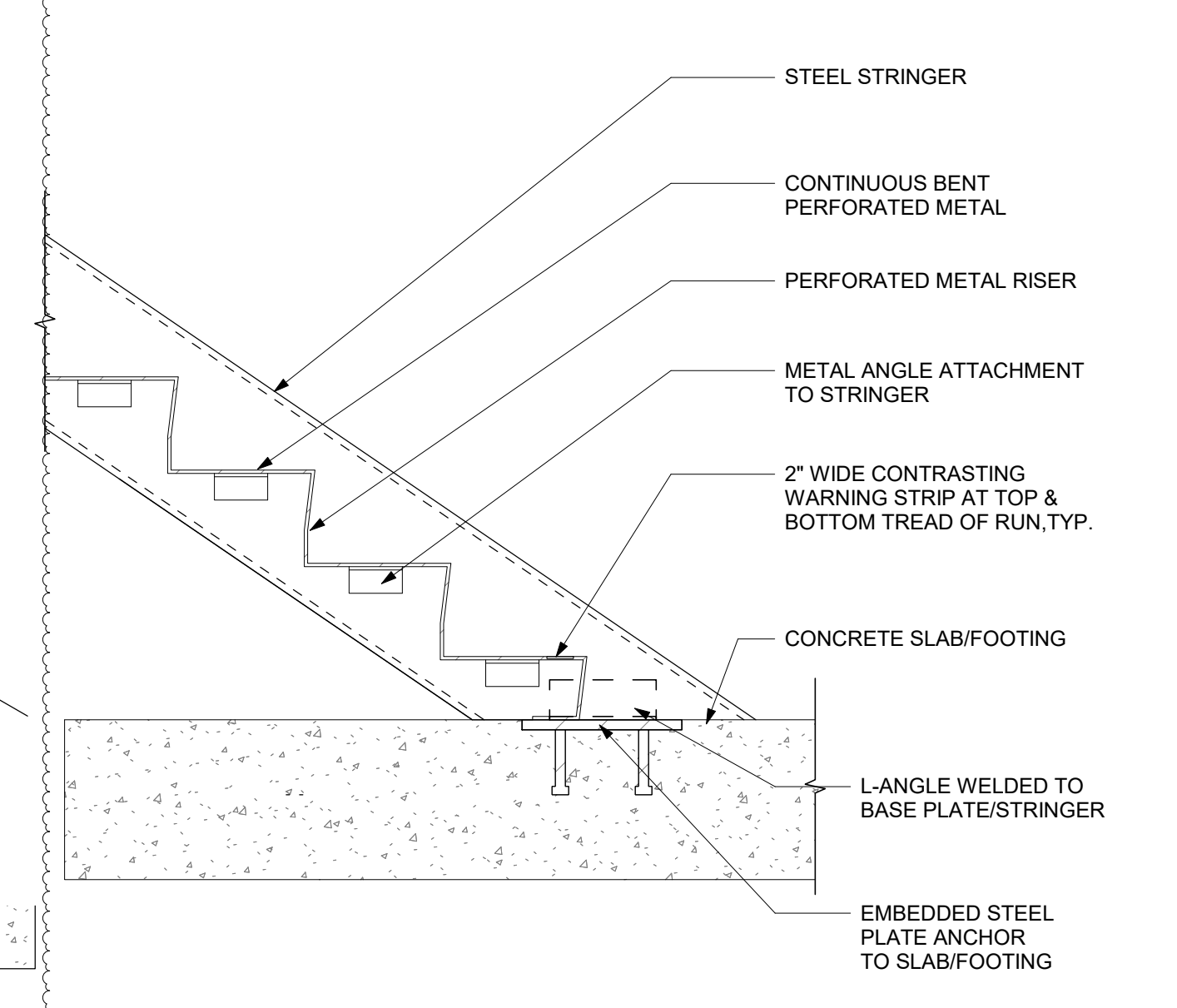
4 METAL STAIR AT PODIUM REVISED
 A7.10 SCALE: 1 1/2" = 1'-0"



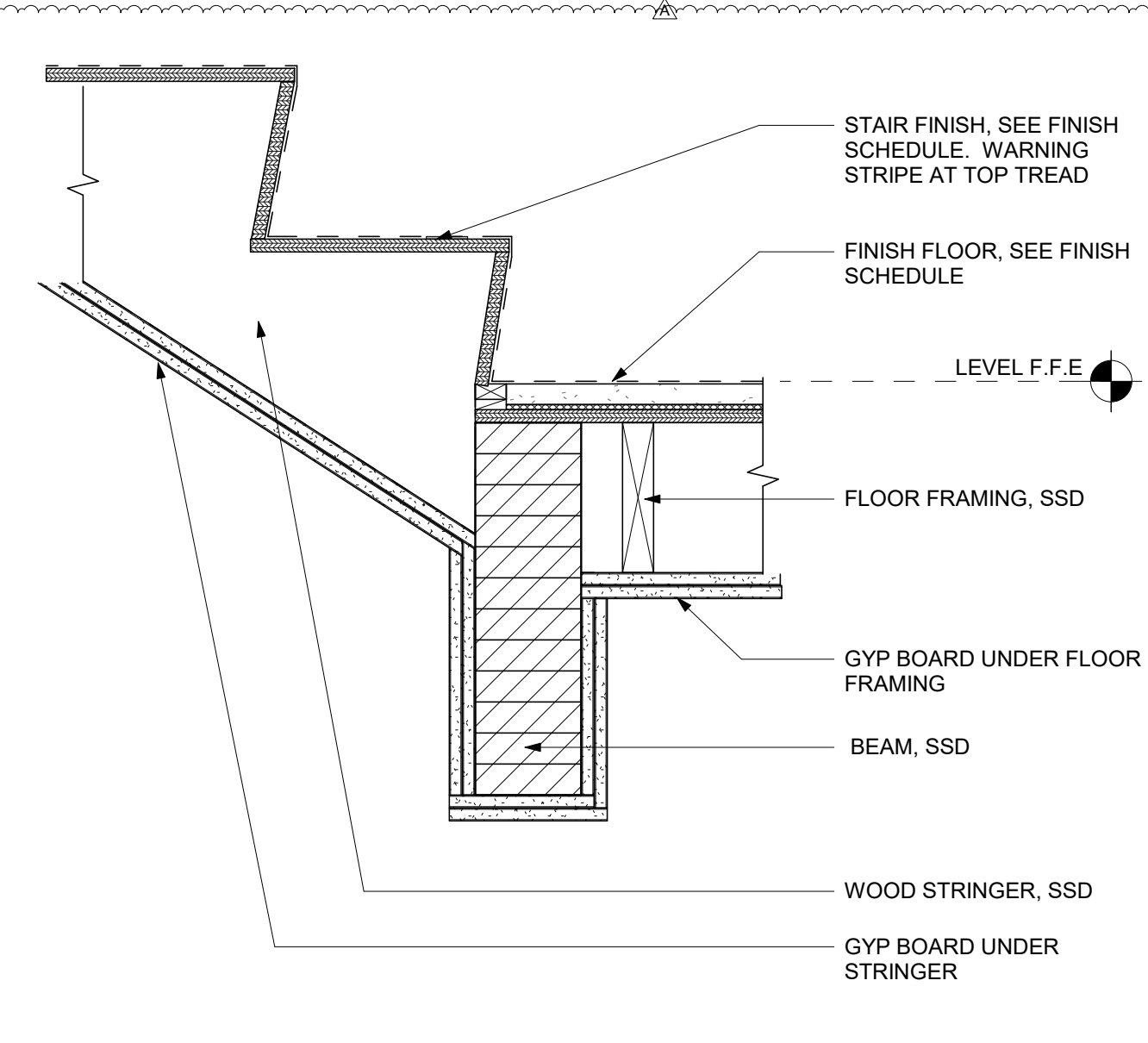
3 STAIR TREAD AT METAL STAIR REVISED
 A7.10 SCALE: 1 1/2" = 1'-0"



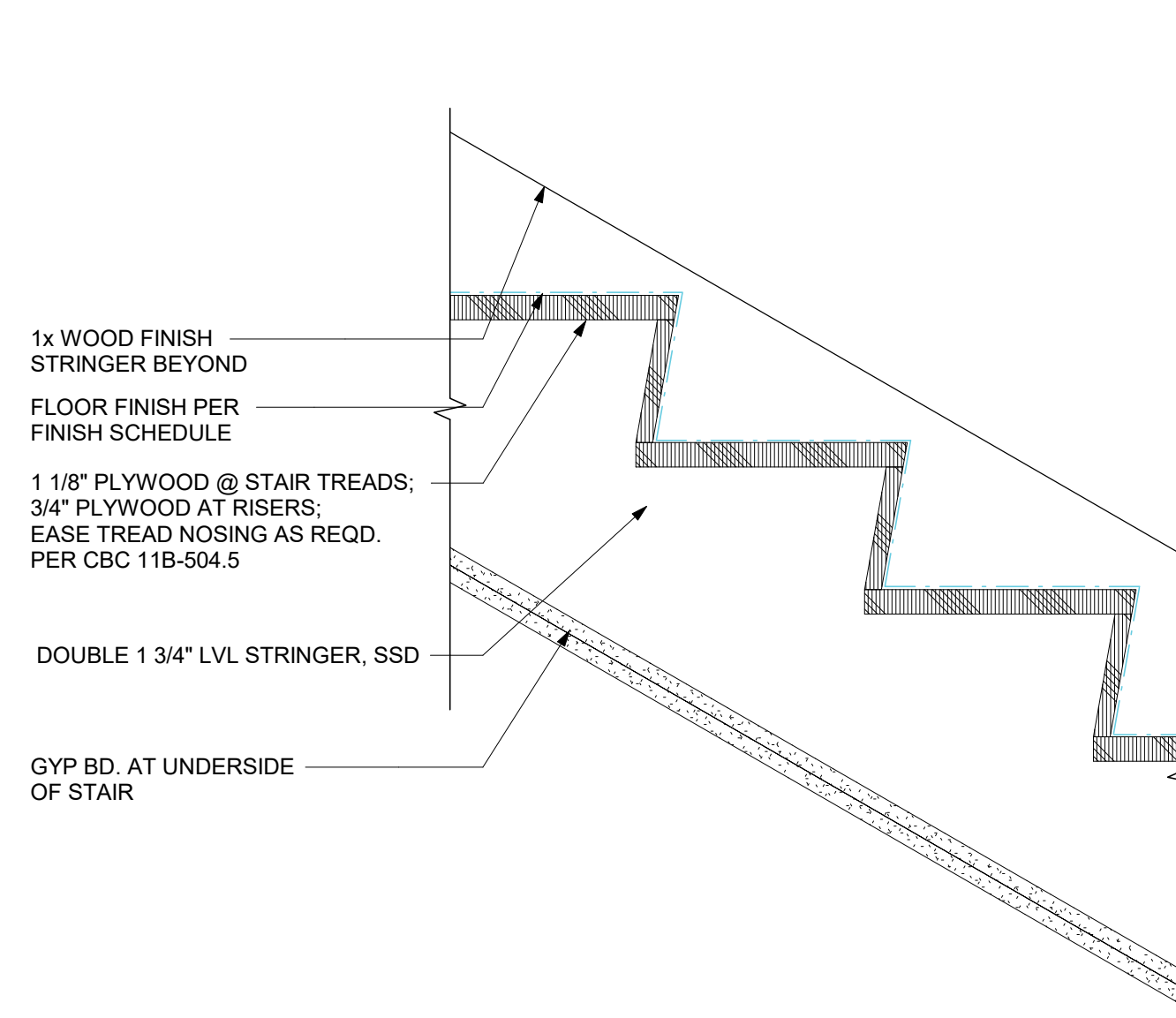
2 METAL STAIR AT MIDLANDING REVISED
 A7.10 SCALE: 1 1/2" = 1'-0"



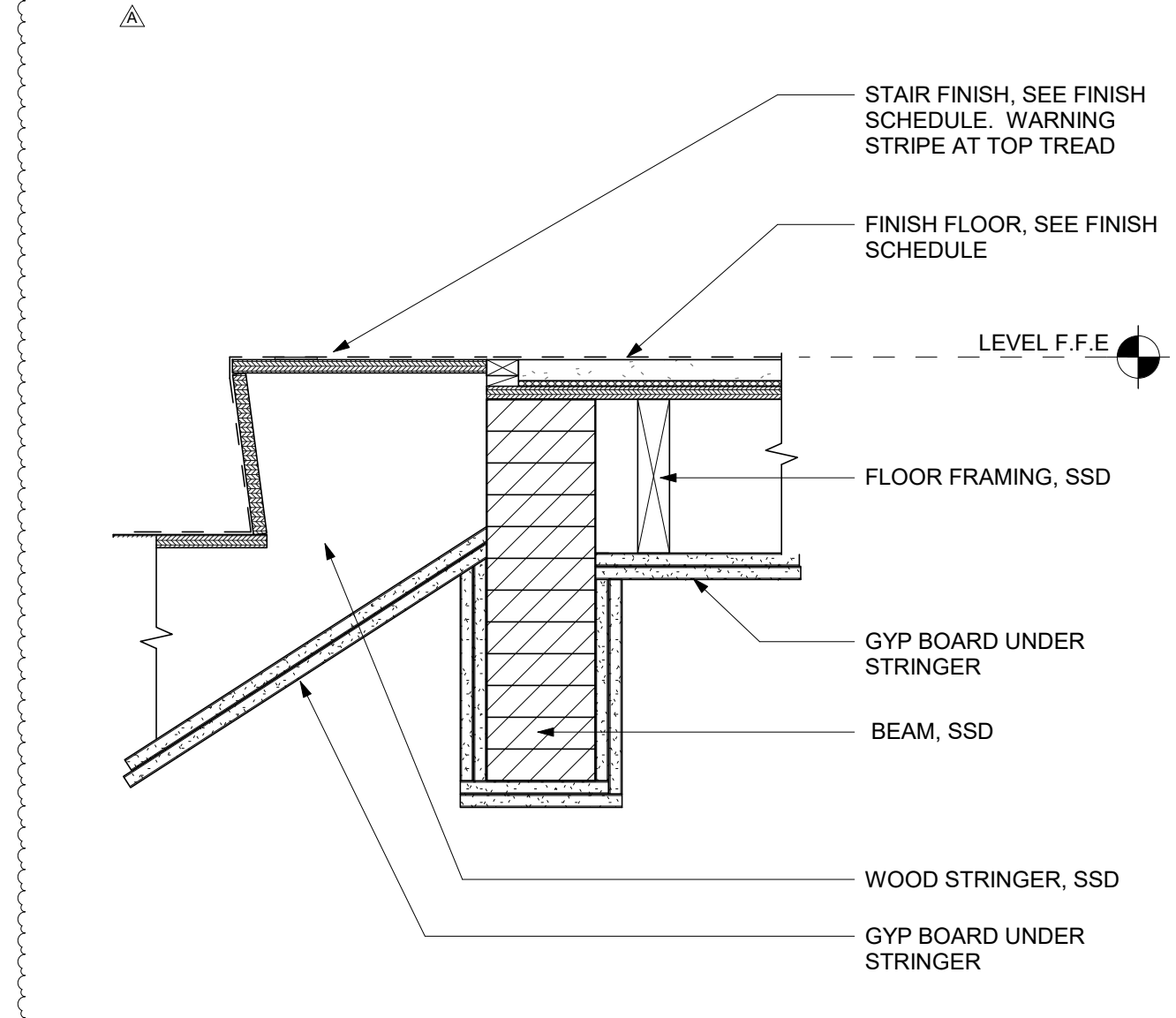
1 STRINGER FOOTING @ METAL STAIR
 A7.10 SCALE: 1 1/2" = 1'-0"



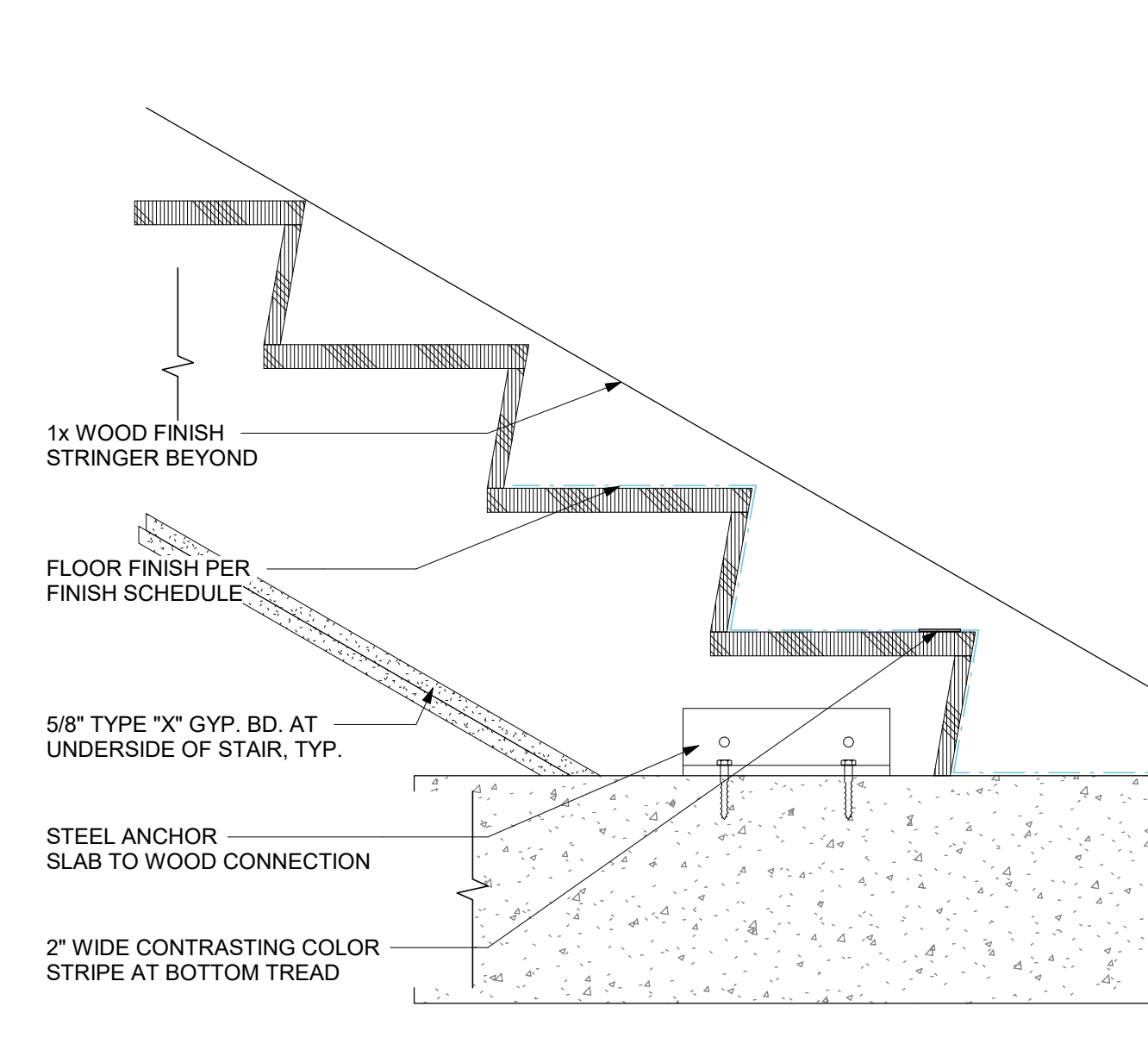
8 STAIR FLOOR WOOD BEAM @ B.O. STRINGER
 A7.10 SCALE: 1 1/2" = 1'-0"



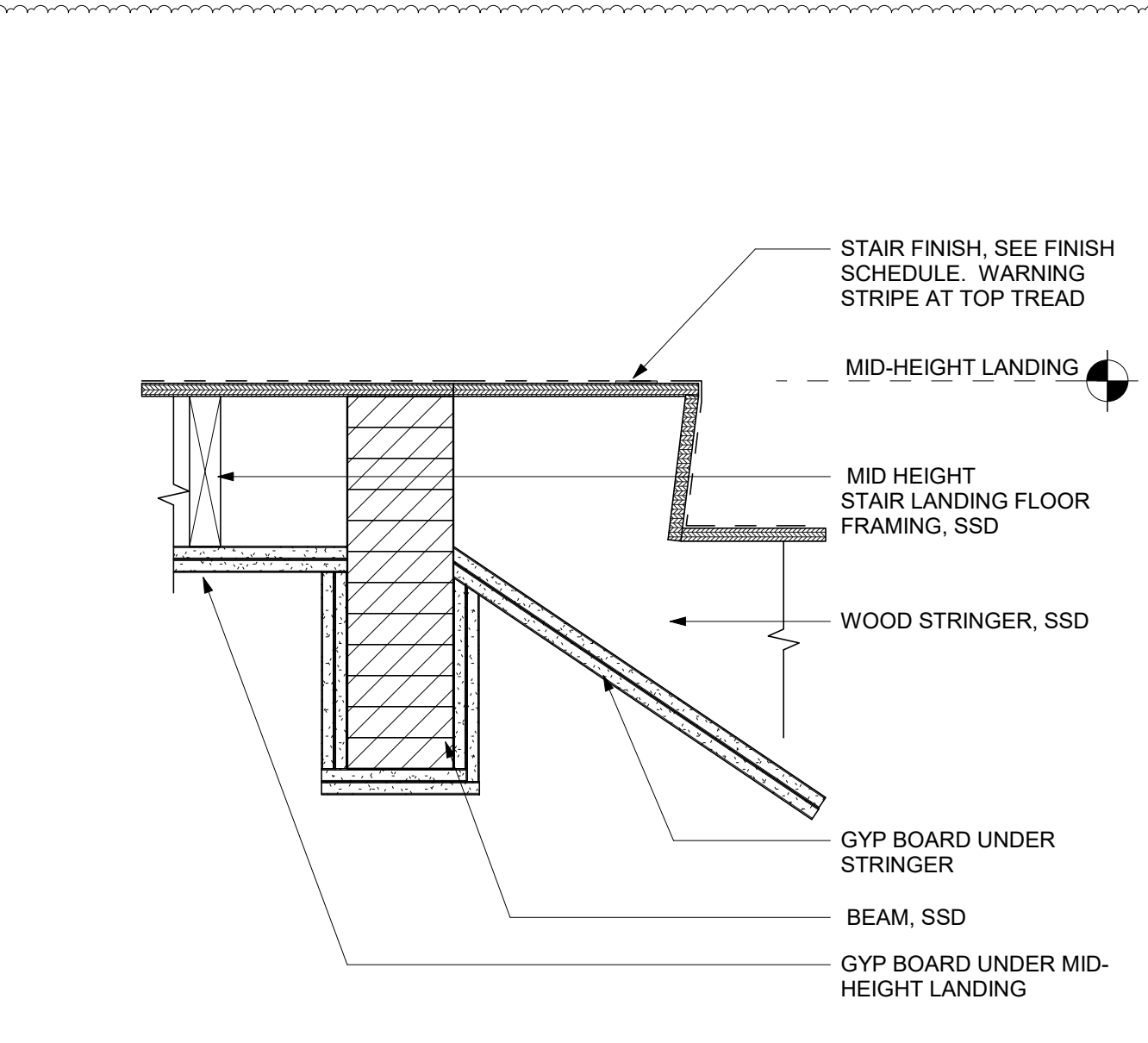
7 TYP WOOD STAIR TREAD PROFILE
 A7.10 SCALE: 1 1/2" = 1'-0"



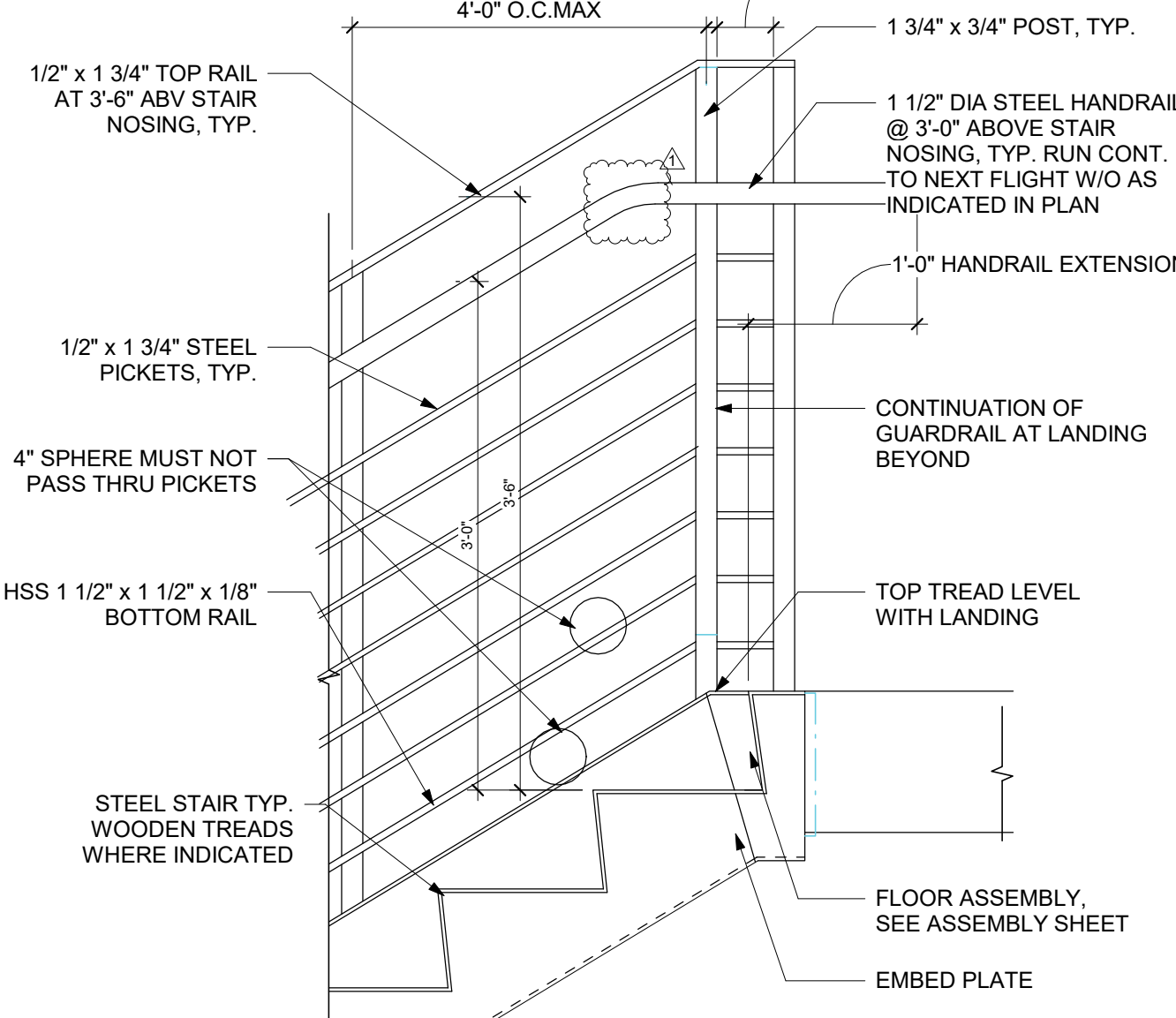
6 STAIR FLOOR WOOD BEAM @ T.O. STRINGER
 A7.10 SCALE: 1 1/2" = 1'-0"



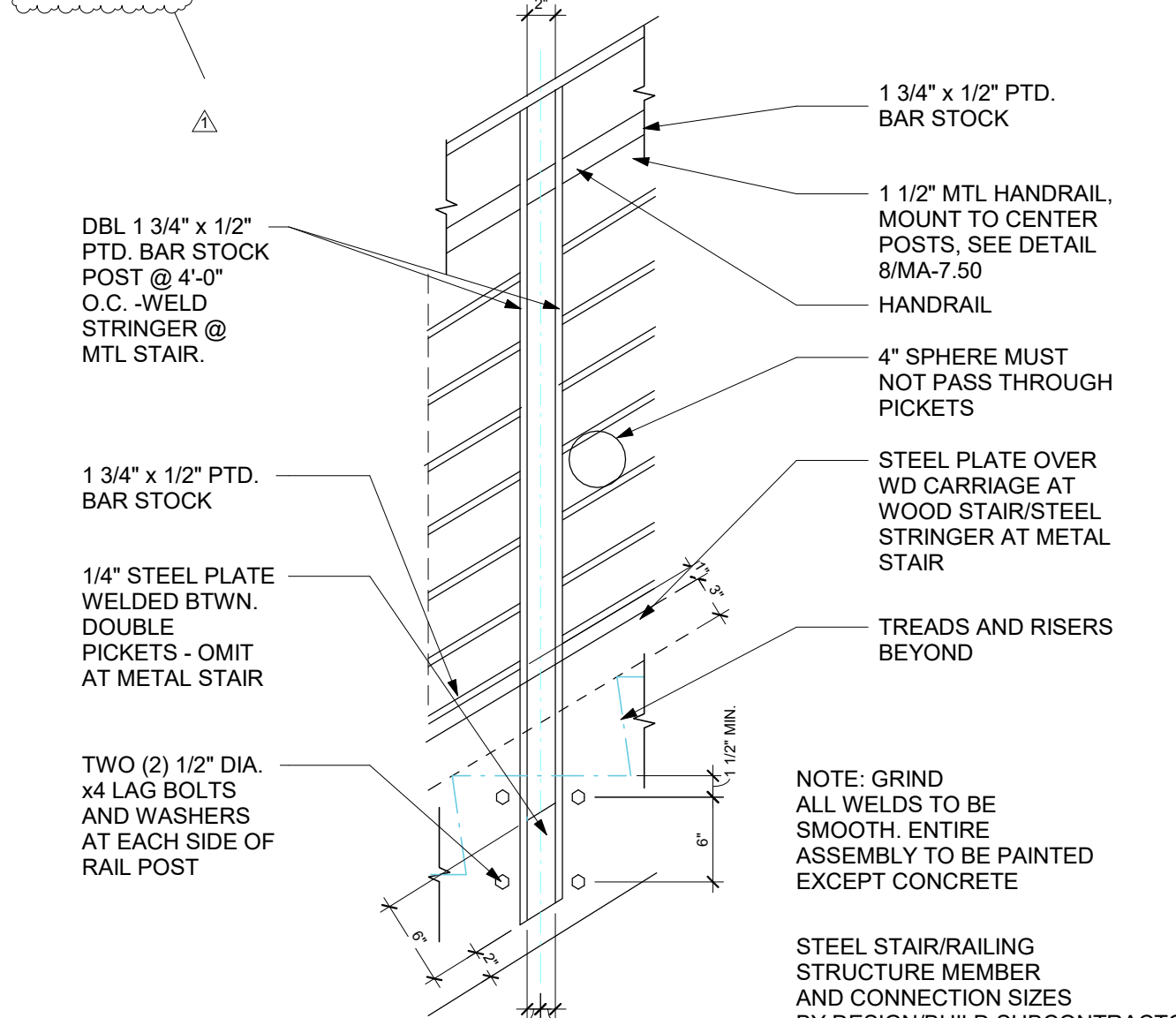
5. WOOD STAIR AT SLAB
 A7.10 SCALE: 1 1/2" = 1'-0"



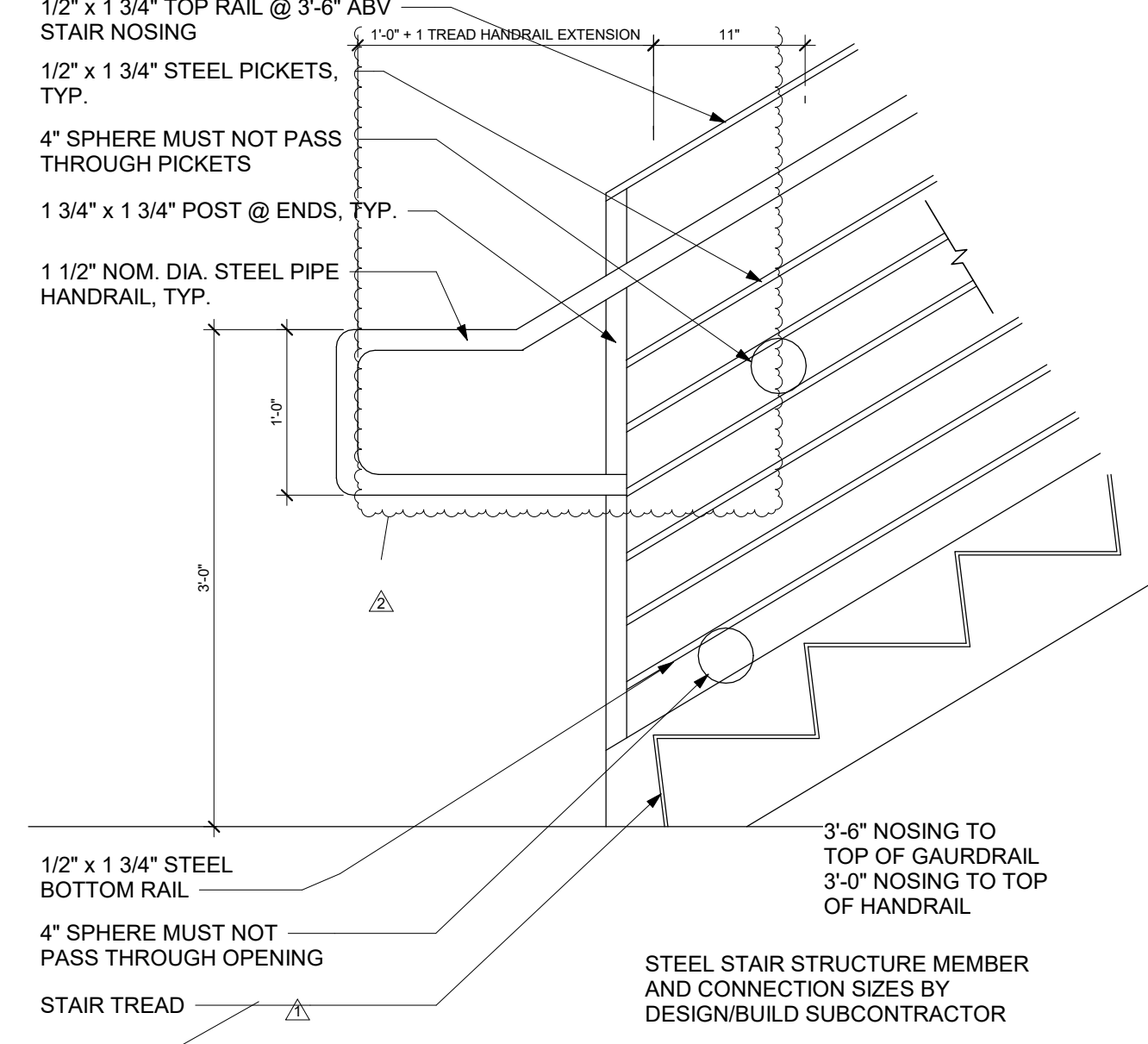
12 STAIR LANDING WOOD BEAM @ T.O. STRINGER
 A7.10 SCALE: 1 1/2" = 1'-0"



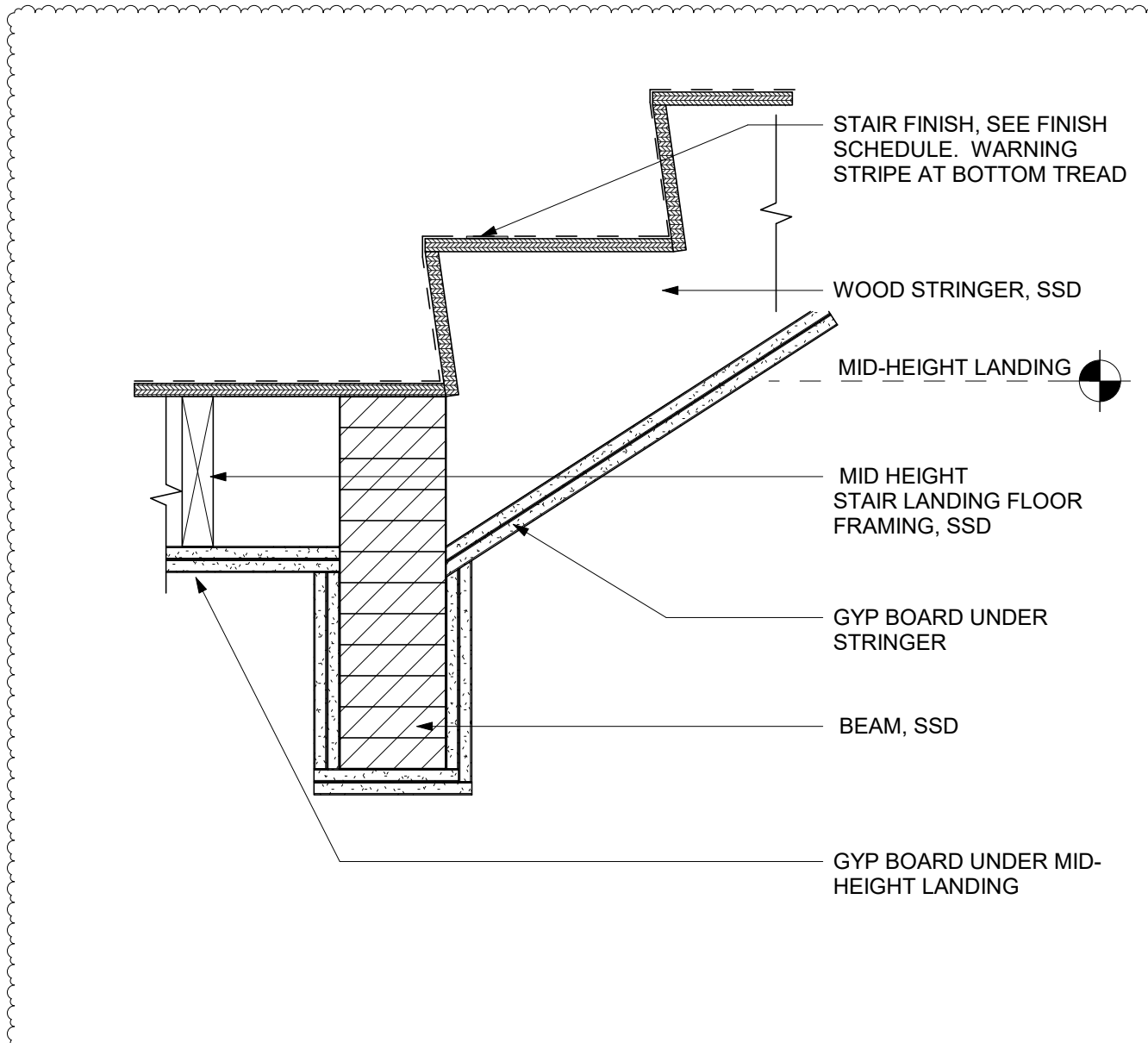
11 GUARDRAIL HORIZ PICKETS - UPPER LANDING
 A7.10 SCALE: 1" = 1'-0"



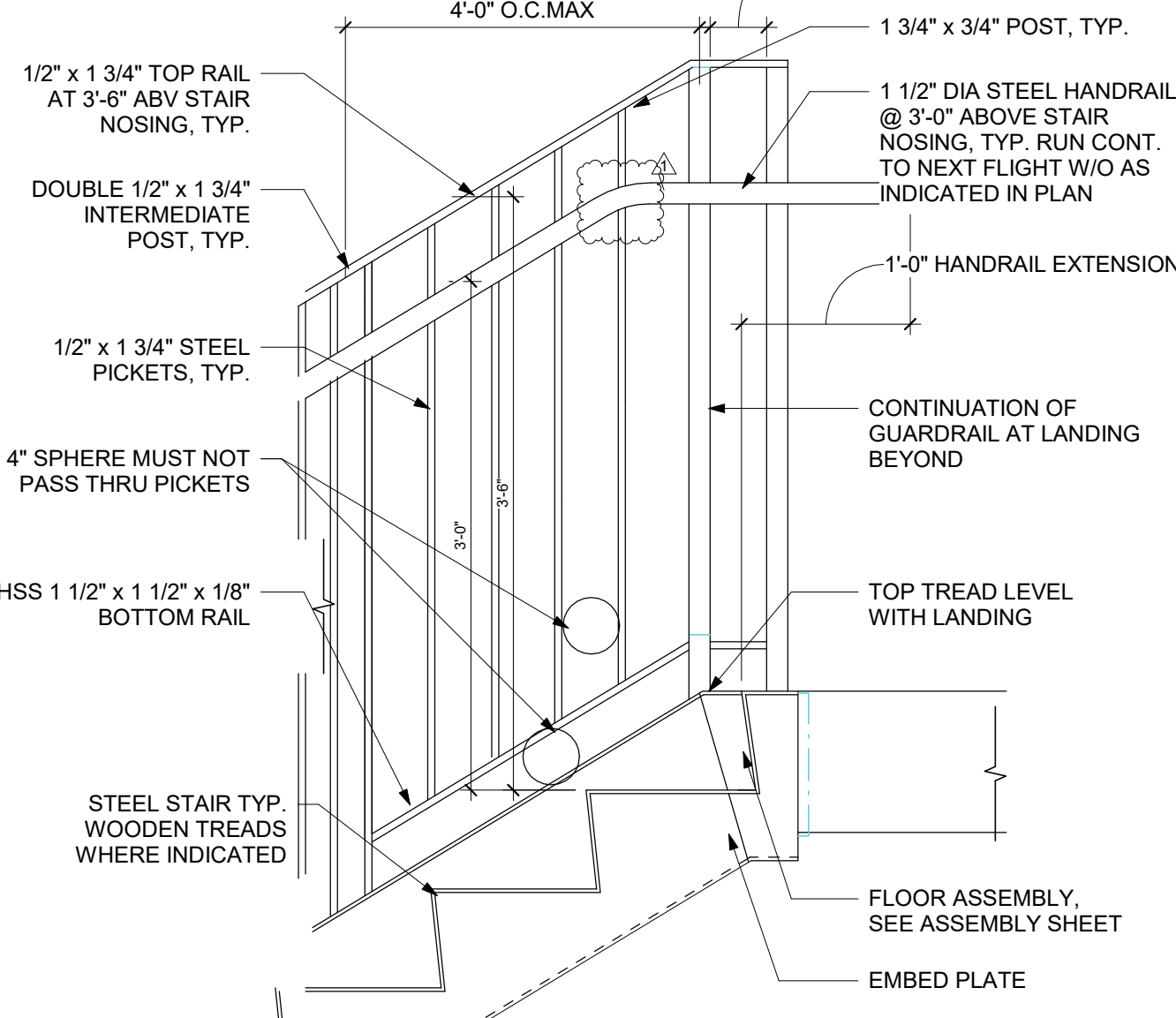
10 GUARDRAIL ATTACHMENT HORIZ - ELEVATION
 A7.10 SCALE: 1" = 1'-0"



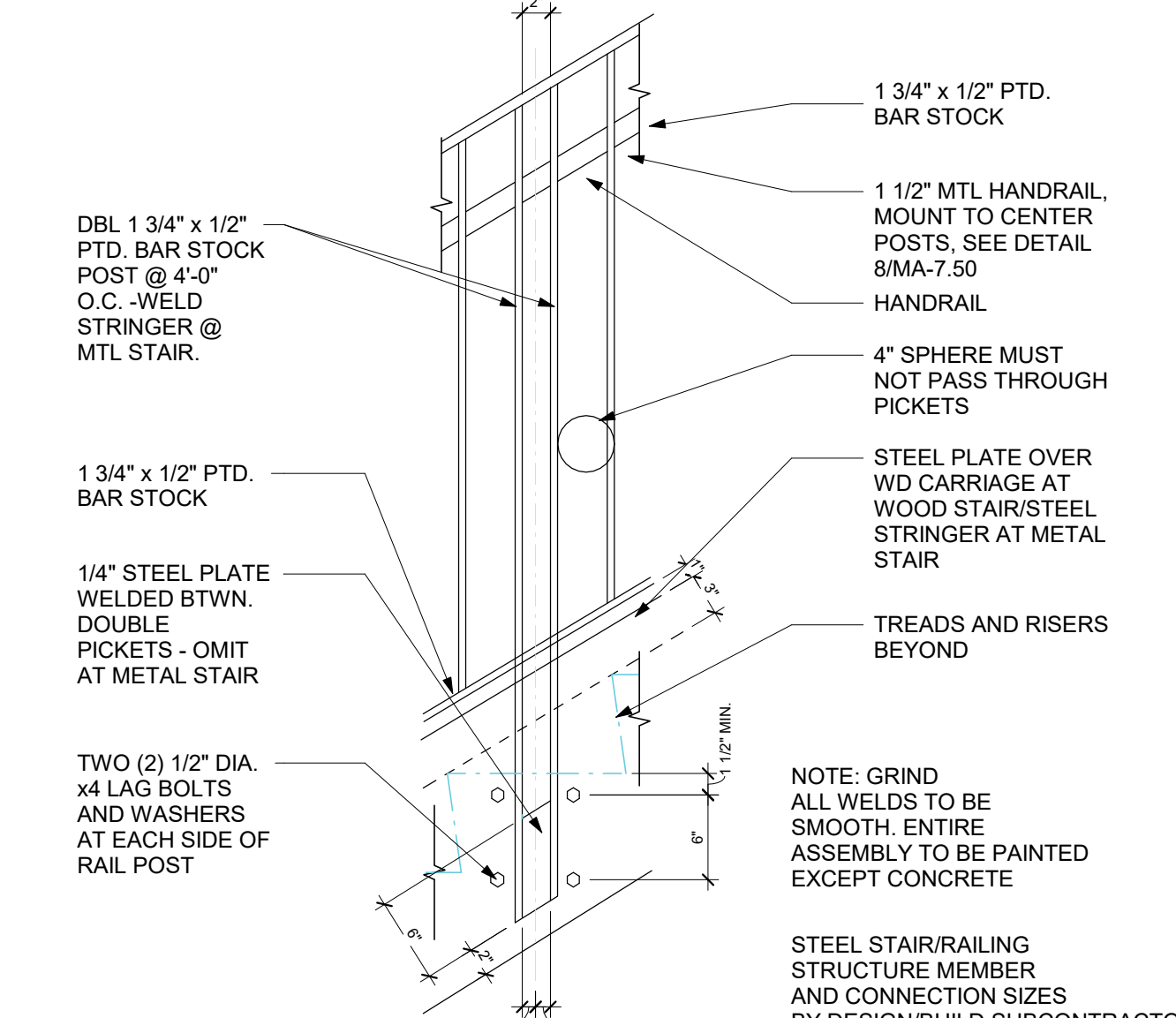
9 GUARDRAIL HORIZ PICKETS - LOWER LANDING
 A7.10 SCALE: 1" = 1'-0"



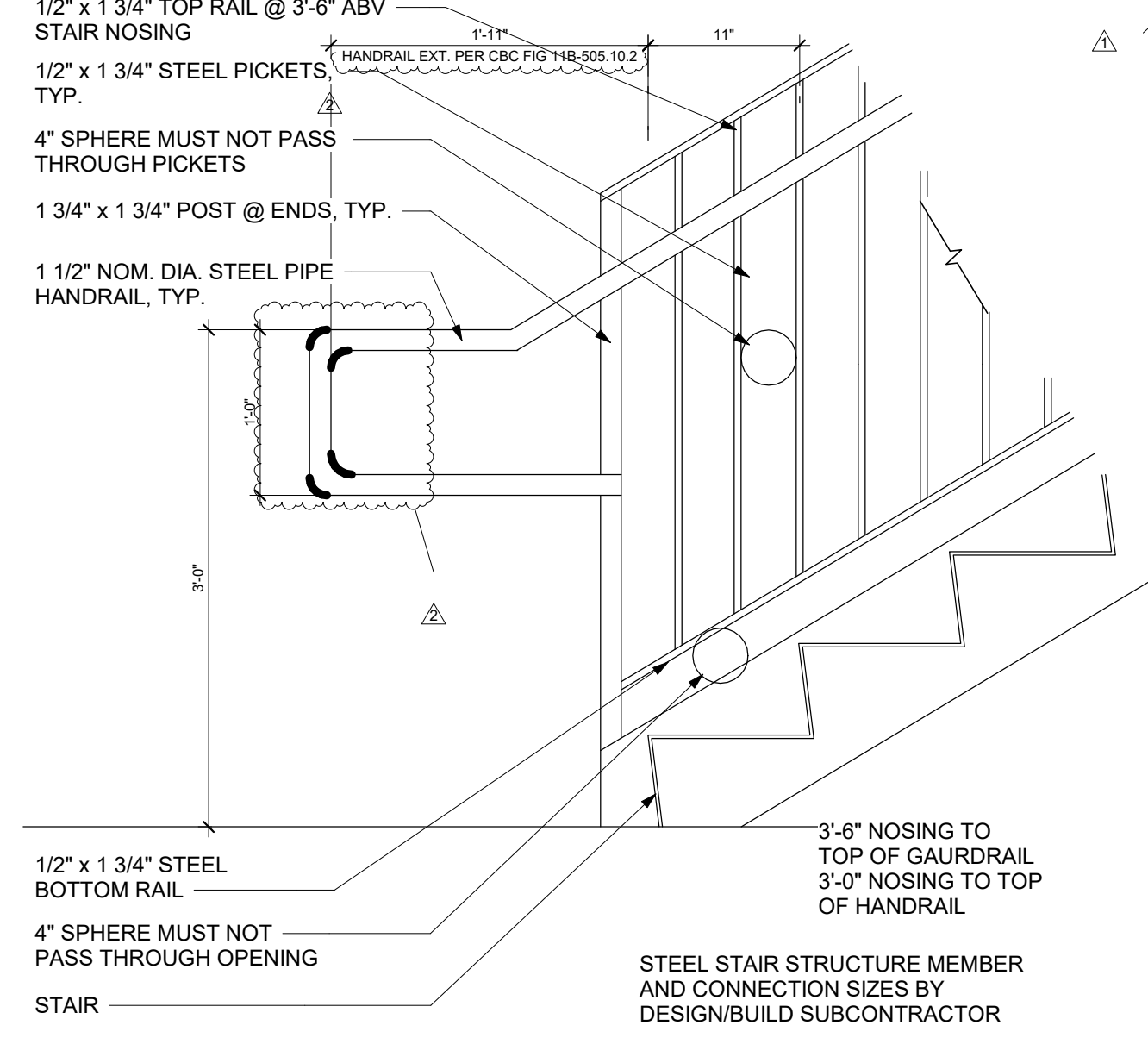
16 STAIR LANDING WOOD BEAM @ B.O. STRINGER
 A7.10 SCALE: 1 1/2" = 1'-0"



15 GUARDRAIL VERT PICKETS - UPPER LANDING
 A7.10 SCALE: 1" = 1'-0"



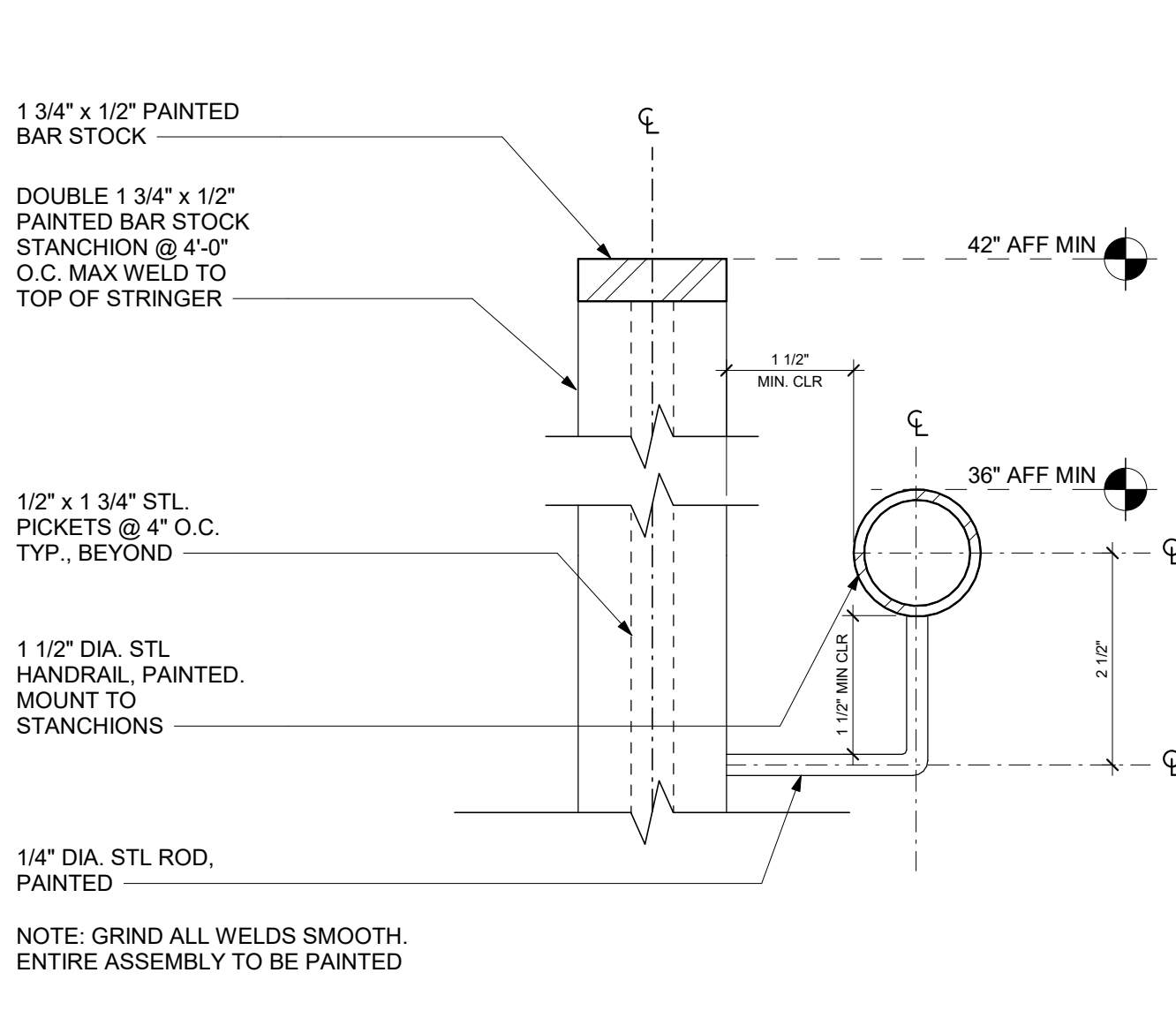
14 GUARDRAIL ATTACHMENT - ELEVATION
 A7.10 SCALE: 1" = 1'-0"



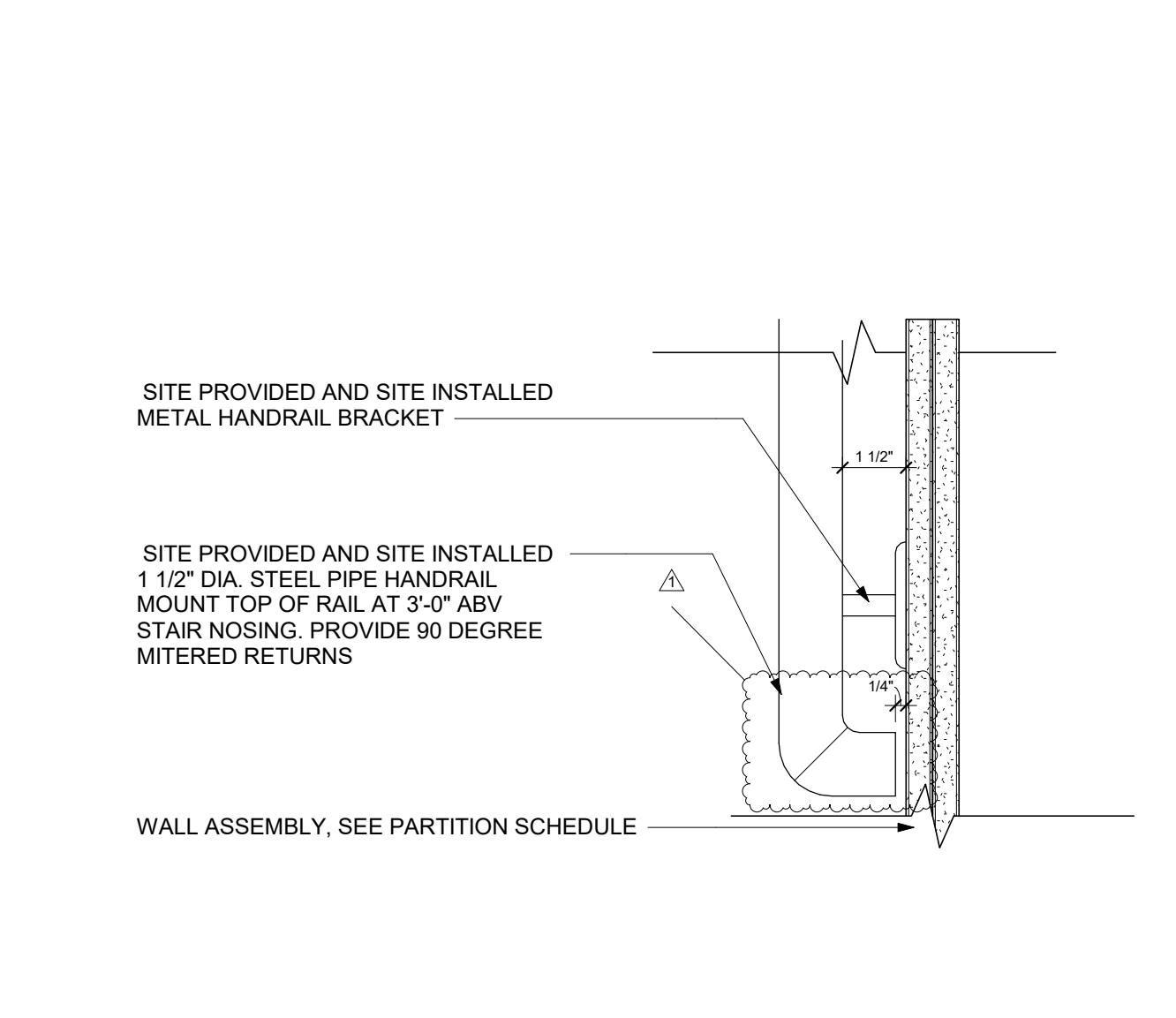
13 GUARDRAIL VERT PICKETS - LOWER LANDING
 A7.10 SCALE: 1" = 1'-0"



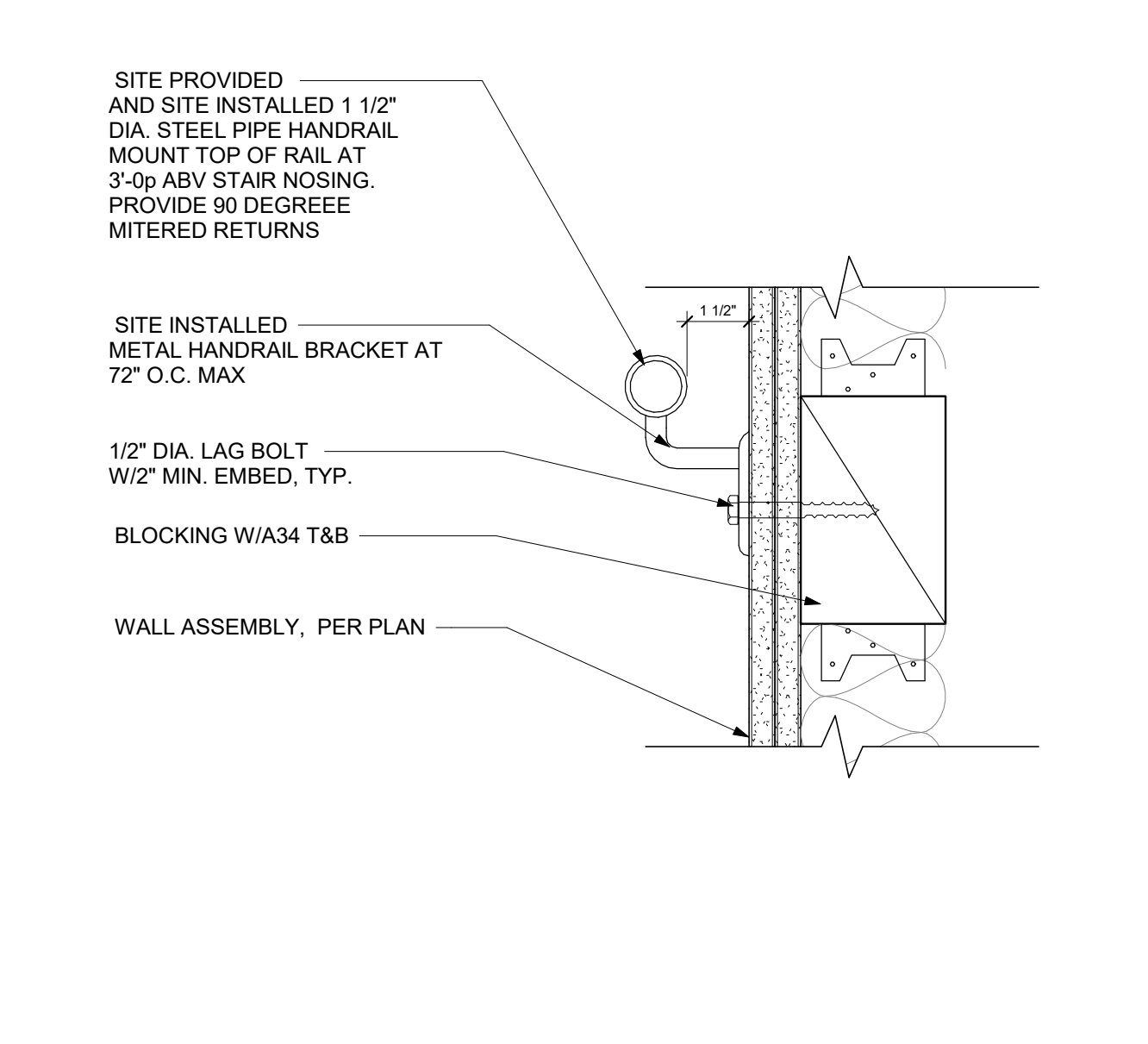
19 METAL GUARDRAIL HANDRAIL
 A7.10 PREVIOUSLY 12- SCALE: 6" = 1'-0"



18 STAIR HANDRAIL/RETURN @ WOOD STAIR
 A7.10 PLAN SCALE: 3" = 1'-0"



17 STAIR HANDRAIL @ WOOD STAIR
 A7.10 SECTION SCALE: 3" = 1'-0"



16 STAIR HANDRAIL/RETURN @ WOOD STAIR
 A7.10 SECTION SCALE: 3" = 1'-0"

CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507

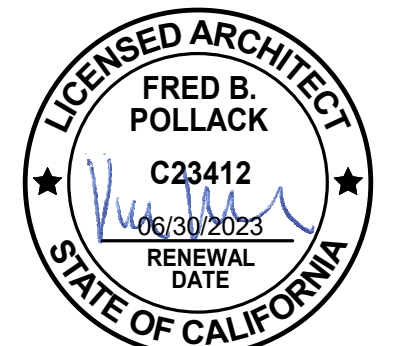
LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

**COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT**
RECORD NO.: DEV22-1242
BY: M. O'Brien Date: 07/27/2023
HARD COPY OF THESE STAMPED PLANS
MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
A	12/16/22	BID SET
B	03/20/23	BID ADDENDUM

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306

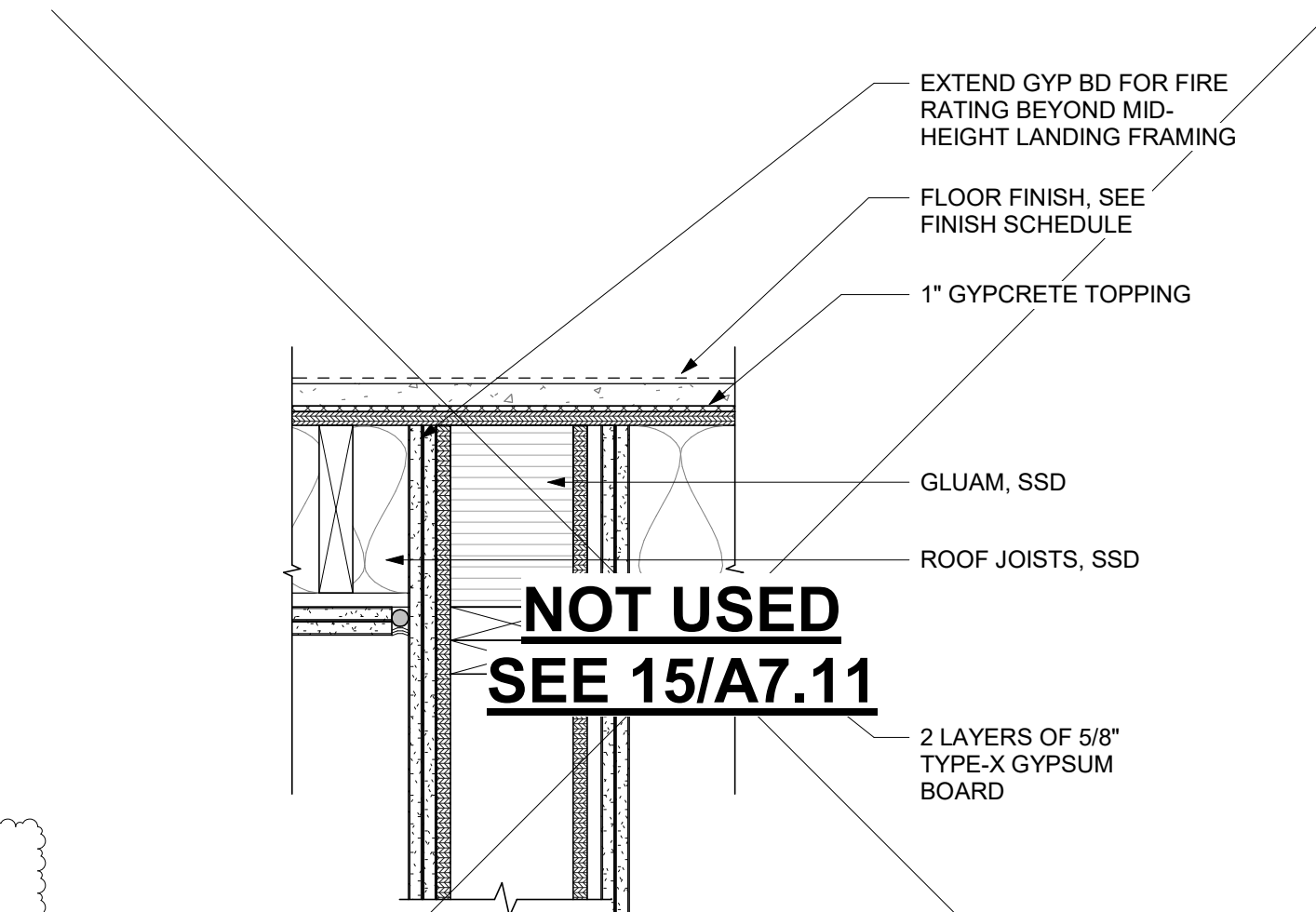
Client:
mercy HOUSING
abode communities
MERCY HOUSING &
ABODE COMMUNITIES

STAIR SHAFT DETAILS

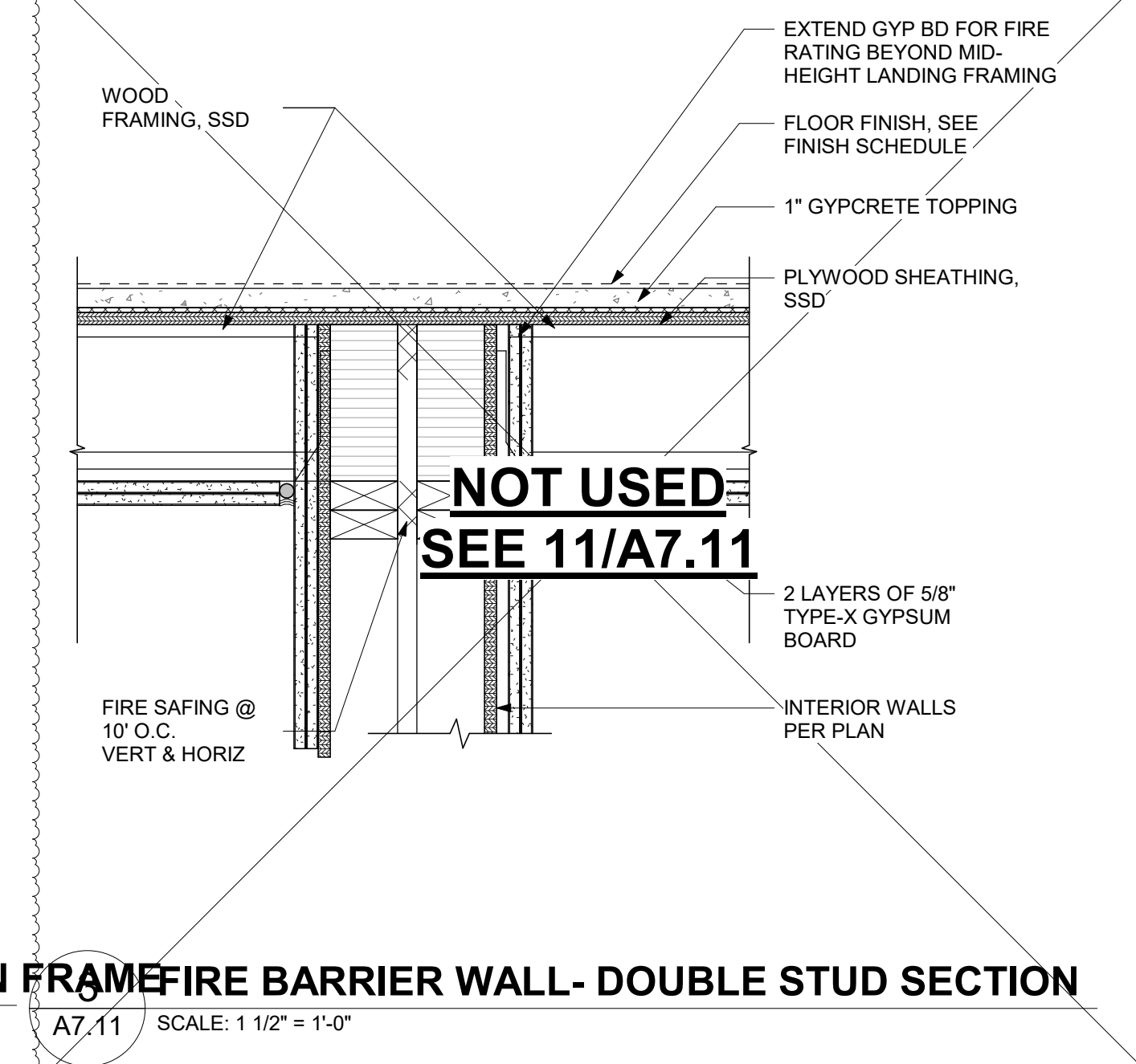
JOB #: 1925
SCALE: As Indicated

A7.11

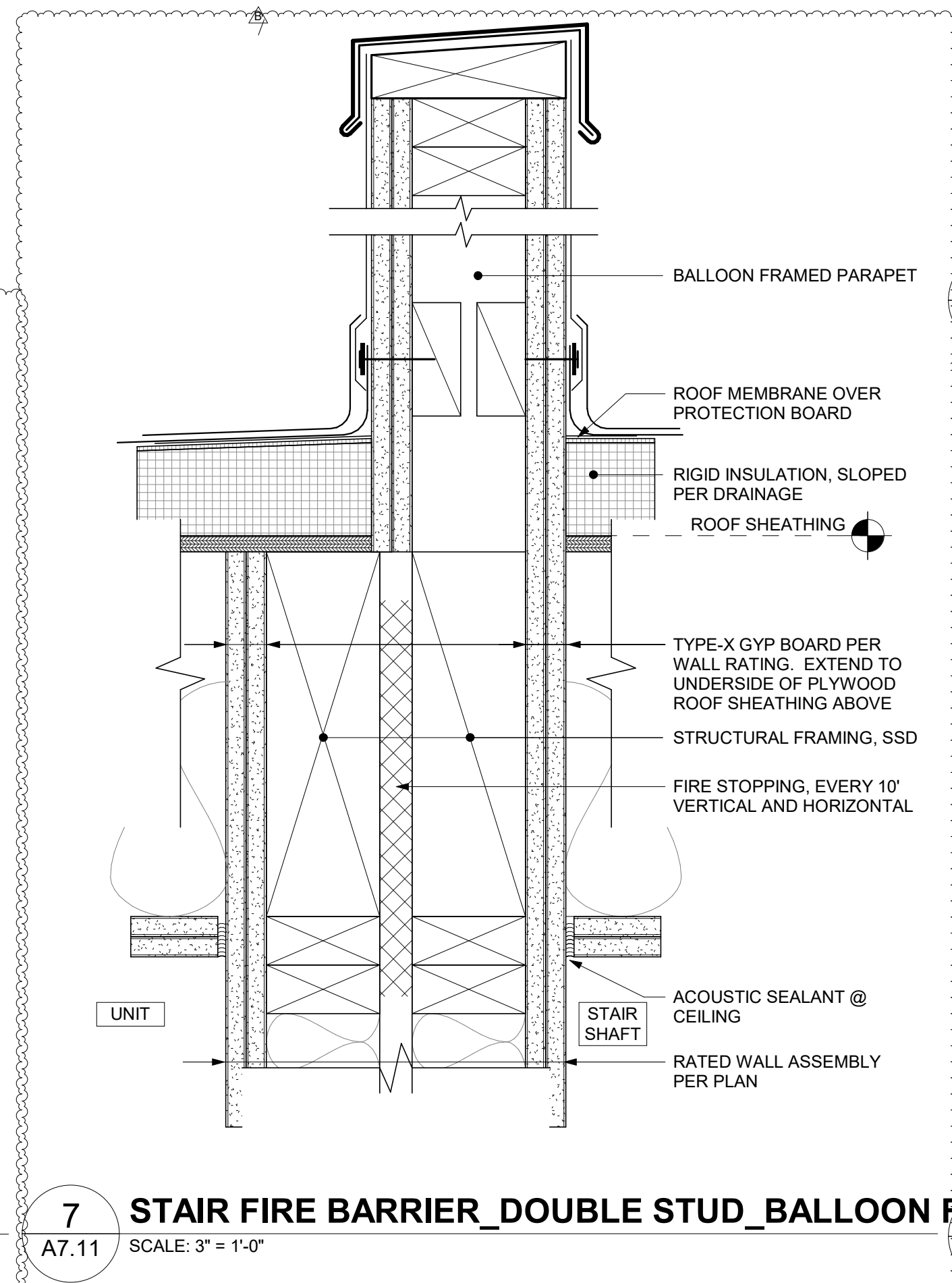
PLAN CHECK REVISION 4 | DATE: 06/19/23



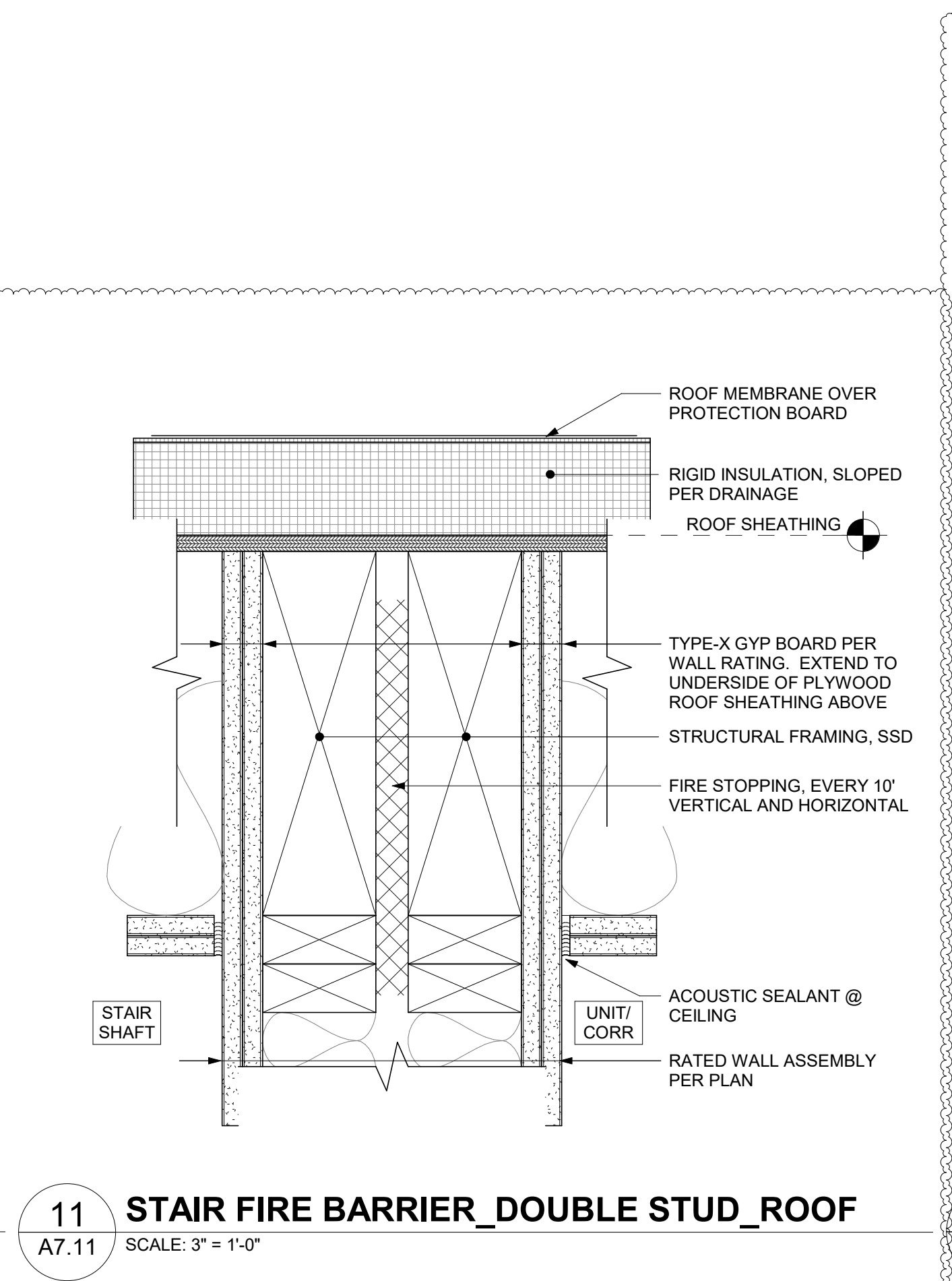
4 FIRE BARRIER WALL - SINGLE STUD SECTION
A7.11 SCALE: 1 1/2" = 1'-0"



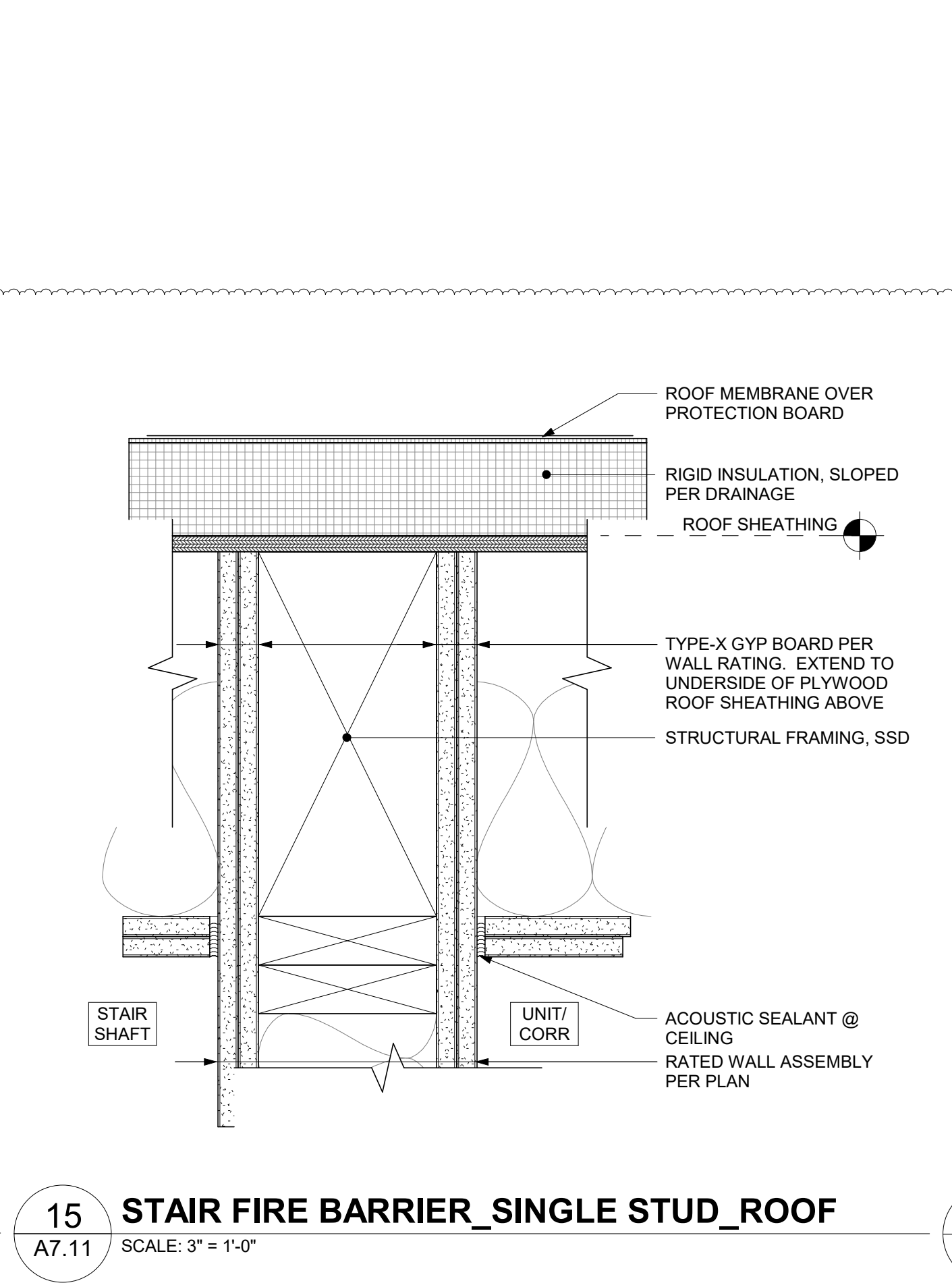
7 FIRE BARRIER WALL - DOUBLE STUD SECTION
A7.11 SCALE: 1 1/2" = 1'-0"



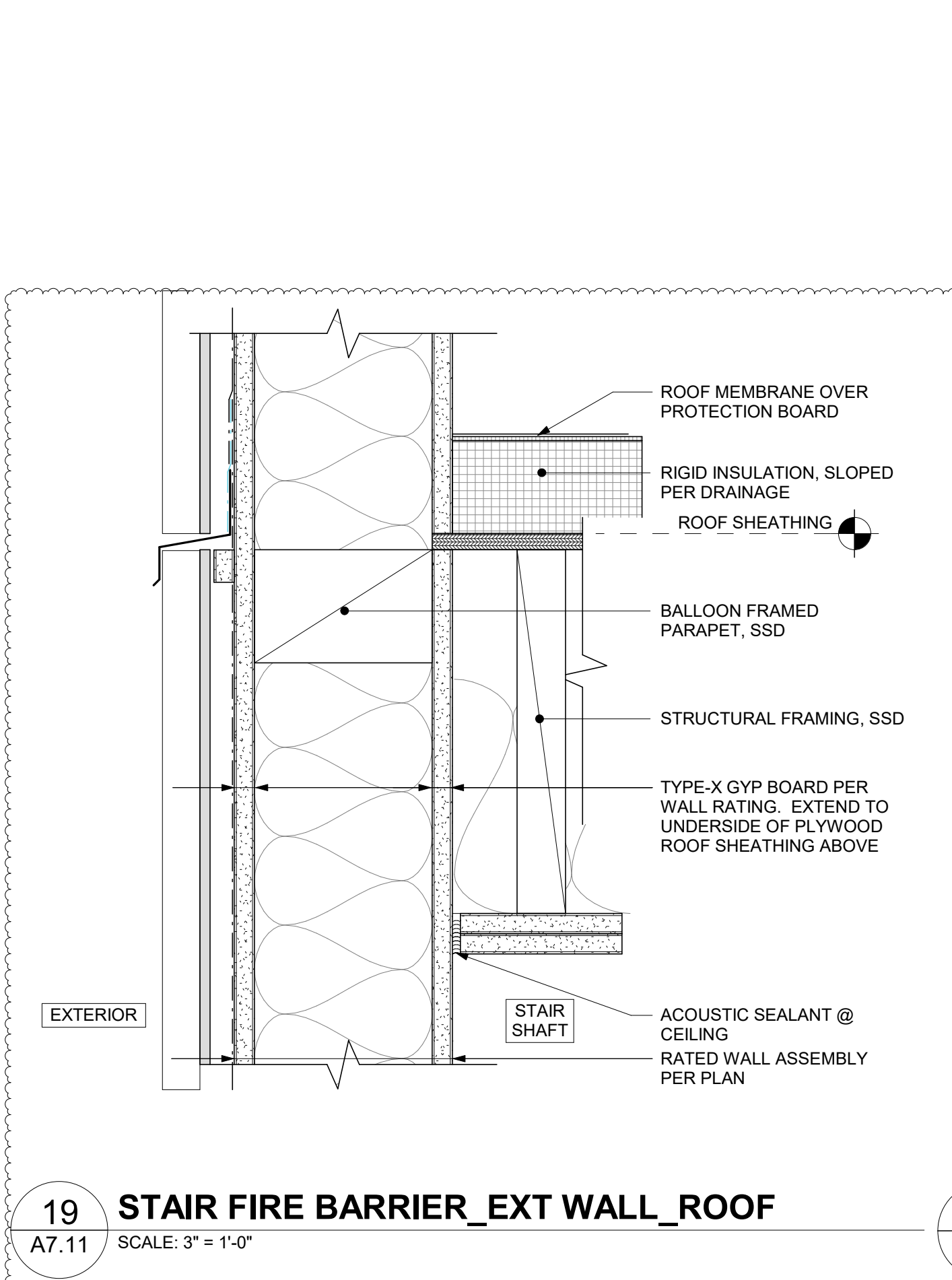
7 STAIR FIRE BARRIER_DOUBLE STUD_BALLOON FRAME
A7.11 SCALE: 3" = 1'-0"



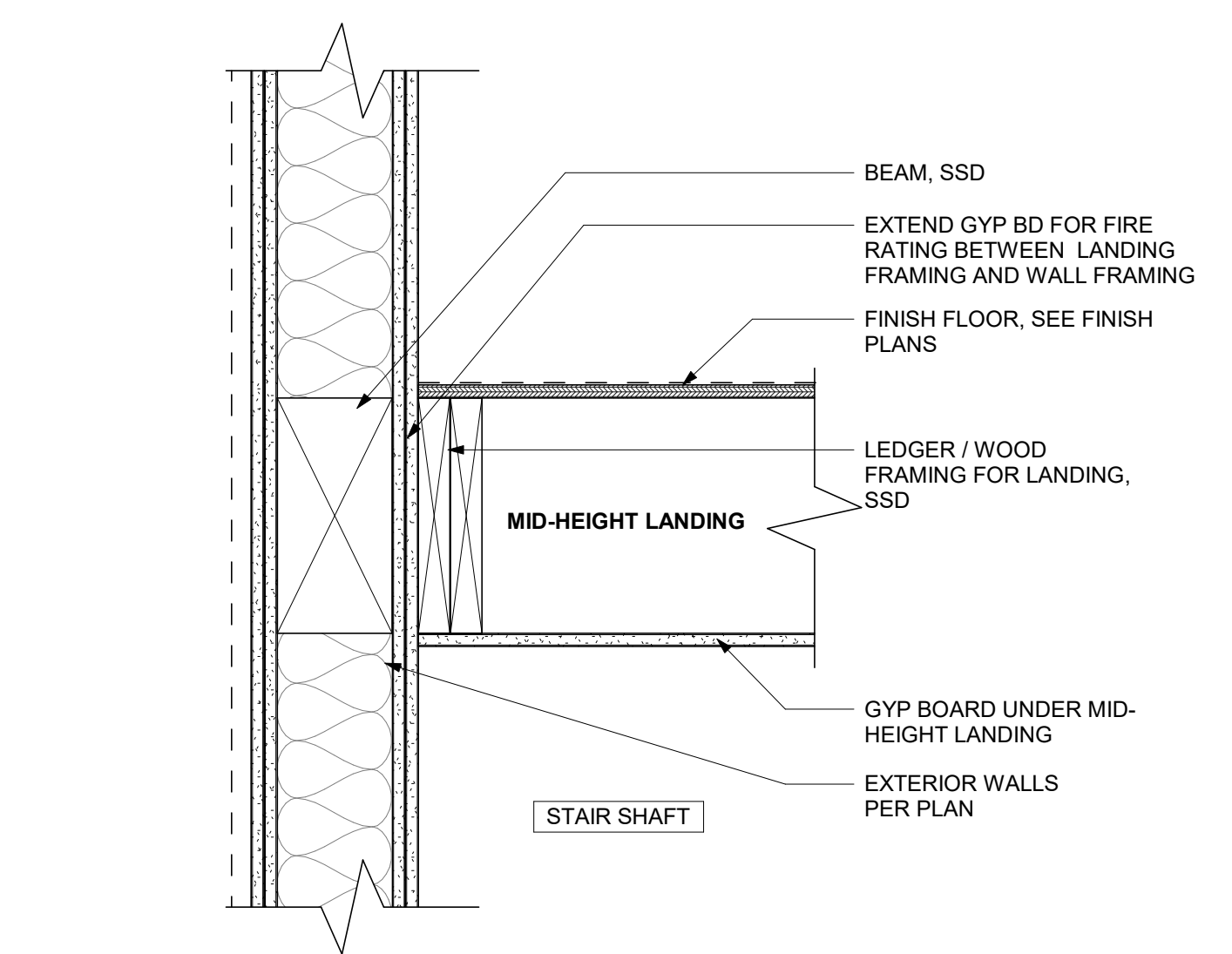
11 STAIR FIRE BARRIER_DOUBLE STUD_ROOF
A7.11 SCALE: 3" = 1'-0"



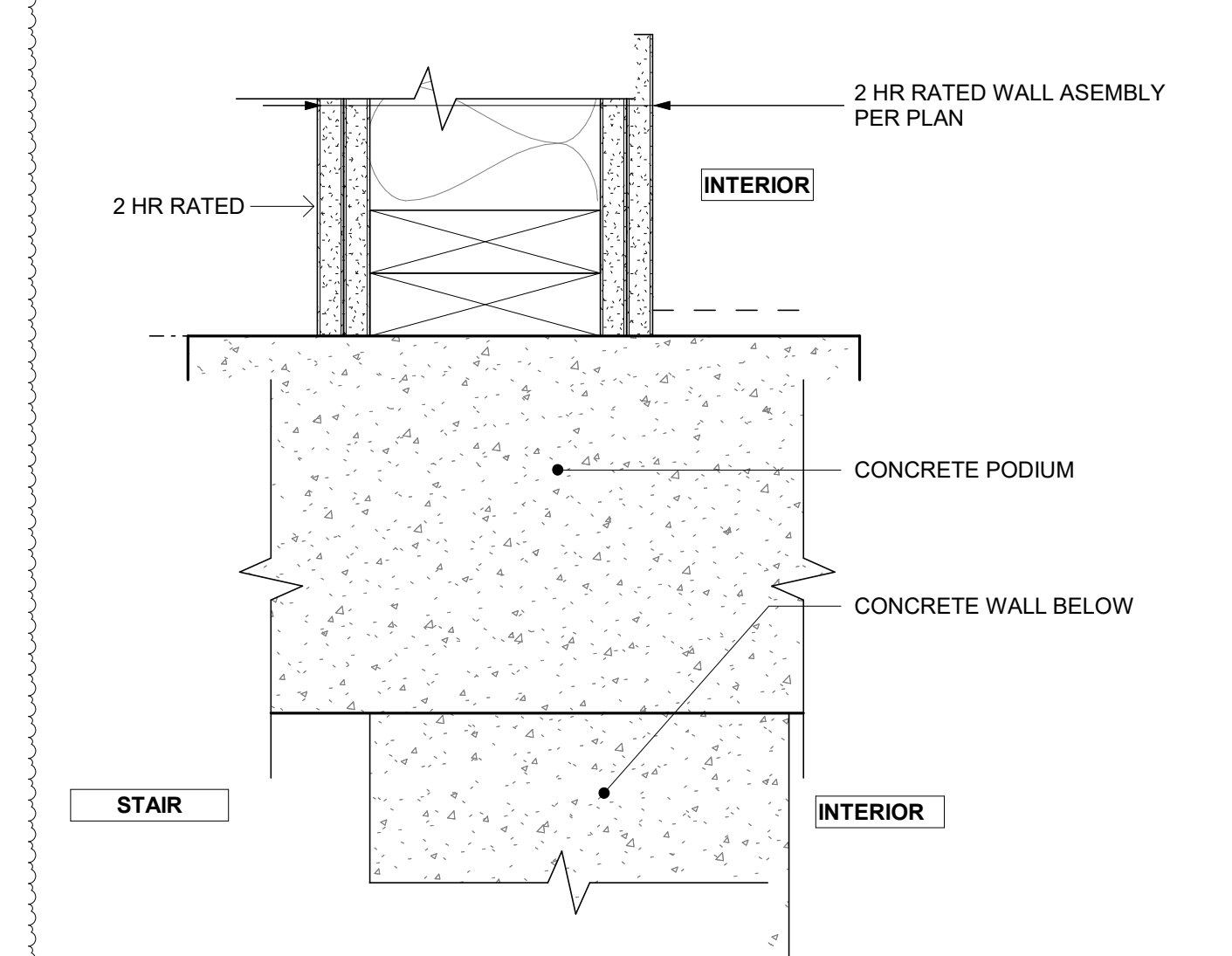
15 STAIR FIRE BARRIER_SINGLE STUD_ROOF
A7.11 SCALE: 3" = 1'-0"



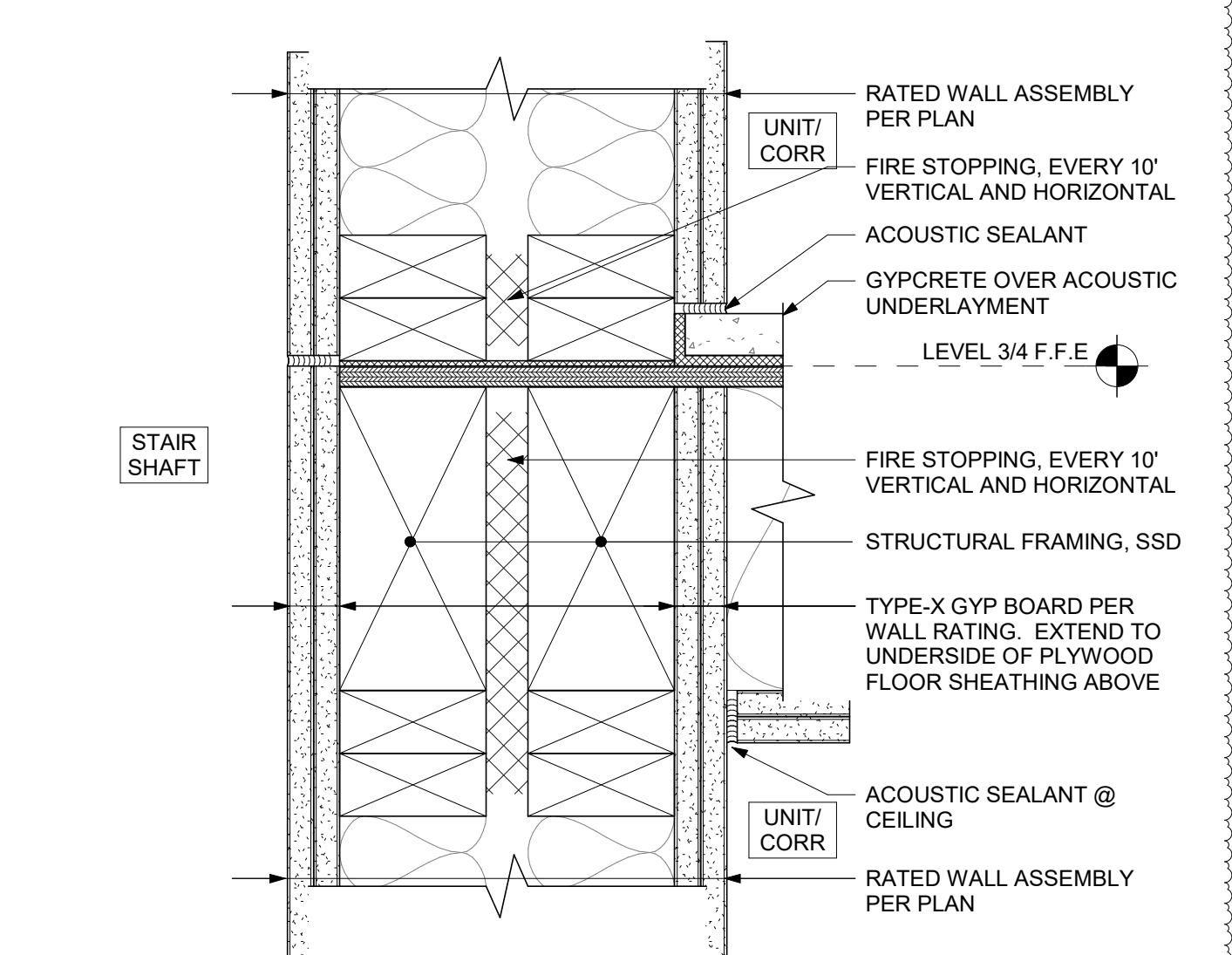
19 STAIR FIRE BARRIER_EXT WALL_ROOF
A7.11 SCALE: 3" = 1'-0"



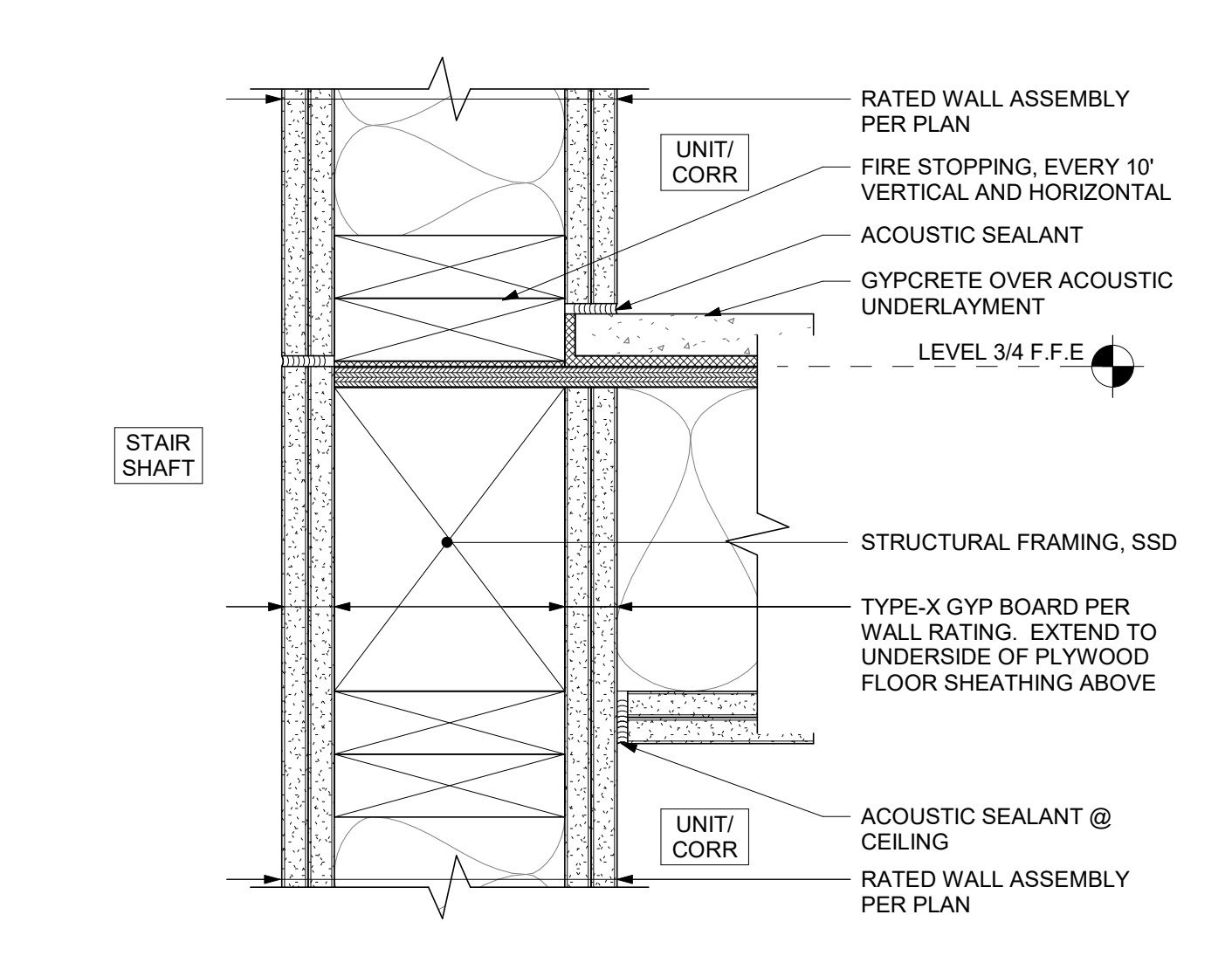
2 STAIR LANDING - 2HR RATING PERPENDICULAR
A7.11 SCALE: 1 1/2" = 1'-0"



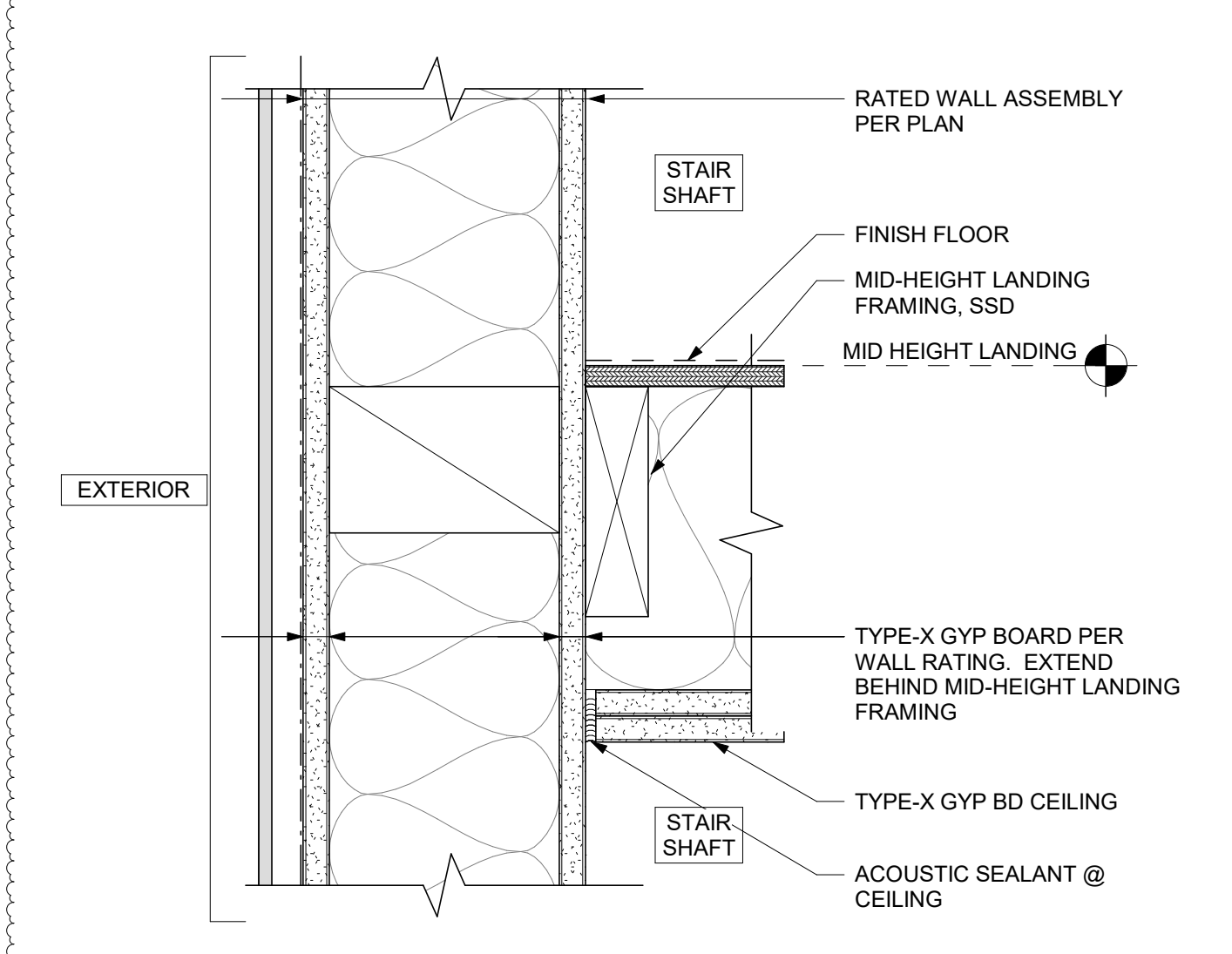
6 STAIR WALL @ PODIUM
A7.11 SCALE: 3" = 1'-0"



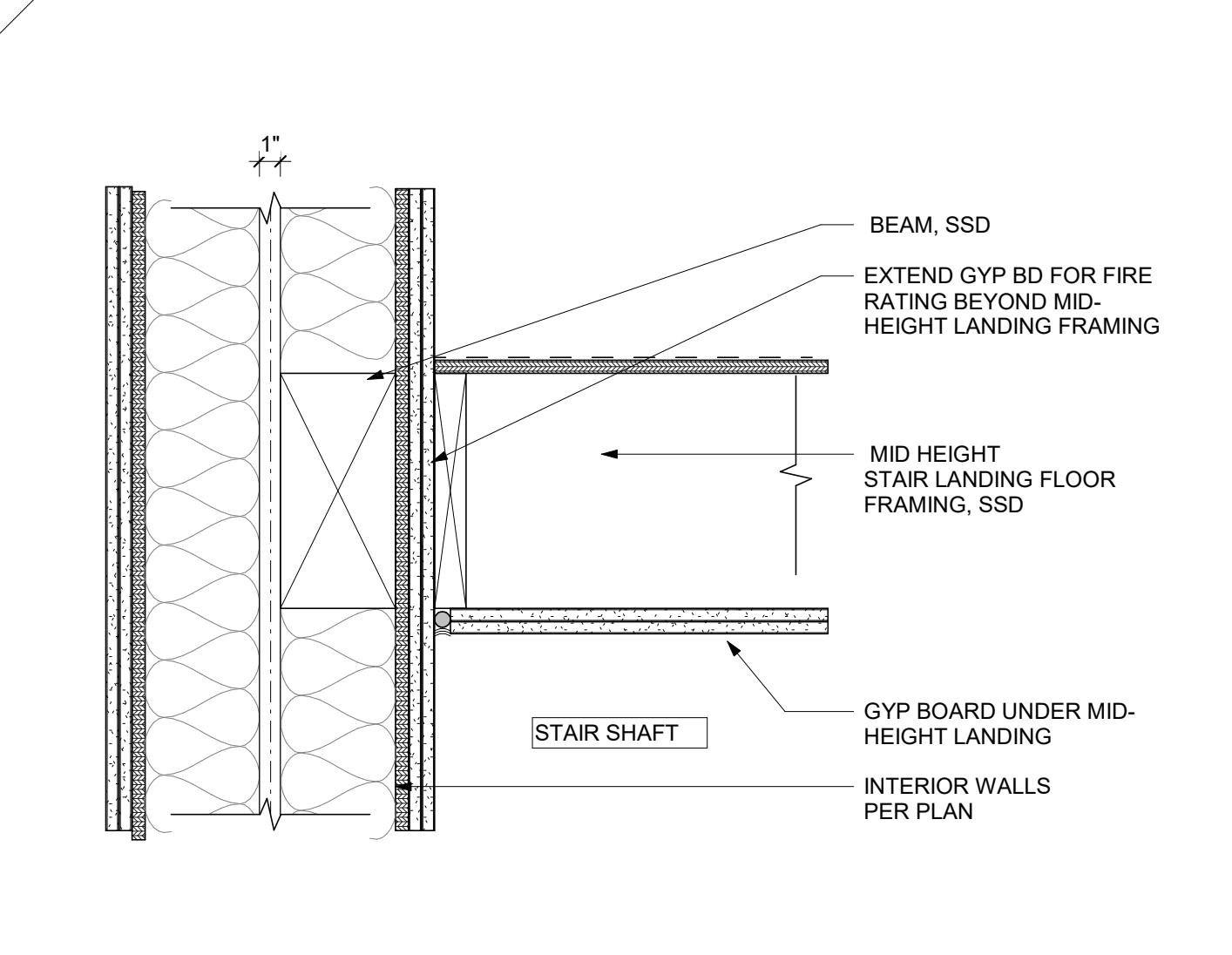
10 STAIR FIRE BARRIER_DOUBLE STUD_L3
A7.11 SCALE: 3" = 1'-0"



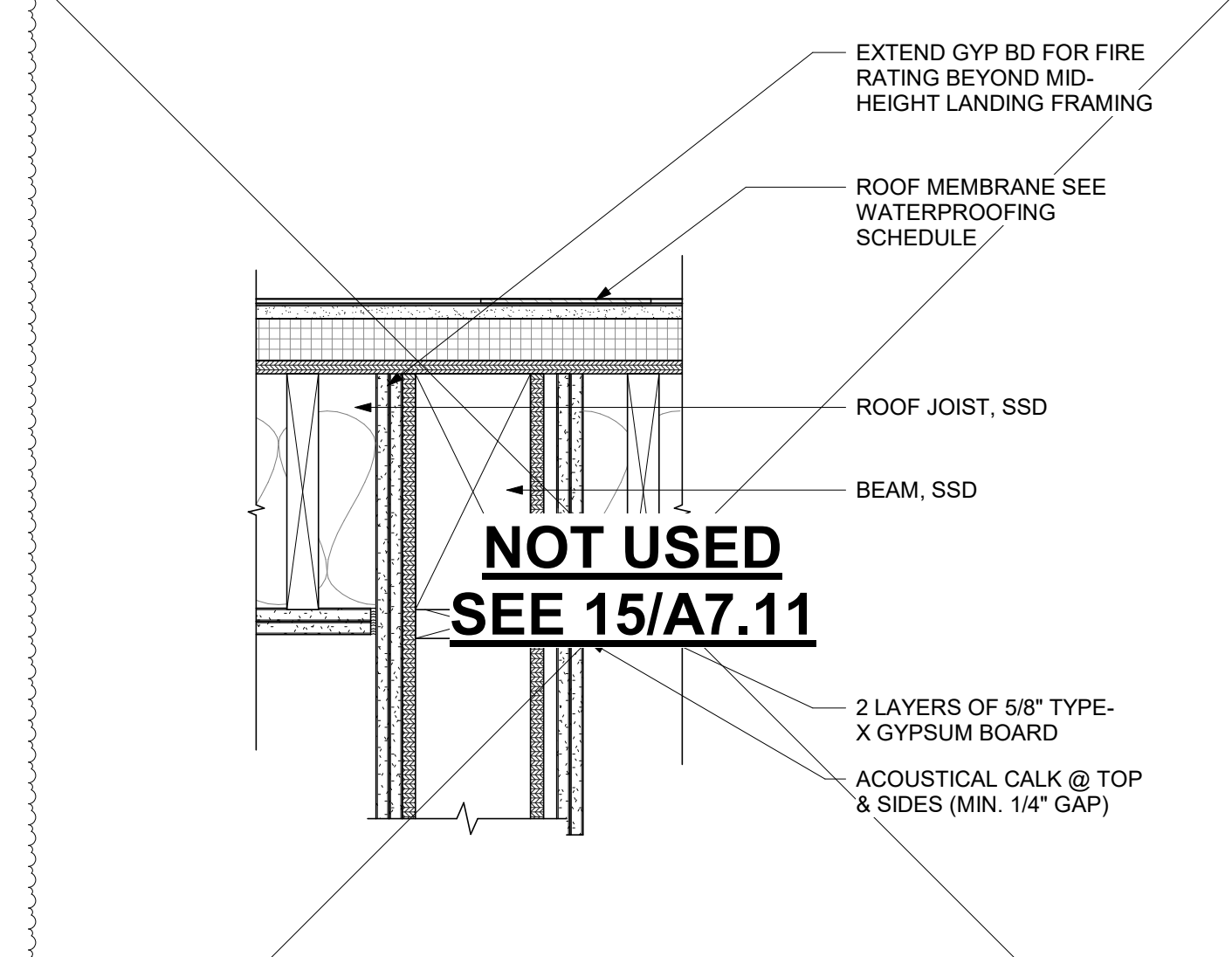
14 STAIR FIRE BARRIER_SINGLE STUD_L3
A7.11 SCALE: 3" = 1'-0"



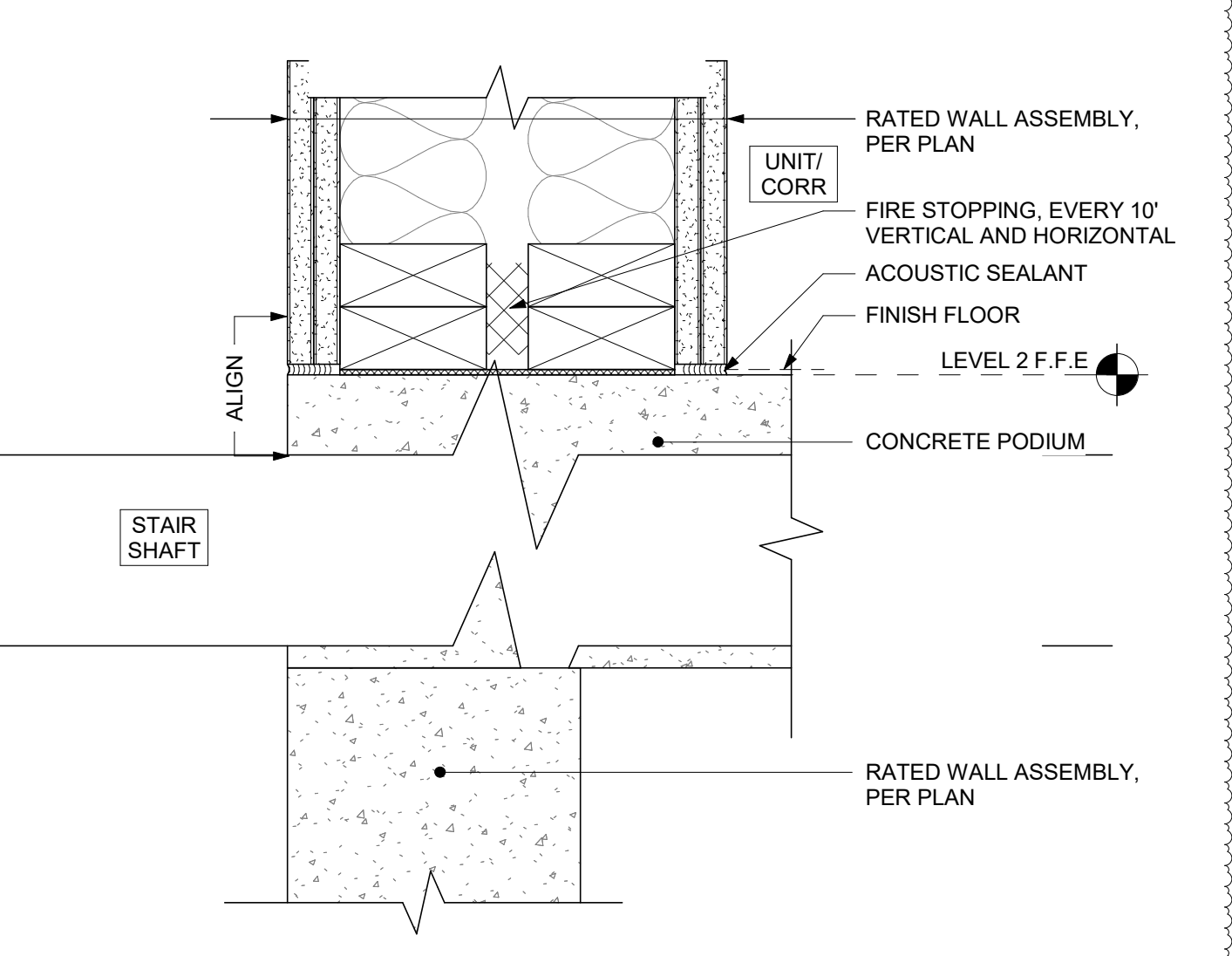
18 STAIR FIRE BARRIER_EXT WALL_L3
A7.11 SCALE: 3" = 1'-0"



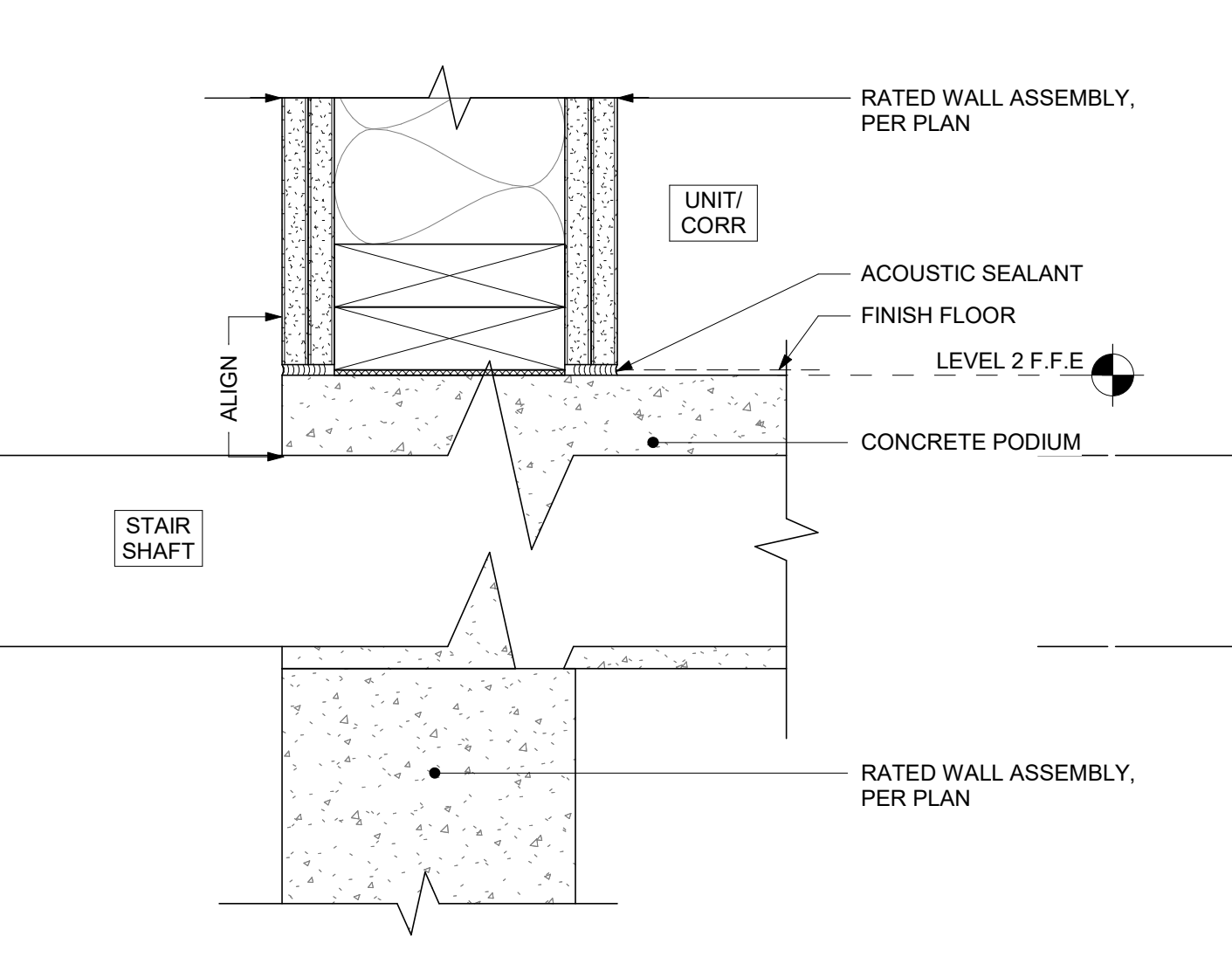
1 STAIR LANDING - 2HR RATING PARALLEL
A7.11 SCALE: 1 1/2" = 1'-0"



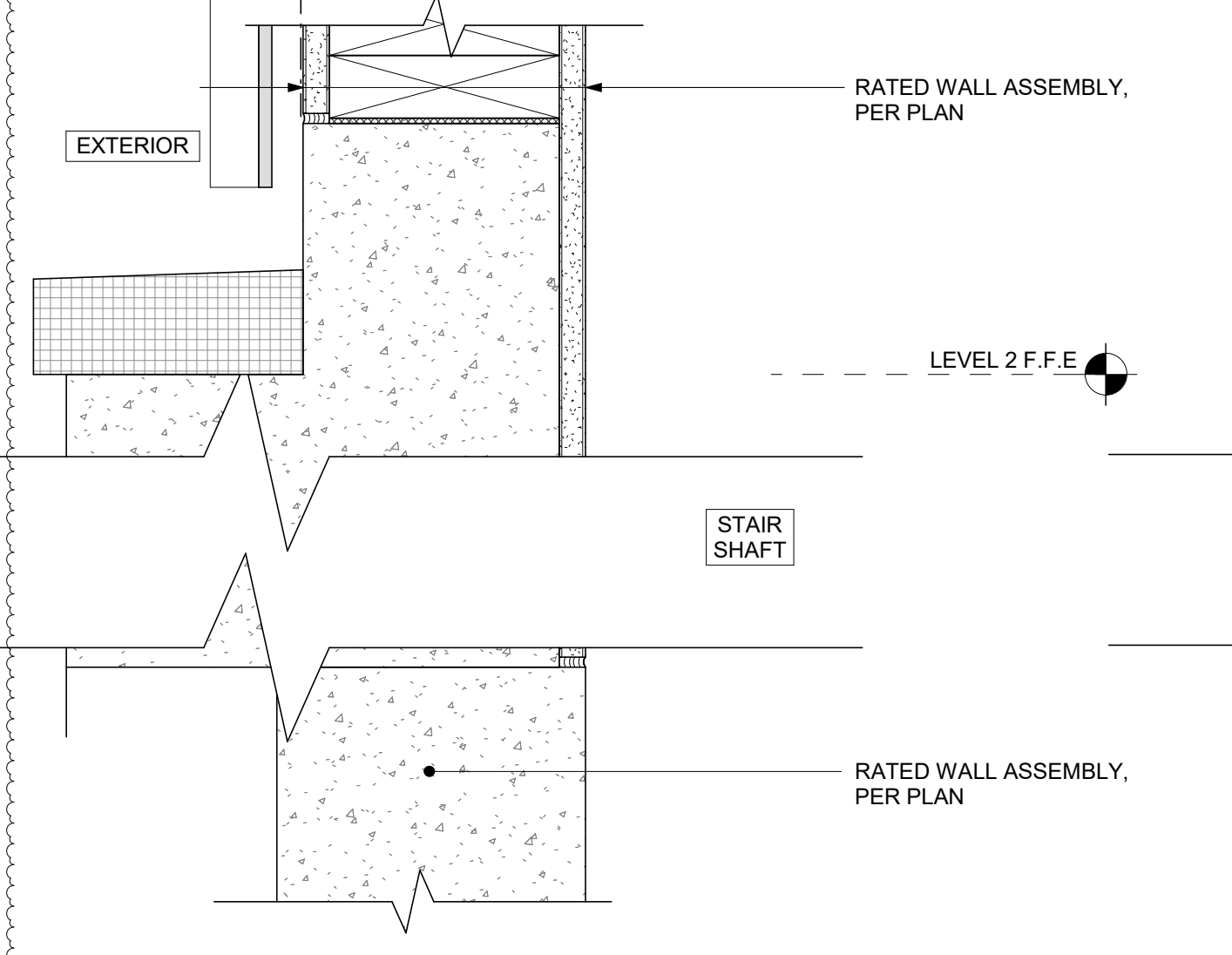
5 FIRE BARRIER WALL @ ROOF
A7.11 SCALE: 1 1/2" = 1'-0"



9 STAIR FIRE BARRIER_DOUBLE STUD_L2
A7.11 SCALE: 3" = 1'-0"



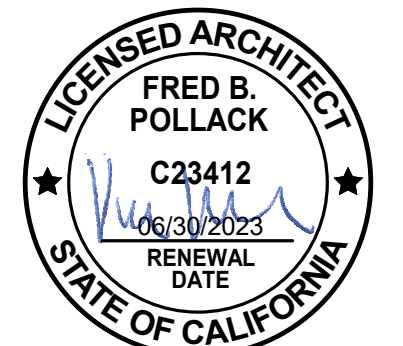
13 STAIR FIRE BARRIER_SINGLE STUD_L2
A7.11 SCALE: 3" = 1'-0"



17 STAIR FIRE BARRIER_EXT WALL_L2
A7.11 SCALE: 3" = 1'-0"

- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

**COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT**
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023
 HARD COPY OF THESE STAMPED PLANS
 MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
B	03/20/23	BID ADDENDUM
2	03/20/23	PLAN CHECK RESPONSE 2
4	06/19/23	PLAN CHECK RESPONSE 4

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306



**ENLARGED PLANS
 AND SECTIONS -
 ELEVATOR**

JOB #: 1925
 SCALE: 1/4" = 1'-0"

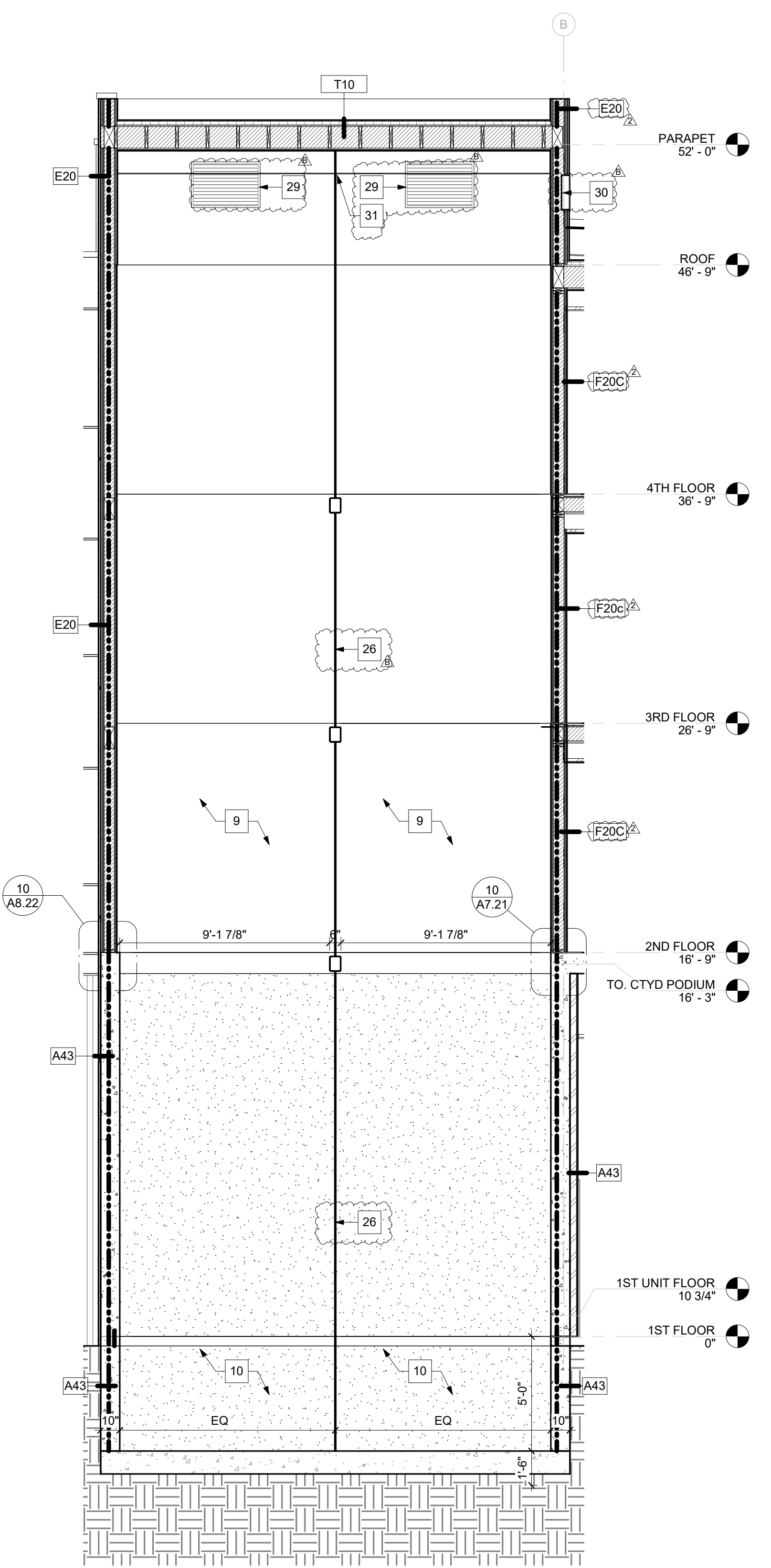
A7.20

NOTES:

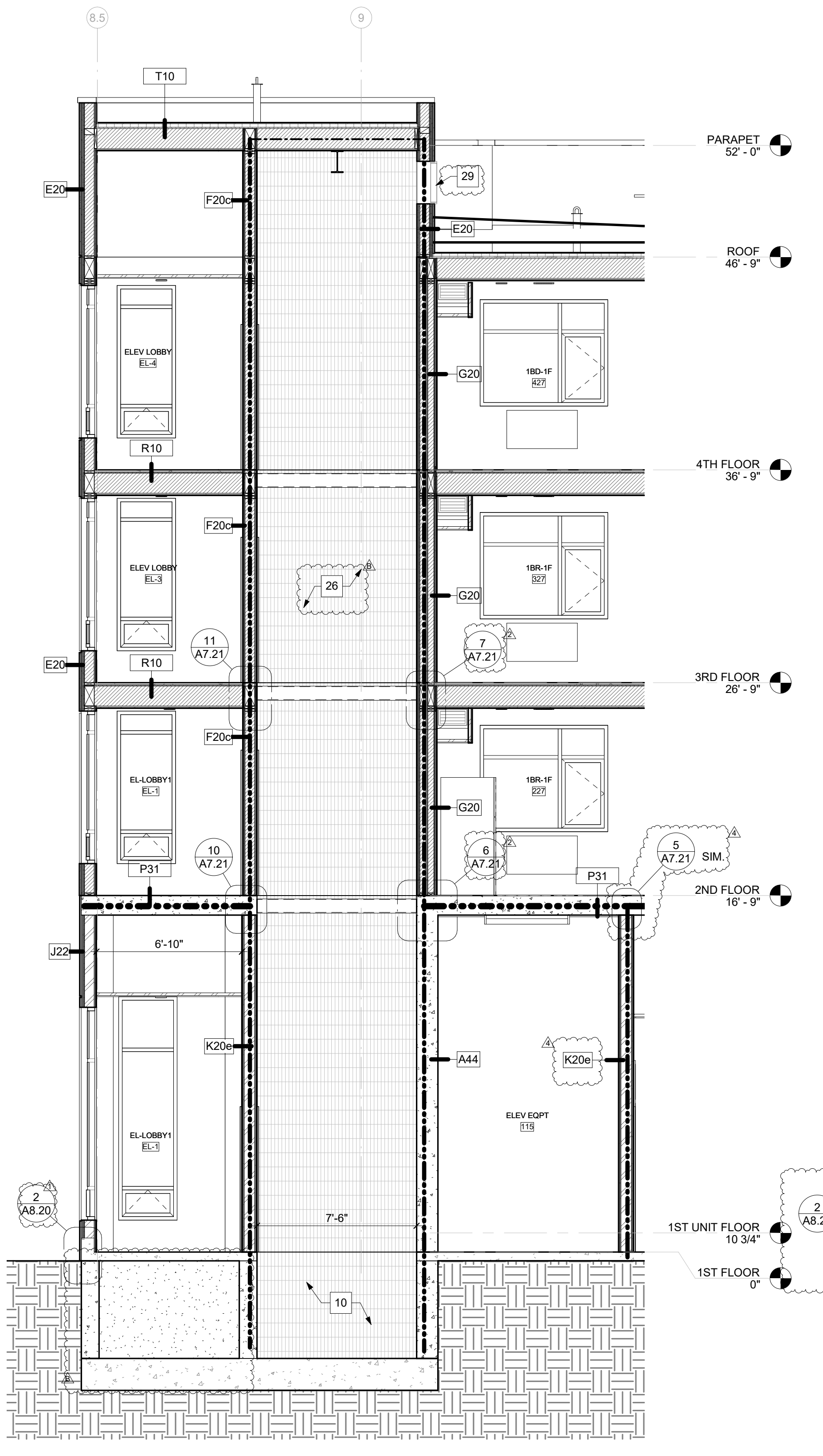
1. PROVIDE AN EMERGENCY TWO-WAY COMMUNICATION SYSTEM FOR EACH ELEVATOR PER CBC 9001.2 THAT INCLUDES THE FOLLOWING:
 1. IS A VISUAL AND TEXT-BASED AND A VIDEO-BASED 24/7 LIVE INTERACTIVE SYSTEM.
 2. IS FULLY ACCESSIBLE BY DEAF, HARD OF HEARING AND SPEECH IMPAIRED PERSONS, AND INCLUDE VOICE-ONLY OPTIONS FOR HEARING PERSONS.
 3. HAS THE ABILITY TO COMMUNICATE WITH EMERGENCY PERSONNEL UTILIZING EXISTING VIDEO CONFERENCING TECHNOLOGY, CHAT/TEXTING NOTE ON THE COVER SHEET. SOFTWARE OR OTHER APPROVED.
2. PROVIDE EMERGENCY VENTING FOR THE ELEVATOR HOISTWAYS PER CBC 3003.4 AS FOLLOWS:
 1. VENTS SHALL BE LOCATED AT THE TOP OF THE HOISTWAY AND SHALL OPEN EITHER DIRECTLY TO THE EXTERIOR OR THROUGH NONCOMBUSTIBLE DUCTS TO THE EXTERIOR.
 2. THE AREAS OF THE VENT'S SHALL BE AT LEAST 3.5 PERCENT OF THE AREA OF THE HOISTWAY, BUT NOT LESS THAN 3 SQ. FT EACH ELEVATOR CAR. PLEASE ADD THESE CALCULATIONS TO SHEET A7.20.
 3. THE VENT OPENINGS SHALL AUTOMATICALLY OPEN UPON DIRECTION OF SMOKE IN THE ELEVATOR HOISTWAY ADD ALSO UPON ACTIVATION OF A MANUAL OVERRIDE CONTROL AS DESCRIBED IN CBC 3003.4.3.

- VERTICAL CIRCULATION NOTES**
- | | |
|--|---|
| 1 STEEL STAIRS, WITH CONCRETE FILLED TREADS | 11 WET STANDPIPE, SEE FIRE PROTECTION DRAWINGS |
| 2 CAST IN PLACE CONCRETE SLAB ON GRADE, SSD | 12 SHIPS LADDER FOR ROOF ACCESS, 75 DEGREE INCLINE |
| 3 POST TENSIONED CONCRETE PODIUM SLAB | 13 4"x4 MIN. ROOF ACCESS HATCH, PER PAFD (RESPONDING AGENCY) |
| 4 WOOD FRAMED LANDING W/LVT | 14 SEPTUM WALL |
| 5 CAST IN PLACE SHEAR WALL, SSD | 15 (3) 30" DIAMETER WASTE CHUTE |
| 6 CAST IN PLACE CONCRETE COLUMN, SSD | 16 3 CUBIC YARDS TRASH BIN |
| 7 PVC MEMBRANE ROOF OVER SLOPED RIGID INSULATION | 17 VENT TO ROOF (VAPOR MITIGATION) |
| 8 ROOF MOUNTED PV ARRAY | 18 SURFACE MOUNTED LIGHT FIXTURE UNDER LANDING, SITE INSTALLED BY GC |
| 9 ELEVATOR HOISTWAY | 19 HANGING ART - (5) FLOOR TO CEILING SS CABLES WITH A TOTAL OF (30) SS NET BASKETS, EACH HOLDING A GLASS PENDANT |
| 10 ELEVATOR PIT | |

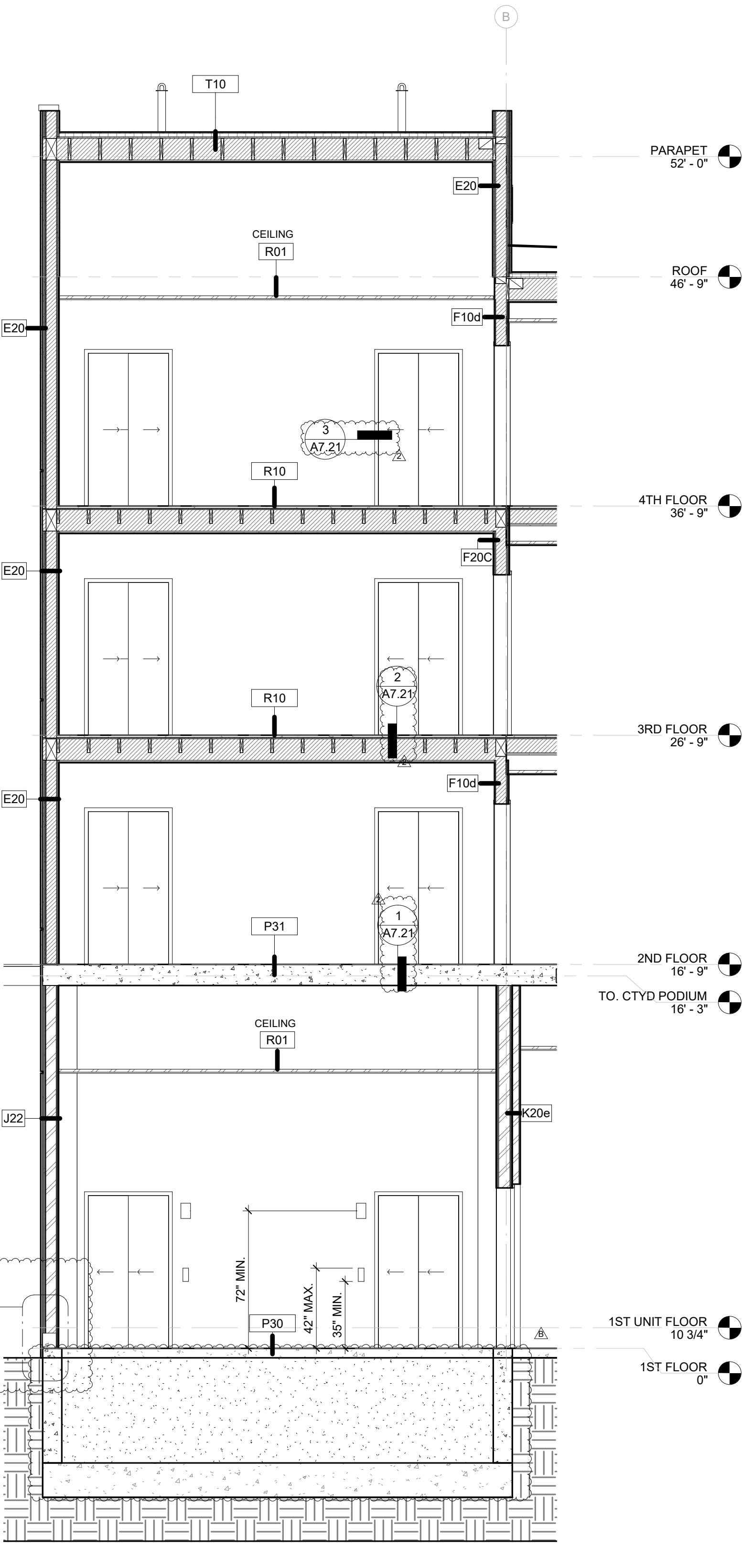
- | | |
|--|---------------------------------------|
| 20 METAL GUARDRAIL 42" AFF | 29 LOUVER IN ELEVATOR HOISTWAY, SMP |
| 21 METAL WALL MOUNTED HANDRAIL | 30 SMOKE DETECTOR ACCESS PANEL |
| 22 METAL STAIR MOUNTED RAILING 42" AFF | 31 HOISTWAY BEAM |
| 23 CONCRETE STAIR | 32 WOOD FRAMED STAIR W/RUBBER TREADS |
| 24 CONCRETE OVER METAL DECK | 33 METAL GUARDRAIL 42" AFF W/HANDRAIL |



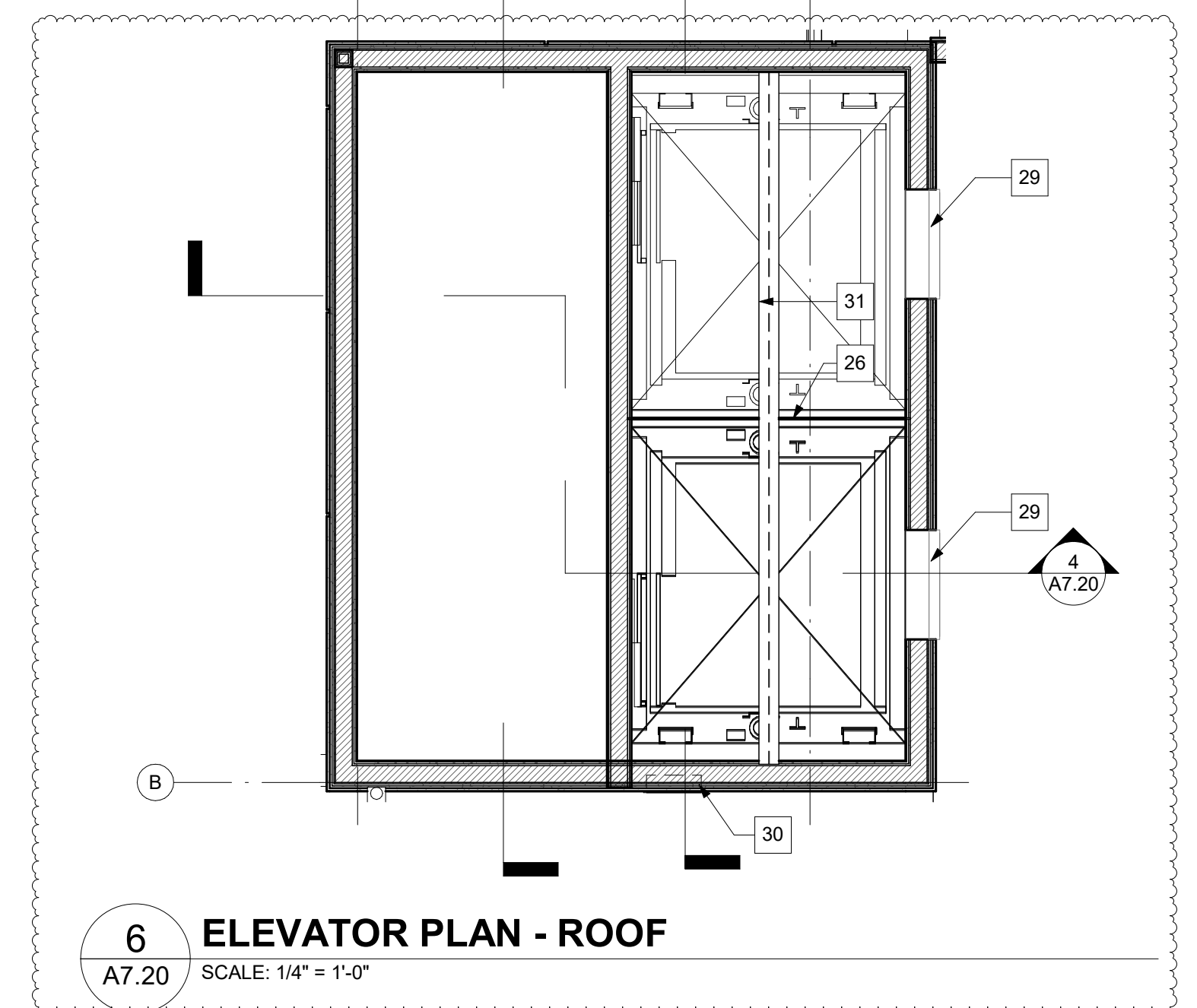
5 ELEVATOR SECTION N/S SHAFT
 A7.20 SCALE: 1/4" = 1'-0"



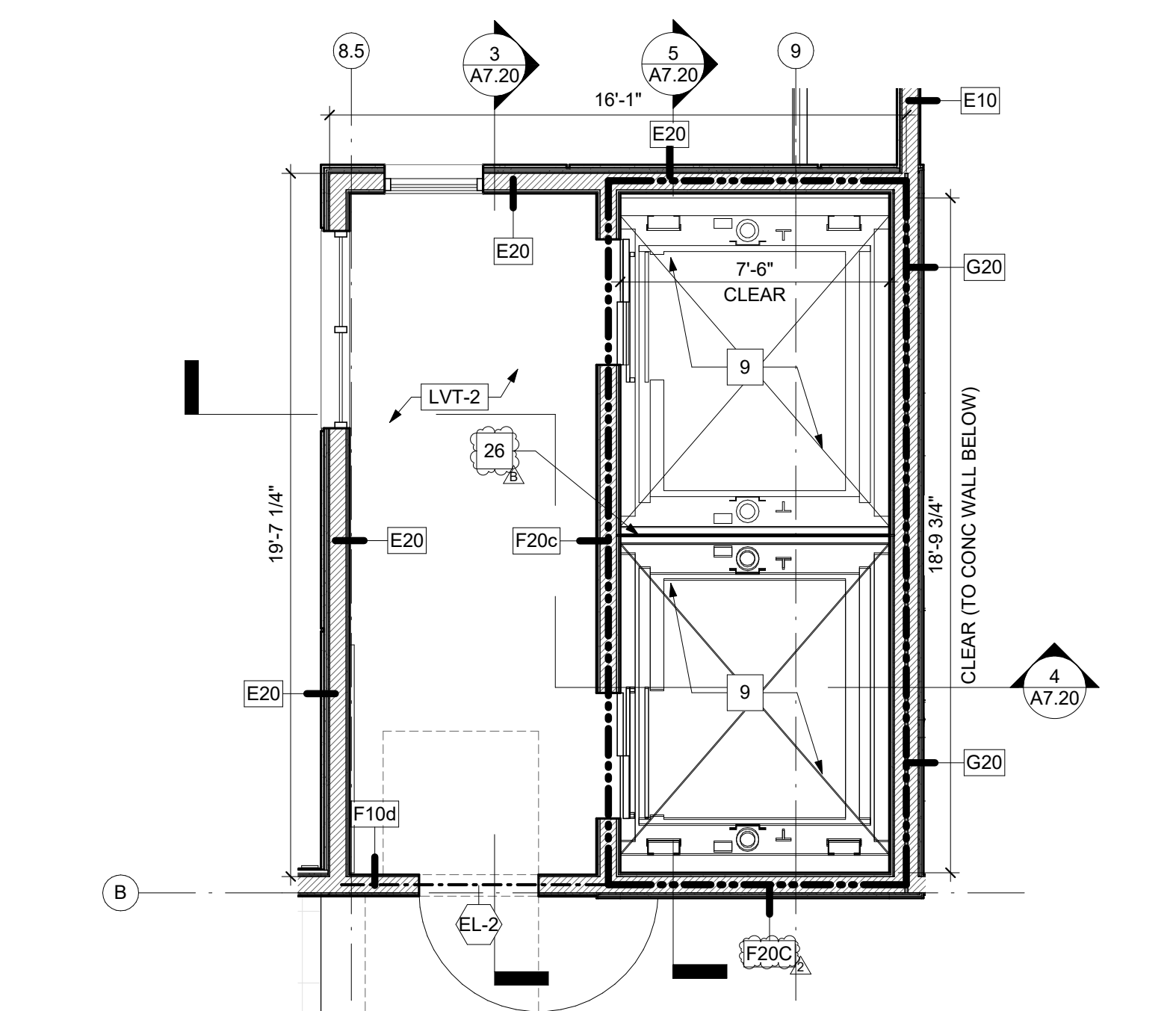
4 ELEVATOR SECTION E/W
 A7.20 SCALE: 1/4" = 1'-0"



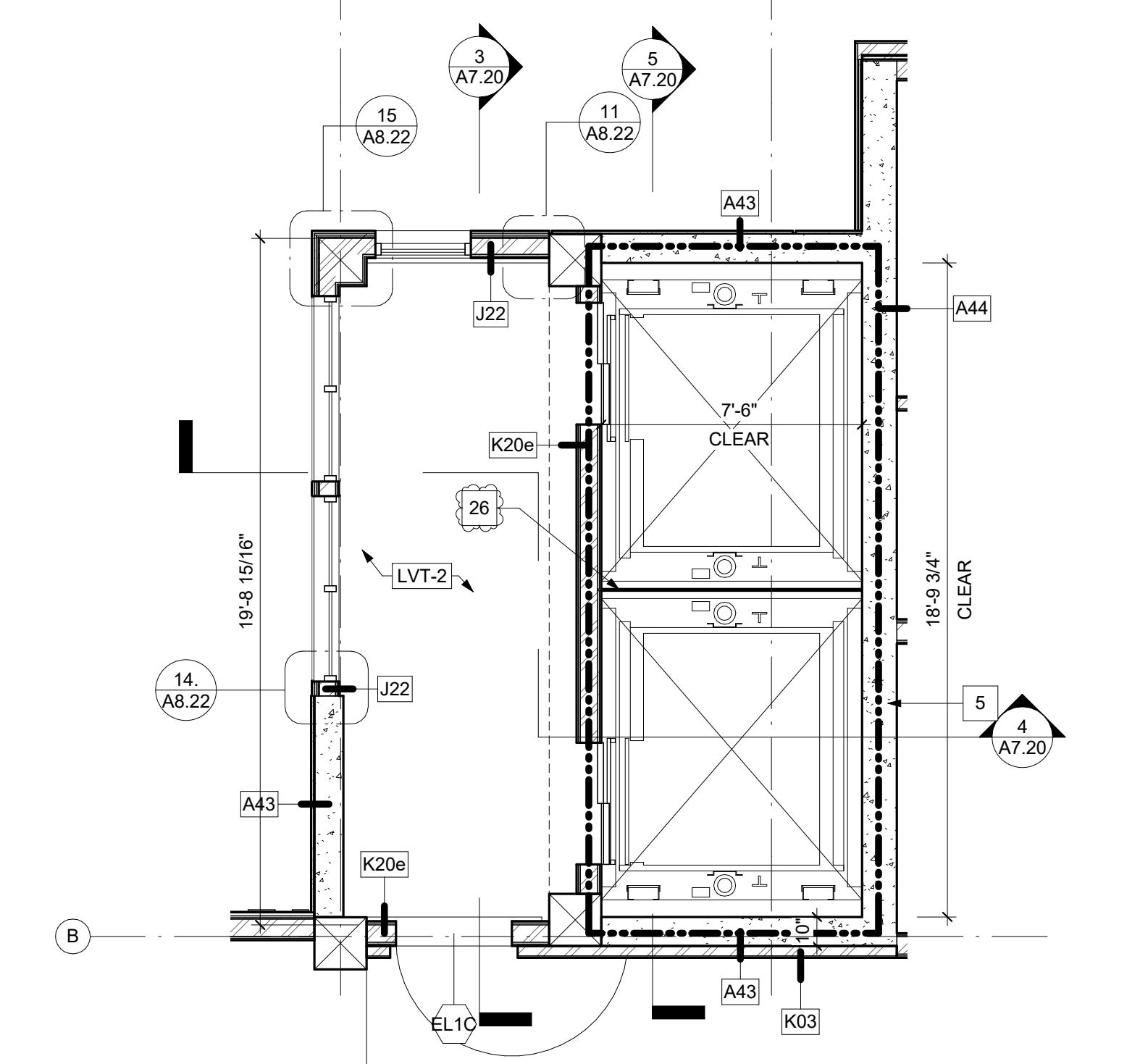
3 ELEVATOR SECTION N/S LOBBY
 A7.20 SCALE: 1/4" = 1'-0"



6 ELEVATOR PLAN - ROOF
 A7.20 SCALE: 1/4" = 1'-0"



2 ELEVATOR PLAN - LEVEL 2-4
 A7.20 SCALE: 1/4" = 1'-0"



1 ELEVATOR PLAN - LEVEL 1
 A7.20 SCALE: 1/4" = 1'-0"

CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507

LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

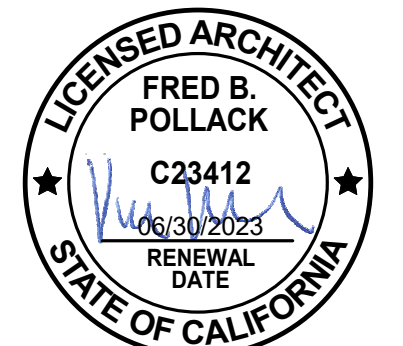
STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

**COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT**
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BY: M. O'Brien Date: 07/27/2023

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2	03/20/23	PLAN CHECK RESPONSE 2

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306

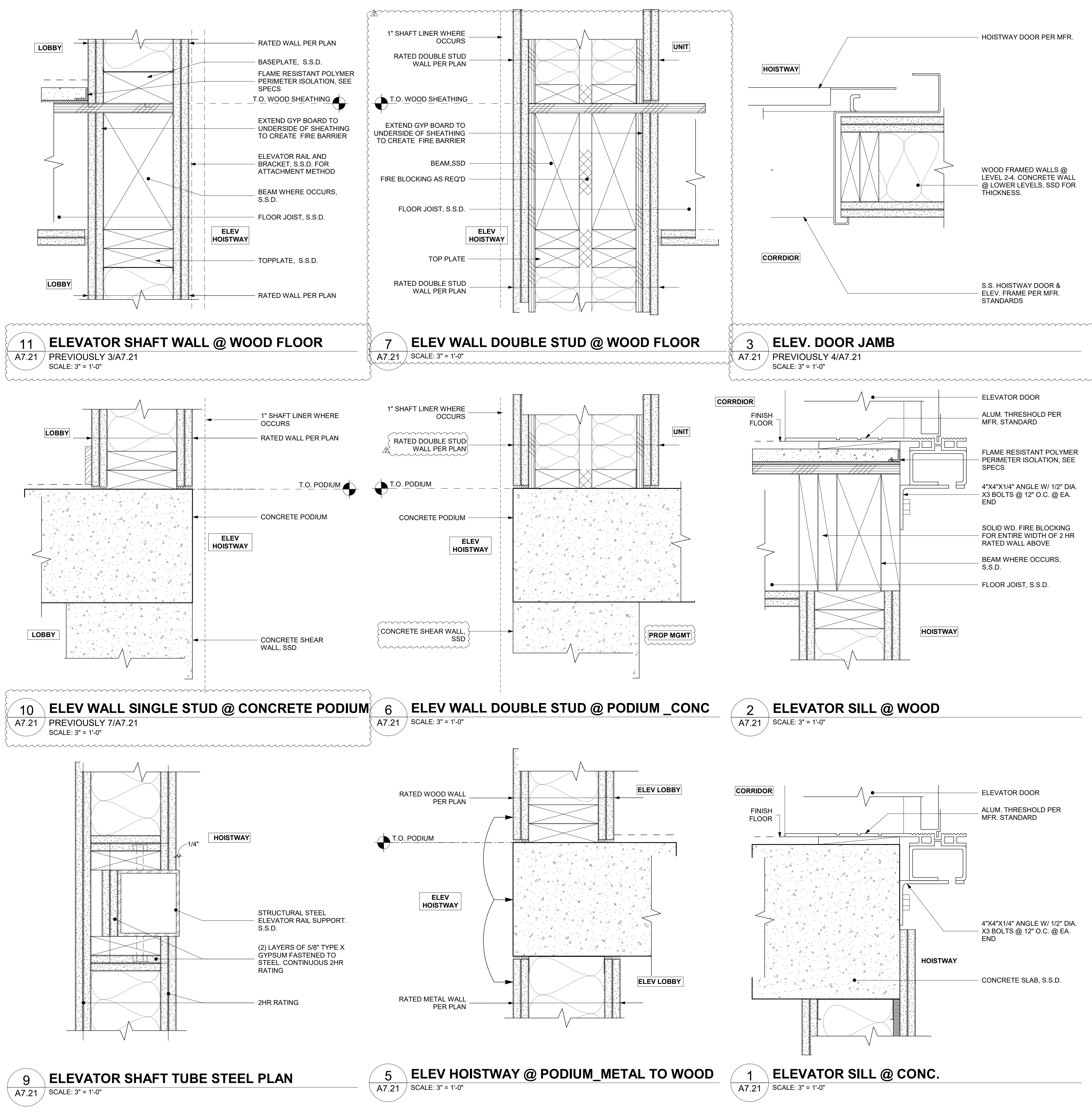


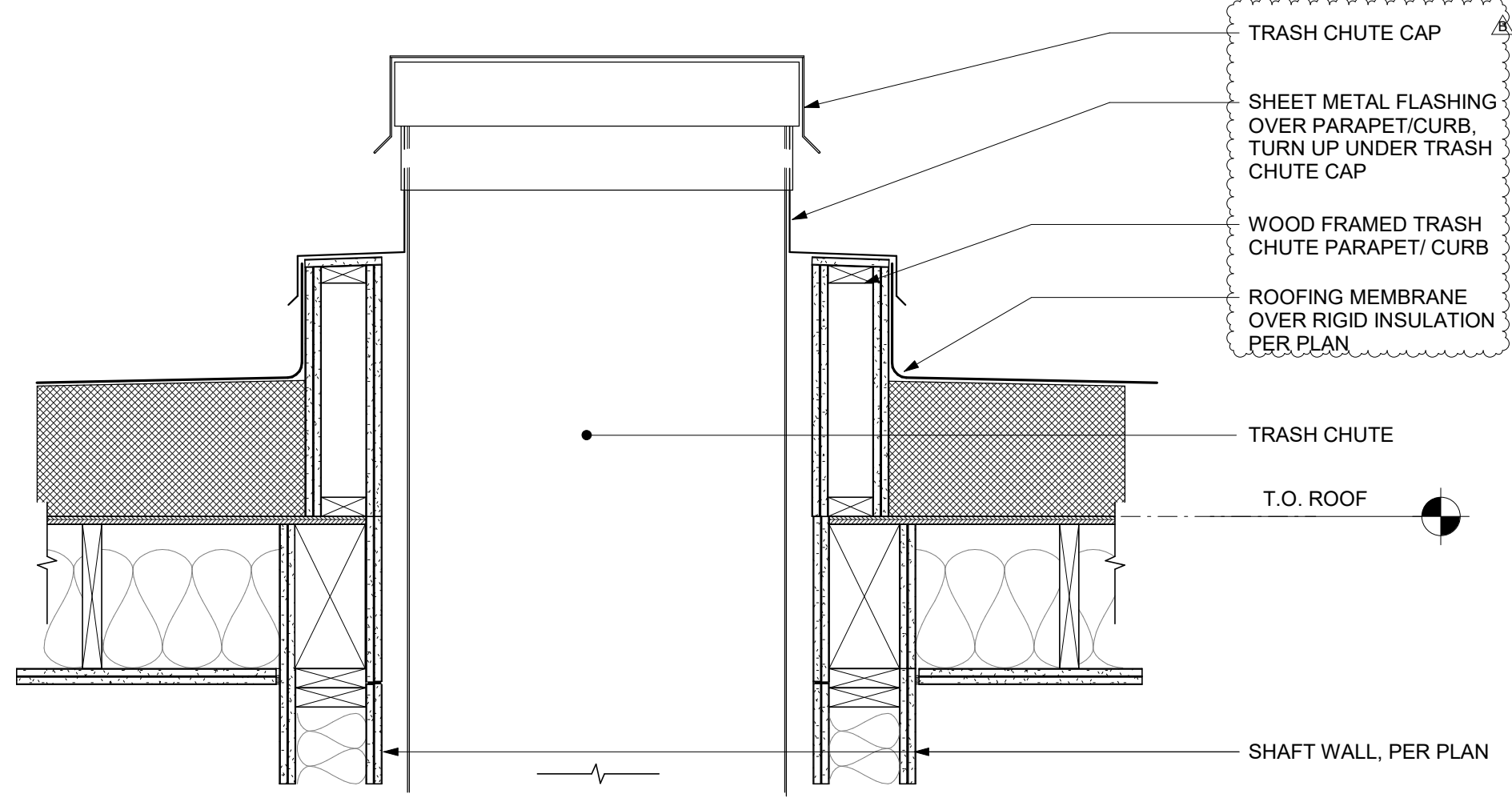
ELEVATOR DETAILS

JOB #: 1925
SCALE: 3" = 1'-0"

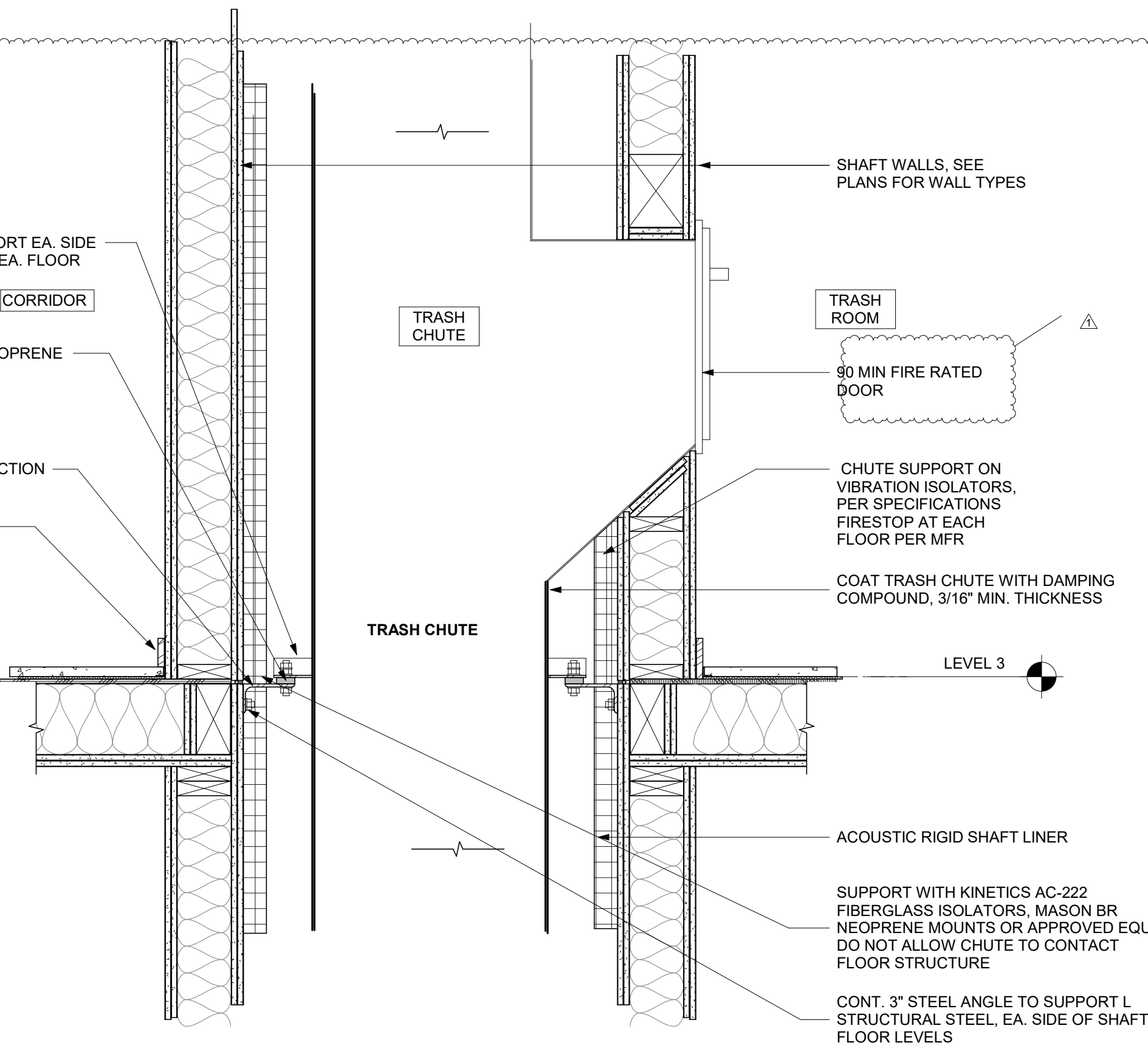
A7.21

PLAN CHECK REVISION 4 | DATE: 06/19/23

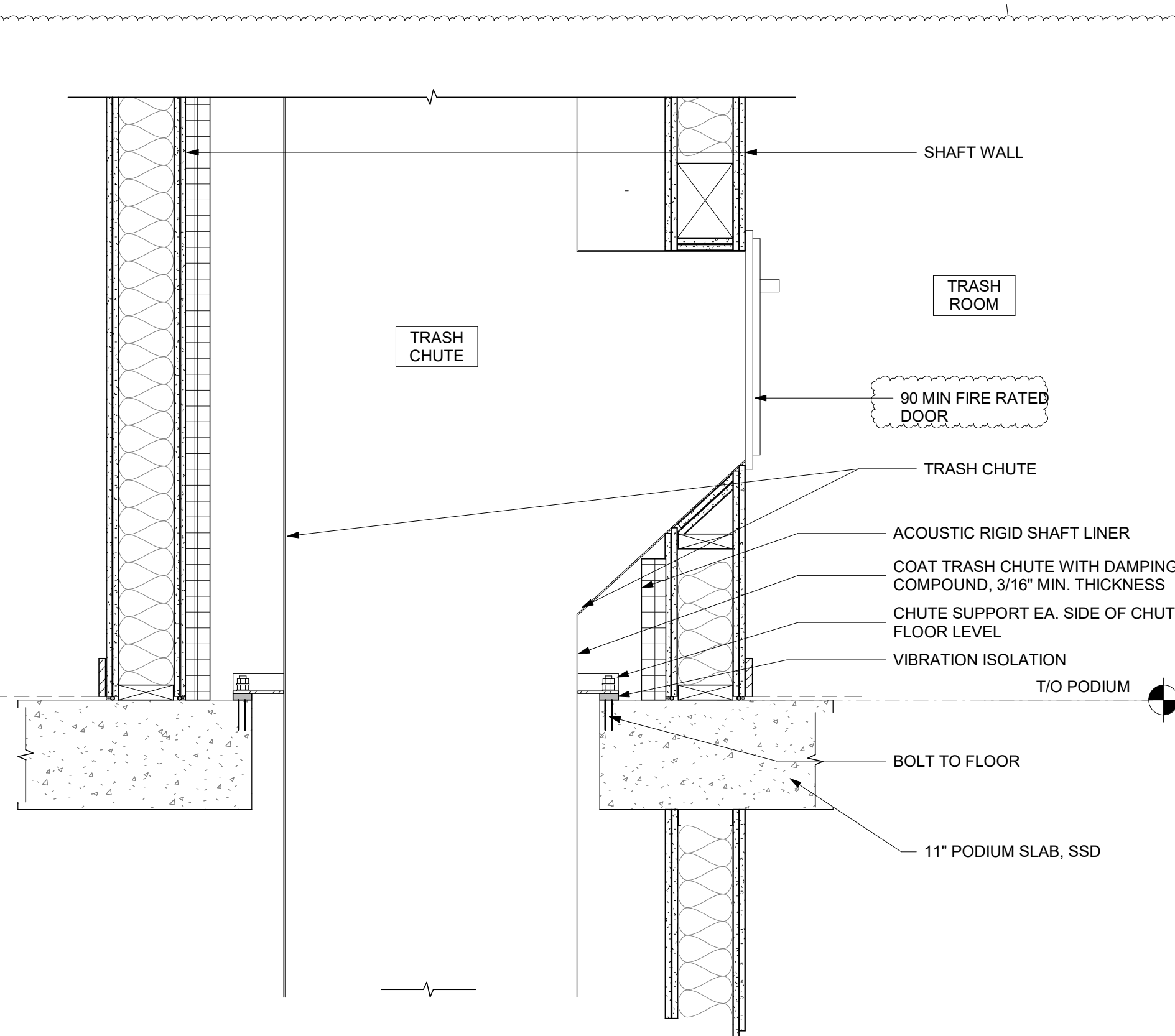




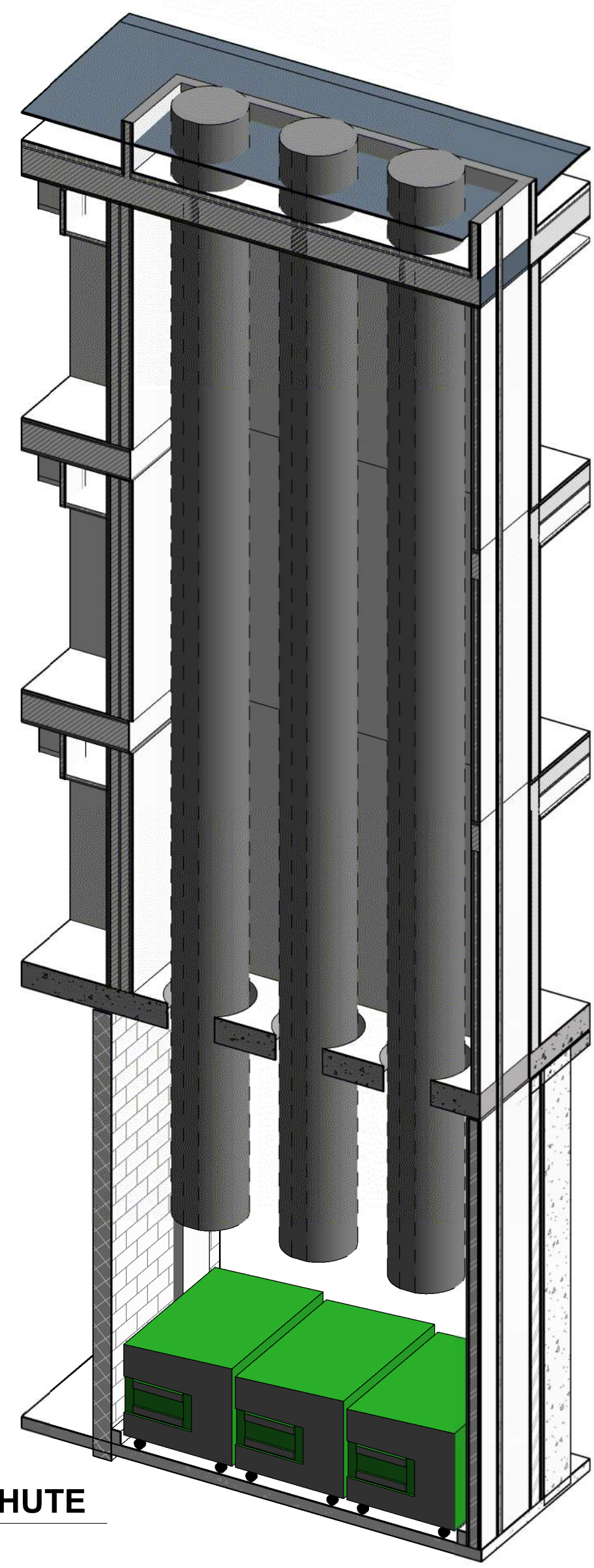
6 TRASH CHUTE AT ROOF
A7.30 SCALE: 1" = 1'-0"



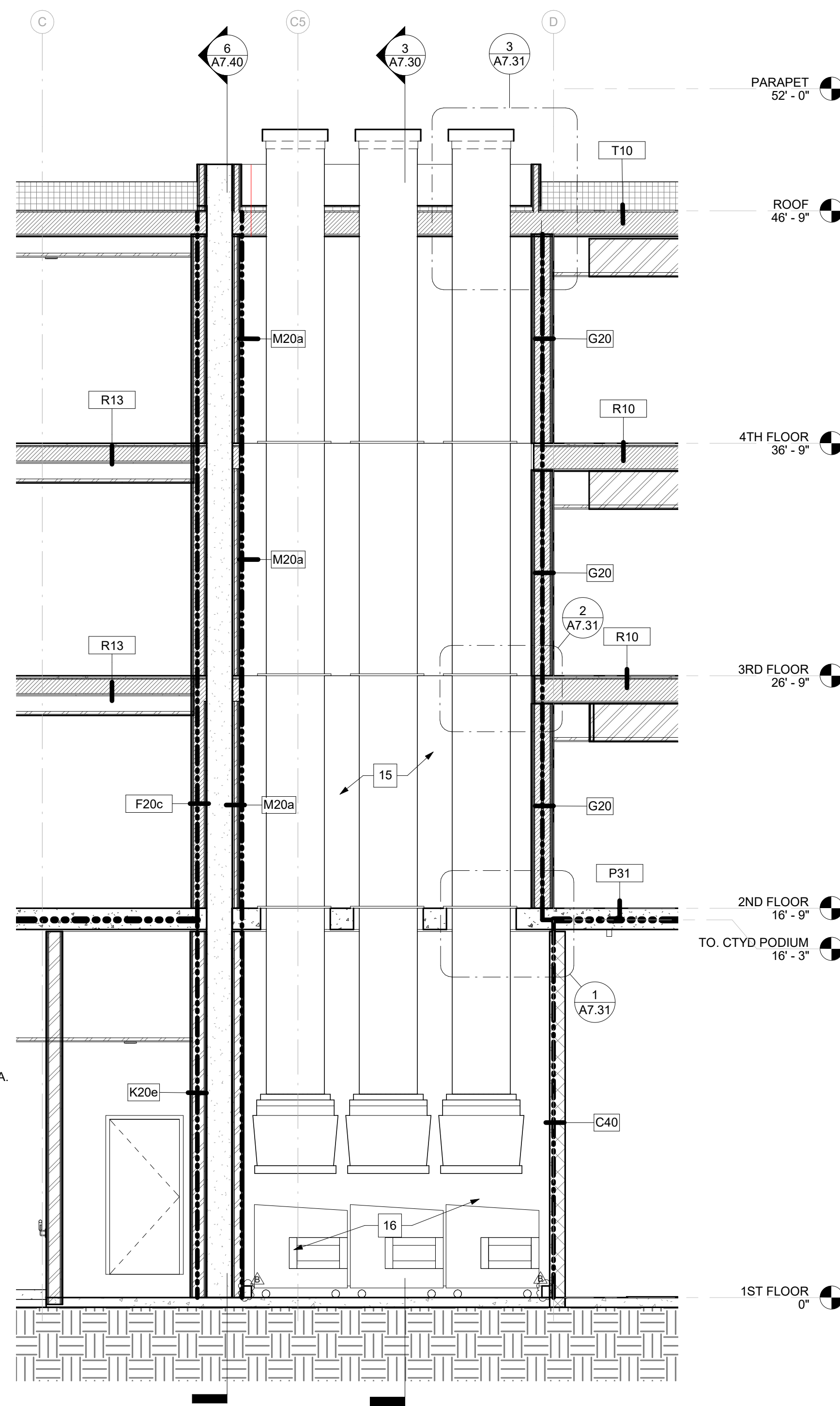
7 TRASH CHUTE @ UPPER FLOORS
A7.30 SCALE: 1" = 1'-0"



8 TRASH CHUTE AT LEVEL - 2
A7.30 SCALE: 1" = 1'-0"



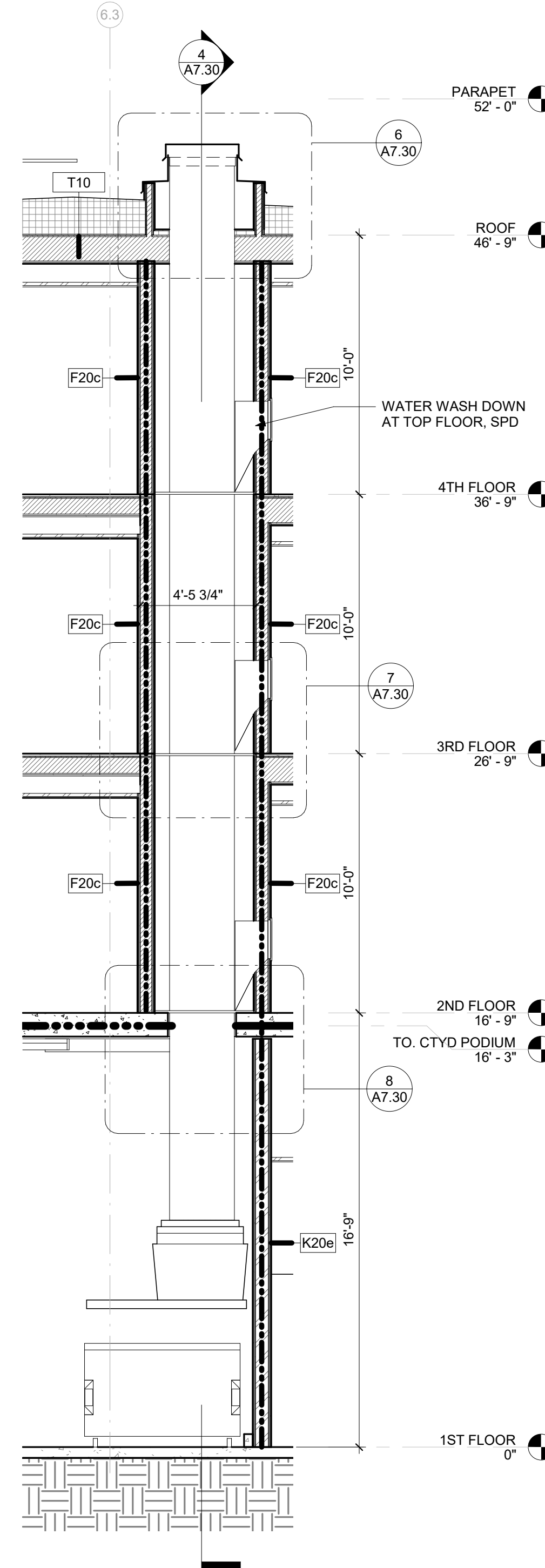
5 SHAFT AT TRASH CHUTE
A7.30 SCALE:



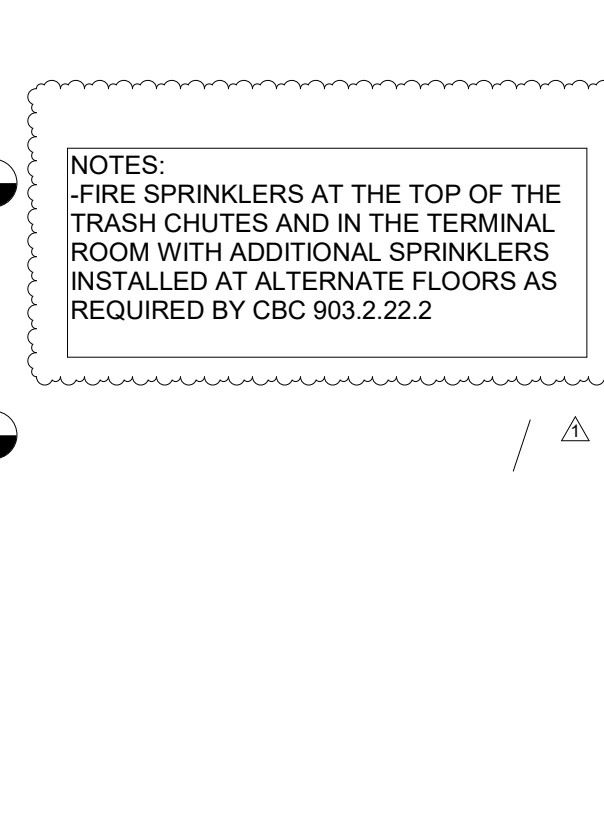
4 TRASH CHUTE - LONG
A7.30 SCALE: 1/4" = 1'-0"

VERTICAL CIRCULATION NOTES

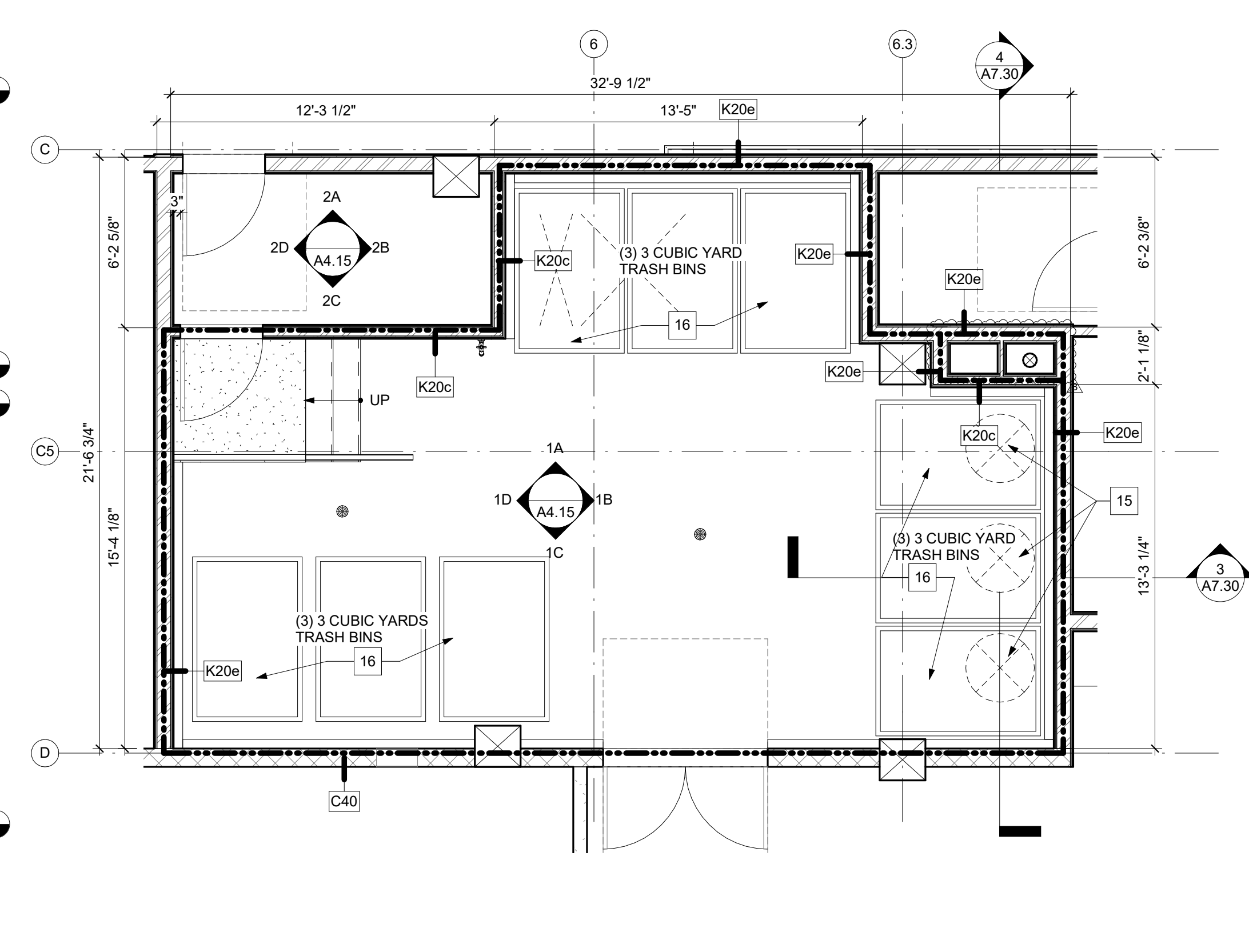
- | | | | |
|--|---|--|---------------------------------------|
| 1 STEEL STAIRS, WITH CONCRETE FILLED TREADS | 11 WET STANDPIPE, SEE FIRE PROTECTION DRAWINGS | 20 METAL GUARDRAIL 42" AFF | 29 LOUVER IN ELEVATOR HOISTWAY, SMP |
| 2 CAST IN PLACE CONCRETE SLAB ON GRADE, SSD | 12 SHIPS LADDER FOR ROOF ACCESS, 75 DEGREE INCLINE | 21 METAL WALL MOUNTED HANDRAIL | 30 SMOKE DETECTOR ACCESS PANEL |
| 3 POST TENSIONED CONCRETE PODIUM SLAB | 13 4"x4 MIN. ROOF ACCESS HATCH, PER PAFD (RESPONDING AGENCY) | 22 METAL STAIR MOUNTED RAILING 42" AFF | 31 HOISTWAY BEAM |
| 4 WOOD FRAMED LANDING W/LVT | 14 SEPTUM WALL | 23 CONCRETE STAIR | 32 WOOD FRAMED STAIR W/RUBBER TREADS |
| 5 CAST IN PLACE SHEAR WALL, SSD | 15 (3) 30" DIAMETER WASTE CHUTE | 24 CONCRETE OVER METAL DECK | 33 METAL GUARDRAIL 42" AFF W/HANDRAIL |
| 6 CAST IN PLACE CONCRETE COLUMN, SSD | 16 3 CUBIC YARDS TRASH BIN | 25 METAL CANE RAIL | |
| 7 PVC MEMBRANE ROOF OVER SLOPED RIGID INSULATION | 17 VENT TO ROOF (VAPOR MITIGATION) | 26 METAL MESH FENCE | |
| 8 ROOF MOUNTED PV ARRAY | 18 SURFACE MOUNTED LIGHT FIXTURE UNDER LANDING, SITE INSTALLED BY GC | 27 TEMPERED GLAZING | |
| 9 ELEVATOR HOISTWAY | 19 HANGING ART - (5) FLOOR TO CEILING SS CABLES WITH A TOTAL OF (30) SS NET BASKETS, EACH HOLDING A GLASS PENDANT | 28 TRASH CHUTE WASH DOWN, 4TH FLOOR ONLY | |
| 10 ELEVATOR PIT | | | |



3 TRASH CHUTE - CROSS
A7.30 SCALE: 1/4" = 1'-0"



2 TRASH CHUTE LEVELS 2-4
A7.30 SCALE: 1/4" = 1'-0"



1 1ST FLOOR - ENLARGED PLAN TRASH ROOM
A7.30 SCALE: 1/4" = 1'-0"

- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
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HOHBACH LEWIN, INC
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Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVE
PALO ALTO, CA 94306

Client:

mercy HOUSING
abode communities
MERCY HOUSING & ABODE COMMUNITIES

TRASH CHUTES ENLARGED PLANS AND SECTIONS

JOB #: 1925
SCALE: As Indicated

A7.30

CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
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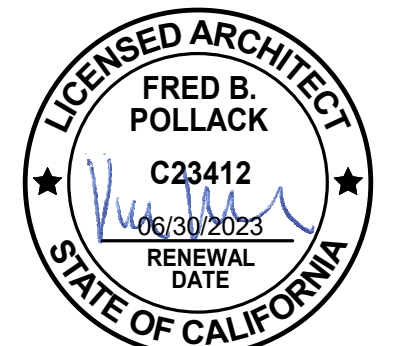
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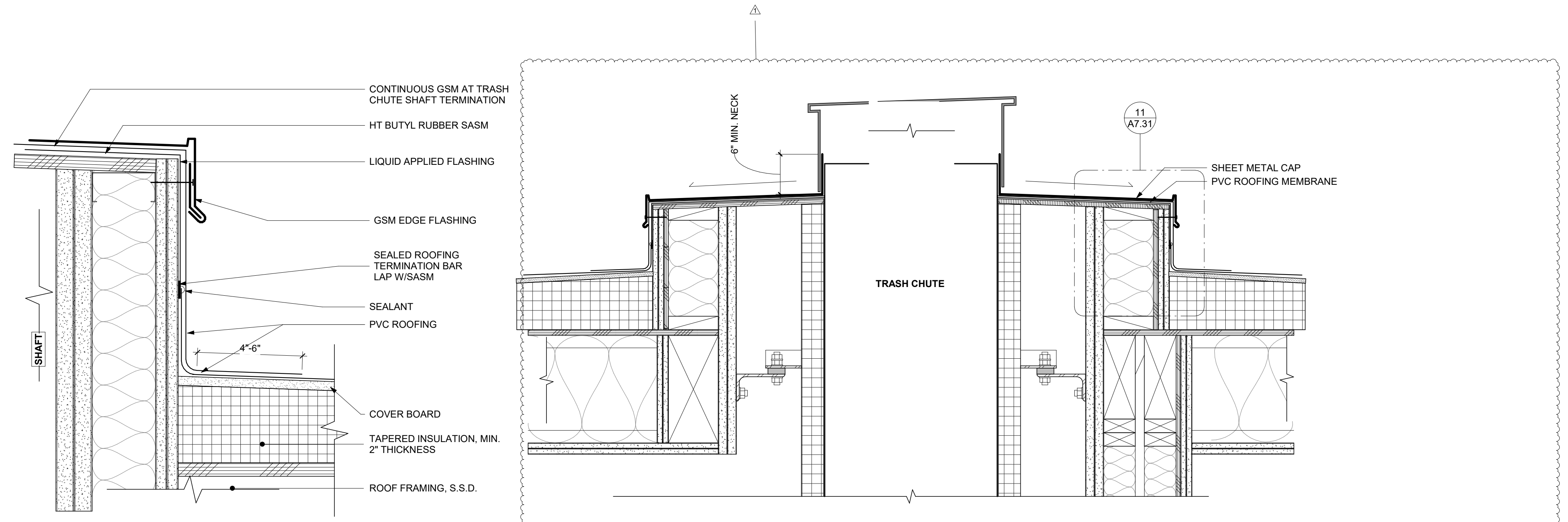


**TRASH CHUTES
DETAILS**

JOB #: 1925
SCALE: As indicated

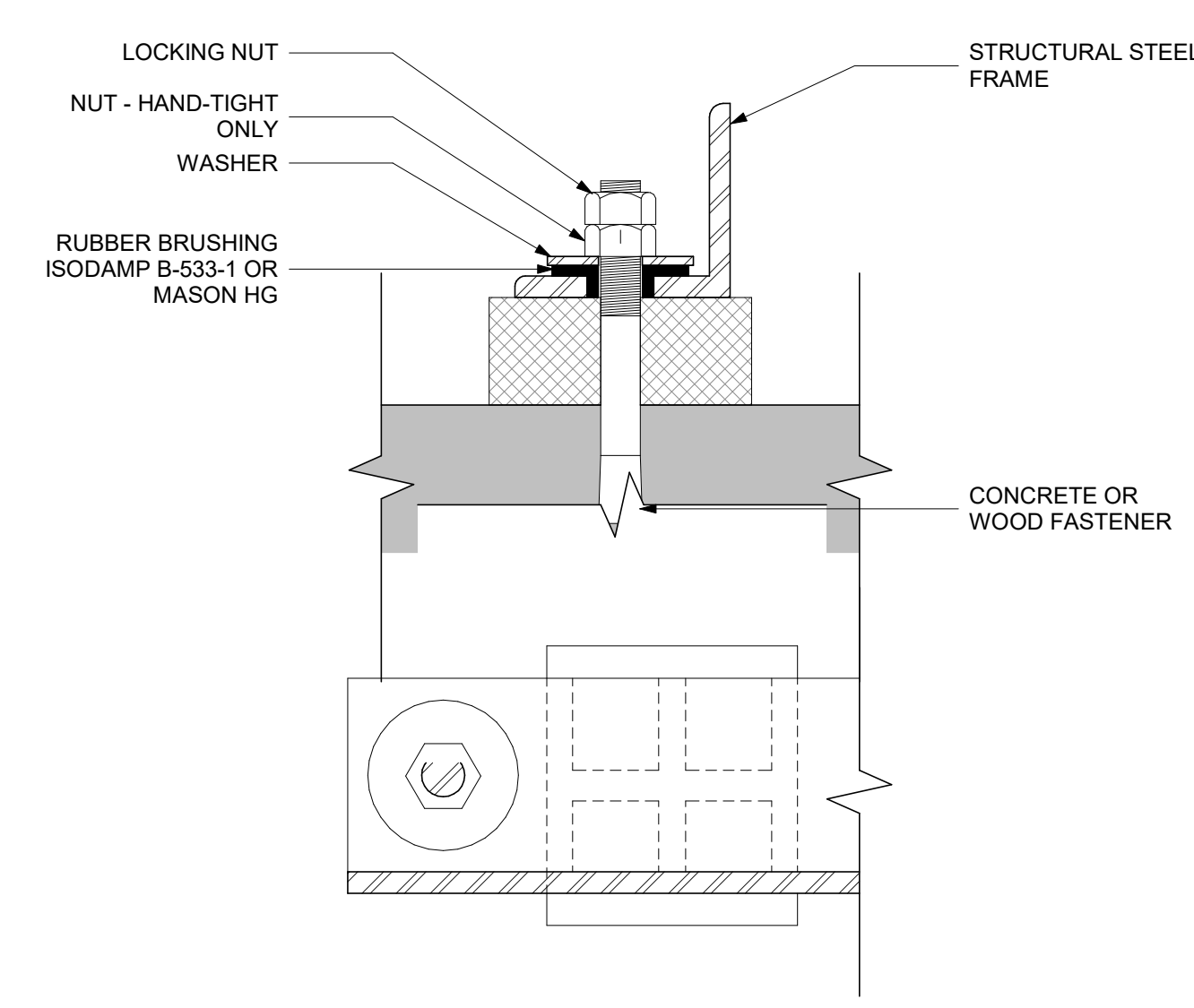
A7.31

PLAN CHECK REVISION 4 | DATE: 06/19/23

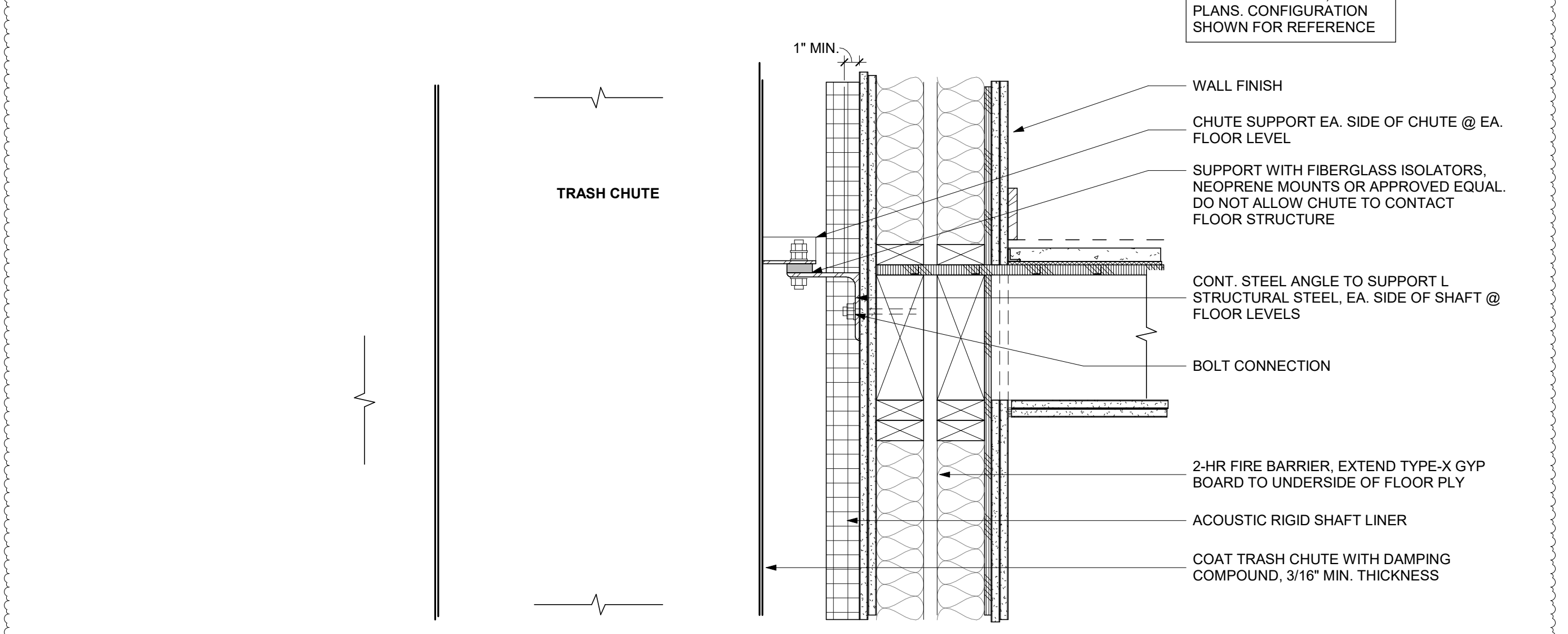


11 FLASHING @ SHAFT TERMINATION
A7.31 SCALE: 3" = 1'-0"

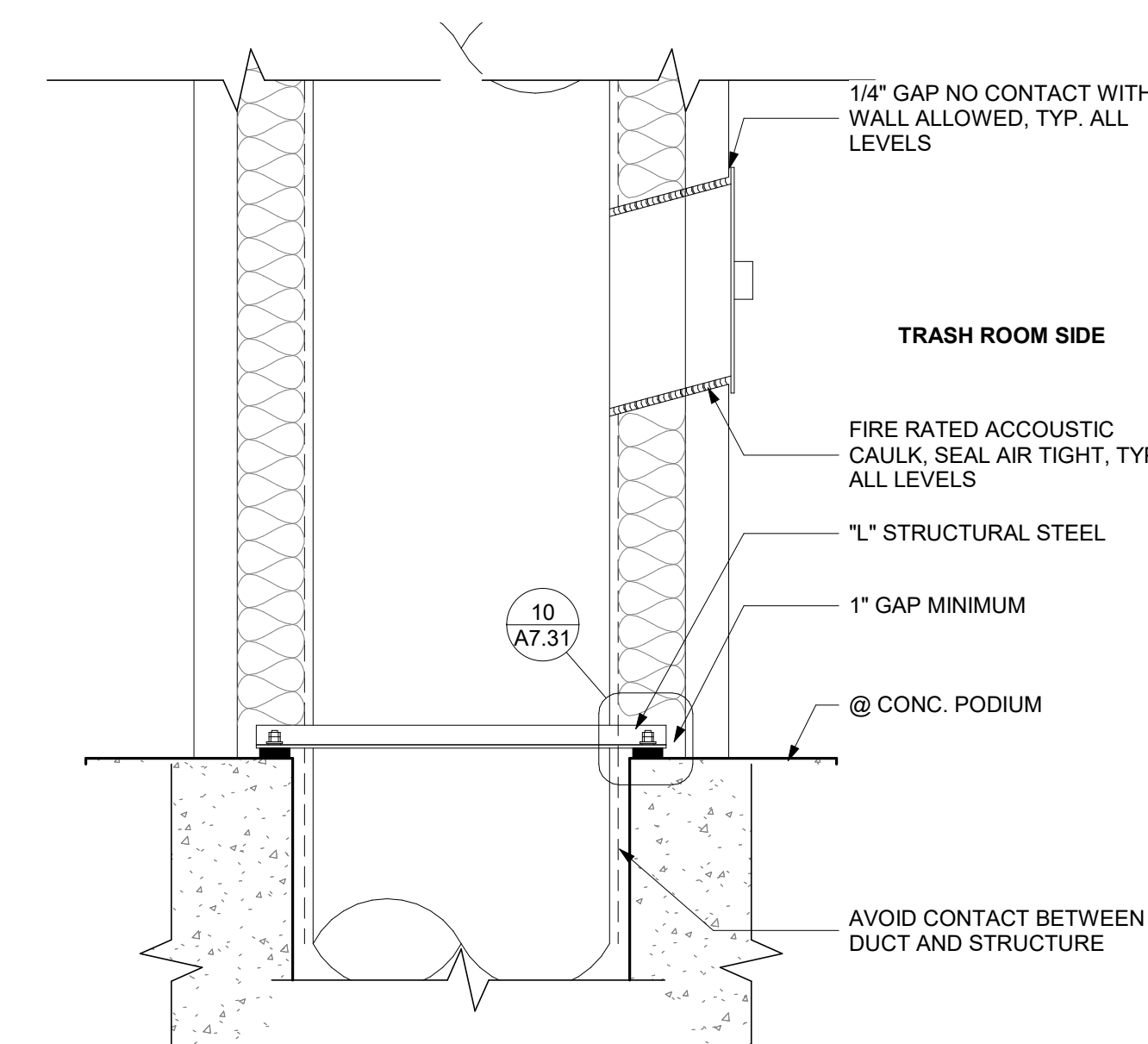
3 TRASH CHUTE SHAFT TERMINATION @ ROOF @ PARTYWALL
A7.31 SCALE: 1 1/2" = 1'-0"



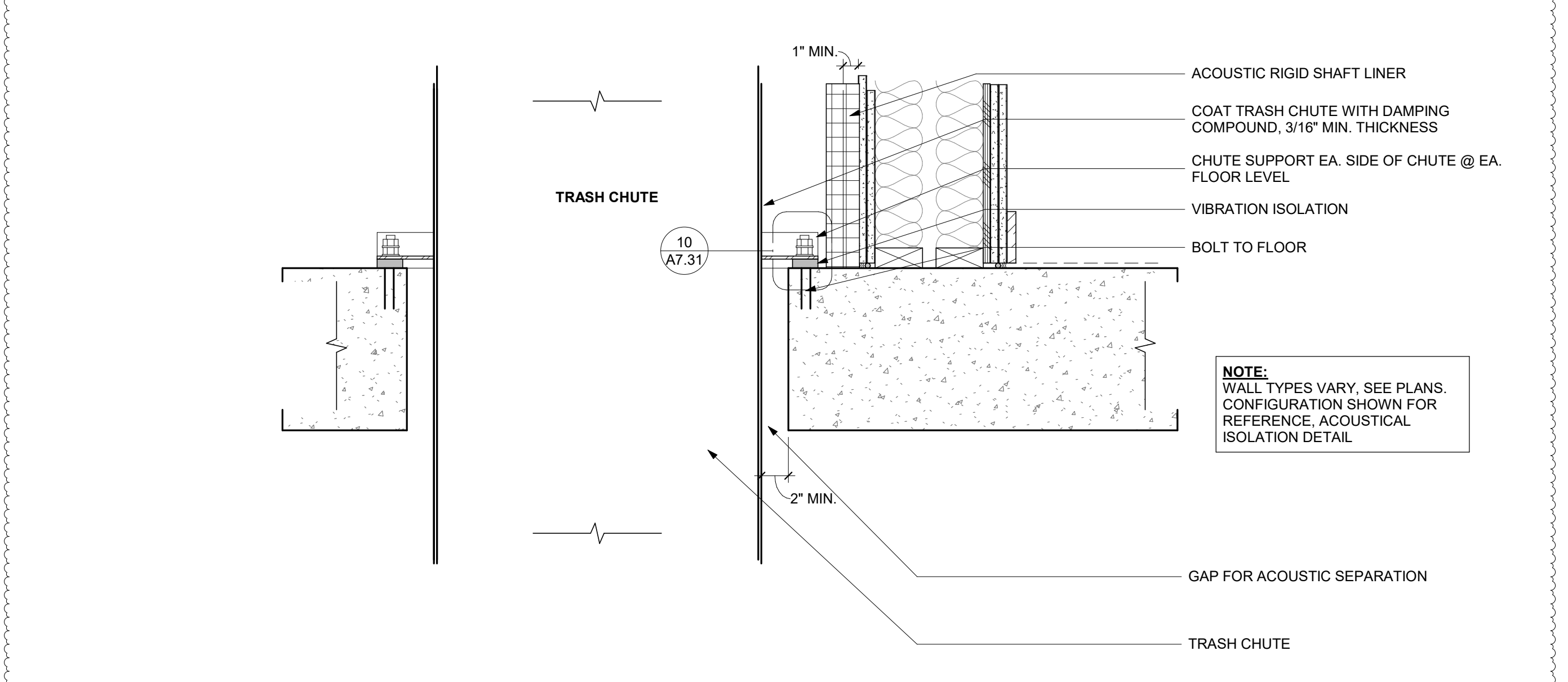
10 TRASH CHUTE SUPPORT & ISOLATION
A7.31 SCALE: 3" = 1'-0"



2 TRASH CHUTE @ WOOD OPENING @ PARTYWALL
A7.31 SCALE: 1 1/2" = 1'-0"



9 TRASH CHUTE SECTION @ HOPPER TYP @ PODIUM
A7.31 SCALE: 3" = 1'-0"



1 TRASH CHUTE @ CONC. OPENING @ PARTYWALL
A7.31 SCALE: 1 1/2" = 1'-0"

CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507

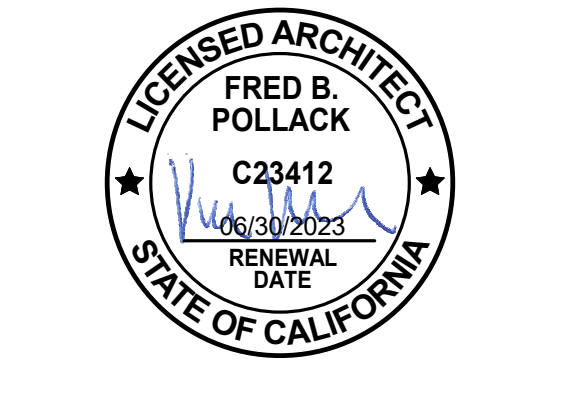
LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
 ARCATA, CA 95521

**COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT**
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023
 HARD COPY OF THESE STAMPED PLANS
 MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
A	12/16/22	BID SET

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306

Client:

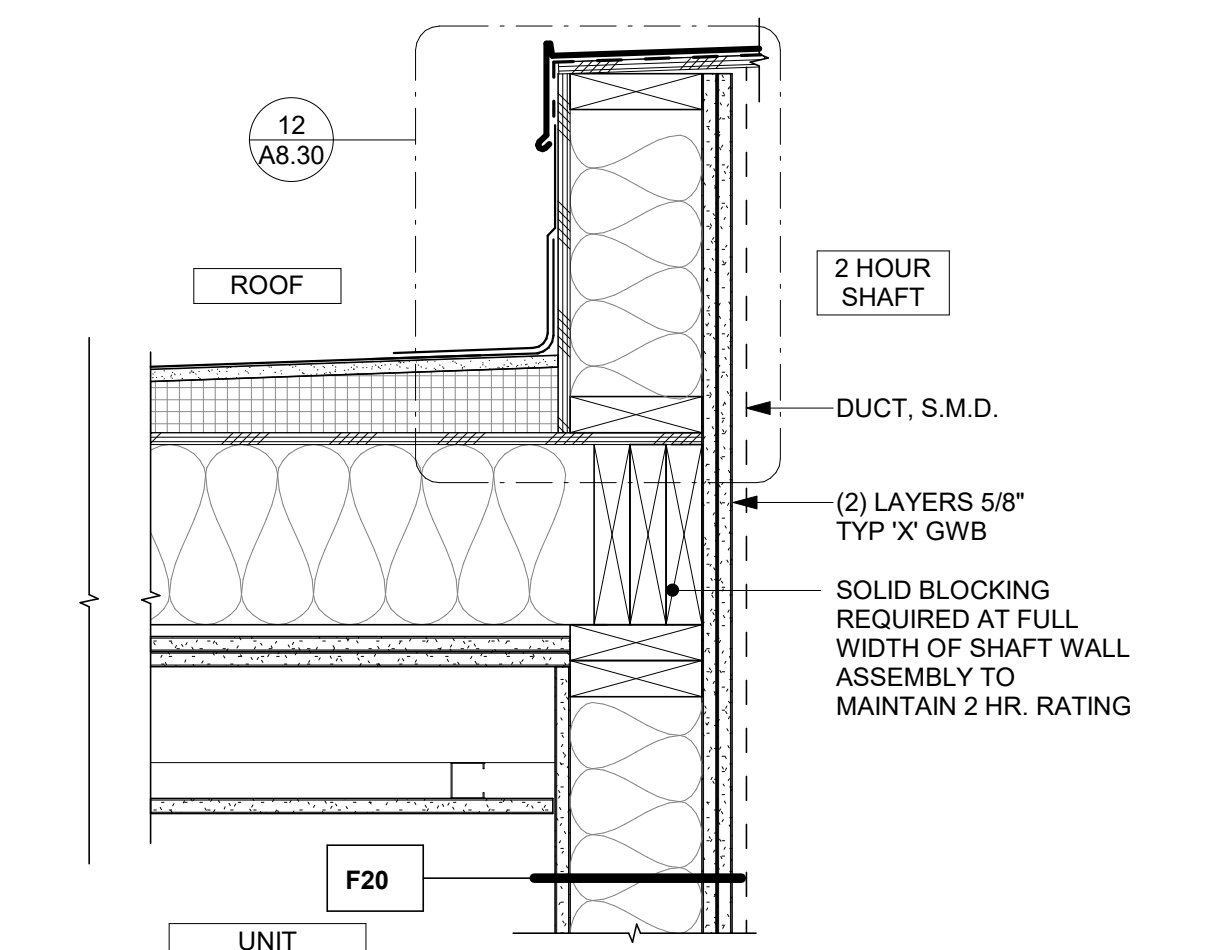


**ENLARGED PLANS
 AND SECTIONS -
 SHAFTS**

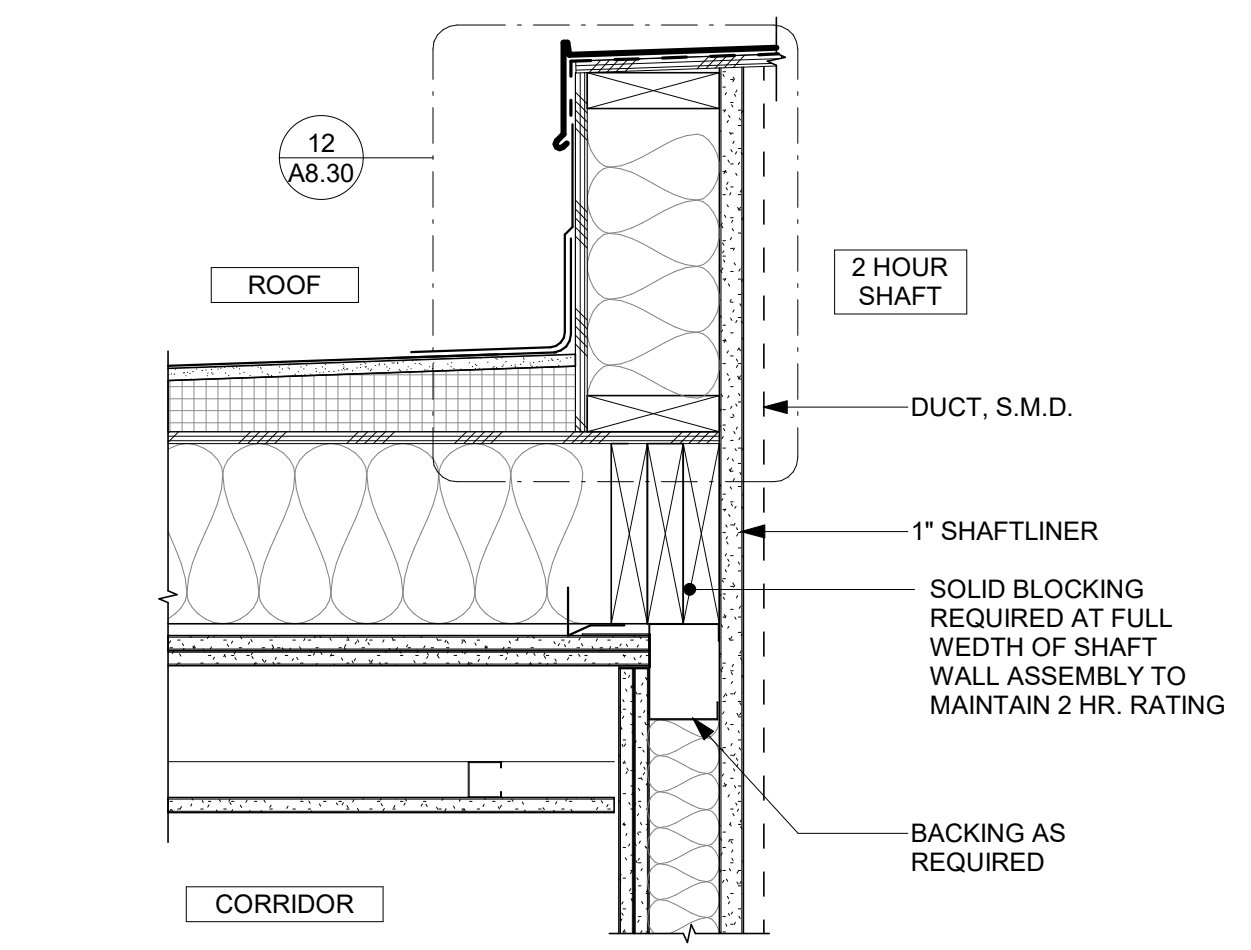
JOB #: 1925
 SCALE: As Indicated

A7.40

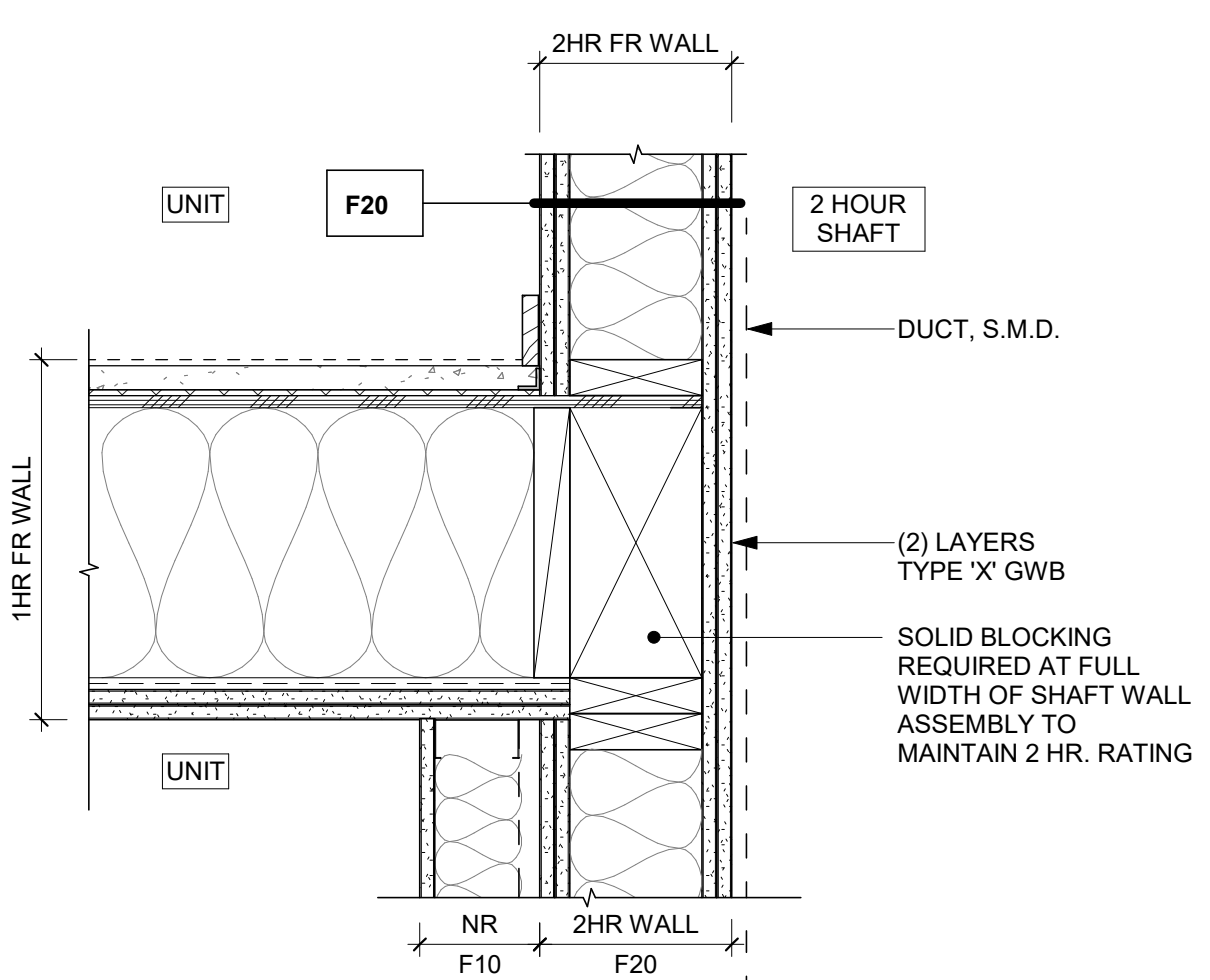
PLAN CHECK REVISION 4 | DATE: 06/19/23



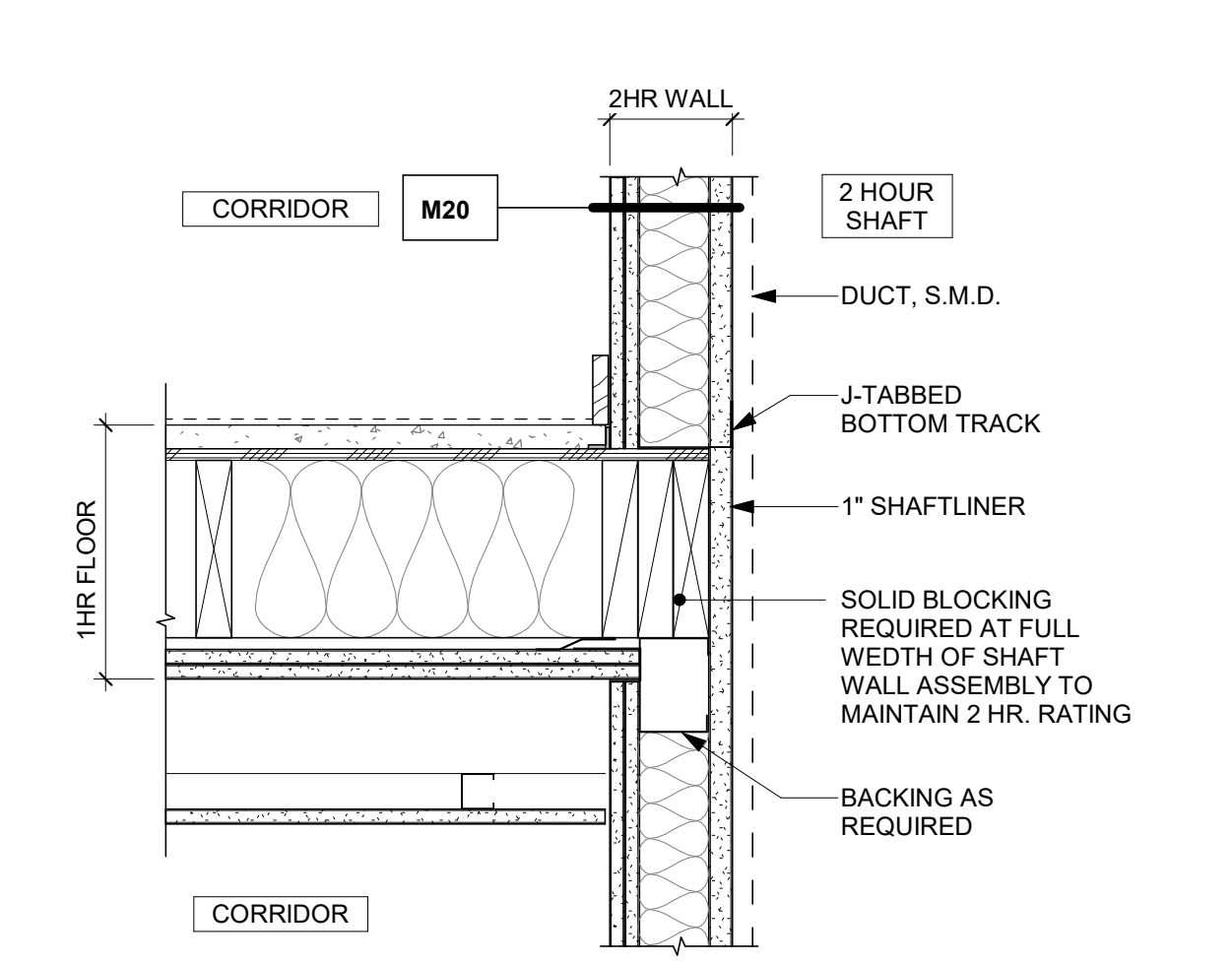
16 SHAFT DETAIL @ ROOF
 SCALE: 1 1/2" = 1'-0"



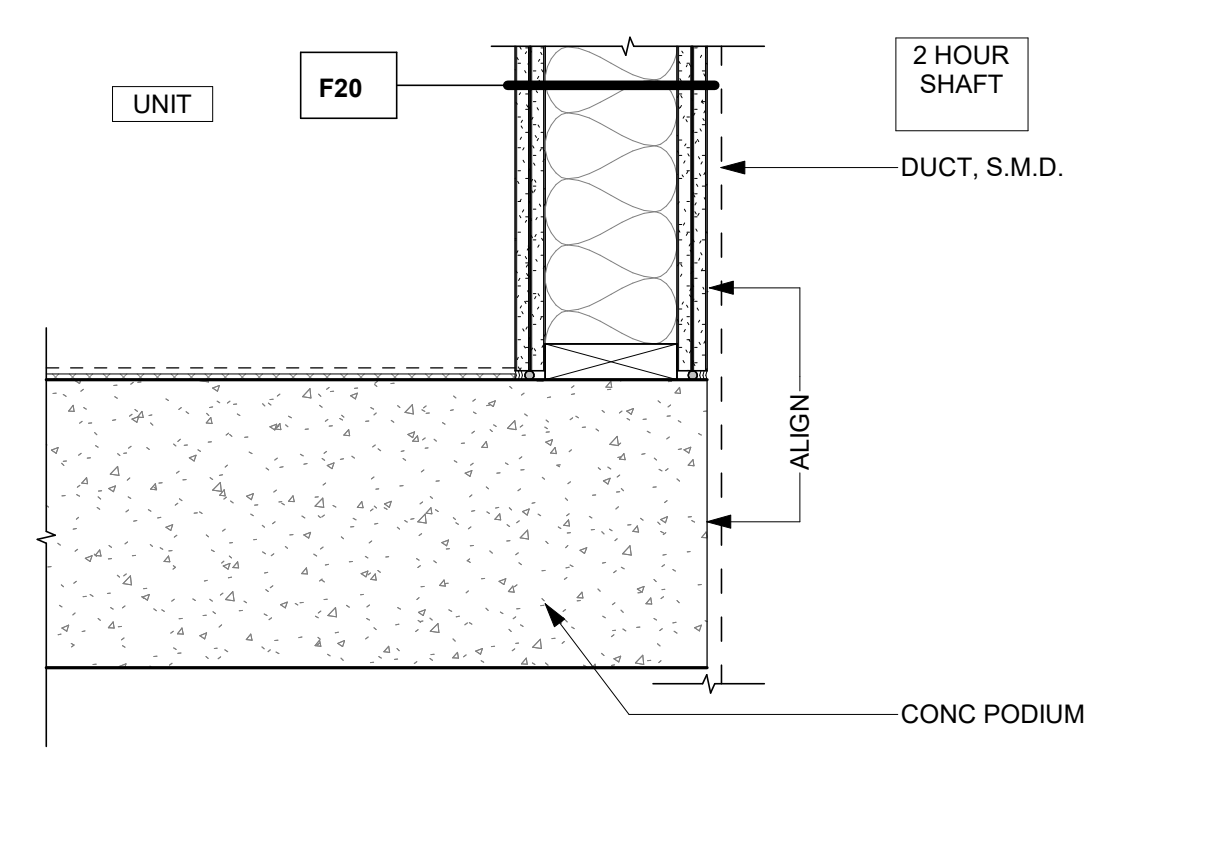
15 C-T SHAFT WALL @ ROOF
 SCALE: 1 1/2" = 1'-0"



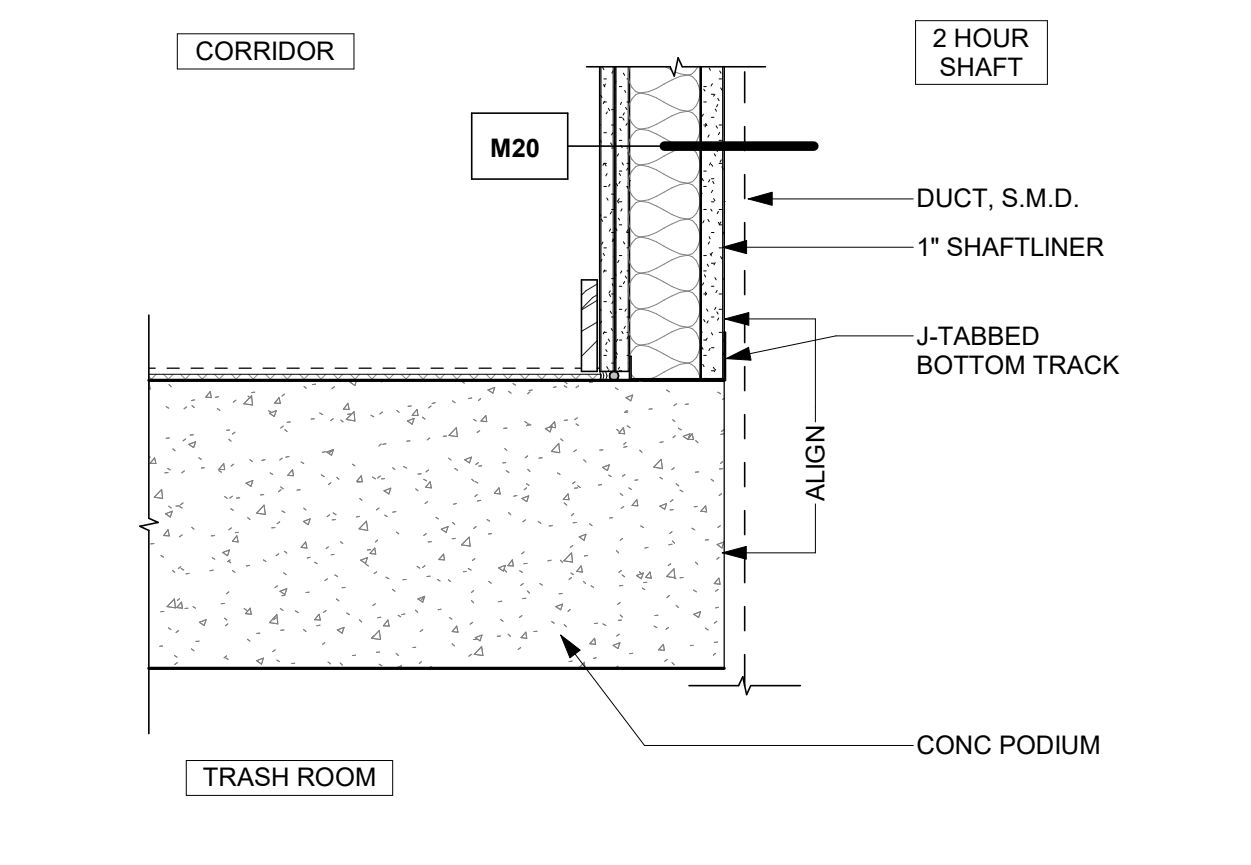
14 SHAFT DETAIL @ WD FLOOR
 SCALE: 1 1/2" = 1'-0"



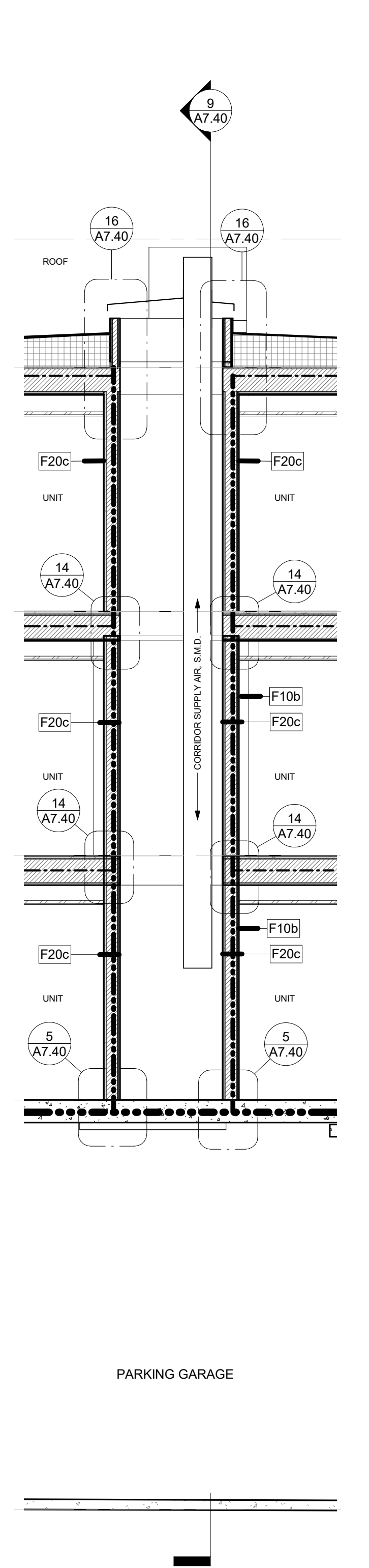
13 C-T SHAFT WALL @ WD FLOOR
 SCALE: 1 1/2" = 1'-0"



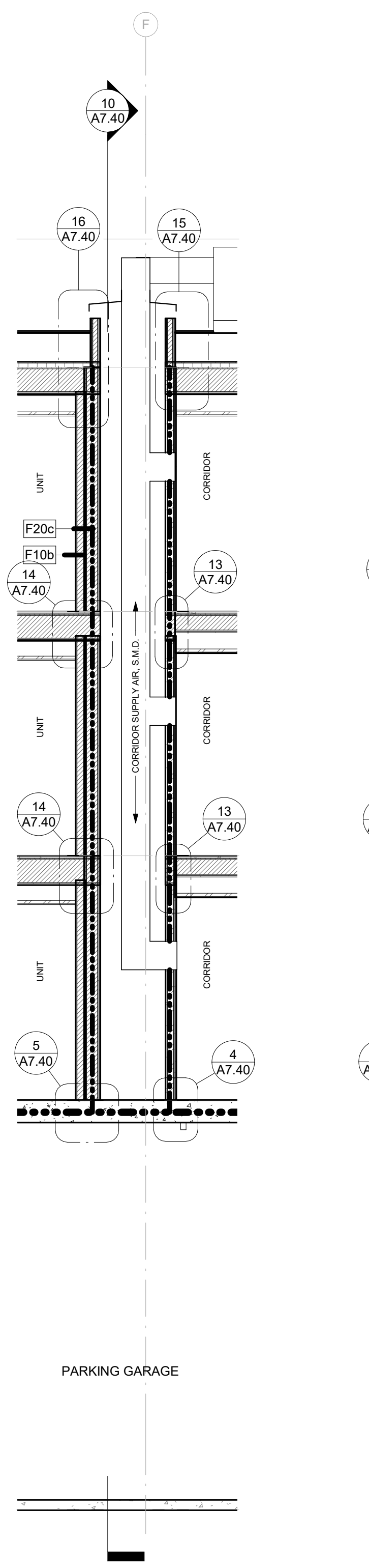
12 SHAFT DETAIL @ CONC FLOOR
 SCALE: 1 1/2" = 1'-0"



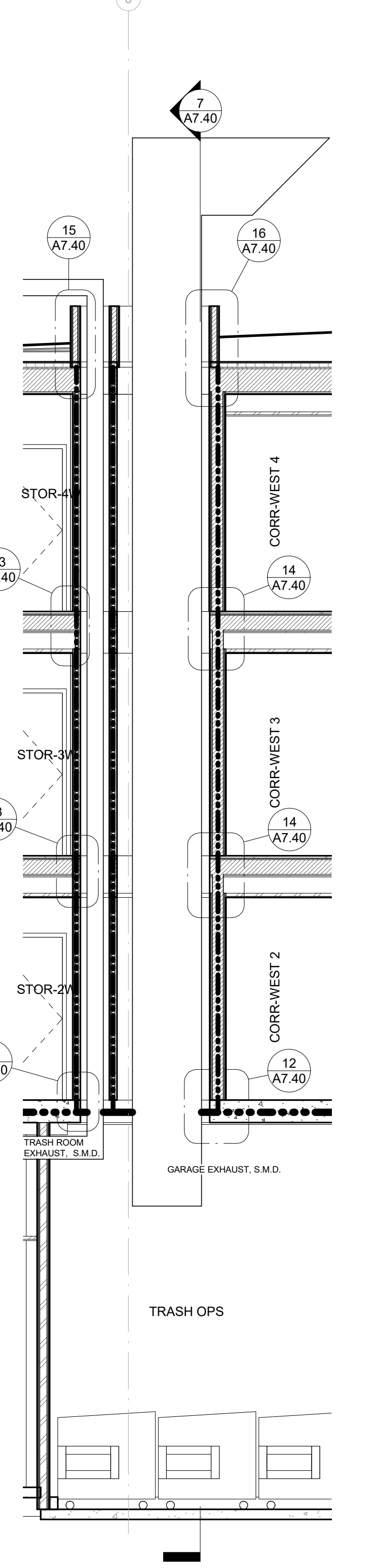
11 C-T SHAFT WALL @ CONC FLOOR
 SCALE: 1 1/2" = 1'-0"



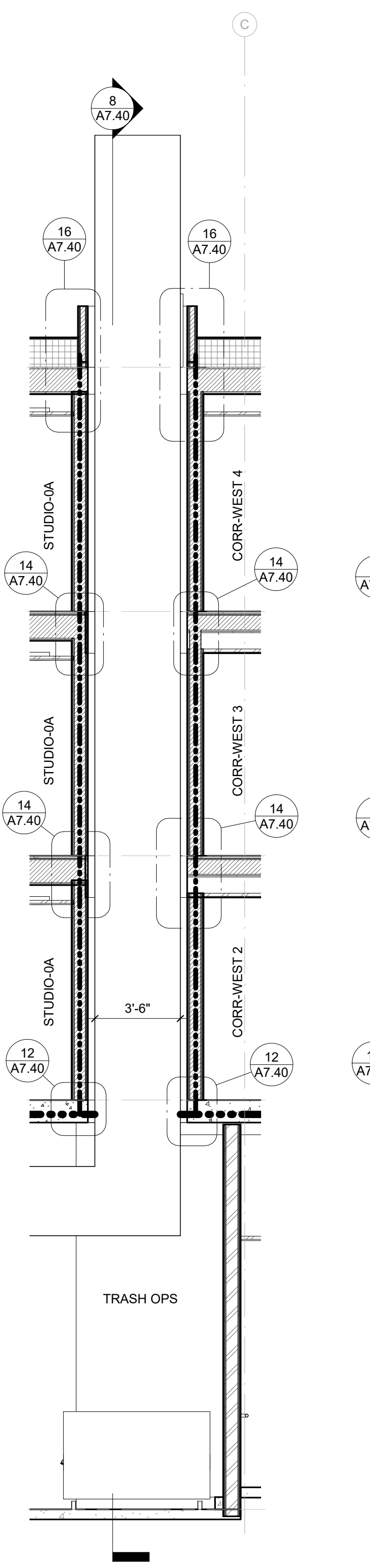
10 SHAFT SECTION E-W
 TYP. HALLWAY SUPPLY AIR SHAFT
 SCALE: 1/4" = 1'-0"



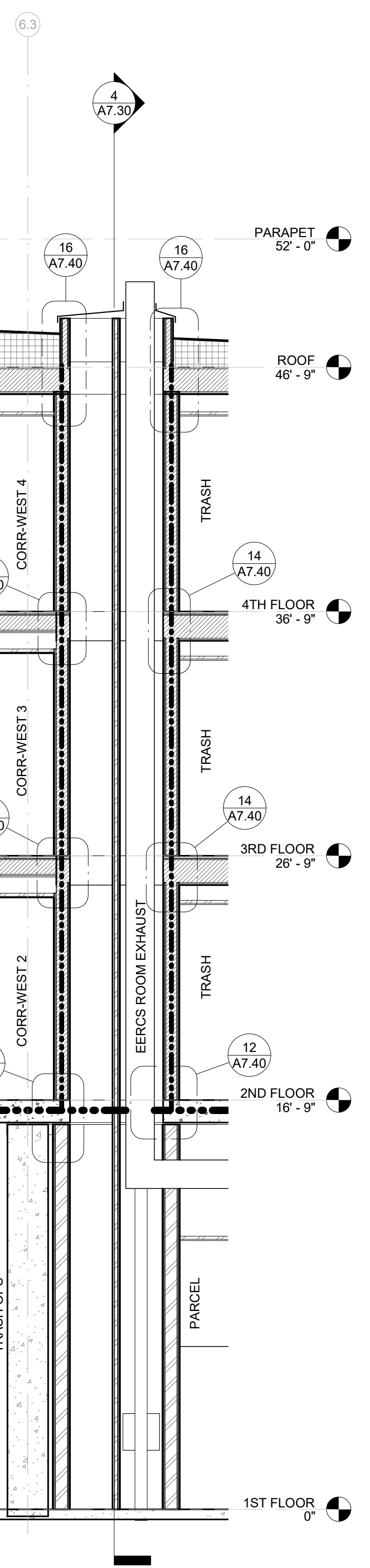
9 SHAFT SECTION N-S
 CORRIDOR SUPPLY AIR SHAFT
 SCALE: 1/4" = 1'-0"



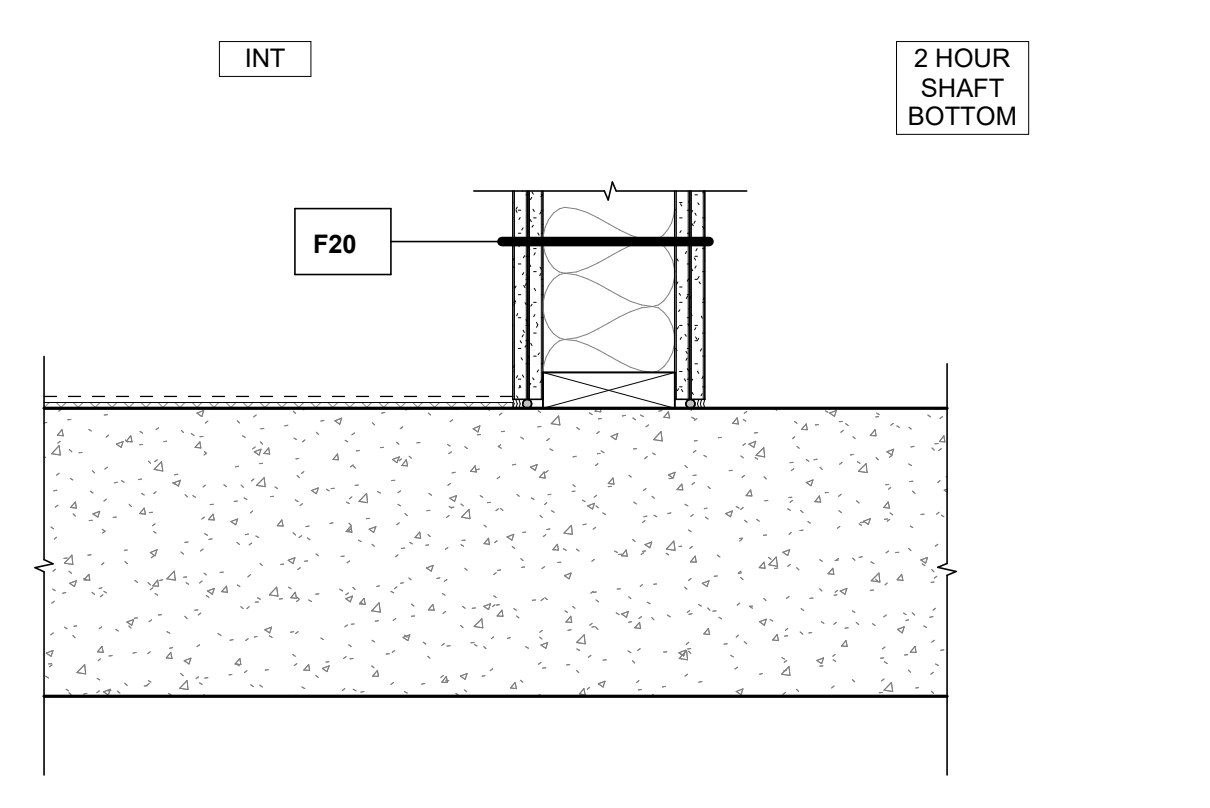
8 G&T SHAFT SECTION
 GARAGE & TRASH EXHAUST
 SCALE: 1/4" = 1'-0"



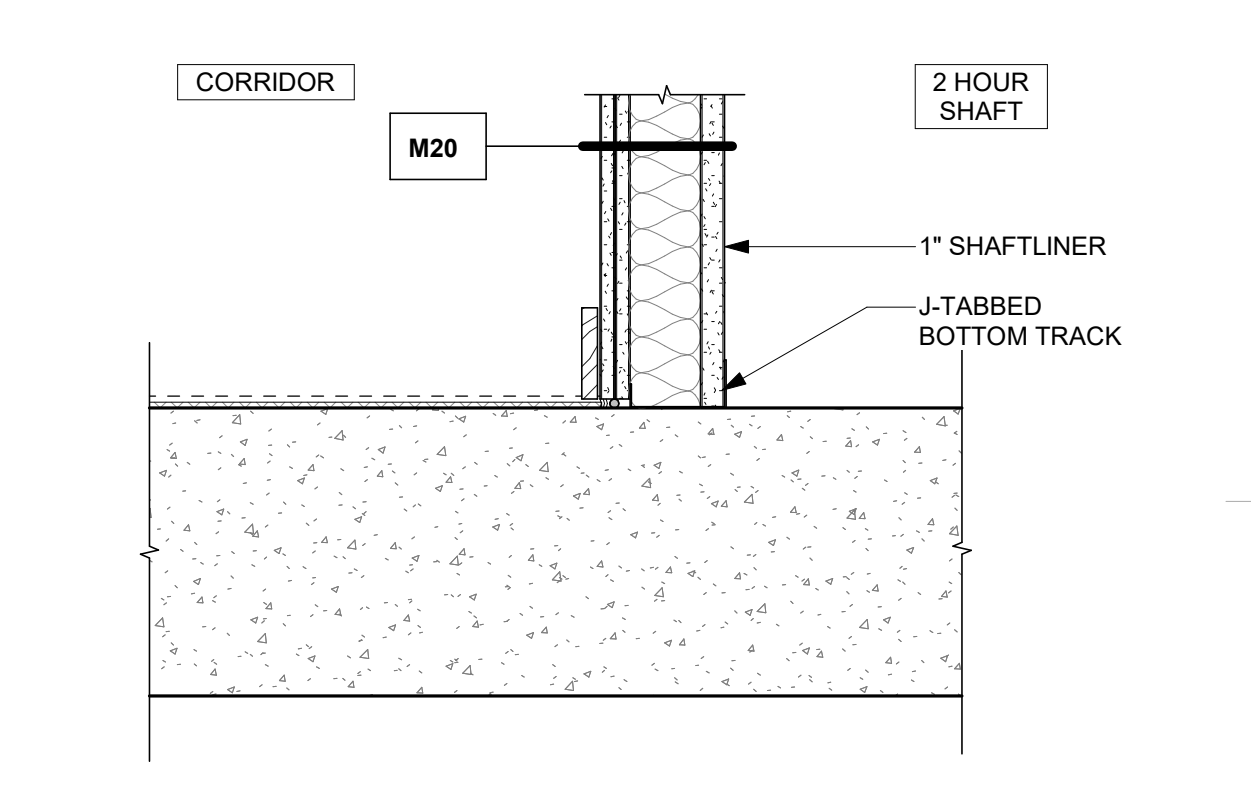
7 ERRCS SHAFT N-S
 ERRCS EXHAUST
 SCALE: 1/4" = 1'-0"



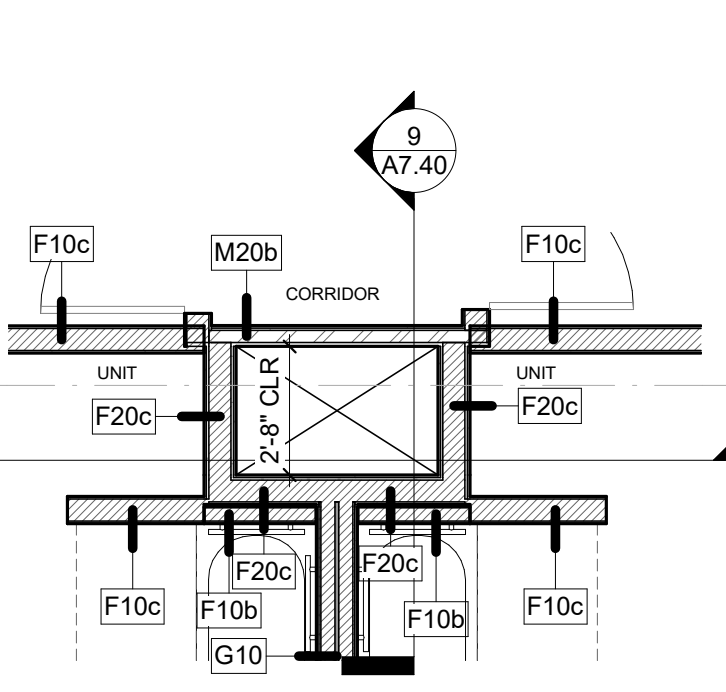
6 ERRCS SHAFT E-W
 ERRCS EXHAUST
 SCALE: 1/4" = 1'-0"



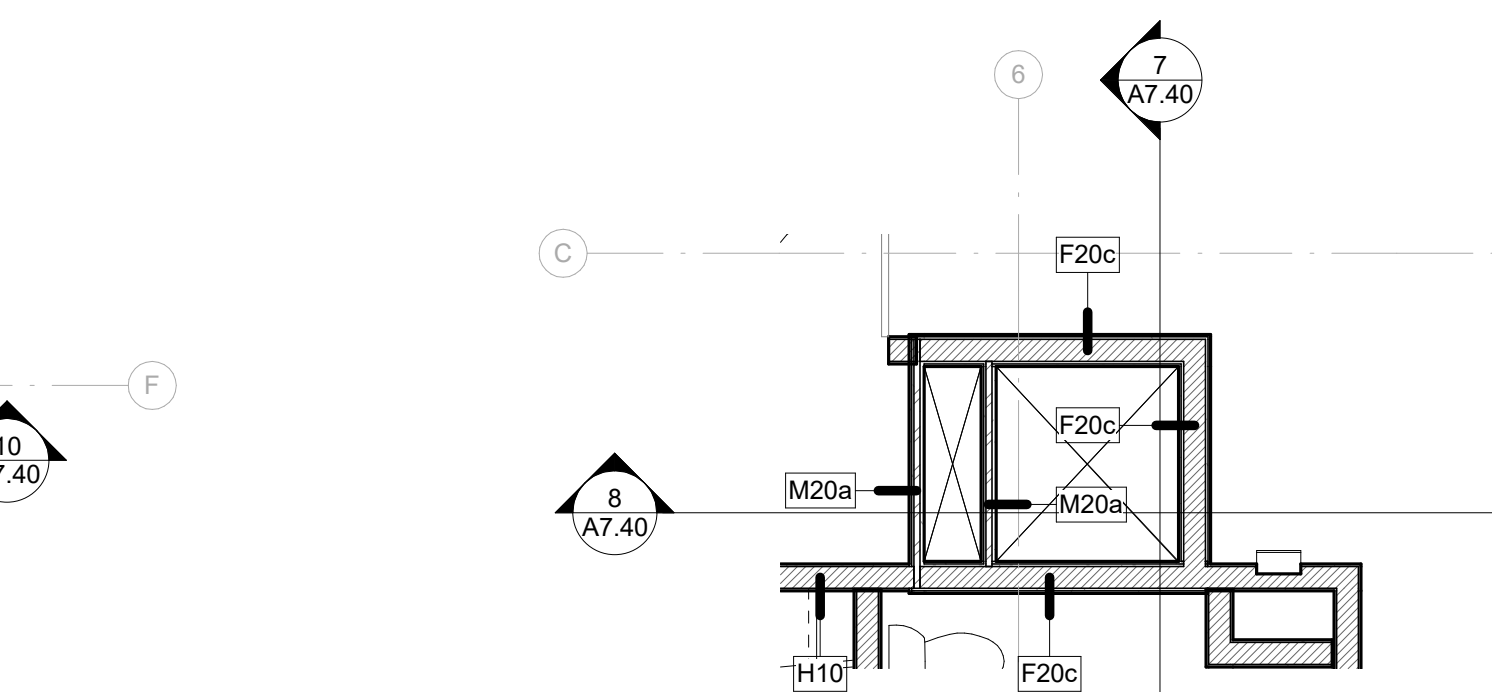
5 SHAFT BOTTOM @ CONC FLOOR
 SCALE: 1 1/2" = 1'-0"



4 SHAFT BOTTOM W/C-T STUDS @ CONC FLOOR
 SCALE: 1 1/2" = 1'-0"



3 TYP. HALLWAY SHAFT PLAN LEVELS 2-4
 SCALE: 1/4" = 1'-0"



2 G&T SHAFT PLAN LEVELS 2-4
 SCALE: 1/4" = 1'-0"

SEE 2/A7.30 FOR PLAN AT ERRCS SHAFT

CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
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JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
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HOHBACH LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

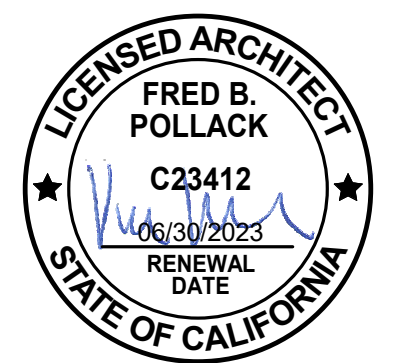
MEP ENGINEER
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21705 HIGHWAY 99
LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

**COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT**

RECORD NO.: DEV22-1242
BY: M. O'Brien Date: 07/27/2023

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MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306

Client:



**LIQUID FLASHING
SEQUENCE AT
RECESSED WINDOWS**

JOB #: 1925
SCALE: 3" = 1'-0"

A8.01

PLAN CHECK REVISION 4 | DATE: 06/19/23

GENERAL WINDOW FLASHING NOTES:

- ENSURE ROUGH OPENING ARE DRY, CLEAN AND FREE OF DIRT, DEBRIS AND CONTAMINANTS.

- ROUGH OPENING MAY BE TREATED BEFORE OR AFTER THE APPLICATION OF GE ELEMEX 2600 AWB OVER WALL AREAS. AN ADDITIONAL COAT OF GE ELEMEX 2600 AWB OVER AREAS TREATED WITH GE RF 100 REINFORCING FABRIC MAY BE REQUIRED TO ENSURE A PIN HOLE FREE APPLICATION IS ACHIEVED.

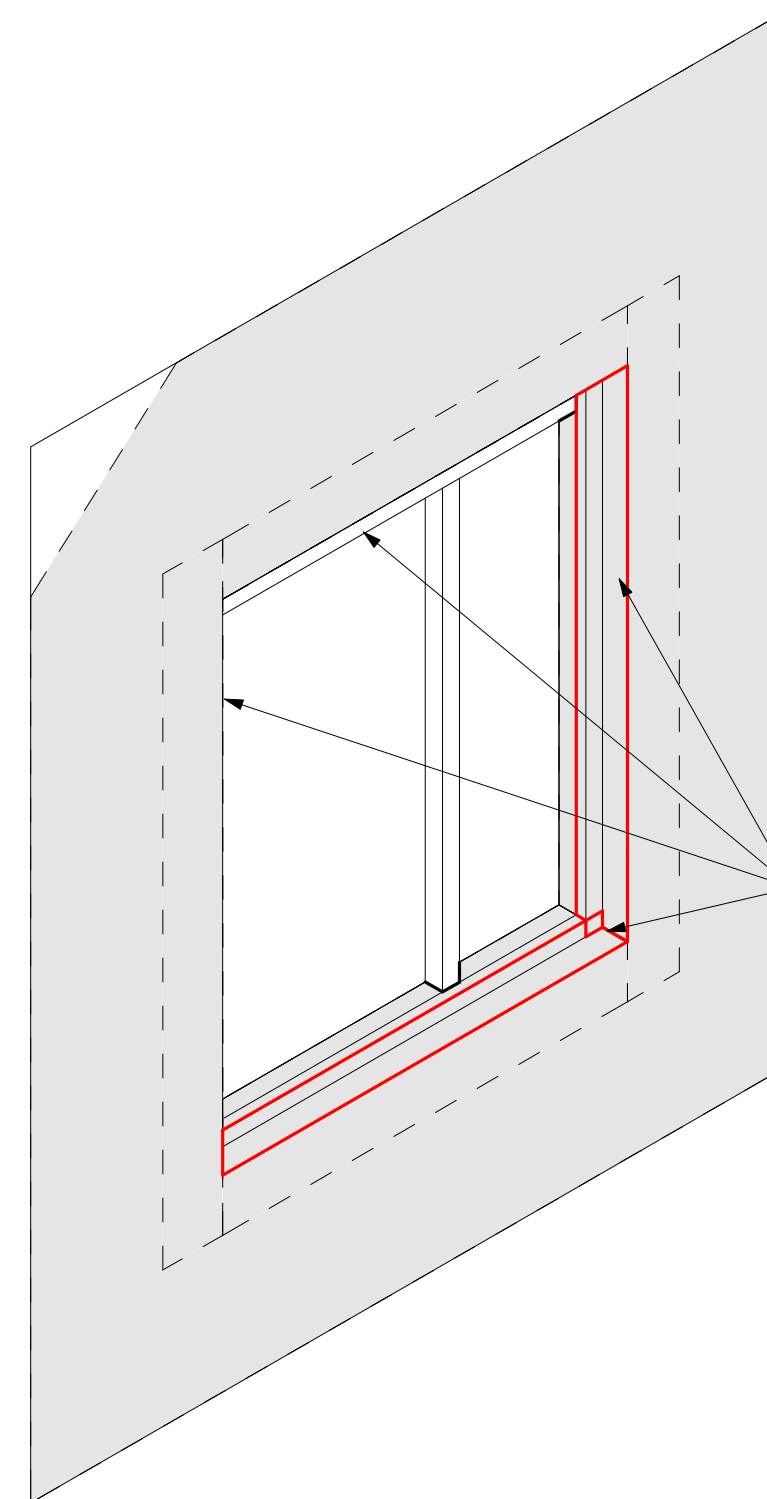
- APPLY GE ELEMEX 5000 LIQUID FLASHING OR GE ELEMEX 2600AWB TO CORNERS AS NEEDED TO ENSURE SEAMLESS COVERAGE.

- GE RF 100 REINFORCING FABRIC SHOULD BE INSTALLED IN MANAGEABLE SEGMENTS. ENSURE GE RF 100 REINFORCING FABRIC SEGMENTS OVERLAPS BY A MINIMUM 2" (50 MM).

- IT IS RECOMMENDED TO CHECK ADHESION OF GE PRODUCTS TO STEEL STUDS PRIOR TO USE. GE S580 PRIMER CAN BE USED IF NEEDED.

- THE USE OF USM ULTRASPAN PRE-CURED SILICONE MOLDED CORNERS PROPERLY EMBEDDED IN GE ELEMEX 5000 LIQUID FLASHING MAY BE UTILIZED. ENSURE RF 100 REINFORCING FABRIC EXTENDS A MIN. 2" ONTO USM ULTRASPAN.

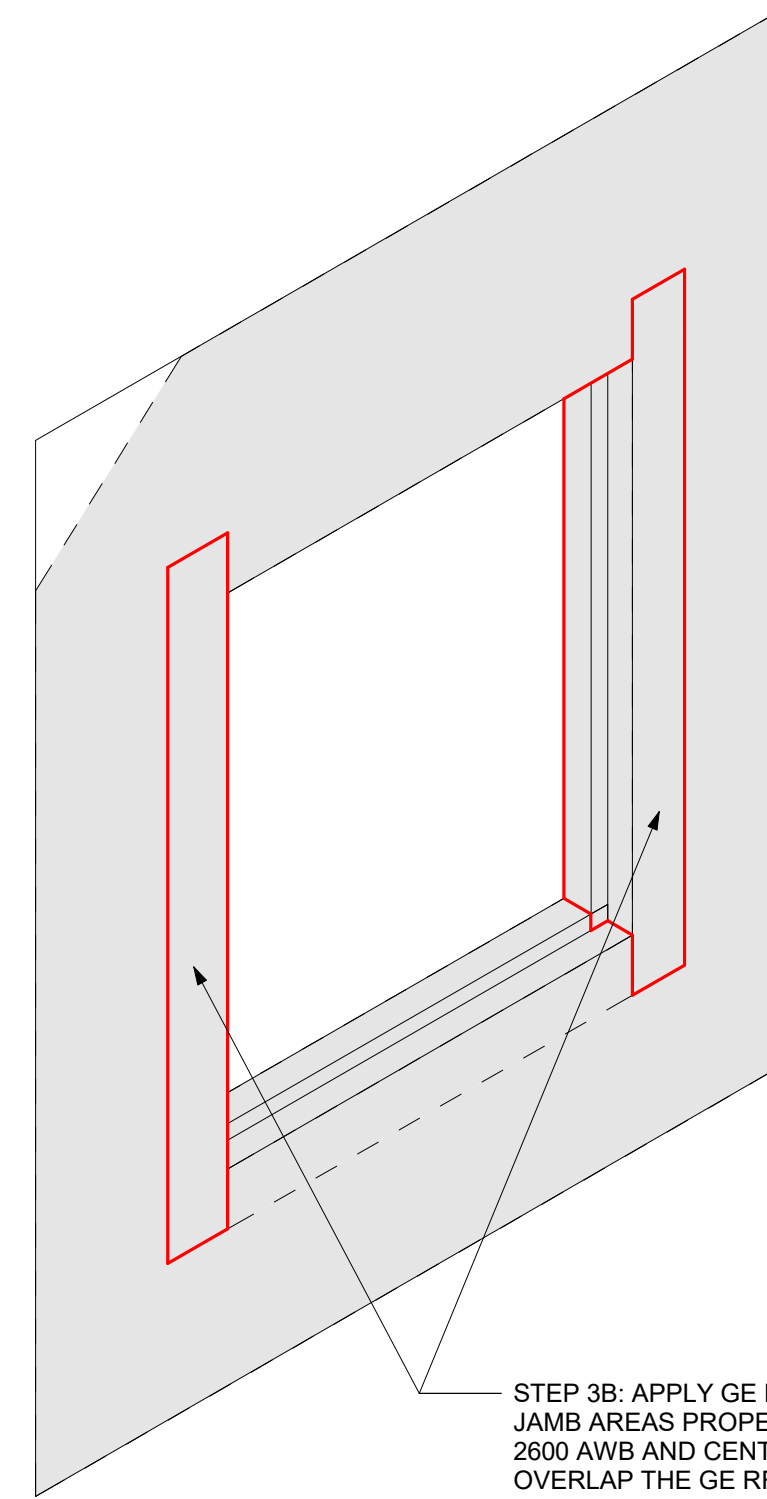
- SEE GE ELEMEX 2600 AWB DATA SHEET FOR LIST OF ADDITIONAL ACCEPTABLE GE SEALANTS/LIQUID FLASHING.



5 STEP5: LIQUID FLASHING AT WINDOW FLANGES
A8.01 SCALE: 3" = 1'-0"

- NOTES:**
- ROUGH OPENING MUST PROPERLY TREATED PRIOR TO WINDOW INSTALLATION. SEE MANUFACTURER (GE) DETAILS
 - ENSURE GE ELEMEX 5000 LIQUID FLASHING IS INSTALLED A MINIMUM 2" (50 MM) ONTO SHEATHING AND TOOLED SMOOTH AT PROPER THICKNESS.
 - IT IS RECOMMENDED TO CHECK ADHESION OF GE PRODUCTS TO FLANGE PRIOR TO USE. GE S580 PRIMER CAN BE USED IF NEEDED.
 - GE RF100 REINFORCING FABRIC EMBEDDED IN GE ELEMEX 2600 AWB OR GE ULTRASPAN UST2200 SILICONE TRANSITION SHEET EMBEDDED IN GE ELEMEX 5000 LIQUID FLASHING MAY ALSO BE UTILIZED TO TREAT WINDOW FLANGE.
 - DO NOT BLOCK DRAINAGE AT WINDOW SILL.
 - SEE GE ELEMEX 2600 AWB DATA SHEET FOR LIST OF ADDITIONAL ACCEPTABLE GE SEALANTS/LIQUID FLASHING.

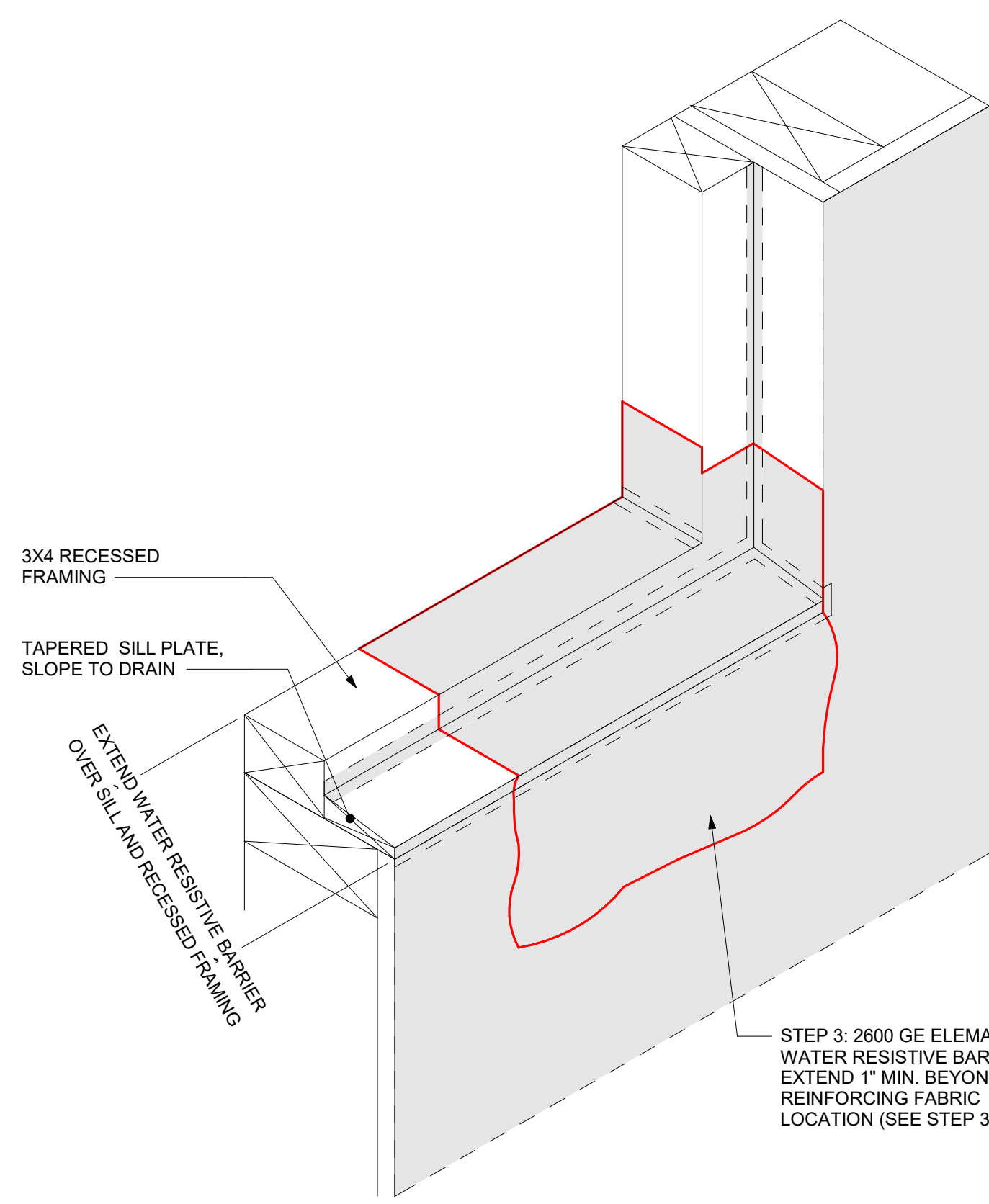
APPLY GE ELEMEX 5000 LIQUID FLASHING 20-40 MILS AT WINDOW FLANGE; ENSURE GE ELEMEX 5000 LIQUID FLASHING IS INSTALLED A MINIMUM 2" (50 MM) ONTO SHEATHING AND TOOLED SMOOTH AT PROPER THICKNESS



3B STEP 3B - JAMB FLASHING
A8.01 SCALE: 3" = 1'-0"

- CUT MINIMUM 6" GE RF 100 REINFORCING FABRIC TO APPROPRIATE LENGTH AND SHAPE.
- APPLY A LIBERAL FIRST COAT (MIN. 10 MILS) OF GE ELEMEX 2600 AWB SUFFICIENT TO SATURATE GE RF 100 REINFORCING FABRIC AND EXTEND AT LEAST 1" BEYOND GE RF 100 REINFORCING FABRIC WIDTH.
- PLACE GE RF 100 REINFORCING FABRIC IN GE ELEMEX 2600 AWB AND EMBED BY APPLYING A SECOND COAT (MIN. 10 MILS) BY ROLLER OF GE ELEMEX 2600 AWB ENSURING A PIN HOLE FREE APPLICATION IS ACHIEVED.
- GE RF 100 REINFORCING FABRIC MUST EXTEND A MINIMUM OF 3" ONTO WALL AND 3" INTO ROUGH OPENING

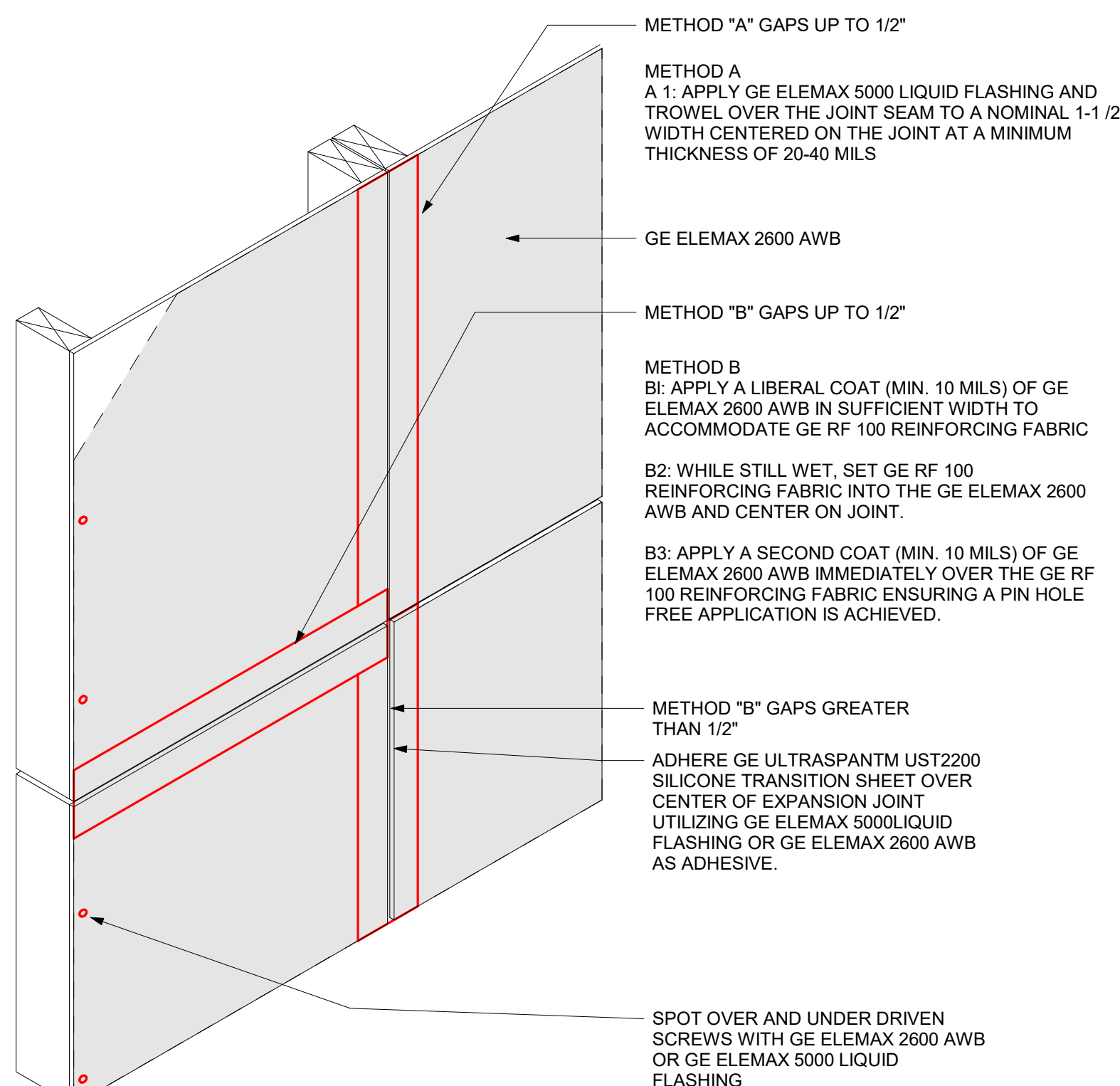
STEP 3B: APPLY GE RF 100 REINFORCING FABRIC TO THE JAMB AREAS PROPERLY EMBEDDED IN GE ELEMEX 2600 AWB AND CENTERED OVER CHANGE OF PLANE. OVERLAP THE GE RF 100 REINFORCING FABRIC IN THE BOTTOM CORNERS.



3 STEP 3 - LIQUID FLASHING AT ROUGH OPENING
A8.01 SCALE: 3" = 1'-0"

3X4 RECESSED FRAMING
TAPERED SILL PLATE, SLOPE TO DRAIN
EXTEND WATER RESISTIVE BARRIER OVER SILL AND RECESSED FRAMING

STEP 3: 2600 GE ELEMEX WATER RESISTIVE BARRIER. MUST EXTEND A MINIMUM OF 3" ONTO WALL AND 3" INTO ROUGH OPENING (SEE STEP 3A)



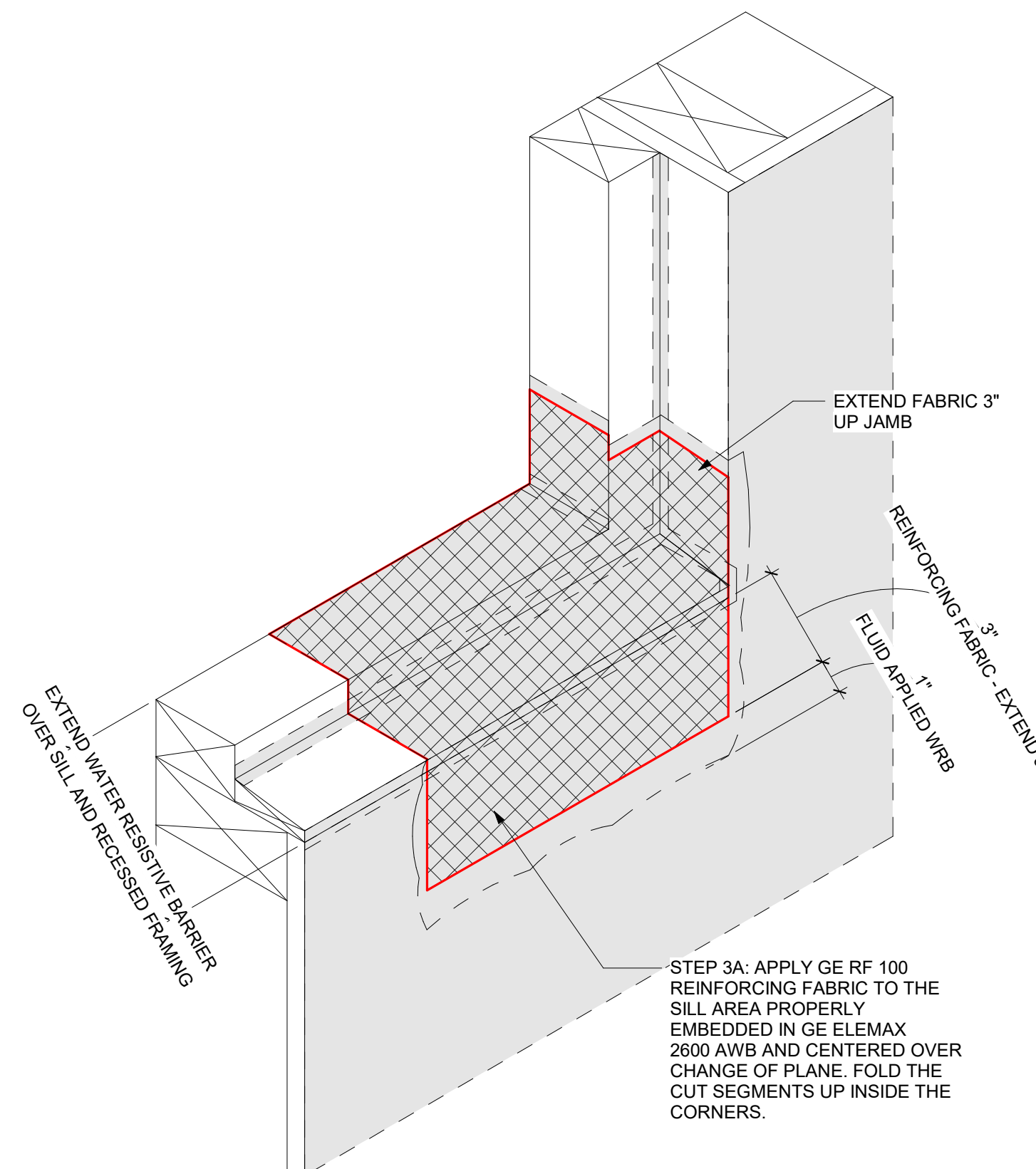
4 STEP4: WINDOW FLASHING
A8.01 SCALE: 3" = 1'-0"

- METHOD "A" GAPS UP TO 1/2"
- METHOD A
A 1: APPLY GE ELEMEX 5000 LIQUID FLASHING AND TROWEL OVER THE JOINT SEAM TO A NOMINAL 1-1/2" WIDTH CENTERED ON THE JOINT AT A MINIMUM THICKNESS OF 20-40 MILS
- GE ELEMEX 2600 AWB
- METHOD "B" GAPS UP TO 1/2"
- METHOD B
B1: APPLY A LIBERAL COAT (MIN. 10 MILS) OF GE ELEMEX 2600 AWB IN SUFFICIENT WIDTH TO ACCOMMODATE GE RF 100 REINFORCING FABRIC
- B2: WHILE STILL WET, SET GE RF 100 REINFORCING FABRIC INTO THE GE ELEMEX 2600 AWB AND CENTER ON JOINT.
- B3: APPLY A SECOND COAT (MIN. 10 MILS) OF GE ELEMEX 2600 AWB IMMEDIATELY OVER THE GE RF 100 REINFORCING FABRIC ENSURING A PIN HOLE FREE APPLICATION IS ACHIEVED.
- METHOD "B" GAPS GREATER THAN 1/2"
- ADHERE GE ULTRASPAN UST2200 SILICONE TRANSITION SHEET OVER CENTER OF EXPANSION JOINT UTILIZING GE ELEMEX 5000 LIQUID FLASHING OR GE ELEMEX 2600 AWB AS ADHESIVE.
- SPOT OVER AND UNDER DRIVEN SCREWS WITH GE ELEMEX 2600 AWB OR GE ELEMEX 5000 LIQUID FLASHING

APPLY PERIMETER SEALANT BEAD IN RIBBON PATTERN AT JAMBS AND HEAD

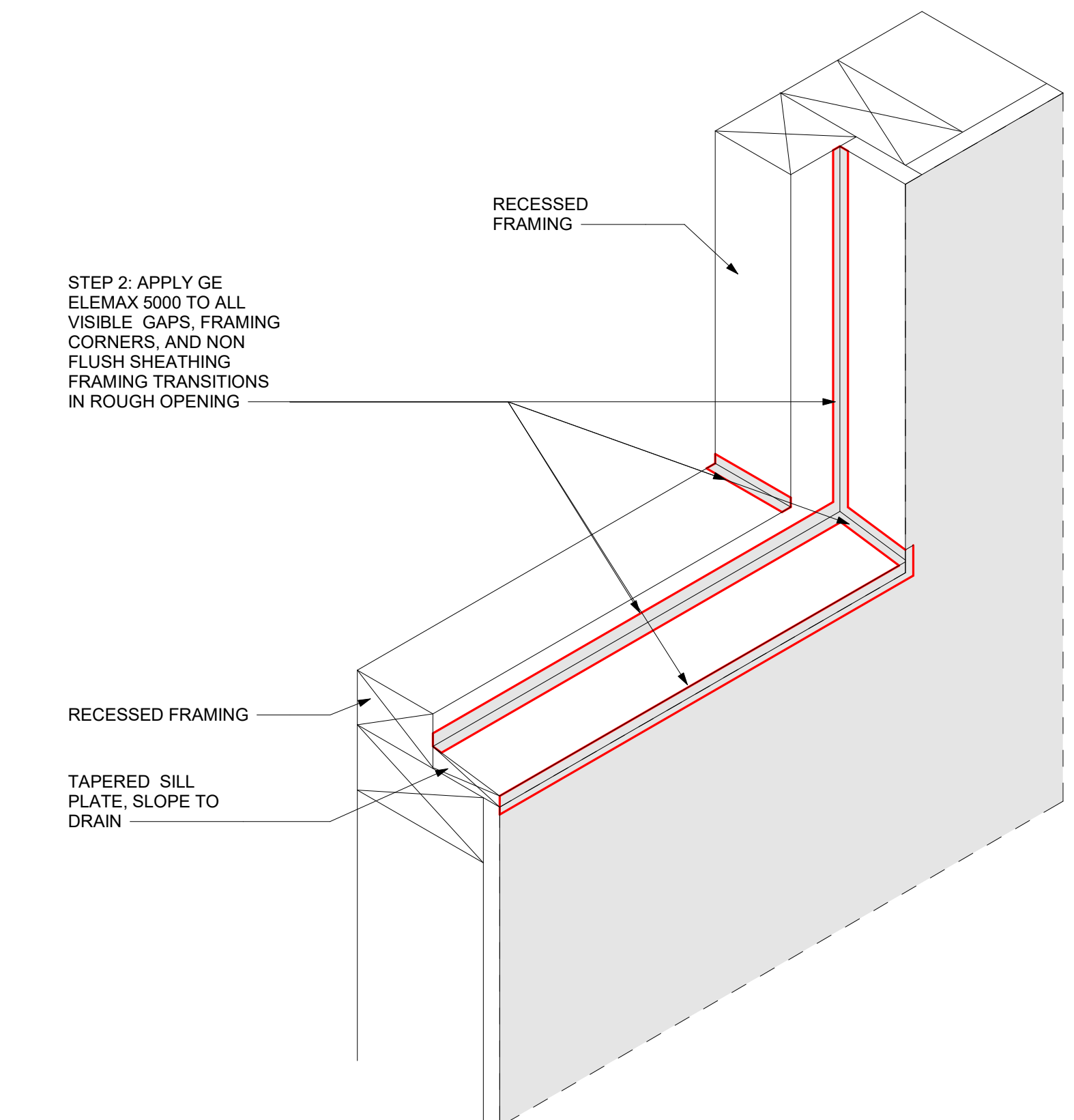
SET WINDOW IN OPENING OVER UNCURED SEALANT

CHECK WINDOW MITERS. APPLY SEALANT AT JOINTS AS NEEDED



3A STEP 3A (detail) - SILL FLASHING
A8.01 SCALE: 3" = 1'-0"

- EXTEND WATER RESISTIVE BARRIER OVER SILL AND RECESSED FRAMING
- EXTEND FABRIC 3" UP JAMB
- REINFORCING FABRIC - EXTEND 3"
- FLUID APPLIED AWB
- STEP 3A: APPLY GE RF 100 REINFORCING FABRIC TO THE SILL AREA PROPERLY EMBEDDED IN GE ELEMEX 2600 AWB AND CENTERED OVER CHANGE OF PLANE. FOLD THE CUT SEGMENTS UP INSIDE THE CORNERS.



2 STEP 2 - LIQUID FLASHING @ ROUGH OPENING
A8.01 SCALE: 3" = 1'-0"

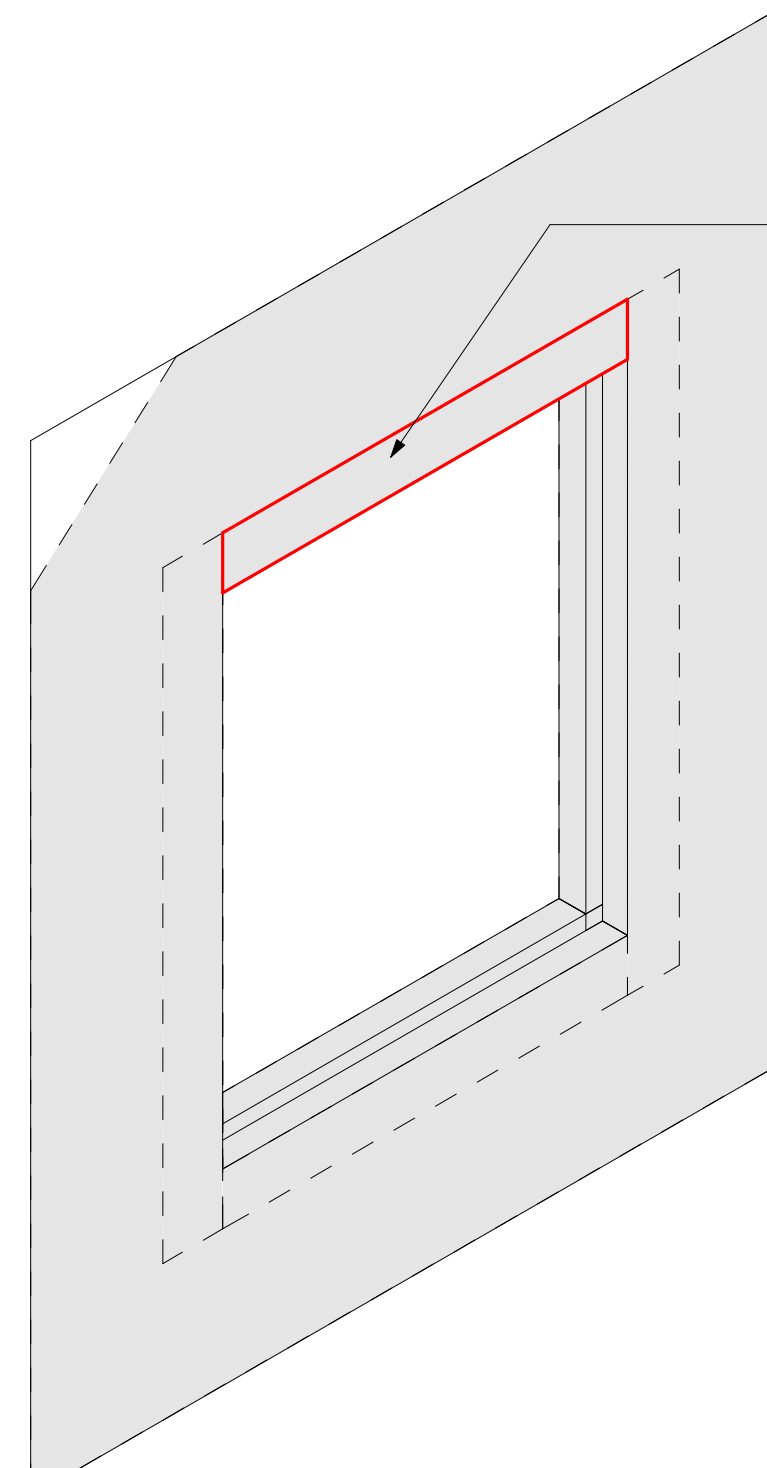
STEP 2: APPLY GE ELEMEX 5000 TO ALL VISIBLE GAPS, FRAMING CORNERS, AND NON FLUSH SHEATHING FRAMING TRANSITIONS IN ROUGH OPENING

RECESSED FRAMING
TAPERED SILL PLATE, SLOPE TO DRAIN

10 FLASHING AT GAPS IN SHEATHING
A8.01 SCALE: 3" = 1'-0"

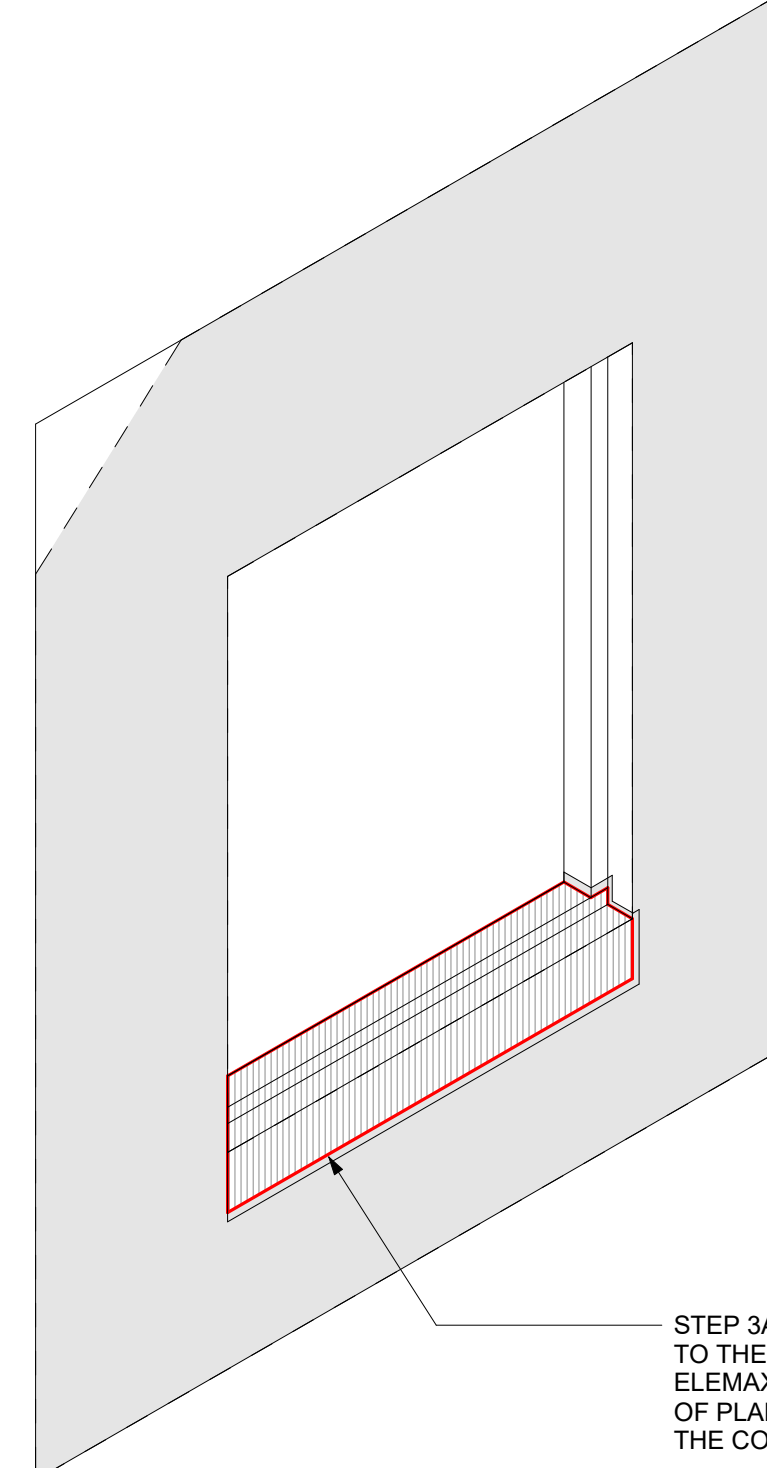
- NOTES:**
- SHEATHING JOINTS MAY BE TREATED BEFORE OR AFTER THE APPLICATION OF GE ELEMEX 2600AWB.
 - ENSURE GE ELEMEX 2600 AWB IS DRY TO THE TOUCH PRIOR TO THE APPLICATION OF GE ELEMEX 5000 LIQUID FLASHING.
 - METHOD A CAN BE USED UP TO 1/4" WITHOUT STUD BACKING AND UP TO 1/2" WITH STUD BACKING.
 - THE USE OF A NOTCHED TROWEL MAY BE UTILIZED TO SIMPLIFY THE APPLICATION OF GE ELEMEX 5000 LIQUID FLASHING.

- NOTES:**
- GE ULTRASPAN UST2200 SILICONE TRANSITION SHEET MAY BE APPLIED EITHER BEFORE OR AFTER APPLICATION OF GE ELEMEX 2600 AWB.
 - WHEN UTILIZING GE ELEMEX 5000 LIQUID FLASHING AS AN ADHESIVE SPREAD/TROWEL SMOOTH TO 20-40 MILS (508-1016 μTHICK). ADHERE GE ULTRASPAN UST2200 SILICONE TRANSITION SHEET AND ENSURE EDGES ARE FULLY EMBEDDED IN GE ELEMEX 5000 LIQUID FLASHING.
 - WHEN UTILIZING GE ELEMEX 2600 AWB AS AN ADHESIVE, APPLY FIRST COAT (MIN. 10 MILS) BY ROLLER IN SUFFICIENT WIDTH TO ACCOMMODATE GE ULTRASPAN UST2200 SILICONE TRANSITION SHEET. WAIT UNTIL COATING BECOMES TACKY AND PRESS GE ULTRASPAN UST2200 SILICONE TRANSITION SHEET INTO THE COATING. APPLY A SECOND COAT OF GE ELEMEX 2600 AWB (MIN. 10 MILS) IMMEDIATELY OVER THE GE ULTRASPAN UST2200 SILICONE TRANSITION SHEET.
 - SEE GE ELEMEX 2600 AWB DATA SHEET FOR LIST OF ADDITIONAL ACCEPTABLE GE SEALANTS/LIQUID FLASHING.



3C STEP 3C - HEAD FLASHING
A8.01 SCALE: 3" = 1'-0"

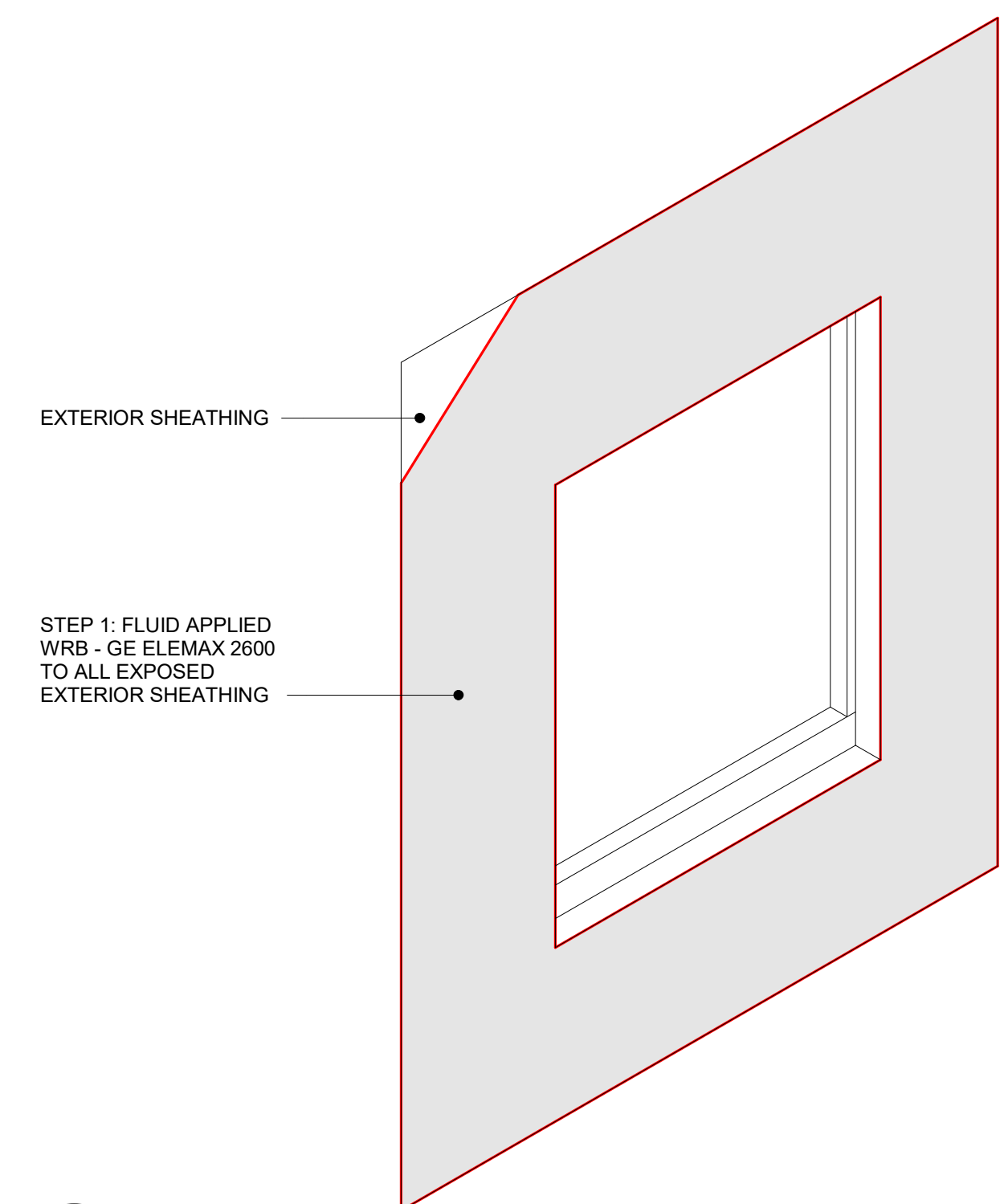
- STEP 3C: APPLY GE RF 100 REINFORCING FABRIC TO THE HEADER PROPERLY EMBEDDED IN GE ELEMEX 2600 AWB AND CENTERED OVER CHANGE OF PLANE. OVERLAP THE GE RF 100 REINFORCING FABRIC IN THE TOP CORNER.
- CUT MINIMUM 6" GE RF 100 REINFORCING FABRIC TO APPROPRIATE LENGTH AND SHAPE.
- APPLY A LIBERAL FIRST COAT (MIN. 10 MILS) OF GE ELEMEX 2600 AWB SUFFICIENT TO SATURATE GE RF 100 REINFORCING FABRIC AND EXTEND AT LEAST 1" BEYOND GE RF 100 REINFORCING FABRIC WIDTH.
- PLACE GE RF 100 REINFORCING FABRIC IN GE ELEMEX 2600 AWB AND EMBED BY APPLYING A SECOND COAT (MIN. 10 MILS) BY ROLLER OF GE ELEMEX 2600 AWB ENSURING A PIN HOLE FREE APPLICATION IS ACHIEVED.
- GE RF 100 REINFORCING FABRIC MUST EXTEND A MINIMUM OF 3" ONTO WALL AND 3" INTO ROUGH OPENING



3A STEP 3A - SILL FLASHING
A8.01 SCALE: 3" = 1'-0"

- CUT MINIMUM 6" GE RF 100 REINFORCING FABRIC TO APPROPRIATE LENGTH AND SHAPE.
- APPLY A LIBERAL FIRST COAT (MIN. 10 MILS) OF GE ELEMEX 2600 AWB SUFFICIENT TO SATURATE GE RF 100 REINFORCING FABRIC AND EXTEND AT LEAST 1" BEYOND GE RF 100 REINFORCING FABRIC WIDTH.
- PLACE GE RF 100 REINFORCING FABRIC IN GE ELEMEX 2600 AWB AND EMBED BY APPLYING A SECOND COAT (MIN. 10 MILS) BY ROLLER OF GE ELEMEX 2600 AWB ENSURING A PIN HOLE FREE APPLICATION IS ACHIEVED.
- GE RF 100 REINFORCING FABRIC MUST EXTEND A MINIMUM OF 3" ONTO WALL AND 3" INTO ROUGH OPENING IN THE FOLLOWING ORDER:
3A: SILL
3B: JAMB
3C: HEAD

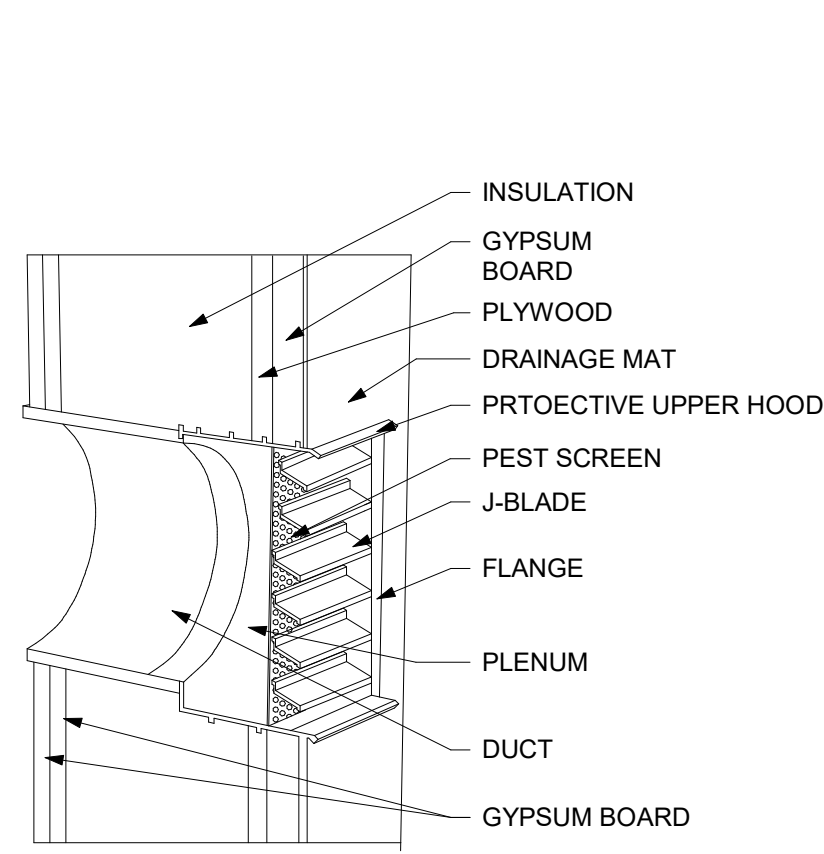
STEP 3A: APPLY GE RF 100 REINFORCING FABRIC TO THE SILL AREA PROPERLY EMBEDDED IN GE ELEMEX 2600 AWB AND CENTERED OVER CHANGE OF PLANE. FOLD THE CUT SEGMENTS UP INSIDE THE CORNERS.



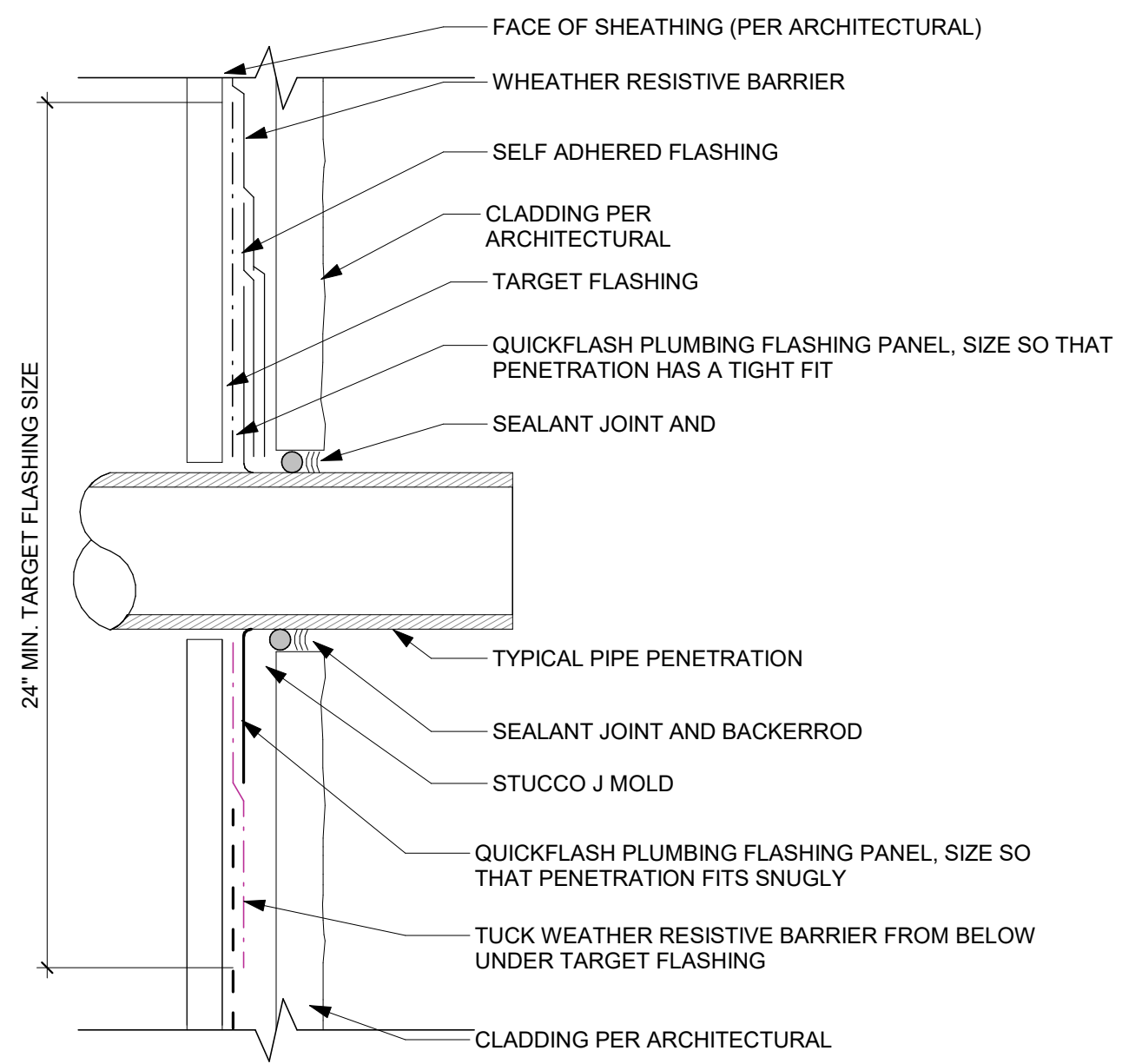
1 STEP 1 - WRB
A8.01 SCALE: 3" = 1'-0"

EXTERIOR SHEATHING

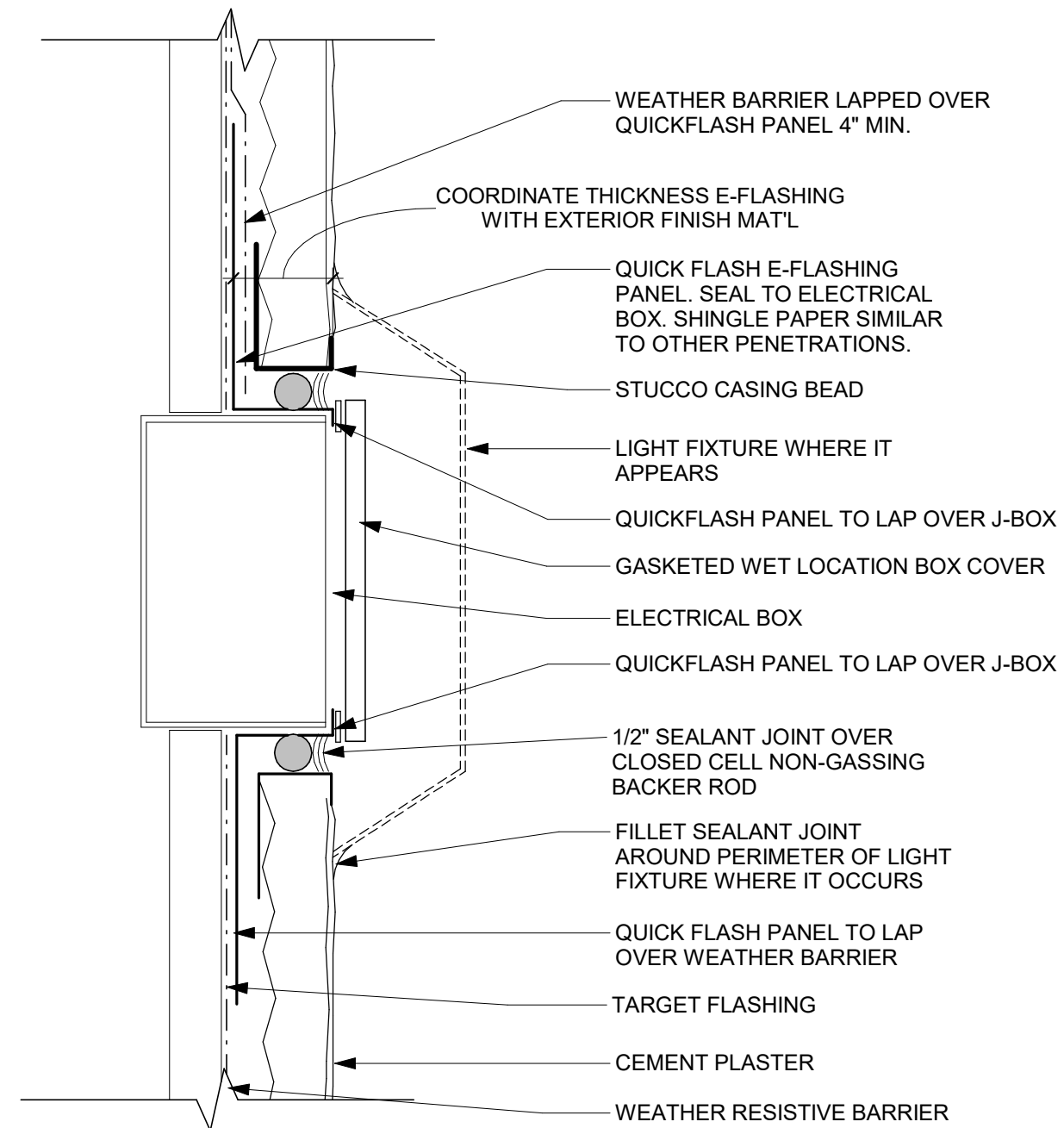
STEP 1: FLUID APPLIED WRB - GE ELEMEX 2600 TO ALL EXPOSED EXTERIOR SHEATHING



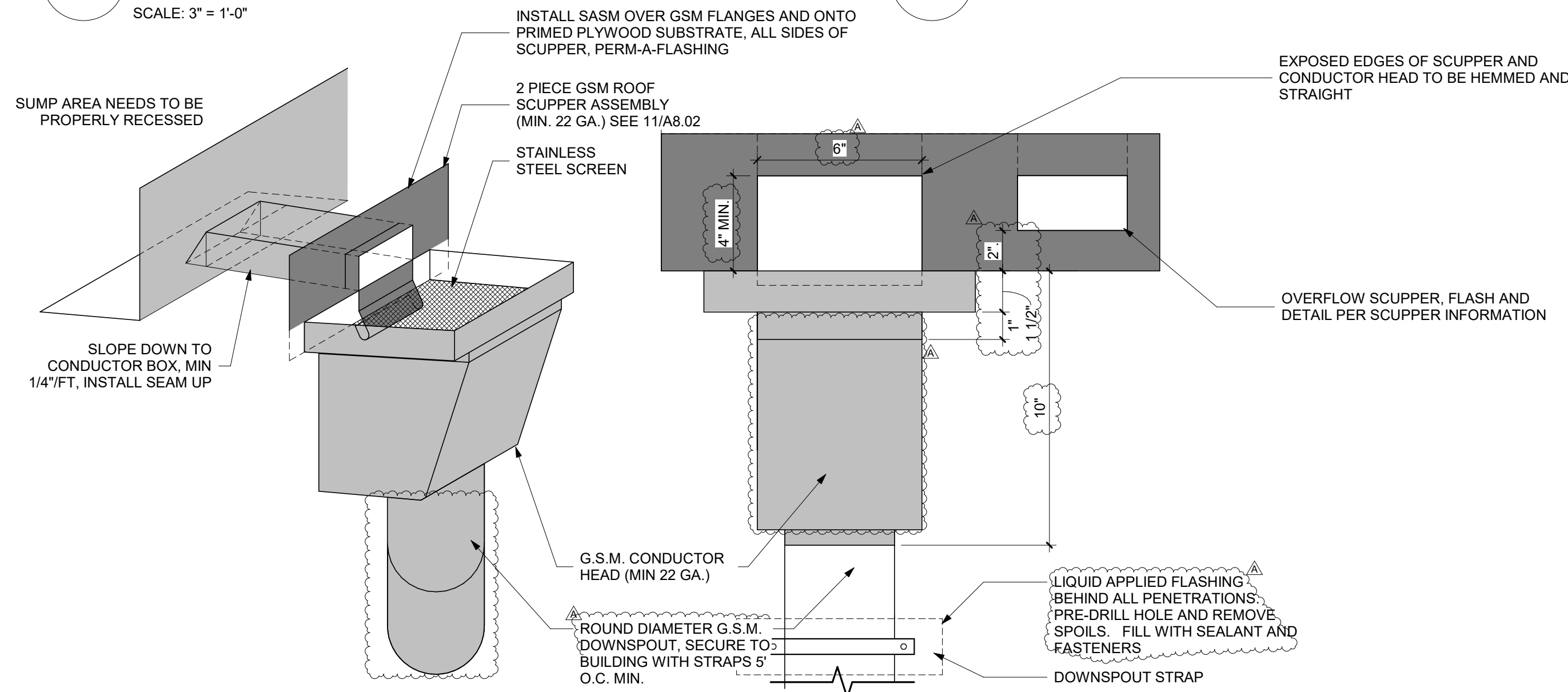
15 TYP SUNVENT @ HPAC
A8.02 SCALE: 1" = 1'-0"



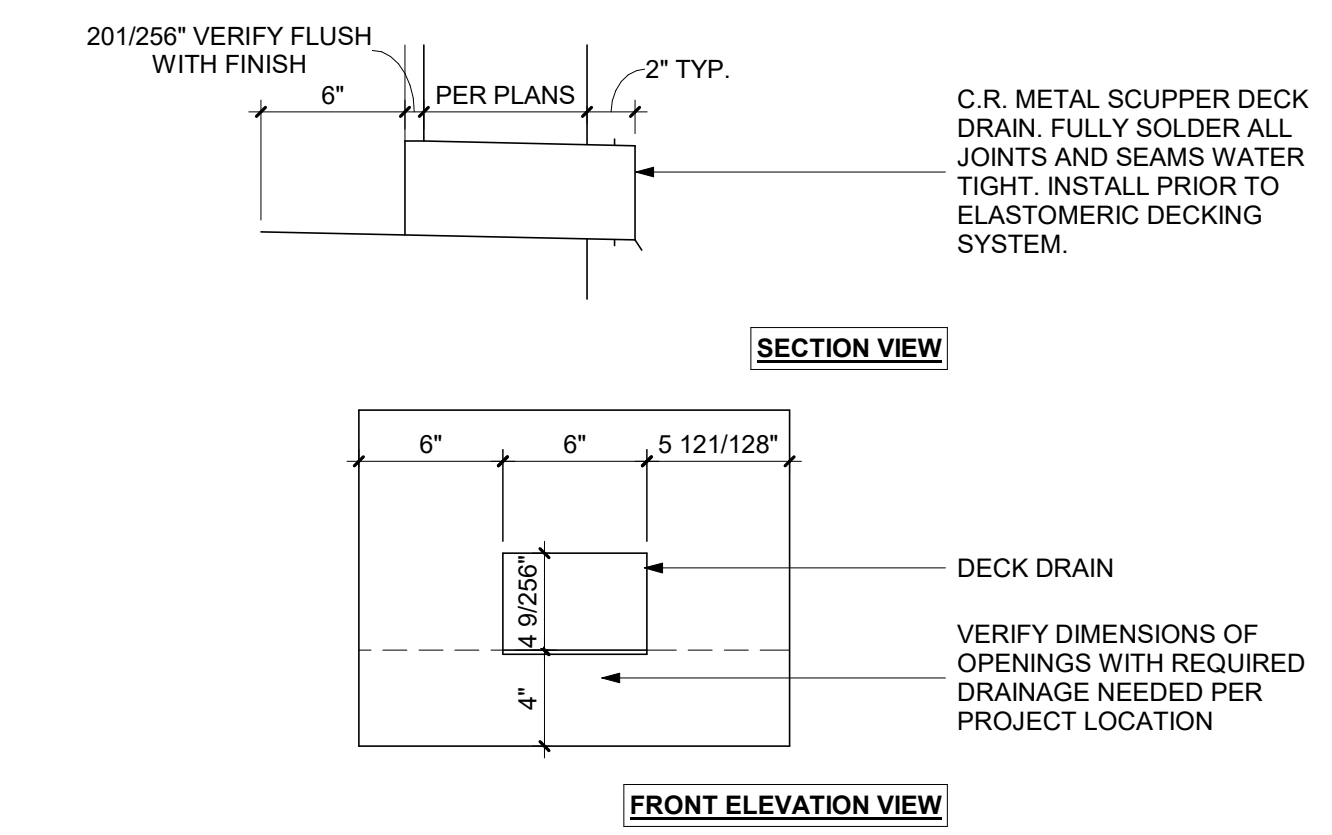
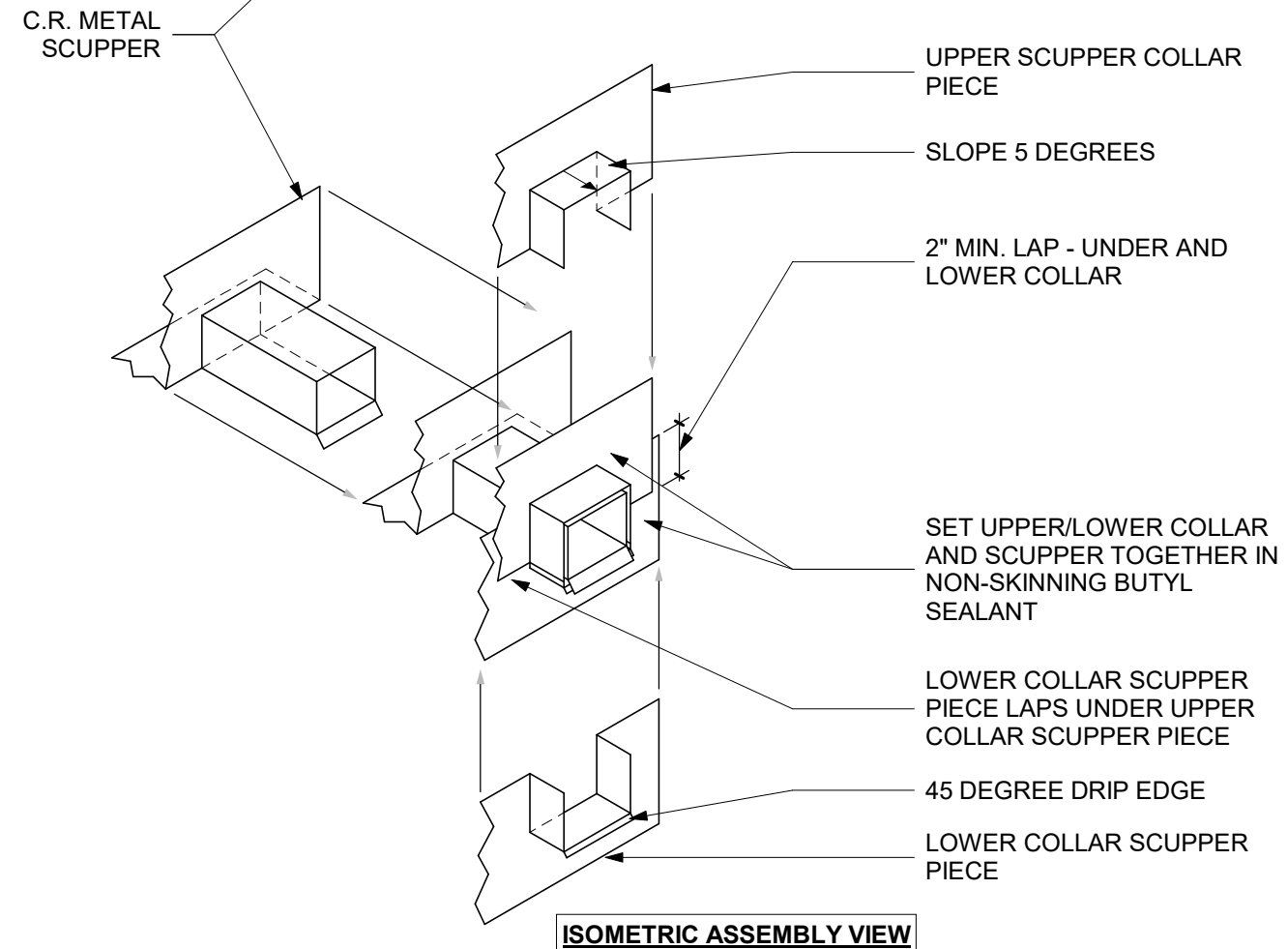
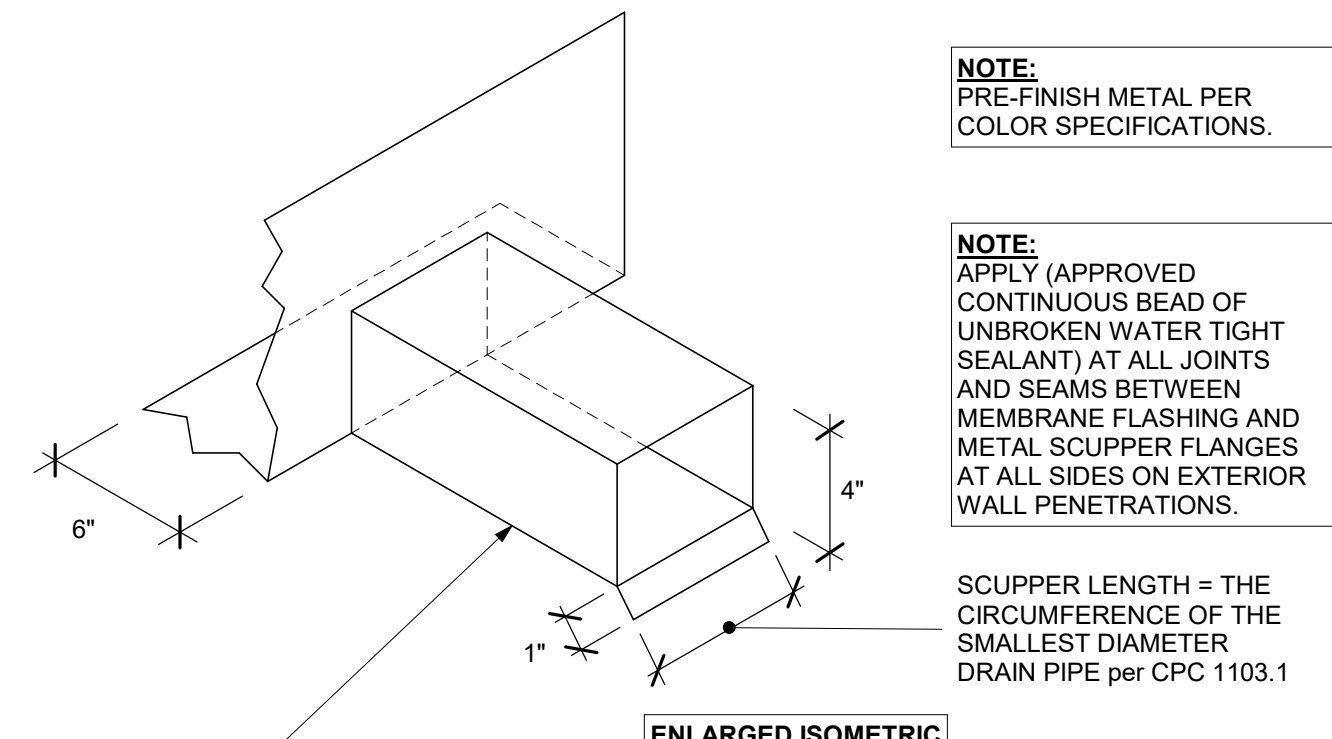
14 TYP. PIPE PENETRATION FLASHING - 1
A8.02 SCALE: 3" = 1'-0"



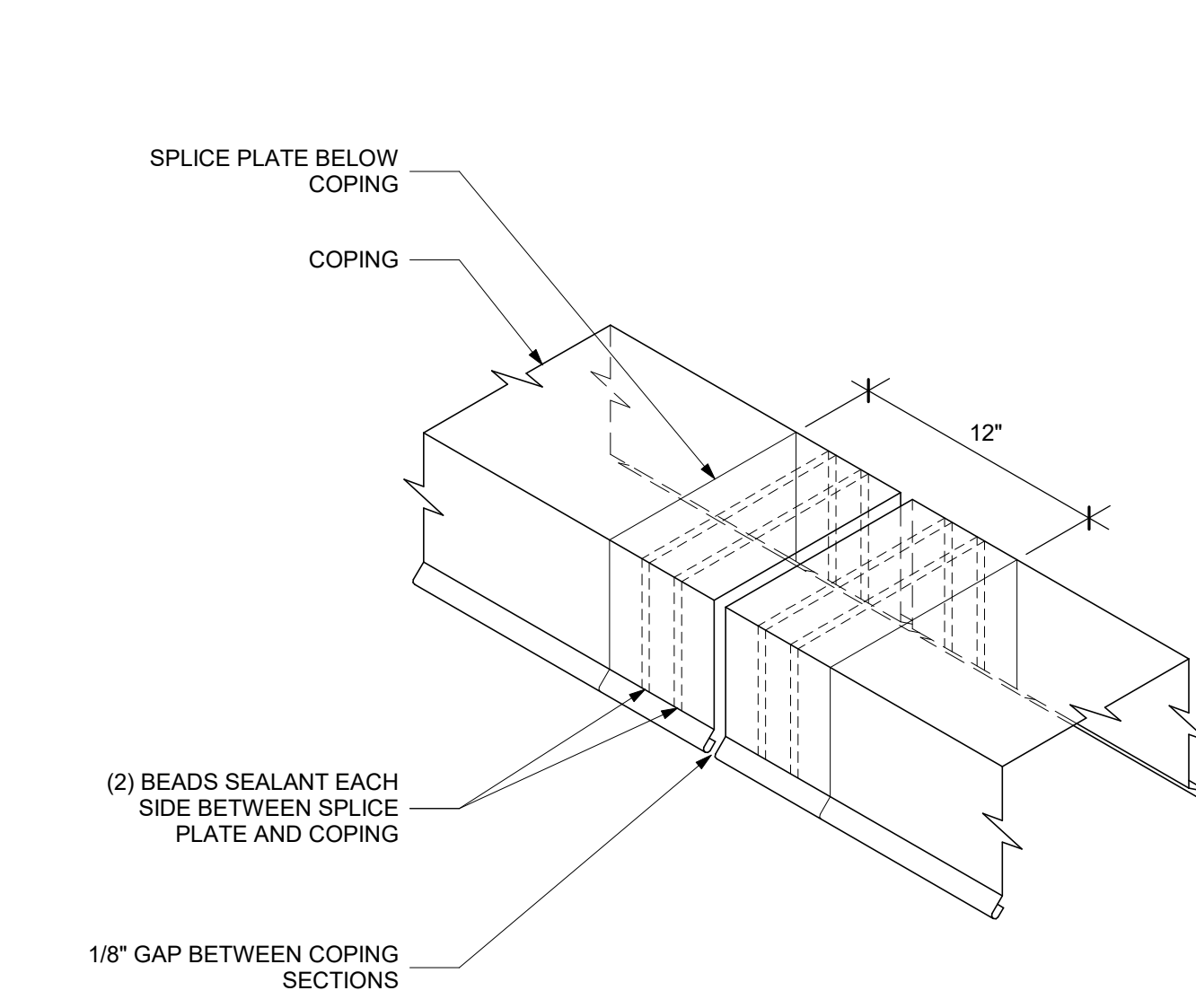
13 TYPICAL ELECTRICAL OUTLET/LIGHTING
A8.02 SCALE: 3" = 1'-0"



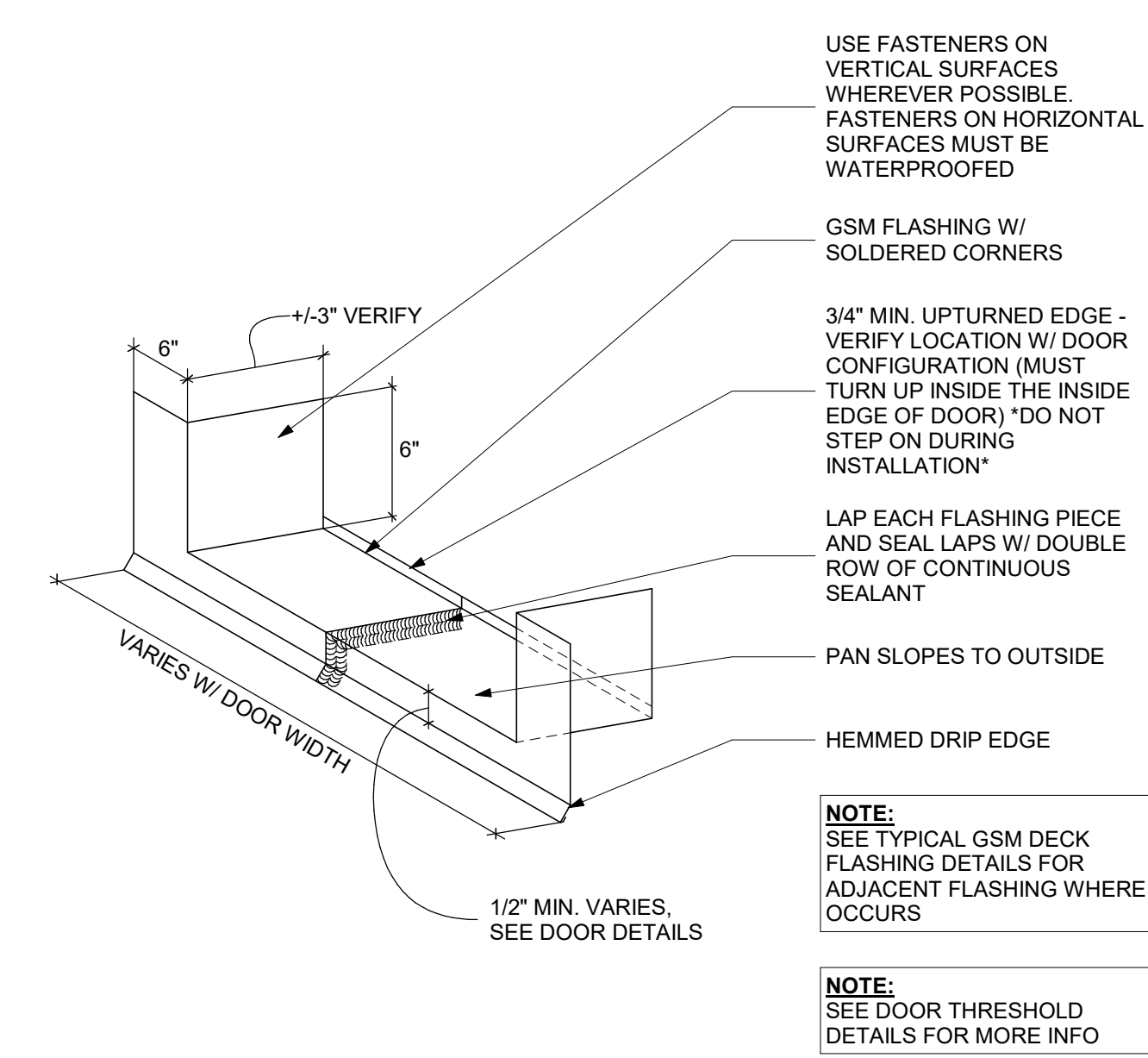
12 TYP. ROOF SCUPPER & CONDUCTOR BOX
A8.02 SCALE: 3" = 1'-0"



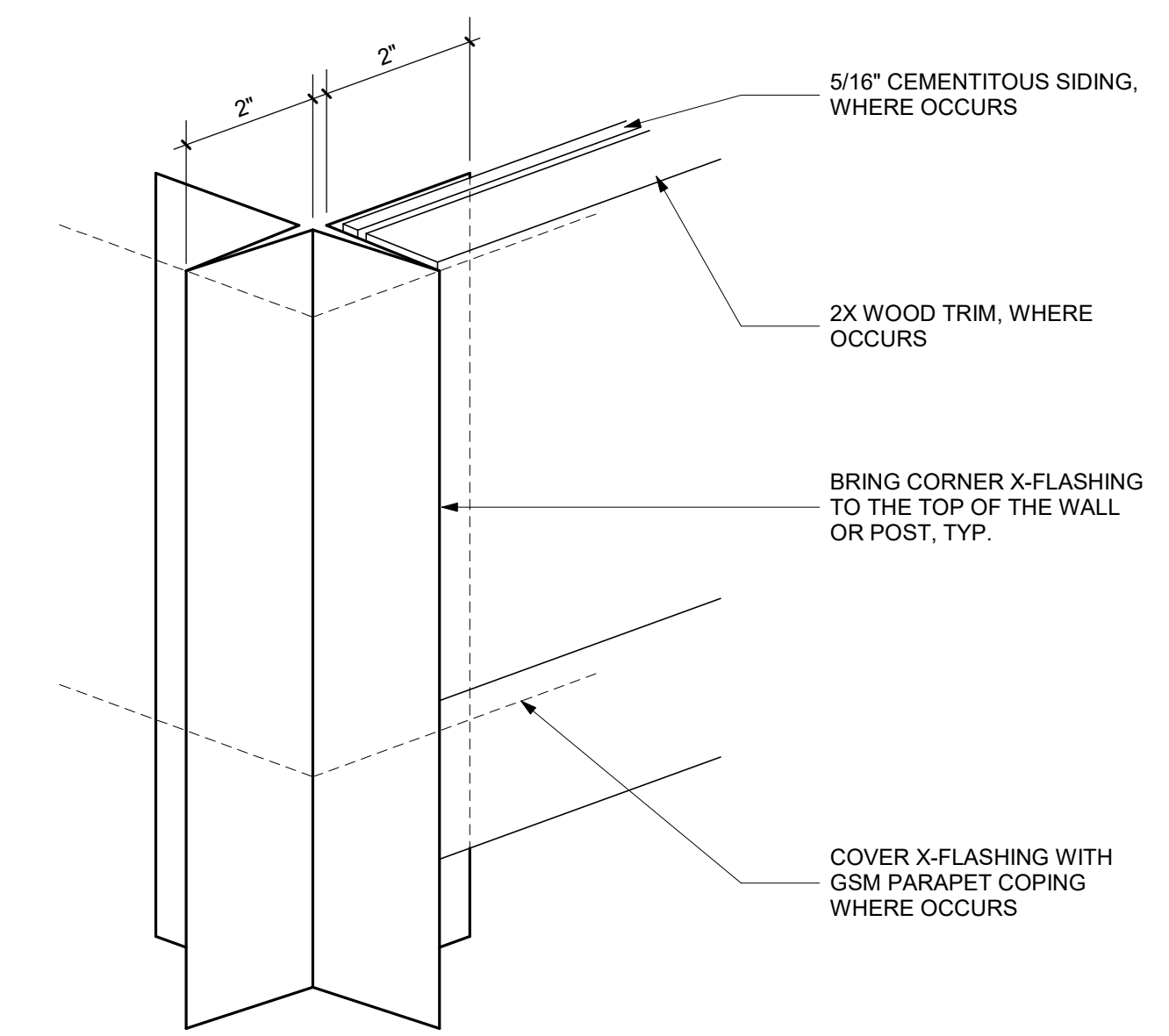
11 DRAIN SCUPPER
A8.02 SCALE: 1 1/2" = 1'-0"



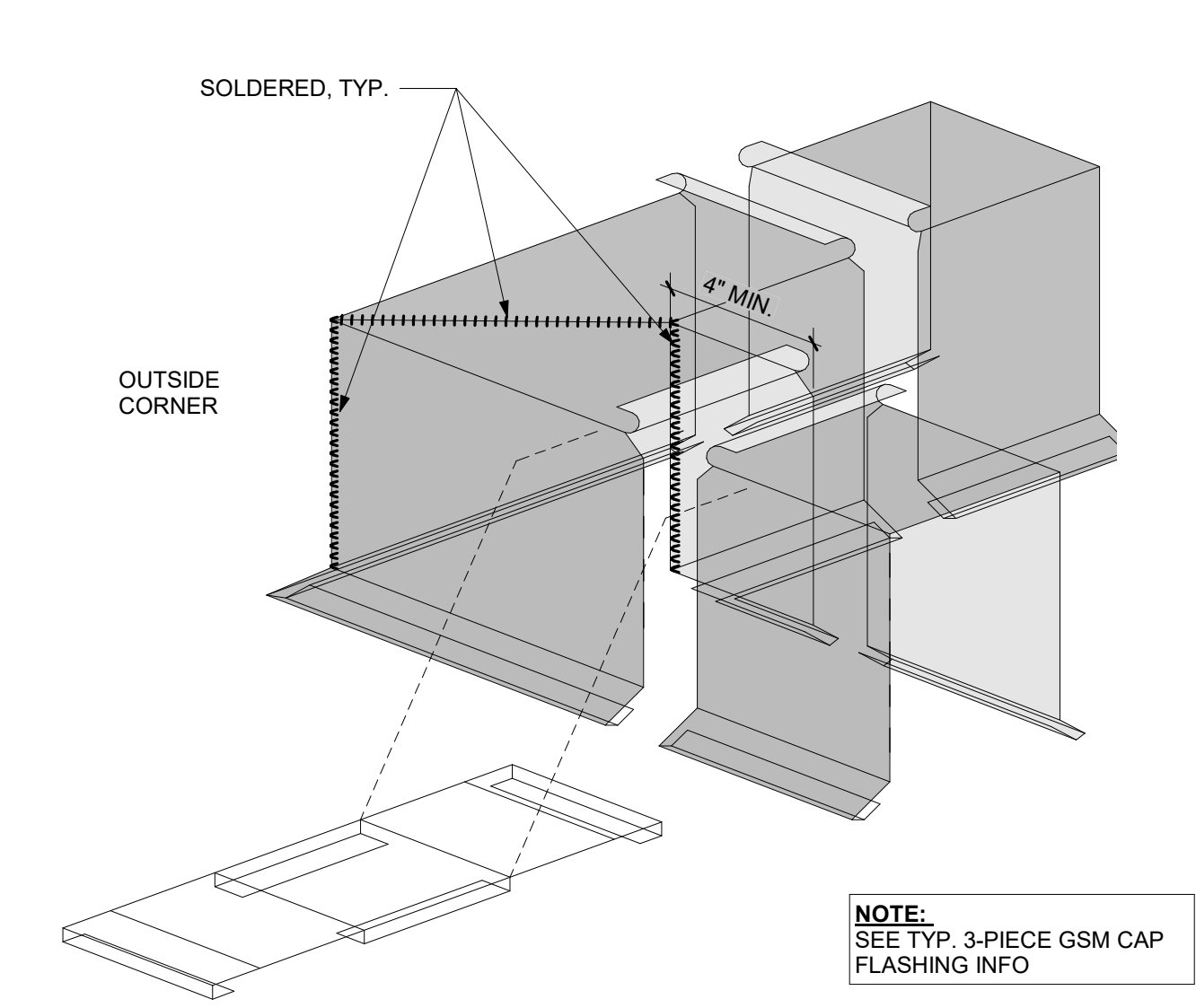
10 TYPICAL SPLICE PLATE ISOMETRIC
A8.02 SCALE: 3" = 1'-0"



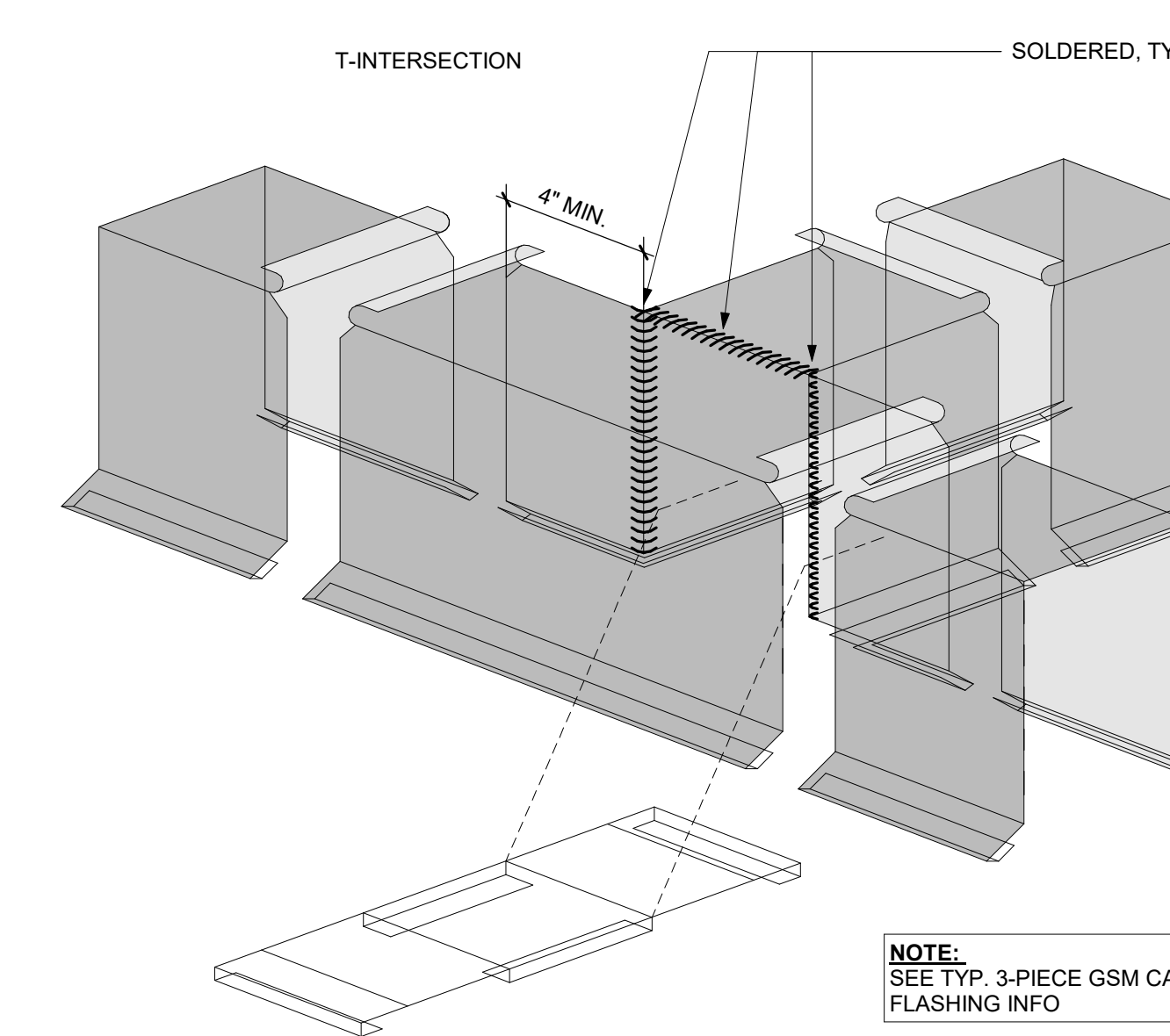
8 DOOR SILL PAN FLASHING
A8.02 SCALE: 3" = 1'-0"



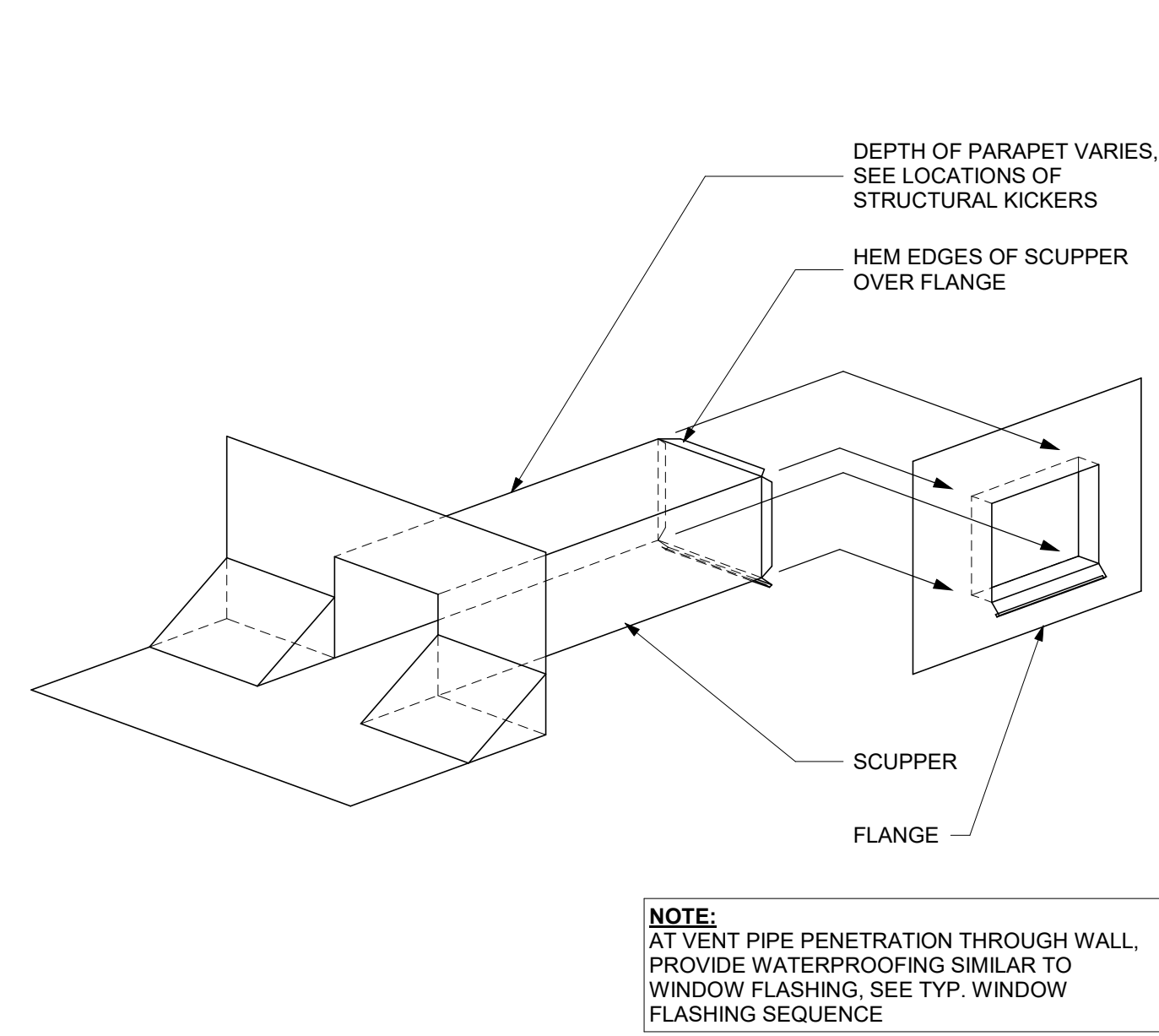
7 TYP. GSM X-FLASHING @ OUTSIDE CORNER
A8.02 SCALE: 3" = 1'-0"



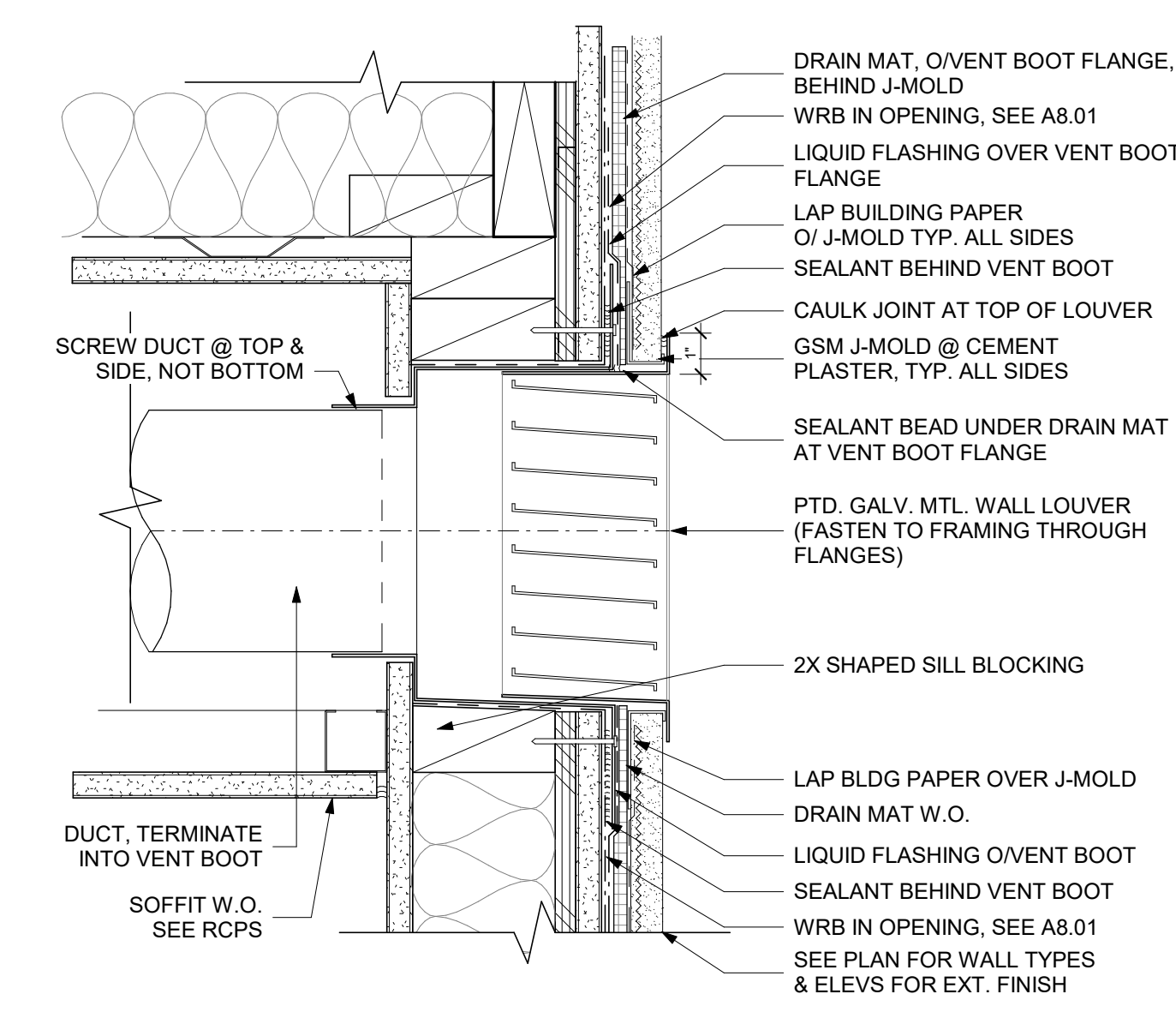
6 TYP. CORNER GSM PARAPET CAP FLASHING
A8.02 SCALE: 3" = 1'-0"



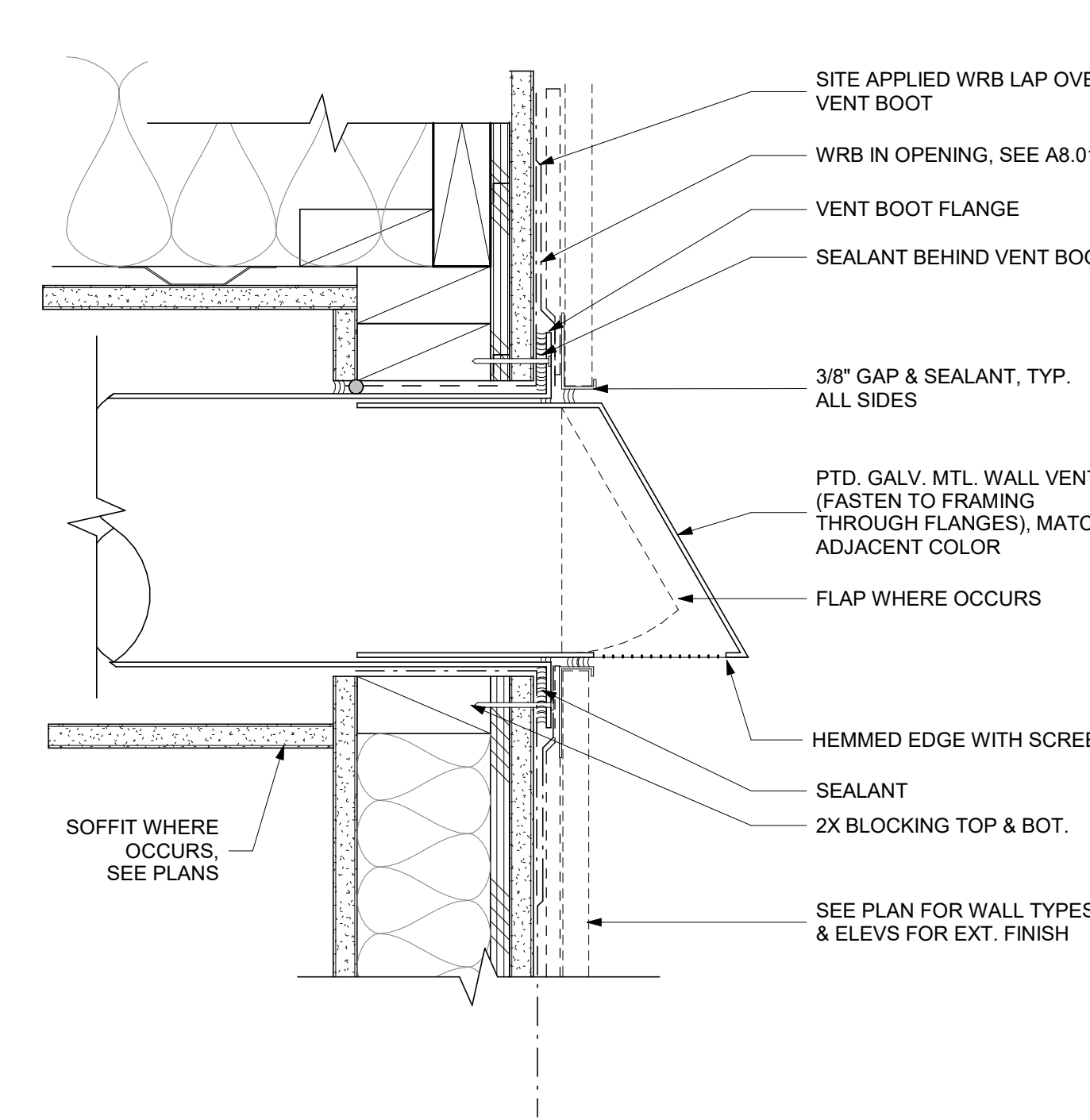
5 TYP. 3-PIECE G.S.M. PARAPET CAP FLASHING
A8.02 SCALE: 3" = 1'-0"



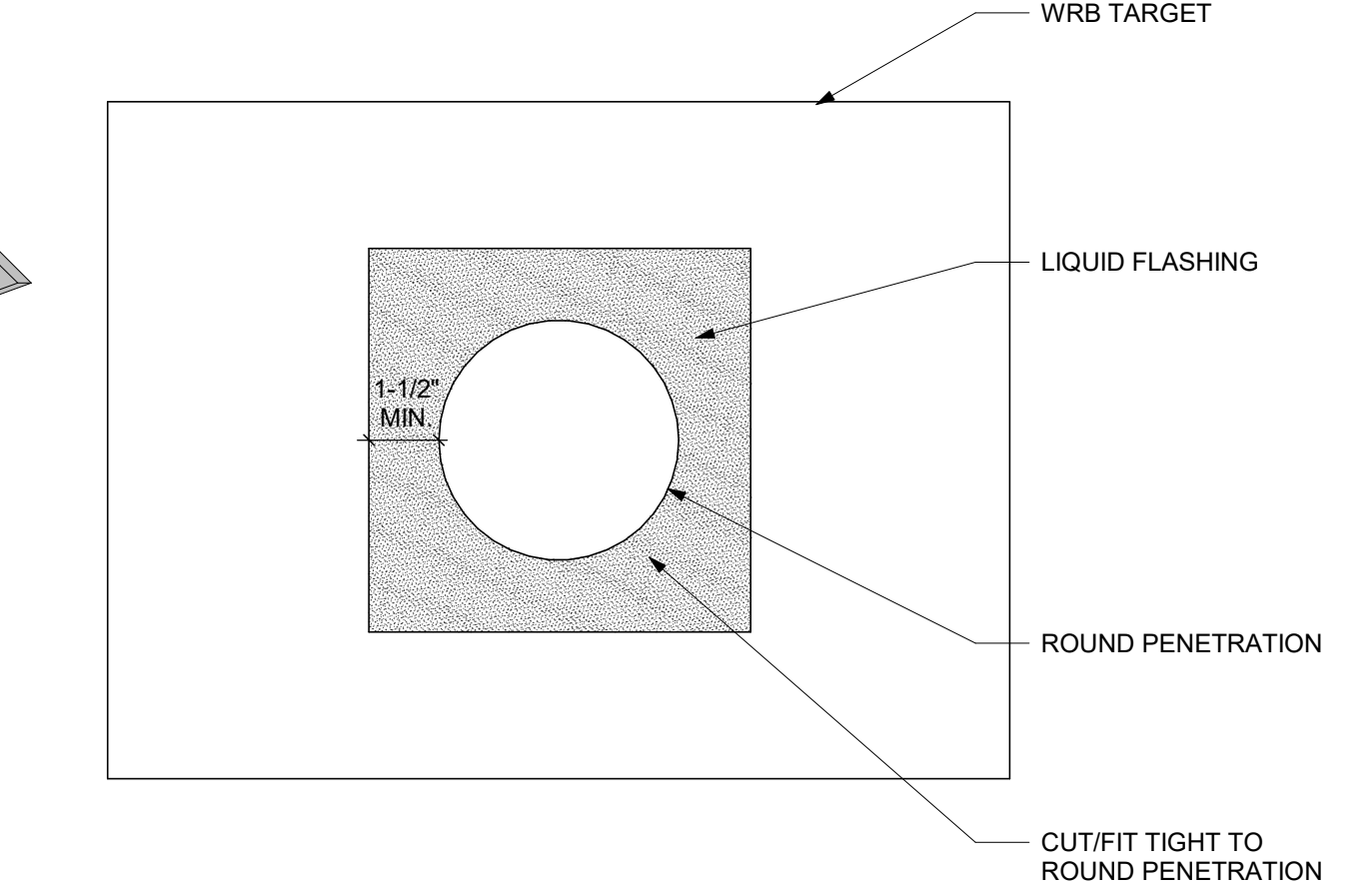
4 TYP. 2-PIECE GSM SCUPPER
A8.02 SCALE: 3" = 1'-0"



3 TYP. LOUVER @ EXT. WALL
A8.02 SCALE: 3" = 1'-0"



2 TYP. DRYER VENT @ EXT. WALL
A8.02 SCALE: 3" = 1'-0"



1 ROUND PENETRATION FLASHING ELEVATION
A8.02 SCALE: 3" = 1'-0"

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
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By: M. O'Brien Date: 07/27/2023
HARD COPY OF THESE STAMPED PLANS
MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
A	12/16/22	BID SET

Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVE
PALO ALTO, CA 94306



TYPICAL FLASHING DETAILS

JOB #: 1925
SCALE: As indicated

CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENNIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507

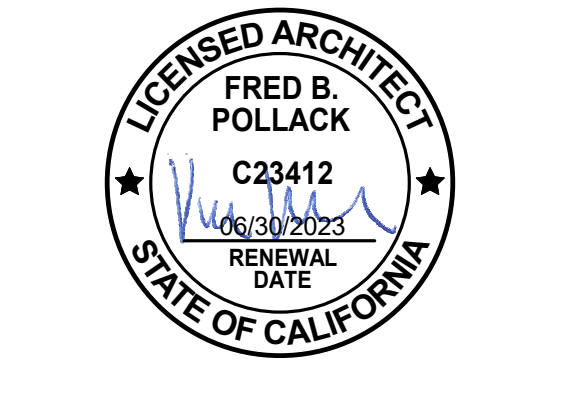
LANDSCAPE ARCHITECT
PLUR STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
 ARCATA, CA 95521

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023
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ID	DATE	NAME
A	12/16/22	BID SET
B	03/20/23	BID ADDENDUM

Project:

EDUCATOR HOUSING
 231 GRANT AVENUE

231 GRANT AVE
 PALO ALTO, CA 94306

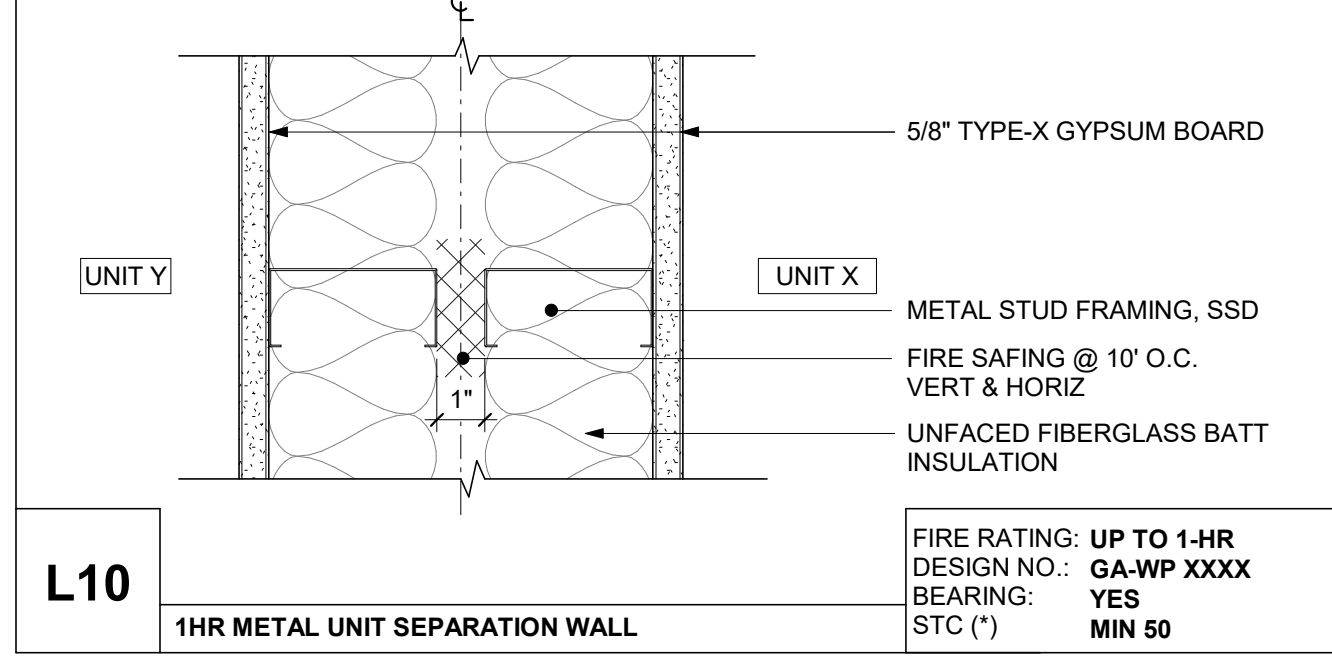
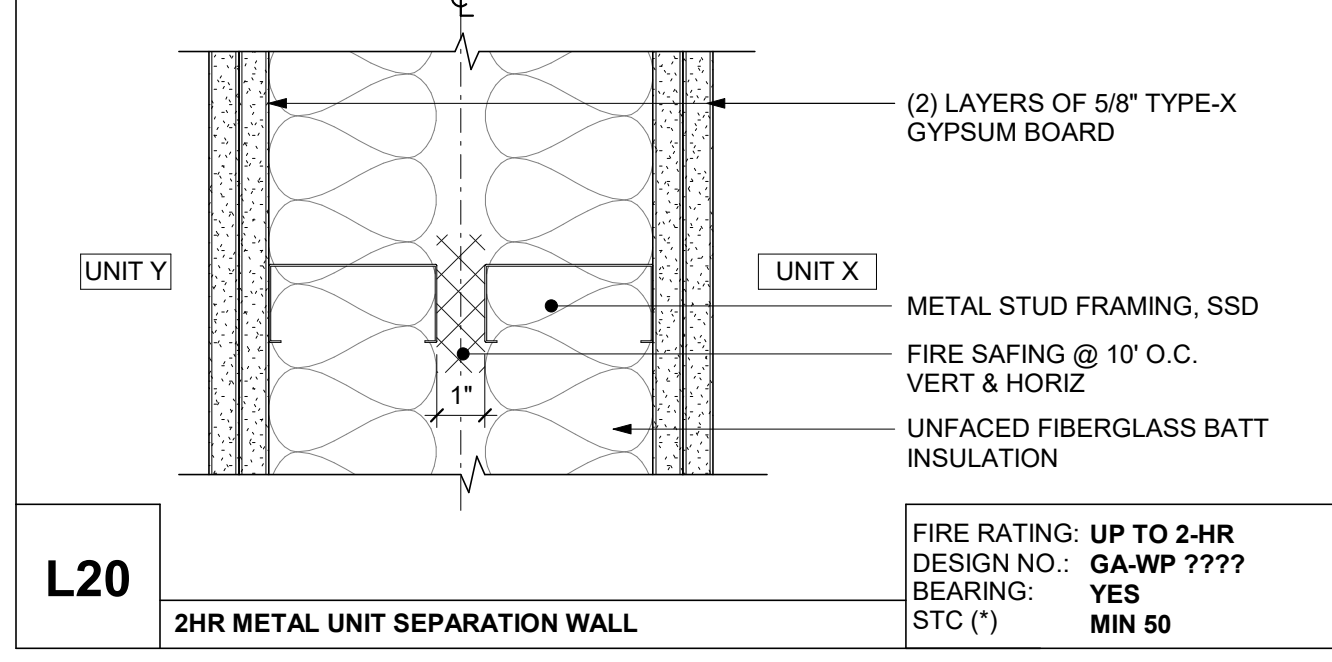
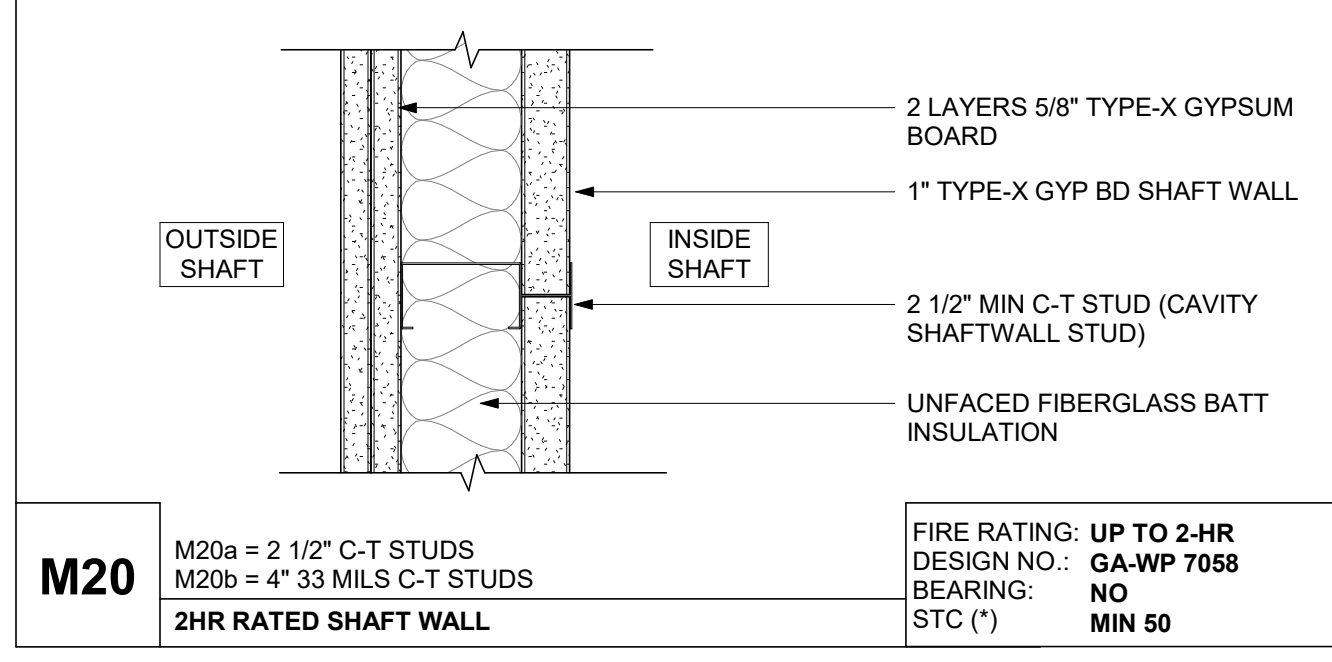
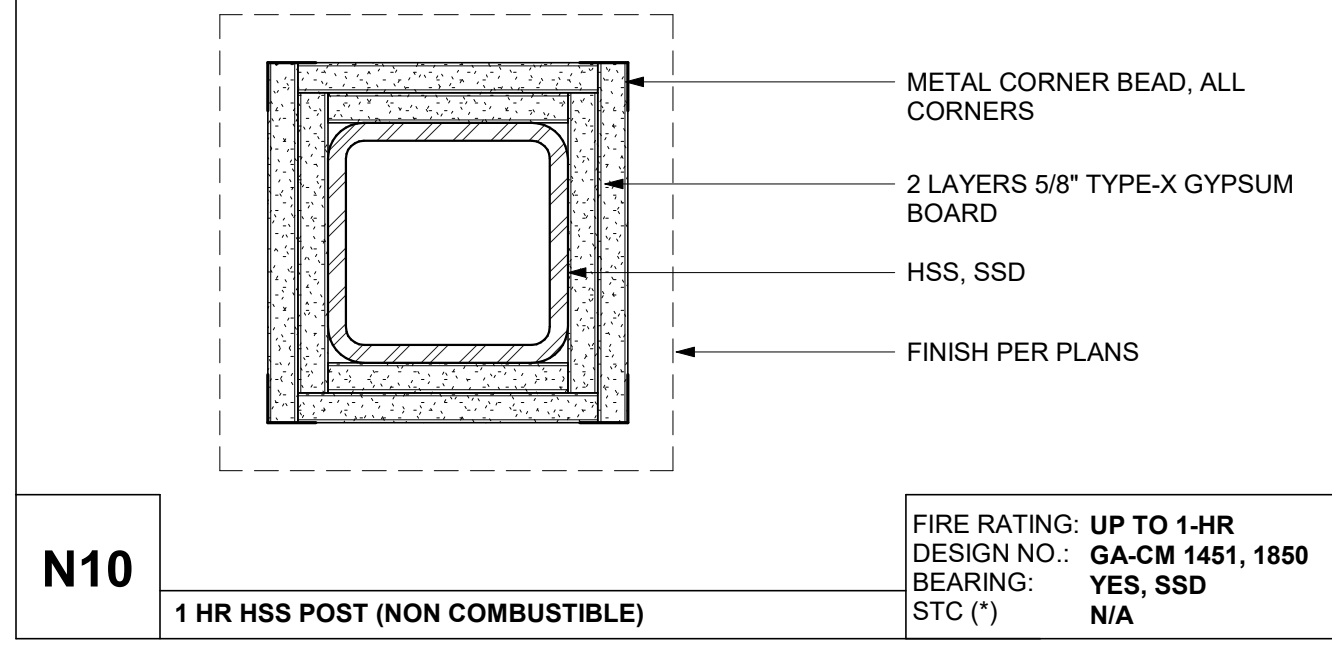
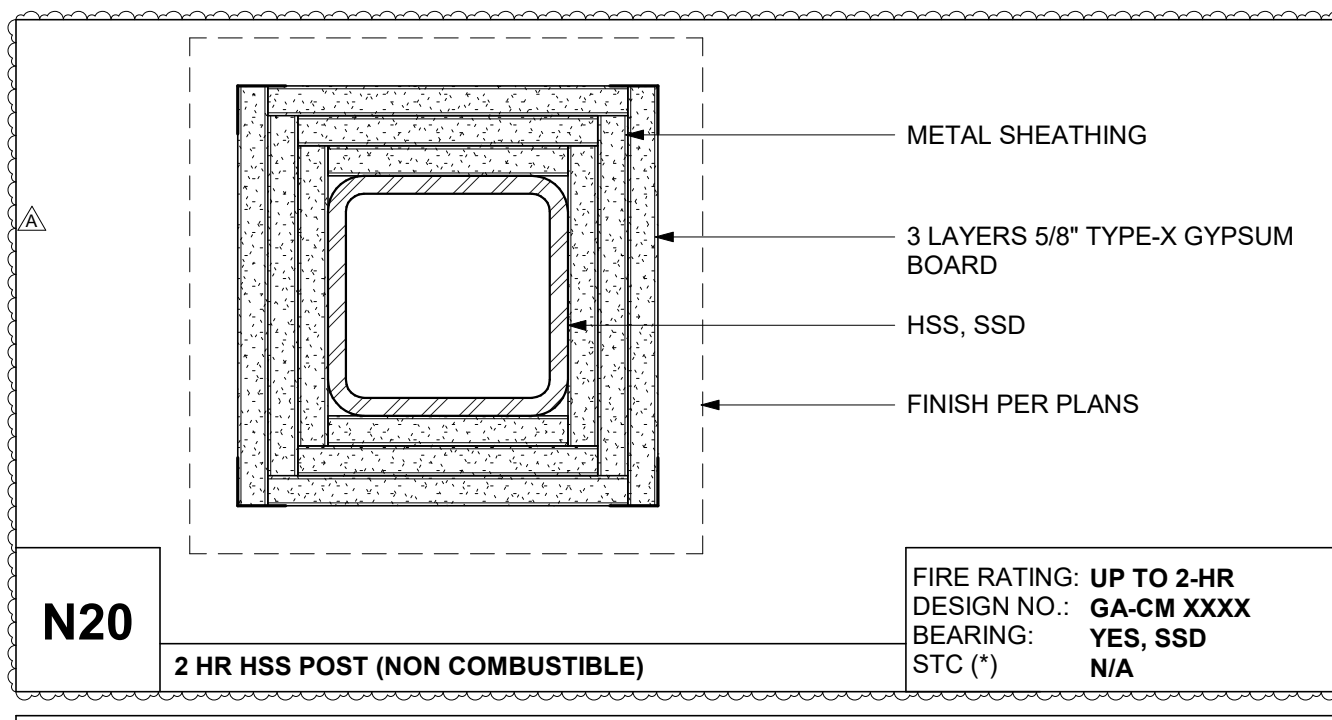
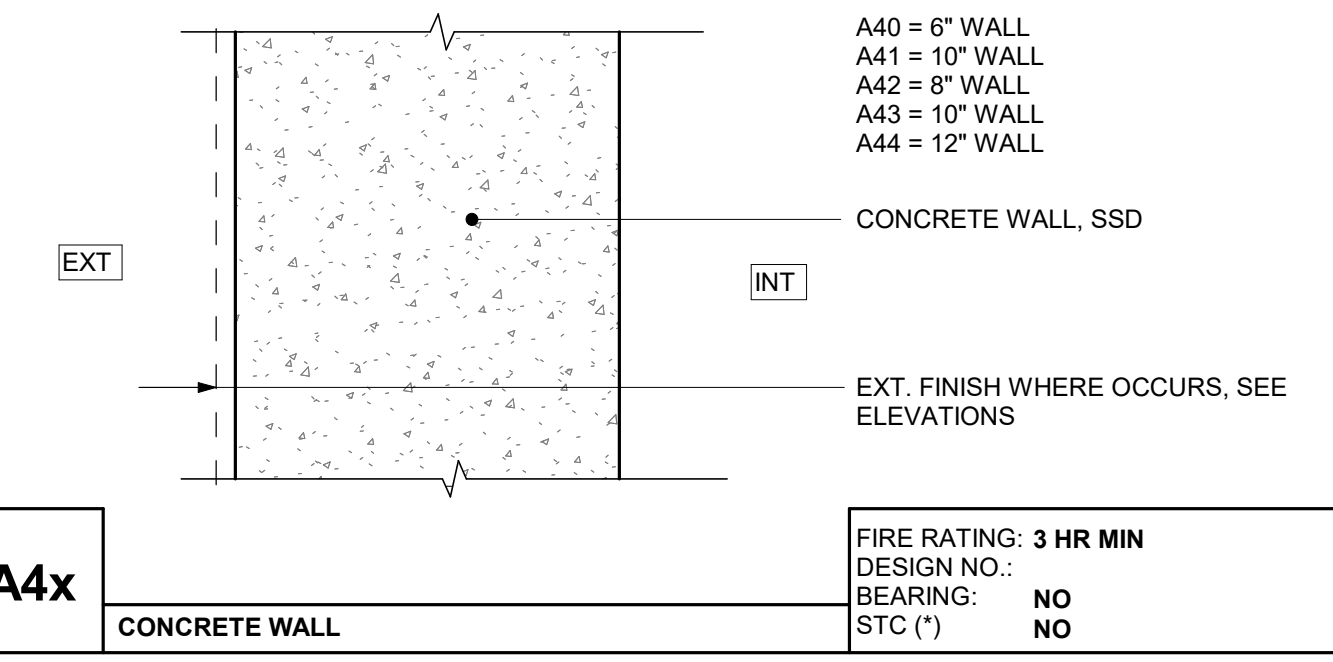
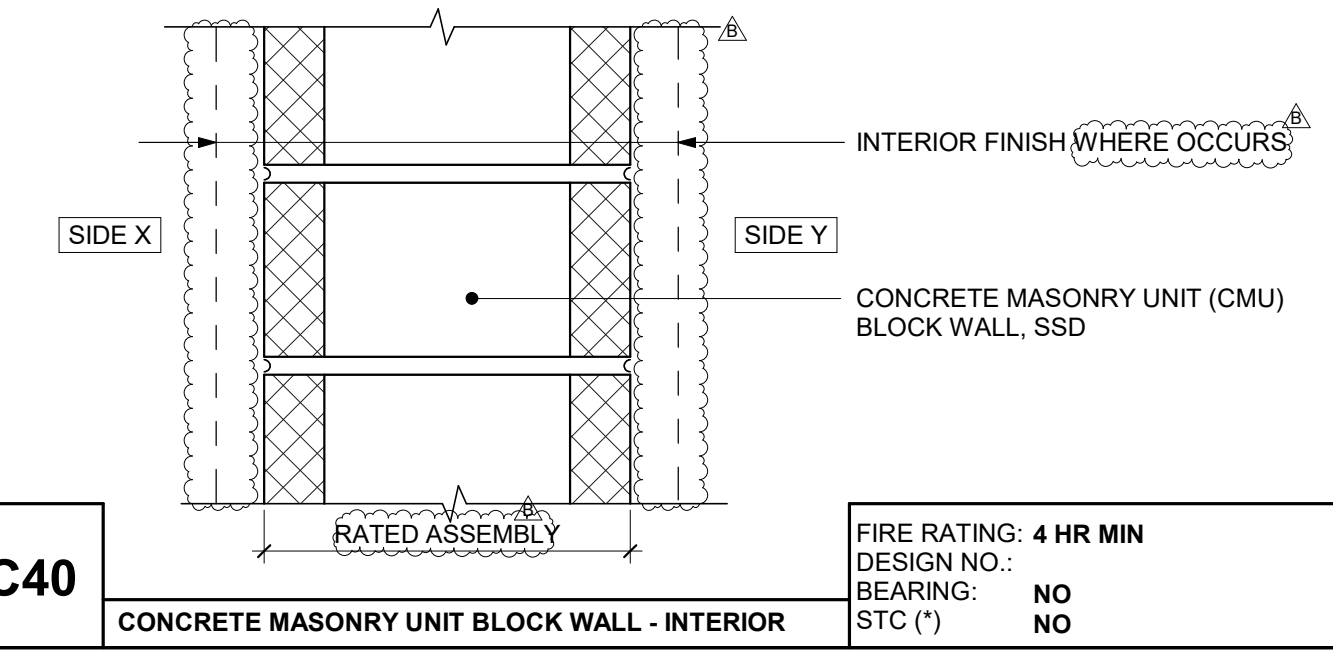
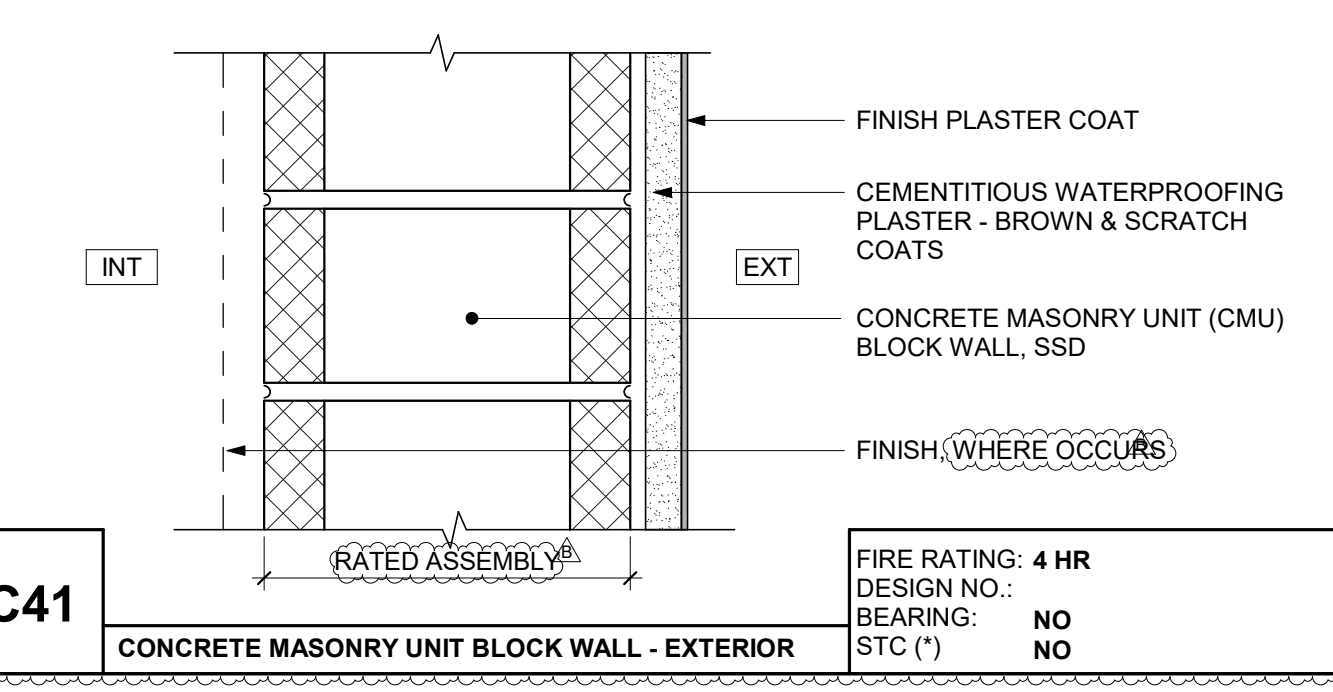
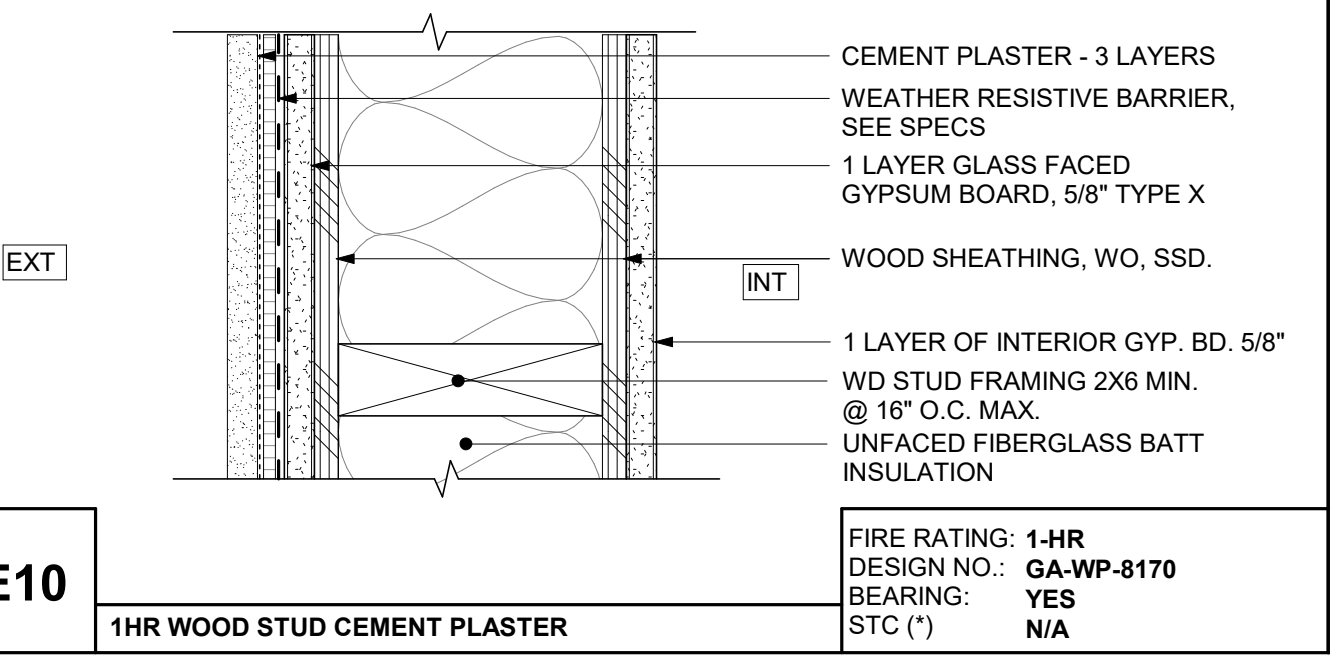
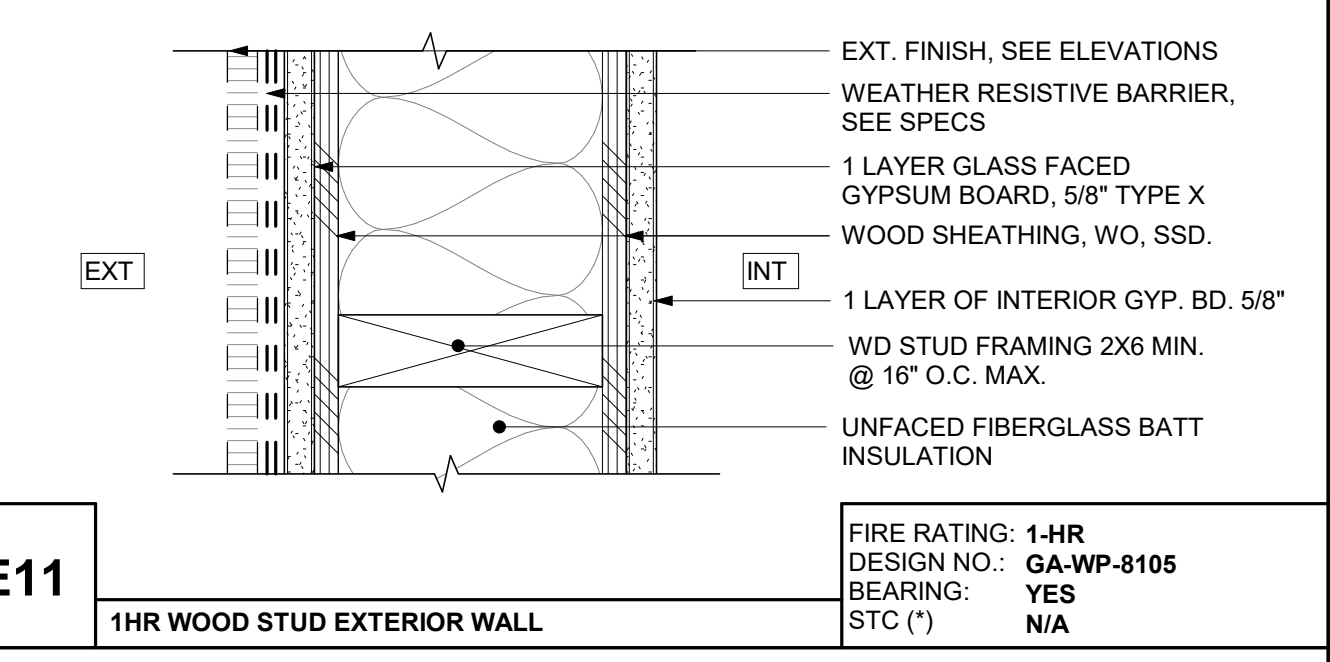
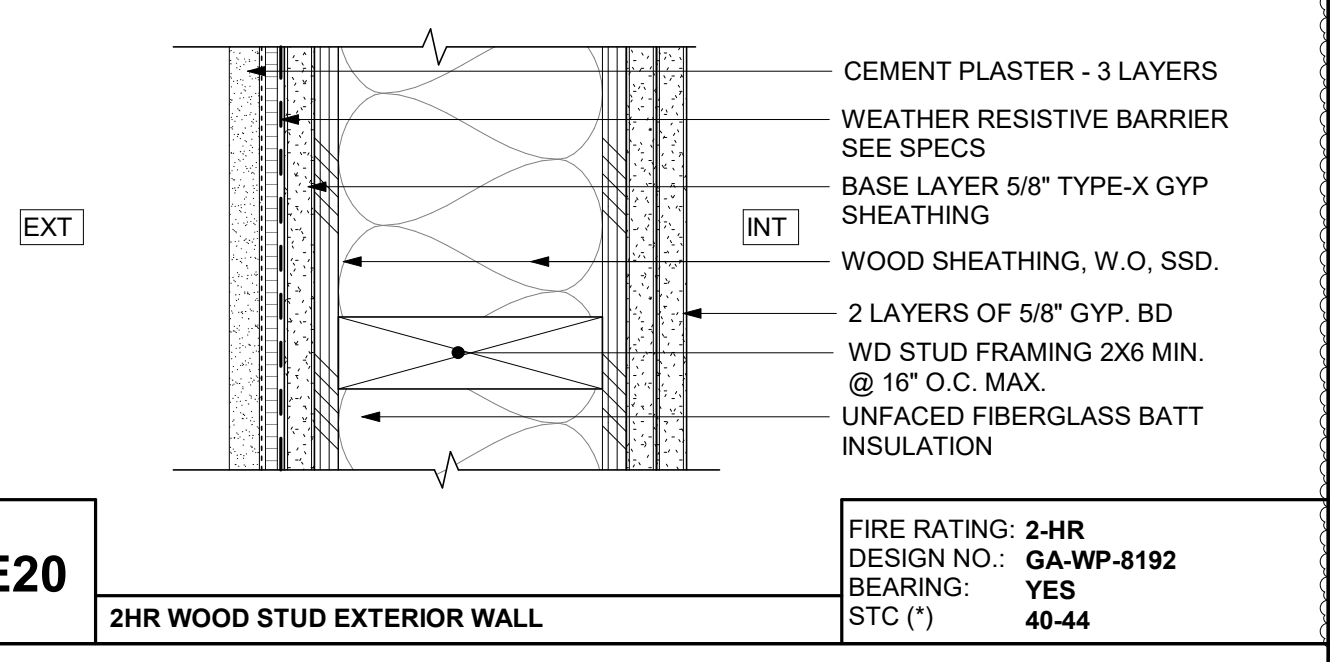
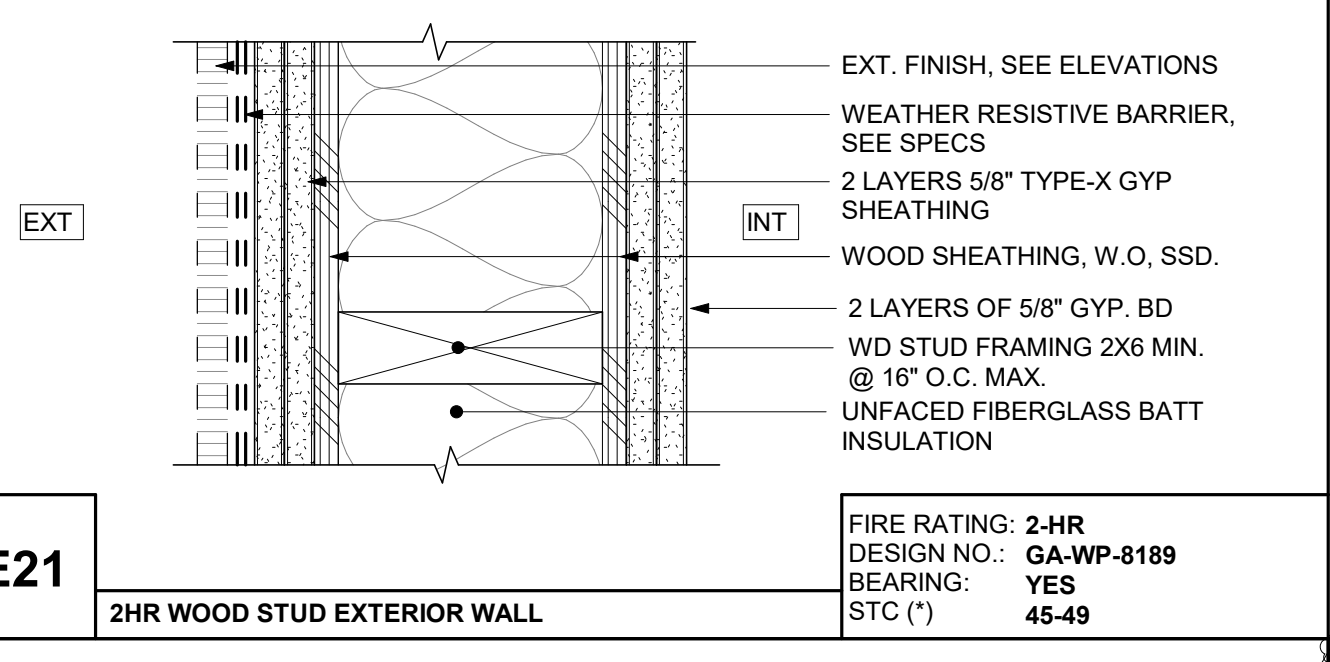
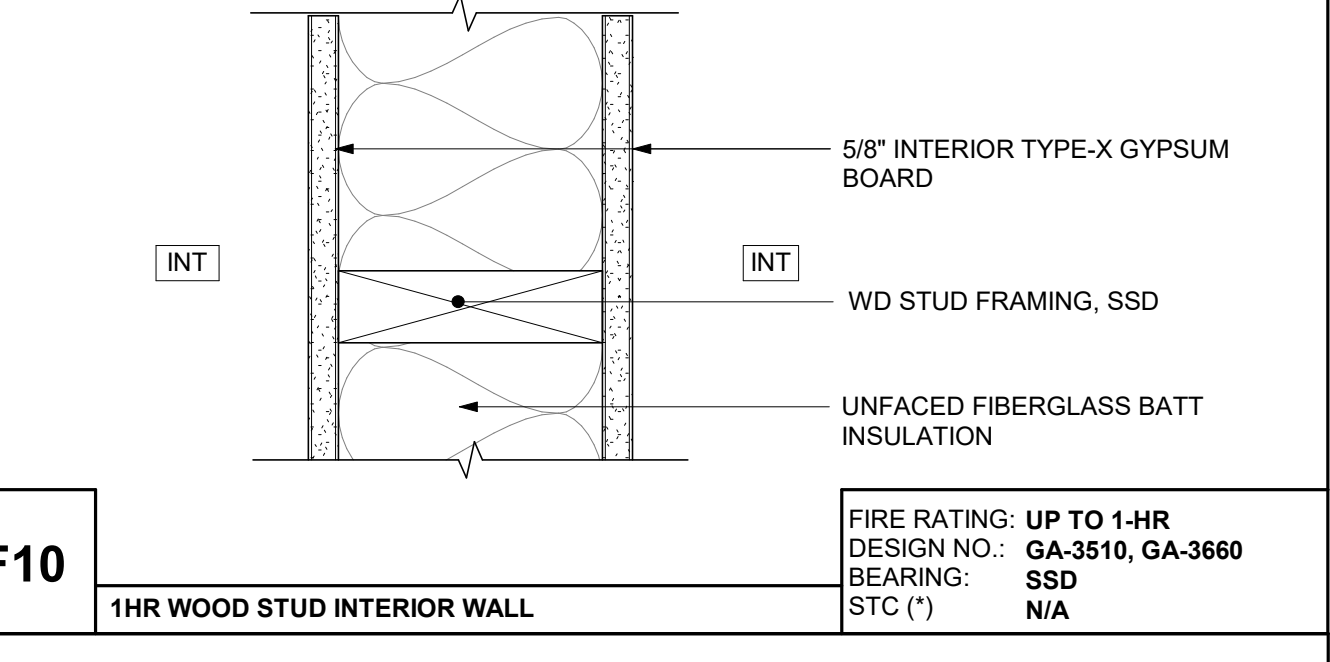
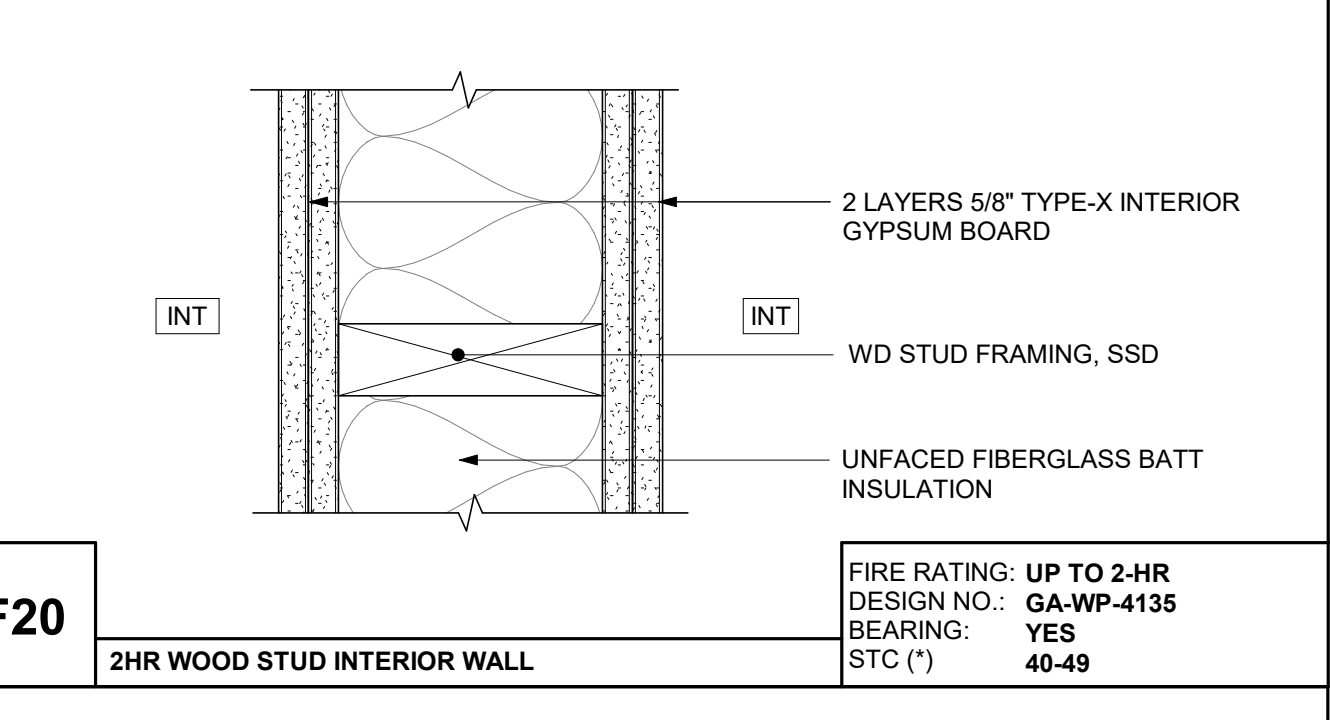
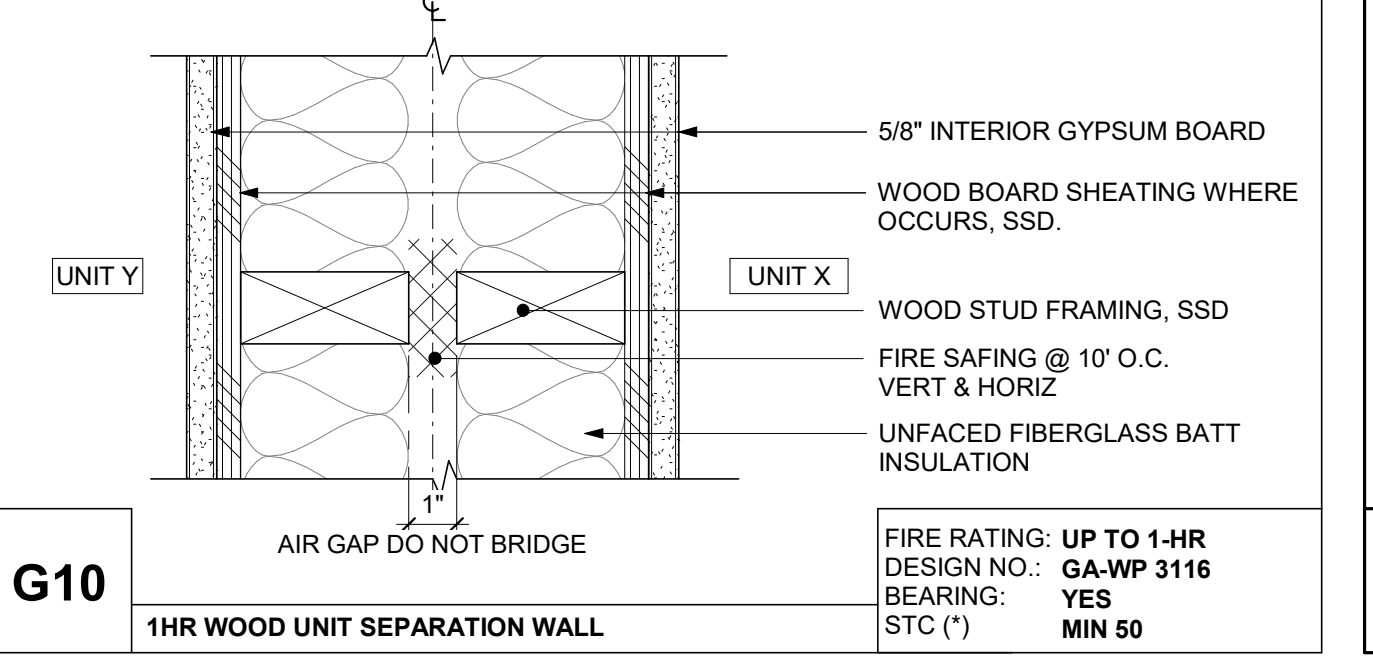
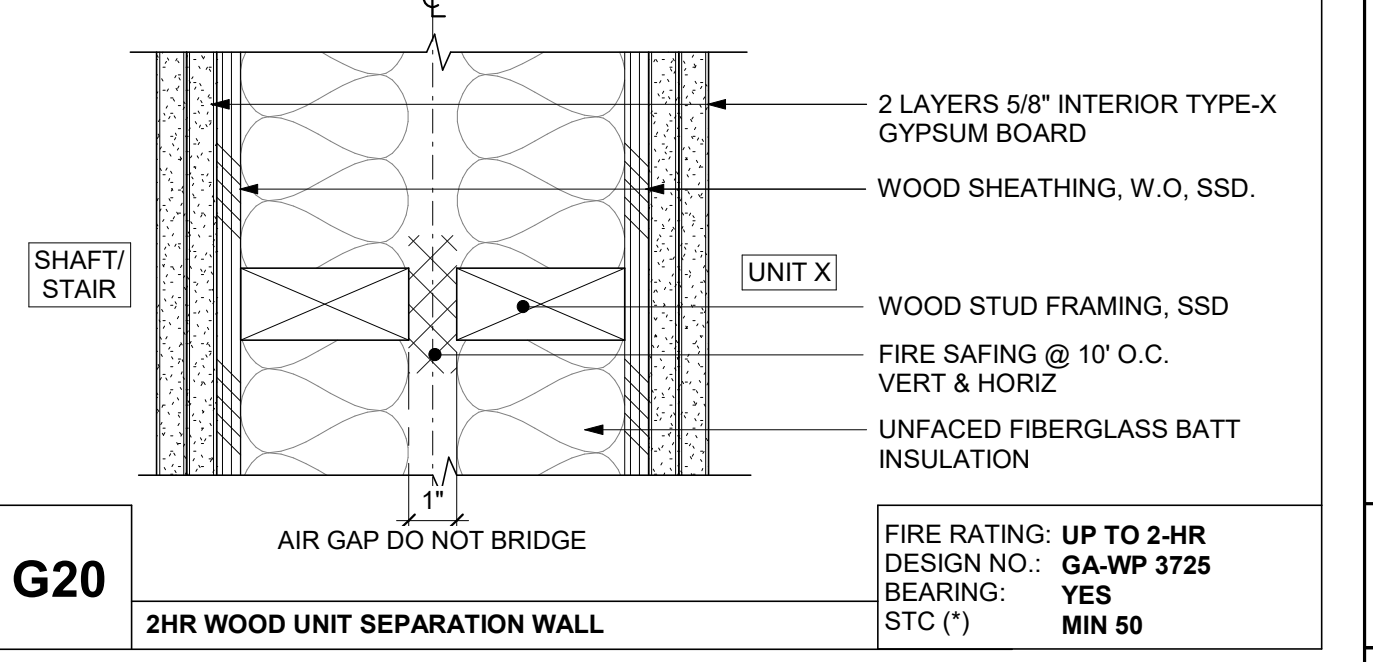
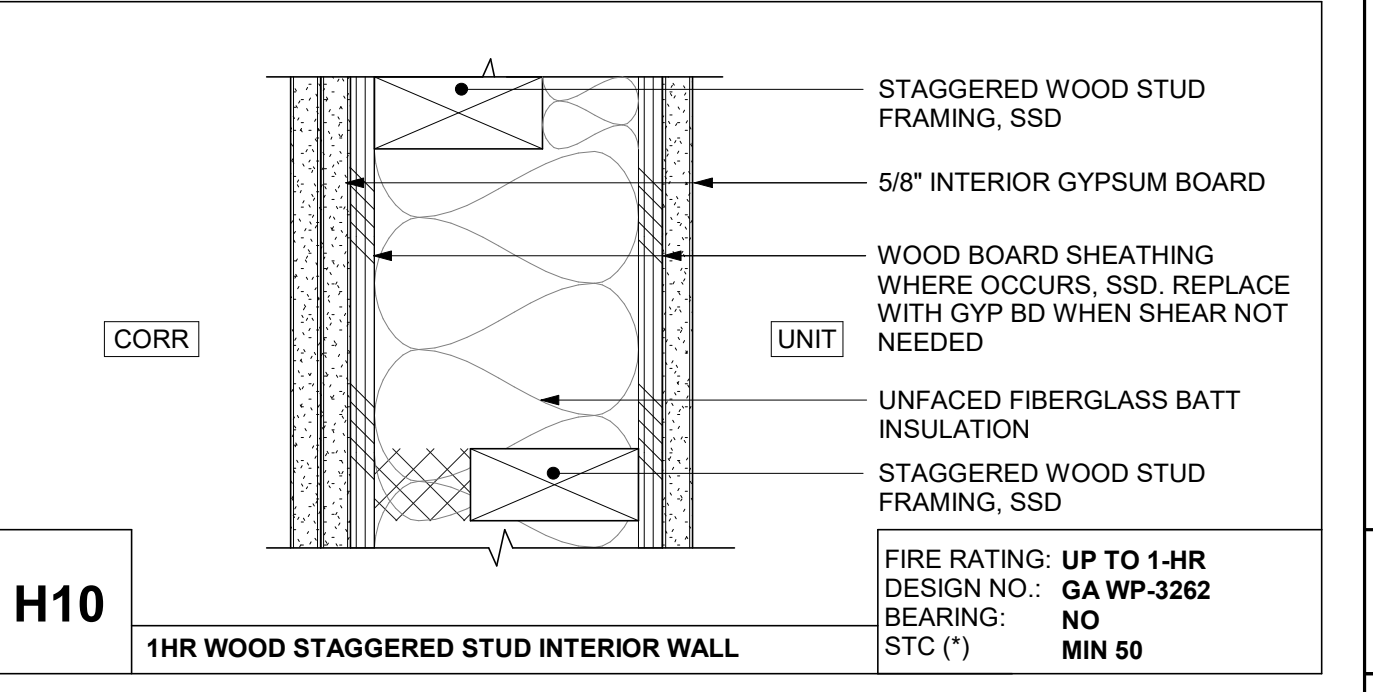
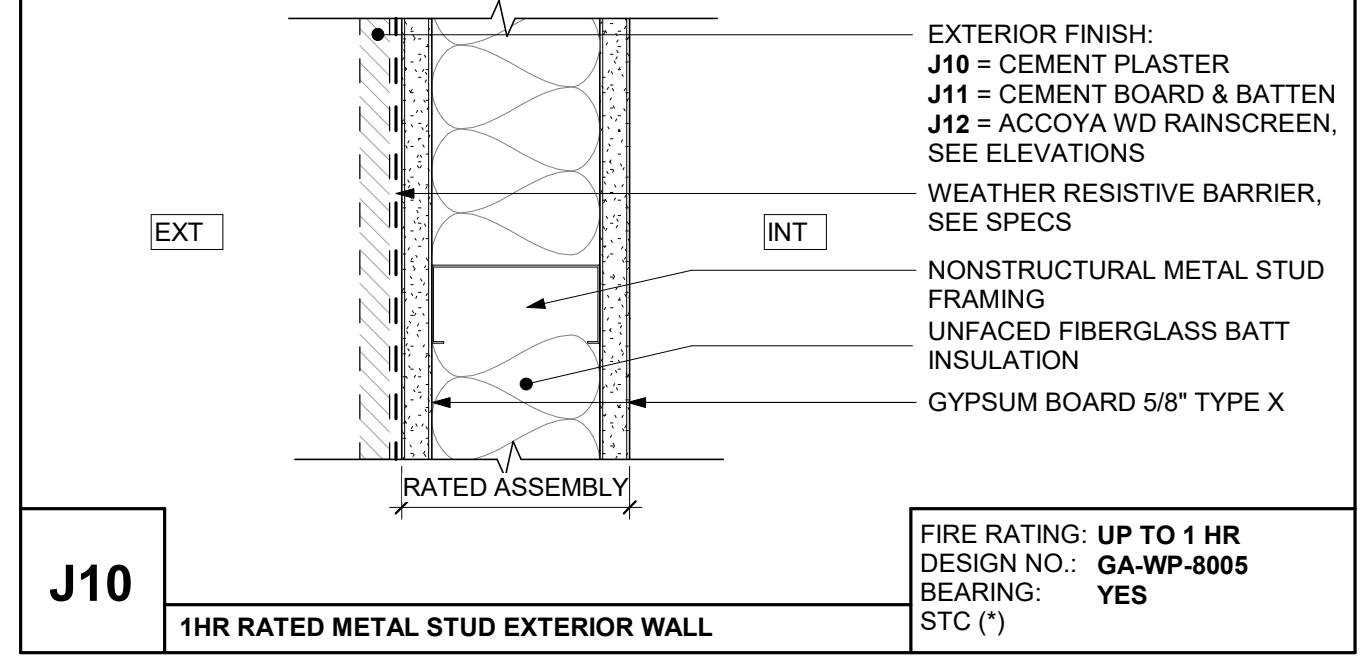
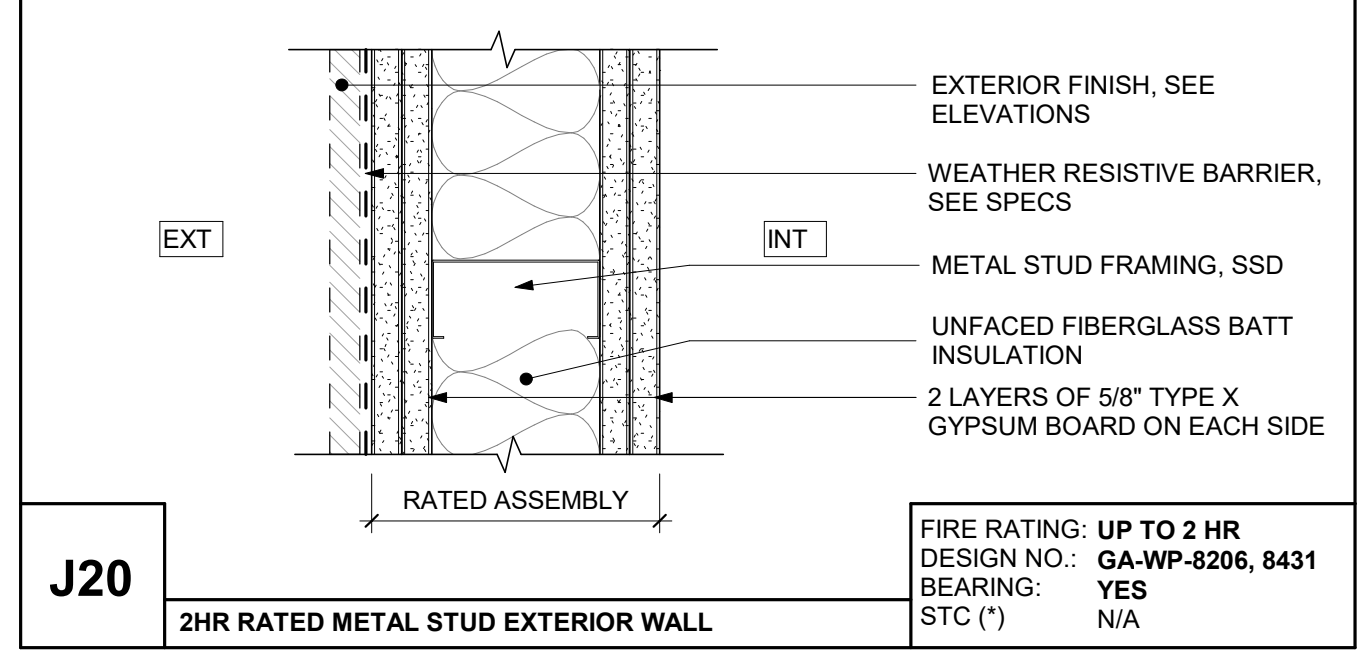
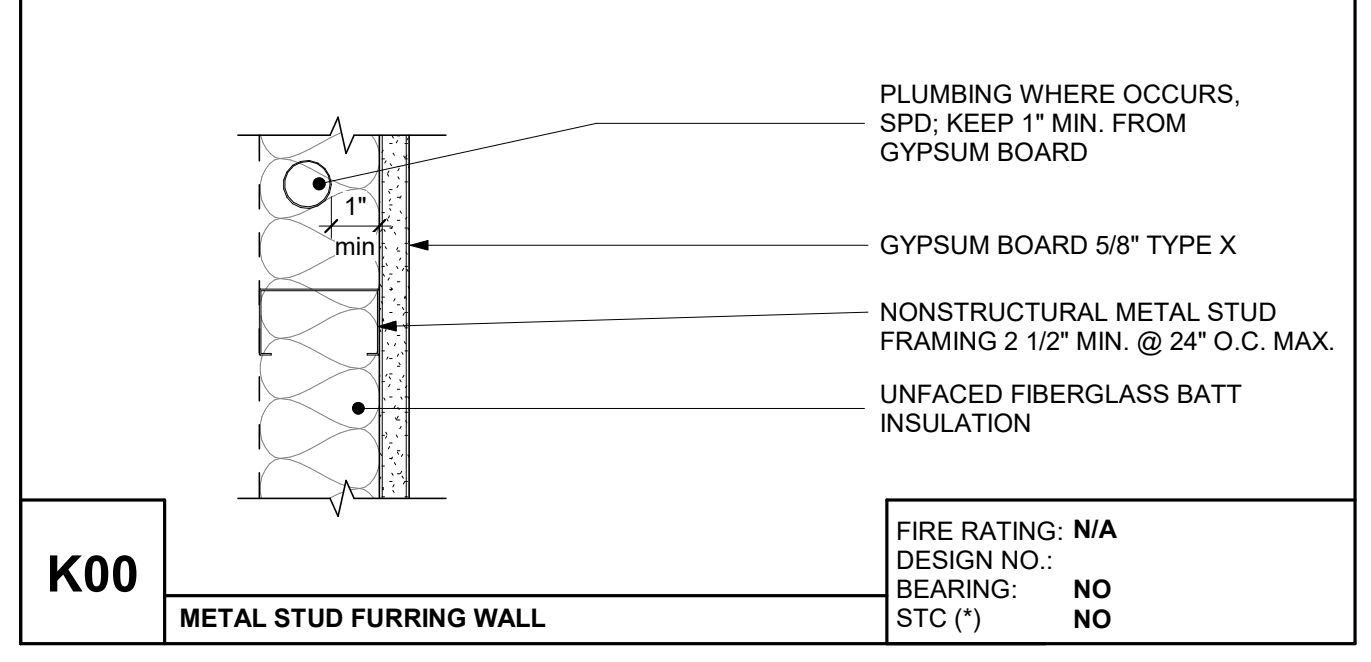
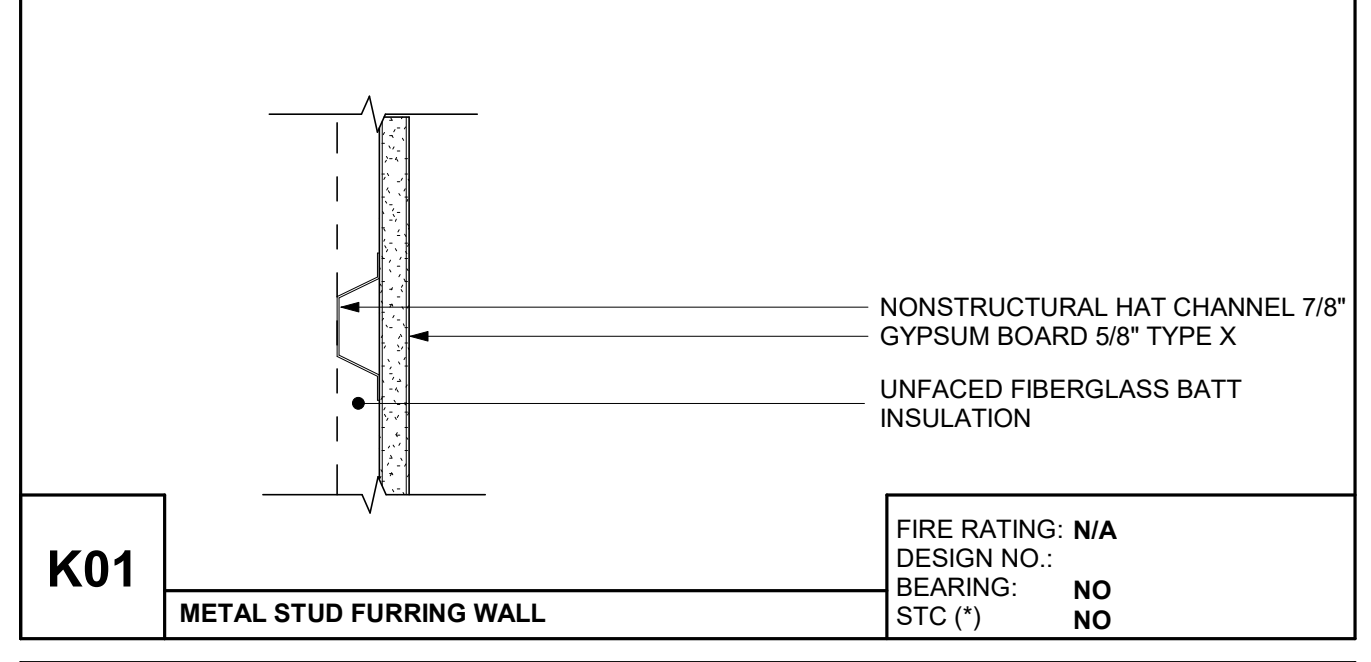
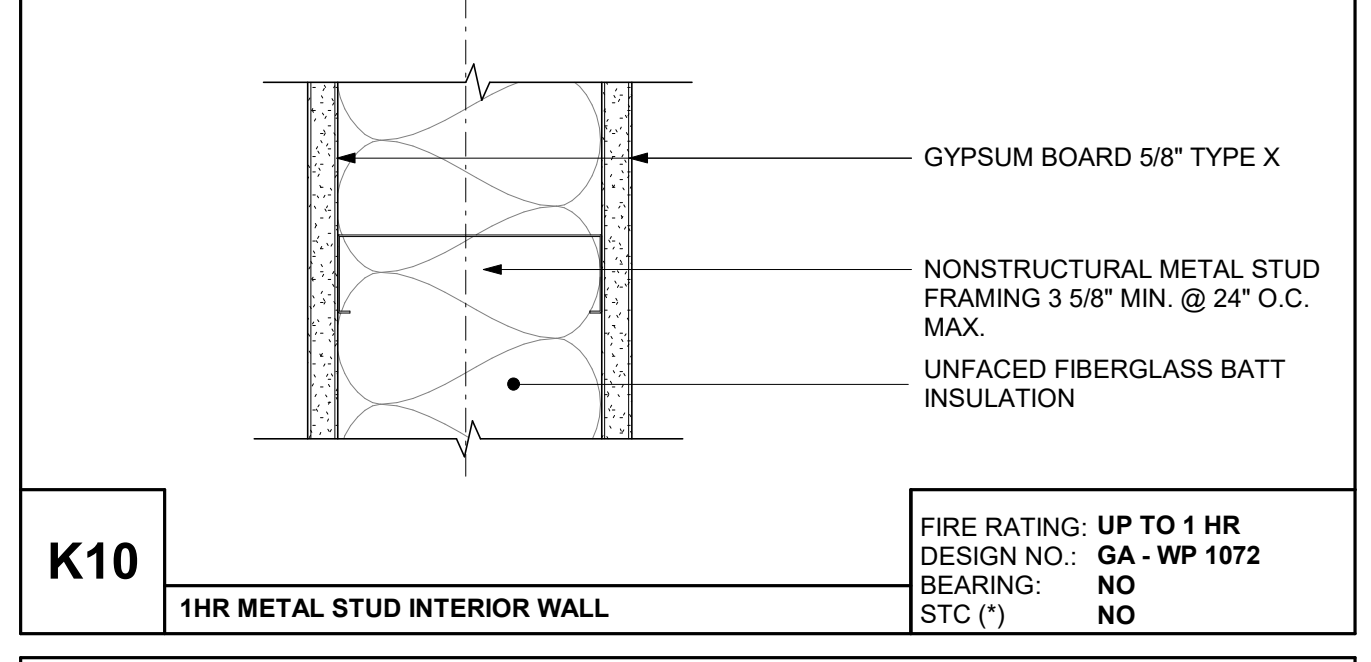
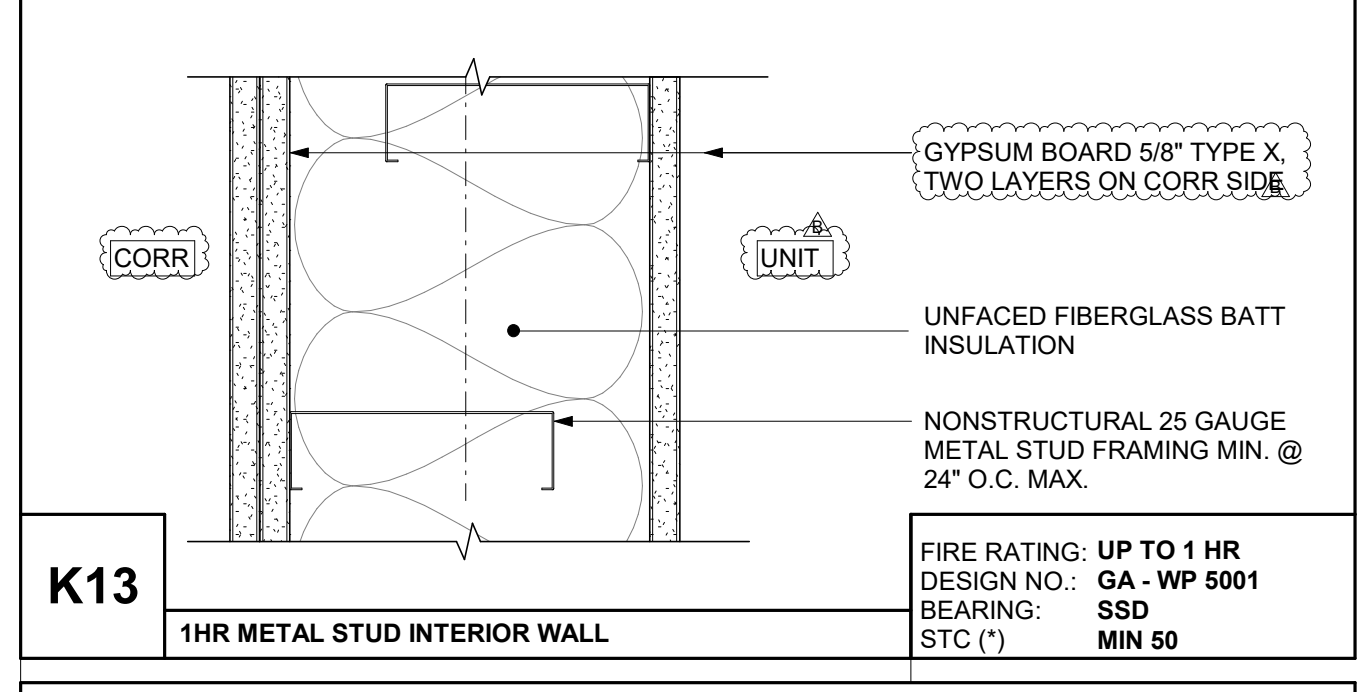
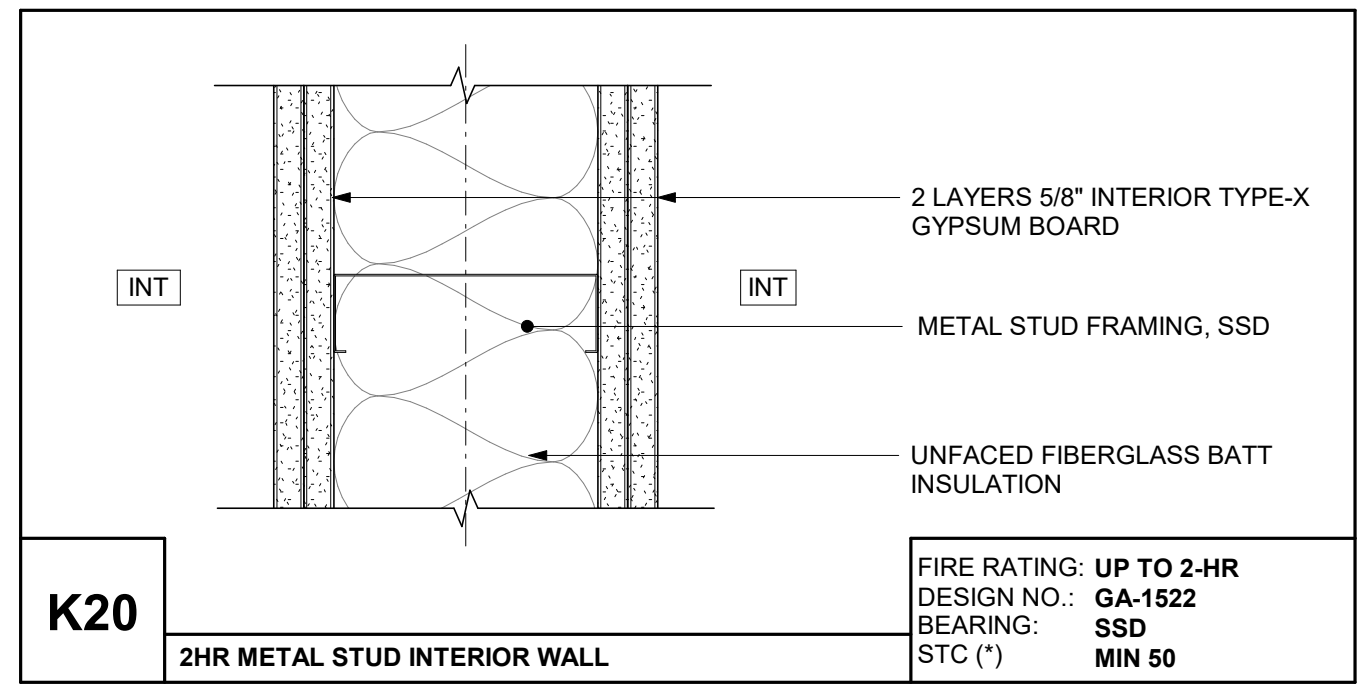


ASSEMBLIES - WALL DETAILS

JOB #: 1925
 SCALE: As indicated

A8.10
 PLAN CHECK REVISION 4 | DATE: 06/19/23

ASSEMBLIES LEGEND	
KEY	STACKED WALL KEY
STRUCTURAL MATERIAL	WALL TYPE / FIRE RATING
WALL TYPES: A CONCRETE B RESERVED C CMU D RESERVED E WOOD - SINGLE STUD EXTERIOR F WOOD - SINGLE STUD INTERIOR G WOOD - DOUBLE STUD INTERIOR H WOOD - STAGGERED STUD I WOOD - POST J METAL - SINGLE STUD EXTERIOR K METAL - SINGLE STUD INTERIOR L METAL - DOUBLE STUD INTERIOR M METAL - SHAFT WALL / AREA SEPARATION WALL N METAL - STEEL COLUMN / POST O NOT USED	00-09 NOT RATED 10-19 1 HR 20-29 2 HR 30-39 3 HR 40-49 4 HR 50-59 RESERVED 60-99 RESERVED
STRUCTURAL SIZE (OPTIONAL)	
FLOOR/CEILING TYPES: P CONCRETE SLAB Q RESERVED R WOOD - FLOOR/CEILING S RESERVED T WOOD - ROOF OR DECK U WRAPPED BEAMS V WOOD TRUSS W RESERVED X METAL STUD	WOOD AND METAL STUDS a - 1 1/2" (WOOD) & 2 1/2" (METAL) b - 3 1/2" (WOOD) & 3 5/8" (METAL) c - 5 1/2" (WOOD) & 6" (METAL) d - 7 1/4" e - 9 1/4" f - 11 1/4" s - 18" u - 14" v - 12" w - 10" x - 8" y - 6" z - 4"
TESTING AGENCIES	GENERAL NOTES
UL UNDERWRITERS LABORATORIES, INC. IIA GYPSUM ASSOCIATION ICC INTERNATIONAL CODE COUNCIL ESR (FRANCIS) EVALUATION SERVICE REPORT EBC TABLE 721 INTERNATIONAL BUILDING CODE CBC (TABLE 721) CALIFORNIA BUILDING CODE CA OBC CALIFORNIA OFFICE OF NOISE CONTROL WRC NAT'L RESEARCH COUNCIL OF CANADA	(*) RATING FROM CATALOG OF STC & IC RATINGS - CA DEPT OF HEALTH SERVICES 1. SEE FLOOR PLANS FOR WALL TYPE LOCATIONS 2. SEE PROJECT MANUAL FOR DETAILED ASSEMBLY DESCRIPTIONS 3. SEE RATING DIAGRAMS ON SHEET A-2.11 FOR BUILDING WALL RATINGS TYP. 4. EXTERIOR FINISHES AND WATERPROOFING ARE NOT SHOWN IN THESE DIAGRAMS. SEE EXTERIOR DETAILS ON SHEET A0-X



CIVIL ENGINEER
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 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112

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MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507

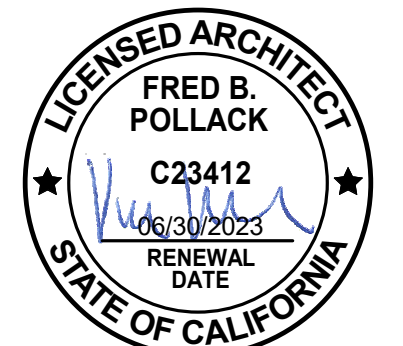
LANDSCAPE ARCHITECT
FLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
 ARCATA, CA 95521

**COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT**
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023
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ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
2	03/20/23	PLAN CHECK RESPONSE 2

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306

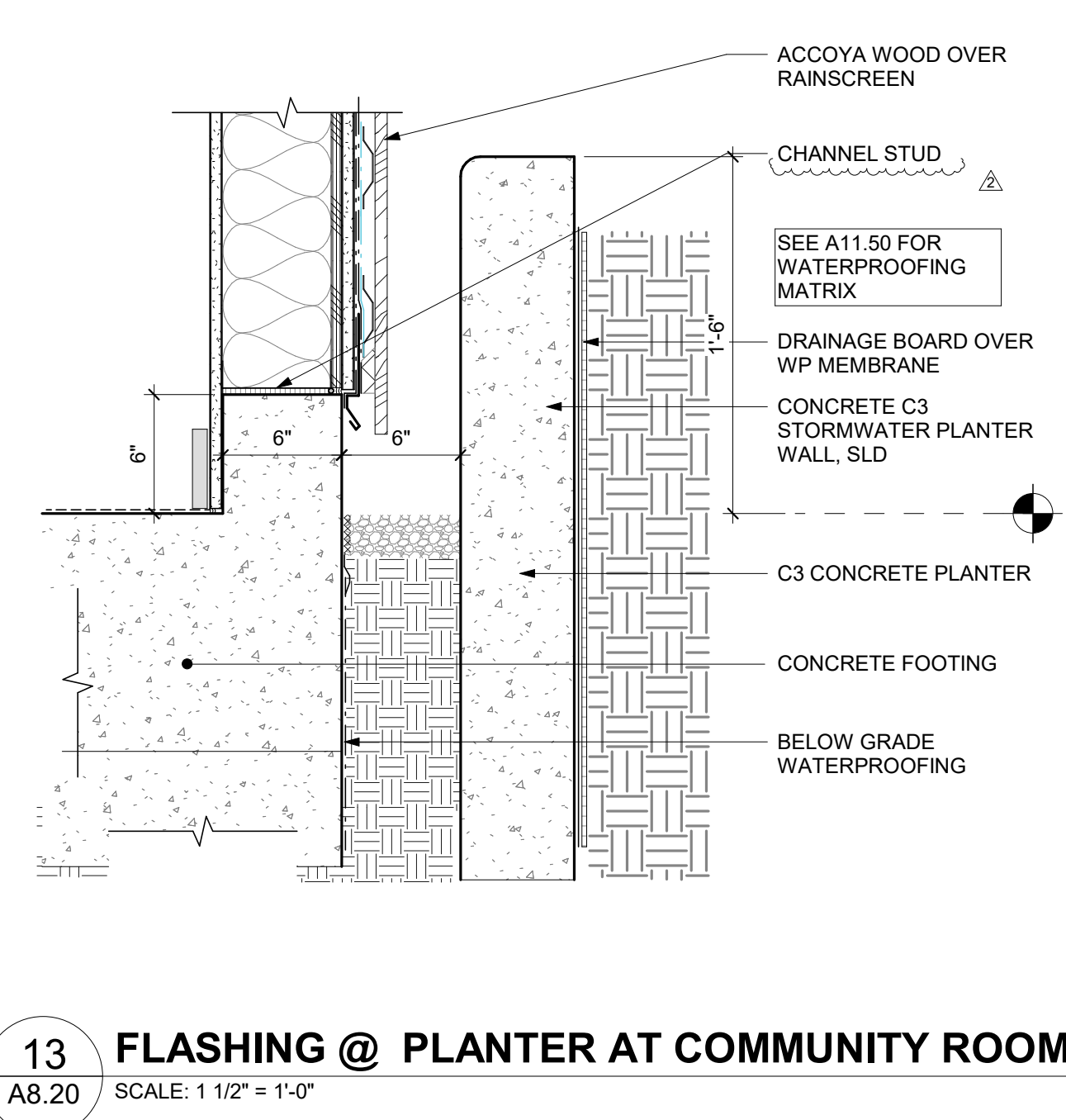
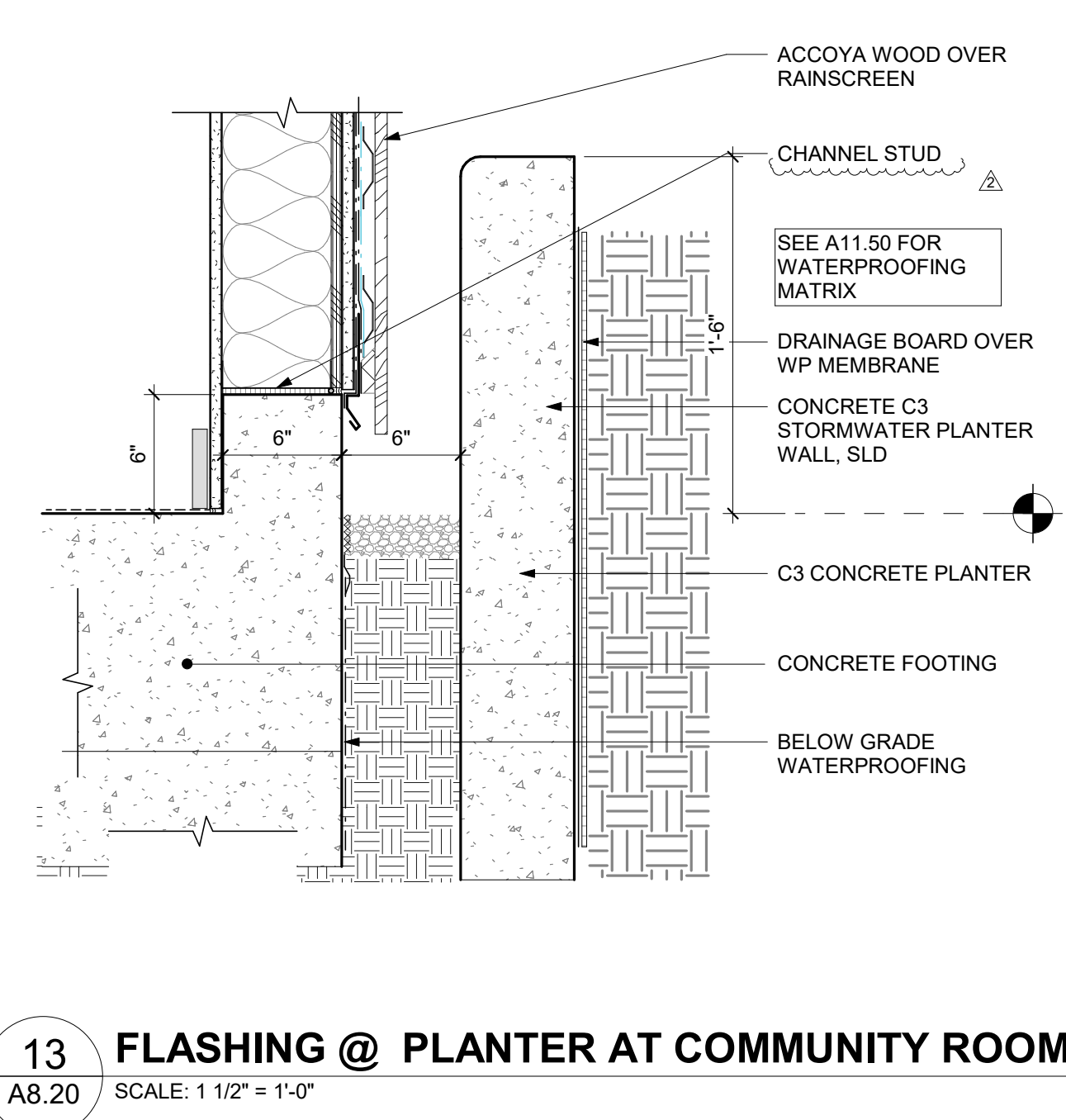
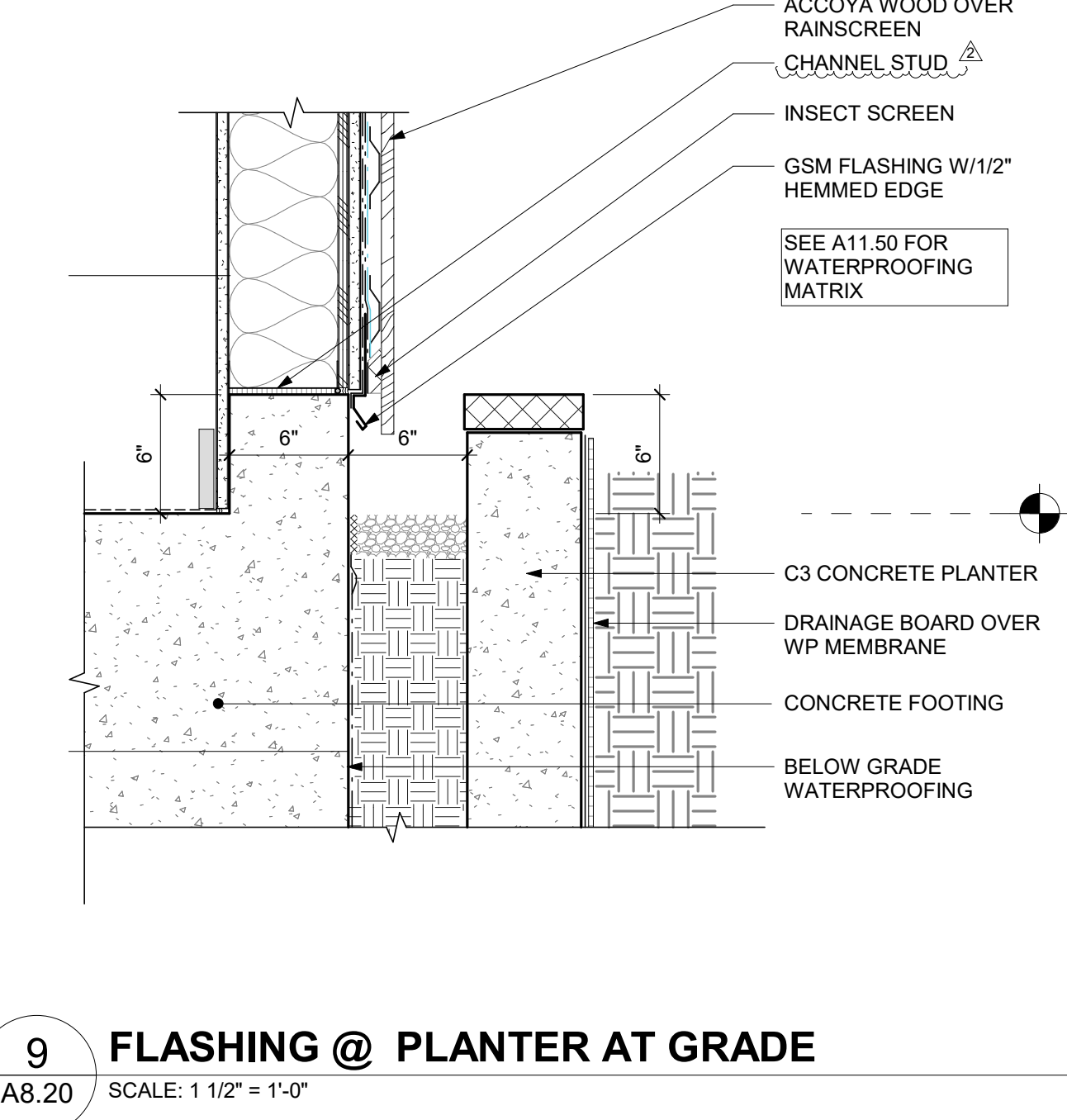
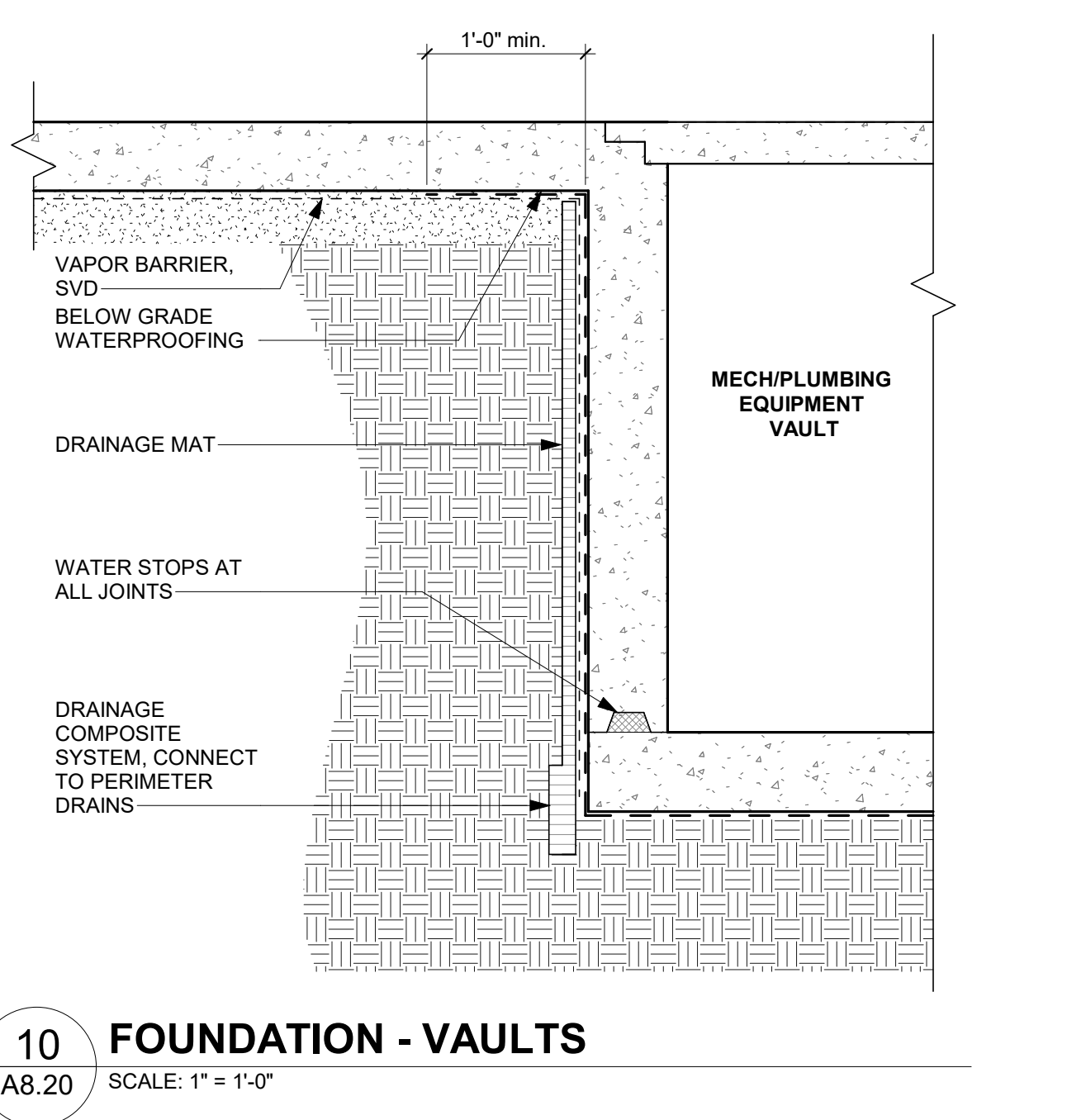
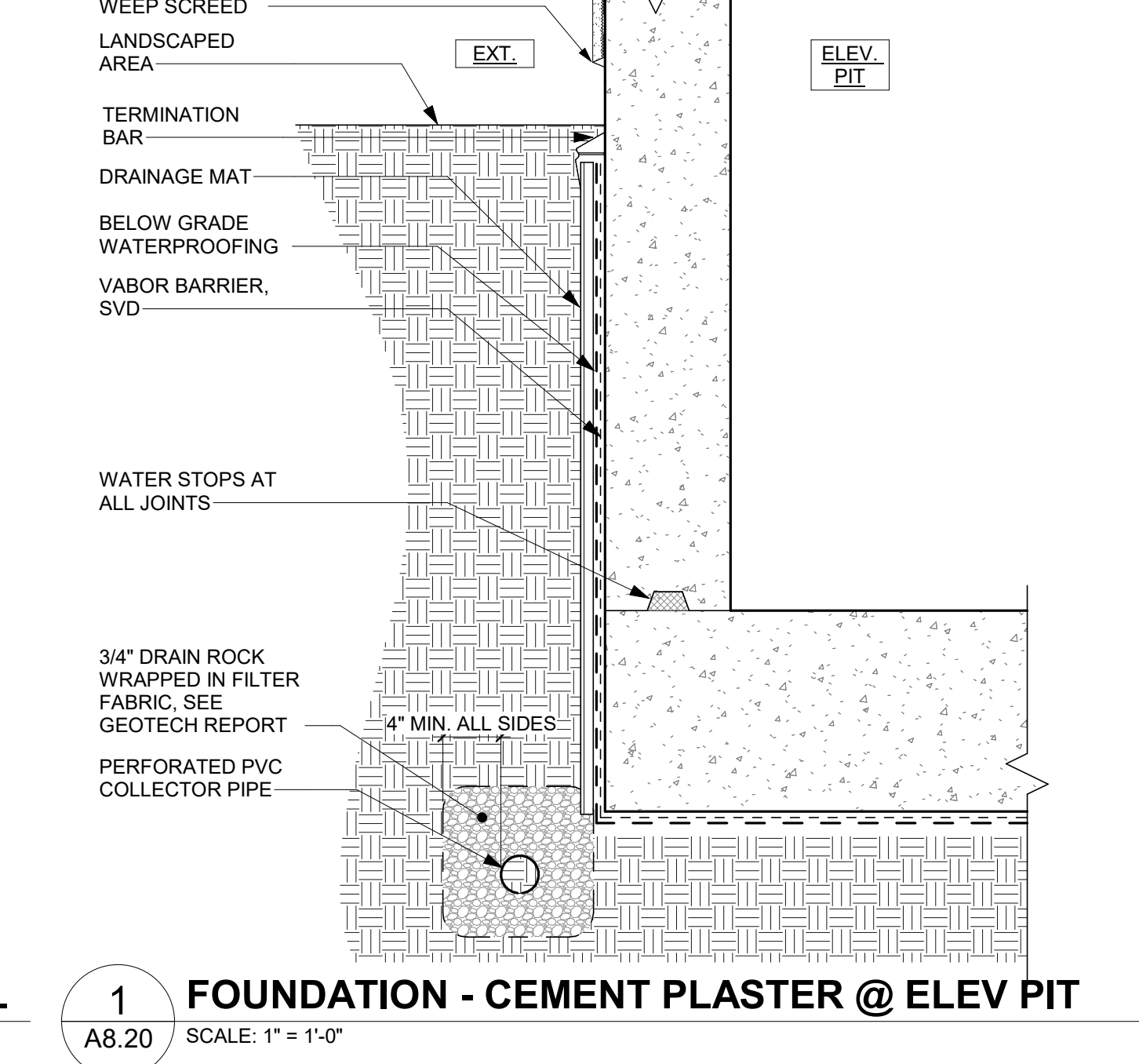
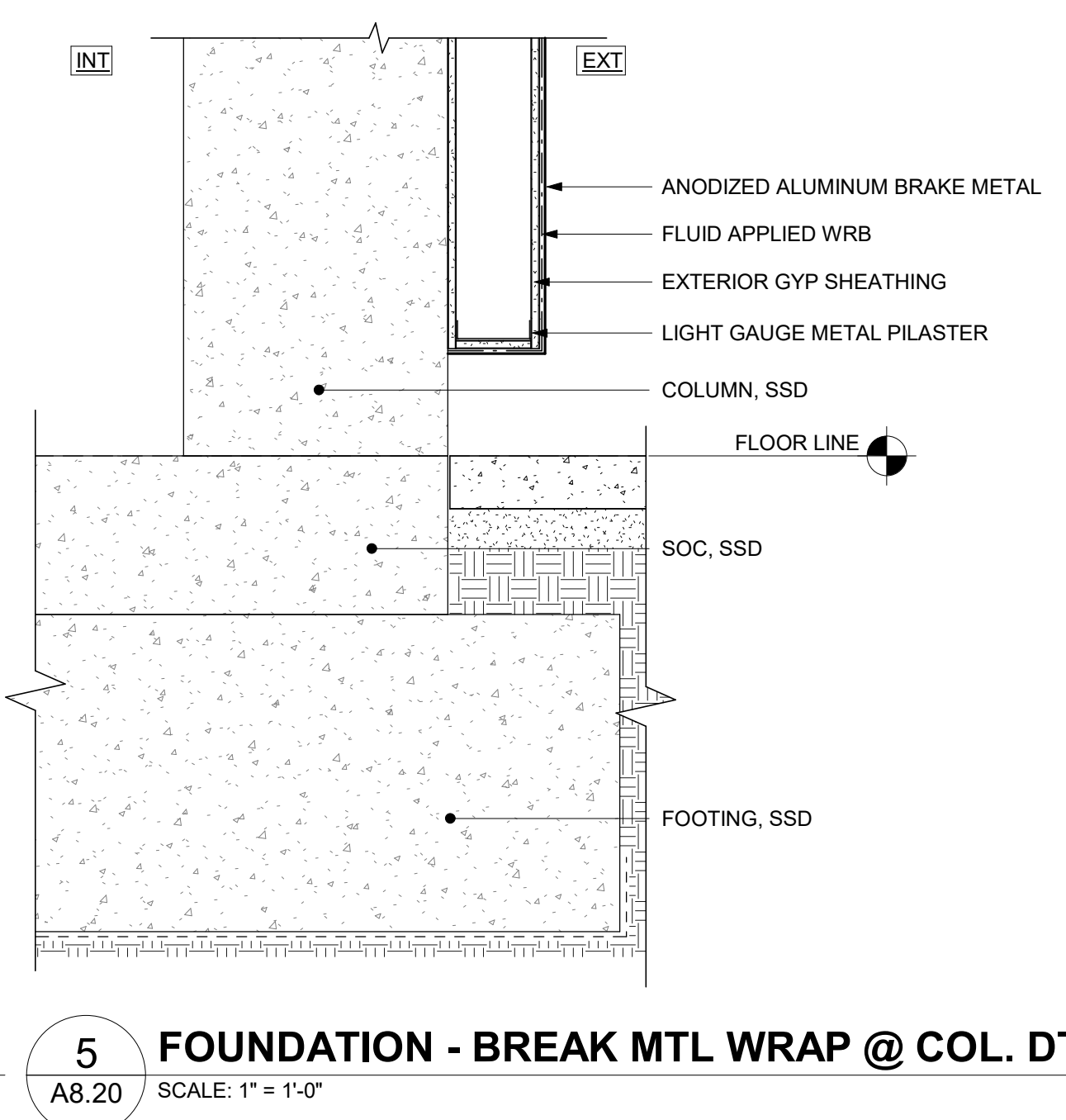
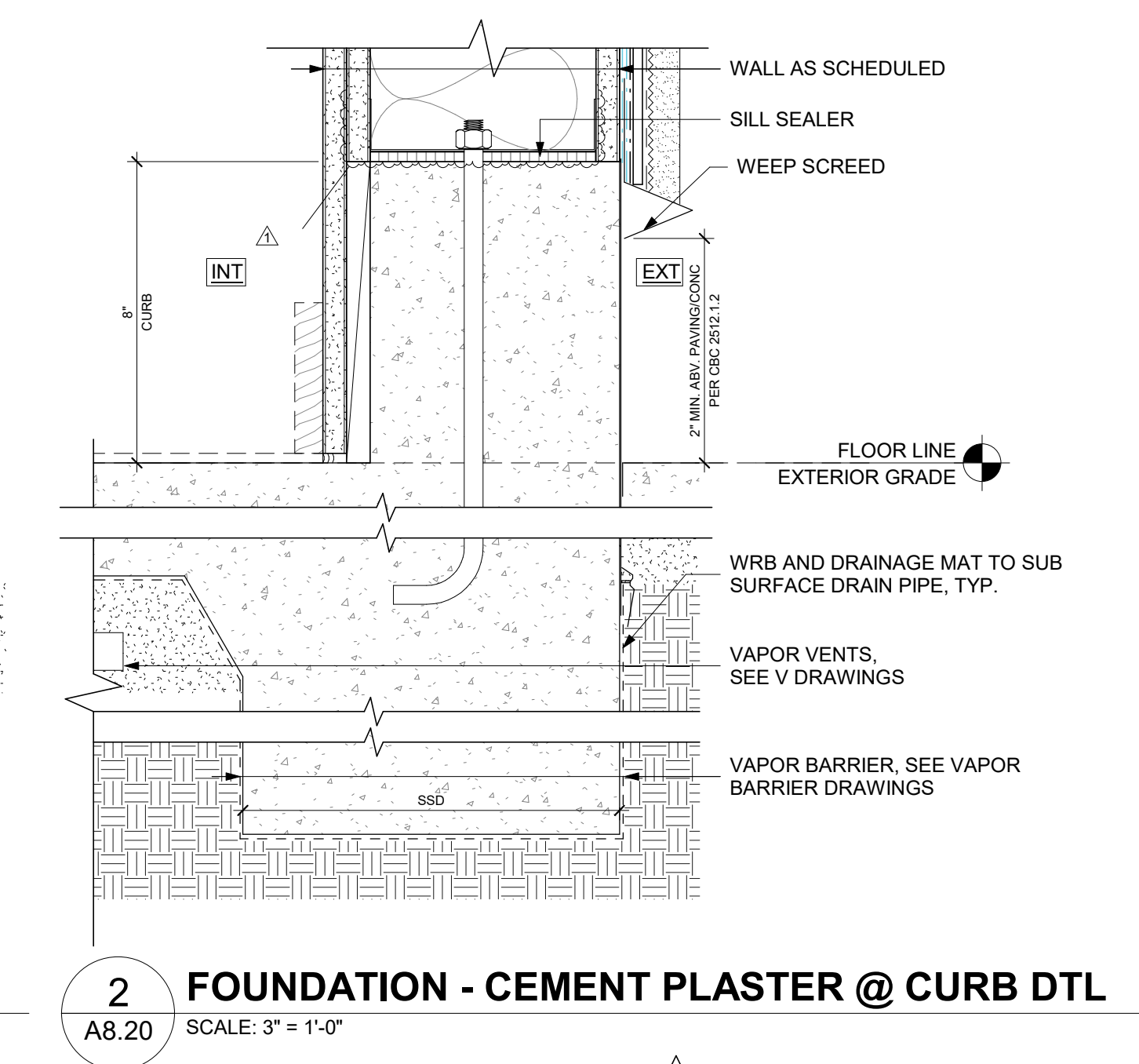
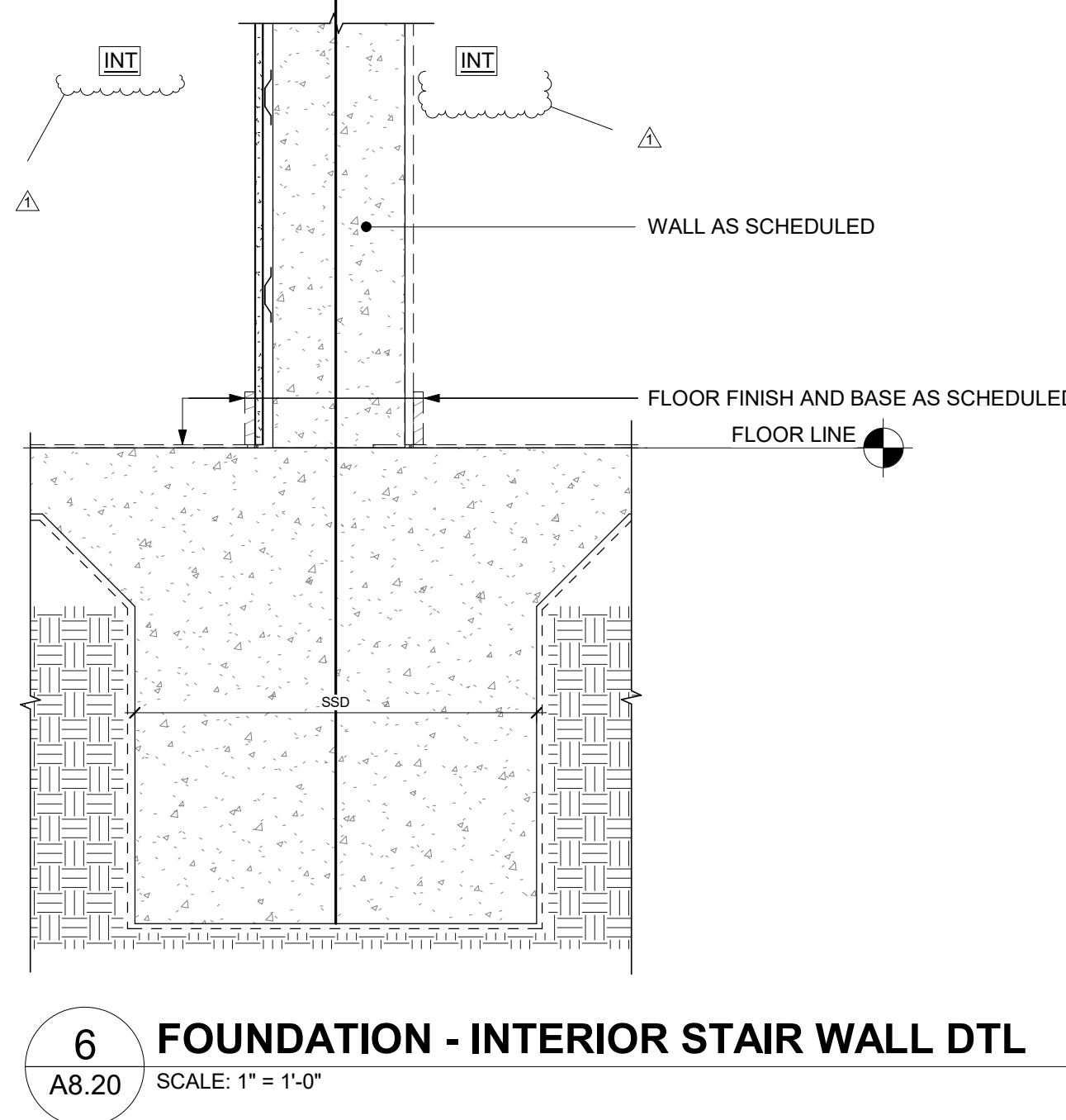
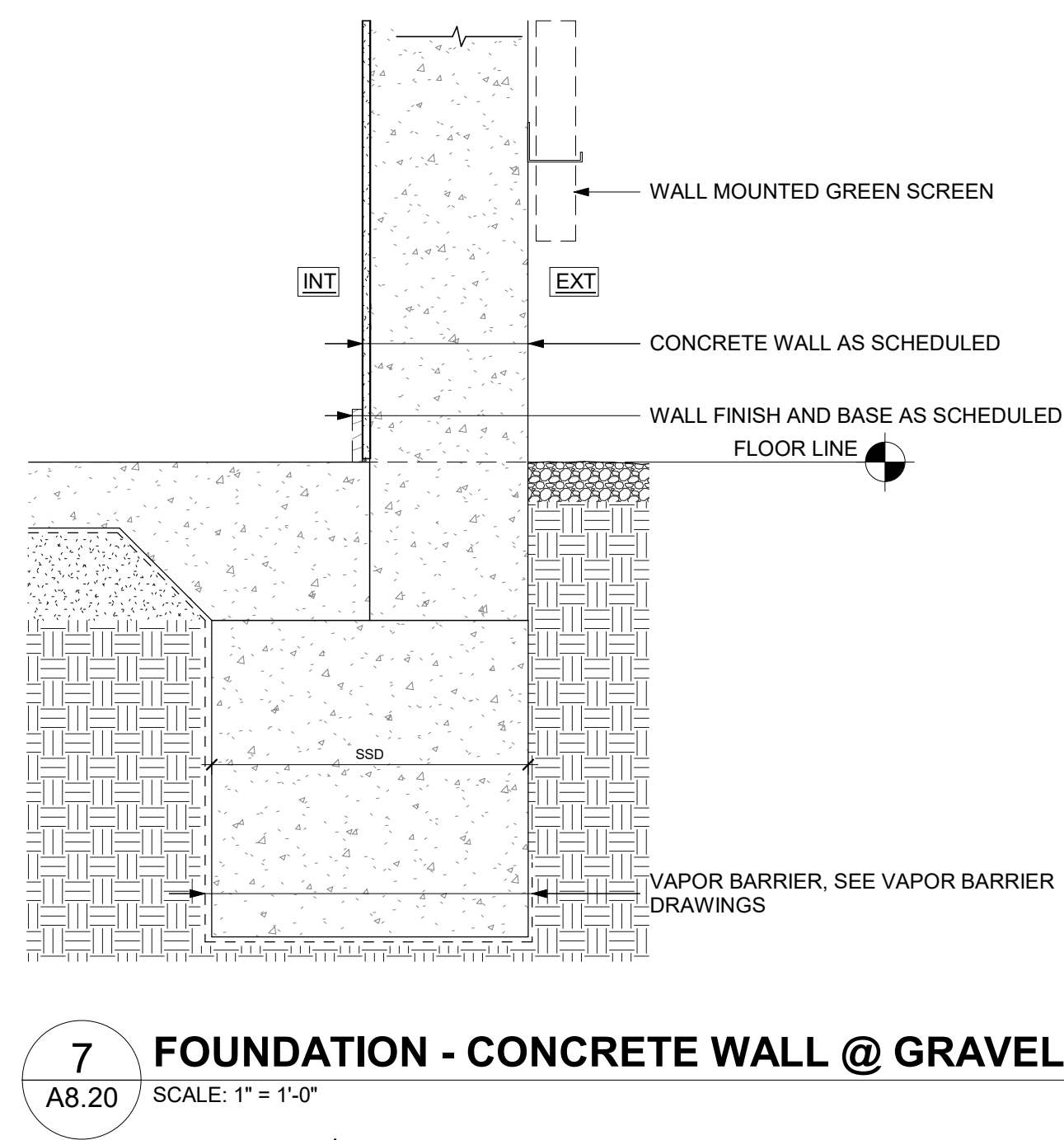
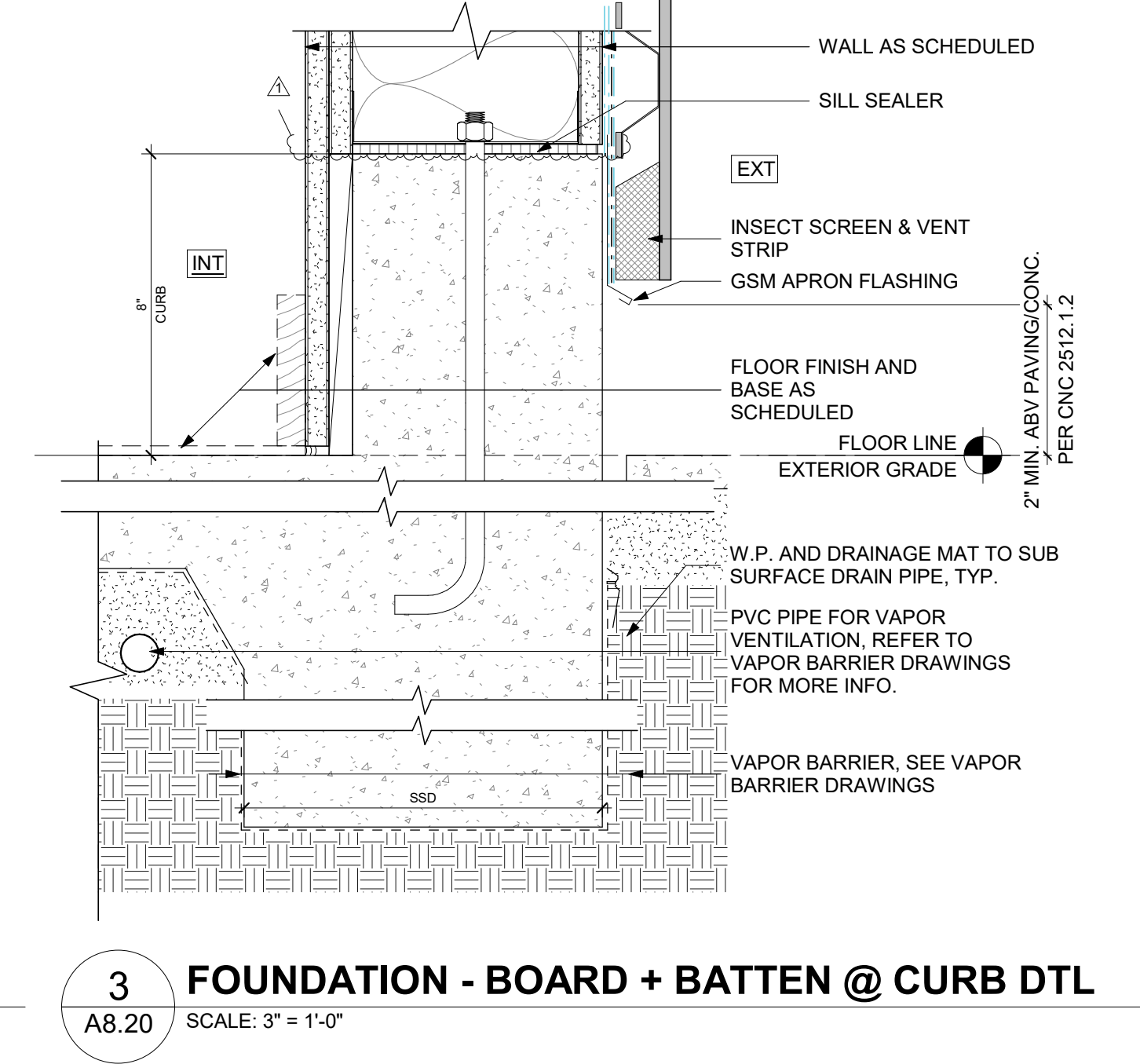
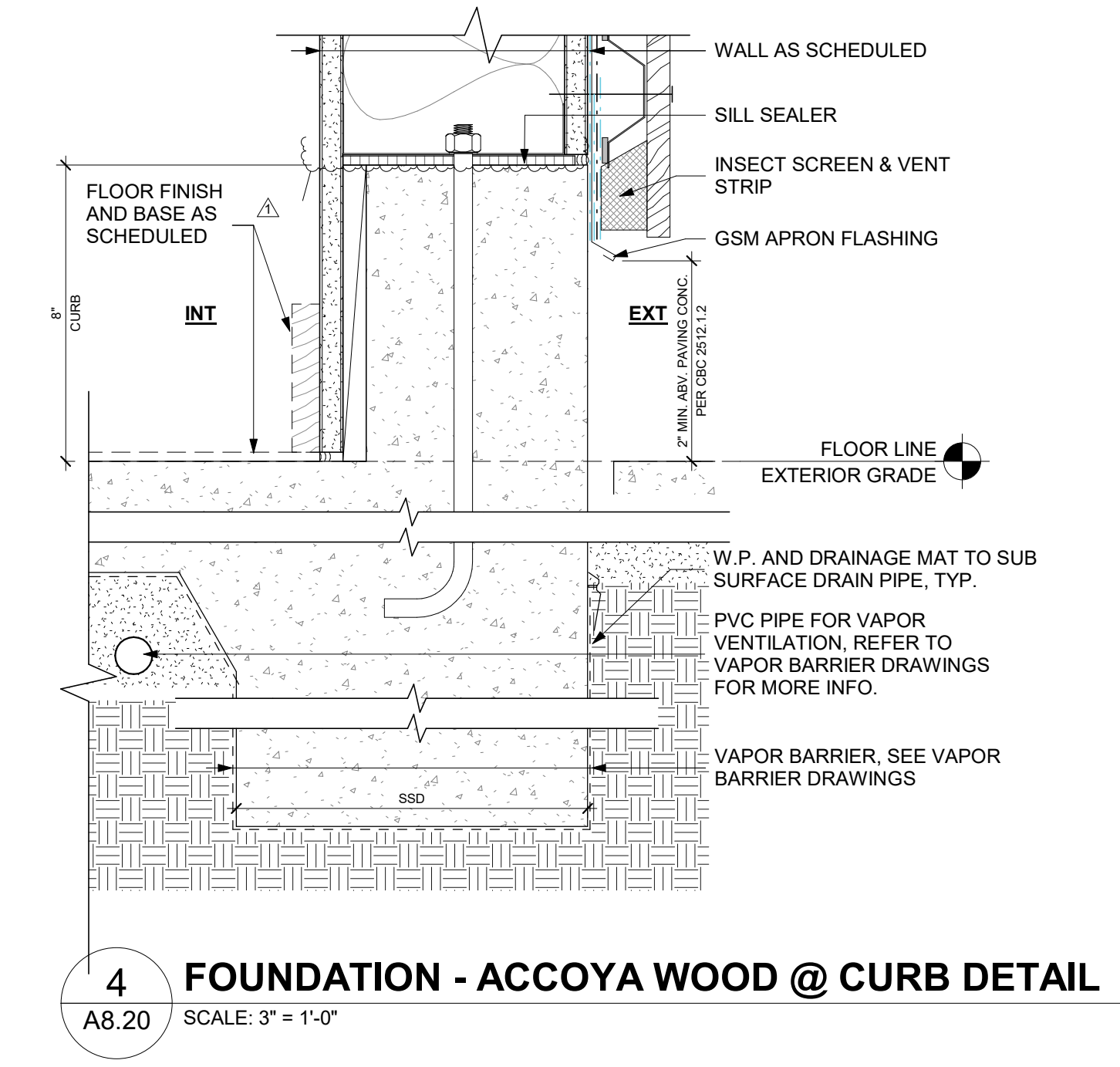


**BELOW GRADE
 DETAILS**

JOB #: 1925
 SCALE: As indicated

A8.20

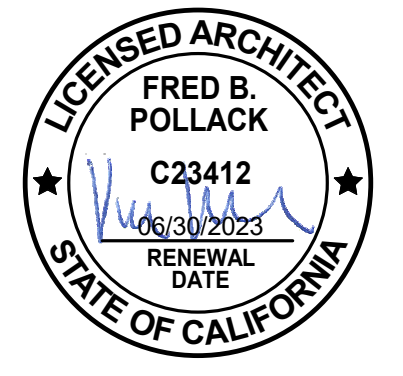
PLAN CHECK REVISION 4 | DATE: 06/19/23



**COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT**

RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023

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ID	DATE	NAME

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306

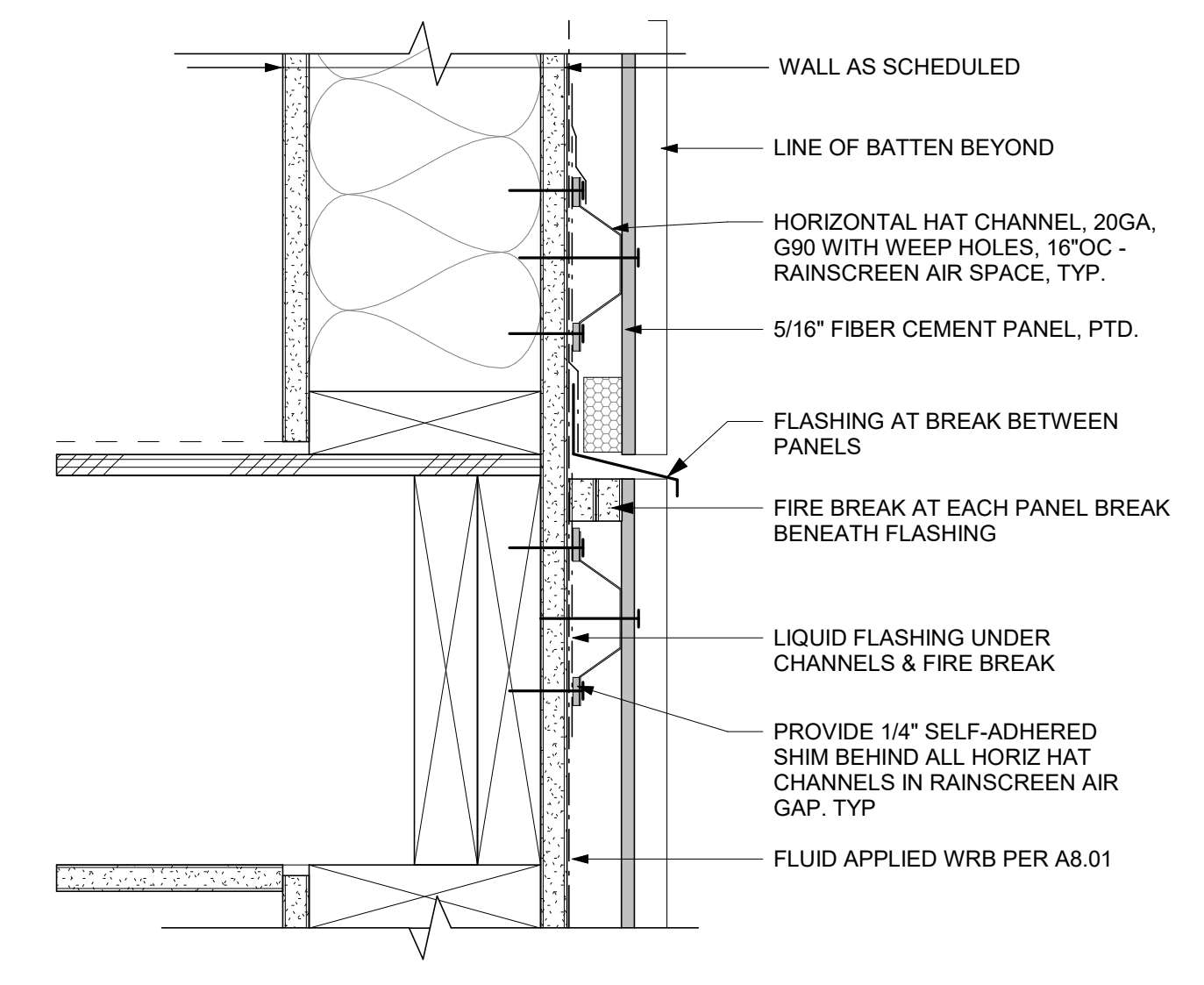


**EXTERIOR WALL
 DETAILS**

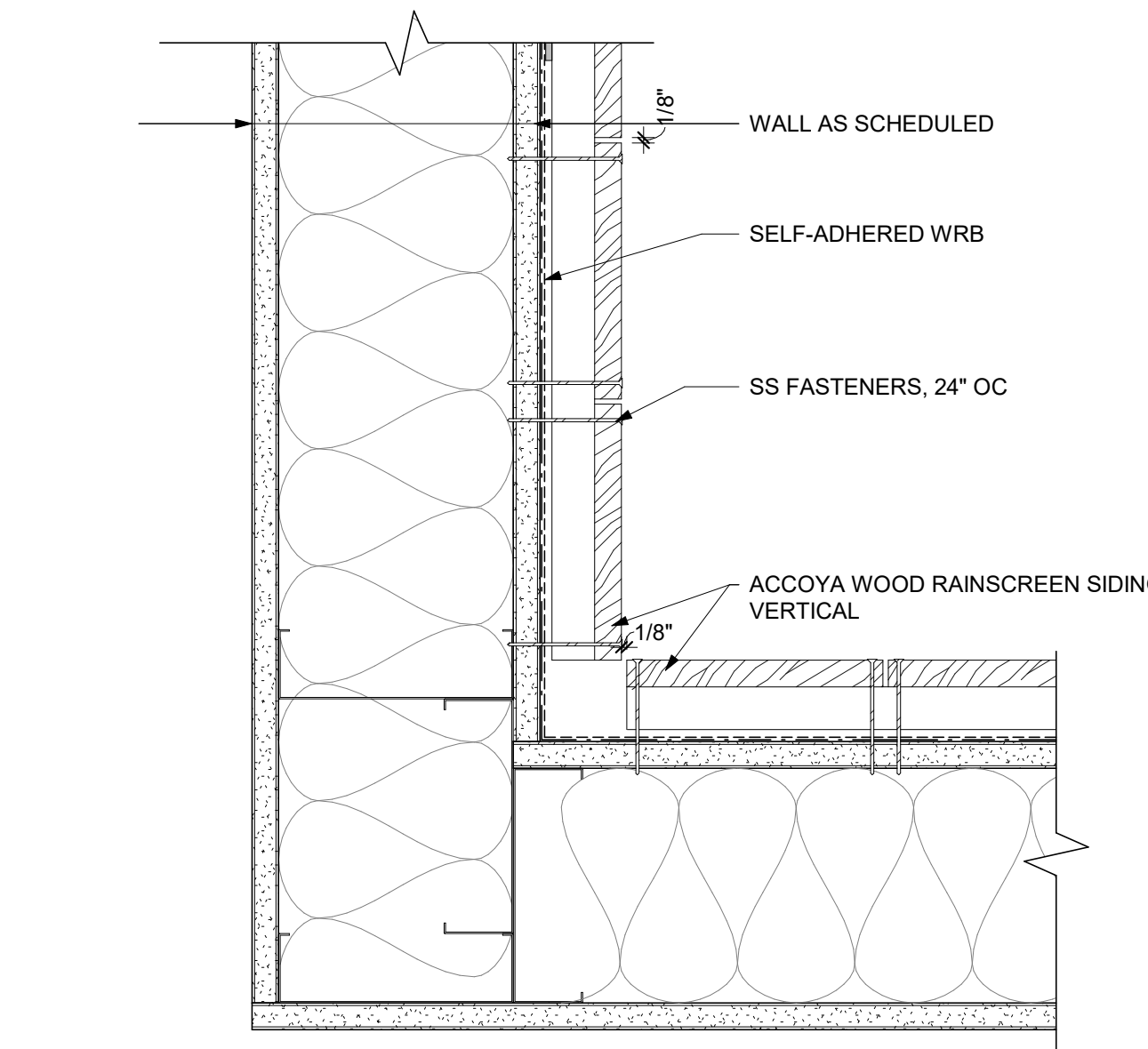
JOB #: 1925
 SCALE: 3" = 1'-0"

A8.21

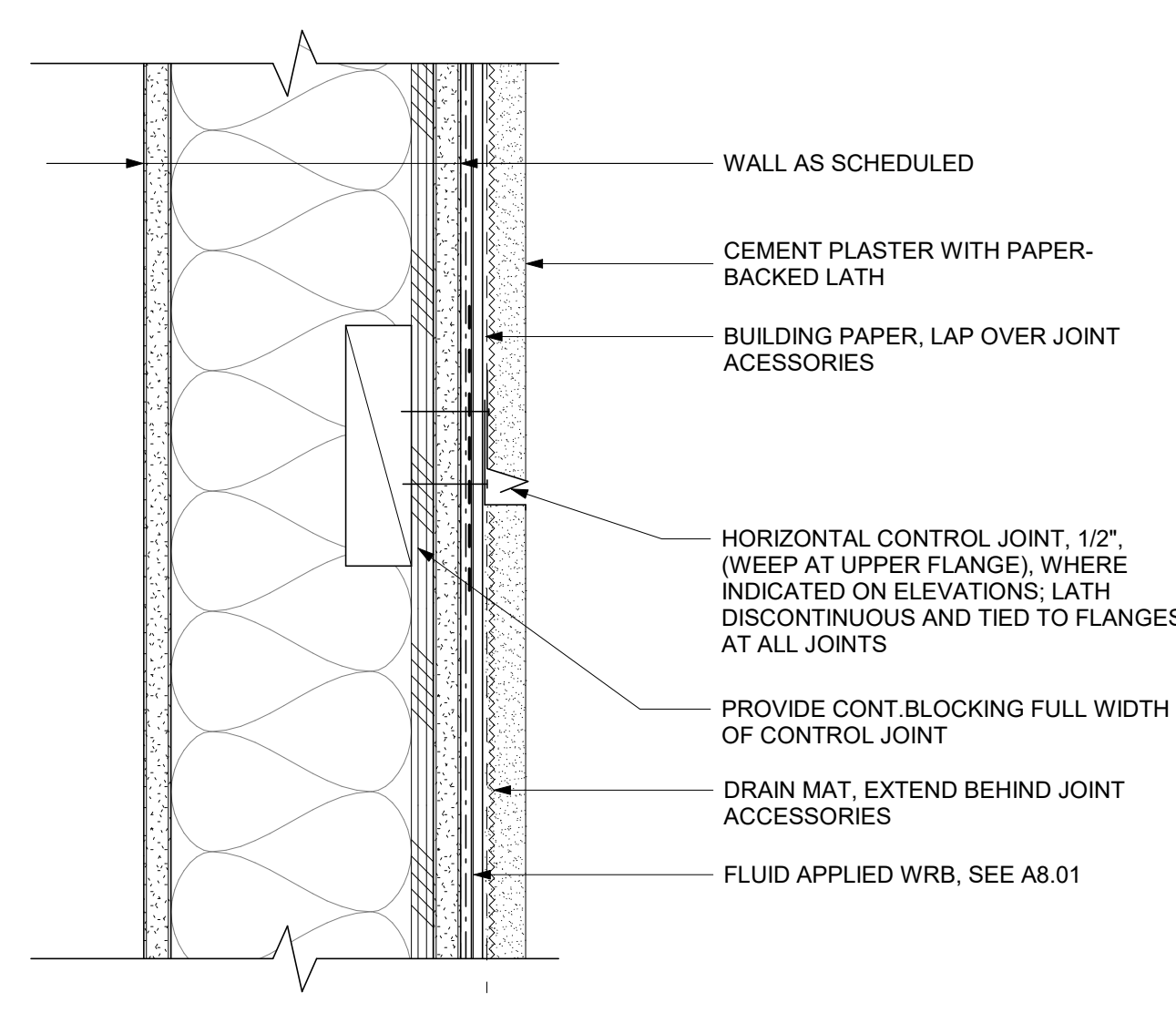
PLAN CHECK REVISION 4 | DATE: 06/19/23



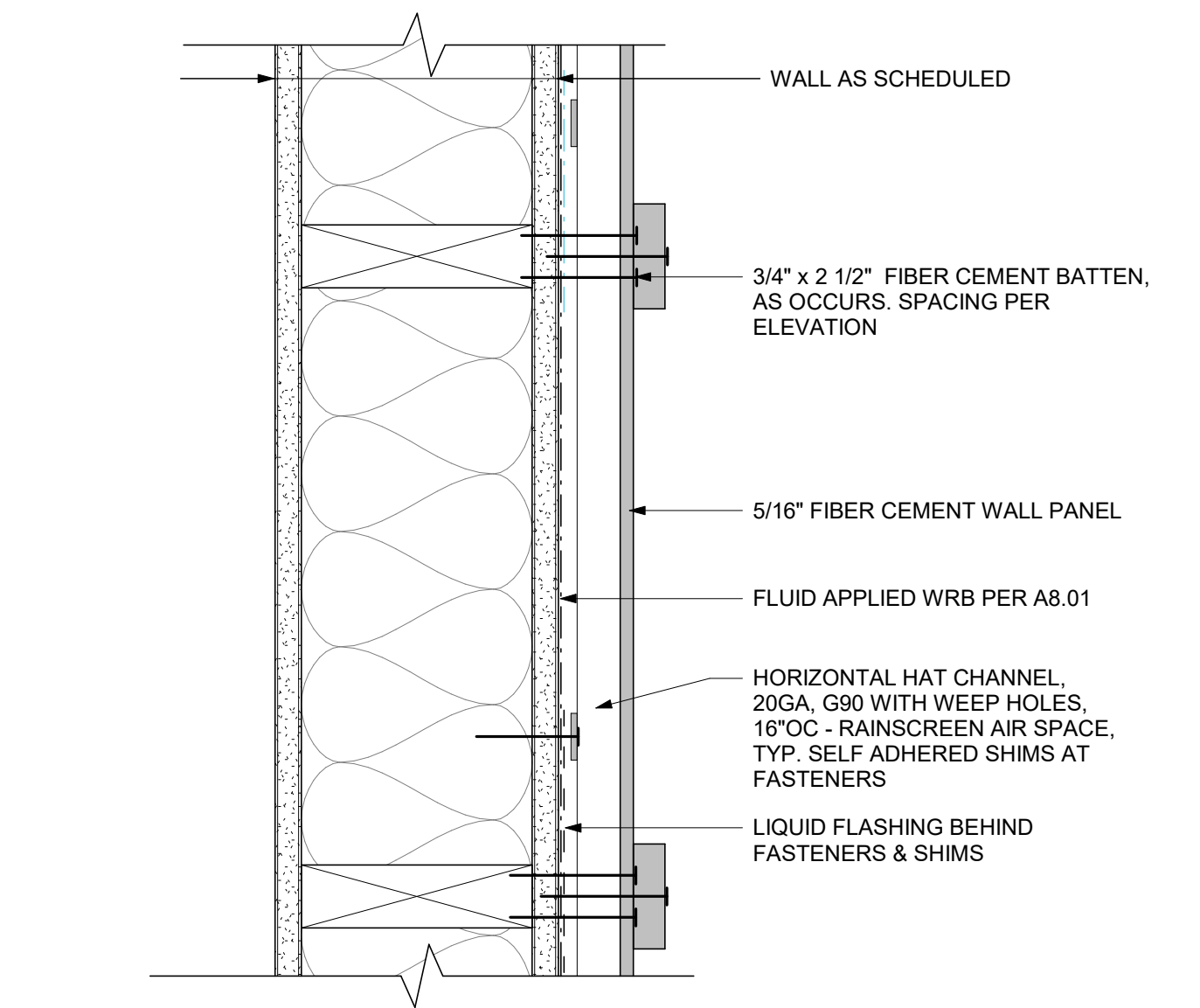
4 BOARD + BATTEN - SECT @ WD FRAMING
 A8.21 SCALE: 3" = 1'-0"



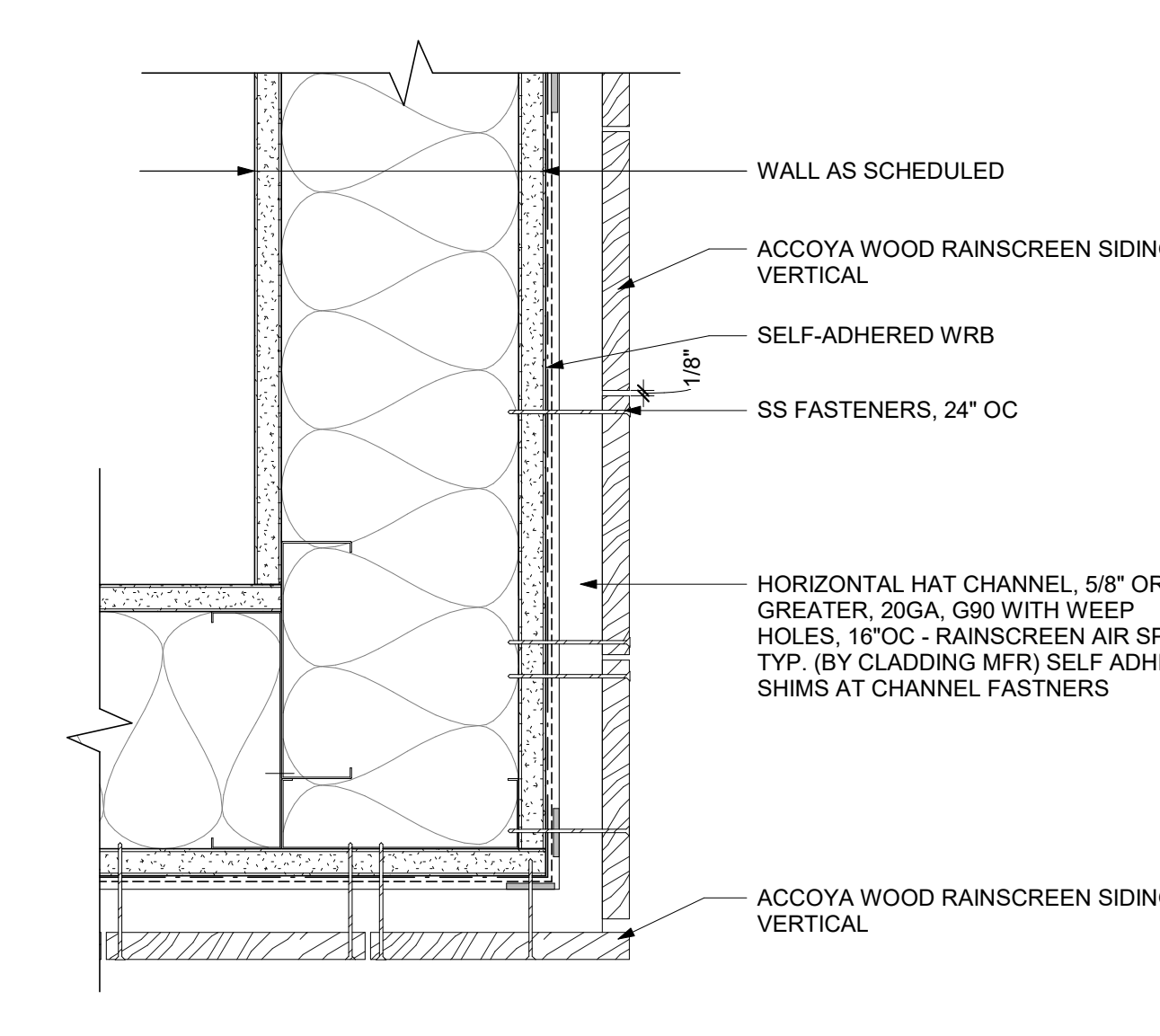
8 ACCOYA WD - PLAN @ INSIDE CORNER
 A8.21 SCALE: 3" = 1'-0"



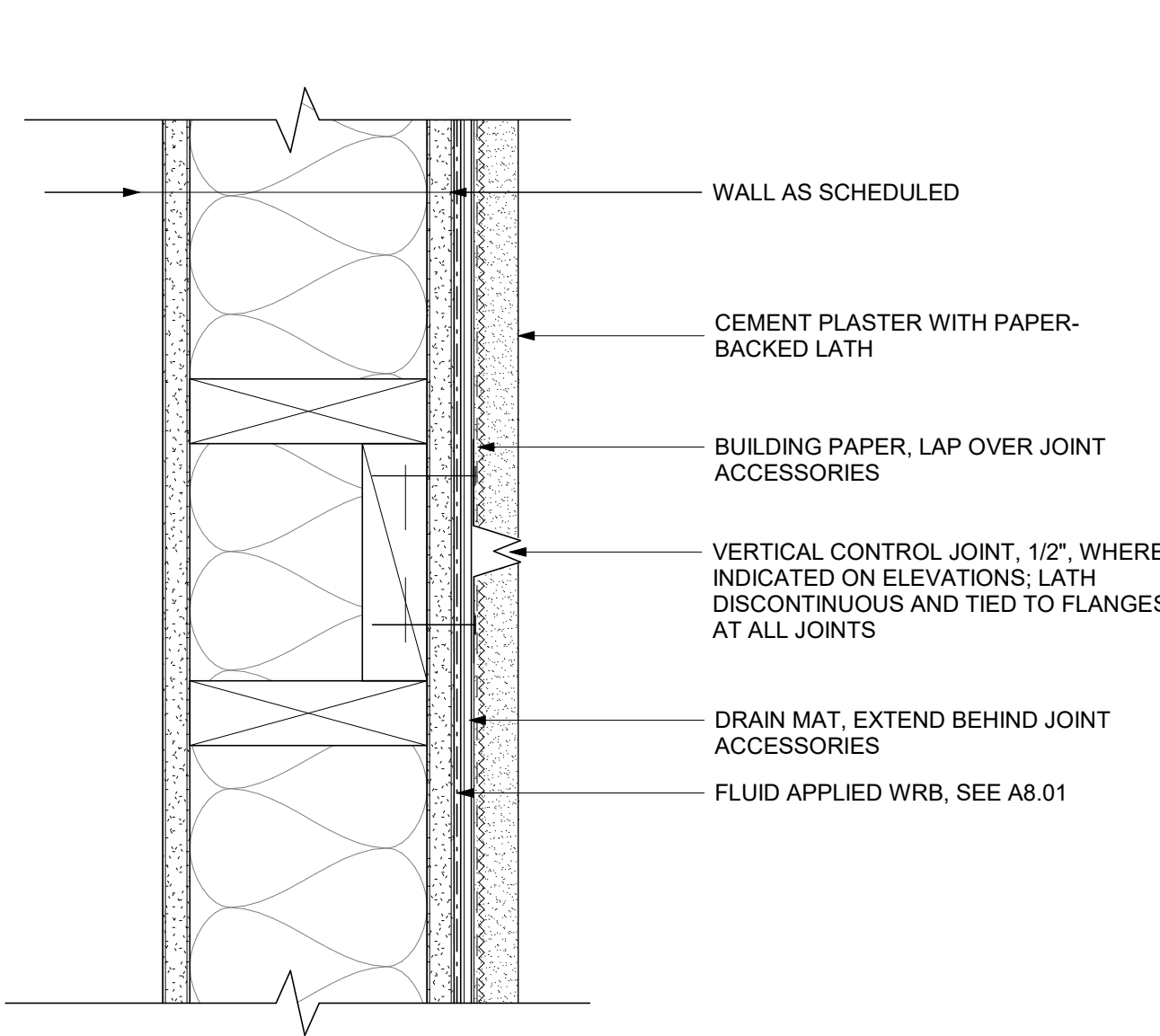
12 CEMENT PLASTER - WD FRAMING SECT
 A8.21 SCALE: 3" = 1'-0"



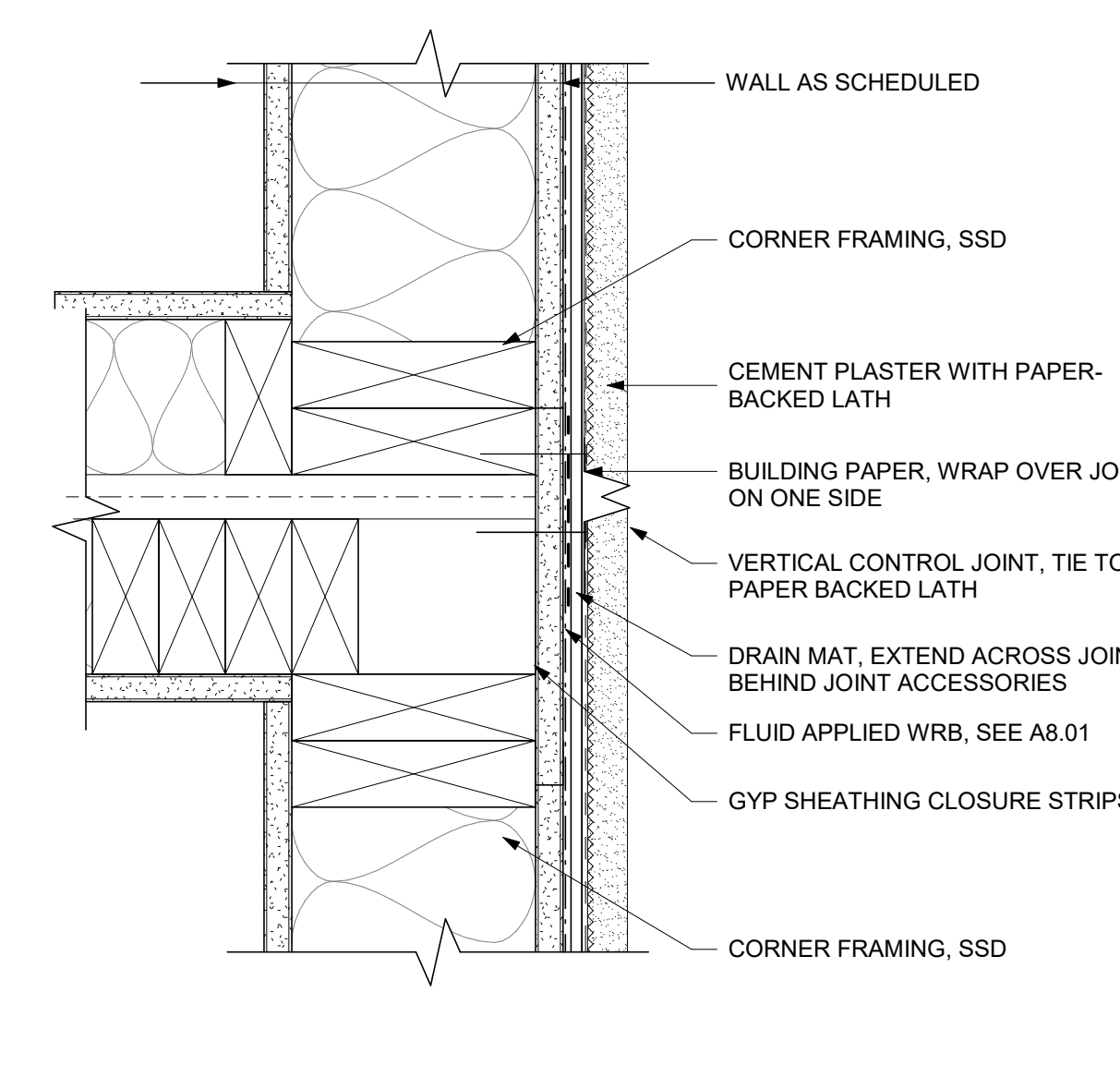
3 BOARD + BATTEN - PLAN @ WD FRAMING
 A8.21 SCALE: 3" = 1'-0"



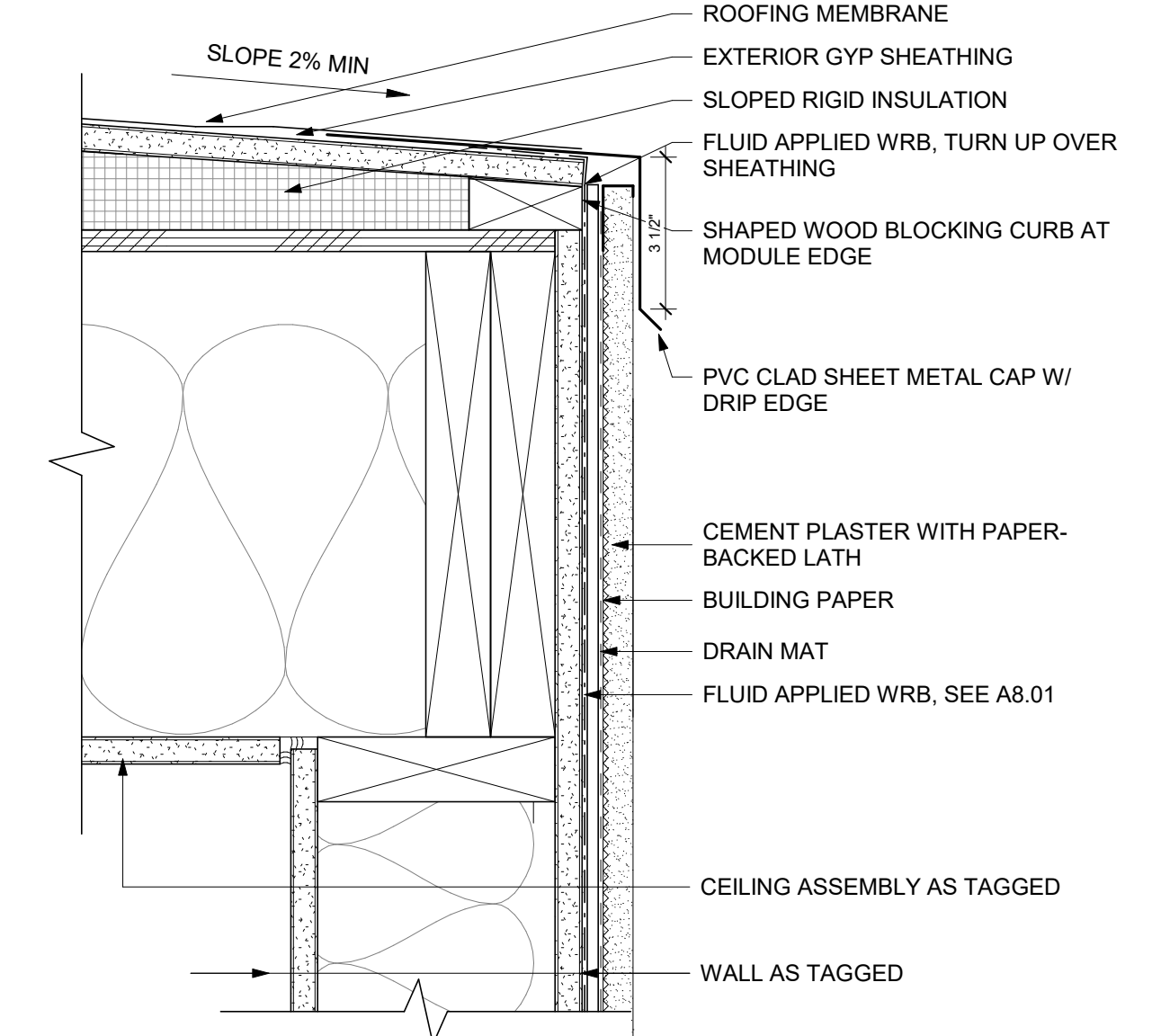
7 ACCOYA WD - PLAN @ OUTSIDE CORNER
 A8.21 SCALE: 3" = 1'-0"



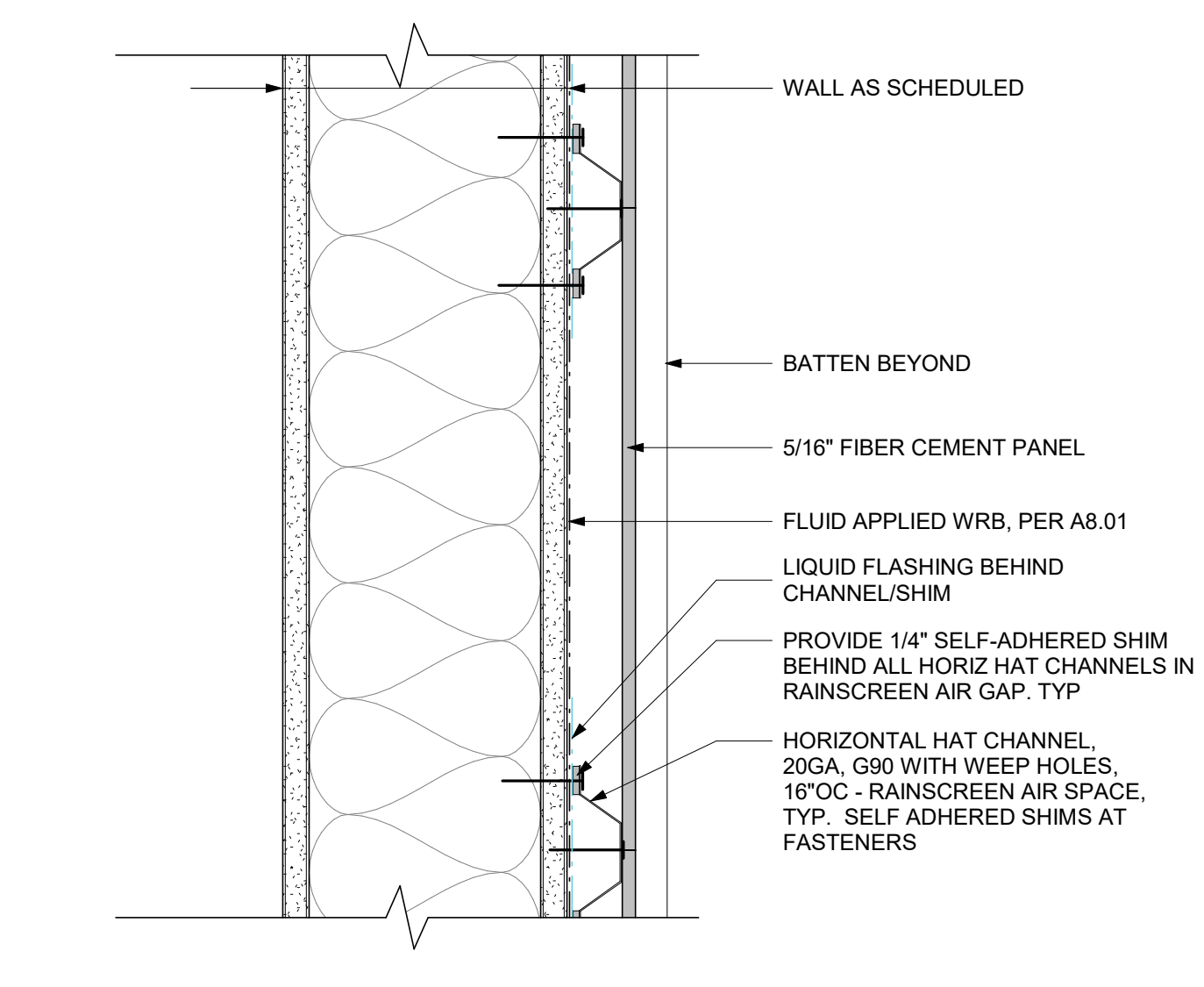
11 CEMENT PLASTER - WD FRAMING PLAN
 A8.21 SCALE: 3" = 1'-0"



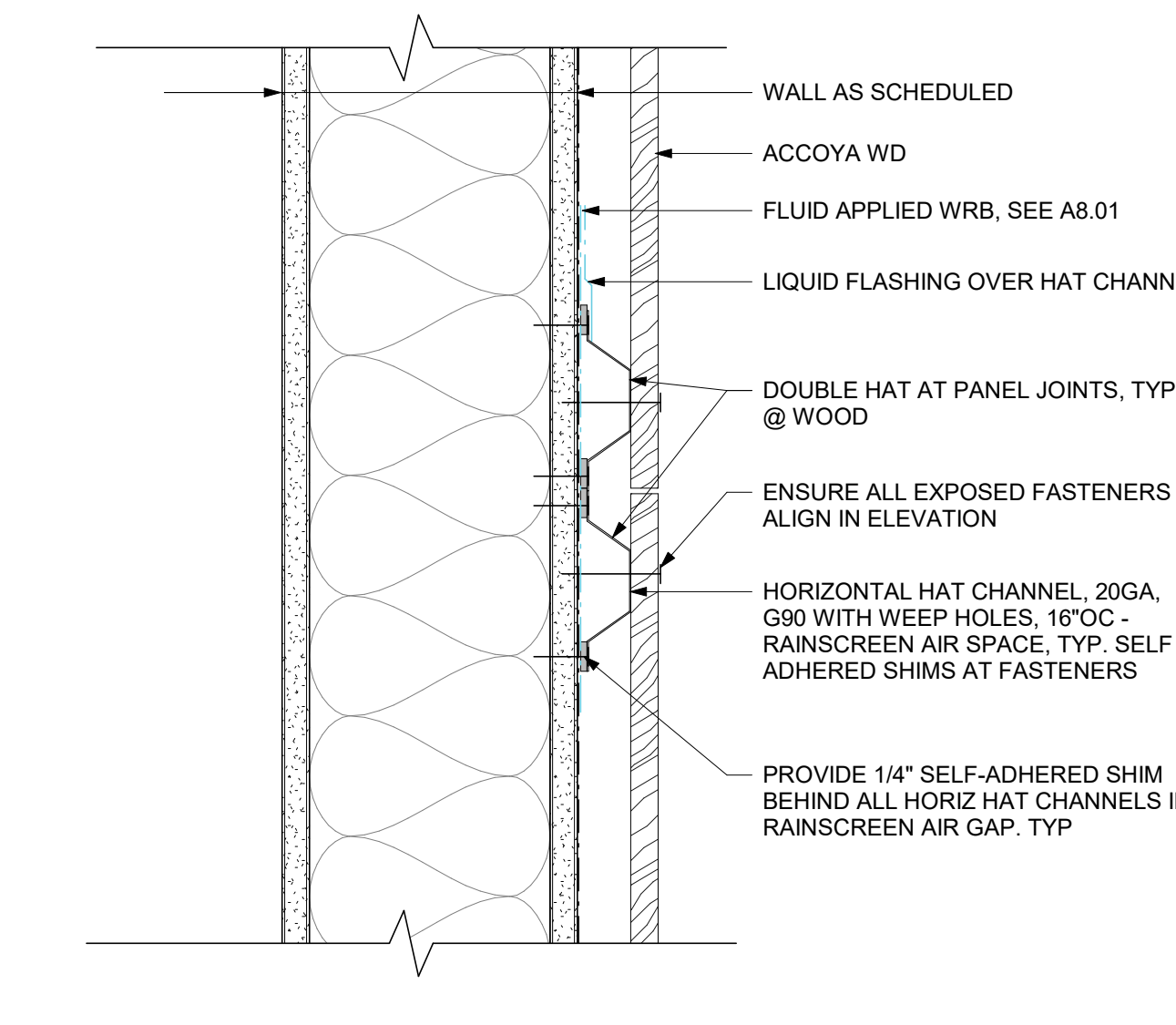
15 CEMENT PLASTER - VERTICAL JOINT
 A8.21 SCALE: 3" = 1'-0"



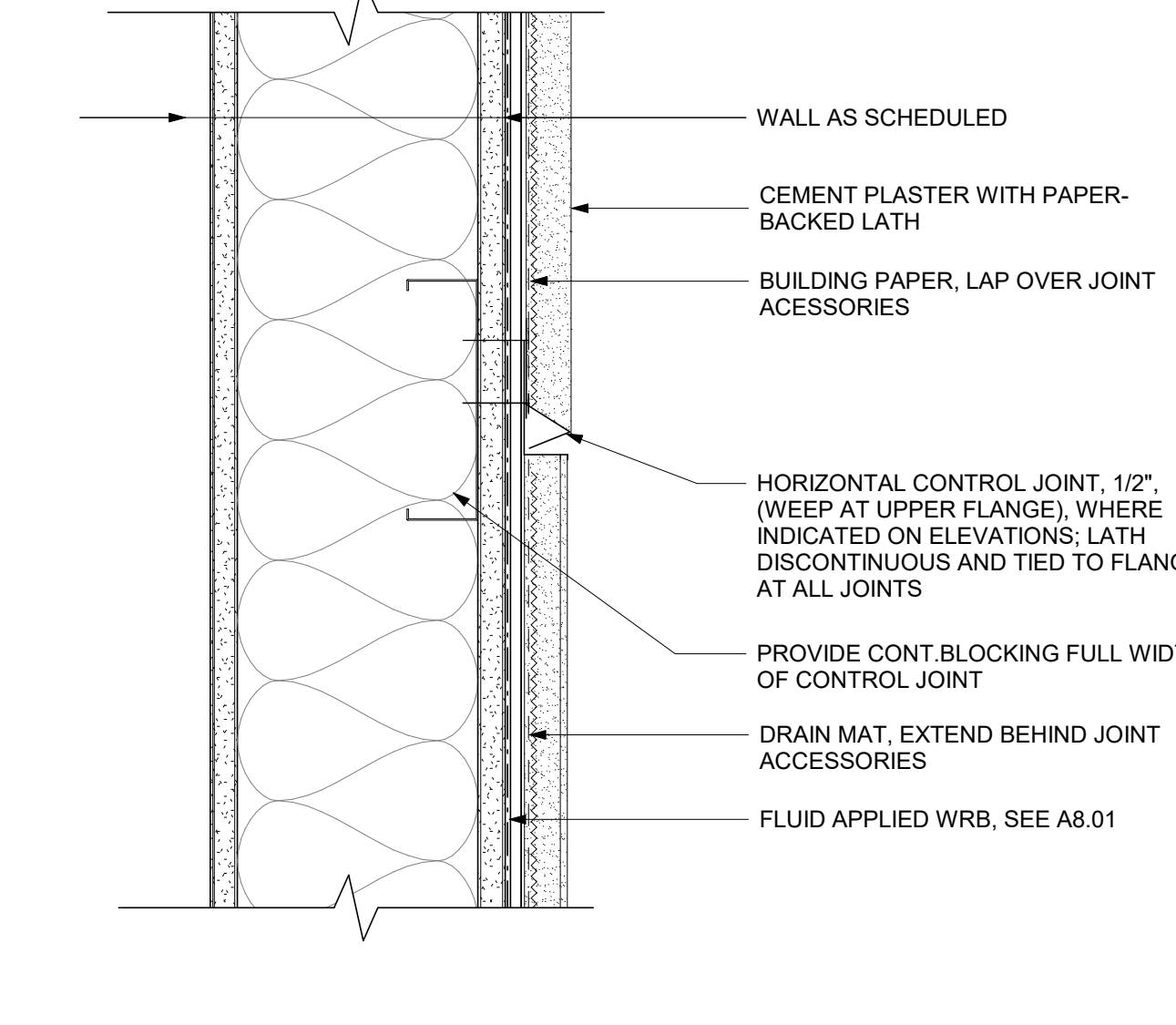
18 CEMENT PLASTER - BAY CAP SECTION
 A8.21 SCALE: 3" = 1'-0"



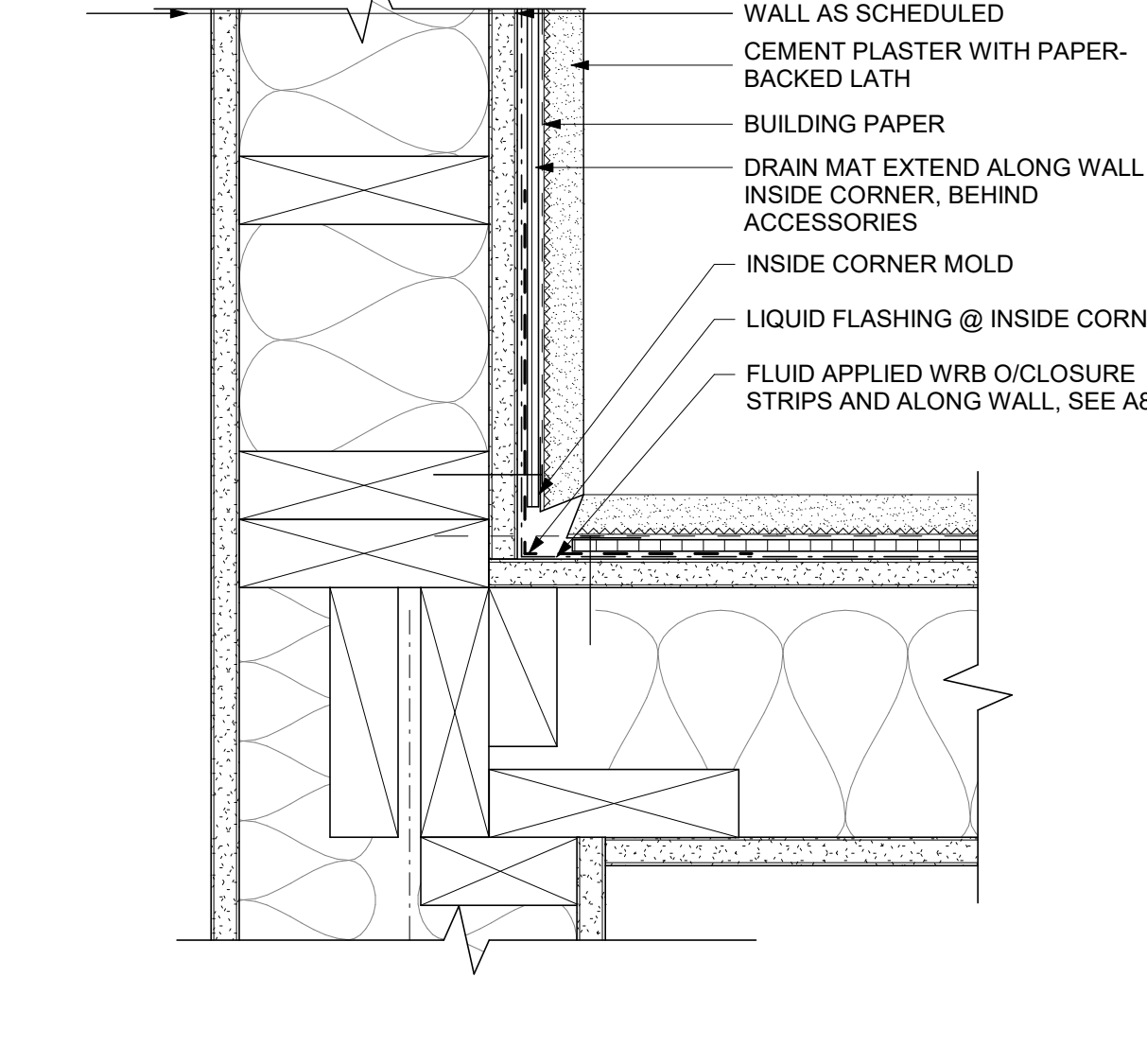
2 BOARD + BATTEN - SECT @ MET FRAMING
 A8.21 SCALE: 3" = 1'-0"



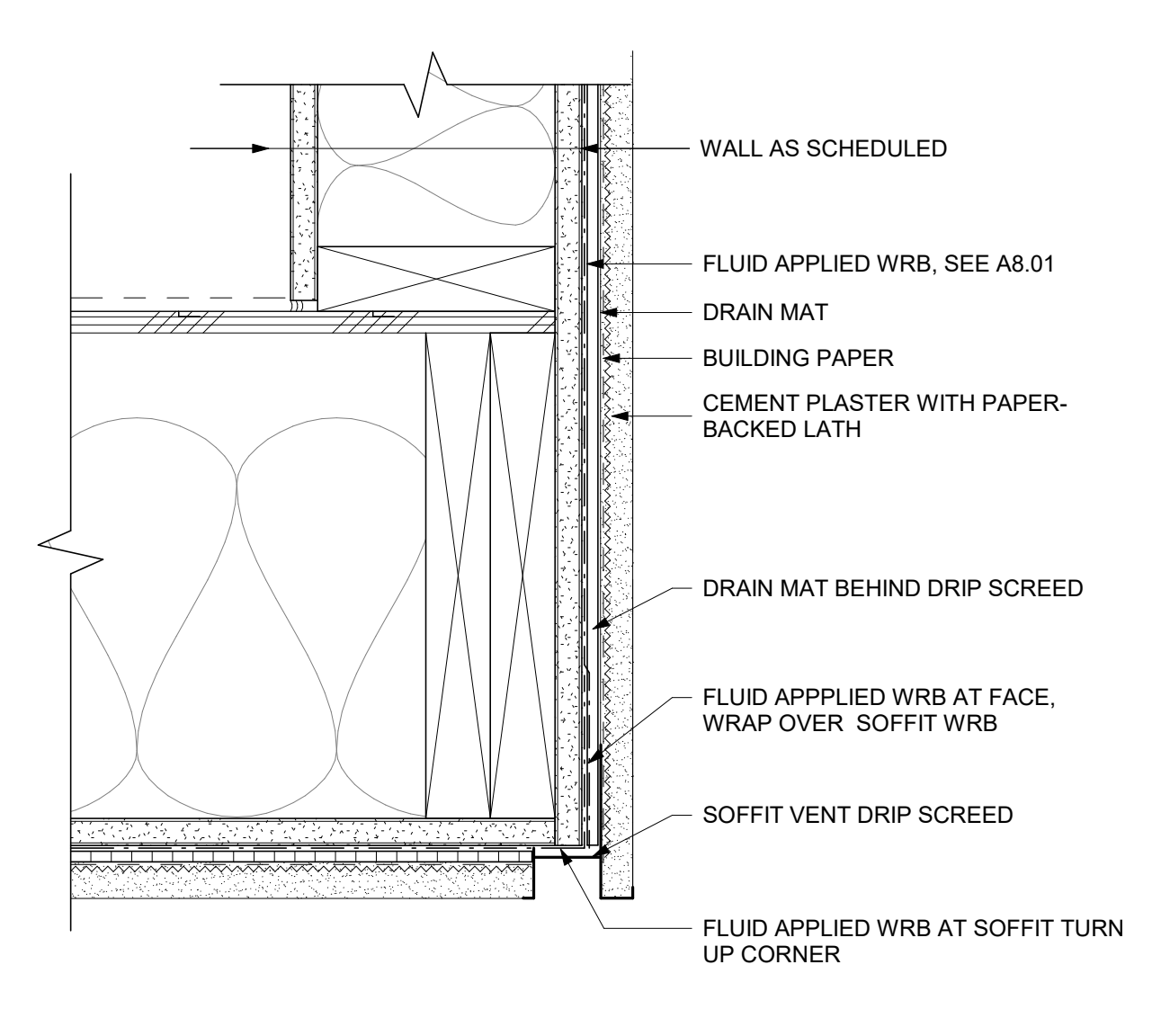
6 ACCOYA WD - SECT @ MET FRAMING
 A8.21 SCALE: 3" = 1'-0"



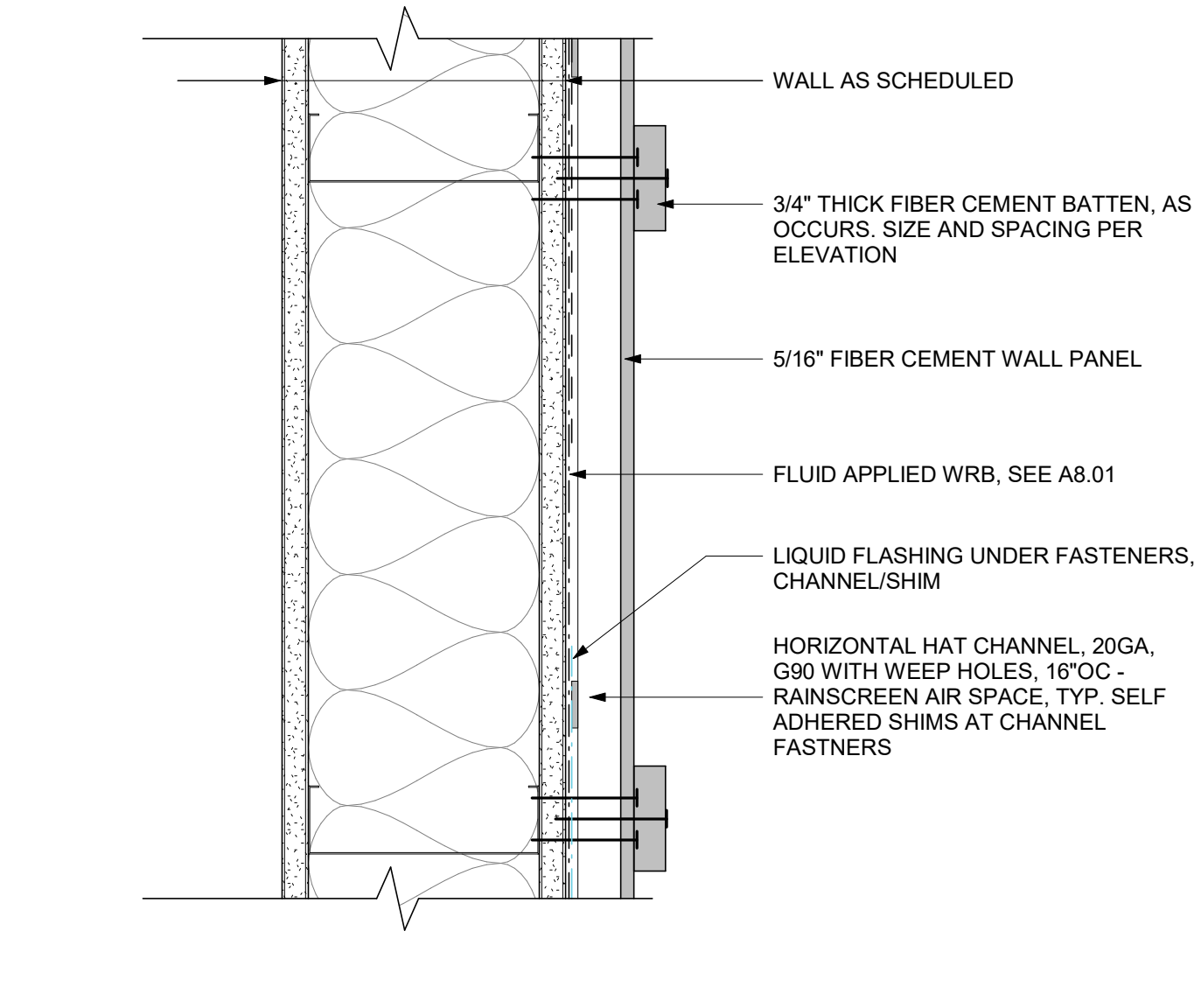
10 CEMENT PLASTER - METAL FRAMING SECT
 A8.21 SCALE: 3" = 1'-0"



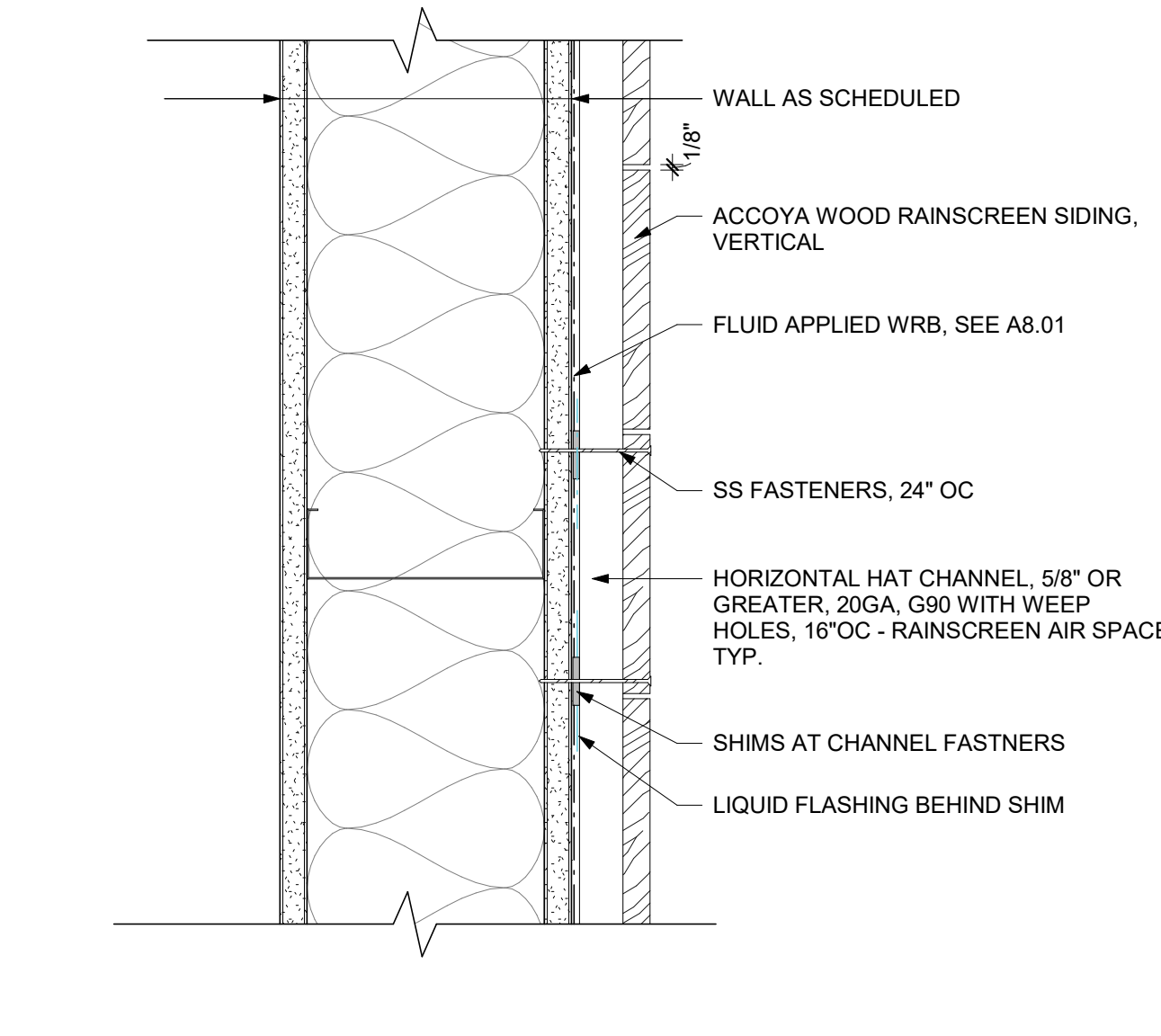
14 CEMENT PLASTER - PLAN INSIDE CORNER
 A8.21 SCALE: 3" = 1'-0"



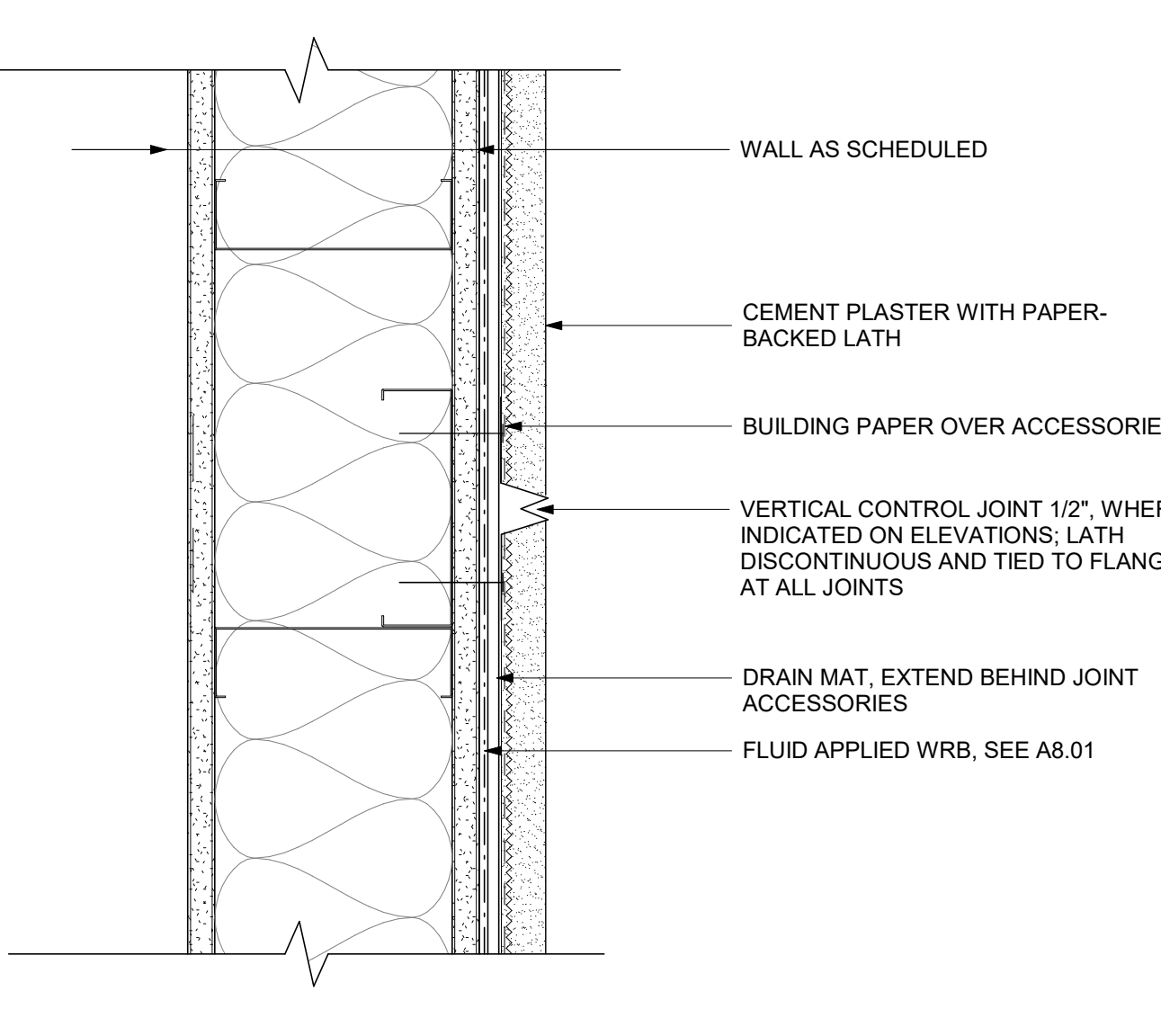
17 CEMENT PLASTER - BAY SOFFIT SECTION
 A8.21 SCALE: 3" = 1'-0"



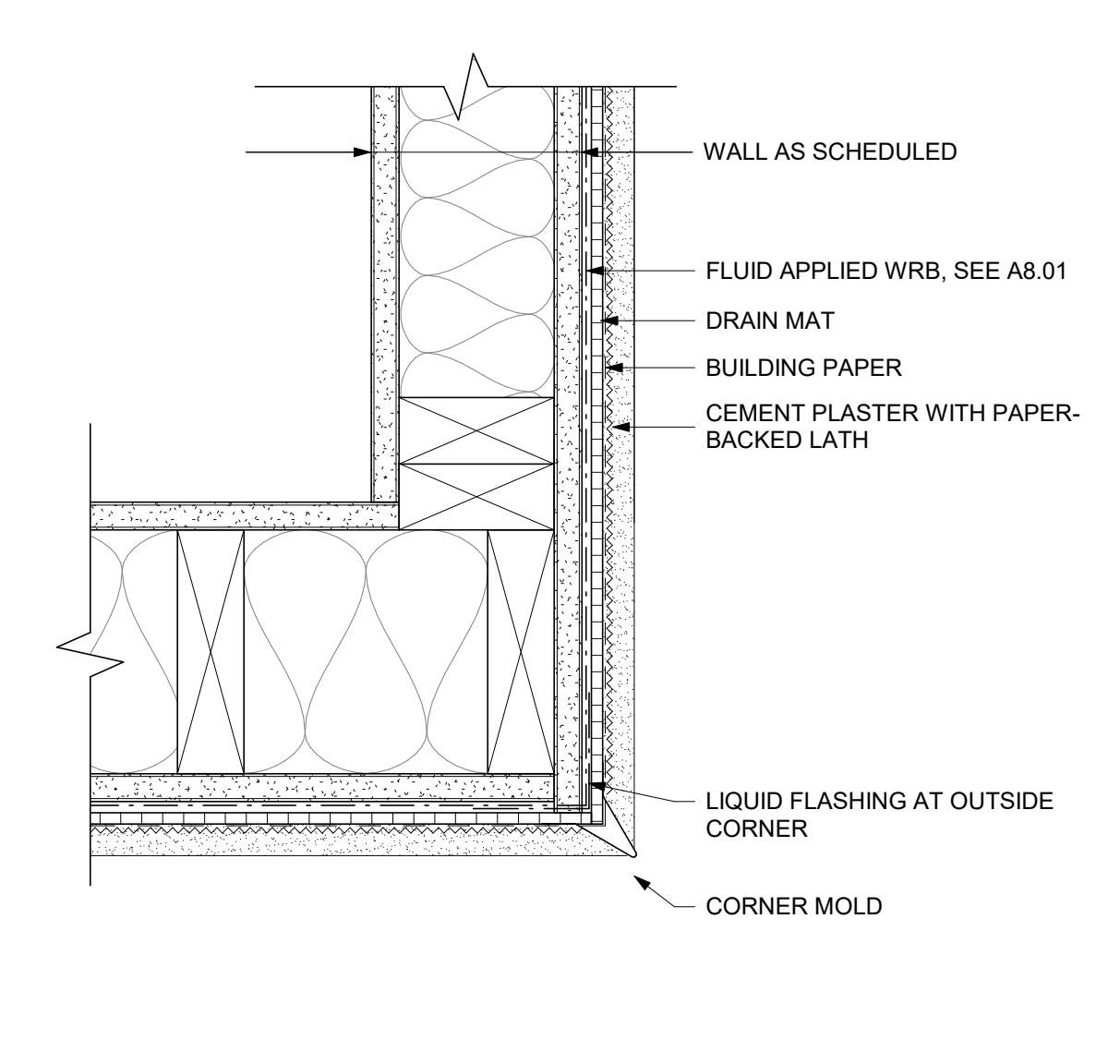
1 BOARD + BATTEN - PLAN @ METAL FRAMING
 A8.21 SCALE: 3" = 1'-0"



5 ACCOYA WD - PLAN @ METAL FRAMING
 A8.21 SCALE: 3" = 1'-0"



9 CEMENT PLASTER - METAL FRAMING PLAN
 A8.21 SCALE: 3" = 1'-0"



13 CEMENT PLASTER - PLAN OUTSIDE CORNER
 A8.21 SCALE: 3" = 1'-0"

CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507

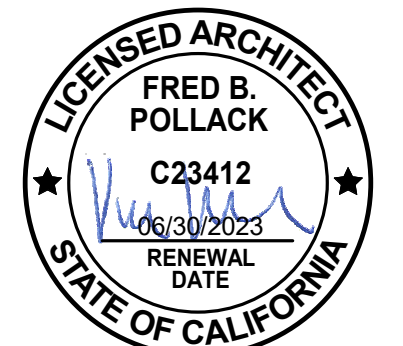
LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
 ARCATO, CA 95521

**COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT**
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023
 HARD COPY OF THESE STAMPED PLANS
 MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
A	12/16/22	BID SET
B	03/20/23	BID ADDENDUM

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306

Client:

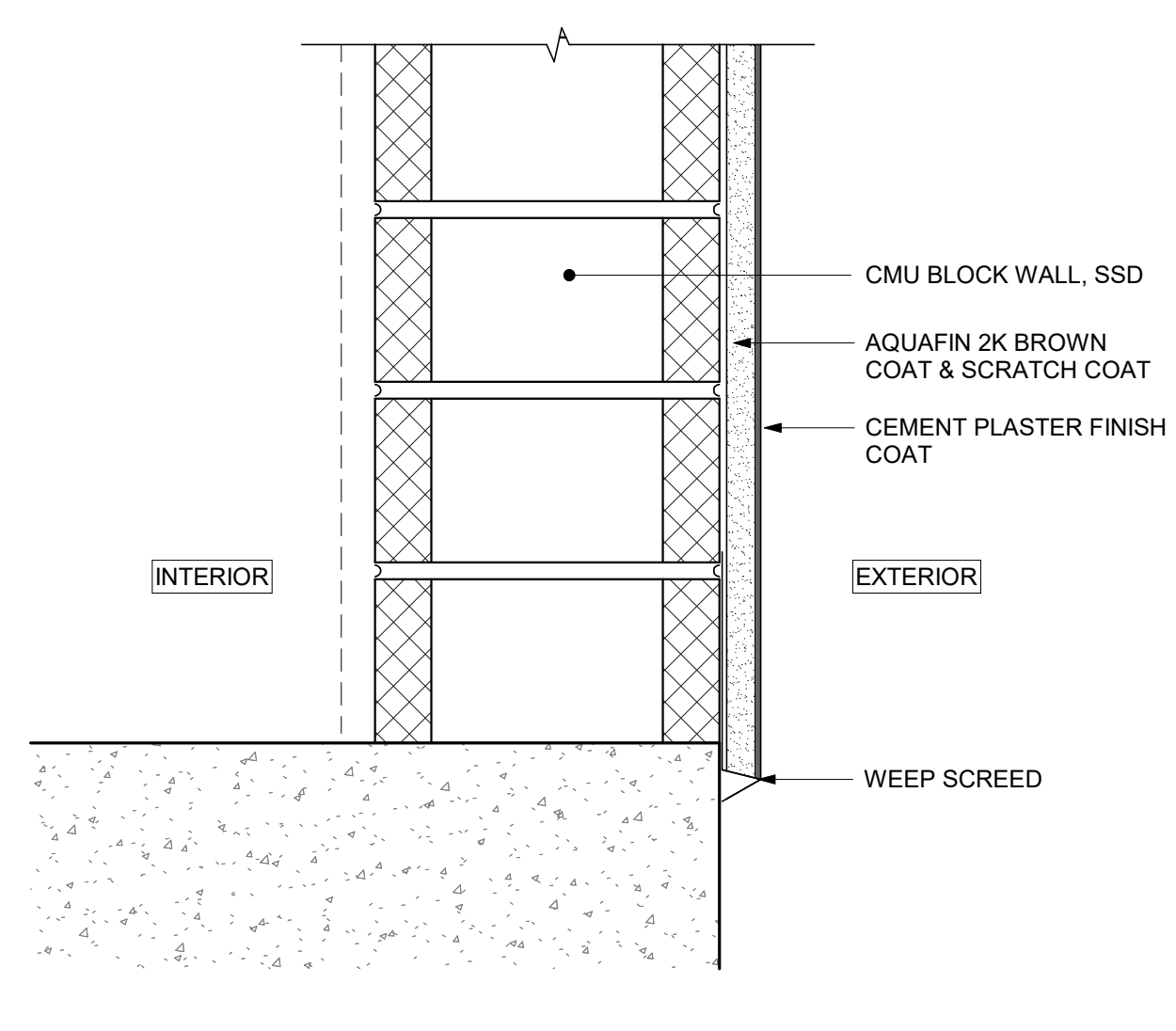


**EXTERIOR WALL
 DETAILS**

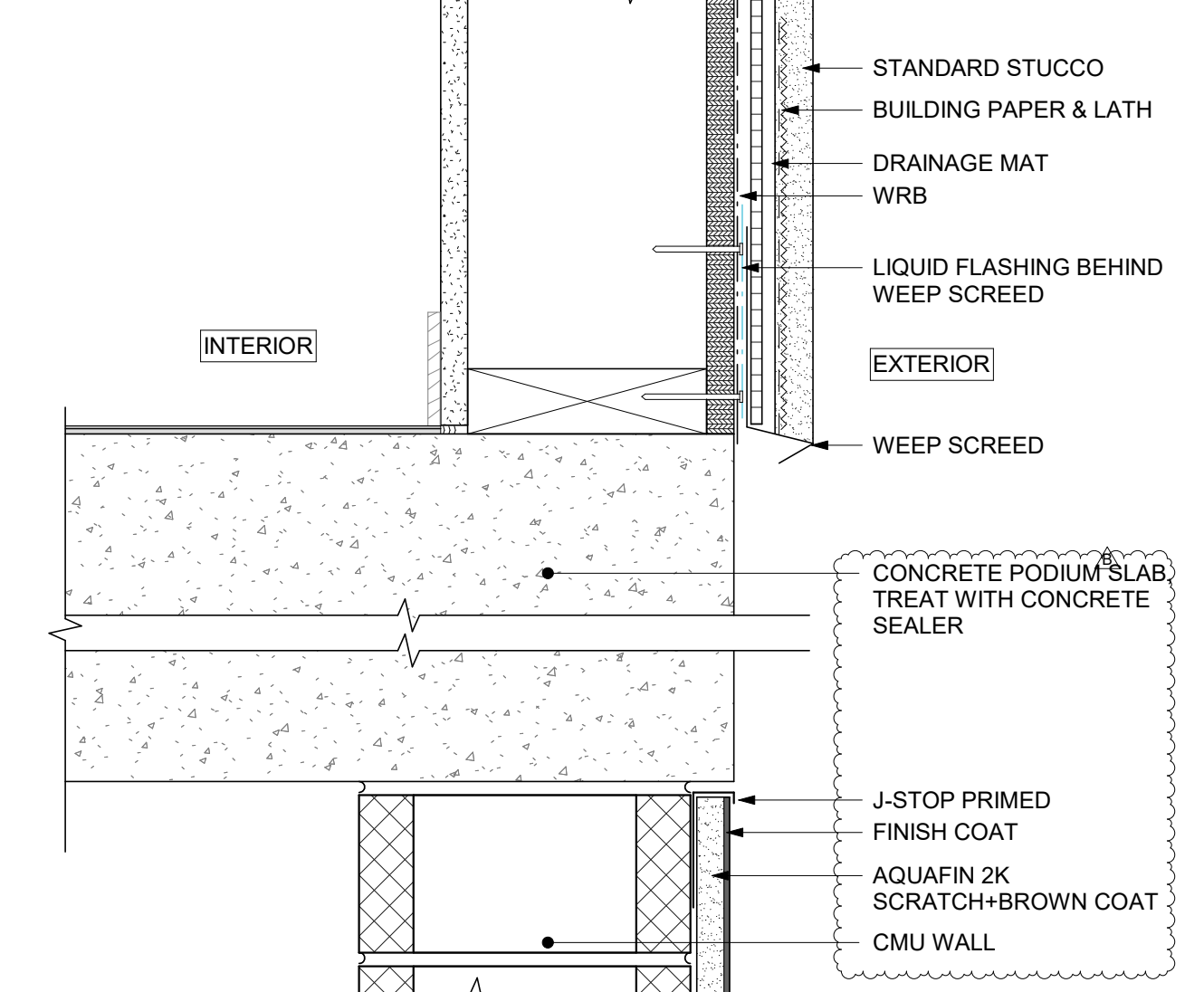
JOB #: 1925
 SCALE: As indicated

A8.22

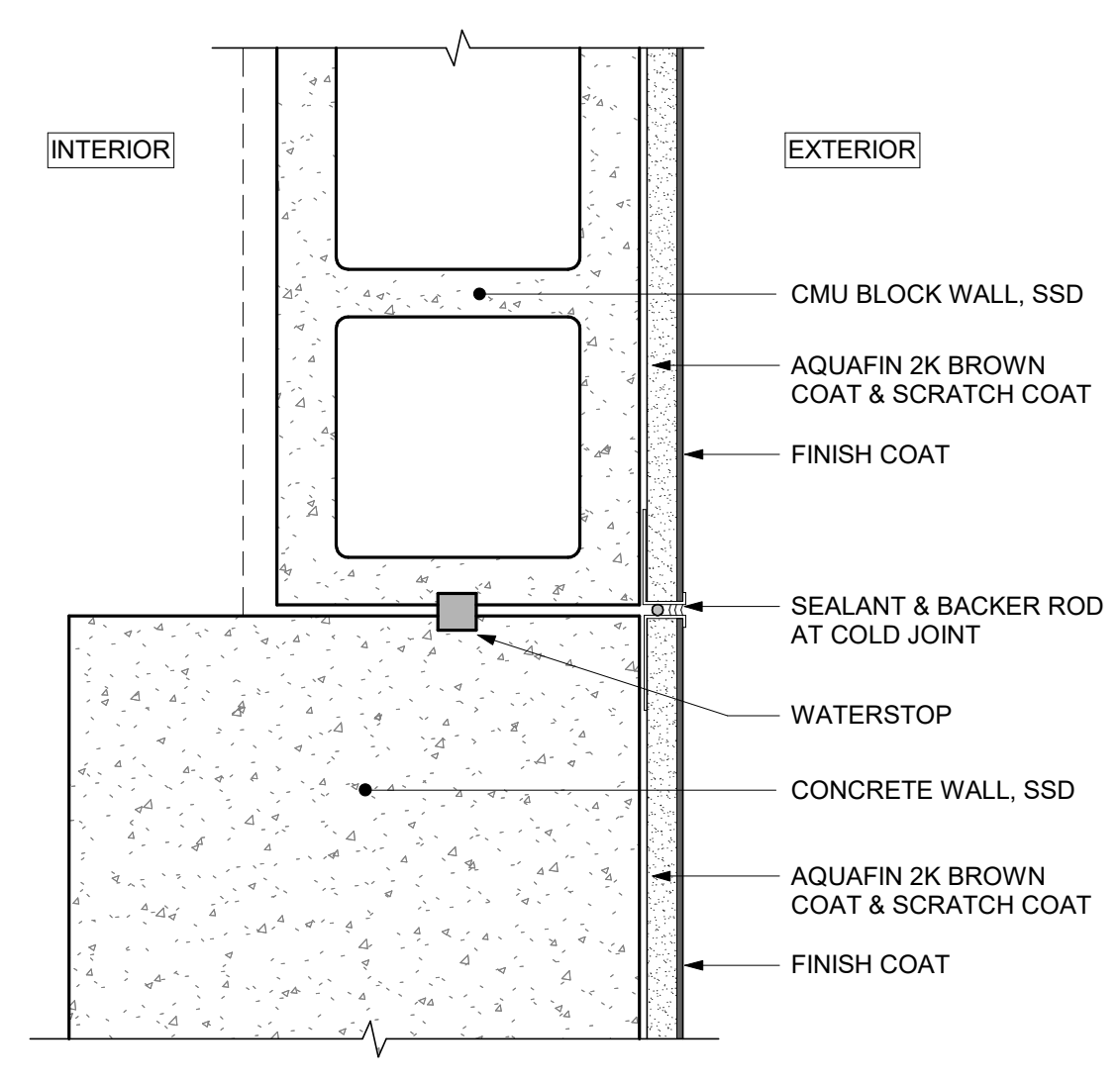
PLAN CHECK REVISION 4 | DATE: 06/19/23



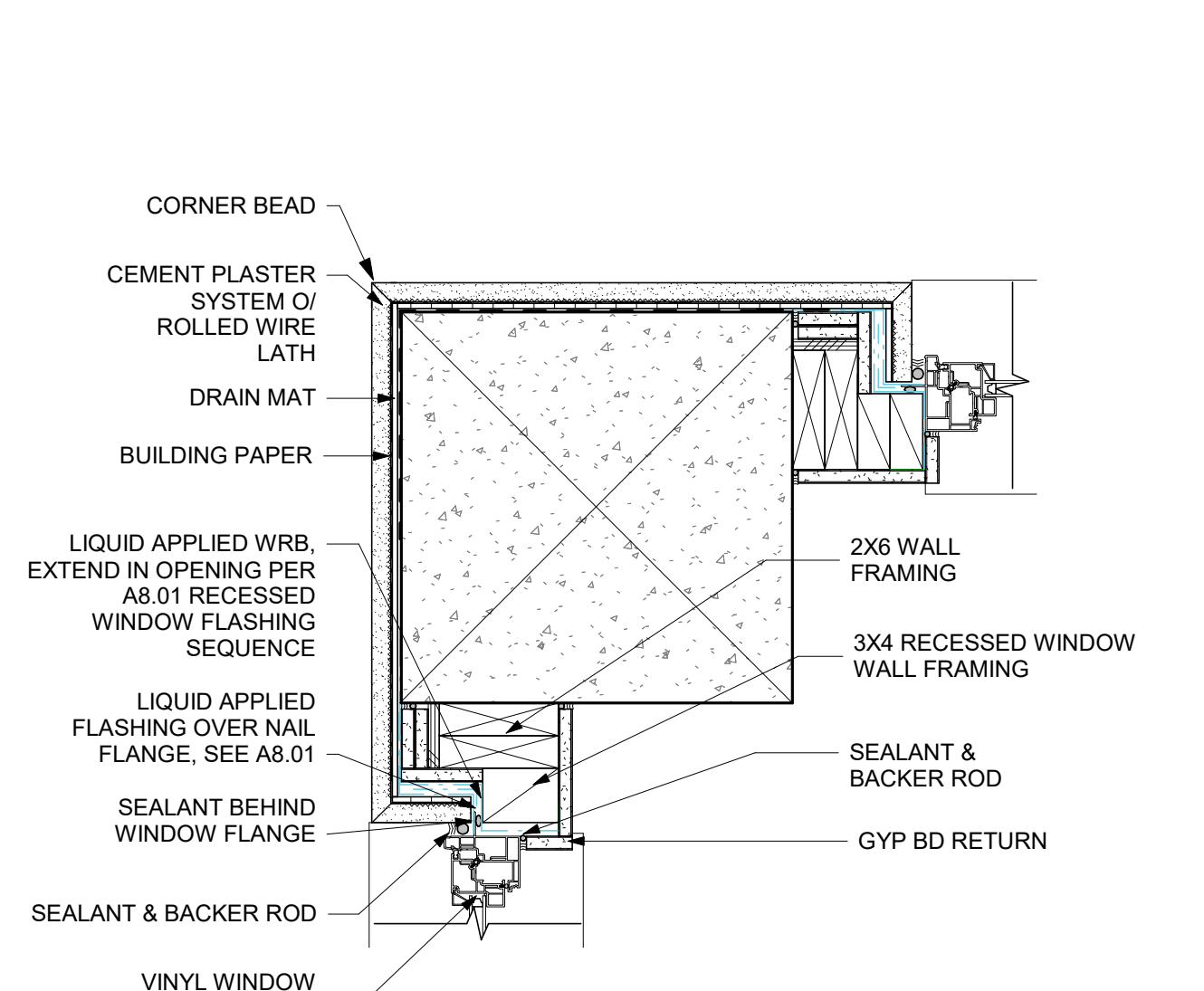
20 CMU WALL TYP SECTION
 A8.22 SCALE: 3" = 1'-0"



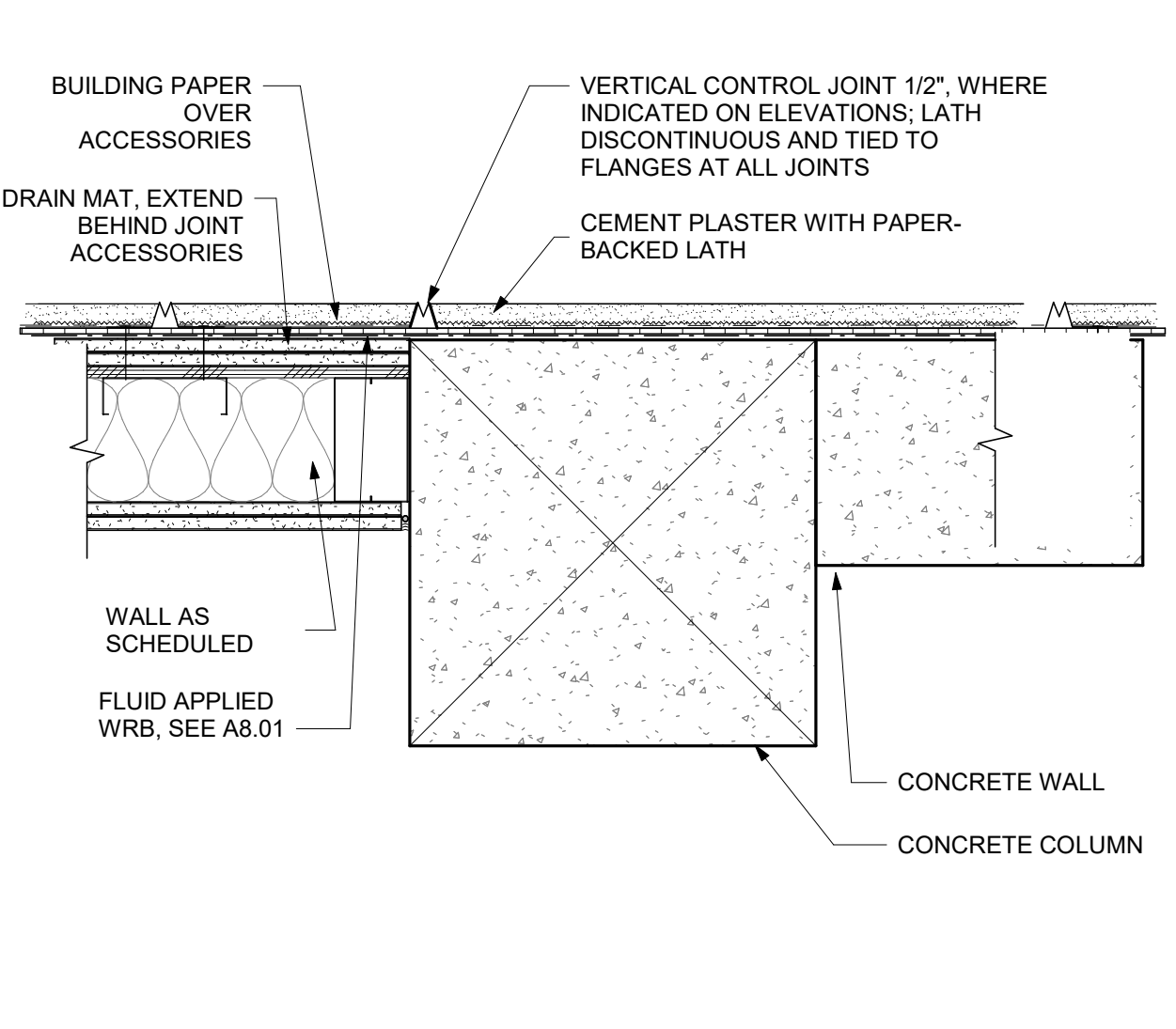
16 PODIUM WOOD TO CONC TRANSITION Copy 1
 A8.22 SCALE: 3" = 1'-0"



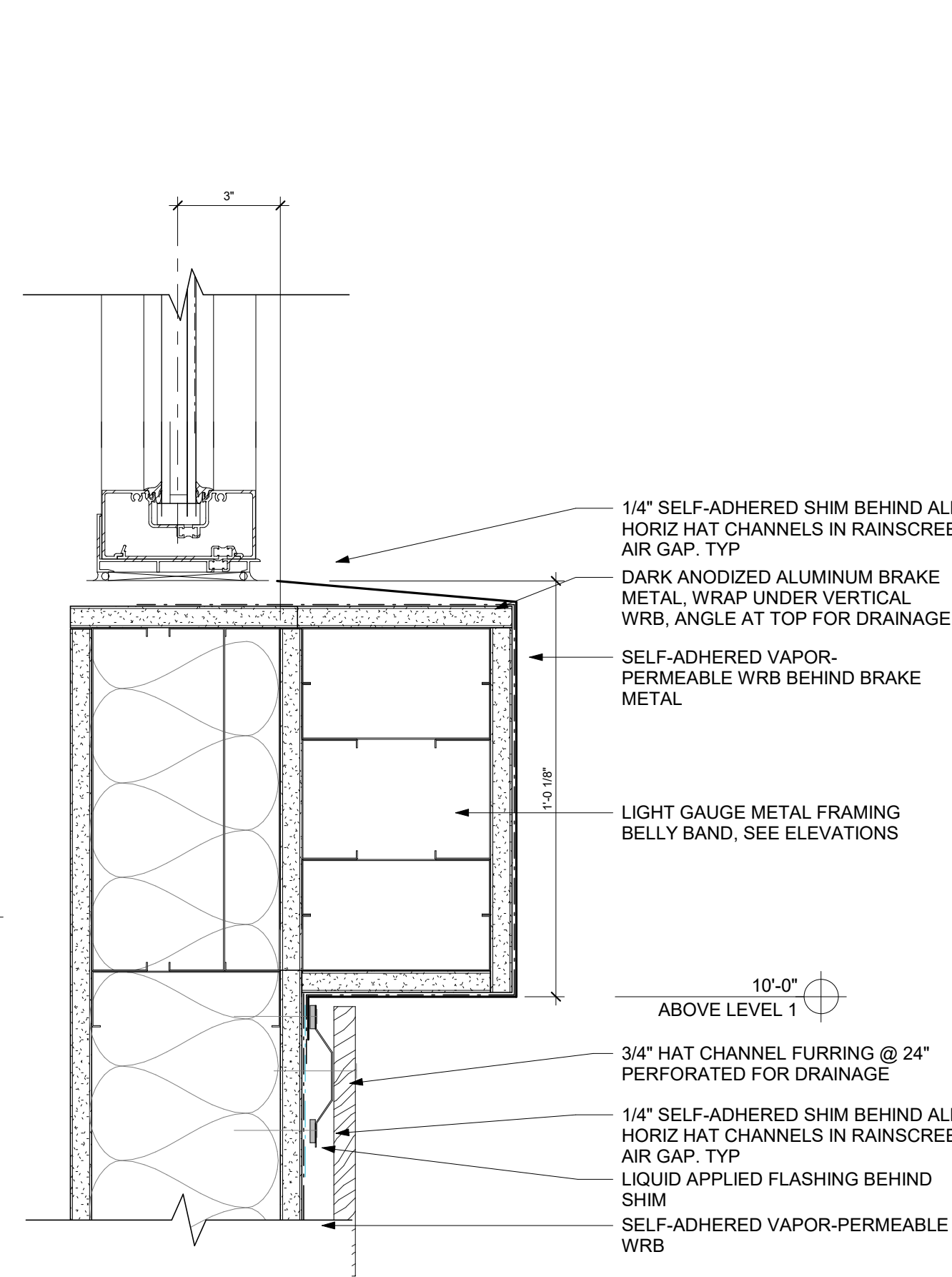
19 CMU WALL TO CONC WALL PLAN
 A8.22 SCALE: 3" = 1'-0"



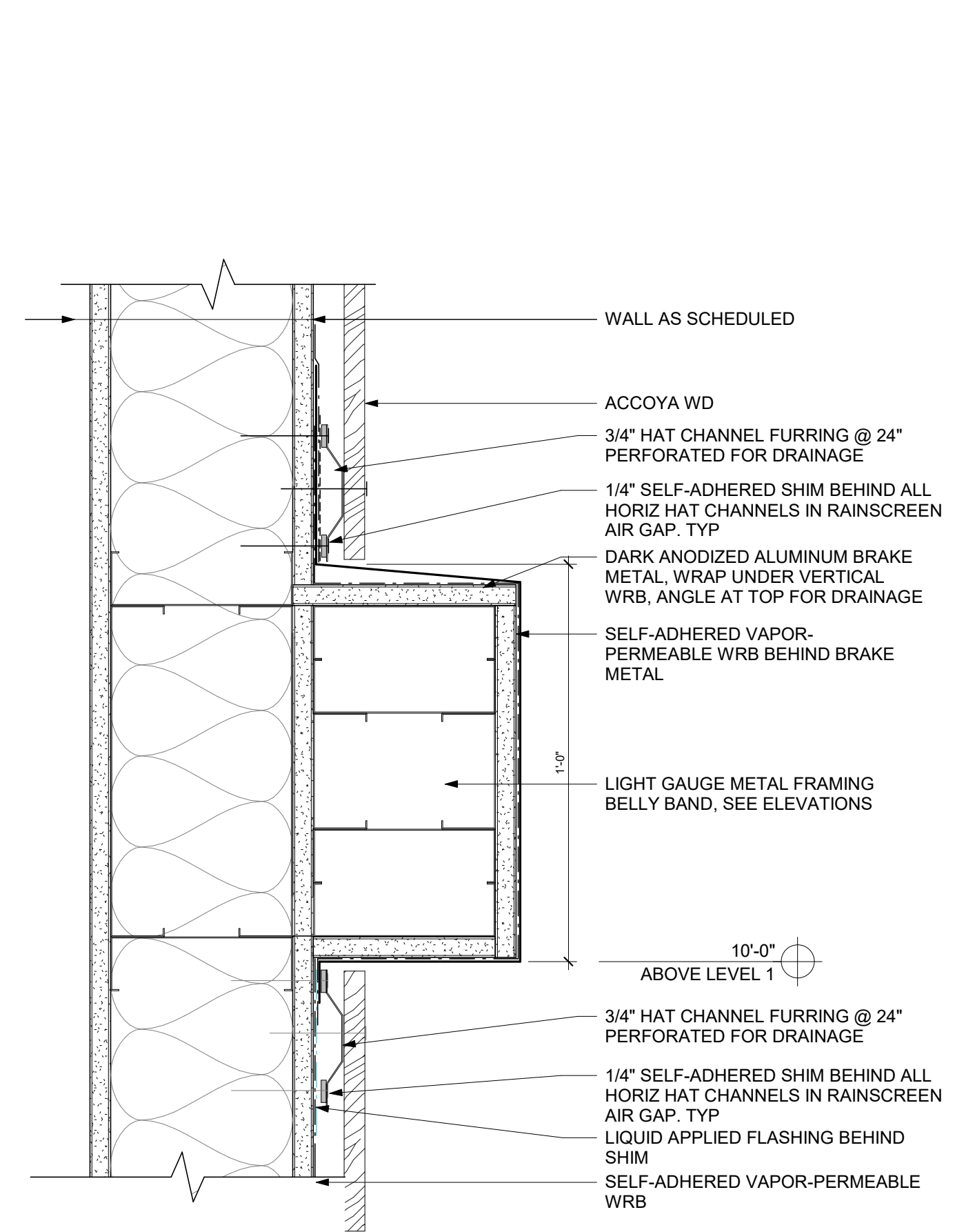
15 WINDOW CORNER @ ELEVATOR - PLASTER
 A8.22 SCALE: 1 1/2" = 1'-0"



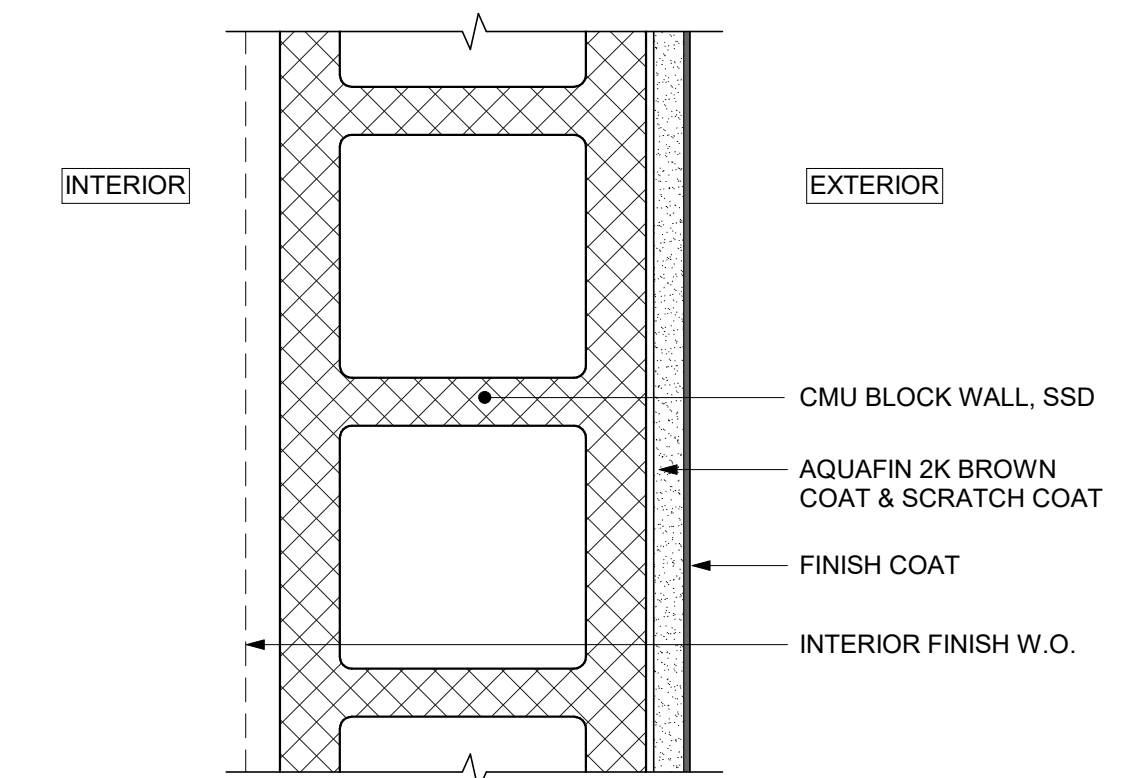
11 PLASTER - METAL FRAMING @ CONC PLAN
 A8.22 SCALE: 1 1/2" = 1'-0"



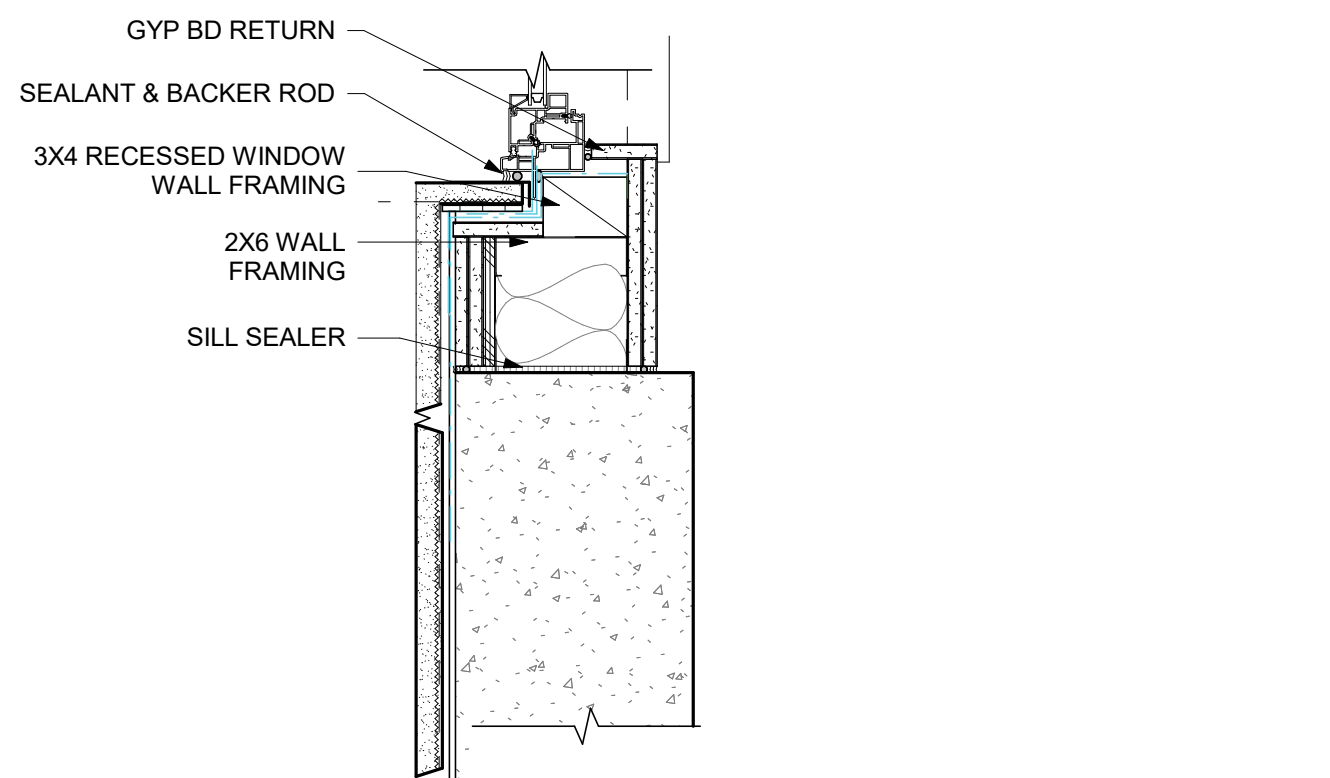
6 ACCOYA @ HORIZ BAND & STOREFRONT
 A8.22 SCALE: 3" = 1'-0"



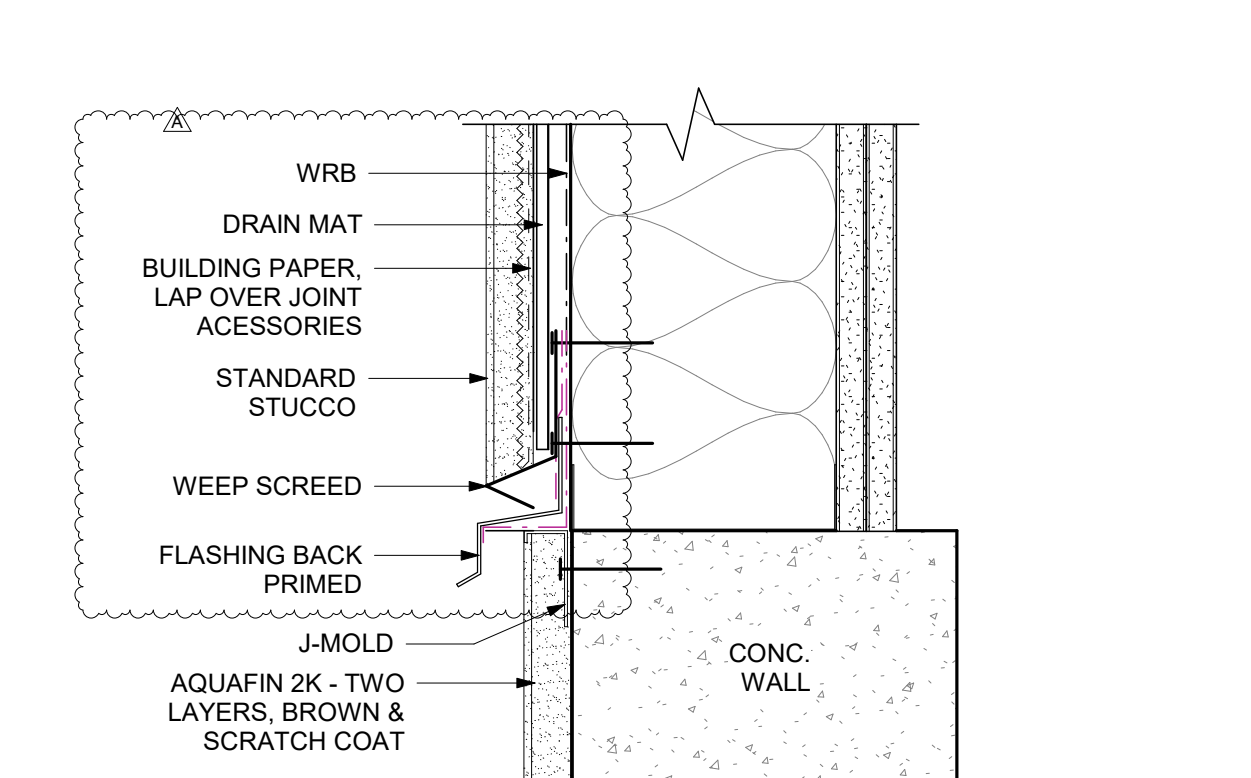
2 ACCOYA @ HORIZ BAND @ METAL FRAMING
 A8.22 SCALE: 3" = 1'-0"



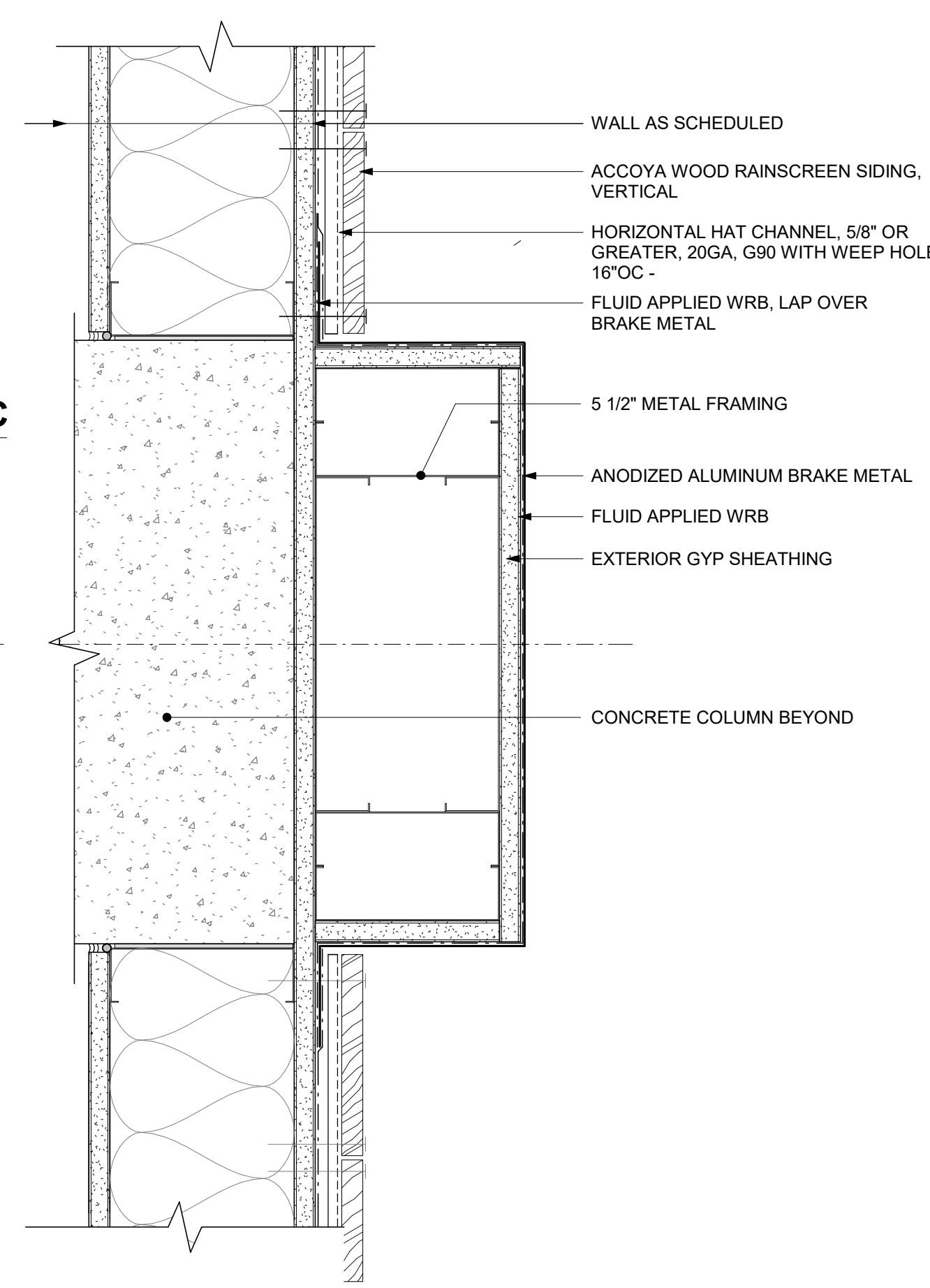
18 CMU WALL TYP PLAN
 A8.22 SCALE: 3" = 1'-0"



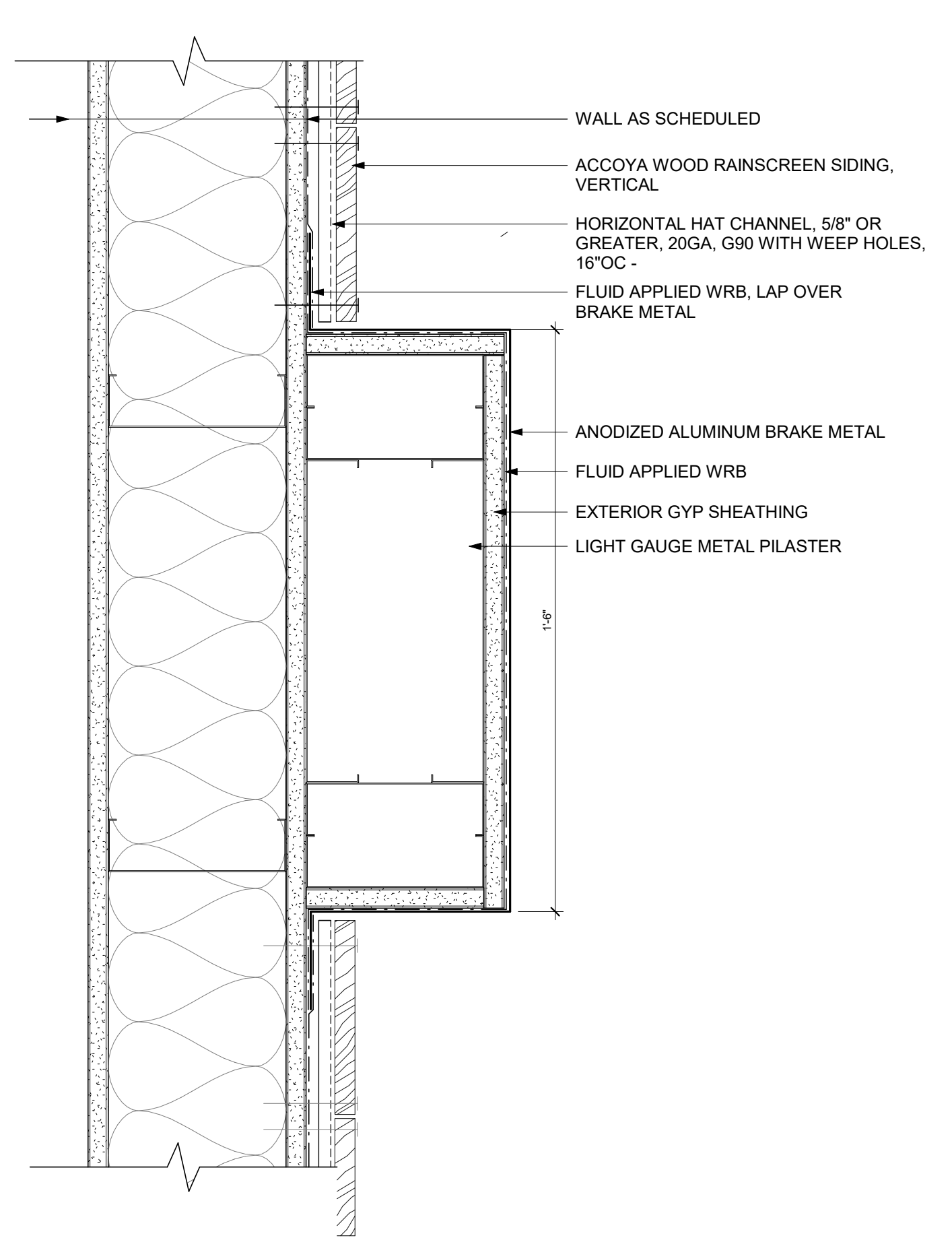
14 PLASTER - METAL FRAMING @ CONC SECTION
 A8.22 SCALE: 1 1/2" = 1'-0"



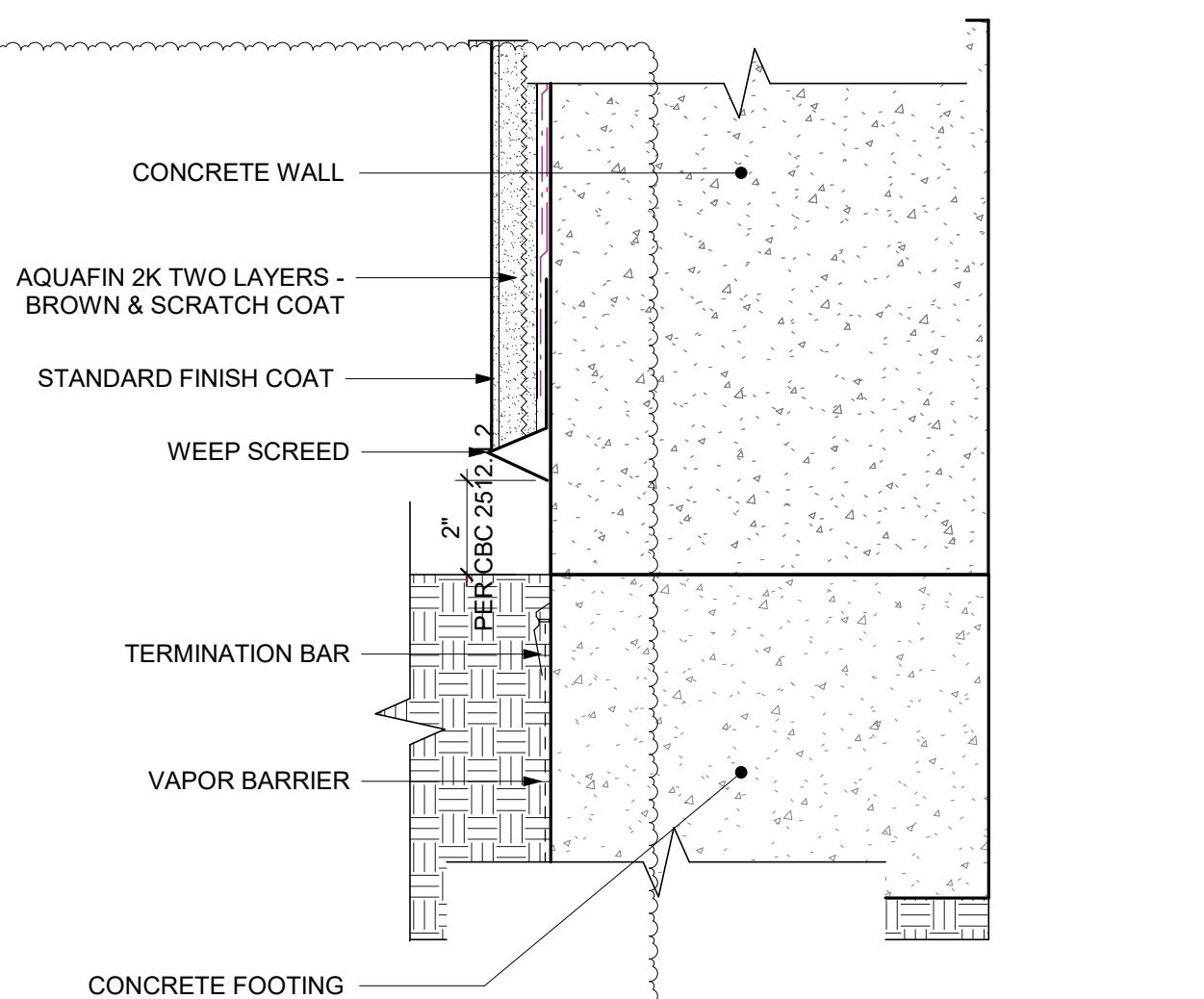
11 PLASTER - METAL FRAMING @ CONC PLAN
 A8.22 SCALE: 3" = 1'-0"



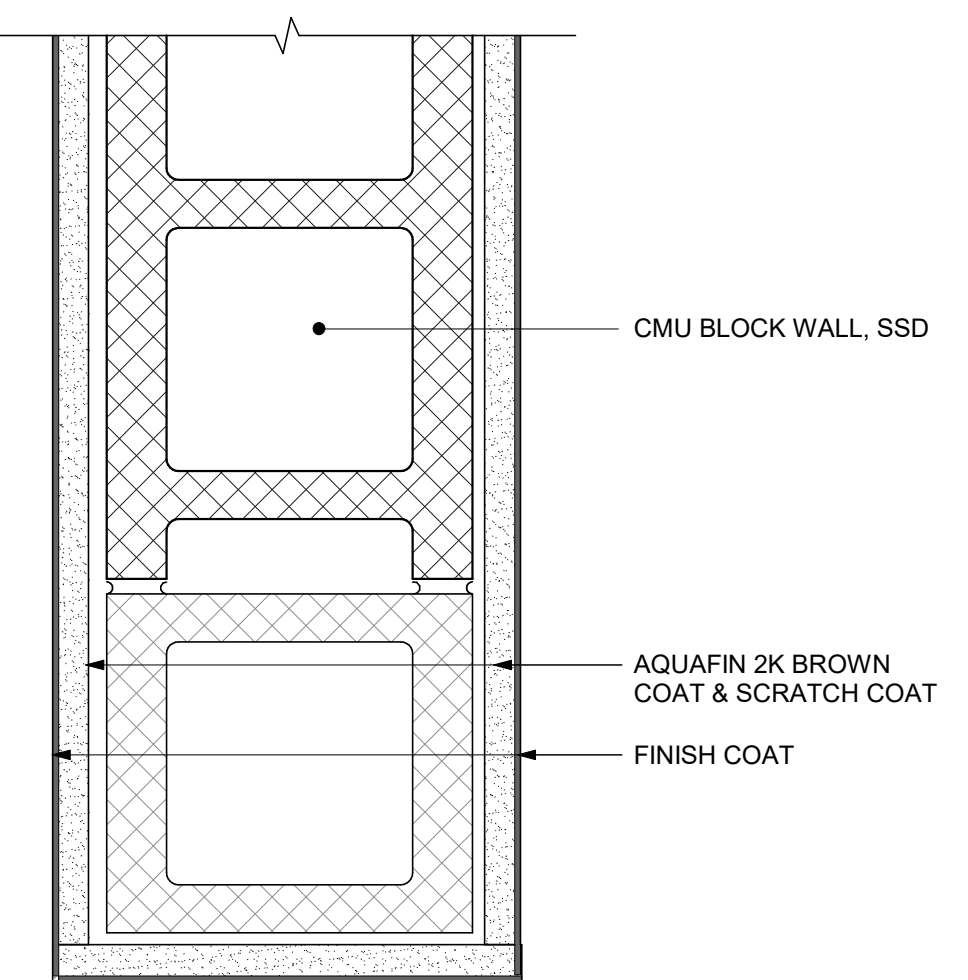
5 ACCOYA @ PILASTER @ CONCRETE
 A8.22 SCALE: 3" = 1'-0" PLAN



1 ACCOYA @ PILASTER @ METAL FRAMING
 A8.22 SCALE: 3" = 1'-0" PLAN



9 TRANSITION EXT CONC WALL TO ELEV PIT
 A8.22 SCALE: 3" = 1'-0"



17 CMU WALL TYP PLAN END WALL
 A8.22 SCALE: 3" = 1'-0"

CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507

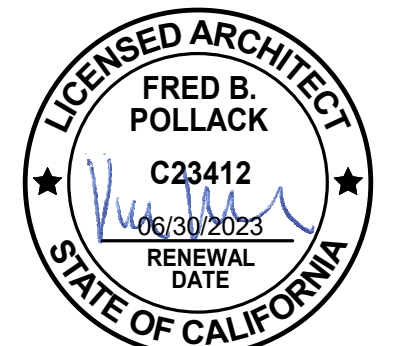
LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

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BY: M. O'Brien Date: 07/27/2023
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B	03/20/23	BID ADDENDUM

Project:
**EDUCATOR HOUSING
231 GRANT AVENUE**

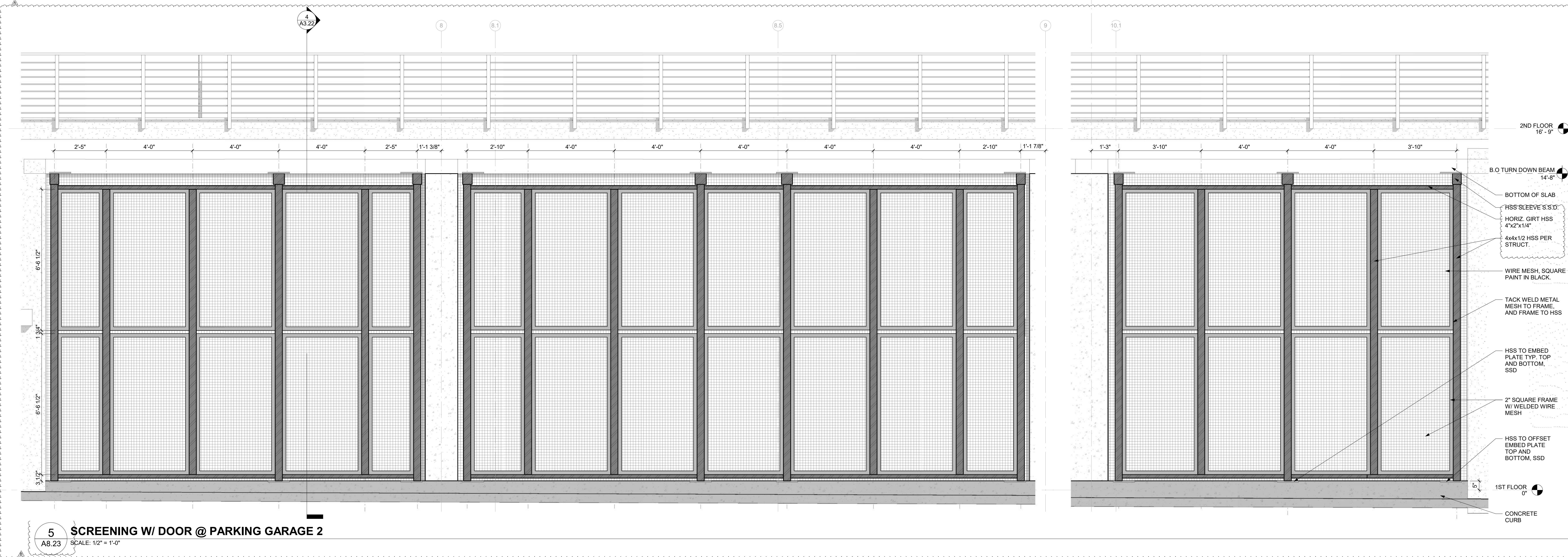
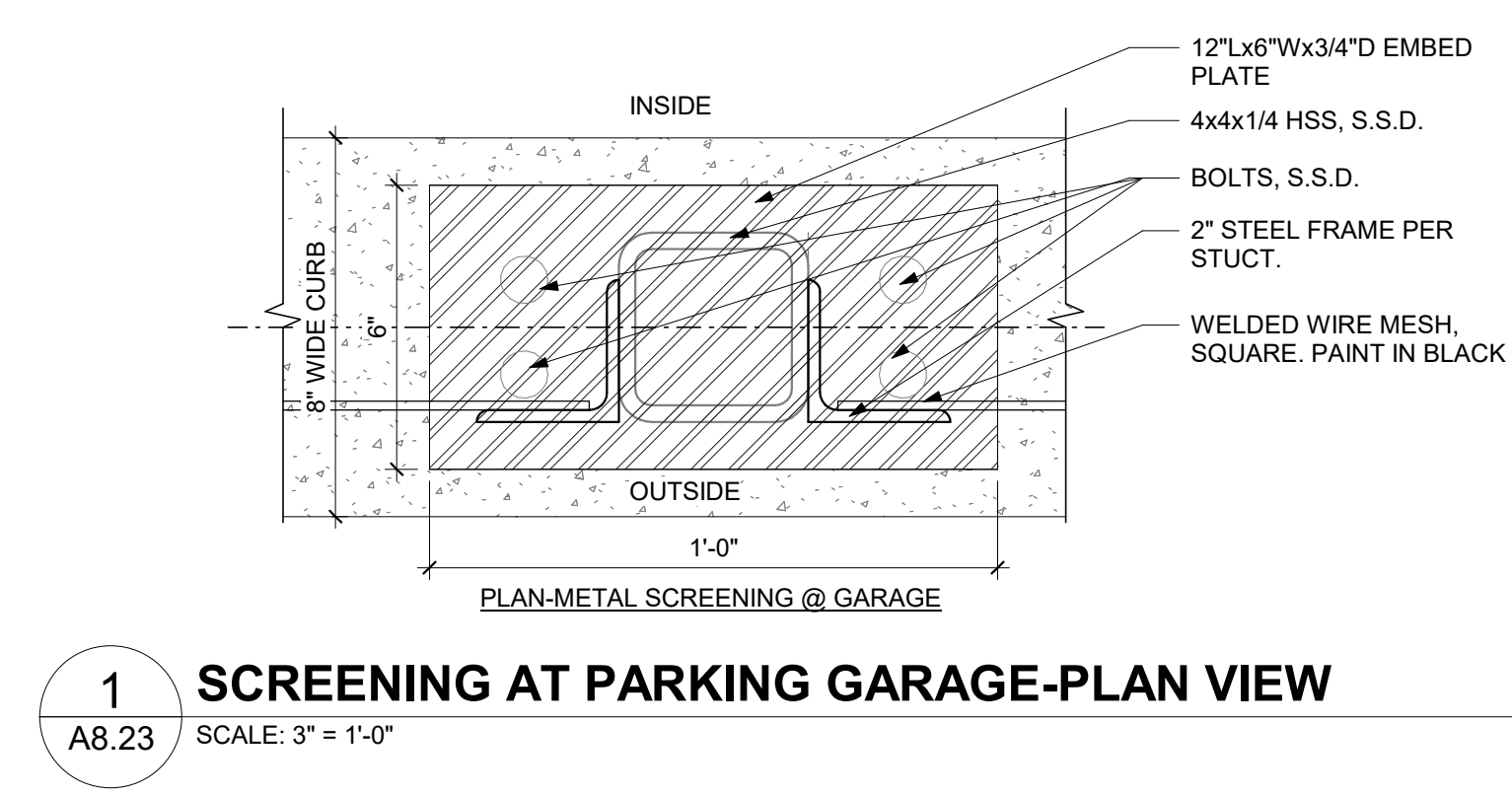
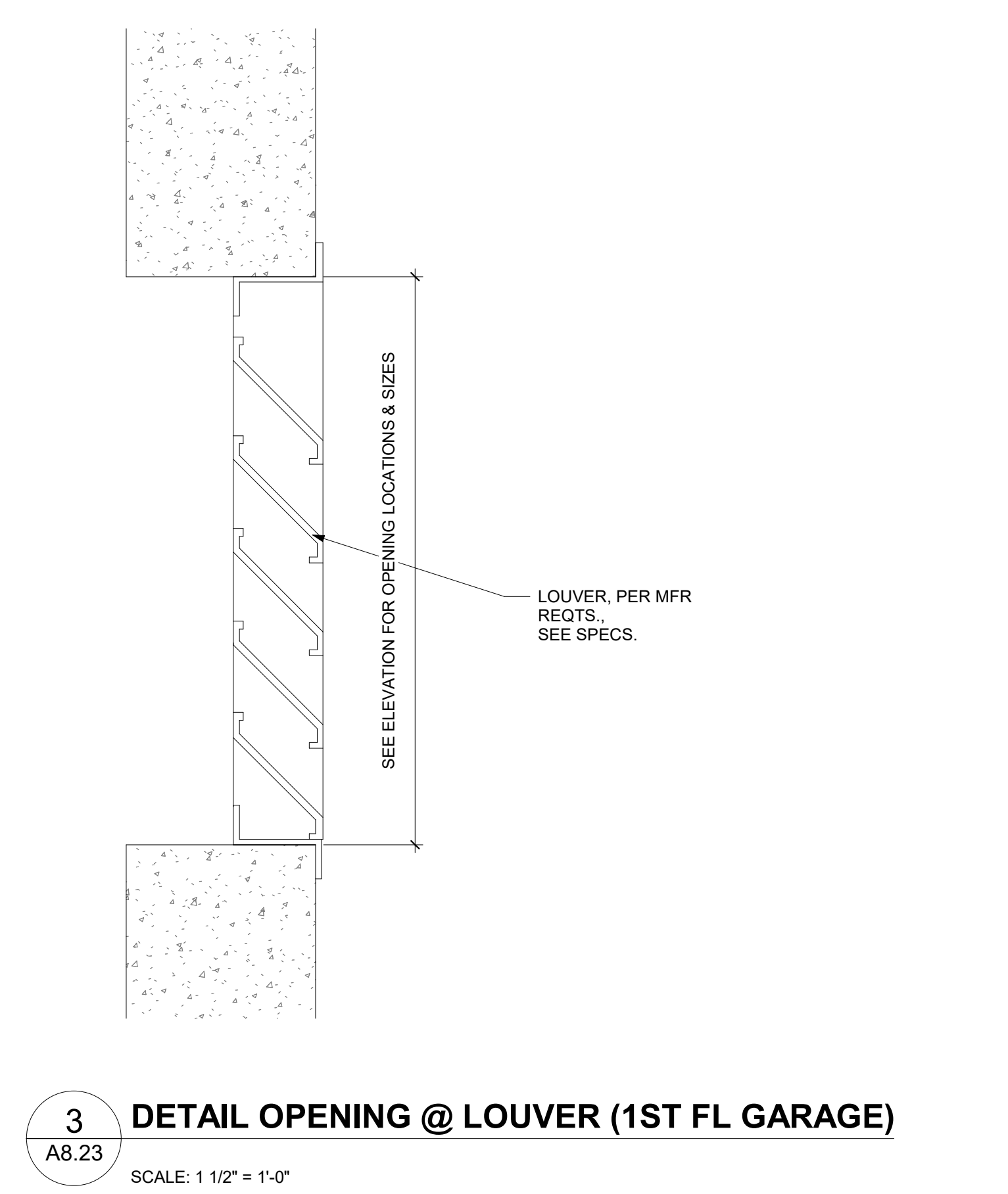
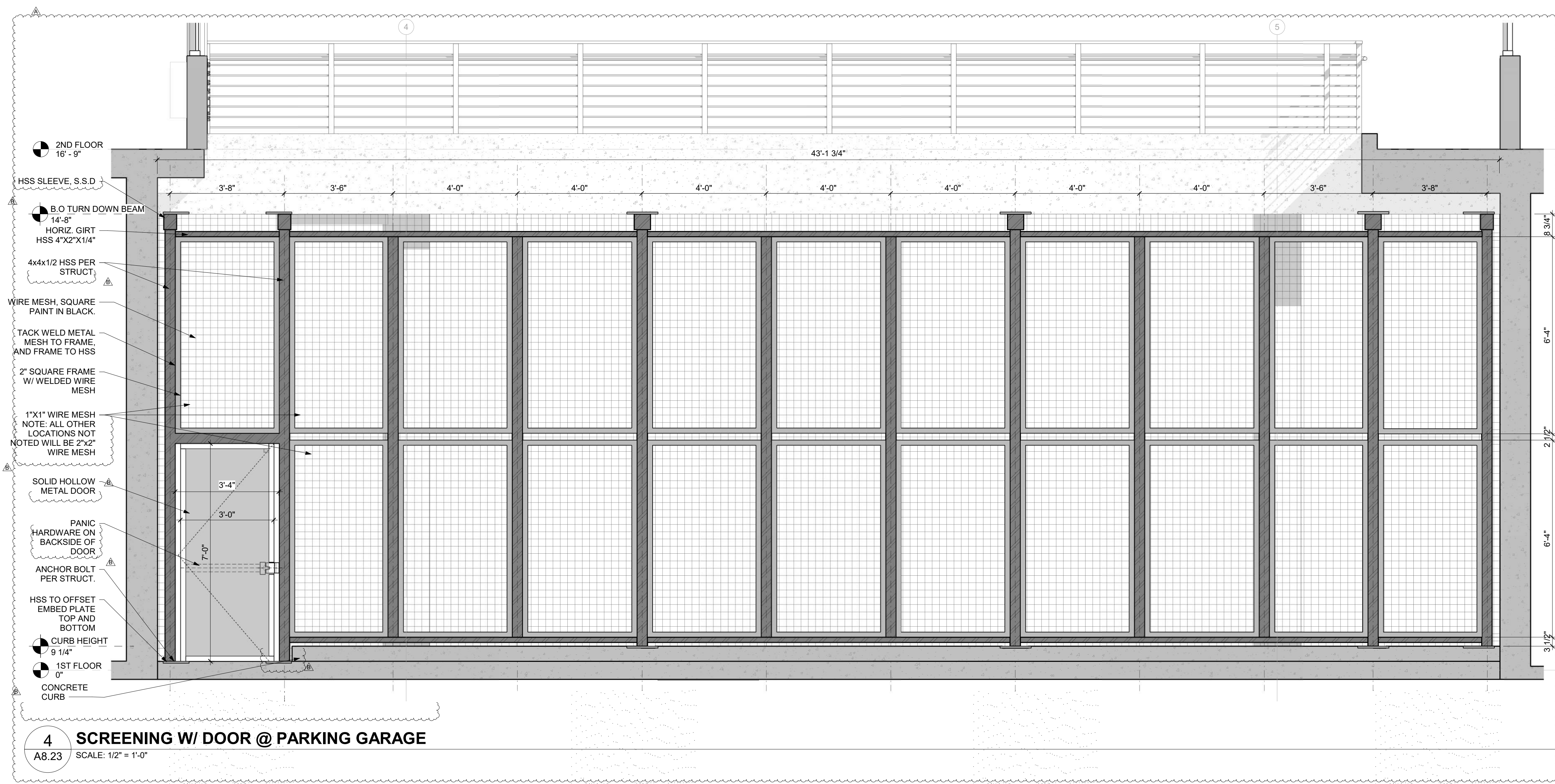
Client:
**mercy
HOUSING
abode
communities**
MERCY HOUSING &
ABODE COMMUNITIES

**GARAGE METAL
SCREEN DETAILS**

JOB #: 1925
SCALE: As indicated

A8.23

PLAN CHECK REVISION 4 | DATE: 06/19/23



CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507

LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
 ARCATA, CA 95521

COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023

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LICENSED ARCHITECT
FRED B. POLLACK
 C23412
 08/30/2022
 RENEWAL DATE
 STATE OF CALIFORNIA

ID	DATE	NAME
A	12/16/22	BID SET
B	03/20/23	BID ADDENDUM
3	05/12/23	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306

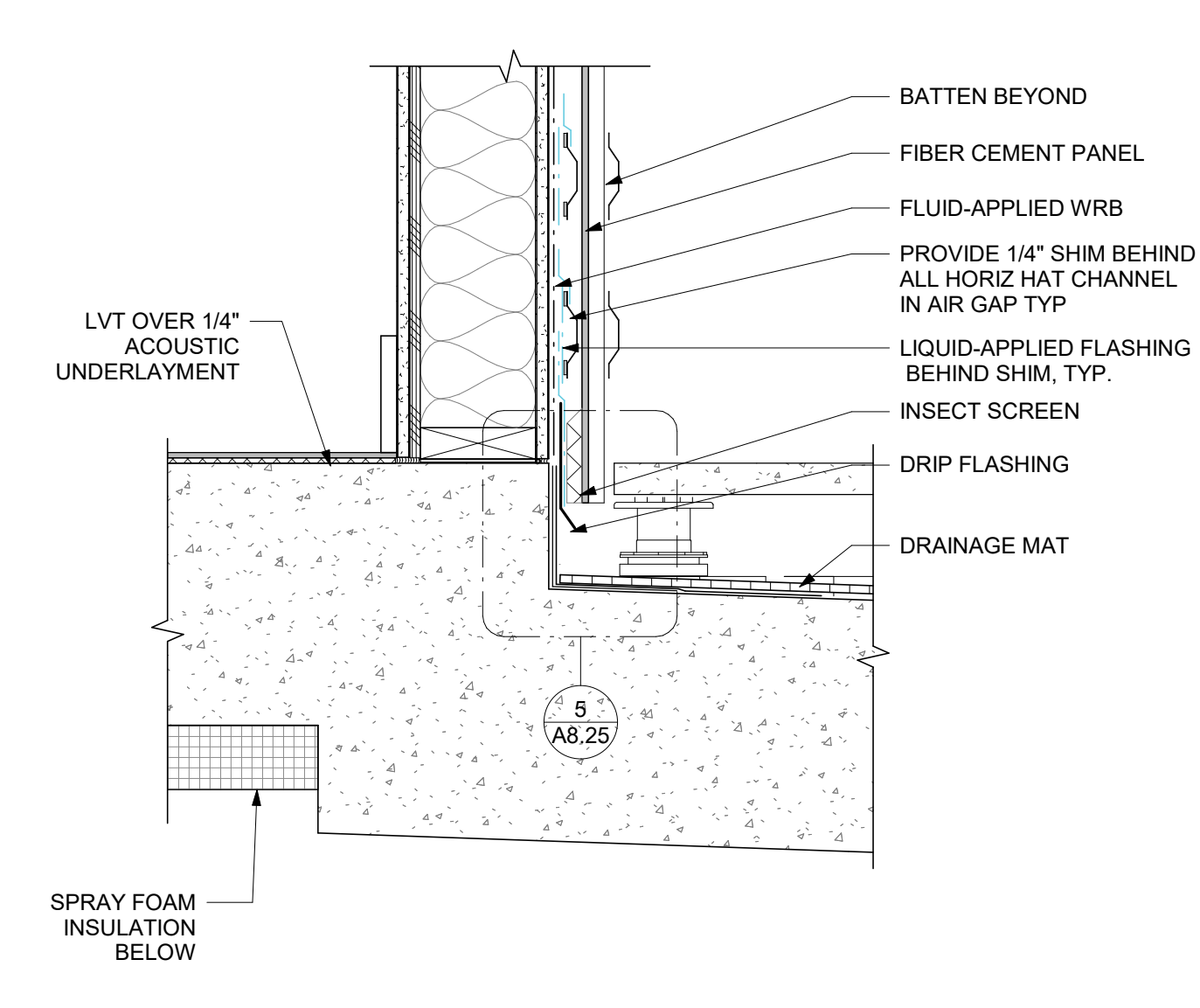
Client:

 MERCY HOUSING &
 ABODE COMMUNITIES

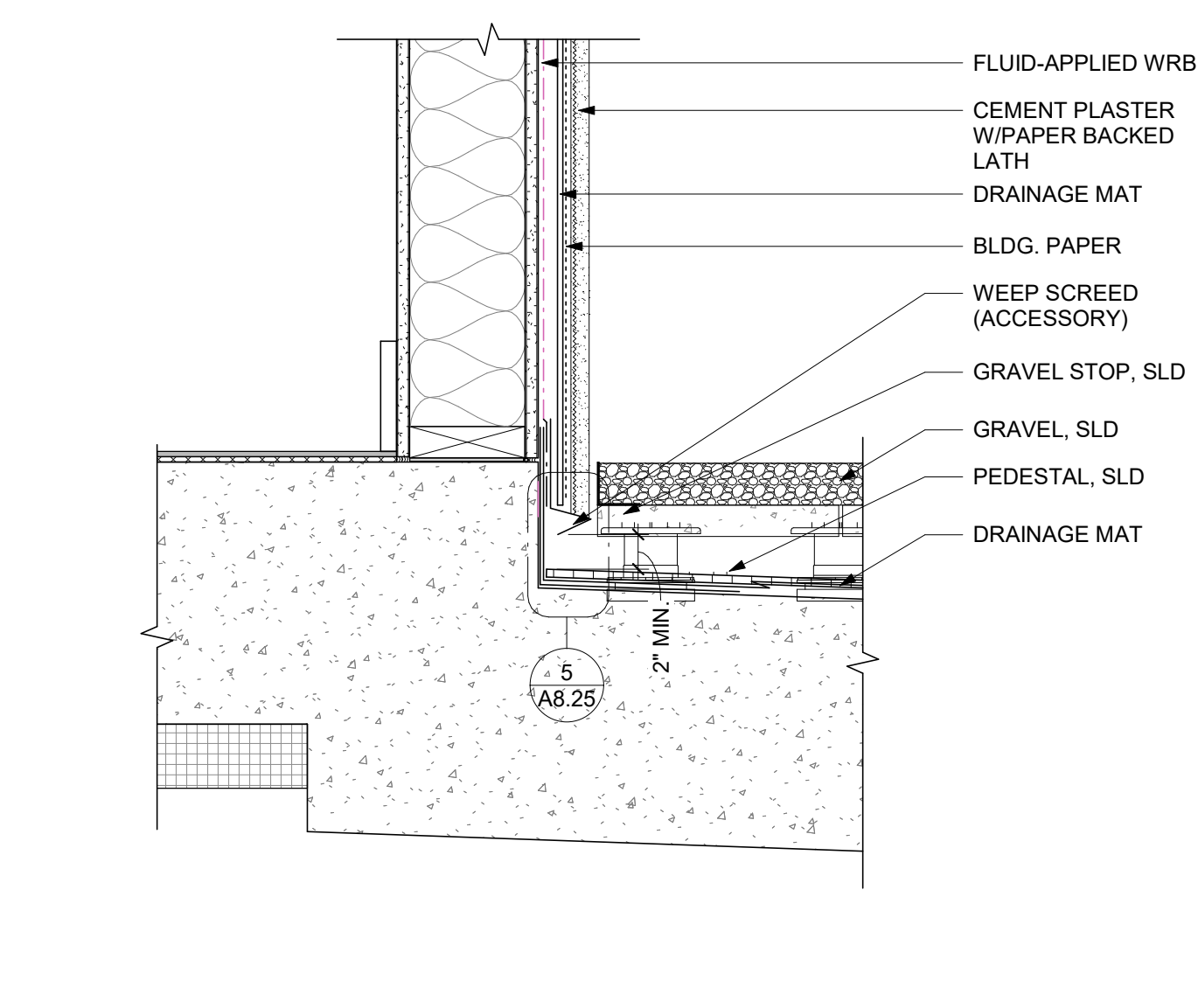
PODIUM DETAILS

JOB #: 1925
 SCALE: As indicated

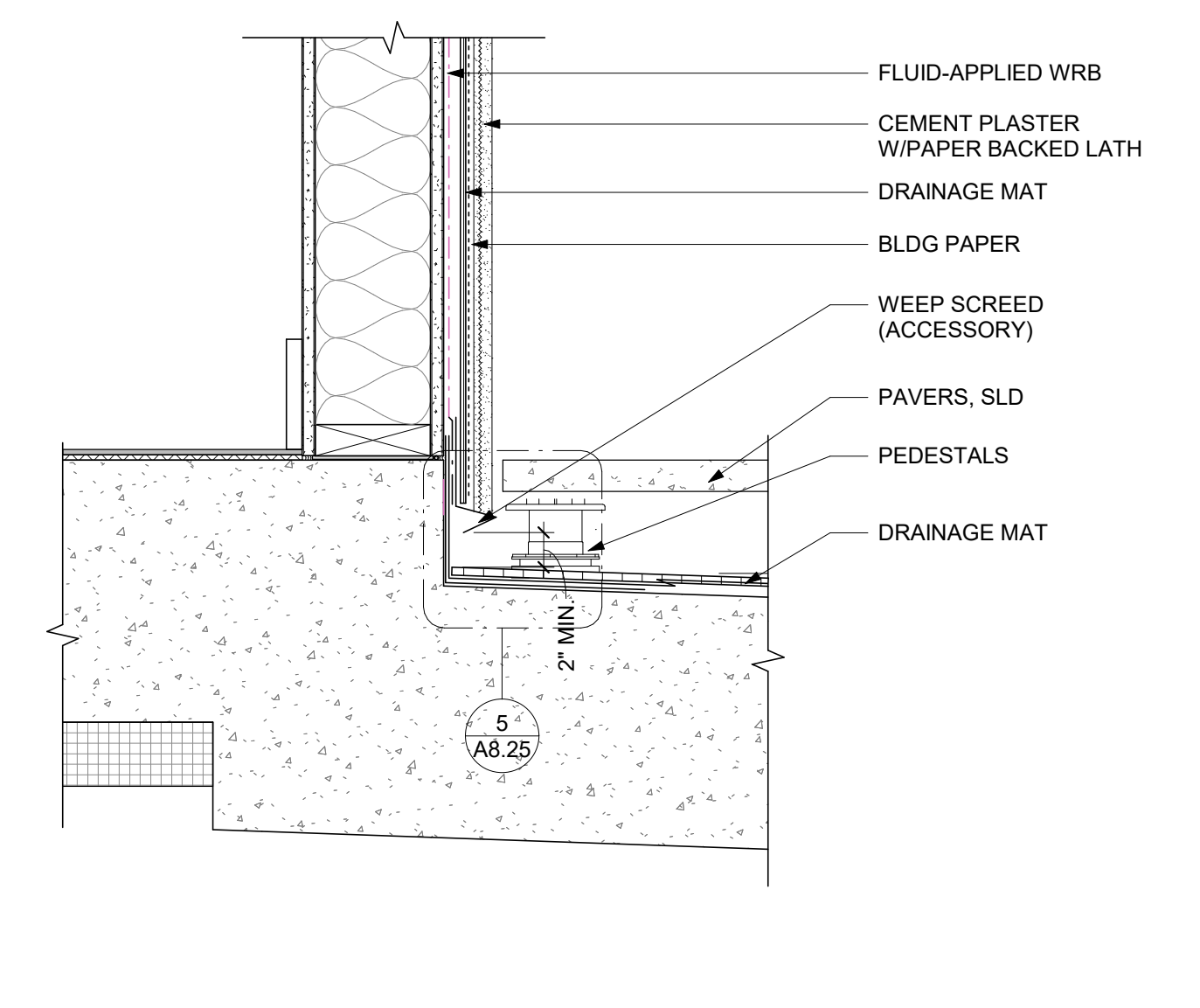
A8.25
 PLAN CHECK REVISION 4 | DATE: 06/19/23



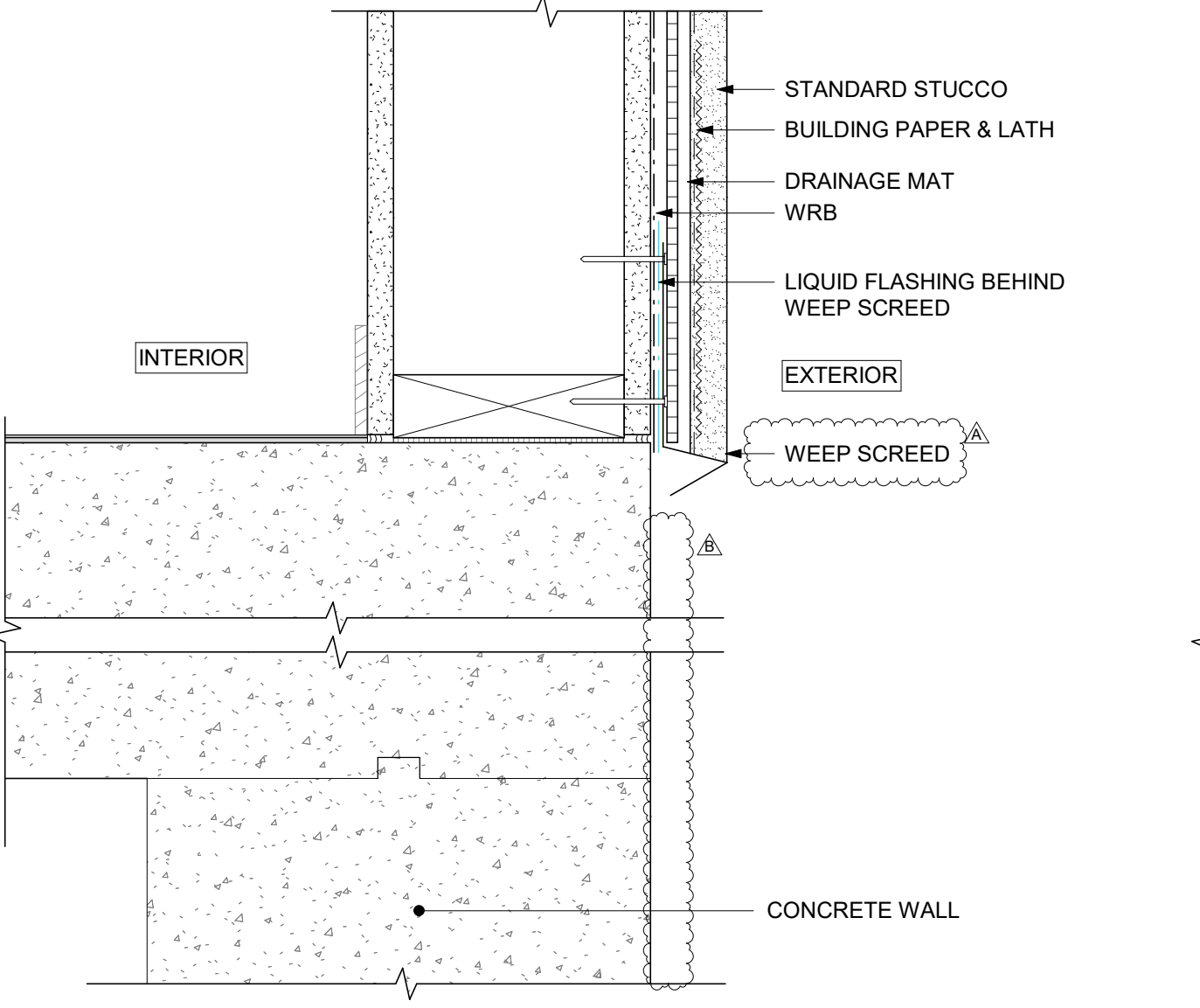
20 PODIUM DETAIL @ BOARD+BATTEN WALL
 A8.25 SCALE: 1 1/2" = 1'-0"



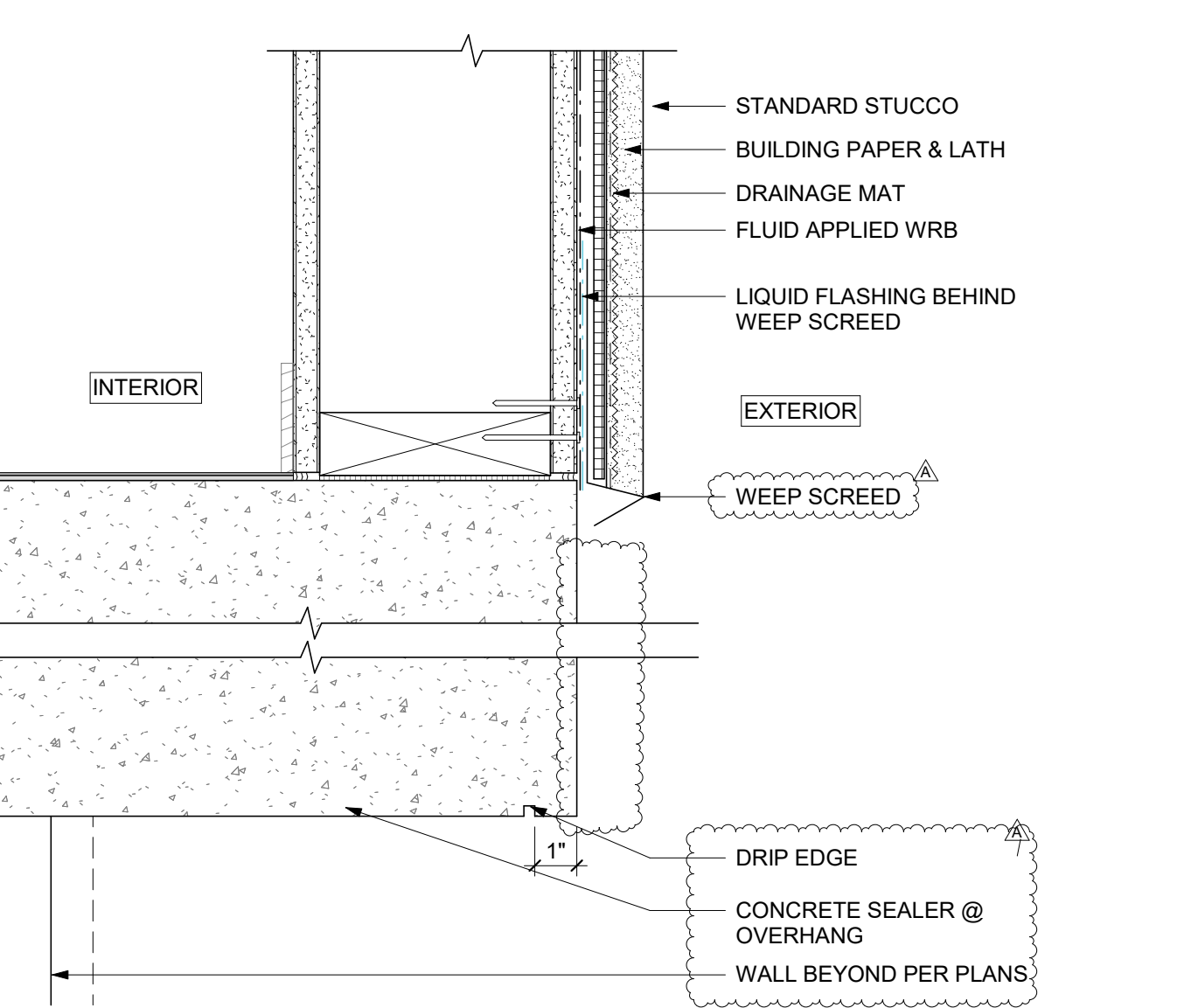
16 PODIUM DETAIL @ GRAVEL
 A8.25 SCALE: 1 1/2" = 1'-0" (CEMENT PLASTER WALL)



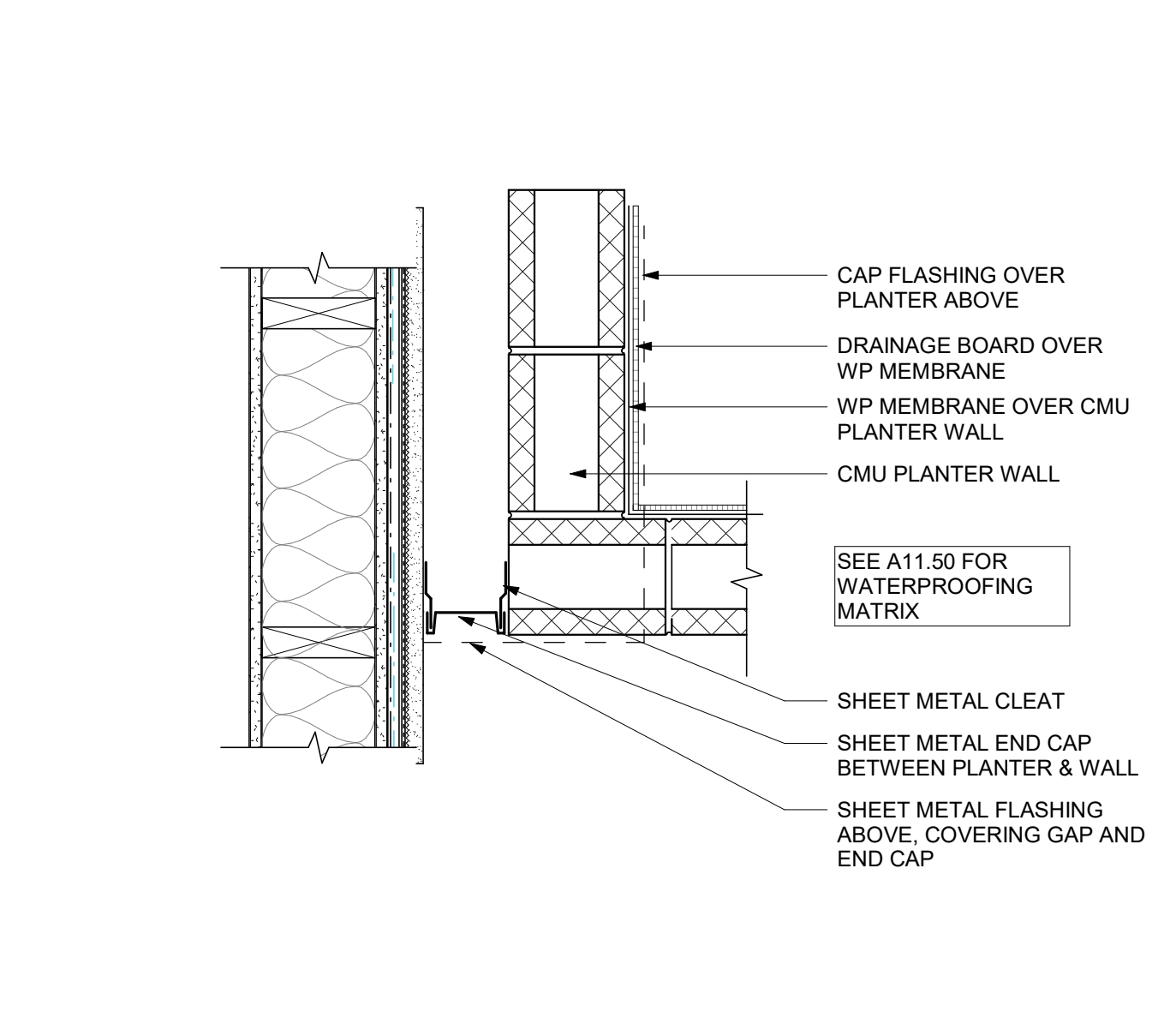
12 PODIUM DETAIL @ PAVERS
 A8.25 SCALE: 1 1/2" = 1'-0" (CEMENT PLASTER WALL)



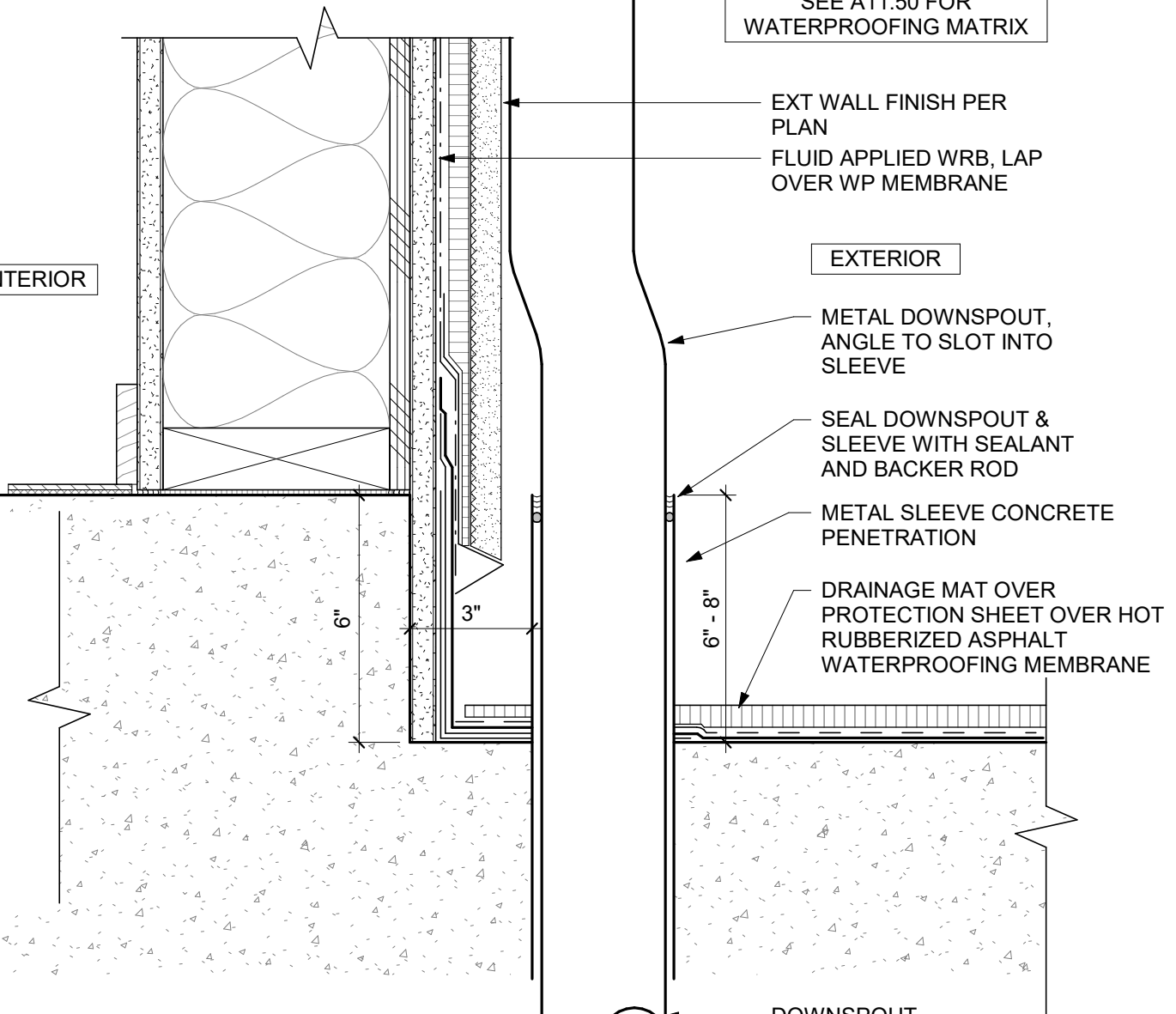
8 PODIUM WOOD TO CONC TRANSITION
 A8.25 SCALE: 3" = 1'-0" NOTE: SEE DETAIL 1/A2.11 @ SEE WHERE CONCRETE OCCURS



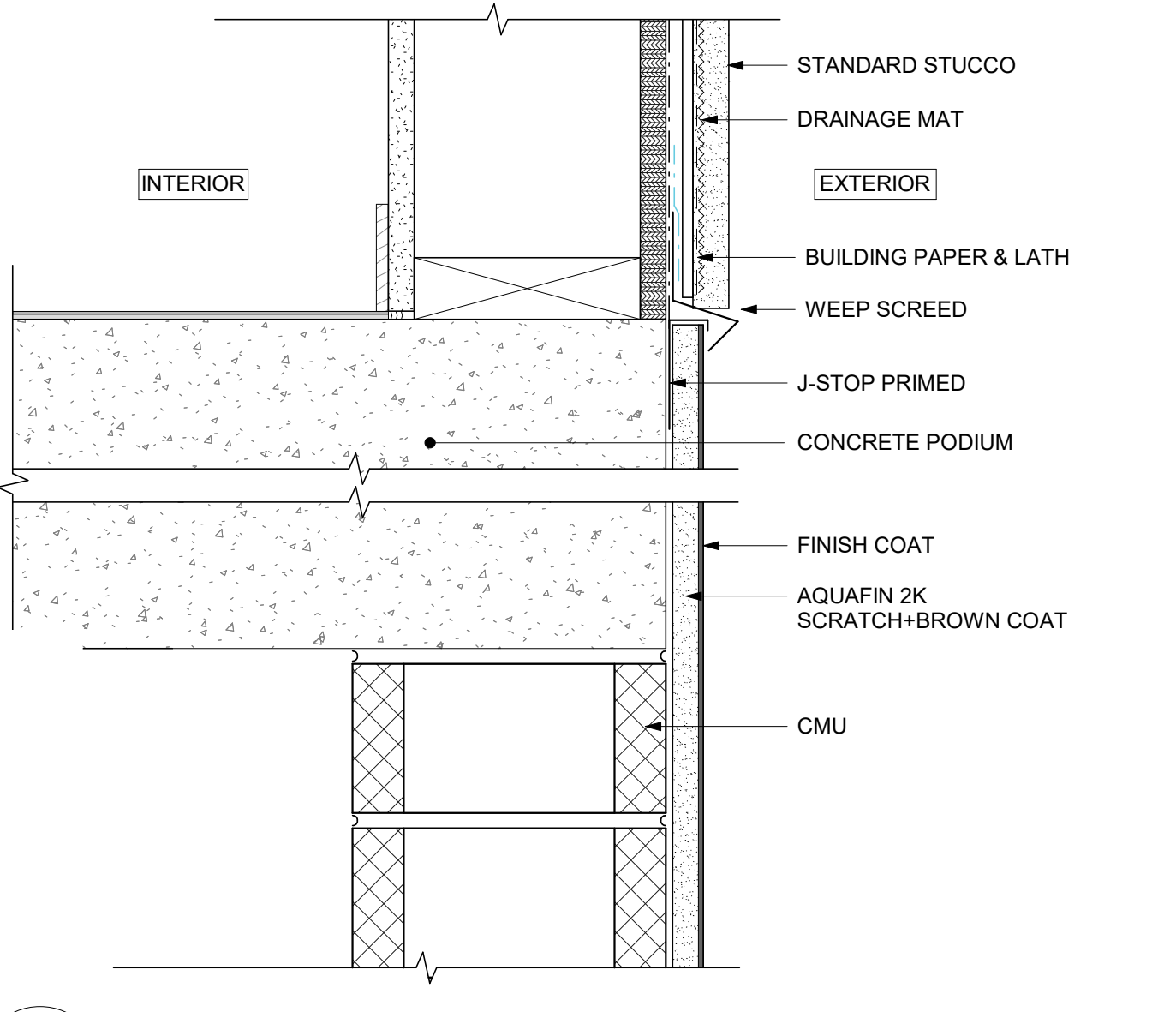
4 PODIUM OVERHANG DETAIL
 A8.25 SCALE: 3" = 1'-0"



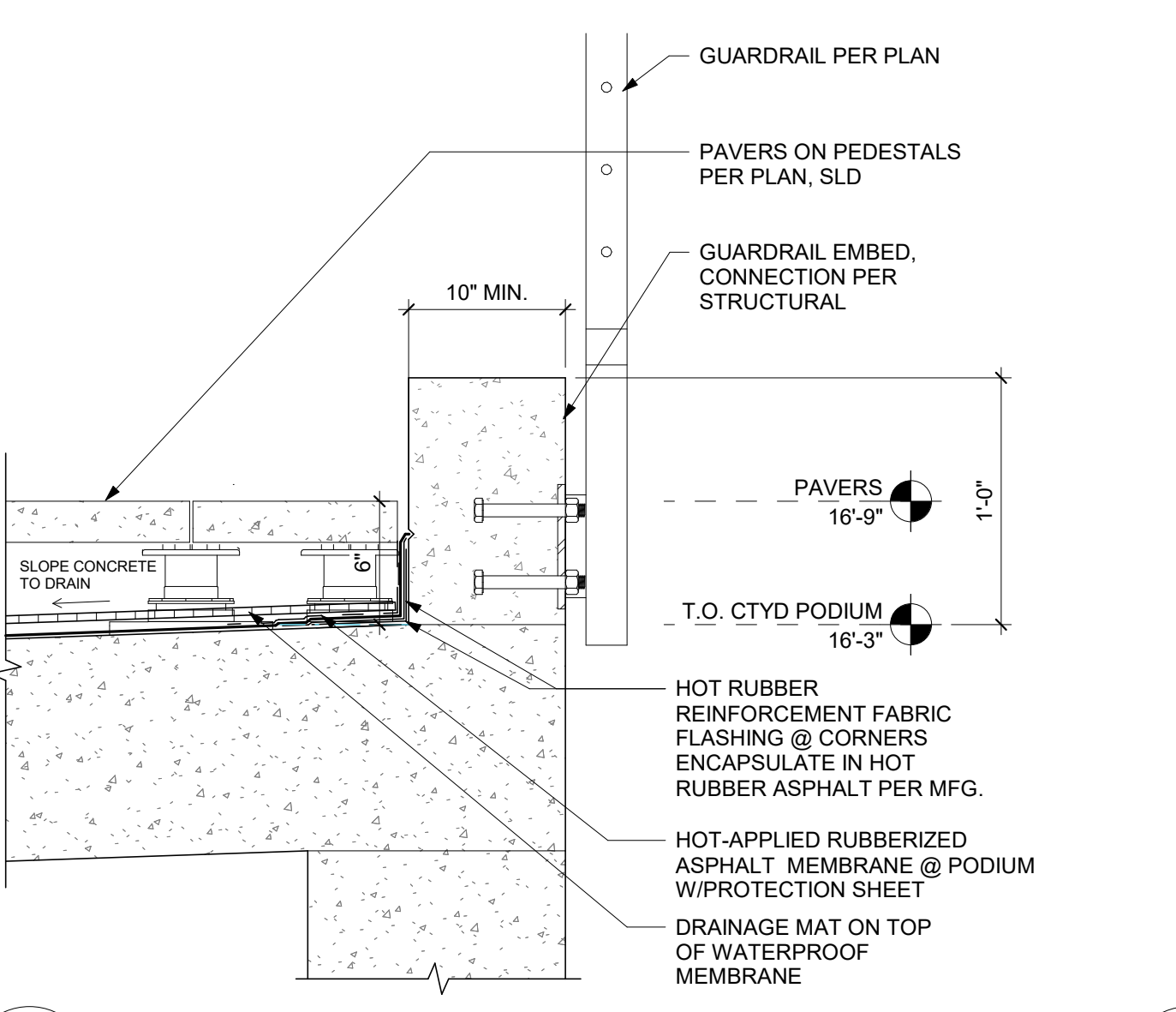
19 FLASHING @ PLANTER PODIUM_END CAP
 A8.25 SCALE: 1 1/2" = 1'-0"



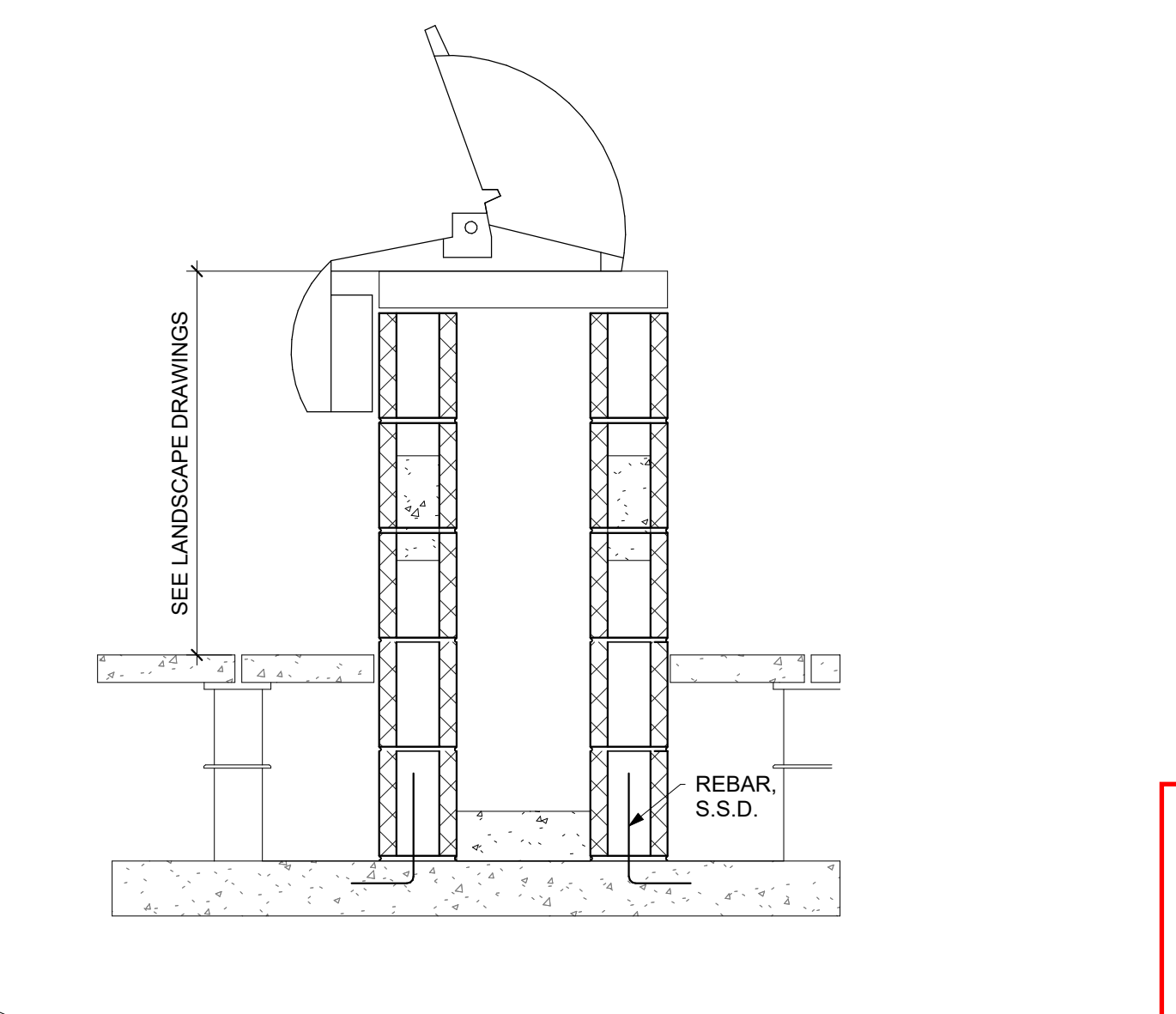
15 PODIUM WATERPROOFING AT DOWNSPOUT
 A8.25 SCALE: 3" = 1'-0"



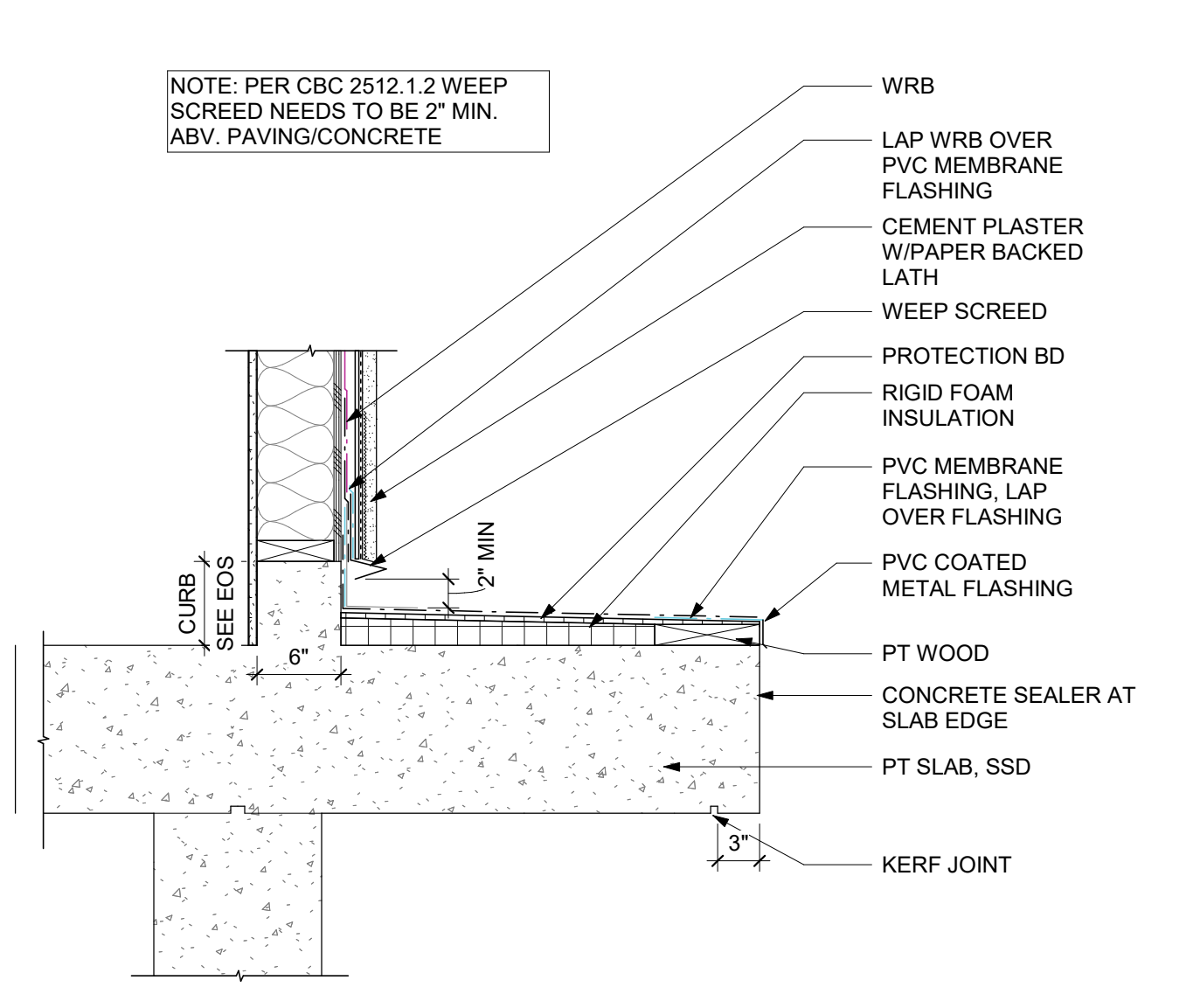
11 PODIUM WOOD TO CMU TRANSITION
 A8.25 SCALE: 3" = 1'-0" NOTE: SEE DETAIL 1/A2.11 @ SEE WHERE CMU OCCURS



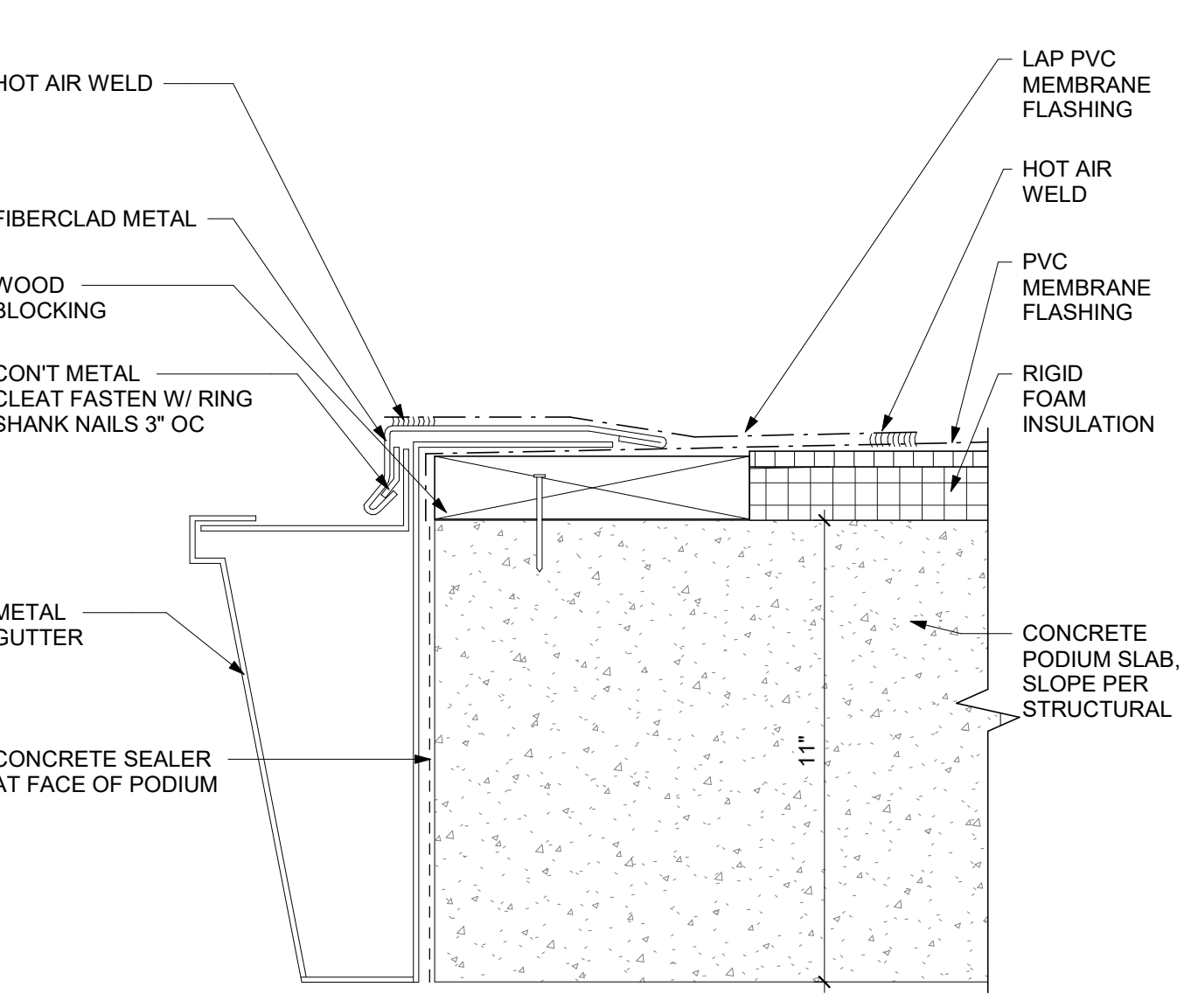
7 GUARDRAIL @ PODIUM
 A8.25 SCALE: 1 1/2" = 1'-0"



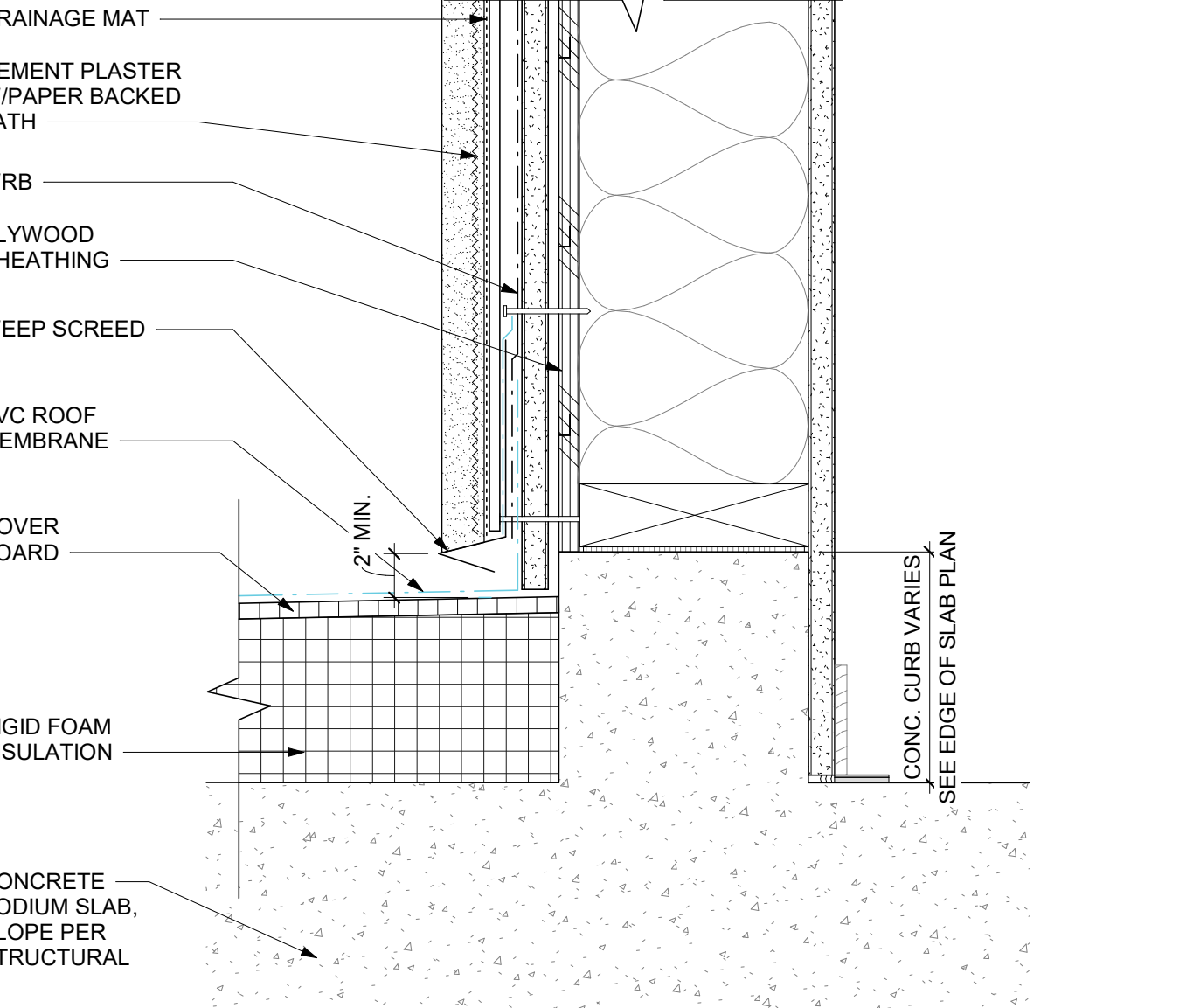
3 GRILL @ PODIUM
 A8.25 SCALE: 1" = 1'-0"



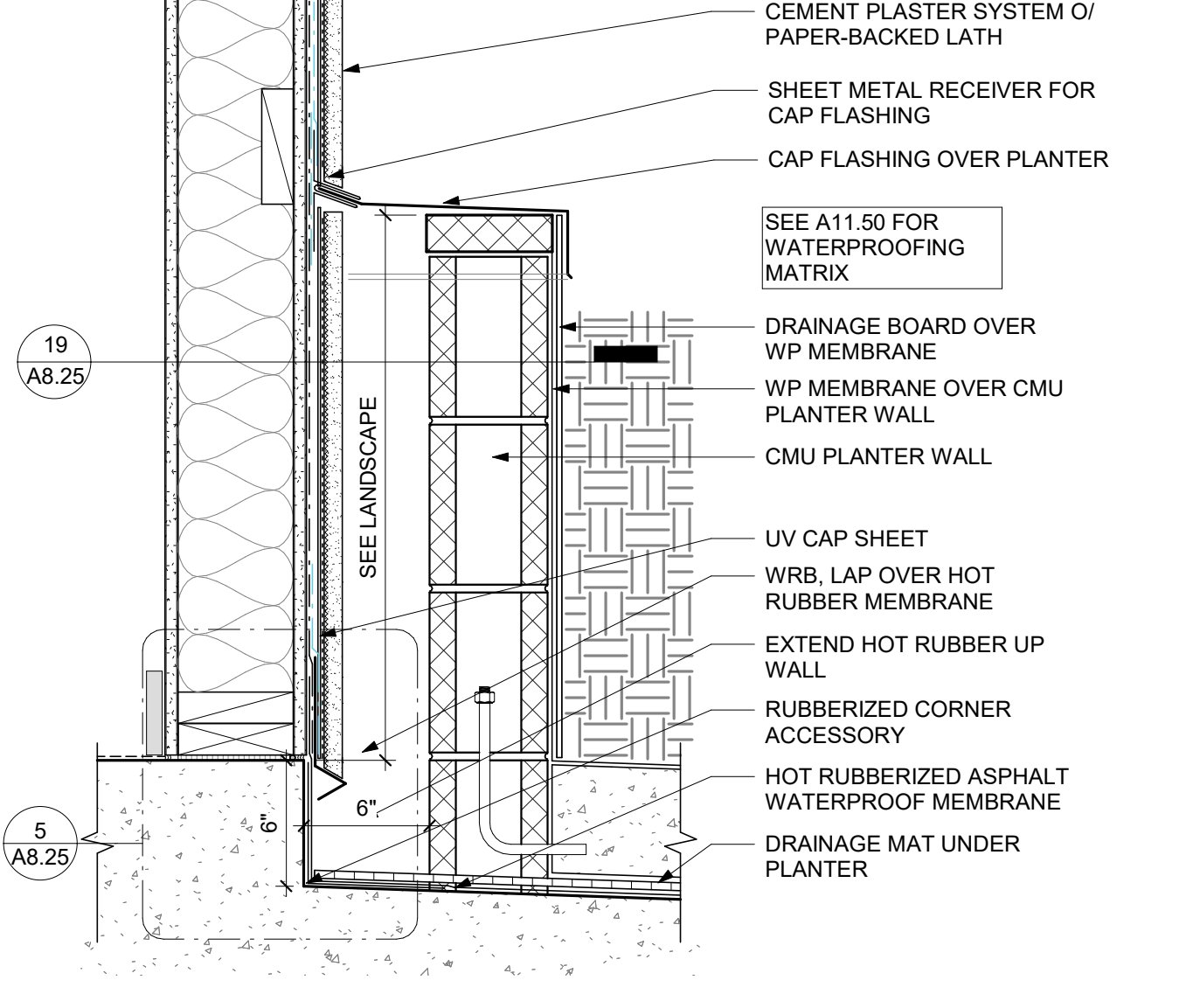
18 BUILTUP SLOPE AT ROOF
 A8.25 SCALE: 1" = 1'-0"



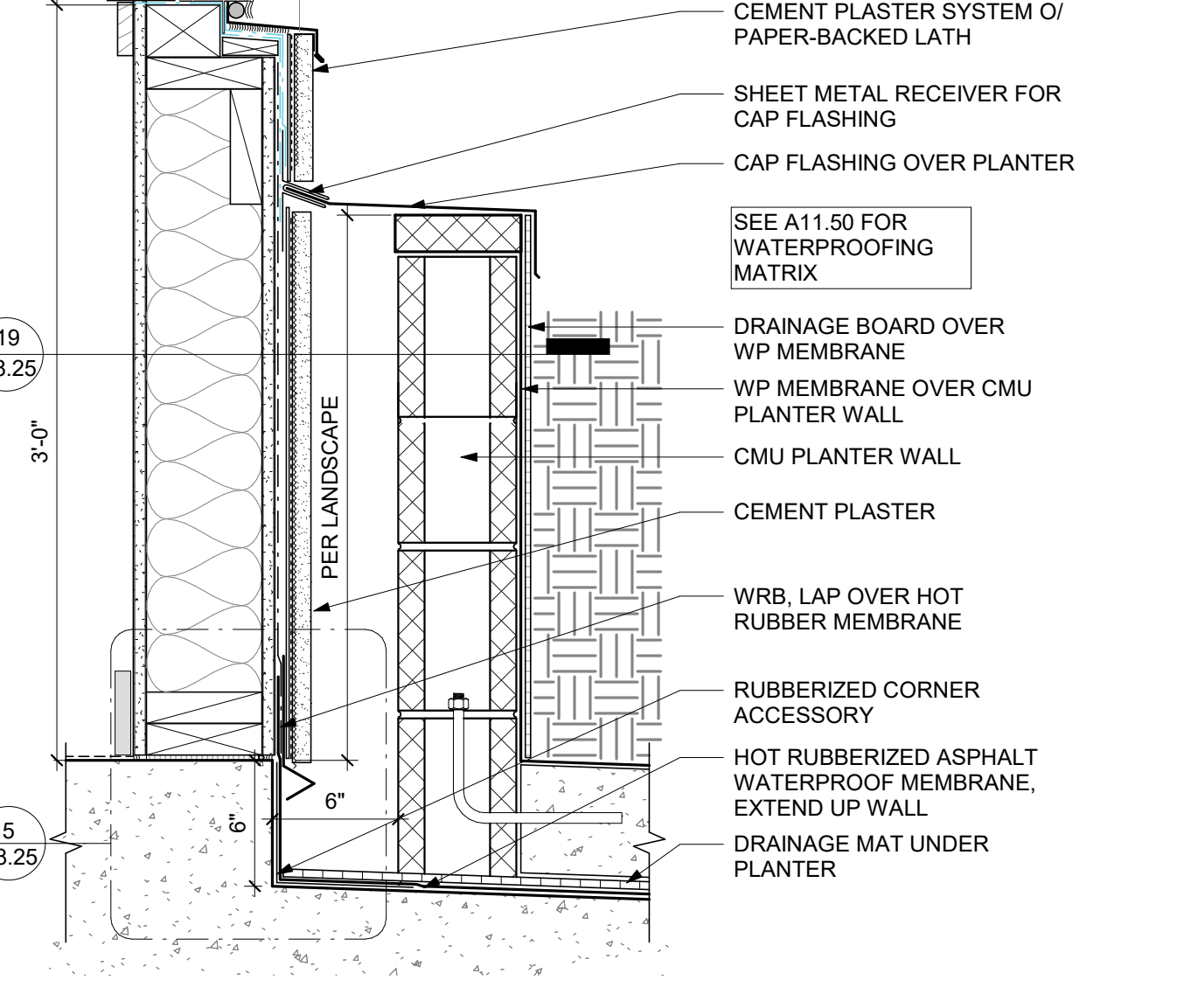
14 PODIUM SLAB W/GUTTER/FASCIA
 A8.25 SCALE: 3" = 1'-0"



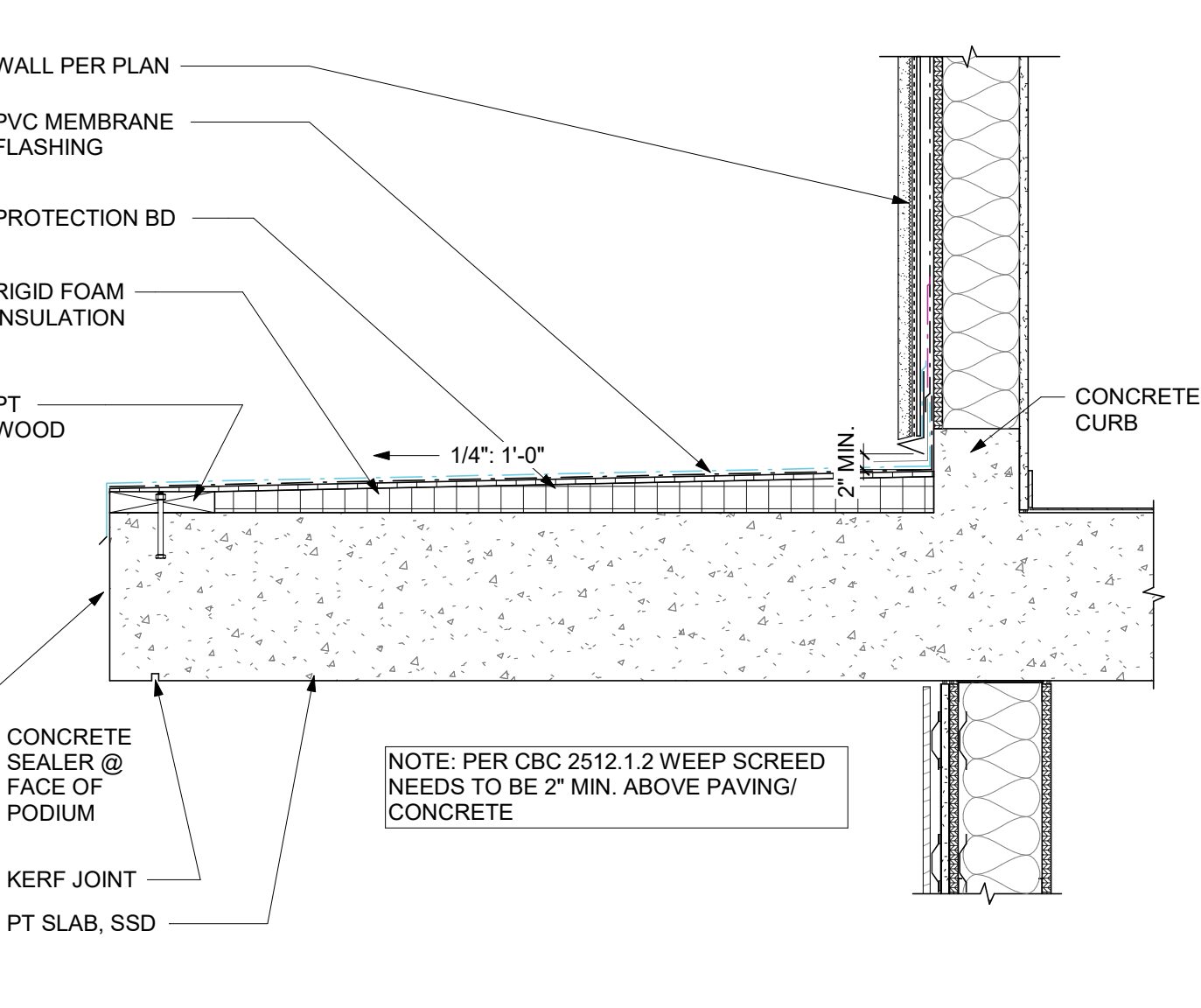
10 PODIUM SLAB TRANSITION @ FOAM ROOF
 A8.25 SCALE: 3" = 1'-0"



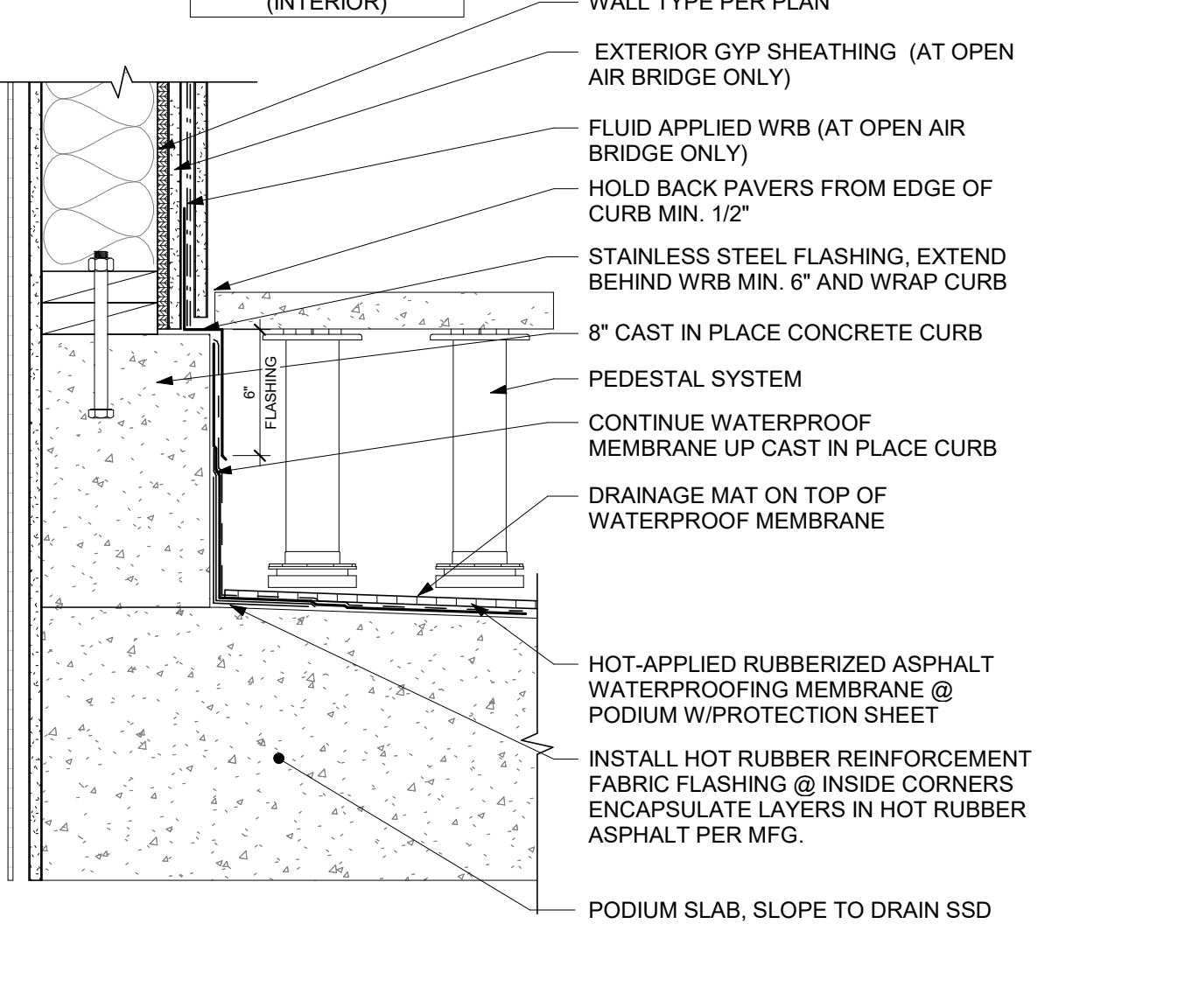
6 FLASHING @ PLANTER PODIUM_WALL
 A8.25 SCALE: 1 1/2" = 1'-0"



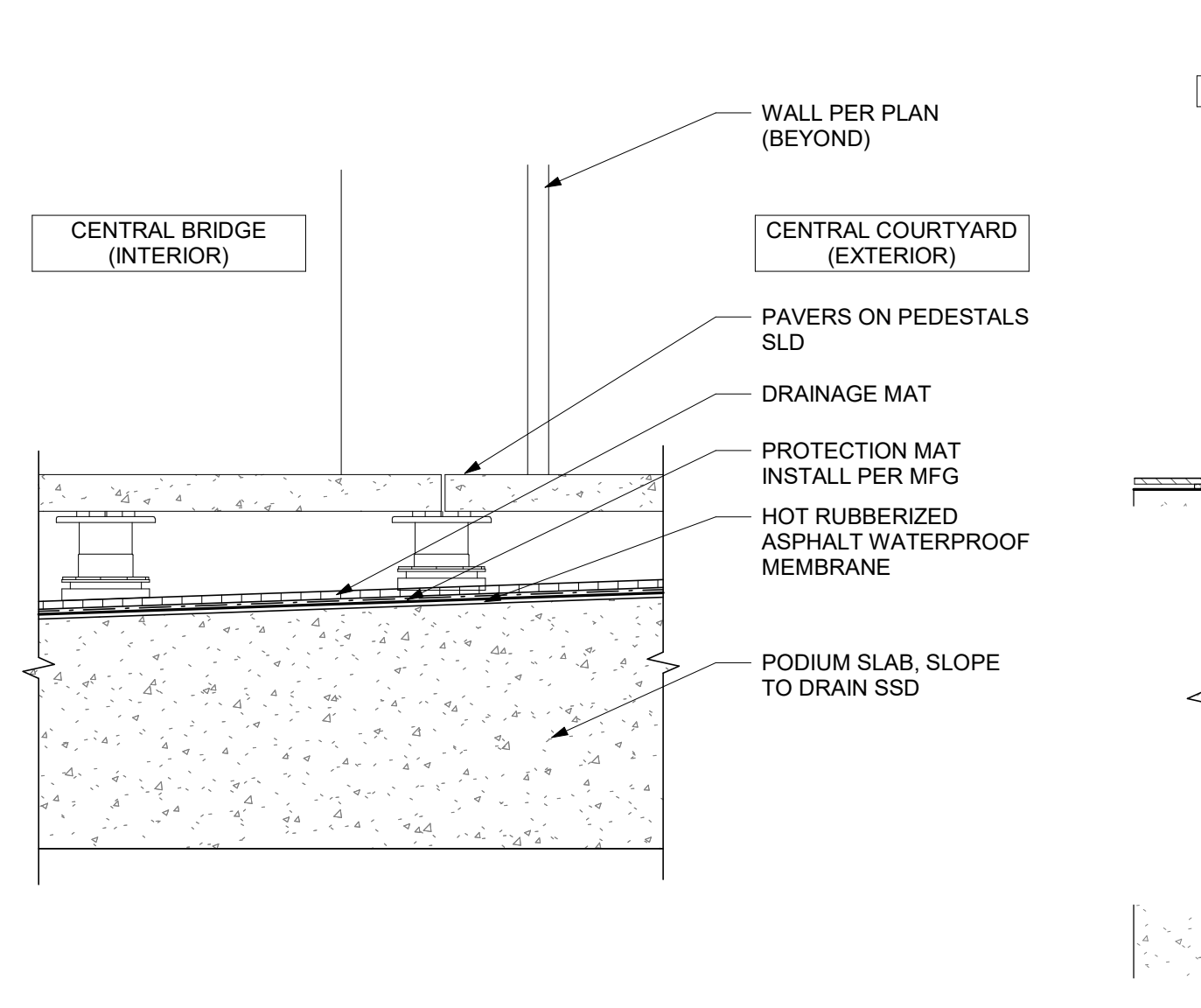
2 FLASHING @ PLANTER PODIUM_WINDOW
 A8.25 SCALE: 1 1/2" = 1'-0"



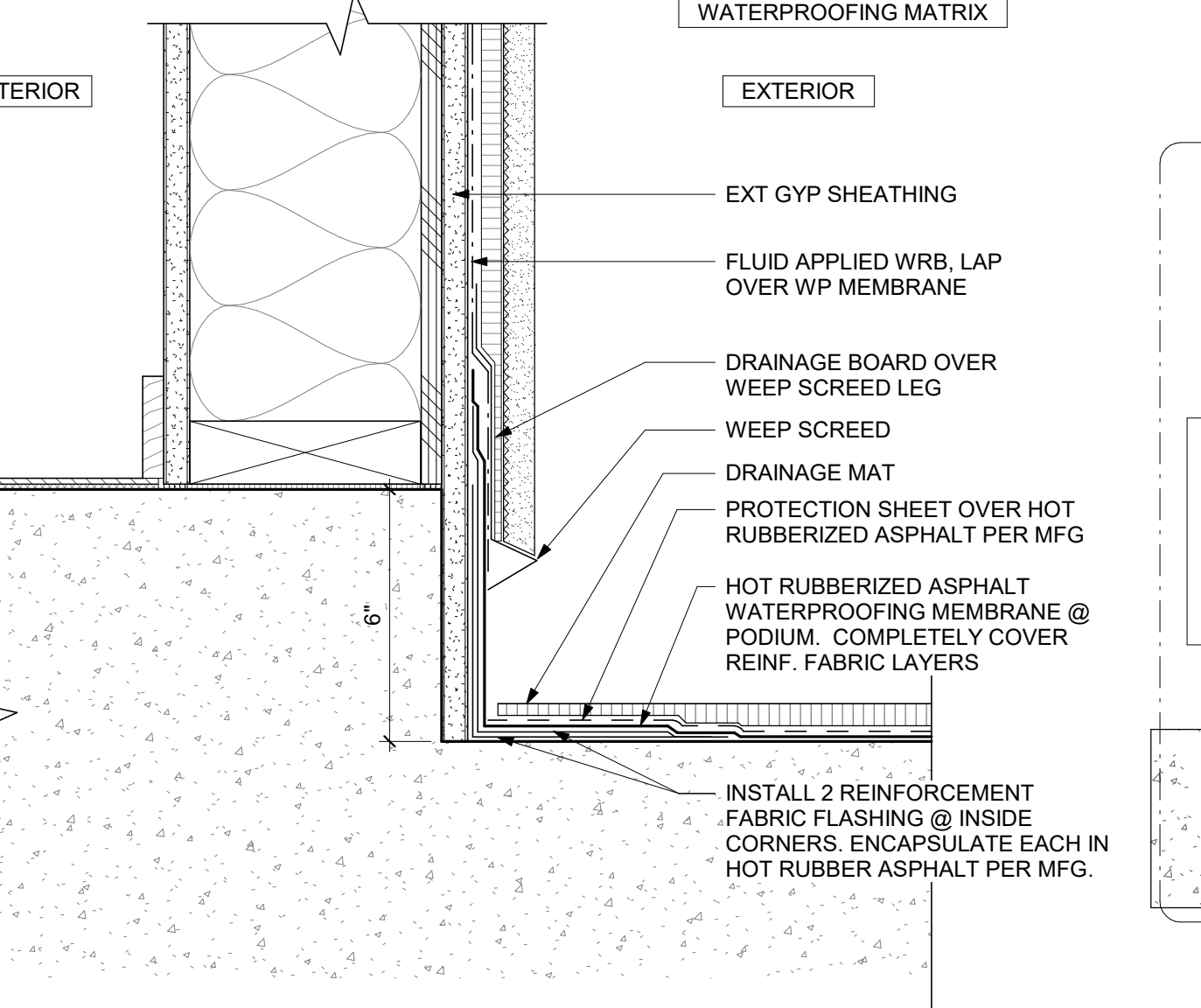
17 BUILT UP ROOF x03 DETAIL
 A8.25 SCALE: 1" = 1'-0"



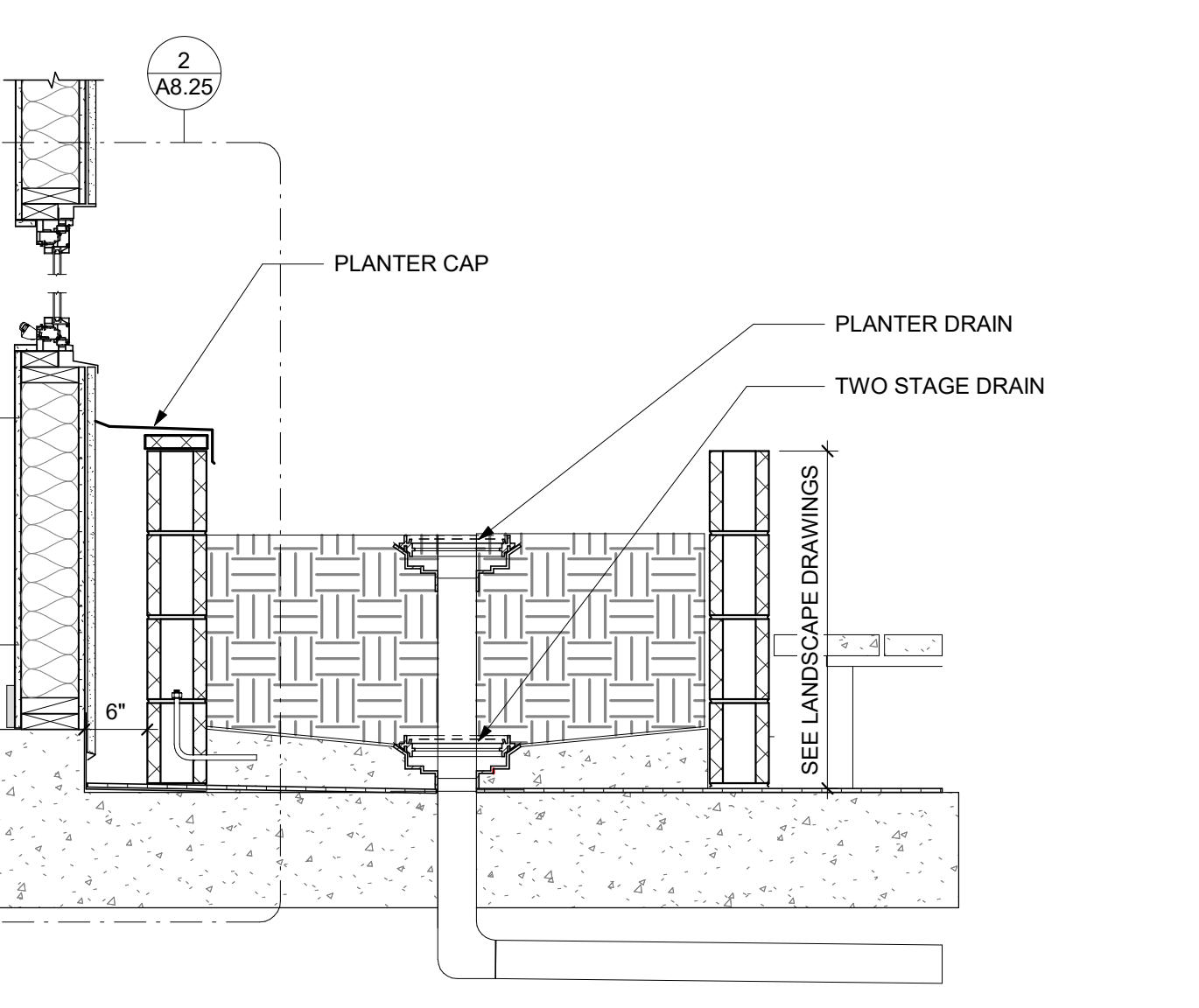
13 CONCRETE CURB AT OPEN AIR BRIDGE
 A8.25 SCALE: 1 1/2" = 1'-0"



9 PODIUM SLAB AT CENTRAL BRIDGE OPENING
 A8.25 SCALE: 1 1/2" = 1'-0"



5 PODIUM WATERPROOFING AT WALL
 A8.25 SCALE: 3" = 1'-0"



1 PODIUM PLANTER DETAIL
 A8.25 SCALE: 3/4" = 1'-0"

CIVIL ENGINEER
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1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
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ALAMO, CA 94507

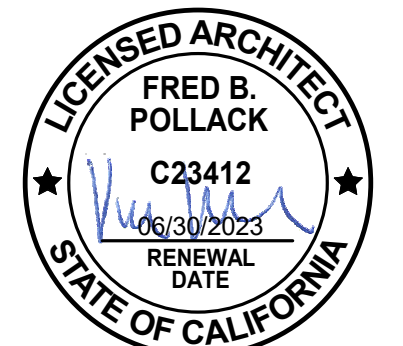
LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

MEP ENGINEER
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ID	DATE	NAME
3	05/12/23	PLAN CHECK RESPONSE 3
4	06/19/23	PLAN CHECK RESPONSE 4

Project:

EDUCATOR HOUSING 231 GRANT AVENUE

231 GRANT AVE
PALO ALTO, CA 94306

Client:

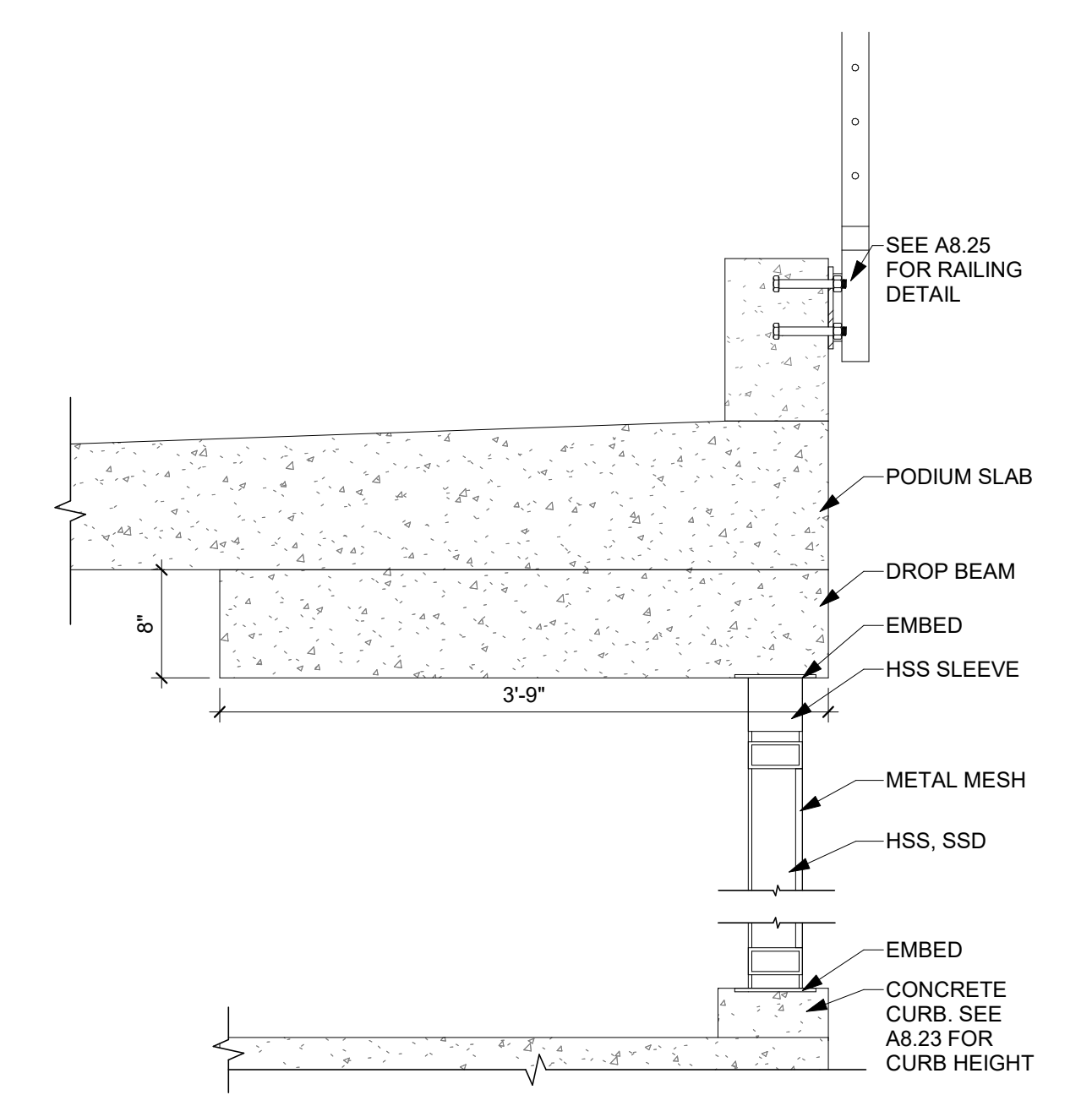


EXTERIOR WALL @ DROP BEAM

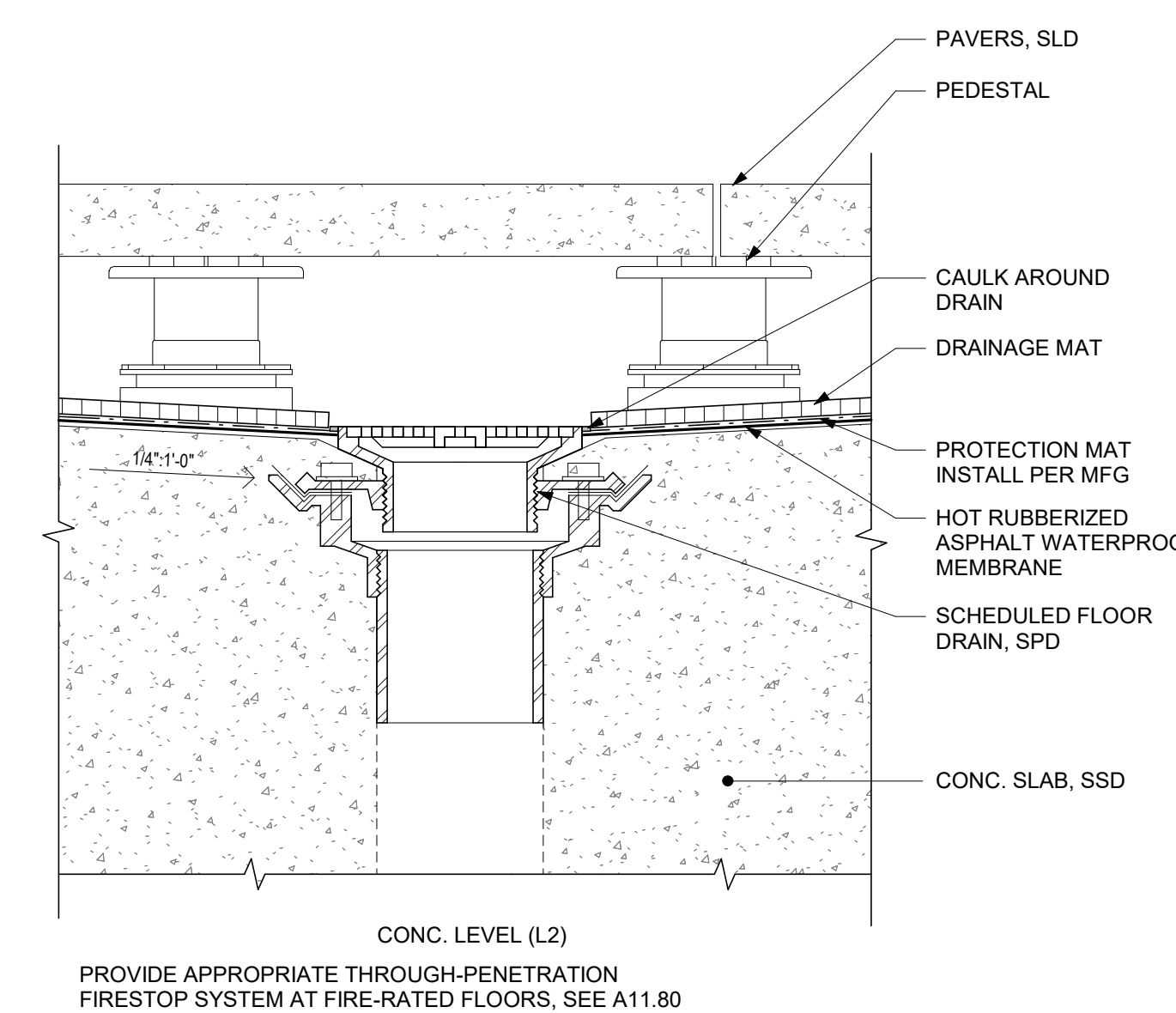
JOB #: 1925
SCALE: As indicated

A8.26

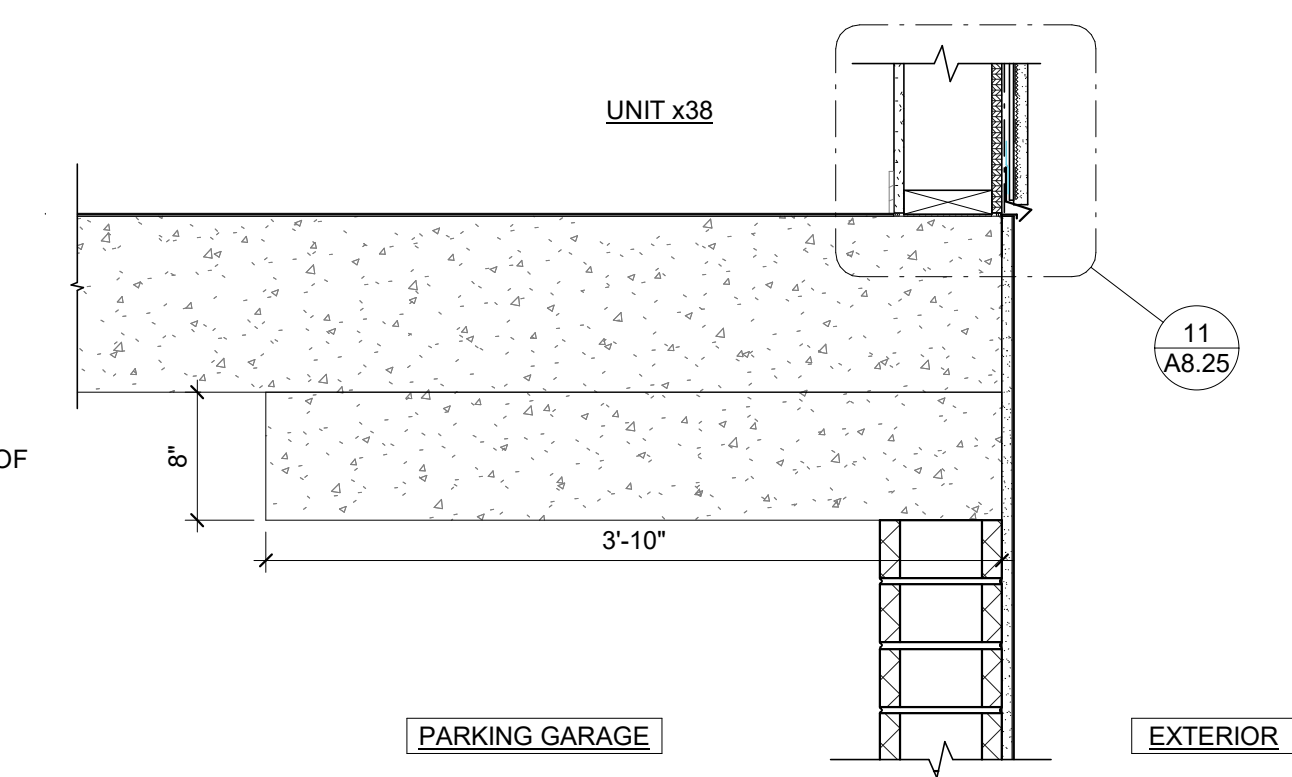
PLAN CHECK REVISION 4 | DATE: 06/19/23



3 DROP BEAM @ EXTERIOR METAL MESH PANEL
A8.26 SCALE: 1" = 1'-0"



5 FLOOR DRAIN @ LEVEL 2 BRIDGE
A8.26 SCALE: 3" = 1'-0"



1 DROP BEAM @ EXTERIOR CMU WALL
A8.26 SCALE: 1" = 1'-0"

CIVIL ENGINEER
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 1730 N. FIRST ST SUITE 600
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JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
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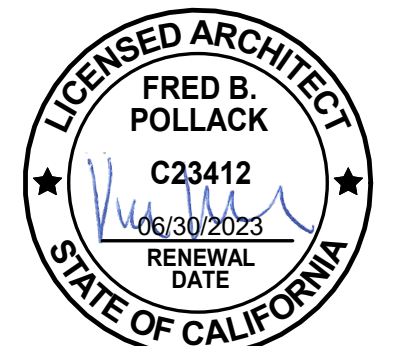
LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
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 LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
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A	12/16/22	BID SET
C	TBD	CONFORM SET

Project:

EDUCATOR HOUSING
 231 GRANT AVENUE

231 GRANT AVE
 PALO ALTO, CA 94306

Client:



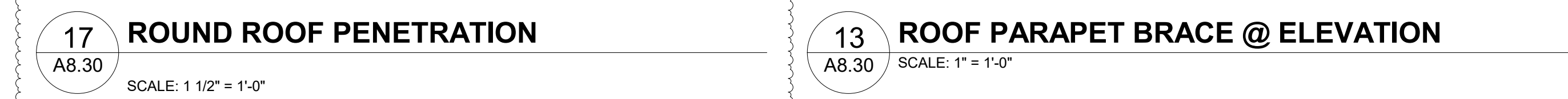
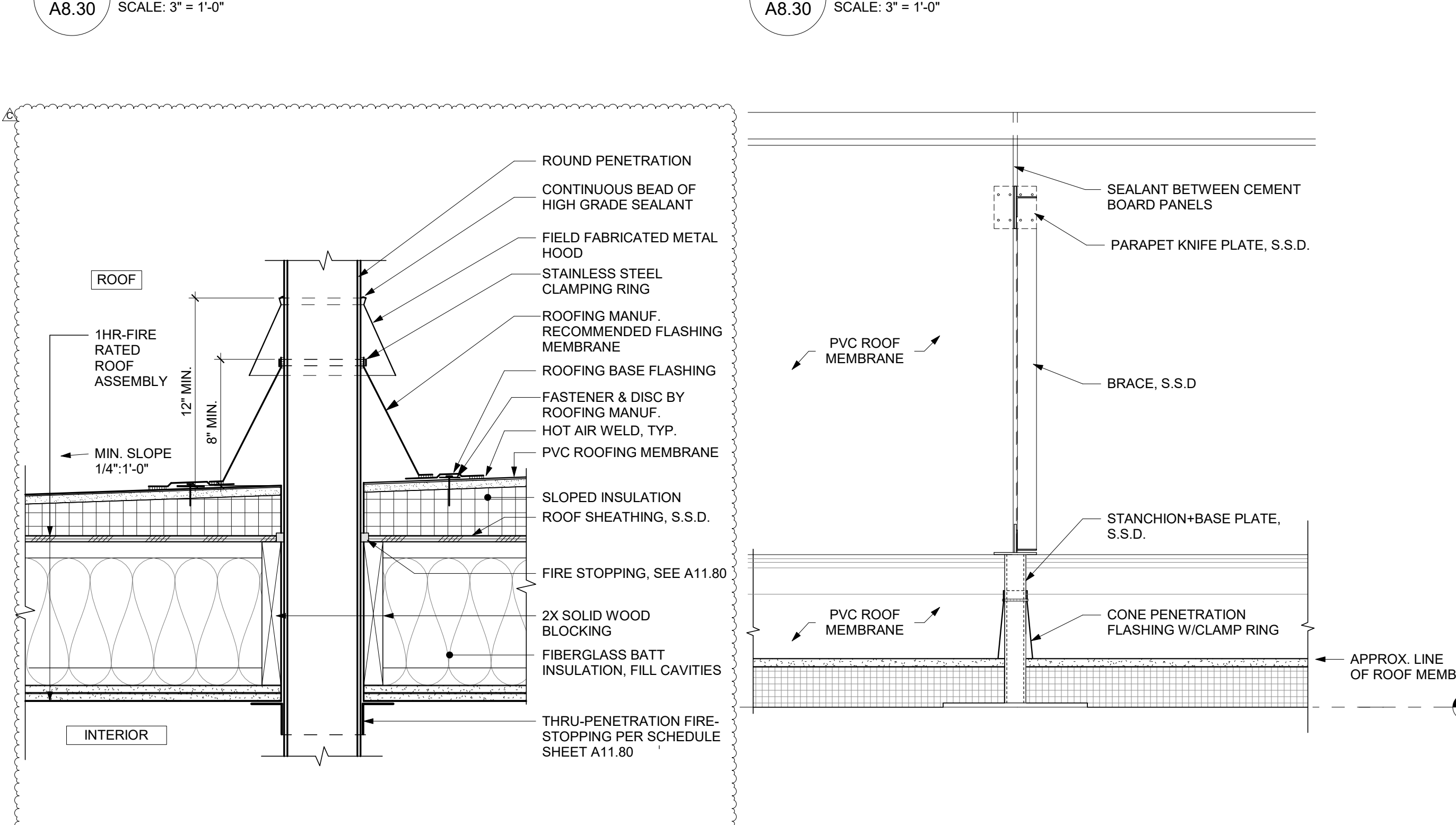
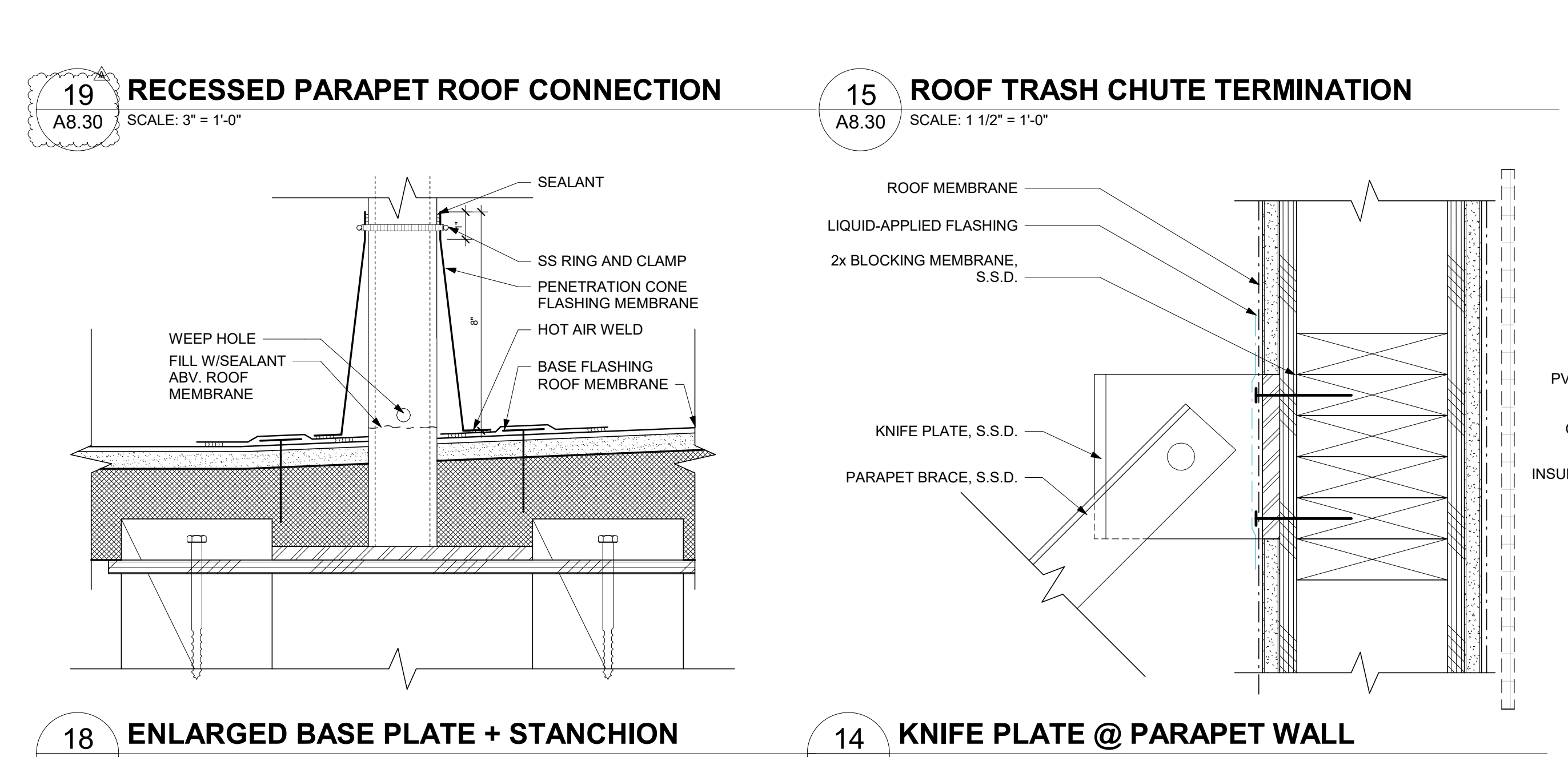
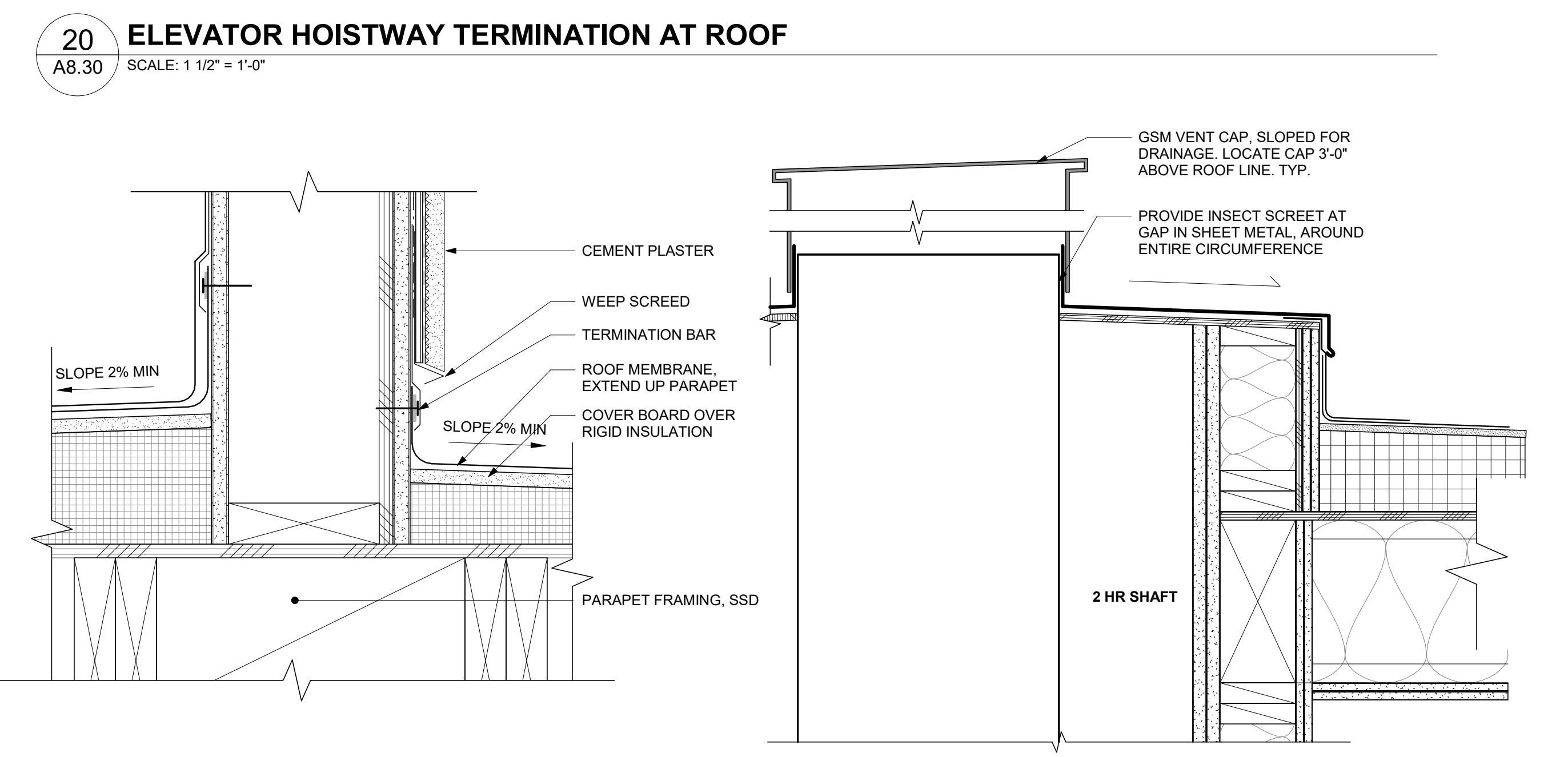
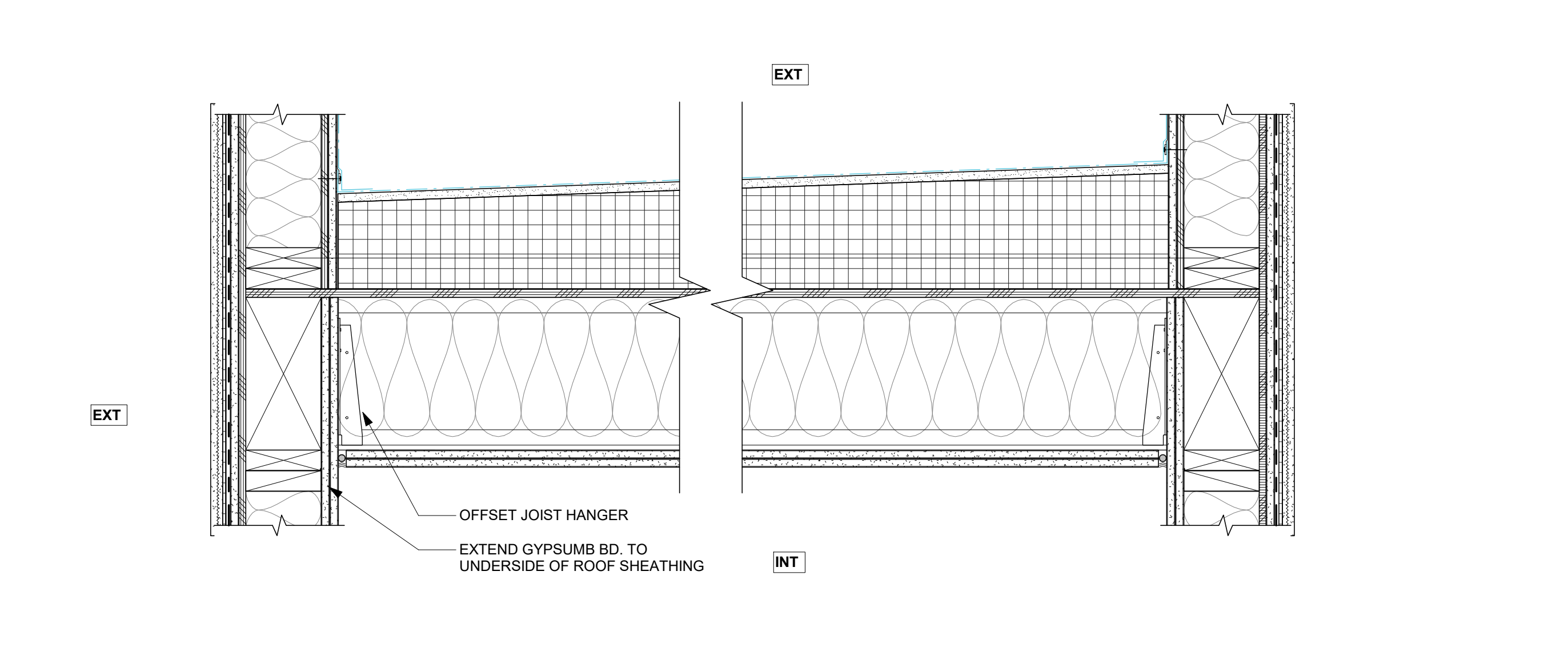
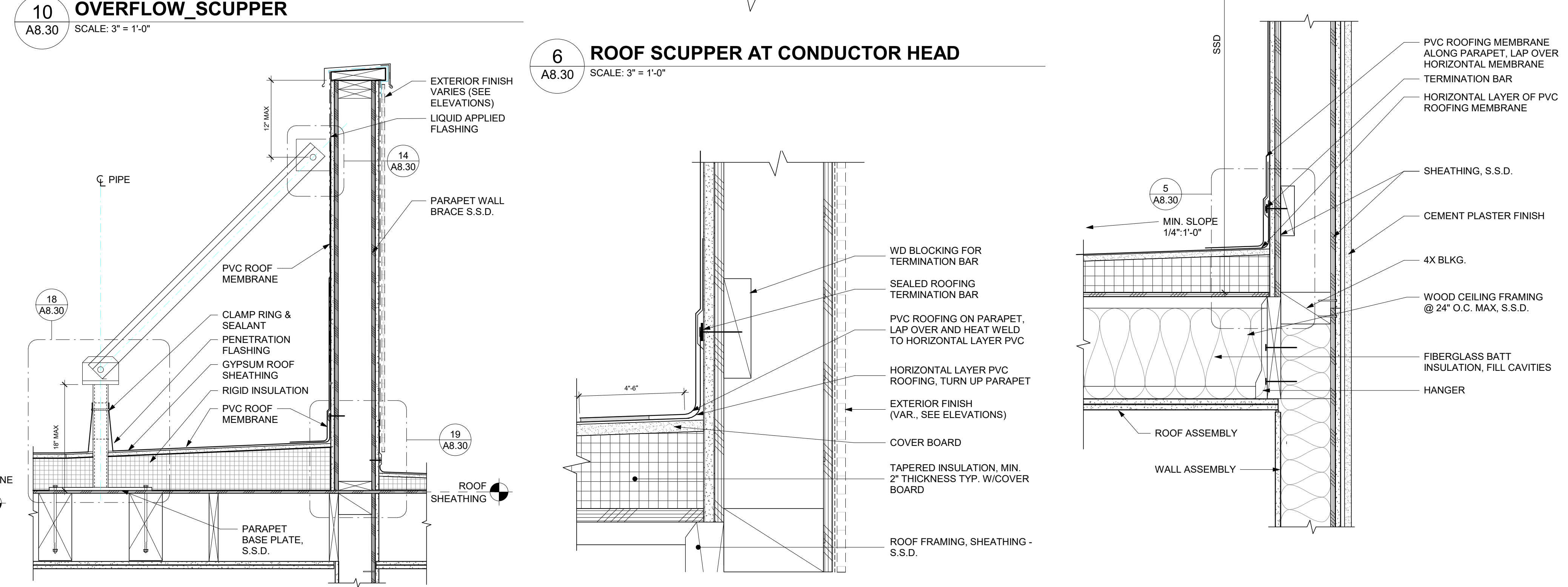
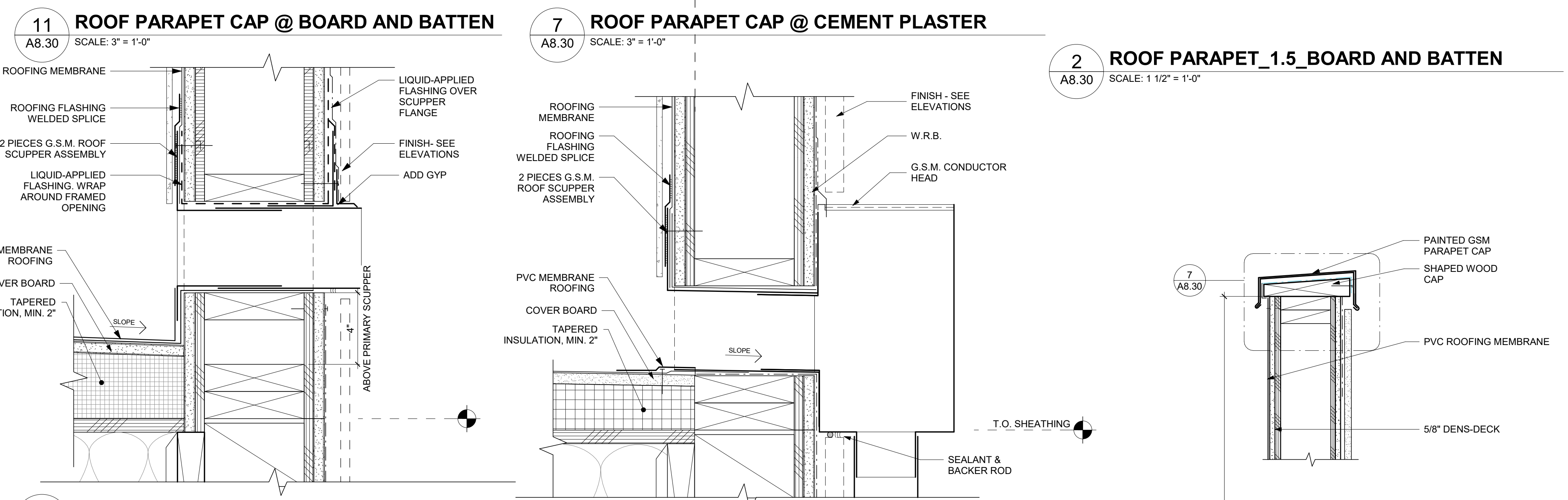
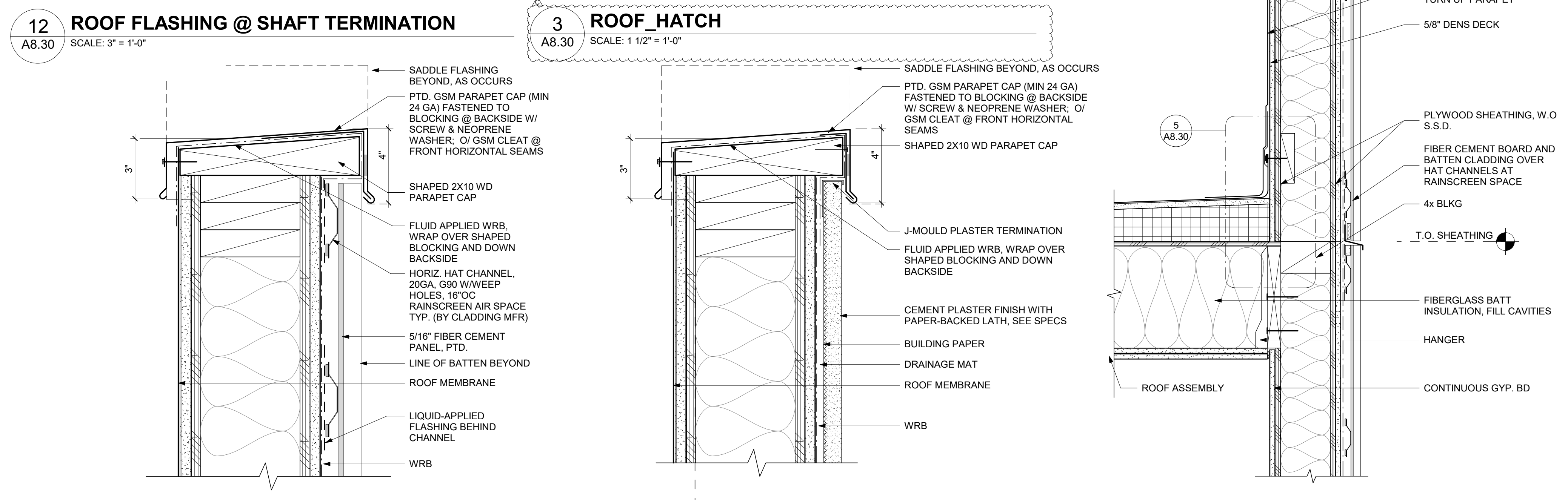
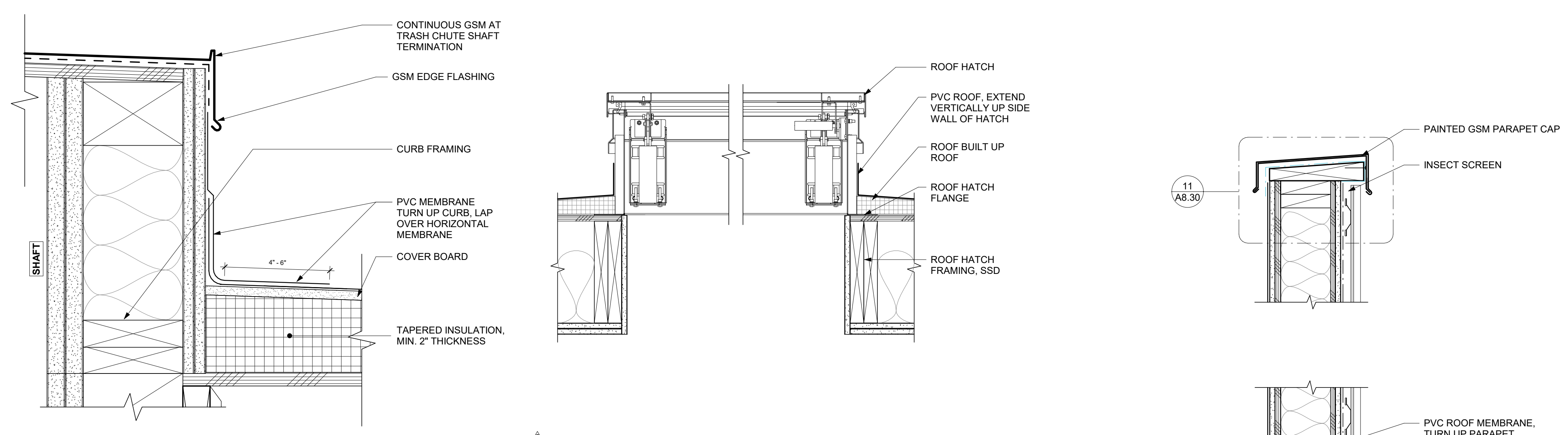
MERCY HOUSING &
 ABODE COMMUNITIES

TYPICAL
ROOF/PARAPET
DETAILS

JOB #: 1925
 SCALE: As Indicated

A8.30

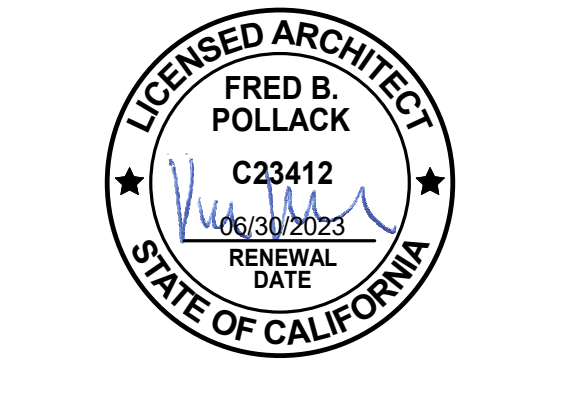
PLAN CHECK REVISION 4 | DATE: 06/19/23



- CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

- STRUCTURAL ENGINEER
HOBBACH LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
 ARCATA, CA 95521

**COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT**
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023
 HARB COPY OF THESE STAMPED PLANS
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ID	DATE	NAME
B	03/20/23	BID ADDENDUM
Z	03/20/23	PLAN CHECK RESPONSE 2
C	TBD	CONFORM SET

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306

Client:

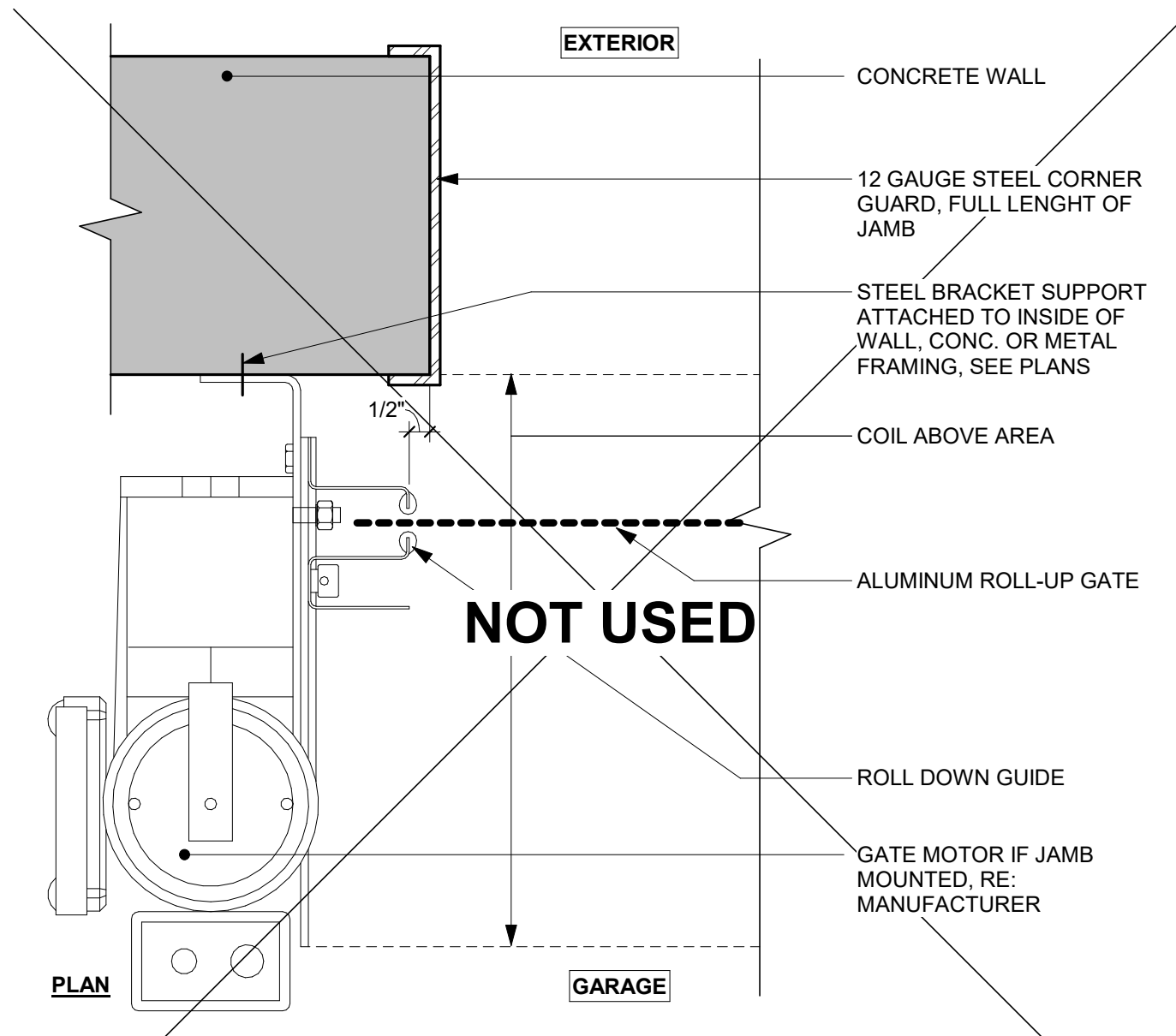
MERCY HOUSING &
 ABODE COMMUNITIES

**TYPICAL DOOR
 DETAILS**

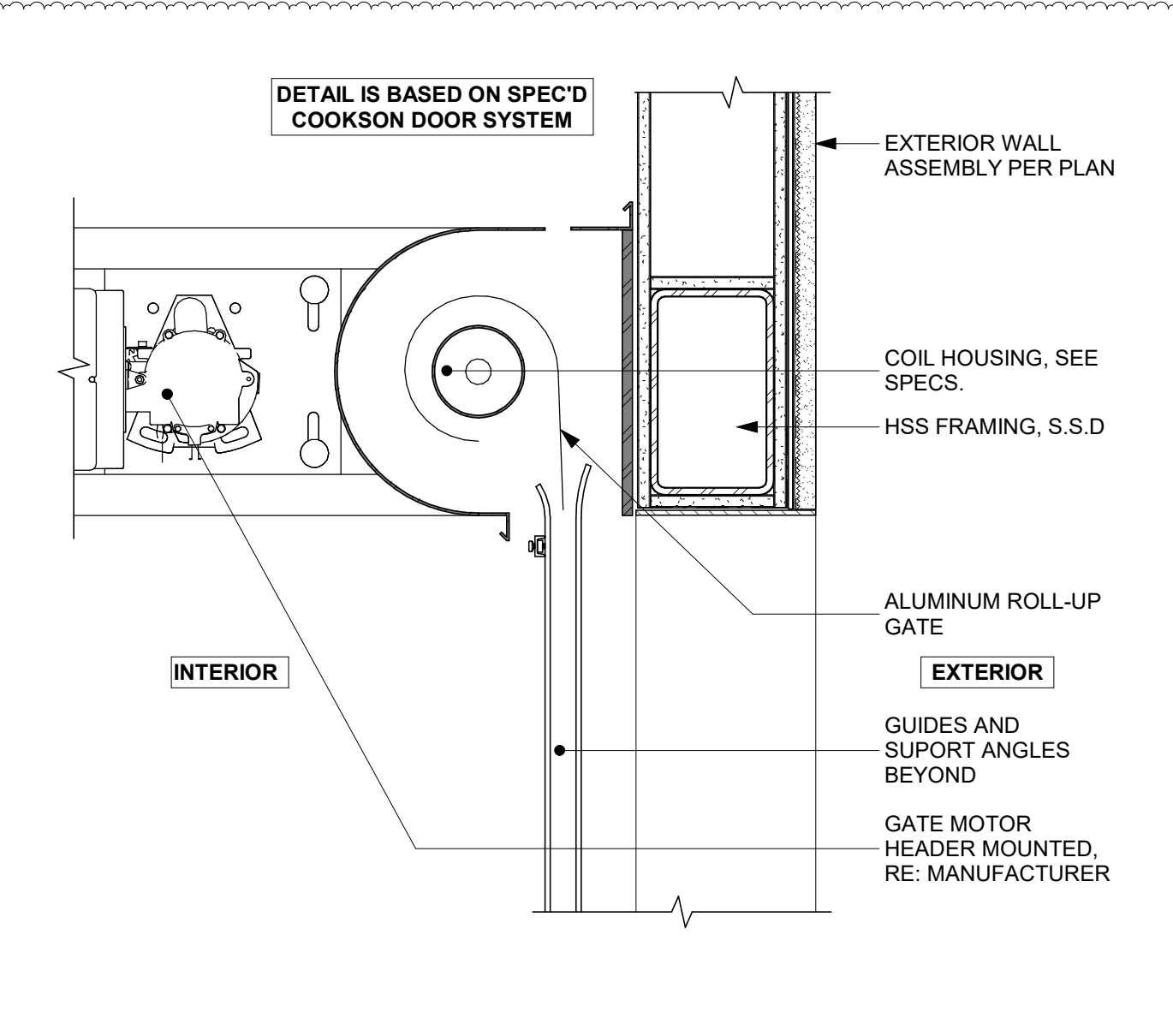
JOB #: 1925
 SCALE: As indicated

A8.40

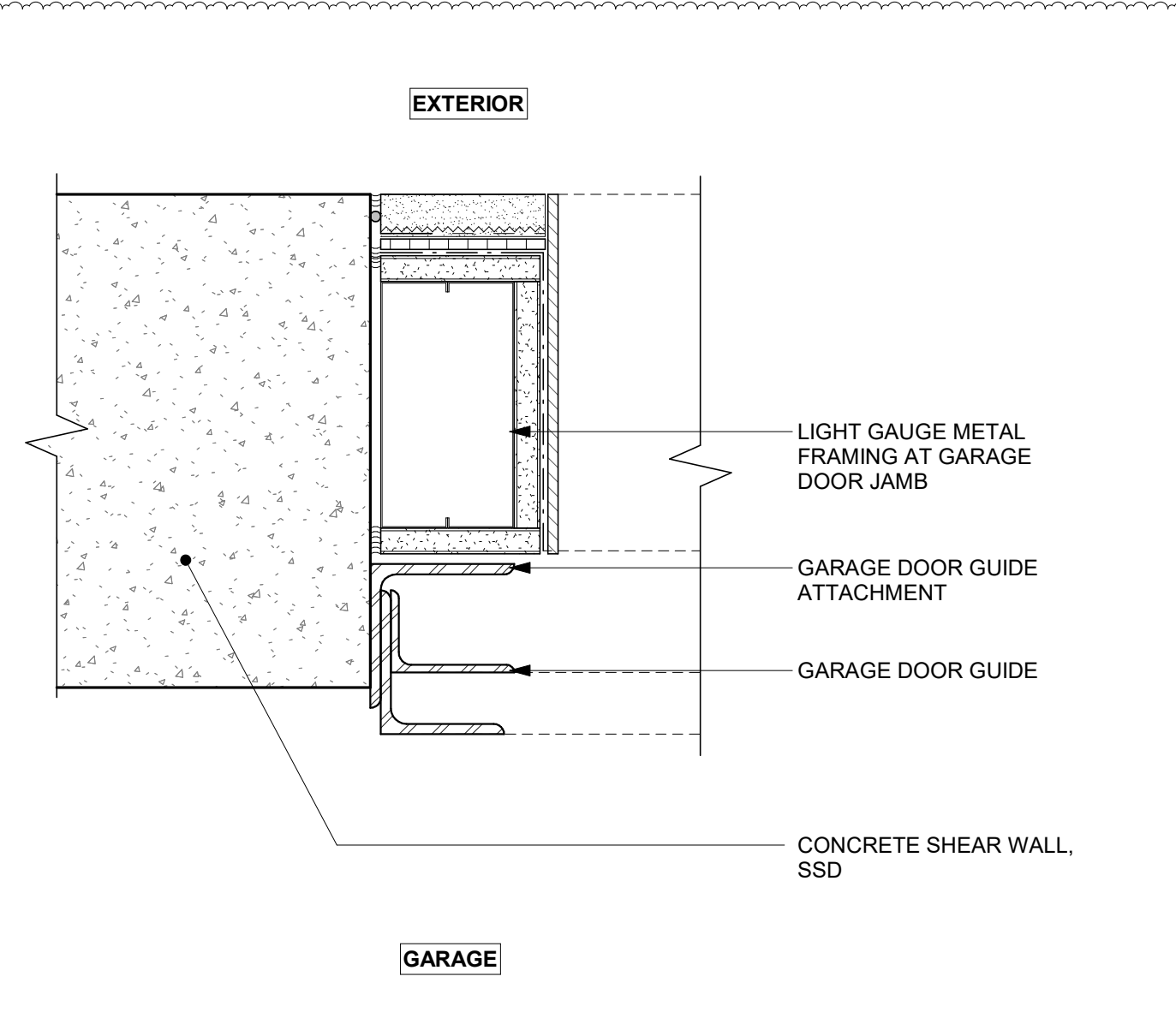
PLAN CHECK REVISION 4 | DATE: 06/19/23



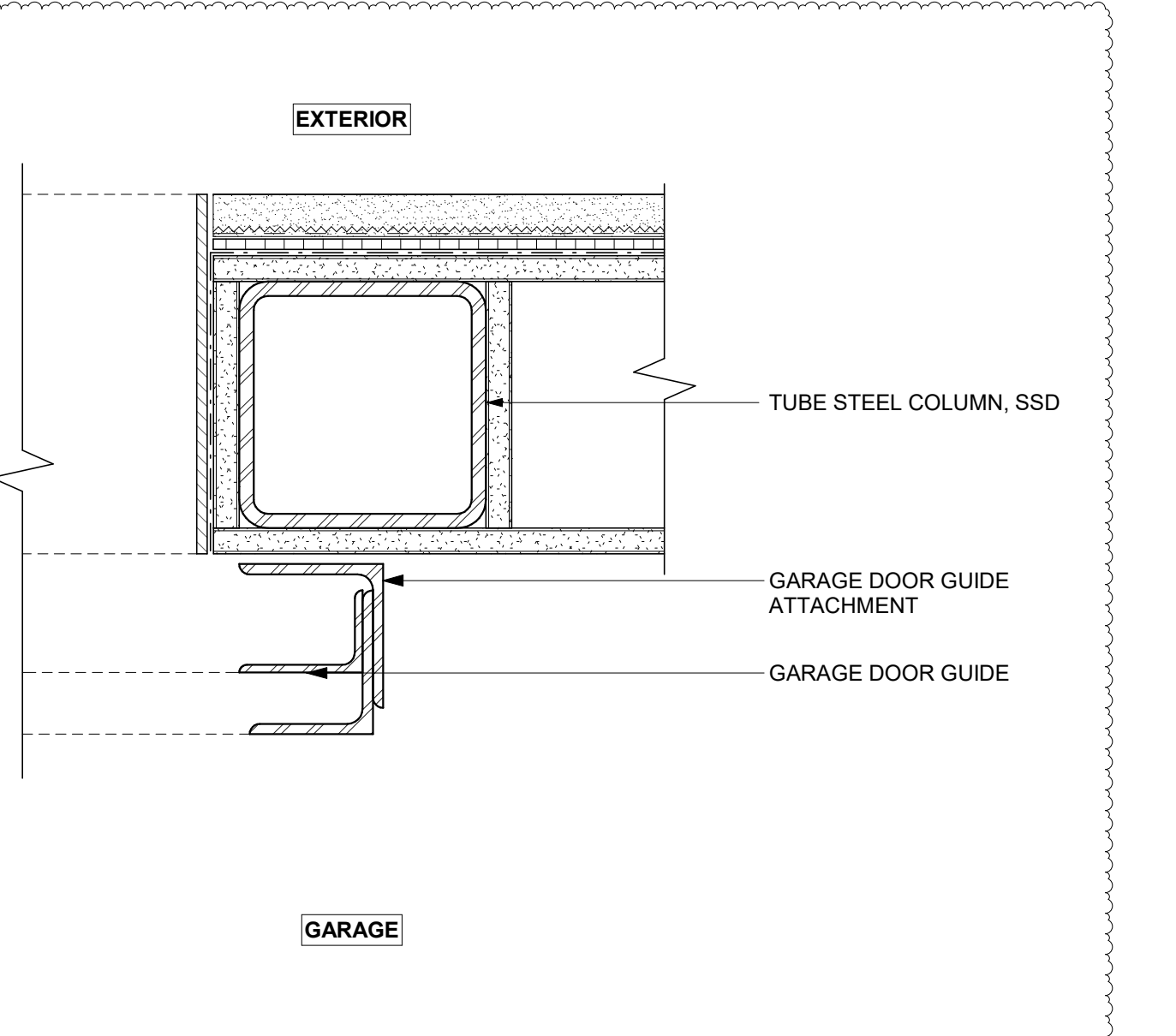
17 GARAGE DOOR JAMB
 A8.40 SCALE: 3" = 1'-0"



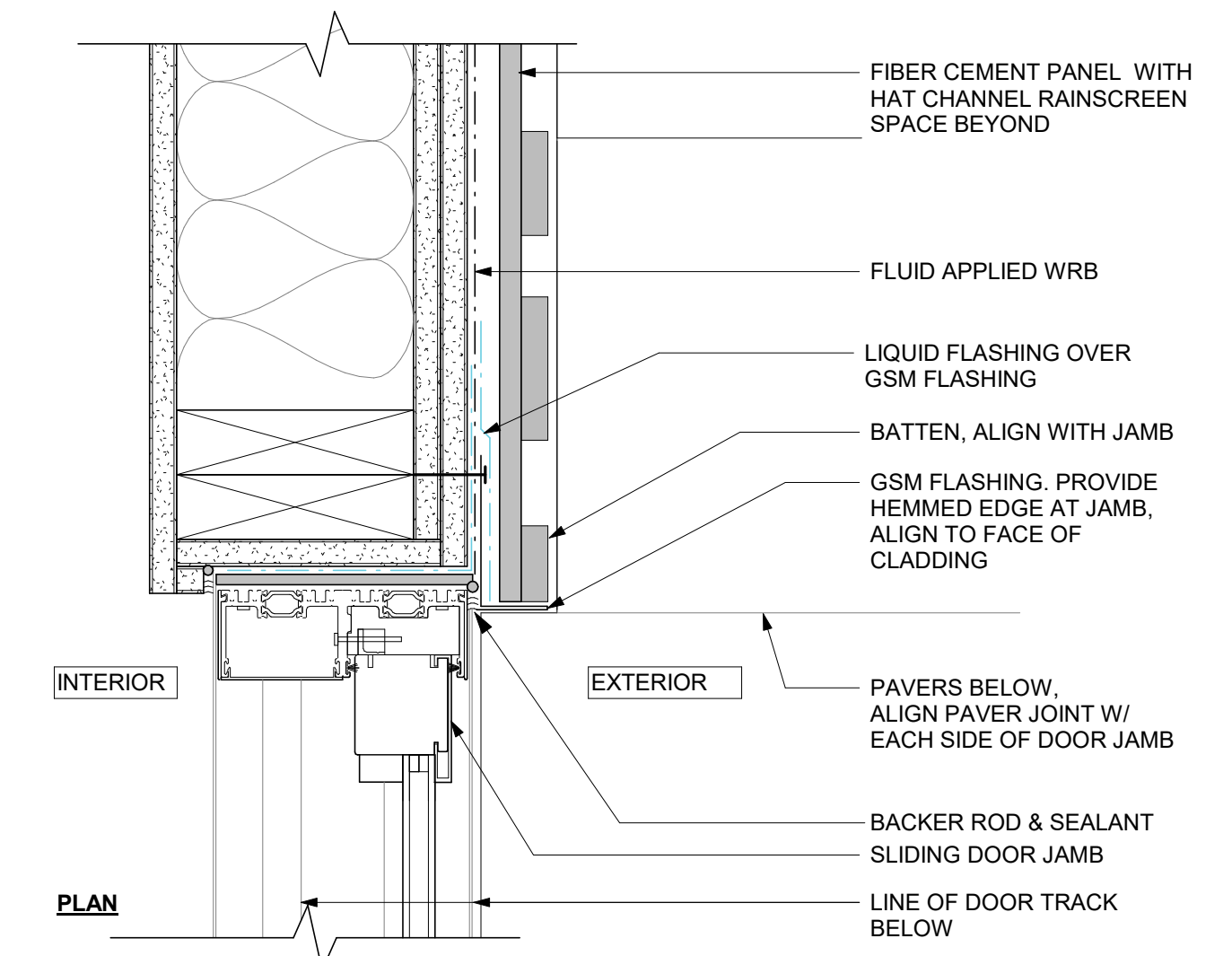
20 GARAGE DOOR HEAD_HSS
 A8.40 SCALE: 1 1/2" = 1'-0"



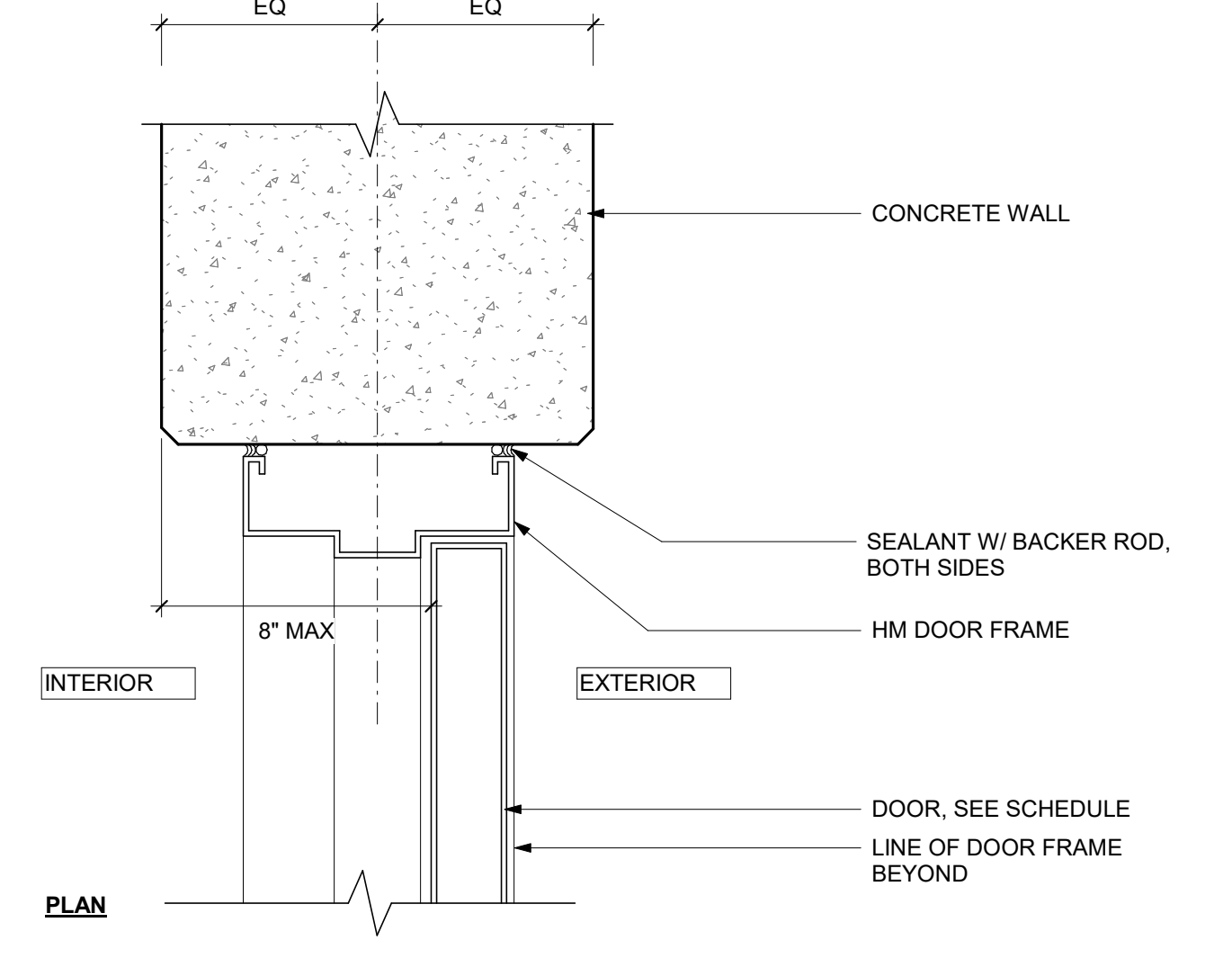
19 GARAGE DOOR JAMB_CONCRETE
 A8.40 SCALE: 3" = 1'-0"



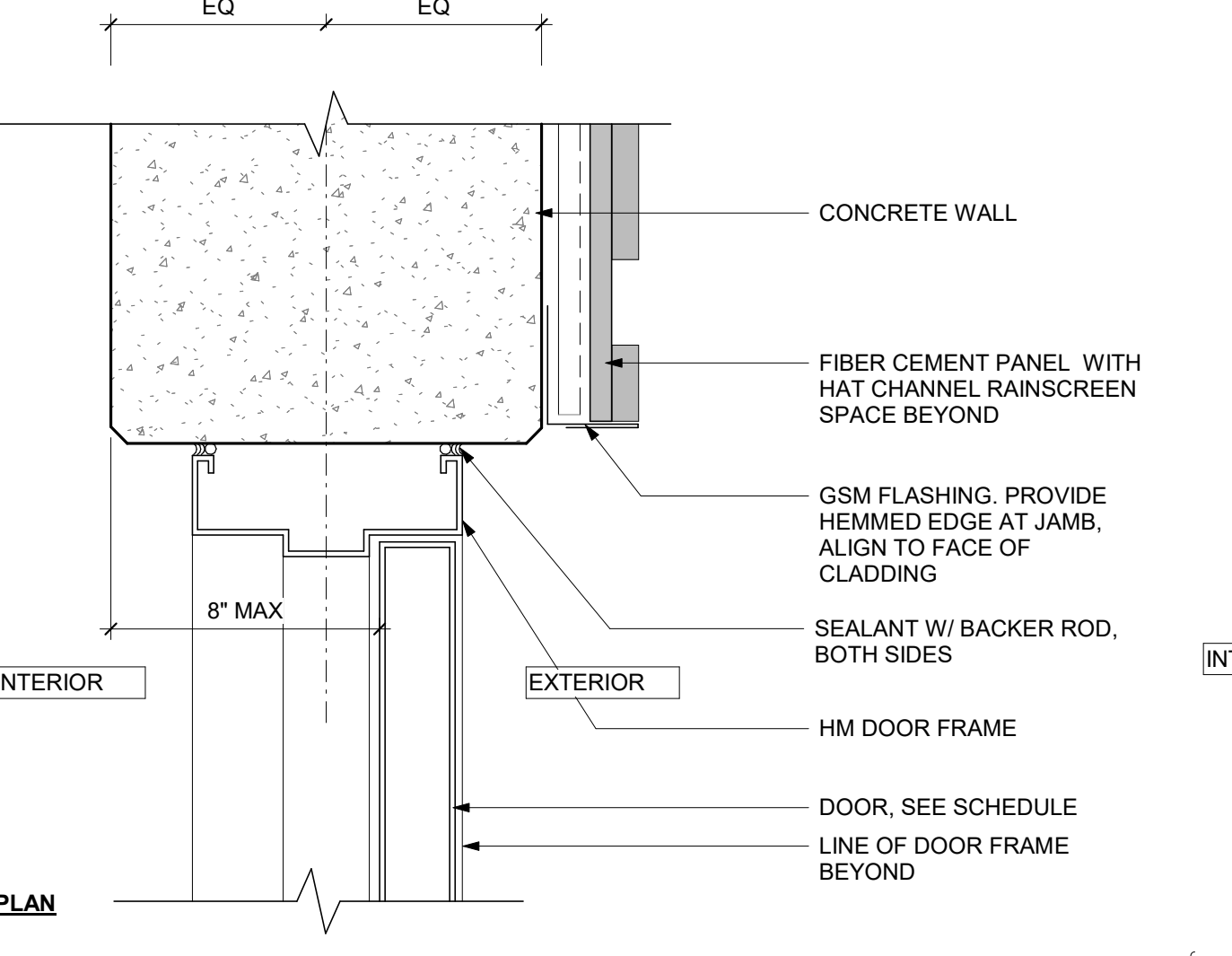
18 GARAGE DOOR JAMB_CONCRETE_HSS
 A8.40 SCALE: 3" = 1'-0"



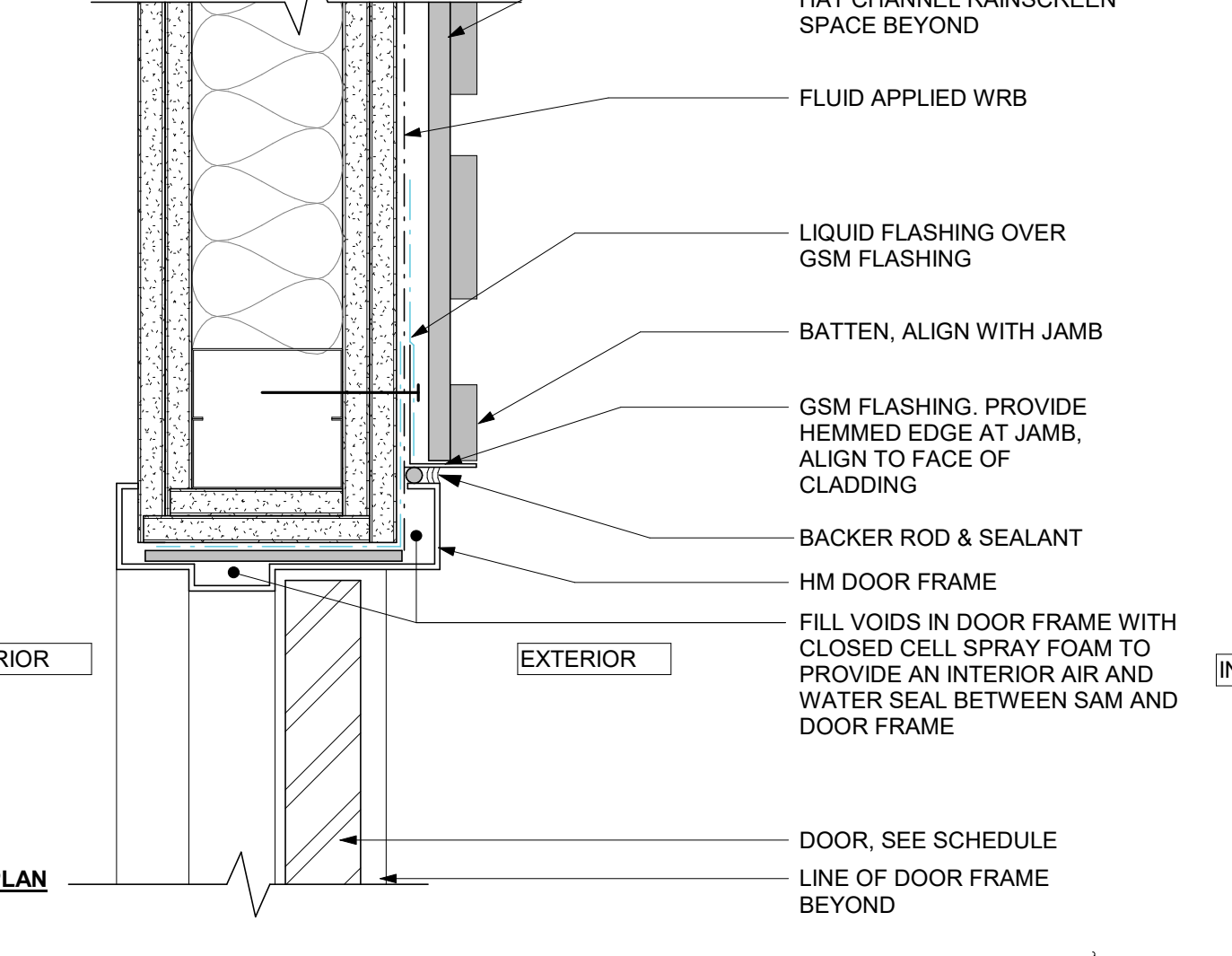
16 SLIDING DOOR @ COURTYARDS_JAMB
 A8.40 SCALE: 3" = 1'-0"



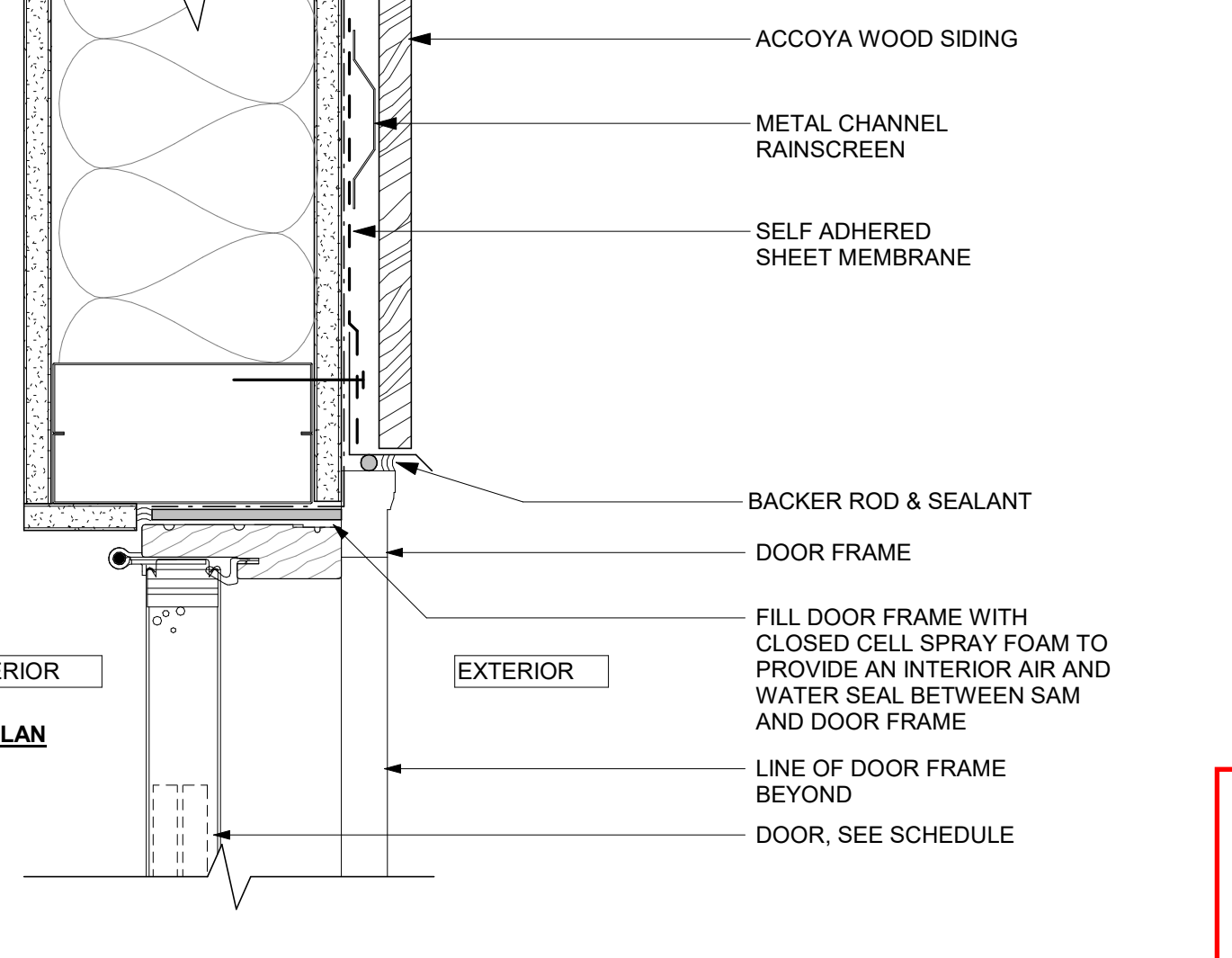
12 HM DOOR @ CONC WALL_JAMB
 A8.40 SCALE: 3" = 1'-0"



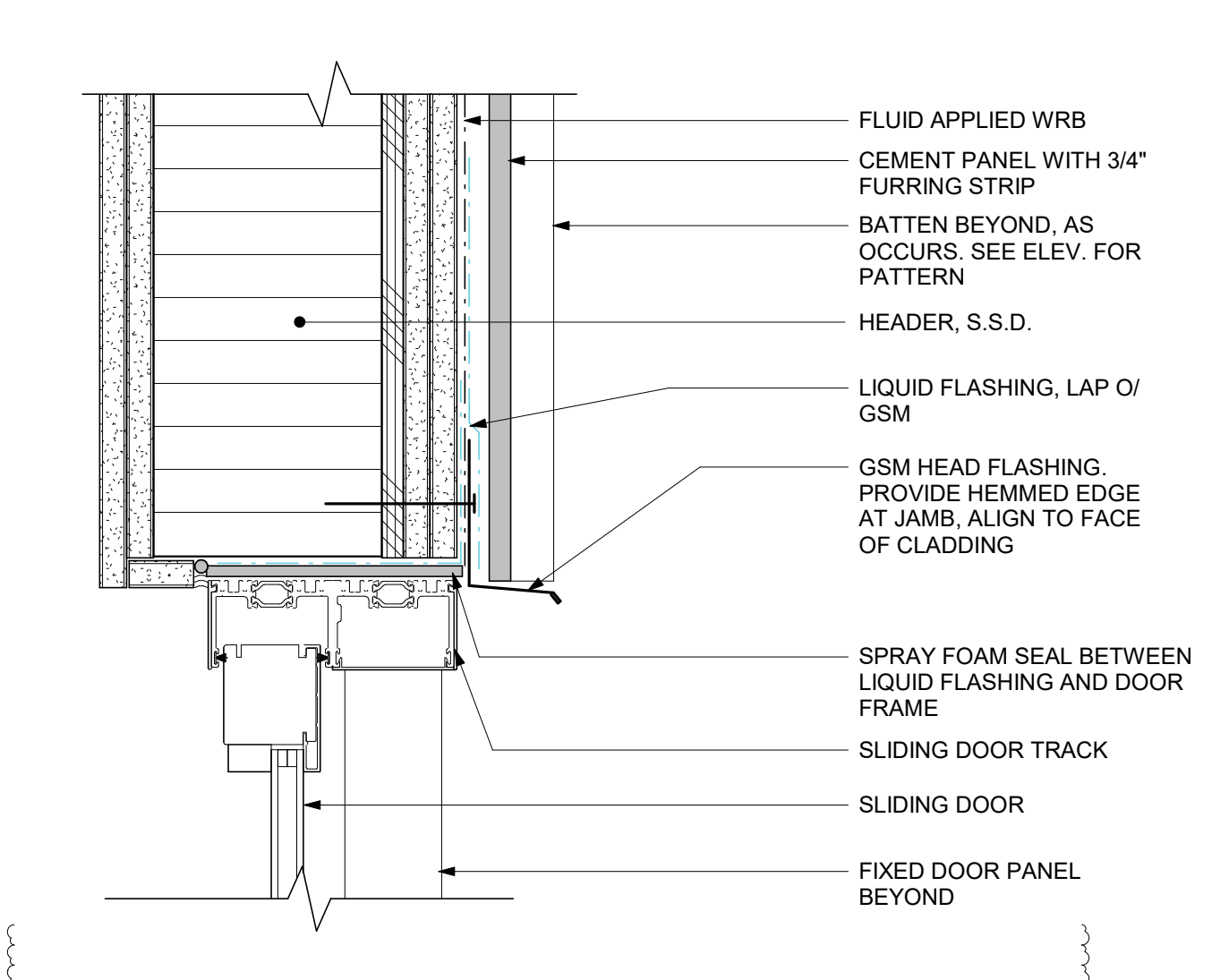
9 HM DOOR @ CONC + BD & BATTEN_JAMB
 A8.40 SCALE: 3" = 1'-0"



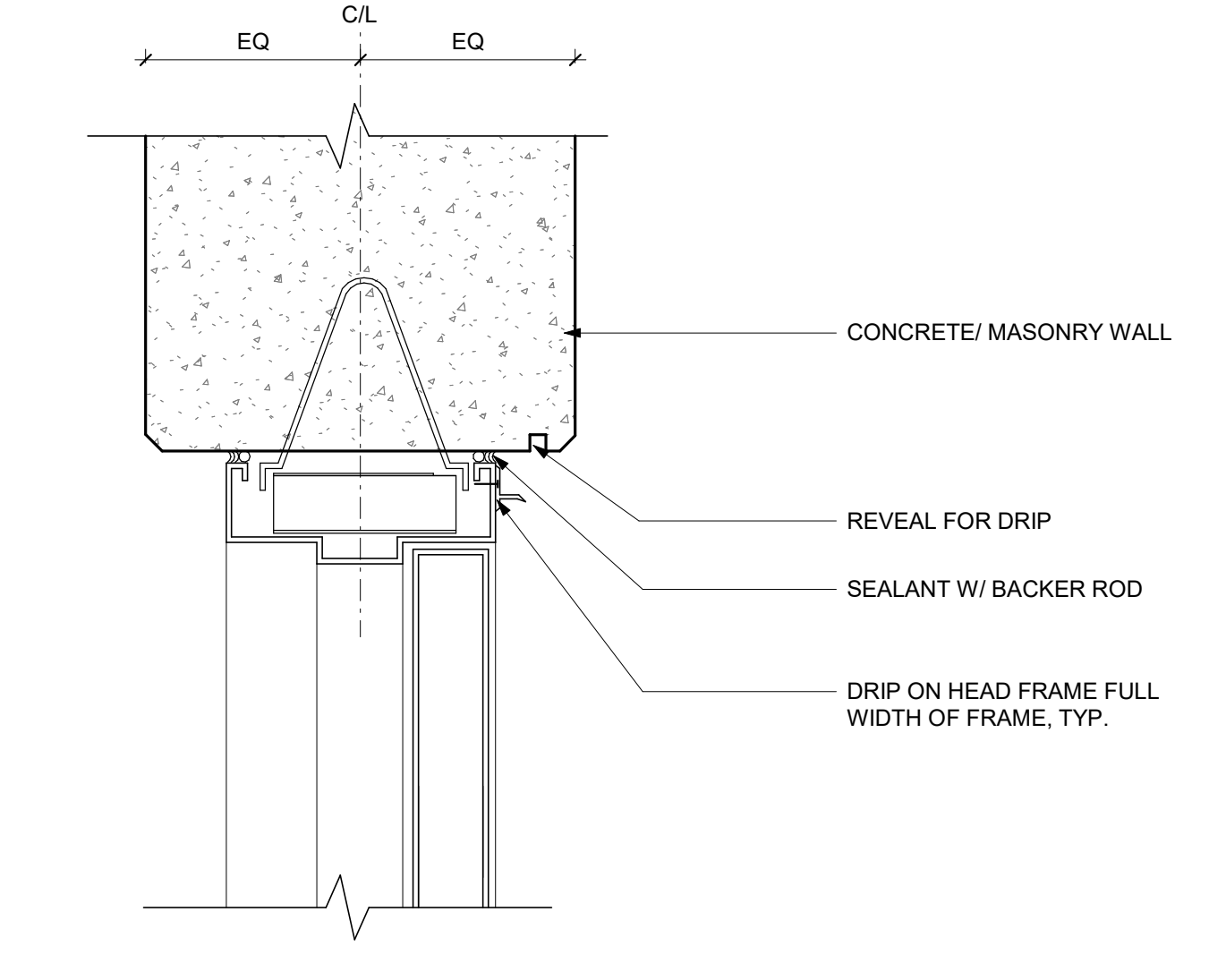
6 HM DOOR @ BOARD & BATTEN_JAMB
 A8.40 SCALE: 3" = 1'-0"



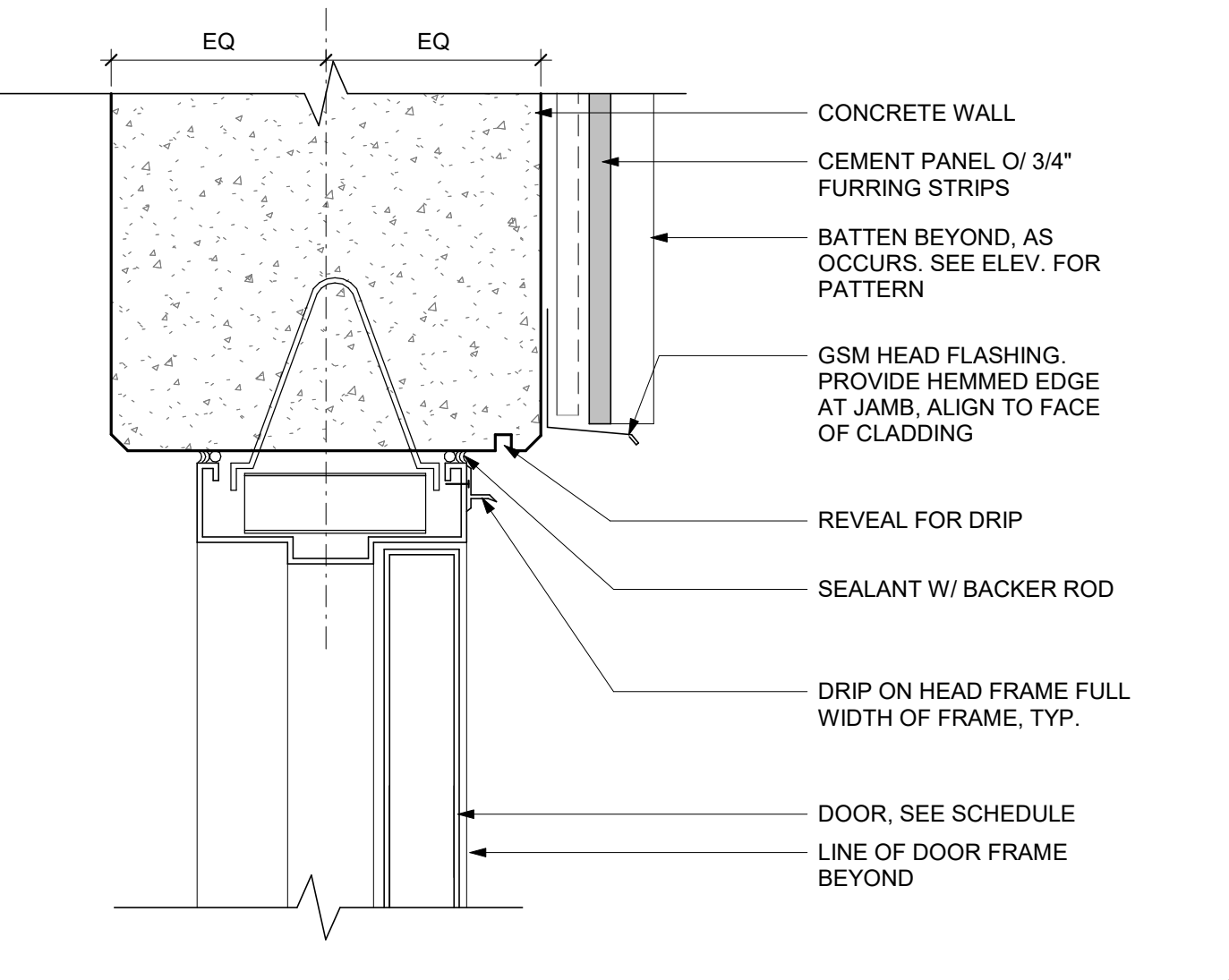
3 FIBERGLASS DOOR @ WOOD SIDING_JAMB
 A8.40 SCALE: 3" = 1'-0"



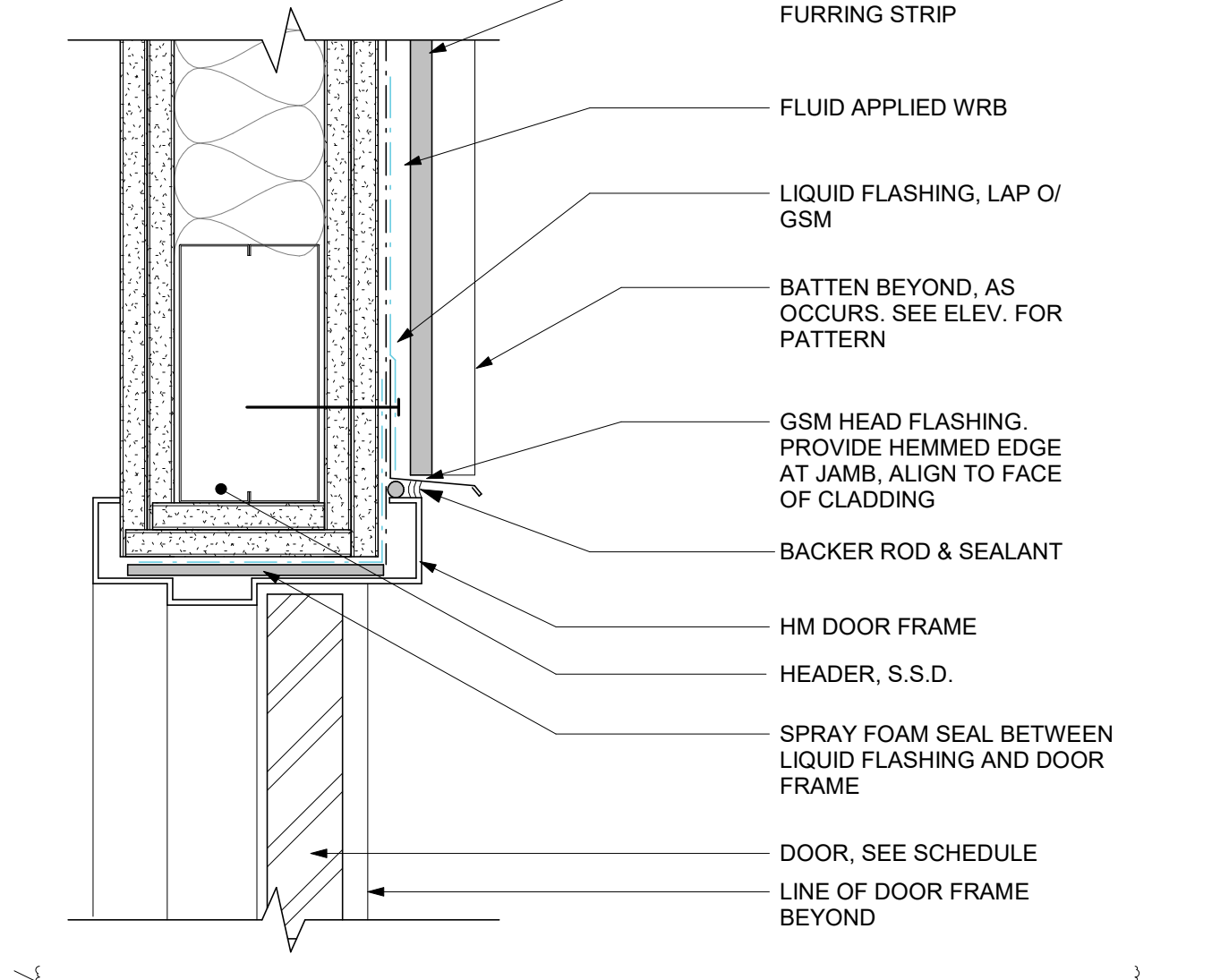
15 SLIDING DOOR @ COURTYARDS_HEAD
 A8.40 SCALE: 3" = 1'-0"



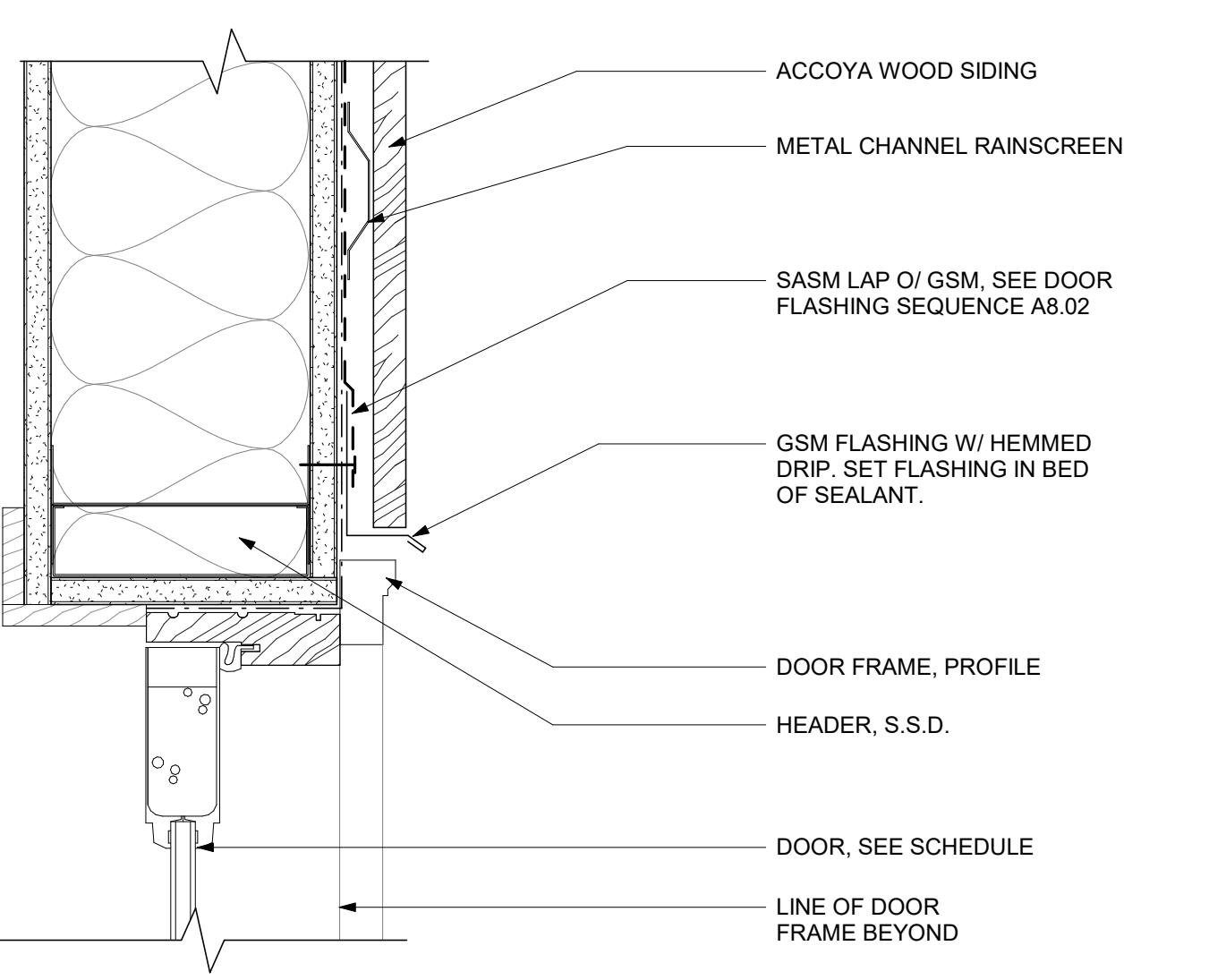
11 HM DOOR @ CONC WALL_HEAD
 A8.40 SCALE: 3" = 1'-0"



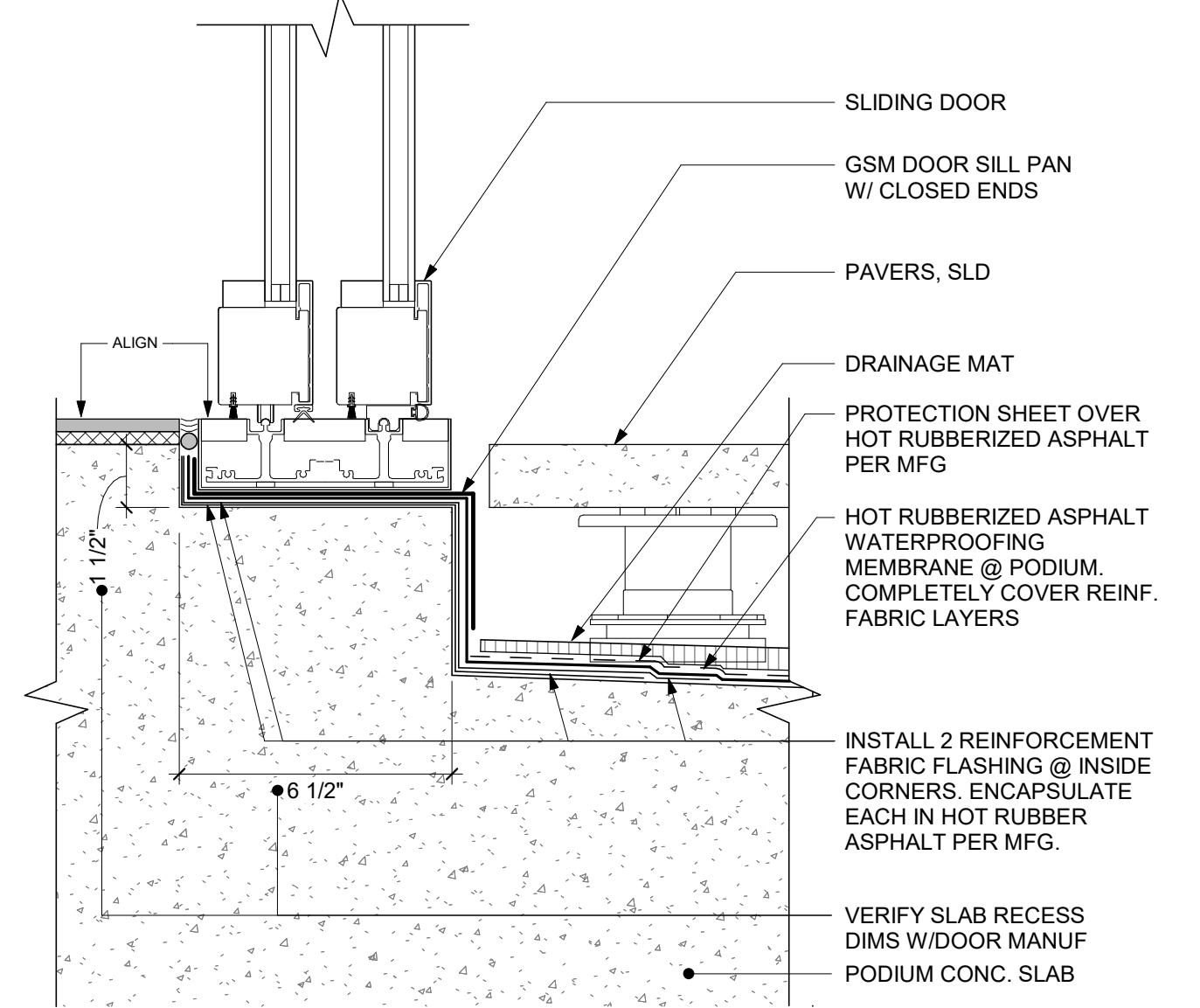
8 HM DOOR @ CONC + BD & BATTEN_HEAD
 A8.40 SCALE: 3" = 1'-0"



5 HM DOOR @ BOARD & BATTEN_HEAD
 A8.40 SCALE: 3" = 1'-0"



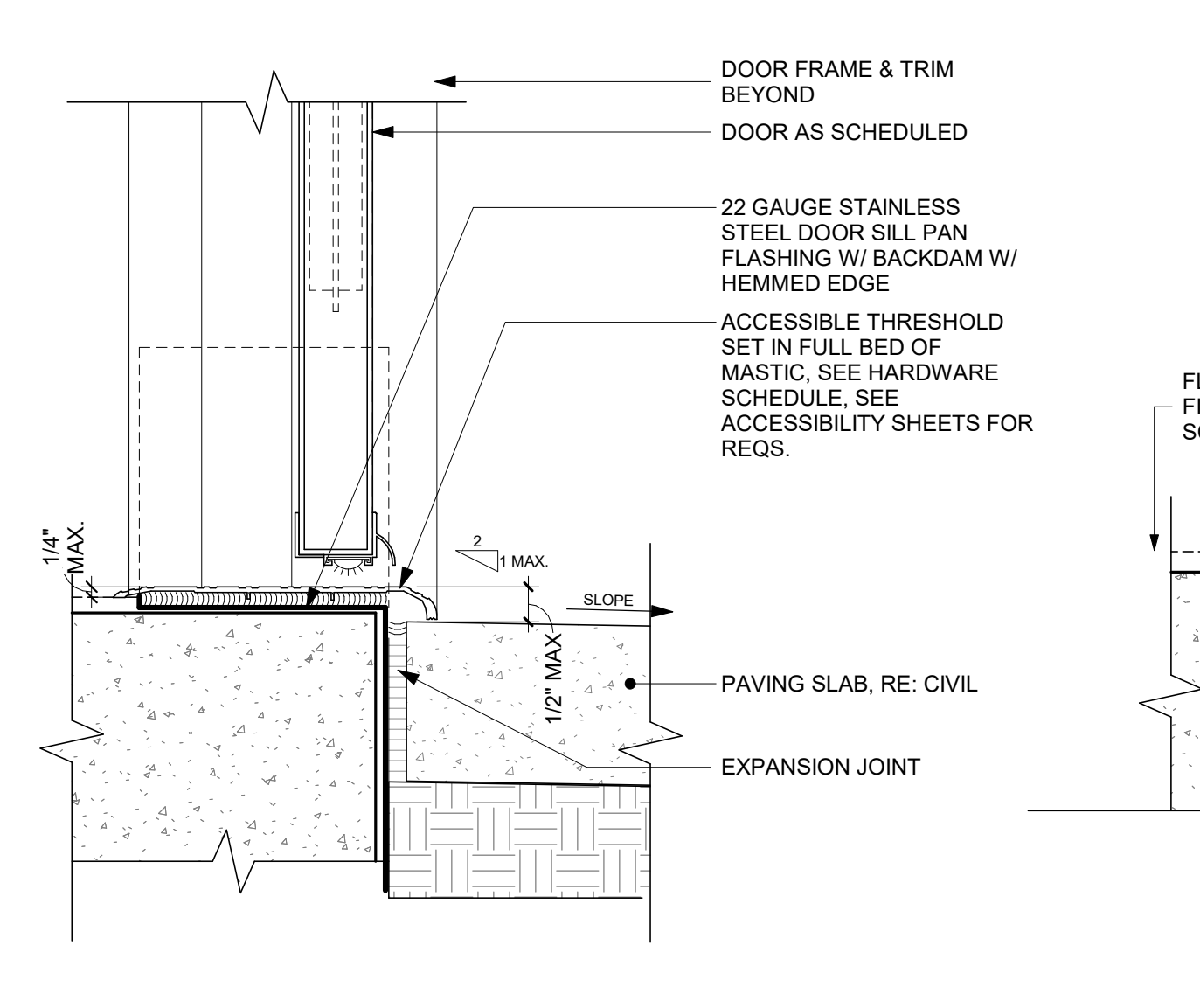
2 FIBERGLASS DOOR @ WOOD SIDING_HEAD
 A8.40 SCALE: 3" = 1'-0"



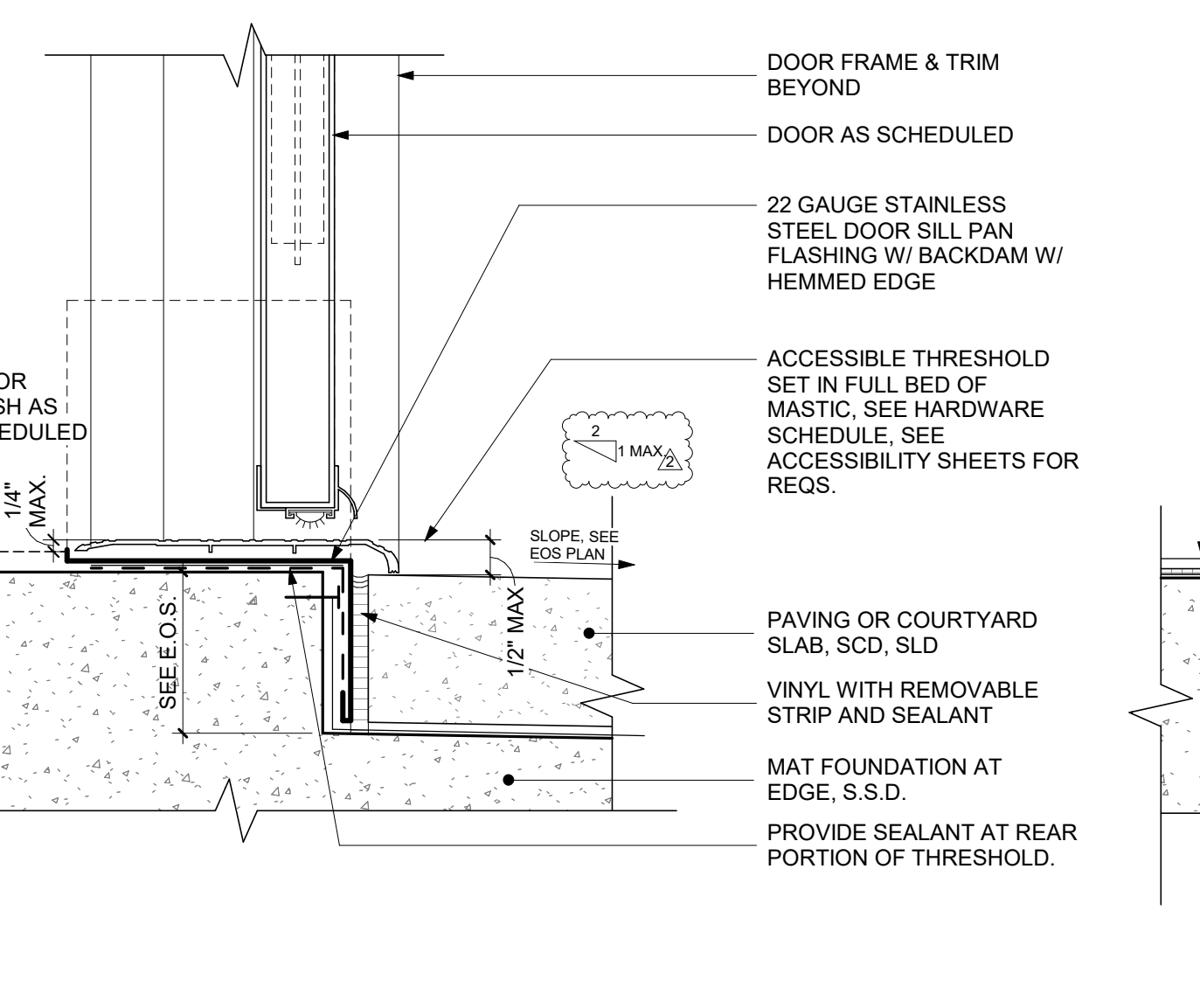
14 SLIDING DOOR @ COURTYARDS_THRESHOLD
 A8.40 SCALE: 3" = 1'-0"



7 HM DOOR THRESHOLD AT GRADE
 A8.40 SCALE: 3" = 1'-0"



4 HM DOOR @ BOARD & BATTEN_THRESHOLD
 A8.40 SCALE: 3" = 1'-0"



1 FIBERGLASS DOOR @ PORCH_THRESHOLD
 A8.40 SCALE: 3" = 1'-0"

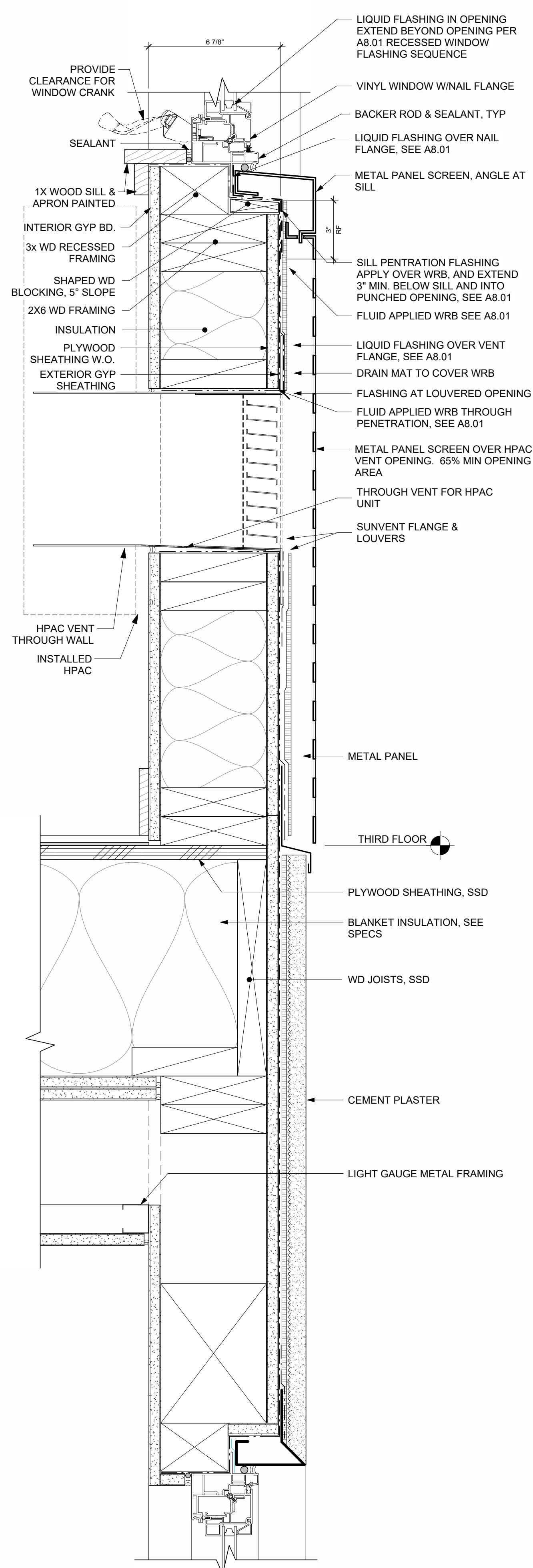
- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENNIUM DESIGN
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REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

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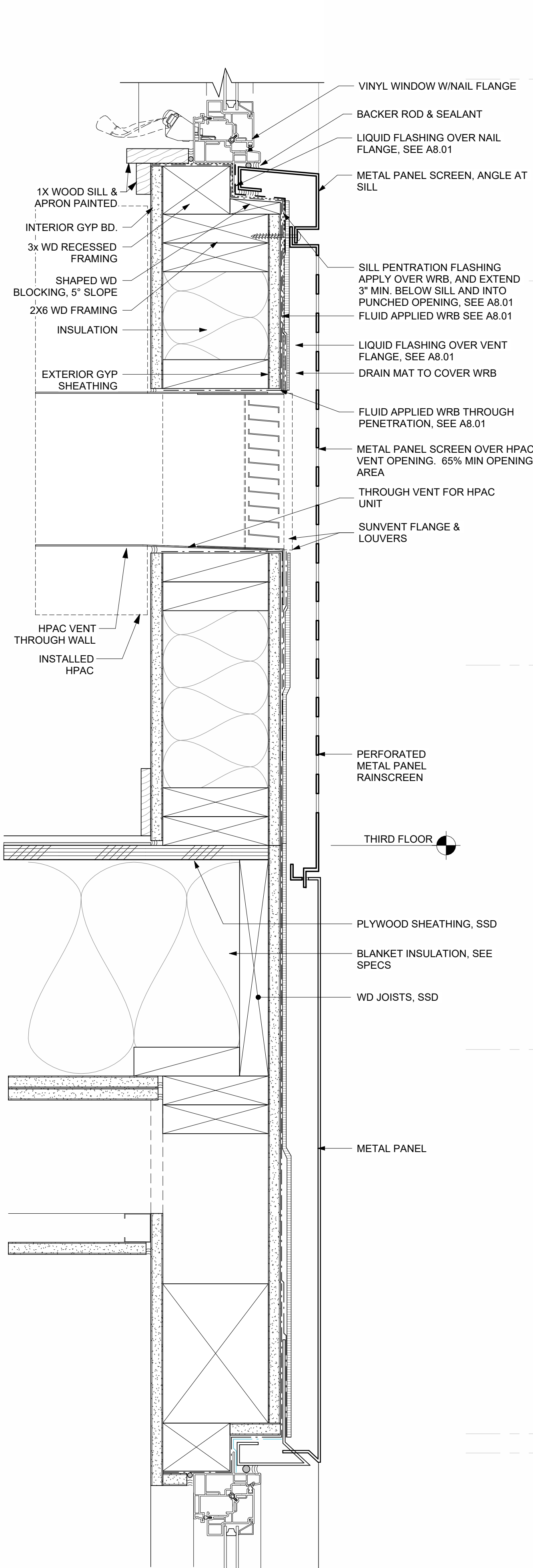


ID	DATE	NAME

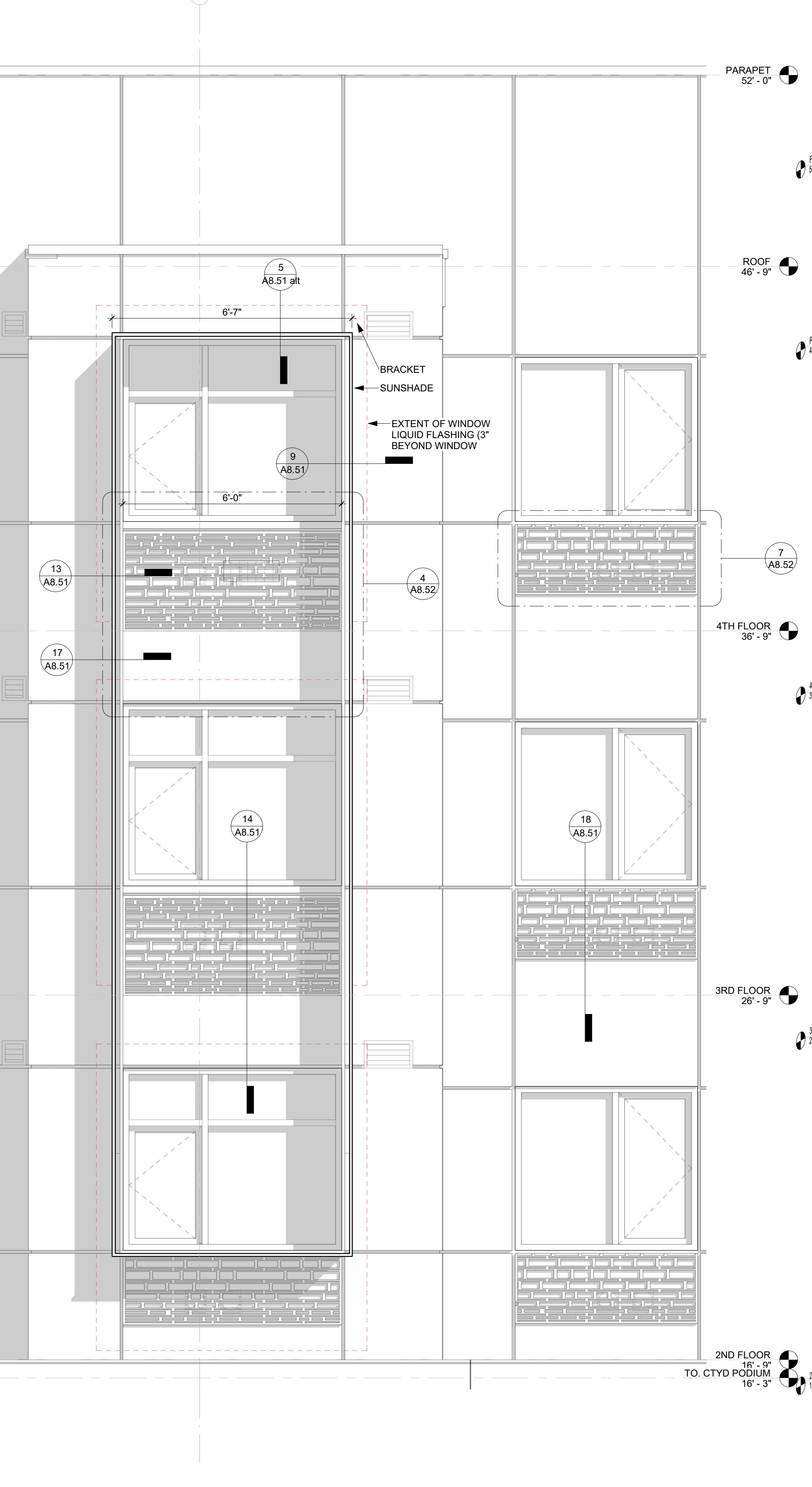
Project:



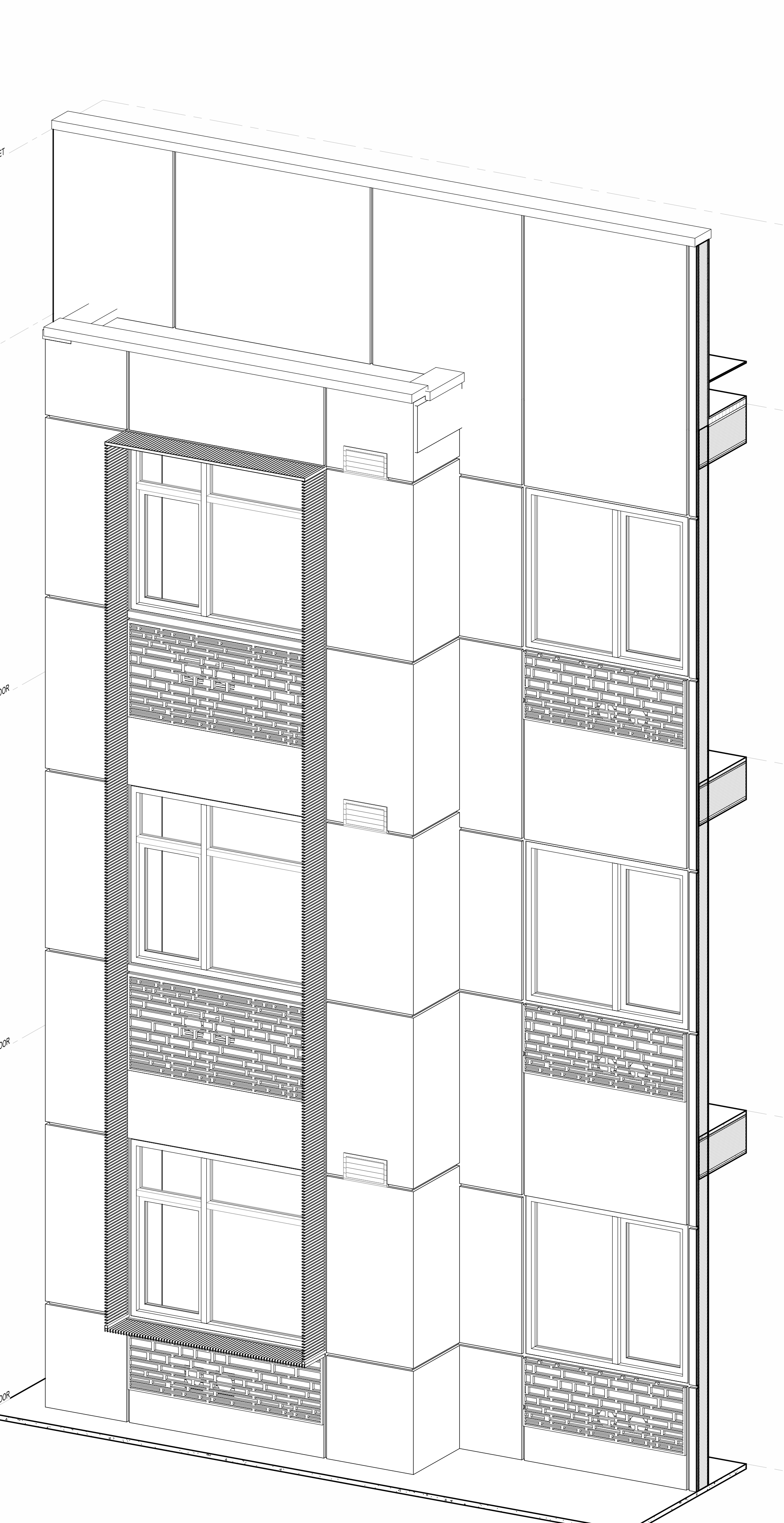
18 WINDOW @ METAL PANEL + PLASTER
A8.51 SCALE: 3" = 1'-0"



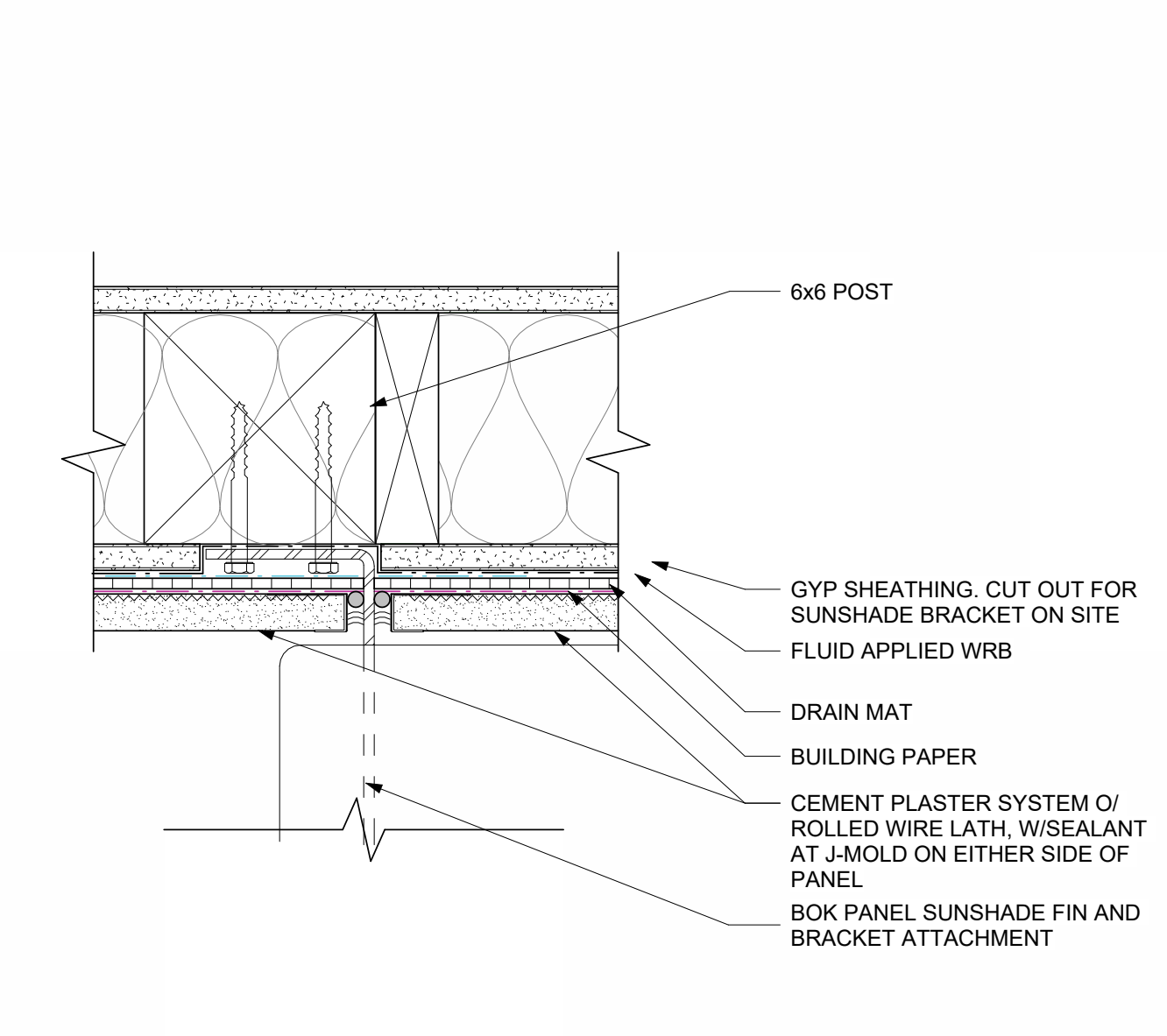
14 WINDOW @ METAL PANEL
A8.51 SCALE: 3" = 1'-0"



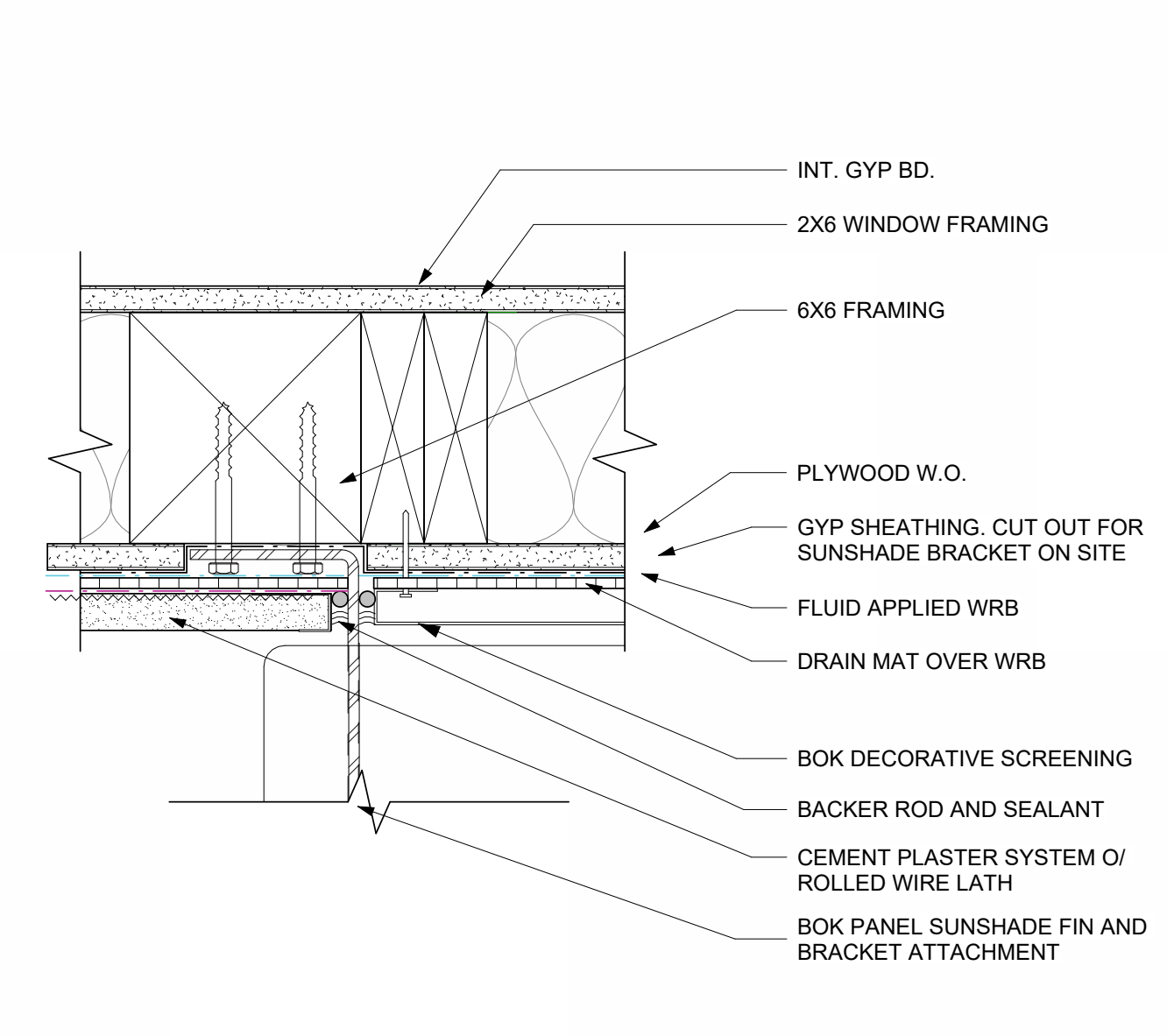
10 BOK SURROUND ELEVATION
A8.51 X03 STACK SHOWN SCALE: 1/2" = 1'-0"



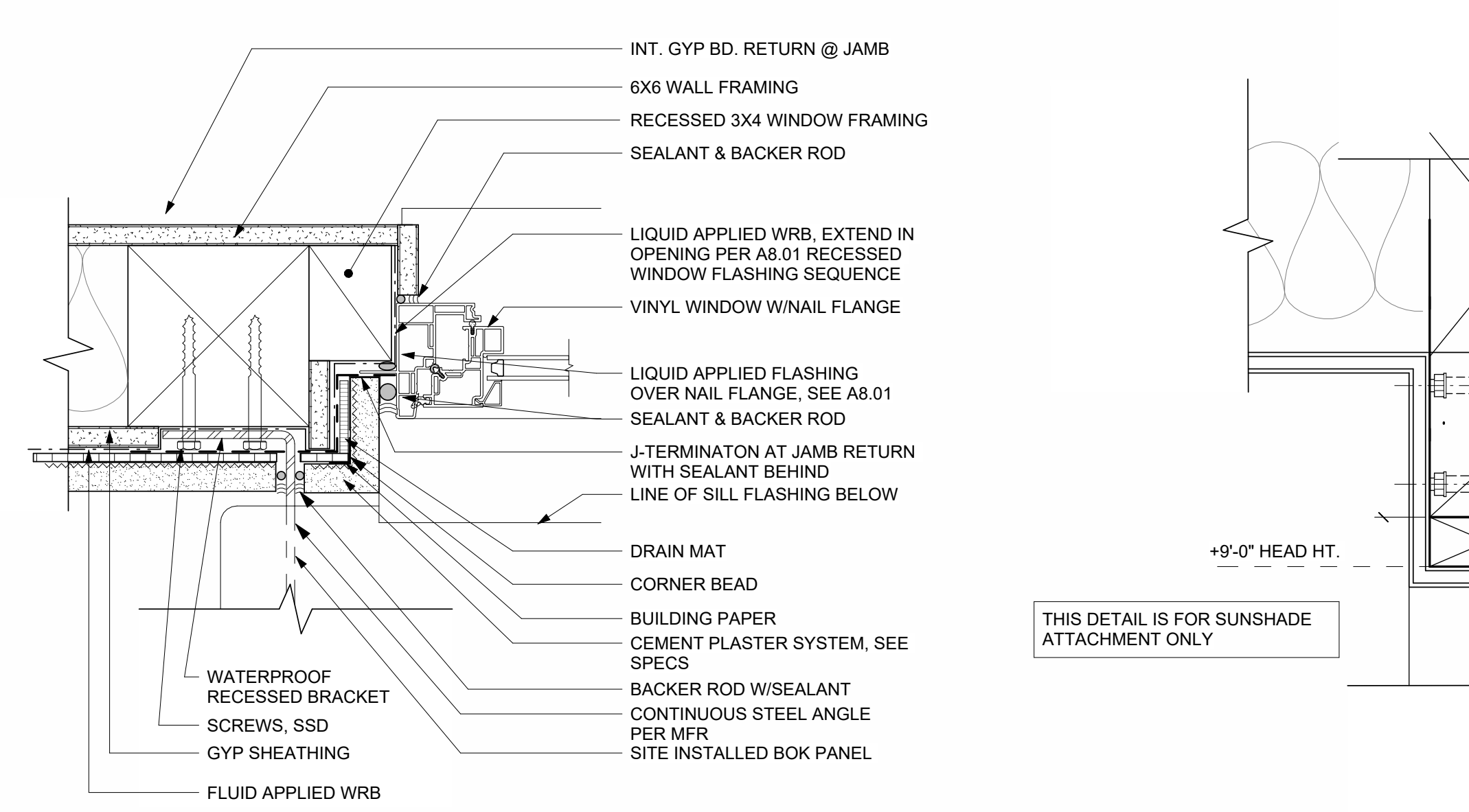
2 BOK WINDOW SURROUND - 3D
A8.51 SCALE:



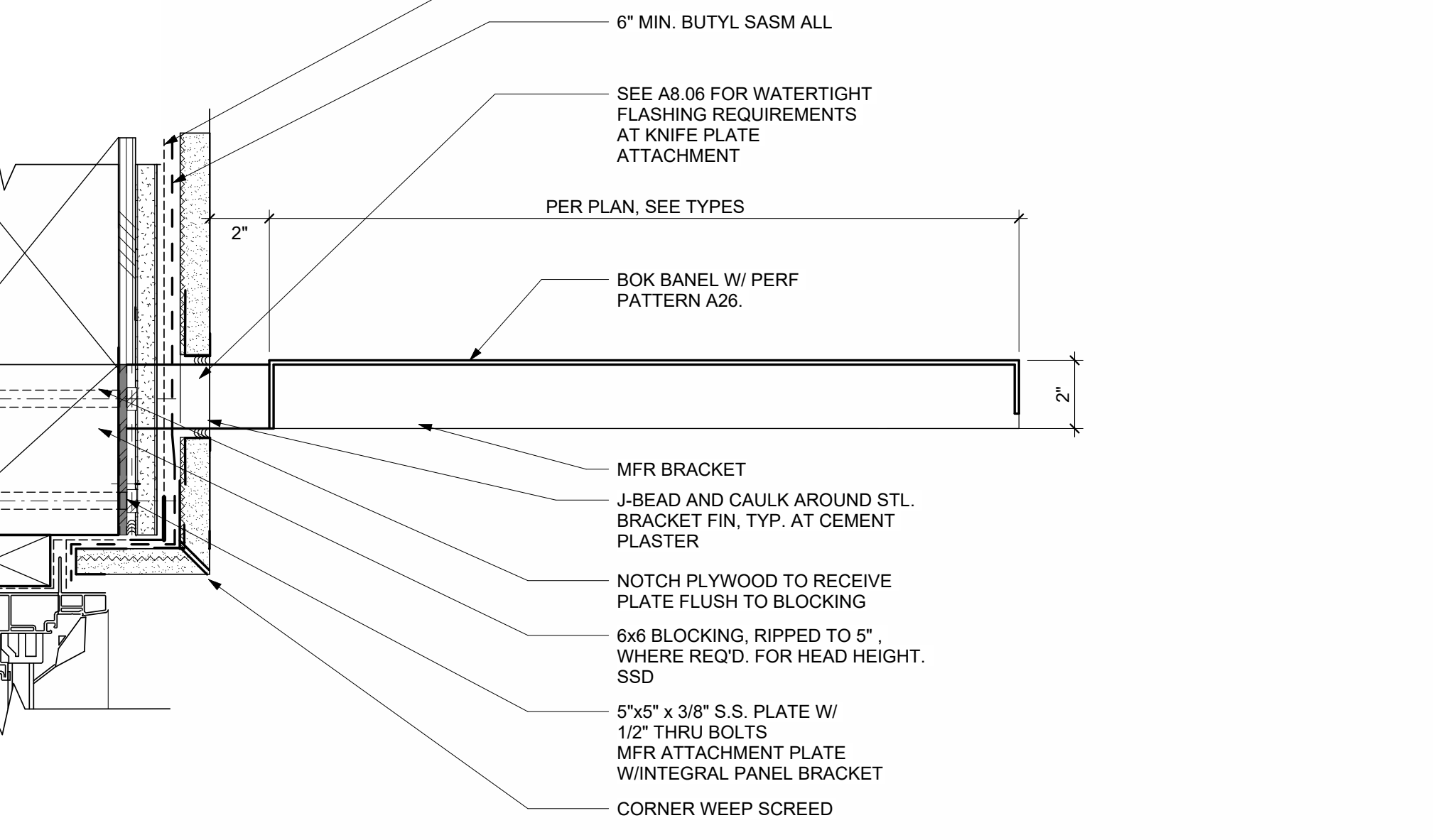
17 SUNSHADE DETAIL @ CEMENT PLASTER
A8.51 SCALE: 3" = 1'-0"



13 SUNSHADE DETAIL @ DECORATIVE SCREEN
A8.51 SCALE: 3" = 1'-0"



9 SUNSHADE @ WINDOW JAMB
A8.51 SCALE: 3" = 1'-0"



1 SUNSHADE DETAIL AT WINDOW HEAD
A8.51 SCALE: 3" = 1'-0"

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306

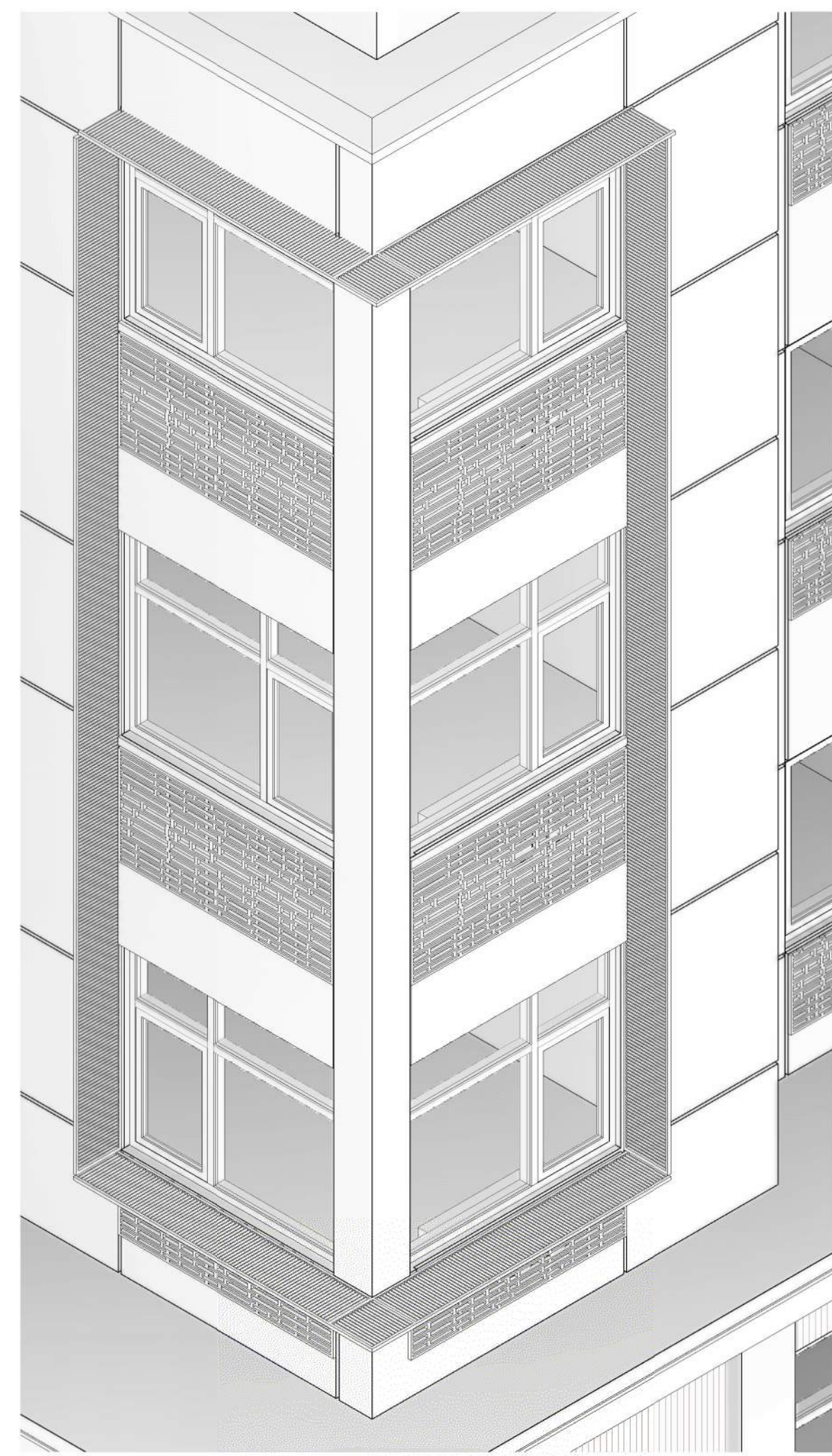


**WINDOW/METAL
PANEL DETAILS**

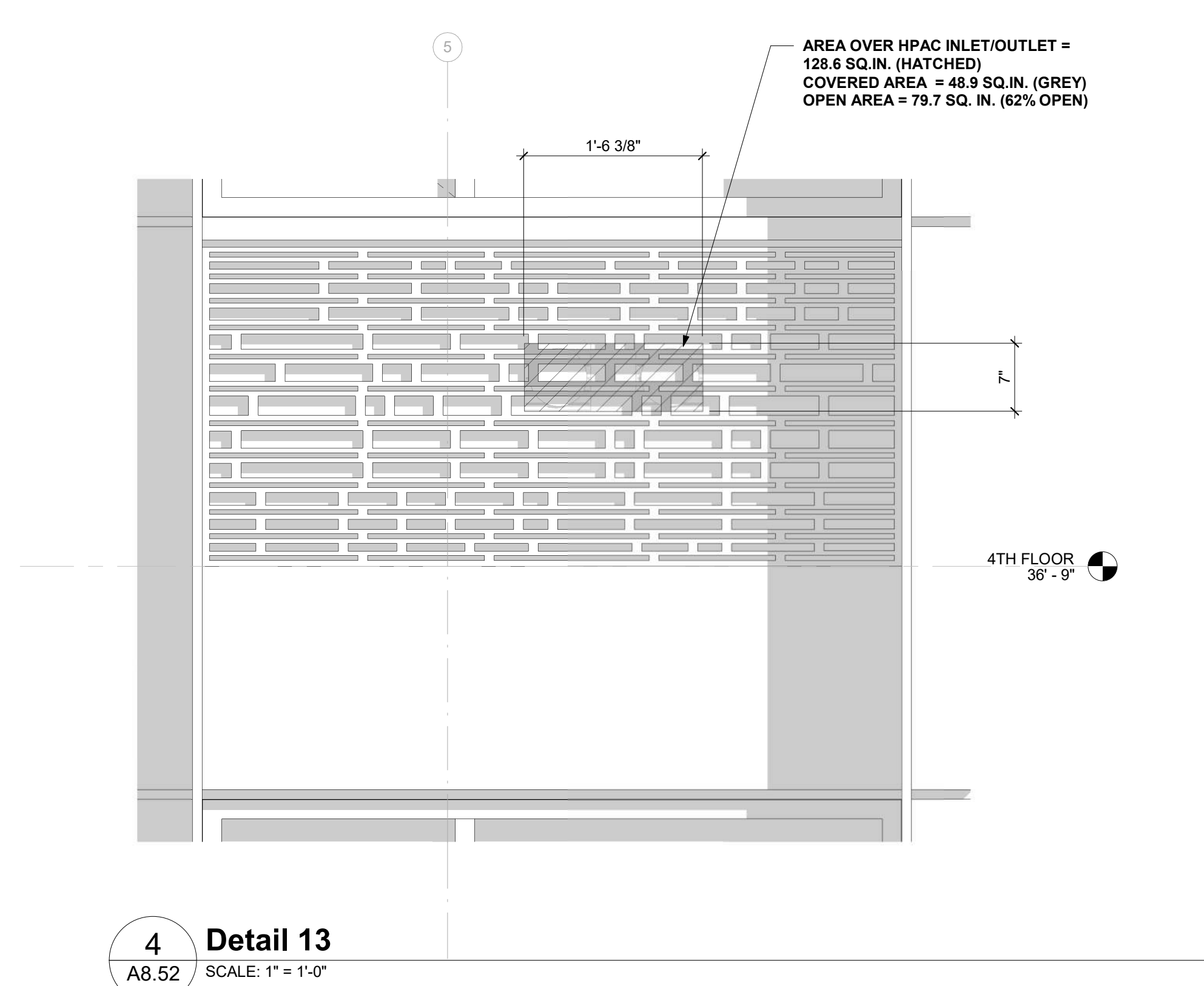
JOB #: 1925
SCALE: As Indicated

A8.51

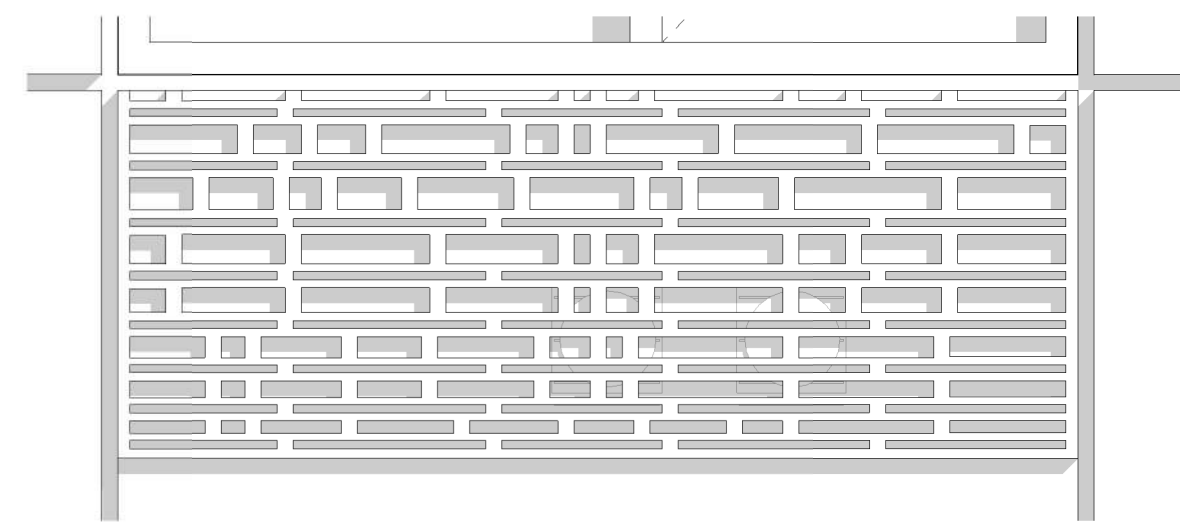
PLAN CHECK REVISION 4 | DATE: 06/19/23



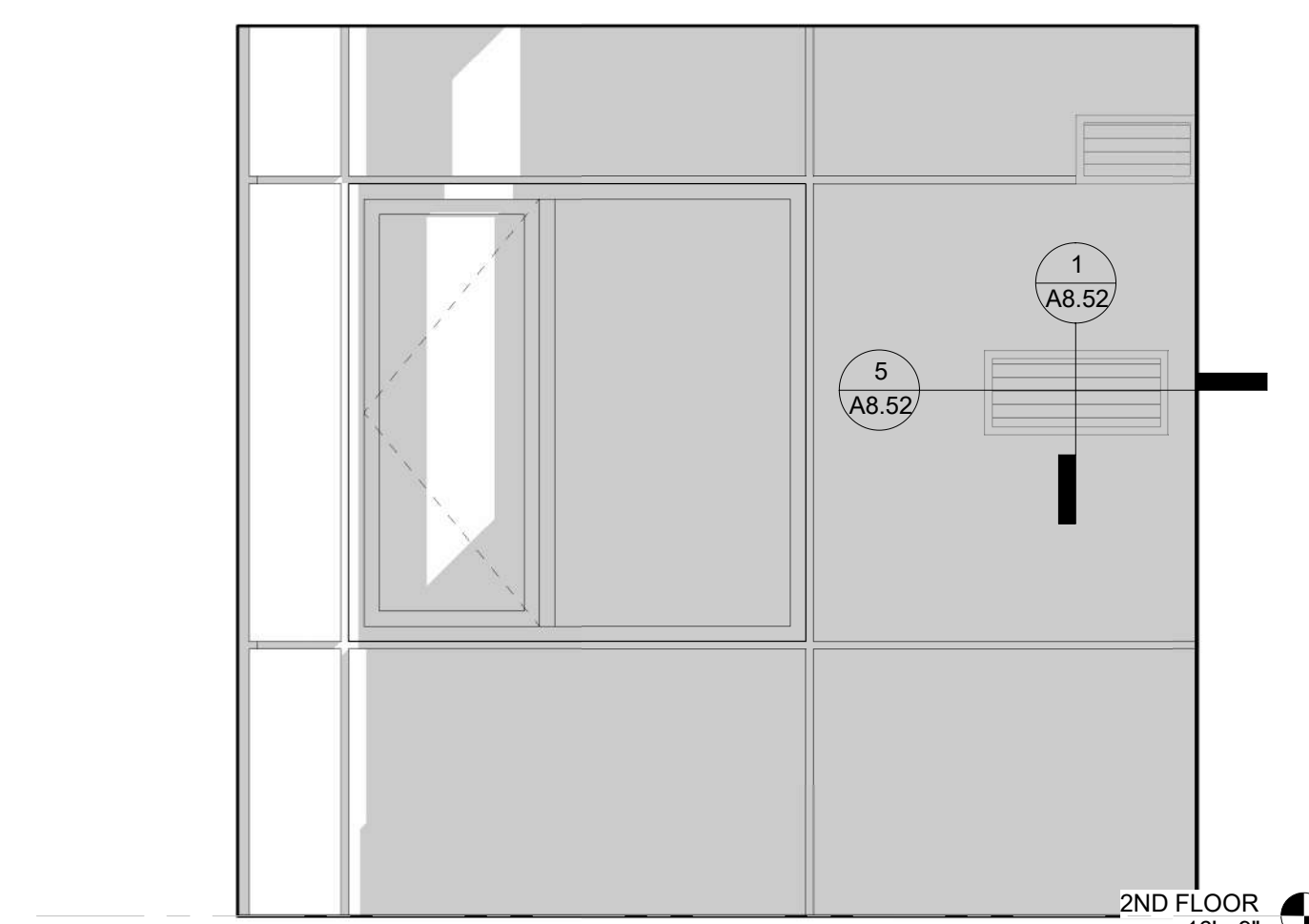
3 BOK WINDOW CORNER SURROUND - 3D
A8.52 SCALE:



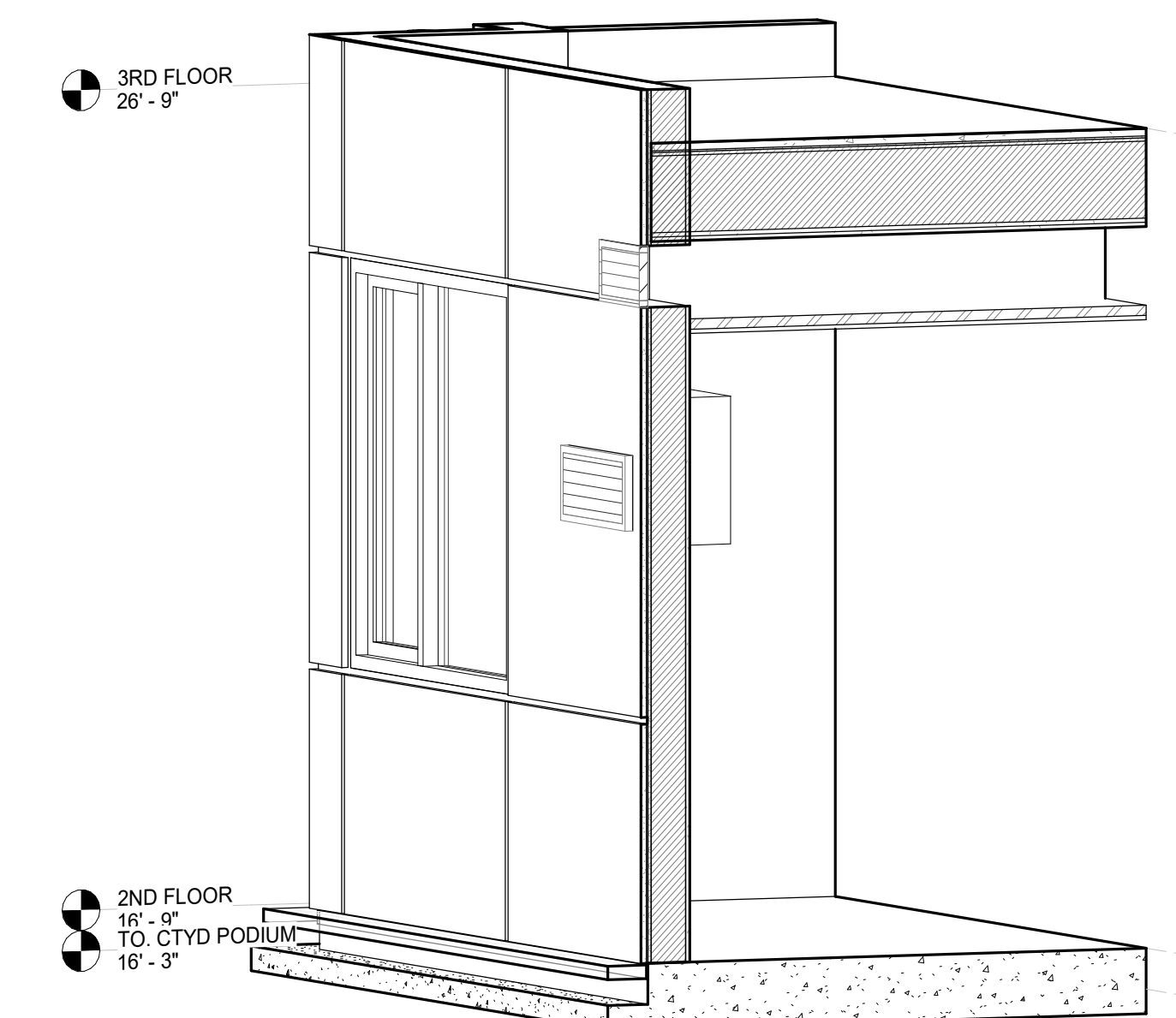
4 Detail 13
A8.52 SCALE: 1" = 1'-0"



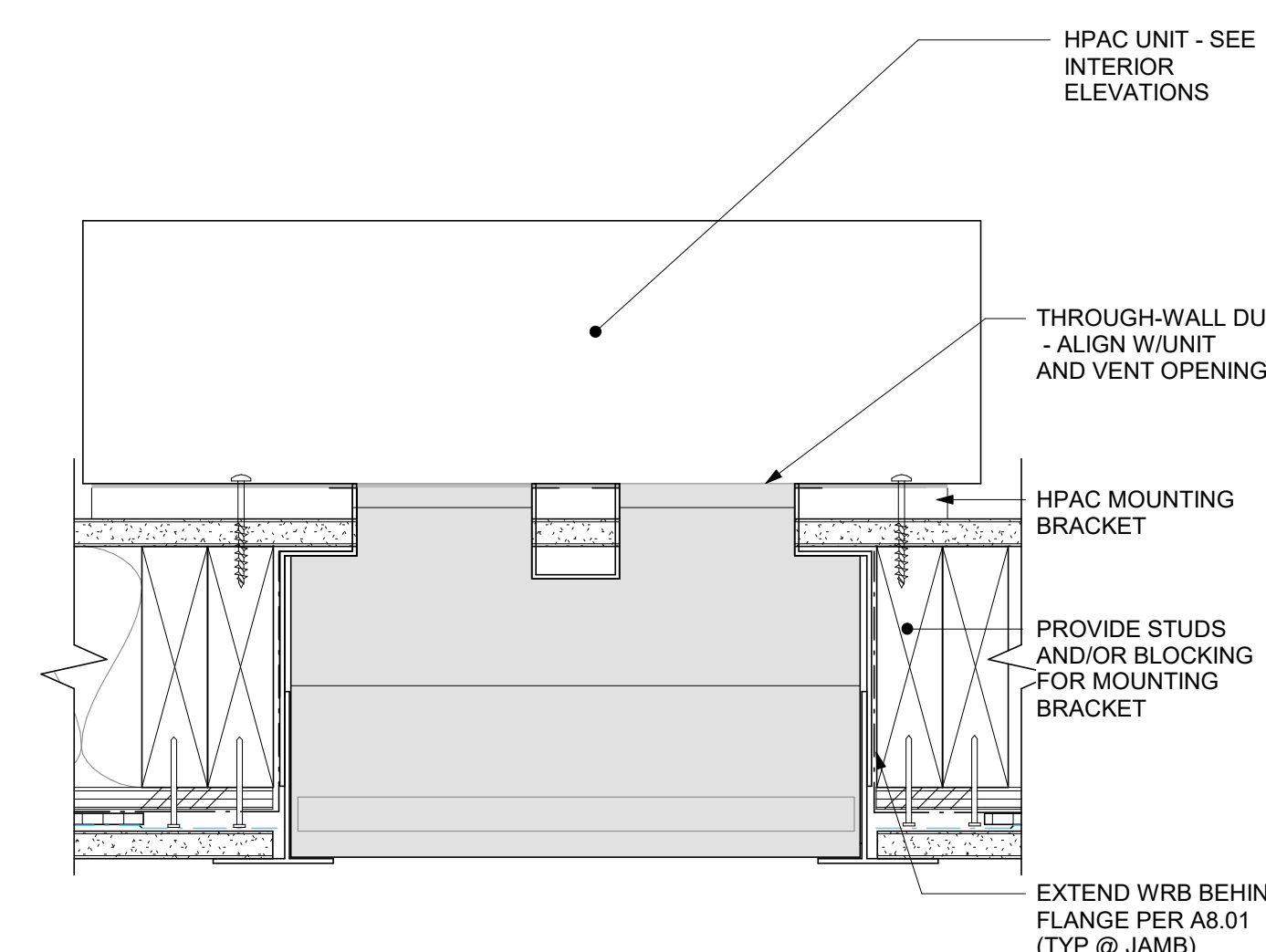
7 Detail 14
A8.52 SCALE: 1" = 1'-0"



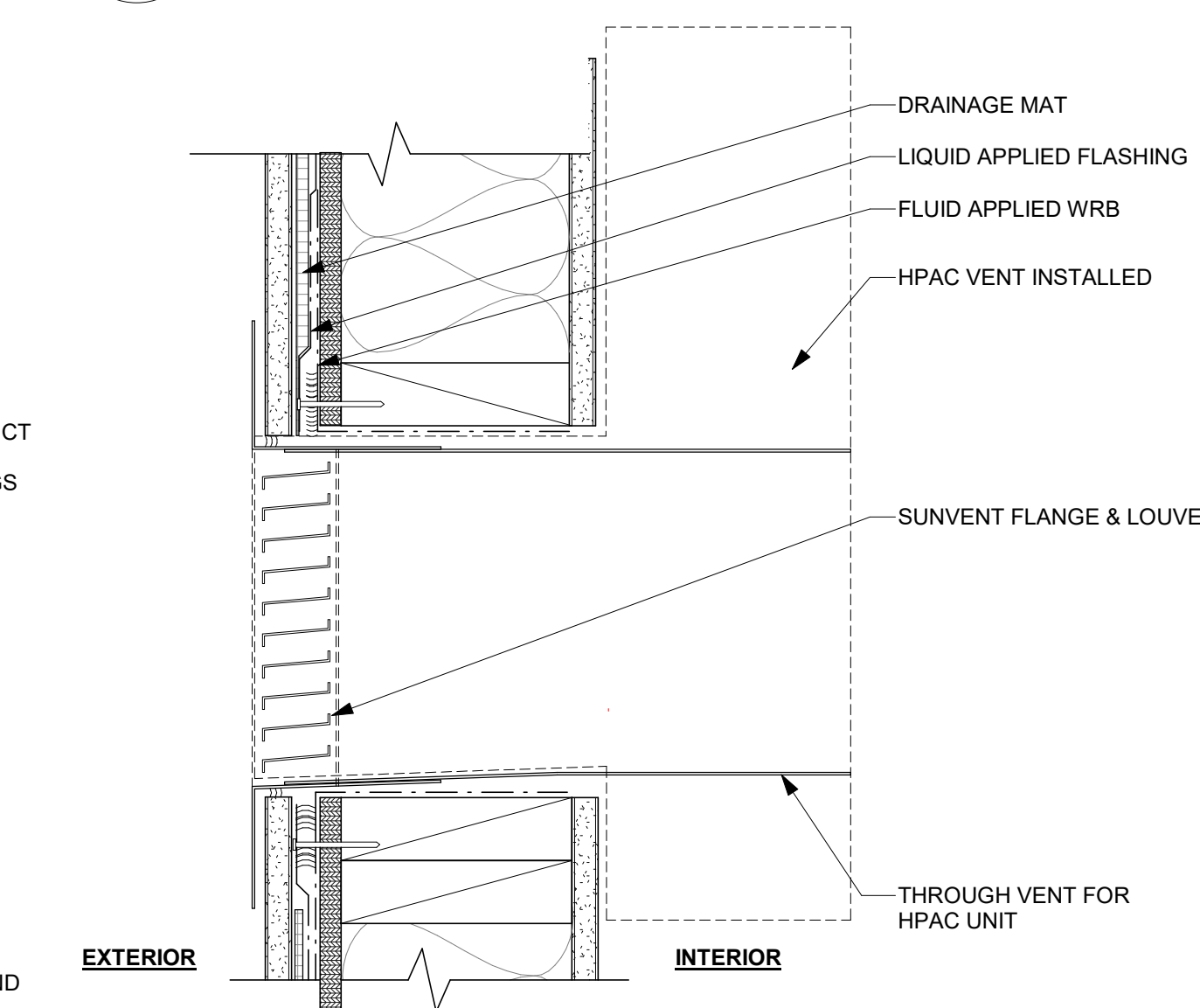
6 ENLARGED EXTERIOR ELEVATION @ UNIT 207
A8.52 SCALE: 1/2" = 1'-0"



2 Unit 207 - 3D SEE 1.B/A4.04 FOR LOCATIONS WHERE HPAC IS RAISED
A8.52 SCALE:



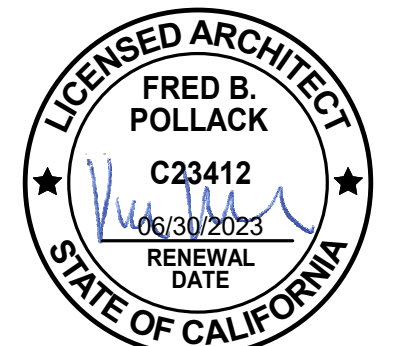
5 JAMB @ HPAC W/SUNVENT
A8.52 SCALE: 3" = 1'-0"



1 SECTION @ HPAC W/SUNVENT
A8.52 SCALE: 3" = 1'-0"

- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

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3	05/12/23	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306



**ENLARGED
WINDOW/LOUVER
DETAILS**

JOB #: 1925
SCALE: As indicated

A8.52

CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507

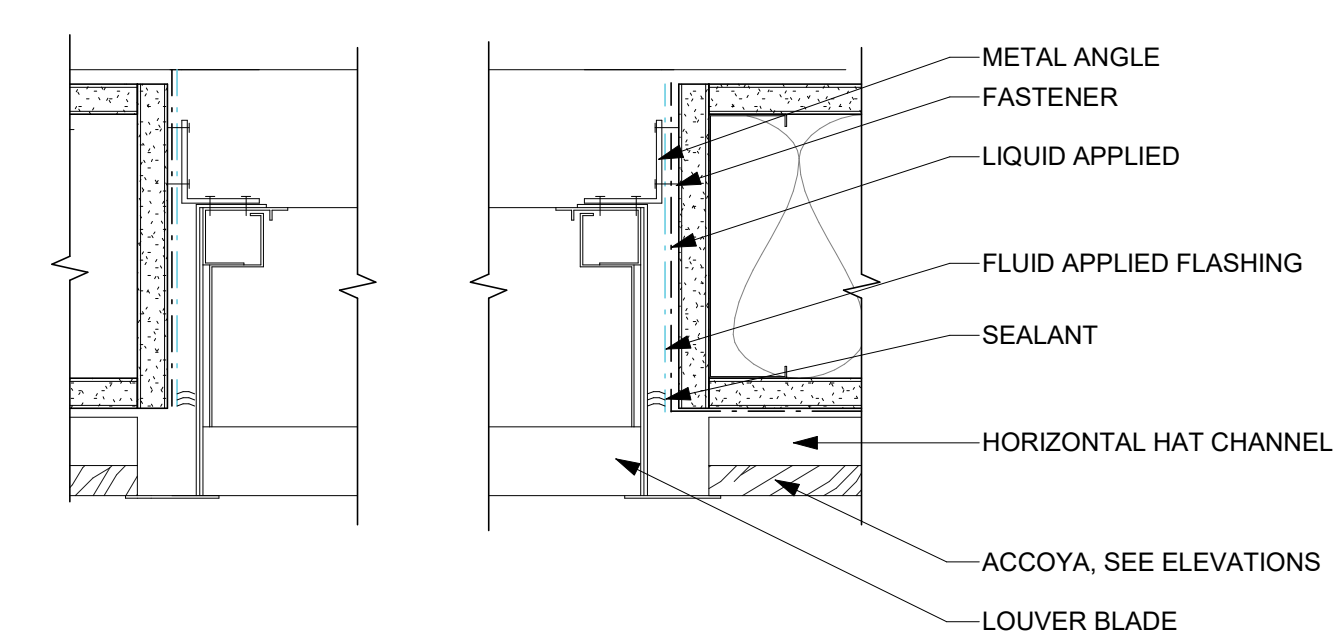
LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

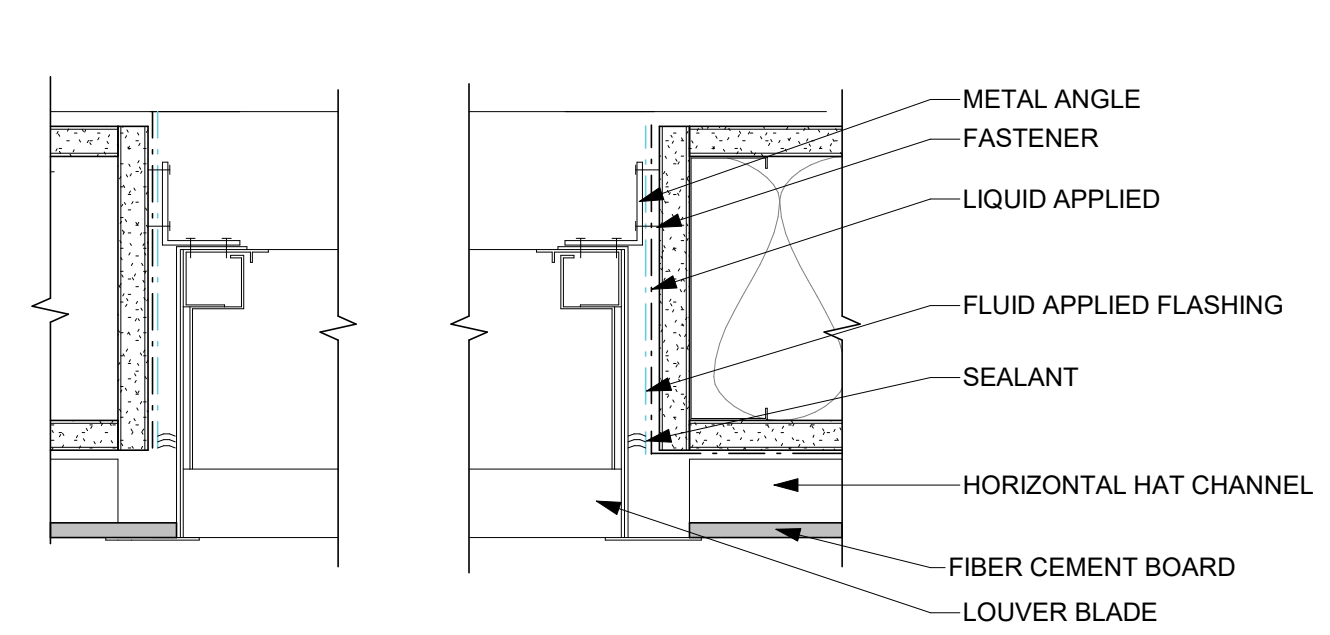
MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1887 G STREET
ARCATA, CA 95521

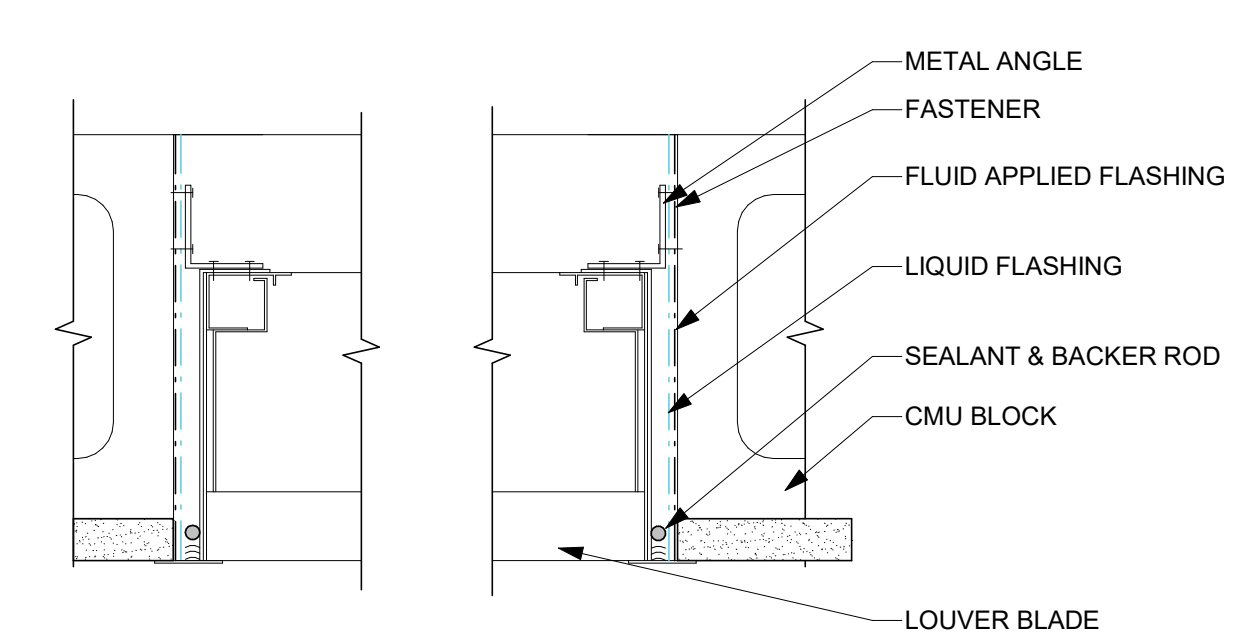
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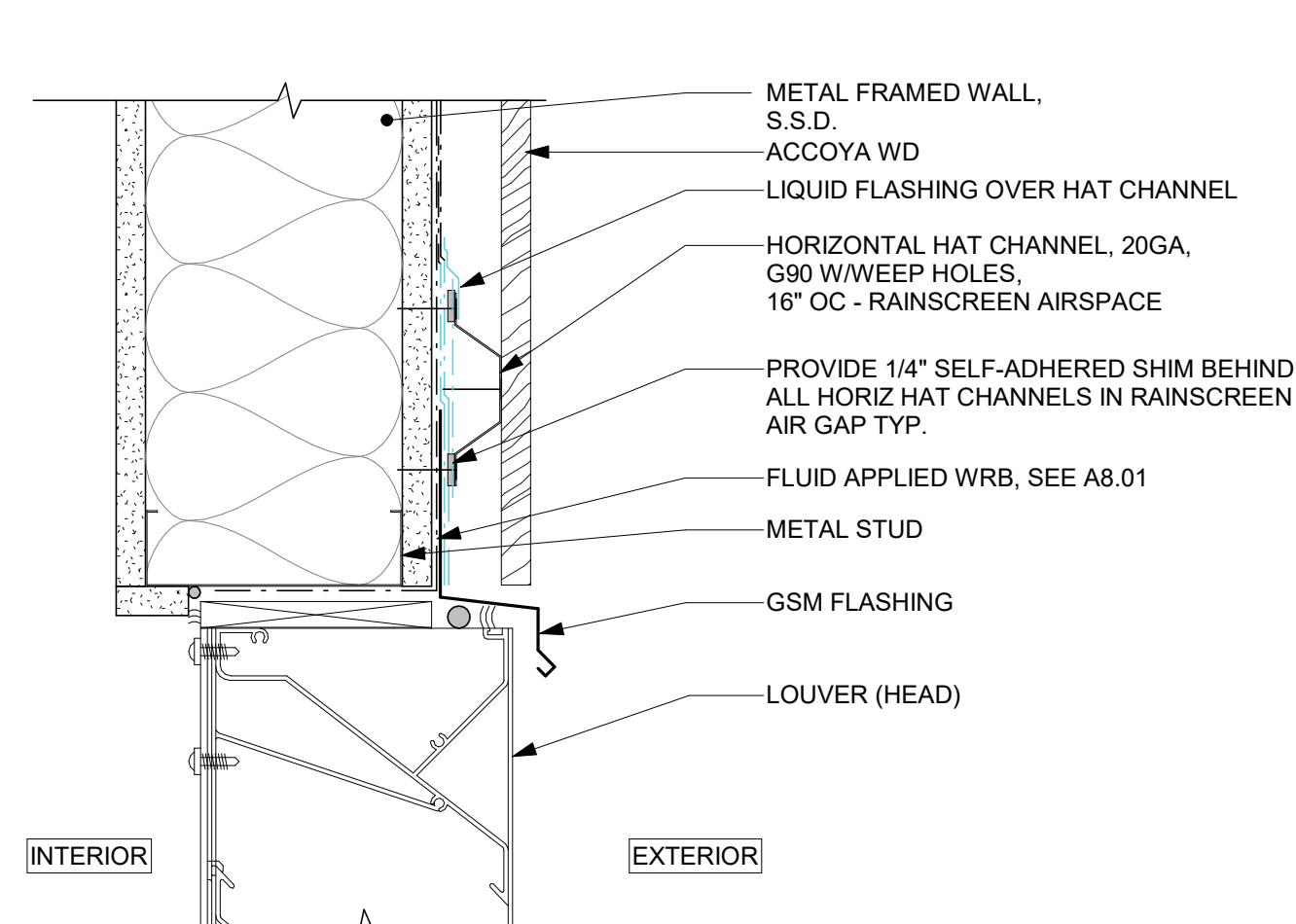
11 LOUVER JAMB @ MTL FRAMING (ACCOYA)
A8.53 SCALE: 3" = 1'-0"



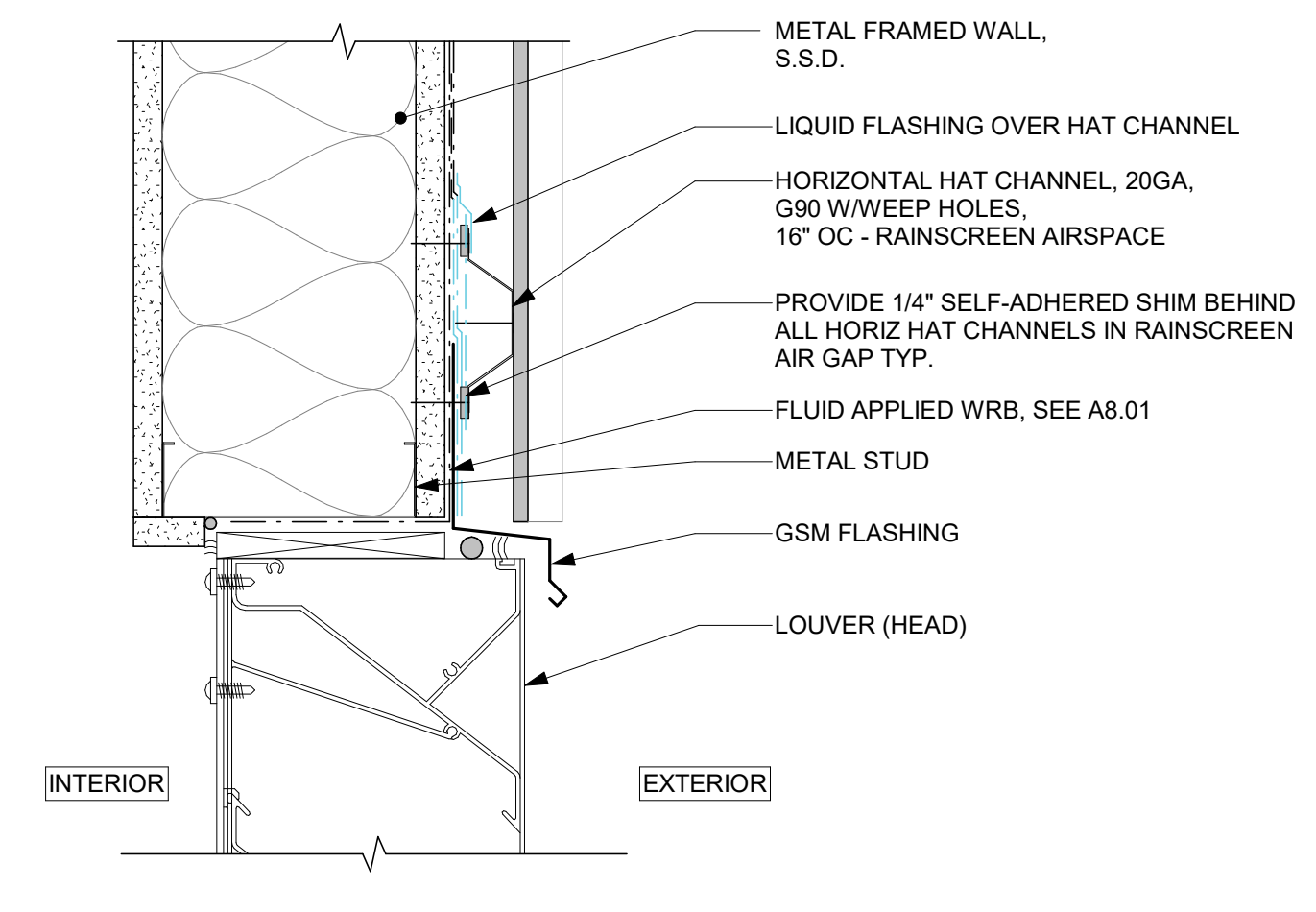
7 LOUVER JAMB @ MTL FRAMING (BOARD+BATTEN)
A8.53 SCALE: 3" = 1'-0"



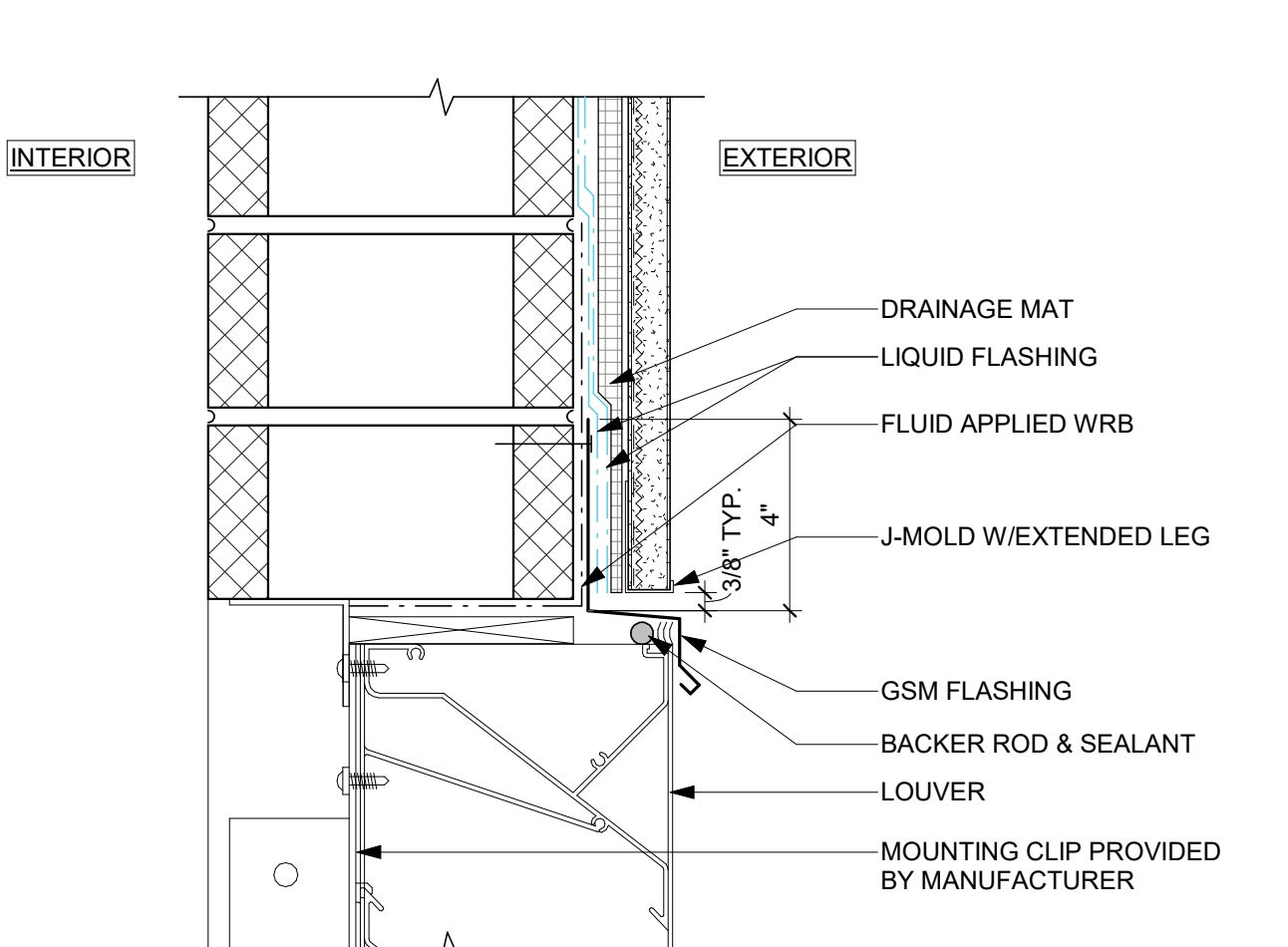
3 LOUVER JAMB @ CMU W/PLASTER
A8.53 SCALE: 3" = 1'-0"



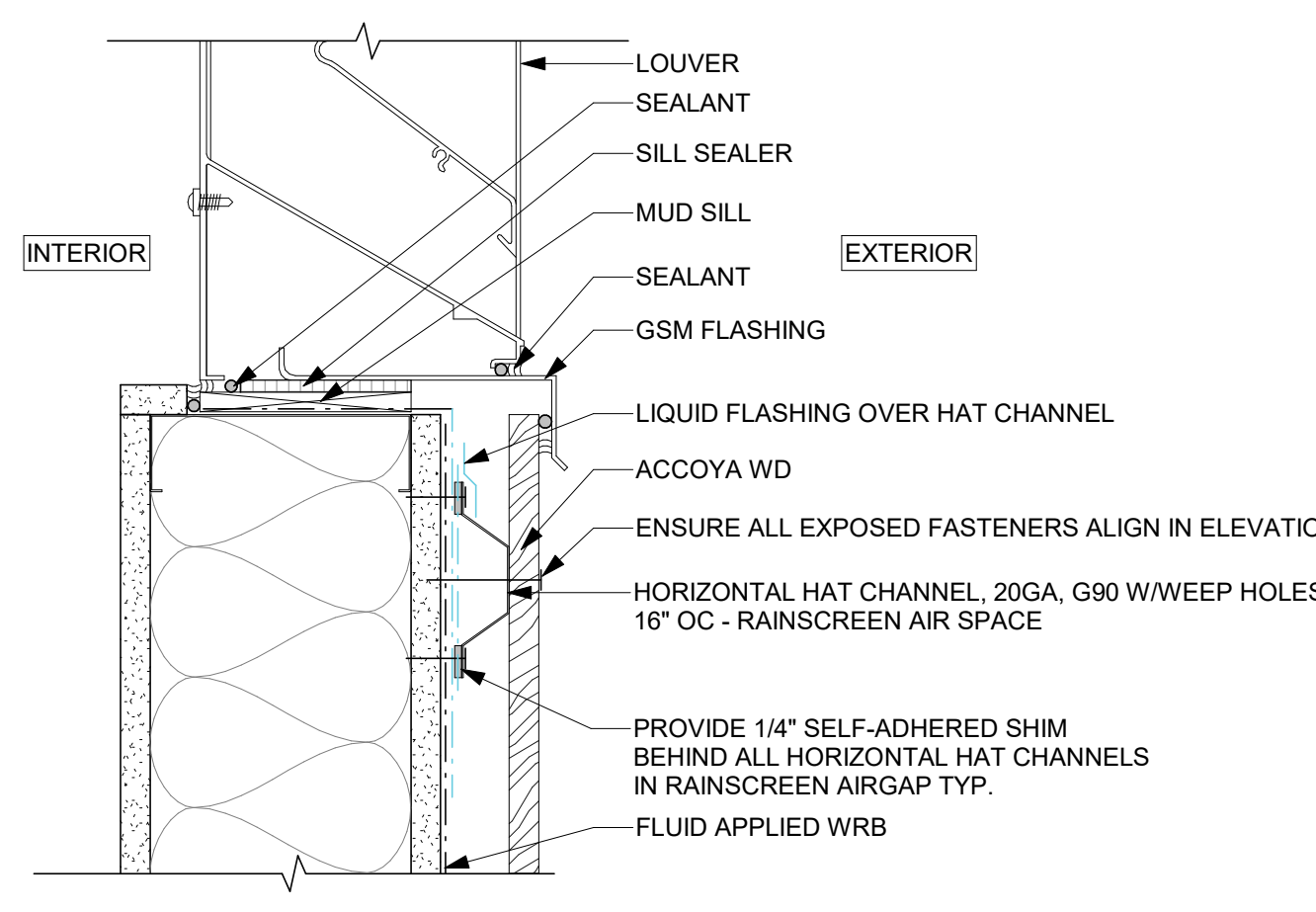
10 LOUVER HEAD @ MTL FRAMING (ACCOYA)
A8.53 SCALE: 3" = 1'-0"



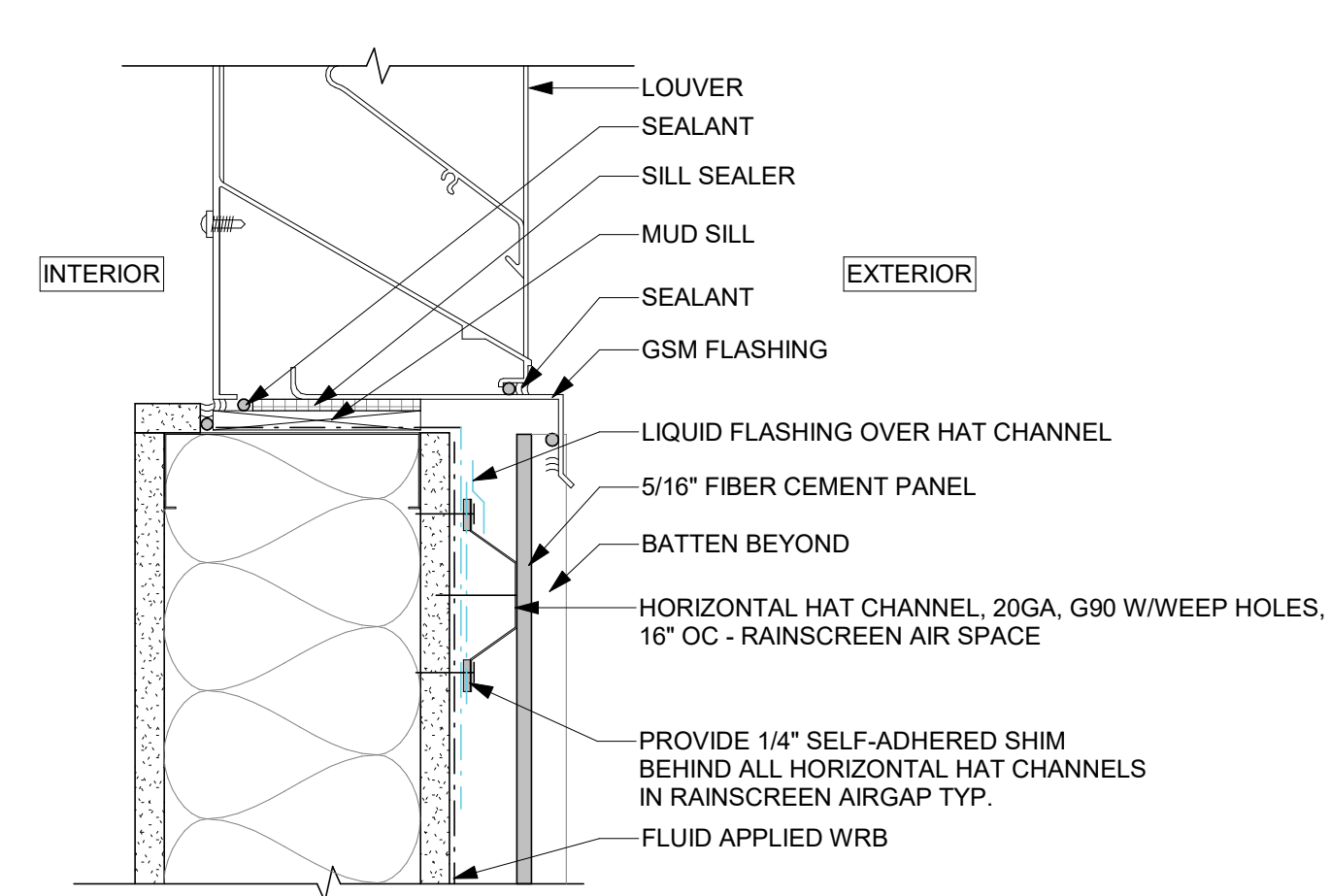
6 LOUVER HEAD @ MTL FRAMING (BOARD+BATTEN)
A8.53 SCALE: 3" = 1'-0"



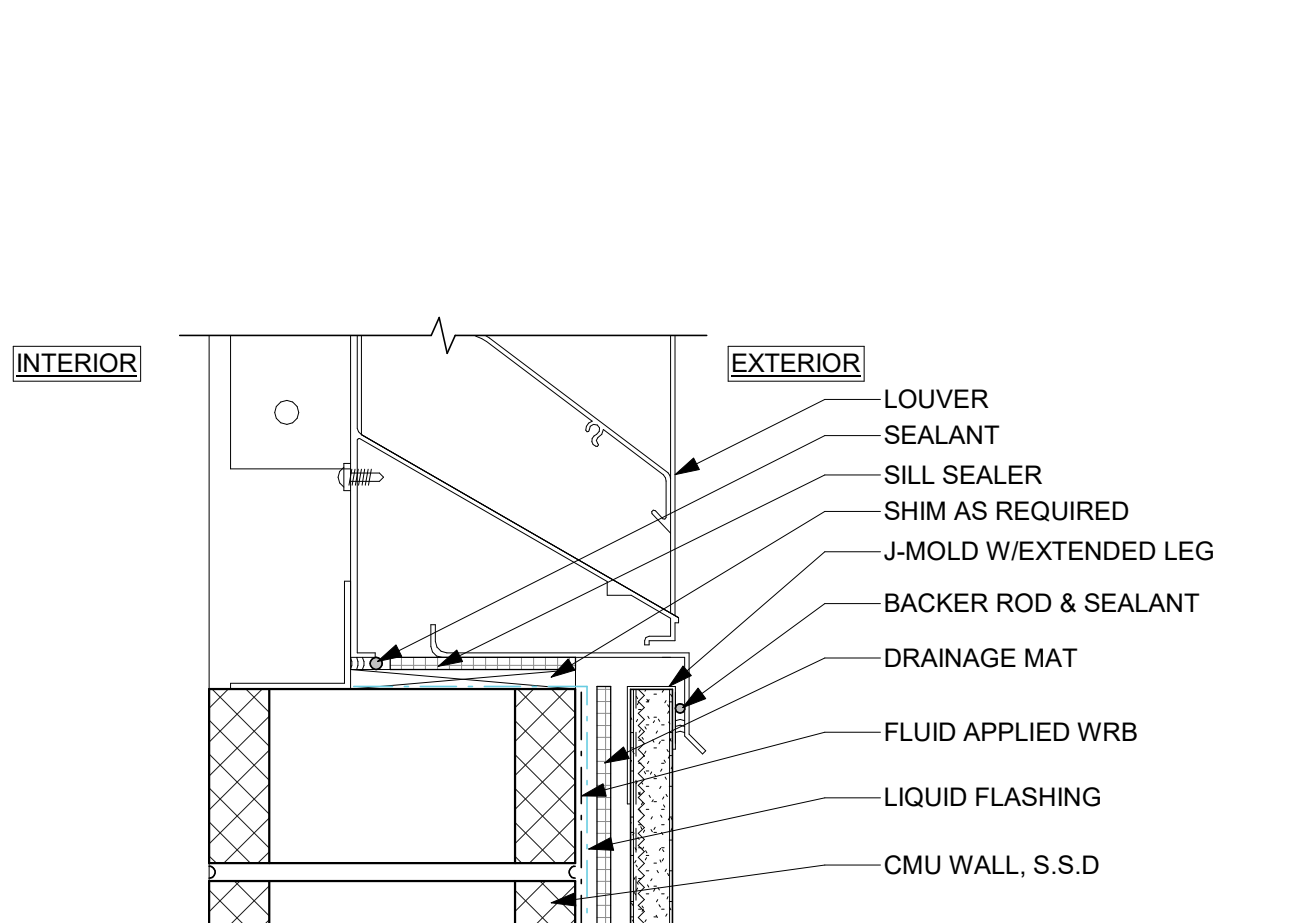
2 LOUVER HEAD @ CMU W/PLASTER
A8.53 SCALE: 3" = 1'-0"



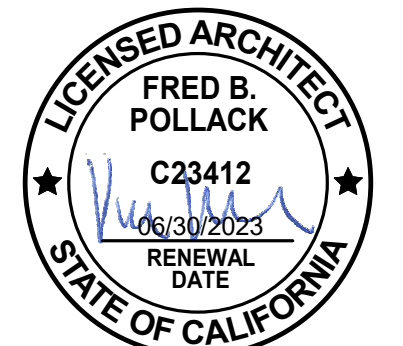
9 LOUVER SILL @ MTL FRAMING (ACCOYA)
A8.53 SCALE: 3" = 1'-0"



5 LOUVER SILL @ MTL FRAMING BOARD+BATTEN
A8.53 SCALE: 3" = 1'-0"



1 LOUVER SILL @ CMU W/PLASTER
A8.53 SCALE: 3" = 1'-0"



ID	DATE	NAME
3	05/12/23	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306



LOUVER DETAILS

JOB #: 1925
SCALE: 3" = 1'-0"

A8.53

PLAN CHECK REVISION 4 | DATE: 06/19/23

CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507

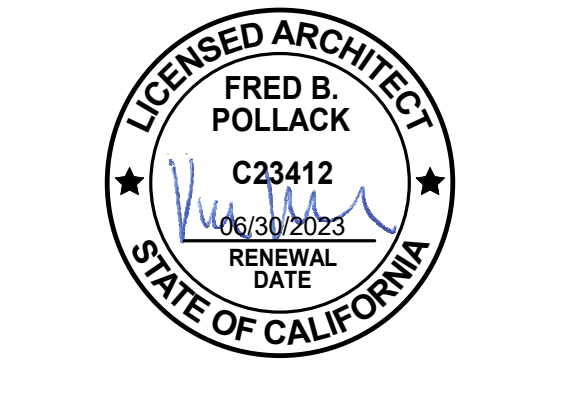
LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036

ENERGY CONSULTANT
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 1897 O STREET
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1	11/11/22	PERMIT SET-CONV
A	12/16/22	BID SET
B	03/20/23	BID ADDENDUM

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306

Client:

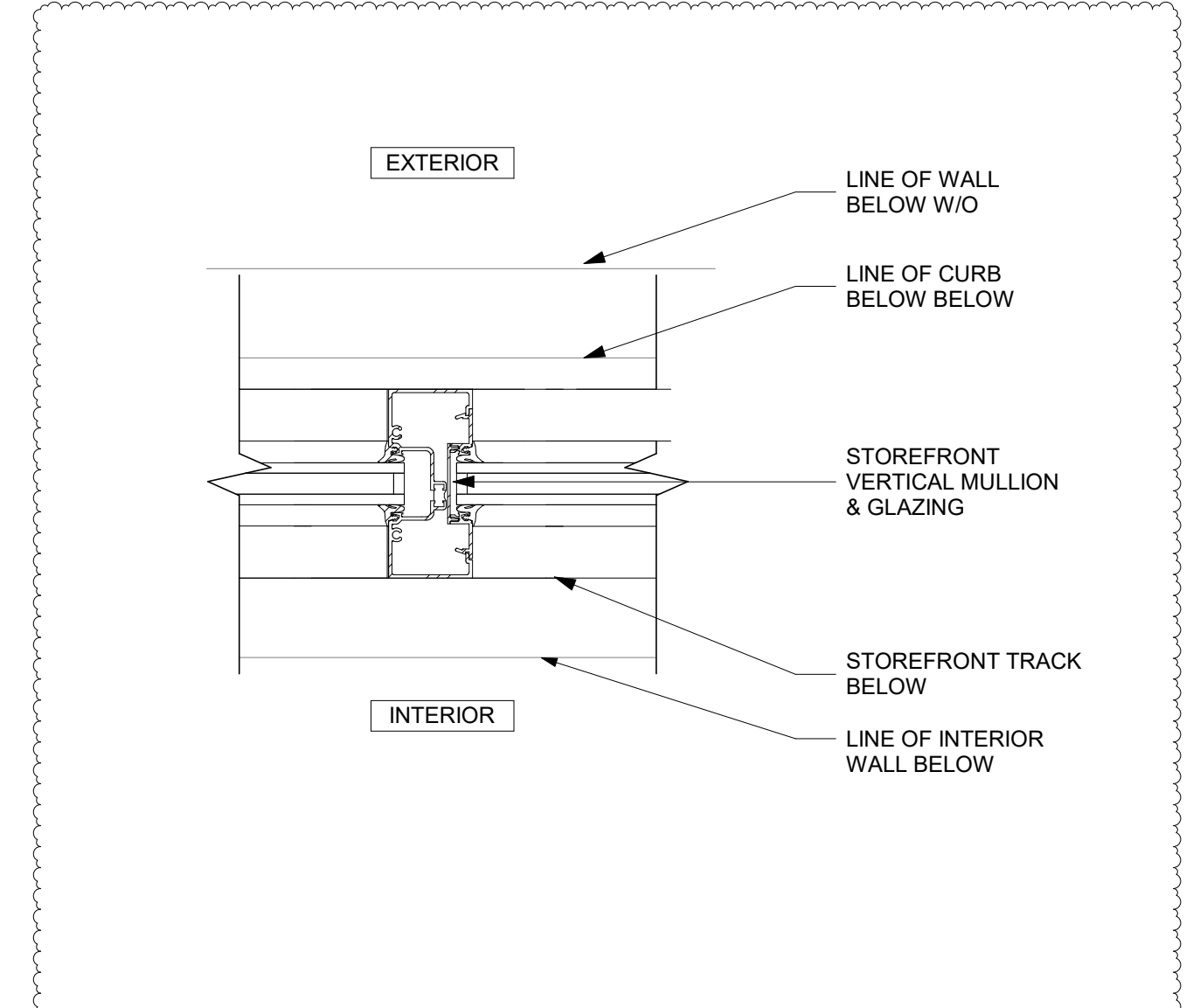
 MERCY HOUSING &
 ABODE COMMUNITIES

**STOREFRONT
 DETAILS**

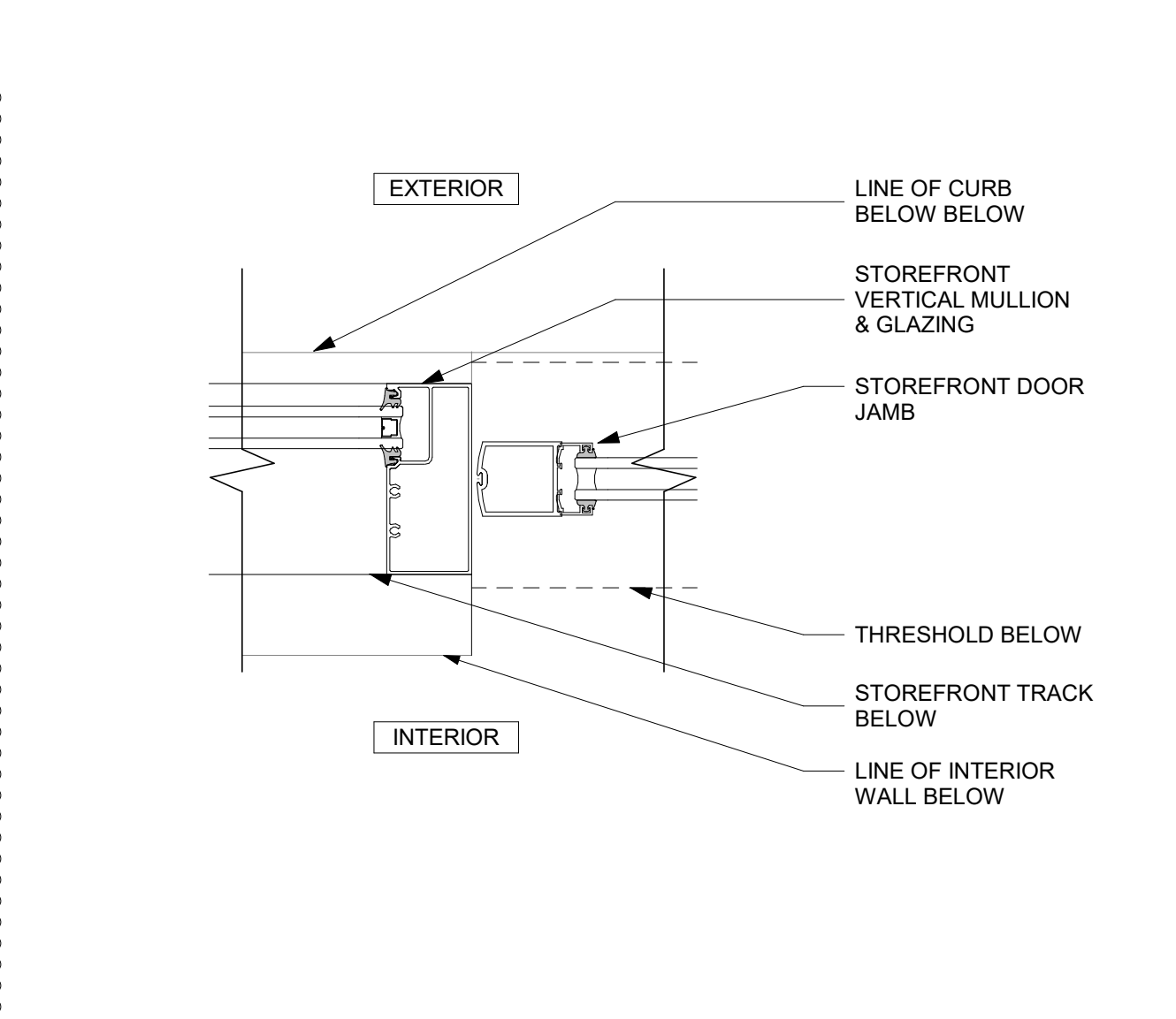
JOB #: 1925
 SCALE: 3" = 1'-0"

A8.60

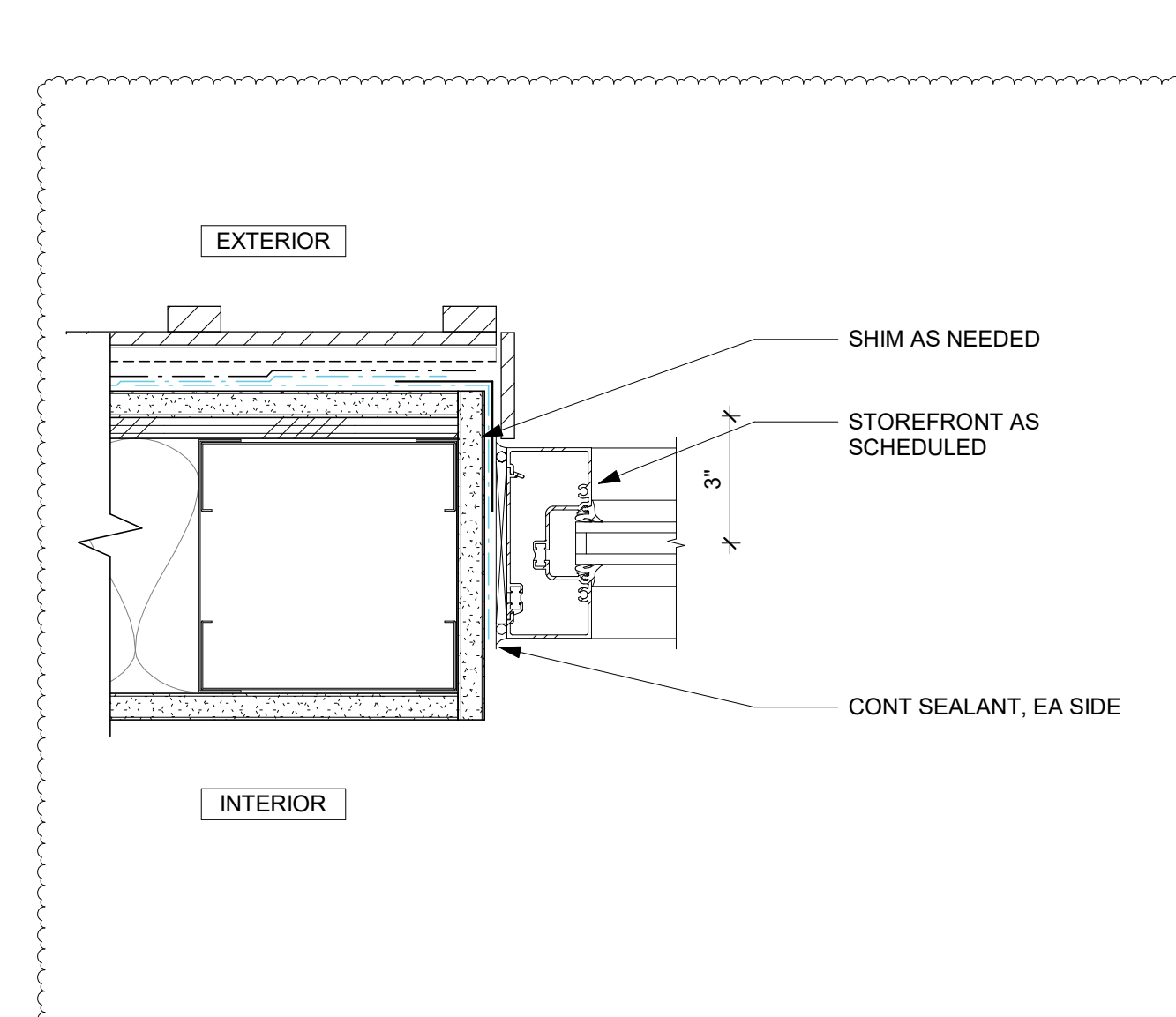
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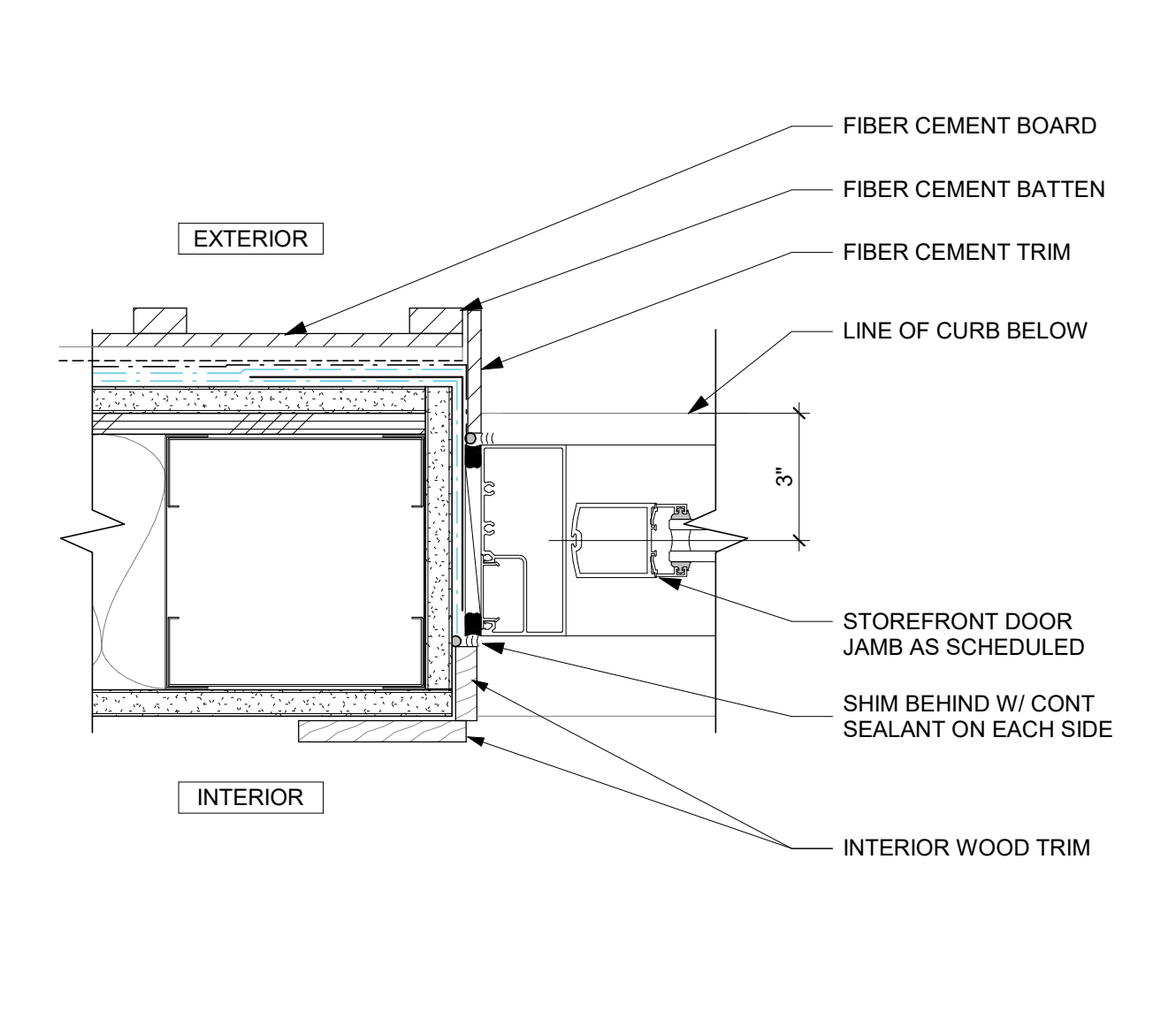
4 STOREFRONT VERTICAL MULLION
 A8.60 SCALE: 3" = 1'-0"



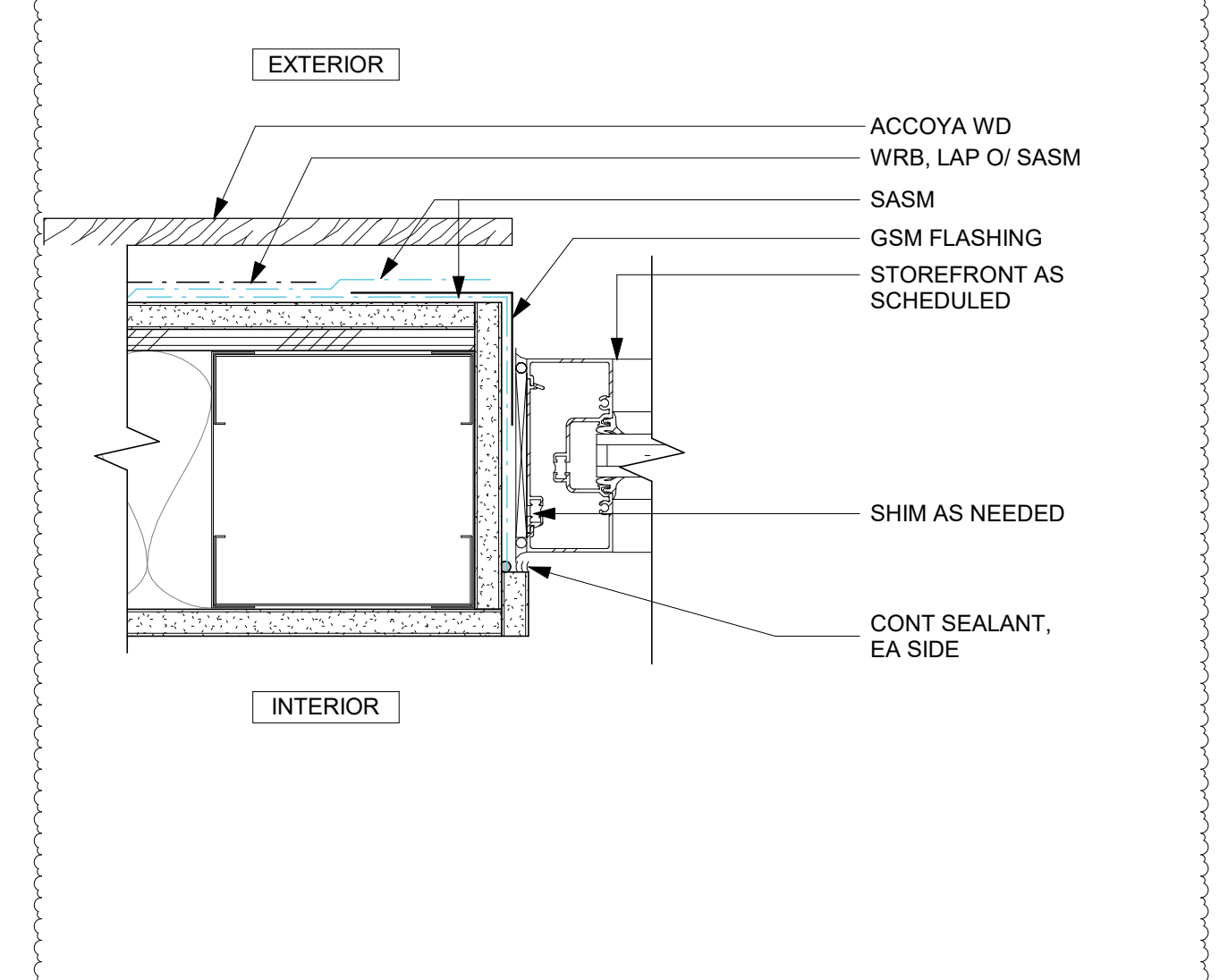
8 STOREFRONT DOOR JAMB SIDELITE
 A8.60 SCALE: 3" = 1'-0"



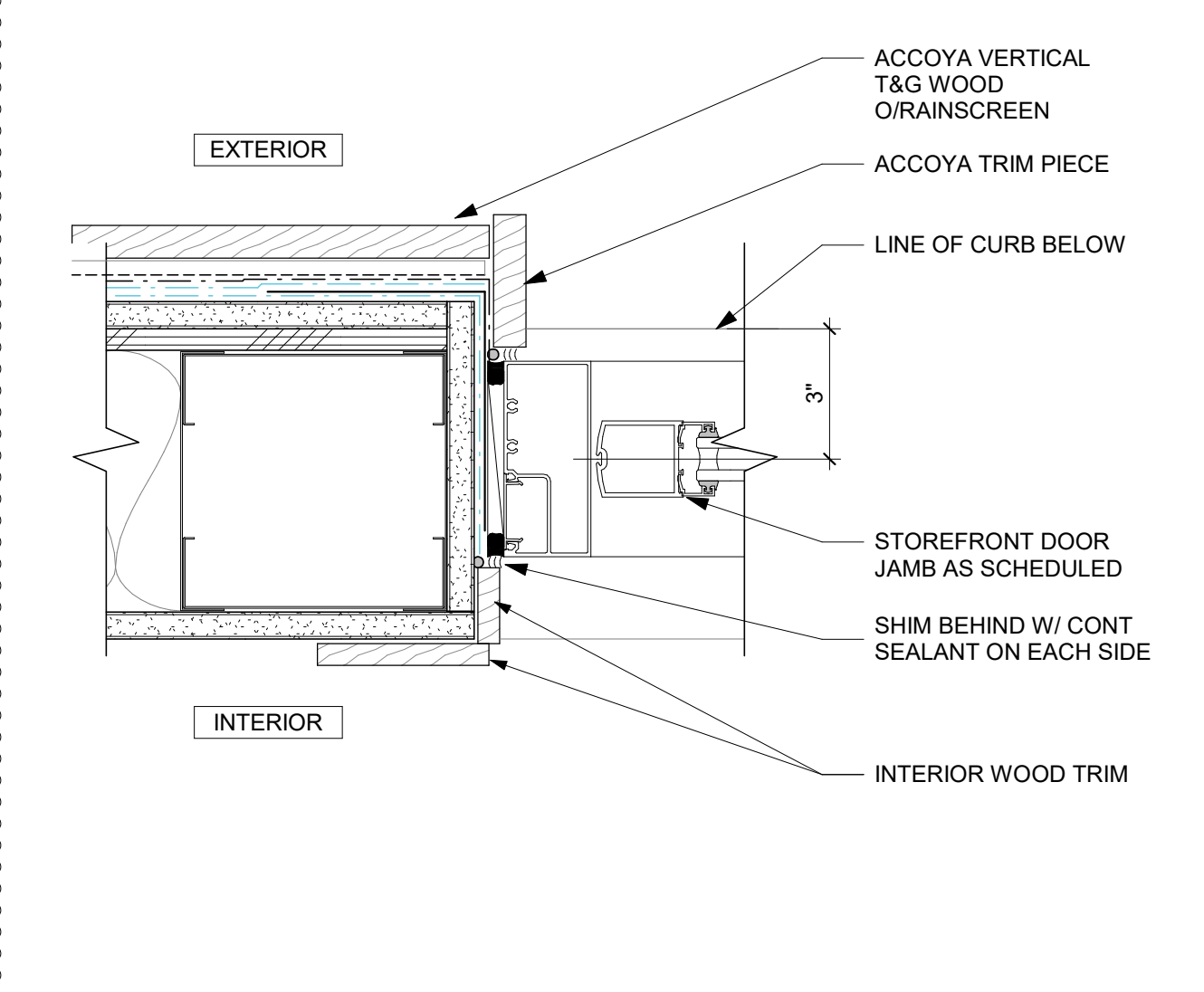
12 STOREFRONT JAMB @ B&B
 A8.60 SCALE: 3" = 1'-0"



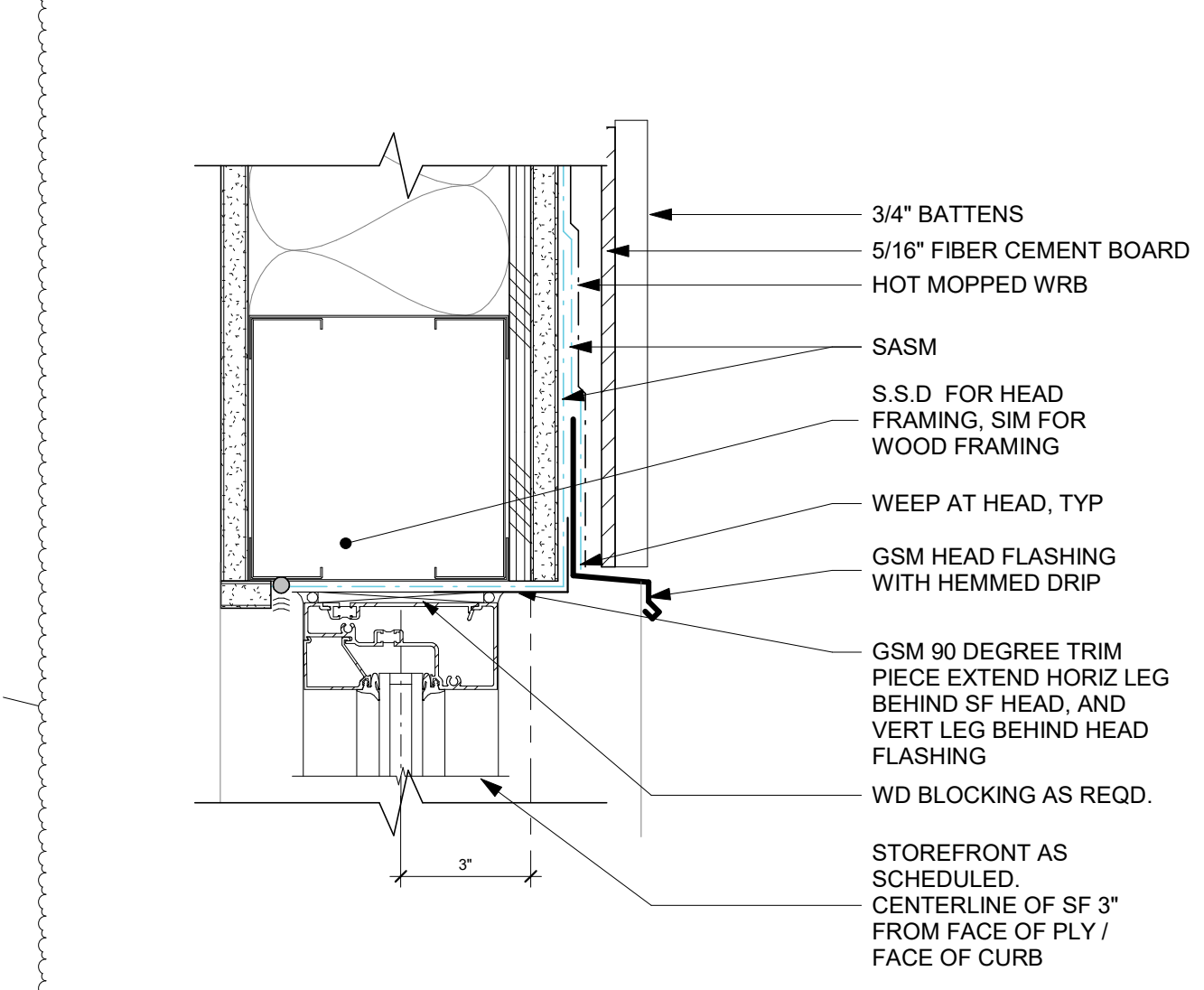
16 STOREFRONT DOOR JAMB @ B&B
 A8.60 SCALE: 3" = 1'-0"



3 STOREFRONT JAMB @ ACCOYA
 A8.60 SCALE: 3" = 1'-0"



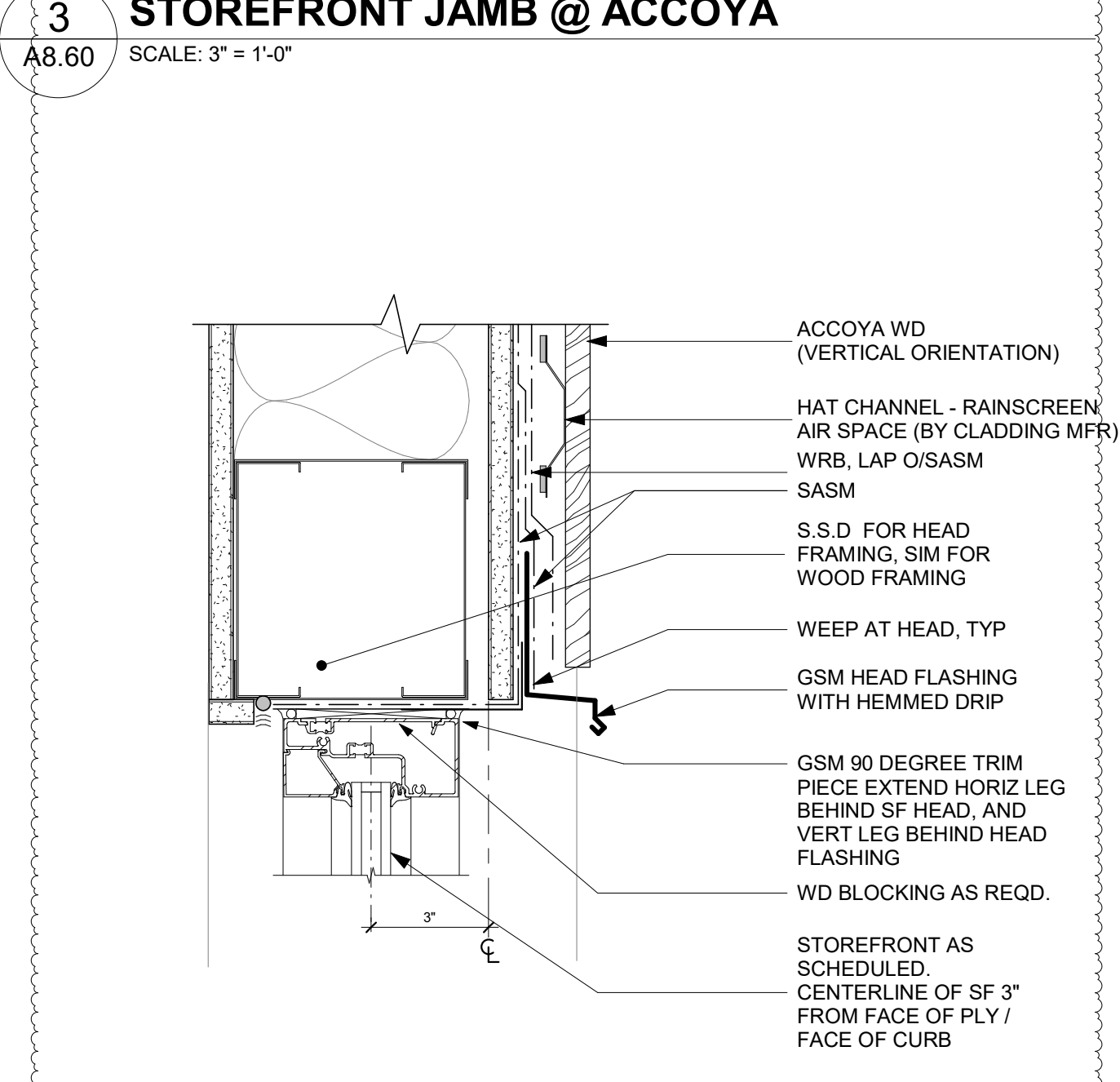
7 STOREFRONT DOOR JAMB @ ACCOYA
 A8.60 SCALE: 3" = 1'-0"



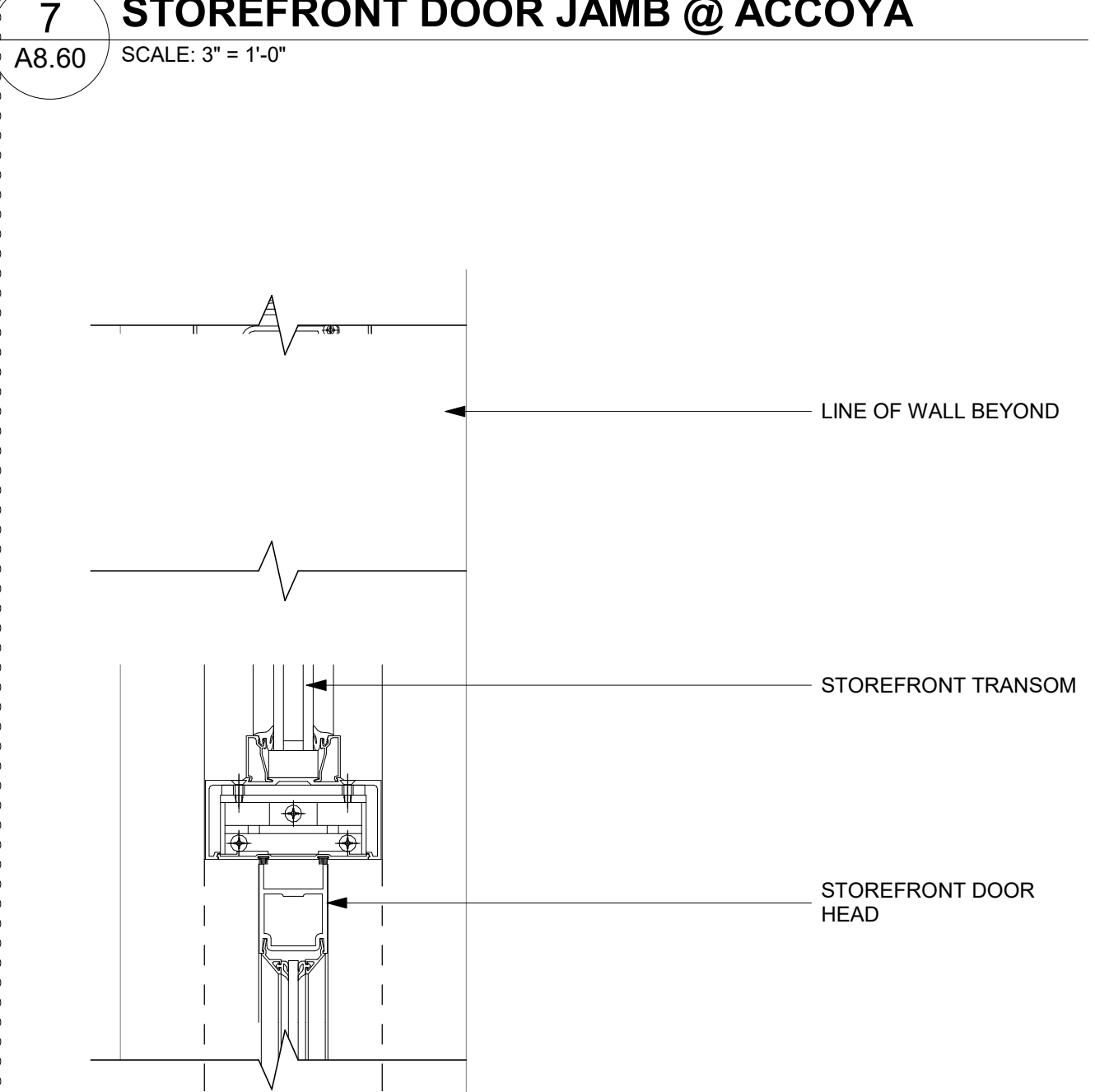
11 STOREFRONT HEAD @ B&B
 A8.60 SCALE: 3" = 1'-0"



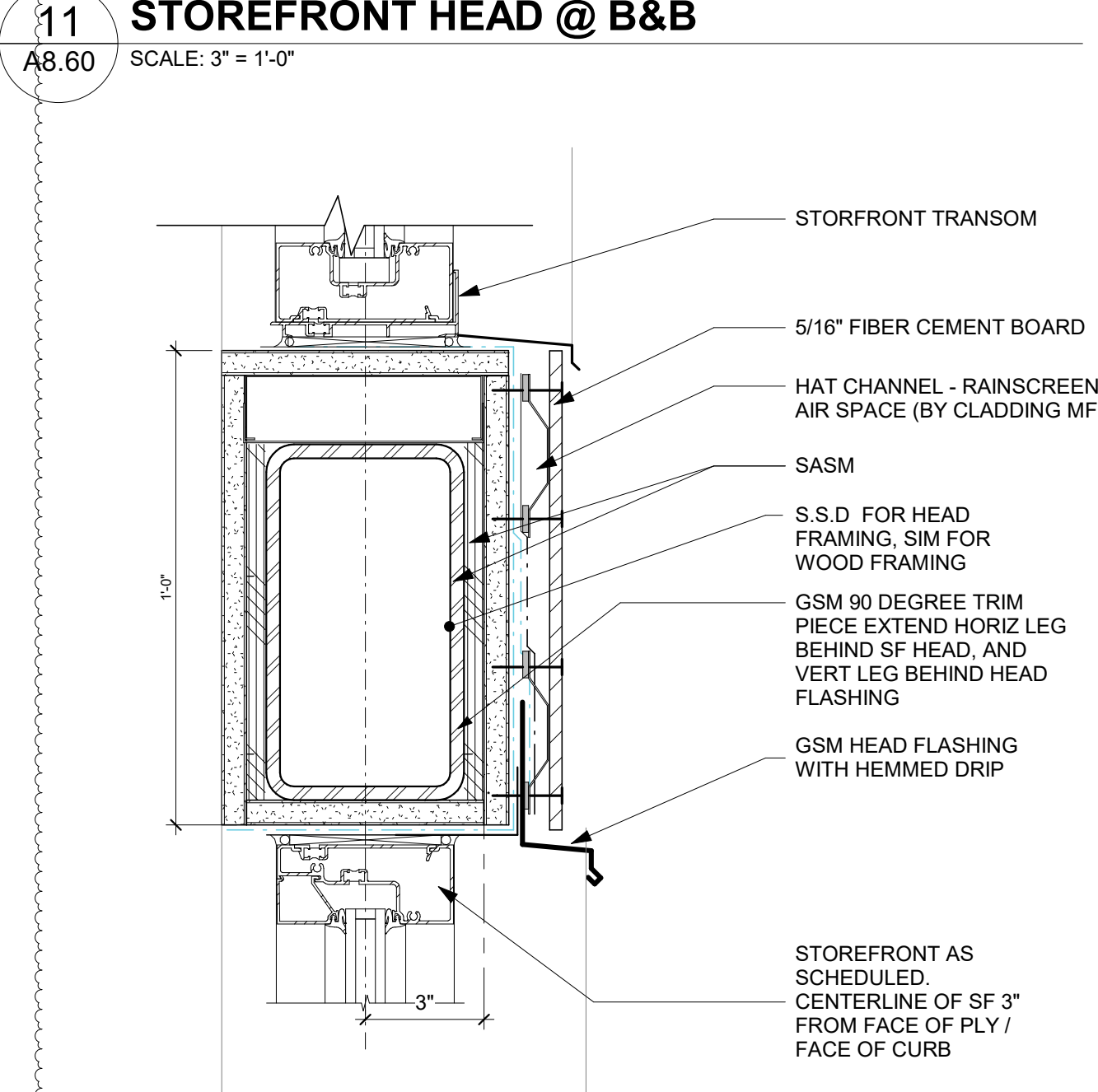
13 STOREFRONT @ STAIR HSS HORIZ
 A8.60 SCALE: 3" = 1'-0"



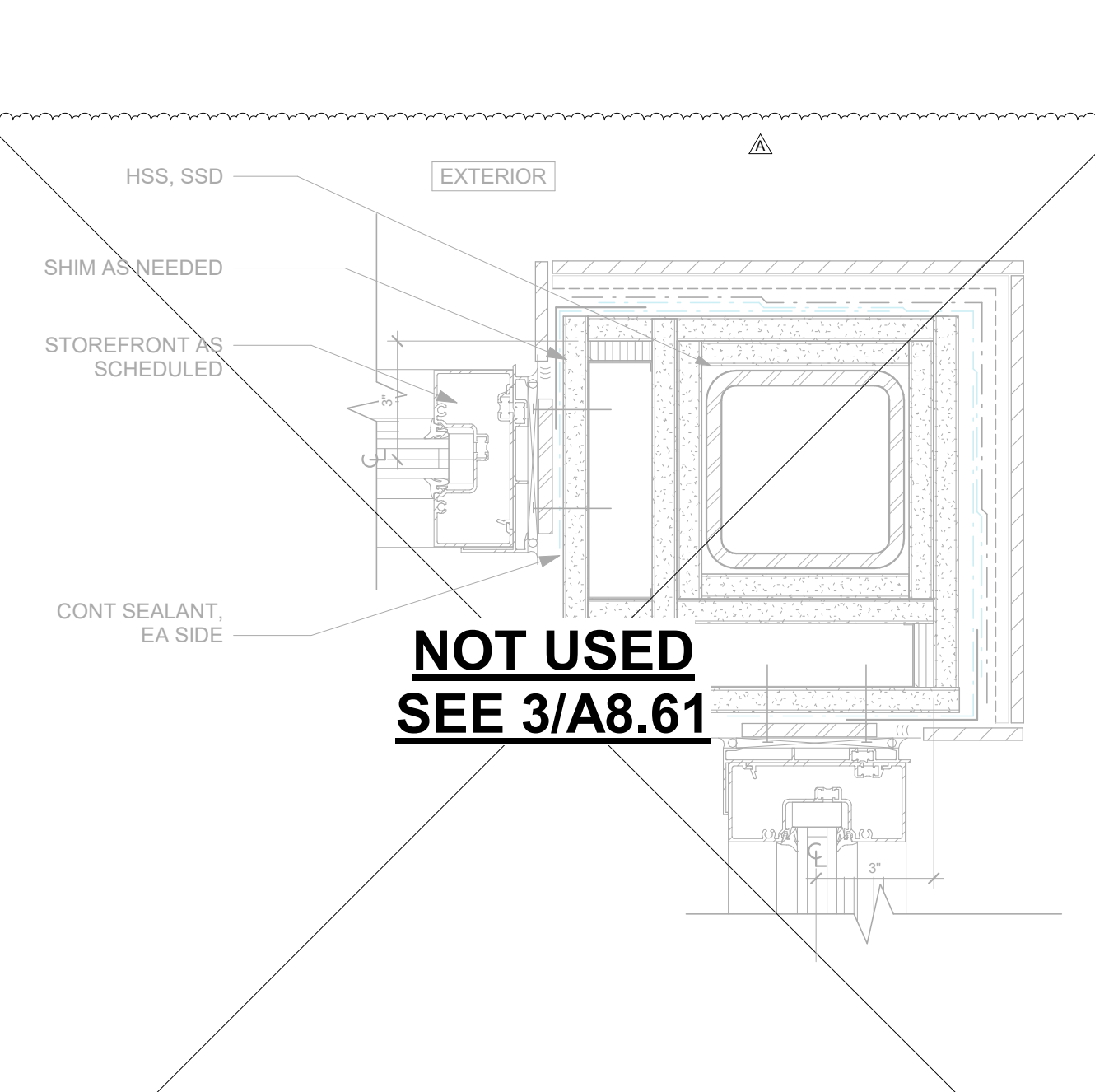
2 STOREFRONT HEAD @ ACCOYA
 A8.60 SCALE: 3" = 1'-0"



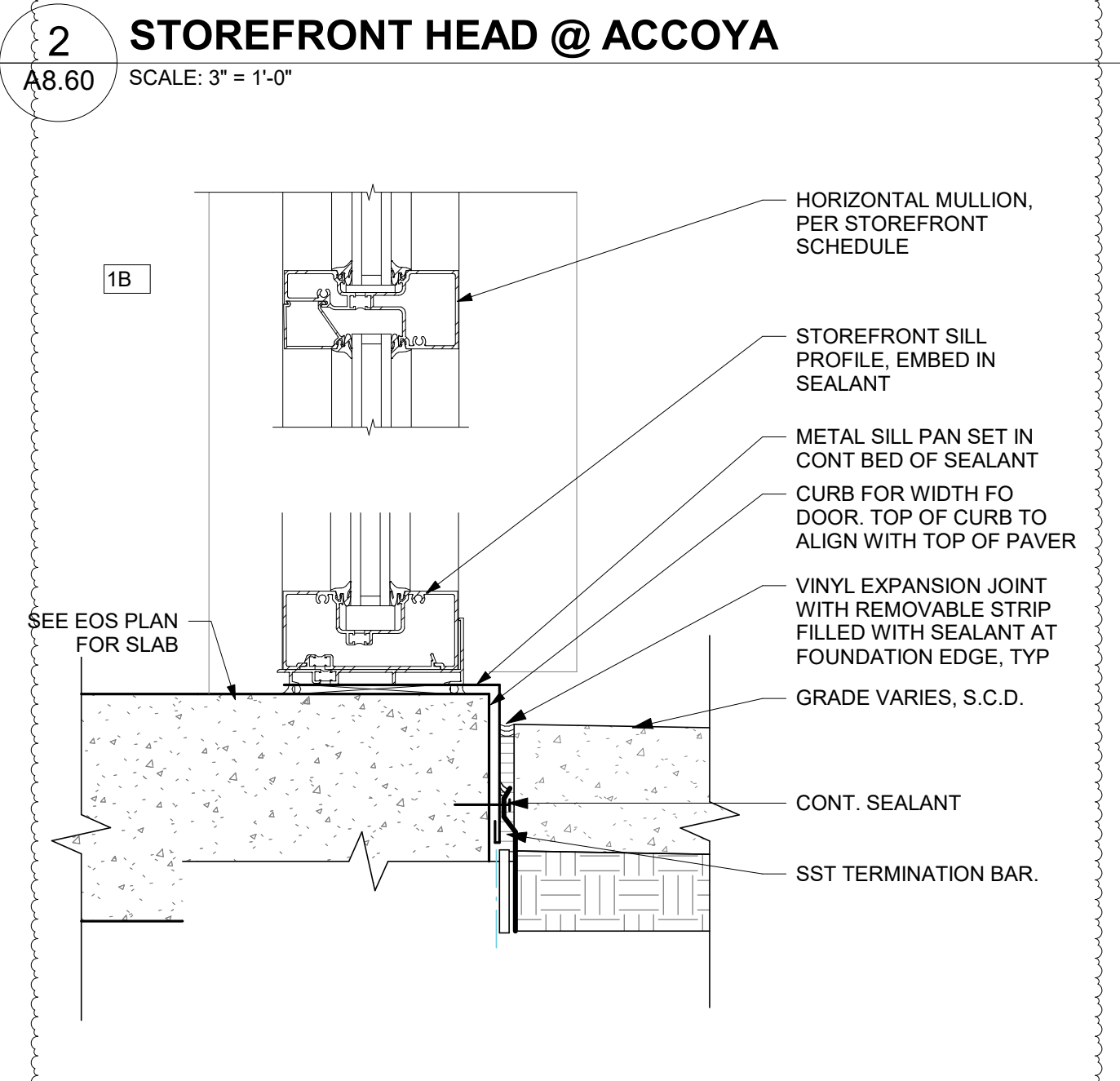
6 STOREFRONT DOOR HEAD @ TRANSOM
 A8.60 SCALE: 3" = 1'-0"



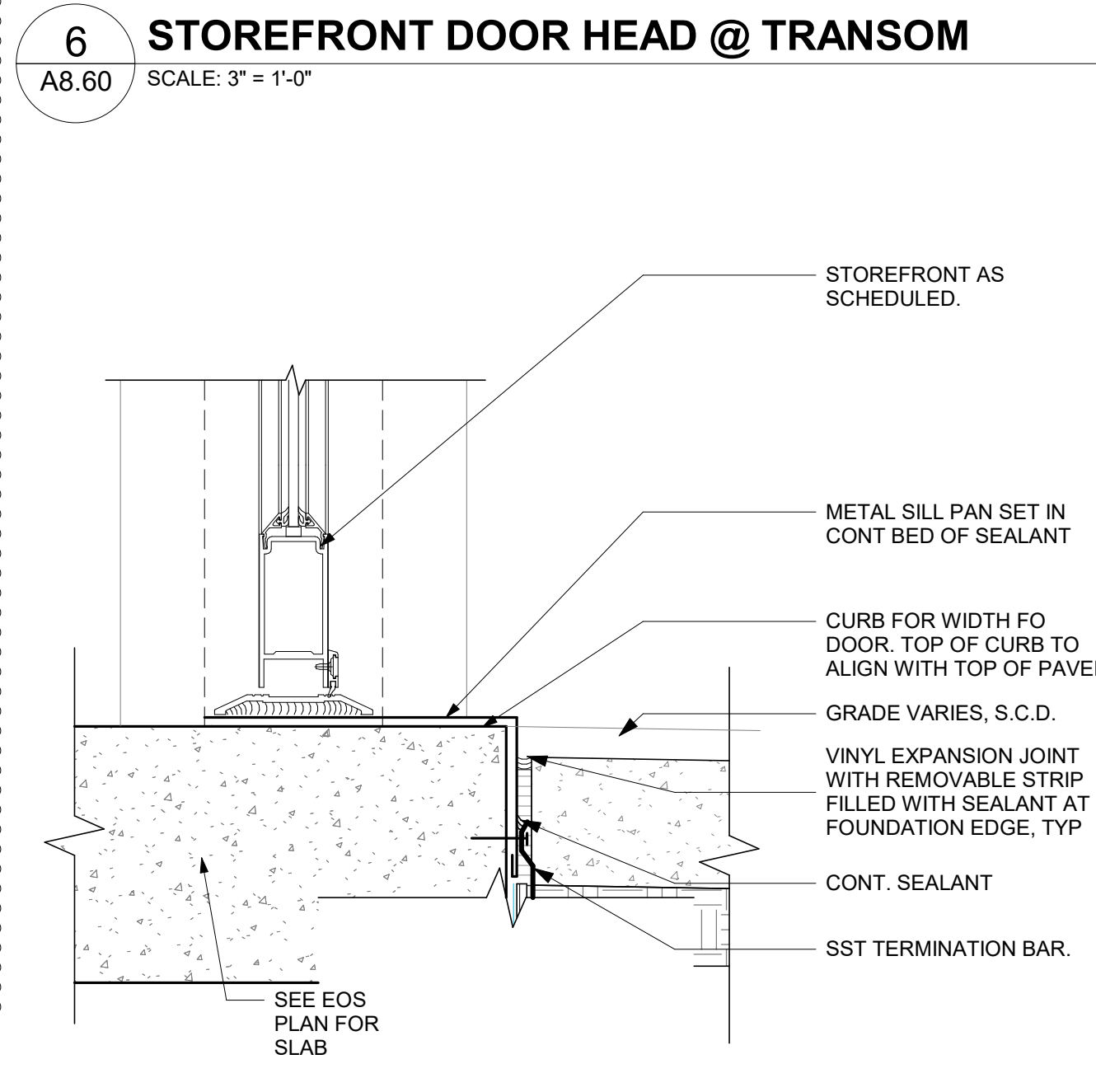
10 STOREFRONT TRANSOM @ B&B ENTRY
 A8.60 SCALE: 3" = 1'-0"



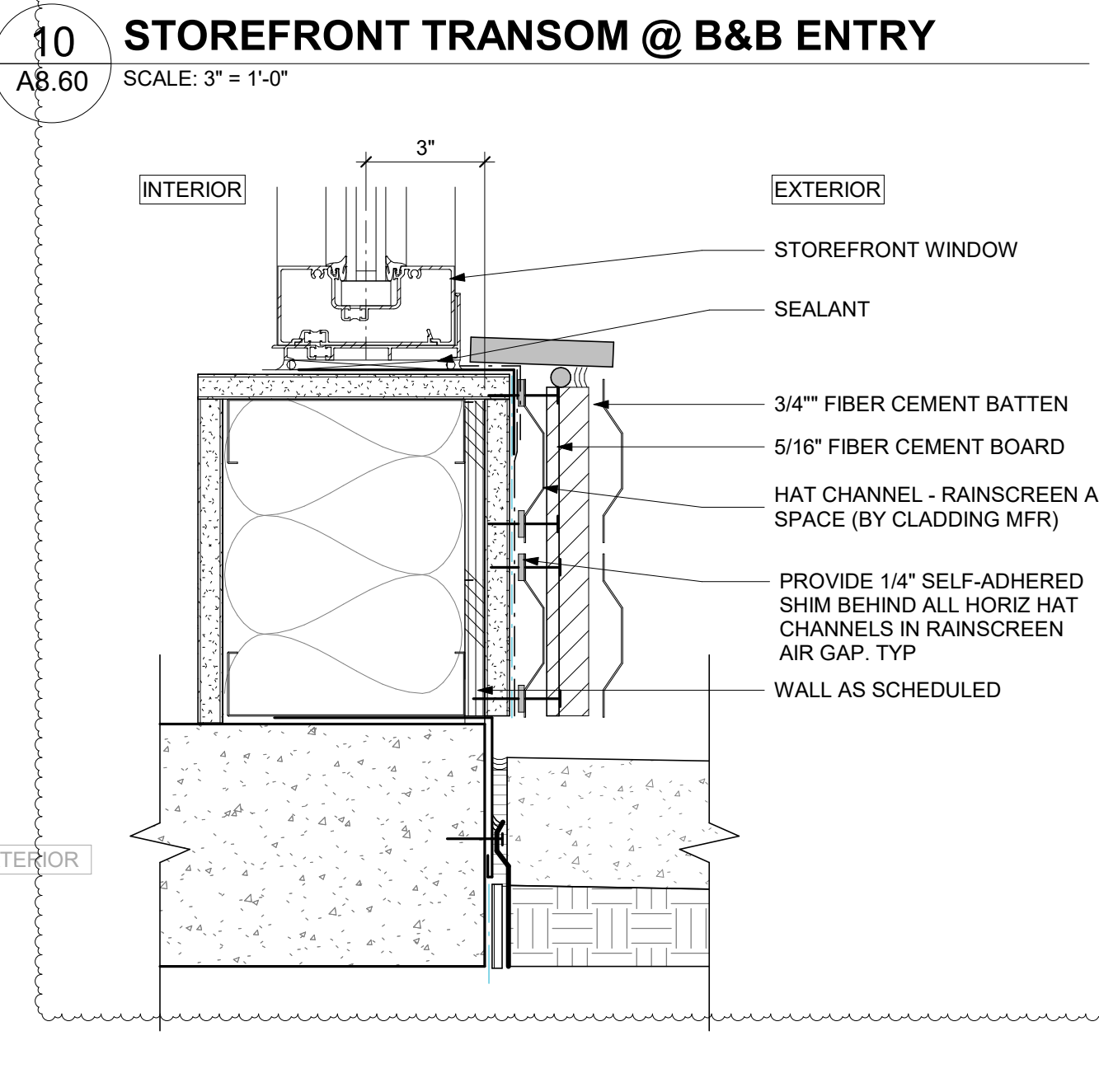
14 STOREFRONT @ STAIR CORNER
 A8.60 SCALE: 3" = 1'-0"



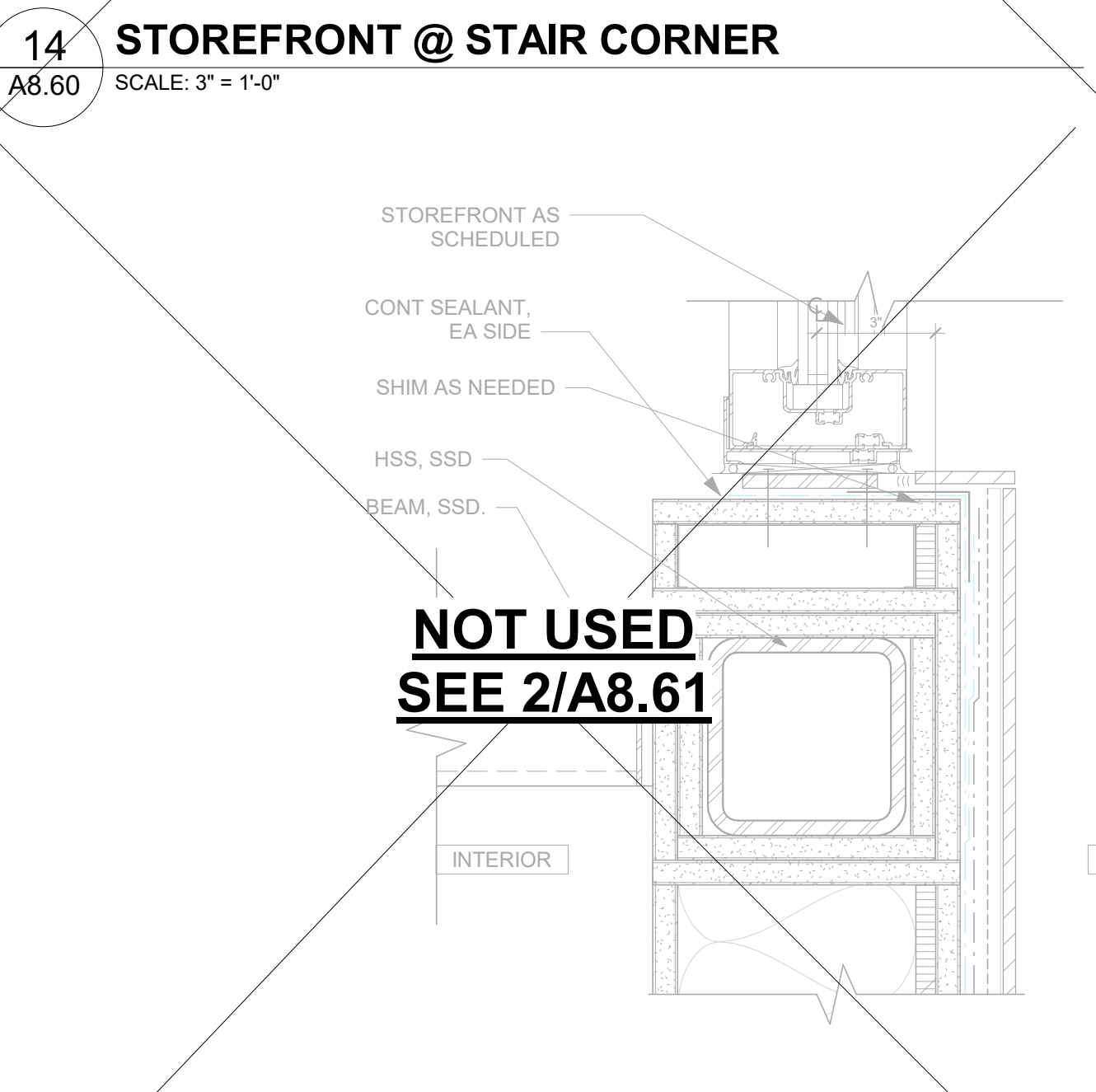
1 STOREFRONT SILL
 A8.60 SCALE: 3" = 1'-0"



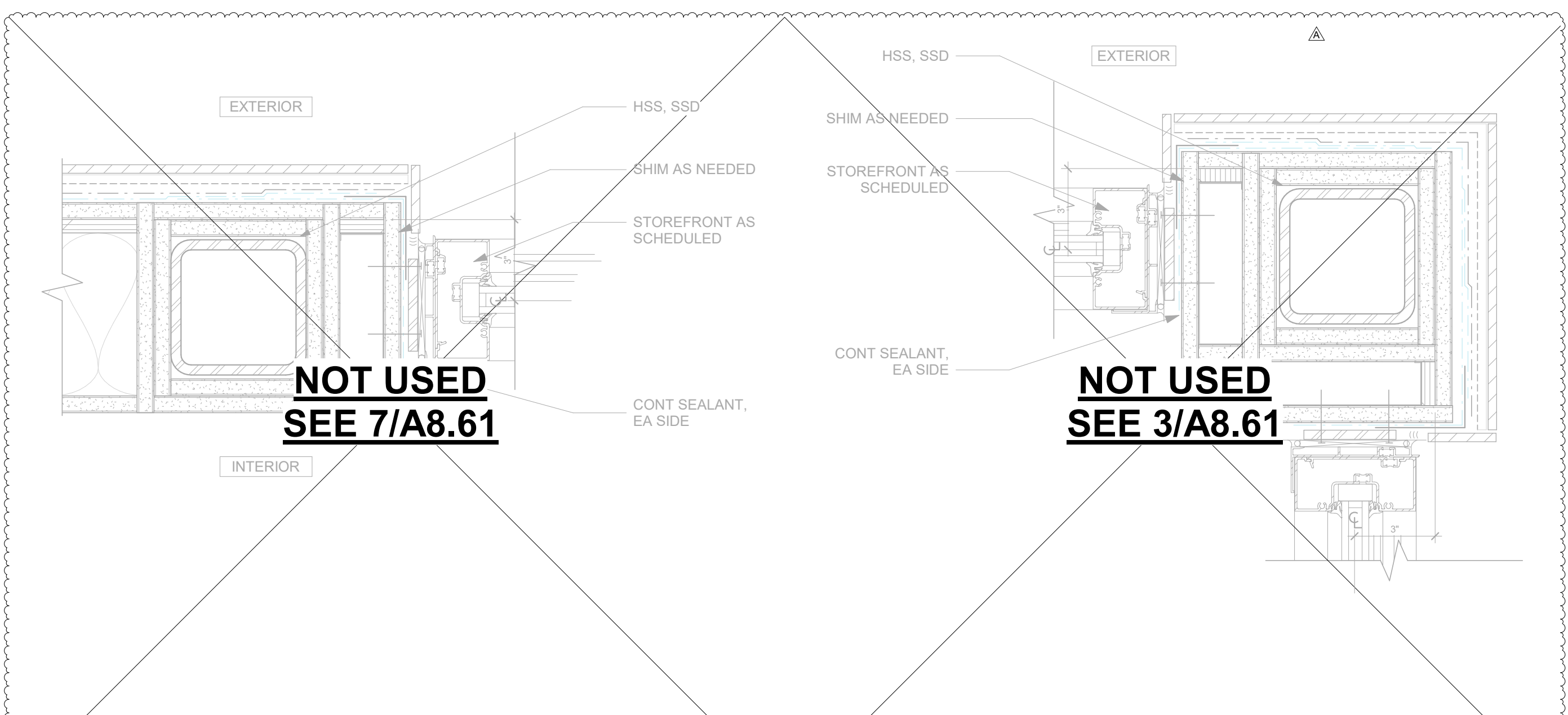
5 STOREFRONT DOOR THRESHOLD
 A8.60 SCALE: 3" = 1'-0"



9 STOREFRONT B&B (BULKHEAD)
 A8.60 SCALE: 3" = 1'-0"



15 STOREFRONT @ STAIR HSS VERT.
 A8.60 SCALE: 3" = 1'-0"



13 STOREFRONT @ STAIR HSS HORIZ
 A8.60 SCALE: 3" = 1'-0"

13 STOREFRONT @ STAIR HSS HORIZ
 A8.60 SCALE: 3" = 1'-0"

CIVIL ENGINEER
BKF ENGINEERS
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SAN JOSE, CA 95112

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MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507

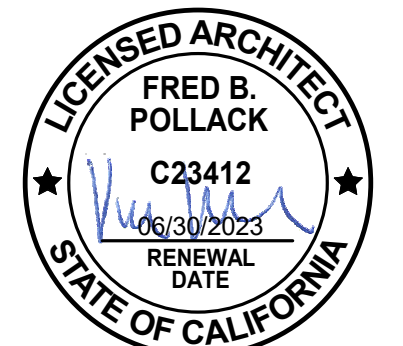
LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

**COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT**
RECORD NO.: DEV22-1242
BY: M. O'Brien Date: 07/27/2023
HARD COPY OF THESE STAMPED PLANS
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ID	DATE	NAME
A	12/16/22	BID SET

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306

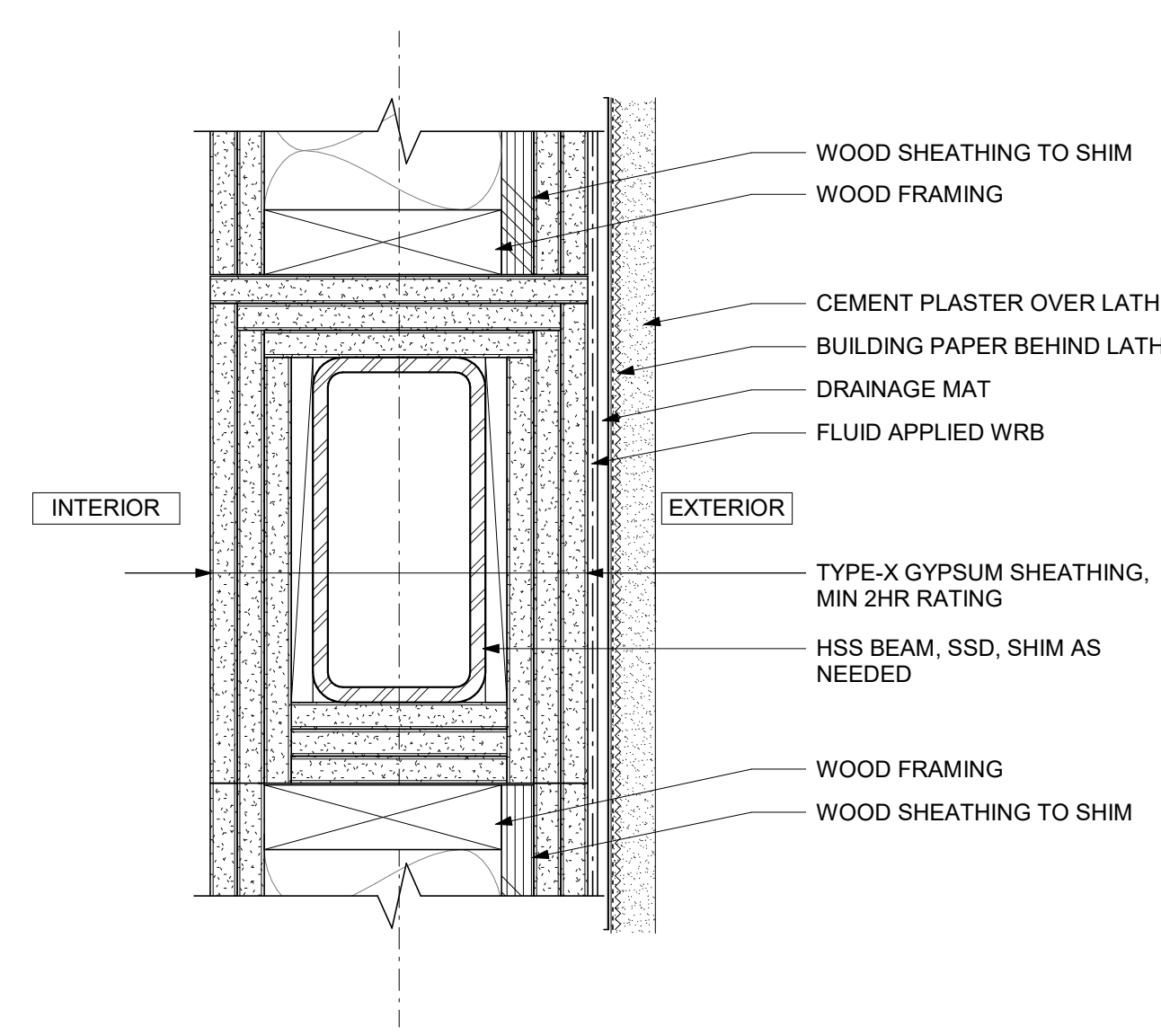
Client:
**mercy
HOUSING**
**abode
communities**
MERCY HOUSING &
ABODE COMMUNITIES

**EXTERIOR
STOREFRONT
DETAILS - CENTRAL
STAIR**

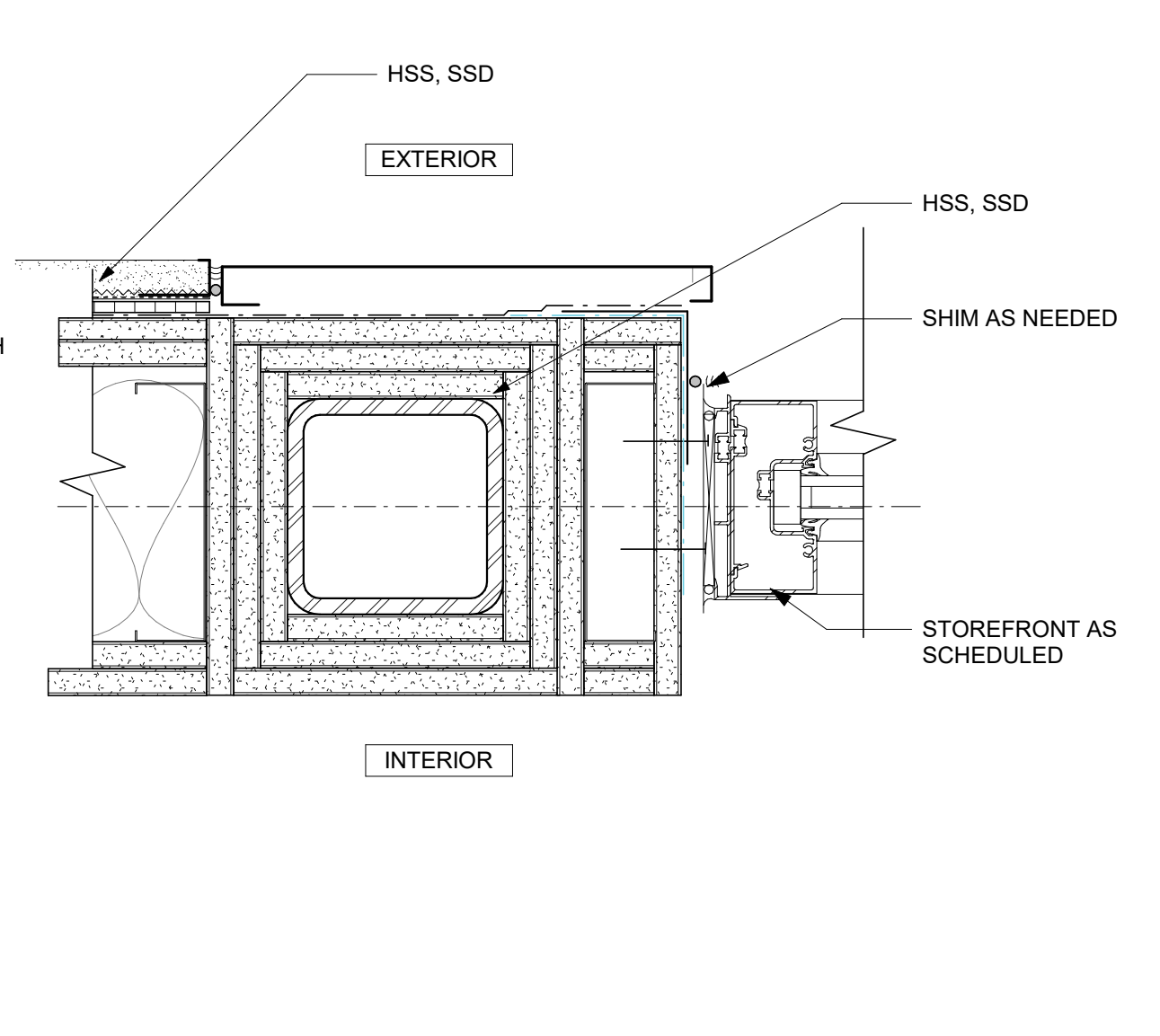
JOB #: 1925
SCALE: 3" = 1'-0"

A8.61

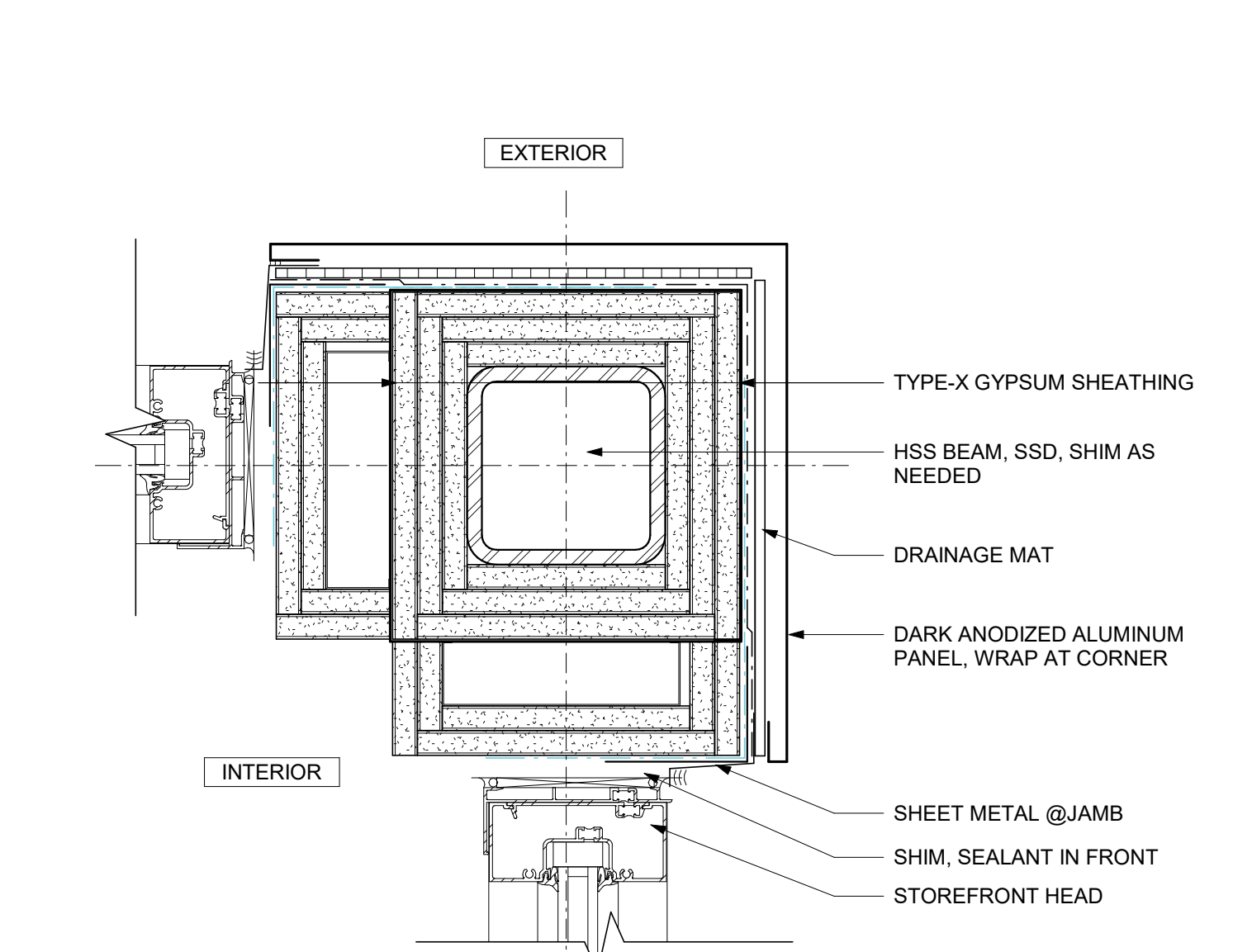
PLAN CHECK REVISION 4 | DATE: 06/19/23



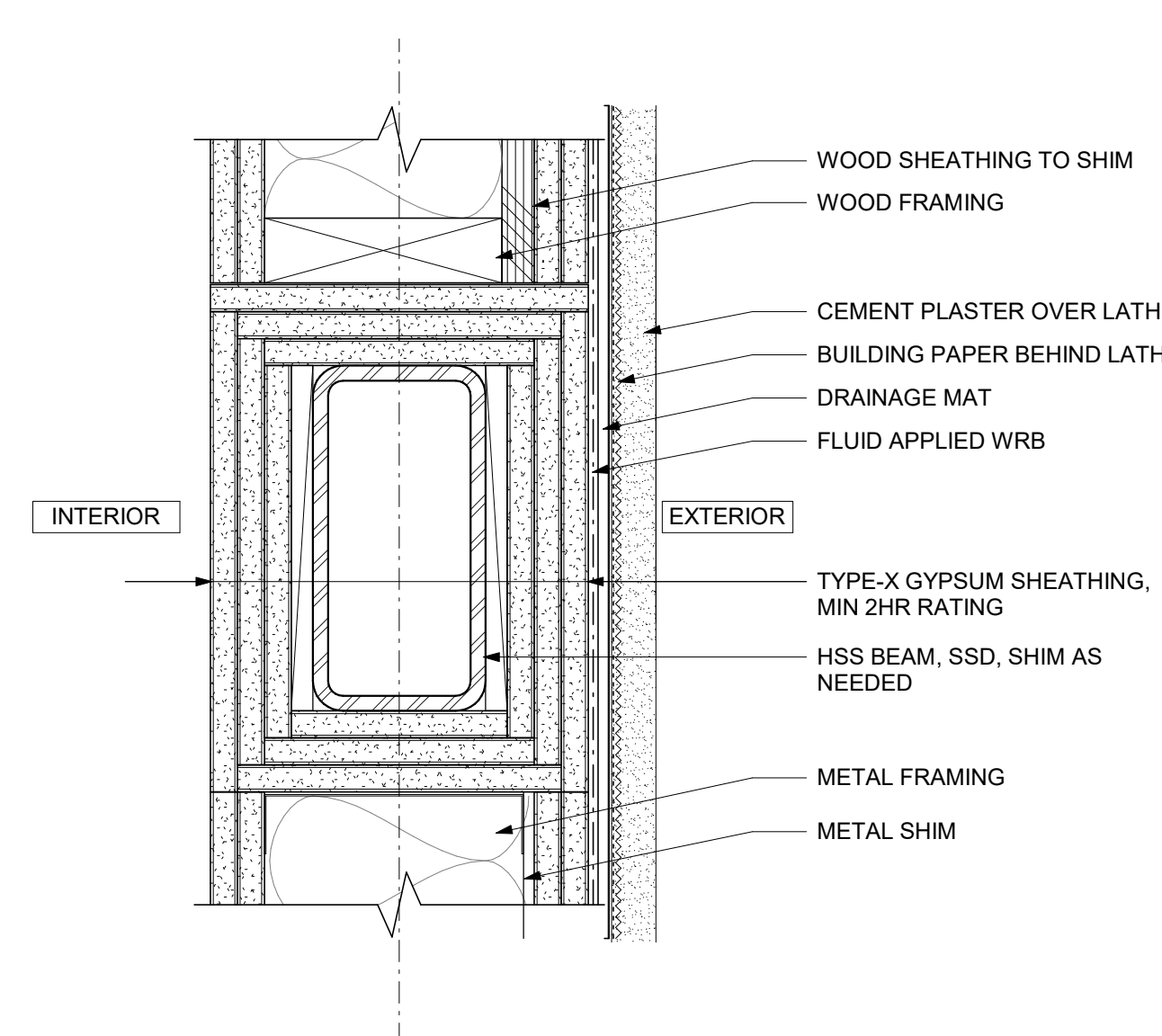
11 STAIR_HSS_L3_SECTION
A8.61 SCALE: 3" = 1'-0"



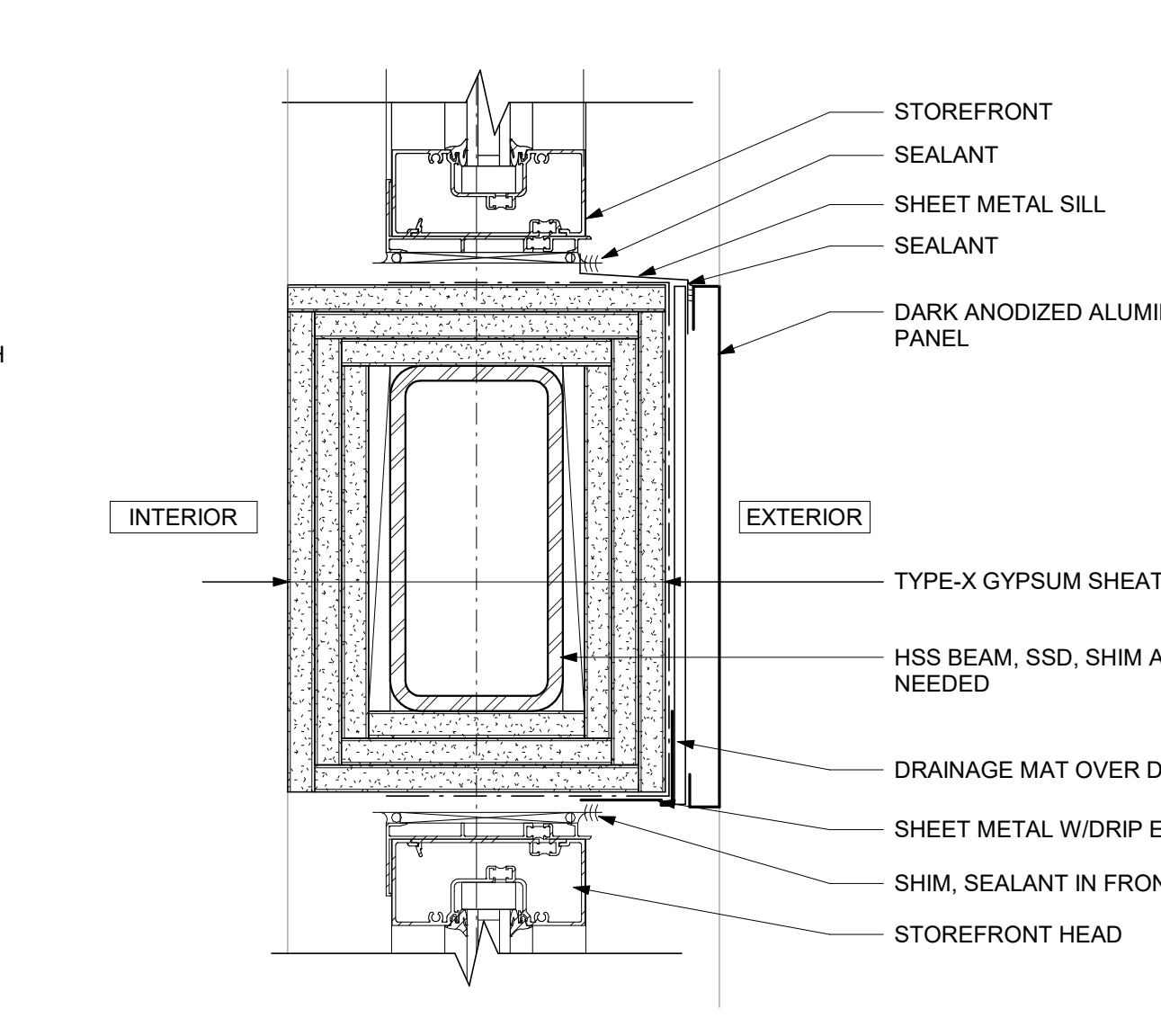
7 STOREFRONT @STAIR_WOOD_HSS HORIZ
A8.61 SCALE: 3" = 1'-0"



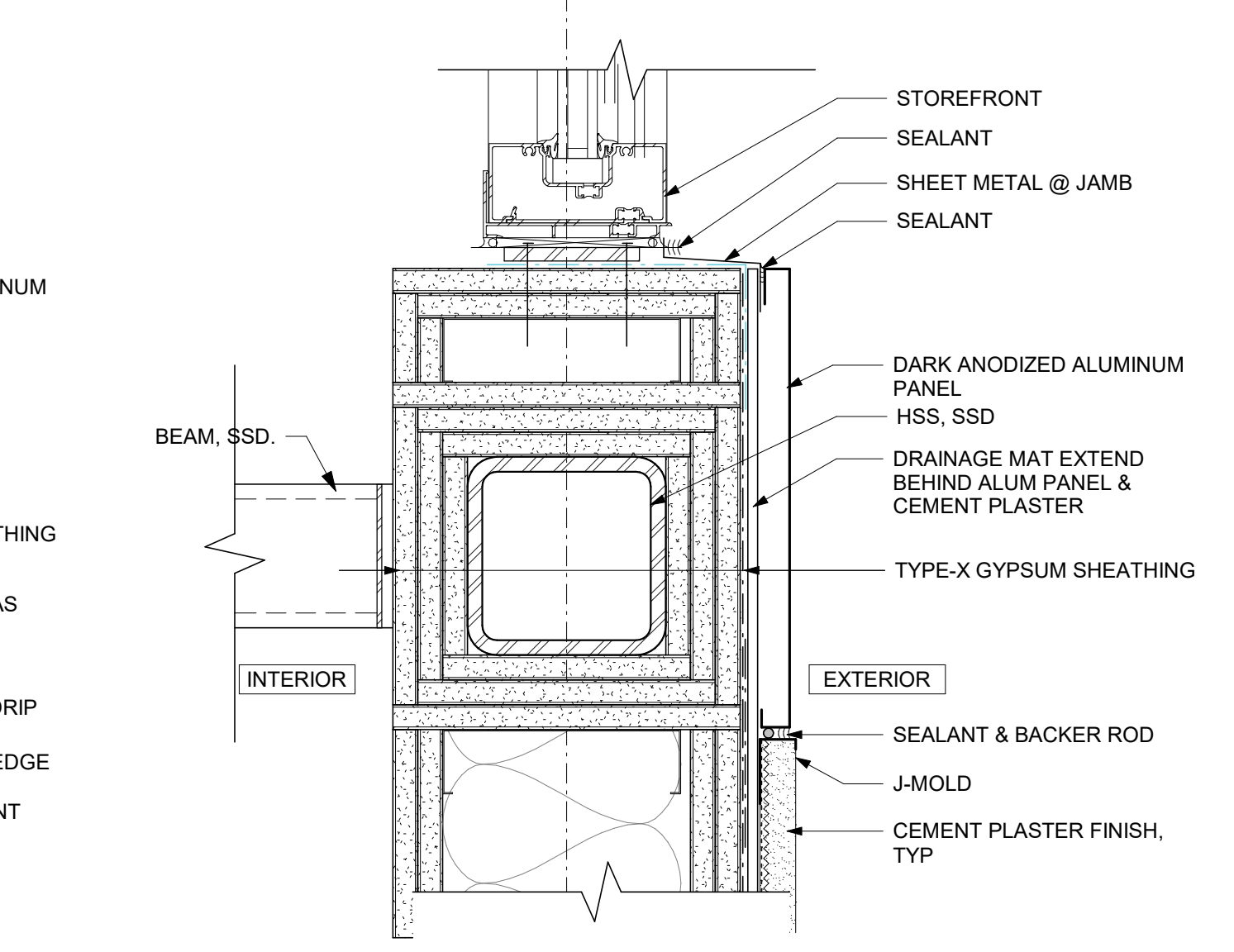
3 STOREFRONT @ STAIR CORNER
A8.61 SCALE: 3" = 1'-0"



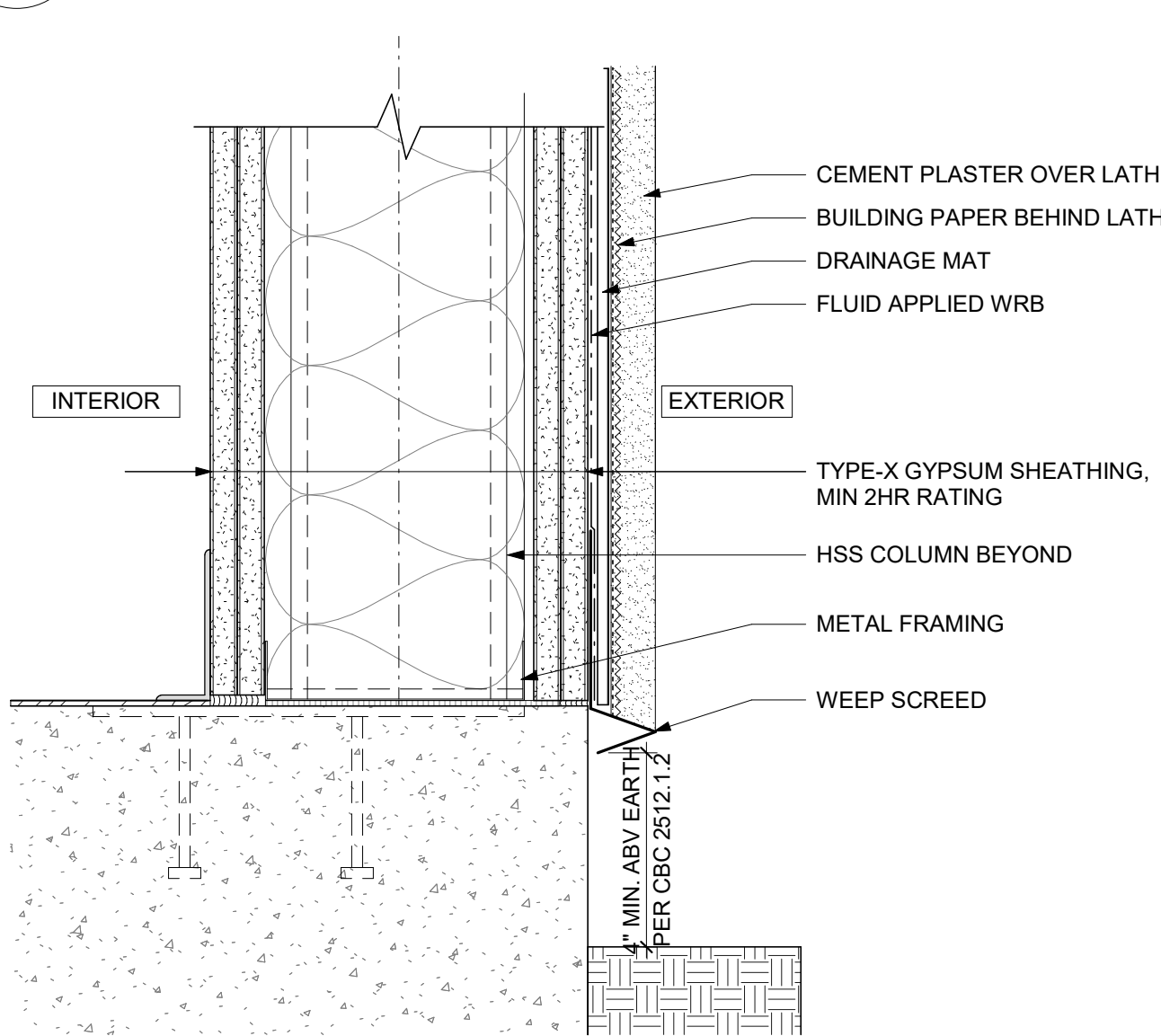
10 STAIR_HSS_L2_SECTION
A8.61 SCALE: 3" = 1'-0"



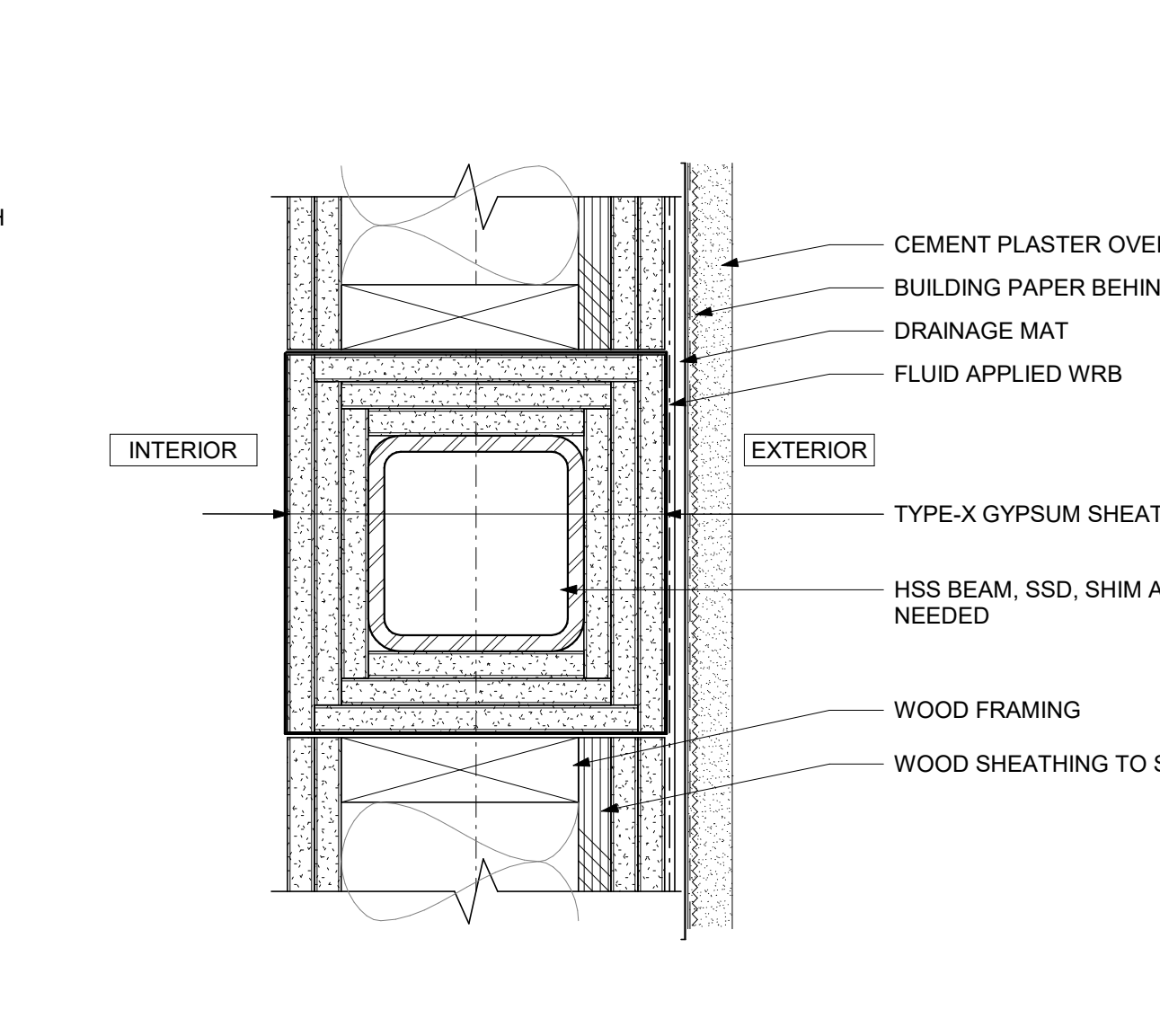
6 STAIR_HSS_STOREFRONT_SECTION
A8.61 SCALE: 3" = 1'-0"



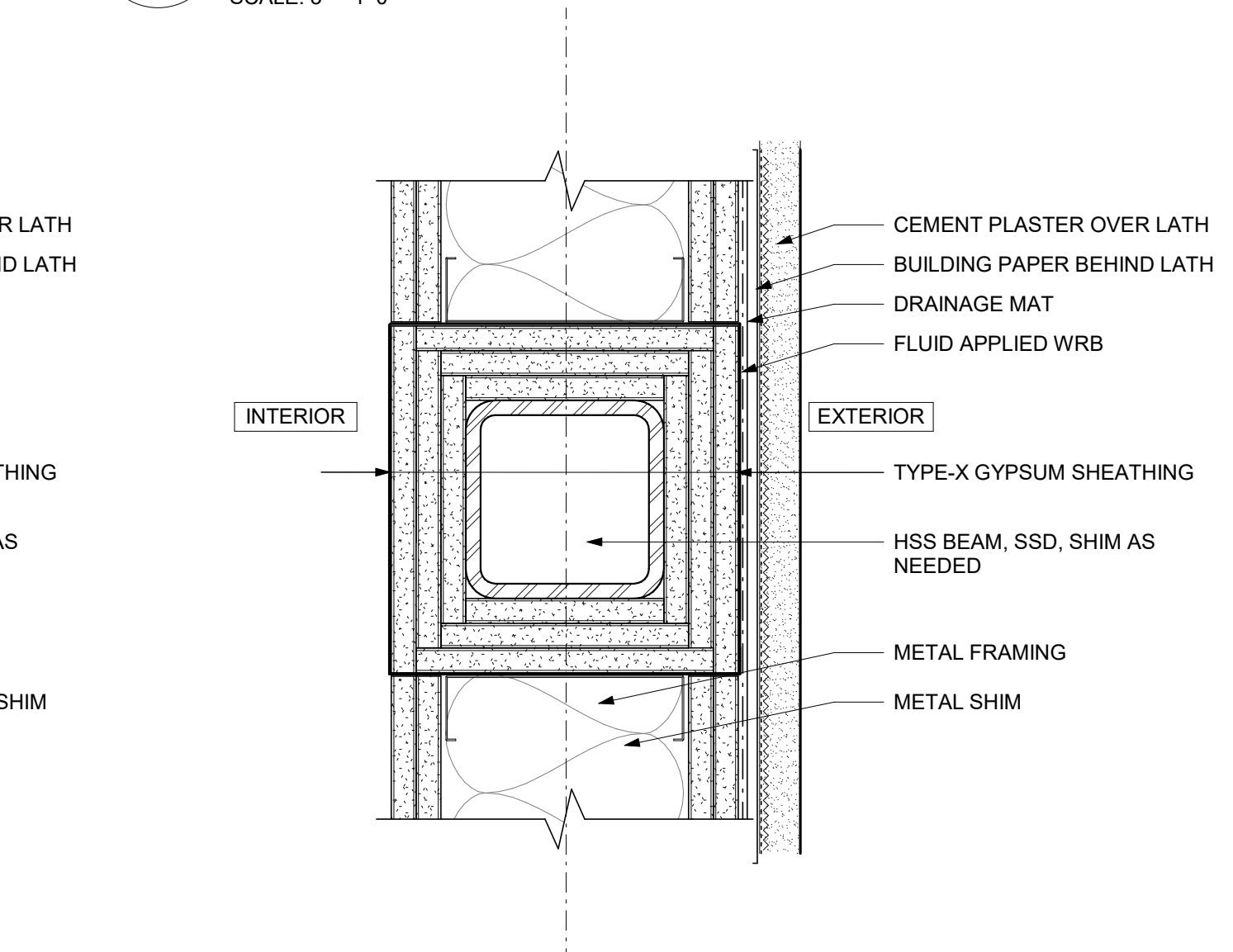
2 STOREFRONT @STAIR_WOOD_HSS VERT
A8.61 SCALE: 3" = 1'-0"



9 STAIR_L1_SECTION
A8.61 SCALE: 3" = 1'-0"



5 STAIR_HSS_L2WD_STUCCO_PLAN
A8.61 SCALE: 3" = 1'-0"



1 STAIR_HSS_L1MTL_STUCCO_PLAN
A8.61 SCALE: 3" = 1'-0"

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SAN JOSE, CA 95112

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ALAMO, CA 94507

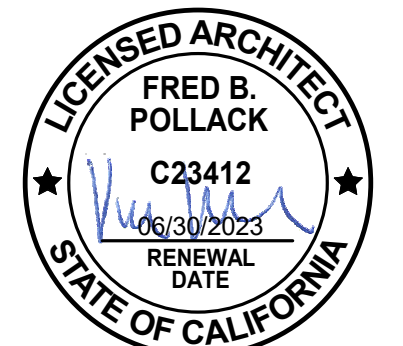
LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

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B	03/20/23	BID ADDENDUM

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306

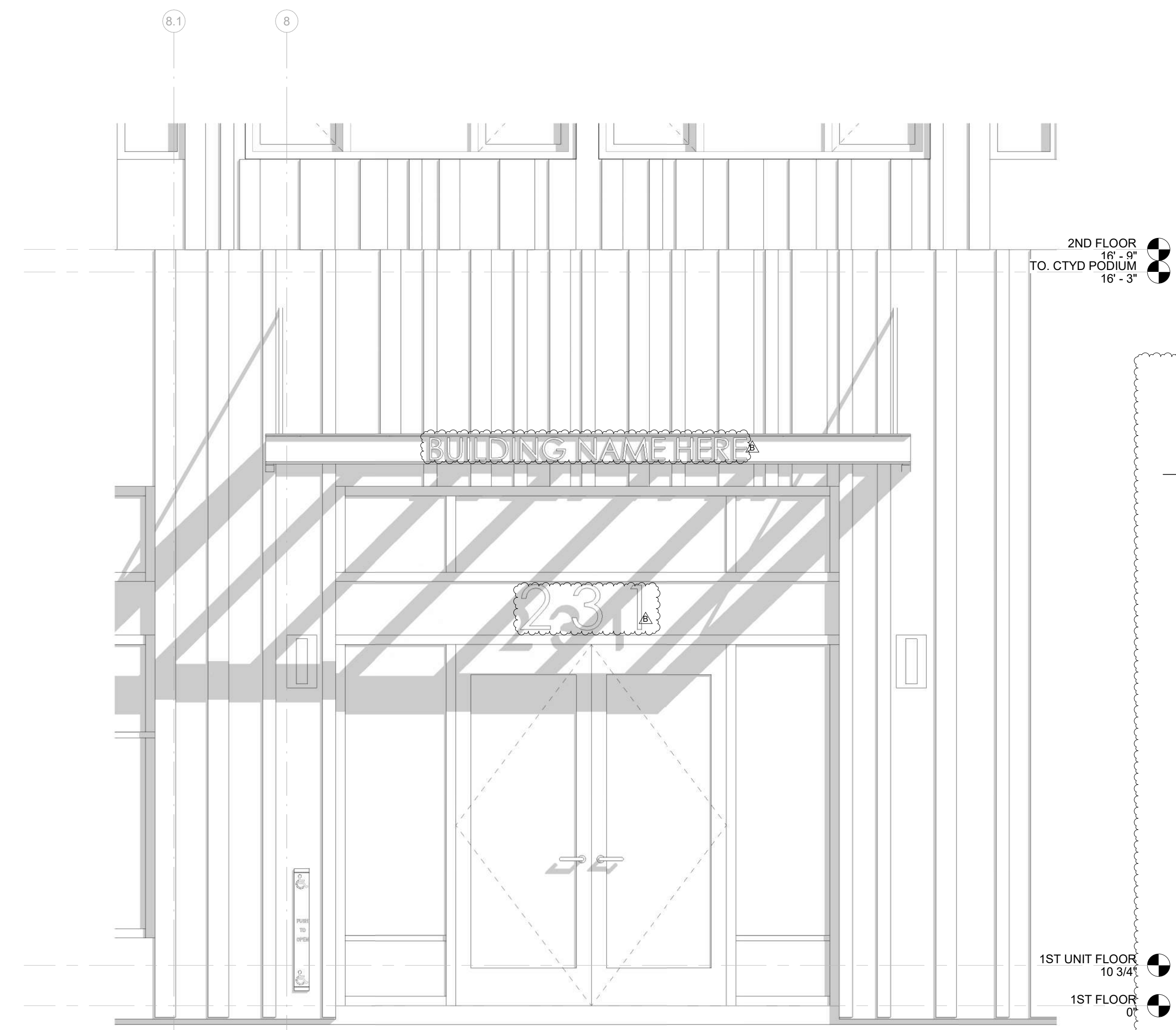


**CANOPY & SUNSHADE
DETAILS**

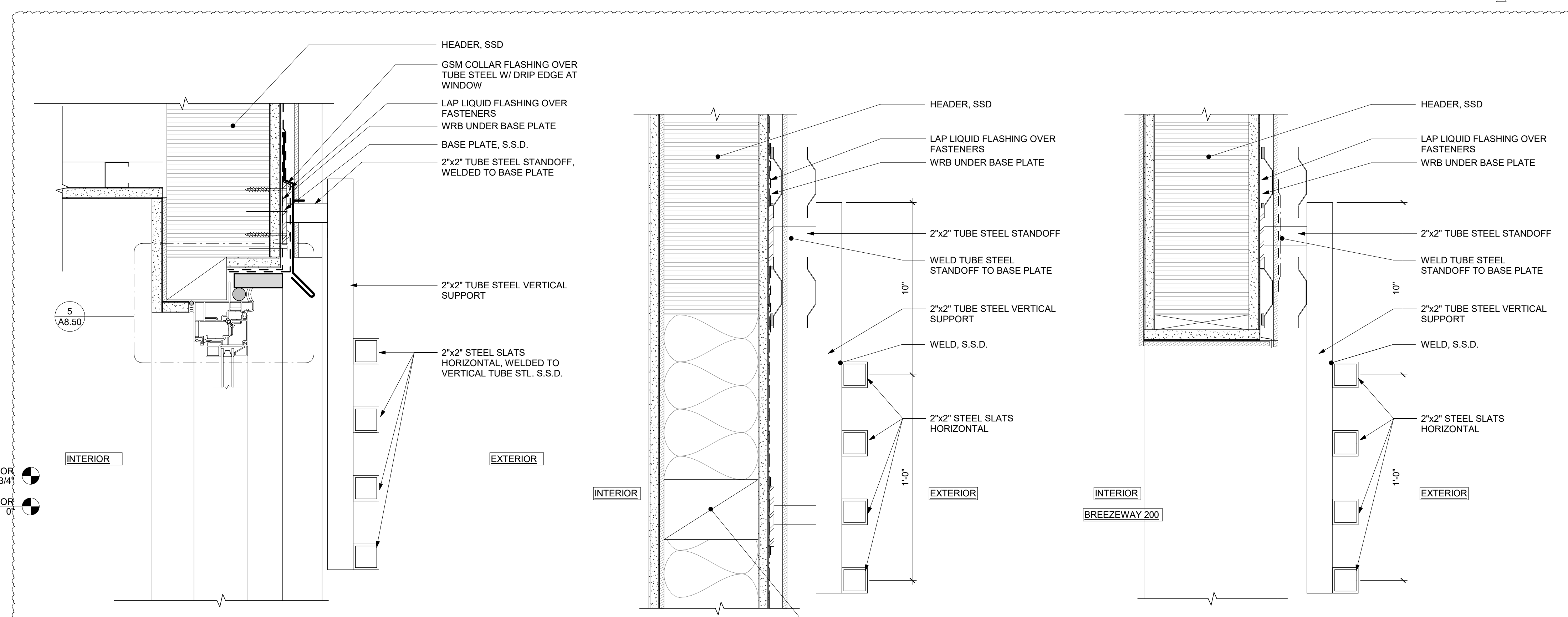
JOB #: 1925
SCALE: As indicated

A8.70

PLAN CHECK REVISION 4 | DATE: 06/19/23



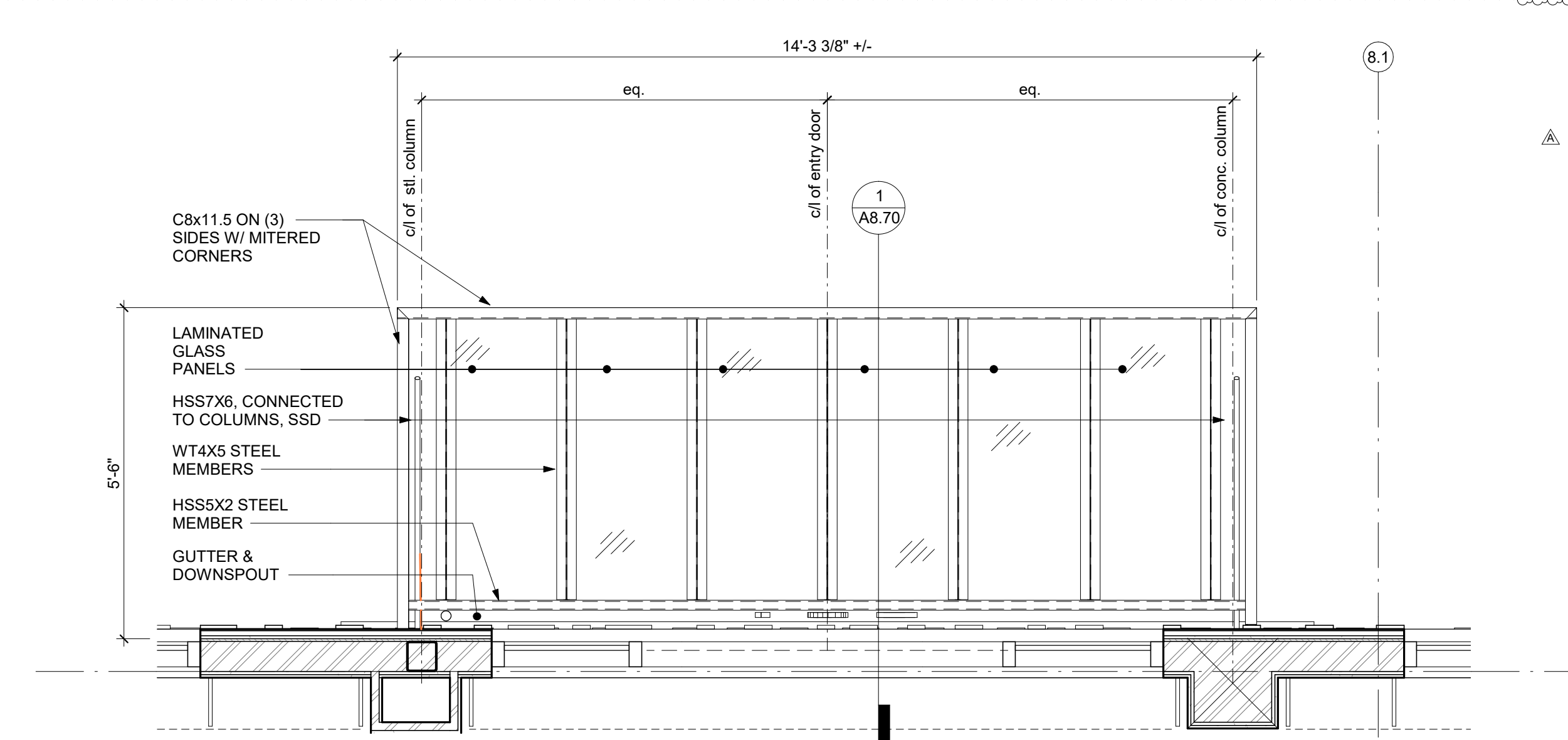
5 ENTRY CANOPY ENLARGED ELEVATION
A8.70 SCALE: 1/2" = 1'-0"



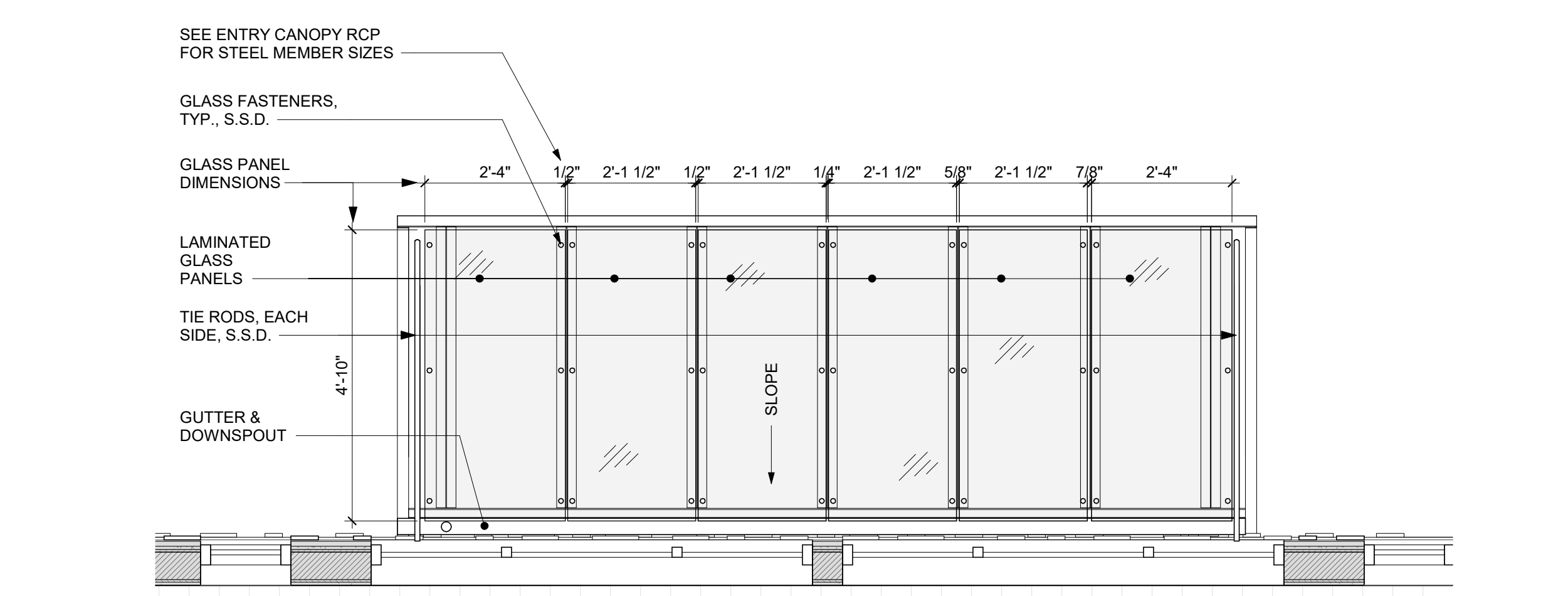
11 METAL HORIZONTAL SLATS @ WINDOW
A8.70 SCALE: 3" = 1'-0"

7 METAL HORIZONTAL SLATS @ WALL
A8.70 SCALE: 3" = 1'-0"

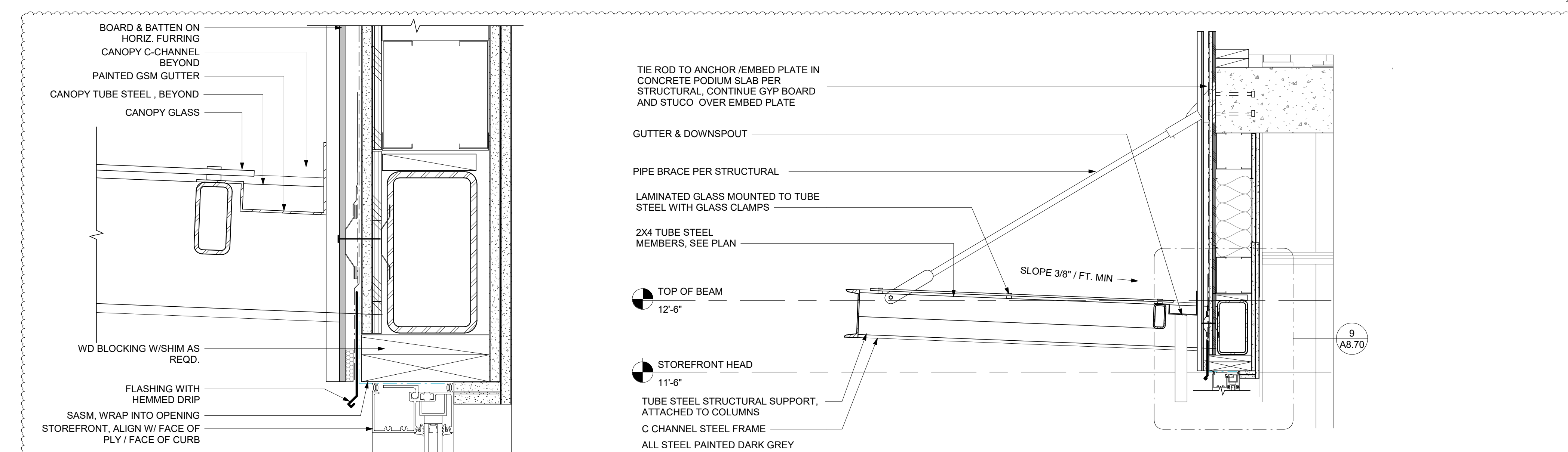
3 METAL HORIZONTAL SLATS @ CENT. CTYD.
A8.70 SCALE: 3" = 1'-0"



4 ENTRY CANOPY RCP
A8.70 SCALE: 1/2" = 1'-0"



6 ENTRY CANOPY PLAN
A8.70 SCALE: 1/2" = 1'-0"



9 STORE FRONT AT STEEL CANOPY
A8.70 SCALE: 3" = 1'-0"

1 CANOPY CONNECTION AT ENTRY
A8.70 SCALE: 1" = 1'-0"

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BKF ENGINEERS
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SAN JOSE, CA 95112

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ALAMO, CA 94507

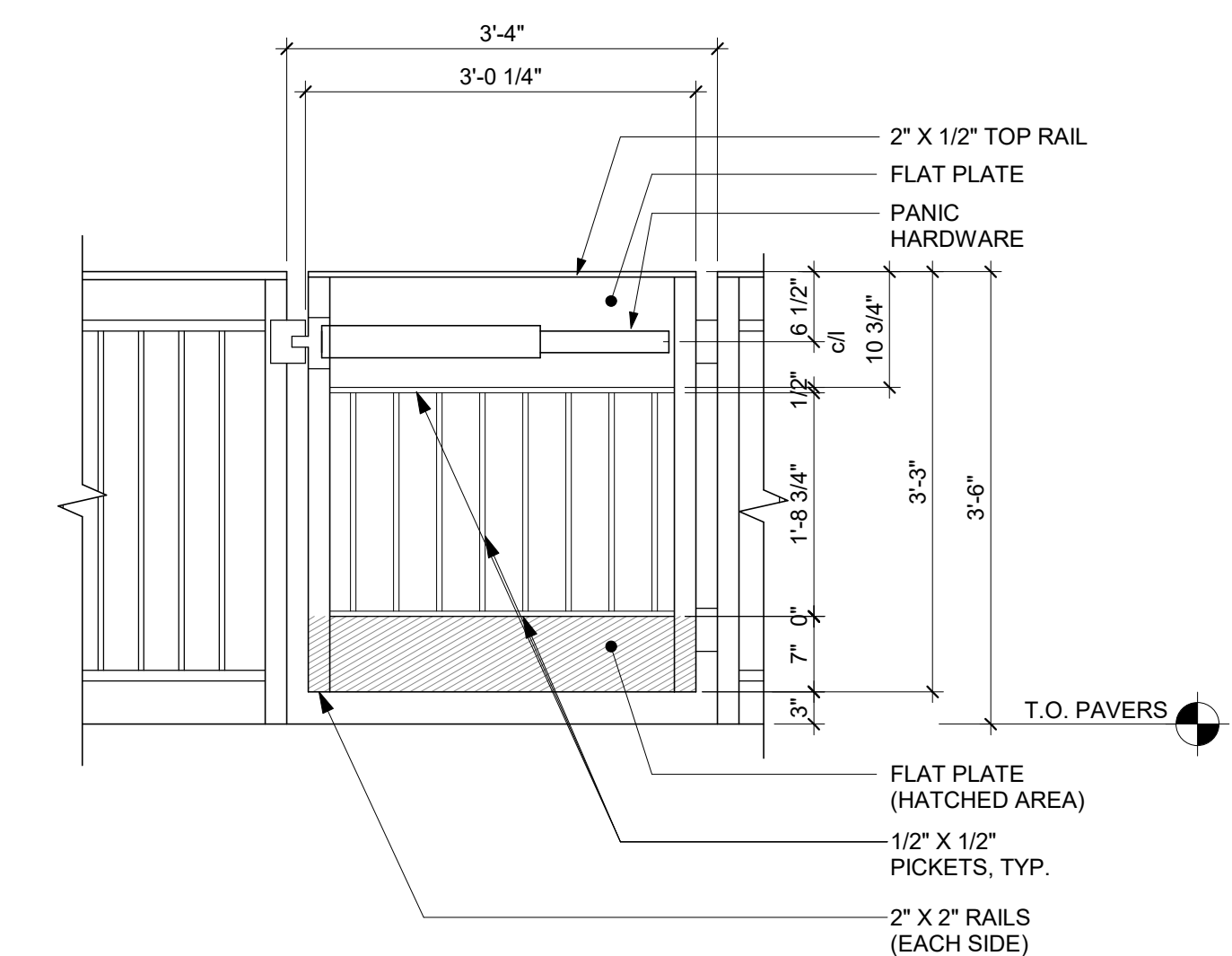
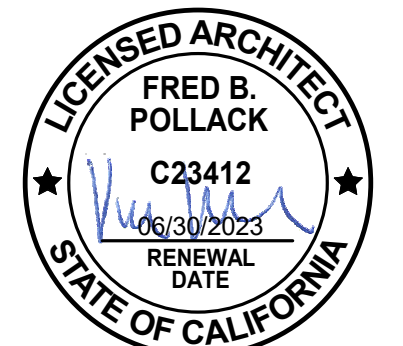
LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

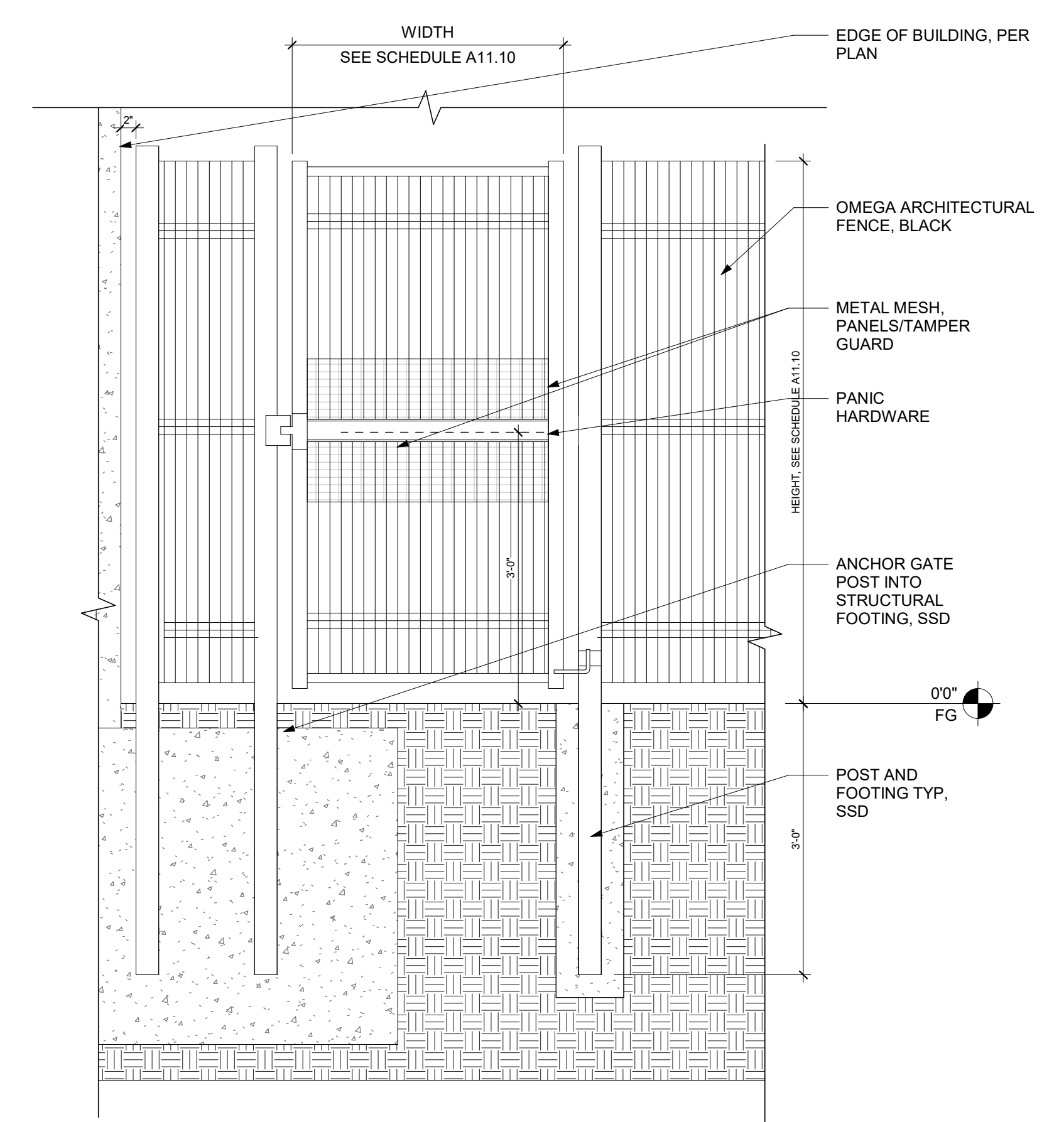
MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

**COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
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BY: M. O'Brien Date: 07/27/2023
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2 GATE @ PODIUM LEVEL
SCALE: 3/4" = 1'-0"



1 GATE - GROUND FLOOR
SCALE: 3/4" = 1'-0"

ID	DATE	NAME

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306

Client:



**GATE RAILING
DETAILS**

JOB #: 1925
SCALE: 3/4" = 1'-0"

A8.80

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 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507

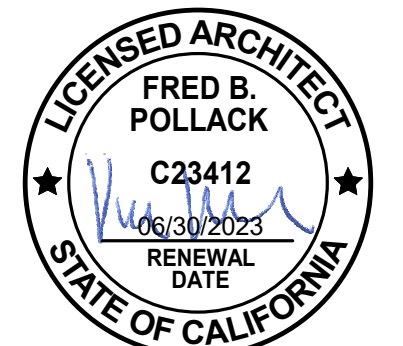
LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
 ARCATA, CA 95521

**COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
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 BY: M. O'Brien Date: 07/27/2023
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ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
A	12/16/22	BID SET
B	03/20/23	BID ADDENDUM
3	05/12/23	PLAN CHECK RESPONSE 3
4	06/19/23	PLAN CHECK RESPONSE 4

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306

Client:

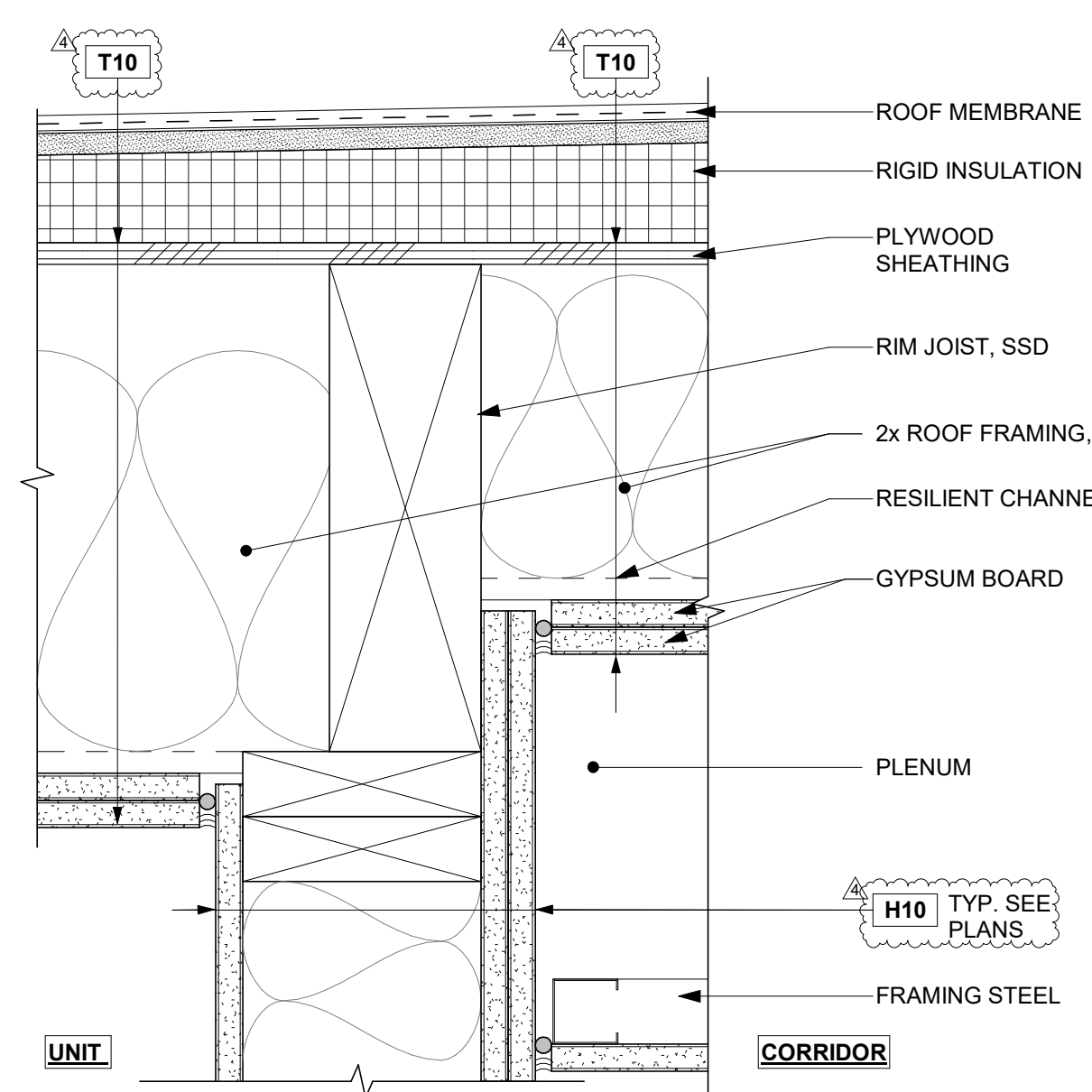
 MERCY HOUSING &
 ABODE COMMUNITIES

**TYPICAL INTERIOR
 DETAILS**

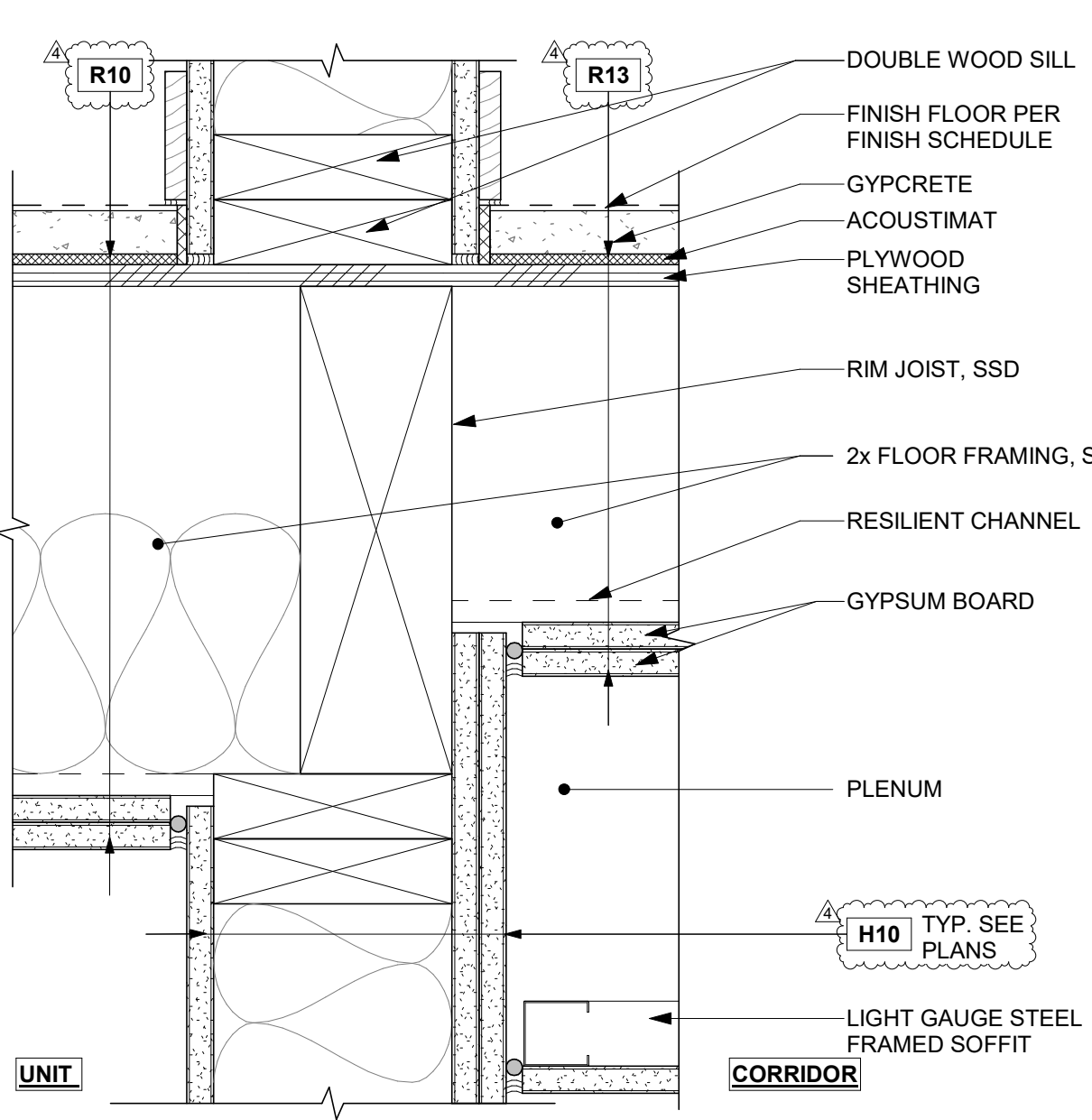
JOB #: 1925
 SCALE: As Indicated

A9.10

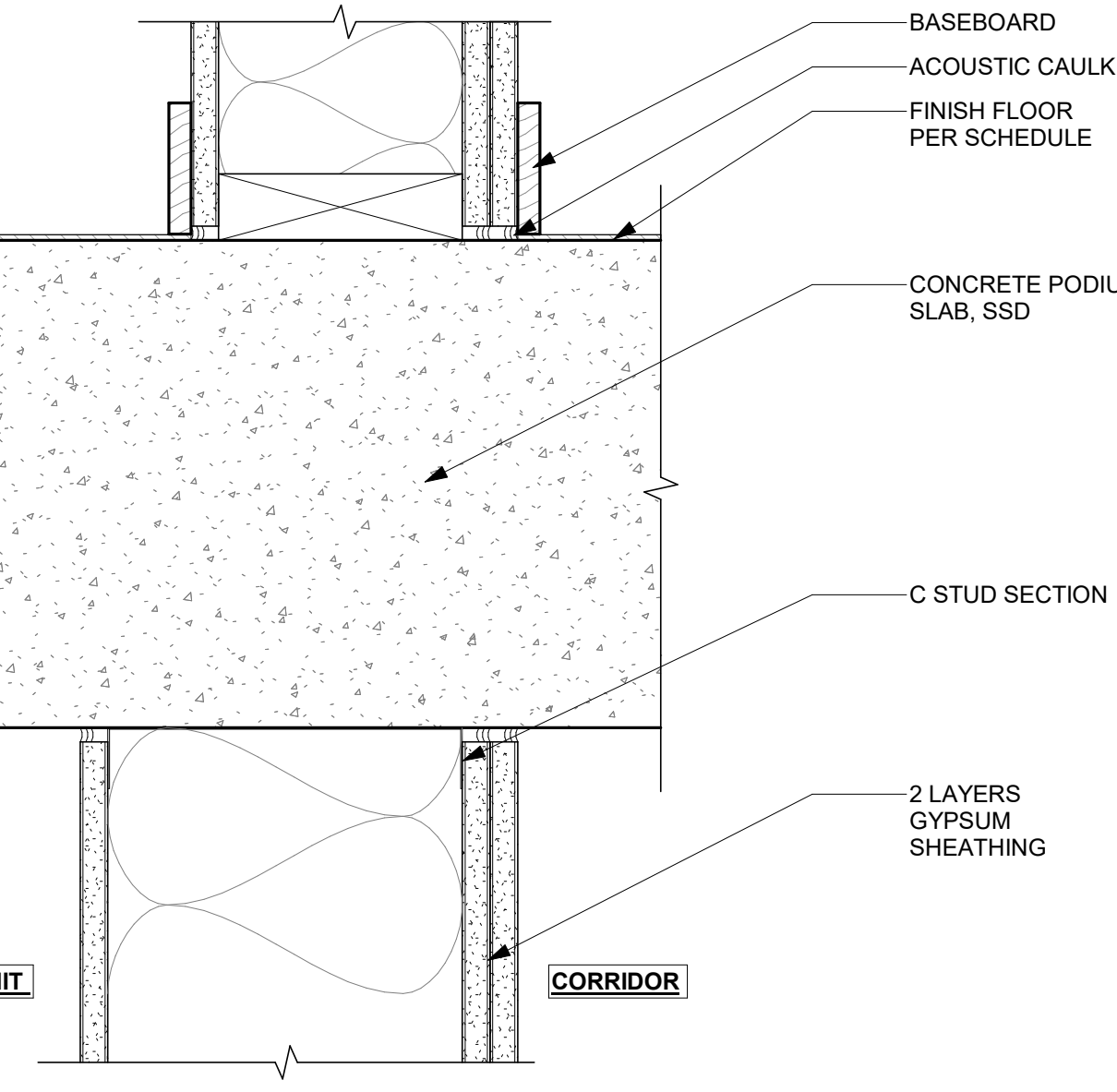
PLAN CHECK REVISION 4 | DATE: 06/19/23



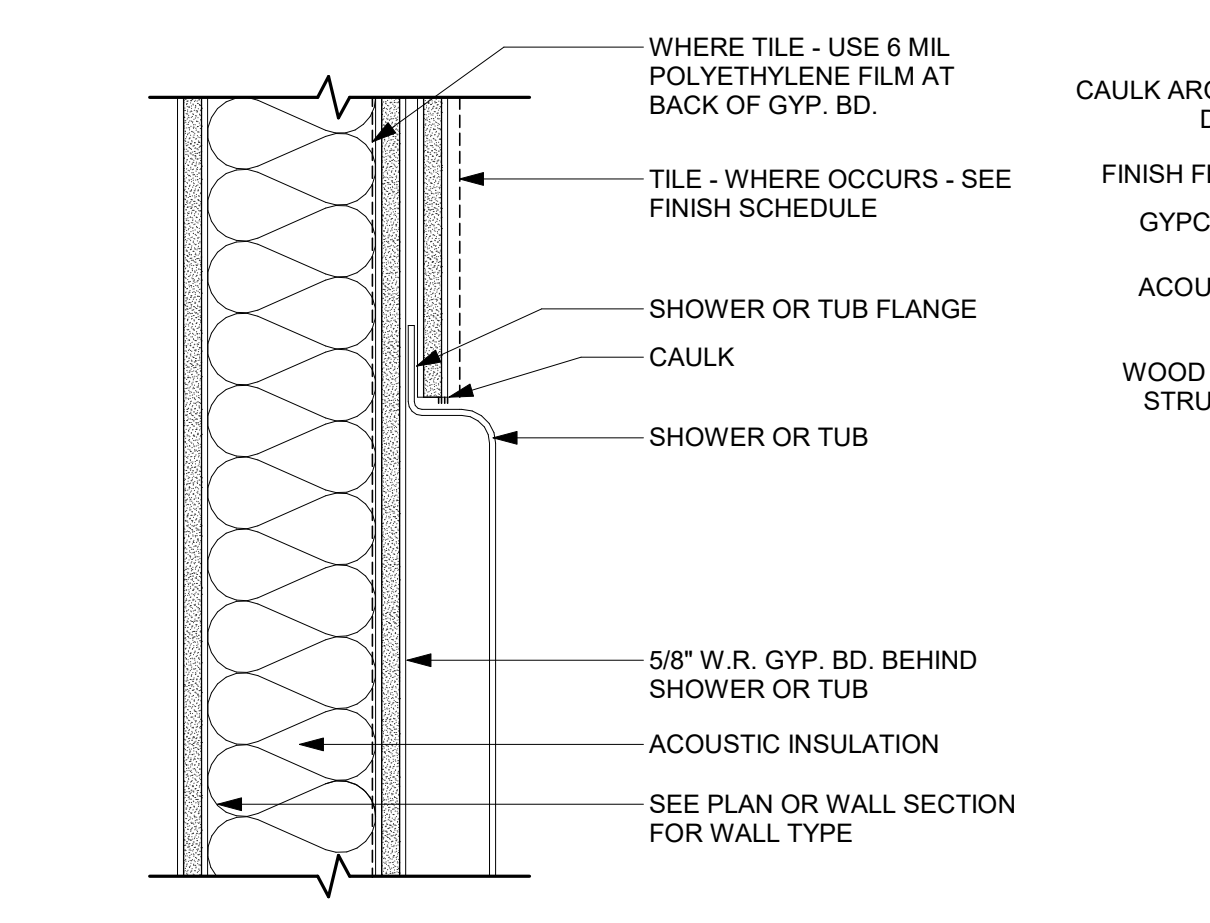
20 TYP. UNIT CLG @ CORRIDOR ROOF (WOOD)
 A9.10 SCALE: 3" = 1'-0"



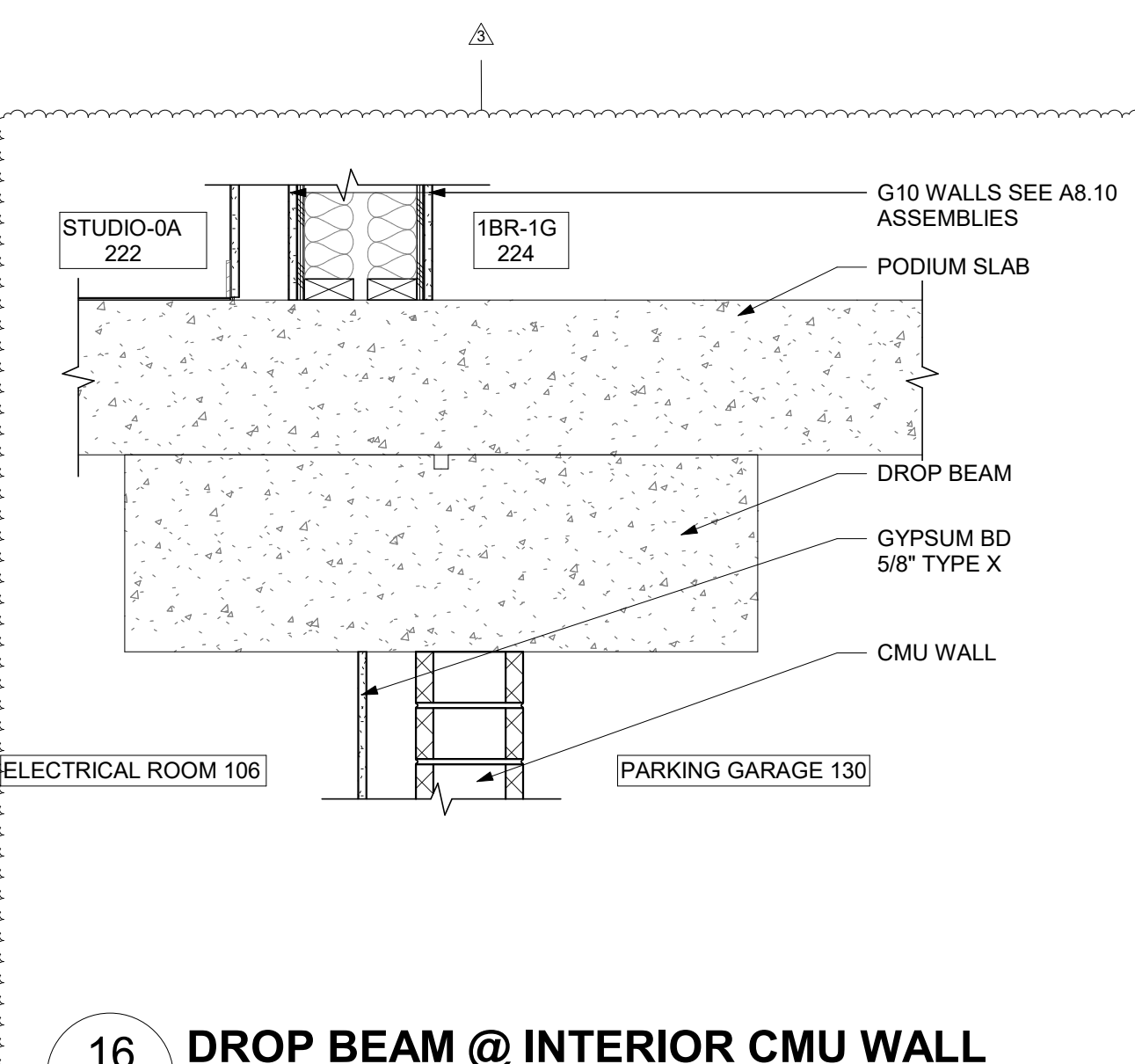
19 TYP. UNIT CLG @ CORRIDOR (WOOD)
 A9.10 SCALE: 3" = 1'-0"



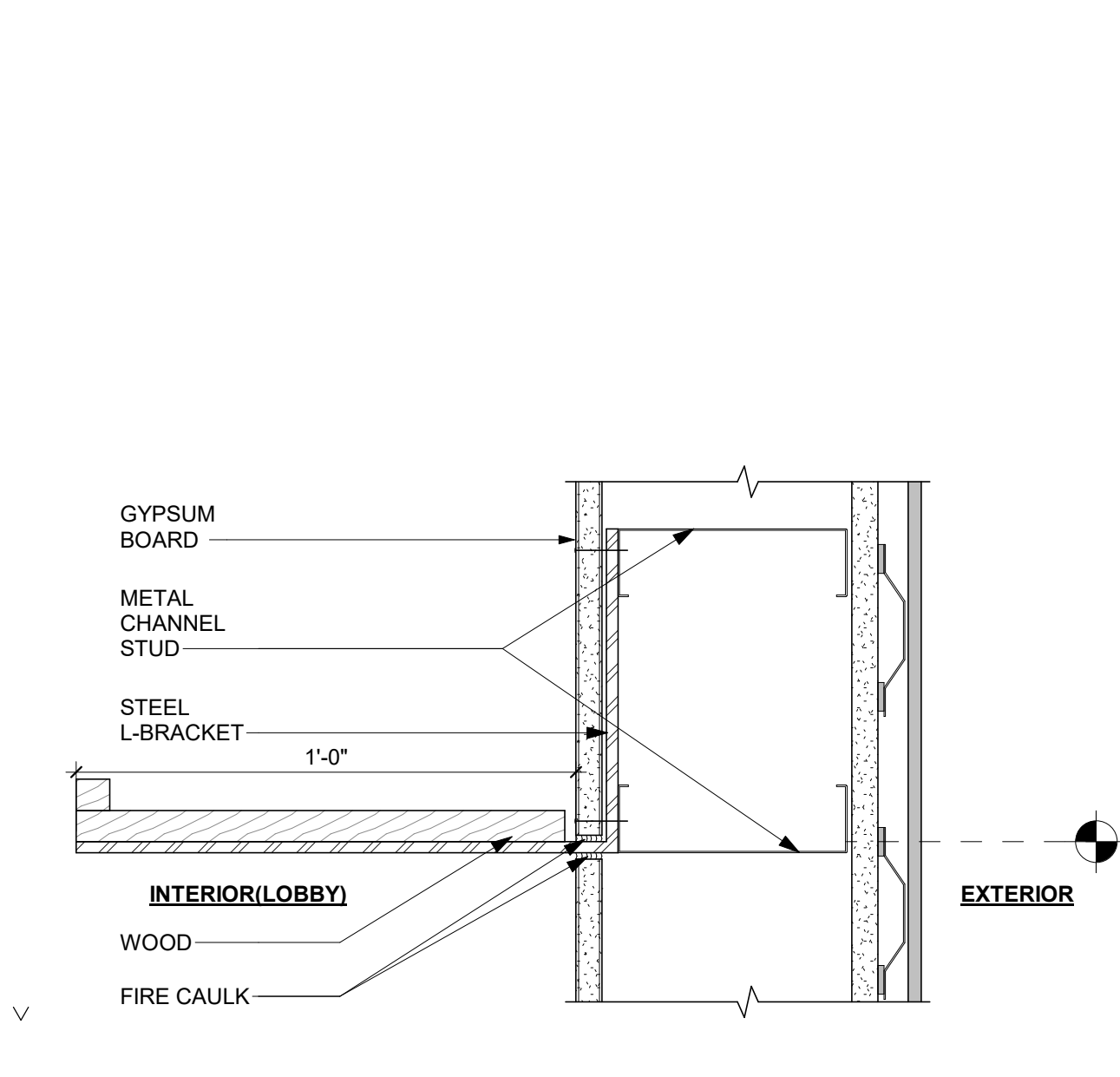
18 TYP. UNIT @ CORRIDOR (CONCRETE)
 A9.10 SCALE: 3" = 1'-0"



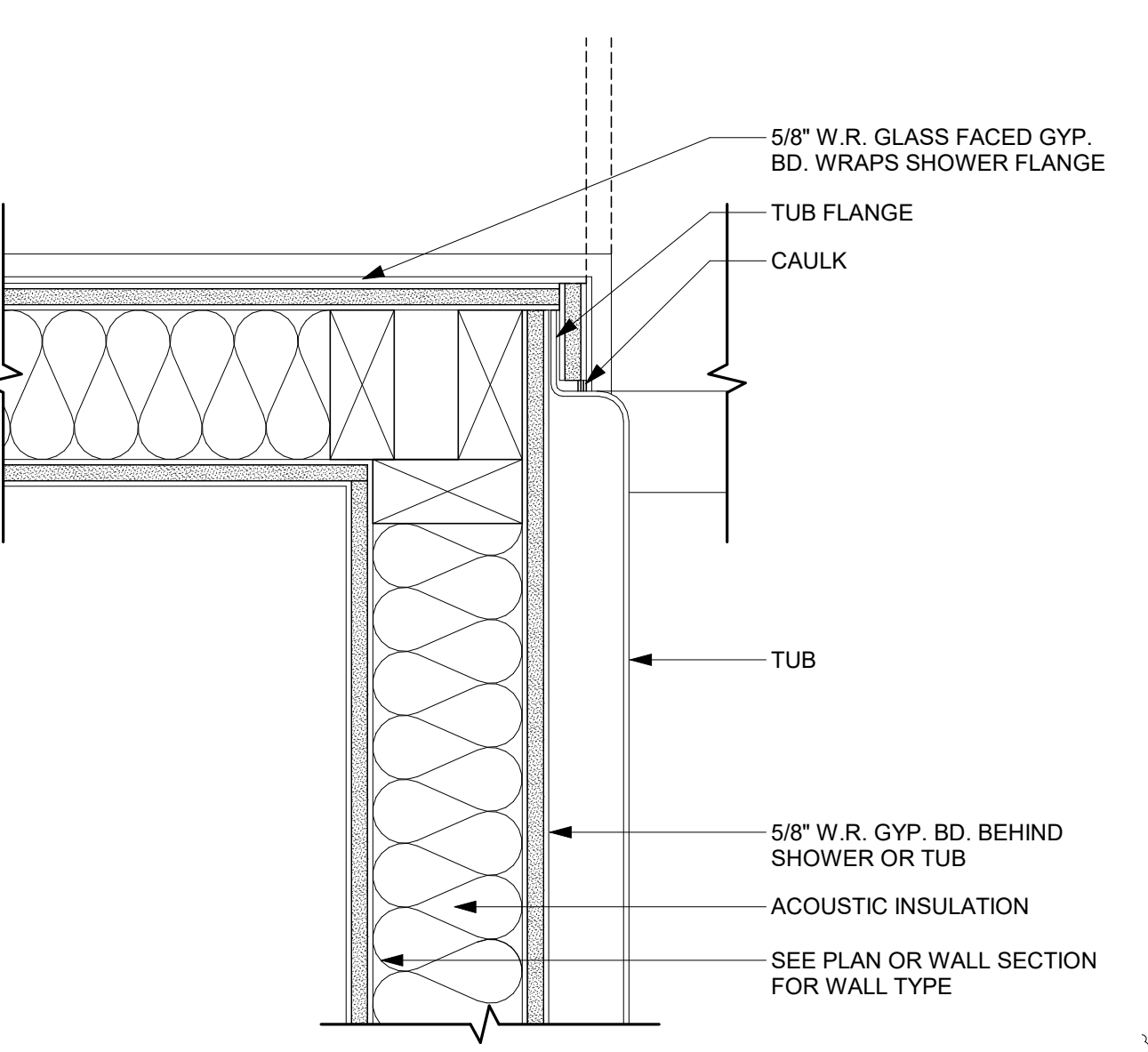
17 TUB SURROUND SECTION VIEW
 A9.10 SCALE: 3" = 1'-0"



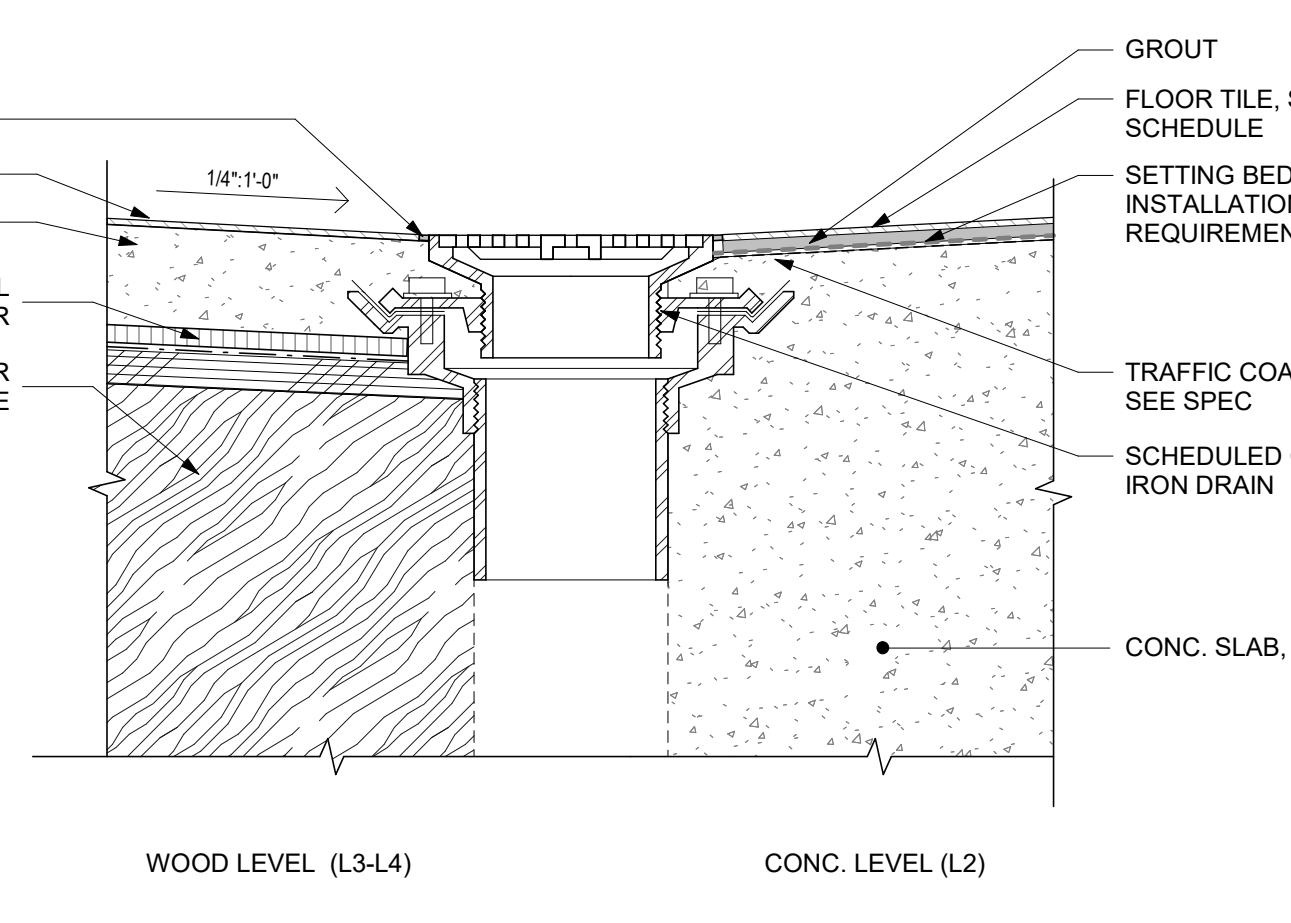
16 DROP BEAM @ INTERIOR CMU WALL
 A9.10 SCALE: 1" = 1'-0"



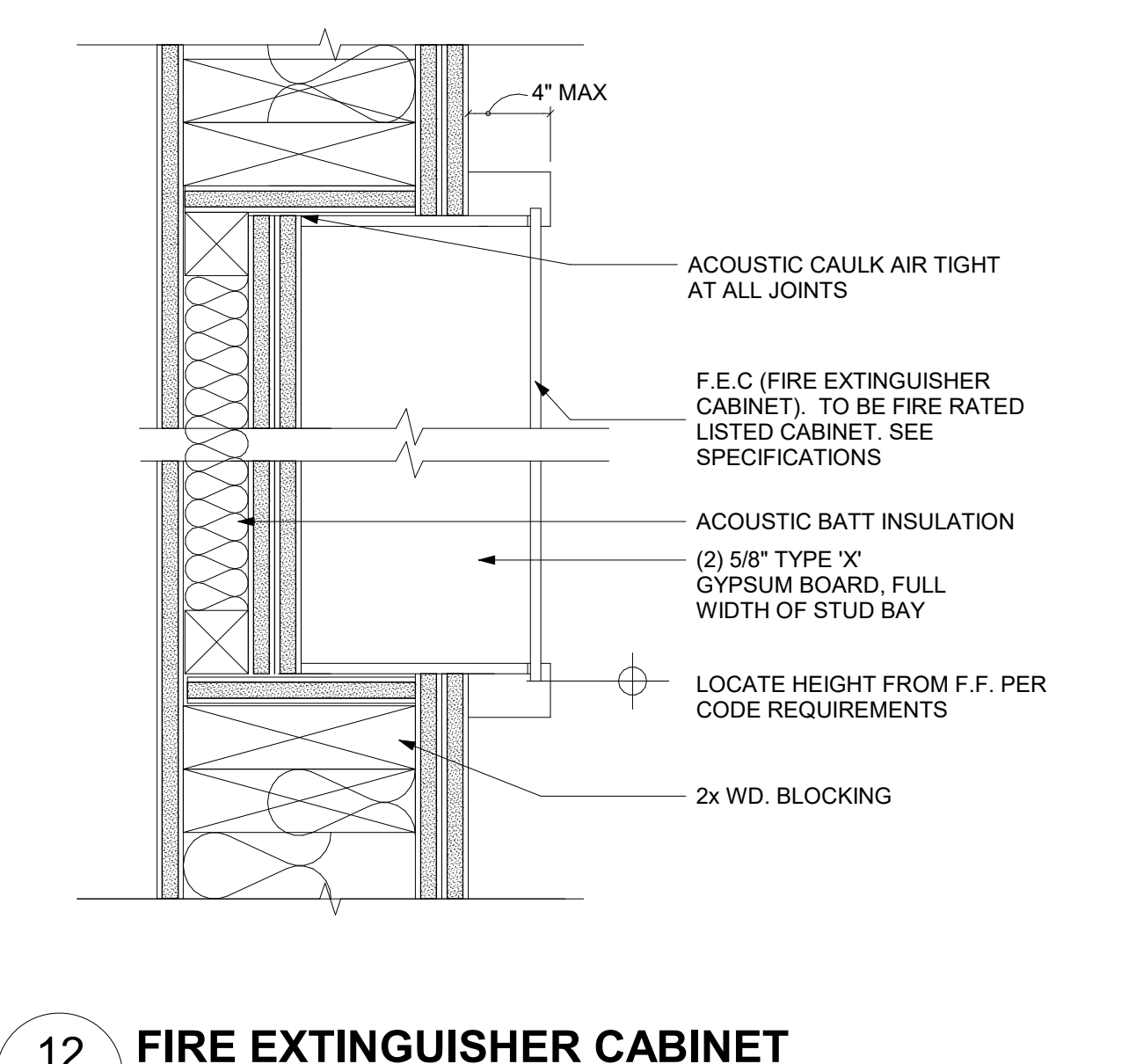
15 SHELF SECTION @ LOBBY
 A9.10 SCALE: 3" = 1'-0"



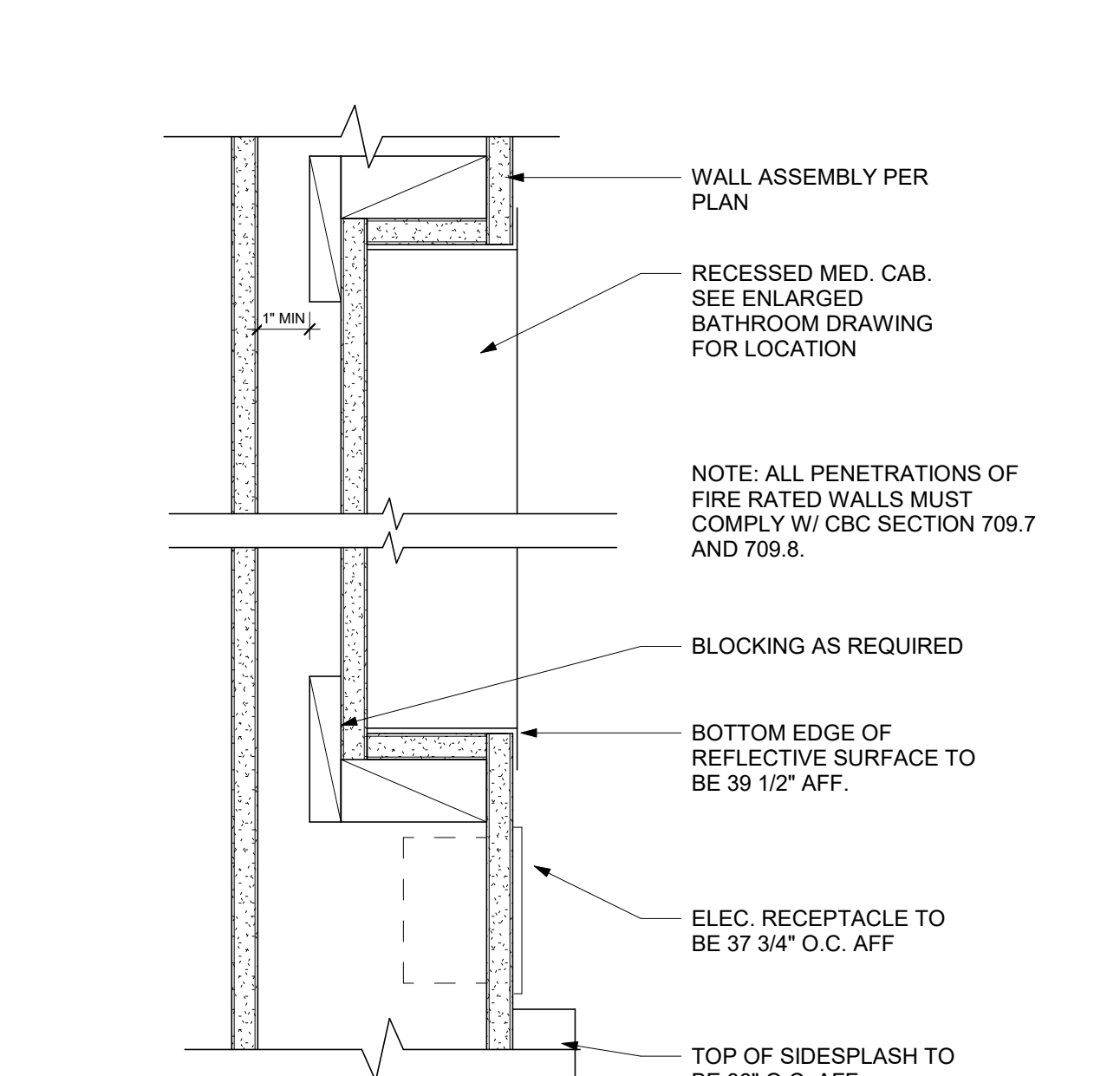
14 TUB SURROUND PLAN VIEW
 A9.10 SCALE: 3" = 1'-0"



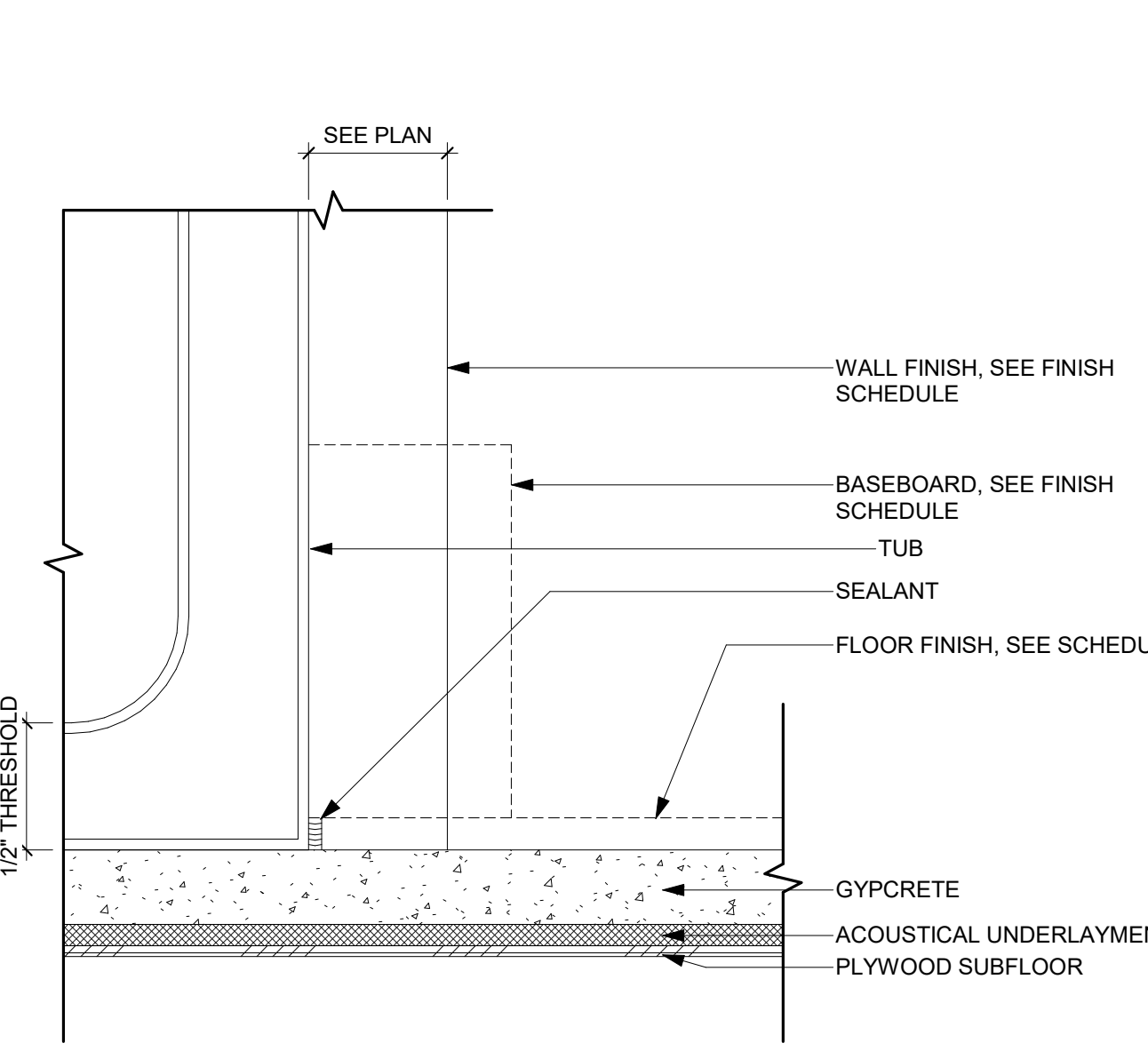
13 FLOOR DRAIN LEVELS 2-4, TYPICAL
 A9.10 SCALE: 3" = 1'-0"



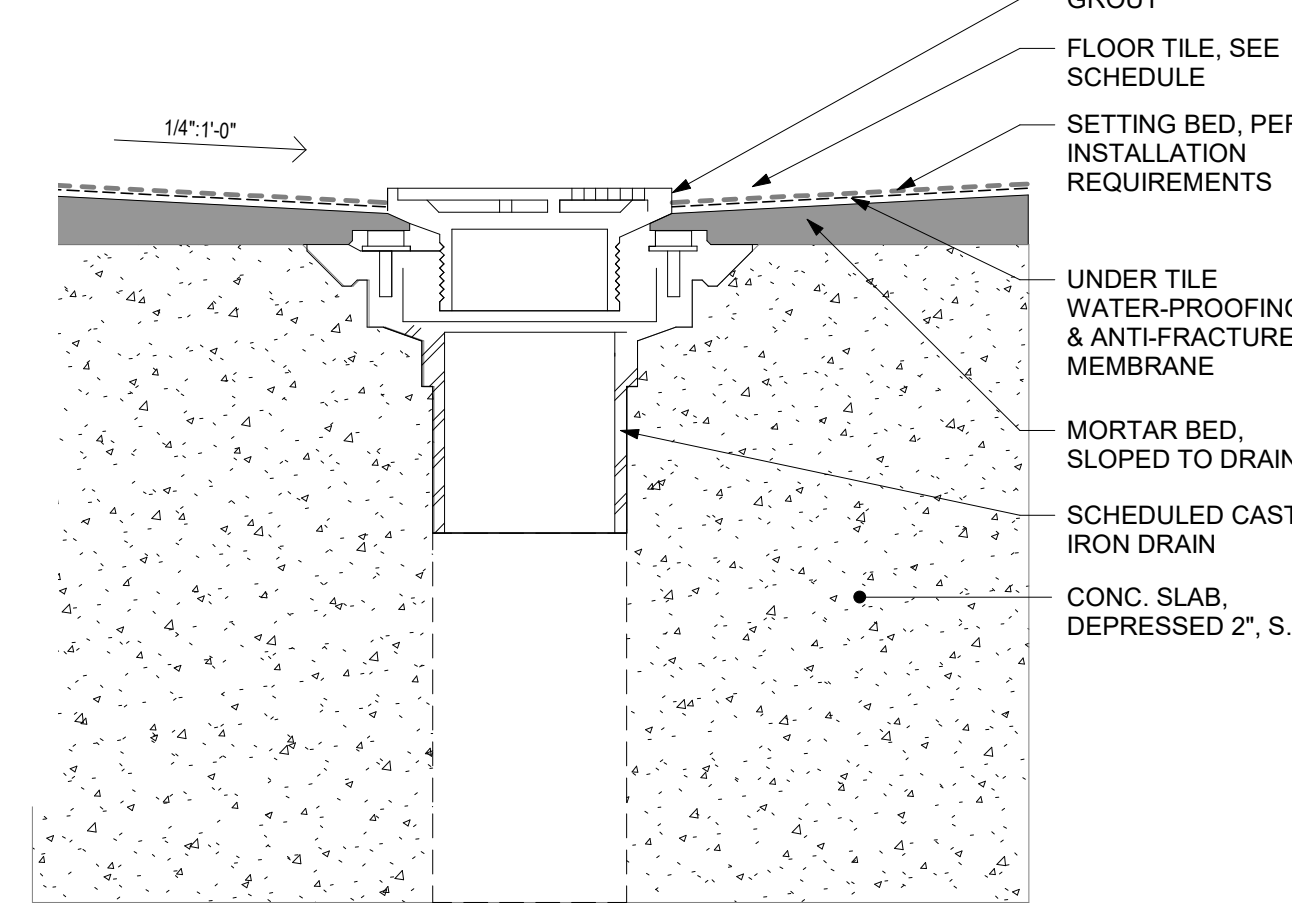
12 FIRE EXTINGUISHER CABINET
 A9.10 SCALE: 3" = 1'-0"



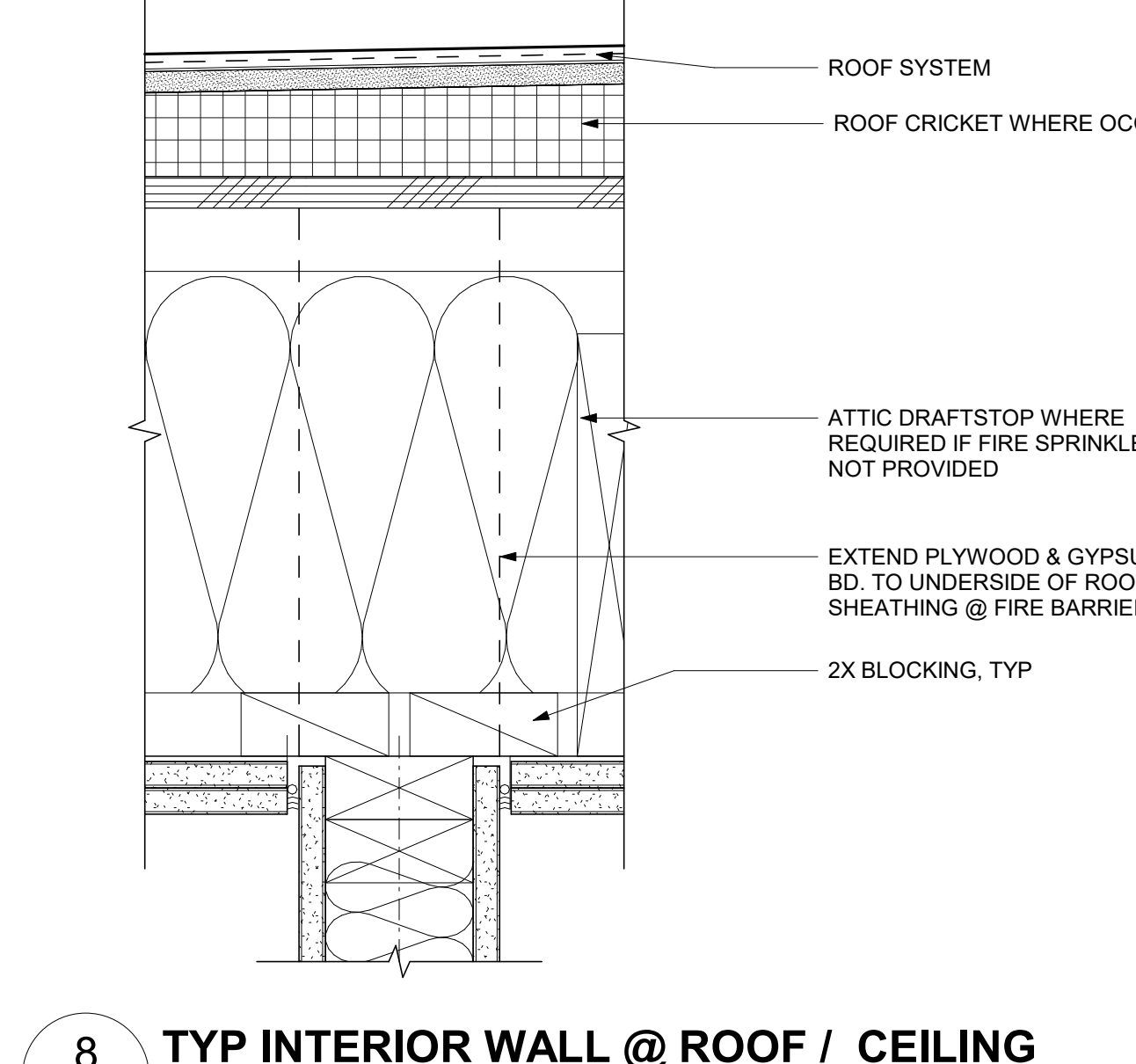
11 MEDICINE CABINET
 A9.10 SCALE: 3" = 1'-0"



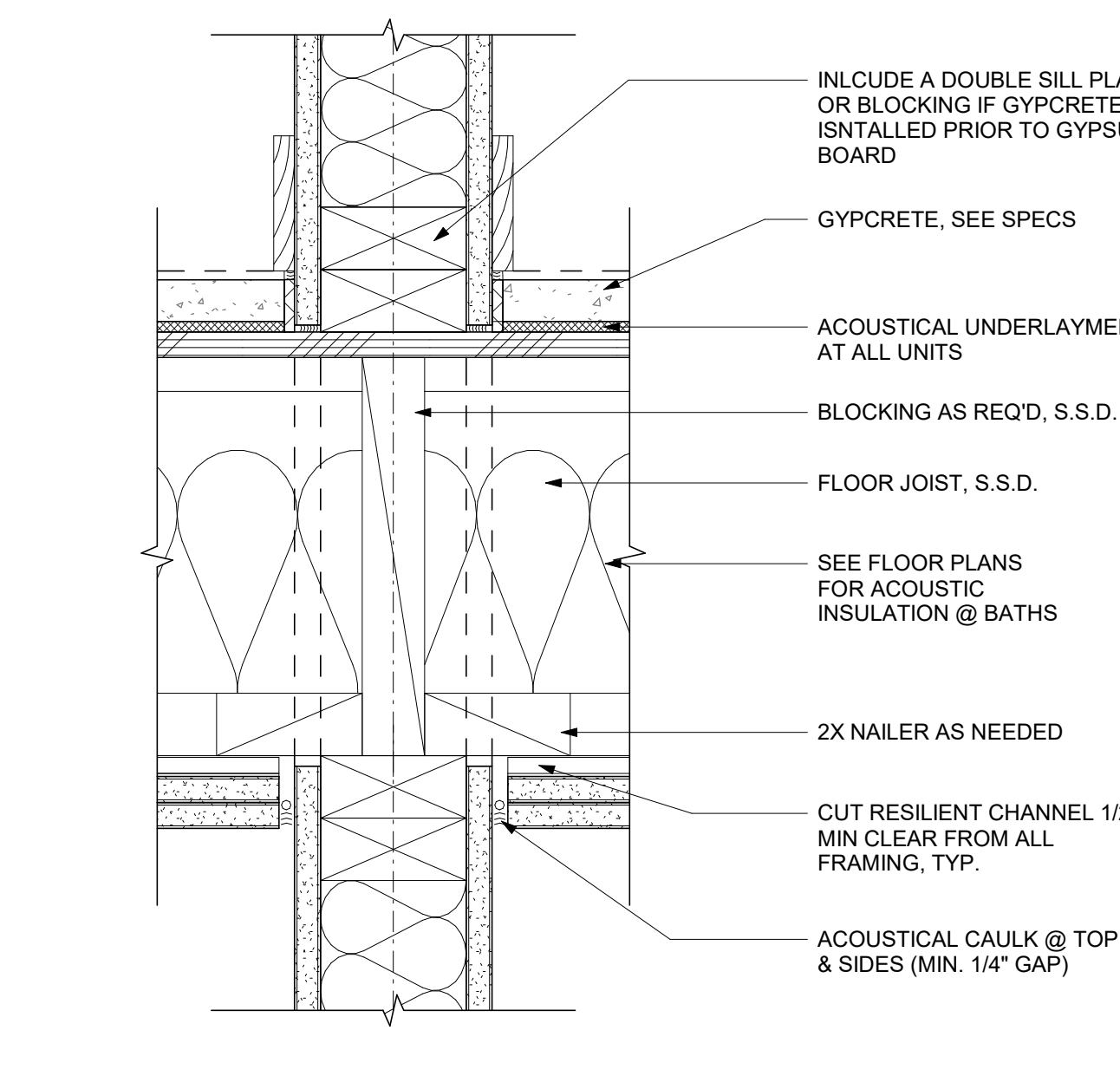
10 FLOORING AT TUB TYPICAL
 A9.10 SCALE: 3" = 1'-0"



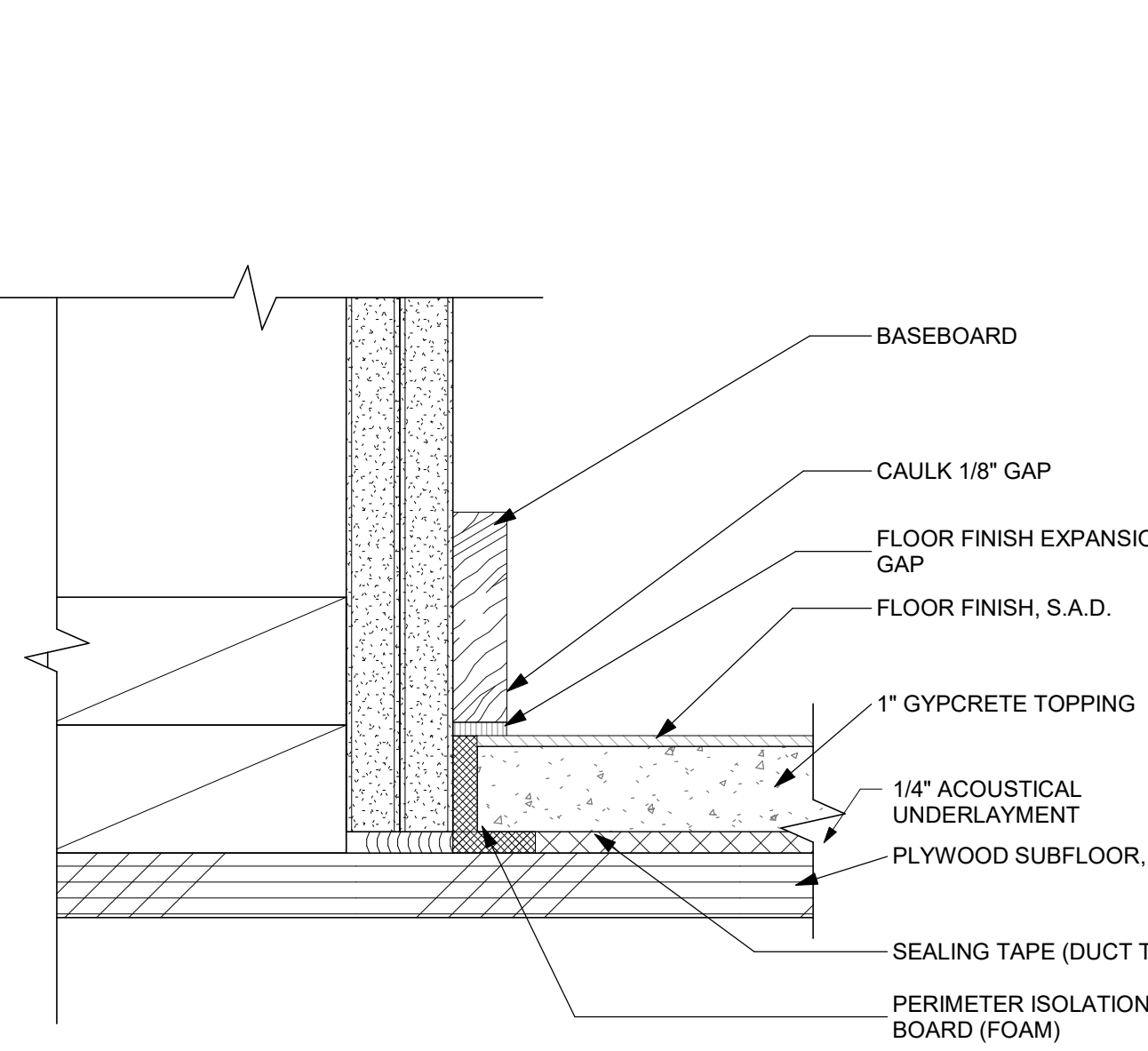
9 FLOOR DRAIN @ SLAB ON GRADE
 A9.10 SCALE: 3" = 1'-0"



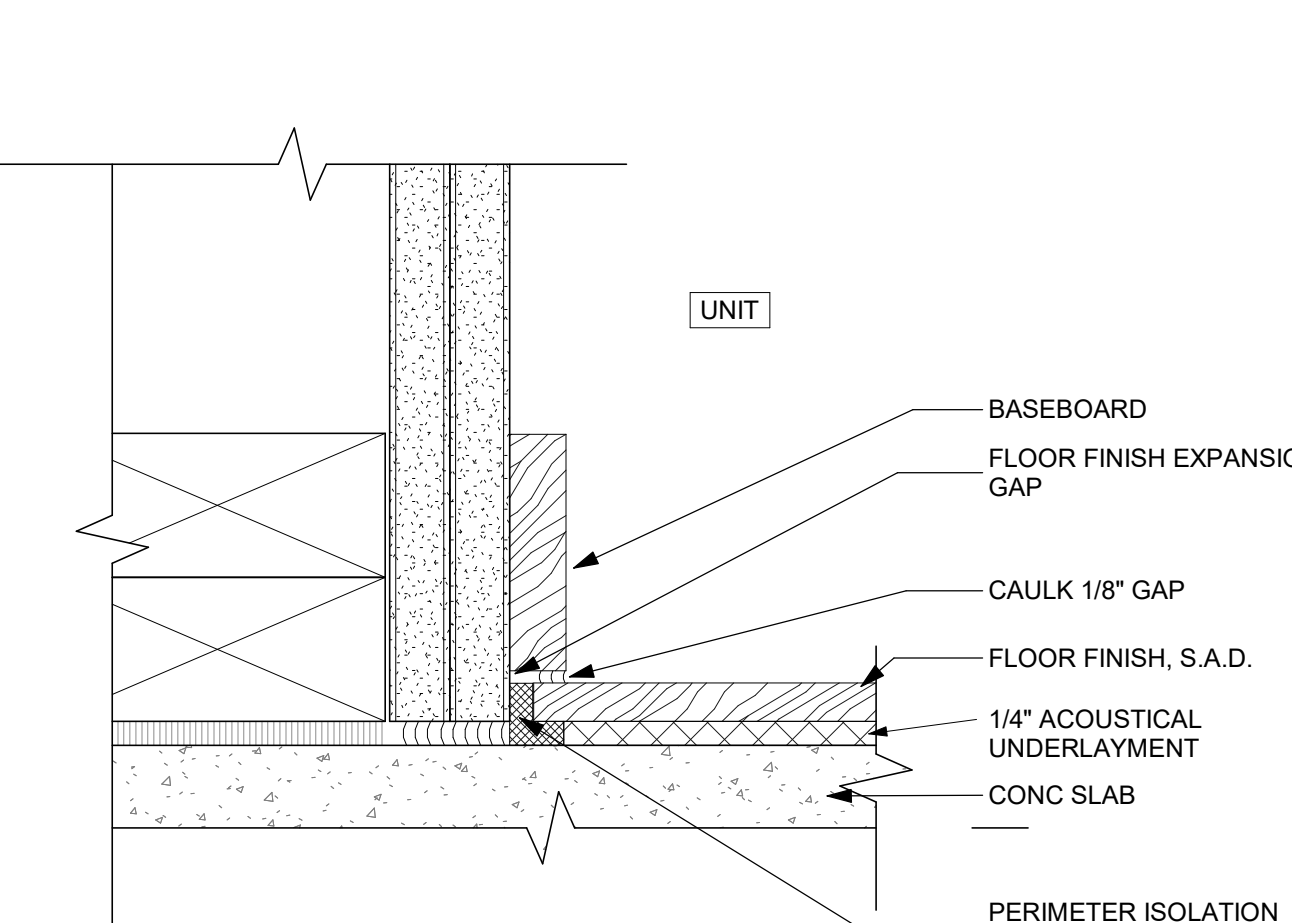
8 TYP INTERIOR WALL @ ROOF / CEILING
 A9.10 SCALE: 3" = 1'-0"



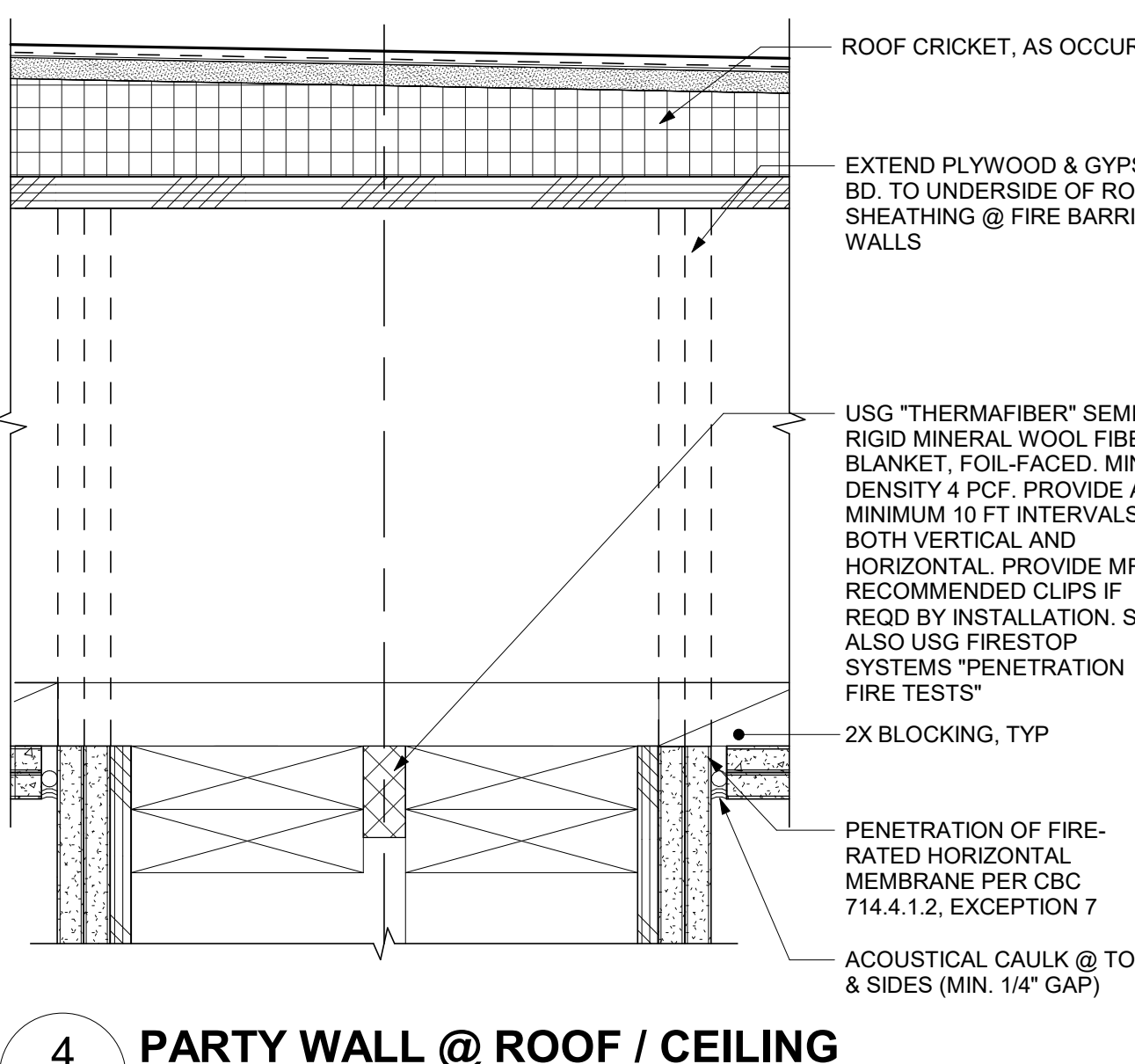
7 TYP INTERIOR WALL - WOOD FRAMED LEVELS
 A9.10 SCALE: 3" = 1'-0"



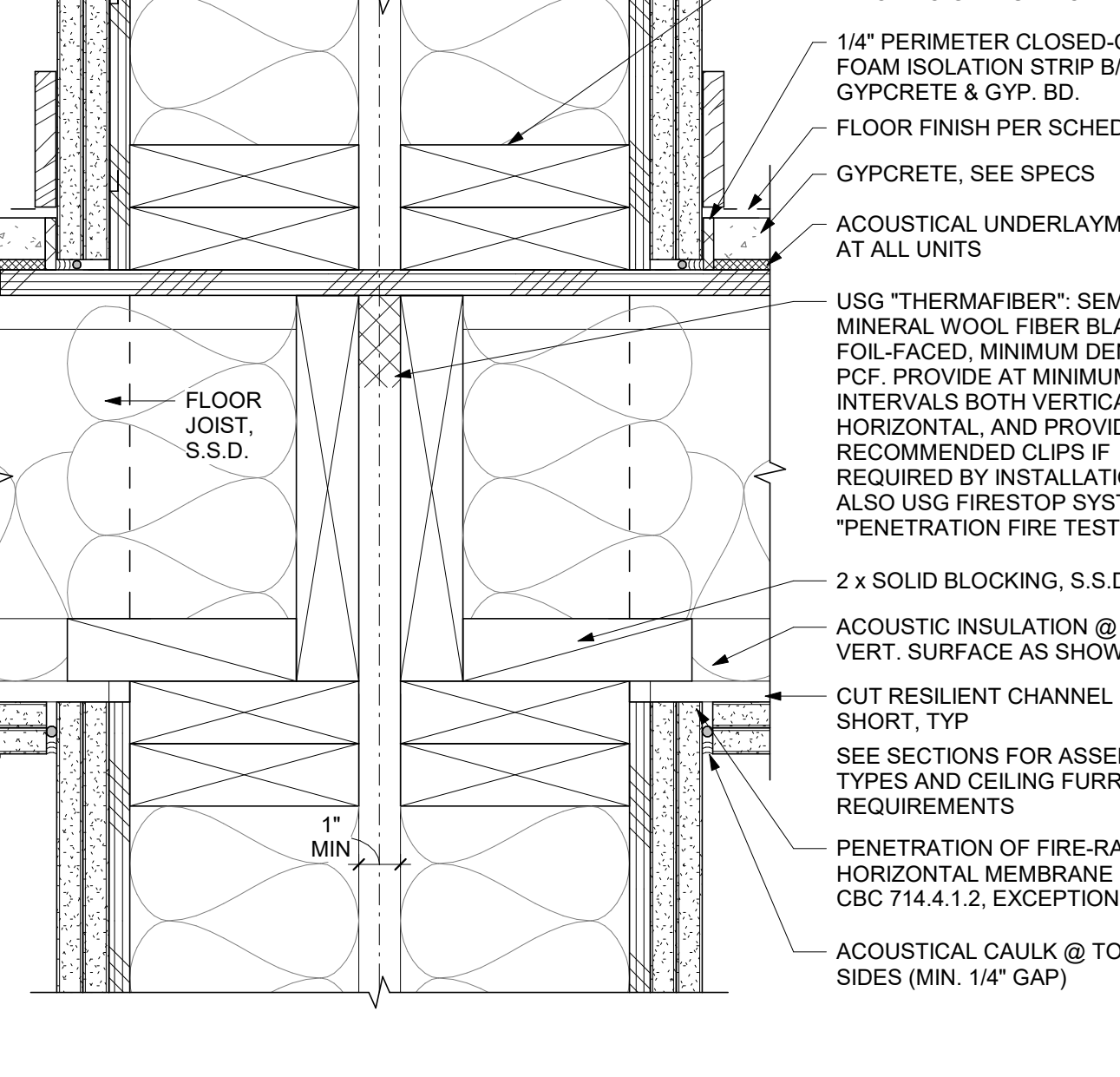
6 ACOUSTIC MAT EDGE DETAIL (TYP)
 A9.10 SCALE: 6" = 1'-0"



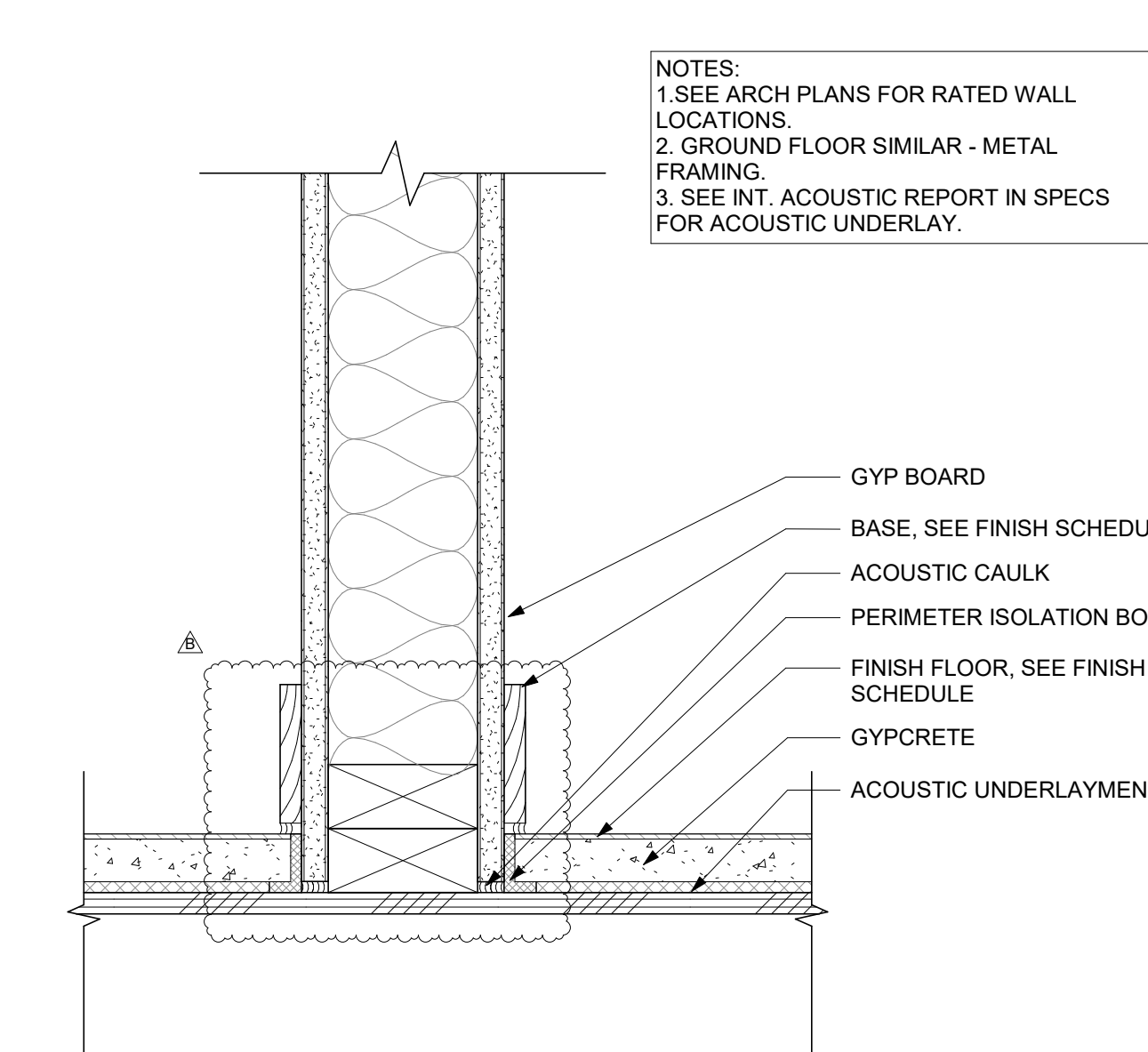
5 ACOUSTIC MAT EDGE DETAIL (CONCRETE)
 A9.10 SCALE: 6" = 1'-0"



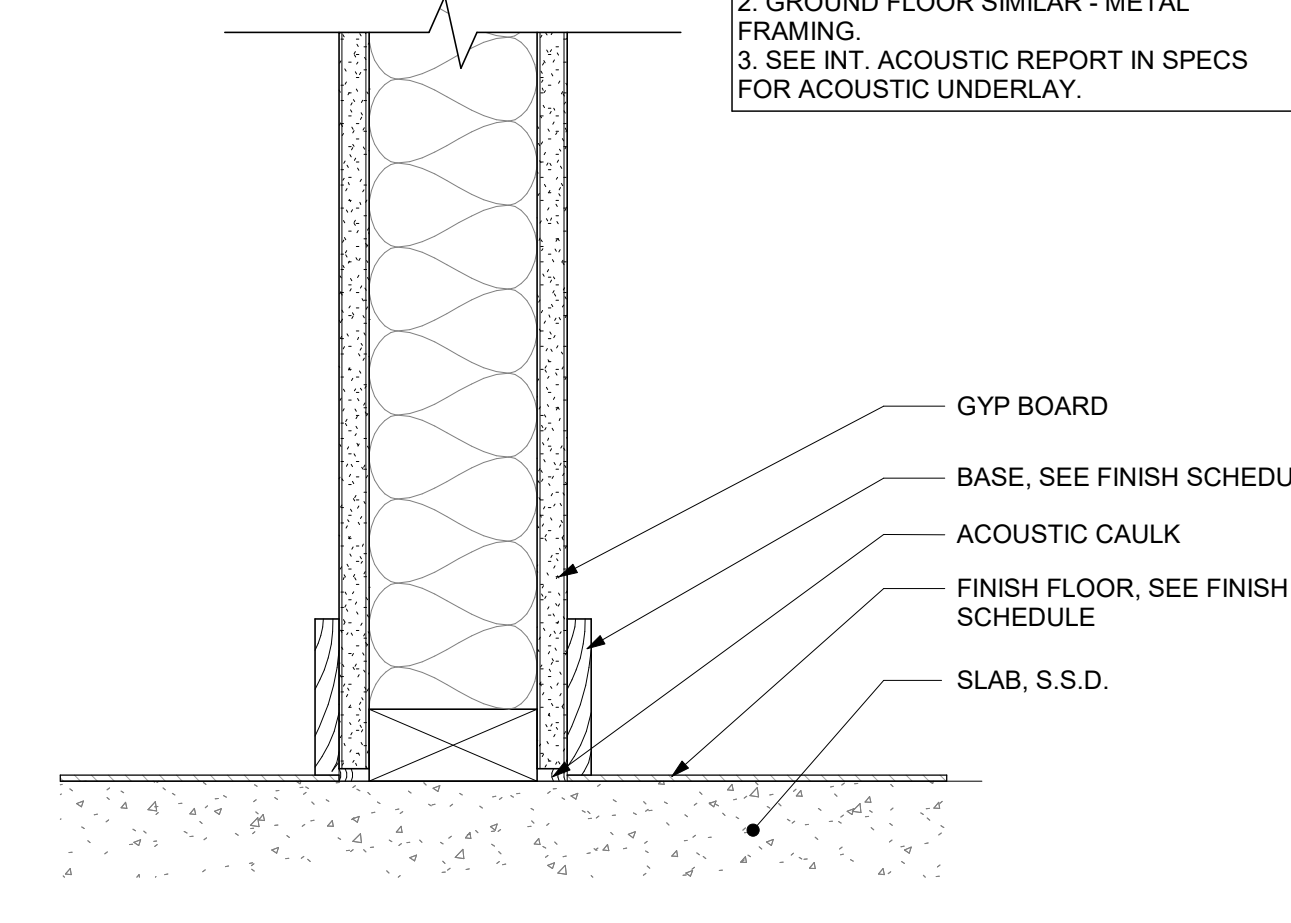
4 PARTY WALL @ ROOF / CEILING
 A9.10 SCALE: 3" = 1'-0"



3 TENANT SEPARATION WALL - WOOD-FRAMED LEVELS
 A9.10 SCALE: 3" = 1'-0"



2 TYP INTERIOR WALL @ WD & GYPCRETE FLOOR
 A9.10 SCALE: 3" = 1'-0"



1 TYP INTERIOR WALL @ PODIUM SLAB
 A9.10 SCALE: 3" = 1'-0"

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 SAN JOSE, CA 95112

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 ALAMO, CA 94507

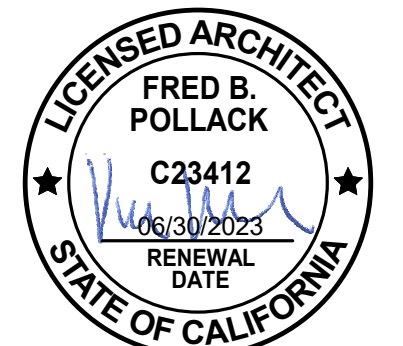
LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
 ARCATA, CA 95521

**COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT**
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023
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ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
2	03/20/23	BID ADDENDUM
2	03/20/23	PLAN CHECK RESPONSE 2

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306

Client:

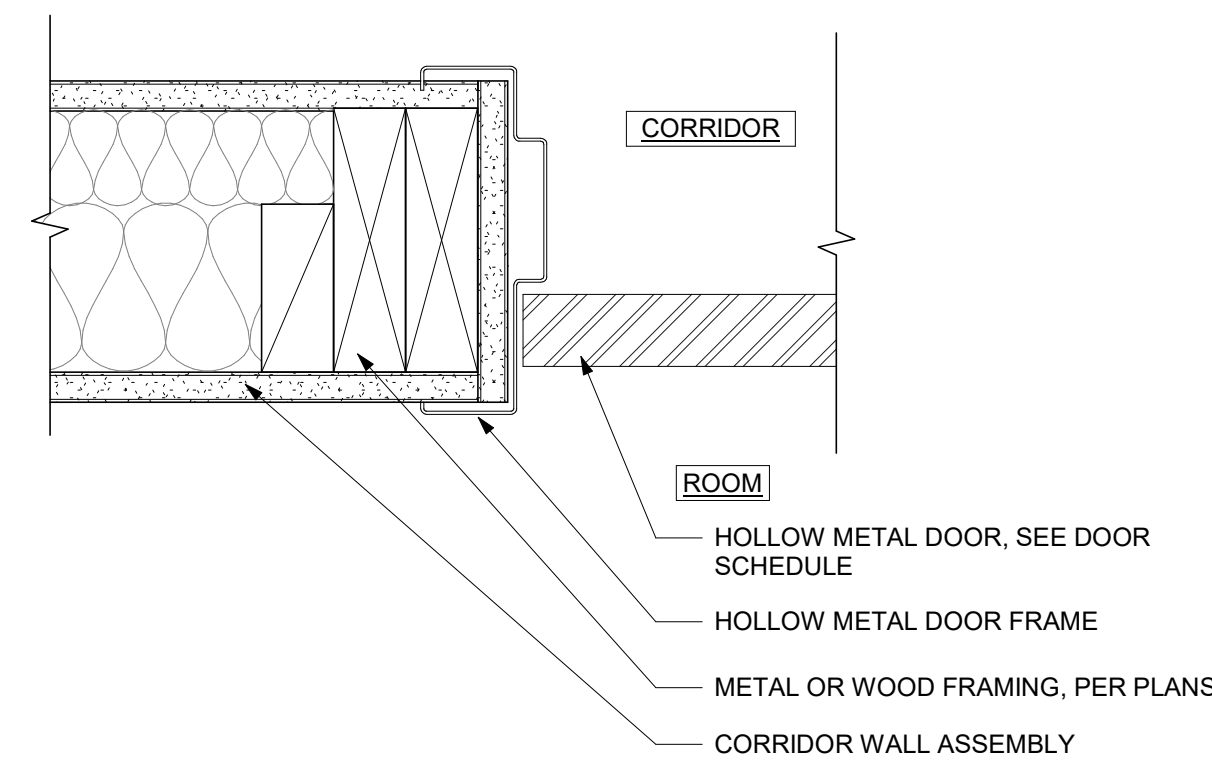


INTERIOR DOOR DETAILS

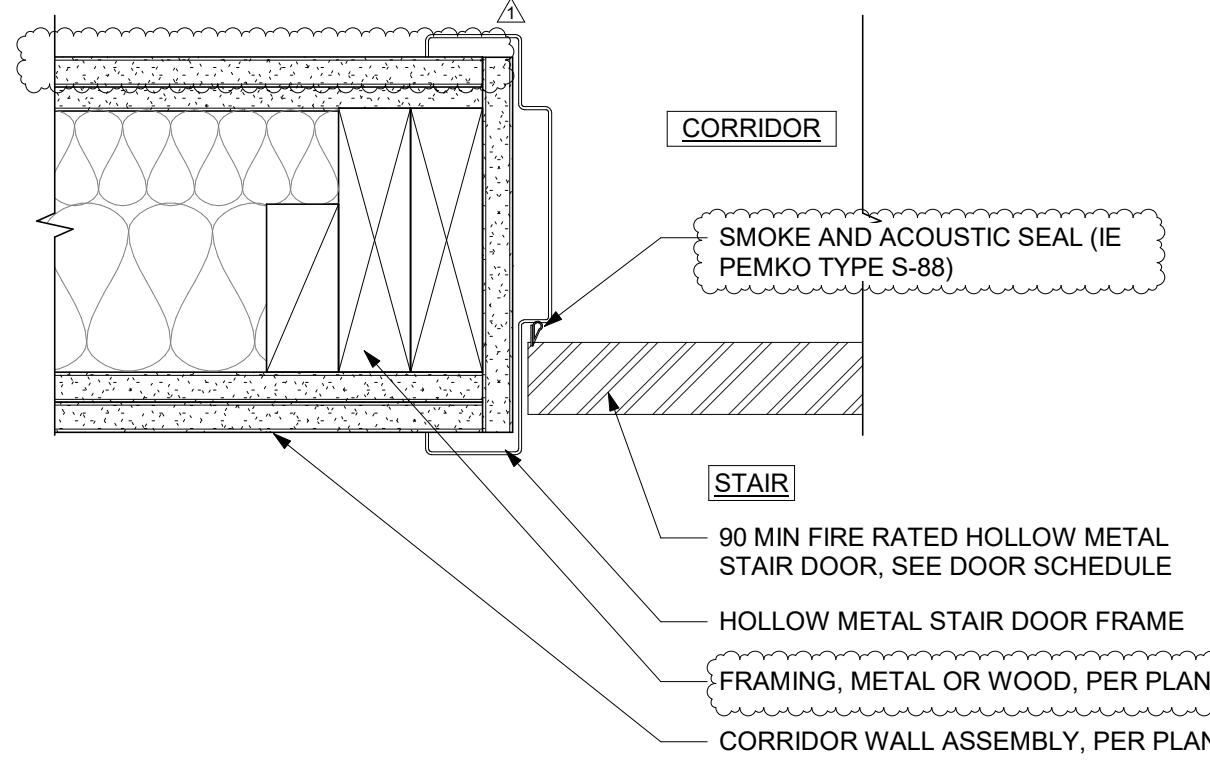
JOB #: 1925
 SCALE: 3" = 1'-0"

A9.20

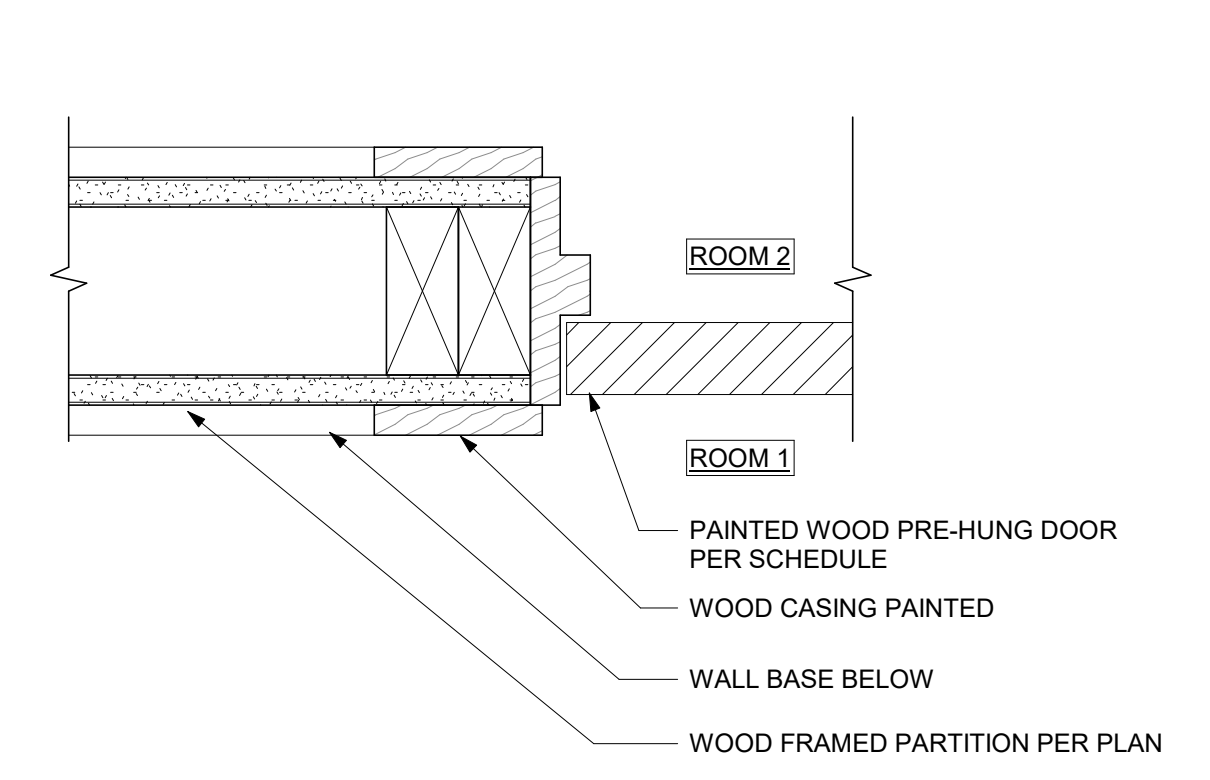
PLAN CHECK REVISION 4 | DATE: 06/19/23



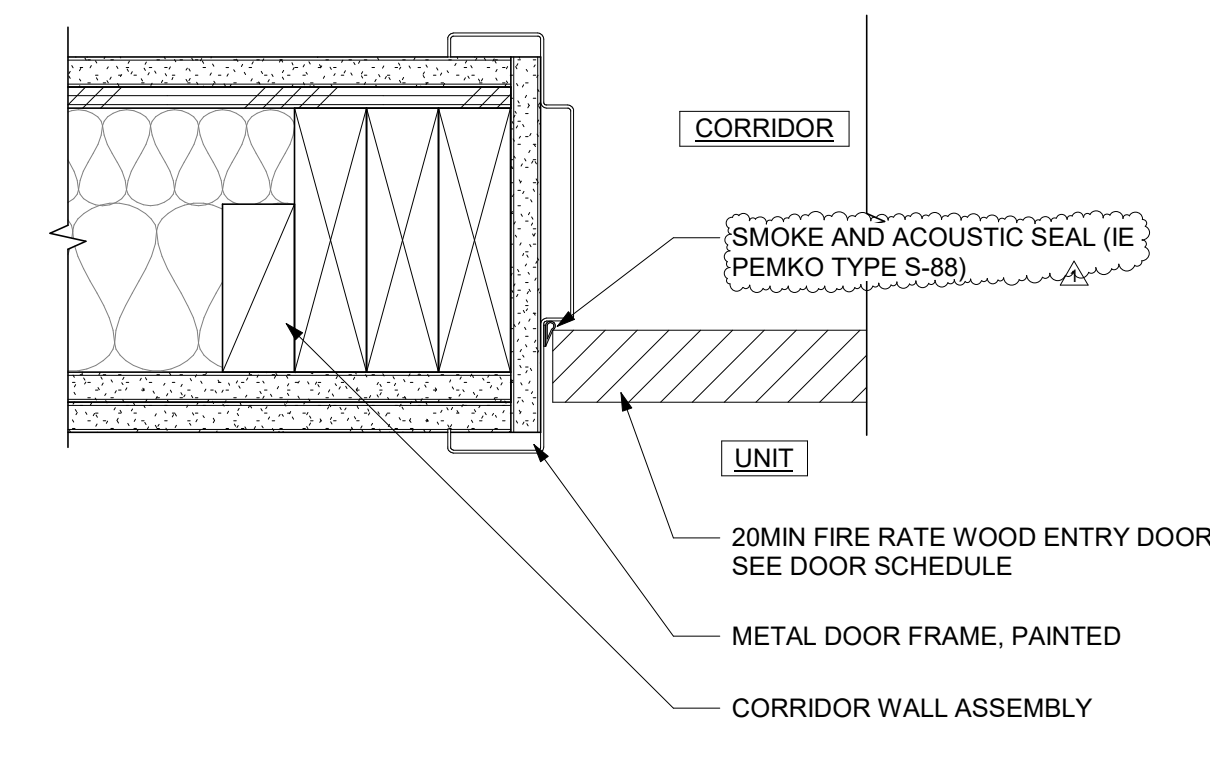
16 HOLLOW METAL DOOR JAMB
 A9.20 SCALE: 3" = 1'-0"



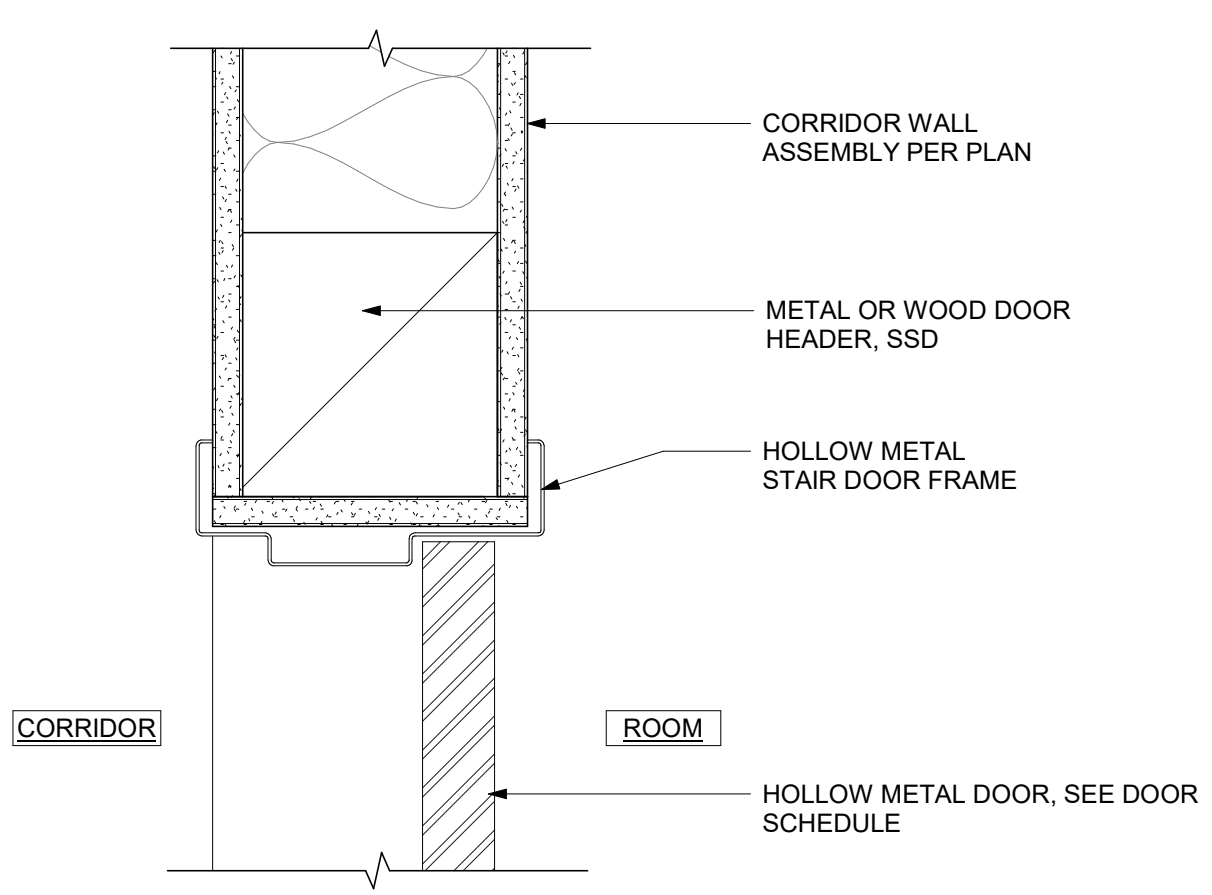
12 STAIR DOOR JAMB
 A9.20 SCALE: 3" = 1'-0"



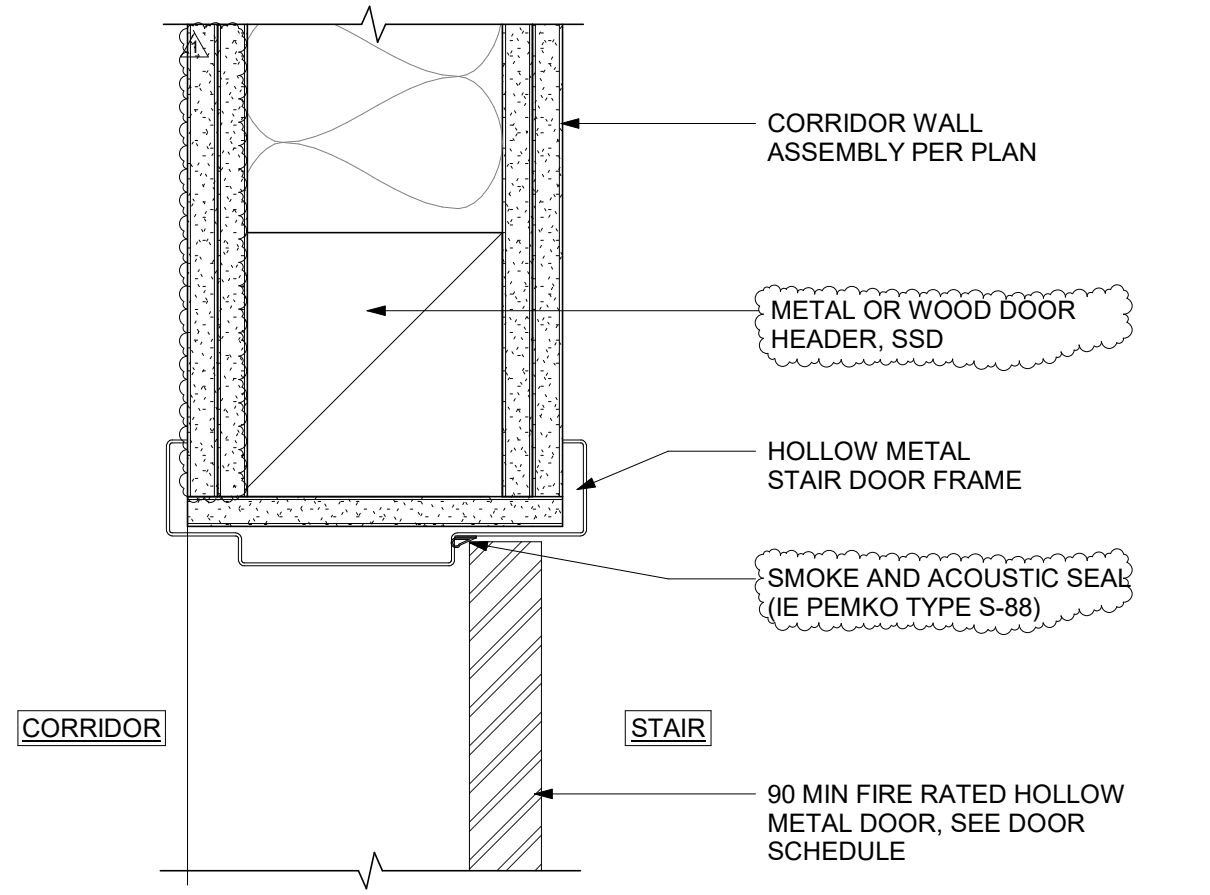
8 UNIT INTERIOR DOOR JAMB
 A9.20 SCALE: 3" = 1'-0"



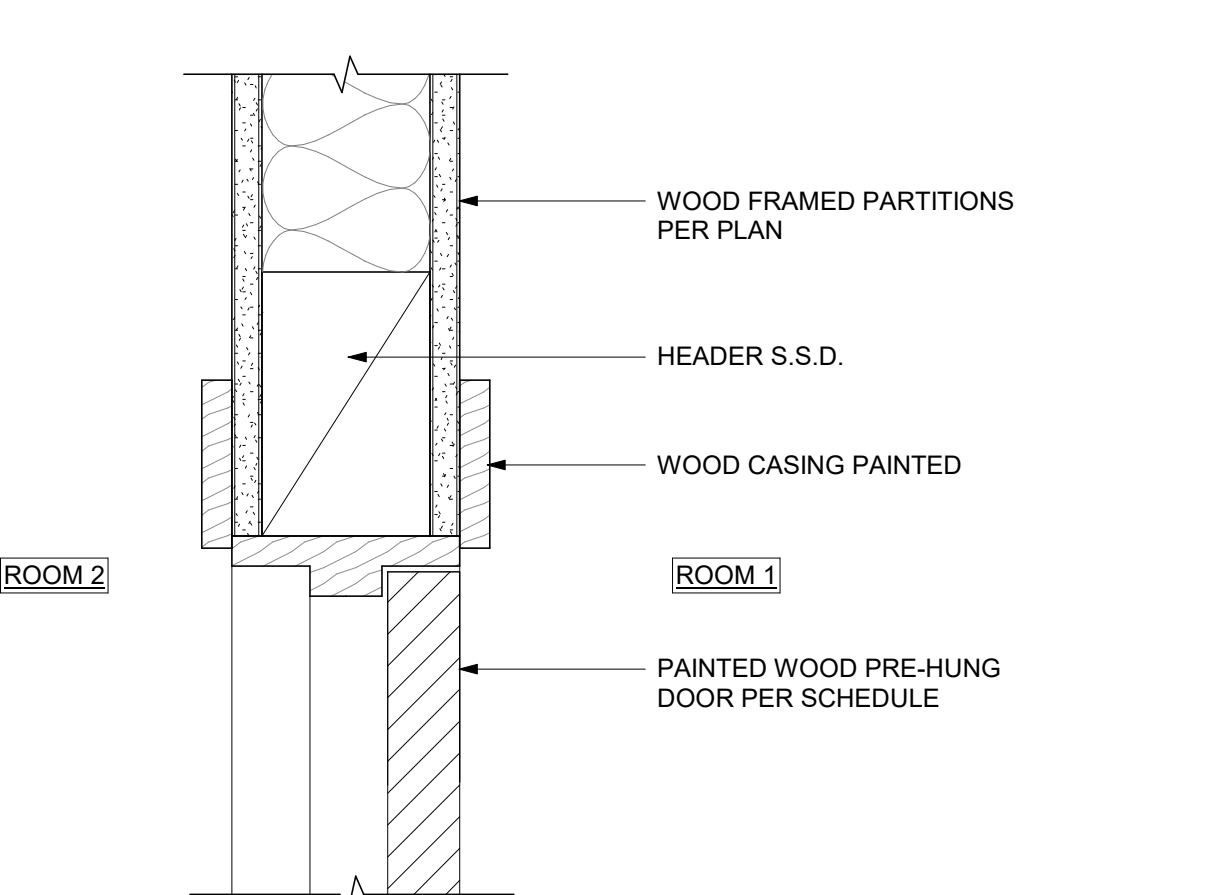
4. UNIT ENTRY DOOR JAMB
 A9.20 SCALE: 3" = 1'-0"



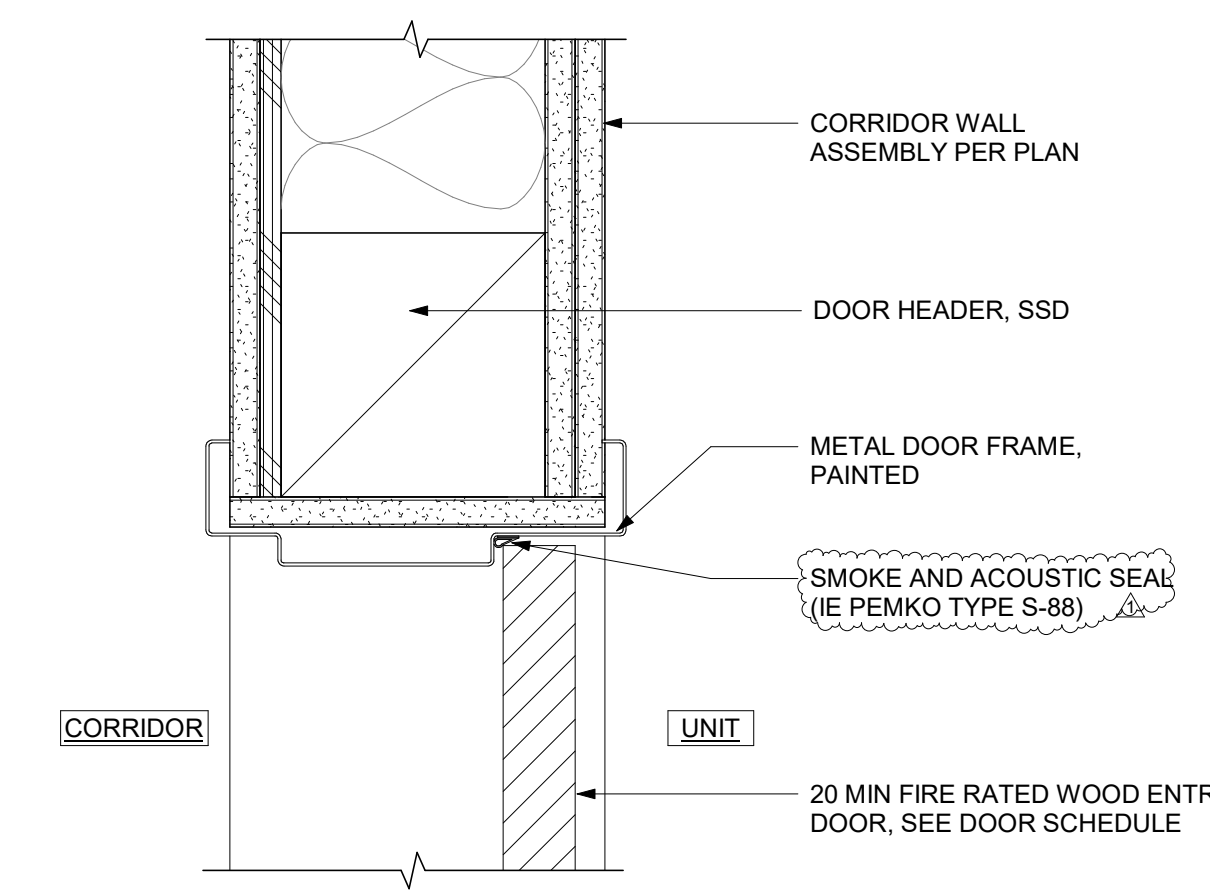
15 HOLLOW METAL DOOR HEAD
 A9.20 SCALE: 3" = 1'-0"



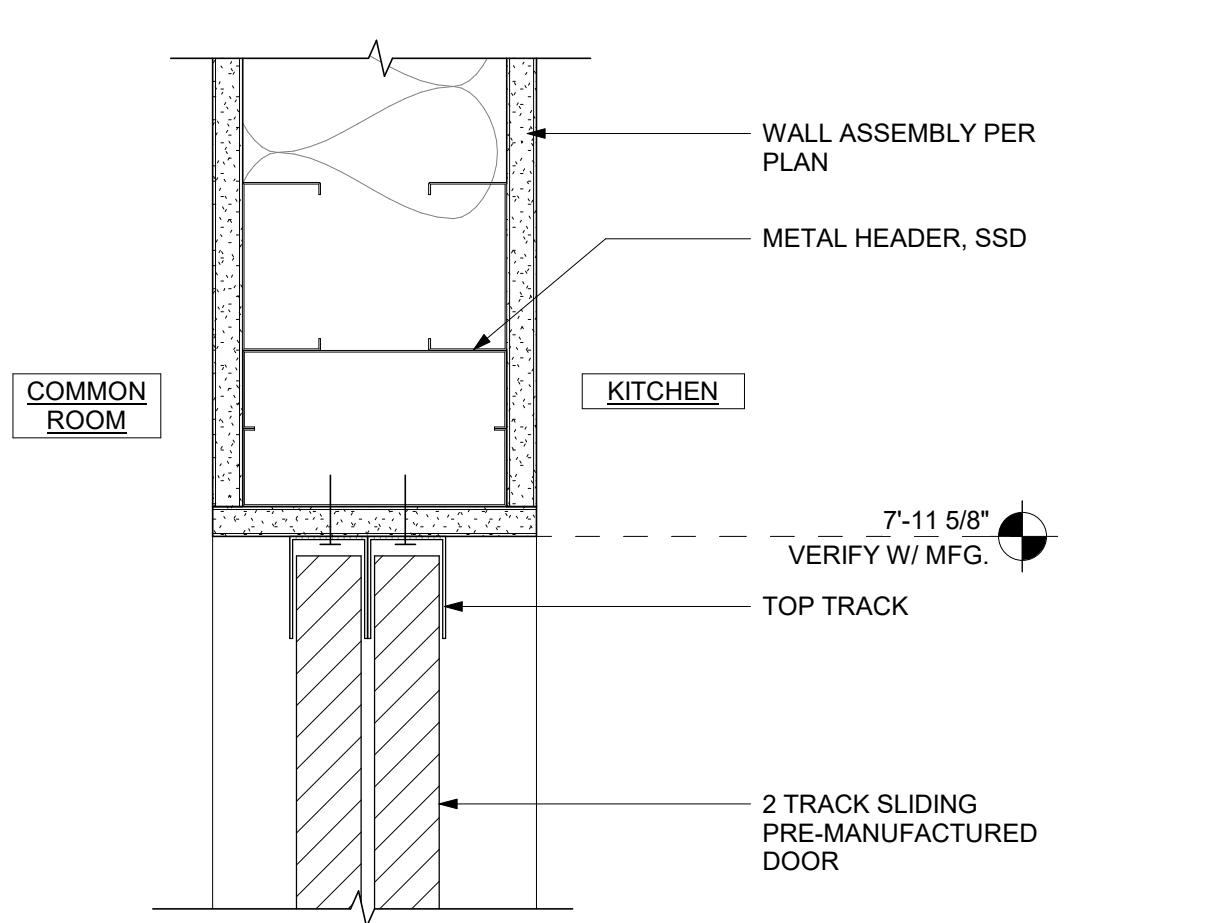
11 STAIR DOOR HEAD
 A9.20 SCALE: 3" = 1'-0"



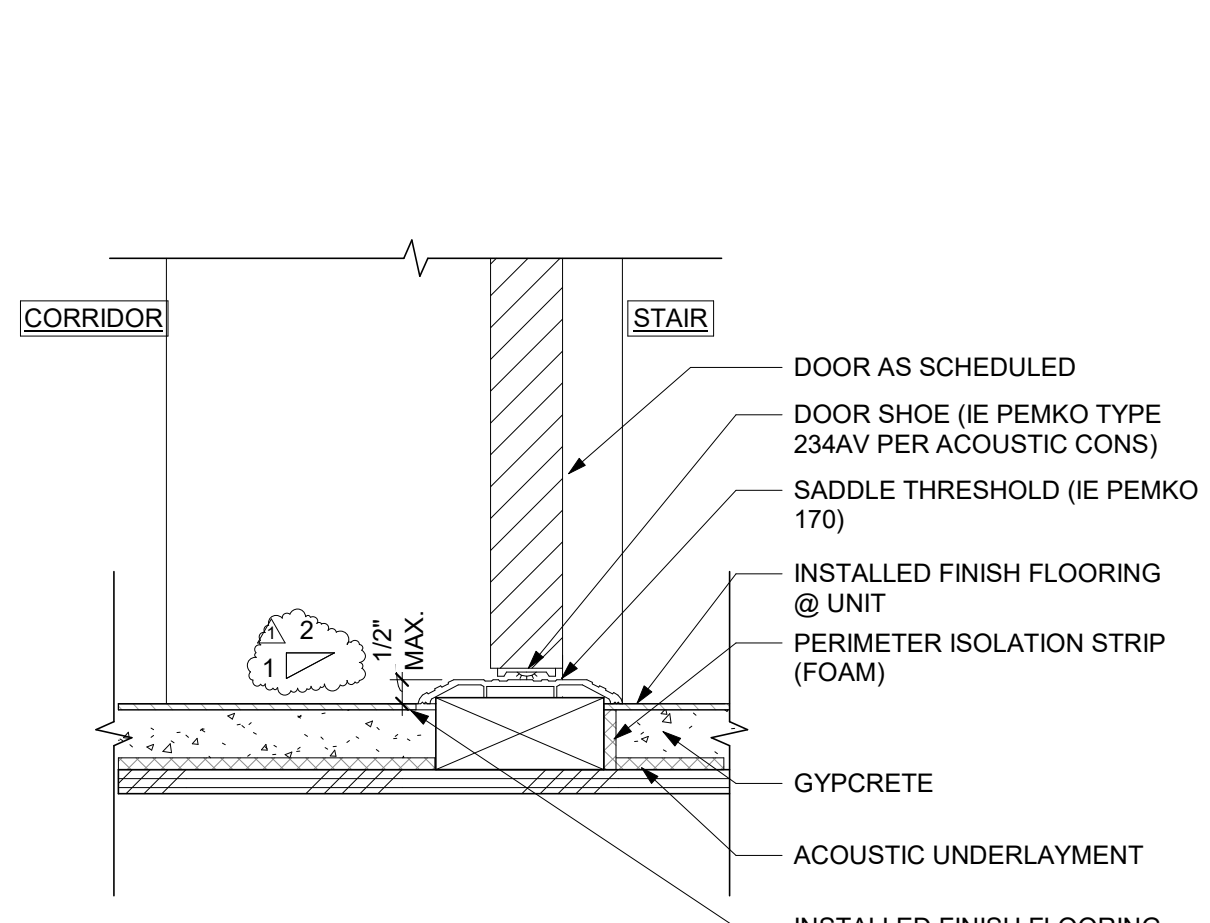
7 UNIT INTERIOR DOOR HEAD
 A9.20 SCALE: 3" = 1'-0"



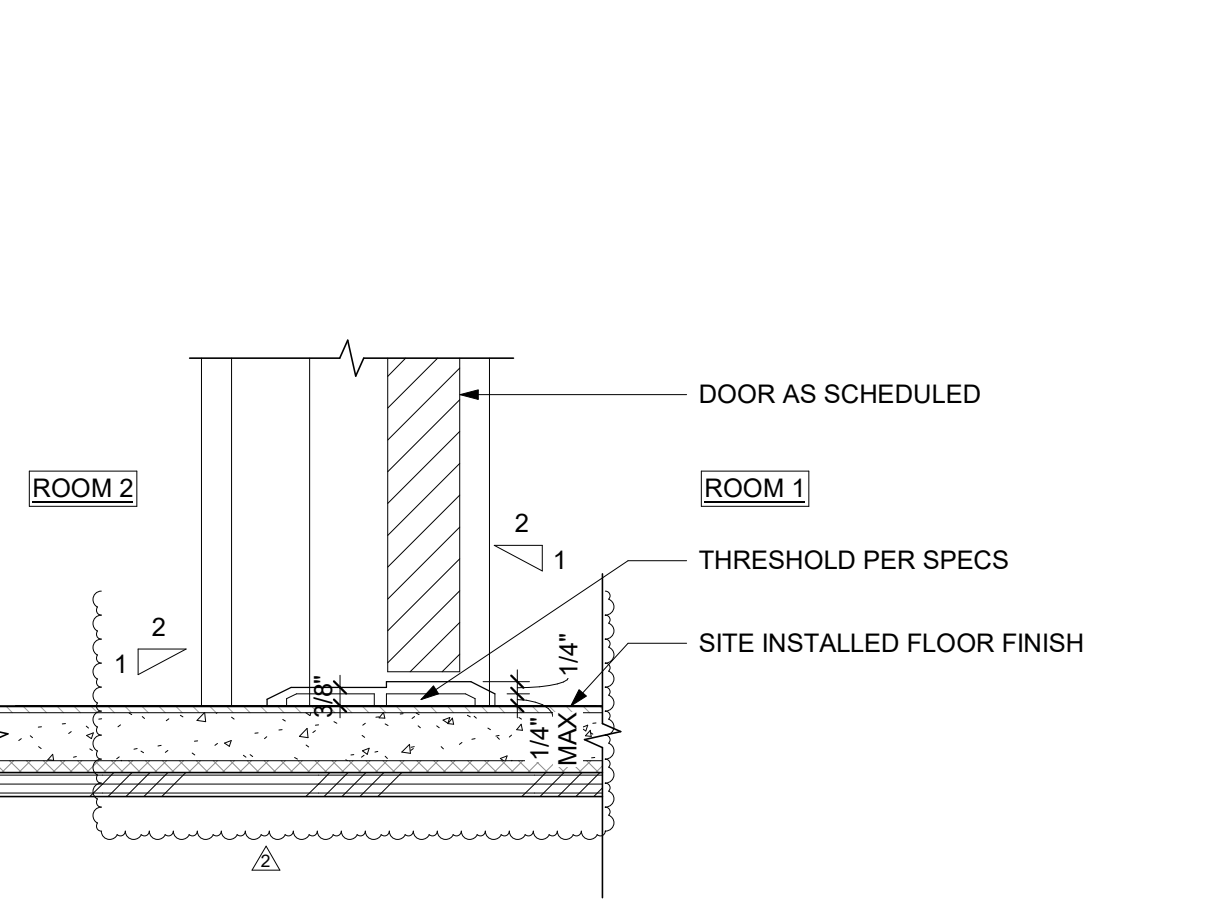
3 UNIT ENTRY DOOR HEAD
 A9.20 SCALE: 3" = 1'-0"



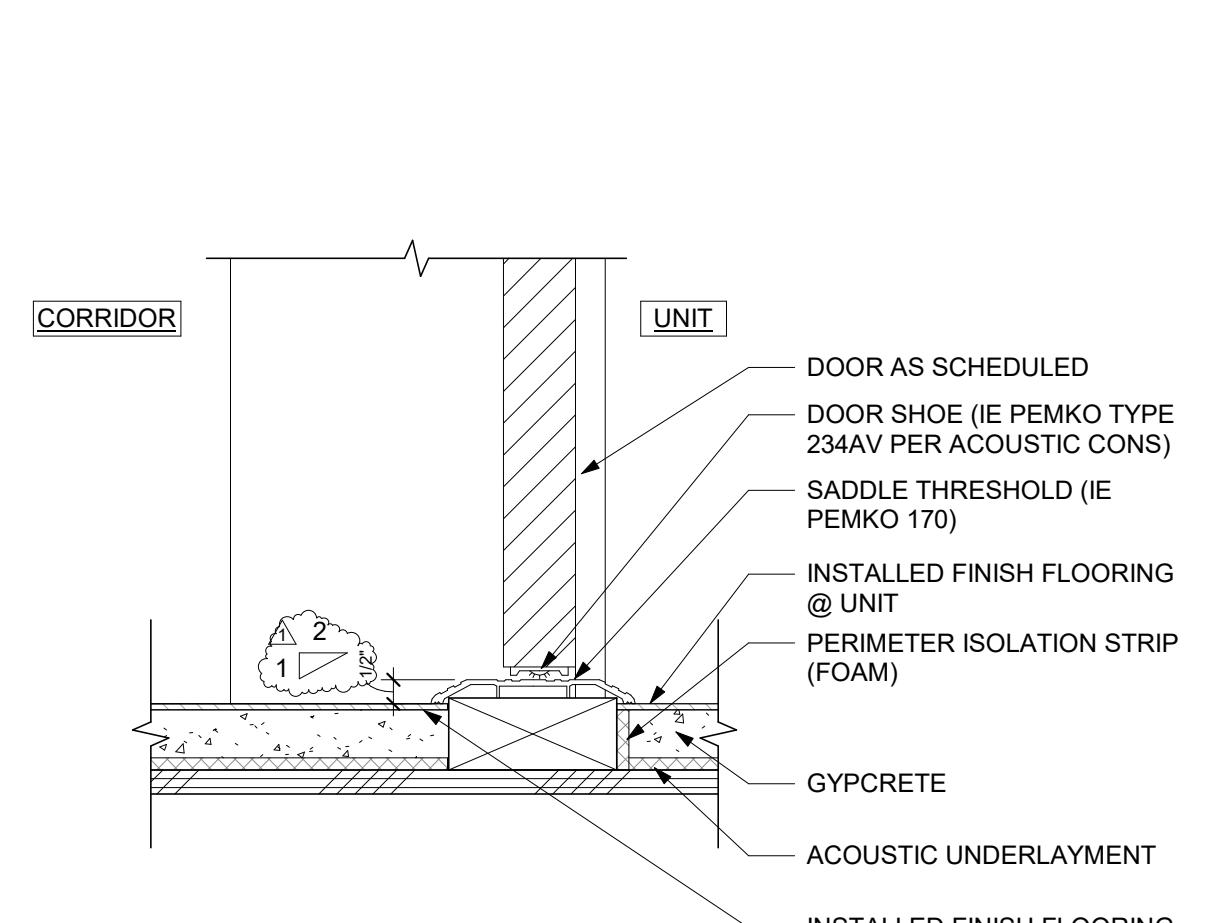
14 COMMON ROOM SLIDING DOOR HEADER
 A9.20 SCALE: 3" = 1'-0"



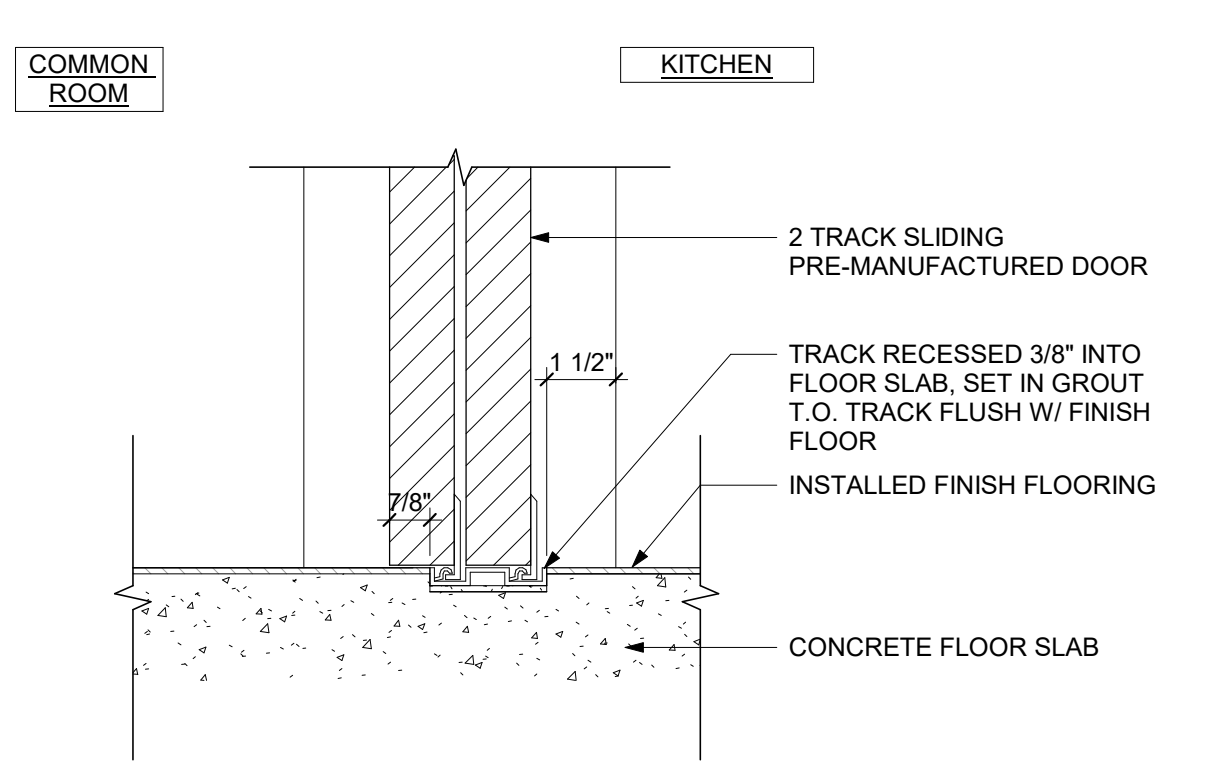
10 STAIR DOOR THRESHOLD
 A9.20 SCALE: 3" = 1'-0"



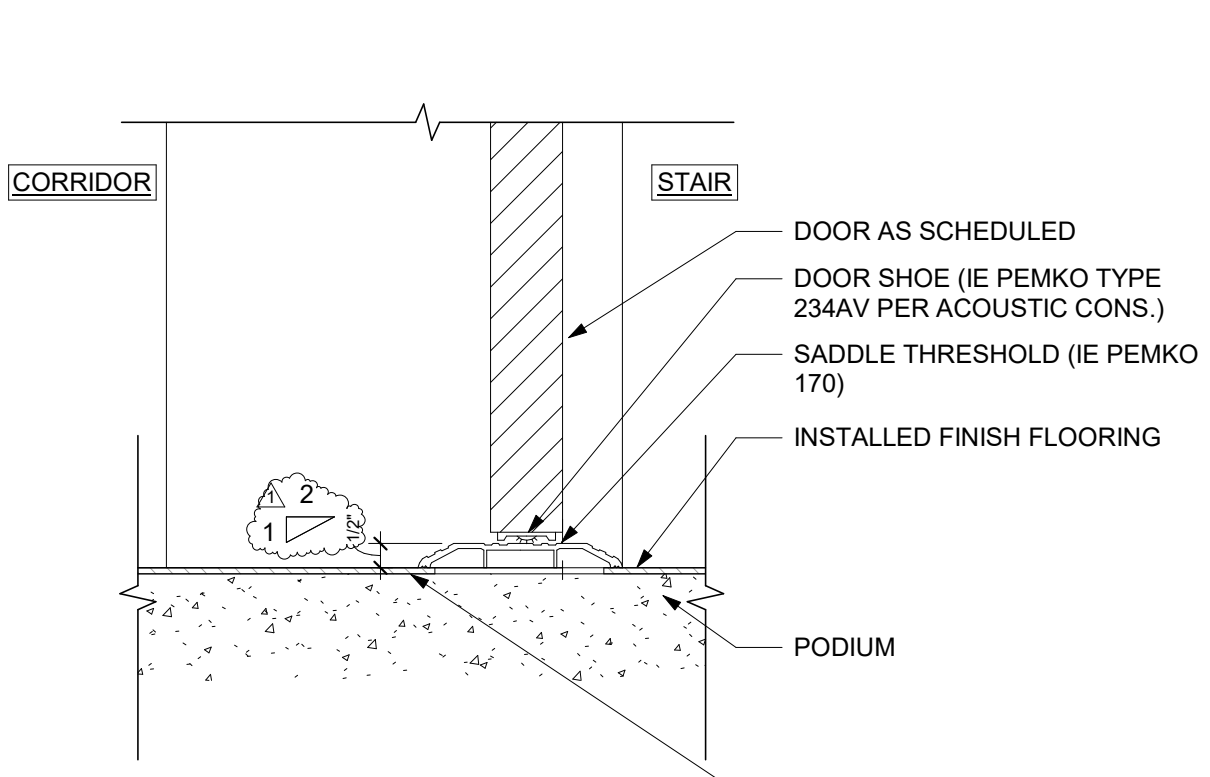
6 UNIT INTERIOR DOOR THRESHOLD
 A9.20 SCALE: 3" = 1'-0"



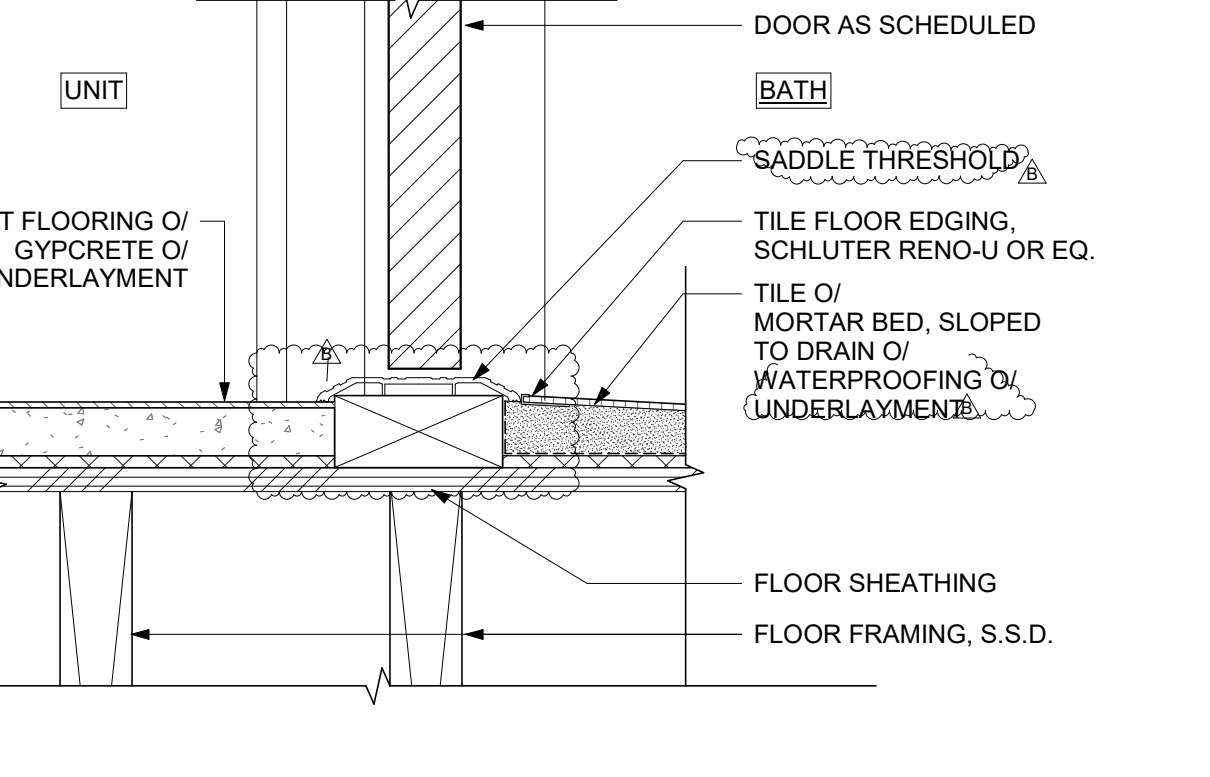
2 UNIT ENTRY DOOR THRESHOLD L3-4
 A9.20 AT WOOD FRAMED/GYPCRETE FLOOR
 SCALE: 3" = 1'-0"



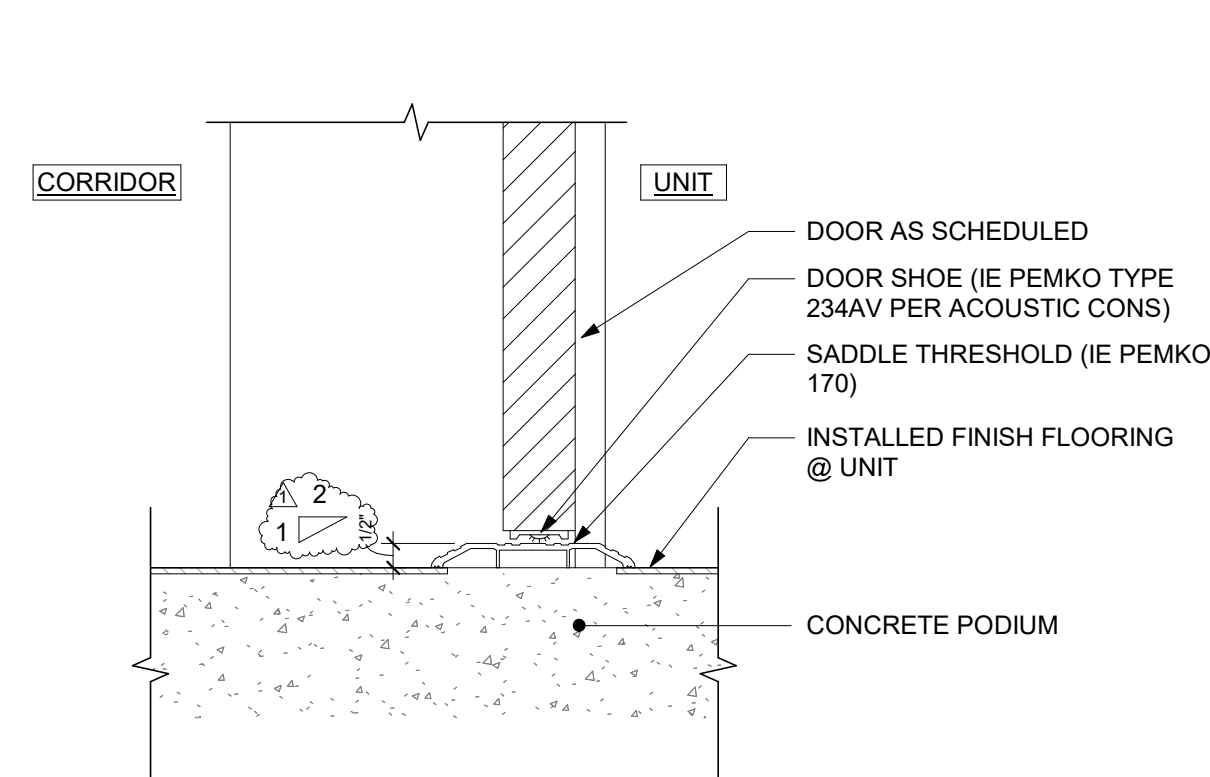
13 COMMUNITY RM SLIDING DOOR THRESHOLD
 A9.20 SCALE: 3" = 1'-0"



9 STAIR DOOR THRESHOLD PODIUM
 A9.20 SCALE: 3" = 1'-0"



5 UNIT INTERIOR DOOR THRESHOLD BATH TILE
 A9.20 SCALE: 3" = 1'-0"



1 UNIT ENTRY DOOR THRESHOLD PODIUM
 A9.20 SCALE: 3" = 1'-0"

CIVIL ENGINEER
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1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112

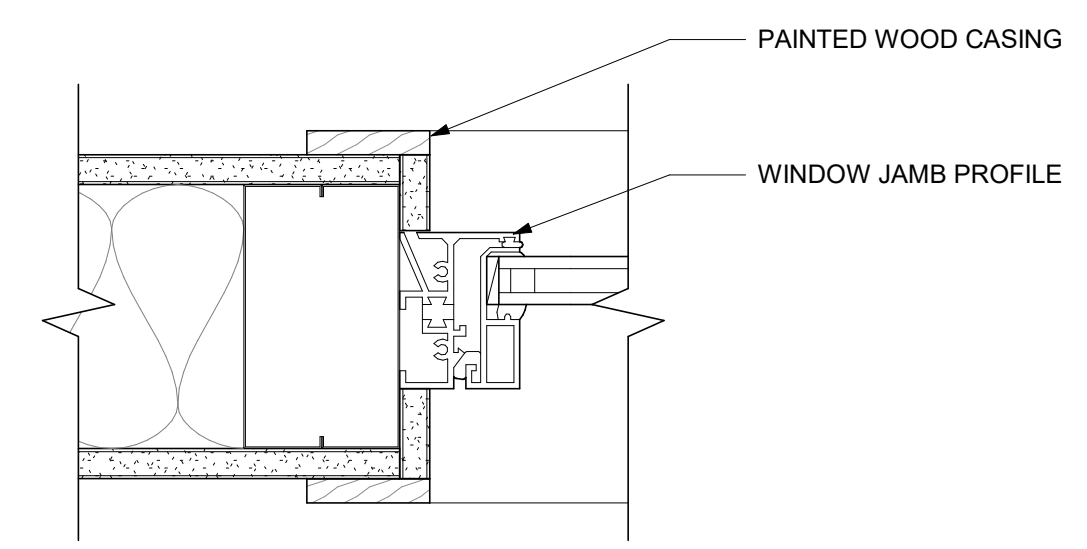
JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507

LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

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HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

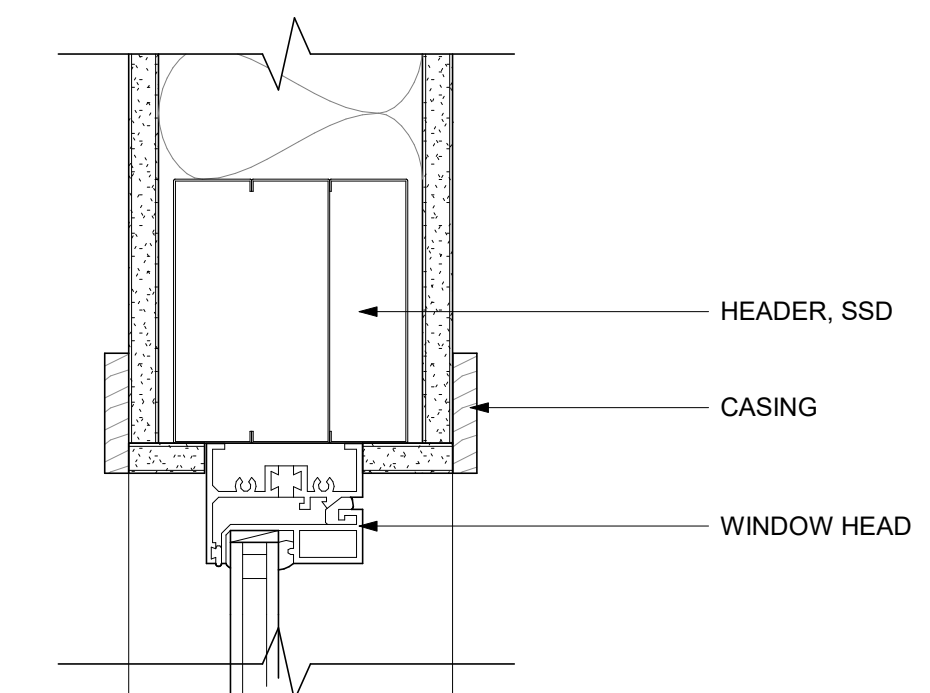
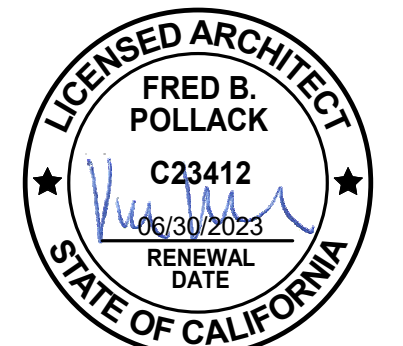
MEP ENGINEER
EMERALD CITY ENGINEERS
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LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1897 O STREET
ARCATA, CA 95521



3 WINDOW INTERIOR JAMB
A9.30 SCALE: 3" = 1'-0"

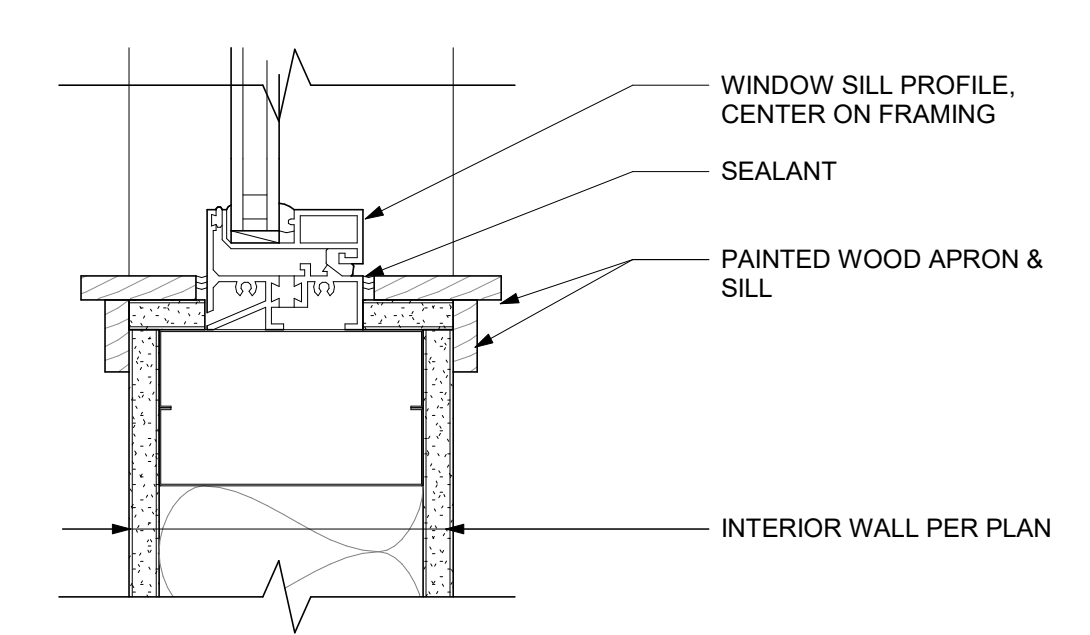
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2 WINDOW INTERIOR HEAD
A9.30 SCALE: 3" = 1'-0"

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1 WINDOW INTERIOR SILL
A9.30 SCALE: 3" = 1'-0"

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231 GRANT AVENUE**

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**INTERIOR WINDOW
DETAILS**

JOB #: 1925
SCALE: 3" = 1'-0"

A9.30

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HOHBACH-LEWIN, INC
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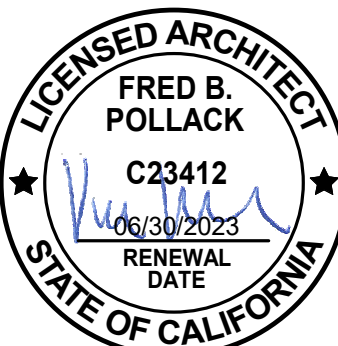
MEP ENGINEER
EMERALD CITY ENGINEERS
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PALO ALTO, CA 94306

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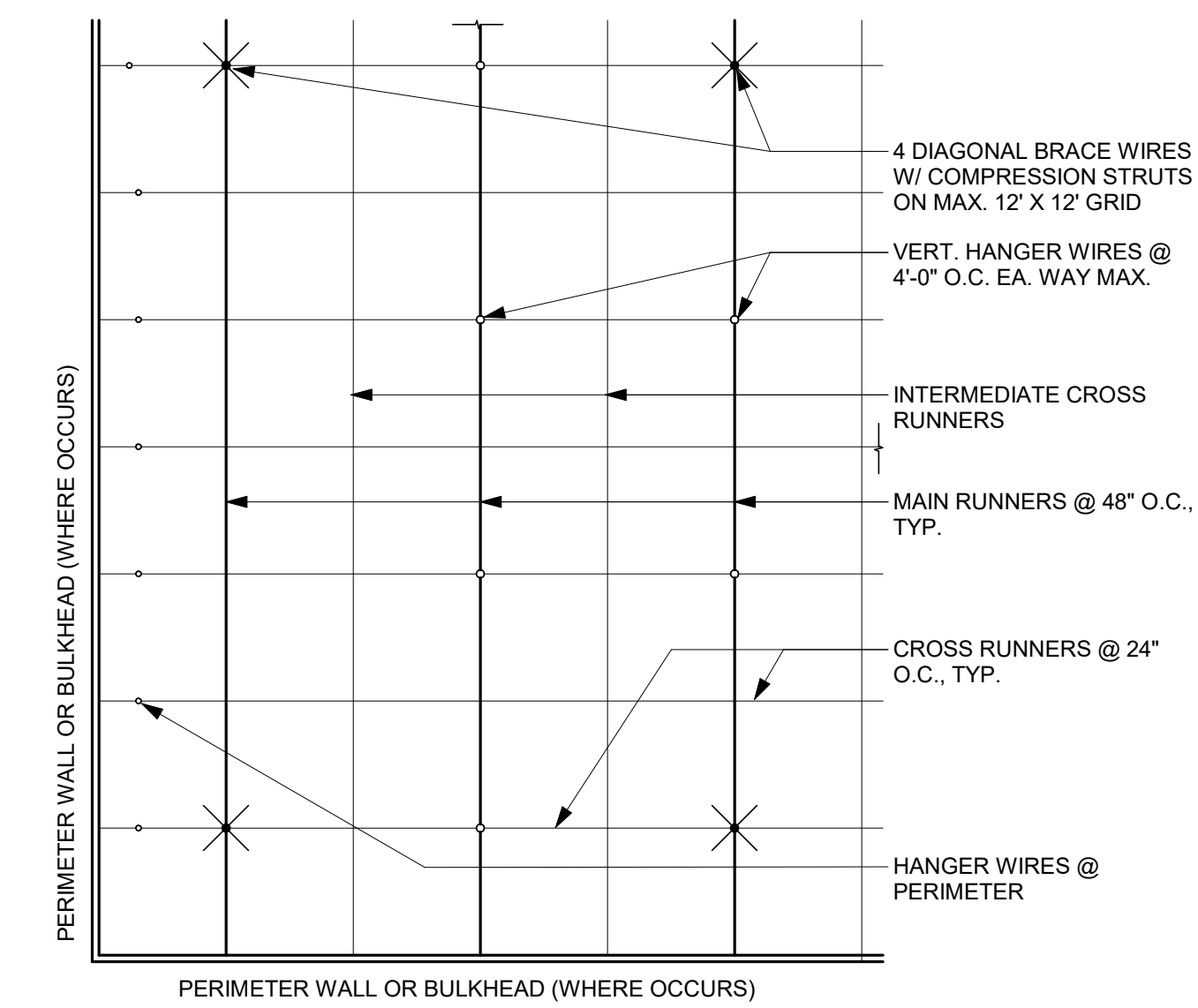


INTERIOR CEILING DETAILS (PREV A8.32)

JOB #: 1925
SCALE: As indicated

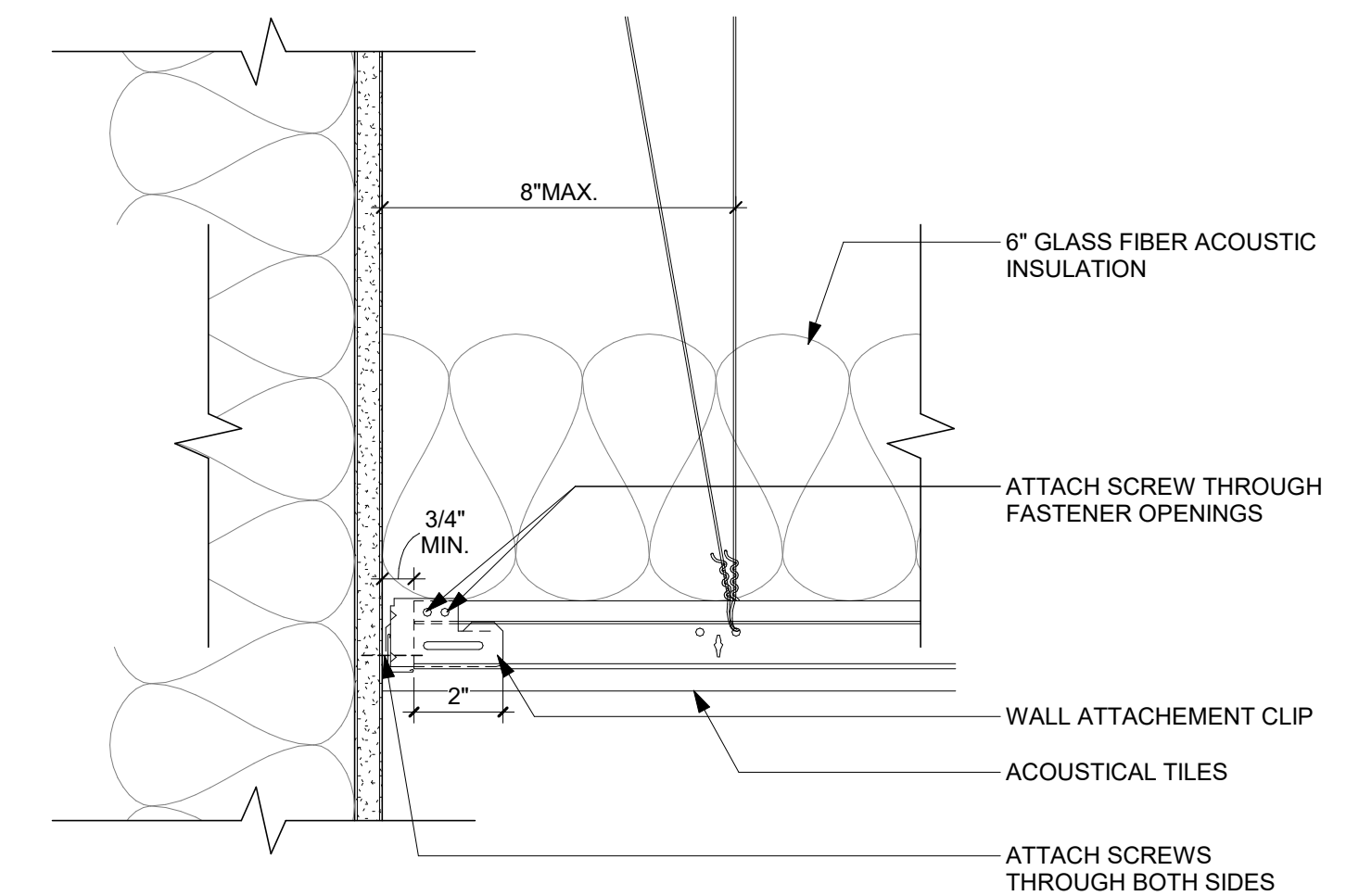
A9.50

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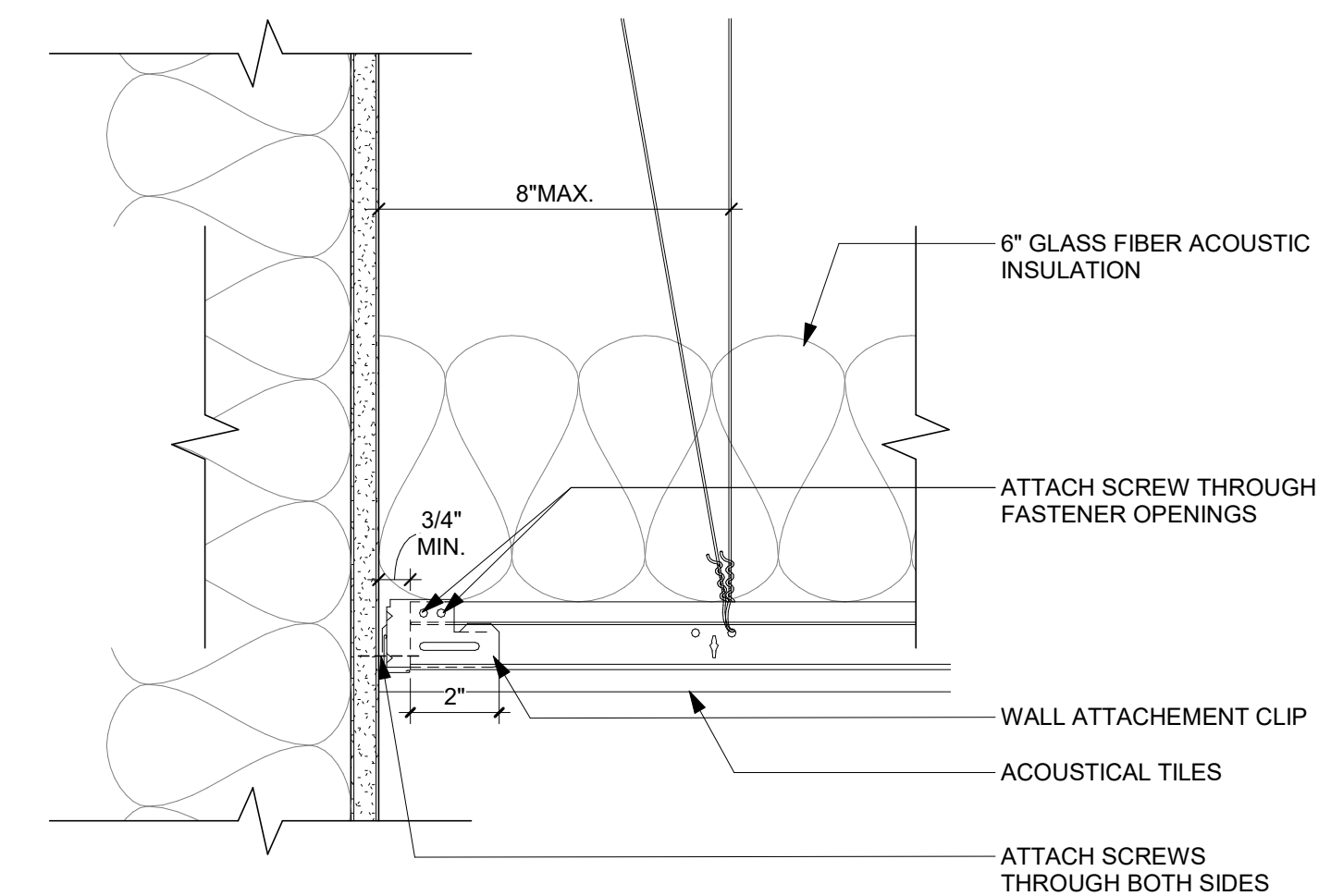
4 TYP A.C.T. FRAMING DIAGRAM

A9.50 SCALE: 3/8" = 1'-0"



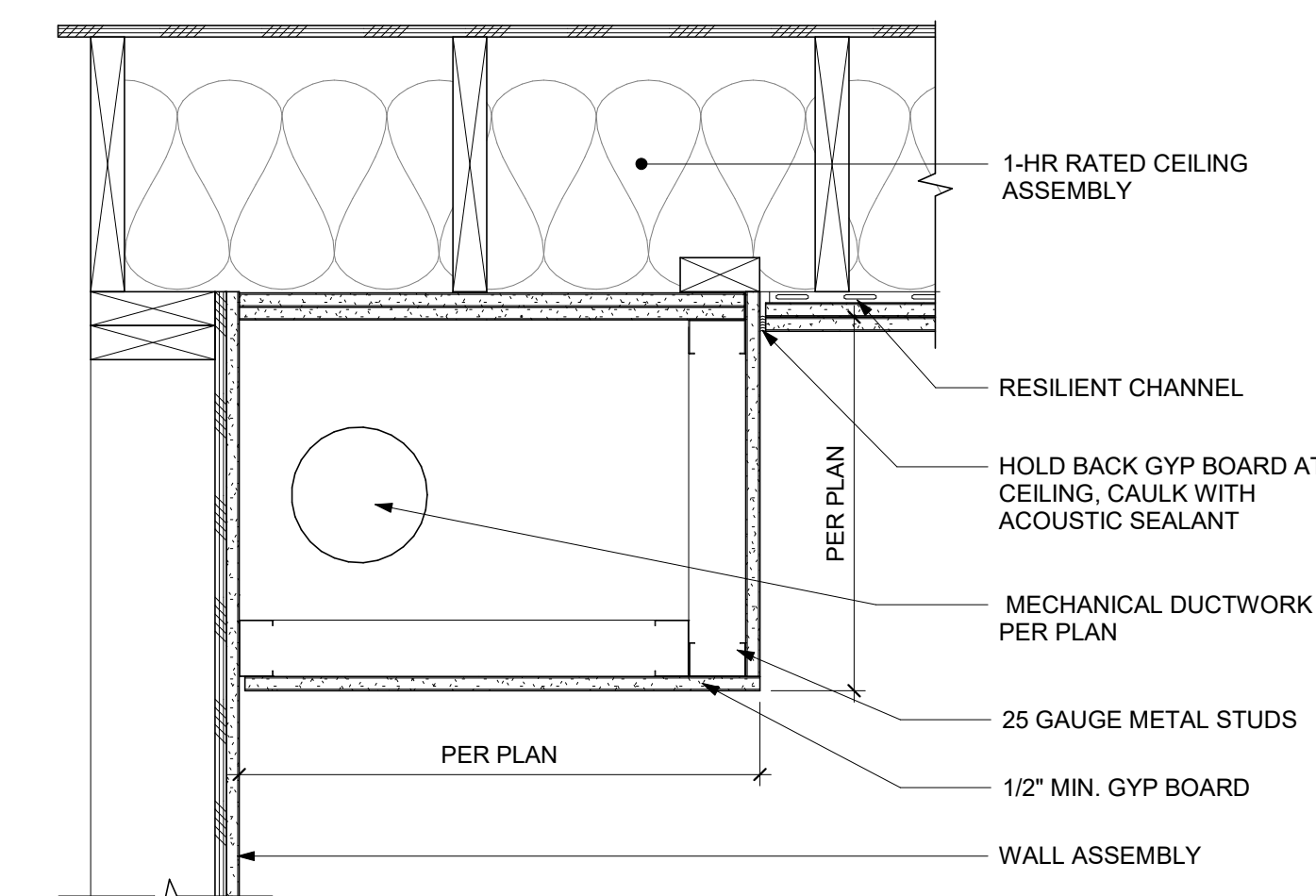
3 A.C.T. FIXED WALL CONNECTION

A9.50 SCALE: 3/8" = 1'-0"



2 A.C.T. LOOSE CONNECTION

A9.50 SCALE: 3/8" = 1'-0"



1 TYPICAL SOFFIT DETAIL

A9.50 SCALE: 1 1/2" = 1'-0"

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SAN JOSE, CA 95112

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ALAMO, CA 94507

LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

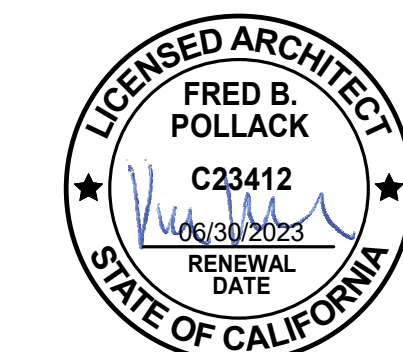
MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

COUNTY OF SANTA CLARA
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Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVE
PALO ALTO, CA 94306

Client:



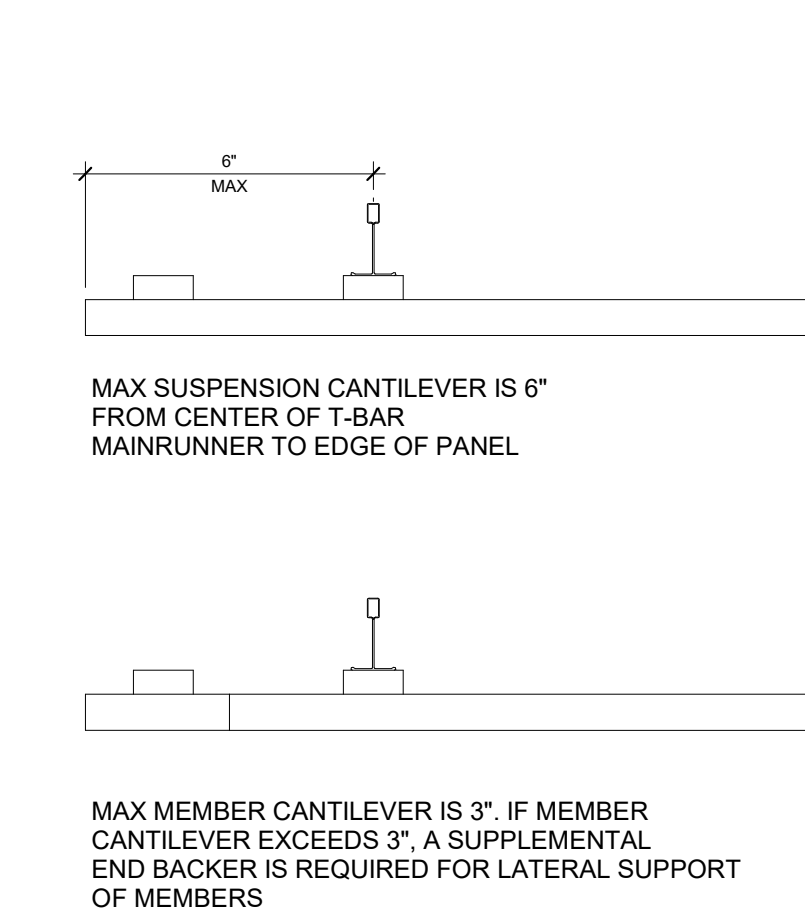
MERCY HOUSING &
ABODE COMMUNITIES

**WOOD LINEAR
CEILING PANEL
DETAILS**

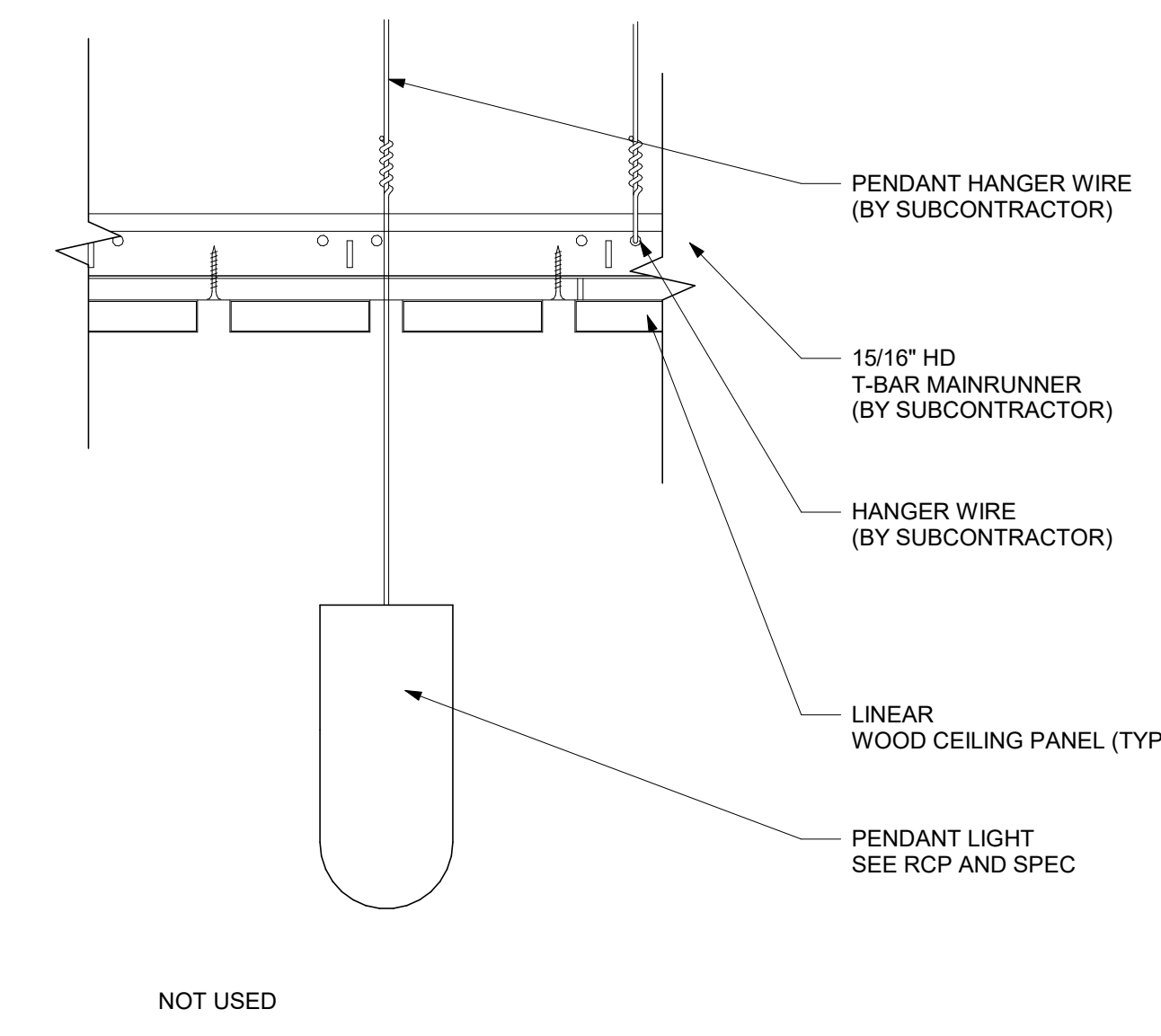
JOB #: 1925
SCALE: As Indicated

A9.51

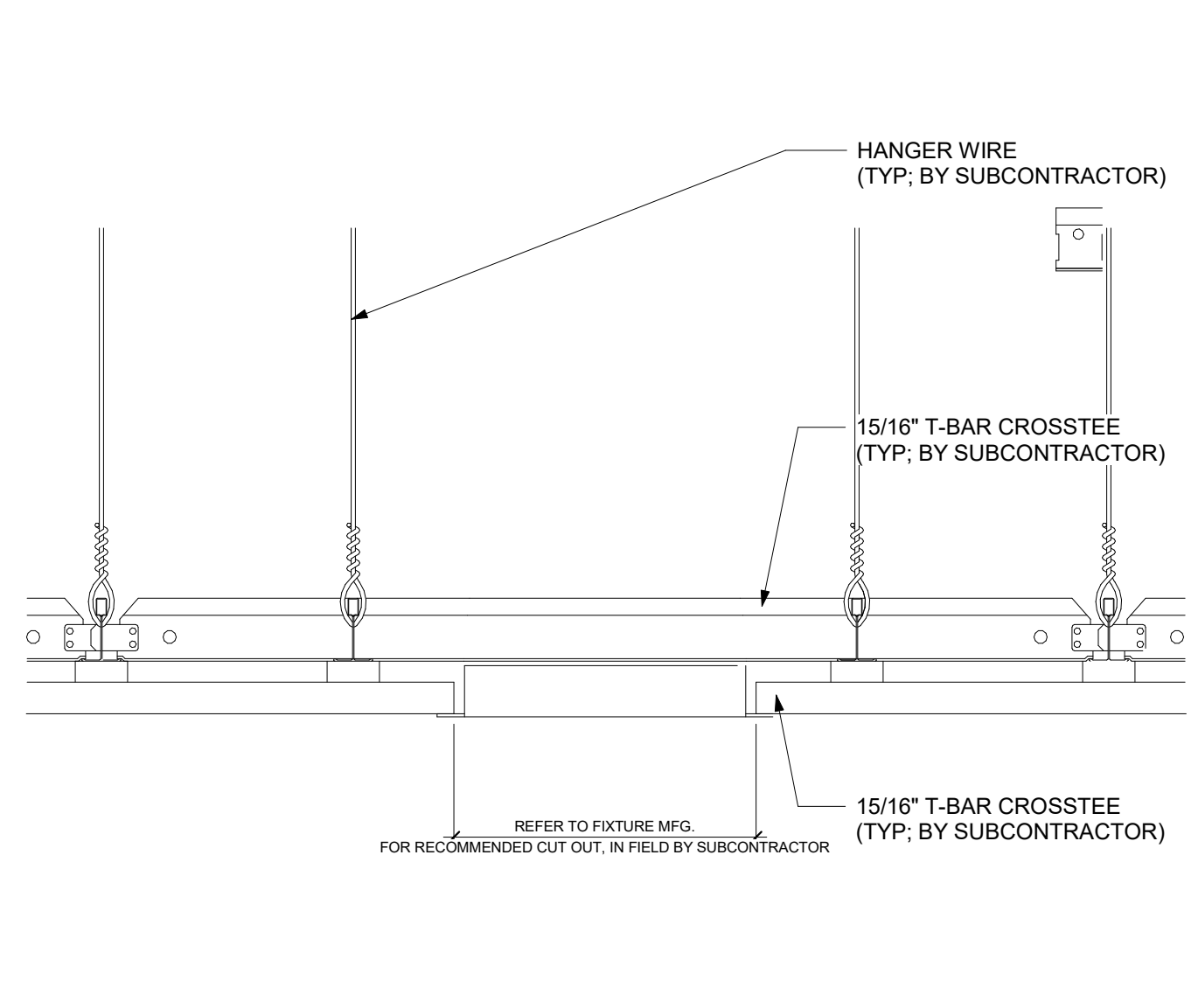
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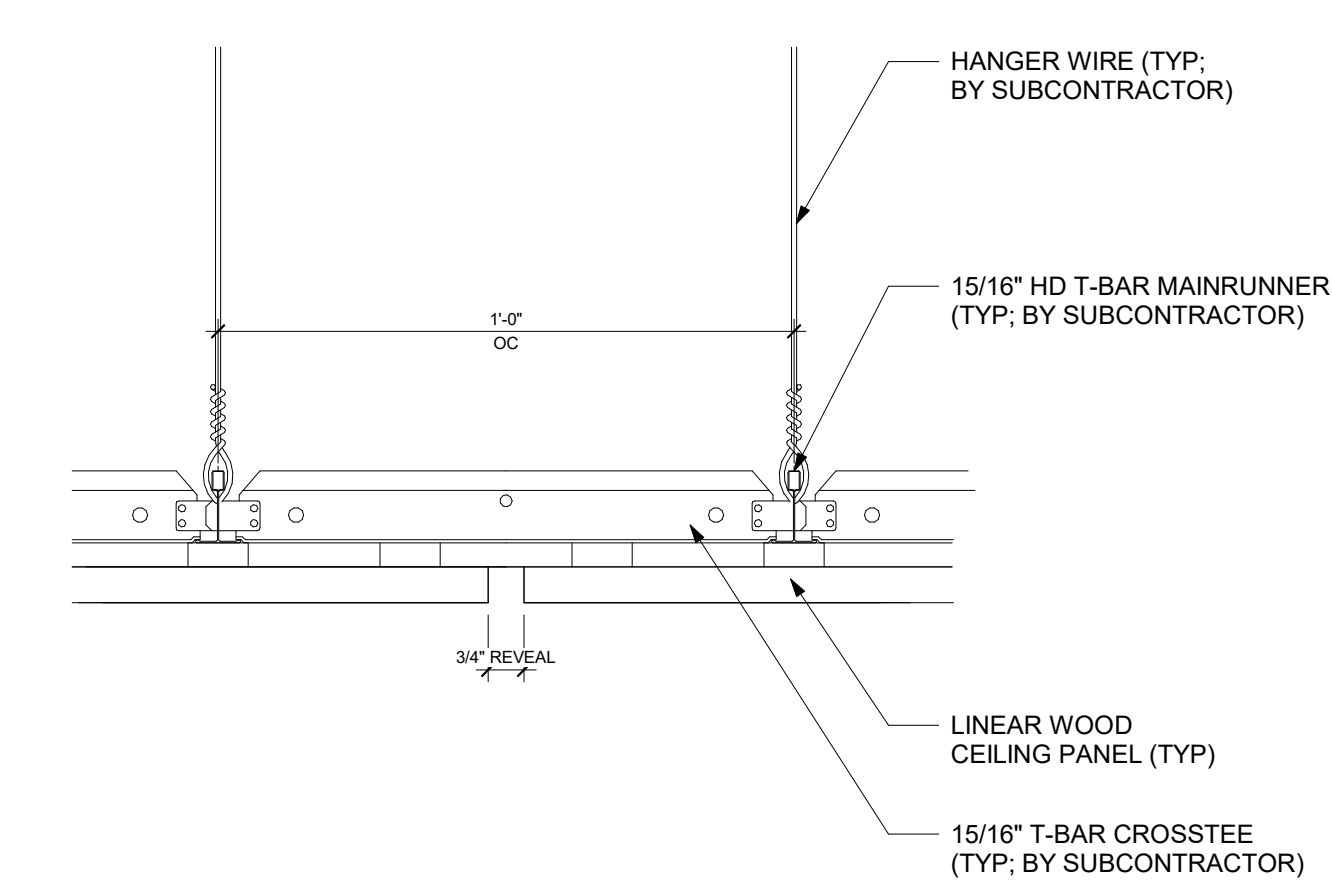
4 WOOD SLATS SECTION - CANTILEVER
A9.51 SCALE: 3" = 1'-0"



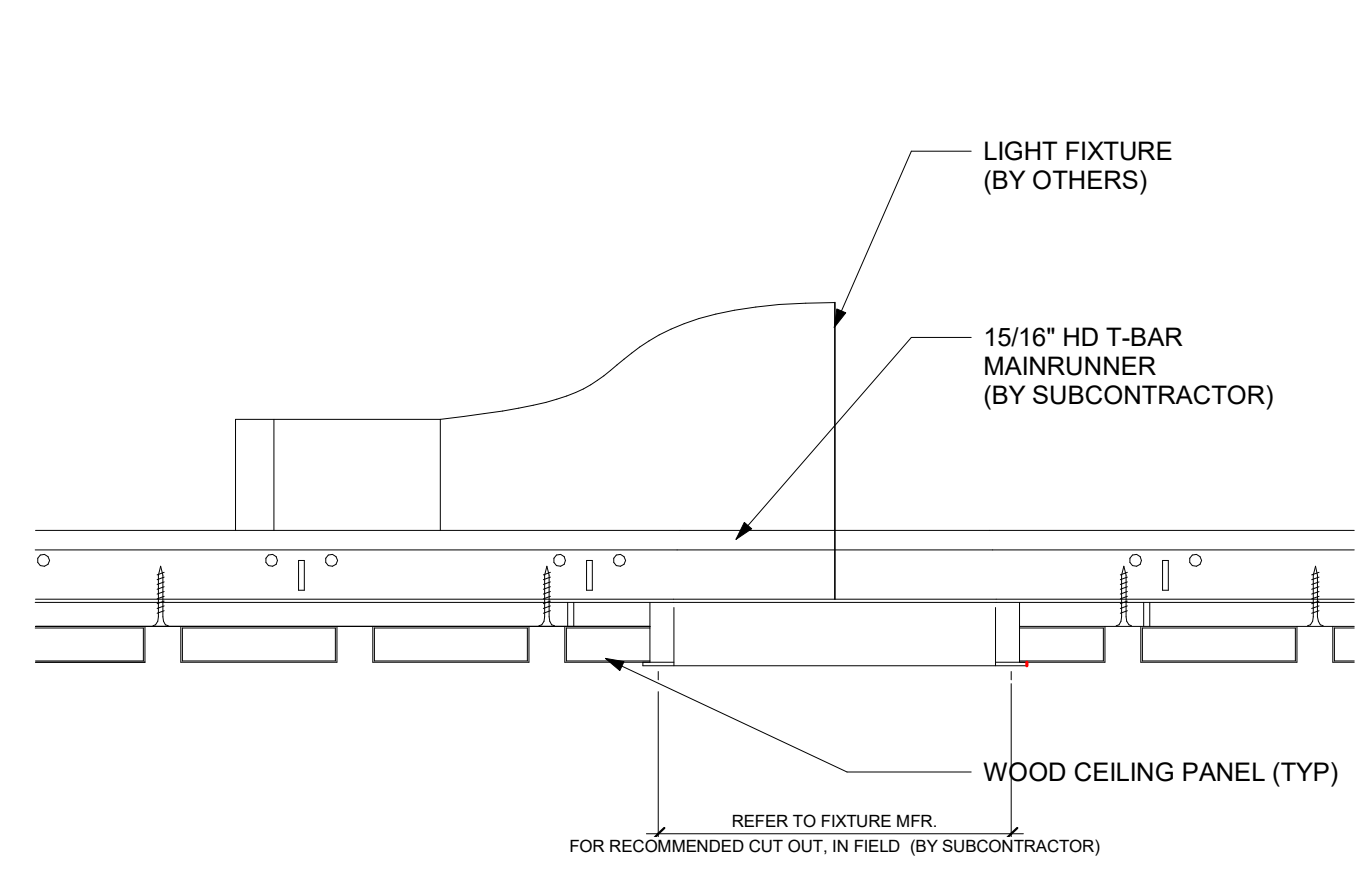
8 WOOD SLATS AT PENDANT LIGHT, TYP.
A9.51 SCALE: 3" = 1'-0"



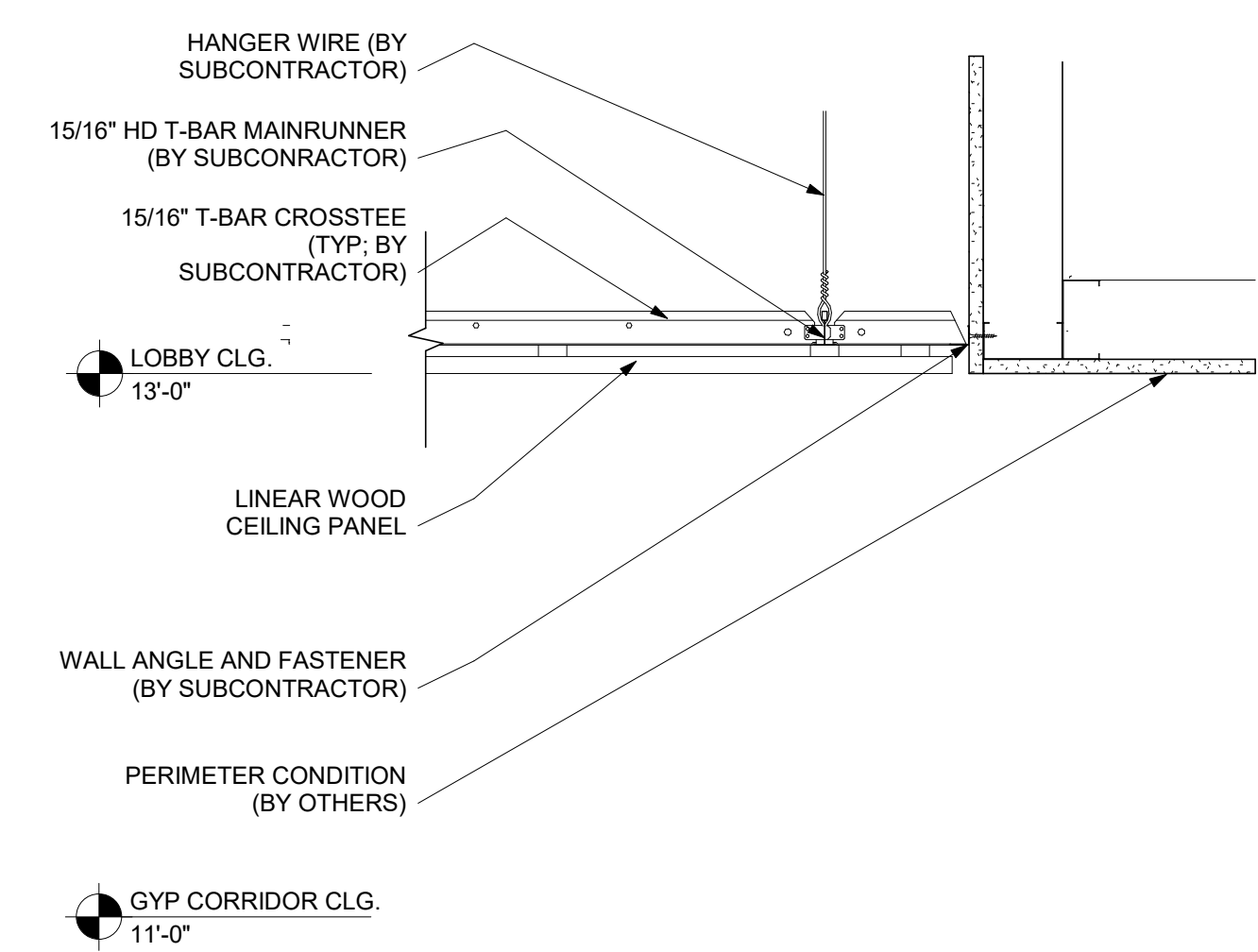
12 WOOD SLAT SECTION AT LOUVER DIFFUSER
A9.51 SCALE: 3" = 1'-0"



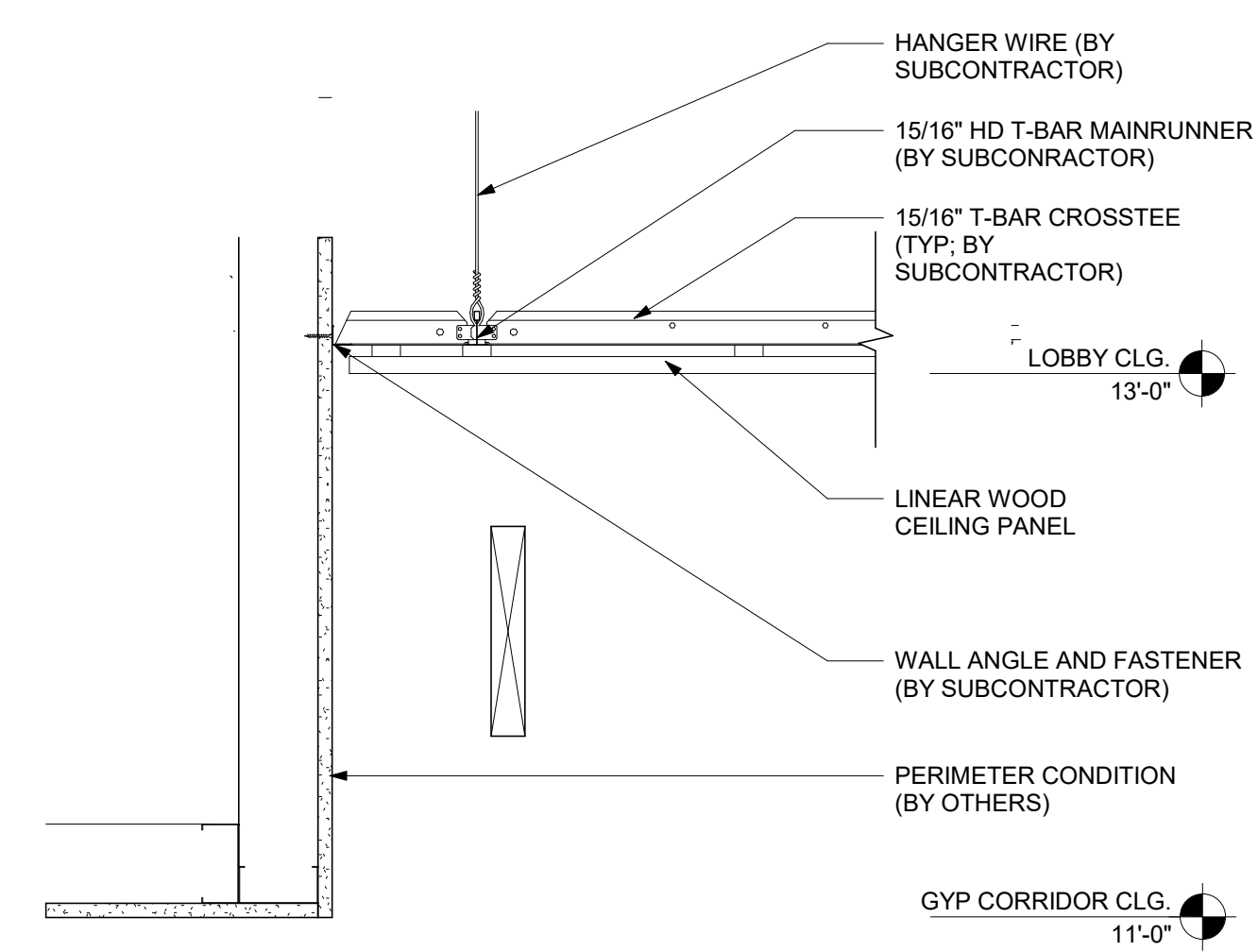
3 WOOD SLATS - SECTION - REVEAL
A9.51 SCALE: 3" = 1'-0"



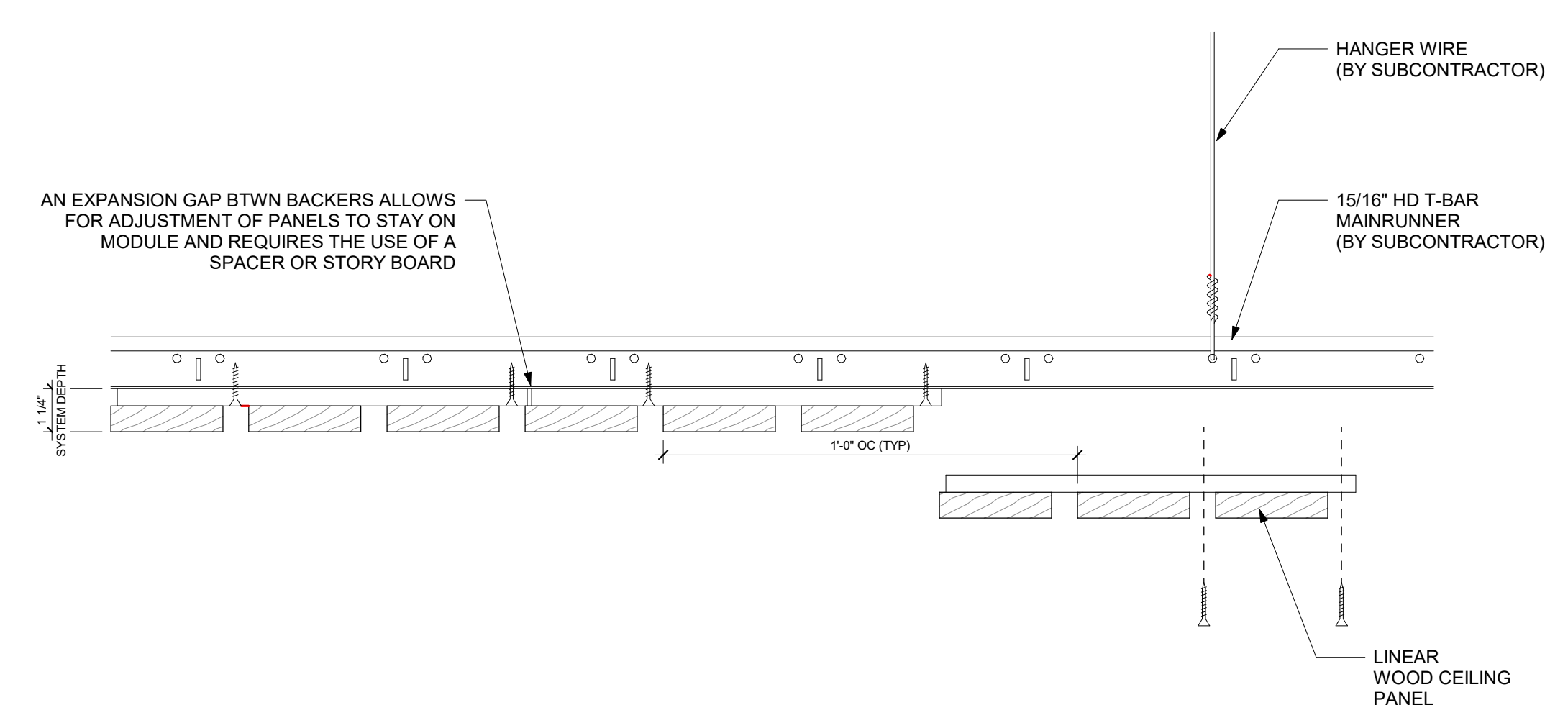
11 WOOD SLATS SECTION @ LOUVER DIFFUSER
A9.51 SCALE: 3" = 1'-0"



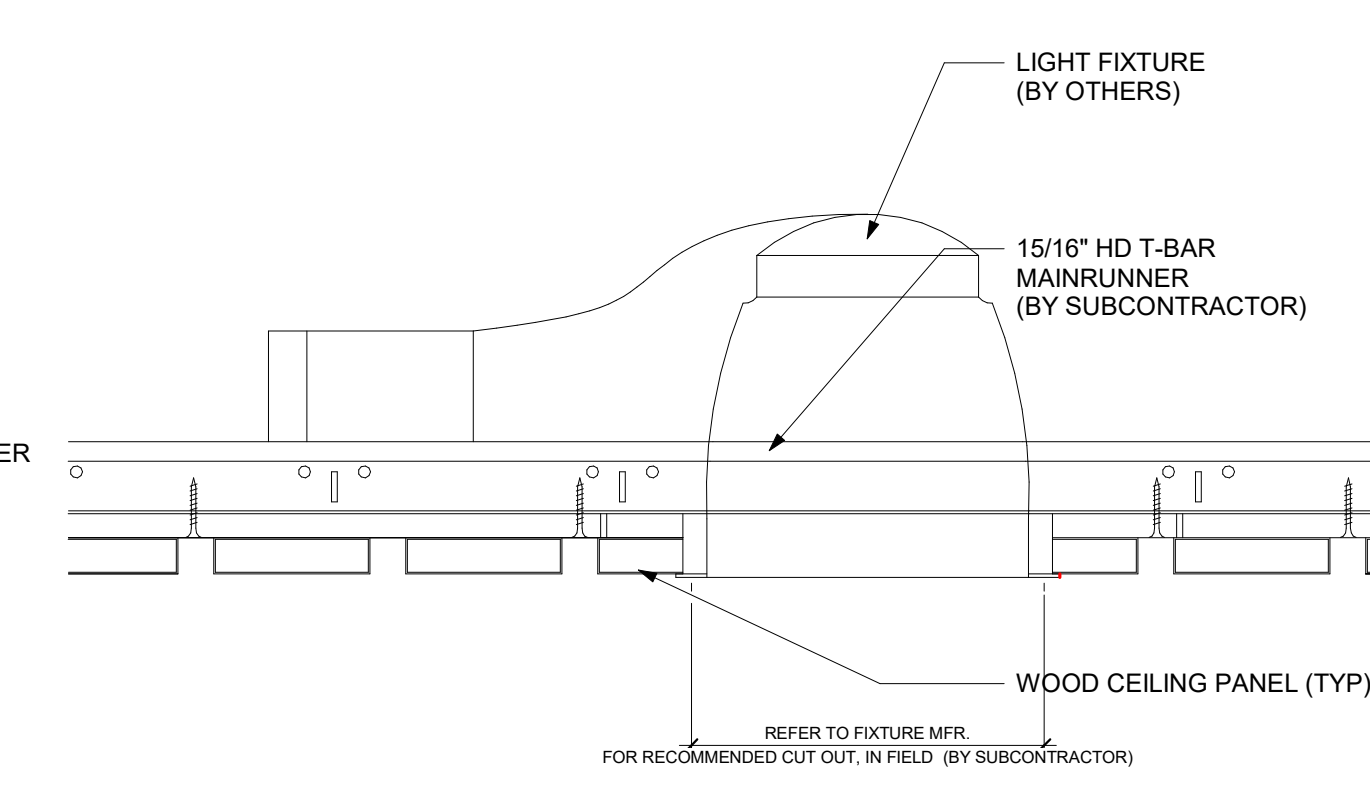
15 WOOD SLATS SECT - SOFIT PERIMETER
A9.51 LOBBY TRANSITION TO WEST CORRIDOR
SCALE: 1 1/2" = 1'-0"



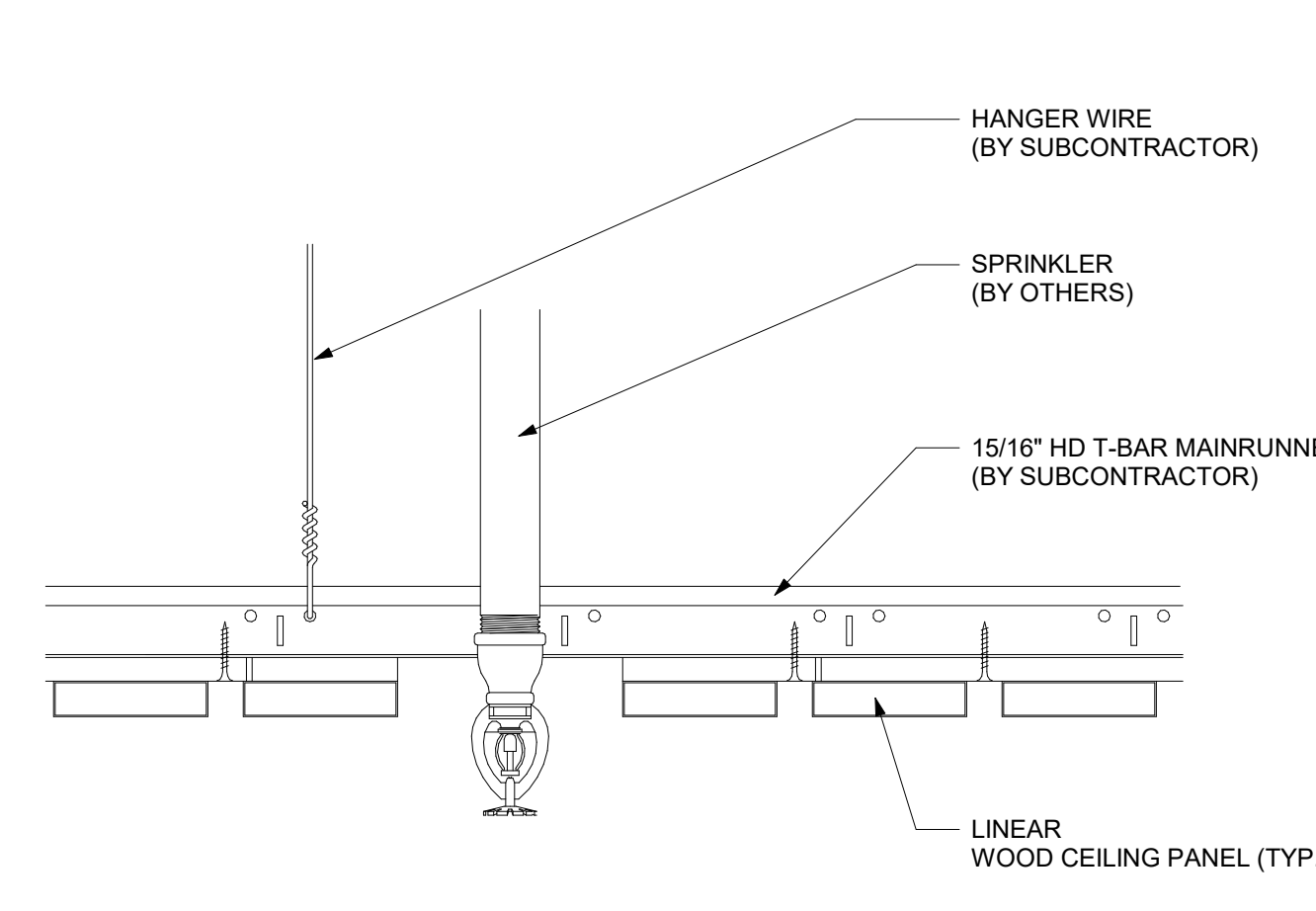
19 WOOD SLATS SECTION - SOFIT PERIMETER
A9.51 LOBBY TRANSITION TO EAST CORRIDOR
SCALE: 1 1/2" = 1'-0"



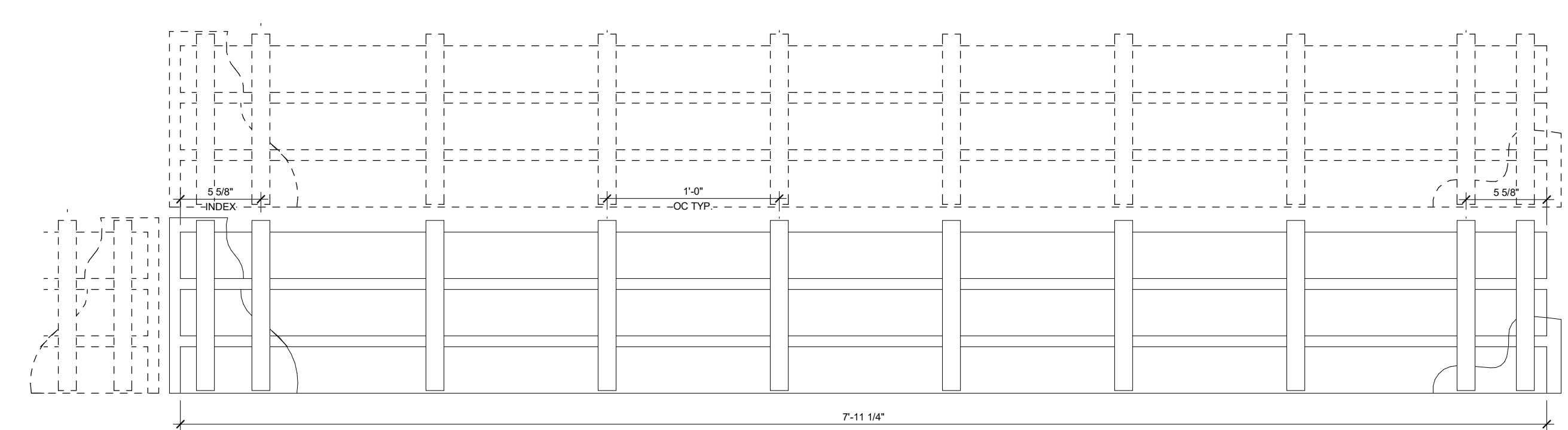
2 WOOD SLATS - INSTALLATION PROCESS
A9.51 SCALE: 3" = 1'-0"



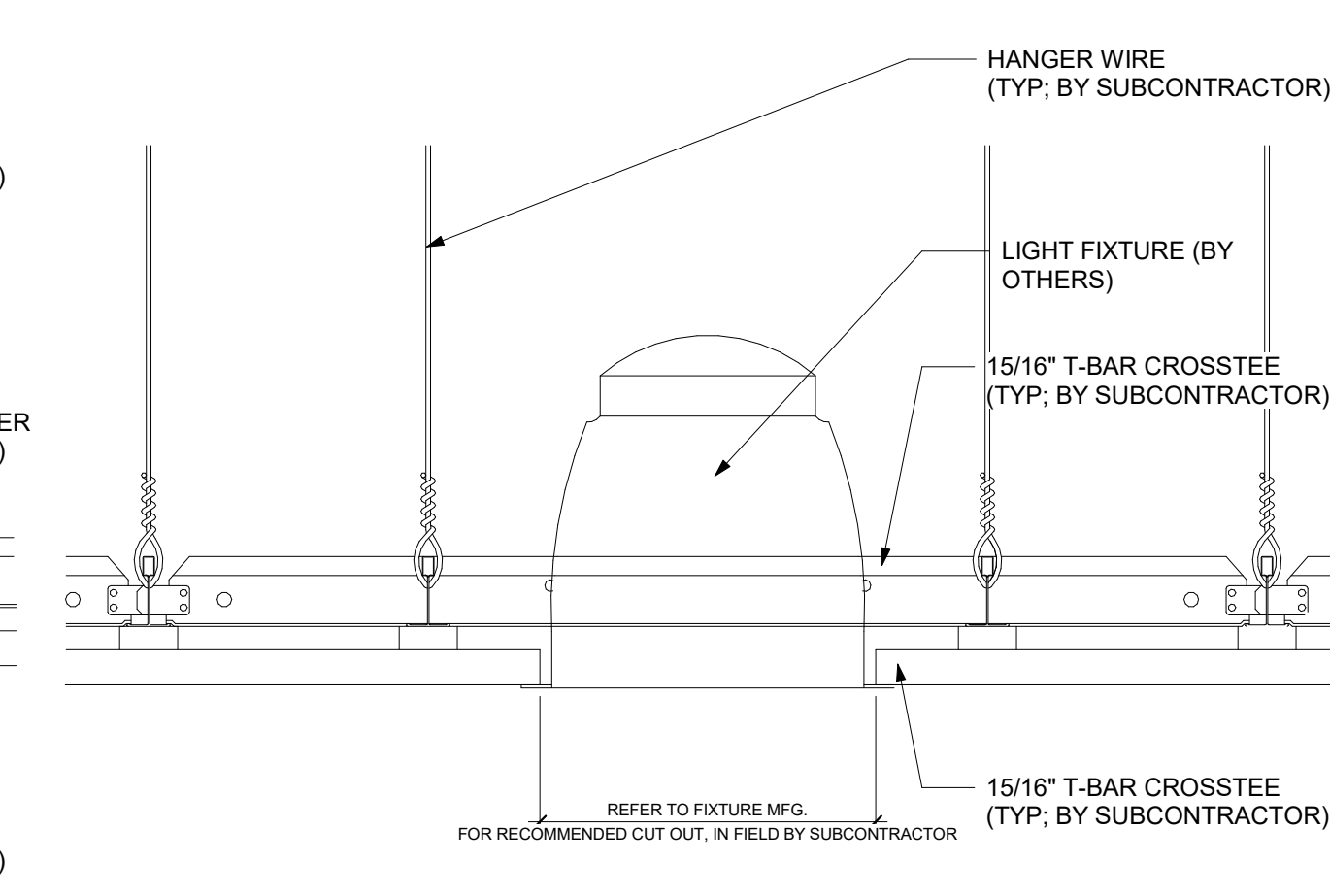
10 WOOD SLATS - SECTION @ LIGHT FIXTURE
A9.51 SCALE: 3" = 1'-0"



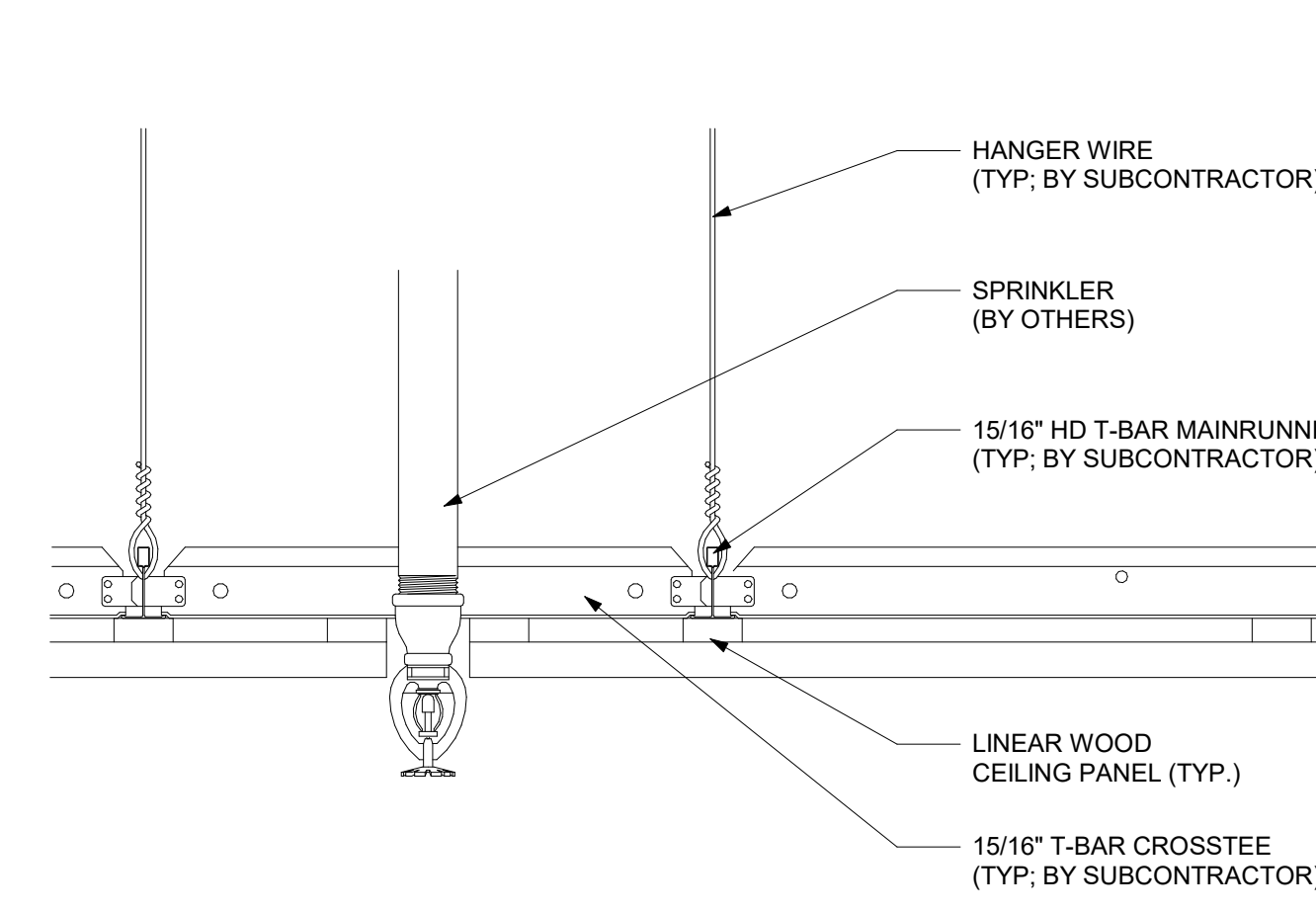
14 WOOD SLATS SECTION @ SPRINKLER
A9.51 SCALE: 3" = 1'-0"



1 WOOD SLATS PLAN - PANELIZED LINEAR
A9.51 SCALE: 1 1/2" = 1'-0"



9 WOOD SLATS SECTION @ LIGHT FIXTURE
A9.51 SCALE: 3" = 1'-0"



13 WOOD SLATS SECTION @ SPRINKLER
A9.51 SCALE: 3" = 1'-0"

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SAN JOSE, CA 95112

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ALAMO, CA 94507

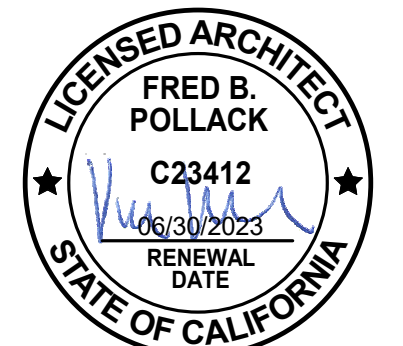
LANDSCAPE ARCHITECT
PLURAL STUDIO
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SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
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231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306

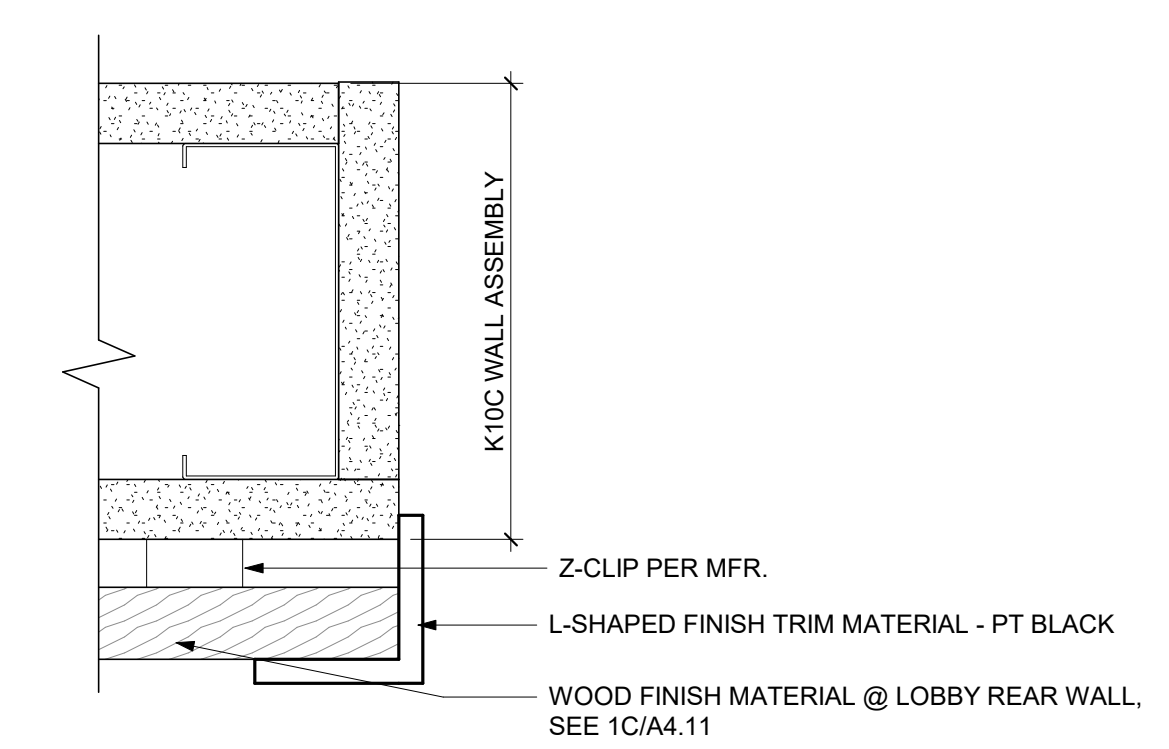


**WOOD CEILING
SHEET PRODUCT
DETAILS**

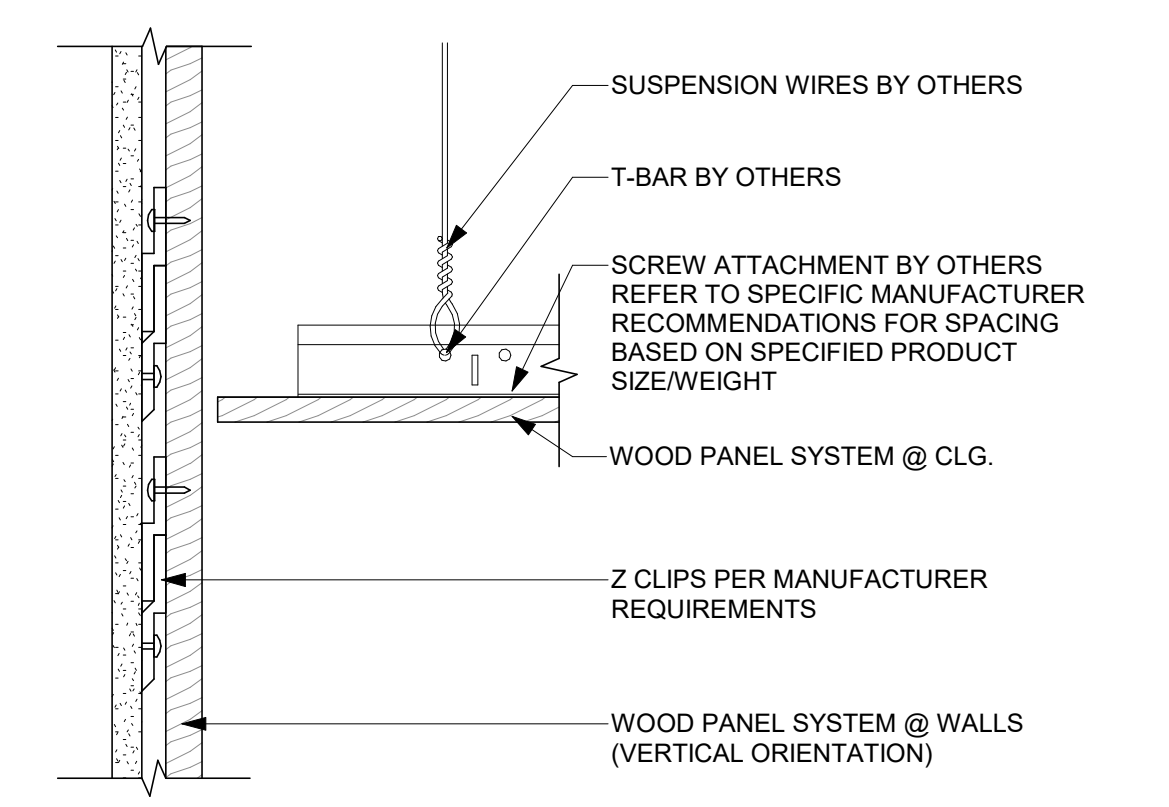
JOB #: 1925
SCALE: As indicated

A9.52

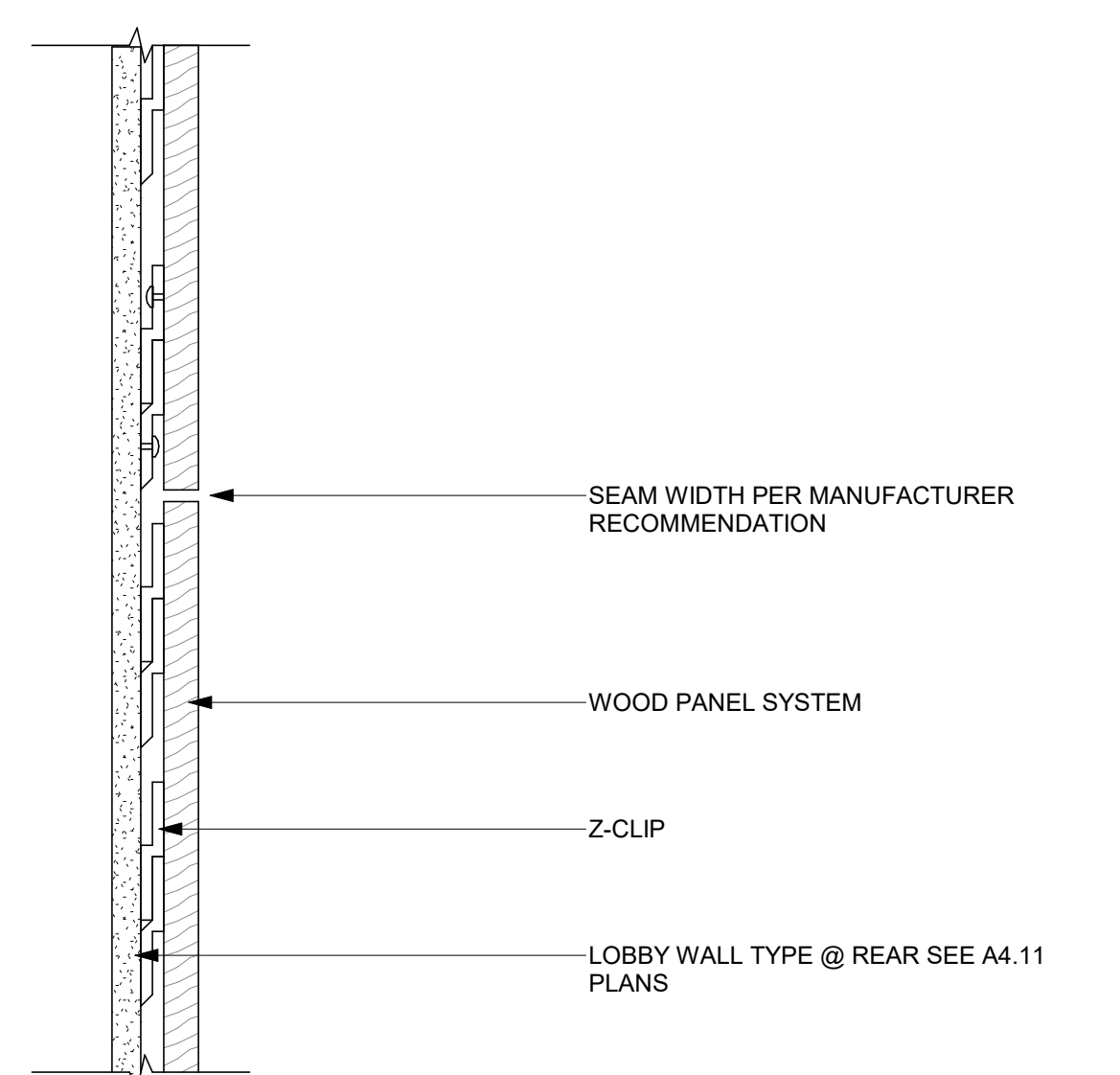
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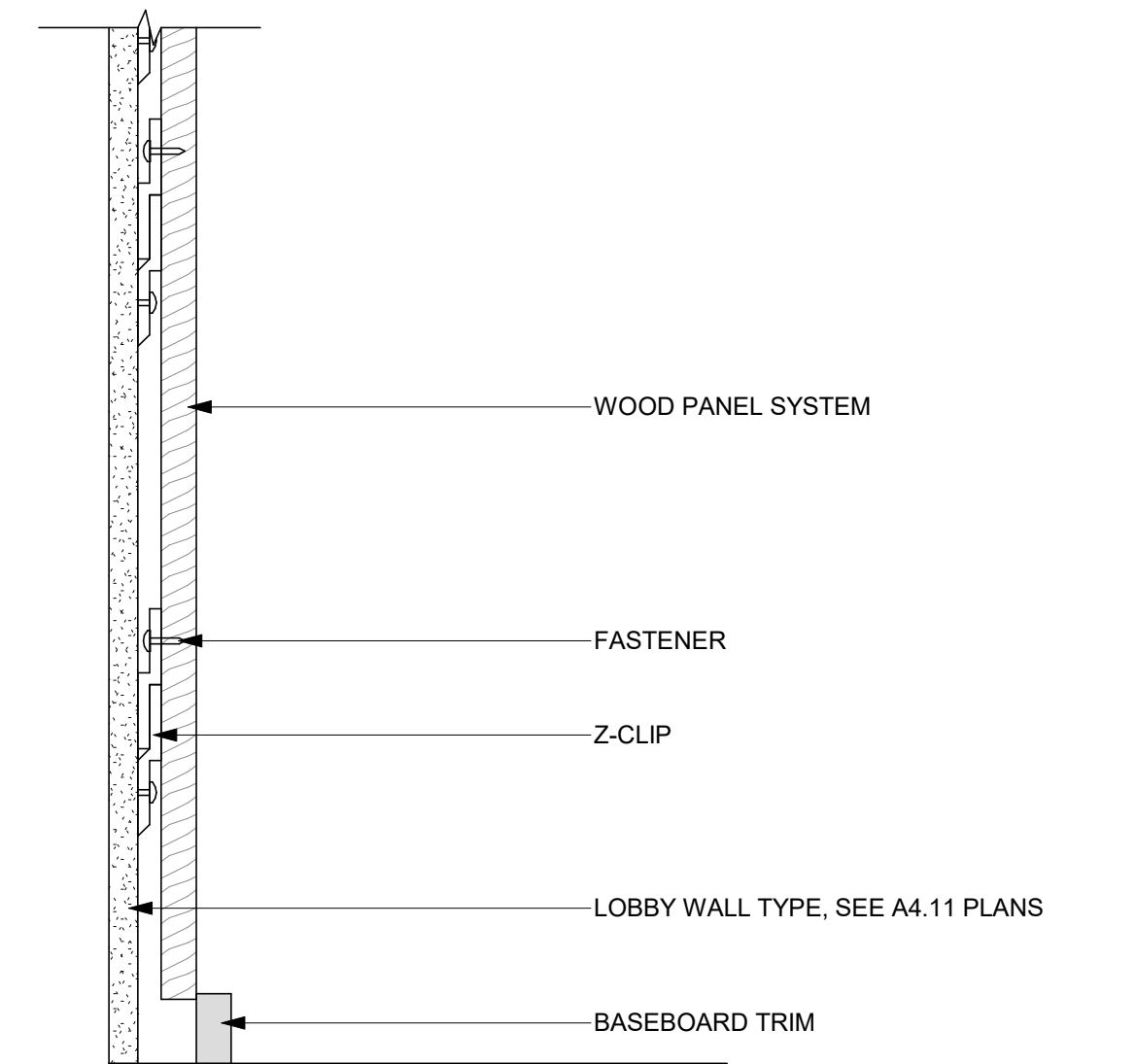
4 TRIM @ WALL PANEL CORNER
A9.52 SCALE: 6" = 1'-0"



3 PANEL WALL @ CLG TRANSITION
A9.52 OCCURS @ LOBBY SOUTH WALL
SCALE: 3" = 1'-0"



2 WOOD PANEL SECTION @ WALL
A9.52 OCCURS @ LOBBY SOUTH WALL
SCALE: 3" = 1'-0"



1 WOOD PANEL SECTION @ WALL BASE
A9.52 OCCURS @ LOBBY SOUTH WALL
SCALE: 3" = 1'-0"

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 ALAMO, CA 94507

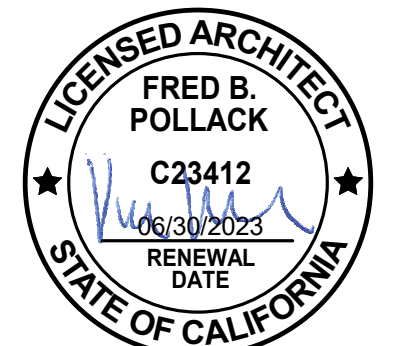
LANDSCAPE ARCHITECT
PLUR STUDIO
 2742 17TH STREET
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5	06/26/23	PLAN CHECK RESPONSE 5

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306

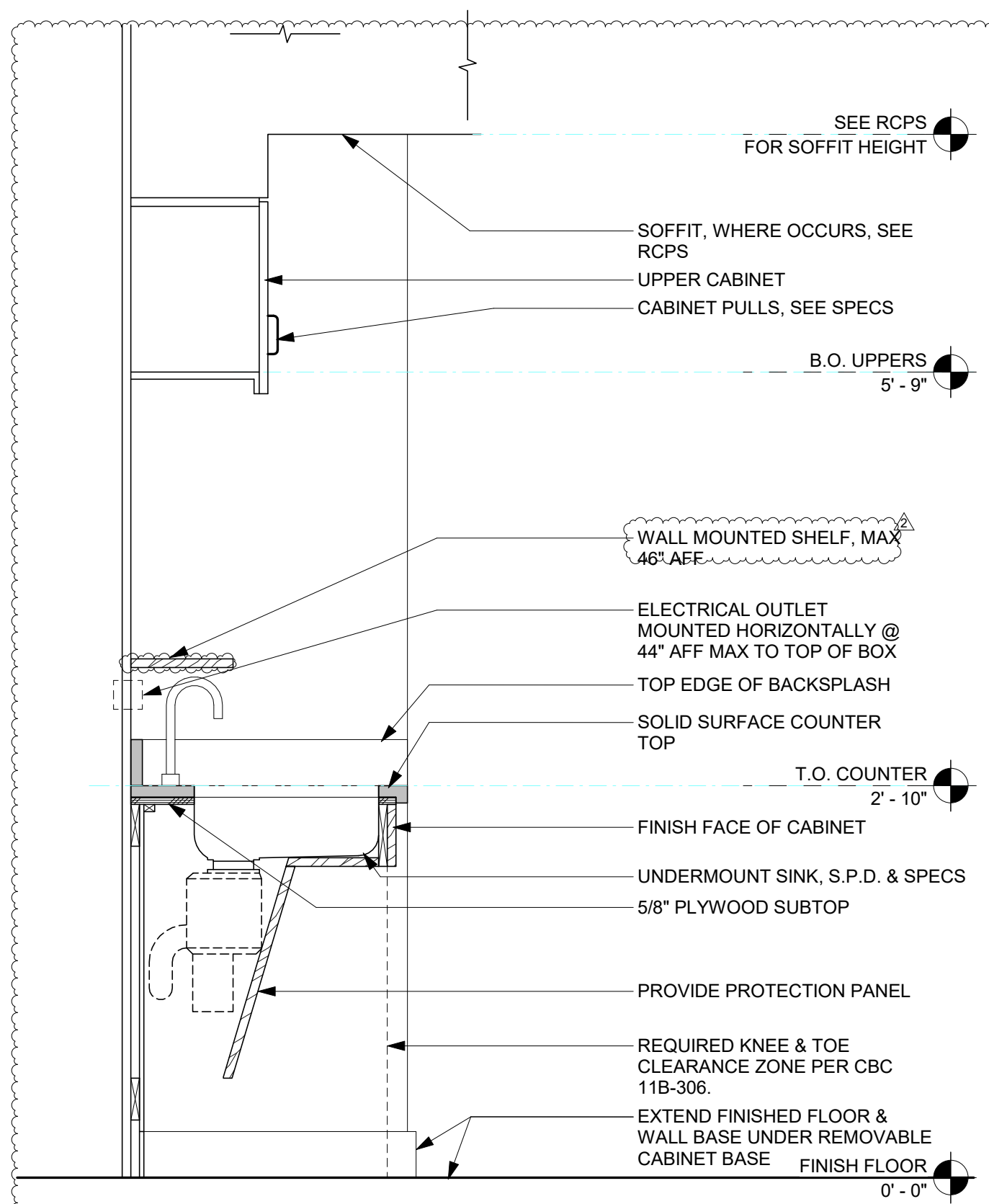


CASEWORK DETAILS

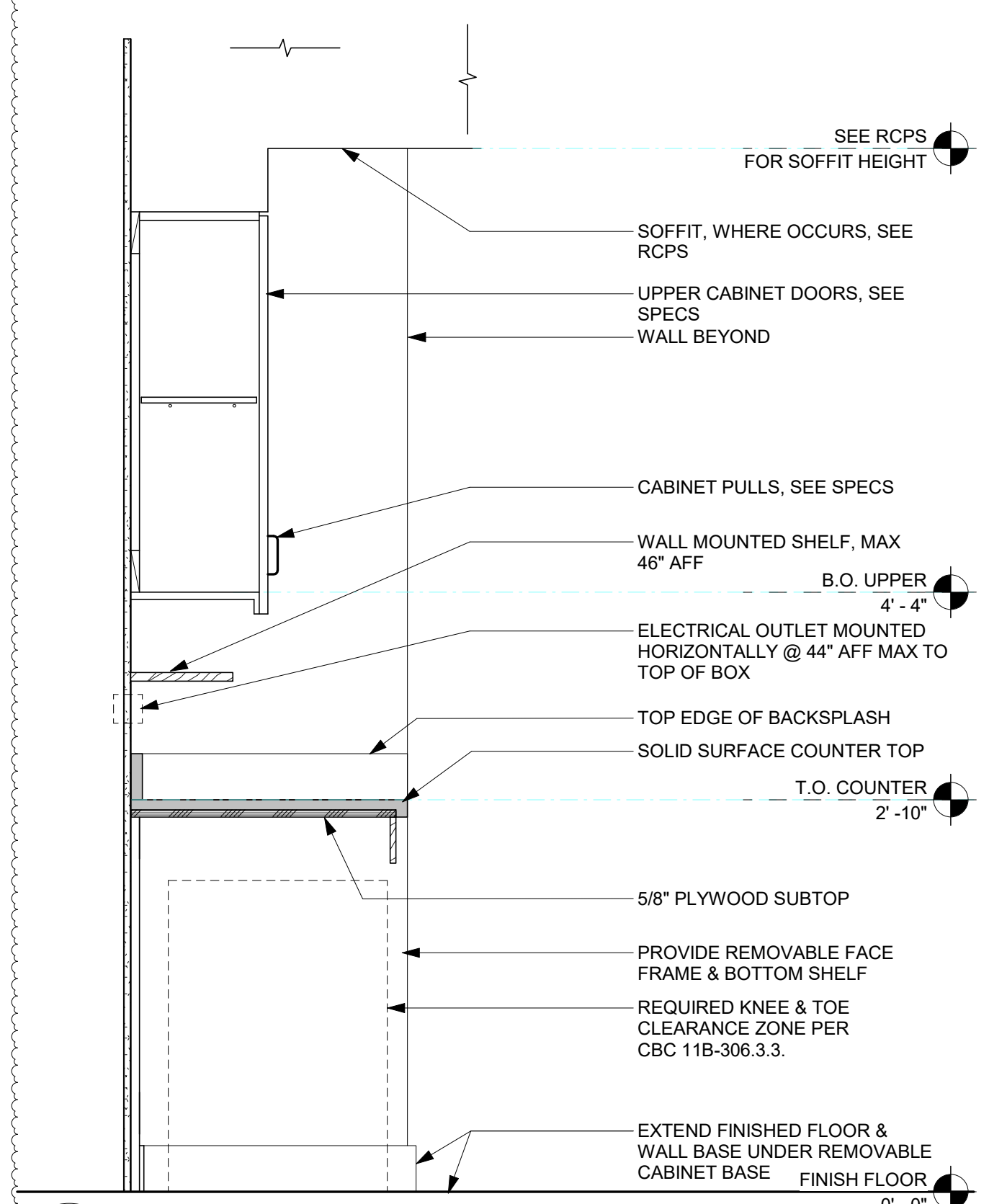
JOB #: 1925
 SCALE: As indicated

A10.10

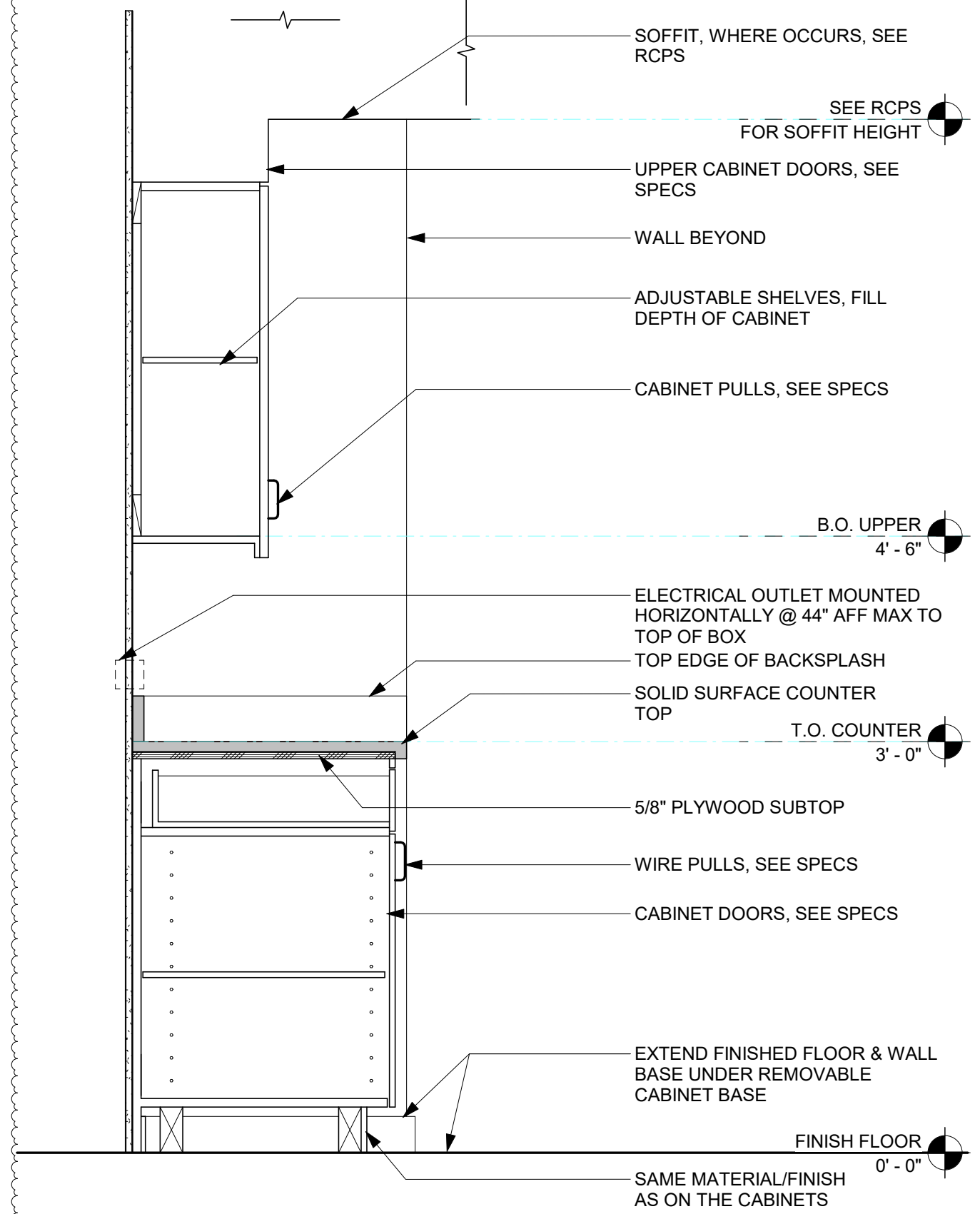
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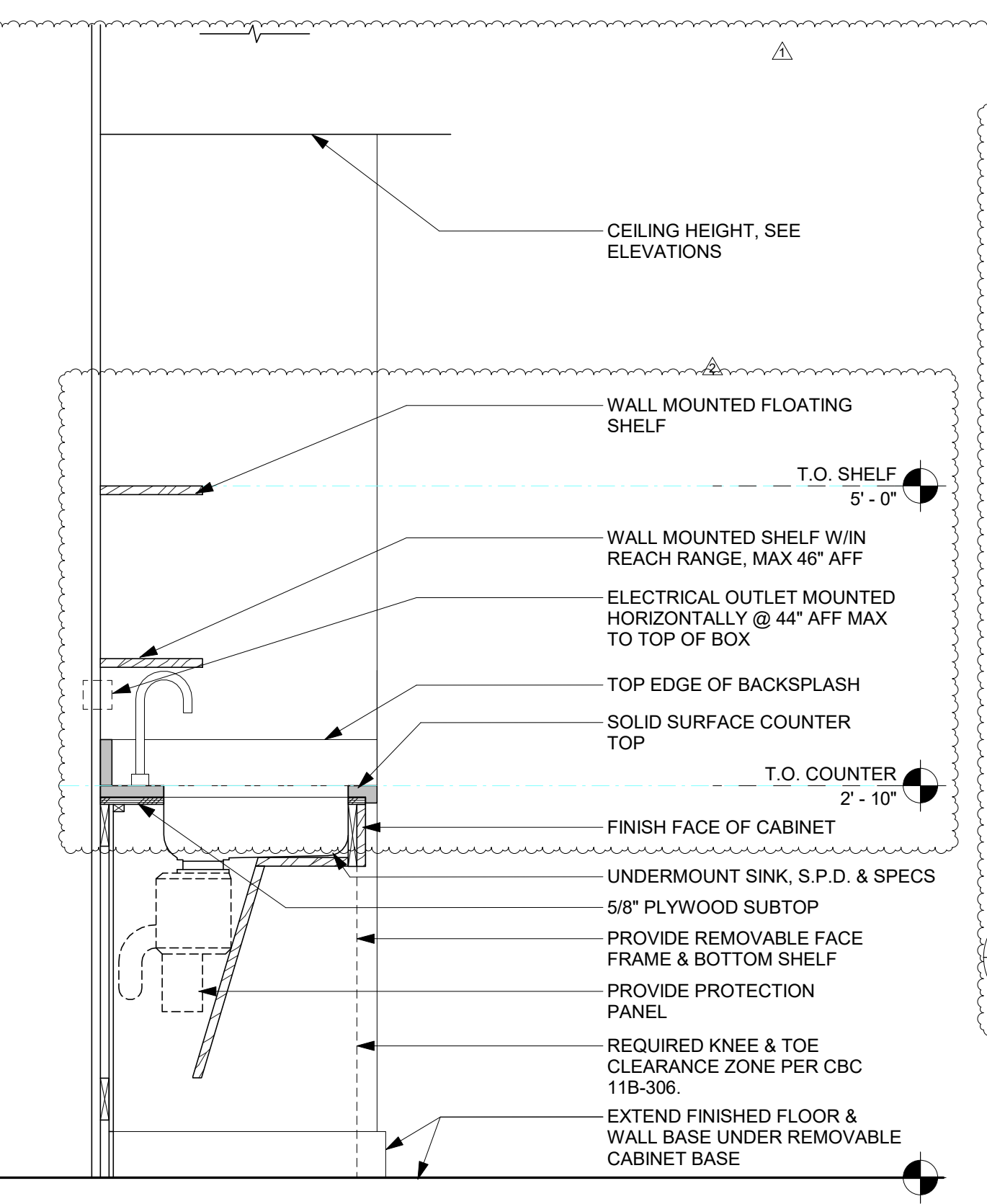
18 CASEWORK @ COMMON AREA KITCHEN
 A10.10 SCALE: 1" = 1'-0"



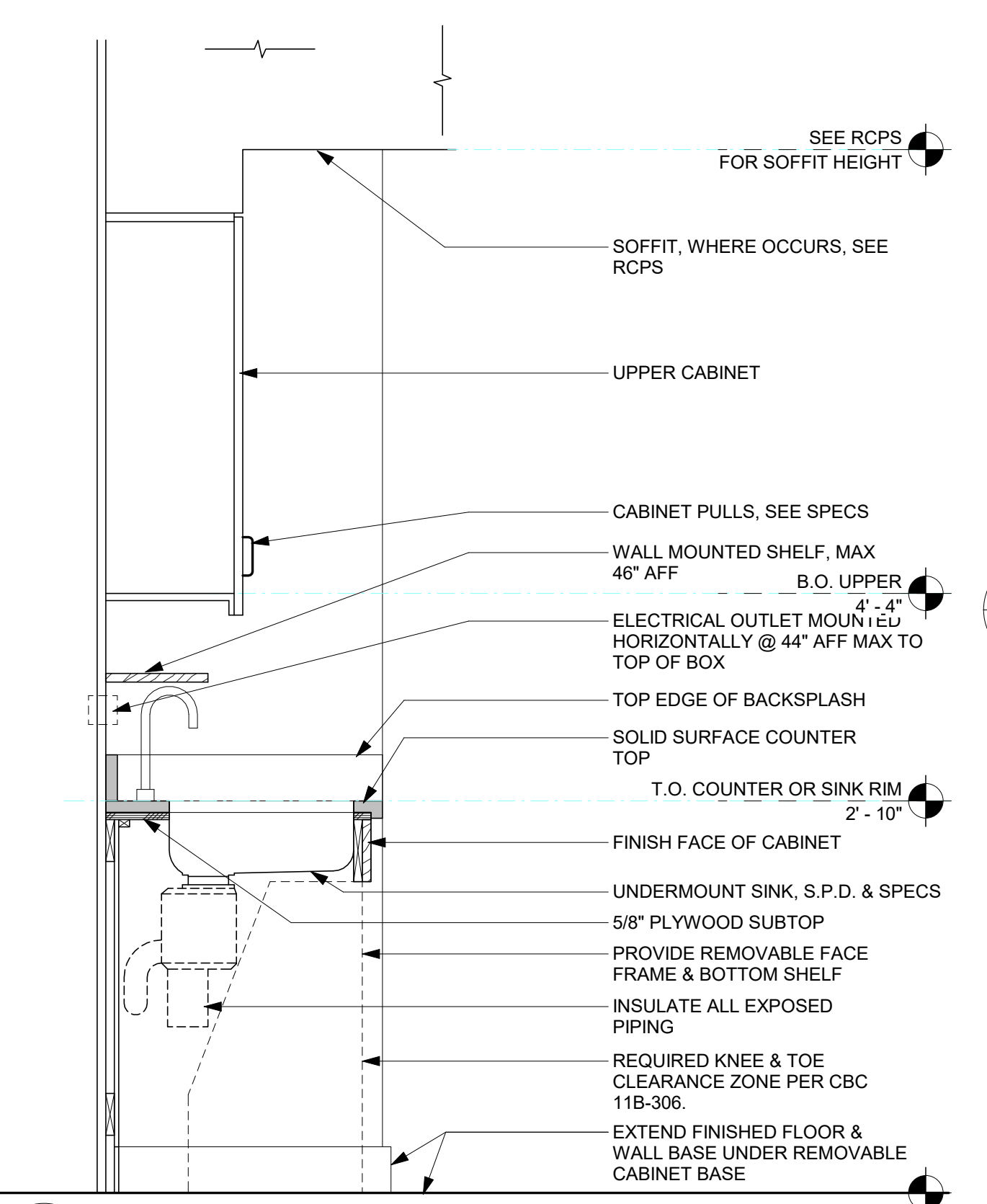
17 CASEWORK SECTION MOBILITY
 A10.10 SCALE: 1" = 1'-0"



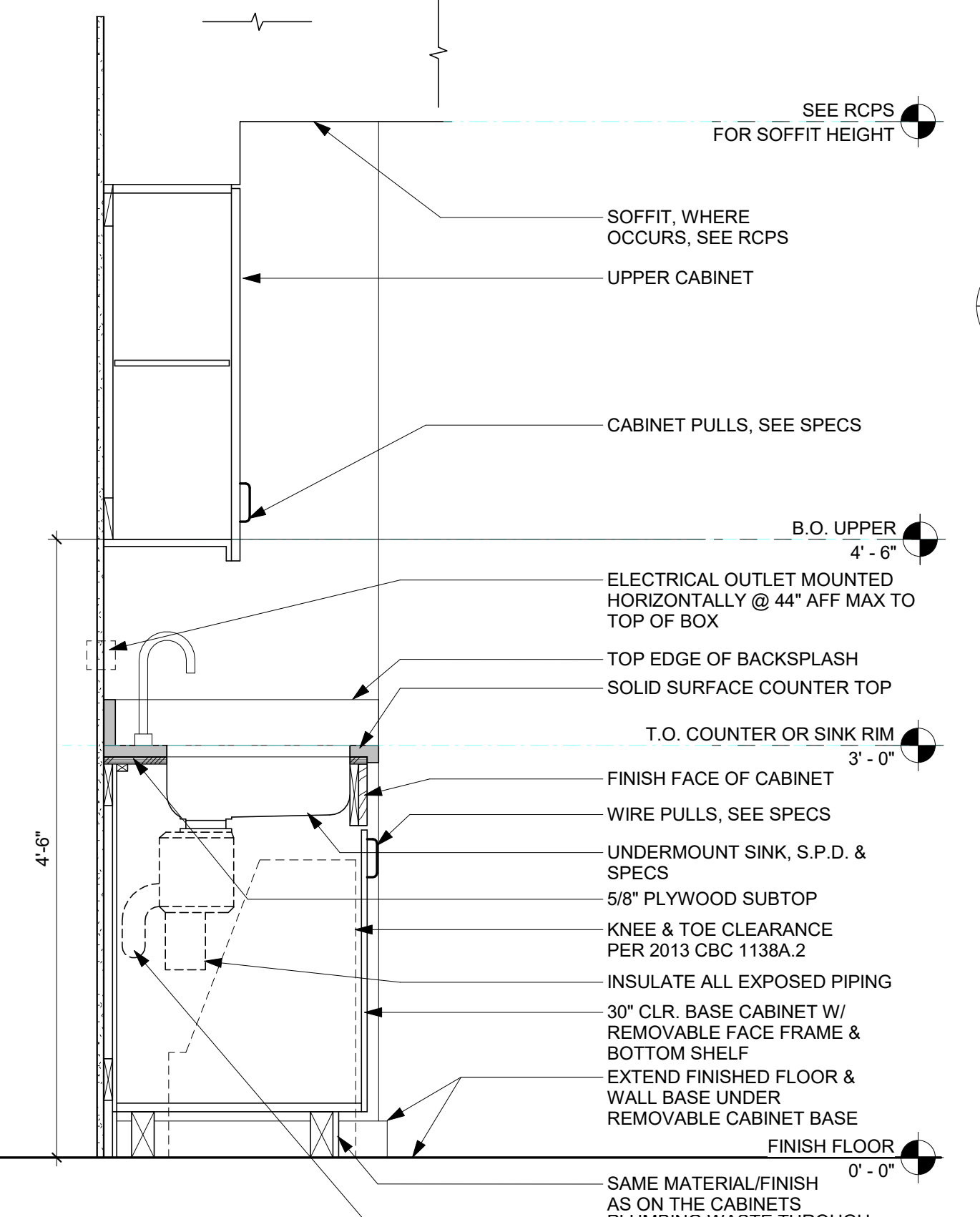
16 CASEWORK SECTION ADAPTABLE
 A10.10 SCALE: 1" = 1'-0"



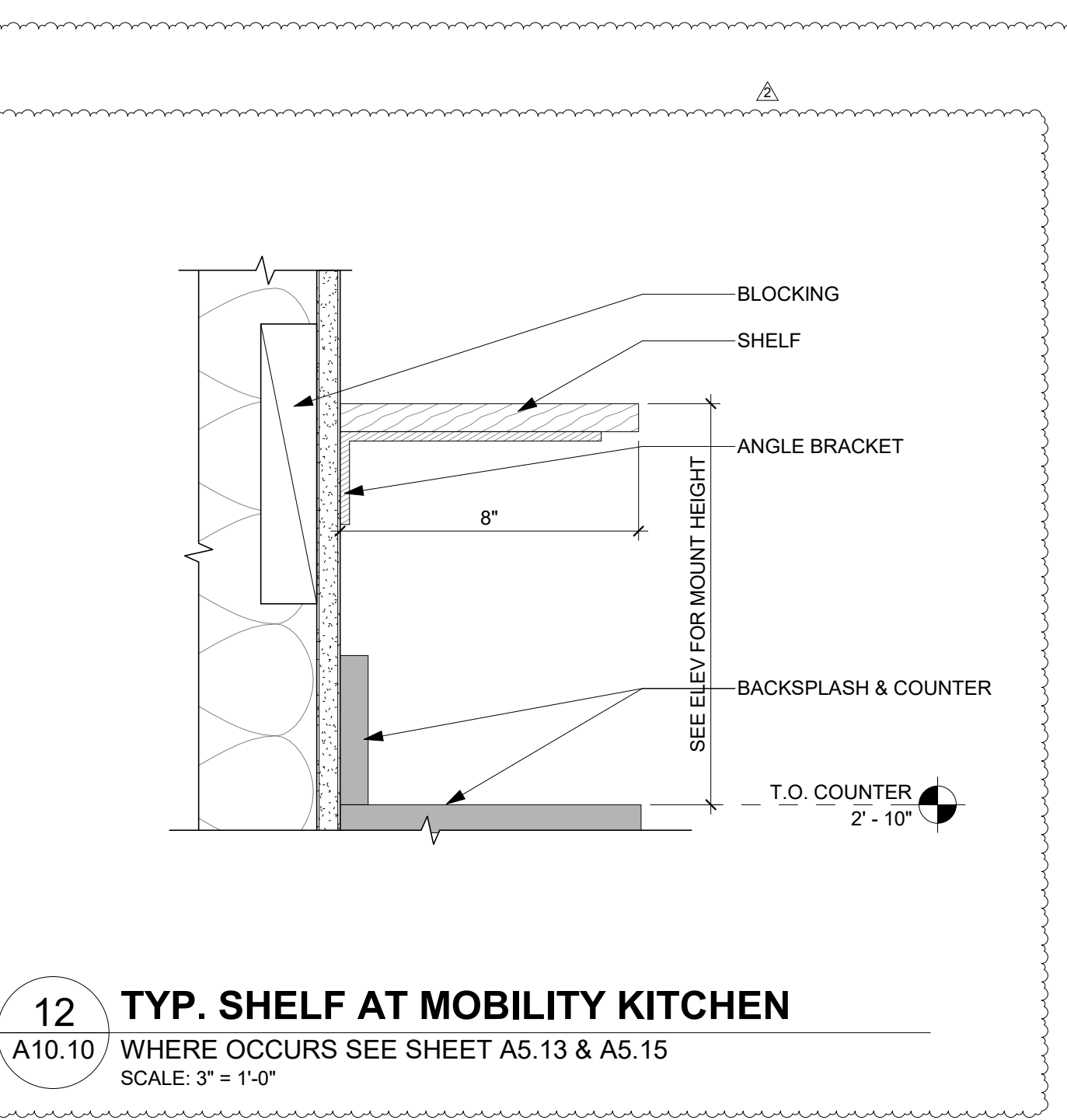
15 CASEWORK @ BREAK ROOM KITCHEN
 A10.10 SCALE: 1" = 1'-0"



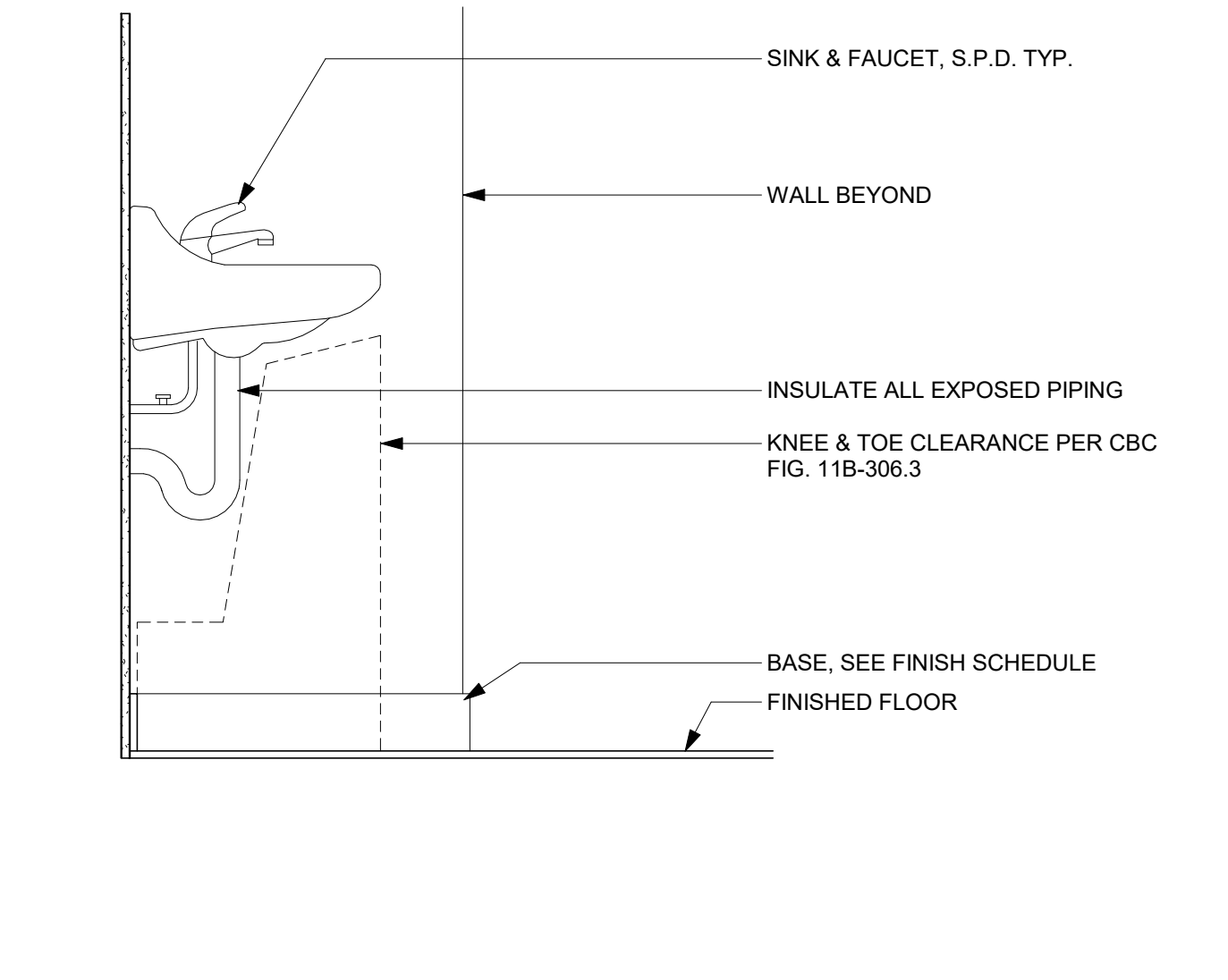
14 CASEWORK @ KITCHEN SINK MOBILITY
 A10.10 SCALE: 1" = 1'-0"



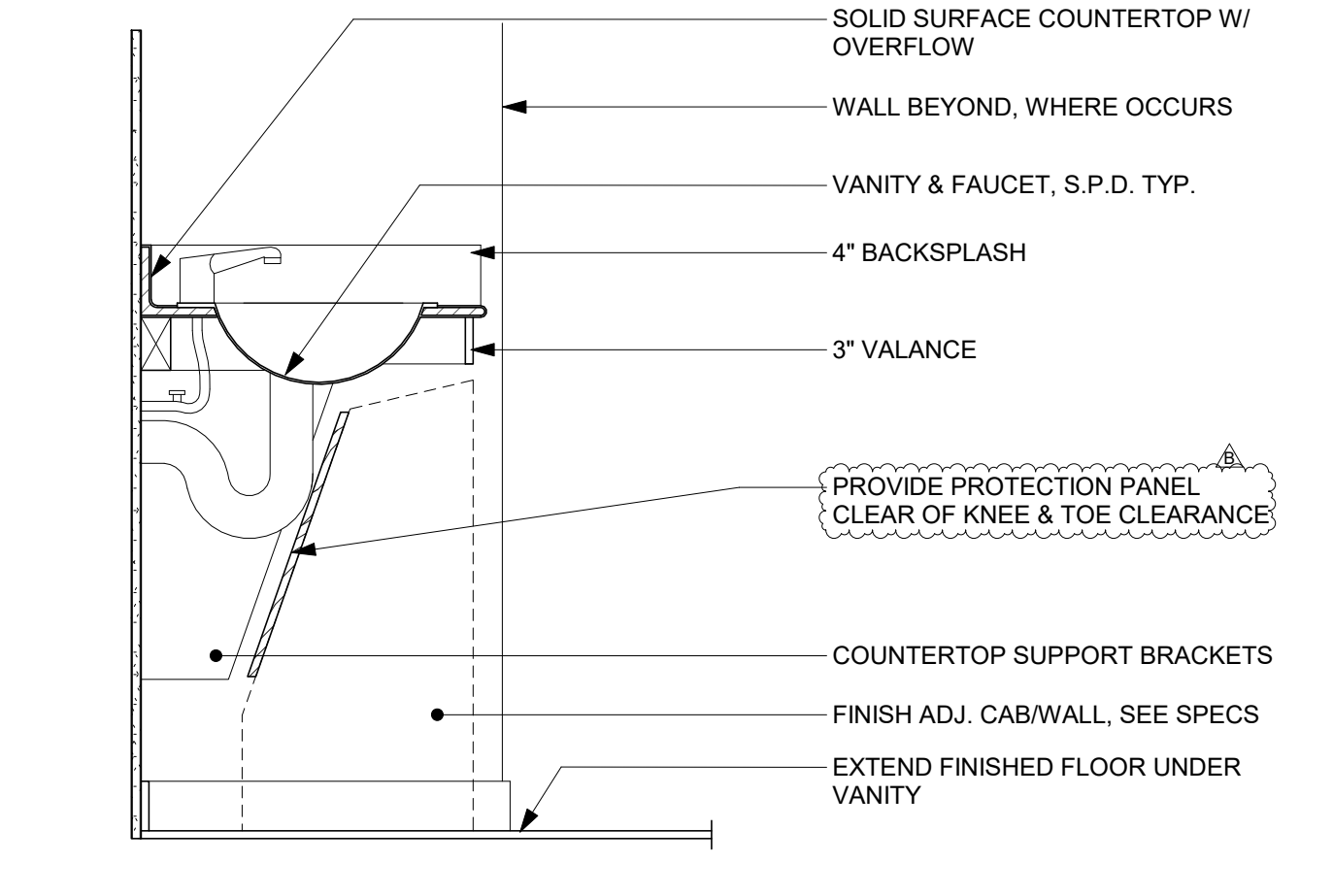
13 CASEWORK @ KITCHEN SINK ADAPTABLE
 A10.10 SCALE: 1" = 1'-0"



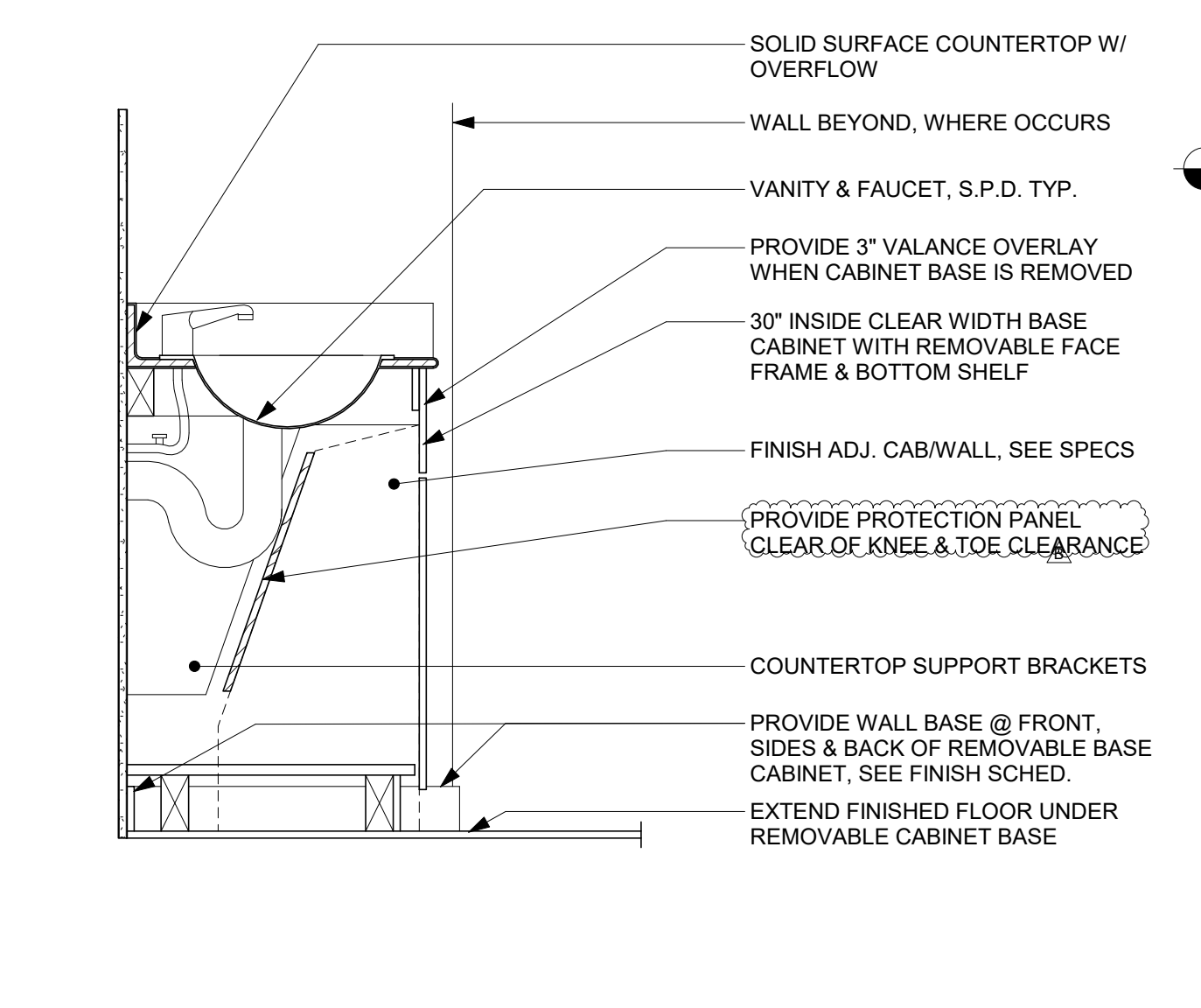
12 TYP. SHELF AT MOBILITY KITCHEN
 A10.10 WHERE OCCURS SEE SHEET A5.13 & A5.15
 SCALE: 3" = 1'-0"



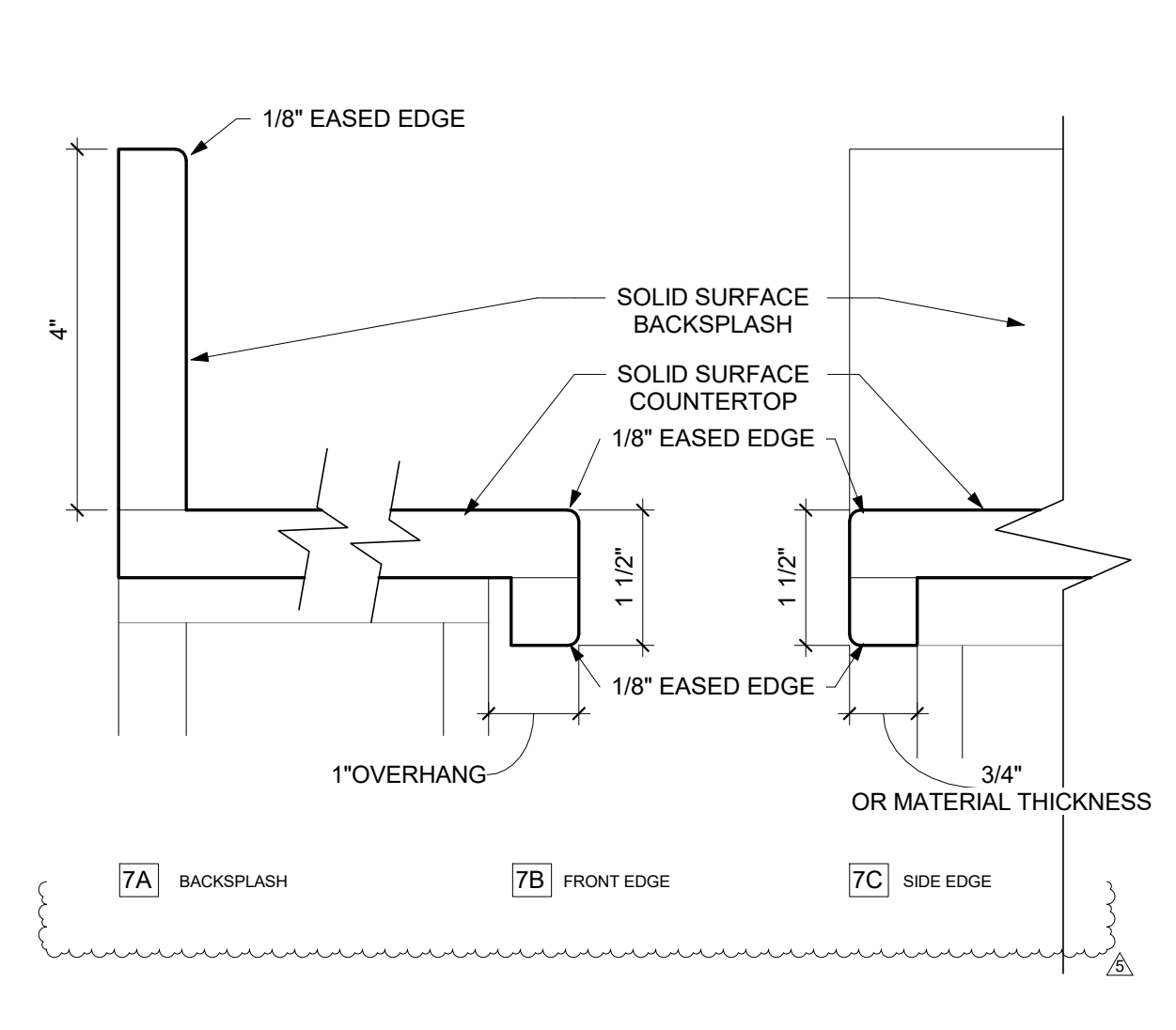
11 WALL-MOUNTED LAVATORY
 A10.10 SCALE: 1" = 1'-0"



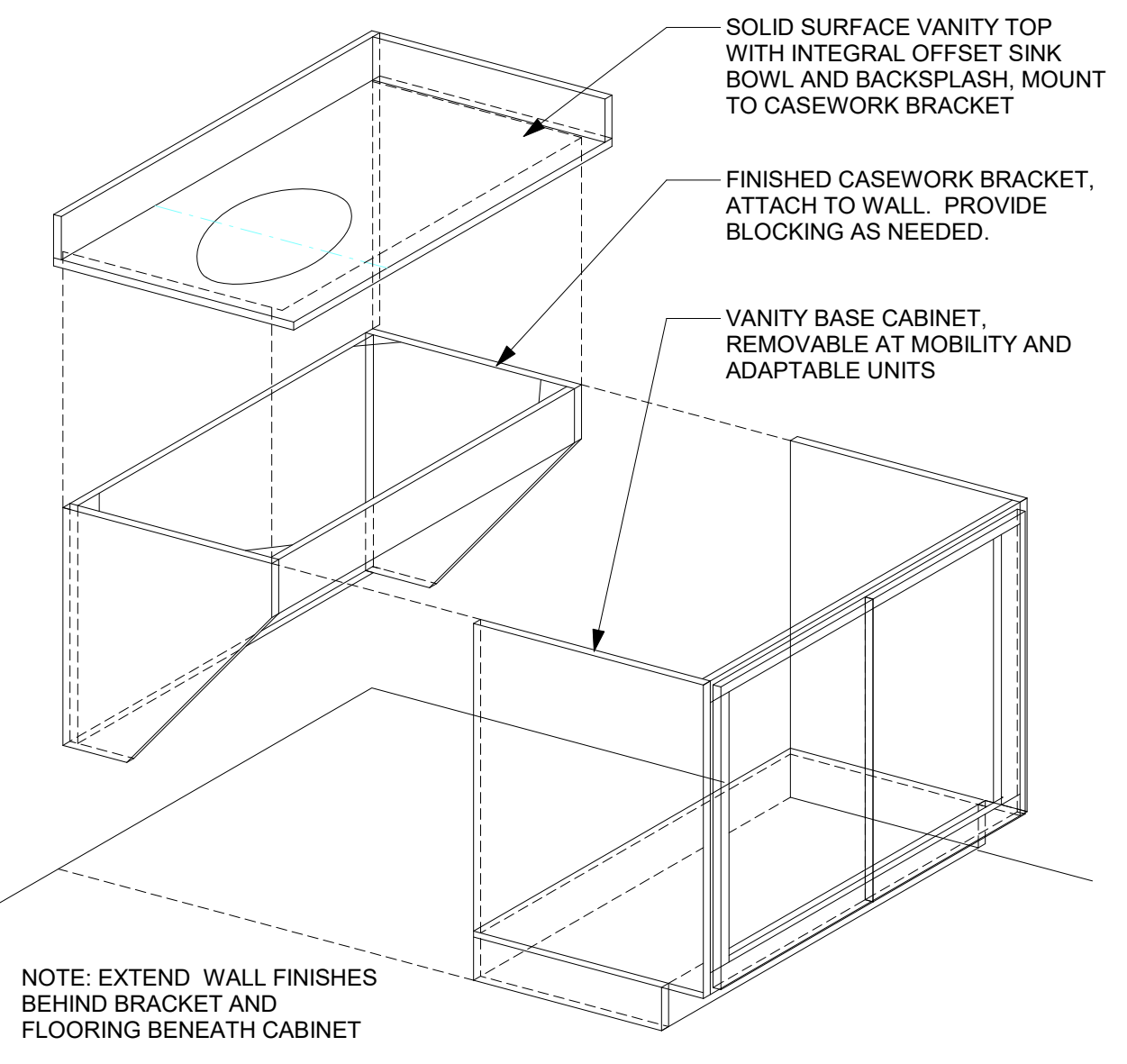
10 VANITY BASE CABINET MOBILITY
 A10.10 SCALE: 1" = 1'-0"



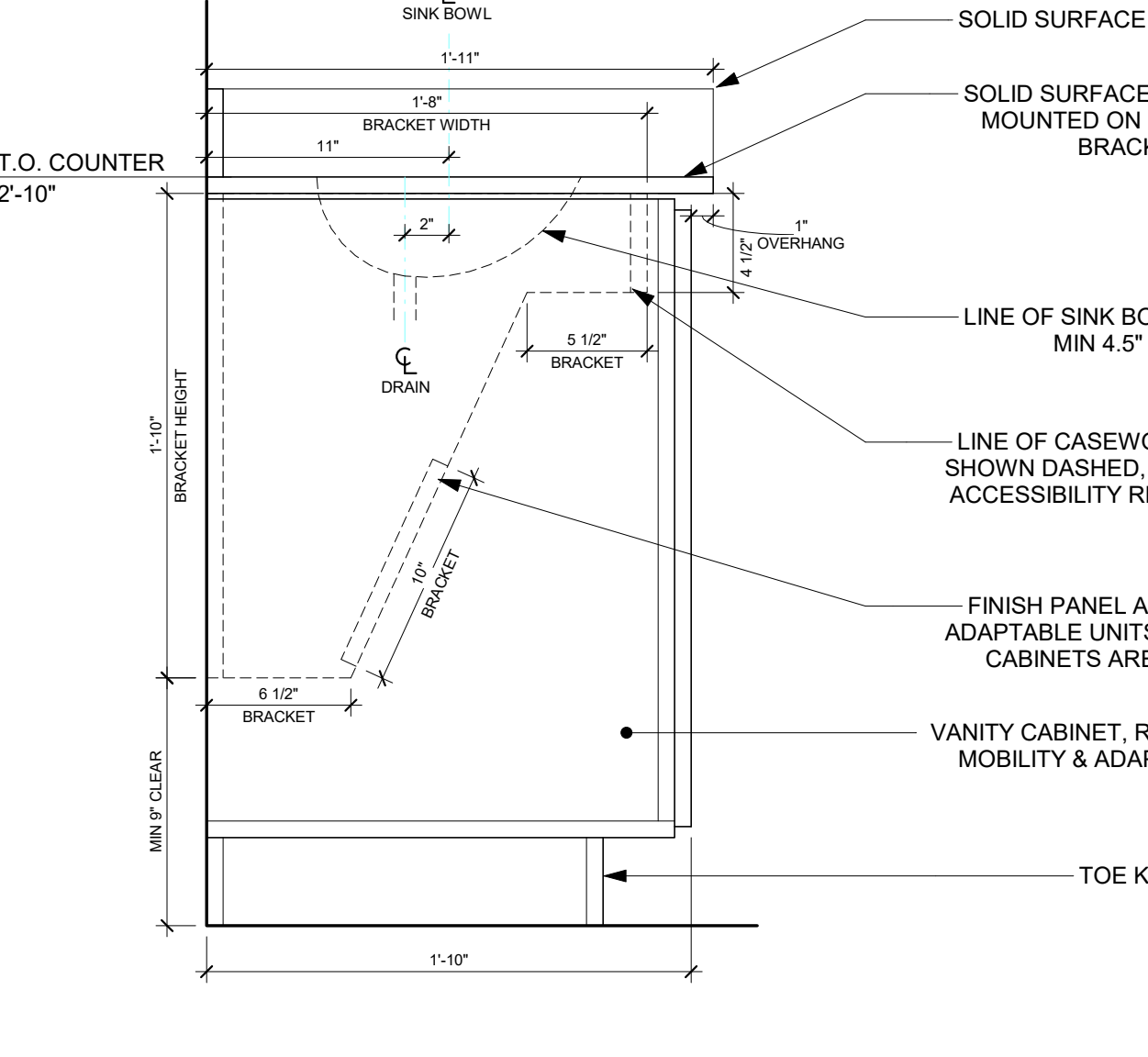
9 VANITY BASE CABINET ADAPTABLE
 A10.10 SCALE: 1" = 1'-0"



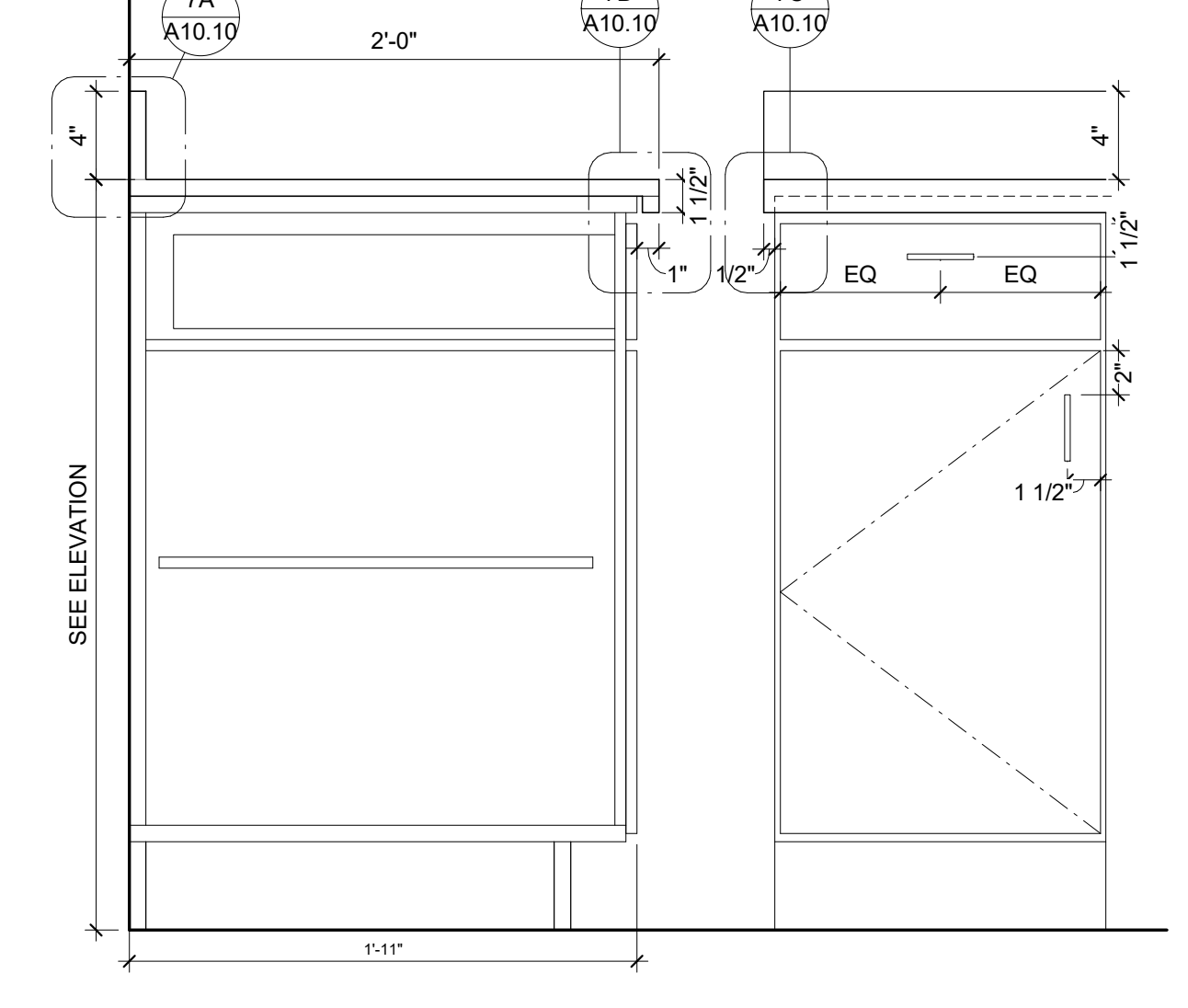
7 COUNTERTOP DETAILS
 A10.10 SCALE: 6" = 1'-0"



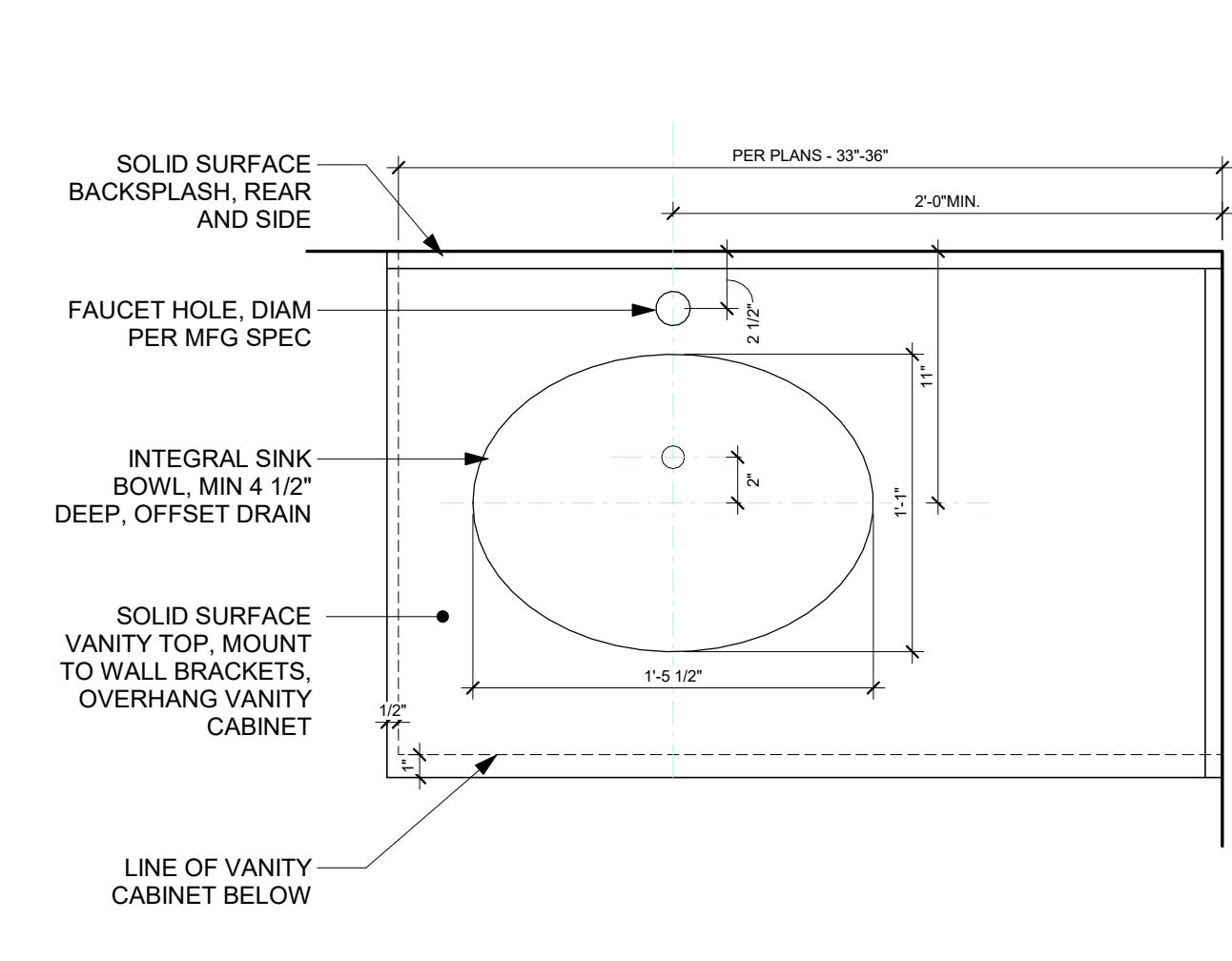
6 BATH VANITY AXO
 A10.10 SCALE: 3/4" = 1'-0"



1 BATH VANITY CABINET
 A10.10 SCALE: 1 1/2" = 1'-0"



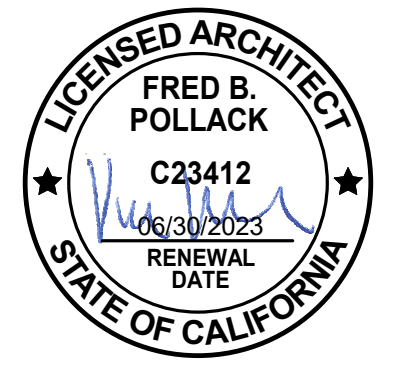
3 VANITY COUNTERTOP & BASE CABINET
 A10.10 SCALE: 1 1/2" = 1'-0"



2 BATH VANITY INTEGRAL SINK TOP
 A10.10 SCALE: 1 1/2" = 1'-0"

- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

**COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT**
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023
 HARD COPY OF THESE STAMPED PLANS
 MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

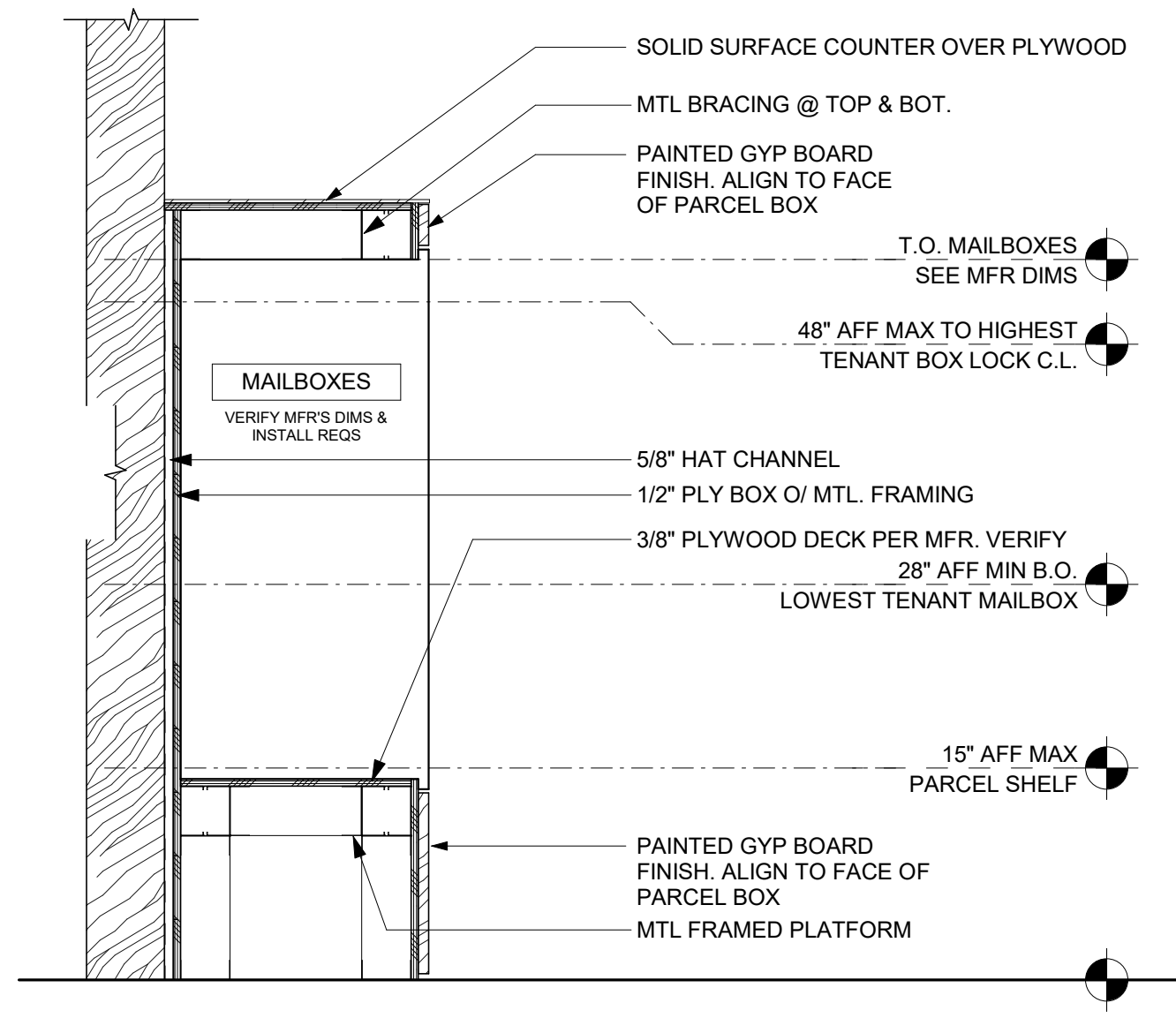
231 GRANT AVE
PALO ALTO, CA 94306



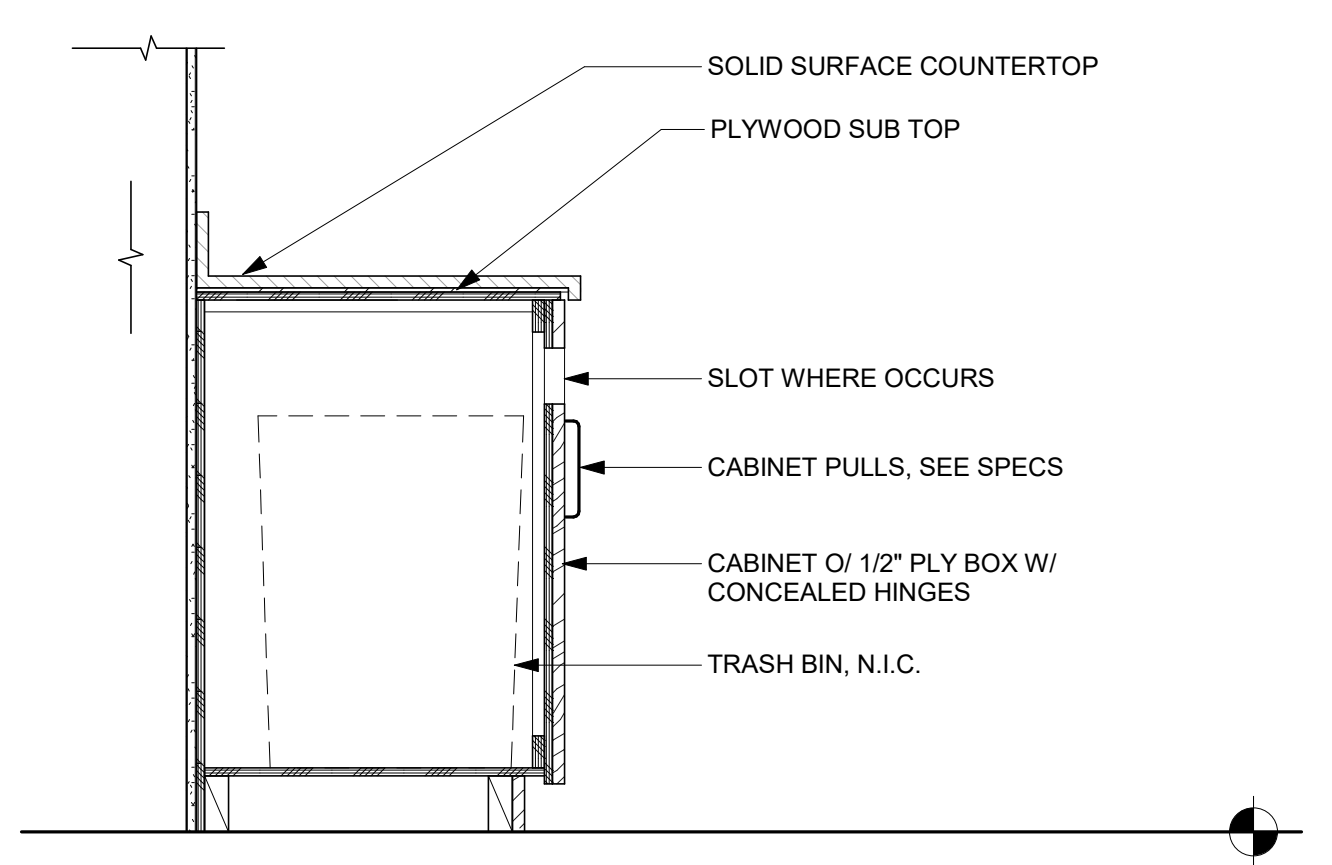
MAILBOX DETAILS

JOB #: 1925
SCALE: 1" = 1'-0"

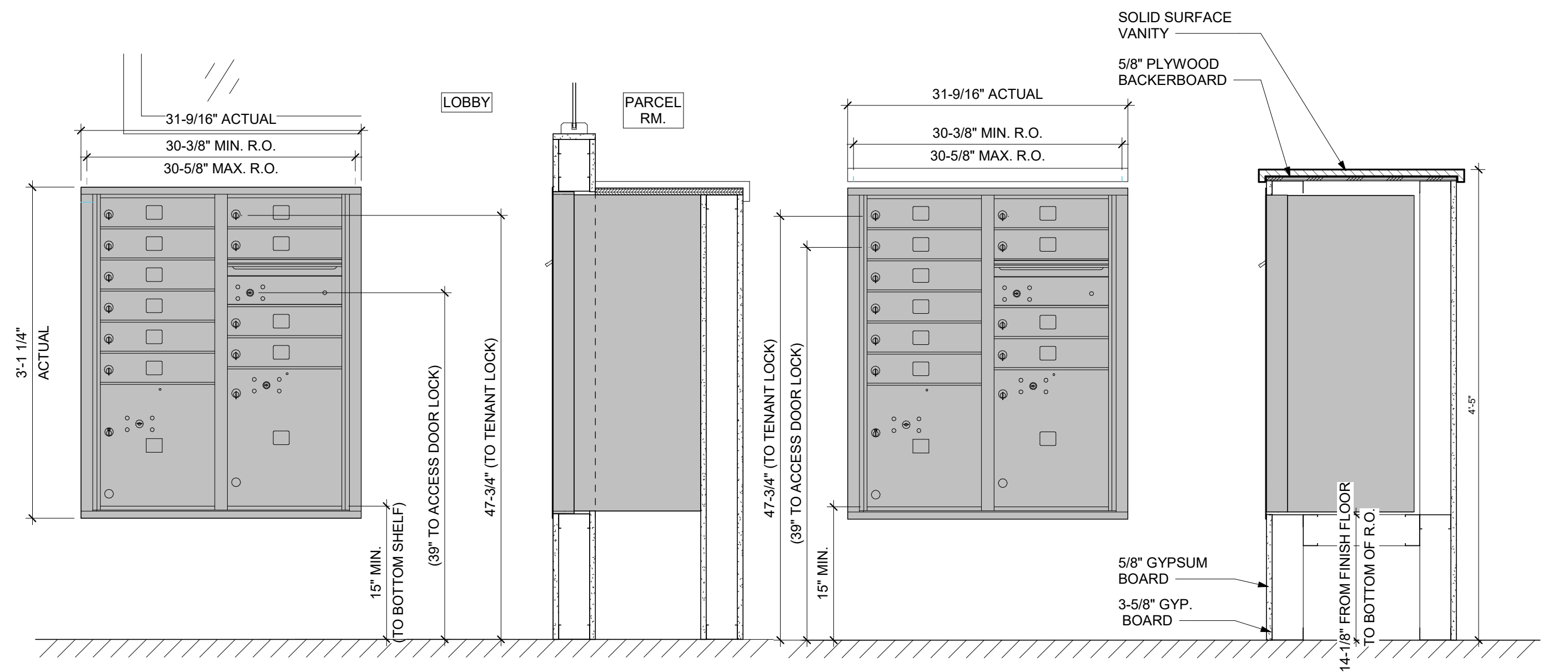
A10.11



11 MAILBOX SECTION
A10.11 SCALE: 1" = 1'-0"

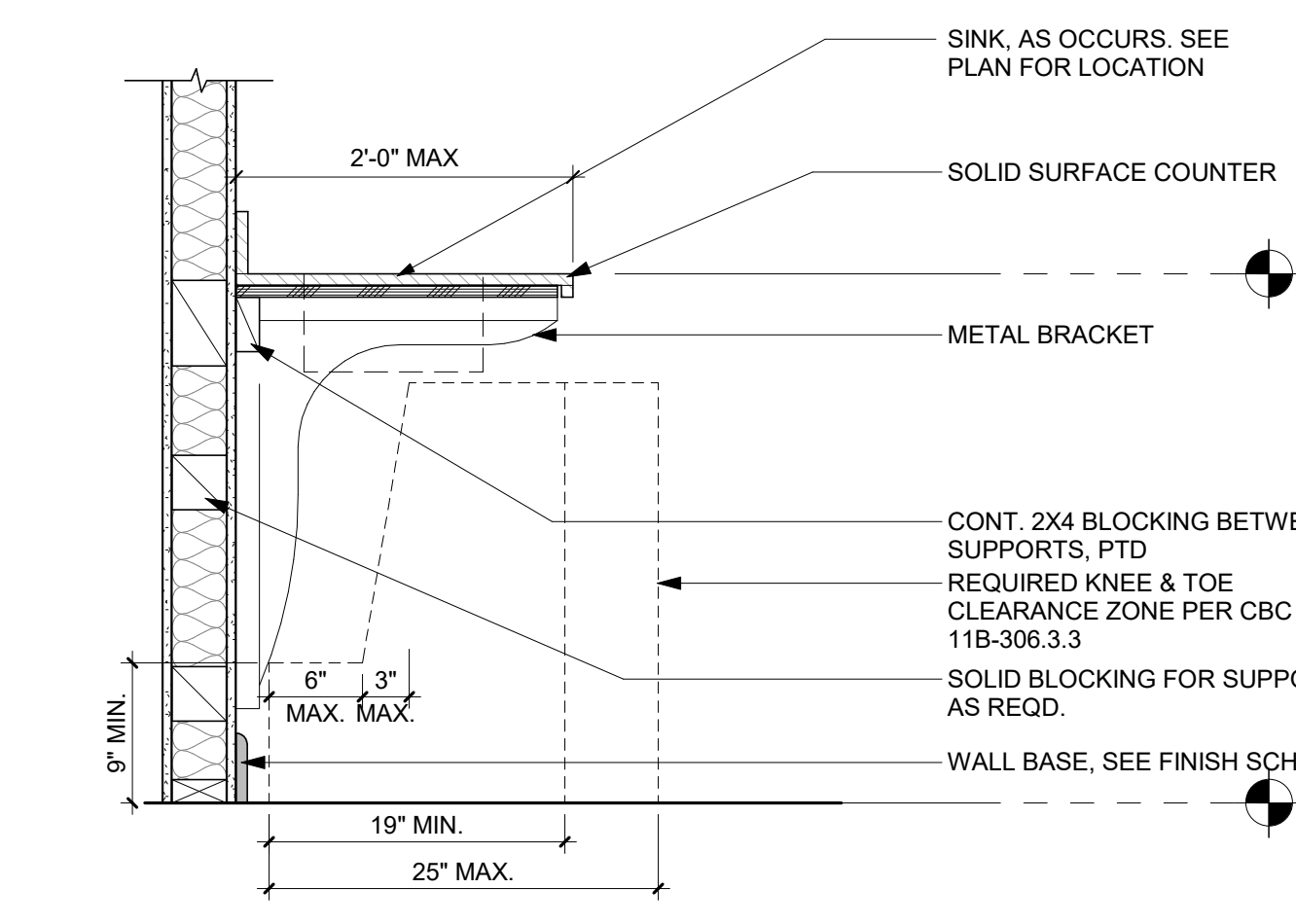


10 TRASH/RECYCLING CABINET SECTION
A10.11 SCALE: 1" = 1'-0"

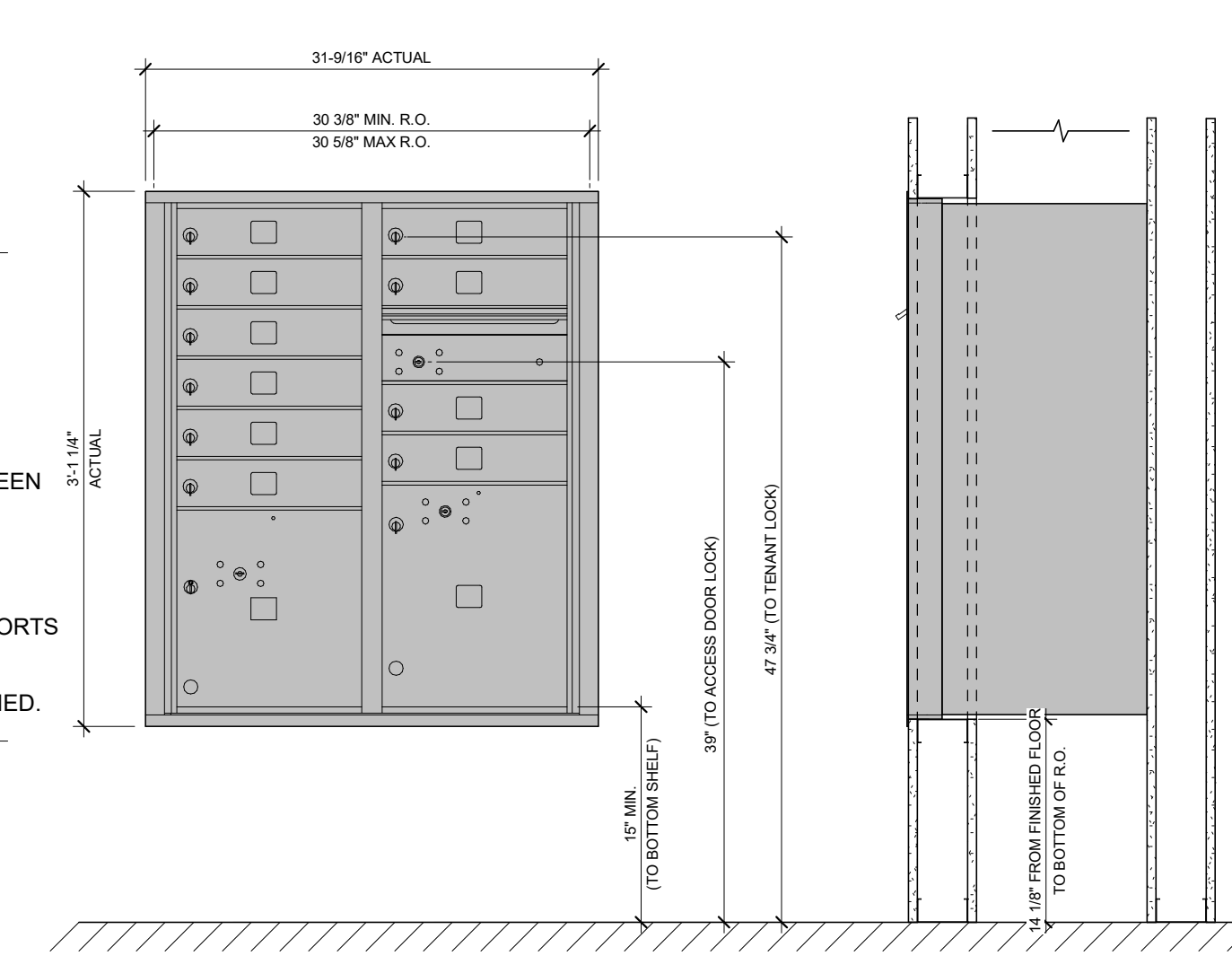


6 RECESSED MAILBOX (WINDOW ABV.)
A10.11 SCALE: 1" = 1'-0"

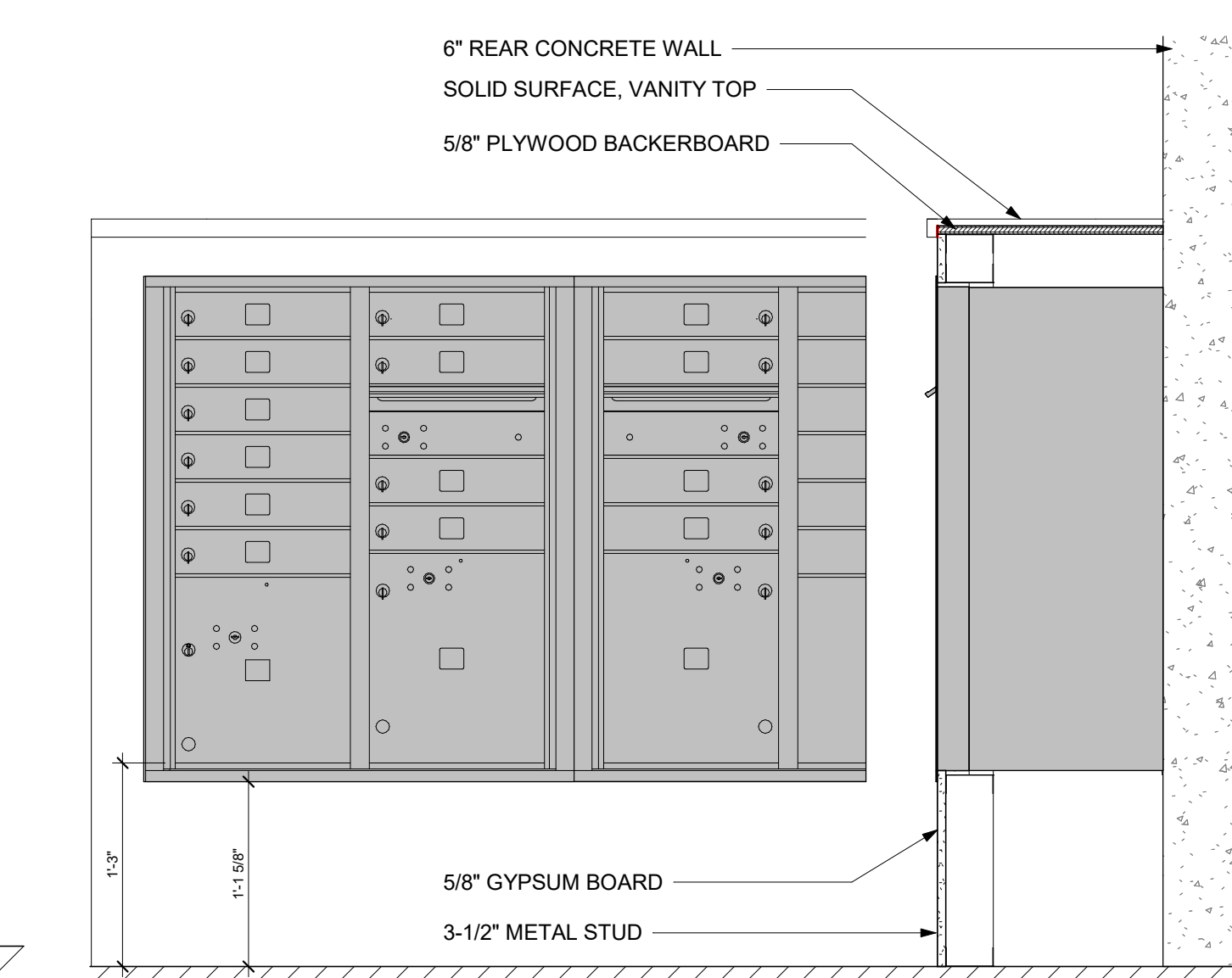
2 RECESSED MAILBOX FREESTANDING
A10.11 SCALE: 1" = 1'-0"



9 LAUNDRY ROOM FOLDING TABLE
A10.11 SCALE: 1" = 1'-0"

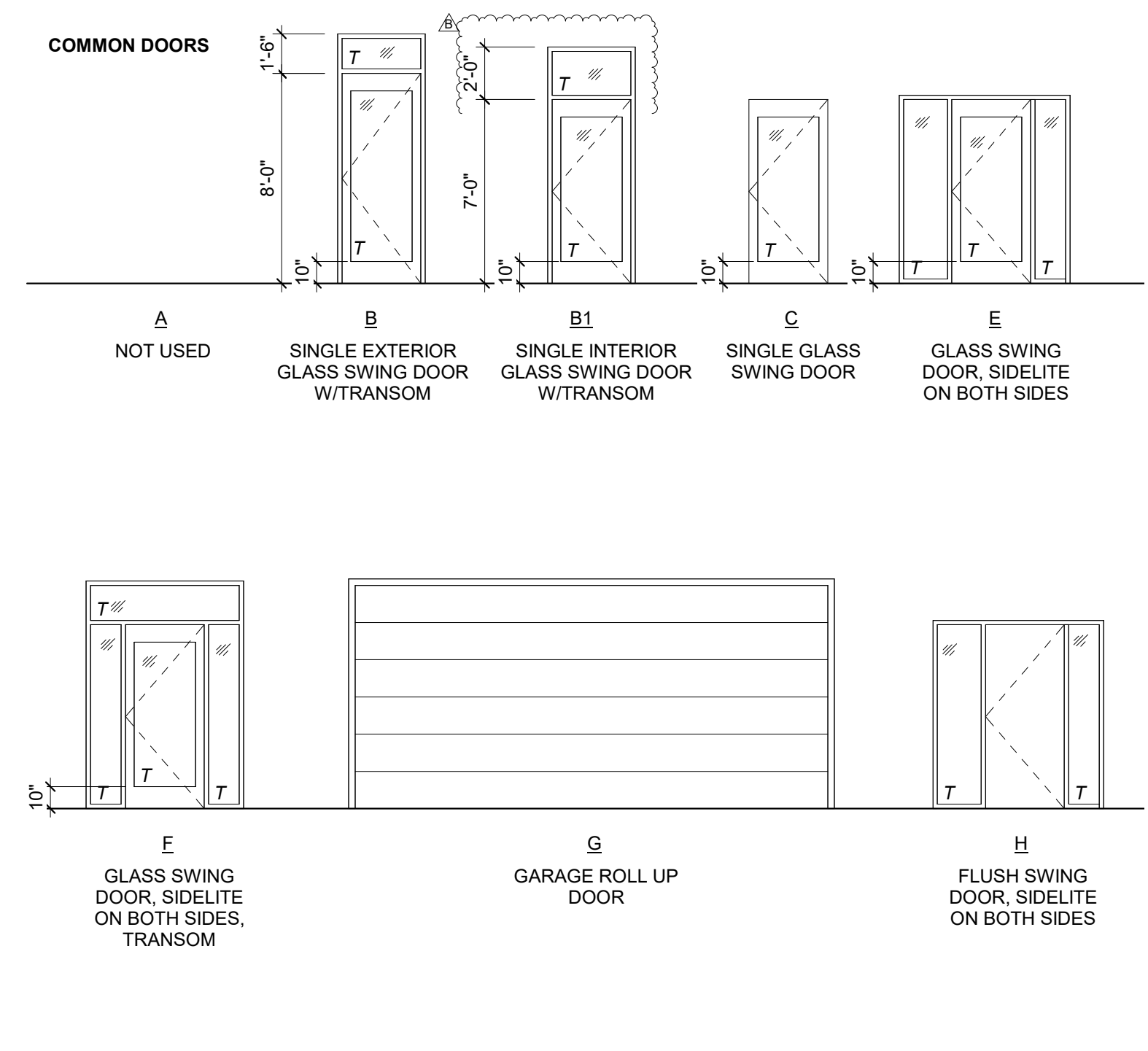


5 RECESSED MAILBOX- ELEVATION+SECTION
A10.11 SCALE: 1" = 1'-0"



1 RECESSED MAILBOX W/COUNTERTOP @ ALCOVE
A10.11 SCALE: 1" = 1'-0"

DESIGNATION	DOOR TYPE	LOCATION	DOOR			FRAME				HW GROUP	FIRE RATING	FIBER	CLOSER	ADA ACTUATOR	COORDINATOR	PANIC BAR OR EX. HARDWARE	STC RATING	DETAIL				NOTES
			WIDTH	HEIGHT	THK	MATL	FINISH	MATL	FINISH									THRESHOLD	JAMB	HEADER	SILL	
1ST FLOOR																						
100	SF2	LOBBY	6'-0"	8'-0"	1 3/4"	AL/GL	DK/AN	AL	DK/AN	16	NR	Yes	Yes	Yes	Yes	Yes	28	5/8.60	3/8.60	2/8.60		PROVIDE ADA ACTUATOR BOTH SIDES OF DOOR 100. SEE TELETECH DRAWINGS
100B	S	CORR-WEST 1	3'-0"	8'-0"	1 3/4"	HM	PT	HM	PT	03	NR	Yes	No	No	No	No	28	1/8.40	3/8.40	2/8.40		
101	B	1BR-11	3'-0"	8'-0"	1 3/4"	FG	PT	FG	PT	12	NR	No	No	No	No	No	28	1/8.40	3/8.40	2/8.40		
102	B	1BR-1H	3'-0"	8'-0"	1 3/4"	FG	PT	FG	PT	12	NR	No	No	No	No	No	28	1/8.40	3/8.40	2/8.40		
103	B	1BR-1H	3'-0"	8'-0"	1 3/4"	FG	PT	FG	PT	12	NR	No	No	No	No	No	28	1/8.40	3/8.40	2/8.40		
104	B	1BR-1H	3'-0"	8'-0"	1 3/4"	FG	PT	FG	PT	12	NR	No	No	No	No	No	28	1/8.40	3/8.40	2/8.40		
105	B	2BR-2E	3'-0"	8'-0"	1 3/4"	FG	PT	FG	PT	12	NR	No	No	No	No	No	32	1/8.40	3/8.40	2/8.40		
106	P	ELECTRICAL	6'-0"	7'-0"	1 3/4"	HM	PT	HM	PT	14	NR	No	No	No	No	No	28	5/8.60	3/8.60	2/8.60		
117A	SF1	INTERVIEW	2'-6 3/4"	8'-0"	1 3/4"	AL/GL	DK/AN	AL	DK/AN	07	NR	No	Yes	No	No	No	28	5/8.60	3/8.60	2/8.60		
117C	SF1	PROP MGMT	3'-0"	8'-0"	1 3/4"	AL/GL	DK/AN	AL	DK/AN	07	NR	No	Yes	No	No	No	28	5/8.60	3/8.60	2/8.60		
119A	SF1	PROP MGR	3'-0"	8'-0"	1 3/4"	AL/GL	DK/AN	AL	DK/AN	07	NR	No	Yes	No	No	No	28	5/8.60	3/8.60	2/8.60		
123B	SF1	COMMUNITY ROOM	2'-8 1/4"	8'-0"	1 3/4"	AL/GL	DK/AN	AL	DK/AN	06	NR	No	Yes	No	No	No	28	5/8.60	3/8.60	2/8.60		
123C	SF1	COMMUNITY ROOM	2'-8 1/4"	7'-10 3/4"	1 3/4"	AL/GL	DK/AN	AL	DK/AN	06	NR	No	Yes	No	No	No	28	5/8.60	3/8.60	2/8.60		
123D	SF2	COMMUNITY ROOM	6'-0"	8'-0"	1 3/4"	AL/GL	DK/AN	AL	DK/AN	15	NR	No	Yes	No	No	No	28	5/8.60	3/8.60	2/8.60		
124A	SF1	CORR EXIT	3'-0"	7'-10 3/4"	1 3/4"	AL/GL	DK/AN	AL	DK/AN	04	NR	No	Yes	No	No	No	32	5/8.60	3/8.60	2/8.60		
125A	SF1	FLEX SPACE	3'-0"	7'-9 1/2"	1 3/4"	AL/GL	DK/AN	AL	DK/AN	01	NR	No	Yes	No	No	No	32	5/8.60	3/8.60	2/8.60		
126C	SF2	FLEX SPACE	2'-10 3/4"	8'-0"	1 3/4"	AL/GL	DK/AN	AL	DK/AN	15	NR	No	Yes	No	No	No	32	5/8.60	3/8.60	2/8.60		
129	M	FIRE PUMP ROOM	5'-0"	7'-0"	1 3/4"	HM	PT	HM	PT	13	90 MIN	No	Yes	No	Yes	No	NR	7/8.40	12/8.40	11/8.40		
130A	G	PARKING GARAGE	18'-0"	10'-2 1/2"	1 3/4"	MTL	PERF	MTL	PT	39	NR	Yes	No	No	No	No	NR	17/8.40	13/8.40	13/8.40		
130B	G	PARKING GARAGE	18'-0"	10'-2 1/2"	1 3/4"	MTL	PERF	MTL	PT	39	NR	Yes	No	No	No	No	NR	17/8.40	13/8.40	13/8.40		
130C	G	PARKING GARAGE	3'-0"	6'-8 3/4"	1 3/4"	HM	PT	HM	PT	10	NR	No	Yes	No	No	Yes	NR	7/8.40	12/8.40	11/8.40		
130D	S	PARKING GARAGE	3'-0"	7'-0"	1 3/4"	HM	PT	HM	PT	09	NR	No	Yes	No	No	No	NR	7/8.40	12/8.40	11/8.40		
SE-1	B	STAIR-EAST 1	3'-0"	7'-0"	1 3/4"	HM	PT	HM	PT	09	NR	No	Yes	No	No	Yes	NR	7/8.40	9/8.40	8/8.40		WIRED FOR FUTURE CARD READER AND ELECTRIC LOCK
SW-1	B	STAIR-WEST 1	3'-0"	7'-0"	1 3/4"	HM	PT	HM	PT	09	NR	No	Yes	No	No	Yes	NR	7/8.40	9/8.40	8/8.40		WIRED FOR FUTURE CARD READER AND ELECTRIC LOCK
2ND FLOOR																						
205A	K	CORR-WEST 2	12'-0"	7'-0"	1 3/8"	AL/GL	DK/AN	AL	DK/AN	38	NR	No	No	No	No	No	NR	14/8.40	16/8.40	15/8.40		
205B	C	CORR-WEST 2	3'-0"	7'-0"	1 3/4"	AL/GL	DK/AN	AL	DK/AN	02	NR	No	Yes	No	No	Yes	NR	4/8.40	6/8.40	5/8.40		
220A	K	CORR-EAST 2	12'-0"	7'-0"	1 3/8"	AL/GL	DK/AN	AL	DK/AN	38	NR	No	No	No	No	No	NR	14/8.40	16/8.40	15/8.40		
220B	C	CORR-EAST 2	3'-0"	7'-0"	1 3/4"	AL/GL	DK/AN	AL	DK/AN	02	NR	No	Yes	No	No	Yes	NR	4/8.40	6/8.40	5/8.40		



DOOR, SIDELITE/TRANSOM, HM & STOREFRONT NOTES

- MAXIMUM EFFORT TO OPERATE INTERIOR & EXTERIOR DOORS SHALL NOT EXCEED 5 LBS. FIRE DOORS SHALL MEET MIN. OPERATING FORCE AS RECD BY ADMINISTRATIVE AUTHORITY. NOT TO EXCEED 15 LBS. (CBC 118.404.2)
- DOOR HARDWARE TO BE LEVER OR PANIC BARS. DOOR OPERATING DEVICES SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE (CBC 1010.1.9.1). ALL DOORS SHALL BE OPERABLE IN THE EGRESS DIRECTION WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
- SEE SPECIFICATIONS FOR DOOR HARDWARE SCHEDULE.
- INSTALL INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) DECAL ON COMMON ENTRANCE DOORS.
- SEE NOTE 8.
- ALL EXTERIOR DOORS TO RECEIVE WEATHERSEALS.
- FIELD VERIFY ALL ROUGH OPENINGS PRIOR TO FABRICATION & INSTALLATION.
- T SYMBOL INDICATES TEMPERED GLASS REQUIRED. SAFETY GLAZING SHALL BE PROVIDED AT WINDOWS WITHIN 24" OF DOORS WITHIN 60" OF WALKING SURFACE AND GLAZED DOORS. PER CBC 2406. EACH PANE OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUF. PER CBC 2403.1 AND REMAIN VISIBLE FOR INSPECTION.
- ALL EXTERIOR DOORS W/ GLAZING SHALL BE DUAL-PANE INSULATED GLAZING.
- WINDOW DIMENSIONS ON SCHEDULE ARE NOMINAL. COORDINATE REQUIRED ROUGH OPENING SIZE WITH MANUFACTURER.
- ALL FIRE RATED DOORS TO UTILIZE LISTED SELF-CLOSING FIRE RATED HARDWARE AND SMOKE SEALS.
- PROVIDE KICK PLATES PER DOOR HARDWARE SCHEDULE & ACCESSIBILITY CODES.
- SEE ELEVATIONS FOR ALL OPENING DIRECTIONS OF OPERABLE WINDOWS.
- ALL ALUM. WINDOWS & HM FRAMES TO RECEIVE NAIL-ON-FINIS FACTORY INSTALLED FRAME U.O.N.
- WINDOWS TO MEET REQUIREMENTS OF CBC 1030; MIN. 5.7 SQ.FT. NET CLEAR, 24" NET CLEAR OPENING HEIGHT, 20" NET CLEAR OPENING WIDTH, 44" MAX. SILL HEIGHT.
- PROVIDE SCREENS AT ALL OPERABLE WINDOWS. LIMITERS REQUIRED AT WINDOWS WITH < 36" HIGH SILLS. COLOR TO MATCH WINDOW FRAME.
- ALL GLAZING TO BE LOW-E, U.O.N.
- SEE SPECIFICATIONS FOR GLAZING.
- APPLY GRAFFITI COATING TO ALL DOORS, WINDOWS, STOREFRONTS & FRAMES FACING PROPERTY LINE UP TO FIRST MULLION ABOVE 10'.
- SCHEDULE ELEVATIONS ARE VIEWED FROM THE EXTERIOR, U.O.N.
- SEE SHEET A0.50 FOR WINDOWS & DOORS STC REQUIREMENTS.
- STOREFRONT FRAME SIZE TO BE 2" U.O.N.
- WINDOW SHADING: ALL EXTERIOR WINDOWS AT OFFICE AND COMMON AREAS TO HAVE ROLLER SHADES. ALL RESIDENTIAL UNIT WINDOW TO HAVE VERTICAL BLINDS, U.O.N. NO SHADES REQUIRED AT TRANSOMS OVER DOORS. NO BLINDS REQUIRED AT STAIRS & CORRIDORS.
- HOLLOW METAL DOOR FRAMES TO BE FULLY WELDED.
- MARK ALL FIRE RATED GLAZING ASSEMBLIES IN DOORS, SIDELITES & TRANSOMS PER CBC 716.1.2.2, TABLE F16.1(1) PROVIDED BELOW FOR REFERENCE.

- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENNIUM DESIGN
PO BOX 737
ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
1801 O STREET
ARCATA, CA 95521

NOTE: ALL DOORS MARKED WITH AN ASTERISK ON THE PLANS ARE UNIT ENTRY DOORS, TYPE U1, SEE UNIT DOOR SCHEDULE.

DESIGNATION	DOOR TYPE	LOCATION	DOOR			FRAME				HW GROUP	DOOR FIRE RATING	FR GLASS MARK DOOR	SIDELITE + TRSM FIRE RATING	FR GLASS MARK DOOR + TRSM	STC RATING	FIBER	CLOSER	ADA ACTUATOR	COORDINATOR	PANIC BAR OR EX. HARDWARE	THRESHOLD	JAMB	HEADER	SILL	NOTES
			WIDTH	HEIGHT	THK	MATL	FINISH	MATL	FINISH																
1ST FLOOR																									
100A	P	LOBBY	6'-0"	8'-8"	1 3/4"	HM	PT	HM	PT	36	60 MIN	N/A	N/A	N/A	N/A	No	Yes	Yes	Yes	Yes	9/8.20	16/8.20	15/8.20		
106A	J	MPOE	3'-0"	6'-8"	1 3/4"	HM	PT	HM	PT	44	90 MIN	N/A	N/A	N/A	N/A	No	Yes	No	No	Yes	9/8.20	16/8.20	15/8.20		W/FIRE EXIT HARDWARE
106B	J	MPOE	3'-0"	6'-8"	1 3/4"	HM	PT	HM	PT	44	90 MIN	N/A	N/A	N/A	N/A	No	Yes	No	No	Yes	9/8.20	16/8.20	15/8.20		
107	P	MAINTENANCE	6'-0"	7'-0"	1 3/4"	HM	PT	HM	PT	33	20 MIN	N/A	N/A	N/A	N/A	No	Yes	No	No	Yes	9/8.20	16/8.20	15/8.20		
108	P	FLEX STORAGE	6'-0"	7'-0"	1 3/4"	HM	PT	HM	PT	33	20 MIN	N/A	N/A	N/A	N/A	No	Yes	No	No	Yes	9/8.20	16/8.20	15/8.20		
109	P	RES STORAGE	6'-0"	7'-0"	1 3/4"	HM	PT	HM	PT	32	20 MIN	N/A	N/A	N/A	N/A	No	Yes	No	No	Yes	9/8.20	16/8.20	15/8.20		
110	P	TRASH OPS	6'-0"	7'-0"	1 3/4"	HM	PT	HM	PT	34	90 MIN	N/A	N/A	N/A	N/A	No	Yes	No	No	Yes	9/8.20	16/8.20	15/8.20		
111	Q	TRASH	3'-0"	7'-0"	1 3/4"	HM	PT	HM	PT	17	45 MIN	D-H	N/A	N/A	N/A	No	Yes	No	No	No	9/8.20	16/8.20	15/8.20		
111A	J	TRASH	3'-0"	6'-8"	1 3/4"	HM	PT	HM	PT	28	90 MIN	N/A	N/A	N/A	N/A	No	Yes	No	No	No	9/8.20	16/8.20	15/8.20		
112	J	ERRCS	3'-0"	6'-8"	1 3/4"	HM	PT	HM	PT	25	20 MIN	N/A	N/A	N/A	N/A	No	Yes	No	No	No	9/8.20	16/8.20	15/8.20		
113	B1	PARCEL	3'-0"	7'-0"	1 3/4"	HM	PT	HM	PT	24	20 MIN	D-20	45 MIN	D-H-OH-45	N/A	No	Yes	No	No	No	9/8.20	16/8.20	15/8.20		
114	B1	SERVICES	3'-0"	7'-0"	1 3/4"	HM	PT	HM	PT	29	20 MIN	D-20	45 MIN	D-H-OH-45	N/A	No	Yes	No	No	No	9/8.20	16/8.20	15/8.20		
114A	B1	SERVICES	3'-0"	7'-0"	1 3/4"	HM	PT	HM	PT	24	20 MIN	D-20	45 MIN	D-H-OH-45	N/A	No	Yes	No	No	No	9/8.20	16/8.20	15/8.20		
115	J	ELEV EXPT	3'-0"	6'-8"	1 3/4"	HM	PT	HM	PT	26	20 MIN	N/A	N/A	N/A	N/A	No	Yes	No	No	No	9/8.20	16/8.20	15/8.20		
116	B1	MEETING	3'-0"	7'-0"	1 3/4"	HM	PT	HM	PT	24	20 MIN	D-20	45 MIN	D-H-OH-45	N/A	No	Yes	No	No	No	9/8.20	16/8.20	15/8.20		
117	B1	PROP MGMT	3'-0"	7'-0"	1 3/4"	HM	PT	HM	PT	29	20 MIN	D-20	45 MIN	D-H-OH-45	N/A	No	Yes	No	No	No	9/8.20	16/8.20	15/8.20		
117B	J	SERVER	3'-0"	6'-8"	1 3/4"	HM	PT	HM	PT	26	NR	N/A	N/A	N/A	N/A	No	Yes	No	No	No	9/8.20	16/8.20	15/8.20		
117D	B1	INTERVIEW	3'-0"	7'-0"	1 3/4"	HM	PT	HM	PT	31	NR	N/A	N/A	N/A	N/A	No	Yes	No	No	No	9/8.20	16/8.20	15/8.20		
118	P	RES STORAGE	6'-0"	7'-0"	1 3/4"	HM	PT	HM	PT	32	20 MIN	N/A	N/A	N/A	N/A	No	Yes	No	No	Yes	9/8.20	16/8.20	15/8.20		
119	B1	PROP MGR	3'-0"	7'-0"	1 3/4"	HM	PT	HM	PT	30	NR	N/A	N/A	N/A											

LOUVER/VENT SCHEDULE							
TYPE	SIZE		NOTES	MATL	FINISH	DETAIL	
	WIDTH	HEIGHT				HEADER	SILL/JAMB
L01	1'-4"	9"	EXHAUST	STEEL	PTD		
L02	8"	8"	INTAKE	STEEL	PTD		
L03	9"	9"	EXHAUST VENT CAP	STEEL	PTD		
L04	1'-6"	1'-0"	RELIEF	STEEL	PTD		
L05	1'-0"	1'-0"	EXHAUST	STEEL	PTD		
L06	1'-0"	1'-0"	INTAKE	STEEL	PTD		
L07	2'-6"	1'-0"	INTAKE	STEEL	PTD		
L08	4'-8"	1'-0"	INTAKE	STEEL	PTD		
L09	2'-0"	1'-0"	EXHAUST	STEEL	PTD		
L10	6'-0"	3'-0"	INTAKE	STEEL	PTD		
L11	5'-0"	2'-0"	RELIEF	STEEL	PTD		
L12	2'-0"	8"	RELIEF	STEEL	PTD		
L13	1'-6"	6"	EXHAUST VENT CAP	STEEL	PTD		
L14	1'-0"	7"	EXHAUST VENT CAP	STEEL	PTD		
L15	3'-0"	3'-0"	INTAKE	STEEL	PTD		
L16	2'-6"	1'-6"	EXHAUST	STEEL	PTD		
L17	1'-6"	1'-6"	INTAKE	STEEL	PTD		
L18	3'-0"	2'-0"	ELEVATOR LOUVER	STEEL	PTD		

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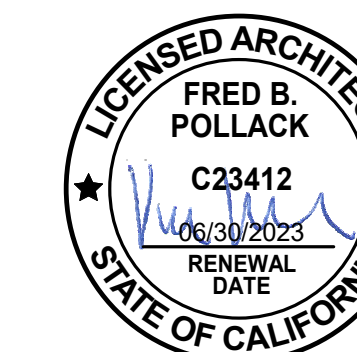
LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

**COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT**
RECORD NO.: DEV22-1242
BY: M. O'Brien Date: 07/27/2023
HARD COPY OF THESE STAMPED PLANS
MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
B	03/20/23	BID ADDENDUM

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306

Client:

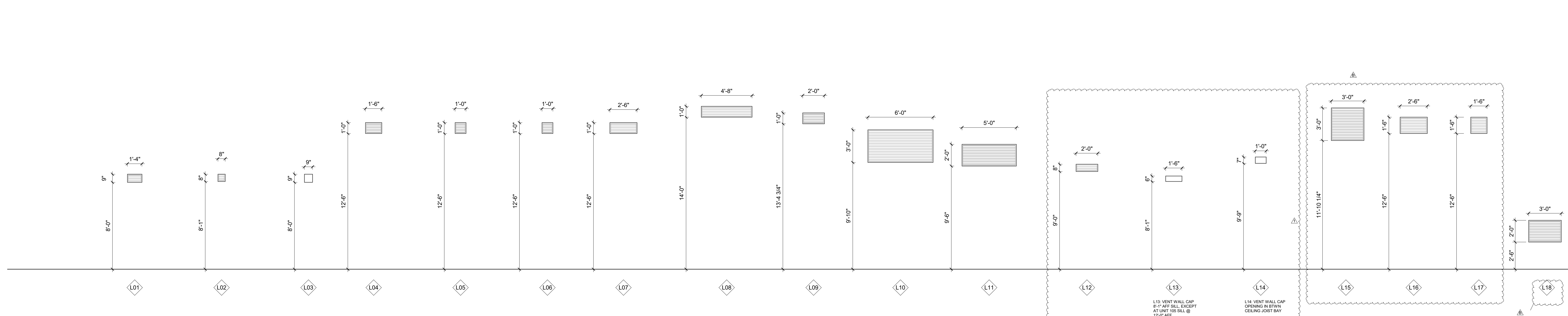


**LOUVER/VENT
SCHEDULE**

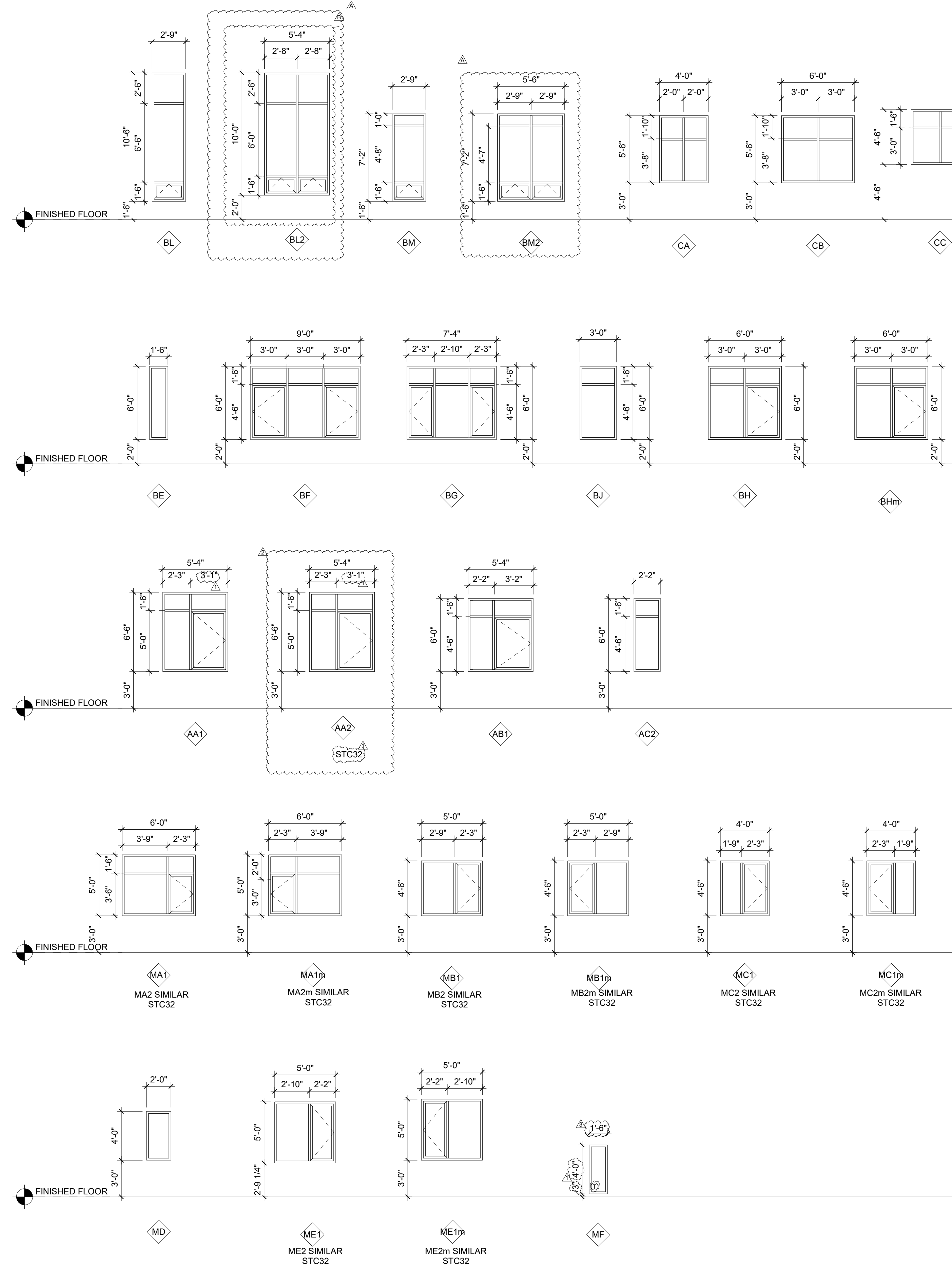
JOB #: 1925
SCALE: 1/4" = 1'-0"

A11.11

PLAN CHECK REVISION 4 | DATE: 06/19/23



1 LOUVER/VENT LEGEND
A11.11 SCALE: 1/4" = 1'-0"



1 WINDOW LEGEND
SCALE: 3/16" = 1'-0"

DOOR, WINDOW, HM & STOREFRONT NOTES

- MAXIMUM EFFORT TO OPERATE INTERIOR & EXTERIOR DOORS SHALL NOT EXCEED 5 LBS. FIRE DOORS SHALL MEET MIN. OPERATING FORCE AS REQ'D BY ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LBS. (CBC 11B-404.2.9/UFAS 4.13.11)
- HAND-ACTIVATED DOOR OPENING HARDWARE TO BE OPERATED W/ SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS OR PUSH/PULL ACTIVATING BAR (CBC 11B-404.2.7)
- SEE SPECIFICATIONS FOR DOOR HARDWARE SCHEDULE
- INSTALL INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) DECAL ON COMMON DOORS.
- SAFETY GLAZING SHALL BE PROVIDED WITHIN 24" OF A DOOR JAMB AND WITHIN 60" OF A WALKING SURFACE AND GLAZED DOORS PER CBC 2406. SEE NOTE 8.
- ALL EXTERIOR DOORS TO RECEIVE WEATHER SEAL
- FIELD VERIFY ALL ROUGH OPENINGS PRIOR TO FABRICATION & INSTALLATION
- 'T' SYMBOL INDICATES TEMPERED GLASS REQUIRED. EACH PANE OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUF. PER CBC 2403.1 AND REMAIN VISIBLE FOR INSPECTION.
- ALL EXTERIOR DOORS WITH GLAZING SHALL BE DUAL-PANE INSULATED GLAZING
- WINDOW DIMENSIONS ON SCHEDULE ARE NOMINAL. COORDINATE REQUIRED ROUGH OPENING SIZE WITH MANUFACTURER
- ALL FIRE RATED DOORS TO UTILIZE SELF-CLOSING FIRE RATED HARDWARE AND SMOKE SEALS.
- PROVIDE KICK PLATES PER DOOR HARDWARE SCHEDULE & ACCESSIBILITY CODES
- SEE ELEVATIONS FOR ALL OPENING DIRECTIONS OF OPERABLE WINDOWS AND DOORS
- ALUMINUM WINDOWS AND HM FRAMES WILL NOT HAVE NAIL ON FINIS
- WINDOWS TO MEET REQUIREMENTS OF CBC 1030. CBC 1030 EERO WINDOWS ARE FOR SLEEPING ROOMS ; MIN. 5.7 SQFT NET CLEAR, 24" NET CLEAR OPENING HEIGHT, 20" NET CLEAR OPENING WIDTH, 44" MAX. SILL HEIGHT
- PROVIDE SCREENS AT ALL OPERABLE WINDOWS. LIMITERS REQUIRED AT WINDOWS WITH < 36" HIGH SILLS.
- ALL GLAZING TO BE LOW-E UON.
- SEE SPECIFICATIONS AND T-24 ENERGY REPORT FOR GLAZING REQUIREMENTS
- NOT USED
- SCHEDULE ELEVATIONS ARE VIEWED FROM THE EXTERIOR, UON
- LEGEND FOR WINDOW AND DOOR STC REQUIREMENTS
- STOREFRONT FRAME SIZE TO BE 2" UON
- ALL EXTERIOR WINDOWS AT OFFICE AND COMMON AREAS TO HAVE ROLLER SHADES. ALL RESIDENTIAL UNIT WINDOWS TO HAVE ROLLER SHADES UON. NO SHADES REQUIRED AT TRANSOMS OVER DOORS. NO BLINDS REQUIRED AT STAIRS AND CORRIDORS.
- WINDOWS TO HAVE FIRE RATED GLAZING ASSEMBLIES PER CBC TABLE 716.1(3).

FIRE RATED GLAZING MARKS SHALL BE INSTALLED ON WINDOWS WITH THE MARKS VISIBLE FOR INSPECTION.

TABLE 716.1(3) MARKING FIRE-RATED GLAZING ASSEMBLIES

FIRE TEST STANDARD	MARKING	DEFINITION OF MARKING
ASTM E119 or UL 253	W	Meets wall assembly criteria.
ASTM E119 or UL 253	FC	Meets floor/celling criteria*
NFPA 257 or UL 9	CH	Meets fire window assembly criteria including the hose stream test.
NFPA 252 or UL 10B or UL 10C	D	Meets fire door assembly criteria.
	H	Meets fire door assembly hose stream test.
	T	Meets 450° temperature rise criteria for 30 minutes.
	XXX	The time in minutes of the fire resistance or the protection rating of the glazing assembly.

For 90 min fire rating, use 90.

Window Type	SIZE		MATL	FINISH	DETAIL			GLAZING TYPE	_SHGC	U-VALUE BTU/(H·FT²·F)	_Fire Rating	_FR Glazing Mark	STC RATING	NOTES
	WIDTH	HEIGHT			HEADER	SILL	JAMB							
AA1	5'-4"	6'-6"	VINYL	BRONZE	10/A8.50	9/A8.50	11/A8.50	LOW E	0.24	0.260		n/a	32	LEVEL 1 UNITS- STC 32
AA2	5'-4"	6'-6"	VINYL	BRONZE	10/A8.50	9/A8.50	11/A8.50	LOW E	0.24	0.260		n/a	32	LEVEL 1 UNITS- STC 32
AB1	5'-4"	6'-0"	VINYL	BRONZE	10/A8.50	9/A8.50	11/A8.50	LOW E	0.24	0.260		n/a	32	LEVEL 1 UNITS- STC 32
AC2	2'-2"	6'-0"	VINYL	BRONZE	10/A8.50	9/A8.50	11/A8.50	LOW E	0.24	0.260		n/a	32	LEVEL 1 UNITS- STC 32
BE	1'-6"	6'-0"	VINYL	BRONZE	6/A8.50	5/A8.50	7/A8.50	LOW E	0.24	0.260		n/a	28	
BG	7'-4"	6'-0"	VINYL	BRONZE	6/A8.50	5/A8.50	7/A8.50	LOW E	0.24	0.260		n/a	28	
BH	6'-0"	6'-0"	VINYL	BRONZE	6/A8.50	5/A8.50	7/A8.50	LOW E	0.24	0.260		n/a	28	
BHm	6'-0"	6'-0"	VINYL	BRONZE	6/A8.50	5/A8.50	7/A8.50	LOW E	0.24	0.260		n/a	28	
BJ	3'-0"	6'-0"	VINYL	BRONZE	6/A8.50	5/A8.50	7/A8.50	LOW E	0.24	0.260		n/a	28	
BL	2'-9"	10'-6"	VINYL	BRONZE	6/A8.50	5/A8.50	7/A8.50	LOW E	0.24	0.260		n/a	28	<varies>
BL2	5'-4"	10'-0"	VINYL	BRONZE	6/A8.50	5/A8.50	7/A8.50	LOW E	0.24	0.260		n/a	28	ELEVATOR LOBBY
BM	2'-9"	7'-2"	VINYL	BRONZE	6/A8.50	5/A8.50	7/A8.50	LOW E	0.24	0.260		n/a	28	<varies>
BM2	5'-6"	7'-2"	VINYL	BRONZE	6/A8.50	5/A8.50	7/A8.50	LOW E	0.24	0.260		n/a	28	<varies>
CA	4'-0"	5'-6"	ALUM	ANOD	2/A9.30	1/A9.30	3/A9.30	INTERIOR	0.260	0.260	45 MIN.	OH-45	N/A	INTERIOR
CB	6'-0"	5'-6"	ALUM	ANOD	2/A9.30	1/A9.30	3/A9.30	INTERIOR	0.260	0.260	45 MIN.	OH-45	N/A	INTERIOR
CC	4'-0"	4'-6"	ALUM	ANOD	2/A9.30	1/A9.30	3/A9.30	INTERIOR	0.260	0.260	45 MIN.	OH-45	N/A	INTERIOR
MA1	6'-0"	5'-0"	VINYL	BRONZE	2/A8.50	1/A8.50	3/A8.50	LOW E	0.24	0.260		n/a	28	
MA1m	6'-0"	5'-0"	VINYL	BRONZE	2/A8.50	1/A8.50	3/A8.50	LOW E	0.24	0.260		n/a	28	
MA2	6'-0"	5'-0"	VINYL	BRONZE	2/A8.50	1/A8.50	3/A8.50	LOW E	0.24	0.260		n/a	32	LEVEL 2-4 UNITS - STC 32
MA2m	6'-0"	5'-0"	VINYL	BRONZE	2/A8.50	1/A8.50	3/A8.50	LOW E	0.24	0.260		n/a	32	LEVEL 2-4 UNITS - STC 32
MB1	5'-0"	4'-6"	VINYL	BRONZE	2/A8.50	1/A8.50	3/A8.50	LOW E	0.24	0.260		n/a	28	
MB1m	5'-0"	4'-6"	VINYL	BRONZE	2/A8.50	1/A8.50	3/A8.50	LOW E	0.24	0.260		n/a	28	
MB2	5'-0"	4'-6"	VINYL	BRONZE	2/A8.50	1/A8.50	3/A8.50	LOW E	0.24	0.260		n/a	32	LEVEL 2-4 UNITS - STC 32
MB2m	5'-0"	4'-6"	VINYL	BRONZE	2/A8.50	1/A8.50	3/A8.50	LOW E	0.24	0.260		n/a	32	LEVEL 2-4 UNITS - STC 32
MC1	4'-0"	4'-6"	VINYL	BRONZE	2/A8.50	1/A8.50	3/A8.50	LOW E	0.24	0.260		n/a	28	
MC1m	4'-0"	4'-6"	VINYL	BRONZE	2/A8.50	1/A8.50	3/A8.50	LOW E	0.24	0.260		n/a	28	
MC2m	4'-0"	4'-6"	VINYL	BRONZE	2/A8.50	1/A8.50	3/A8.50	LOW E	0.24	0.260		n/a	32	LEVEL 2-4 UNITS - STC 32
MD	2'-0"	4'-0"	VINYL	BRONZE	2/A8.50	1/A8.50	3/A8.50	LOW E	0.24	0.260		n/a	32	
ME1	5'-0"	5'-0"	VINYL	BRONZE	2/A8.50	1/A8.50	3/A8.50	LOW E	0.24	0.260		n/a	28	
ME1m	5'-0"	5'-0"	VINYL	BRONZE	2/A8.50	1/A8.50	3/A8.50	LOW E	0.24	0.260		n/a	28	
ME2	5'-0"	5'-0"	VINYL	BRONZE	2/A8.50	1/A8.50	3/A8.50	LOW E	0.24	0.260		n/a	32	LEVEL 2-4 UNITS - STC 32
ME2m	5'-0"	5'-0"	VINYL	BRONZE	2/A8.50	1/A8.50	3/A8.50	LOW E	0.24	0.260		n/a	32	LEVEL 2-4 UNITS - STC 32
MF	1'-6"	4'-0"	STEEL	GALV PAINT	6/A8.50	5/A8.50	7/A8.50	LOW E	0.24	0.260	90 MIN	W-90	32	STAIR ENCLOSURE - 2HR



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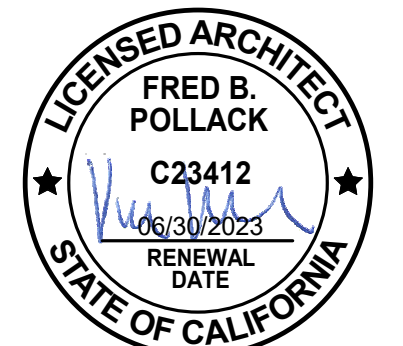
LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
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250 SHERIDAN AVE STE 100
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COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV22-1242
By: M. O'Brien Date: 07/27/2023
HARD COPY OF THESE STAMPED PLANS
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ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
A	12/16/22	BID SET
B	03/20/23	BID ADDENDUM
2	03/20/23	PLAN CHECK RESPONSE 2
3	05/12/23	PLAN CHECK RESPONSE 3

Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVE
PALO ALTO, CA 94306

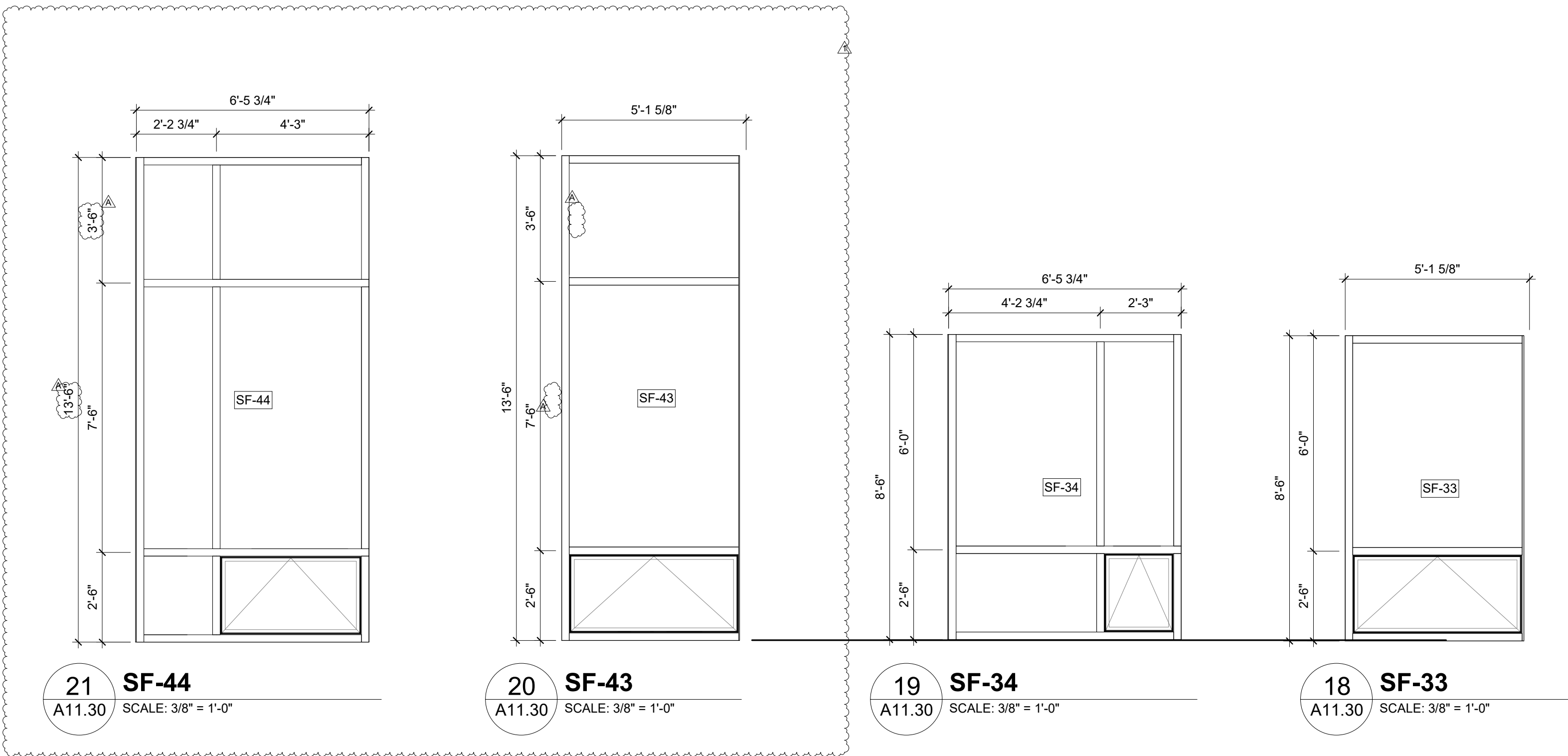


WINDOW SCHEDULE

JOB #: 1925
SCALE: As indicated

A11.20

PLAN CHECK REVISION 4 | DATE: 06/19/23



21 SF-44
A11.30 SCALE: 3/8" = 1'-0"

20 SF-43
A11.30 SCALE: 3/8" = 1'-0"

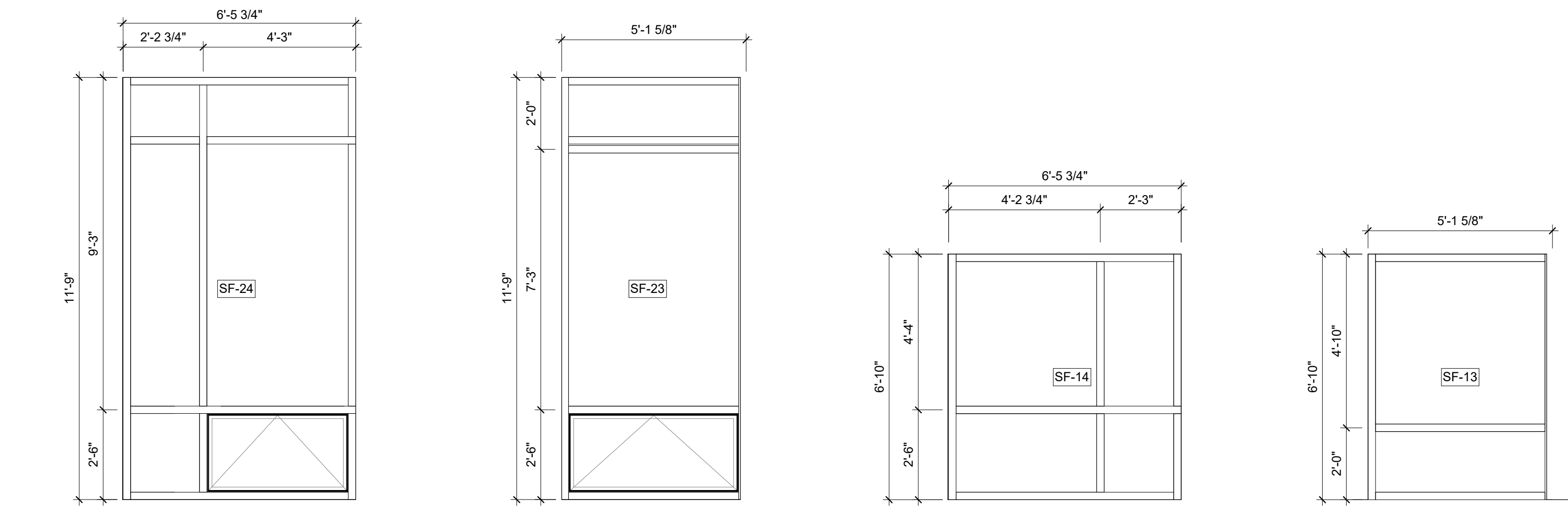
19 SF-34
A11.30 SCALE: 3/8" = 1'-0"

18 SF-33
A11.30 SCALE: 3/8" = 1'-0"

STOREFRONT SCHEDULE										
Type Mark	Length	Unconnected Height	SF Material	SF Finish	SF Glazing Type	SF U Value	STC Rating	SF Head Detail	SF Threshold Detail	SF Jamb Detail
SF-01	6'-9 5/16"	7'-6"	ALUMINUM	DARK ANODIZED	LOW E	.32	32			
SF-01	9'-8 1/2"	10'-5 1/2"	ALUMINUM	DARK ANODIZED	LOW E	.32	32			
SF-01A	6'-5"	10'-3 1/2"	ALUMINUM	DARK ANODIZED	LOW E	.32	32			
SF-02	7'-0"	10'-5 1/2"	ALUMINUM	DARK ANODIZED	LOW E	.32	32			
SF-02	4'-9"	10'-5 1/2"	ALUMINUM	DARK ANODIZED	LOW E	.32	32			
SF-03	5'-0"	10'-3 1/2"	ALUMINUM	DARK ANODIZED	LOW E	.32	28			
SF-04	12'-0"	10'-0"	ALUMINUM	DARK ANODIZED	LOW E	.32	28			
SF-05	6'-0"	10'-0"	ALUMINUM	DARK ANODIZED	LOW E	.32	28			
SF-06	18'-4"	10'-0"	ALUMINUM	DARK ANODIZED	LOW E	.32	28			
SF-07	6'-0"	10'-0"	ALUMINUM	DARK ANODIZED	LOW E	.32	28			
SF-08	5'-7"	10'-0"	ALUMINUM	DARK ANODIZED	LOW E	.32	28			
SF-09	5'-9"	10'-0"	ALUMINUM	DARK ANODIZED	LOW E	.32	28			
SF-09a	10'-0"	10'-0"	ALUMINUM	DARK ANODIZED	LOW E	.32	28			
SF-10	9'-0"	10'-0"	ALUMINUM	DARK ANODIZED	LOW E	.32	28			
SF-10	9'-0"	10'-0"	ALUMINUM	DARK ANODIZED	LOW E	.32	28			
SF-11	11'-1 231/256"	11'-6"	ALUMINUM	DARK ANODIZED	LOW E	.32	28			
SF-13	5'-7 5/16"	6'-10"	ALUMINUM	DARK ANODIZED	LOW E	.32	28			
SF-14	7'-0 9/16"	6'-10"	ALUMINUM	DARK ANODIZED	LOW E	.32	28			
SF-23	5'-7 5/16"	11'-9"	ALUMINUM	DARK ANODIZED	LOW E	.32	28			
SF-24	7'-0 9/16"	11'-9"	ALUMINUM	DARK ANODIZED	LOW E	.32	28			
SF-33	5'-7 5/16"	8'-6"	ALUMINUM	DARK ANODIZED	LOW E	.32	28			
SF-34	7'-0 9/16"	8'-6"	ALUMINUM	DARK ANODIZED	LOW E	.32	28			
SF-43	5'-7 5/16"	13'-6"	ALUMINUM	DARK ANODIZED	LOW E	.32	28			
SF-44	7'-0 9/16"	13'-6"	ALUMINUM	DARK ANODIZED	LOW E	.32	28			

DOOR, WINDOW, HM & STOREFRONT NOTES

- MAXIMUM EFFORT TO OPERATE INTERIOR & EXTERIOR DOORS SHALL NOT EXCEED 5 LBS. FIRE DOORS SHALL MEET MIN. OPERATING FORCE AS REQ'D BY ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LBS. (CBC 11B-404.2.9(UFAS 4.13.11))
- HAND-ACTIVATED DOOR OPENING HARDWARE TO BE OPERATED W/ SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS OR PUSH/PULL ACTIVATING BAR (CBC 11B-404.2.7)
- SEE SPECIFICATIONS FOR DOOR HARDWARE SCHEDULE
- INSTALL INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) DECAL ON COMMON DOORS.
- SAFETY GLAZING SHALL BE PROVIDED WITHIN 24" OF A DOOR JAMB AND WITHIN 60" OF A WALKING SURFACE AND GLAZED DOORS PER CBC 2406. SEE NOTE 8.
- ALL EXTERIOR DOORS TO RECEIVE WEATHER SEAL
- FIELD VERIFY ALL ROUGH OPENINGS PRIOR TO FABRICATION & INSTALLATION
- "T" SYMBOL INDICATES TEMPERED GLASS REQUIRED. EACH PANE OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUF. PER CBC 2403.1 AND REMAIN VISIBLE FOR INSPECTION.
- ALL EXTERIOR DOORS WITH GLAZING SHALL BE DUAL-PANE INSULATED GLAZING
- WINDOW DIMENSIONS ON SCHEDULE ARE NOMINAL. COORDINATE REQUIRED ROUGH OPENING SIZE WITH MANUFACTURER
- ALL FIRE RATED DOORS TO UTILIZE SELF-CLOSING FIRE RATED HARDWARE AND SMOKE SEALS.
- PROVIDE KICK PLATES PER DOOR HARDWARE SCHEDULE & ACCESSIBILITY CODES
- SEE ELEVATIONS FOR ALL OPENING DIRECTIONS OF OPERABLE WINDOWS AND DOORS
- ALUMINUM WINDOWS AND HM FRAMES WILL NOT HAVE NAIL ON FINS
- WINDOWS TO MEET REQUIREMENTS OF CBC 1030. CBC 1030 EERO WINDOWS ARE FOR SLEEPING ROOMS ; MIN. 5.7 SQFT NET CLEAR, 24" NET CLEAR OPENING HEIGHT, 20" NET CLEAR OPENING WIDTH, 44" MAX. SILL HEIGHT
- PROVIDE SCREENS AT ALL OPERABLE WINDOWS. LIMITERS REQUIRED AT WINDOWS WITH < 36" HIGH SILLS.
- ALL GLAZING TO BE LOW-E UON.
- SEE SPECIFICATIONS AND T-24 ENERGY REPORT FOR GLAZING REQUIREMENTS
- NOT USED
- SCHEDULE ELEVATIONS ARE VIEWED FROM THE EXTERIOR, UON
- LEGEND FOR WINDOW AND DOOR STC REQUIREMENTS
- STOREFRONT FRAME SIZE TO BE 2" UON
- ALL EXTERIOR WINDOWS AT OFFICE AND COMMON AREAS TO HAVE ROLLER SHADES. ALL RESIDENTIAL UNIT WINDOWS TO HAVE ROLLER SHADES UON. NO SHADES REQUIRED AT TRANSOMS OVER DOORS. NO BLINDS REQUIRED AT STAIRS AND CORRIDORS.
- WINDOWS TO HAVE FIRE RATED GLAZING ASSEMBLIES PER CBC TABLE 716.1(3).

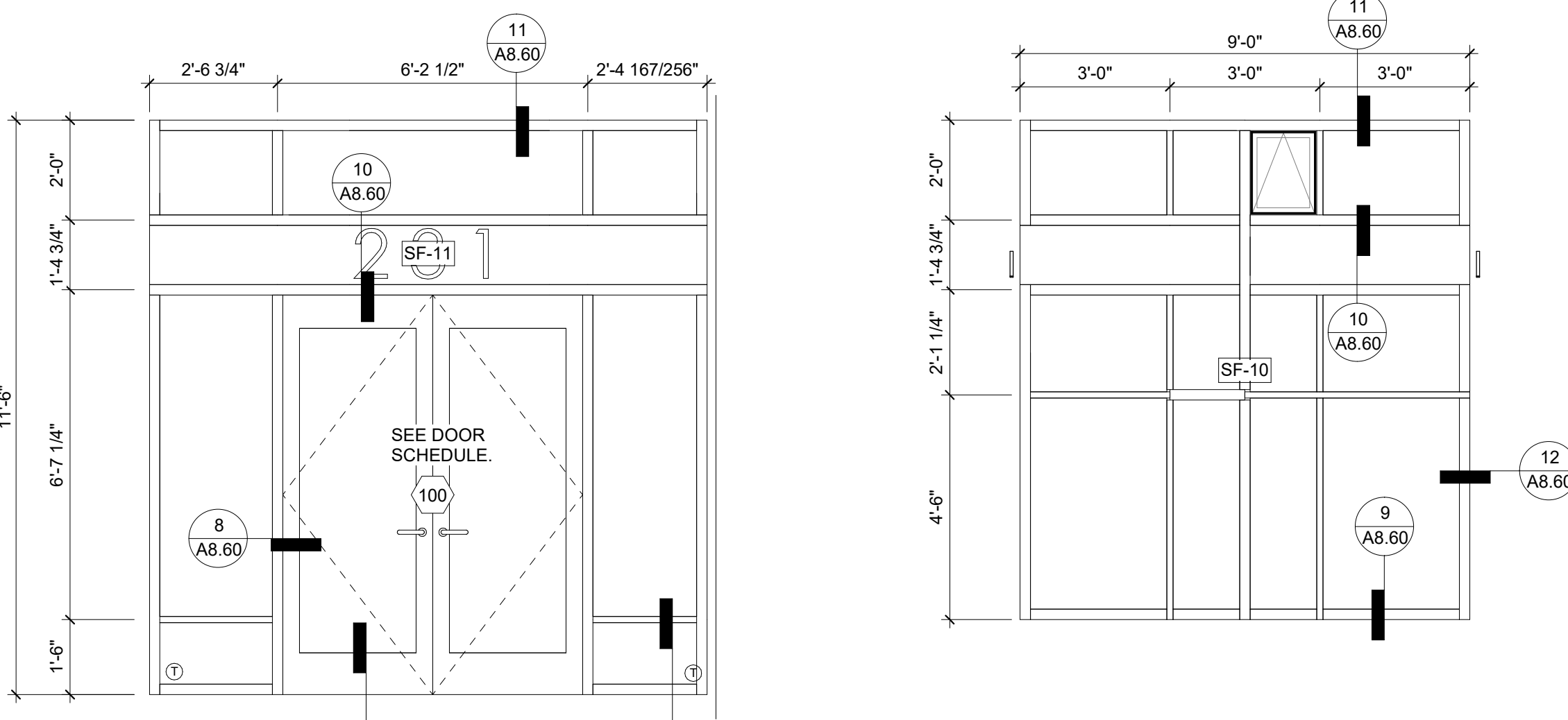


17 SF-24
A11.30 SCALE: 3/8" = 1'-0"

16 SF-23
A11.30 SCALE: 3/8" = 1'-0"

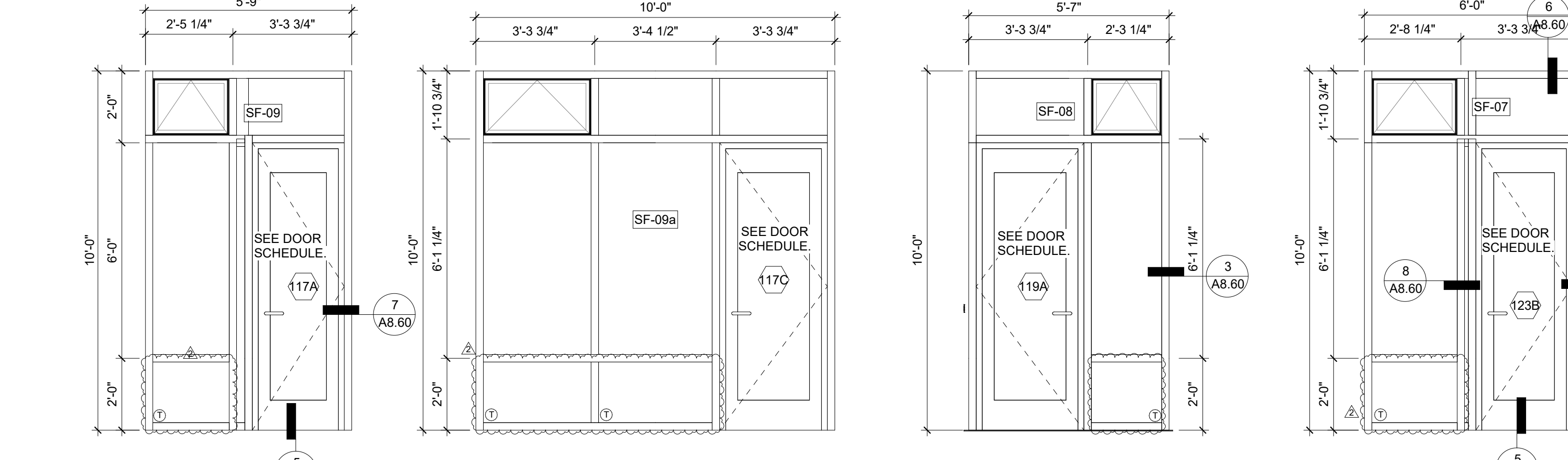
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A11.30 SCALE: 3/8" = 1'-0"

14 SF-13
A11.30 SCALE: 3/8" = 1'-0"



13 SF-11
A11.30 SCALE: 3/8" = 1'-0"

12 SF-10
A11.30 SCALE: 3/8" = 1'-0"

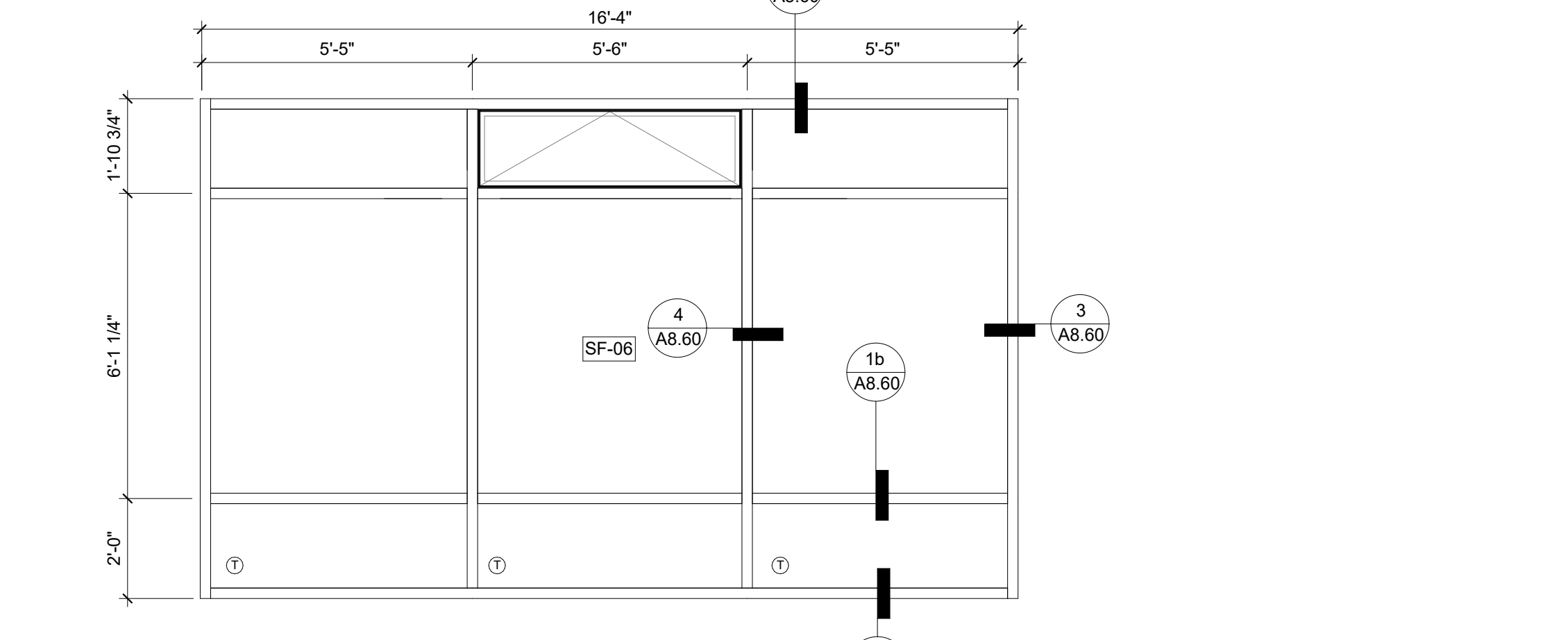


11 SF-09
A11.30 SCALE: 3/8" = 1'-0"

10 SF-09a
A11.30 SCALE: 3/8" = 1'-0"

9 SF-08
A11.30 SCALE: 3/8" = 1'-0"

8 SF-07
A11.30 SCALE: 3/8" = 1'-0"



7 SF-06
A11.30 SCALE: 3/8" = 1'-0"

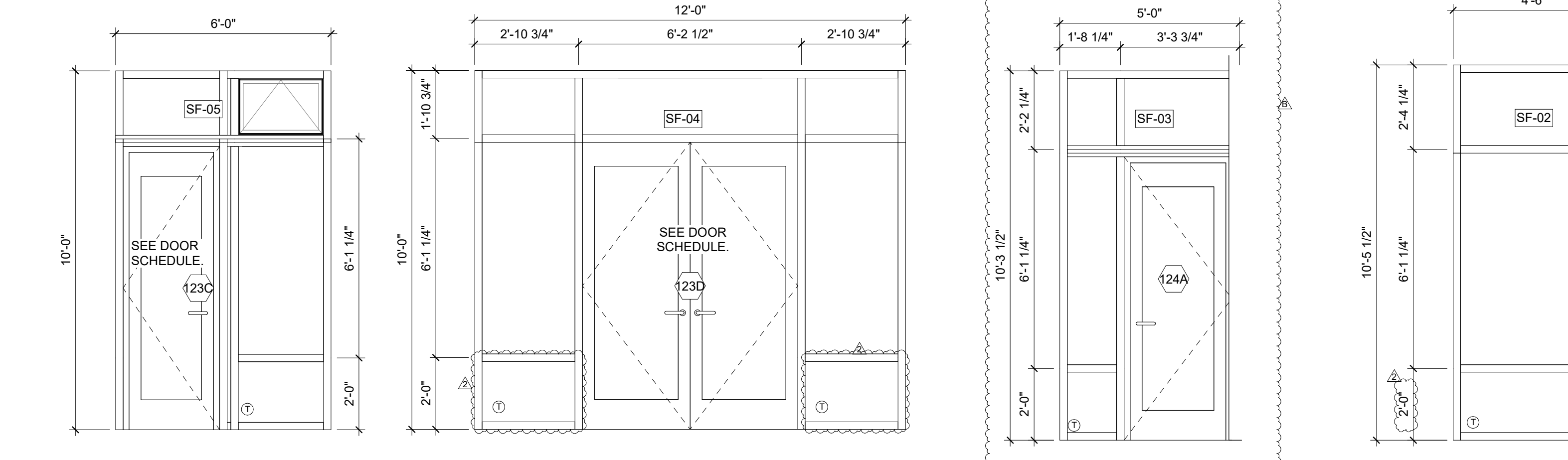
6 SF-05
A11.30 SCALE: 3/8" = 1'-0"

24. WINDOWS TO HAVE FIRE RATED GLAZING ASSEMBLIES PER CBC TABLE 716.1(3).

FIRE RATED GLAZING MARKS SHALL BE INSTALLED ON WINDOWS WITH THE MARKS VISIBLE FOR INSPECTION.

FIRE TEST STANDARD	MARKING	DEFINITION OF MARKING
ASTM E119 or UL 253	W	Meets wall assembly criteria.
ASTM E119 or UL 253	FC	Meets floor/ceiling criteria*
NFPA 257 or UL 9	CH	Meets fire window assembly criteria including the hose stream test.
	D	Meets fire door assembly criteria.
NFPA 252 or UL 10B or UL 10C	H	Meets fire door assembly hose stream test.
	T	Meets 450°F temperature rise criteria for 30 minutes.
	XXX	The time in minutes of the fire resistance or the protection rating of the glazing assembly.

FIG. 716.1(3) MARKING FIRE-RATED GLAZING ASSEMBLIES

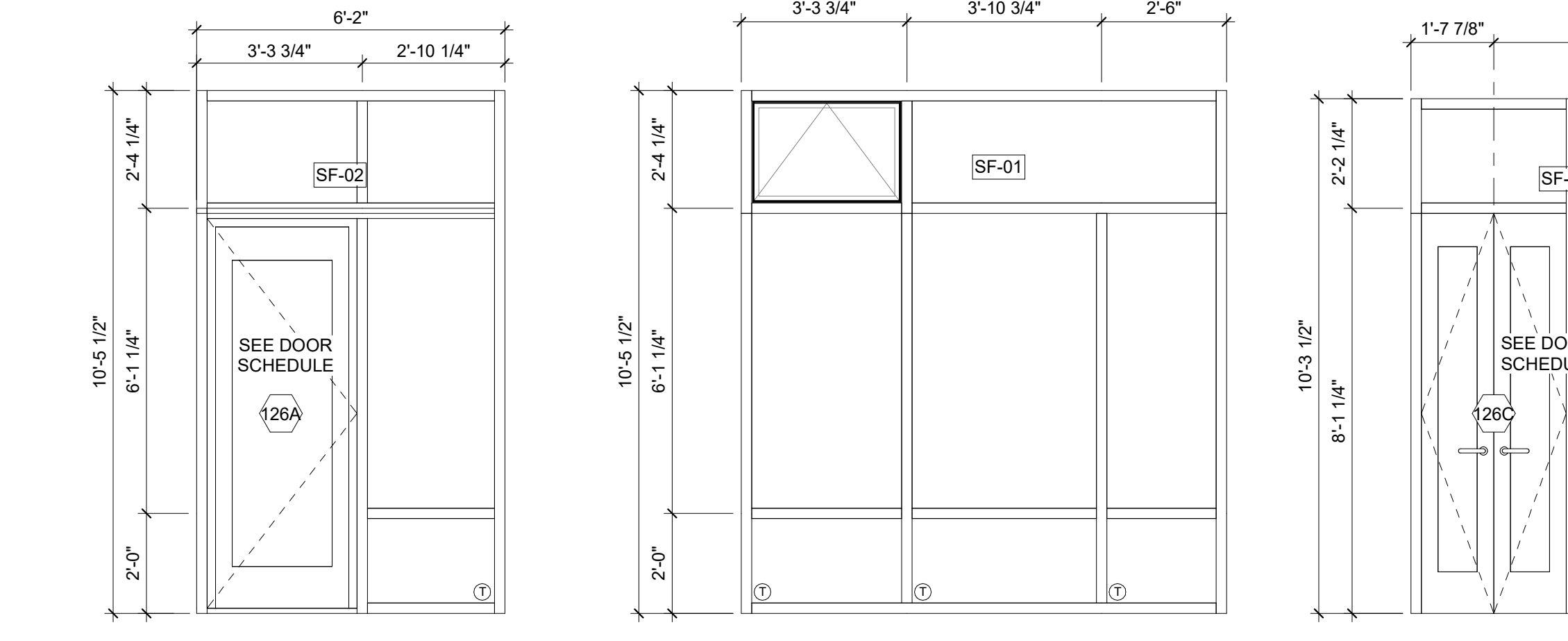


6 SF-05
A11.30 SCALE: 3/8" = 1'-0"

5 SF-04
A11.30 SCALE: 3/8" = 1'-0"

4b SF-03
A11.30 SCALE: 3/8" = 1'-0"

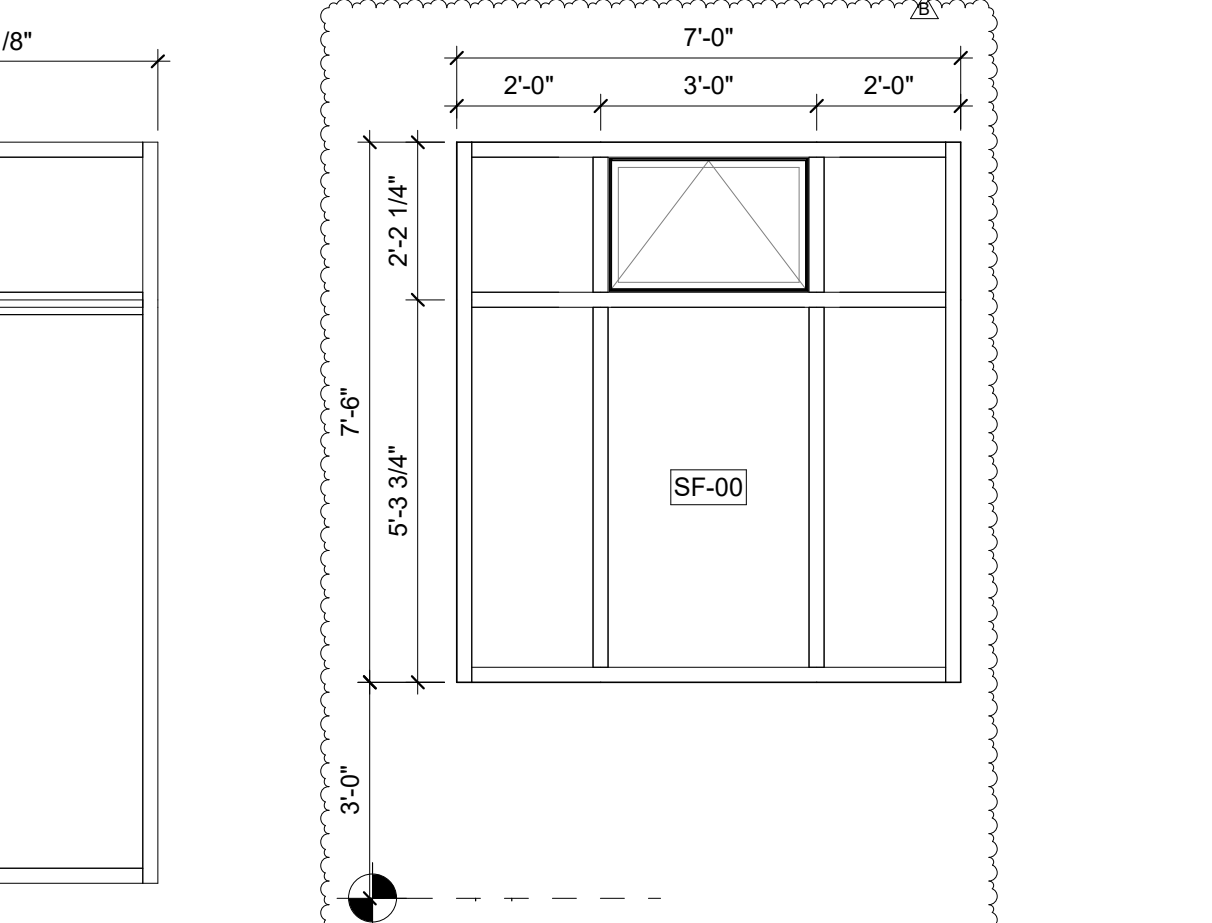
4 SF-02b
A11.30 SCALE: 3/8" = 1'-0"



3 SF-02
A11.30 SCALE: 3/8" = 1'-0"

2 SF-01
A11.30 SCALE: 3/8" = 1'-0"

1 SF-01A
A11.30 SCALE: 3/8" = 1'-0"



0 SF-00
A11.30 SCALE: 3/8" = 1'-0"

VAN METER WILLIAMS POLLACK LP

ARCHITECTURE | INTERIOR DESIGN | SAN FRANCISCO | DENVER | HOUSTON
222 Bryant Street, Suite 202, San Francisco, CA 94102 | T 415.424.2222

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COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT

RECORD NO.: DEV22-1242
BY: M. O'Brien Date: 07/27/2023

HARD COPY OF THESE STAMPED PLANS
MUST BE ON THE SITE FOR INSPECTIONS

LICENSED ARCHITECT
FRED B. POLLACK
C23412
RENEWAL DATE

ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
A	12/16/23	BID SET
B	03/20/23	BID ADDENDUM
2	03/20/23	PLAN CHECK RESPONSE 2

Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVE
PALO ALTO, CA 94306

Client:

mercy HOUSING
abode communities
MERCY HOUSING & ABODE COMMUNITIES

STOREFRONT SCHEDULE

JOB #: 1925
SCALE: As indicated

A11.30

PLAN CHECK REVISION 4 | DATE: 06/19/23

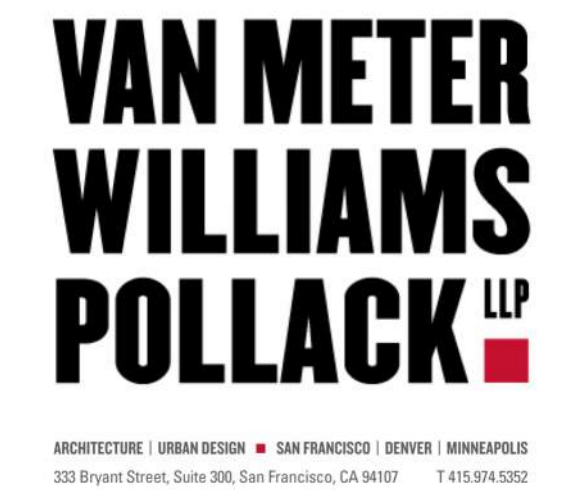
INTERIOR FINISH KEY				
ID	DESCRIPTION	PRODUCT NAME	COLOR	LOCATION
ACT-1	ACOUSTIC CEILING TILE	ARMSTRONG 'OASIS' 24X24 LAY-IN TILE	WHITE	OFFICE, SERVICES, PROP MGMT, MEETING ROOM
AWP-1	ACOUSTIC WOOD PANEL	8WOOD 2100 PANELIZED LINEAR (CLASS A)	LINEAR VENEER PANEL	COMMUNITY ROOM CEILING
AWP-2	ACOUSTIC WOOD PANEL	WOOD VENEER HUB ACUPANEL (CLASS A)	WESTERN HEMLOCK FIR or OAK	UNIT ENTRY TRIM
AWP-3	ACOUSTIC WOOD PANEL	PLYBOO LINEARSOUND COLLECTION LL7(WALLS) & LL11(CEILING)	AMBER	LOBBY CEILING AND BRIDGE CEILING
C-1	THERMOFOIL SLAB CABINET FACE	CALDOOR	SUMMER BREEZE	UNIT CASEWORK & VANITIES
CONC-ST	INTEGRAL GROUND CONCRETE, DARK GREY	FST TEKCRETE FINISH (FF50 & 0.32) COEFFICIENT OF FRICTION)	MIRRORDYE DSL-6010 EBONY	LOBBY, LEVEL 1 CORRIDORS
CONC-1	SEALED CONCRETE, LIGHT BROOM FINISH		GREY	SERVICE AREAS - ELECTRICAL ROOM, STORAGE, TRASH OPS
CONC-2	CONCRETE TREADS		GREY	CENTRAL STAIR
FCP-1	FIBER CEMENT PANEL	JAMES HARDIE 5/16"	PRIMED & PAINTED	INTERIOR CORRIDOR
FRP-1	FIBERGLASS REINFORCED PANEL	MARLITE (ASTM E84 CLASS C FLAMESPREAD & SMOKE INDEX)	SILVER	SERVICE AREAS - ELECTRICAL ROOM, STORAGE, TRASH OPS
LVT-1	LUXURY VINYL TILE - CLICK PLANK	MOHAWK WESTWARD 4.5 PLANK	CARLSBAD 004	UNIT FLOORS - KITCHEN, LIVING, DINING, BEDROOM
LVT-2	LUXURY VINYL TILE - GLUE DOWN	MOHAWK MAGUIRE	MOCHOCINO PINE	UPPER CORRIDOR, ELEVATOR STAIR LANDING, OFFICES, SERVICES, MEETING, COMMUNITY ROOM
LVT-3	LUXURY VINYL TILE - SHEET	MOHAWK DIVINITY	WOOL OAK	TRASH JANITOR LAUNDRY ROOMS
PAV-1	PER LANDSCAPE	CAL ARCH PAVER	PEBBLE #1424(SLAG)	COURTYARD PAVING
PT-1	SHERWIN WILLIAMS	EGGSHELL	SW 7006 EXTRA WHITE	CORRIDOR & UNIT WALLS
PT-2	SHERWIN WILLIAMS	EGGSHELL	SW 6486 REFLECTING POOL	ACCENT PAINT - LOBBY & COMMUNITY ROOM NOOKS
PT-3	SHERWIN WILLIAMS	EGGSHELL	SW 6485 RAINDROP	ACCENT PAINT - LEVEL 1 & 4 CORRIDORS
PT-4	SHERWIN WILLIAMS	EGGSHELL	SW 6723 JARDIN	ACCENT PAINT - LEVEL 2
PT-5	SHERWIN WILLIAMS	EGGSHELL	SW6556 OBI LILAC	ACCENT PAINT - LEVEL 3
PT-6	SHERWIN WILLIAMS	EGGSHELL	TBD	RESERVED AS NEEDED
RB-1	RUBBER BASE	ROPPE PINNACLE ALT. SERIES 700	DARK GREY OR CHARCOAL	SERVICE AREAS - ELECTRICAL ROOM, STORAGE, TRASH
RB-2	RUBBER TREADS/RISERS	ROPPE VANTAGE #96	DARK GREY OR CHARCOAL	EAST AND WEST STAIRS
RWP-1	RIGID WALL PANEL	WOLFGORDON RAMPART (CLASS A)	KEREN INDIGO	TRASH ROOM, BIKE ROOM, CORRIDOR WALL
SS-1	SOLID SURFACE QUARTZ	DALTILE ONE QUARTZ	SIMPLE WHITE NQ76	KITCHEN COUNTERTOPS
SST-1	STAINLESS STEEL SHEET	PER FACTORY SPEC	STAINLESS STEEL	KITCHEN RANGE BACKSPLASH
TL-1	CERAMIC TILE - 1X3	DALTILE ARTICULO STONE LOOK	AR07 FEATURE BEIGE	MOBILITY UNIT BATH FLOORS W/BULLNOSE BASE
TL-2	CERAMIC TILE 1X3	DALTILE ARTICULO STONE LOOK	AR09 COLUMN GREY	COMMON BATH FLOOR
TL-3	CERAMIC TILE - 12X24	DALTILE ARTICULO STONE LOOK	AR09 COLUMN GREY	COMMON BATH FLOOR
TL-4	CERAMIC TILE - 3X12	DALTILE MESMERIST	MM35 MYSTIQUE 3x12	COMMUNITY KITCHEN BACKSPLASH & COMMON BATH
WD-1	WOOD TRIM	PER MFG	TBD	UNITS & COMMON AREAS
WOM-1	WALK-OFF MAT	NYSTROM ELEGRIL CAST IN PLACE 5/8" ALT. NYSTROM ROLL UP GRATE DESIGN 3/4"	STAINLESS STEEL ALT. GUN METAL (MATCH CONC-ST)	LOBBY ENTRY

INTERIOR FINISH NOTES:

- ALL FINISHES IN COMMON AREAS (A-3 & B) SHALL BE CLASS B OR HIGHER. ALL FINISHES IN UNITS AND CORRIDORS SHALL BE CLASS C OR HIGHER PER CBC TABLE 903.13.
- ALL ROOMS SHALL HAVE FINISHES U.O.N. ROOMS NOT LISTED ON THE SCHEDULE SHALL HAVE FINISHES THAT MATCH SIMILAR TYPES OF ROOMS. CLOSETS/STORAGE ROOMS SHALL HAVE FINISHES THAT MATCH THEIR ADJACENT ROOM.
- FOR FLOOR FINISHES, CONFIRM ORIENTATION & START POINT WITH ARCHITECT.
- FOR ELEVATOR FINISHES SEE SPECIFICATIONS.
- SEE SHEETS A5.31 - A5.34 FOR FINISH PLANS

EXTERIOR FINISH KEY				
ID	DESCRIPTION	MANUFACTURER	COLOR	LOCATION
1A	CEMENT PLASTER - WHITE	SHERWIN WILLIAMS	SW 7004 SNOWBOUND	FORWARD WALLS, BAYS ON GRANT, PARK BIRCH, ELEVATOR STAIR
1B	CEMENT PLASTER - GRAY	SHERWIN WILLIAMS	SW 9155 SLATE VIOLET	RECESSED WALLS ON GRANT, PARK, BIRCH
1C	CEMENT PLASTER - PURPLE	SHERWIN WILLIAMS	SW 6283 THISTLE	BETWEEN WINDOWS AND ELEVATOR
1D	CEMENT PLASTER - BRONZE	SHERWIN WILLIAMS	SW-7048 URBANE BRONZE	2ND-4TH FLOOR BOARD+BATTEN PANELS
2E	BOARD AND BATTEN - BROWN	SHERWIN WILLIAMS	SW-9090 CARAIBE	BOARD AND BATTEN
3A	BOK METAL PANEL - WHITE	RAL	RAL 9010 PURE WHITE	BOK PANEL BELOW WINDOWS ON FORWARD WALLS
3B	BOK METAL PANEL - GRAY	RAL	RAL 7036 PLATINUM GRAY	BOK PANEL BELOW WINDOWS ON RECESSED WALLS
3C	BOK METAL PANEL - PURPLE	RAL	RAL 4009 PASTEL VIOLET	BOK PANEL BELOW WINDOWS ON ACCENT AREAS
3D	BOK METAL PANEL - BRONZE	RAL	RAL 7022 UMBRA GRAY	BOK PANEL BELOW WINDOWS AT GROUND FLOOR
4	ACCOYA WOOD	DELTA MILLWORKS	COLORADO BARNWOOD PUEBLO	LOWER FLOOR

FINISH SCHEDULE								
ROOM NUMBER	LOCATION/DESCRIPTION	FLOOR	BASE	WALL		CEILING		REMARKS
				MATERIAL	FINISH	MATERIAL	FINISH	
LEVEL 1								
100	LOBBY	CONC-ST	WD-1	GB & AWP-3	PT	AWP-3	AMBER	TEKCRETE CONCRETE FLOOR ACOUSTIC WOOD PANEL CEILING & REAR WALL
101	UNIT - 1BR	LVT-1 & TL-1	WD-1	GB & TL-3	PT	GB	PT	GB CEILINGS - SEE RCP TILE @ SHOWER
102	UNIT - 1BR	LVT-1 & TL-2	WD-1	GB	PT	GB	PT	GB CEILINGS - SEE RCP, TILE BATH FLOOR
103	UNIT - 1BR	LVT-1 & TL-2	WD-1	GB	PT	GB	PT	GB CEILINGS - SEE RCP, TILE BATH FLOOR
104	UNIT - 1BR	LVT-1 & TL-2	WD-1	GB	PT	GB	PT	GB CEILINGS - SEE RCP, TILE BATH FLOOR
105	UNIT - 2BR	LVT-1 & TL-2	WD-1	GB	PT	GB	PT	GB CEILINGS - SEE RCP, TILE BATH FLOOR
106	ELECTRICAL	CONC-1	RB-1	GB, CONC	PT	CONC		
106A	MPOE	CONC-1	RB-1	GB, CONC	PT	CONC		
108	FLEX STORAGE	CONC-1	RB-1	GB, CONC	PT	CONC		
107	MAINTENANCE	CONC-1	RB-1	FRP-1/GB, CONC	PT	CONC		FRP TO 6' IN MAINTENANCE
109	RESIDENTIAL STORAGE	CONC-1	RB-1	FRP-1/GB, CONC	PT	CONC		FRP TO 6', STORAGE CAGES
110	TRASH OPERATIONS	CONC-1	RB-1	FRP-1/GB, CONC	PT	CONC		FRP TO 6'-7" @ CHUTES+TRASH WALLS EVERYWHERE ELSE SS BUMPERS ON WALL
111	TRASH	CONC-1	RB-1	GB	PT	CONC		
112	ERRCS	CONC-1	RB-1	GB	PT	CONC		
113	PARCEL	CONC-ST	WD-1-1	GB	PT	CONC		
114	SERVICES	LVT-2	WD-1-1	GB	PT	ACT-1		
115	ELEV. EQPT	CONC-1	RB-1	GB	PT	CONC		
116	MEETING	LVT-2	WD-1	GB	PT	ACT-1		
117	PROP MGMT SUITE & KITCHENETTE	LVT-2	WD-1	GB & TL-4	PT	ACT-1		KITCHENETTE - TL-4 BACKSPLASH
117A	INTERVIEW ROOM	LVT-2	WD-1	GB	PT	ACT-1		
117B	SERVER ROOM	LVT-2	WD-1	GB	PT	ACT-1		
118	RES STORAGE	CONC-1	RB-1	RWP/GB, CONC	PT	CONC		RWP TO 6', STORAGE CAGES
119	PM OFFICE	LVT-2	WD-1	GB	PT	ACT-1		
119A	ASST PM OFFICE	LVT-2	WD-1	GB	PT	ACT-1		
120	COMMUNITY STORAGE	CONC-1	RB-1	GB, CONC	PT	CONC		
121	WC 1	TL-2	TL-2	GB, TL-3, TL-4	PT	GB	PT	TL-3 TO 4', TL-4 ON VANITY SINK WALL
122	BIKE ROOM	CONC-1	RB-1	RWP-1/GB, CONC	PT	CONC		RWP AT GB WALLS, UNFINISHED CONCRETE W.O. TILE BACKSPLASH IN KITCHEN
123	COMMUNITY ROOM	LVT-2 (alt. LVT-3)	WD-1	GB, AWP-1, TL-4	PT	AWP-1 & GB	PT	ACOUSTIC WOOD PANEL CEILING, MEDIA NICHE SW 6486 REFLECTING POOL, TL-4 TILE BACKSPLASH IN KITCHEN
125	WC 2	TL-2	TL-2	GB & TL-3	PT	GB	PT	TL-3 TILE TO 4'
126	FLEX SPACE	CONC-1	RB-1	GB	PT	CONC		UNFINISHED GB
127A	WC 4	TL-2	TL	GB & TL-3	PT	GB		TILE TO 4'
127B	WC 3	TL-2	TL	GB & TL-3	PT	GB		TILE TO 4'
127	RESIDENTIAL STORAGE	CONC-1	RB-1	RWP-1/GB, CONC	PT	CONC		RWP TO 6', STORAGE CAGES
128	BOOSTER PUMP	CONC-1	RB-1	GB	PT	CONC		
129	FIRE PUMP ROOM	CONC-1	RB-1	GB	PT	CONC		
130	PARKING GARAGE	CONC	-	CONC	-	CONC		
100E	CORRIDOR EAST	CONC-ST	WD-1	GB & RWP-1	PT	GB	PT	RWP-1 NEAR BIKE ROOM
100W	CORRIDOR WEST	CONC-ST	WD-1	GB & AWP-2	PT	GB	PT	AWP-2 AT UNIT ENTRIES
EL-1	ELEVATOR LOBBY - LEVEL 1	CONC-ST	RB-1	GB	PT	ACT-1		TEKCRETE CONCRETE FINISH
SC-1	STAIR CENTRAL - LEVEL 1	CONC-ST	RB-1	GB	PT			STEEL STAIR STRUCTURE W/CONCRETE TREADS
SE-1	STAIR EAST - LEVEL 1	LVT-2	RB-1	GB	PT			RUBBER TREADS & RISERS
SW-1	STAIR WEST - LEVEL 1	LVT-2	RB-1	GB	PT			RUBBER TREADS & RISERS
LEVEL 2								
200	BRIDGE	PAV-1	WD-1	FCB	PT	AWP-1	PT	CEILING ALT. GB
201	CORRIDOR EAST	LVT-2	WD-1	GB & AWP-2	PT	GB	PT	AWP-2 AT UNIT ENTRIES, 2 ACCENT PAINT COLORS
228	CORRIDOR WEST	LVT-2	WD-1	GB & AWP-2	PT	GB	PT	AWP-2 AT UNIT ENTRIES, 2 ACCENT PAINT COLORS
215	LAUNDRY	LVT-3	RB-1	RWP-1 & GB	PT	GB	PT	RWP TO 4'
215A	TRASH	LVT-3	RB-1	RWP-1 & GB	PT	GB	PT	RWP TO 4'
HW-2	JANITOR	LVT-3	RB-1	FRP-1 & GB	PT	GB	PT	FRP TO 4'
	UNITS - LIVING/KITCHEN/BEDROOM	LVT-1	WD-1	GB	PT	GB	PT	STAINLESS STEEL SHEET BEHIND KITCHEN RANGE
	UNIT - BATHS	LVT-1	WD-1	GB	PT	GB	PT	
	UNIT - BATHS (MOBILITY ONLY)	TL-1	TL-1	GB	PT	GB	PT	MATTE FINISH, BULLNOSE TILE BASE
EL-2	ELEVATOR LOBBY - LEVEL 2	LVT-2	RB-1	GB	PT	GB	PT	LANDING - LVT-2 OVER PODIUM
SC-2	STAIR CENTRAL - LEVEL 2	CONC-2	RB-1	GB	PT			STEEL STAIR W/CONCRETE TREADS
SE-2	STAIR EAST - LEVEL 2	LVT-2 & RB-2	RB-1	GB	PT			RUBBER TREADS & RISERS
SW-2	STAIR WEST - LEVEL 2	LVT-2 & RB-2	RB-1	GB	PT			RUBBER TREADS & RISERS
LEVEL 3								
300	BRIDGE	LVT-2	WD-1	GB	PT	AWP-1	PT	CEILING ALT. GB
301	CORRIDOR EAST	LVT-2	WD-1	GB & AWP-2	PT	GB	PT	AWP-2 AT UNIT ENTRIES, 2 ACCENT PAINT COLORS
320	CORRIDOR WEST	LVT-2	WD-1	GB & AWP-2	PT	GB	PT	AWP-2 AT UNIT ENTRIES, 2 ACCENT PAINT COLORS
315	LAUNDRY	LVT-3	RB-1	RWP-1 & GB	PT	GB	PT	RWP TO 4'
315A	TRASH	LVT-3	RB-1	RWP-1 & GB	PT	GB	PT	RWP TO 4'
HW-3	JANITOR	LVT-3	RB-1	FRP-1 & GB	PT	GB	PT	FRP TO 4'
	UNITS - LIVING/KITCHEN/BEDROOM	LVT-1	WD-1	GB	PT	GB	PT	STAINLESS STEEL SHEET BEHIND KITCHEN RANGE
	UNIT - BATHS	LVT-1	WD-1	GB	PT	GB	PT	
	UNIT - BATHS (MOBILITY ONLY)	TL-1	TL-1	GB	PT	GB	PT	MATTE FINISH, BULLNOSE TILE BASE
EL-3	ELEVATOR LOBBY - LEVEL 3	LVT-2	RB-1	GB	PT	GB	PT	LVT FLOORING & ACCENT PAINT
SC-3	STAIR CENTRAL - LEVEL 3	CONC-2	RB-1	GB	PT			STEEL STAIR W/CONCRETE TREADS
SE-3	STAIR EAST - LEVEL 3	LVT-2 & RB-2	RB-1	GB	PT			RUBBER TREADS & RISERS
SW-3	STAIR WEST - LEVEL 3	LVT-2 & RB-2	RB-1	GB	PT			RUBBER TREADS & RISERS
LEVEL 4								
400	BRIDGE	LVT-2	WD-1	GB	PT	AWP-1	PT	CEILING ALT. GB
401	CORRIDOR EAST	LVT-2	WD-1	GB & AWP-2	PT	GB	PT	AWP-2 AT UNIT ENTRIES, 2 ACCENT PAINT COLORS
420	CORRIDOR WEST	LVT-2	WD-1	GB & AWP-2	PT	GB	PT	AWP-2 AT UNIT ENTRIES, 2 ACCENT PAINT COLORS
415	LAUNDRY	LVT-3	RB-1	RWP-1 & GB	PT	GB	PT	RWP TO 4'
415A	LAUNDRY	LVT-3	RB-1	RWP-1 & GB	PT	GB	PT	RWP TO 4'
HW-4	JANITOR	LVT-3	RB-1	FRP-1 & GB	PT	GB	PT	FRP TO 4'
	UNITS - LIVING/KITCHEN/BEDROOM	LVT-1	WD-1	GB	PT	GB	PT	STAINLESS STEEL SHEET BEHIND KITCHEN RANGE
	UNIT - BATHS	LVT-1	WD-1	GB	PT	GB	PT	SEMI-GLOSS WALLS
	UNIT - BATHS (MOBILITY ONLY)	TL-1	TL-1	GB	PT	GB	PT	MATTE FINISH, BULLNOSE TILE BASE
EL-4	ELEVATOR LOBBY - LEVEL 4	LVT-2	RB-1	GB	PT	GB	PT	LVT FLOORING & ACCENT PAINT
SC-4	STAIR CENTRAL - LEVEL 4	CONC-2	RB-1	GB	PT	GB	PT	STEEL STAIR W/CONCRETE TREADS
SE-4	STAIR EAST - LEVEL 4	LVT-2 & RB-2	RB-1	GB	PT	GB	PT	RUBBER TREADS & RISERS
SW-4	STAIR WEST - LEVEL 4	LVT-2 & RB-2	RB-1	GB	PT	GB	PT	RUBBER TREADS & RISERS



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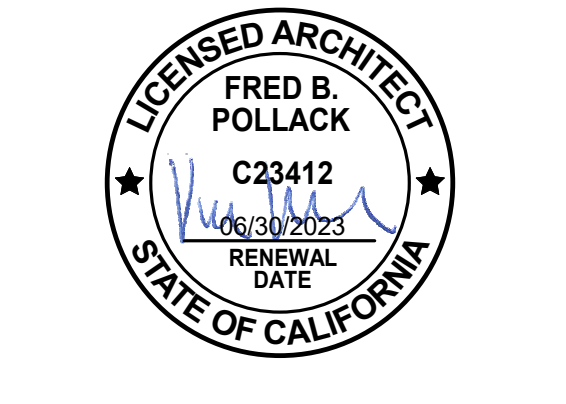
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COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023
 HARD COPY OF THESE STAMPED PLANS
 MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
A	12/16/22	BID SET
B	03/20/23	BID ADDENDUM
3	05/12/23	PLAN CHECK RESPONSE 3

Project:

EDUCATOR HOUSING
 231 GRANT AVENUE

231 GRANT AVE
 PALO ALTO, CA 94306



FINISH SCHEDULE

JOB #: 1925
 SCALE:

A11.40

PLAN CHECK REVISION 4 | DATE: 06/19/

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CONDITION	SYSTEM / PRODUCT*	CSI #	COMMENTS & ALTERNATES
Below Grade			
Under Slab Vapor Barrier	GCP Applied Technologies-Florprufe 120 Vapor Barrier (Class A 20 mils <0.03 perm) Min 15 mil for durability, comply with ASTM E1745	07 26 16	Hazardous chemical plume, potential active ventilation, coordinate with Partners Environmental
Waterproofing Below-Slab Elevator pits (if blindsided construction)	GCP Applied Technologies - Preprufe 300R Plus HDPE film with protective coating and adhesive lapping at seams. Can be installed under horizontal slab and over compacted soil, crushed stone, mudslab Hydroduct 660 drainage mat at horizontal surfaces	07 13 26	10 year water tightness warranties ALT: CETCO: Coreflex 60
Elevator Pit Walls (overexcavated & backfilled)	GCP Applied Technologies - Bituthene 4000 Cross laminated HDPE and self adhered rubberized asphalt, post applied to backside of vertical below grade walls Hydroduct 220 Drainage mat at walls	07 13 26	10 or 15 year water tightness warranties Sika Sika Proof A+12
Concrete walls:			
a Water Repellent Coating	Prosocon Sure Klean Weather Seal, Blok-Guard @ Graffiti Control II	07 19 00	At exposed concrete where a bare concrete finish is desired (ie board formed)
b Elastomeric Coating	Momentive GE Sliashield 3100 Silicone Elastomeric Coating	09 96 53	At exposed concrete (where bare concrete is not desired) to prevent water ingress and corrosion of reinforcing steel
Exterior Walls			
WRB			
a Cement Plaster over metal or wood framing	Vapor permeable fluid applied WRB (Momentive Elemax 2600 AWB) Drainage Matrix (Keene Dri-wall 013-1) Building paper under lath Rolled wire lath (Structalath) Three coat cement plaster (ASTM C926)	07 25 00 09 24 00	Fluid applied air barriers can be UV stable. Attention to thickness to ensure no pinholes or gaps. WRB accessories include silicone sealants and transition strips. ALT: SASM Perm-A-Barrier VPS or similar. Not as seamless or integrated with flashing Pre-mixed plaster with integral color acrylic finish recommended, in lieu of job-mixed plaster
RainScreen WRB System			
b Board and Batten Fiber Cement Panel	Drained & Back ventilated assembly Vapor permeable fluid applied WRB (Momentive Elemax 2600 AWB) UV Protection Metal channels Fiber Cement Panel w/Batten	07 42 46	No rigid insulation. For open joint systems, use channels, flash over components with fluid applied sealant
c Wood Siding	Drained & Back ventilated assembly Vapor permeable fluid applied WRB (Momentive Elemax 2600 AWB) UV Protection Metal channels Accoya Wood Siding	07 25 00	No rigid insulation. For open joint systems, use channels, flash over components with fluid applied sealant
Concrete Shear Wall			
d Cement Plaster Finish	Two layers of Aquafin 2K scratch & brown coat Standard finish coat	07 16 13 09 97 32	Aquafin 2K cementitious flexible protective coating and waterproof barrier
All Wall Penetrations: Elect, Plumbing, Mech, etc.	Quickflash	07 21 00	TBD
Parapet			
Parapet walls	Exterior face, same as exterior walls above Roof face - fiber cement panel over fluid applied WRB	07 54 19 07 42 46	Roof membrane termination per roof below. Sheet metal parapet cap on top of wall
Below GSM Caps			
Roofs			
Single-Ply Membrane Roof	PVC Single Ply membrane, fully adhered, heat welded at the seams Minimum 60 mils over 1/2" DensDeck Prime & polyiso rigid insulation Turn up membranes 8" at parapet terminations Penetrations flashed with flashing membrane same as roof or for non-standard profiles, liquid resin PMMA flashing. PVC coated scupper boxes to ease detailing at drainage points. Min slope 2% to drain See Warranty Req'ts in Specs Comply with ASTM D4434	07 54 19	BoD: 80 mil thick Sarnafil Inc, Sarnafil G410
Roof Protection	Walk Pads by or Drain Board as approved by Roof System Mfr.	07 54 23	Roofing protection from stairs to each mechanical unit on roof.
Podium			
Drainage Mat Garden Drain	Hydrotech, Hydrodrain 990 Hydrotech, Garden Drain 330	07 14 13	HydroDrain 990 at podium, below all planters and assemblies. GardenDrain 330 below CMU planters
Podium concrete slab waterproofing membrane Planters topping slab/CMU block	American Hydrotech, Inc, Monolithic Membrane MM6125 Continuous horizontal hot rubberized waterproofing membrane below planters with 2-stage drains. Planters to have topping slab EFVM (Electric field vector mapping) testing recommended to determine watertightness of membrane, in lieu of flood testing	07 14 13	Heated to 350-400 F and applied to substrate with a squeegee. Typically 2 coats applied. 90mil first tack coat with polyester reinforcement and topcoat of 125 mil. Fiber reinforced 215 mil membrane with protection board & drainage applied over membrane.
Concrete Sealer	Aquron CPT-2000	09 30 00	Concrete sealer at top and edge of podium at exposed overhangs. Not applicable at courtyards
Miscellaneous			
Windows	Fluid applied flashing Sheet metal flashing - per details Sealants Water testing for 100 sf per AAMA 502/503 & ASTM 1105	07 27 26 07 62 00 07 92 00	Installation sequence and integration with sheet metal flashing and sealants TBD. Water penetration resistance per ASTM E331, 15% of performance grade minimum
Storefront	Fluid applied flashing Sheet metal flashing Sealants	07 27 26 07 62 00 07 92 00	Installation sequence TBD. Sheet metal head flashing with end caps recommended. Sheet metal sill pans with end and backdam recommended. Silicone sealants with backer rod recommended at perimeter of all units.

*** GENERAL NOTES:**
 1 All Sealants in contact with WRB shall be by same manufacturer as WRB.
 2 All sealants & adhesives used in building interiors including framing, subfloors and flooring shall meet SCAQMD Rule 1168.
 3 This table is intended to supplement the details and specifications. Any Conflict shall be immediately brought to the Architect's attention

ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
2	03/20/23	BID ADDENDUM

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

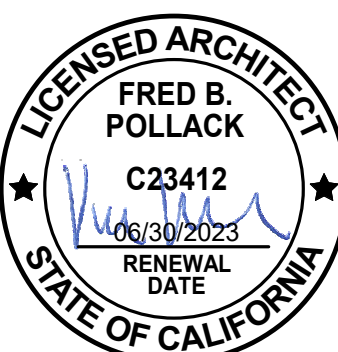
231 GRANT AVE
 PALO ALTO, CA 94306



**WATERPROOFING
 MATRIX**

JOB #: 1925
 SCALE:

A11.50



ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306

Client:



SIGNAGE PLANS

JOB #: 1925
SCALE: As indicated

A11.70

SIGNAGE SCHEDULE

ID	DETAIL	DESCRIPTION	REMARKS	DETAIL
1	231	ADDRESS SIGNAGE		1/A11.74
2	TENANT	TENANT SIGNAGE	ACTUAL TEXT & FONT TBD BY OWNER	2/A11.74
3	NAME ***	PERMANENT ROOM IDENTIFICATION SIGN: LOCATED ON THE LATCH SIDE AT WALL BY DOOR (UNLESS NOTED OTHERWISE.)	MINIMUM 1/32" RAISED LETTERING OF SANS SERIF UPPERCASE WITH GRADE 2 BRAILLE PER CBC 11B-703.2	-
4a	UNIT NUMBER ***	PERMANENT UNIT NUMBER SIGN AT CORRIDOR UNIT ENTRIES	MINIMUM 1/32" RAISED LETTERING OF SANS SERIF UPPERCASE WITH GRADE 2 BRAILLE PER CBC 11B-703.2	1/A11.72
5	ELEVATOR MACHINE ROOM *****	PERMANENT ROOM IDENTIFICATION SIGN: LOCATED ON THE LATCH SIDE AT EXTERIOR WALL BY DOOR, U.O.N.	MINIMUM 1/32" RAISED LETTERING OF SANS SERIF UPPERCASE WITH GRADE 2 BRAILLE PER CBC 11B-703.2	12/A11.72
6	MAXIMUM OCCUPANCY XX PERSONS	TACTILE ROOM CAPACITY: LOCATED AT INTERIOR WALL BY DOOR, U.O.N.	PROVIDE AS REQUIRED PER CBC 1004.3	-
7	PROJECT EVACUATION MAP	PROJECT EVACUATION MAP: WALL BY ELEVATOR AND STAIRWAY DOORS		11/A11.72
8	STAIR 1 NO ROOF ACCESS LL THROUGH 5	STAIRWELL IDENTIFICATION: LOCATED INSIDE THE STAIRWELL WITHIN THE LINE OF SIGHT FROM THE DOOR TO THE CORRIDOR. VISIBLE IF DOOR IS OPEN OR CLOSED.	INCLUDE A 5 POINTED STAR AT THE LEVEL OF EGRESS DISCHARGE PER CBC 1022.9	9/A11.72
9	FIREFIGHTER ROOF ACCESS	FIREFIGHTER ROOF ACCESS SIGN: LOCATED INSIDE THE STAIRWELL DIRECTLY UNDER THE STAR SIGN.	THIS SIGN IS TO BE INCLUDED WHEREVER A STAIRWELL DOOR TO THE ROOF IS PROVIDED BUT LOCKED.	-
10	FLOOR LEVEL SIGN	FLOOR LEVEL SIGN: LOCATED IN THE STAIRWELL ADJACENT TO THE LATCH SIDE OF THE STAIRWELL DOOR, U.O.N.	INCLUDE A 5 POINTED STAR AT THE LEVEL OF EGRESS DISCHARGE PER CBC 1022.9	15/A11.72
11a	EXIT	TACTILE EXIT SIGN: "EXIT"	PROVIDE AS REQUIRED BY CBC 1011.4. MINIMUM 1/32" RAISED LETTERING OF SANS SERIF UPPERCASE WITH 2 BRAILLE PER CBC 11B-703.2 AND 703.3.	10/A11.72
11b	EXIT STAIR DOWN	TACTILE EXIT SIGN: "EXIT STAIR DOWN"	PROVIDE AS REQUIRED BY CBC 1011.4. MINIMUM 1/32" RAISED LETTERING OF SANS SERIF UPPERCASE WITH 2 BRAILLE PER CBC 11B-703.2 AND 703.3.	8/A11.72
11c	EXIT ROUTE	TACTILE EXIT SIGN: "EXIT ROUTE"	PROVIDE AT INTERIOR ROOMS OR AREAS TO A CORRIDOR THAT REQUIRES VISUAL EXIT SIGNS. PER CBC 1013.4.	8/A11.72 (SIM.)
11d	NOT AN EXIT	TACTILE EXIT SIGN: "NOT AN EXIT"		8/A11.72 (SIM.)
12a	UNISEX TOILET DOOR SIGN	UNISEX TOILET DOOR SIGN	MUST BE MOUNTED BETWEEN 58" AND 60" ABOVE THE FLOOR TO ITS CENTERLINE. MUST BE MOUNTED ON TOILET ENTRANCE PER CBC SECTION 11B-216.5	2/A11.72
12b	ALL-GENDER RESTROOM	UNISEX TOILET DOOR SIGN: MOUNTED ON THE CORRIDOR SIDE OF THE RESTROOM DOOR, U.O.N.		3/A11.72
13	INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL	INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL		14/A11.72
14a 14b (VAN)	PARKING ONLY MINIMUM FINE \$250	ACCESSIBLE PARKING SIGNAGE: WALL MOUNTED AT HEAD OF PARKING SPACE	WHERE INDICATED	2/A11.73 1/A11.73 (VAN)
15	ACCESSIBLE PARKING SIGNAGE: PAVEMENT	ACCESSIBLE PARKING SIGNAGE: PAVEMENT	OCCURS ON THE PAVEMENT AT AISLE END OF PARKING SPACE. TO BE EITHER ACCESSIBLE OR VAN ACCESSIBLE AS NOTED.	4/A12.02
16	ACCESSIBLE PARKING SIGNAGE: TOW AWAY RECLAMATION INSTRUCTIONS	ACCESSIBLE PARKING SIGNAGE: TOW AWAY RECLAMATION INSTRUCTIONS	PROVIDE AS REQUIRED PER CBC 11B-502.8	4/A11.72
17	EXIT	ILLUMINATED EXIT SIGN WITH BATTERY PACK	SEE ELECTRICAL DRAWINGS. ARROW INDICATES DIRECTION TO EXIT (PROVIDE ADDITIONAL FIXTURES AS REQUIRED WHEN MULTIPLE ARROWS ARE SHOWN)	-
18	2 WAY COMMUNICATION INSTRUCTIONS SIGN	2 WAY COMMUNICATION INSTRUCTIONS SIGN	AT 2 WAY COMMUNICATION DEVICES LOCATIONS	16/A11.72
19	VEHICLE TRAVEL HEIGHT WARNING SIGN	VEHICLE TRAVEL HEIGHT WARNING SIGN	"BANG BAR" OR METAL WARNING SIGN	5/A11.73
20	NO STORAGE ALLOWED	NO STORAGE (UNDER STAIR) SIGN	TYPICAL AT LOWEST LEVEL OF STAIR	-
21	IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIR	IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIR	PROVIDE PICTURAL SIGN ADJACENT TO ELEVATOR CALL STATIONS PER CBC 3002.3	-

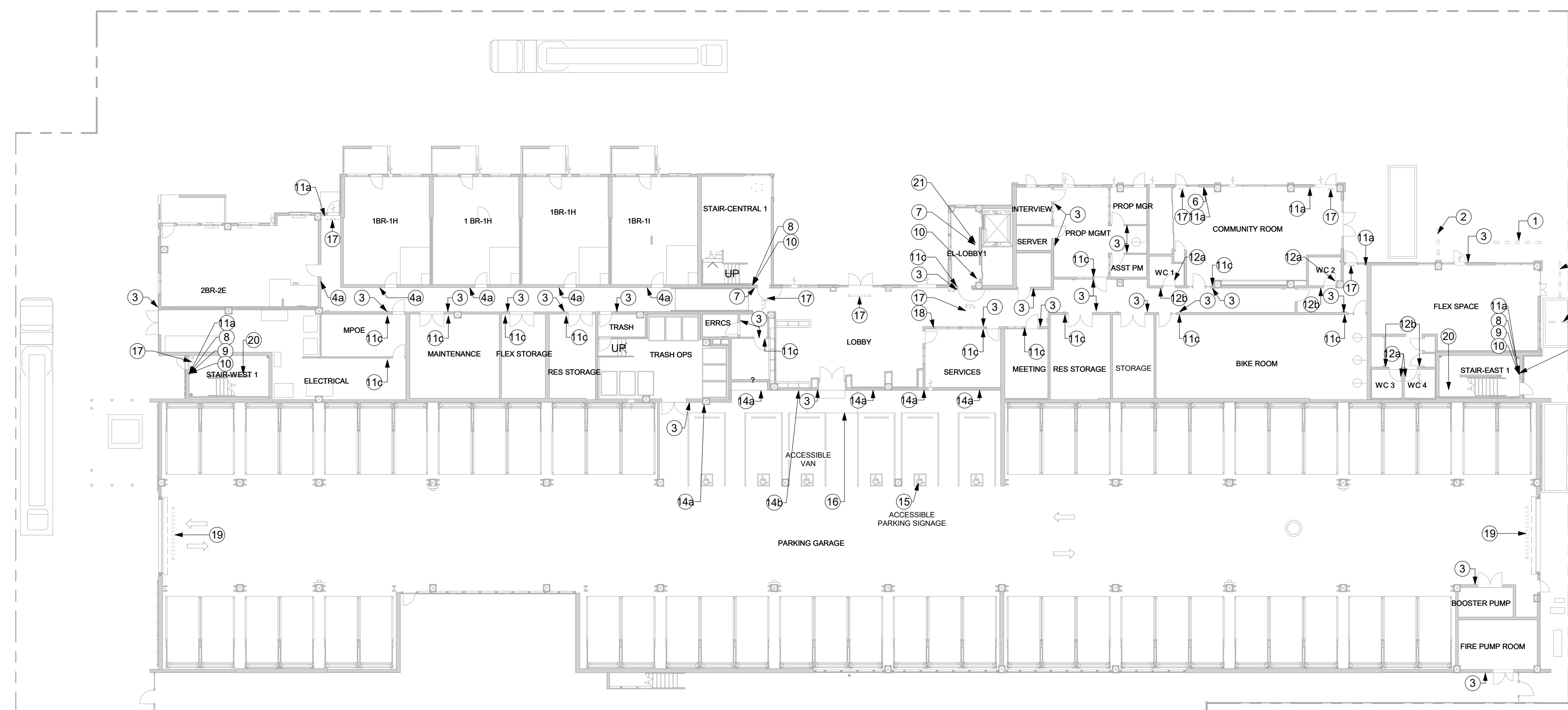
SIGNAGE NOTES

- ALL SIGN COMPONENTS SHALL BE INSTALLED WITH PERMANENT ADHESIVE TO PROVIDE DURABLE SIGNAGE WITH NO DELAMINATION.
- WALL MOUNTED SIGNS SHALL BE INSTALLED SO THAT THE BASELINE OF THE LOWERST BRAILLE CELL IS NO LOWER THAN 48" AFF AND THE BASELINE OF THE HIGHEST TACTILE CHARACTER IS NO HIGHER THAN 60" AFF, UON PER CBC 11B-703.4.1.
- ROOM IDENTIFICATION SIGNS SHALL BE MOUNTED ON THE LATCH SIDE OF THE DOOR, CLEAR OF THE DOOR SWING, UNLESS IF THERE IS INSUFFICIENT SPACE, IN WHICH CASE SIGN MAY BE MOUNTED ON THE HINGE SIDE.
- TACTILE SIGNS SHALL COMPLY WITH ADA RECOMMENDATIONS. TEXT SHALL BE SANS-SERIF UPPERCASE CHARACTERS AT LEAST 5/8" HIGH AND RAISED 1/32" FROM BACKGROUND SURFACE.
- TACTILE SIGNS SHALL UTILIZE CONTRACTED GRADE 2 BRAILLE WITH DOTS 1/10" O.C. IN EACH CELL, AND RAISED AT LEAST 1/40" FROM BACKGROUND SURFACE.
- ALL TACTILE SIGNS SHALL BE PLACED SO 18"x18" CLR. AREA IS PROVIDED IMMEDIATELY BELOW ON THE WALKING SURFACE.
- PICTOGRAMS' BORDER DIMENSION SHALL BE AT LEAST 6" HIGH AND EACH SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM.
- FONT FOR ALL TEXT SHALL BE "UNIVERS 57 CONDENSED" AS SHOWN IN DETAILS.
- ARCHITECT TO PROVIDE DIGITAL FLOOR PLAN FILES AS REQUIRED BY SIGNAGE FABRICATOR.
- SIGNAGE PROOFS TO BE SENT TO THE LIGHTHOUSE FOR THE BLIND FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- MOD TO REVIEW AND APPROVE SAMPLES OF CIRCLE AND TRIANGLE SYMBOL SIGNS AND OF DOOR COLOR TO VERIFY CONTRAST COMPLIANCE (70%).
- ALL INTERIOR SIGNAGE SHALL HAVE A NON-GLARE FINISH UON.
- MECHANICALLY FASTEN ALL SIGNS UON. PROVIDE BLOCKING IN THE WALL TO RECEIVE FASTENERS.
- TACTILE EXIT SIGNS TO BE LOCATED AT ALL GRADE LEVEL EXIT DOORS IDENTIFIED WITH OVERHEAD ILLUMINATED EXIT SIGNS LEADING OUTSIDE V.I.F.
- CONFIRM ROOM NAMES WITH ARCHITECT & OWNER PRIOR TO FABRICATION.



2 2ND FLOOR SIGNAGE PLAN

A11.70 SCALE: 1" = 20'-0"



1 1ST FLOOR SIGNAGE PLAN

A11.70 SCALE: 1" = 20'-0"

CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507

LANDSCAPE ARCHITECT
PLURIBO STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306

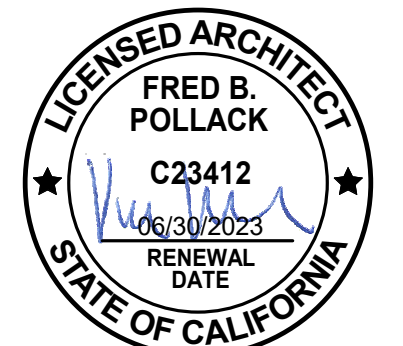
MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
 1857 O STREET
 ARCATA, CA 95521

COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT

RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023

HARD COPY OF THESE STAMPED PLANS
 MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV

Project:

**EDUCATOR HOUSING
 231 GRANT AVENUE**

231 GRANT AVE
 PALO ALTO, CA 94306



SIGNAGE PLANS

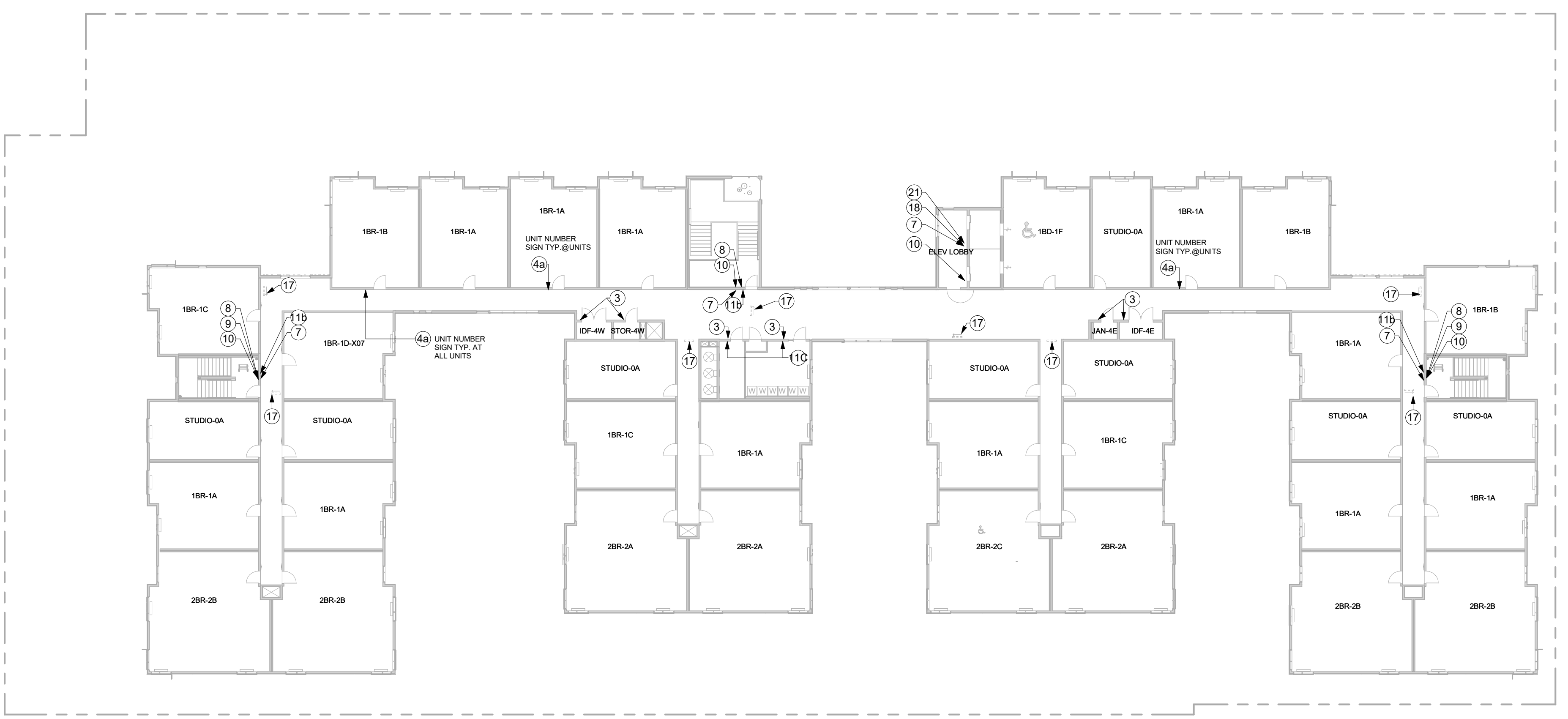
JOB #: 1925
 SCALE: As indicated

A11.71

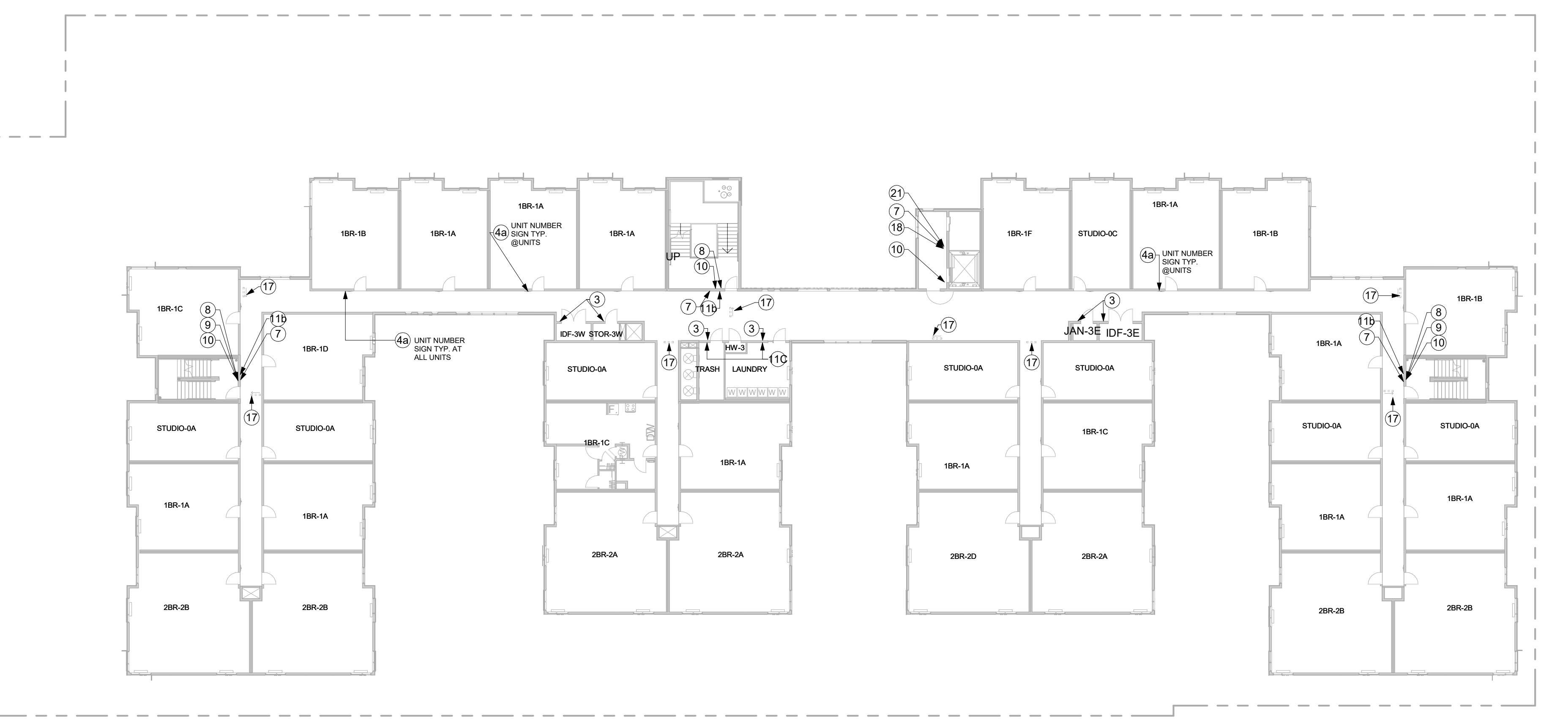
ID	DETAIL	DESCRIPTION	REMARKS	DETAIL
1	231	ADDRESS SIGNAGE	-	1/A11.74
2	TENANT	TENANT SIGNAGE	ACTUAL TEXT & FONT TBD BY OWNER	2/A11.74
3		PERMANENT ROOM IDENTIFICATION SIGN: LOCATED ON THE LATCH SIDE AT WALL BY DOOR (UNLESS NOTED OTHERWISE.)	MINIMUM 1/32" RAISED LETTERING OF SANS SERIF UPPERCASE WITH GRADE 2 BRAILLE PER CBC 11B-703.2	-
4a		PERMANENT UNIT NUMBER SIGN AT CORRIDOR UNIT ENTRIES	MINIMUM 1/32" RAISED LETTERING OF SANS SERIF UPPERCASE WITH GRADE 2 BRAILLE PER CBC 11B-703.2	1/A11.72
5		PERMANENT ROOM IDENTIFICATION SIGN: LOCATED ON THE LATCH SIDE AT EXTERIOR WALL BY DOOR, U.O.N.	MINIMUM 1/32" RAISED LETTERING OF SANS SERIF UPPERCASE WITH GRADE 2 BRAILLE PER CBC 11B-703.2	12/A11.72
6		TACTILE ROOM CAPACITY: LOCATED AT INTERIOR WALL BY DOOR, U.O.N.	PROVIDE AS REQUIRED PER CBC 1004.3	-
7		PROJECT EVACUATION MAP: WALL BY ELEVATOR AND STAIRWAY DOORS	-	11/A11.72
8		STAIRWELL IDENTIFICATION: LOCATED INSIDE THE STAIRWELL WITHIN THE LINE OF SIGHT FROM THE DOOR TO THE CORRIDOR. VISIBLE IF DOOR IS OPEN OR CLOSED.	INCLUDE A 5 POINTED STAR AT THE LEVEL OF EGRESS DISCHARGE PER CBC 1022.9	9/A11.72
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10		FLOOR LEVEL SIGN: LOCATED IN THE STAIRWELL ADJACENT TO THE LATCH SIDE OF THE STAIRWELL DOOR, U.O.N.	INCLUDE A 5 POINTED STAR AT THE LEVEL OF EGRESS DISCHARGE PER CBC 1022.9	15/A11.72
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11d		TACTILE EXIT SIGN: "NOT AN EXIT"	-	8/A11.72 (SIM.)
12a		UNISEX TOILET DOOR SIGN	MUST BE MOUNTED BETWEEN 58" AND 60" ABOVE THE FLOOR TO ITS CENTERLINE. MUST BE MOUNTED ON TOILET ENTRANCE PER CBC SECTION 11B-216.8	2/A11.72
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13		INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL	-	14/A11.72
14a 14b (VAN)		ACCESSIBLE PARKING SIGNAGE: WALL MOUNTED AT HEAD OF PARKING SPACE	WHERE INDICATED	2/A11.73 1/A11.73 (VAN)
15		ACCESSIBLE PARKING SIGNAGE: PAVEMENT	OCCURS ON THE PAVEMENT AT AISLE END OF PARKING SPACE. TO BE EITHER ACCESSIBLE OR VAN ACCESSIBLE AS NOTED.	4/A12.02
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18		2 WAY COMMUNICATION INSTRUCTIONS SIGN	AT 2 WAY COMMUNICATION DEVICES LOCATIONS	16/A11.72
19		VEHICLE TRAVEL HEIGHT WARNING SIGN	"BANG BAR" OR METAL WARNING SIGN	5/A11.73
20		NO STORAGE (UNDER STAIR) SIGN	TYPICAL AT LOWEST LEVEL OF STAIR	-
21		IN FIRE EMERGENCY DO NOT USE ELEVATOR. USE EXIT STAIR	PROVIDE PICTURAL SIGN ADJACENT TO ELEVATOR CALL STATIONS PER CBC 3002.3	-

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- CONFIRM ROOM NAMES WITH ARCHITECT & OWNER PRIOR TO FABRICATION.



2 4TH FLOOR SIGNAGE PLAN
 A11.71 SCALE: 1" = 20'-0"



1 3RD FLOOR SIGNAGE PLAN
 A11.71 SCALE: 1" = 20'-0"

CIVIL ENGINEER
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COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
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Project:

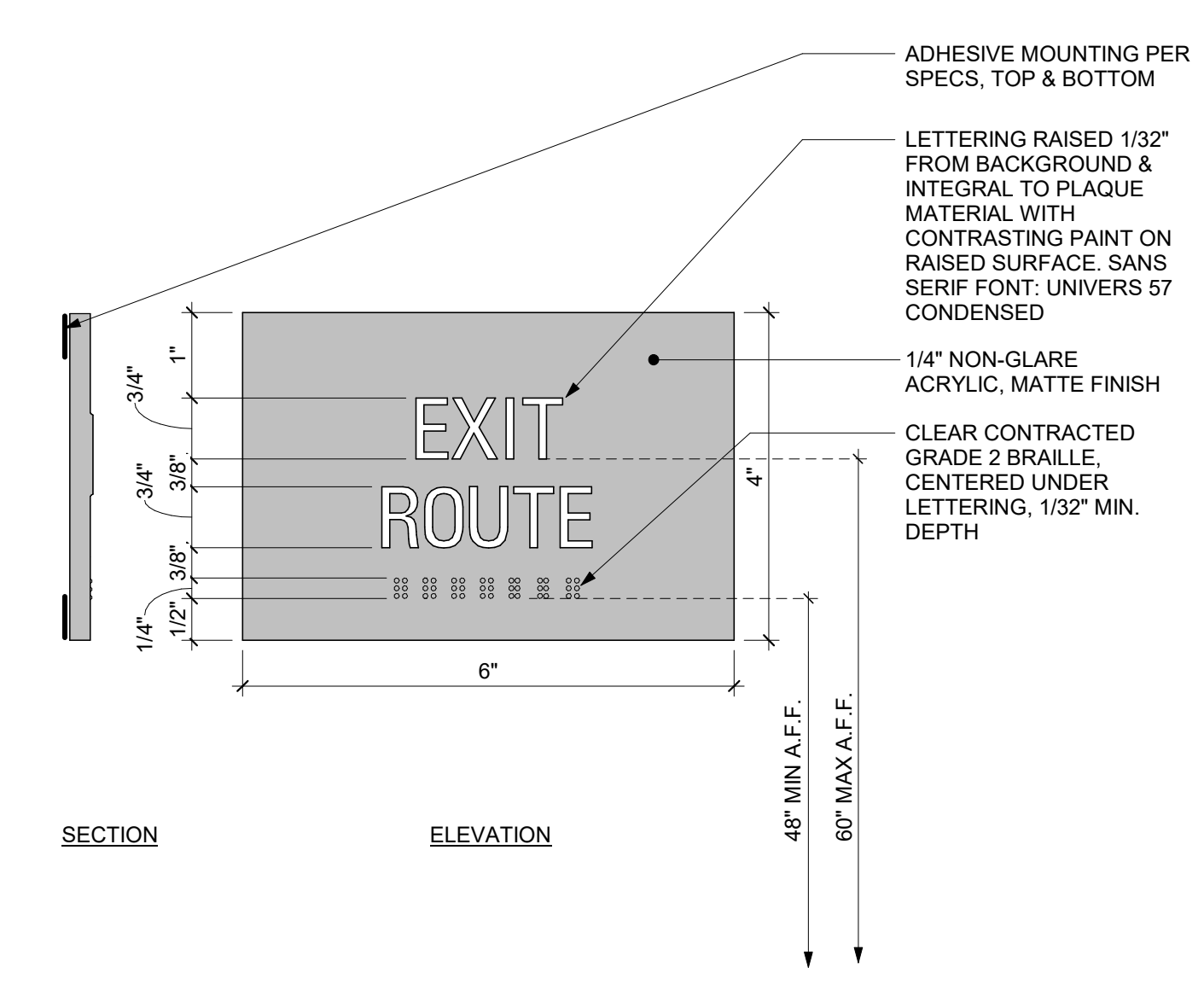
EDUCATOR HOUSING
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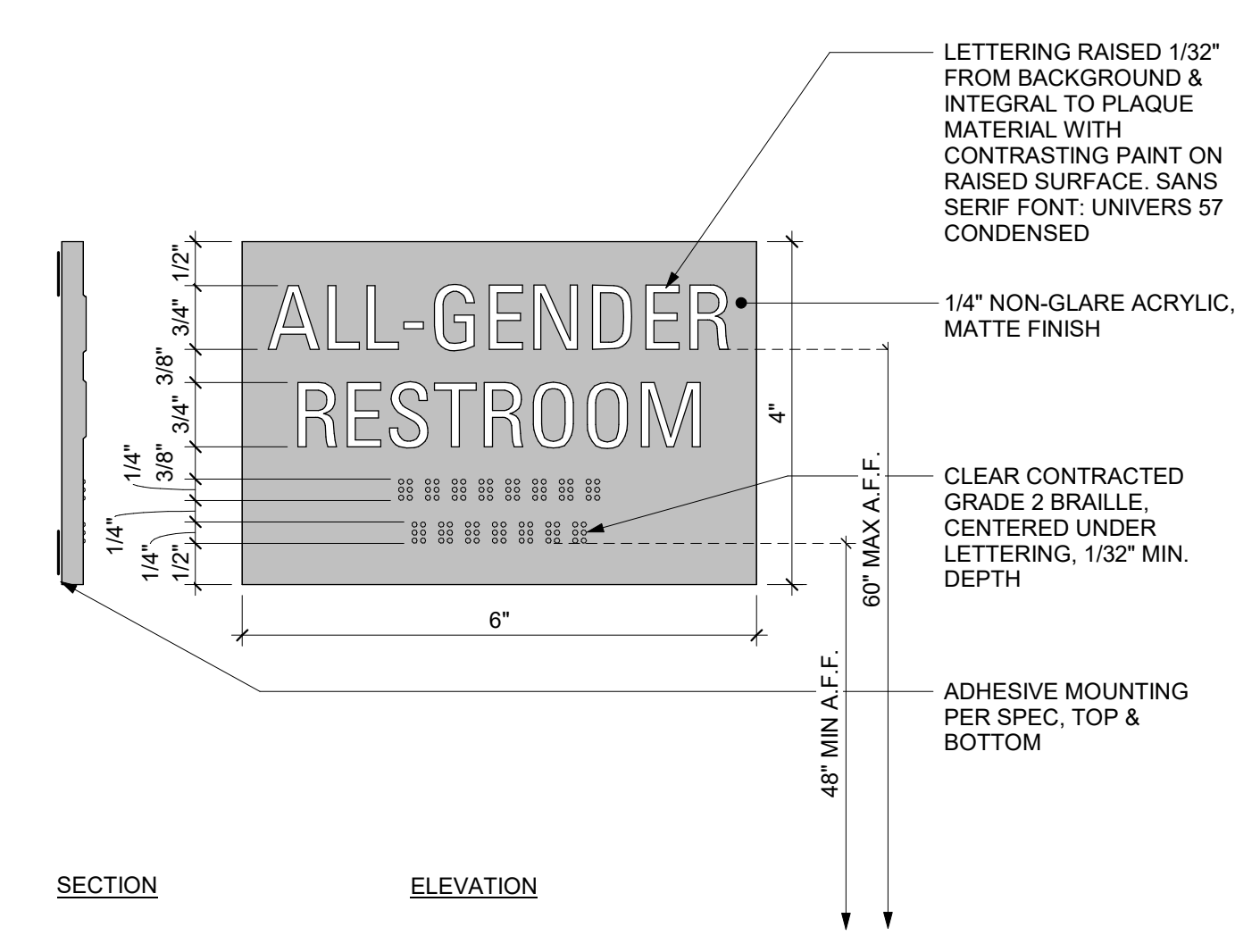


SIGNAGE
DETAILS-INTERIOR

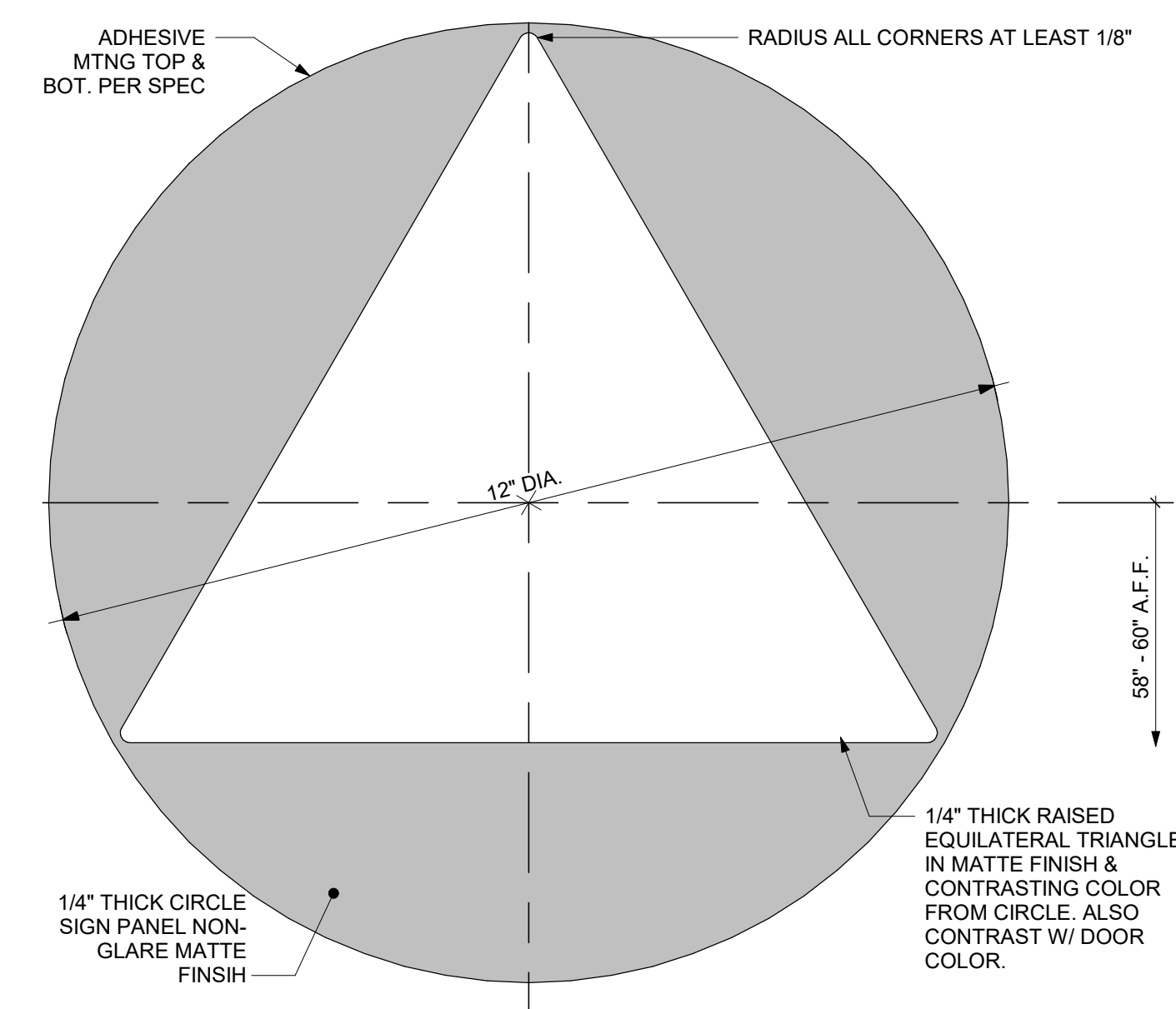
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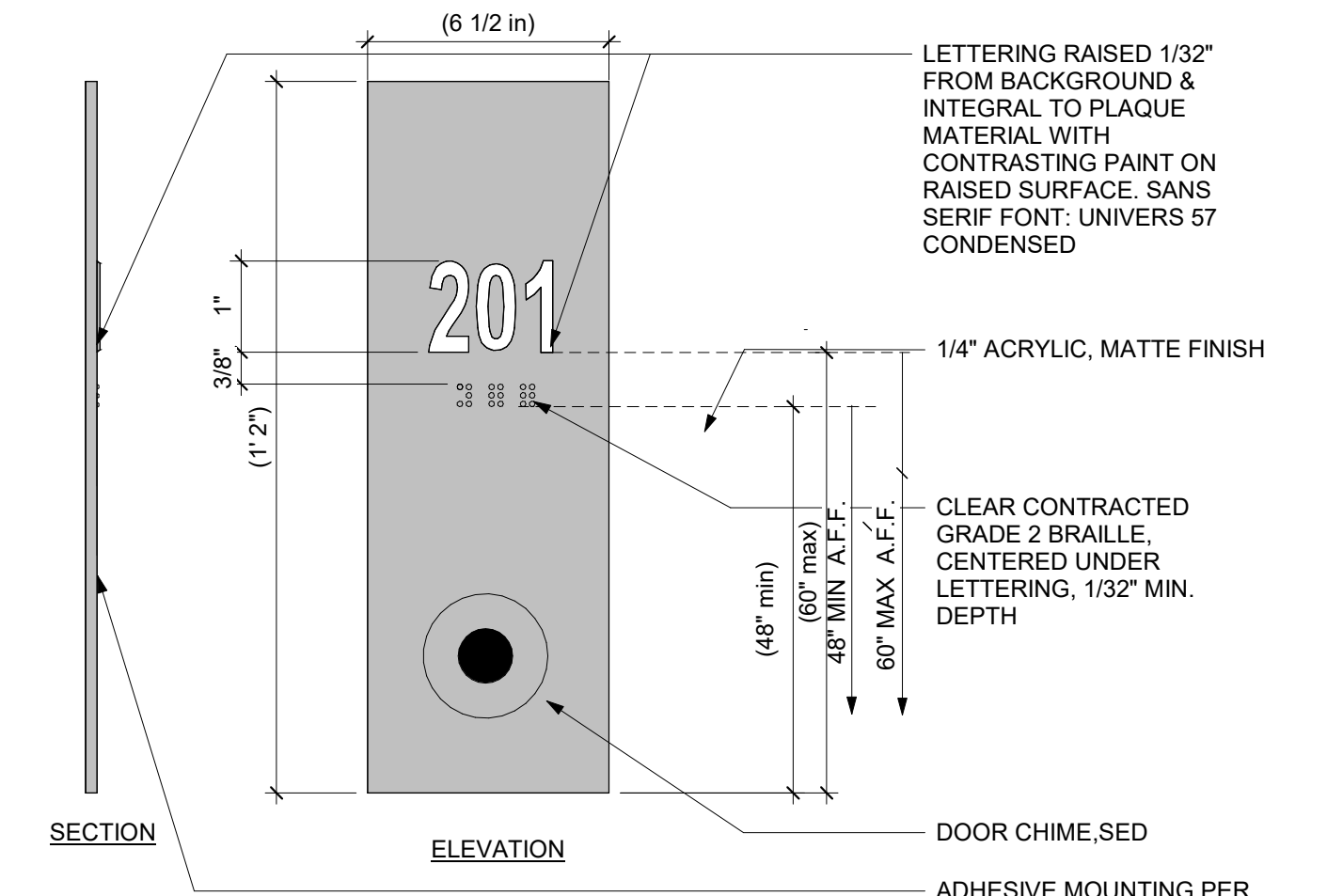
4 TACTILE EXIT ROUTE SIGN
 A11.72 SCALE: 6" = 1'-0"



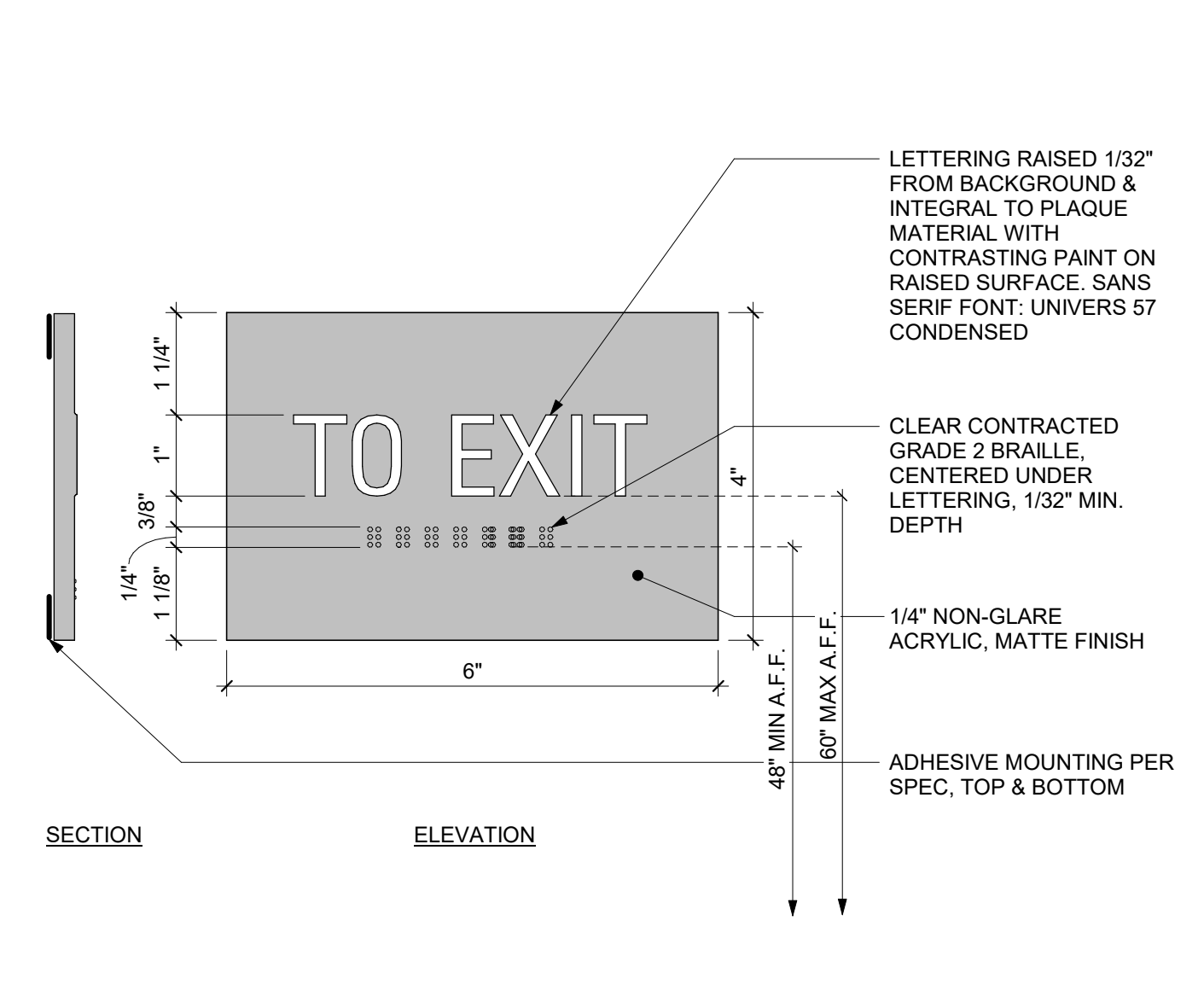
3 TACTILE RESTROOM WALL SIGN
 A11.72 SCALE: 6" = 1'-0"



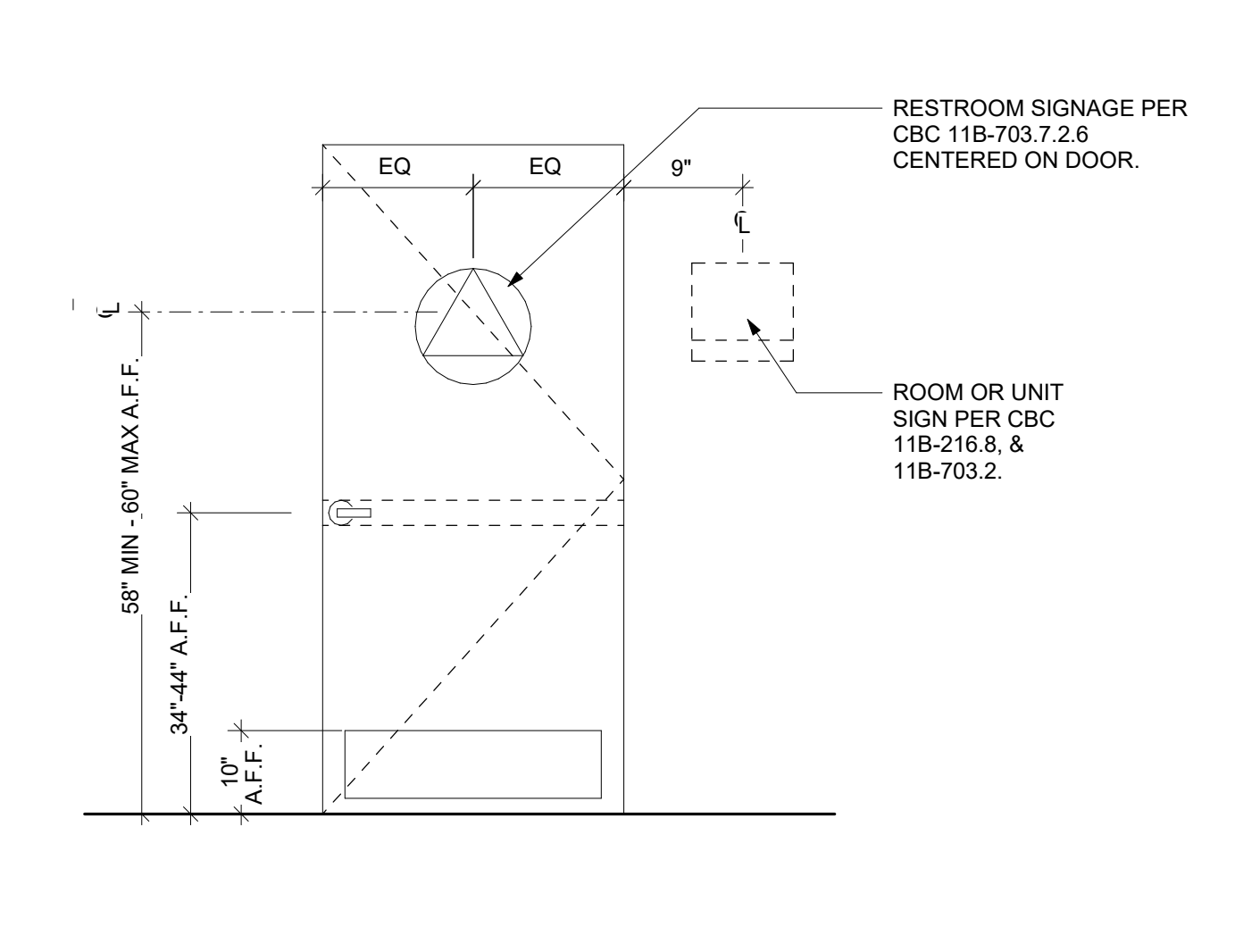
2 RESTROOM UNISEX DOOR SIGN
 A11.72 SCALE: 6" = 1'-0"



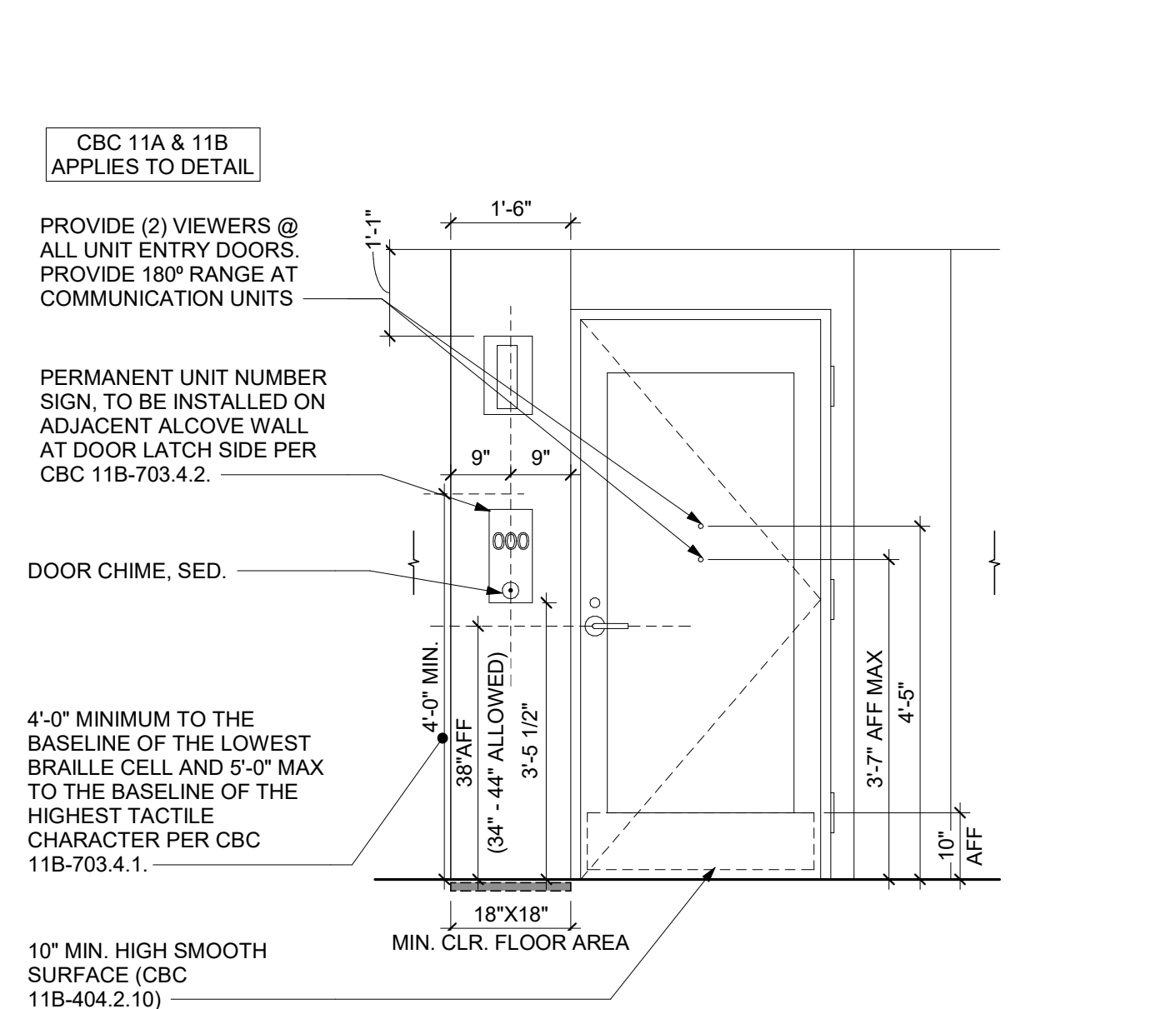
1 TYPICAL UNIT NUMBER SIGN
 A11.72 SCALE: 6" = 1'-0"



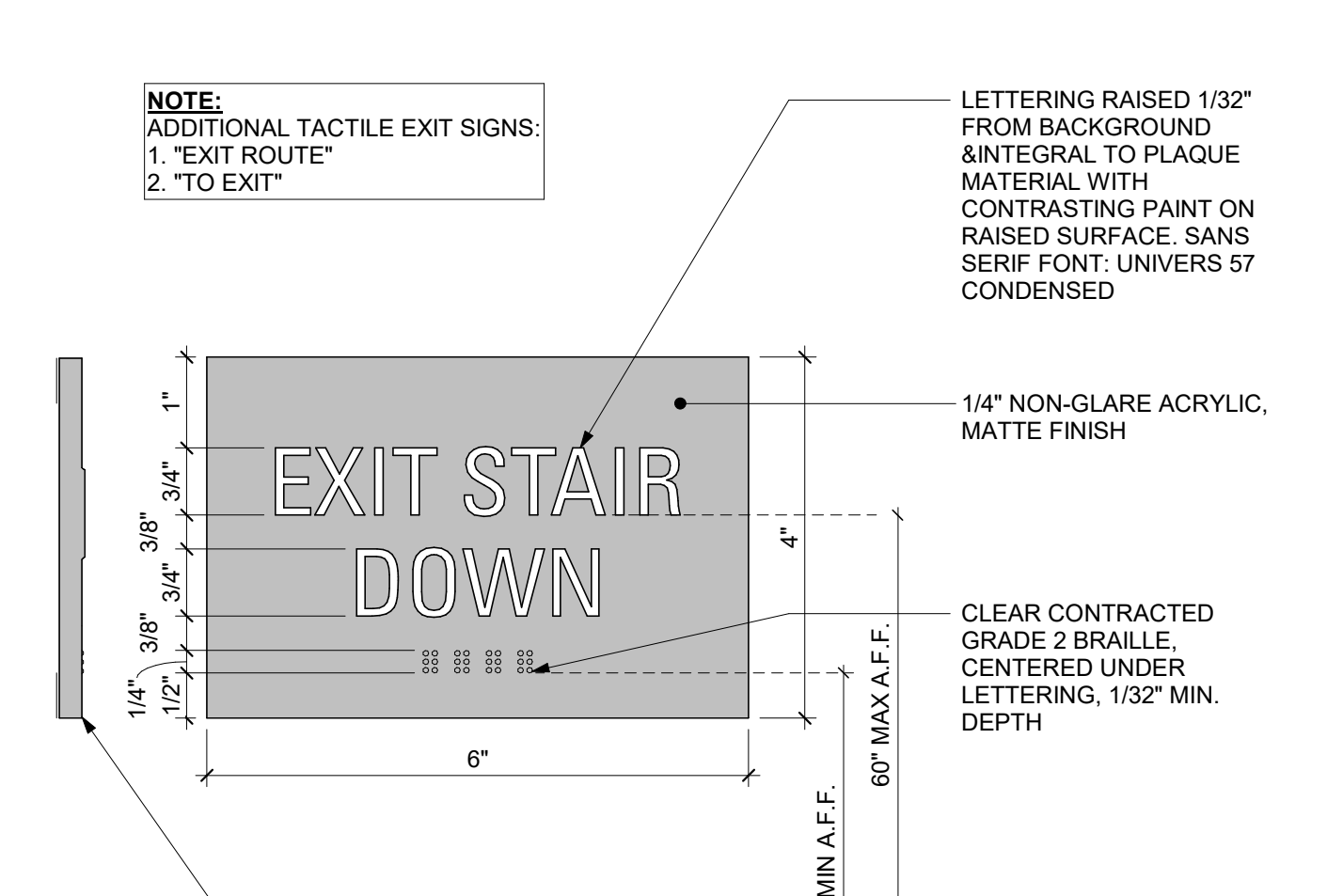
8 TACTILE TO EXIT SIGN
 A11.72 SCALE: 6" = 1'-0"



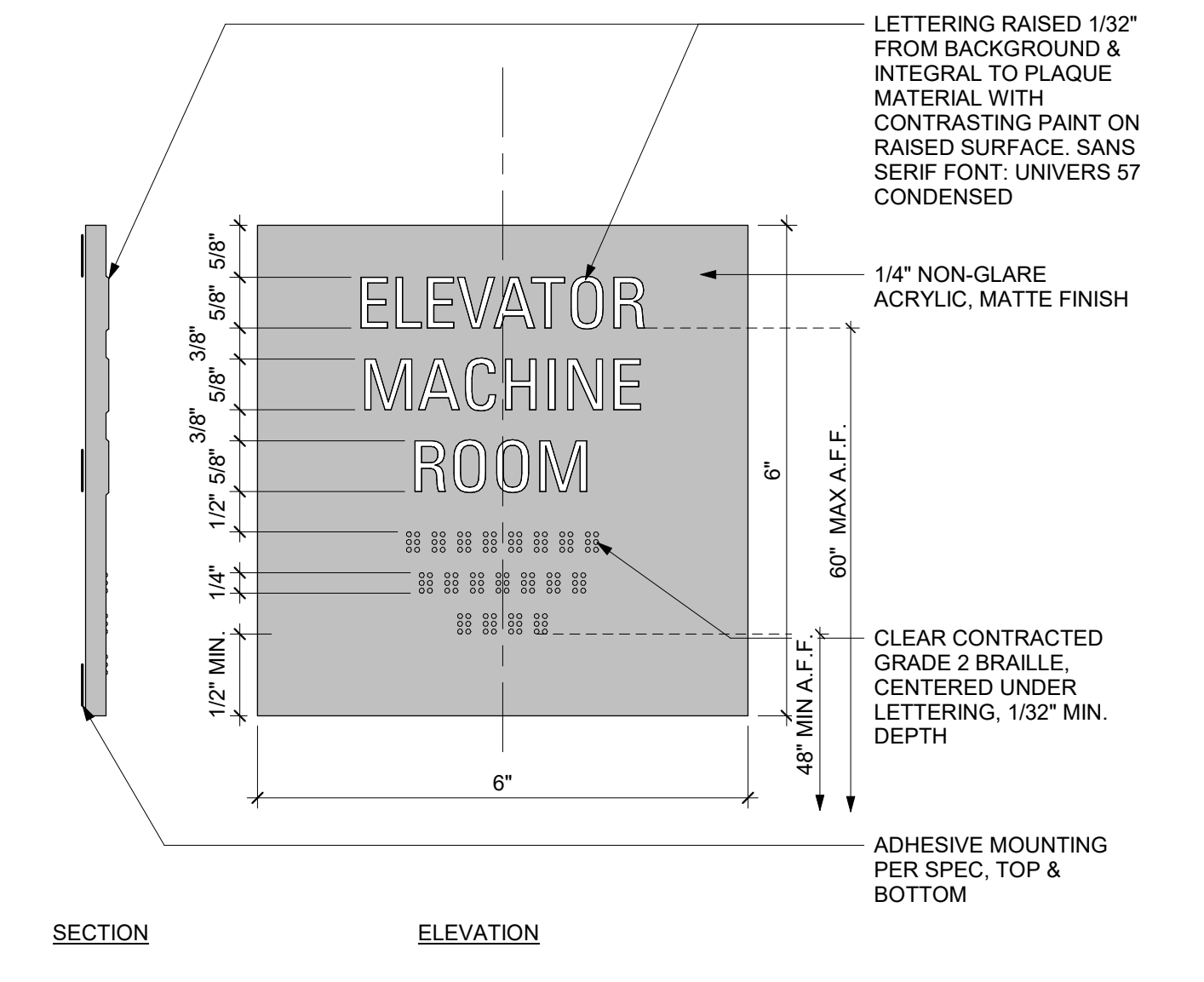
7 RESTROOM SIGNAGE MOUNTING
 A11.72 SCALE: 6" = 1'-0"



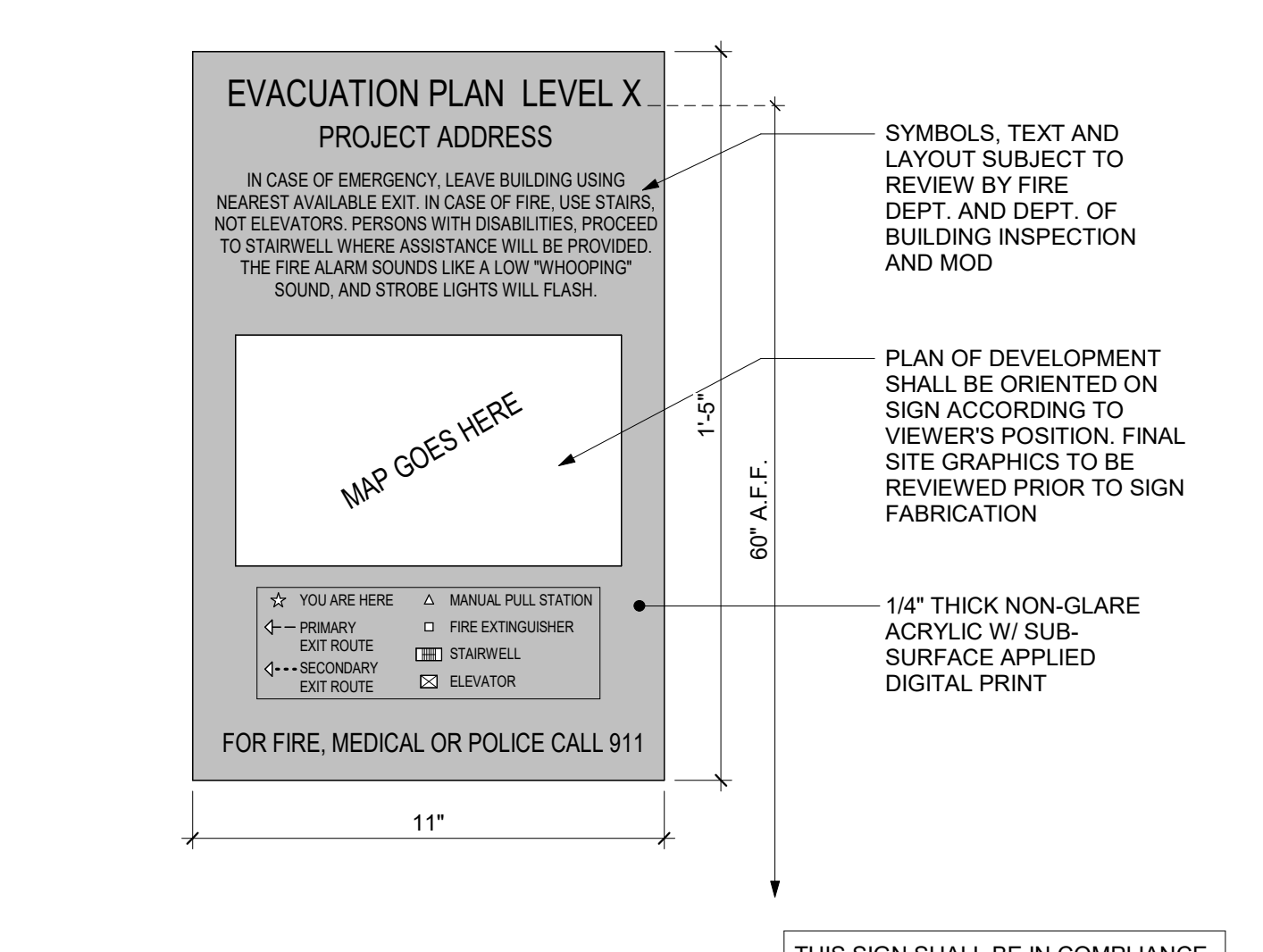
6 TYPICAL UNIT NUMBER SIGNAGE
 A11.72 SCALE: 1/2" = 1'-0"



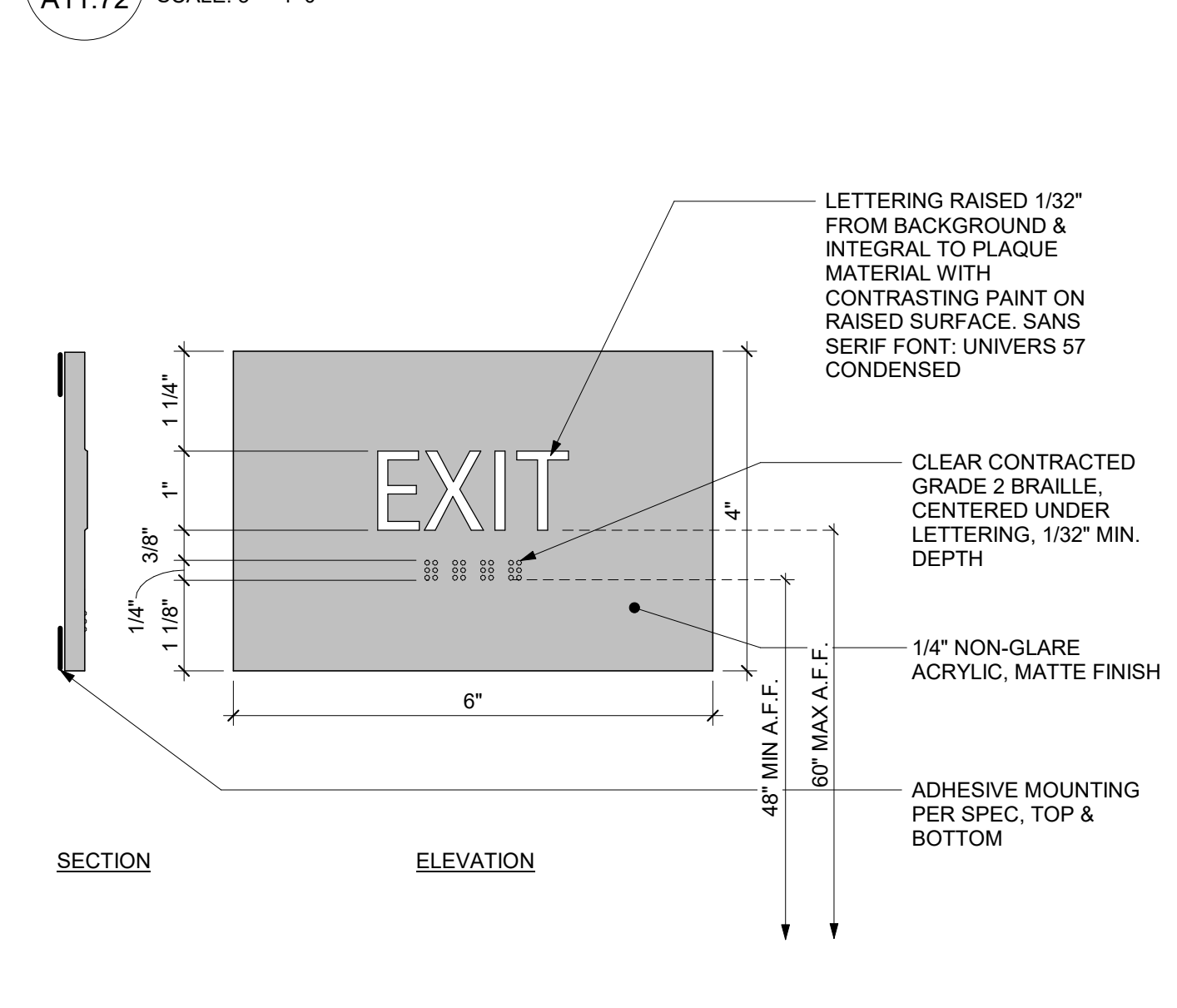
5 TACTILE STAIR SIGN
 A11.72 SCALE: 6" = 1'-0"



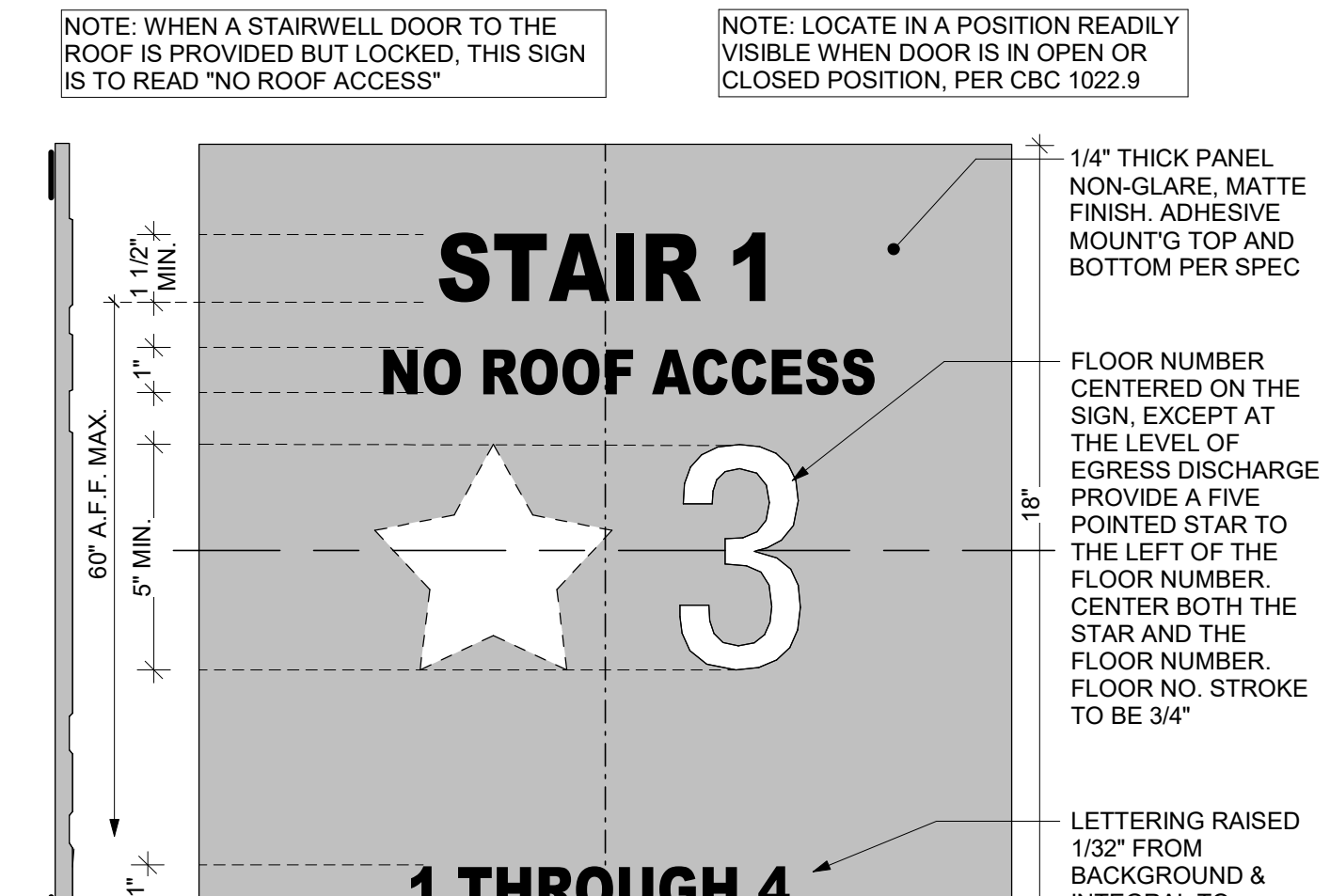
12 TYPICAL ROOM SIGN
 A11.72 SCALE: 6" = 1'-0"



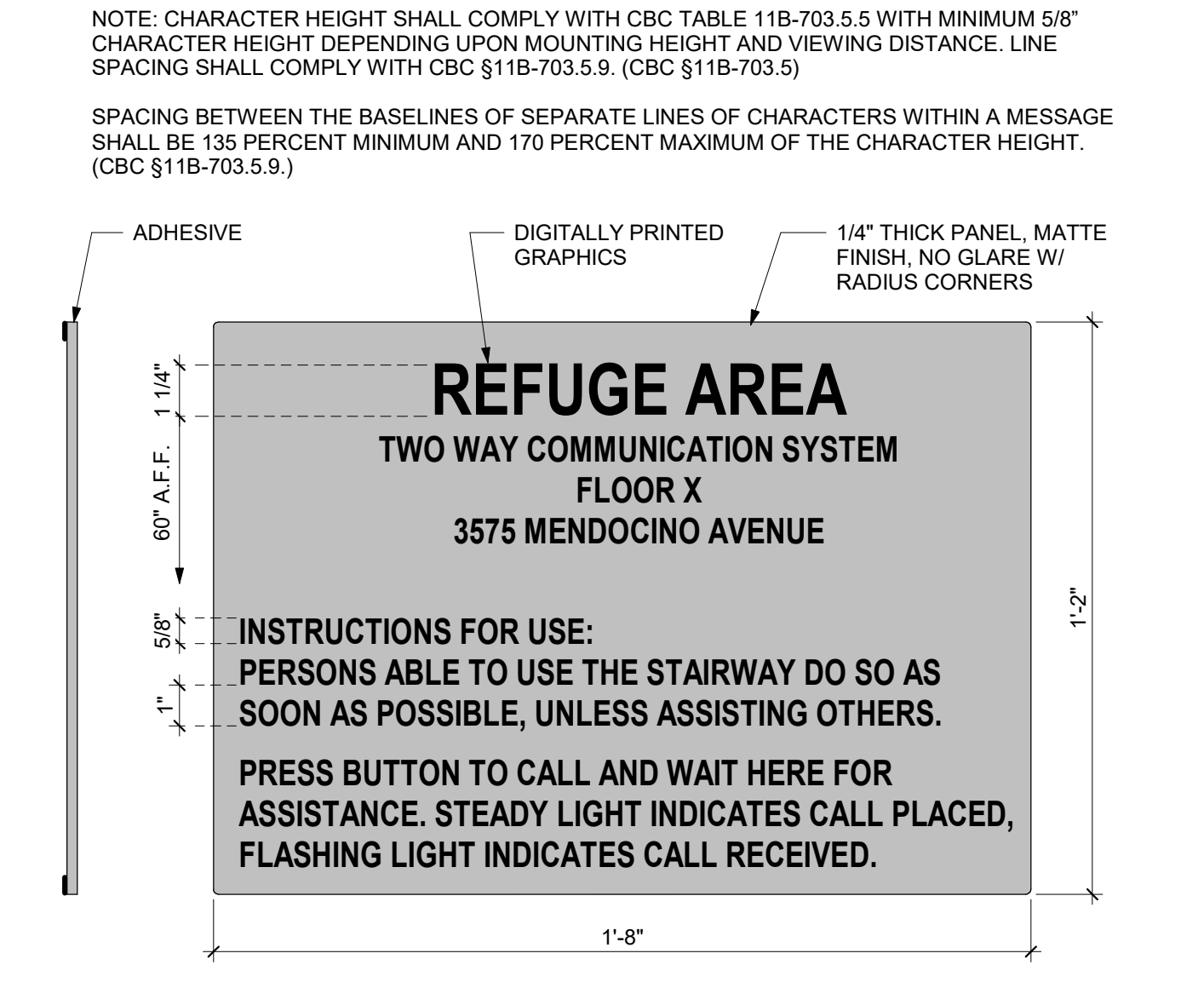
11 EVACUATION PLAN SIGN
 A11.72 SCALE: 3" = 1'-0"



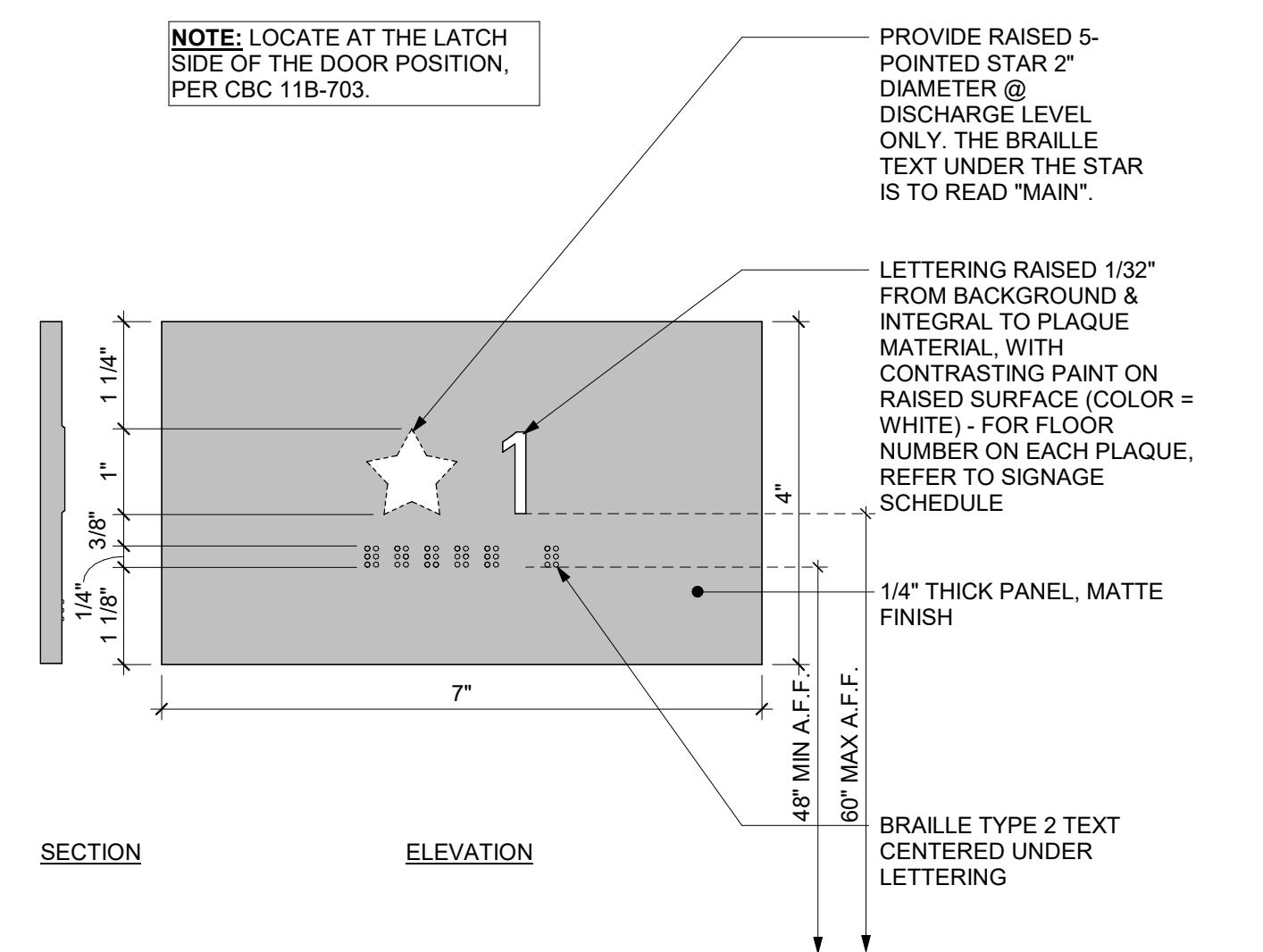
10 TACTILE EXIT SIGN
 A11.72 SCALE: 6" = 1'-0"



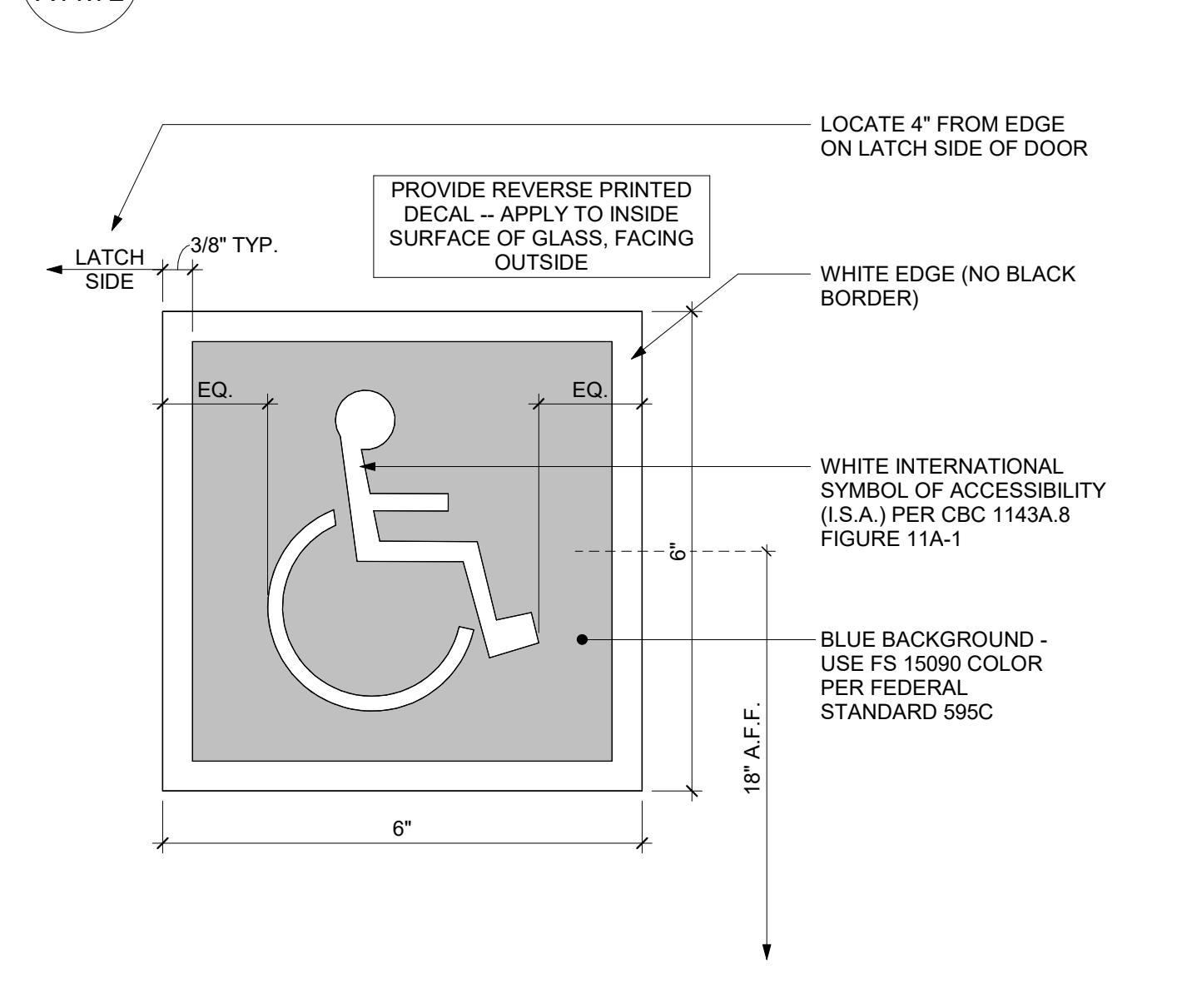
9 STAIRWAY IDENTIFICATION SIGN
 A11.72 SCALE: 6" = 1'-0"



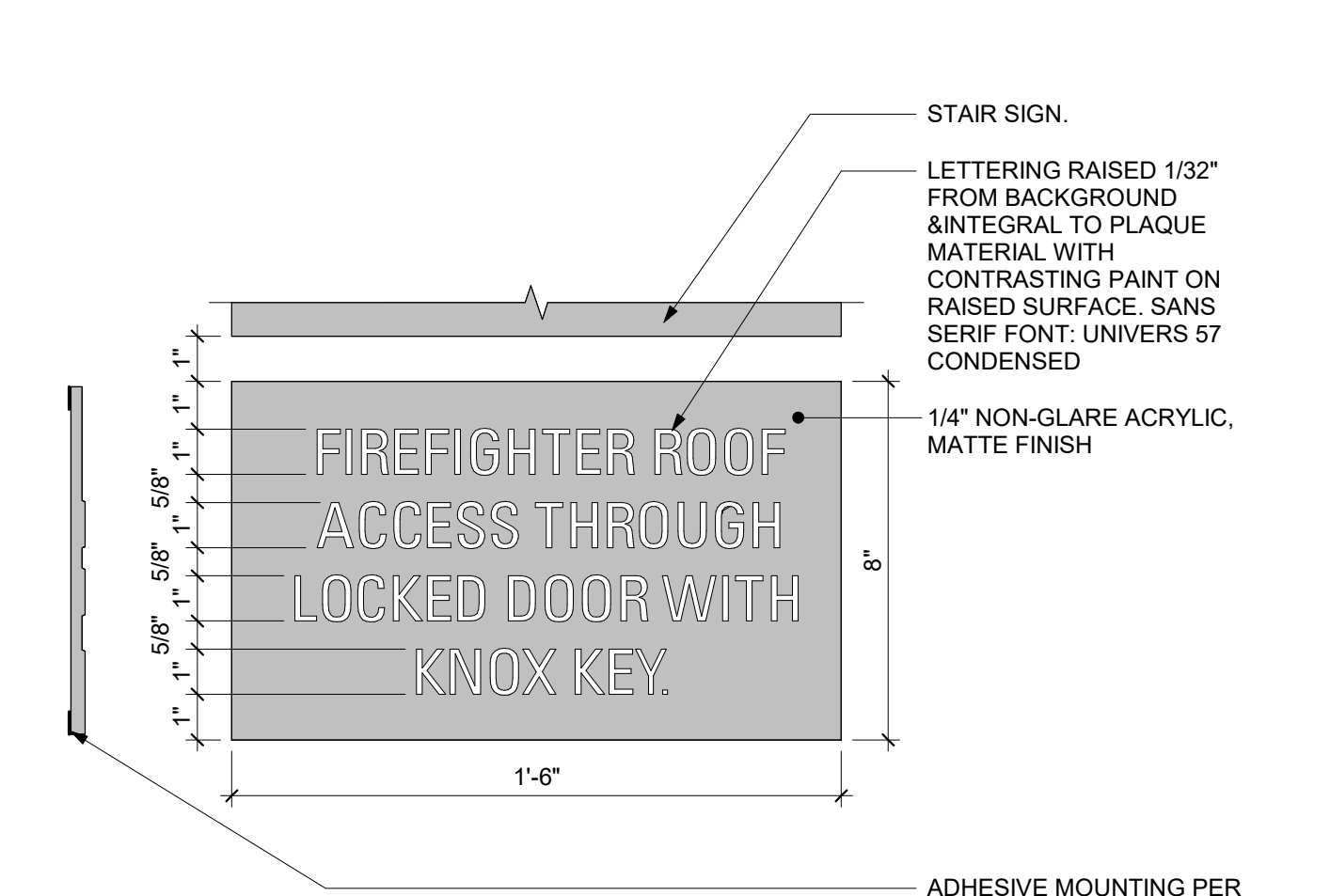
16 TWO WAY COMMUNICATION SIGN
 A11.72 SCALE: 3" = 1'-0"



15 TACTILE FLOOR IDENTIFICATION SIGN
 A11.72 SCALE: 6" = 1'-0"



14 ISA DECAL
 A11.72 SCALE: 6" = 1'-0"



13 LOCKED ROOF ACCESS SIGN
 A11.72 SCALE: 3" = 1'-0"

13 LOCKED ROOF ACCESS SIGN
 A11.72 SCALE: 3" = 1'-0"

13 LOCKED ROOF ACCESS SIGN
 A11.72 SCALE: 3" = 1'-0"

CIVIL ENGINEER
BKF ENGINEERS
 1730 N. FIRST ST SUITE 600
 SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507

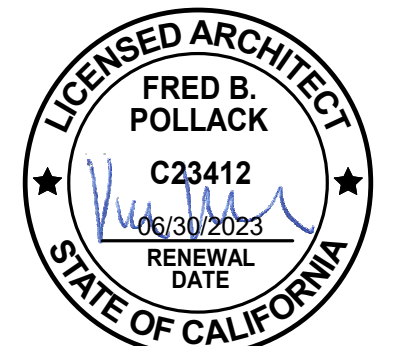
LANDSCAPE ARCHITECT
PLURAL STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
 1887 O STREET
 ARCATA, CA 95521

**COUNTY OF SANTA CLARA
 BUILDING INSPECTION OFFICE
 PLANS APPROVED FOR PERMIT**
 RECORD NO.: DEV22-1242
 BY: M. O'Brien Date: 07/27/2023
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ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
2	03/20/23	PLAN CHECK RESPONSE 2

Project:

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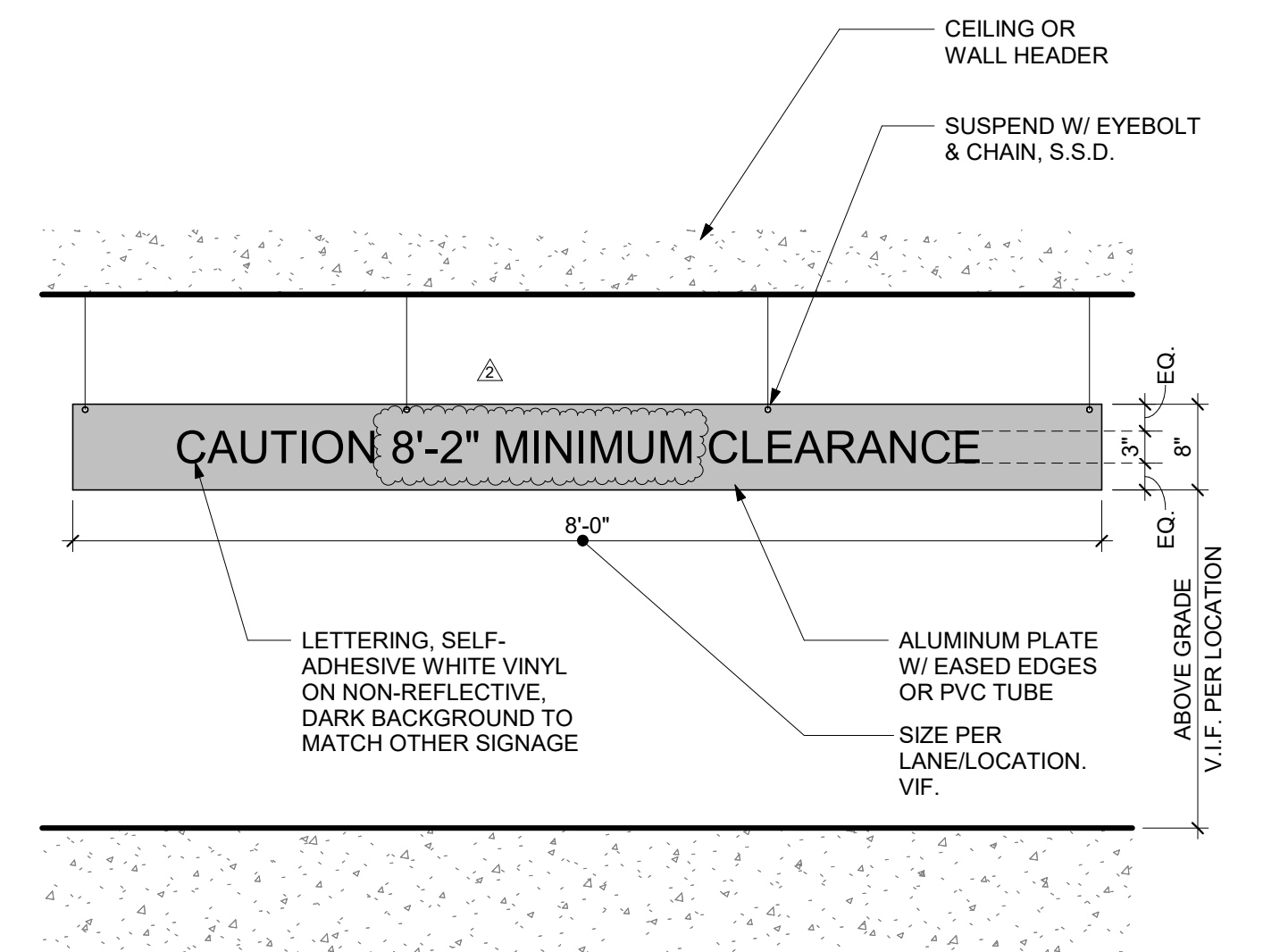


**SIGNAGE DETAILS -
 SITE**

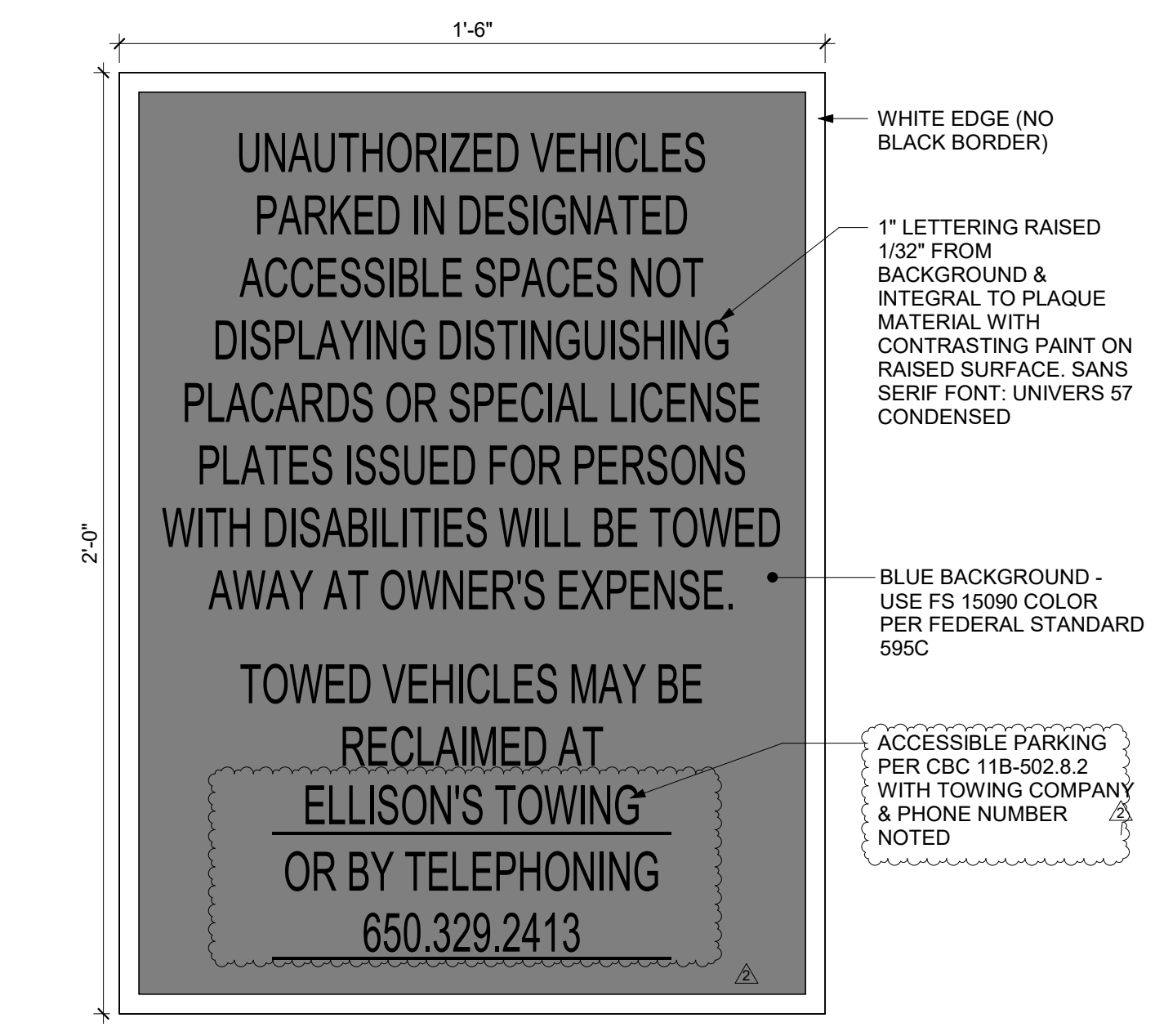
JOB #: 1925
 SCALE: As indicated

A11.73

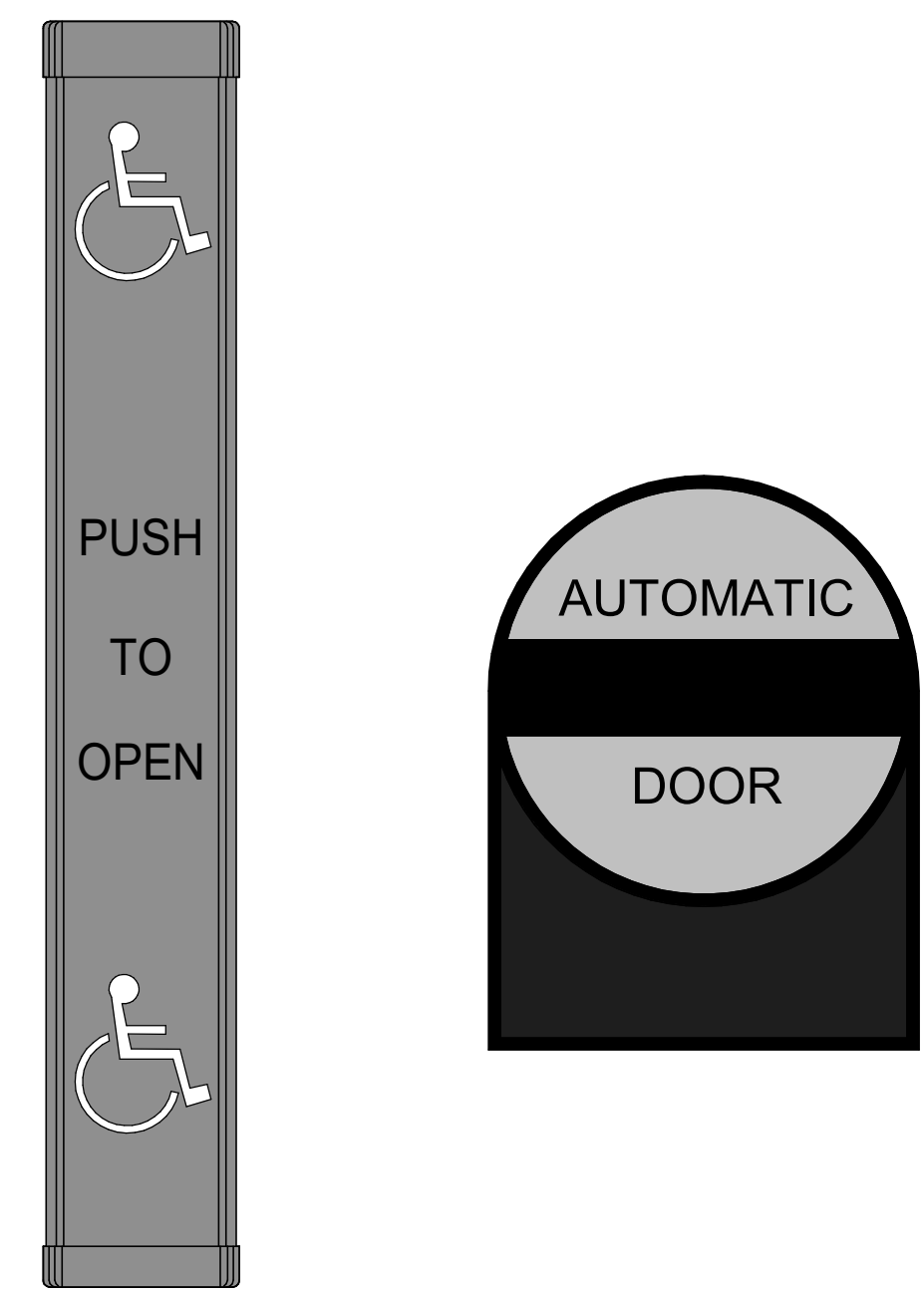
PLAN CHECK REVISION 4 | DATE: 06/19/23



3 OVERHEAD CLEARANCE SIGN
 A11.73 SCALE: 3/4" = 1'-0"



2 ACCESSIBLE PARKING WARNING
 A11.73 SCALE: 3" = 1'-0"



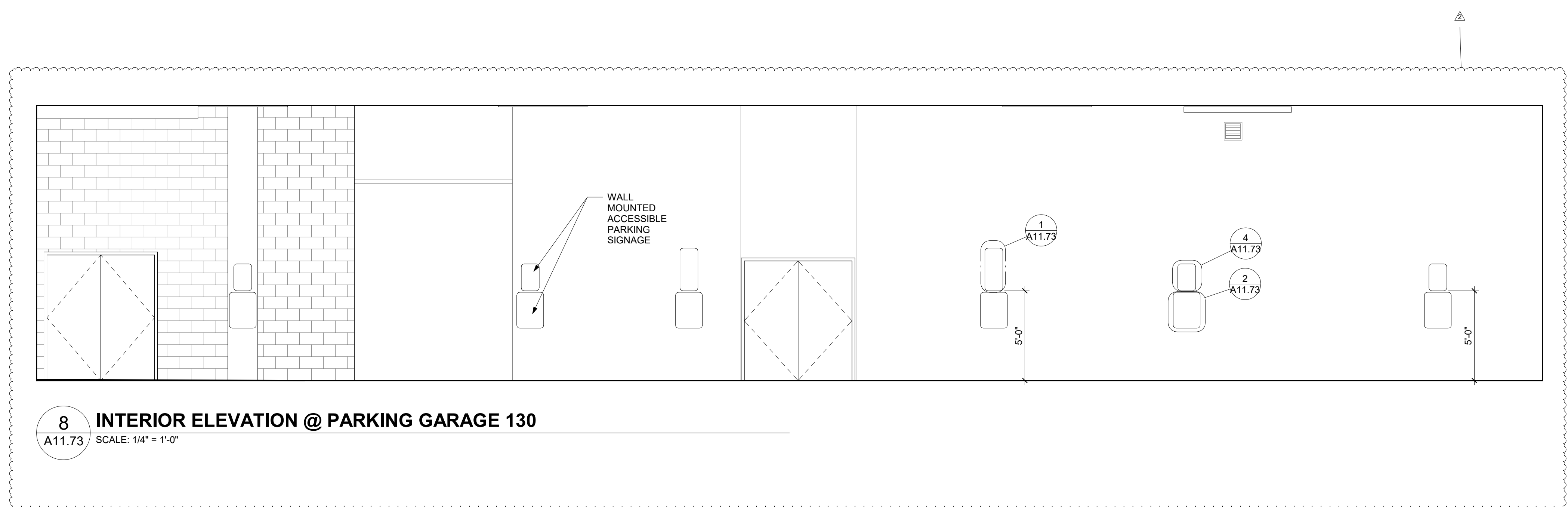
5 POWER DOOR OPERATOR SIGNAGE
 A11.73 SCALE: 6" = 1'-0"



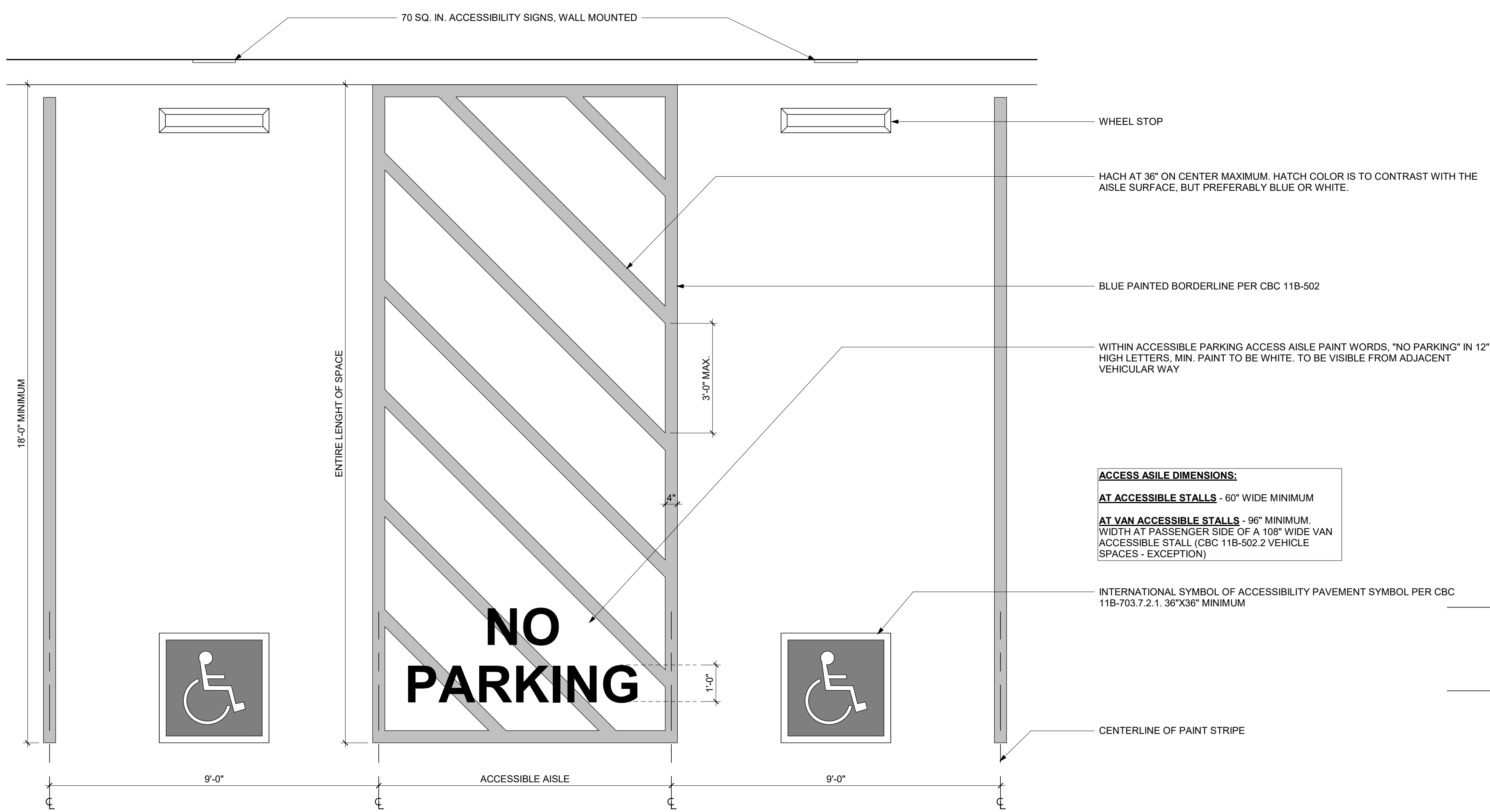
4 ACCESSIBLE PARKING
 A11.73 SCALE: 3" = 1'-0"



1 VAN ACCESSIBLE PARKING
 A11.73 SCALE: 3" = 1'-0"



8 INTERIOR ELEVATION @ PARKING GARAGE 130
 A11.73 SCALE: 1/4" = 1'-0"



7 ACCESSIBLE PARKING SPACE
 A11.73 SCALE: 1/2" = 1'-0"

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SAN JOSE, CA 95112

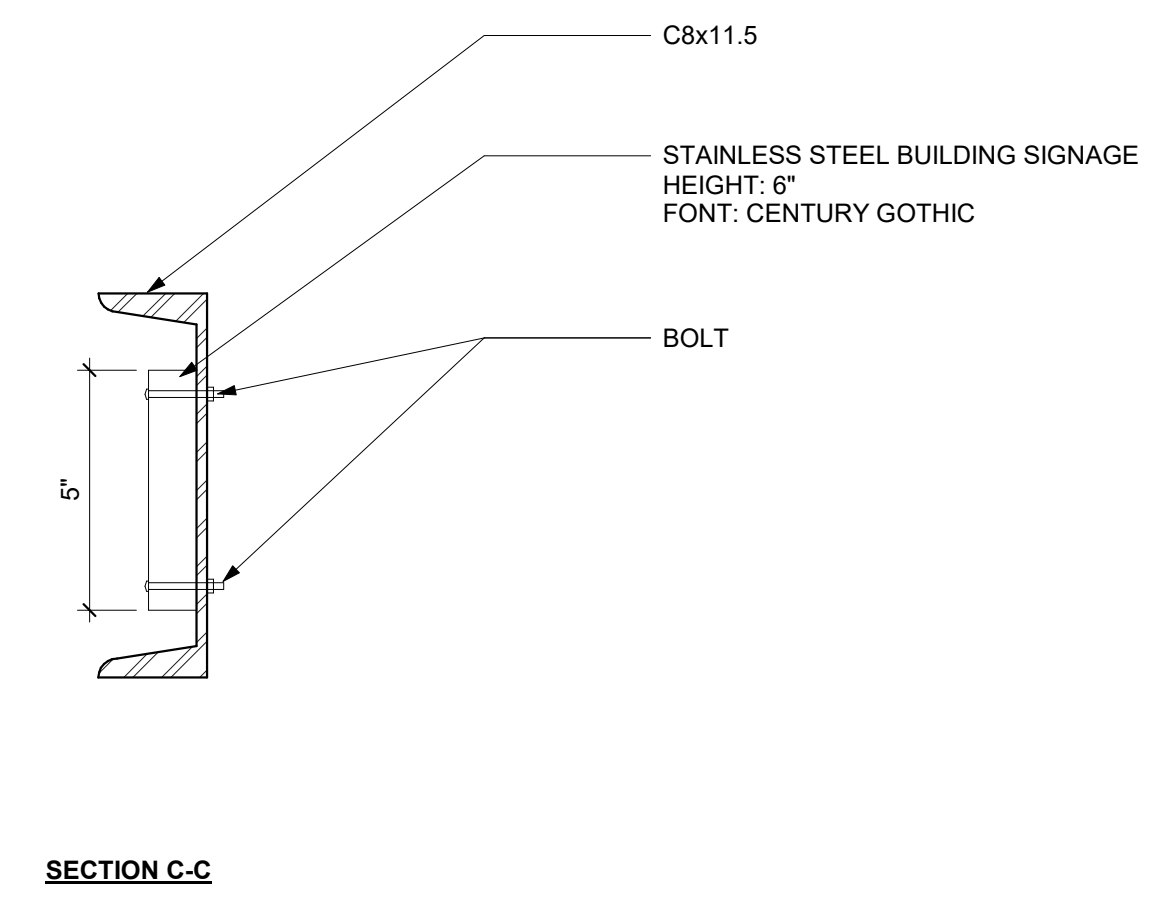
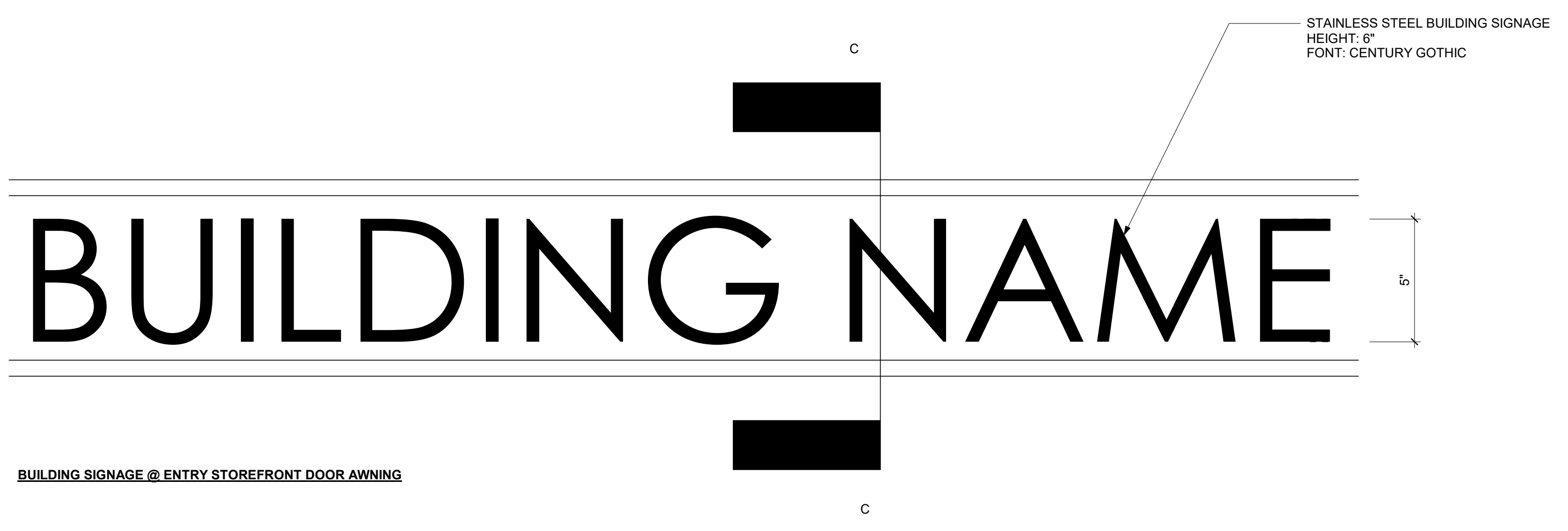
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ALAMO, CA 94507

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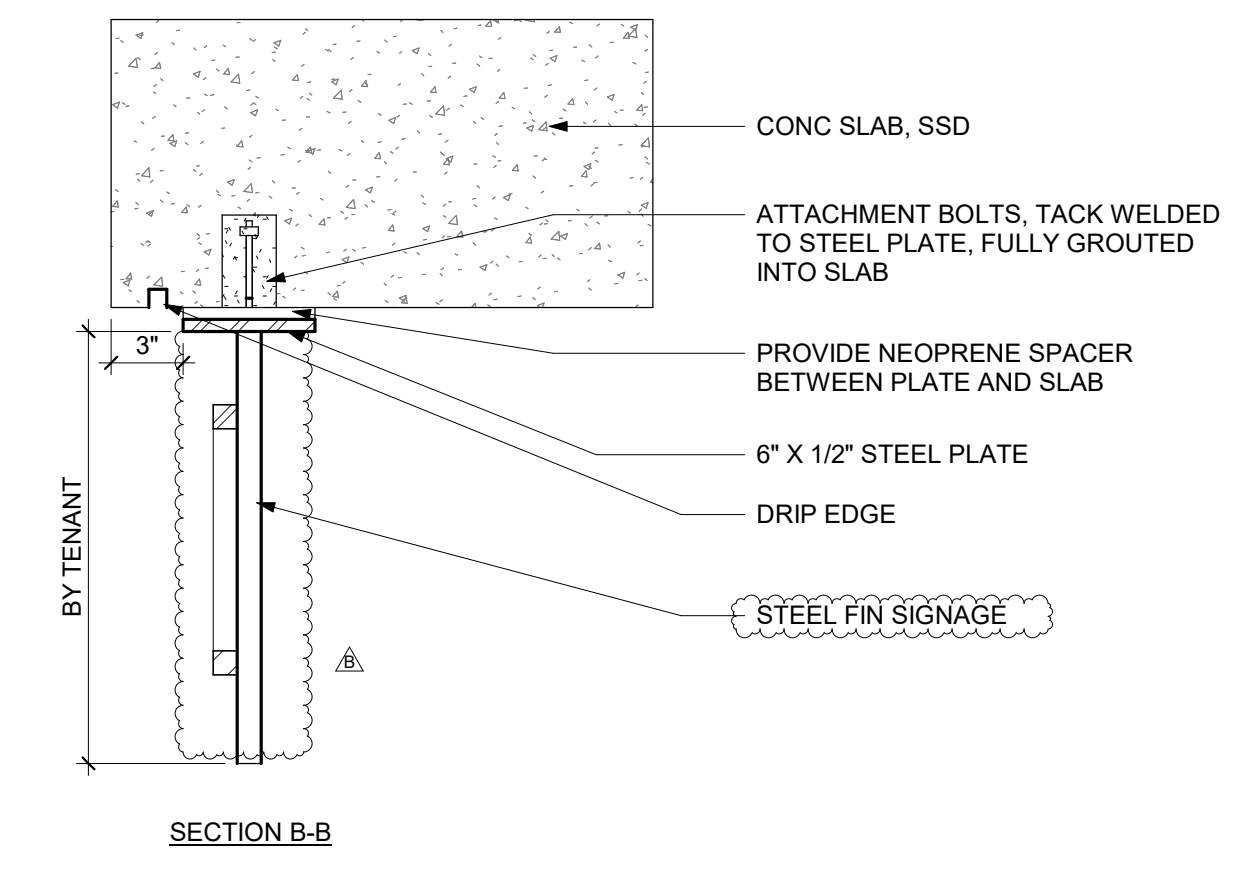
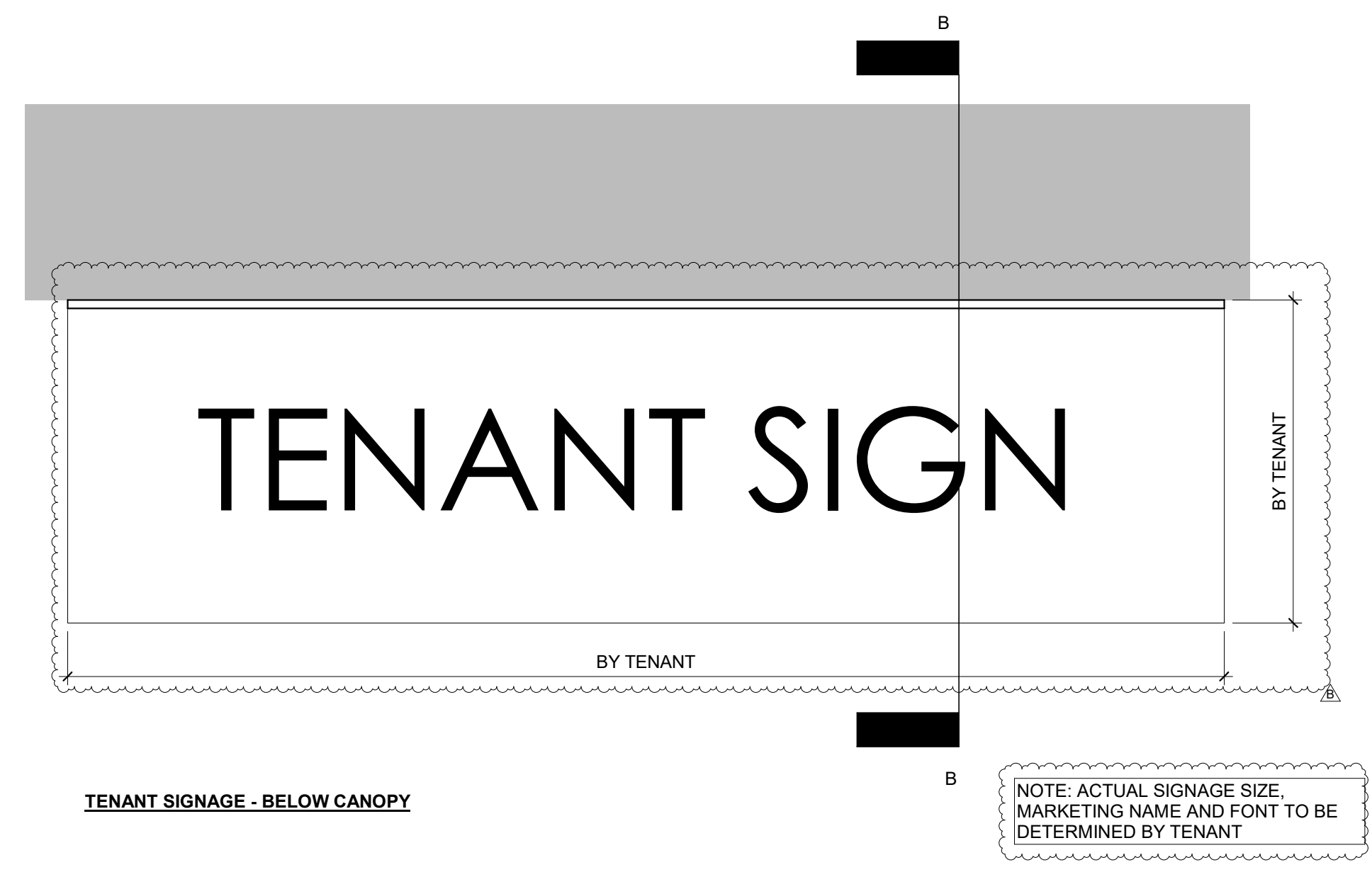
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21705 HIGHWAY 99
LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
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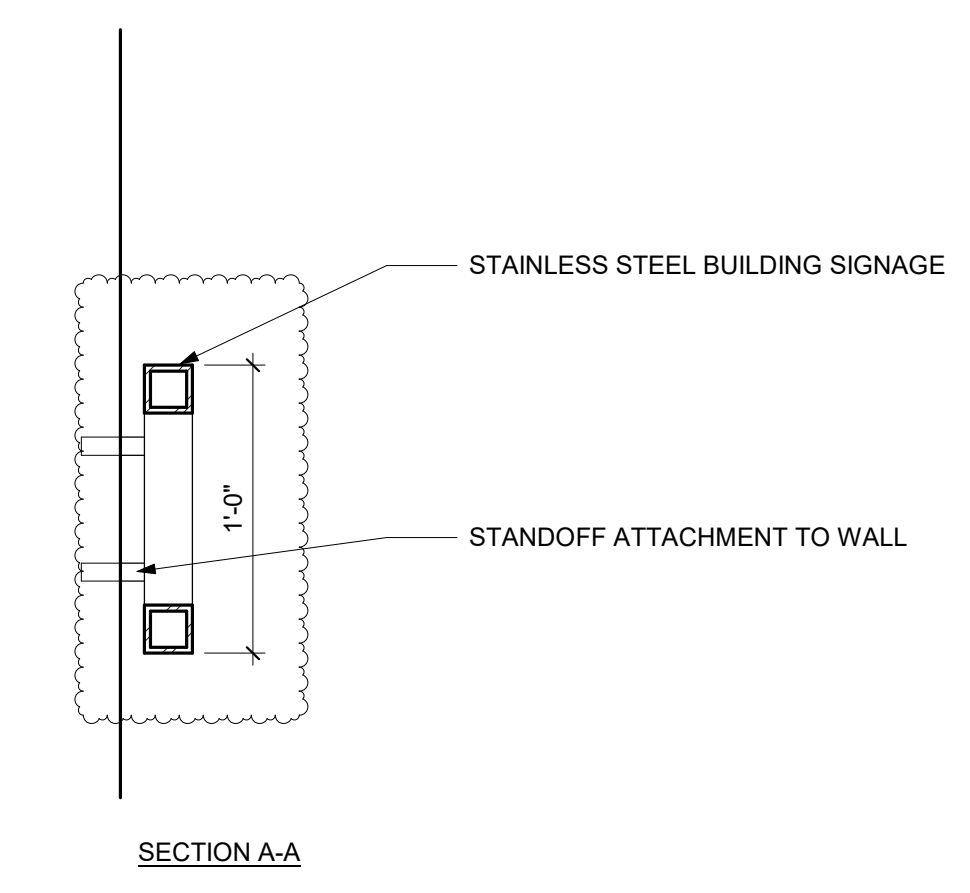
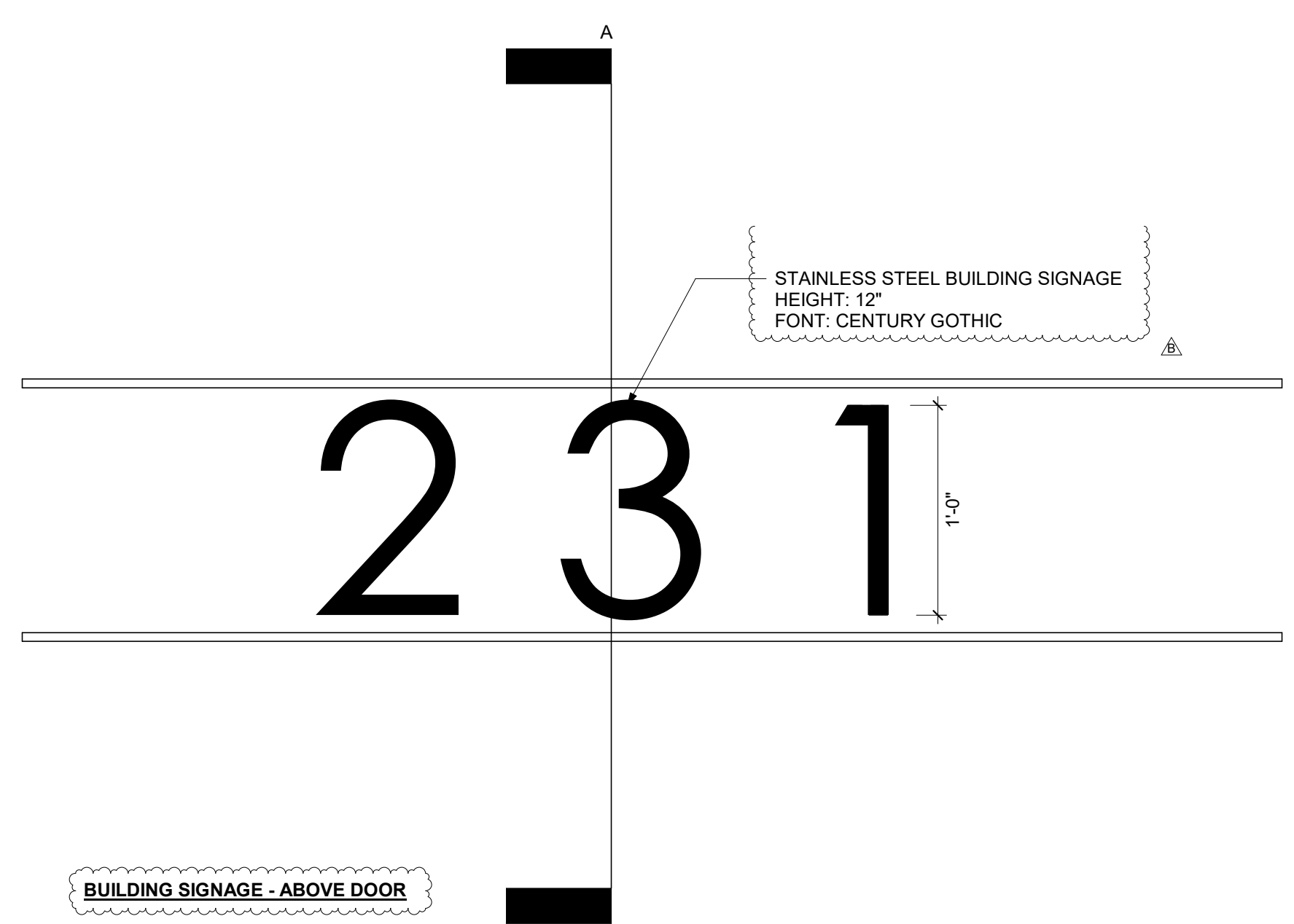
BUILDING SIGNAGE @ ENTRY STOREFRONT DOOR AWNING

3 BUILDING ENTRY SIGNAGE @ ENTRY STOREFRONT DOOR AWNING
A11.74 SCALE: 3\"/>



TENANT SIGNAGE - BELOW CANOPY

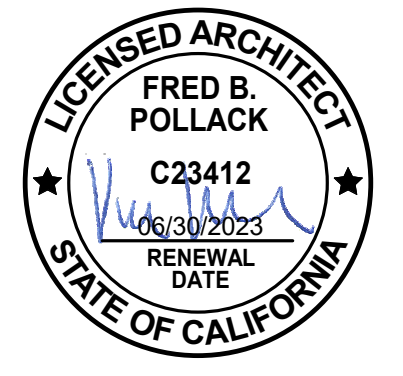
2 TENANT SIGNAGE DETAILS
A11.74 SCALE: 1 1/2\"/>



BUILDING SIGNAGE - ABOVE DOOR

1 BUILDING SIGNAGE DETAILS
A11.74 SCALE: 1 1/2\"/>

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Project:

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**SIGNAGE
DETAILS-BUILDING**

JOB #: 1925
SCALE: As indicated

A11.74

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SAN FRANCISCO, CA 94110

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HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306

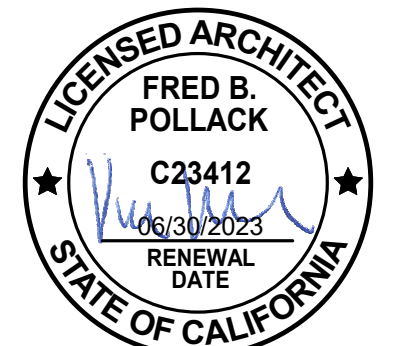
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LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
1887 O STREET
ARCATA, CA 95521

FIRESTOPPING NOTES PER CBC 714.5.1.2

- THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED THROUGH-PENETRATION FIRE STOP SYSTEM FROM THE SCHEDULE BELOW.
ALL FIRE STOP SYSTEMS SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH ASTM E814 OR UL1479 WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER.
EACH SYSTEM SHALL HAVE A MINIMUM 1-HR F-RATING AND T-RATING, BUT NOT LESS THAN THE REQUIRED RATING OF THE FLOOR OR WALL PENETRATED.
- FLOOR PENETRATIONS WITHIN A WALL CAVITY DO NOT REQUIRE A T-RATING.
- FLOOR PENETRATIONS BY FLOOR DRAINS, TUB DRAINS AND SHOWER DRAINS CONTAINED WITHIN THE CONCEALED SPACE OF THE FLOOR ASSEMBLY DO NOT REQUIRE A T-RATING.
- FLOOR PENETRATIONS MAXIMUM 4" NOMINAL DIAMETER CONDUIT OR TUBING PENETRATING DIRECTLY INTO METAL-ENCLOSED ELECTRICAL POWER SWITCHGEAR DOES NOT REQUIRE A T-RATING.

**COUNTY OF SANTA CLARA
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HILTI THROUGH PENETRATION FIRESTOPPING SYSTEMS SCHEDULE: BASIS OF DESIGN											
Penetration Type	GYPSUM WALL ASSEMBLIES				WOOD FRAMED FLOOR ASSEMBLIES				CONCRETE FLOOR ASSEMBLIES		
	UL Design	F-rating	Wall Assembly	Shaft Wall	UL Design	F-rating	T-rating	Wall Assembly	UL Design	F-rating	T-rating
Metal Penetrants	W-L-1054	1 or 2-hr	Any U300 Series wall assembly	No	F-C-1009	1 or 2-hr	No	Any L500 Series Floor Assembly	C-AJ-1226	3 hr	No
	W-L-1410	1 or 2-hr		No	F-C-1059	1 or 2-hr	1/2-hr		F-A-1017	3 hr	No
	W-L-1406	2-hr		No	F-C-1135	1-hr	No				
	W-L-1506	1 or 2-hr		No							
Combustible Pipe Penetrations	UL Design	F-rating	Wall Assembly	Shaft Wall	UL Design	F-rating	T-rating	Wall Assembly	UL Design	F-rating	T-rating
	W-L-2078	1 or 2-hr	Any U300 Series wall assembly	No	F-C-2071	1 or 2-hr	No	Any L500 Series Floor Assembly	C-AJ-2342	3 hr	3 hr
	W-L-2474	1 or 2-hr	Series wall assembly	No	F-C-2232	1-hr	1-hr	Floor Assembly	C-AJ-2335	3 hr	3 hr
	W-L-2472	2-hr	No						C-AJ-2451	3 hr	3 hr
Cable Bundle	UL Design	F-rating	Wall Assembly	Shaft Wall	UL Design	F-rating	T-rating	Wall Assembly	UL Design	F-rating	T-rating
	W-L-3065	1 or 2-hr	Any U300 Series wall assembly	No	F-C-3012	1 or 2-hr	1-3/4-hr	Any L500 Series Floor Assembly	C-AJ-3095	3 hr	No
	W-L-3335	1 or 2-hr	Series wall assembly	No	F-C-3074	1-hr	1-hr	Floor Assembly	C-AJ-3285	3 hr	No
	W-L-3414	1 or 2-hr	No	F-C-3110	1 or 2-hr	2-hr			F-A-3007	3 hr	No
Steel Box (Junction, Elec. Panel, Utility, Med. Gas Valve)	UL Design	F-rating	Wall Assembly	Box Type	UL Design	F-rating	T-rating	Wall Assembly	UL Design	F-rating	T-rating
	CLIV	1 or 2-hr	Any U300 Series wall assembly	Junction							
Insulated Pipe Penetrations	UL Design	F-rating	Wall Assembly	Pipe Ins. Type	UL Design	F-rating	Pipe Ins. Type	Wall Assembly	UL Design	F-rating	T-rating
	W-L-5028	1 or 2-hr	Any U300 Series wall assembly	AB/PVC	F-C-5004	1 or 2-hr	Glass Fiber	Any L500 Series Floor Assembly	C-AJ-5090	3 hr	3 hr
	W-L-5029	1 or 2-hr		Glass Fiber	F-C-5036	1-hr	Glass Fiber	Floor Assembly	C-AJ-5061	3 hr	No
	W-L-5259	2-hr		AB/PVC					F-A-5018	3 hr	No
W-L-5260	2-hr							F-A-5016	3 hr	3 hr	
Sheet Metal Duct	UL Design	F-rating	Wall Assembly	Shaft Wall	UL Design	F-rating	T-rating	Wall Assembly	UL Design	F-rating	T-rating
	W-L-7042	1 or 2-hr	Any U300 Series wall assembly	No	F-C-7025	1-hr	No	Any L500 Series Floor Assembly	C-AJ-7051	3 hr	No
	W-L-7130	1 or 2-hr	No	F-C-7042	1-hr	No			C-AJ-7151	3 hr	3 hr
Multiple Penetrants	UL Design	F-rating	Wall Assembly	Shaft Wall	UL Design	F-rating	T-rating	Wall Assembly	UL Design	F-rating	T-rating
	W-L-8079	1 or 2-hr	Any U300 Series wall assembly	No	F-C-8026	1-hr	1-hr	Any L500 Series Floor Assembly	C-AJ-8099	3 hr	No
	W-L-8047	2-hr		No	F-C-8038	1-hr	1/4 or 1-hr		C-AJ-8166	3 hr	No
					F-C-8044	1-hr	1/4 or 1-hr				

HILTI JOINT FIRESTOPPING SYSTEMS SCHEDULE: BASIS OF DESIGN			
Tested Systems	Description	F-Rating	Max Joint Width
HW-S-0145	Head of wall, Gypsum wood frame wall to wood frame floor assembly	1-Hour	1/2"
HW-S-0090	Head of wall, Gypsum wood frame wall to wood frame floor assembly	1-Hour	1/2"
HW-D-0905	Head of wall, Gypsum metal frame wall to concrete floor assembly	2 & 3-Hour	1/2"
BW-S-0002	Bottom of wall, Gypsum wood frame wall to wood frame/concrete floor assembly	1, 2, 3-Hour	3/4"
BW-S-0040	Bottom of chase wall, Gypsum wood frame wall to wood frame floor assembly	1 & 2-Hour	3/4"

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231 GRANT AVE
PALO ALTO, CA 94306



**FIRESTOPPING
SCHEDULE**

JOB #: 1925
SCALE:

A11.80

CIVIL ENGINEER
BKF ENGINEERS
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 SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES
MILLENNIUM DESIGN
 PO BOX 737
 ALAMO, CA 94507

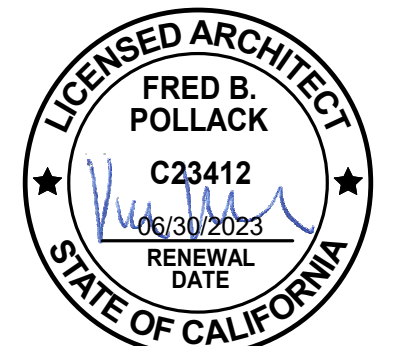
LANDSCAPE ARCHITECT
PLURIS STUDIO
 2742 17TH STREET
 SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
 250 SHERIDAN AVE STE 100
 PALO ALTO, CA 94306

MEP ENGINEER
EMERALD CITY ENGINEERS
 21705 HIGHWAY 99
 LYNWOOD, WA 98036

ENERGY CONSULTANT
REDWOOD ENERGY
 1857 G STREET
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Project:

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231 GRANT AVE
 PALO ALTO, CA 94306

Client:



TESTED FIRE RATINGS

JOB #: 1925

SCALE:

A12.00

GA FILE NO. WP 4135	GENERIC	2 HOUR FIRE	40 to 44 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS			
Fire Design: Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1-7/8" long, 0.085" shank, 1/4" heads, 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 6d coated nails, 2-3/8" long, 0.100" shank, 1/4" heads, 8" o.c. Joints staggered 24" each layer and side. (LOAD-BEARING)			
Sound Design: Sound tested as constructed for fire.			
F20			

GA FILE NO. WP 3660	GENERIC	1 HOUR FIRE	
GYPSUM WALLBOARD, WOOD STUDS			
Fire Design: One layer 5/8" type X gypsum wallboard applied at right angles to each side of 2 x 4 wood studs 16" o.c. with 2-1/4" Type S or W screws 7" o.c. Vertical joints staggered 16" o.c., horizontal joints staggered 24" o.c., opposite sides. Tested at 5,156 lbs per stud or 100 percent of design load. (LOAD-BEARING)			
Sound Design: Sound tested as constructed for fire.			
F10			

EXTERIOR WALLS			
GA FILE NO. WP 8189	GENERIC	2 HOUR FIRE	45 TO 49 STC SOUND
GYPSUM SHEATHING, GYPSUM WALLBOARD, WOOD STUDS			
Fire Design: EXTERIOR SIDE: Base layer 5/8" type X gypsum sheathing applied parallel or at right angles to 2 x 4 wood studs 24" o.c. with 6d coated nails, 1-7/8" long, 0.085" shank, 1/4" heads, 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 2-3/8" long, 0.100" shank, 1/4" heads, 8" o.c. Interior cladding attached through sheathing to studs. INTERIOR SIDE: Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 12" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 2-3/8" long, 0.100" shank, 1/4" heads, 8" o.c. Joints staggered 24" each layer and side. (LOAD-BEARING)			
Sound Design: Sound tested with 2 x 6 wood studs and 6-1/2" glass fiber insulation in stud cavity.			
E21			

GA FILE NO. WP 8192	GENERIC	2 HOUR FIRE	40 TO 44 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS, STUCCO, WIRE MESH			
Fire Design: EXTERIOR SIDE: Base layer 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 16" o.c. with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 12" o.c. and covered with a single layer fire resistant protective weather retarder paper stapled along each edge at 16" o.c. Galvanized self-lapping wire mesh applied over sheathing with 6d galvanized roofing nails, 2-3/8" long, 0.113" shank, 9/32" heads, 8" o.c. Cement-stucco applied over wire mesh in two 1/2" thick coats with bonding agent applied between coats. INTERIOR SIDE: Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel to studs with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 12" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 6d coated nails, 2-3/8" long, 0.113" shank, 9/32" heads, 8" o.c. at edges and 12" o.c. at intermediate studs. (LOAD-BEARING)			
Sound Design: Sound tested with 6-1/2" glass fiber insulation friction fit in stud cavity.			
E20			

GA FILE NO. WP 8195	GENERIC	1 HOUR FIRE	
GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS			
Fire Design: EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1-3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs. INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. (LOAD-BEARING)			
Sound Design: Sound tested with 6-1/2" glass fiber insulation friction fit in stud cavity.			
E11			

GA FILE NO. WP 8170	PROPRIETARY	1 HOUR FIRE	
GYPSUM WALLBOARD, WOOD STUDS, GYPSUM SHEATHING, STUCCO NETTING, STUCCO			
Fire Design: EXTERIOR SIDE: 5/8" proprietary type X gypsum sheathing applied parallel or at right angles to 2 x 4 wood studs 16" o.c. with 1-1/4" Type W screws 8" o.c. Pre-tuned wire stucco netting applied over gypsum sheathing with 1-1/4" x 1" steel staples 7" o.c. Portland cement stucco, 3/4", applied over stucco netting. INTERIOR SIDE: One layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to studs with 1-1/4" Type W screws 8" o.c. (LOAD-BEARING)			
Sound Design: Sound tested as constructed for fire.			
E10			

GA FILE NO. WP 3262	PROPRIETARY	1 HOUR FIRE	50 TO 54 STC SOUND
GYPSUM PANELS, WOOD STUDS, INSULATION			
Fire Design: One layer 5/8" proprietary type X gypsum panel applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. staggered 8" o.c. on 2 x 6 wood plates with 1-7/8" Type W screws 7" o.c. Joints staggered 16" side to side. 3-1/2" glass fiber insulation friction fit in both sides of the cavity. Horizontal bracing required at mid-height. Joints staggered 16" each layer and side on opposite sides. (LOAD-BEARING)			
Sound Design: Sound tested with additional layer 5/8" proprietary type X gypsum panels applied parallel or at right angles to each side of the studs with 2" Type W screws 7" o.c. at the perimeter and in the field. Face layer offset 1/8" from base layer.			
H10			

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED			
GA FILE NO. WP 3725	GENERIC	2 HOUR FIRE	65 TO 69 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS, INSULATION			
Fire Design: Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 2" Type W screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 2-1/2" Type W screws, 8" o.c. Two layers 3.5" unfaced glass fiber insulation friction fit between stud, one per side. Joints staggered 16" each layer and side. Horizontal bracing required at mid-height. (LOAD-BEARING)			
Sound Design: A: Sound tested without bracing B: Sound tested with bracing			
G20			

GA FILE NO. WP 3116	PROPRIETARY	1 HOUR FIRE	55 TO 59 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS			
Fire Design: One layer 5/8" type X gypsum wallboard applied parallel or at right angles to each side of double row of 2 x 4 wood studs 24" o.c. on separate plates 1" apart with 1-1/4" Type W screws, 8" o.c. 3-1/2" glass fiber insulation friction fit in stud cavity on both sides of the wall partition. Horizontal bracing required at mid-height. (LOAD-BEARING)			
Sound Design: Sound tested as constructed for fire.			
G10			

GA FILE NO. WP 5001	PROPRIETARY	1 HOUR FIRE	60 TO 64 STC SOUND
GYPSUM WALLBOARD, STEEL STUDS			
Fire Design: One layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to each side of a double row of 2-1/2" x 18 mil steel studs either 16" or 24" o.c. and not less than 1" apart with 1" Type S screws 8" o.c. at vertical joints and 12" o.c. at intermediate studs. Horizontal joints staggered 12" each layer and side. Lateral bracing on both sides of the wall not more than 5 feet o.c. vertically. (NLB)			
Sound Design: Sound tested with studs 16" o.c. 3-1/2" glass fiber insulation friction fit in both stud cavity and two layers of wallboard on one side of the partition.			
PROPRIETARY GYPSUM BOARD American Gypsum Company LLC 5/8" FireBloc® Type X Gypsum Board			
K13			

WALLS AND INTERIOR PARTITIONS, NONCOMBUSTIBLE			
GA FILE NO. WP 1072	GENERIC	1 HOUR FIRE	45 TO 49 STC SOUND
GYPSUM WALLBOARD, STEEL STUDS			
Fire Design: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 3-5/8" steel studs 24" o.c. with 1" Type S drywall screws 8" o.c. at vertical joints and 12" o.c. at floor and ceiling runners and intermediate studs.			
Sound Design: Joints staggered 24" on each side and on opposite sides. Sound tested with 3-1/2" glass fiber friction fit in stud space. (NLB)			
PROPRIETARY GYPSUM BOARD United States Gypsum Company - 5/8" Sheetrock® Brand EcoSmart Panels Firecode® X - 5/8" Sheetrock® Brand UltraLight Glass-Mat Sheathing Firecode® X			
K10			

EXTERIOR WALLS			
GA FILE NO. WP 8206	PROPRIETARY	2 HOUR FIRE	
GYPSUM PANELS, GLASS MAT GYPSUM PANELS, STEEL STUDS			
Fire Design: EXTERIOR SIDE: Base layer 5/8" proprietary type X glass mat gypsum sheathing applied parallel or at right angles to 3-1/2" x 33 mil steel studs 24" o.c. with 1" Type S-12 screws 16" o.c. Face layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 1-5/8" Type S-12 screws 16" o.c. INTERIOR SIDE: Base layer 5/8" proprietary type X gypsum panel applied parallel or at right angles to studs with 1" Type S-12 screws 16" o.c. Face layer 5/8" proprietary type X gypsum panel applied parallel or at right angles to studs with 1-5/8" Type S-12 screws 16" o.c. Horizontal joints need not be staggered or backed. (LOAD-BEARING)			
PROPRIETARY GYPSUM PANEL United States Gypsum Company - 5/8" Sheetrock® Brand EcoSmart Panels Firecode® X - 5/8" Sheetrock® Brand UltraLight Glass-Mat Sheathing Firecode® X			
J21			

GA FILE NO. WP 8325	GENERIC	2 HOUR FIRE	
GYPSUM WALLBOARD, STEEL STUDS, METAL LATH, PLASTER			
Fire Design: EXTERIOR SIDE: 1-1/2" x 17 ga. galvanized woven wire self-lapping paper backed lath attached to 3-5/8" x 33 mil steel studs 16" o.c. with 1/2" Type S-12 pan head screws 8" o.c. 1" 6-1/1" portland cement-lime plaster applied over lath. INTERIOR SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel to studs with 1" Type S-12 screws 12" o.c. 3-1/4" 6-1/1" portland cement-lime back plaster spray applied in stud cavity. Achieved 4 hours when tested from cement side. (NLB)			
J10/J20			

EXTERIOR WALLS			
GA FILE NO. WP 8005	PROPRIETARY	1 HOUR FIRE	
GLASS MAT GYPSUM PANELS, STEEL STUDS			
Fire Design: EXTERIOR SIDE: One layer 5/8" proprietary type X glass mat gypsum panel applied parallel or at right angles to 3-5/8" x 18 mil steel studs 24" o.c. with 1" Type S corrosion resistant screws 8" o.c. at vertical studs and 12" o.c. at perimeter runners. Joints caulked with flexible, non-hardening building sealant or covered with weather exposed cladding or finish system. INTERIOR SIDE: One layer 5/8" proprietary type X glass mat gypsum panel applied parallel or at right angles to studs with 1" Type S screws 8" o.c. at studs and 12" o.c. at floor and ceiling runners. (NLB)			
PROPRIETARY GYPSUM PANELS Georgia-Pacific Gypsum LLC - 5/8" DensArmor® Fireguard® Sheathing - 5/8" DensArmor Plus® Fireguard® Interior Panel			
J11			

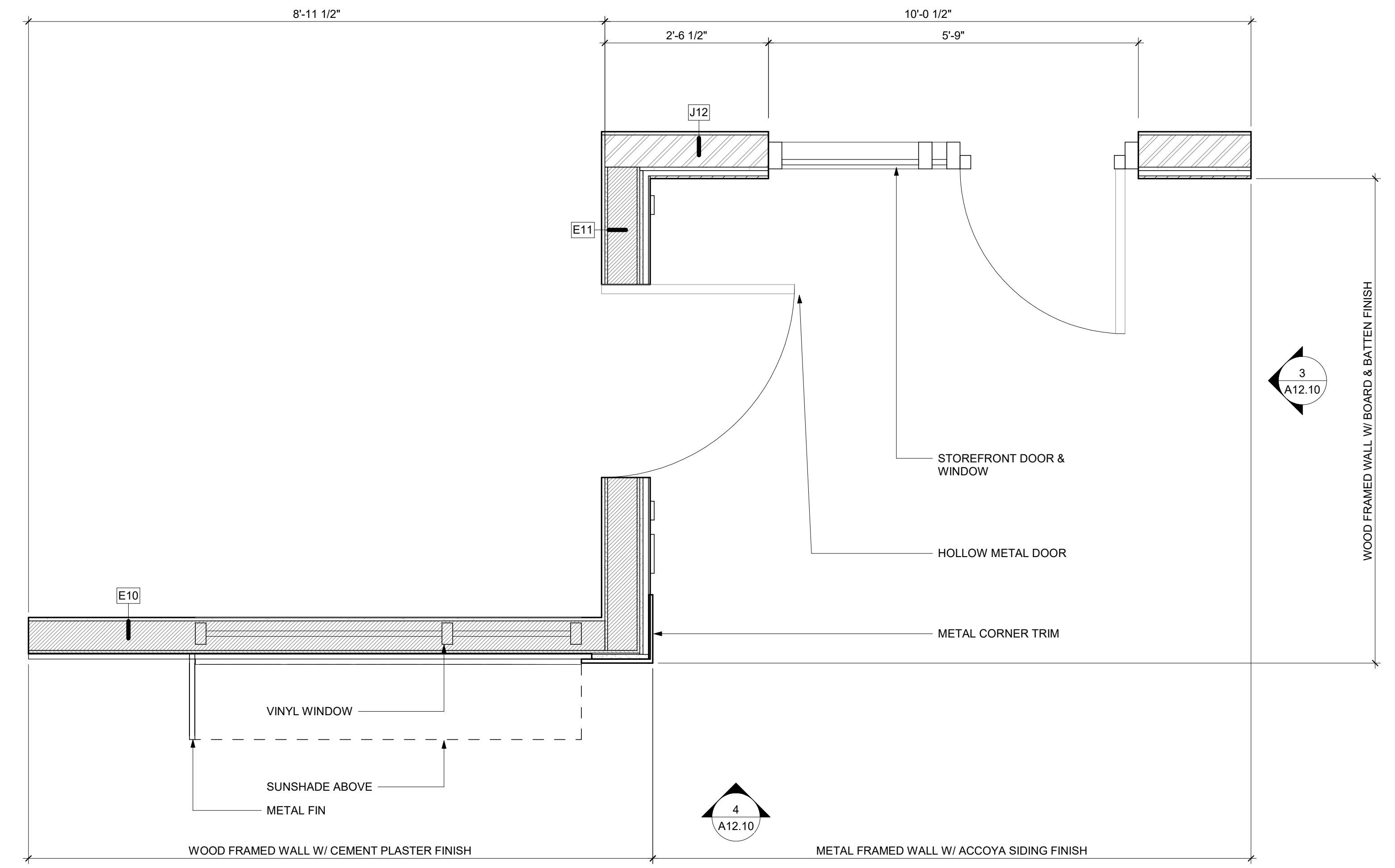
GA FILE NO. RC 2601	GENERIC	1 HOUR FIRE	
GYPSUM WALLBOARD, WOOD JOISTS, ROOF COVERING			
Fire Design: Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1-1/4" Type W or S screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1-7/8" Type W or S screws 12" o.c. at joints and intermediate joints and 1-1/2" Type G screws 12" o.c. placed 2" back on either side of end joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Appropriate roof covering. Joints offset 24" from base layer joints.			
Sound Design: Sound tested with resilient channel at 12" o.c. with loose fill insulation applied directly over the gypsum board. Finished floor of 3/4" gypsum concrete floor topping over sound mat.			
T10			

GA FILE NO. RC 2601	GENERIC	1 HOUR FIRE	
GYPSUM WALLBOARD, WOOD JOISTS, ROOF COVERING			
Fire Design: Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1-1/4" Type W or S screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1-7/8" Type W or S screws 12" o.c. at joints and intermediate joints and 1-1/2" Type G screws 12" o.c. placed 2" back on either side of end joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Appropriate roof covering. Joints offset 24" from base layer joints.			
Sound Design: Sound tested with resilient channel at 12" o.c. with loose fill insulation applied directly over the gypsum board. Finished floor of 3/4" gypsum concrete floor topping over sound mat.			
S10			

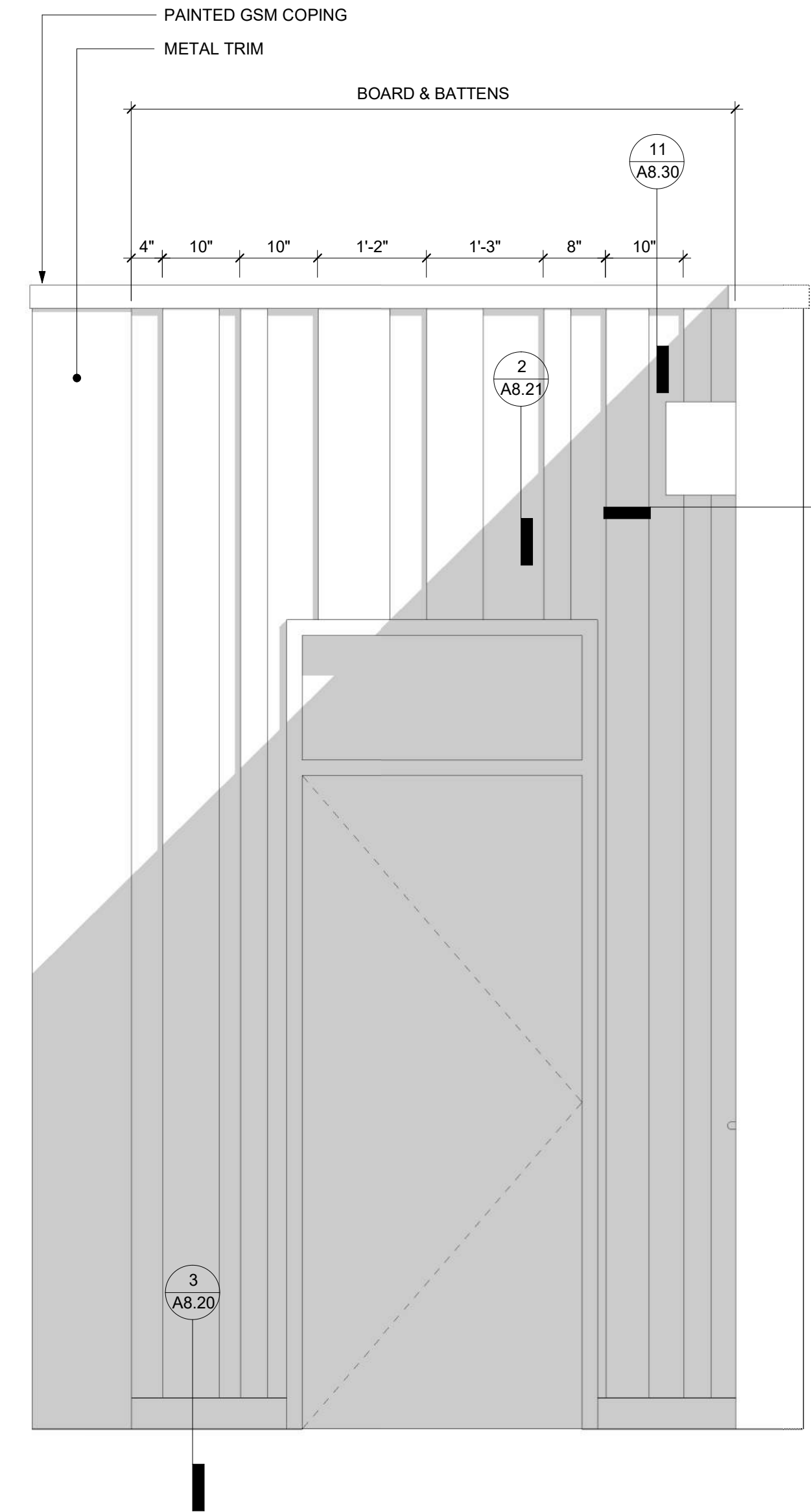
GA FILE NO. FC 5013	PROPRIETARY	1 HOUR FIRE	60 TO 64 STC SOUND
WOOD JOISTS, GYPSUM PANELS, RESILIENT CHANNELS			
Fire Design: Base layer 5/8" proprietary gypsum panel applied at right angles to resilient channels 24" o.c. (16" o.c. with insulation attached to subfloor and 12" o.c. with insulation over the resilient channel) with 1" Type S screws 8" o.c. at the butt joints and 16" o.c. in the field. Resilient channels applied at right angles to 9-1/2" deep wood joists 24" o.c. with 1-1/4" Type S screws. Face layer 1/2" proprietary type X gypsum wallboard applied at right angles to resilient channels with 1-5/8" Type S screws 8" o.c. 1-1/2" Type G screws 6" from butt joints and spaced 8" o.c. Wood joists supporting 1/32" wood structural panel subfloor applied at right angles to joists with construction adhesive and 6d ring shank nails 12" o.c.			
Sound Design: Sound tested with resilient channel at 12" o.c. with loose fill insulation applied directly over the gypsum board. Finished floor of 3/4" gypsum concrete floor topping over sound mat.			
PROPRIETARY GYPSUM BOARD CertainTeed Gypsum, Inc. - 5/8" CertainTeed® SureFit® QuickCut™ - 1/2" CertainTeed® Type C			
R10			



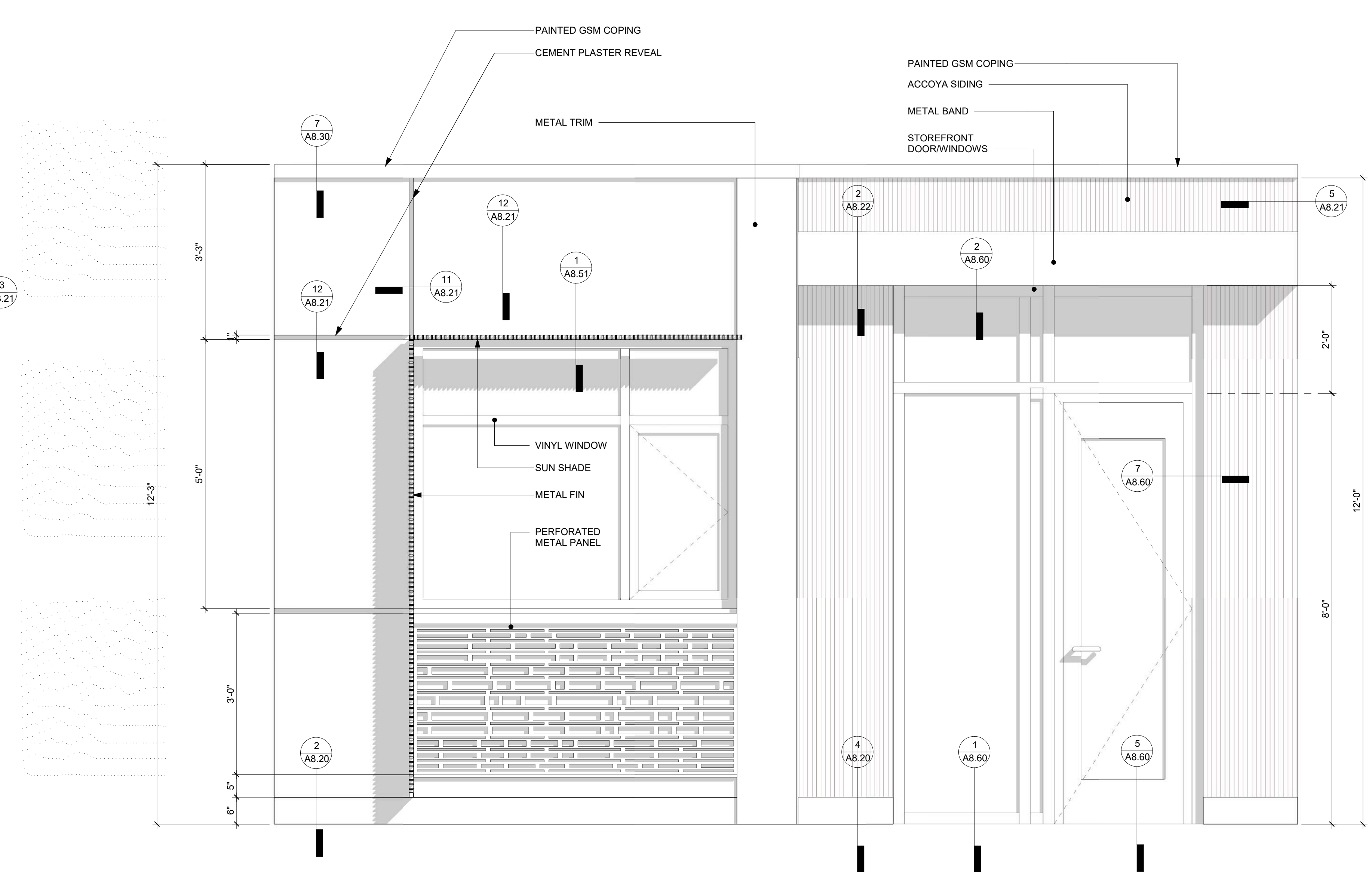
2 3D VIEW - EXTERIOR MOCKUP
A12.10 SCALE:



1 EXTERIOR MOCKUP
A12.10 SCALE: 3/4" = 1'-0"



3 ELEVATION 2
A12.10 SCALE: 3/4" = 1'-0"



4 ELEVATION 1
A12.10 SCALE: 3/4" = 1'-0"

- CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST ST SUITE 600
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES
MILLENIUM DESIGN
PO BOX 737
ALAMO, CA 94507
- LANDSCAPE ARCHITECT
PLURAL STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER
HOHBACH-LEWIN, INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306
- MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036
- ENERGY CONSULTANT
REDWOOD ENERGY
1897 O STREET
ARCATA, CA 95521

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV22-1242
BY: M. O'Brien Date: 07/27/2023
HARD COPY OF THESE STAMPED PLANS
MUST BE ON THE SITE FOR INSPECTIONS



ID	DATE	NAME

Project:

**EDUCATOR HOUSING
231 GRANT AVENUE**

231 GRANT AVE
PALO ALTO, CA 94306



MOCK-UP

JOB #: 1925
SCALE: 3/4" = 1'-0"

A12.10

PLAN CHECK REVISION 4 | DATE: 06/19/23