



## NAPA APARTMENTS

12143 2611 FIRST STREET  
NAPA, CA 94558

ASSESSORS PARCEL NUMBER  
004-081-002 (& 004-081-003)

B

MAJOR DESIGN REVIEW PLAN SET : 20 MAY 2019



**NAPA APARTMENTS**  
2611 FIRST STREET  
NAPA, CA 94558

---



20 FROM SITE LOOKING NORTH  
A0.2 NO SCALE



19 SITE FROM NORTH  
A0.2 NO SCALE



18 SITE FROM EAST  
A0.2 NO SCALE



17 SITE FROM WEST  
A0.2 NO SCALE



9 EXISTING SITE PLAN  
A0.2 1" = 60'



MARK HORTON  
ARCHITECTURE  
135 SOUTH PARK  
SAN FRANCISCO  
CALIFORNIA  
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U . S . A  
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FOR  
MAJOR DESIGN REVIEW  
DATE  
20 MAY 2019  
SCALE  
AS NOTED  
DRAWN BY  
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JOB NUMBER  
12149  
REVISIONS

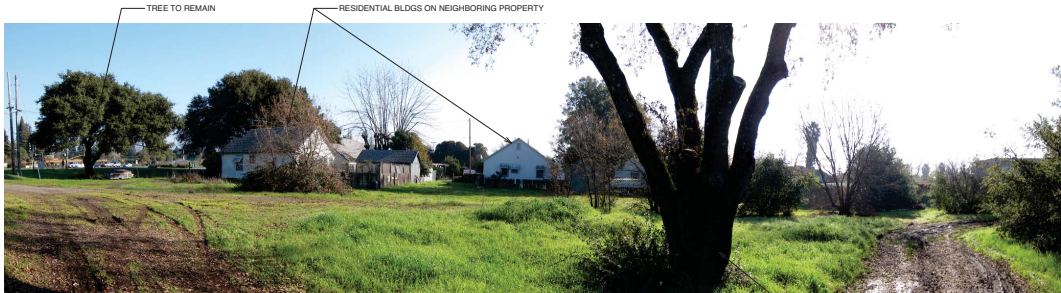
SITE PHOTOS

A0.2





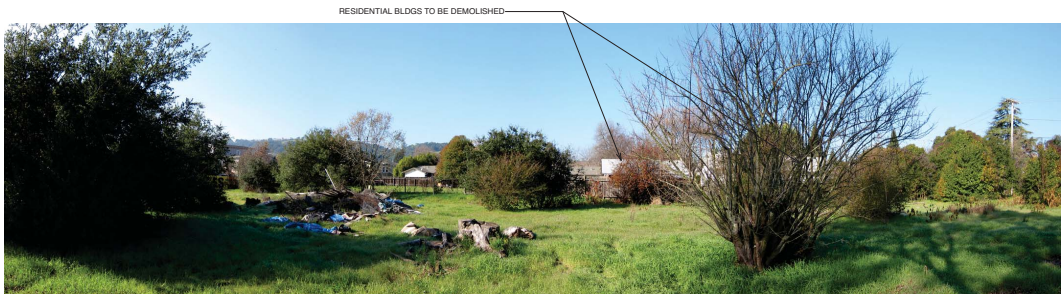
20 FROM SITE LOOKING NORTH  
A0.3 NO SCALE



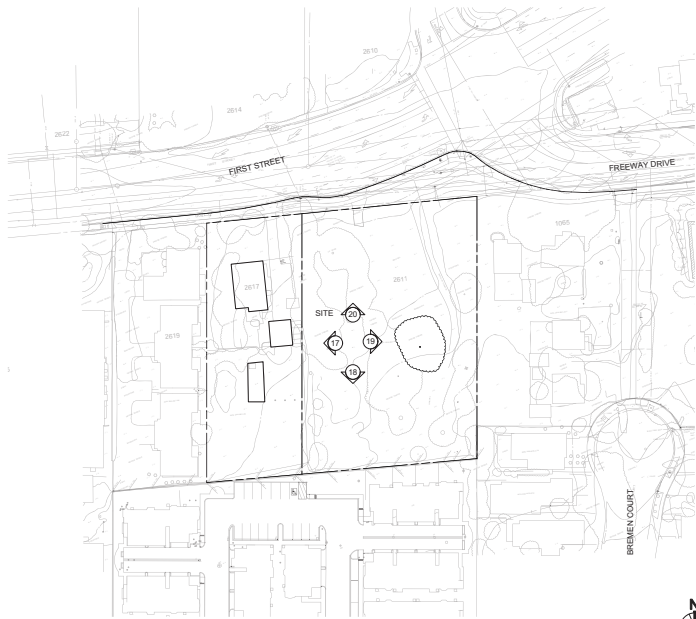
19 FROM SITE LOOKING EAST  
A0.3 NO SCALE



18 FROM SITE LOOKING SOUTH  
A0.3 NO SCALE



17 FROM SITE LOOKING WEST  
A0.3 NO SCALE



9 EXISTING SITE PLAN  
A0.3 1" = 60'



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SITE PHOTOS

**A0.3**





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135 SOUTH PARK  
SAN FRANCISCO  
CALIFORNIA  
9 4 1 0 7  
U . S . A  
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SITE PHOTOS

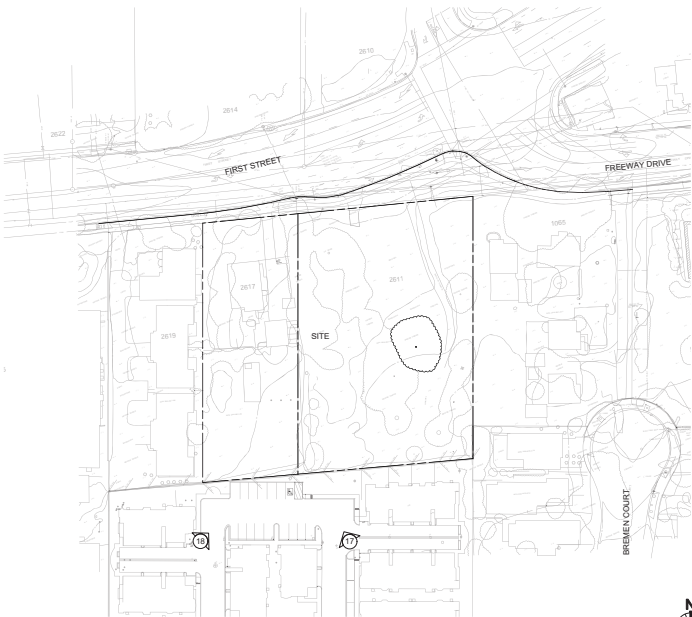
A0.4



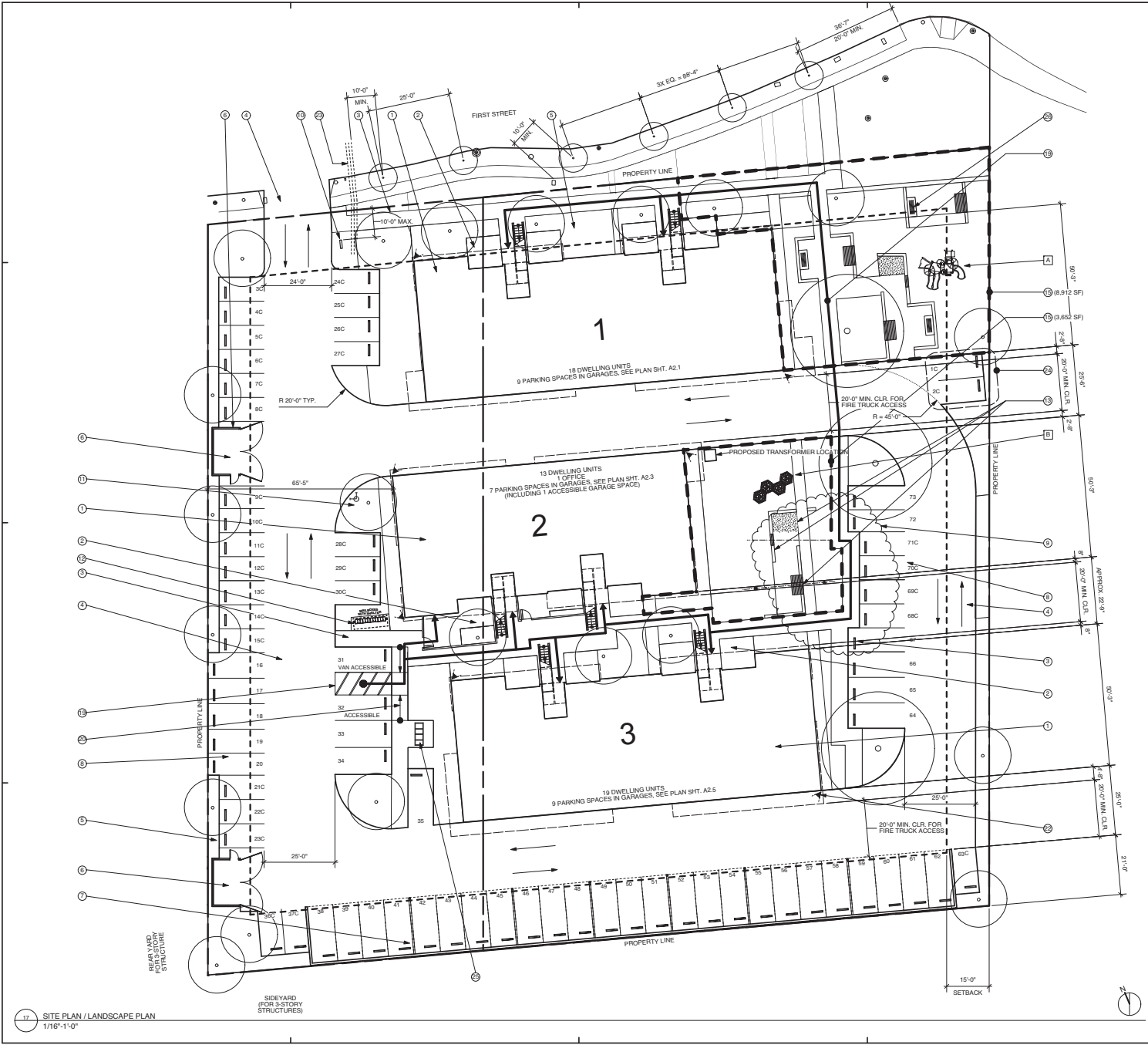
16  
A0.4  
ADJACENT PROPERTY LOOKING SOUTH WEST  
NO SCALE



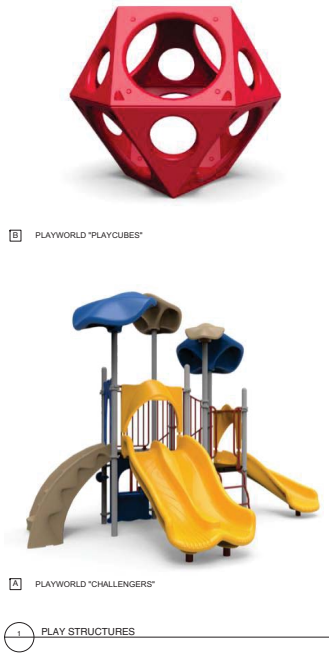
17  
A0.4  
ADJACENT PROPERTY LOOKING SOUTH EAST  
NO SCALE



3  
A0.4  
EXISTING SITE PLAN  
1" = 60'



- KEYNOTES
- 1 3-STORY STRUCTURE
  - 2 FENCED PATIO, SEE SHEET A2.13
  - 3 SIDEWALK 6'-0" WIDE TYP.
  - 4 PAVED DRIVEWAY
  - 5 LANDSCAPE
  - 6 TRASH ENCLOSURE 2X 6 YARD BINS PER ENCLOSURE ; SEE SHEET A1.3
  - 7 COVERED CARPORT (OPEN SIDES)
  - 8 PARKING SPACES : SEE DETAILS 12H.1 AND 12H.13
    - STANDARD - 9' x 20'
    - COMPACT - 8'4" x 18'
    - ACCESSIBLE - 9' x 20' W/5' LOADING AREA
    - VAN ACCESSIBLE - 9' x 20' W/5' LOADING AREA
  - 9 EXISTING TREE
  - 10 APARTMENT COMPLEX SIGN, SEE SHEET 2/A8.13
  - (N) FIRE HYDRANT
  - 12 MAILBOXES WITH SHELTER, SEE SHEET A1.3
  - 13 PLAY AREA WITH SEATING ; SEE SHEET A1.4
  - 14 SWALE AND CATCH BASIN, SEE CIVIL DWGS ; ALSO SEE SHEET A1.4
  - 15 USABLE OUTDOOR COMMON AREAS
  - 16 20'-0" MIN. CLR. FOR FIRE TRUCK ACCESS
  - 17 FIRE TRUCK ACCESS LANES
  - 18 FIRE TRUCK TURNING RADIUS, PER CITY OF NAPA FIRE DEPARTMENT, SEE 1/A1.1F
  - 19 ACCESSIBLE PATH OF TRAVEL TO OFFICE AND GROUND FLOOR UNITS
  - 20 SLOPED PATH < 1:20 (5%)
  - 21 ACCESSIBLE PARKING SIGNAGE AS RECD 2010 CBC, CH. 11A AND CH. 11B, ALSO SEE 12H.1
  - 22 SECURITY CAMERA LOCATION
  - 23 (N) WATER SERVICE, S.C.D.
  - 24 DEDICATED ELECTRIC CAR CHARGING SPACES TO BE PROVIDED. SEE ELECTRICAL PLANS.
  - 25 BICYCLE PARKING TO BE PROVIDED.
  - 26 BARBECUE TO BE PROVIDED, TYP.



**MHA**  
MARK HORTON  
ARCHITECTURE  
135 SOUTH PARK  
SAN FRANCISCO  
CALIFORNIA  
9 4 1 0 7  
U S A  
T 415.543.3347  
F 415.543.1440  
www.mh-a.com

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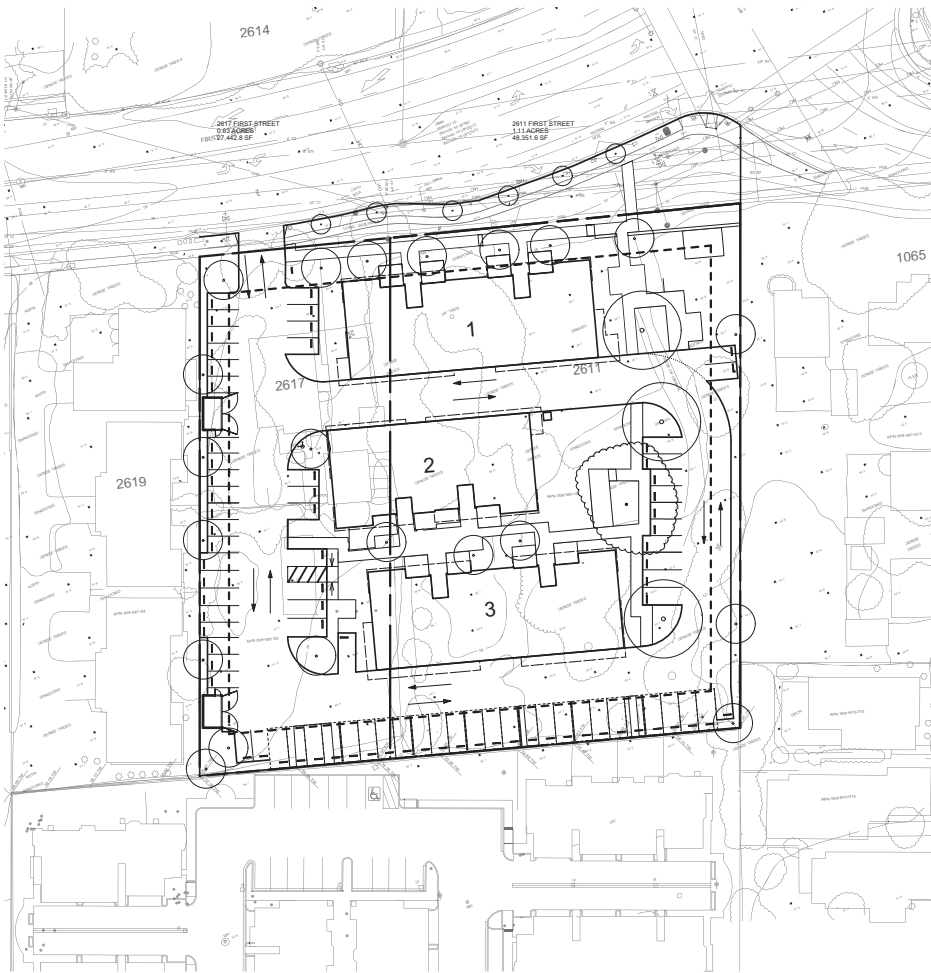
SITE PLAN

**A1.1**



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ARCHITECTURE  
135 SOUTH PARK  
SAN FRANCISCO  
CALIFORNIA  
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U S A  
T 415.543.3347  
F 415.543.1440  
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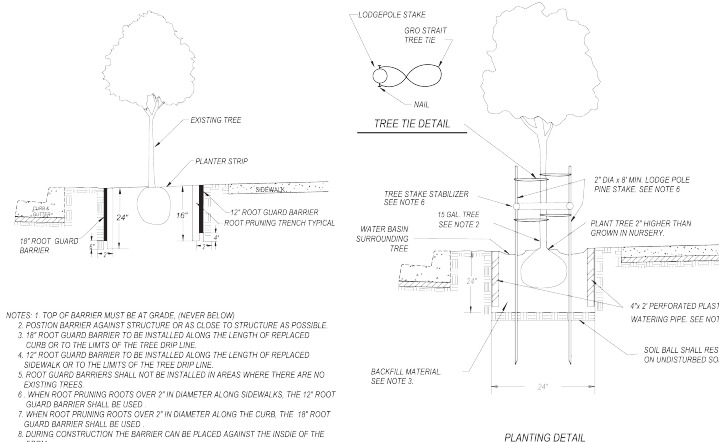


1. The Contractor is responsible for the watering and well being of the tree until the work is accepted. Damage to trees is the Contractor's responsibility until the work is accepted.
2. Trees shall be planted from a minimum 15 gallon container and be of a size not less than 5 ft. in height nor less than 3/4 inch in diameter. Trees shall have a healthy root system that is established in its container. The roots shall not be exposed in the container. Trees shall have a single trunk with vertical leader branches that have not been "topped". Tree shall be free from pests, dead and damaged branches or unions. When 24 inch size trees are required, trees shall be a minimum of 8 feet tall and have a minimum trunk diameter of 1 and 3/4 inches.
3. The tree shall be planted in a hole approximately 24 inches square by 24 inches deep. In severely compacted or layered soil it will be necessary to break the continuity of the hard pan, clay pan or compacted layer by digging deep enough to penetrate below the pan or compacted layer. The excavated material in most cases can be returned to the hole.
4. Trees shall be planted in original soil material unless otherwise required by the Engineer. Trees shall be set 2" higher than grown at nursery.
5. Install two deep watering perforated plastic pipes as shown on drawing T-1. 1/2 pipes with 3/4 inch open end on top. Pipes should be 1" above existing grade.
6. Trees shall be staked with two 2 inch diameter by 6 foot minimum lodge pole pine stakes or approved equal and spaced with a Mission Manufacturing tree stake stabilizer or approved equal. Stakes shall be pressure treated with a wood preservative material. Tree shall be tied with a 2 inch minimum "Gro Strait" tree tie or approved equal.
7. Exact location of trees shall be determined by the Parks Department.  
Tree spacing varies depending on type. Trees shall be located a minimum 20 ft. from curb returns, 15 ft. from street lights, 6 ft. from driveways, and 10 ft. from sewer laterals and water facilities.
8. When the area between the curb and the sidewalk contains a concrete or similar hard surface, a minimum 40 inches square opening around the tree shall be maintained.
9. Tree species designated for each street are kept on file and available upon request. Unless the location for trees is on a designated boulevard (Category 5) or under powerlines, tree selection is made from the City's master tree list according to the planting space available as measured from back of curb to sidewalk. Category 1 trees - 6ft wide space or greater, Category 2 trees - 5ft to 6ft wide, Category 3 trees - 3ft to 5ft wide, Category 4 trees - greater than 3ft wide and under power lines, Category 5 trees - 2ft to 3ft wide with or without power lines.
10. Newly planted trees shall be watered deeply during the dry season or twice a week by the property owner or occupant. Water for approximately 10 minutes with a hose adjusted to very low pressure (approximately 10 gallons). The root ball of the tree shall be thoroughly soaked. The two deep watering perforated pipes that have been installed shall be used to get water down to the root ball. Deep watering will encourage the roots to go deep into the soil away from paved surfaces.

1. STREET TREES SHALL BE PLANTED WITHIN THE STREET RIGHT-OF-WAY PER CITY STANDARD PLAN T-1, T-2 AND T-3 AT DEVELOPER'S EXPENSE. ANY STREET TREE SPACING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL CONTACT THE CITY'S PARKS AND RECREATION SERVICES DEPARTMENT (707) 397-4629 AFTER ALL DRIVEWAYS AND UTILITIES ARE INSTALLED. CITY TREE DIVISION STAFF SHALL MARK LOCATIONS OF TREES REQUIRED. A LIST OF TREE VARIETIES APPROVED FOR PLANTING IS AVAILABLE AT THE PARKS AND RECREATION SERVICES DEPARTMENT OFFICE OR ON THE CITY WEBSITE.

T-2 STREET TREE PLANTING SPECS

STREET TREE PLANTING STANDARDS



- NOTES: 1. TOP OF BARRIER MUST BE AT GRADE (NEVER BELOW)  
2. ROOTING BARRIER AGAINST STRUCTURE OR AS CLOSE TO STRUCTURE AS POSSIBLE  
3. 16" ROOT GUARD BARRIER TO BE INSTALLED ALONG THE LENGTH OF REPLACED CURB OR TO THE LIMITS OF THE TREE DRIP LINE.  
4. 12" ROOT GUARD BARRIER TO BE INSTALLED ALONG THE LENGTH OF REPLACED SIDEWALK OR TO THE LIMITS OF THE TREE DRIP LINE.  
5. ROOT GUARD BARRIERS SHALL NOT BE INSTALLED IN AREAS WHERE THERE ARE NO EXISTING TREES.  
6. WHEN ROOT PRUNING ROOTS OVER 2" IN DIAMETER ALONG SIDEWALKS, THE 12" ROOT GUARD BARRIER SHALL BE USED.  
7. WHEN ROOT PRUNING ROOTS OVER 2" IN DIAMETER ALONG THE CURB, THE 16" ROOT GUARD BARRIER SHALL BE USED.  
8. DURING CONSTRUCTION THE BARRIER CAN BE PLACED AGAINST THE INSIDE OF THE FORM.  
9. THE RASSED ROOT DEFLECTORS MUST BE FACING TOWARDS THE TREE.  
10. ROOT PRUNING TRENCH SHALL BE BACKFILLED WITH SELECT NATIVE BACKFILL MATERIAL.

PLANTING DETAIL

ALL NOTES REFER TO DRAWING T-1A

T-5 STANDARD ROOT GUARD SPECS

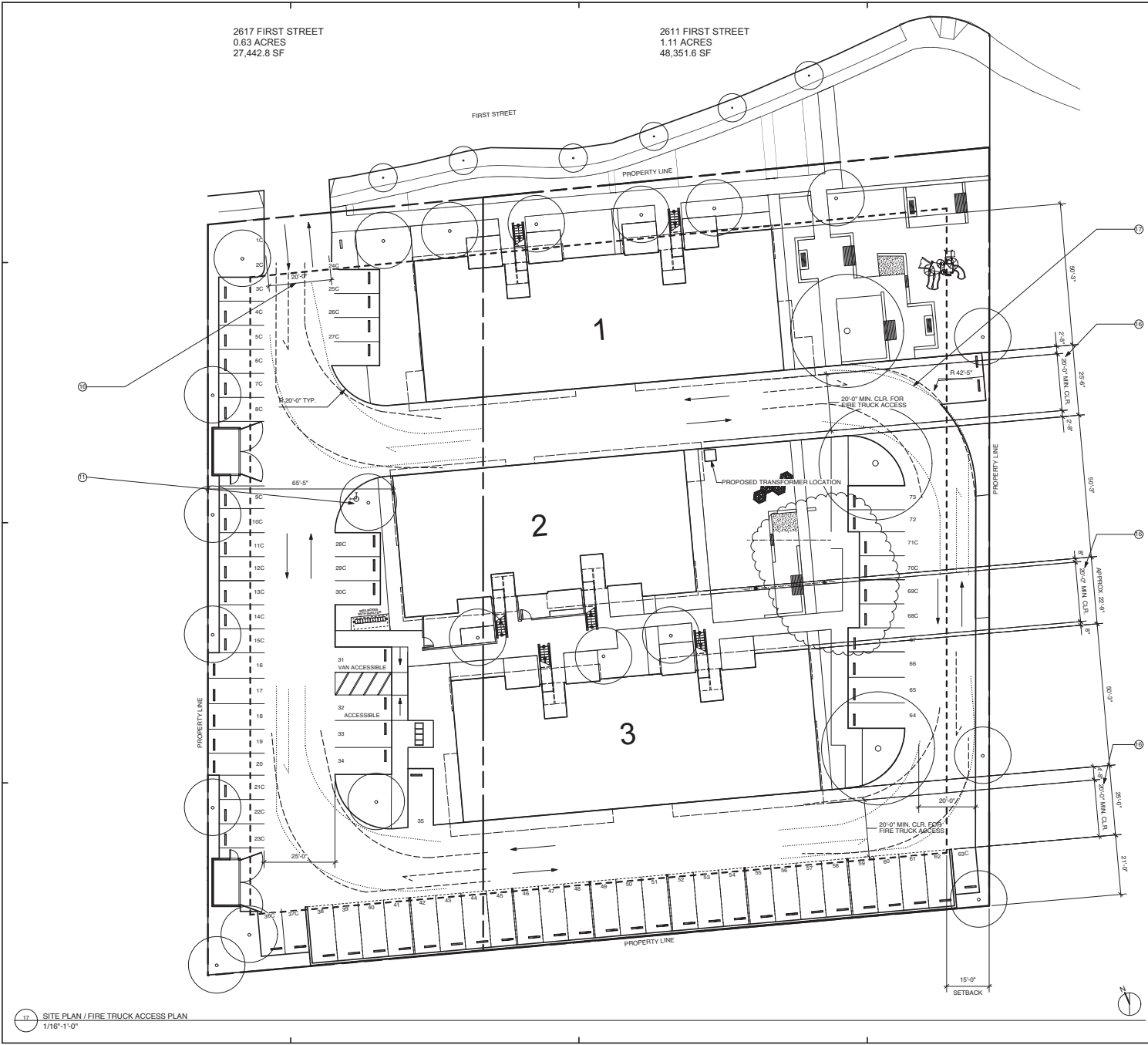
T-1 STREET TREE PLANTING SPECS

NAPA APARTMENTS  
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NAPA, CA 94558

FOR \_\_\_\_\_  
DATE \_\_\_\_\_  
SCALE AS NOTED  
DRAWN BY \_\_\_\_\_  
BC \_\_\_\_\_  
JOB NUMBER \_\_\_\_\_  
12448 \_\_\_\_\_  
REVISIONS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EXTENDED SITE PLAN

A1.1E



- KEYNOTES
- ① 3-STORY STRUCTURE
  - ② FENCED PATIO, SEE SHEET A2.13
  - ③ SIDEWALK 6'-0" WIDE TYP.
  - ④ PAVED DRIVEWAY
  - ⑤ LANDSCAPE
  - ⑥ TRASH ENCLOSURE 2X 6 YARD BINS PER ENCLOSURE ; SEE SHEET A1.3
  - ⑦ COVERED CARPORT (OPEN SIDES)
  - ⑧ PARKING SPACES : SEE DETAILS 12H.1 AND 12H.8.13
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    - ACCESSIBLE - 9' x 20' W/5' LOADING AREA
    - VAN ACCESSIBLE - 9' x 20' W/5' LOADING AREA
  - ⑨ EXISTING TREE
  - ⑩ APARTMENT COMPLEX SIGN, SEE SHEET 2/A8.13
  - ⑪ (N) FIRE HYDRANT
  - ⑫ MAILBOXES WITH SHELTER, SEE SHEET A1.3
  - ⑬ PLAY AREA WITH SEATING ; SEE SHEET A1.4
  - ⑭ SWALE AND CATCH BASIN, SEE CIVIL DWGS ; ALSO SEE SHEET A1.4
  - ⑮ USABLE OUTDOOR COMMON AREAS
  - ⑯ 20'-0" MIN. CLR. FOR FIRE TRUCK ACCESS
  - ⑰ FIRE TRUCK ACCESS LANES
  - ⑱ FIRE TRUCK TURNING RADIUS, PER CITY OF NAPA FIRE DEPARTMENT, SEE 1/A1.1F
  - ⑲ ACCESSIBLE PATH OF TRAVEL TO OFFICE AND GROUND FLOOR UNITS
  - ⑳ SLOPED PATH < 1:20 (5%)
  - ㉑ ACCESSIBLE PARKING SIGNAGE AS RECD 2010 CBC, CH. 11A AND CH. 11B, ALSO SEE 12H.1.1
  - ㉒ SECURITY CAMERA LOCATION
  - ㉓ (N) WATER SERVICE, S.C.D.

**MHA**

MARK HORTON  
ARCHITECTURE  
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**FIRE TRUCK ACCESS  
SITE PLAN**

**A1.1F**





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LANDSCAPE PLAN

**A1.1L**



	<b>PAVING 01</b> PERMEABLE PAVING PACIFIC INTERLOCK PAVING STONE HYDRO-FLO UNIVERSAL B6-TAN/DE GRANITE (GRAY/CHARCOAL) OR APPROVED EQUAL	
	<b>PAVING 02</b> PERMEABLE PAVING PACIFIC INTERLOCK PAVING STONE HYDRO-FLO UNIVERSAL B7-MONTEREY SANDS TAN/CHARCOAL OR APPROVED EQUAL	
	<b>PAVING 03</b> PERMEABLE PAVING PACIFIC INTERLOCK PAVING STONE HYDRO-FLO COBBLE B7-MONTEREY SANDS TAN/CHARCOAL OR APPROVED EQUAL	
	<b>SIDEWALK 01</b> CONCRETE PORTLAND CEMENT BRUSHED FINISH OR APPROVED EQUAL	
	<b>SIDEWALK 02</b> CONCRETE PORTLAND CEMENT WASHED FINISH OR APPROVED EQUAL	
	<b>SIDEWALK 03</b> CONCRETE SCORFIELD CHROMIX ADDMIXTURE COLOR-CONDITIONED CONCRETE C-34 DARK GRAY OR APPROVED EQUAL	
	<b>STONE WALL 01</b> VOLCANIC ROCK DRY STACK MASONRY	

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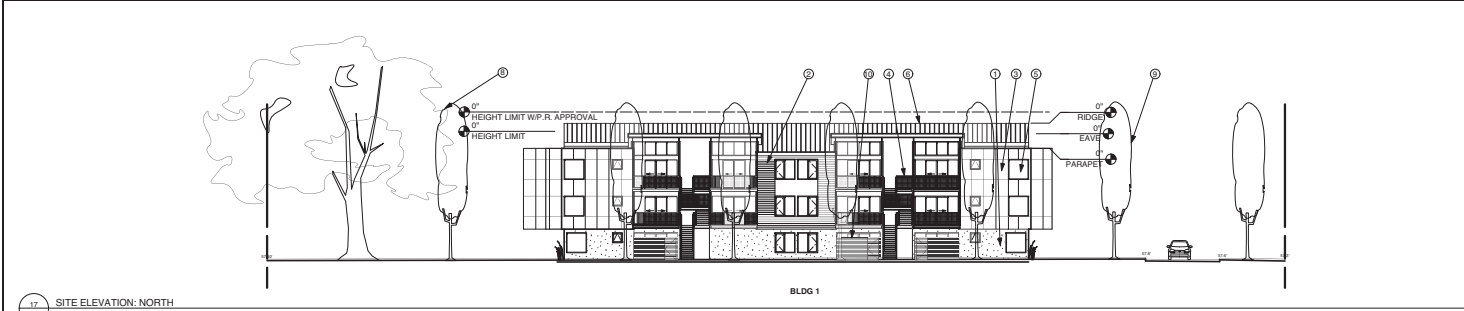
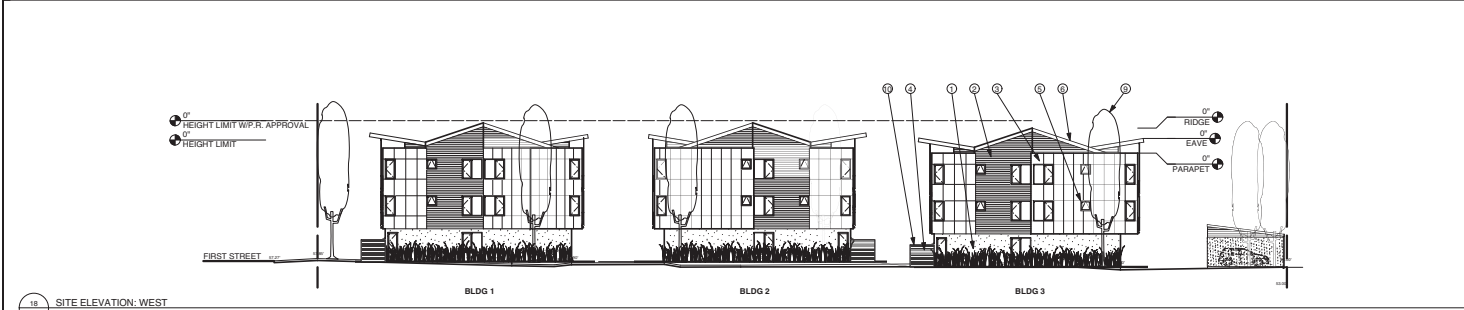
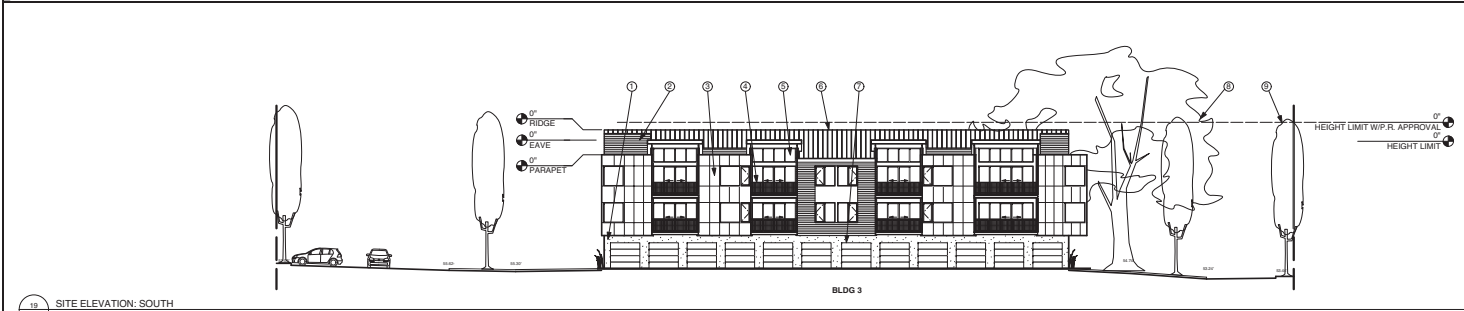
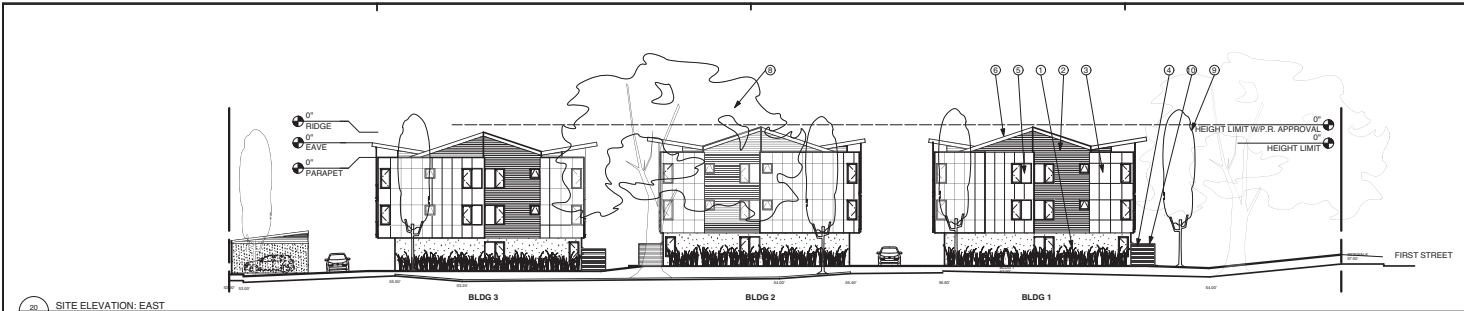
**HARDSCAPE PLAN**

**A1.1R**

17 SITE PLAN (HARDSCAPE DESIGN)  
1/16"=1'-0"

1 SITE PLAN (HARDSCAPE DESIGN) LEGEND





- KEYNOTES
- ① CEMENT PLASTER
  - ② HORIZONTAL SIDING
  - ③ PANEL SIDING
  - ④ STEEL BALCONY AND STAIR
  - ⑤ ALUMINUM WINDOWS AND DOORS
  - ⑥ STANDING SEAM METAL ROOFING AND FASCIA
  - ⑦ SECTIONAL GARAGE DOOR
  - ⑧ EXISTING TREE
  - ⑨ PROPOSED TREE
  - ⑩ WOOD FENCE

1 SITE ELEVATION: KEY NOTES

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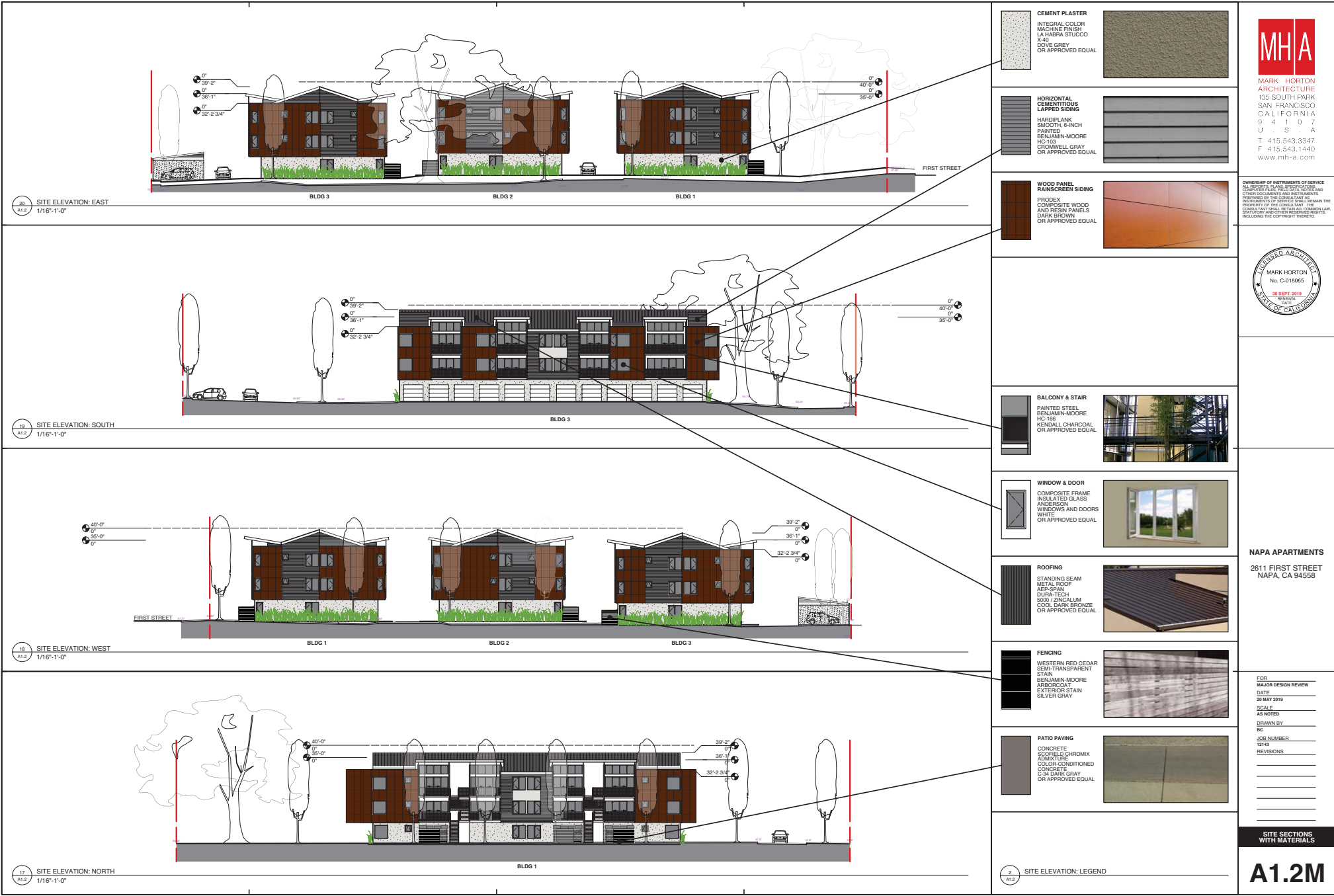


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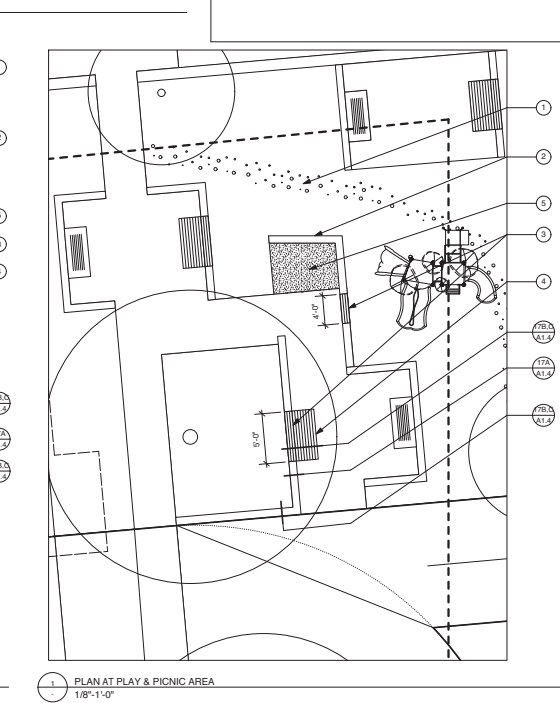
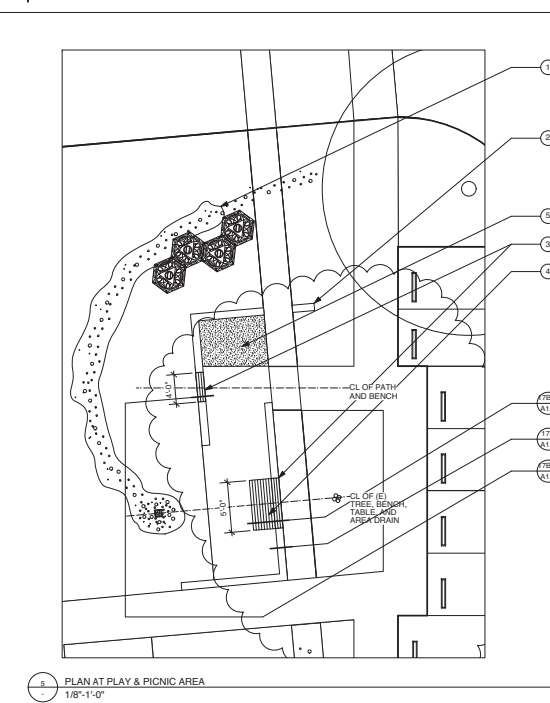
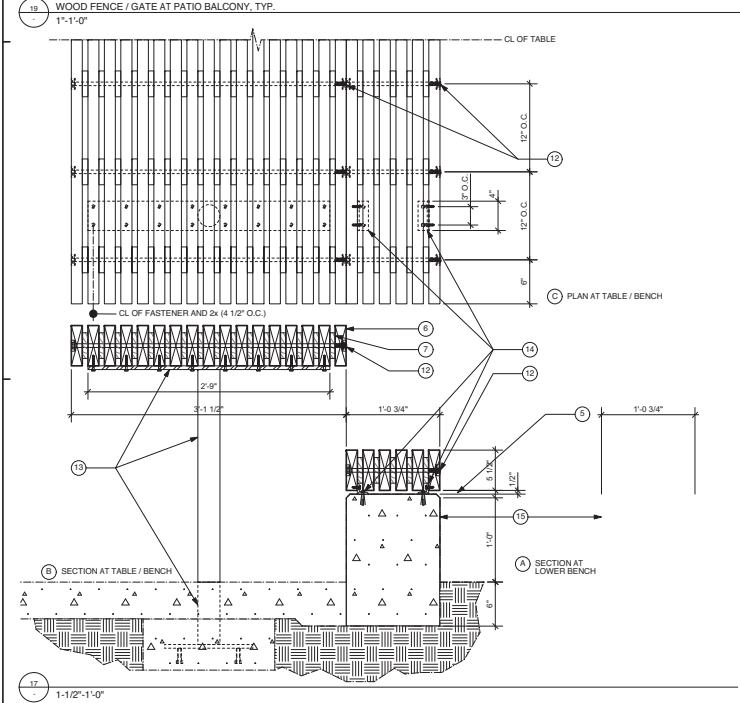
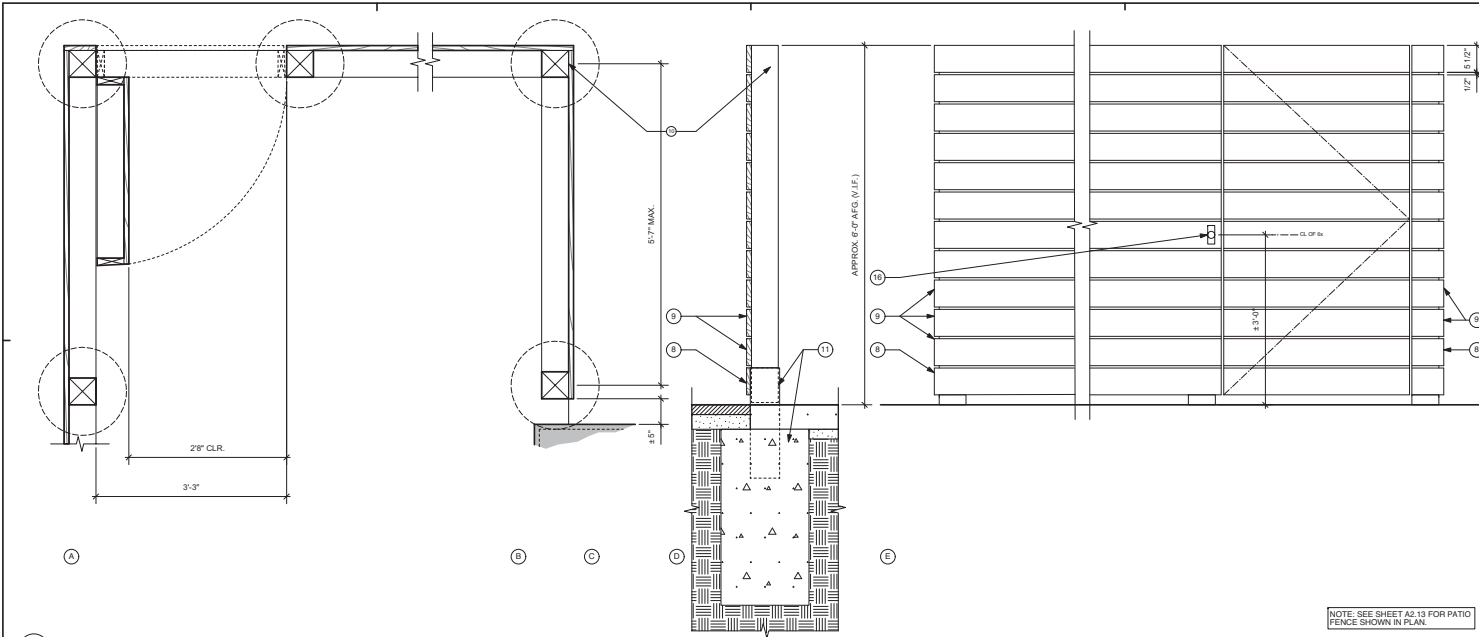
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SITE SECTIONS

**A1.2**







- KEYNOTES
- 1 PLANTED SWALE AND AREA DRAIN, SEE LANDSCAPE PLAN SHEET L-1; ALSO S.C.D.
  - 2 CONCRETE LOW BENCH
  - 3 WOOD BENCH, PER DETAILS
  - 4 WOOD TABLE W/ STL. BASE, PER DETAILS
  - 5 SAND PLAY AREA
  - 6 2 x 6 S4S ROWD. OR CEDAR, STAINED AND SEALED PER SCHED. AND SPEC.
  - 7 1 x 4 S4S ROWD. OR CEDAR SPACER, STAINED AND SEALED PER SCHED. AND SPEC.
  - 8 1 x 6 S4S ROWD. OR CEDAR, STAINED AND SEALED PER SCHED. AND SPEC.
  - 9 5/4 x 6 S4S ROWD. OR CEDAR, STAINED AND SEALED PER SCHED. AND SPEC.
  - 10 6 x 6 S4S ROWD. OR CEDAR, STAINED AND SEALED PER SCHED. AND SPEC.
  - 11 STEEL BASE AND CONC. FOOTING, S.S.D.
  - 12 1/2" S.S. THREADED ROD W/ S.S. NUTS AND WASHERS, COUNTERSUNK
  - 13 1/2" x 4" S.S. PLATE, WELDED TO 4" DIA. x 1/4" S.S. PIPE, WELDED TO 1'-0" x 1'-0" x 1/2" S.S. PLATE W/ STUDS, SET IN CONC. FOOTING, PROVIDE HOLES FOR S.S. 1/4" x 2" LAG SCREWS, PER PLAN, ALSO S.S.D.
  - 14 1 1/2" x 1 1/2" x 1/4" S.S. ANGLE SECTIONS, PROVIDE HOLES FOR S.S. 1/4" x 1" LAG SCREWS, PER PLAN, IN VERTICAL FLANGE; PROVIDE HOLES FOR S.S. 1/4" x 2" EXP. BOLTS, PER PLAN, IN HORIZONTAL FLANGE
  - 15 LOW CONCRETE BENCH, BOARD FORMED, S.S.D.; 1/2" CHAMFER ALL EXPOSED CORNERS
  - 16 STANLEY GATE LATCH MODEL #836171 OR APPR. EQ.



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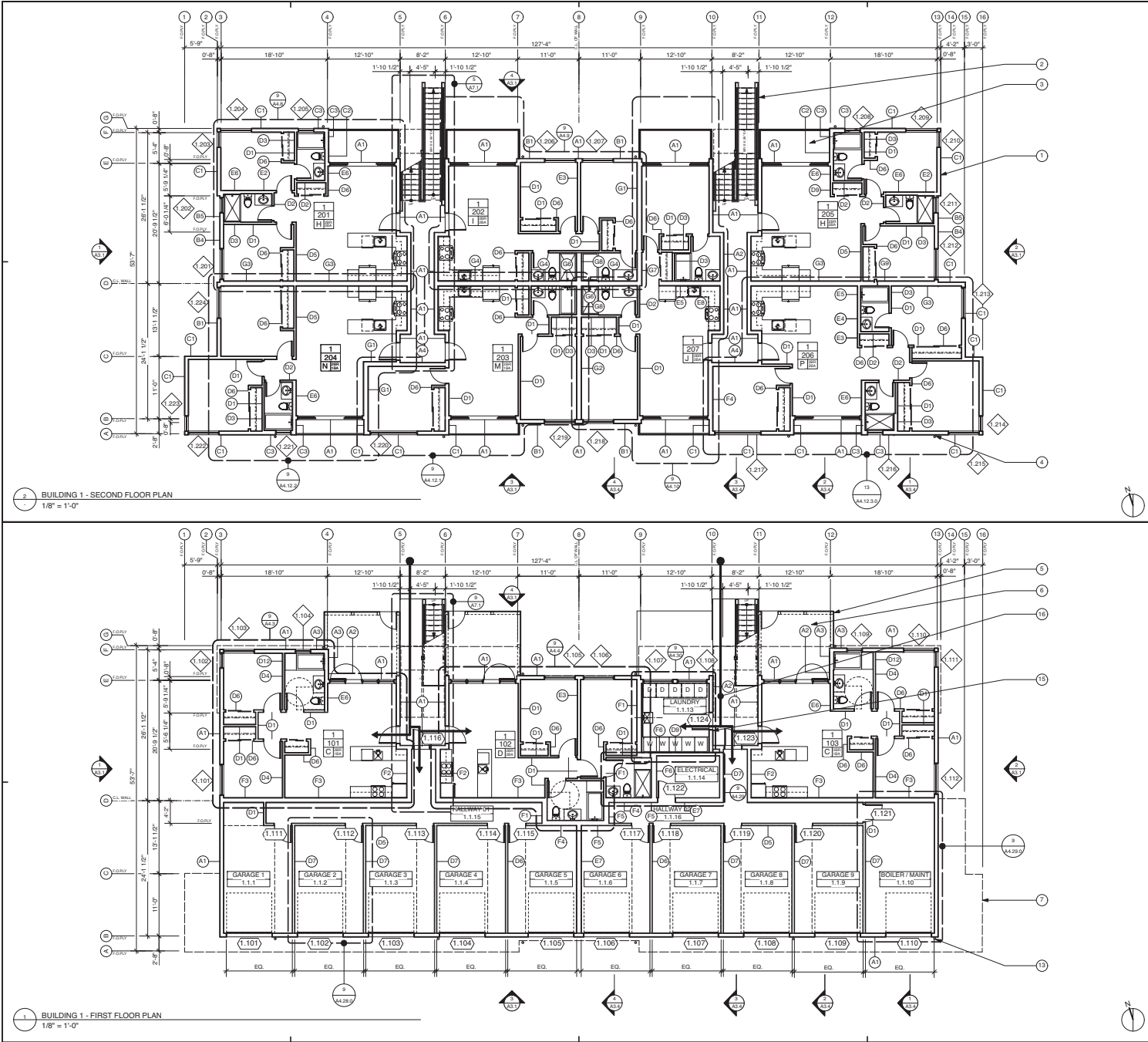


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FOR	MAJOR DESIGN REVIEW
DATE	20 MAY 2019
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JOB NUMBER	10449
REVISIONS	

PLAY AREA & PICNIC AREA  
PATIO FENCE & GATE

A1.4



- KEYNOTES**
- 1 SEE ENLARGED PLANS FOR INTERIOR DIMENSIONS AND ADDITIONAL INFORMATION.
  - 2 DESIGN-BUILD STEEL STAIRS WITH PRE-CAST CONCRETE TREADS, PER DETAILS.
  - 3 STEEL FRAMED BALCONY WITH LWC OVER DECKING PER DETAILS, S.S.D.
  - 4 G.S.M. DOWNSPOUT PER DETAILS AND SPECS, PTD.
  - 5 WOOD FENCING, PER DETAILS ; ALSO S.S.D.
  - 6 CONCRETE PATIO WITH STAINED FINISH, PER SCHEDULE AND SPEC.
  - 7 LINES OF PROJECTING BAYS ABOVE.
  - 8 BUILT-UP ROOFING, PER DETAILS AND SPEC.
  - 9 STANDING SEAM METAL ROOFING, PER DETAILS AND SPEC.
  - 10 CRICKET, PER DETAILS
  - 11 MECHANICAL UNITS, S.M.D. ; MOUNTING PER DETAILS.
  - 12 DESIGN-BUILD SOLAR HOT WATER HEATING SYSTEM. SEE SOLAR SYSTEM DRAWINGS FOR LAYOUT AND DETAILS. PANELS SHOWN ON THIS PLAN ARE FOR GENERAL INFORMATION ONLY, AND MAY NOT REFLECT ACTUAL PANEL LAYOUT AND INSTALLATION.
  - 13 G.S.M. GUTTER AND DOWNSPOUT, PER DETAILS AND SPEC.
  - 14 G.S.M. SCUPPER AND CONNECTOR HEAD, PER DETAILS AND SPEC.
  - 15 G.S.M. OVERFLOW PAN WITH COPPER PIPE OUTLET TO EXTERIOR, SEE DETAILS 9.10/A9.2
  - 16 ACCESSIBLE PATH OF TRAVEL TO ADAPTABLE GROUND FLOOR UNITS
  - 17 DESIGN-BUILD PHOTO-VOLTAIC ELECTRIC GENERATION SYSTEM. SEE PV SYSTEM DRAWINGS FOR LAYOUT AND DETAILS. PANELS SHOWN ON THIS PLAN ARE FOR GENERAL INFORMATION ONLY, AND MAY NOT REFLECT ACTUAL PANEL LAYOUT AND INSTALLATION, TYP.
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**MHA**  
MARK HORTON  
ARCHITECTURE  
135 SOUTH PARK  
SAN FRANCISCO  
CALIFORNIA  
9 4 1 0 7  
U . S . A  
T 415.543.3347  
F 415.543.1440  
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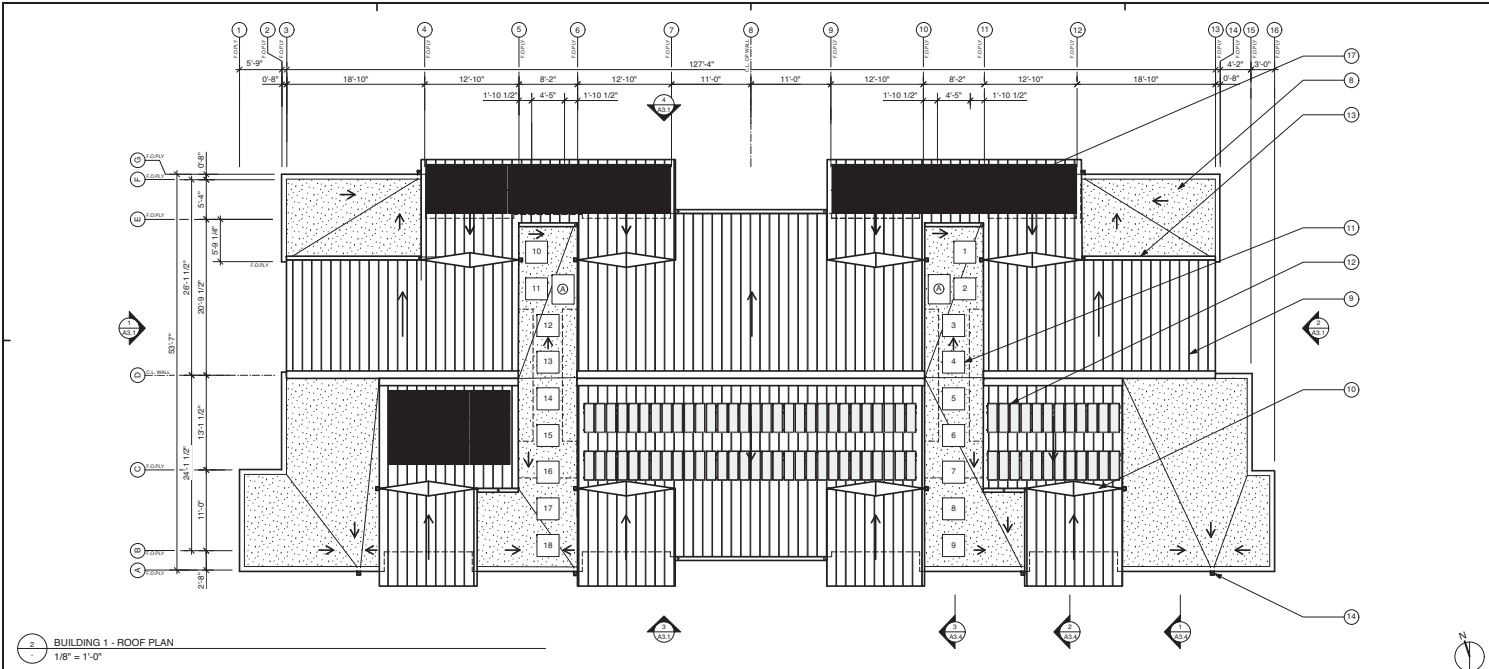
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FOR  
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DATE	20 MAY 2019
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FLOOR PLANS  
BUILDING 1

**A2.1**



- KEYNOTES
- 1 SEE ENLARGED PLANS FOR INTERIOR DIMENSIONS AND ADDITIONAL INFORMATION.
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**MHA**

MARK HORTON  
ARCHITECTURE  
135 SOUTH PARK  
SAN FRANCISCO  
CALIFORNIA  
9 4 1 0 7  
U S A  
T 415.543.3347  
F 415.543.1440  
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REVISIONS	

FLOOR PLANS  
BUILDING 1

A2.2



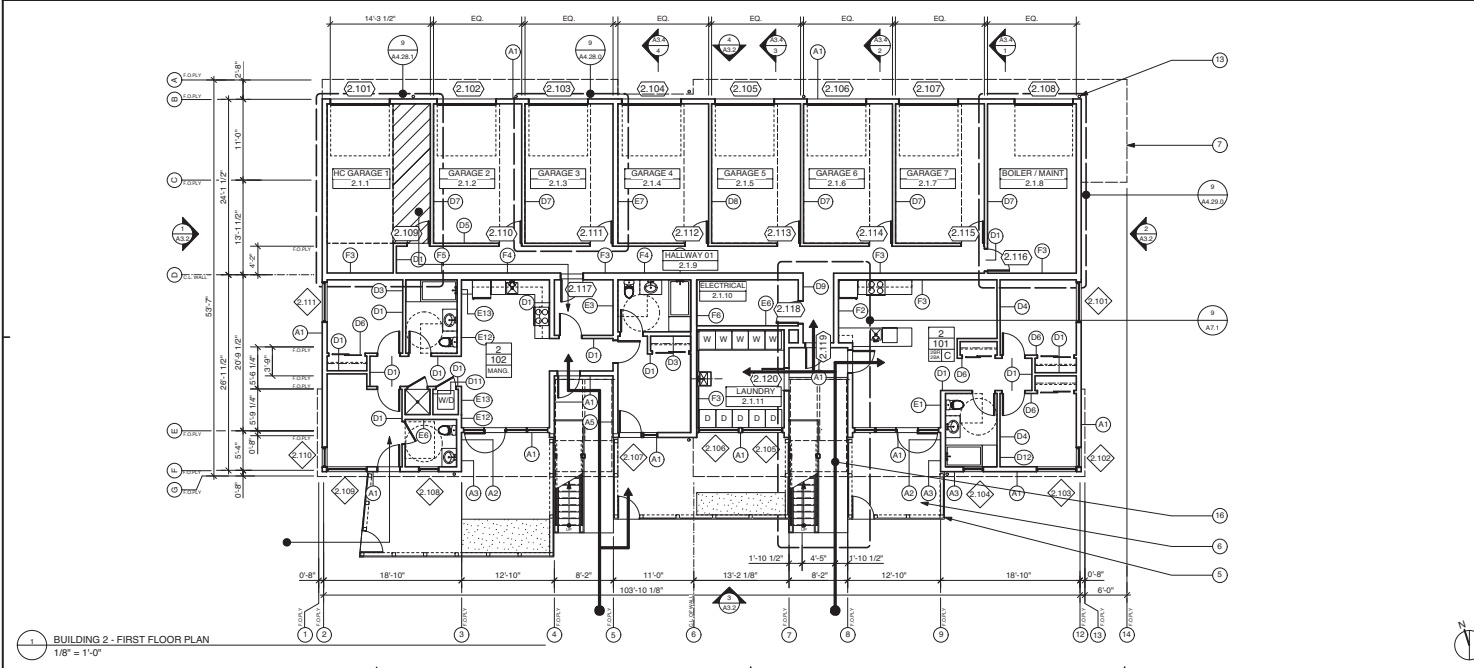
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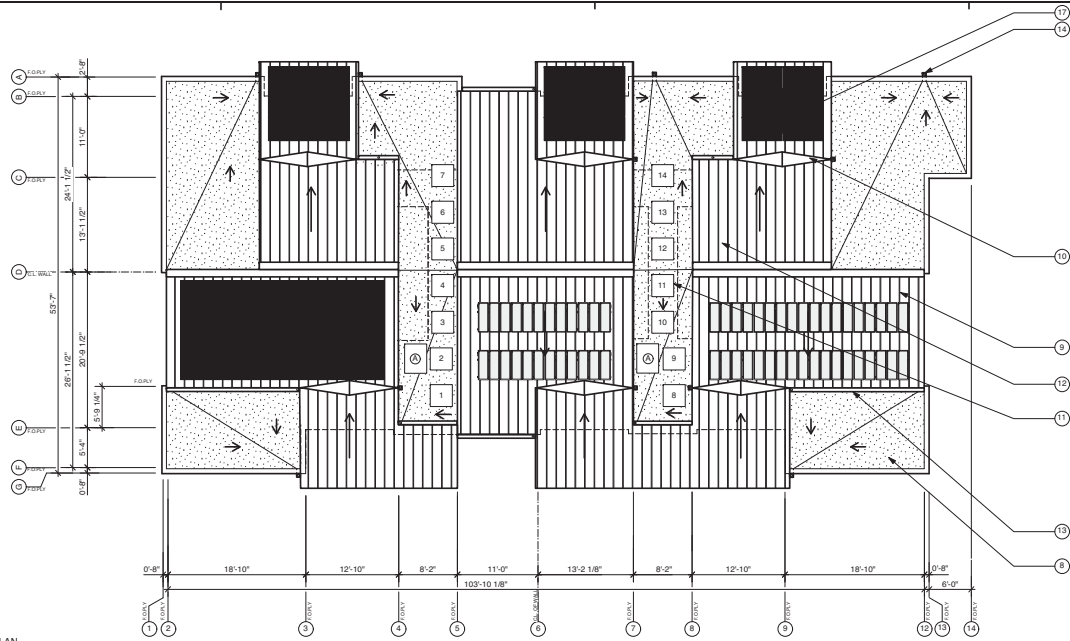
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FLOOR PLANS  
BUILDING 2

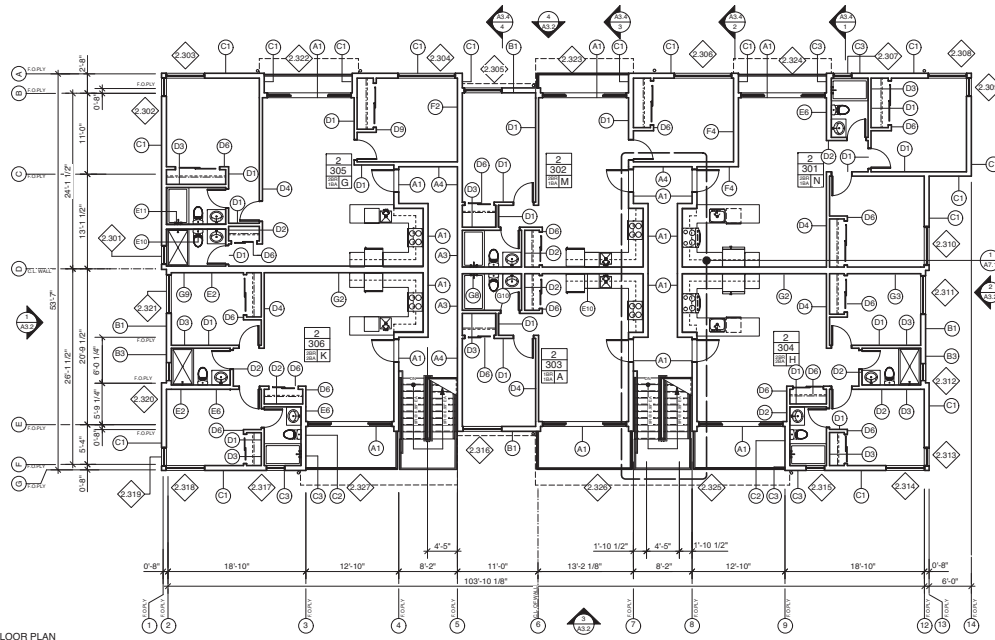
### A2.3



NOTE: ALL DIMENSIONS TO FACE OF STUD. U.O.N.



2 BUILDING 2 - ROOF PLAN  
1/8" = 1'-0"



1 BUILDING 2 - THIRD FLOOR PLAN  
1/8" = 1'-0"

- KEYNOTES
- 1 SEE ENLARGED PLANS FOR INTERIOR DIMENSIONS AND ADDITIONAL INFORMATION.
  - 2 DESIGN-BUILD STEEL STAIRS WITH PRE-CAST CONCRETE TREADS, PER DETAILS.
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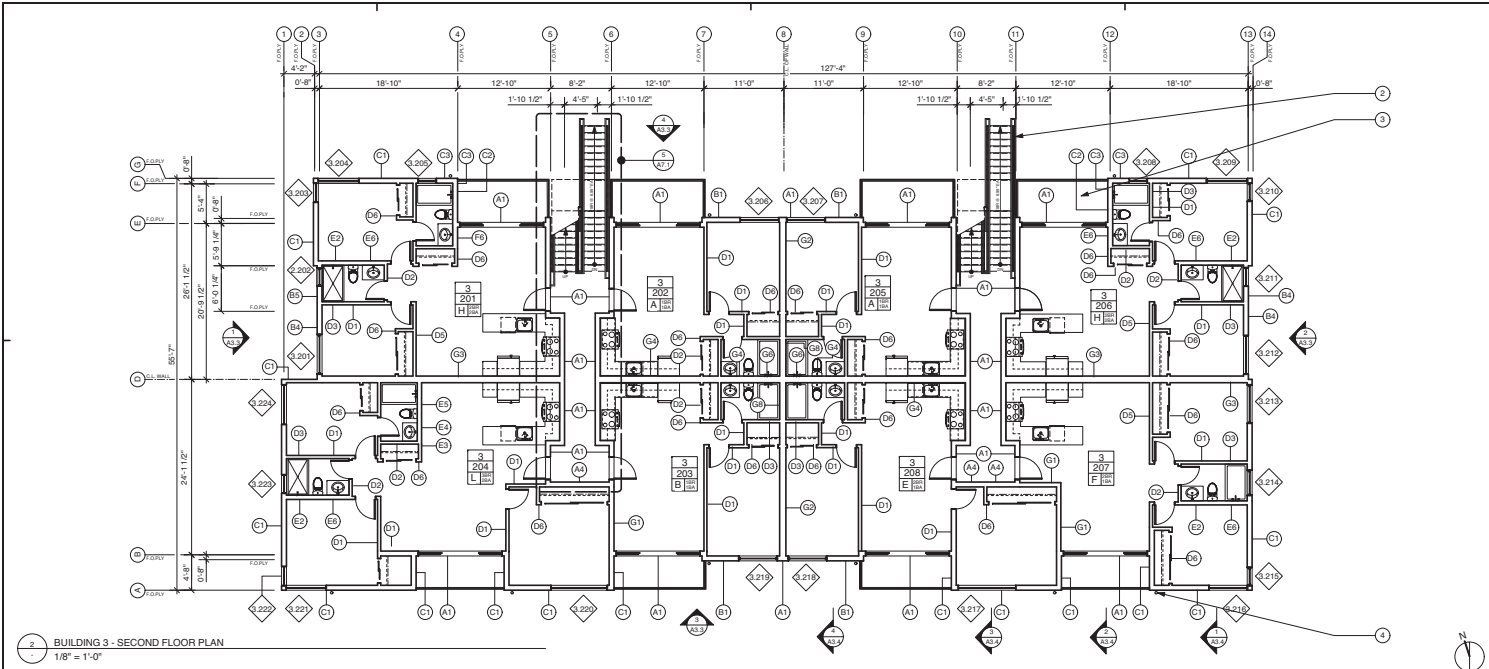


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FOR  
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JOB NUMBER  
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REVISIONS

FLOOR PLANS  
BUILDING 2

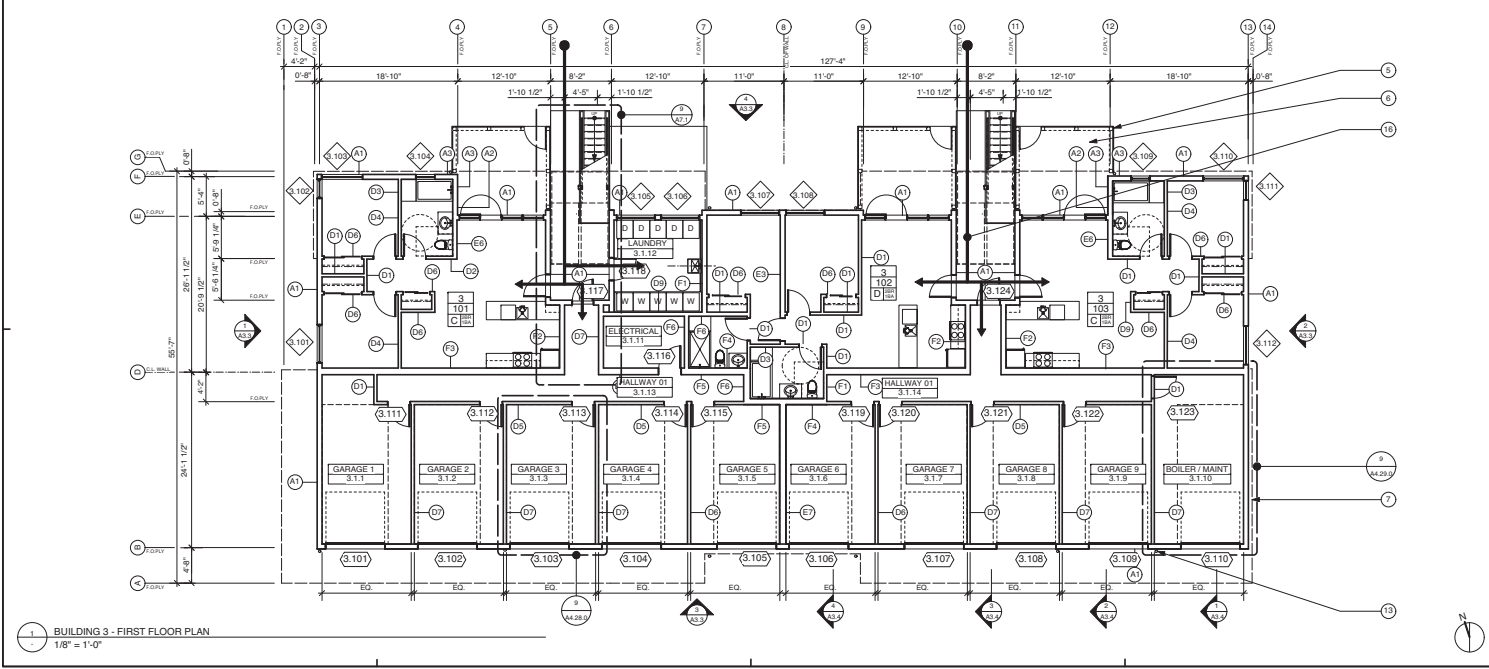
A2.4



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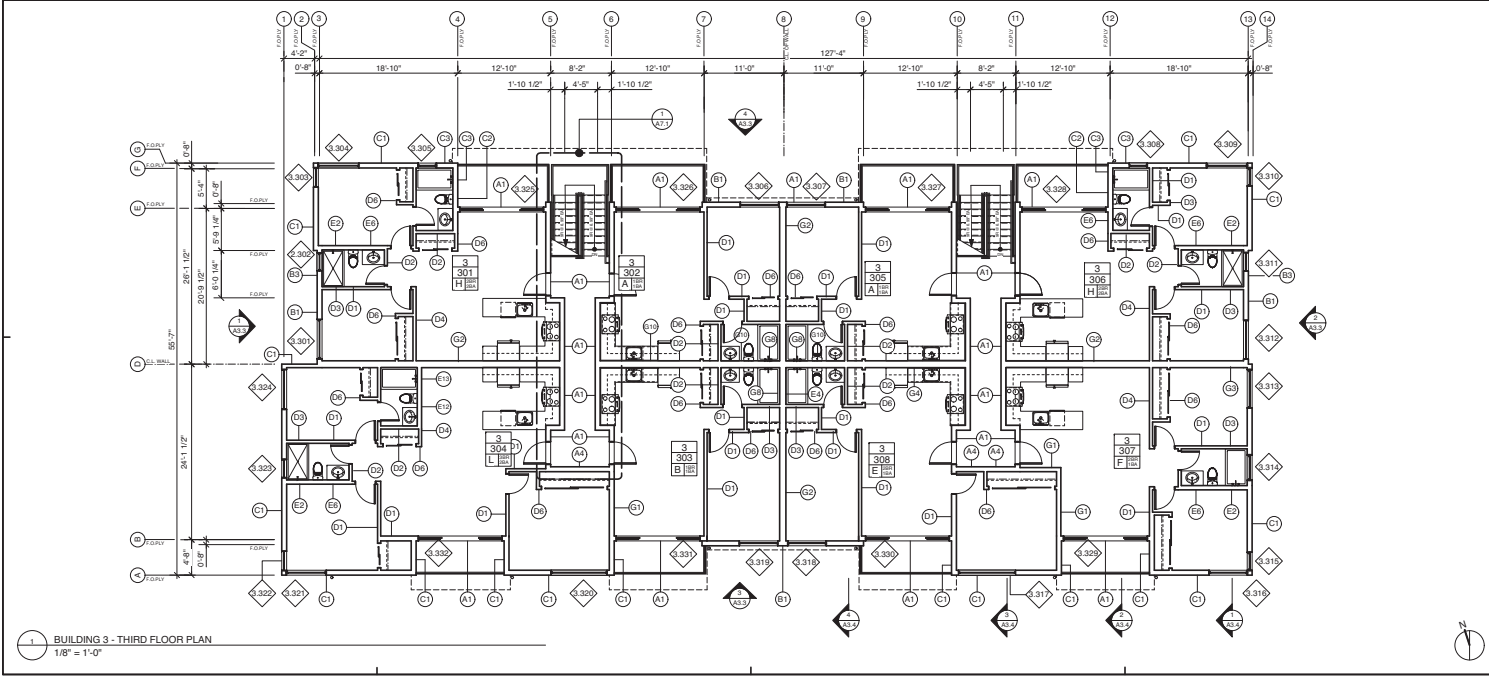
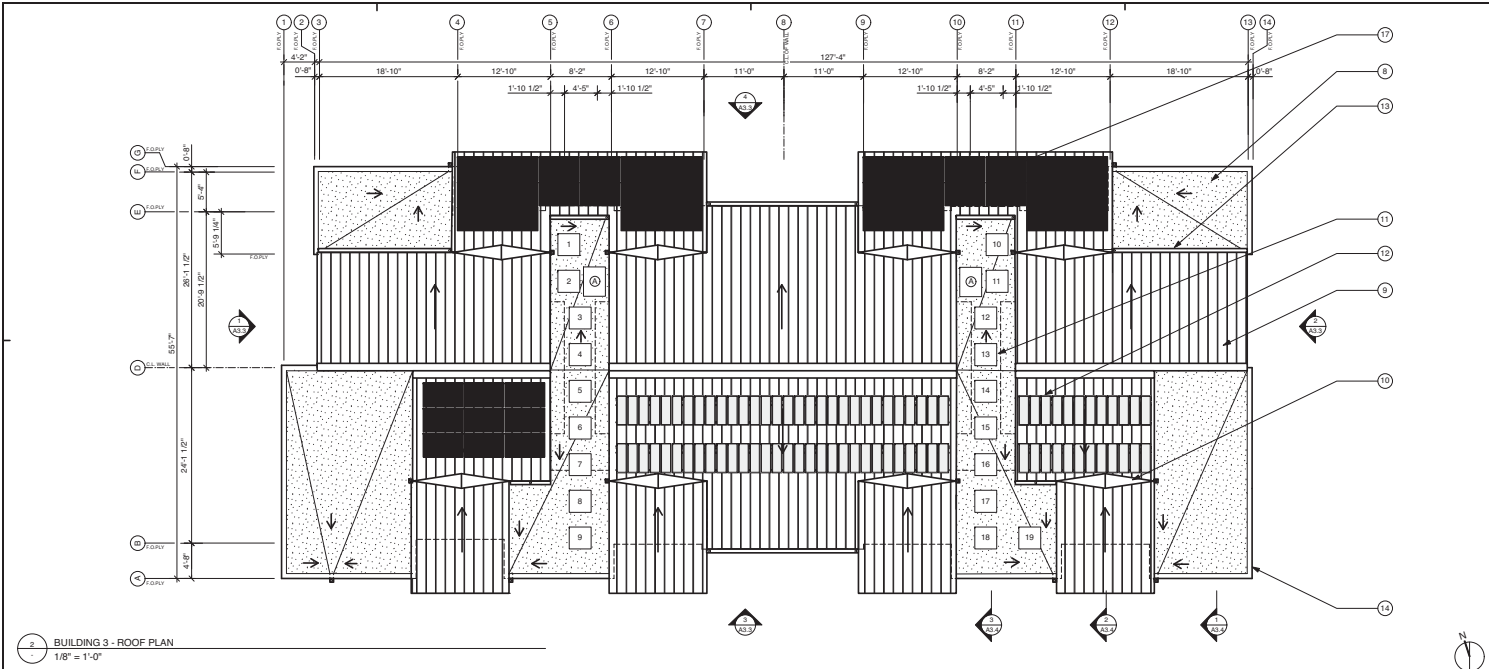
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DATE	20 MAY 2019
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FLOOR PLANS  
BUILDING 3

A2.5





- KEYNOTES**
- 1 SEE ENLARGED PLANS FOR INTERIOR DIMENSIONS AND ADDITIONAL INFORMATION.
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**MHA**  
MARK HORTON  
ARCHITECTURE  
135 SOUTH PARK  
SAN FRANCISCO  
CALIFORNIA  
9 4 1 0 7  
U S A  
T 415.543.3347  
F 415.543.1440  
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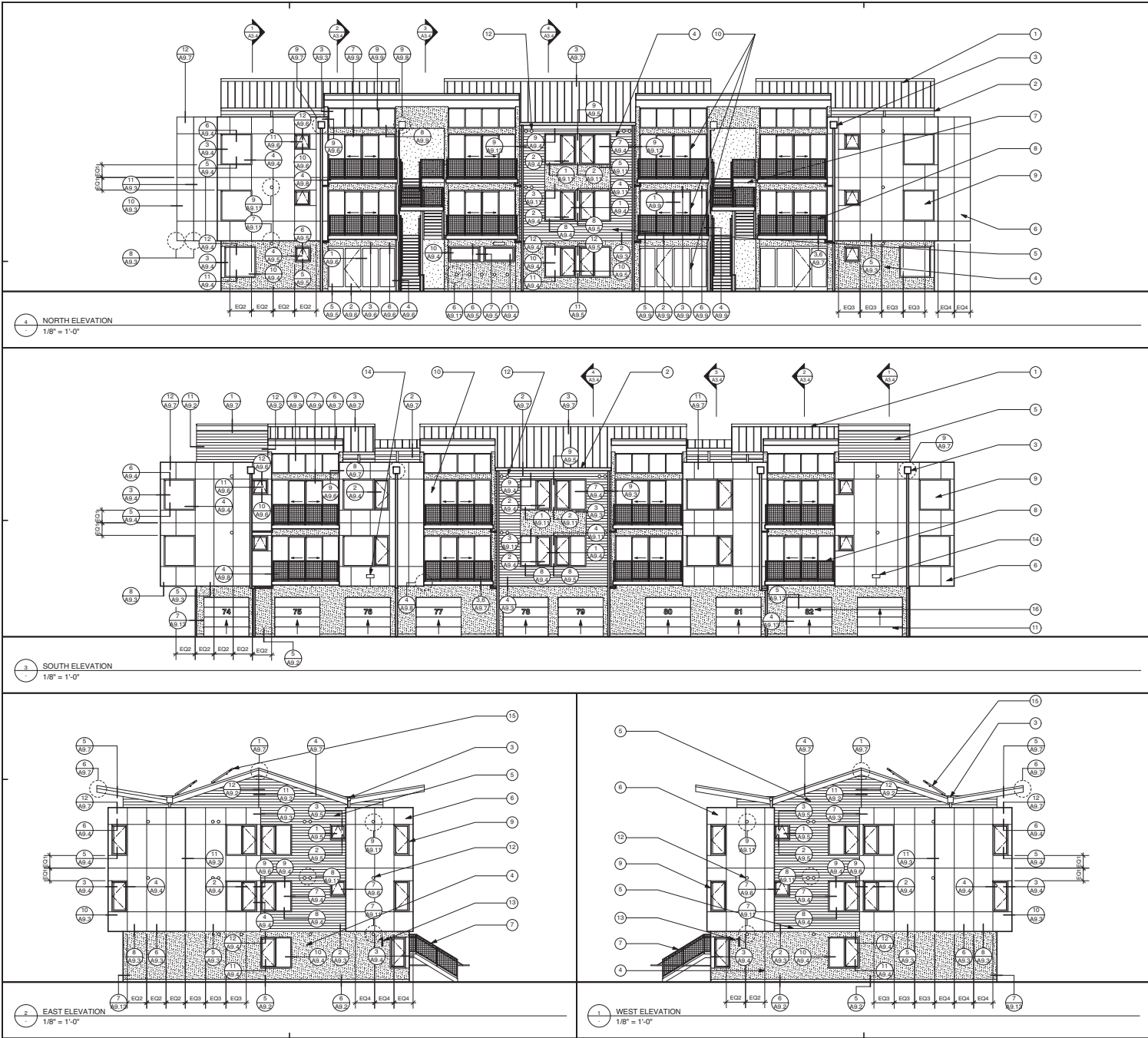


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JOB NUMBER	12443
REVISIONS	

FLOOR PLANS  
BUILDING 3

**A2.6**



- KEYNOTES
- 1. STANDING SEAM METAL ROOFING, PER DETAILS AND SPEC.
  - 2. G.S.M. GUTTERS AND DOWNSPOUTS PER DETAILS AND SPEC., PTD.
  - 3. G.S.M. SOUPPER AND CONNECTOR HEAD, PER DETAILS AND SPEC., PTD.
  - 4. CEMENT STUCCO, PER DETAILS AND SPEC., PTD.
  - 5. CEMENTITIOUS LAP SIDING, PER DETAILS AND SPEC., PTD.
  - 6. WOOD VENEER PHENOLIC RESIN PANEL ON ALUMINUM, PER DETAILS AND SPEC.
  - 7. STEEL STAIRS WITH PRE-CAST CONCRETE TRADS; SEE SHT. A7.1 AND DETAILS, PTD., ALSO S.S.D.
  - 8. STEEL BALCONY RAILS; SEE SHT. A7.1 AND DETAILS, PTD., ALSO S.S.D.
  - 9. OPERABLE AND FIXED WINDOWS, PER SCHEDULE AND SPEC.
  - 10. SLIDING DOORS, PER SCHEDULE AND SPEC.
  - 11. GARAGE DOORS PER SCHEDULE AND SPEC.
  - 12. MECHANICAL VENT. PER DETAILS AND SPEC., ALSO S.M.D.
  - 13. METAL BUILDING NUMBER PER SIGN SCHEDULE, SEE SHT. A8.13
  - 14. EXTERIOR WALL-MOUNTED LIGHTING FIXTURE, S.M.D.; ALSO SEE PCP'S
  - 15. DESIGN-BUILD SOLAR HOT WATER HEATING SYSTEM. SEE SOLAR SYSTEM DRAWINGS FOR LAYOUT AND DETAILS. PANELS SHOWN ON THIS PLAN ARE FOR GENERAL INFORMATION ONLY, AND MAY NOT REFLECT ACTUAL PANEL LAYOUT AND INSTALLATION.
  - 16. GARAGE PARKING SPACE NUMBER PER SCHEDULE, SEE SHT. A8.13
  - 17. GARAGE DOOR, AT THIS LOCATION ONLY, TO BE SIZED VERTICALLY TO ALLOW AN 8'-2" CLR. DIMENSION FROM S.O.G. THIS 8'-2" CLR. DIMENSION IS REQUIRED, WITHIN THE GARAGE AS WELL, WHEN GARAGE DOOR IS IN THE OPEN POSITION.

MARK HORTON  
ARCHITECTURE  
135 SOUTH PARK  
SAN FRANCISCO  
CALIFORNIA  
9 4 1 0 7  
U S A  
T 415.543.3347  
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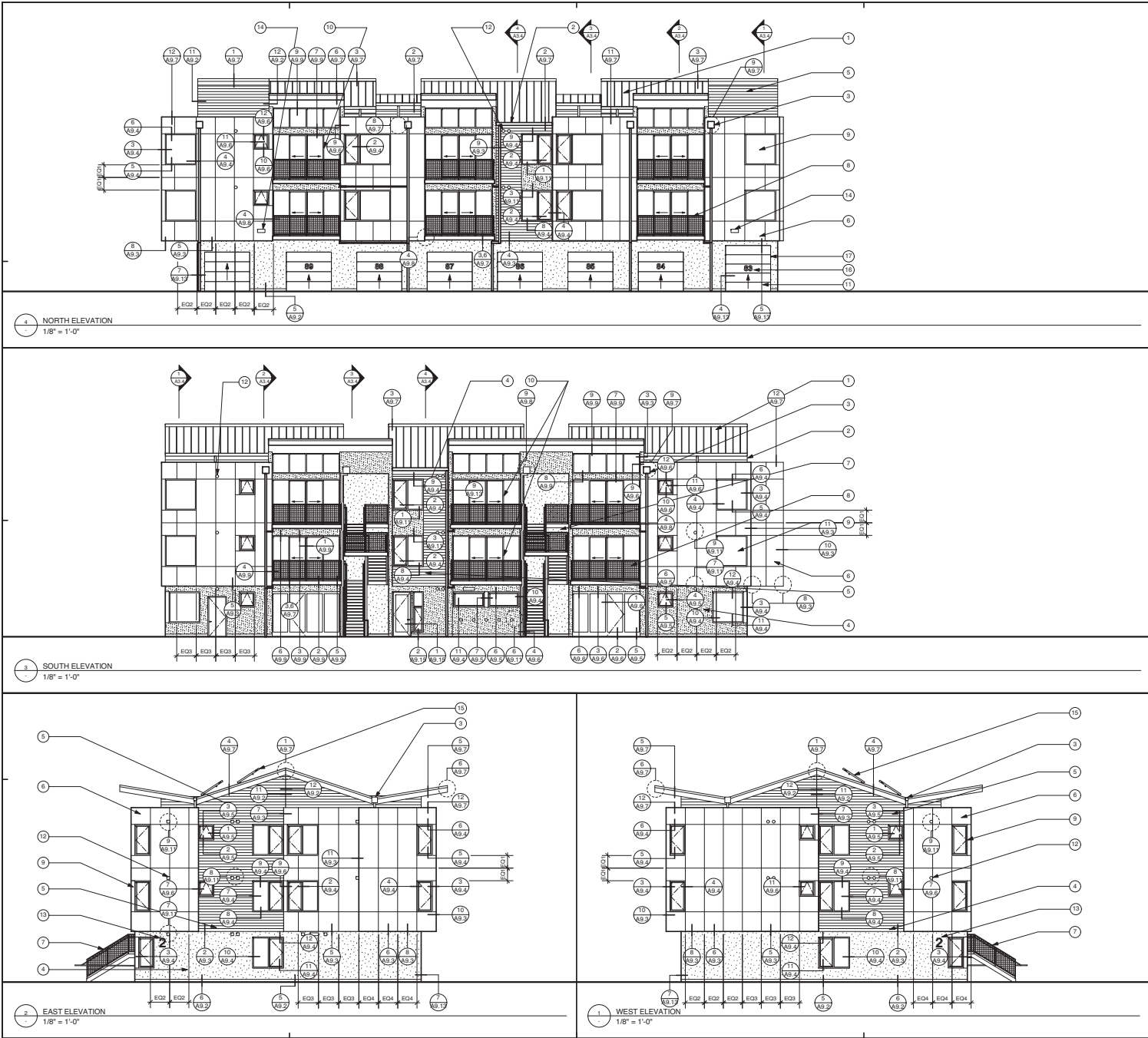
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EXTERIOR ELEVATIONS  
BUILDING 1

A3.1



- KEYNOTES
- 1. STANDING SEAM METAL ROOFING, PER DETAILS AND SPEC.
  - 2. G.S.M. GUTTERS AND DOWNSPOUTS PER DETAILS AND SPECS., PTD.
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EXTERIOR ELEVATIONS  
BUILDING 2

A3.2





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  - 12. MECHANICAL VENT. PER DETAILS AND SPEC., ALSO S.M.D.
  - 13. METAL BUILDING NUMBER PER SIGN SCHEDULE, SEE SHT. A8.13
  - 14. EXTERIOR WALL-MOUNTED LIGHTING FIXTURE, S.M.D.; ALSO SEE PCP'S
  - 15. DESIGN-BUILD SOLAR HOT WATER HEATING SYSTEM. SEE SOLAR SYSTEM DRAWINGS FOR LAYOUT AND DETAILS. PANELS SHOWN ON THIS PLAN ARE FOR GENERAL INFORMATION ONLY, AND MAY NOT REFLECT ACTUAL PANEL LAYOUT AND INSTALLATION.
  - 16. GARAGE PARKING SPACE NUMBER PER SCHEDULE, SEE SHT. A8.13
  - 17. GARAGE DOOR, AT THIS LOCATION ONLY, TO BE SIZED VERTICALLY TO ALLOW AN 8'-2" CLR. DIMENSION FROM S.O.G. THIS 8'-2" CLR. DIMENSION IS REQUIRED, WITHIN THE GARAGE AS WELL, WHEN GARAGE DOOR IS IN THE OPEN POSITION.



MARK HORTON  
ARCHITECTURE  
135 SOUTH PARK  
SAN FRANCISCO  
CALIFORNIA  
9 4 1 0 7  
U S A  
T 415.543.3347  
F 415.543.1440  
www.mh-a.com

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MAJOR DESIGN REVIEW  
DATE  
20 MAY 2019  
SCALE  
AS NOTED  
DRAWN BY  
BC  
JOB NUMBER  
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EXTERIOR ELEVATIONS  
BUILDING 3

A3.3

**MARK HORTON  
ARCHITECTURE**  
135 SOUTH PARK  
SAN FRANCISCO  
CALIFORNIA  
9 4 1 0 7  
U . S . A  
T 415.543.3347  
F 415.543.1440  
www.mh-a.com

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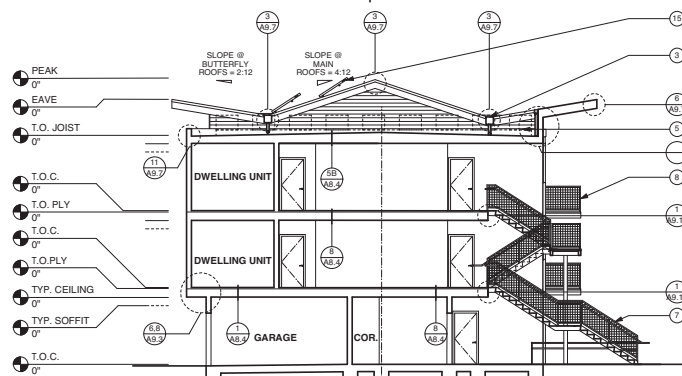


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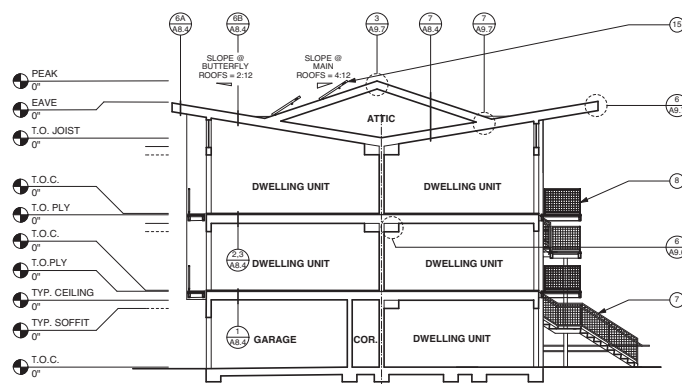
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### TYPICAL SECTIONS

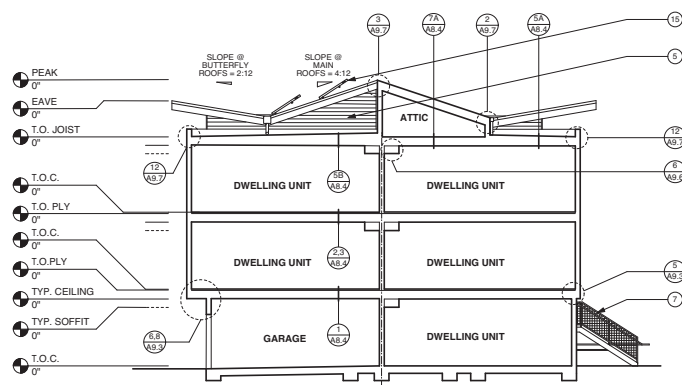
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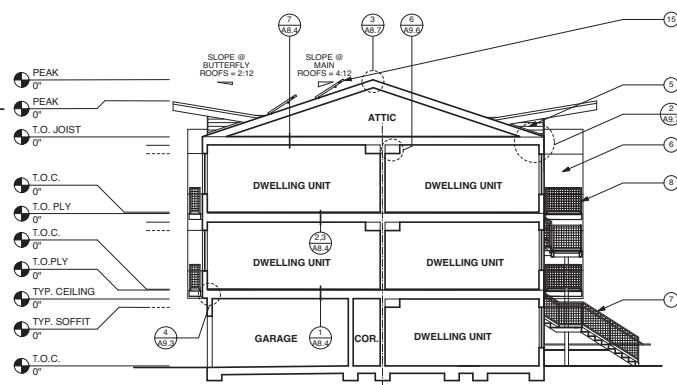
3 SECTION 3  
1/8" = 1'-0"



SECTION 2  
1/8" = 1'-0"



SECTION 1  
1/8" = 1'-0"



SECTION 4  
1/8" = 1'-0"

- 1 STANDING SEAM METAL ROOFING, PER DETAILS AND SPEC.
- 2 G.S.M. GUTTERS AND DOWNSPOUTS PER DETAILS AND SPECS., PTD.
- 3 G.S.M. SCUPPER AND CONNECTOR HEAD, PER DETAILS AND SPECS., PTD.
- 4 CEMENT STUCCO, PER DETAILS AND SPEC., PTD.
- 5 CEMENTITIOUS LAP SIDING, PER DETAILS AND SPEC., PTB.
- 6 WOOD VENEER PHENOLIC RESIN PANEL ON ALUMINIUM, PER DETAILS AND SPEC.
- 7 STEEL STAIRS WITH PRE-CAST CONCRETE TRADS, PER DETAILS, PTD., ALSO S.D.
- 8 STEEL BALCONY RAILS, PER DETAILS, PTD., ALSO S.D.
- 9 OPENABLE & FIXED WINDOWS, PER SCHEDULE AND SPEC.
- 10 SLIDING DOORS, PER SCHEDULE AND SPEC.
- 11 GARAGE DOORS PER SCHEDULE AND SPEC.
- 12 MECHANICAL VENT. PER DETAILS AND SPEC., ALSO S.D.
- 13 METAL BUILDING NUMBER PER SCHEDULE, SEE SHT. A.M. 13
- 14 EXTERIOR WALL-MOUNTED LIGHTING FIXTURE, S.M.D., ALSO SEE ROPS
- 15 DESIGN BUILD SOLAR HOT WATER HEATING SYSTEM, SEE SOLAR SYSTEM DRAWINGS FOR LEAK AND DETAIL. PANELS SHOWN ON THIS PLAN ARE FOR GENERAL INFORMATION ONLY, AND MAY NOT REFLECT ACTUAL PANEL LAYOUT AND INSTALLATION.



MARK HORTON  
ARCHITECTURE  
101 SOUTH PARK  
SAN FRANCISCO  
CALIFORNIA  
9 4 1 0 7  
U . S . A  
T 415.543.3347  
F 415.543.1440  
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MARK HORTON  
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101 SOUTH PARK  
SAN FRANCISCO  
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9 4 1 0 7  
U . S . A  
T 415.543.3347  
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17 EXTERIOR PERSPECTIVE B





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ARCHITECTURE  
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9 4 1 0 7  
U . S . A  
T 415.543.3347  
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101 SOUTH PARK  
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