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VICINITY MAP



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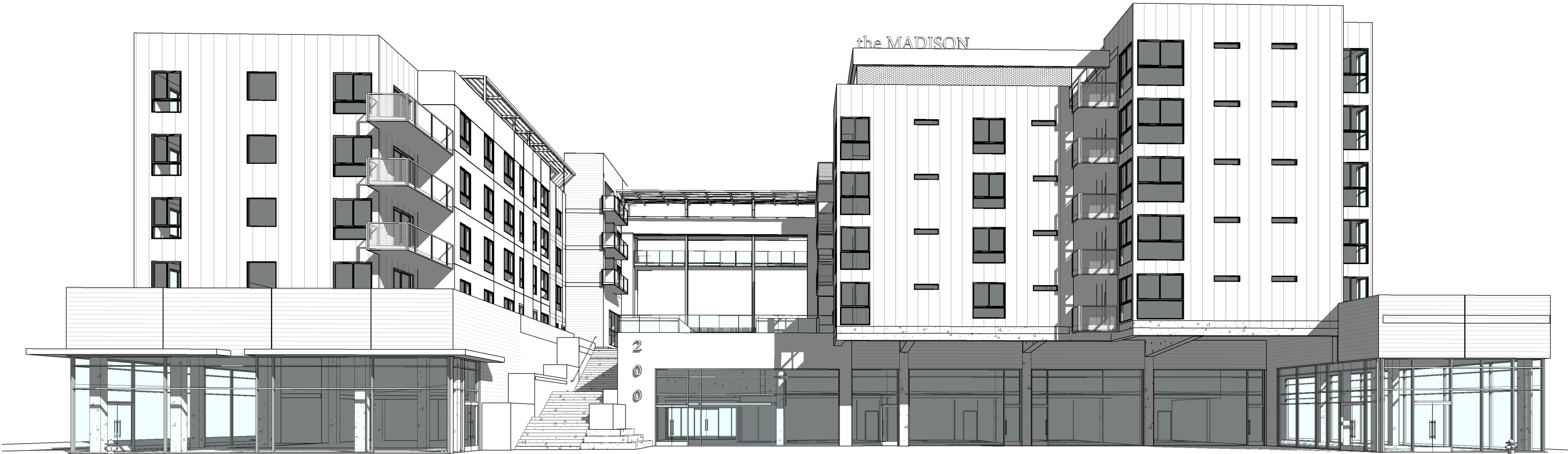
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PARKING SUMMARY

UNIT COUNT	
STUDIO	54 UNITS
1 BEDROOM / 1 BATH	x1.5% RATIO (260x1.5%)
2 BEDROOM / 2 BATH (2 SPACES;TANDEM)	154 UNITS
3 BEDROOM / 3 BATH (2 SPACES;TANDEM)	44 UNITS
LIVE / WORK (2 SPACES;TANDEM)	4 UNITS

	260 UNITS
	= 390 STALLS REQUIRED
	395 STALLS PROVIDED

TOTAL RESIDENTIAL UNITS: 260

RETAIL UNITS:	2 SPACES
	-2,144 SF (NORTH RETAIL)
	-4,248 SF (SOUTH RETAIL)
	- PLUS, 4 LIVE/WORK UNITS ABOVE

PARKING/TRAFFIC STUDY:

VEHICLE PARKING	
TOTAL RESIDENTIAL PARKING :	395 STALLS (1.5RATIO)
TOTAL GUEST/RETAIL PARKING:	53 STALLS (0.20RATIO)
TOTAL STALLS:	468 STALLS (1.70RATIO)

TOTAL TANDEM STALLS: 104 STALLS (00%)

TOTAL H.C. STALLS: 11 STALLS

53 STALLS x 5%	3 RETAIL/GUEST
395 STALLS x 2%	8 RESIDENTIAL

ELECTRIC VEHICLE CHARGING CALCULATION:

448 STALLS x 5% = 22.4 ~ 23 EVC STALLS REQUIRED
PROVIDE: 1 VAN ACCESSIBLE EV + 1 STD ACCESSIBLE EV

PARKING SCHEDULE - RESIDENTIAL		
Description	Type	Count
RESIDENTIAL ADA	ADA Residential Garage 9'-0" X 18'-0"	9
		9
RESIDENTIAL STANDARD	Residential Garage 8'-6" X 18'-0"	263
		263
RESIDENTIAL TANDEM	Tandem Garage 8'-6" X 18'-0" 2	144
		144
Grand total: 416		416

PARKING SCHEDULE -RETAIL		
Description	Type	Count
RETAIL ADA	ADA Retail Garage 9'-0" X 18'-0"	2
		2
RETAIL EV	Retail EV Garage 8'-6" X 18'-0"	1
		1
RETAIL STANDARD	Retail Garage 8'-6" X 18'-0"	49
		49
RETAIL/GUEST VAN EV	Retail VAN EV Garage 9'-0" X 18'-0" 2	1
		1
Grand total: 53		53

UNIT TYPE SCHEDULE

UNIT TYPE	COUNT
1B-01	76
1B-02	31
1B-03	18
1B-04	9
1B-05	5
1B-06	5
1L-01-lower	11
2B-01	28
2B-02	10
2B-03	5
3B-01	4
LW-Lower	4
ST-01	38
ST-02	16
Grand total: 260	260

PROJECT SUMMARY

PROJECT DESCRIPTION

THE PROJECT IS A 7-STORY MIXED USE DEVELOPMENT CONSISTING OF 260 APARTMENT UNITS WITHIN ONE 5-STORY TYPE-III-A BUILDING, AND CONSTRUCTED OVER ONE 3-STORY TYPE-IA STRUCTURE WITH 2 LEVELS ABOVE GRADE AND ONE LEVEL BELOW GRADE. THE PROJECT PROVIDES STUDIO, 1-BEDROOM, 2-BEDROOM, AND LOFT UNITS, AS WELL AS A POOL, SPA, (2) OPEN AIR TERRACES, FITNESS CENTER, BUSINESS CENTER, CLUB ROOM, AND PRIVATE BALCONIES IN THE TYPE IIIA STRUCTURE. THE PROJECT INCLUDES (4) LIVE/WORK UNITS, (2) SEPARATE RETAIL SPACES, A LEASING CENTER WITHIN THE TYPE IA STRUCTURE.

ADDRESS

200 N. CABRILLO, SANTA ANA, CA 92701

A.P.N.

400-071-03

REDEVELOPMENT PROJECT AREA

METRO EAST MIXED USE OVERLAY ZONE

OWNER NAME

TA PARTNERS APARTMENT FUND V LLC
JEFF CARLSON - DEVELOPMENET MANAGER

OWNER ADDRESS

16800 ASTON ST, SUITE 275
IRVINE, CA 92606

OWNER PHONE #

949-294-2666

ZONING

MIXED USE(MU)

CONSTRUCTION TYPE

TYPE II-A (LEVEL 3-7), TYPE I-A (LEVEL 1-2 ABOVE GRADE & ONE LEVEL BELOW GRADE)

NUMBER OF STORIES

85'-0" ALLOWED (BY 2019 CBC)

MAX. BUILDING HEIGHT ALLOWED

84'-0"

PROPOSED BUILDING HEIGHT

73'-8"

HIGHEST OCCUPIED LEVEL

SEE G3.01, G3.02

FLOOR AREA TABULATION

NFPA 13

FIRE SPRINKLERS

LOT AREA

2.79 ACRES (121,762 SF)

OPEN SPACE

1.03 ACRES (44,977 SF)

DENSITY

260 UNITS / 2.79 ACRES = 93.2 DU/AC

F.A.R.

4.1

OCCUPANCY

R-2 - APARTMENT
A - AMENITIES
B - LEASING & AMENITIES
M - RETAIL
S-1 - GARAGE STORAGE & ACCESSORY SPACES
S-2 - GARAGE STORAGE & ACCESSORY SPACES
(PER CBC 2019 CHAPTER 3)

CONSTRUCITON TYPE (CHAPTER 5)

(3) STORIES TYPE IA W/ MODIFICATIONS CONCRETE/CMU/MTL FRAMING
(5) STORIES TYPE IIIA (OVER 3-STORIES TYPE IA) LIGHT WOOD FRAMING

ALLOWABLE HEIGHT & STORIES (TABLE 504)

(1) STORY SUBTERRANEAN & (2) STORIES ABOVE GRADE PLANE FOR TYPE IA BUILDING (HORIZONTAL BUILDING SEPARATION ALLOWANCE PER SECTION 510.2
(5) STORIES & 85'-0" FOR TYPE IIIA CONSTRUCTION (PER SECTION 504.3)

ALLOWABLE AREA (SECTION 506)

AUTOMATIC SPRINKLER INCREASE S (TABLE 504.2)
ALLOWABLE AREA PER STORY Aa (SECTION 506.2.3 EQUATION 5-2)
REFER TO FRONTAGE INCREASE CALCS (SECTION 506.3)

OCCUPANCY SEPARATION (TABLE 508.3.3)

R-2 / B 1 HOUR
R-2 / A NOT REQUIRED
R-2 / S-2 1 HOUR
S-1 / S-2 NOT REQUIRED
R-2 / M 1 HOUR
A / S-2 NOT REQUIRED

PARKING SPACE

468

PROPOSED UNIT

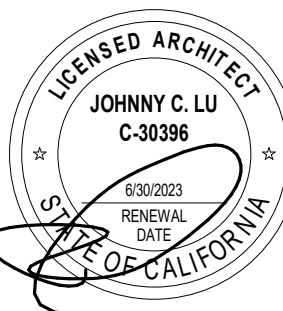
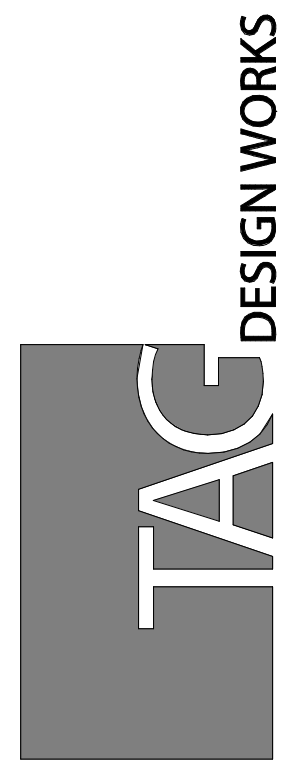
260

SUBMITTAL LOG

4/22/2022 100%DD SUBMITTAL
5/31/2022 25% CD 1st PLAN CHECK SUBMITTAL

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
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SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:

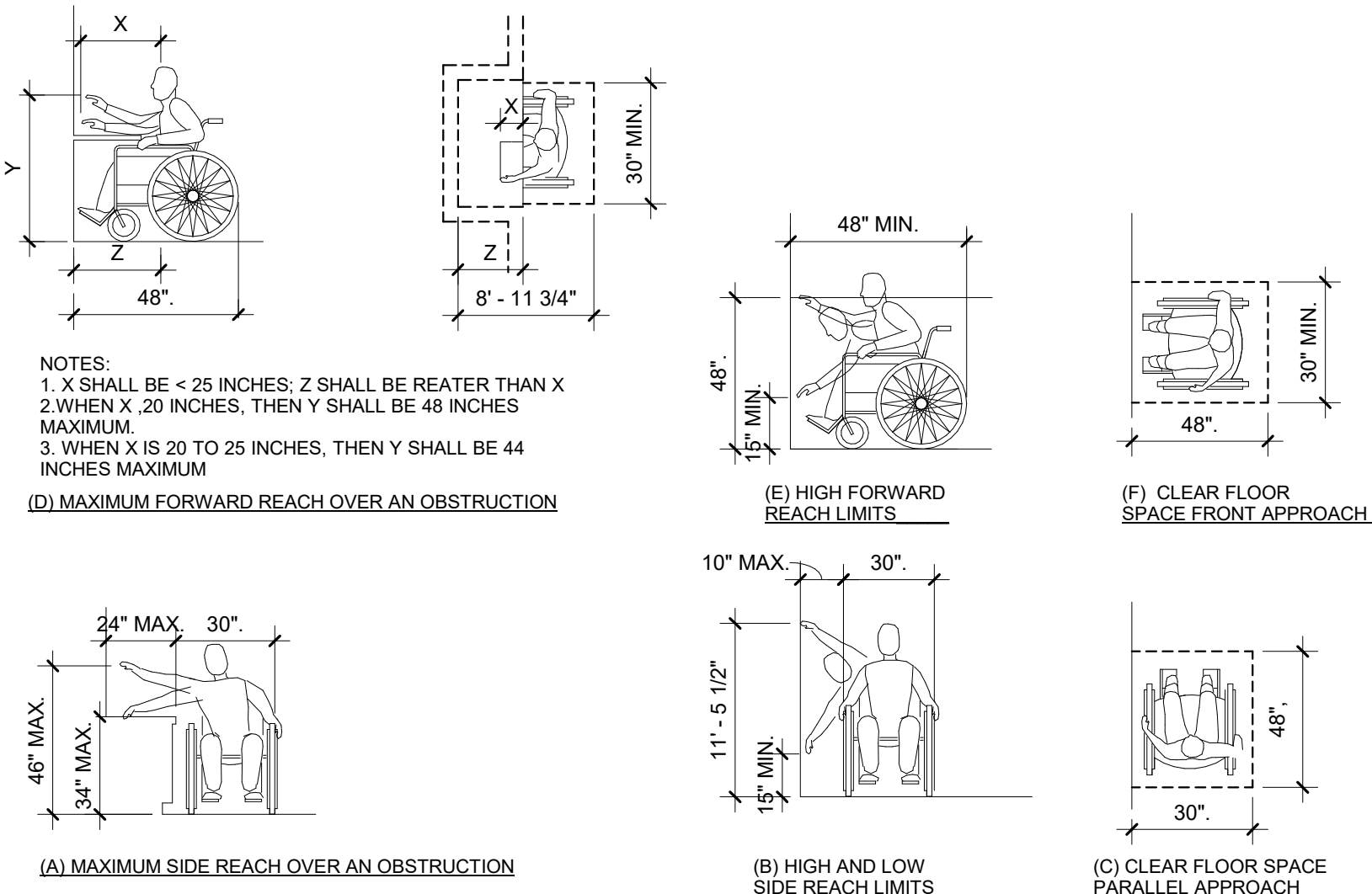
PROJECT
INFORMATION

SHEET #

.G1.01

GENERAL SHEETS	ARCHITECTURE SHEETS	STRUCTURAL	MECHANICAL	PLUMBING
.G1.01 PROJECT INFORMATION .G1.02 SHEET INDEX .G3.01 FLOOR AREA ANALYSIS CALCS .G3.02 FLOOR AREA ANALYSIS CALCS .G1.12 ACCESSIBILITY DETAILS .G1.13 ACCESSIBILITY DETAILS .G1.15 RESIDENTIAL ACCESS. DETAIL .G2.10 CALIFORNIA GBSC .G2.11 CALIFORNIA GBSC .G2.20 ACOUSTIC REPORT .G3.04 EXITING DIAGRAM .G3.05 EXITING DIAGRAM .G3.06 EXITING DIAGRAM .G3.07 EXITING DIAGRAM	A1.00 SITE PLAN A2.00 FLOOR PLAN LEVEL B A2.01 FLOOR PLAN LEVEL 1 A2.02 FLOOR PLAN LEVEL 2 A2.03 FLOOR PLAN LEVEL 3 A2.04 FLOOR PLAN LEVEL 4 A2.05 FLOOR PLAN LEVEL 5 A2.06 FLOOR PLAN LEVEL 6 A2.07 FLOOR PLAN LEVEL 7 A2.08 FLOOR PLAN MAZZ/ LOWER ROOF A2.09 FLOOR PLAN UPPER ROOF A2.10 LEVEL 1 SLAB PLAN A2.11 LEVEL 3 SLAB PLAN A2.21 FLOOR PLAN LEVEL B SEGMENT PLAN 1 A2.22 FLOOR PLAN LEVEL B SEGMENT PLAN 2 A2.23 FLOOR PLAN LEVEL B SEGMENT PLAN 3 A2.24 FLOOR PLAN LEVEL B SEGMENT PLAN 4 A2.25 FLOOR PLAN LEVEL 1 SEGMENT 1 A2.26 FLOOR PLAN LEVEL 1 SEGMENT 2 A2.27 FLOOR PLAN LEVEL 1 SEGMENT 3 A2.28 FLOOR PLAN LEVEL 1 SEGMENT 4 A2.29 FLOOR PLAN LEVEL 2 SEGMENT 1 A2.30 FLOOR PLAN LEVEL 2 SEGMENT 2 A2.31 FLOOR PLAN LEVEL 2 SEGMENT 3 A2.32 FLOOR PLAN LEVEL 2 SEGMENT 4 A2.33 FLOOR PLAN LEVEL 3 SEGMENT 1 A2.34 FLOOR PLAN LEVEL 3 SEGMENT 2 A2.35 FLOOR PLAN LEVEL 3 SEGMENT 3 A2.36 FLOOR PLAN LEVEL 3 SEGMENT 4 A2.37 FLOOR PLAN LEVEL 4 SEGMENT 1 A2.38 FLOOR PLAN LEVEL 4 SEGMENT 2 A2.39 FLOOR PLAN LEVEL 4 SEGMENT 3 A2.40 FLOOR PLAN LEVEL 4 SEGMENT 4 A2.41 FLOOR PLAN LEVEL 5 SEGMENT 1 A2.42 FLOOR PLAN LEVEL 5 SEGMENT 2 A2.43 FLOOR PLAN LEVEL 5 SEGMENT 3 A2.44 FLOOR PLAN LEVEL 5 SEGMENT 4 A2.45 FLOOR PLAN LEVEL 6 SEGMENT 1 A2.46 FLOOR PLAN LEVEL 6 SEGMENT 2 A2.47 FLOOR PLAN LEVEL 6 SEGMENT 3 A2.48 FLOOR PLAN LEVEL 6 SEGMENT 4 A2.49 FLOOR PLAN LEVEL 7 SEGMENT 1 A2.50 FLOOR PLAN LEVEL 7 SEGMENT 2 A2.51 FLOOR PLAN LEVEL 7 SEGMENT 3 A2.52 FLOOR PLAN LEVEL 7 SEGMENT 4 A2.53 FLOOR PLAN MEZZ/ UPPER ROOF SEGMENT 1 A2.54 FLOOR PLAN MEZZ/ UPPER ROOF SEGMENT 2 A2.55 FLOOR PLAN MEZZ/ UPPER ROOF SEGMENT 3 A2.56 FLOOR PLAN MEZZ/ UPPER ROOF SEGMENT 4 A2.61 REFLECTED CEILING PLAN LEVEL 1 A2.62 REFLECTED CEILING PLAN LEVEL 2 A2.63 REFLECTED CEILING PLAN LEVEL 3 A2.64 REFLECTED CEILING PLAN LEVEL 4 A2.65 REFLECTED CEILING PLAN LEVEL 5 A2.66 REFLECTED CEILING PLAN LEVEL 6 A2.67 REFLECTED CEILING PLAN LEVEL 7 A3.01 EXTERIOR ELEVATIONS A3.02 EXTERIOR ELEVATIONS A3.03 COURT YARD ELEVATIONS A4.01 BUILDING SECTIONS A4.10 WALL SECTIONS A4.11 WALL SECTIONS A5.01 GRAND STAIR SECTIONS A5.02 ENLARGED BRIDGE PLANS A5.03 ENLARGED POOL AND SPA A5.10 LEASING OFFICE ENLARGED PLAN/ RCP A5.11 CLUBROOM/ FITNESS ROOM LEVEL 3 A5.12 YOGA ROOM LEVEL 4 A5.13 ROOF LOUNGE LEVEL 7 A5.20 ENLARGED UNIT PLANS A5.21 ENLARGED UNIT PLANS A5.22 ENLARGED UNIT PLANS A5.23 ENLARGED UNIT PLANS A5.24 ENLARGED UNIT PLANS A5.25 ENLARGED UNIT PLANS A5.31 ENLARGED CORE STAIR AND ELEVATOR PLANS A5.32 ENLARGED STAIR PLAN A5.33 ENLARGED STAIR PLAN A5.34 ENLARGED STAIR PLAN A5.40 STAIR SECTIONS A5.41 STAIR AND ELEVATOR SECTION A5.42 STAIR AND ELEVATOR SECTION A5.43 BUILDING STAIR PLANS A6.20 DOOR SCHEDULE A6.30 WINDOW SCHEDULE A6.41 STOREFRONT SCHEDULES A6.42 STOREFRONT SCHEDULES A7.01 CONSTRUCTION ASSEMBLIES A7.11 FLR/CEILING & ROOF ASSEMBLIES A7.21 METAL & CONCRETE FRAMED WALL ASSEMBLIES A7.22 GARAGE & GENERAL PARKING DETAILS A7.23 GARAGE & GENERAL PARKING DETAILS A7.31 WOOD FRAMED WALL ASSEMBLIES A7.32 WOOD CONNECTION DETAILS A7.40 TRASH CHUTE ASSEMBLY A7.41 DEMISING & FIRE WALL ASSEMBLIES A7.51 STAIR DETAIL A7.52 ELEVATOR DETAIL A7.53 PENETRATION ASSEMBLIES A7.54 PENETRATION ASSEMBLIES A7.55 FIRE PROOFING DETAILS A7.91 ROOF DETAILS, DRAINS, SCUPPERS A8.11 DOOR DETAILS	00 GENERAL SN1 GENERAL NOTES SN1 STRUCTURAL SPECIFICATIONS SN1 SPECIAL INSPECTION 01 SLAB PLANS S2.00 LEVEL B FOUNDATION PLAN S2.01 LEVEL 1 SLAB PLAN S2.01.1 LEVEL 1 SLAB (NORTH / SOUTH) REBAR PLAN S2.01.2 LEVEL 1 SLAB (EAST / WEST) REBAR PLAN S2.02 LEVEL 2 SLAB PLAN S2.02.1 LEVEL 2 SLAB (NORTH / SOUTH) REBAR PLAN S2.02.2 LEVEL 2 SLAB (EAST / WEST) REBAR PLAN S2.03 LEVEL 3 PODIUM SLAB PLAN S2.03.1 LEVEL 3 PODIUM (NORTH / SOUTH) REBAR PLAN S2.03.2 LEVEL 3 PODIUM (EAST / WEST) REBAR PLAN 02 DETAILS SC1.0 STRUCTURAL DETAILS SC2.0 STRUCTURAL DETAILS SC2.1 STRUCTURAL DETAILS SC3.0 STRUCTURAL DETAILS SC3.1 STRUCTURAL DETAILS SC4.0 STRUCTURAL DETAILS SC4.1 STRUCTURAL DETAILS SC4.2 STRUCTURAL DETAILS SC5.0 STRUCTURAL DETAILS SC5.1 STRUCTURAL DETAILS SC5.2 STRUCTURAL DETAILS SC6.0 STRUCTURAL DETAILS SC6.1 STRUCTURAL DETAILS SC9.0 STRUCTURAL DETAILS 02 SUPERSTRUCTURE FRAMING PLANS S2.33.H LEVEL 3 HARDWARE PLACEMENT PLAN - SEGMENT 1 S2.34.H LEVEL 3 HARDWARE PLACEMENT PLAN - SEGMENT 2 S2.35.H LEVEL 3 HARDWARE PLACEMENT PLAN - SEGMENT 3 S2.36.H LEVEL 3 HARDWARE PLACEMENT PLAN - SEGMENT 4 S2.33 LEVEL 4 FLOOR FRAMING PLAN - SEGMENT 1 S2.34 LEVEL 4 FLOOR FRAMING PLAN - SEGMENT 2 S2.35 LEVEL 4 FLOOR FRAMING PLAN - SEGMENT 3 S2.36 LEVEL 4 FLOOR FRAMING PLAN - SEGMENT 4 S2.37 LEVEL 5 FLOOR FRAMING PLAN - SEGMENT 1 S2.38 LEVEL 5 FLOOR FRAMING PLAN - SEGMENT 2 S2.39 LEVEL 5 FLOOR FRAMING PLAN - SEGMENT 3 S2.40 LEVEL 5 FLOOR FRAMING PLAN - SEGMENT 4 S2.41 LEVEL 6 FLOOR FRAMING PLAN - SEGMENT 1 S2.42 LEVEL 6 FLOOR FRAMING PLAN - SEGMENT 2 S2.43 LEVEL 6 FLOOR FRAMING PLAN - SEGMENT 3 S2.44 LEVEL 6 FLOOR FRAMING PLAN - SEGMENT 4 S2.45 LEVEL 7 FLOOR FRAMING PLAN - SEGMENT 1 S2.46 LEVEL 7 FLOOR FRAMING PLAN - SEGMENT 2 S2.47 LEVEL 7 FLOOR FRAMING PLAN - SEGMENT 3 S2.48 LEVEL 7 FLOOR FRAMING PLAN - SEGMENT 4 S2.49 LEVEL LOFT/ROOF FRAMING PLAN - SEGMENT 1 S2.50 LEVEL LOFT/ROOF FRAMING PLAN - SEGMENT 2 S2.51 LEVEL LOFT/ROOF FRAMING PLAN - SEGMENT 3 S2.52 LEVEL LOFT/ROOF FRAMING PLAN - SEGMENT 4 S2.53 LEVEL HIGH ROOF FRAMING PLAN - SEGMENT 1 S2.54 LEVEL HIGH ROOF FRAMING PLAN - SEGMENT 2 S2.55 LEVEL HIGH ROOF FRAMING PLAN - SEGMENT 3 S2.56 LEVEL HIGH ROOF FRAMING PLAN - SEGMENT 4 06 AMENITIES SS.11 ENLARGED AMENITYS FLOOR FRAMING PLAN SS.13 LOUNGE FRAMING PLA SS.14 ENLARGED BRIDGE FLOOR FRAMING PLAN 07 UNIT PLANS SS.20 ENLARGED UNIT FLOOR FRAMING PLAN SS.21 ENLARGED UNIT FLOOR FRAMING PLAN SS.22 ENLARGED UNIT FLOOR FRAMING PLAN SS.23 ENLARGED UNIT FLOOR FRAMING PLAN SS.25 ENLARGED UNIT FLOOR FRAMING PLAN SS.26 ENLARGED UNIT FLOOR FRAMING PLAN 10 SUPERSTRUCTURE DETAILS SW0.1 STRUCTURAL DETAILS SW0.2 STRUCTURAL DETAILS SW0.3 STRUCTURAL DETAILS SW1.0 STRUCTURAL DETAILS SW2.0 STRUCTURAL DETAILS SW2.1 STRUCTURAL DETAILS SW3.0 STRUCTURAL DETAILS SW4.0 STRUCTURAL DETAILS SW5.0 STRUCTURAL DETAILS SW6.0 STRUCTURAL DETAILS SW6.1 STRUCTURAL DETAILS SW8.0 STRUCTURAL DETAILS SW9.0 STRUCTURAL DETAILS	M0.01 GENERAL NOTES, LEGENDS & SYMBOLS M0.02 EQUIPMENT SCHEDULE M0.03 EQUIPMENT SCHEDULE M2.00 OVERALL PLAN - LEVEL B M2.00A LEVEL B - SEGMENT A M2.00B LEVEL B - SEGMENT B M2.01 OVERALL PLAN - LEVEL 1 M2.01A LEVEL 1 - SEGMENT A M2.01B LEVEL 1 - SEGMENT B M2.02 OVERALL PLAN - LEVEL 2 M2.02A LEVEL 2 - SEGMENT A M2.02B LEVEL 2 - SEGMENT B M2.03 OVERALL PLAN - LEVEL 3 M2.04 OVERALL PLAN - LEVEL 4 M2.05 OVERALL PLAN - LEVEL 5 M2.06 OVERALL PLAN - LEVEL 6 M2.07 OVERALL PLAN - LEVEL 7 M2.08 OVERALL PLAN - LOFT LEVEL M2.09 OVERALL PLAN - ROOF LEVEL M43.1 UNIT PLANS M43.2 UNIT PLANS M43.3 UNIT PLANS M43.4 UNIT PLANS M43.5 UNIT PLANS MC2.01 OVERALL PLAN - LEVEL 1 - COMPOSITE MC2.02 OVERALL PLAN - LEVEL 2 - COMPOSITE MC2.03 OVERALL PLAN - LEVEL 3 - COMPOSITE MC2.04 OVERALL PLAN - LEVEL 4 - COMPOSITE MC2.05 OVERALL PLAN - LEVEL 5 - COMPOSITE MC2.06 OVERALL PLAN - LEVEL 6 - COMPOSITE MC2.07 OVERALL PLAN - LEVEL 7 - COMPOSITE MC2.08 OVERALL PLAN - LOFT LEVEL - COMPOSITE MD.1 DETAIL MD.2 DETAIL ELECTRICAL E0.01 SYMBOLS, ABBREVIATIONS AND INDEX E0.02 GENERAL AND FIRE ALARM NOTES E0.03 LOAD CALCULATIONS E0.04 SINGLE LINE DIAGRAMS E0.05 SINGLE LINE DIAGRAMS E0.06 SINGLE LINE DIAGRAMS E0.07 UNIT PANEL & LIGHT FIXTURE SCHEDULES E0.08 PANEL SCHEDULES E0.09 PANEL SCHEDULES E0.10 PANEL SCHEDULES E1.00 SITE PLAN - OVERALL E1.00A SITE PLAN - SEGMENT A E1.00B SITE PLAN - SEGMENT B E1.00C SITE PLAN - SEGMENT C E1.00D SITE PLAN - SEGMENT D E2.00 LEVEL B - OVERALL E2.00A LEVEL B - SEGMENT A E2.00B LEVEL B - SEGMENT B E2.00C LEVEL B - SEGMENT C E2.00D LEVEL B - SEGMENT D E2.01 LEVEL 1 - OVERALL E2.01A LEVEL 1 - SEGMENT A E2.01B LEVEL 1 - SEGMENT B E2.01C LEVEL 1 - SEGMENT C E2.01D LEVEL 1 - SEGMENT D E2.02 LEVEL 2 - OVERALL E2.02A LEVEL 2 - SEGMENT A E2.02B LEVEL 2 - SEGMENT B E2.02C LEVEL 2 - SEGMENT C E2.02D LEVEL 2 - SEGMENT D E2.03 LEVEL 3 - OVERALL E2.03A LEVEL 3 - SEGMENT A E2.03B LEVEL 3 - SEGMENT B E2.03C LEVEL 3 - SEGMENT C E2.03D LEVEL 3 - SEGMENT D E2.04 LEVEL 4 - OVERALL E2.04A LEVEL 4 - SEGMENT A E2.04B LEVEL 4 - SEGMENT B E2.04C LEVEL 4 - SEGMENT C E2.04D LEVEL 4 - SEGMENT D E2.05 LEVEL 5 - OVERALL E2.05A LEVEL 5 - SEGMENT A E2.05B LEVEL 5 - SEGMENT B E2.05C LEVEL 5 - SEGMENT C E2.05D LEVEL 5 - SEGMENT D E2.06 LEVEL 6 - OVERALL E2.06A LEVEL 6 - SEGMENT A E2.06B LEVEL 6 - SEGMENT B E2.06C LEVEL 6 - SEGMENT C E2.06D LEVEL 6 - SEGMENT D E2.07 LEVEL 7 - OVERALL E2.07A LEVEL 7 - SEGMENT A E2.07B LEVEL 7 - SEGMENT B E2.07C LEVEL 7 - SEGMENT C E2.07D LEVEL 7 - SEGMENT D E2.08 LOWER ROOF - OVERALL E2.08A LOWER ROOF - SEGMENT A E2.08B LOWER ROOF - SEGMENT B E2.08C LOWER ROOF - SEGMENT C E2.08D LOWER ROOF - SEGMENT D E2.09 UPPER ROOF - OVERALL E2.09A UPPER ROOF - SEGMENT A E2.09B UPPER ROOF - SEGMENT B E2.09C UPPER ROOF - SEGMENT C E2.09D UPPER ROOF - SEGMENT D E3.01 ENLARGED PLANS E3.02 ENLARGED PLANS E3.03 ENLARGED PLANS E5.20 UNIT PLANS E5.21 UNIT PLANS E5.22 UNIT PLANS E5.23 UNIT PLANS E5.24 UNIT PLANS ED.01 DETAILS ED.02 DETAILS	P-00.1 ABBREVIATIONS & LEGENDS P-00.2 GENERAL NOTES P-00.3 SIZING TABLES & CALCULATIONS P-00.4 CALCULATIONS P-00.5 CALCULATIONS P-00.6 EQUIPMENT SCHEDULES P-01.1 SITE PLAN P-11.0 OVERALL PLAN - LEVEL B P-11.1 OVERALL PLAN - LEVEL 1 P-11.2 OVERALL PLAN - LEVEL 2 P-11.3 OVERALL PLAN - LEVEL 3 P-11.4 OVERALL PLAN - LEVEL 4 P-11.5 OVERALL PLAN - LEVEL 5 P-11.6 OVERALL PLAN - LEVEL 6 P-11.7 OVERALL PLAN - LEVEL 7 P-11.8 OVERALL PLAN - MEZ/LOWER ROOF P-11.9 OVERALL PLAN - UPPER ROOF P-41.1 ENLARGED PLANS P-41.2 ENLARGED PLANS P-41.3 ENLARGED PLANS P-43.1 UNIT PLANS P-43.2 UNIT PLANS P-43.3 UNIT PLANS P-43.4 UNIT PLANS P-43.5 UNIT PLANS P-R0.1 RISER DIAGRAMS P-R0.2 RISER DIAGRAMS P-R0.3 RISER DIAGRAMS P-R0.4 RISER DIAGRAMS P-R0.5 RISER DIAGRAMS P-R0.6 RISER DIAGRAMS P-D0.1 DETAILS P-D0.2 DETAILS P-D0.3 DETAILS P-D0.4 DETAILS P-D0.5 DETAILS P-D0.6 DETAILS LANDSCAPE LT-1 Landscape Title Sheet LC-1.1 Level 1 LC-2.1 Level 1 LC-3.1 Level 1 LC-1.3 Level 3 LC-2.3 Level 3 LC-3.3 Level 3 LC-1.7 Level 7 LC-4 LANDSCAPE DETAILS LC-5 LANDSCAPE DETAILS LC-6 LANDSCAPE DETAILS LC-7 LANDSCAPE DETAILS LC-8 LANDSCAPE DETAILS LC-9 LANDSCAPE DETAILS LC-10 LANDSCAPE DETAILS LC-12 LANDSCAPE DETAILS LIP-1.1 LEVEL 1 IRRIG. PENETRATION PLAN LIP-1.3 LEVEL 3 IRRIG. PENETRATION PLAN LIP-1.7 LEVEL 7 IRRIG. PENETRATION PLAN LIP-2.1 LEVEL 1 IRRIG. PENETRATION PLAN LIP-2.3 LEVEL 3 IRRIG. PENETRATION PLAN LIP-3.1 LEVEL 1 IRRIG. PENETRATION PLAN LIP-3.3 LEVEL 3 IRRIG. 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<div><div>PROJECT ADDRESS: THE MADISON 200 N. CABRILLO, SANTA ANA, CA 92701</div><div>ARCHITECT: TAG design works 411 EAST HUNTINGTON SUITE 308 ARCADIA, CALIFORNIA 91006 PHN: (626) 446-5300</div><div>DESIGN WORKS</div><div><div>JOHN C. LIU C-39396</div><div>SEAL</div></div><div>Job No.: Drawn: Checked: BID Date:</div><div><div>Date</div><div>Issues / Revisions:</div><div>3/28/2022 DD SET</div><div>4/22/2022 100% DD</div><div>5/31/2022 1ST PLAN CHECK</div></div><div>SHEET TITLE: SHEET INDEX</div><div>SHEET # G1.02</div></div>				

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REACH REQUIREMENTS

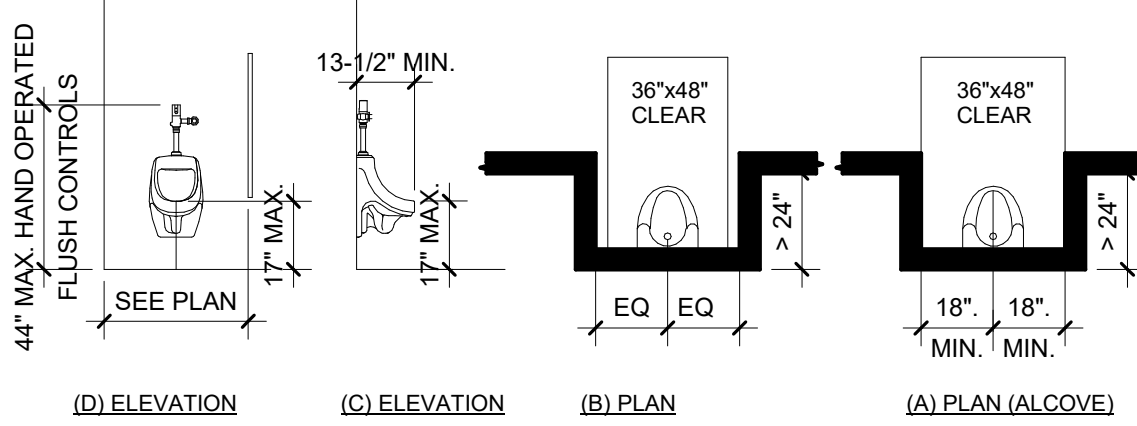
3/32" = 1'-0"

10

ACCESSIBLE SHOWER PLAN & ELEVATION

1/4" = 1'-0"

9



ACCESSIBLE URINAL PLAN & ELEVATION

1/4" = 1'-0"

8

GENERAL DOOR REQUIREMENTS

1/16" = 1'-0"

7

GENERAL RAMP REQUIREMENTS

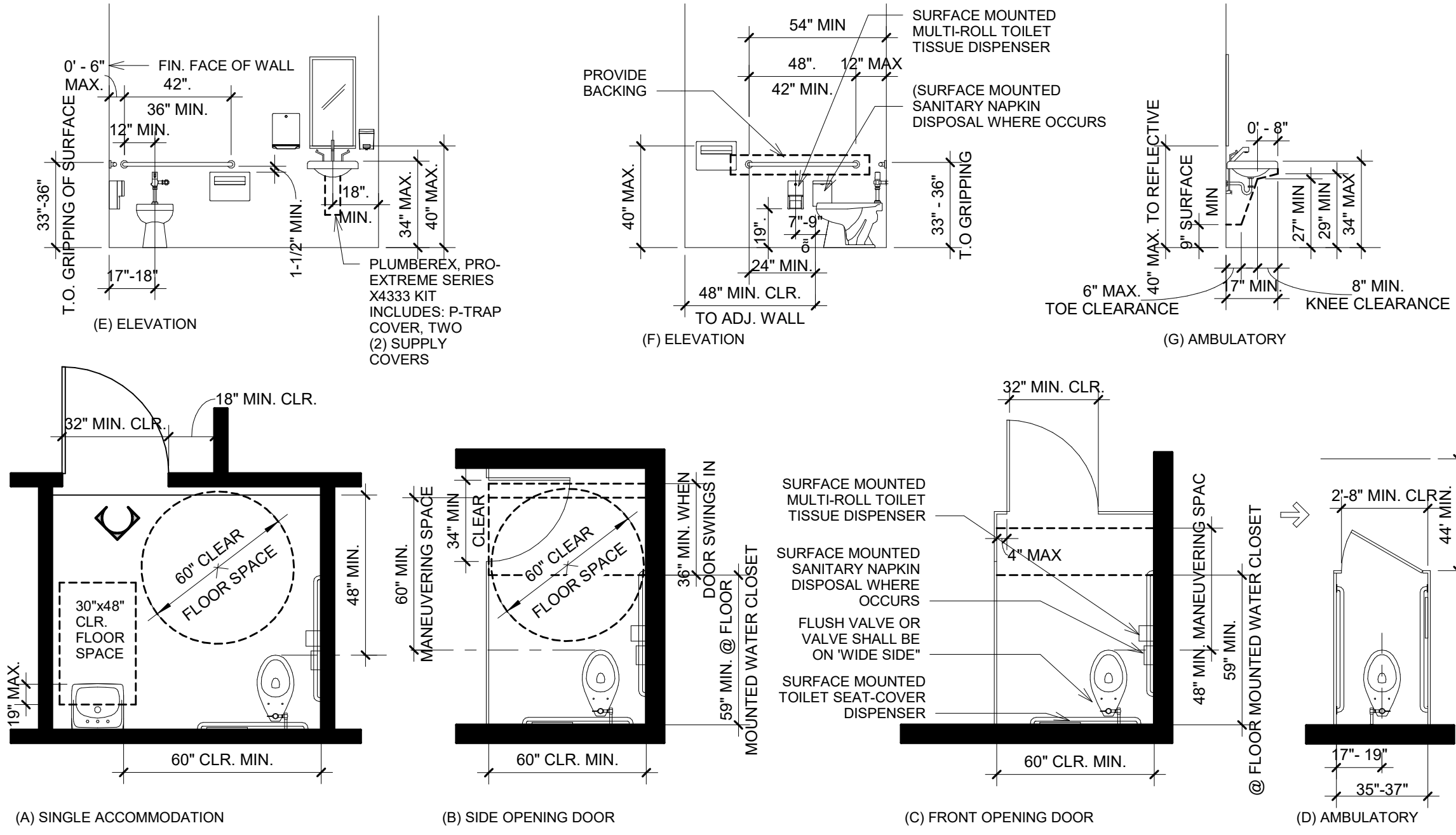
1/16" = 1'-0"

5

DOOR HARDWARE LOCATIONS

3/8" = 1'-0"

1



ACCESSIBLE TOILET PLAN & ELEVATION

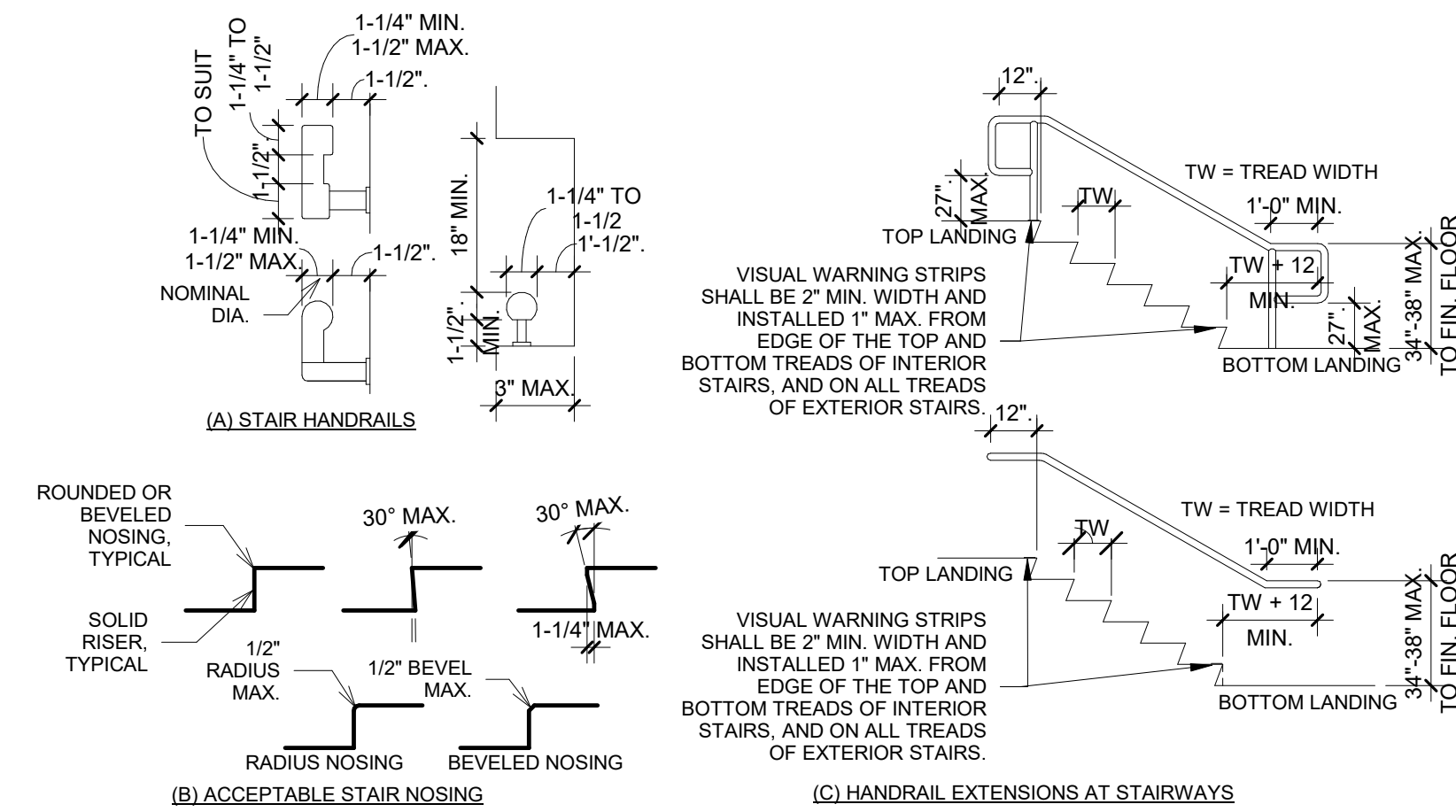
1/4" = 1'-0"

6

COMMUNICATION & FIRE PROTECTION DEVICES

1/4" = 1'-0"

4



STAIRS & HANDRAIL DETAILS

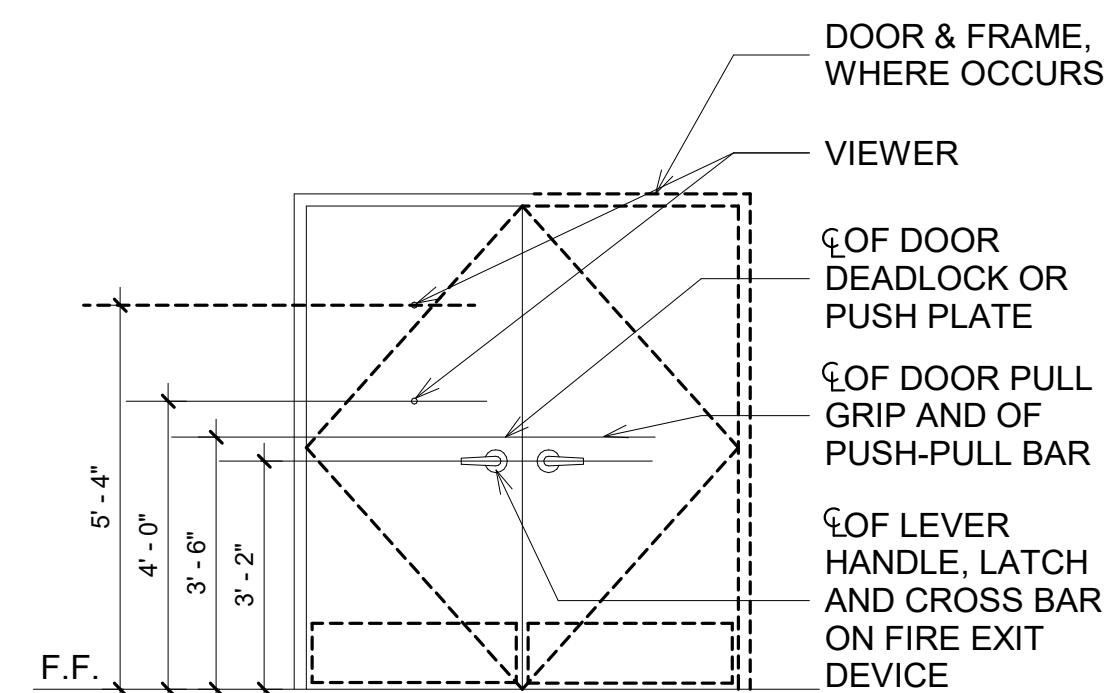
1/16" = 1'-0"

3

MOUNTING HEIGHTS FOR RESTROOM ACCESSORIES

1/4" = 1'-0"

2



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TAG DESIGN WORKS

REGISTERED ARCHITECT
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C-39396
STATE OF CALIFORNIA

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Drawn:
Checked:
BID Date:

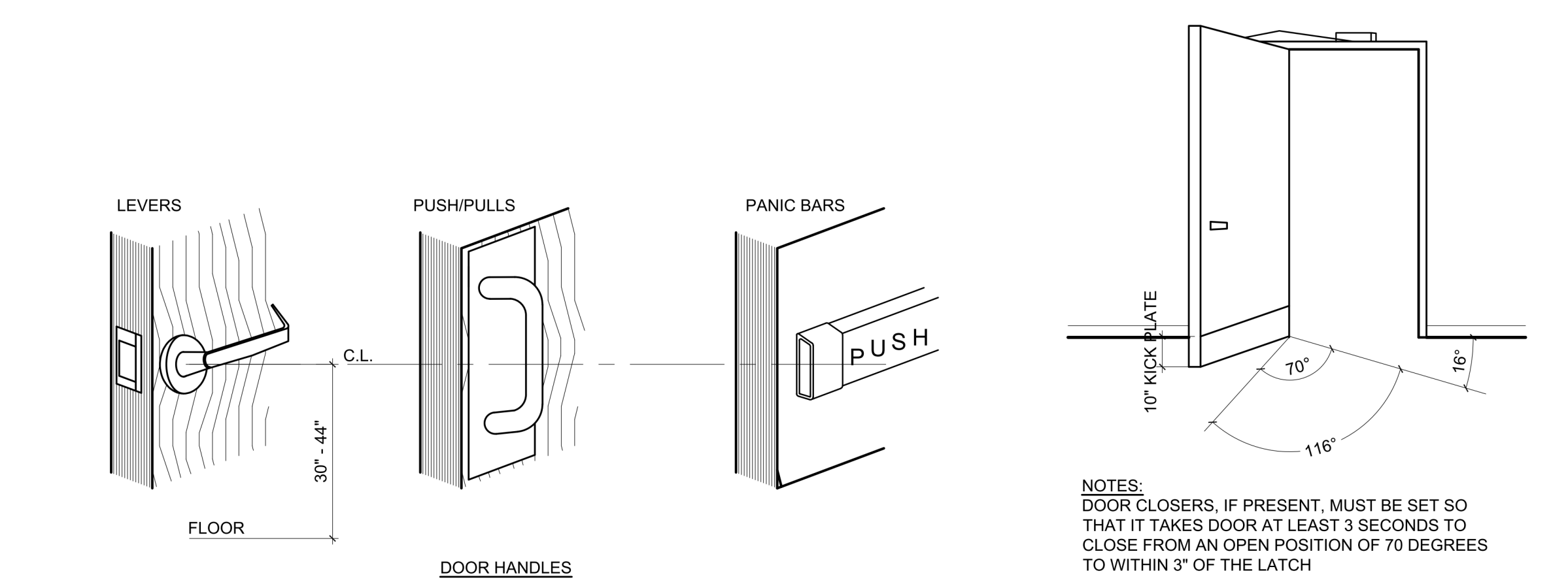
Date: 3/28/2022
Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
ACCESSIBILITY DETAILS

SHEET #

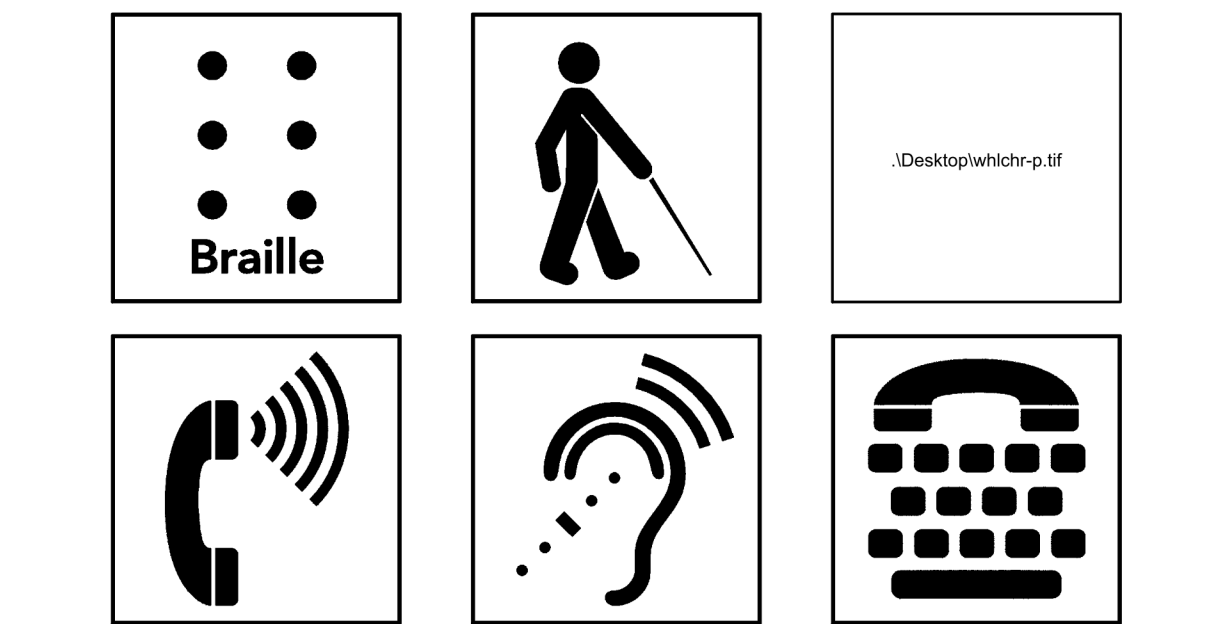
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ACCESSIBILITY DOOR

SCALE: N.T.S.

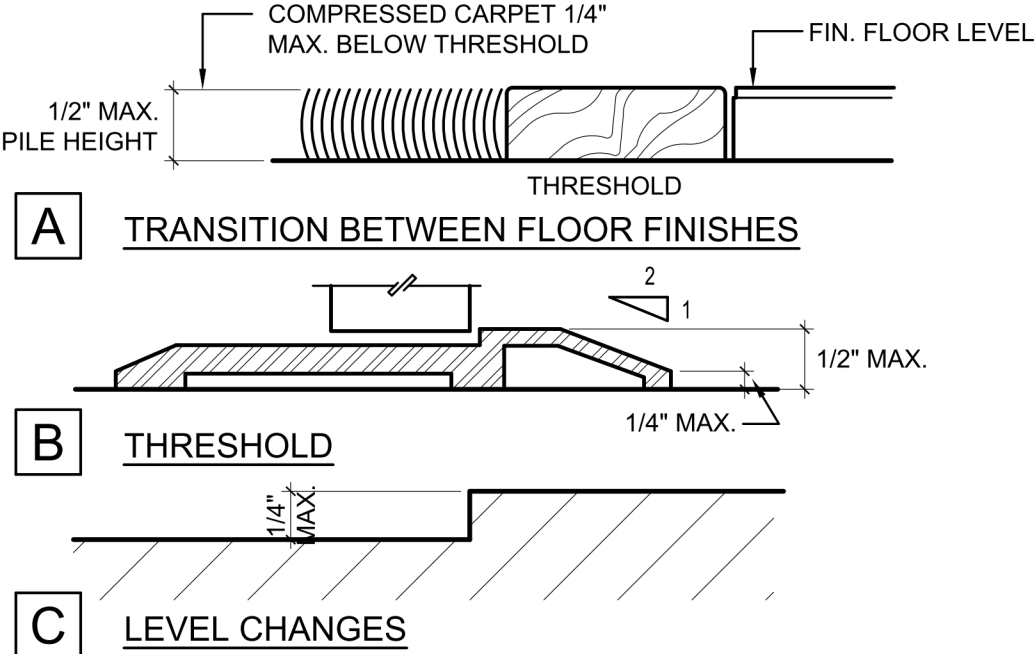


PICTOGRAMS

- PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM
- THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6" MINIMUM IN HEIGHT
- CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND

TYPICAL PICTOGRAMS

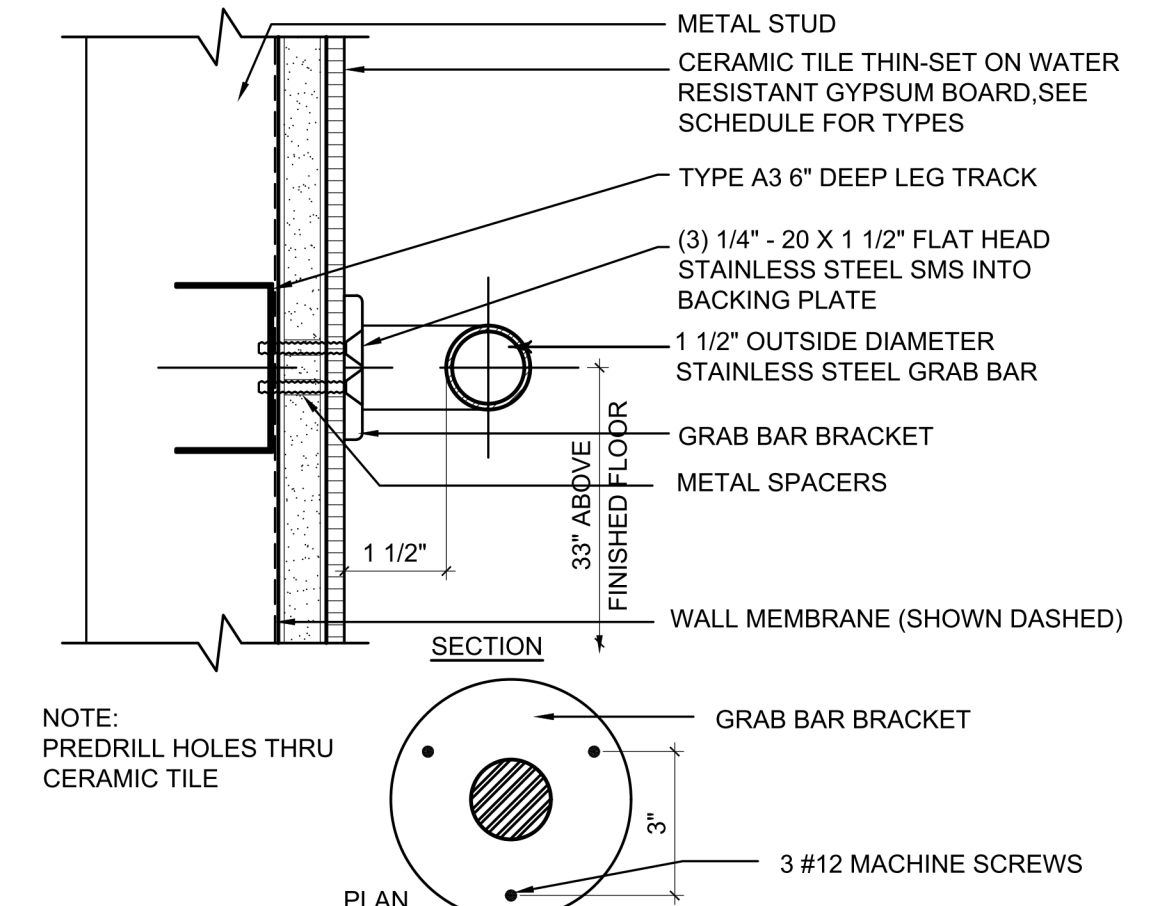
SCALE: N.T.S.



- NOTES:
- 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE
 - 2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE
 - 1/4" MAXIMUM VERTICAL LEVEL CHANGE

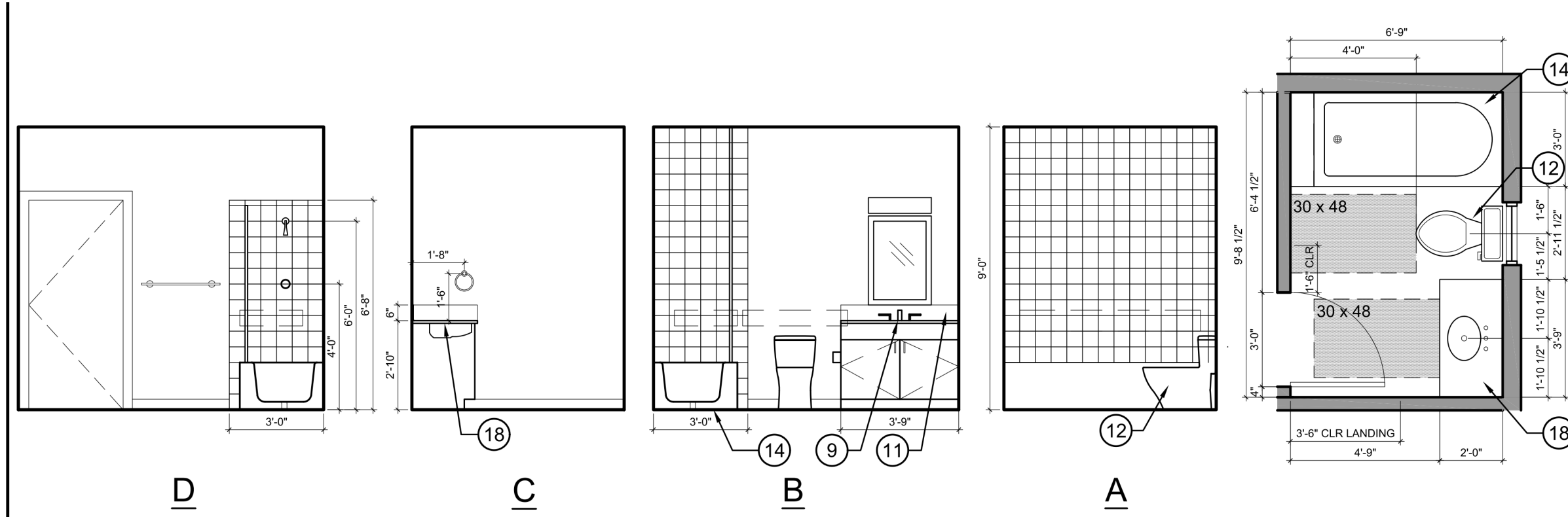
LEVEL CHANGE

SCALE: N.T.S.



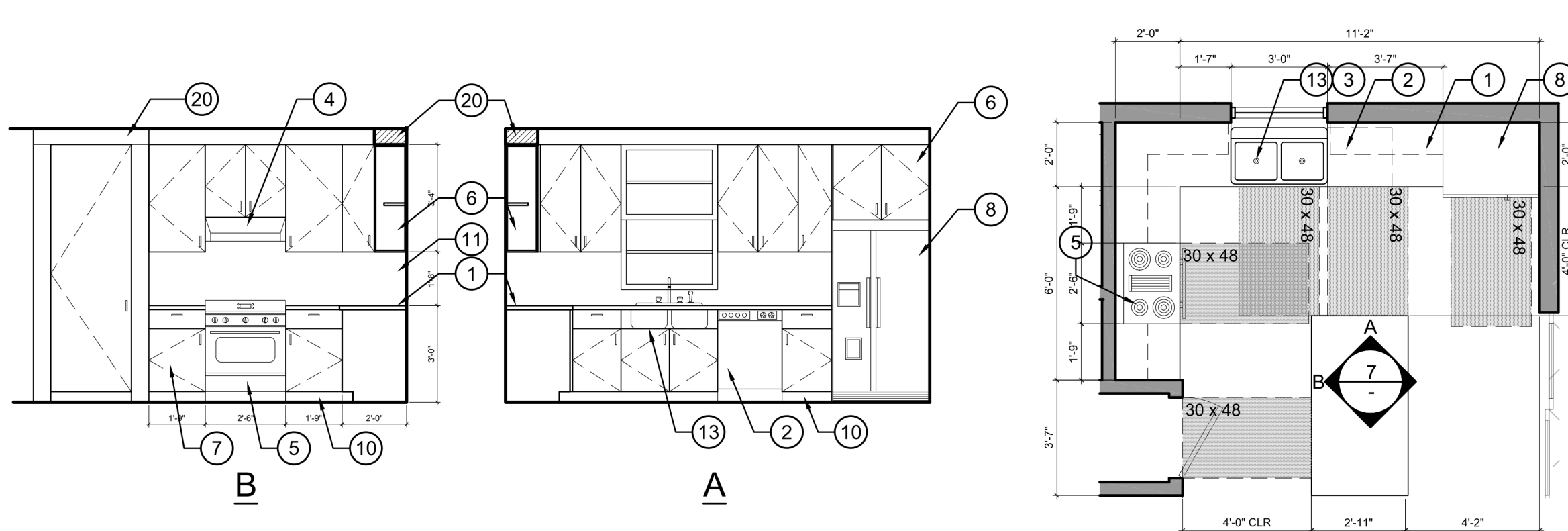
GRAB BAR ANCHORAGE

SCALE: N.T.S.



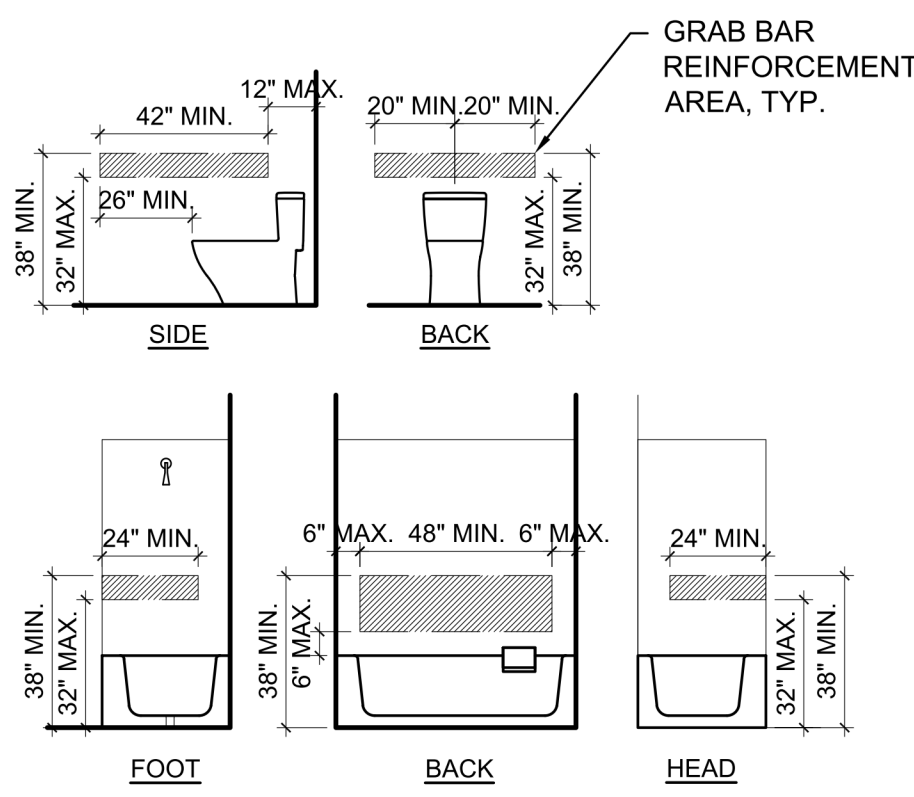
ACCESSIBLE BATH

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



ACCESSIBLE KITCHEN

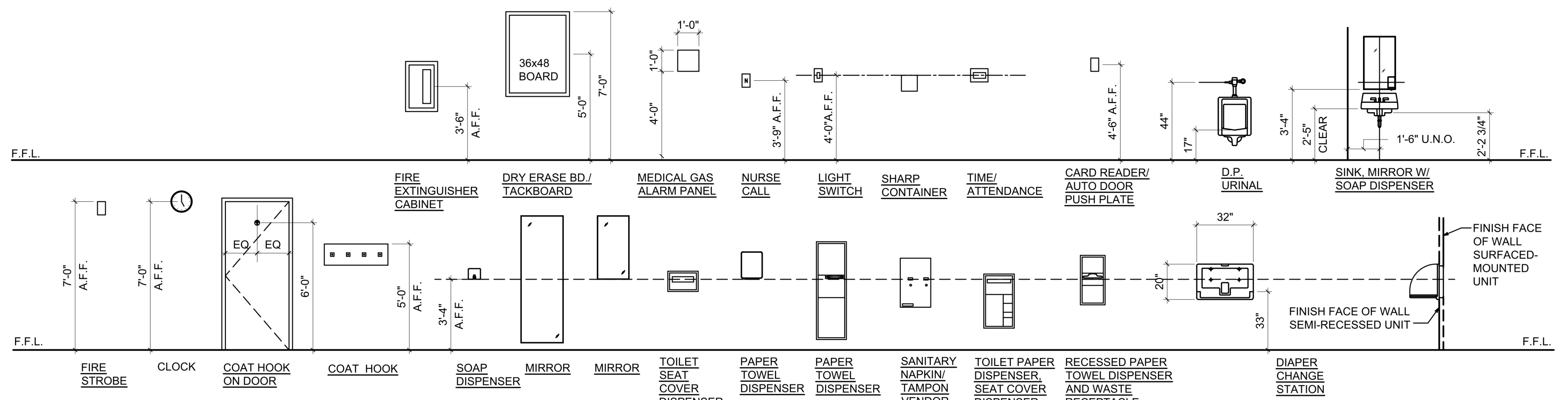
SCALE: 1/4" = 1'-0"



- NOTE:
- BLOCKING MATERIAL SHALL BE OF WOOD 2X12 LUMBER OR OTHER MATERIAL CAPABLE OF SUPPORTING A MIN. LOAD OF 250 LBS.
 - ALL COVERED DWELLING UNITS SHALL HAVE BLOCKING INSTALLED IN ALL BATHROOMS AS SHOWN
 - IT IS RECOMMENDED TO ALLOW AN EXTRA 2 INCHES AT THE SIDES AND BOTTOM OF ALL REINFORCING LOCATION DIMENSIONS FOR GREATER EASE OF FUTURE GRAB BAR INSTALLATION
 - WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL, CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATE GRAB BARS.

GRAB BAR REINF.

SCALE: N.T.S.



TYP. MOUNTING HEIGHT / CLEARANCES

SCALE: N.T.S.

KEYNOTES

SYMBOL	DESCRIPTION	DETAIL
1	GRANITE COUNTER TOP	
2	DISH WASHER UNDER COUNTERTOP	1/G1.1d
3	GARBAGE DISPOSAL	
4	HOOD RANGE	
5	30" ELEC. IGNITION GAS RANGE	
6	UPPER CABINET W/ SHELVES	4/G1.1d
7	BASE CABINET W/ SHELVES	4/G1.1d
8	REFRIGERATOR	
9	SINK & FAUCET, SEE PLUMBING DWGS.	
10	4" WOOD BASE	
11	GRANITE BACKSPASH	
12	TOILET - SEE ACCESSIBILITY NOTE # 5.	3 & 11/G1.1d
13	30" DOUBLE SINK WITH CASEWORK	1/G1.1d
14	BATH TUB. SEE ACCESSIBILITY NOTE # 5.	NOTE #5 / G1.1
15	MECHANICAL SHAFT	
16	30" X 30" ACCESS PANEL	
17	DOOR BUZZER MOUNTED 48" A.F.F. MAX. AND CONNECTED TO PERMANENT WIRING(HARD WIRED)	
18	VANITY SINK WITH COUNTERTOP AT 34" MAX. ABOVE FINISH FLOOR.	13 / G1.1
19	SHOWER WITH FRAMELESS DOOR SYSTEM. 36" SHOWER DOOR OPENING WITH TEMPERED GLASS. SHOWER FLOOR WITH 1/2" PER FT. SLOPE TO DRAIN. SEE ACCESSIBILITY NOTE # 5. PROVIDE A 2" MAX. THRESHOLD AND HAVE A BEVELED OR SLOPED ANGLE NOT EXCEEDING 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL.	
20	DROP CEILING	
21	PLUMBING WALL WHERE OCCURS	

NOTES

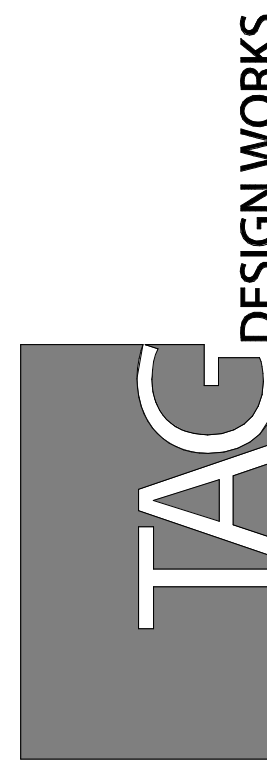
- ALL PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE KEPT AS TIGHT AS POSSIBLE TO FLOOR STRUCTURE
- EXTEND SOFFIT 2" BEYOND FACE OF CABINETS (TYP.)
- LIGHTS TO BE CENTERED IN CEILING AREA WITHIN ROOM UNLESS NOTED OTHERWISE.
- PROVIDE MIN. (1) 24" LONG TOWEL BAR PER BATHROOM, MOUNTED AT 44" A.F.F.
- CONTRACTOR TO VERIFY TUB/SHOWER ENCLOSURE DIMENSIONS W/ MANUFACTURER.
- CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR CABINET INSTALLATION.

ACCESSIBILITY NOTES FOR ACCESSIBLE/ACCESSIBLE READY UNITS

- BASE CABINET DIRECTLY UNDER THE KITCHEN SINK COUNTER AREA, INCLUDING TOEBOARD AND SHELVING, SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE CLEARANCE FOR A WHEELCHAIR. THE FINISH FLOOR BENEATH THE KITCHEN SINK COUNTER AREA SHALL BE EXTENDED TO THE WALL.
- KITCHEN COUNTERTOPS SHALL COMPLY WITH THIS SECTION AND SHALL BE PROVIDED WITH THE FOLLOWING FOR REPOSITIONABLE COUNTERTOP REQUIREMENTS:
 - A. A MINIMUM LINEAR LENGTH OF 30 INCHES OF COUNTERTOP SHALL BE PROVIDED FOR THE KITCHEN SINK INSTALLATION.
 - B. A MINIMUM LINEAR LENGTH OF 30 INCHES OF COUNTERTOP SHALL BE PROVIDED FOR A WORK SURFACE.
 - C. THE SINK AND WORK SURFACE MAY BE A SINGLE INTEGRAL UNIT A MINIMUM OF 60 INCHES IN LENGTH, OR BE SEPARATE COMPONENTS.
- LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED IN THE KITCHEN AT A HEIGHT OF NO MORE THAN 48 INCHES ABOVE THE FLOOR.
- FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND FORCE. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
- REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH C.B.C. SECTIONS 1134A.5 FOR BATHUBS, 1134A.6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4
- SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH C.B.C. SECTION 1124A.

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Drawn:
Checked:
BID Date:

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4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:

**RESIDENTIAL
ACCESS.
DETAIL**

SHEET #

.G1.15



Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER
OWNER, CONTRACTOR, INSPECTOR ETC.)

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Date	Issues / Revisions:
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5/31/2022	1ST PLAN CHECK

CALIFORNIA
GBSC

.G2.10

1ST BUILDING DEPT SUBMITTAL 05-31-2022

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2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

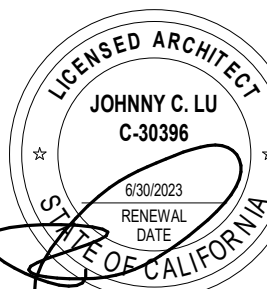
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2021, Includes July 2021 Supplement)

Y	N/A	RESPON. PARTY																																																																																														
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MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O ₃ /g ROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.																																																																																																
MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.																																																																																																
PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).																																																																																																
REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.																																																																																																
VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).																																																																																																
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4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.																																																																																																
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4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.																																																																																																
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4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.																																																																																																
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4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: <ol style="list-style-type: none">Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of <i>California Code of Regulations</i>, Title 17, commencing with section 94507.																																																																																																
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4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.																																																																																																
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4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of <i>California Code of Regulations</i> , Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.																																																																																																
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4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: <ol style="list-style-type: none">Manufacturer's product specification.Field verification of on-site product containers.																																																																																																
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<table><thead><tr><th colspan="2">TABLE 4.504.1 - ADHESIVE VOC LIMIT^{1,2}</th></tr><tr><th colspan="2">(Less Water and Less Exempt Compounds in Grams per Liter)</th></tr><tr><th>ARCHITECTURAL APPLICATIONS</th><th>VOC LIMIT</th></tr></thead><tbody><tr><td>INDOOR CARPET ADHESIVES</td><td>50</td></tr><tr><td>CARPET PAD ADHESIVES</td><td>50</td></tr><tr><td>OUTDOOR CARPET ADHESIVES</td><td>150</td></tr><tr><td>WOOD FLOORING ADHESIVES</td><td>100</td></tr><tr><td>RUBBER FLOOR ADHESIVES</td><td>60</td></tr><tr><td>SUBFLOOR ADHESIVES</td><td>50</td></tr><tr><td>CERAMIC TILE ADHESIVES</td><td>65</td></tr><tr><td>VCT & ASPHALT TILE ADHESIVES</td><td>50</td></tr><tr><td>DRYWALL & PANEL ADHESIVES</td><td>50</td></tr><tr><td>COVE BASE ADHESIVES</td><td>50</td></tr><tr><td>MULTIPURPOSE CONSTRUCTION ADHESIVE</td><td>70</td></tr><tr><td>STRUCTURAL GLAZING ADHESIVES</td><td>100</td></tr><tr><td>SINGLE-PLY ROOF MEMBRANE ADHESIVES</td><td>250</td></tr><tr><td>OTHER ADHESIVES NOT LISTED</td><td>50</td></tr><tr><td colspan="2">SPECIALTY APPLICATIONS</td></tr><tr><td>PVC WELDING</td><td>510</td></tr><tr><td>CPVC WELDING</td><td>490</td></tr><tr><td>ABS WELDING</td><td>325</td></tr><tr><td>PLASTIC CEMENT WELDING</td><td>250</td></tr><tr><td>ADHESIVE PRIMER FOR PLASTIC</td><td>550</td></tr><tr><td>CONTACT ADHESIVE</td><td>80</td></tr><tr><td>SPECIAL PURPOSE CONTACT ADHESIVE</td><td>250</td></tr><tr><td>STRUCTURAL WOOD MEMBER ADHESIVE</td><td>140</td></tr><tr><td>TOP & TRIM ADHESIVE</td><td>250</td></tr><tr><td colspan="2">SUBSTRATE SPECIFIC APPLICATIONS</td></tr><tr><td>METAL TO METAL</td><td>30</td></tr><tr><td>PLASTIC FOAMS</td><td>50</td></tr><tr><td>POROUS MATERIAL (EXCEPT WOOD)</td><td>50</td></tr><tr><td>WOOD</td><td>30</td></tr><tr><td>FIBERGLASS</td><td>80</td></tr></tbody></table> <ol style="list-style-type: none">IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.			TABLE 4.504.1 - ADHESIVE VOC LIMIT ^{1,2}		(Less Water and Less Exempt Compounds in Grams per Liter)		ARCHITECTURAL APPLICATIONS	VOC LIMIT	INDOOR CARPET ADHESIVES	50	CARPET PAD ADHESIVES	50	OUTDOOR CARPET ADHESIVES	150	WOOD FLOORING ADHESIVES	100	RUBBER FLOOR ADHESIVES	60	SUBFLOOR ADHESIVES	50	CERAMIC TILE ADHESIVES	65	VCT & ASPHALT TILE ADHESIVES	50	DRYWALL & PANEL ADHESIVES	50	COVE BASE ADHESIVES	50	MULTIPURPOSE CONSTRUCTION ADHESIVE	70	STRUCTURAL GLAZING ADHESIVES	100	SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	OTHER ADHESIVES NOT LISTED	50	SPECIALTY APPLICATIONS		PVC WELDING	510	CPVC WELDING	490	ABS WELDING	325	PLASTIC CEMENT WELDING	250	ADHESIVE PRIMER FOR PLASTIC	550	CONTACT ADHESIVE	80	SPECIAL PURPOSE CONTACT ADHESIVE	250	STRUCTURAL WOOD MEMBER ADHESIVE	140	TOP & TRIM ADHESIVE	250	SUBSTRATE SPECIFIC APPLICATIONS		METAL TO METAL	30	PLASTIC FOAMS	50	POROUS MATERIAL (EXCEPT WOOD)	50	WOOD	30	FIBERGLASS	80																												
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DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx . 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx . 4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1. 4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx . 4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5 4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following: <ol style="list-style-type: none">Product certifications and specifications.Chain of custody certifications.Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.Other methods acceptable to the enforcing agency. 4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the <i>California Building Standards Code</i> . 4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section. 4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following: <ol style="list-style-type: none">A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.Other equivalent methods approved by the enforcing agency.A slab design specified by a licensed design professional. 4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following: <ol style="list-style-type: none">Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure. 4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following: <ol style="list-style-type: none">Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. <ol style="list-style-type: none">Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in). Notes: <ol style="list-style-type: none">For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.Lighting integral to bathroom exhaust fans shall comply with the <i>California Energy Code</i>. 4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods: <ol style="list-style-type: none">The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.																																																																																																
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<table><thead><tr><th colspan="2">TABLE 4.504.5 - FORMALDEHYDE LIMITS:¹</th></tr><tr><th colspan="2">MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION</th></tr><tr><th>PRODUCT</th><th>CURRENT LIMIT</th></tr></thead><tbody><tr><td>HARDWOOD PLYWOOD VENEER CORE</td><td>0.05</td></tr><tr><td>HARDWOOD PLYWOOD COMPOSITE CORE</td><td>0.05</td></tr><tr><td>PARTICLE BOARD</td><td>0.09</td></tr><tr><td>MEDIUM DENSITY FIBERBOARD</td><td>0.11</td></tr><tr><td>THIN MEDIUM DENSITY FIBERBOARD²</td><td>0.13</td></tr></tbody></table> <ol style="list-style-type: none">VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).			TABLE 4.504.5 - FORMALDEHYDE LIMITS: ¹		MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION		PRODUCT	CURRENT LIMIT	HARDWOOD PLYWOOD VENEER CORE	0.05	HARDWOOD PLYWOOD COMPOSITE CORE	0.05	PARTICLE BOARD	0.09	MEDIUM DENSITY FIBERBOARD	0.11	THIN MEDIUM DENSITY FIBERBOARD ²	0.13																																																																														
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CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS 702 QUALIFICATIONS 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following: <ol style="list-style-type: none">State certified apprenticeship programs.Public utility training programs.Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.Programs sponsored by manufacturing organizations.Other programs acceptable to the enforcing agency. 702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector: <ol style="list-style-type: none">Certification by a national or regional green building program or standard publisher.Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.Successful completion of a third party apprentice training program in the appropriate trade.Other programs acceptable to the enforcing agency. Notes: <ol style="list-style-type: none">Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS). [BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency. Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.																																																																																																
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703 VERIFICATIONS 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.																																																																																																

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

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Job No.:
Drawn:
Checked:
BID Date:

Date: 3/28/2022
Issues / Revisions: DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
CALIFORNIA
GBSC

SHEET #
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ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

6.0 SUMMARY

The following summarizes the acoustical items required to satisfy the noise criteria as described in this report.

Exterior Use

- The predicted noise level in the outdoor use areas do not exceed the City of Santa Ana General Plan threshold of 65 CNEL. No mitigation is required.

Residential

- No changes are required to the typical roof design.
- Windows and glass doors with minimum STC ratings and wall upgrade as shown in Table 3 and defined in Appendix I are required.
- All units are recommended to have STC 30 glazing, minimum, even when not required by code.
- Residential mechanical ventilation, or other means of natural ventilation, shall be provided for all units within Zones A and B.

Non-Residential

- The predicted maximum hourly L_{\max} sound level along Cabrillo Park Drive was found to be less than the 65 dBA threshold per the California Green Building Code that would require acoustical analysis. Therefore, no further analysis is required to demonstrate compliance with the CALGreen acoustical requirements.

Various noise mitigation methods may be utilized to satisfy the noise criteria described in this report. Alteration of mitigation methods that deviate from requirements should be reviewed by the acoustical consultant.

If you have any questions or comments regarding this report, please do not hesitate to contact us.

Sincerely,
Veneklasen Associates, Inc.



Richard H. Silva
Senior Associate



John LoVerde
Principal

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APPENDIX I – GLAZING REQUIREMENTS

In order to meet the predicted interior noise levels described in Section 5.0, the glazing shall meet the following requirements:

Table 4 - Acoustical Glazing Requirements: Minimum Octave Band Transmission Loss and STC Rating

Nominal Thickness	Minimum Transmission Loss						Min. STC Rating
	125	250	500	1000	2000	4000	
1" dual	20	15	28	35	38	32	30
1" laminated-insulated	25	24	29	40	40	40	35
1" insulated + sash	26	33	39	48	53	49	44

The transmission loss values in the table above can likely be met with the following glazing assemblies:

- STC 30: 1/8" monolithic – 3/4" airspace – 1/8" monolithic
- STC 35: 7/32" laminated – 19/32" airspace – 3/16" monolithic
- STC 44: 1/8" monolithic – 1/2" airspace – 1/8" monolithic – airspace – 1/8" storm sash

However, it should be noted that an assembly's frame and seals may limit the performance of the overall system. The assemblies given above are provided as a basis of design, but regardless of construction, the octave band transmission loss of the particular system selected must meet the minimum values in Table 4 above. Similarly, it is permissible to use an alternate assembly construction if it meets the transmission loss requirements. Note that the systems shall not be selected on the basis of STC rating alone.

Independent laboratory acoustical test reports should be provided for review by the design team to ensure compliance with glazing acoustical performance requirements. Lab shall be a member of the NVLAP program for accreditation. Lab reports shall be in compliance with ASTM standard E90 and be no more than 10 years old (from date of submission on specific project). The tests shall be performed on the entire assembly, including frame and seals. If test reports are not available for the assembly, VA would require that the assembly be tested at a third party independent lab accredited through NVLAP for the ASTM E90.

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Figure 1 - Existing Site and Nearby Noise Sources



Table 1 - Traffic Counts and Calculated CNEL along Closest Property Line to Indicated Road Source

Road Source	Traffic Count	Current CNEL	Future CNEL (2026)
I-5	376,060	79	79.4
Cabrillo Park Drive	9,273	61.6	62

3.2 Overall Exterior Exposure

Based on the computer model, VA calculated the noise level at different locations across the project site. To simplify the presentation of the exterior noise levels, VA has separated the site into locations based on the sound exposure and required mitigation. The predicted sound levels at each zone, shown in Figure 2, are listed in Table 2 below.

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Table 2 - Exterior Noise Levels

Location	Floor	Exterior Noise Level, CNEL
Zone A	3-7	79
Zone B	3-7	71-76
Remaining Units	3-7	< 65

Figure 2 - Noise Zones, Levels 3 through 7



4.0 EXTERIOR NOISE CALCULATIONS

4.1 Predicted Outdoor Noise Levels

There are outdoor amenity areas (i.e. courtyard and pool) as well as publicly accessible open space. All are shielded from the I-5 freeway by the proposed mixed-use building. The east end will be open to Cabrillo Park Drive. The predicted sound levels within the outdoor areas are below CNEL 65; therefore, no mitigation is required.

5.0 INTERIOR NOISE CALCULATION

5.1 Exterior Facade Construction

For the calculations performed by VA, the exterior wall was assumed to be consistent with the construction utilized for other similar projects: metal siding or 3-coat cement plaster with gypsum board or plywood sheathing on single stud wall with batt insulation filling the stud cavity, and a single layer of 5/8-inch gypsum board on the interior.

VA utilized the glazing ratings (glass, frame and seals) shown in Appendix I.

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September 11, 2017

California Pacific Homes, Inc.
16530 Bake Parkway, Suite 200
Irvine, California 92618-4310

Attention: **Mr. Chip Smith**

Subject: **The Madison**
Santa Ana, California
Environmental Noise Analysis – Modeling and Noise Mitigation Recommendations
VA Project No. 1843-054

Dear Chip:

Veneklasen Associates (VA) has completed our model and analysis of the subject project located in Santa Ana, California. This report represents the results of our findings:

1.0 INTRODUCTION

This study was conducted to determine the impact of the environmental noise on The Madison mixed-use project in Santa Ana, California. VA's scope of work included reviewing the site terrain and nearby noise sources, modeling proposed development layouts, assessing the noise levels impacting the site, and determining the method, if any, required to reduce the interior and exterior sound levels to meet the applicable code requirements of the State of California and the City of Santa Ana.

The project consists of a mixed-use building with commercial spaces on the ground level and residences on upper levels. The site is bounded by existing 6-story parking structures to the north and south, Interstate I-5 to the west, and Cabrillo Park Drive to the east.

2.0 NOISE CRITERIA

Community Noise Equivalent Level (CNEL) is the 24-hour equivalent (average) sound pressure level in which the evening (7 pm–10 pm) and nighttime (10 pm–7 am) noise levels are weighted by adding 5 and 10 dB, respectively to the hourly level. Since this is a 24-hour metric, short-duration noise events (truck pass-by, bus, trains, etc.) are not as prominent in the analysis.

Leq (equivalent continuous sound level) is defined as the steady sound pressure level which, over a given period of time, has the same total energy as the actual fluctuating noise.

2.1 State of California and City of Santa Ana (Interior)

The State of California Building Code (Section 1207, "Sound Transmission") and the City of Santa Ana General Plan state that interior CNEL values for residential land uses are not to exceed 45 CNEL in any habitable room. If the windows must be closed to meet an interior level of 45 CNEL, then a mechanical ventilating system or other means of natural ventilation shall be provided. The following table from the General Plan clearly indicates these requirements:

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Table 1 Interior and Exterior Noise Standards			
Categories	Land Use Categories	Interior ¹	Exterior ²
Residential	Single-family, duplex, multi-family	45 ³	65
Institutional	Hospital, school classroom/playgrounds	45	65
	Church, library	45	--
Open Space	Parks	--	65

Notes:
¹ Interior areas (to include but are not limited to: bedrooms, bathrooms, kitchens, living rooms, dining rooms, closets, corridors/hallways, private offices, and conference rooms.
² Exterior areas shall mean: private yards of single family homes, park picnic areas, school playgrounds, common areas, private open space, such as atriums on balconies, shall be excluded from exterior areas provided sufficient common area is included within the project.
³ Interior noise level requirements contemplate a closed window condition. Mechanical ventilation system or other means of natural ventilation shall be provided per Chapter 12, Section 1305 of the Uniform Building Code.

The Code states that residences shall receive acoustic insulation beyond typical construction in areas greater than 60 CNEL.

2.2 City of Santa Ana (Exterior)

Table 1 of the City of Santa Ana General Plan, shown in Section 2.1, indicates that the sound level in exterior living spaces should not exceed 65 CNEL.

2.3 California Green Building Code (Interior)

The California Green Building Code stipulates maximum interior sound levels from exterior sources within non-residential occupied spaces in the project. Interior sound levels are not permitted to exceed 50 dBA Leq. This would apply to amenities areas, leasing offices, retail, etc.

3.0 EXTERIOR NOISE ENVIRONMENT

3.1 Computer Modeling

VA has utilized short-term measurements at the project site, Annual Daily Traffic counts for Interstate I-5 and Cabrillo Park Drive provided by the Orange County Transportation Authority (OCTA), and FHWA modeling in order to predict vehicular noise levels at various locations around the project site. A site plan showing nearby noise sources can be seen in Figure 1.

See Table 1 below for the reported traffic counts and calculated CNEL along the property lines closest to the indicated road sources. For future traffic conditions of existing roads, VA has assumed a 1% increase in traffic per year. This yields an increase of 0.4 dB over 10 years. Note that the natural shielding provided by existing parking structures will reduce sound levels from I-5.

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DESIGN WORKS



Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:

**ACOUSTIC
REPORT**

SHEET #

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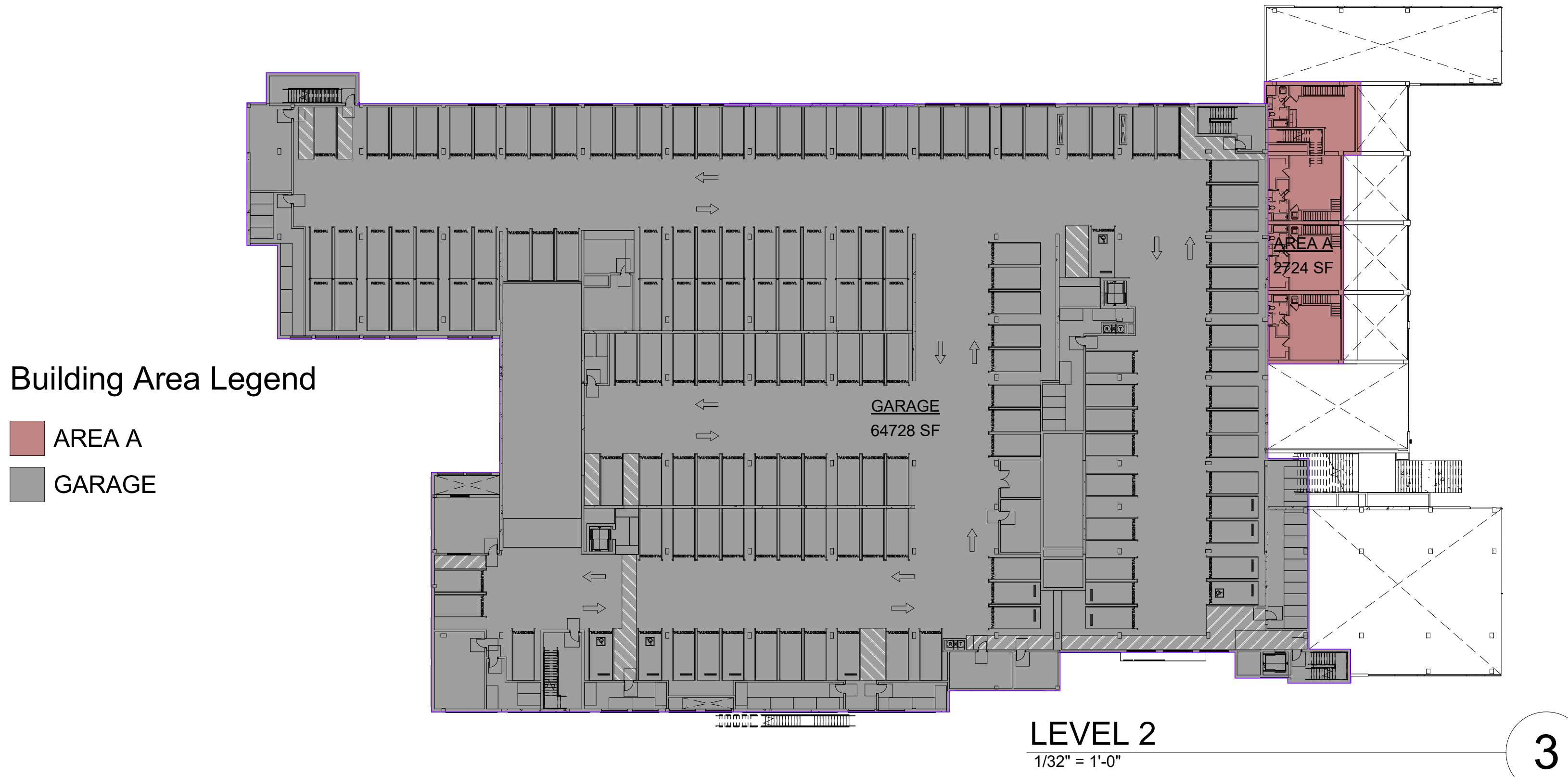
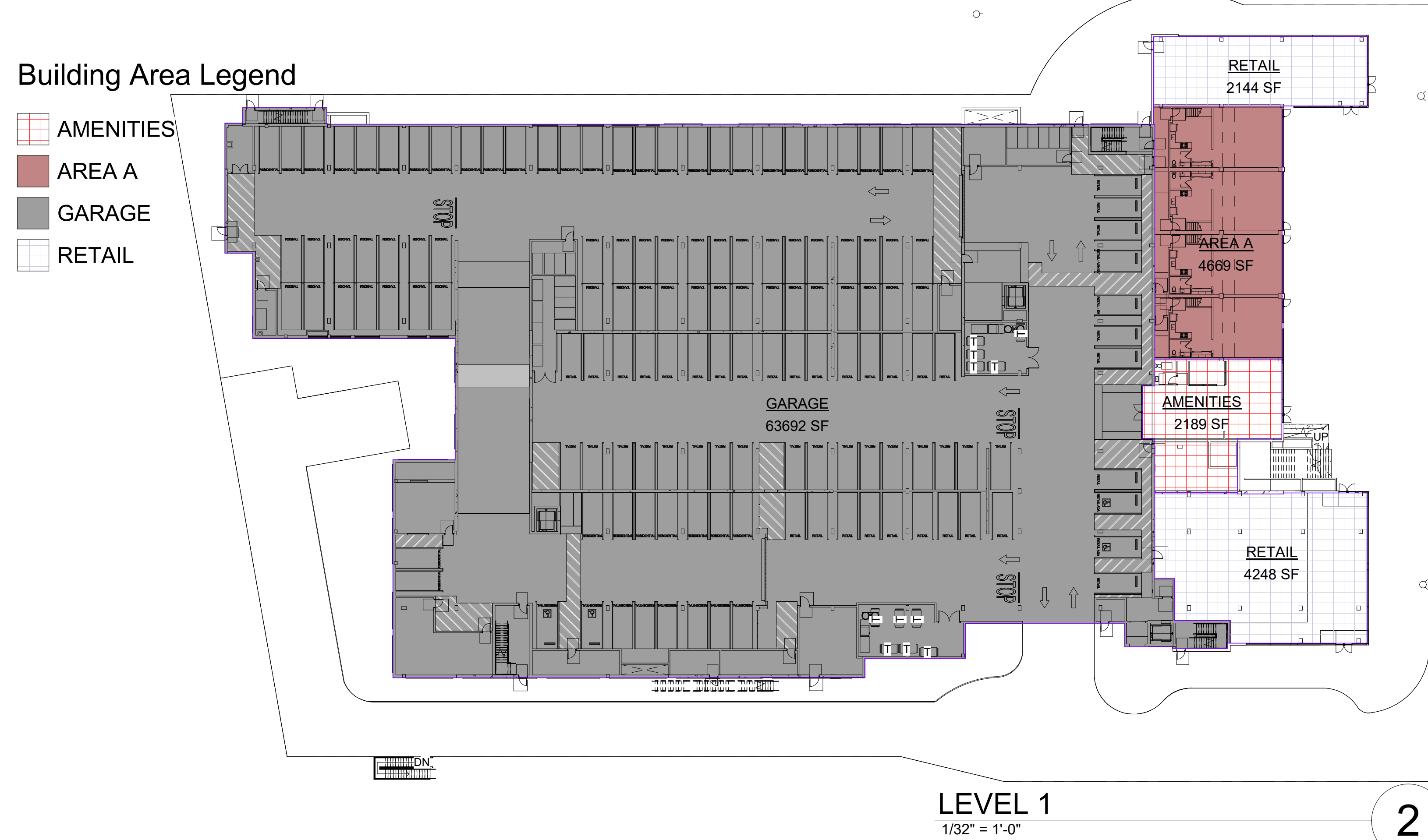
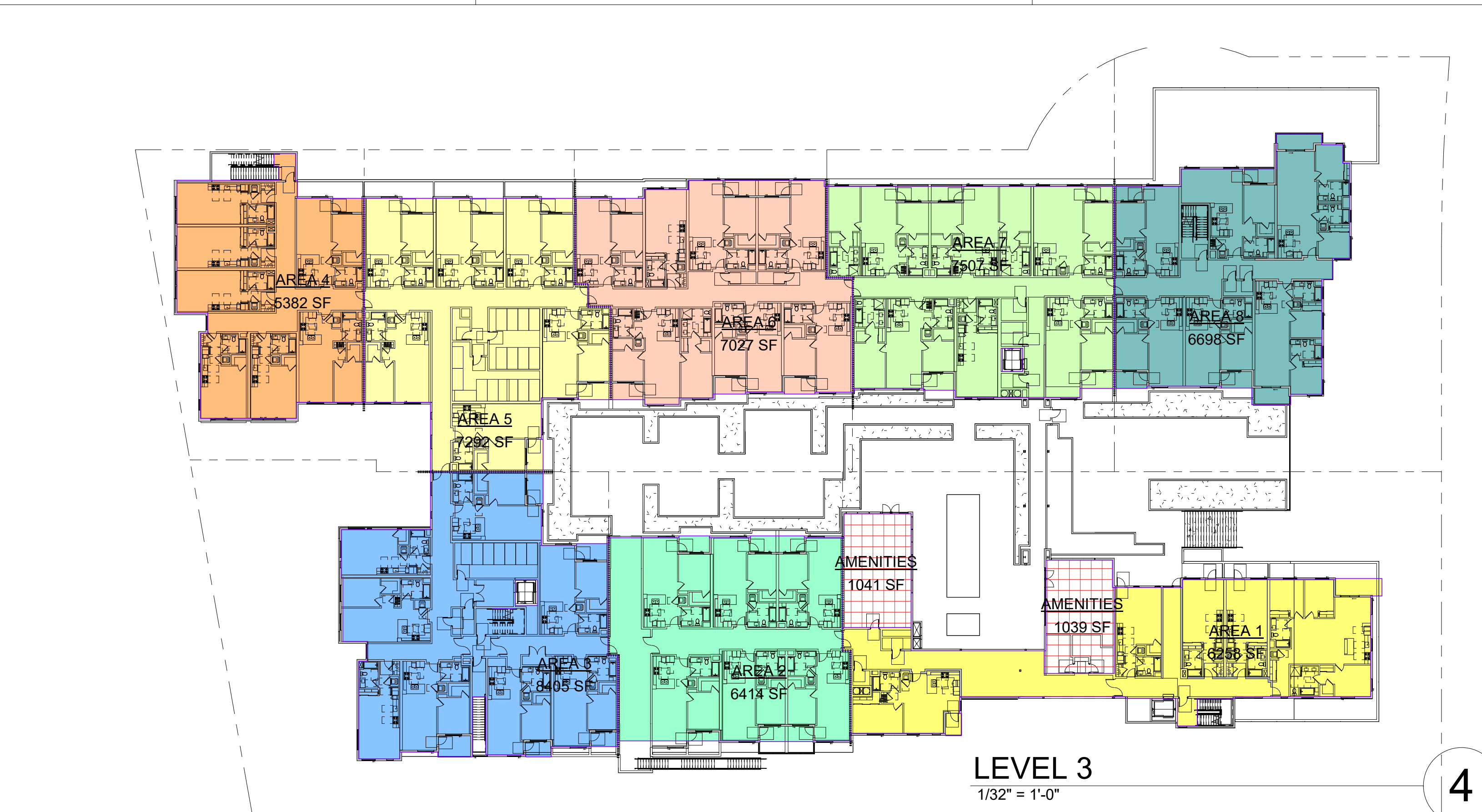
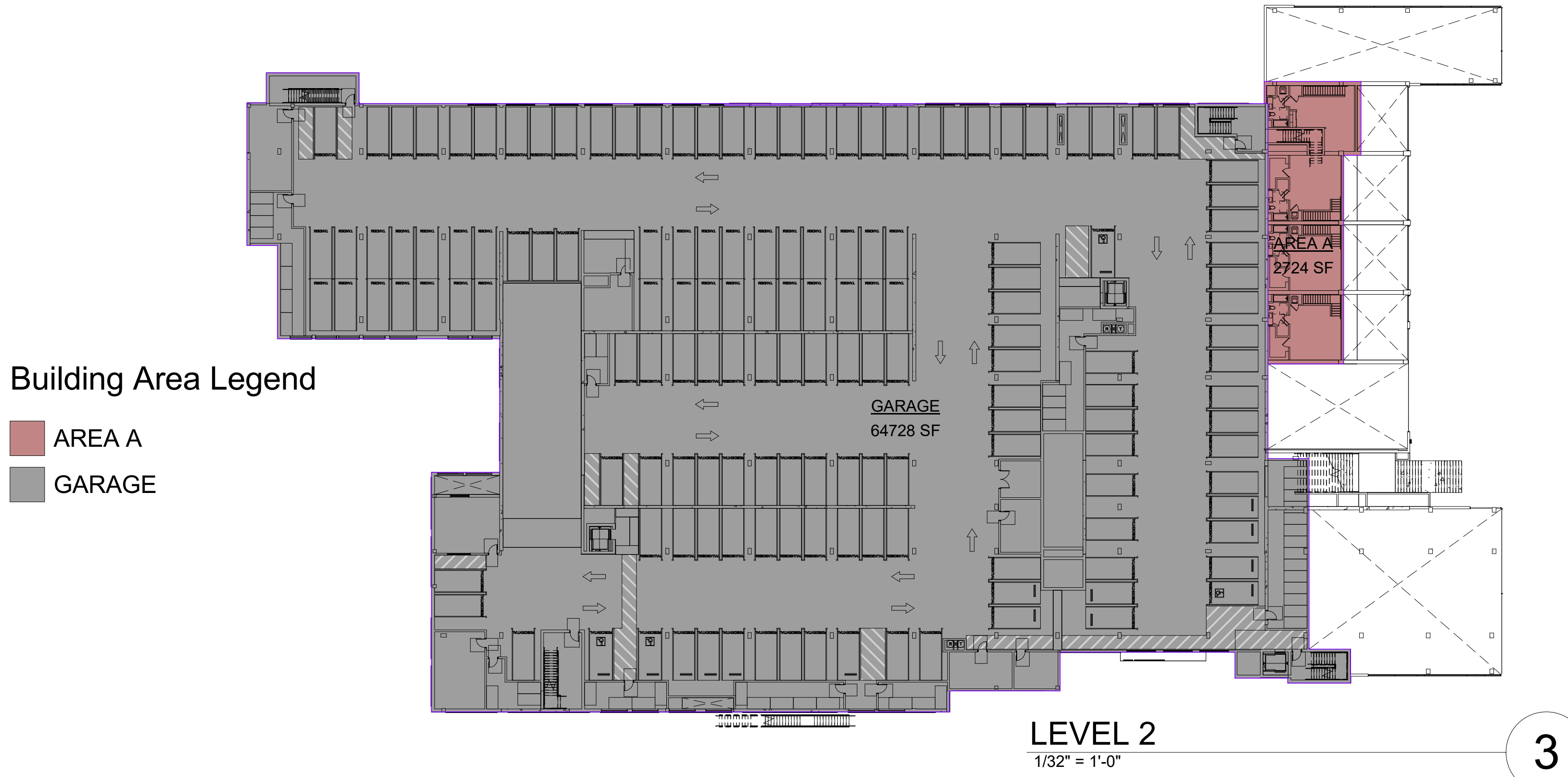
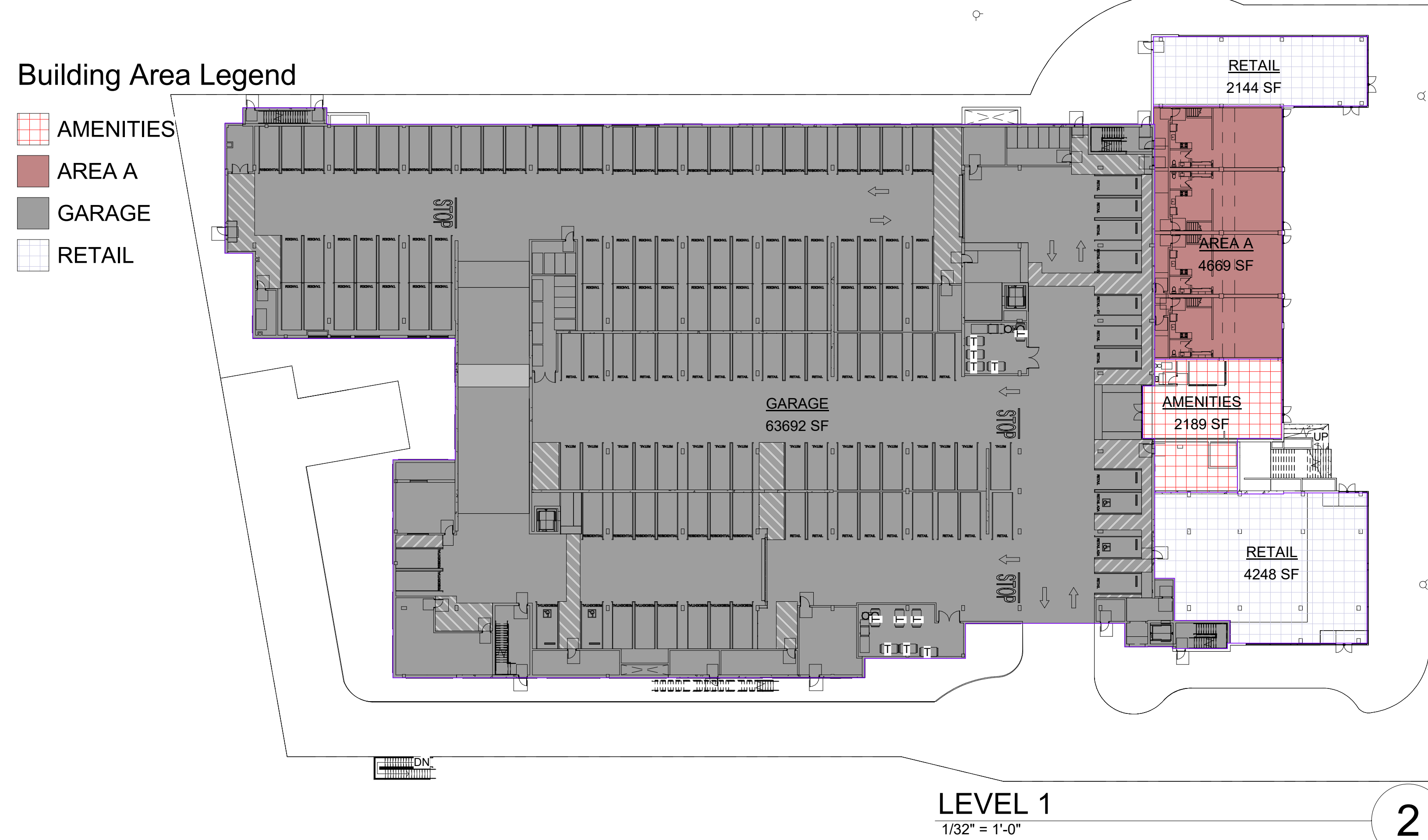
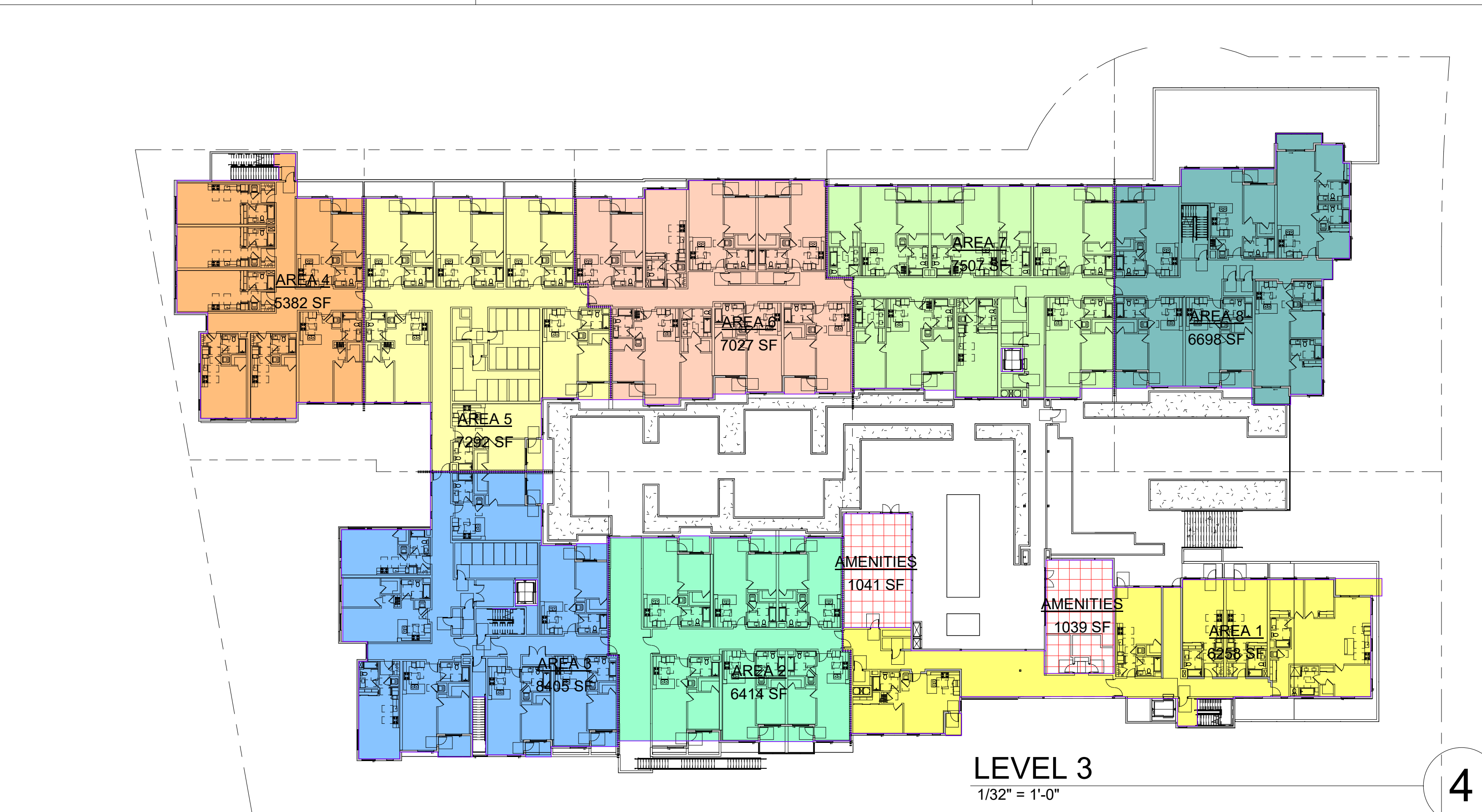
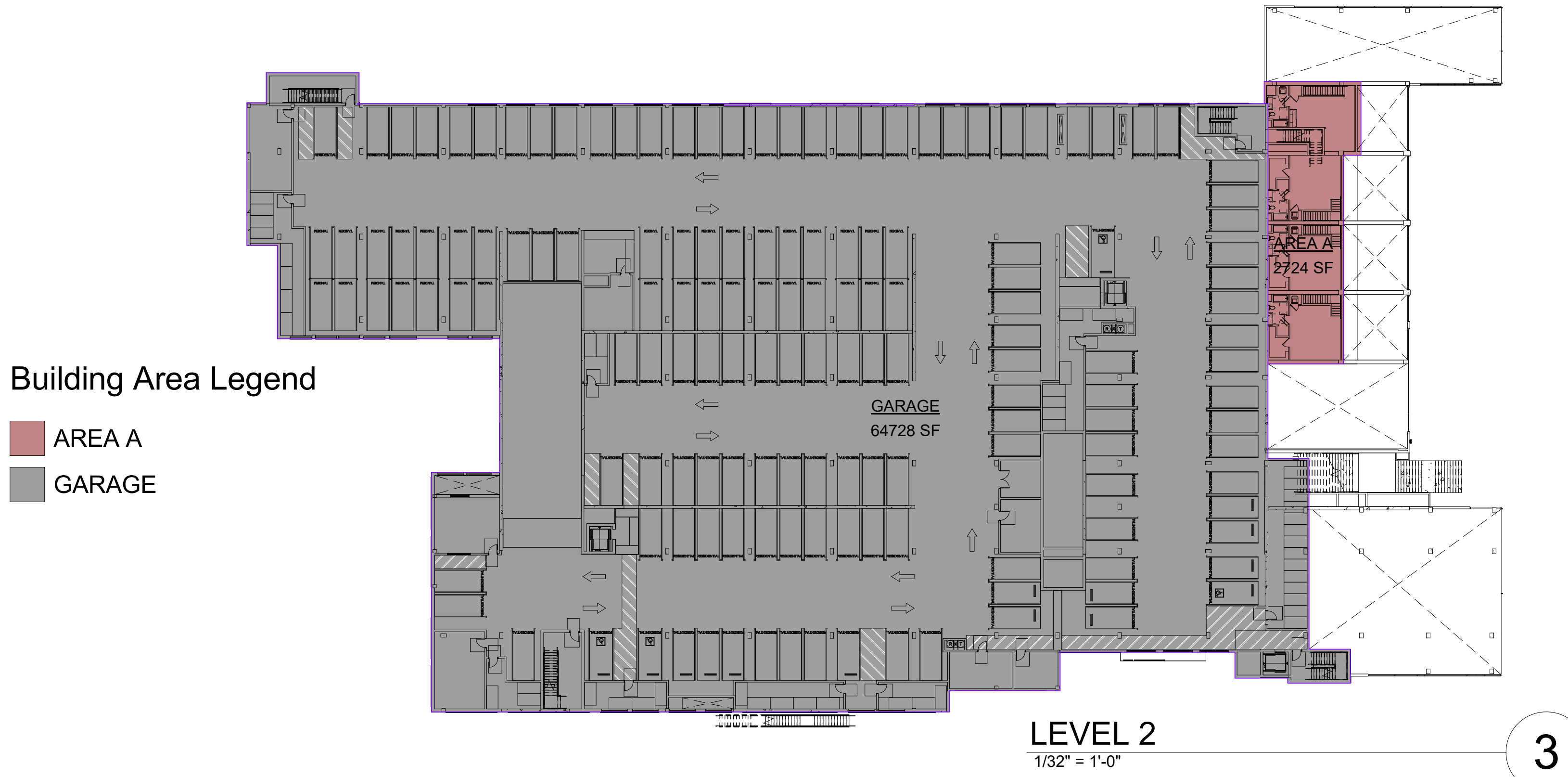
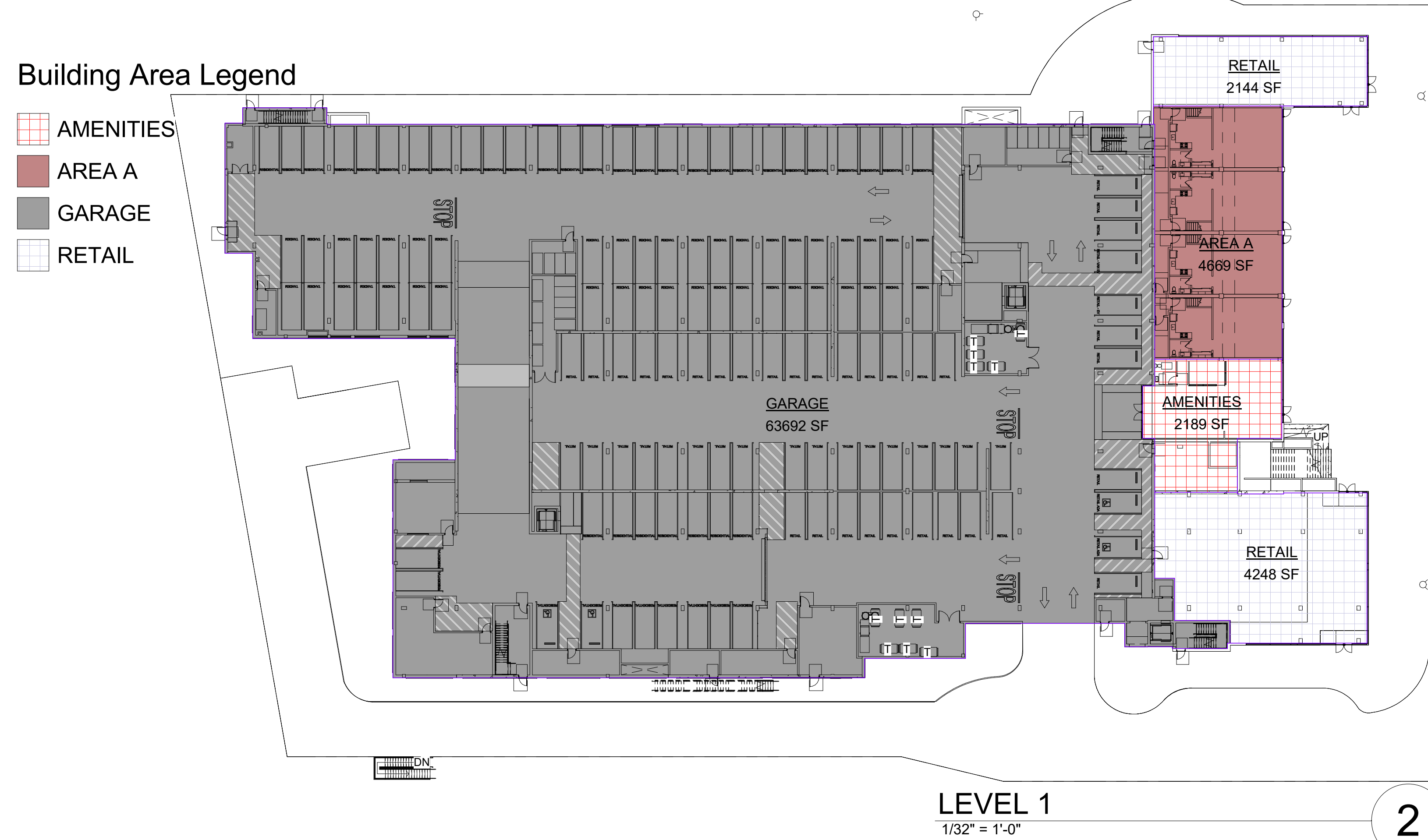
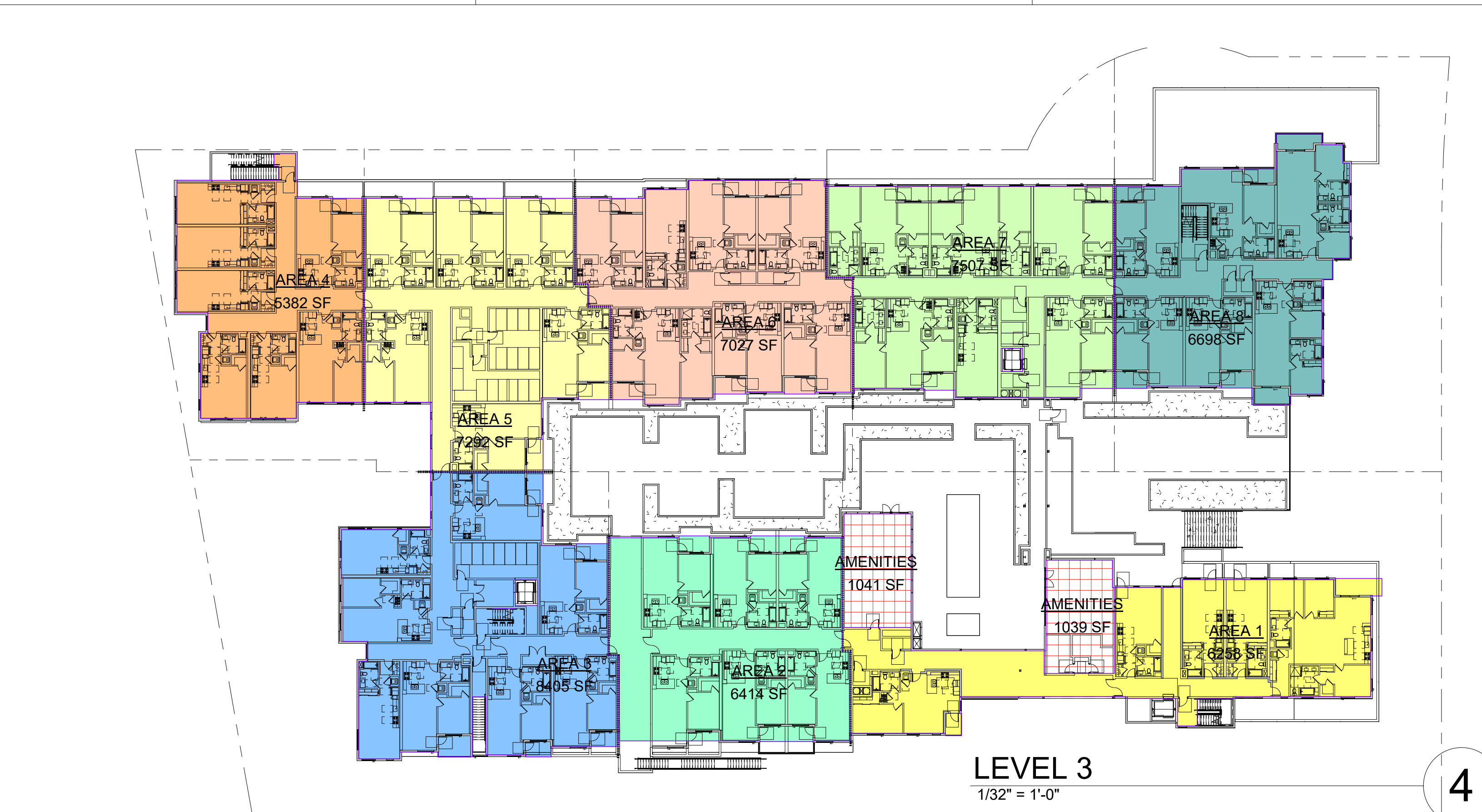
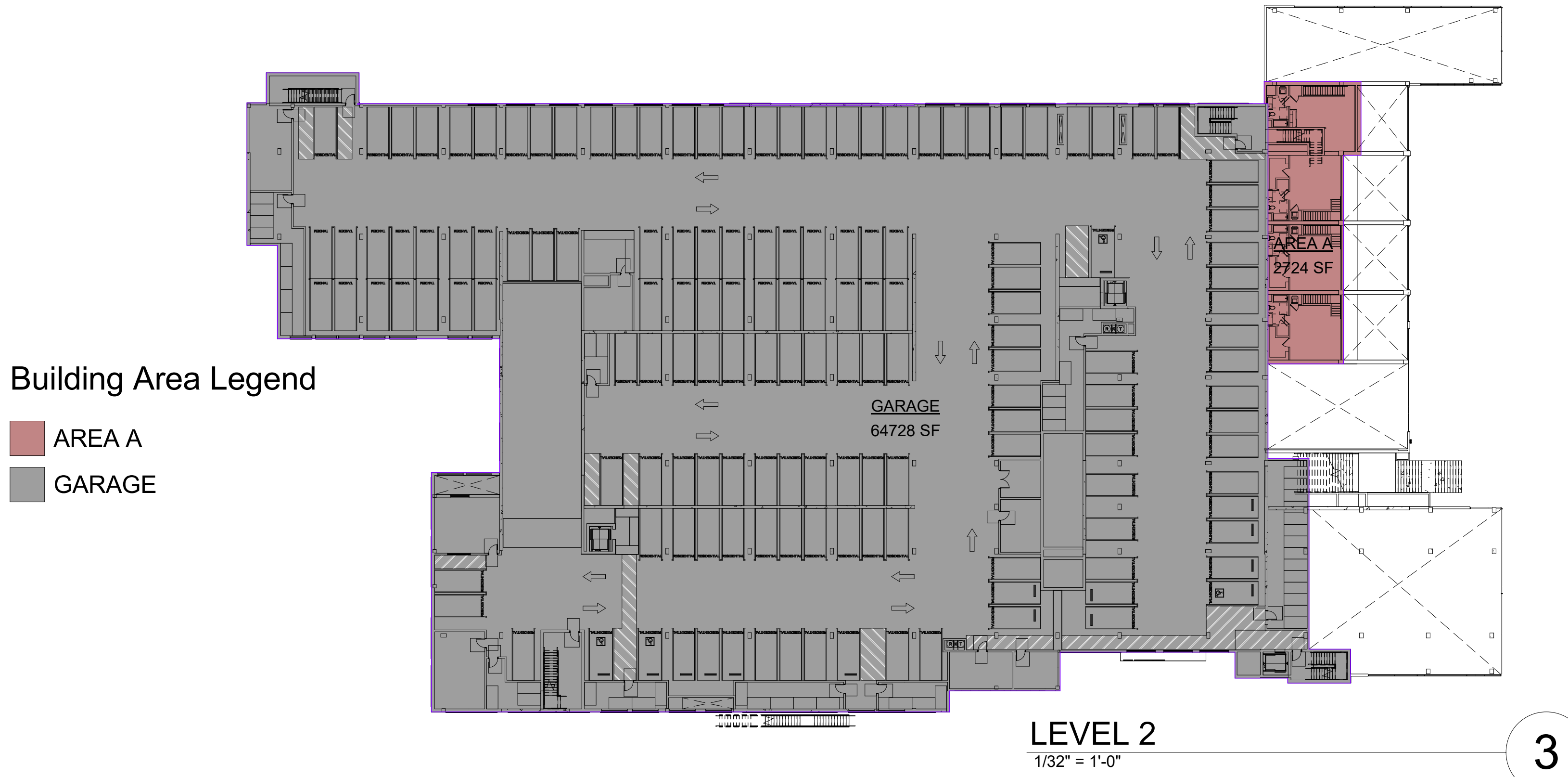
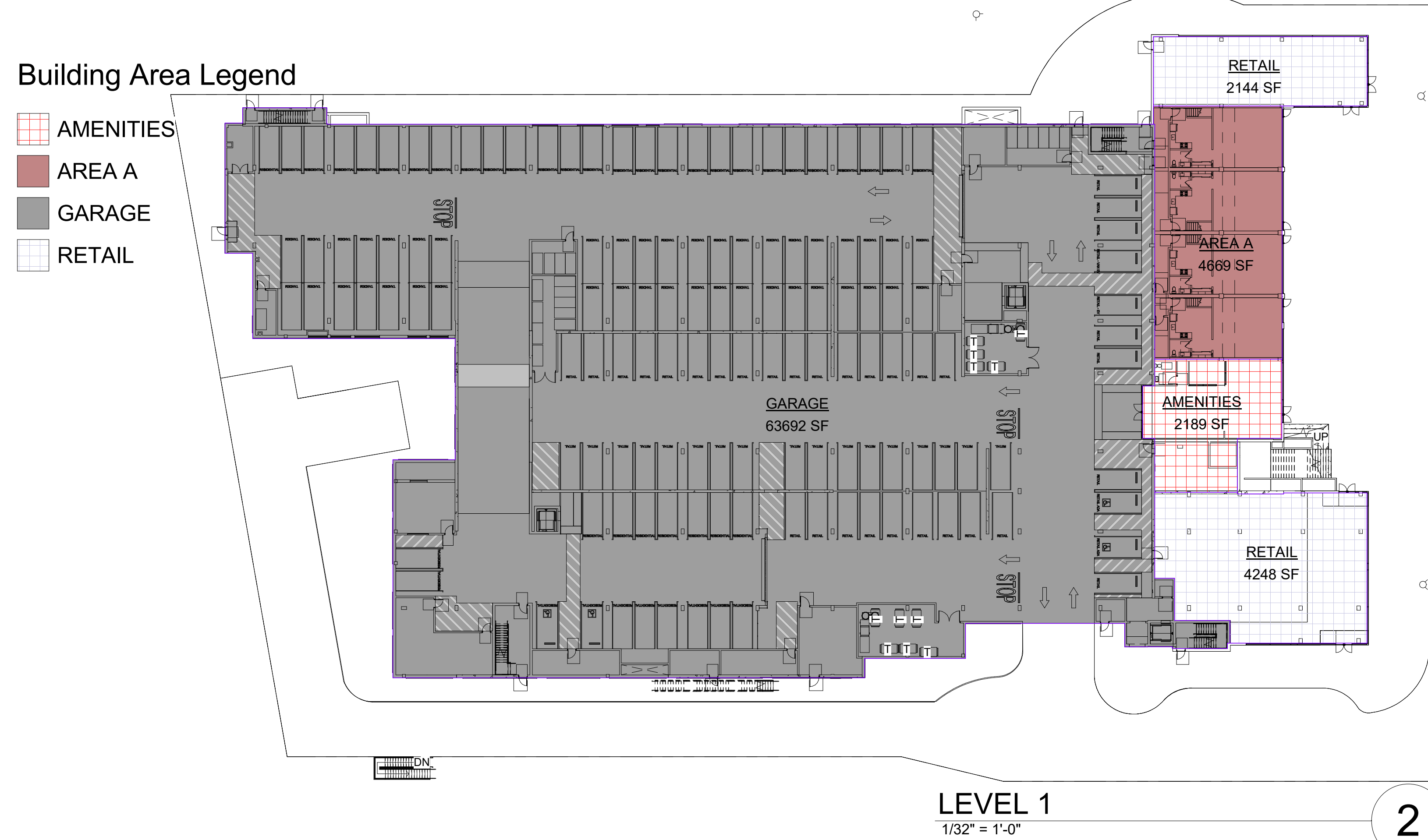
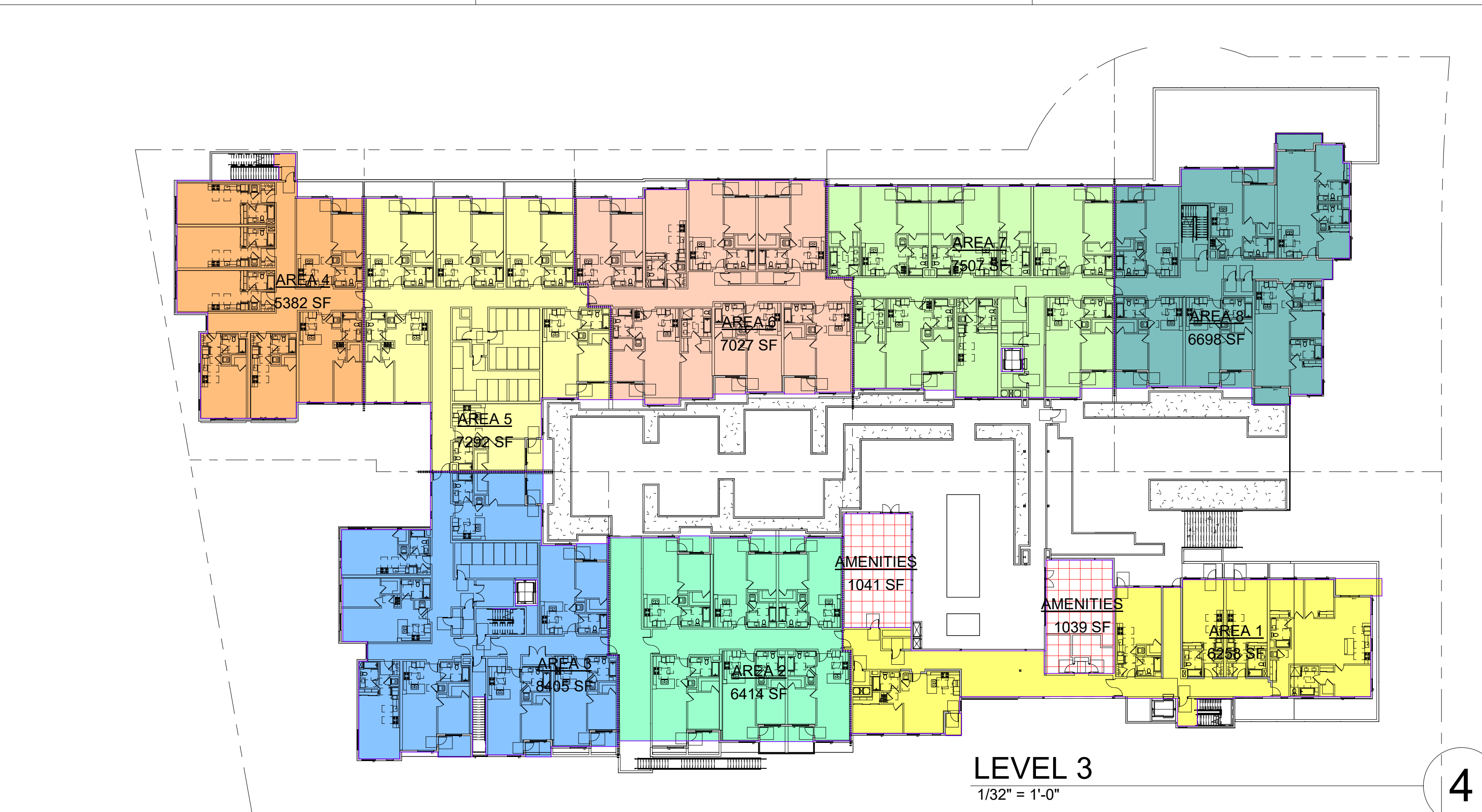
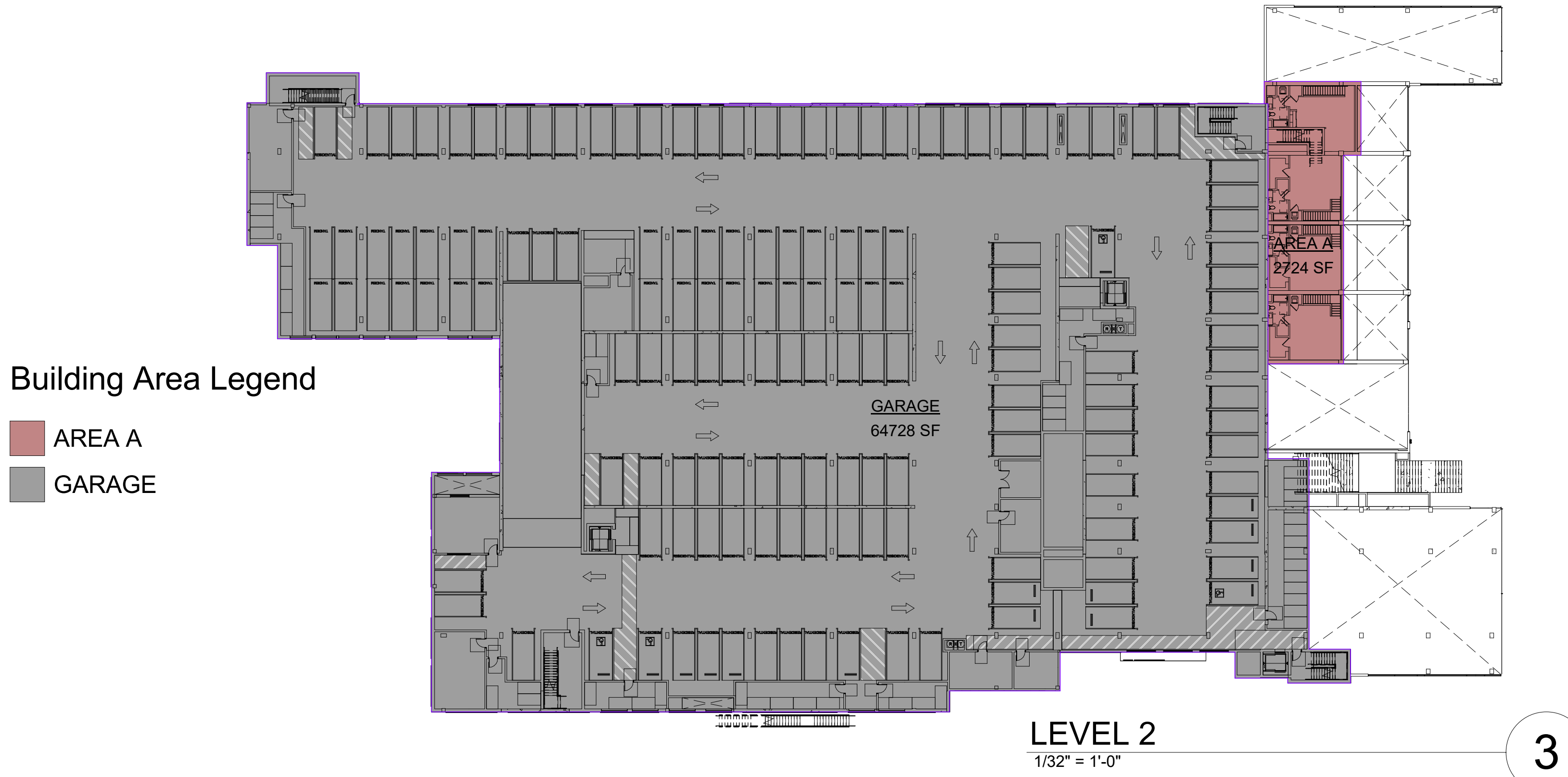
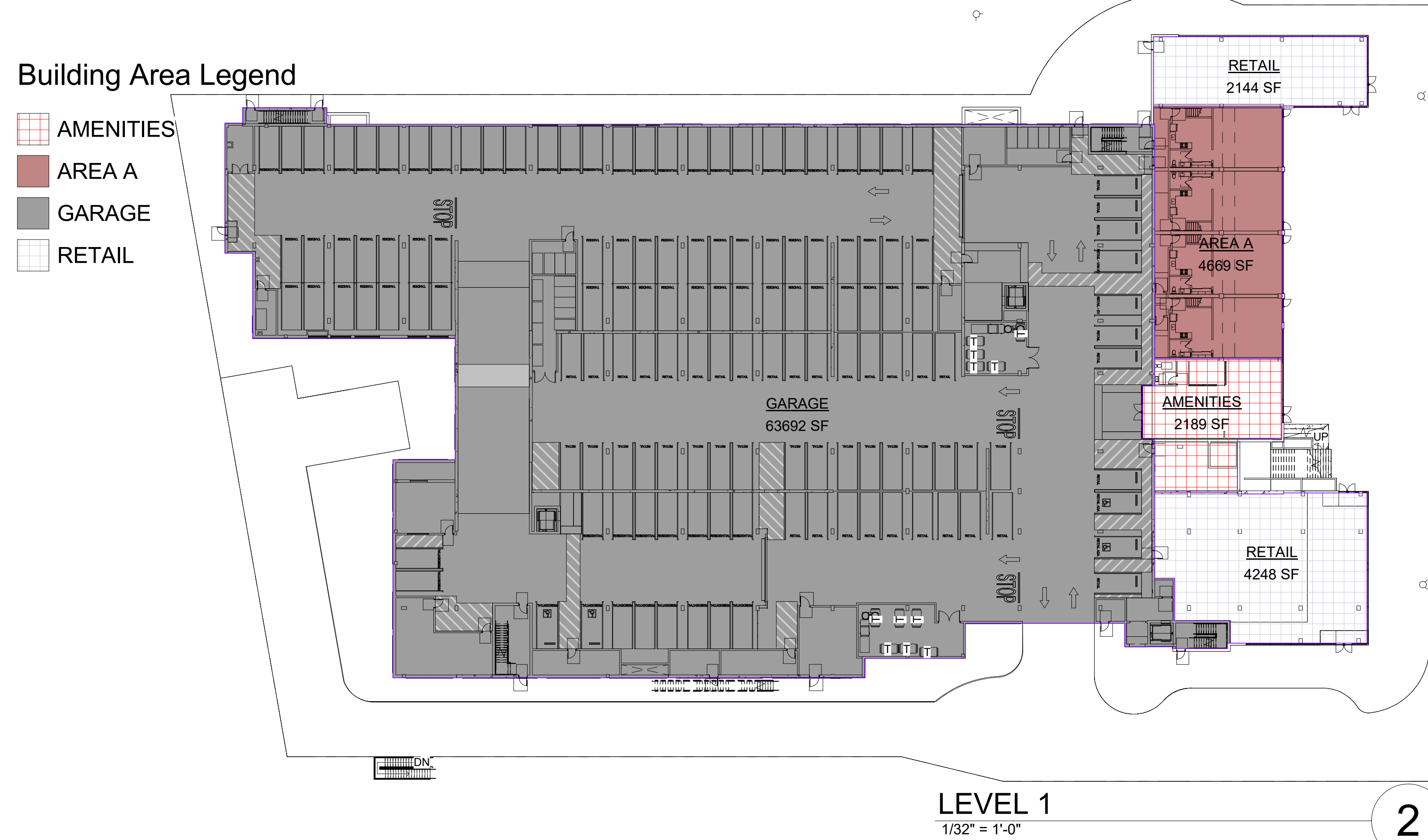
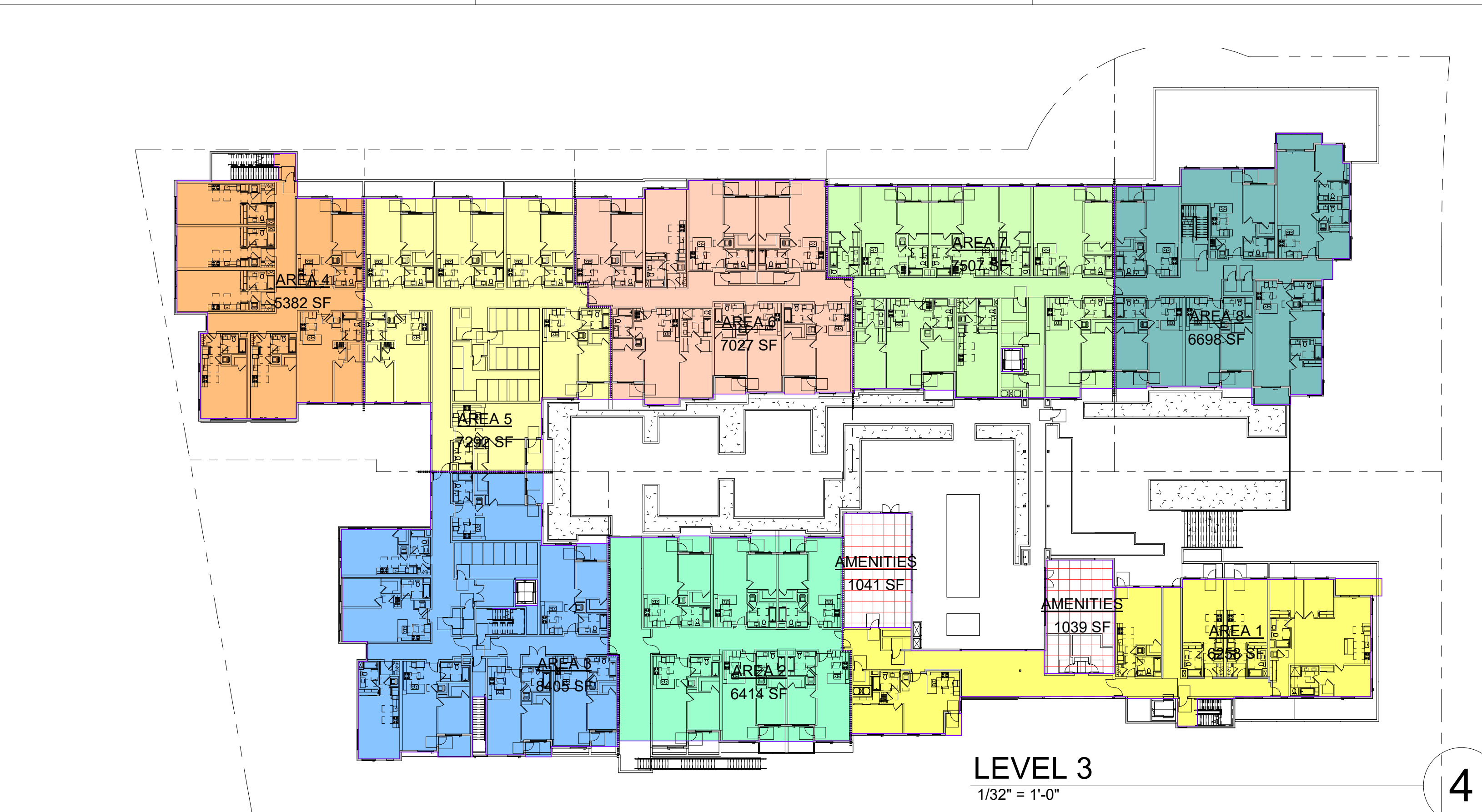
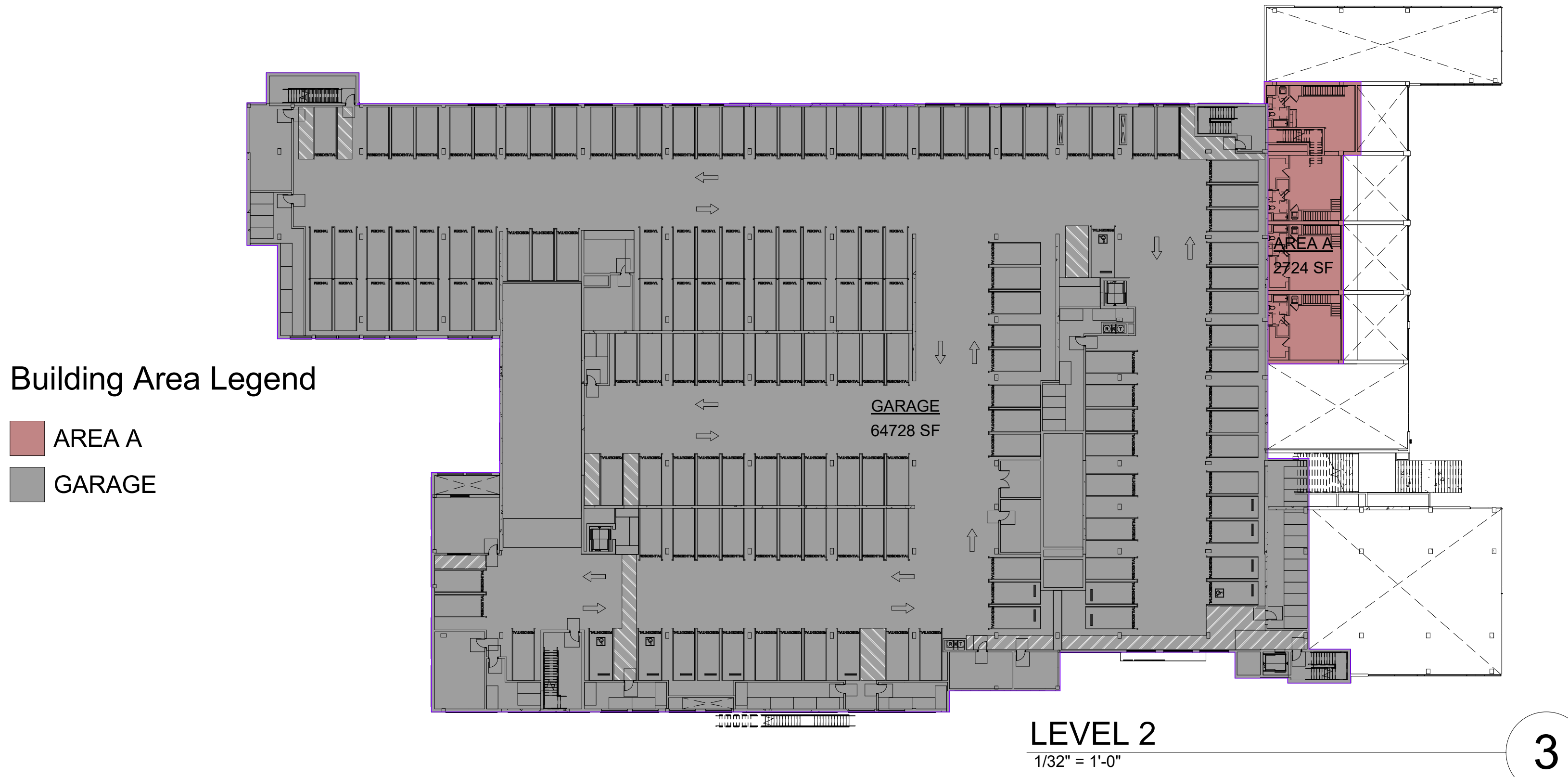
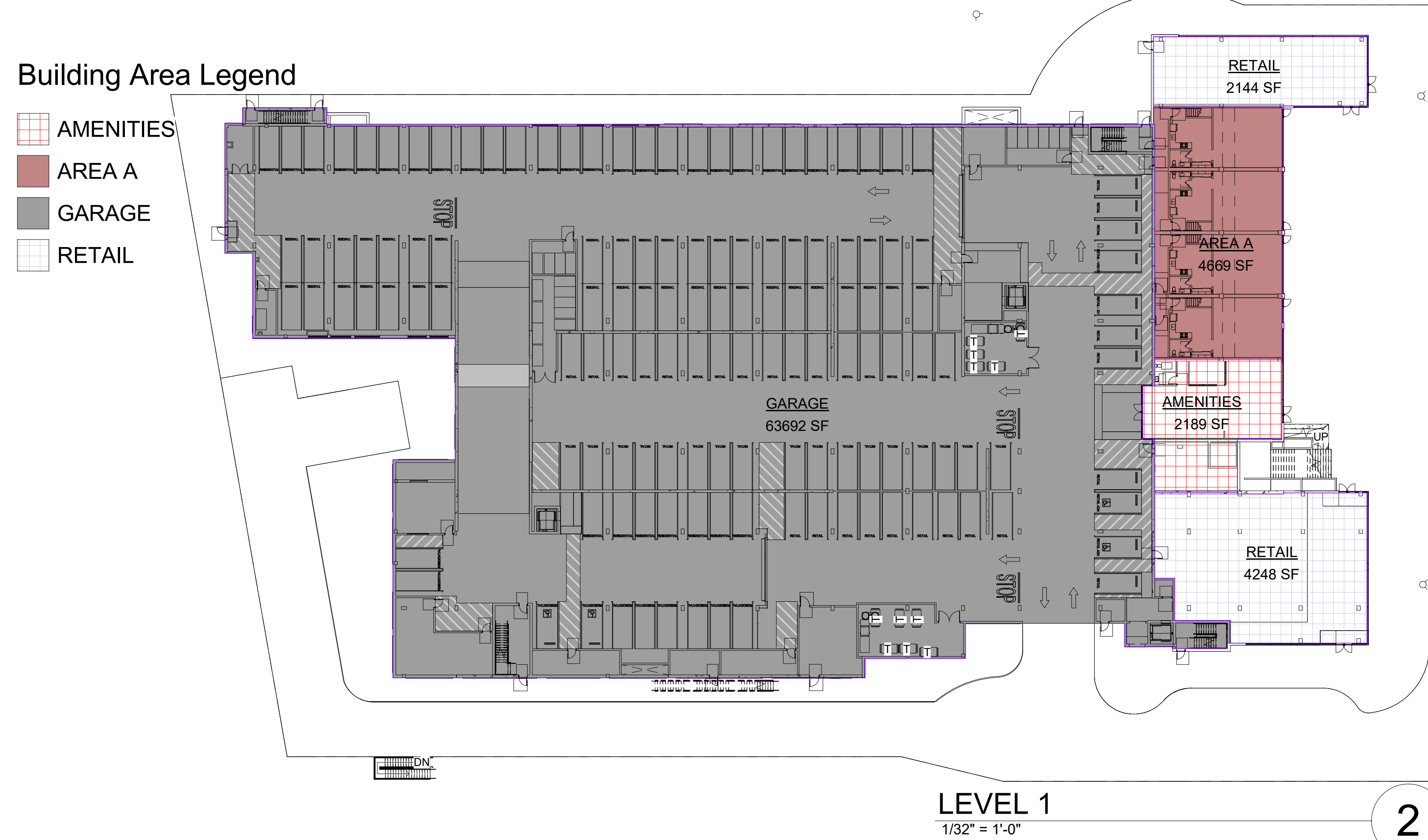
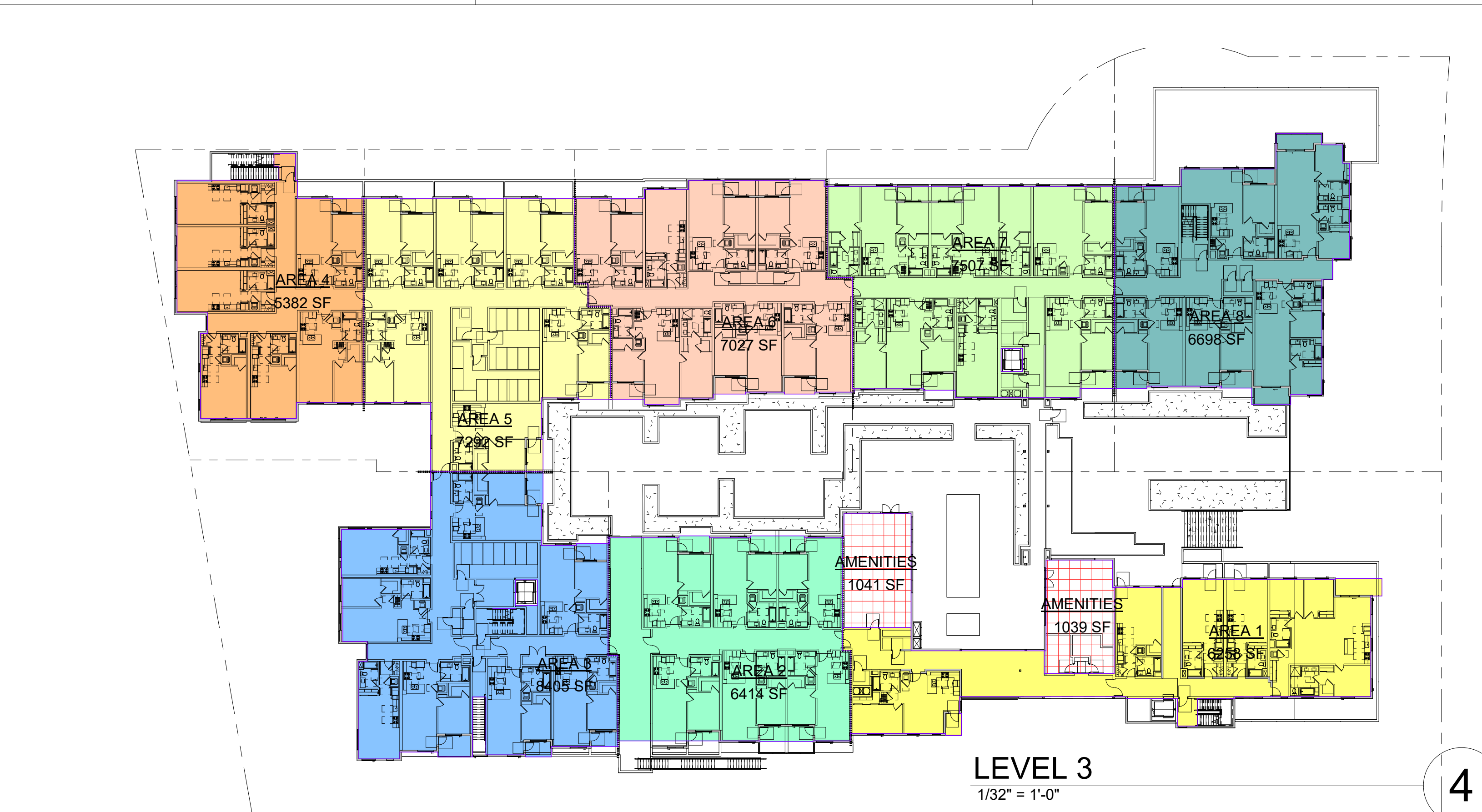
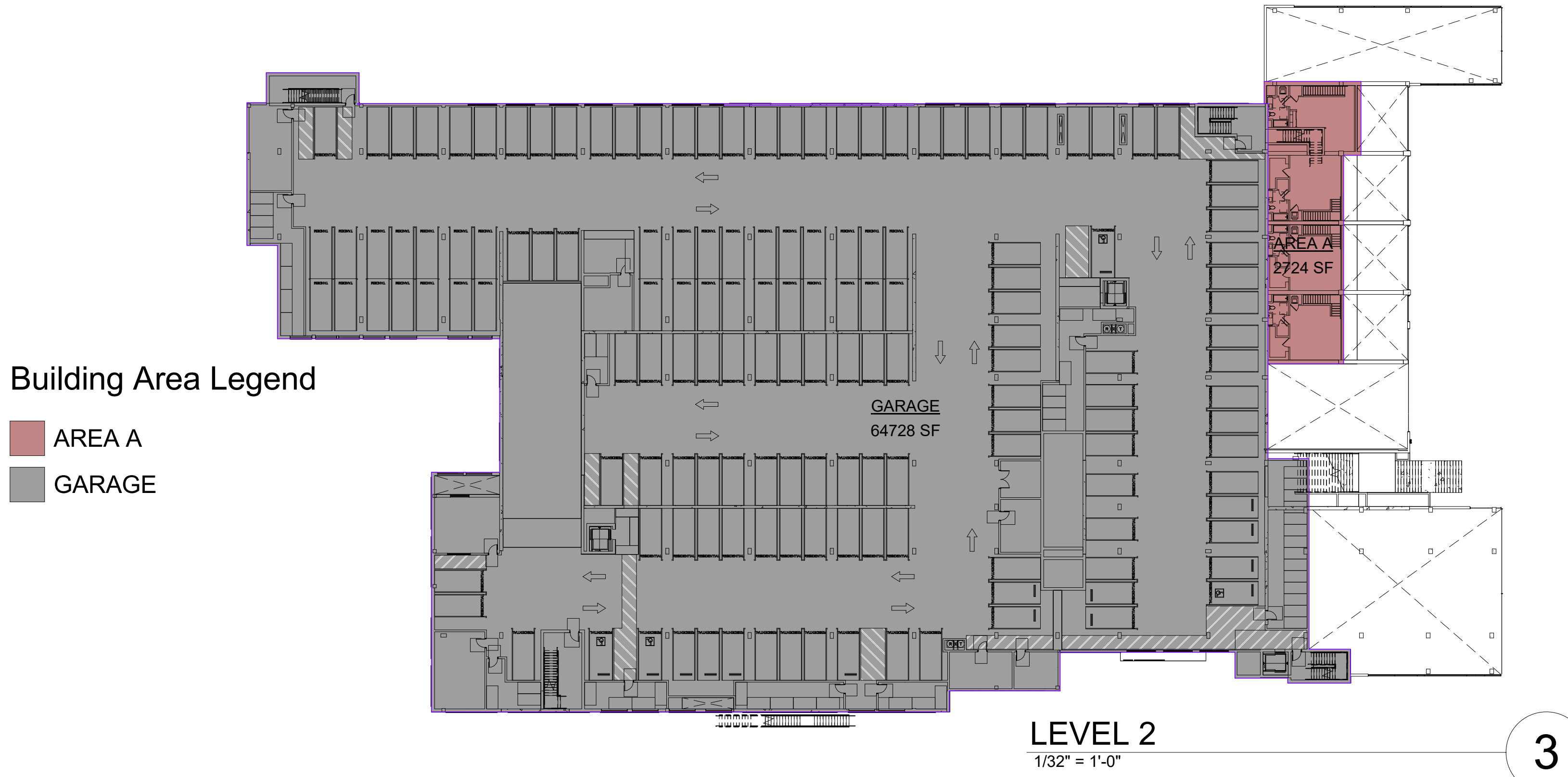
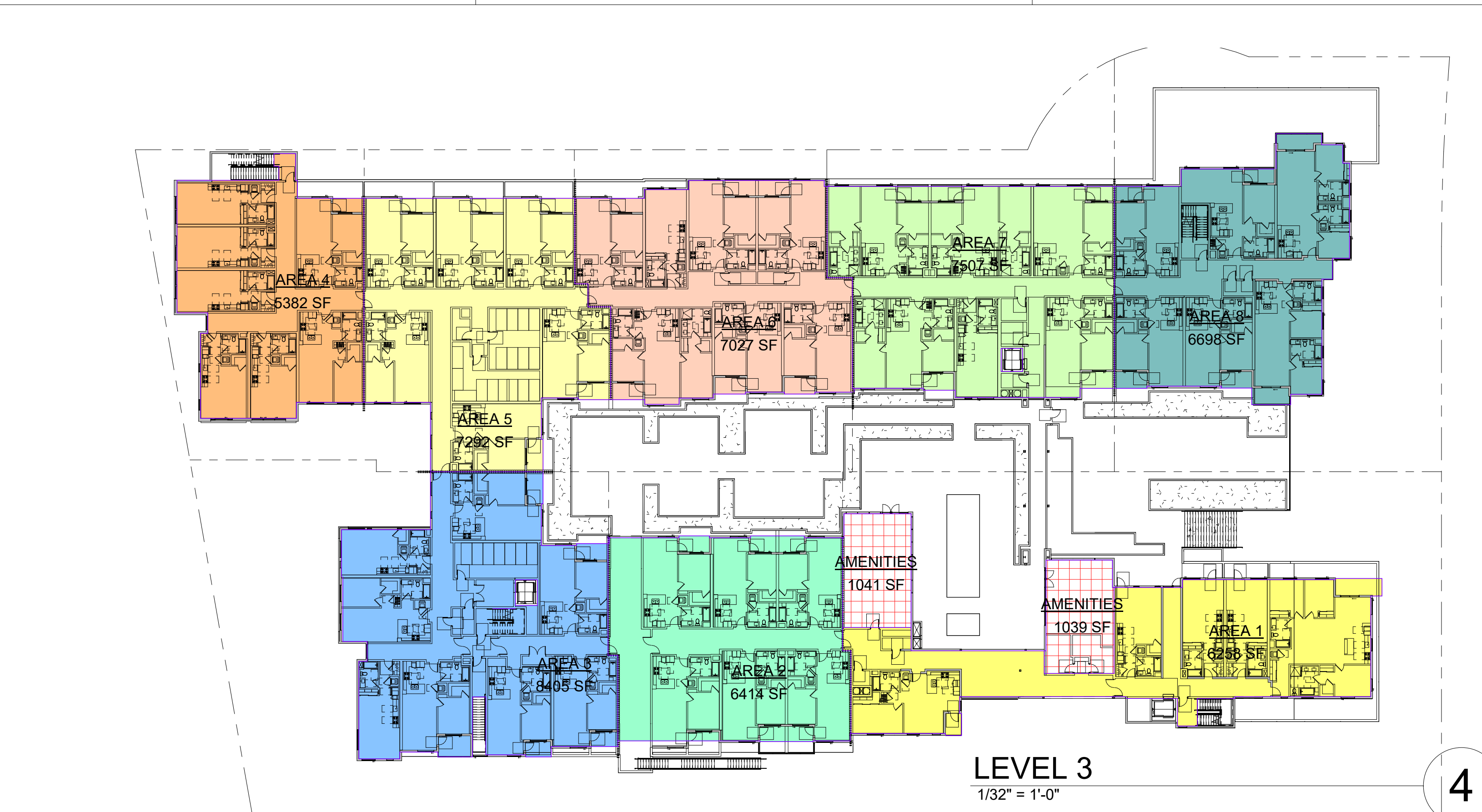
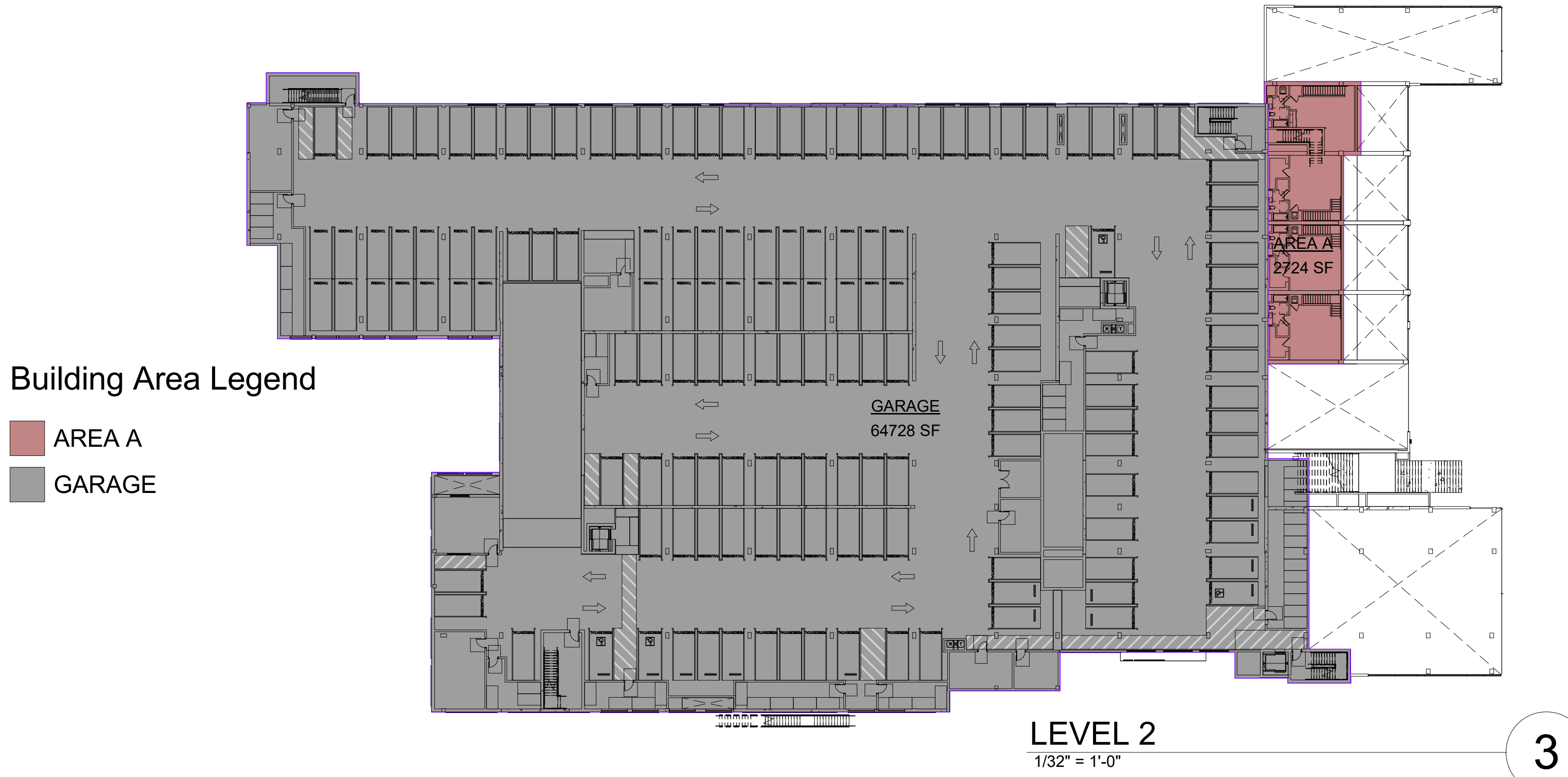
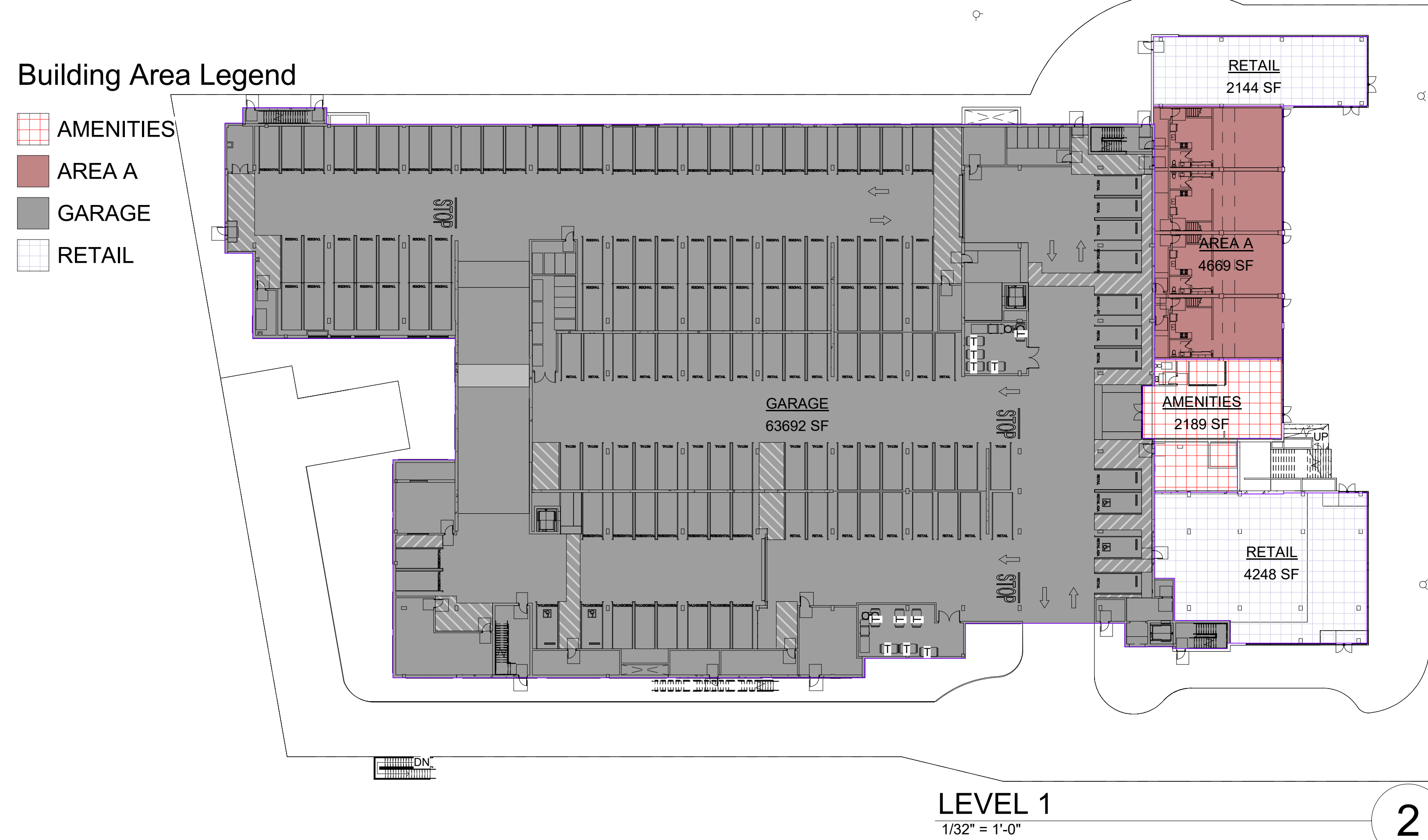
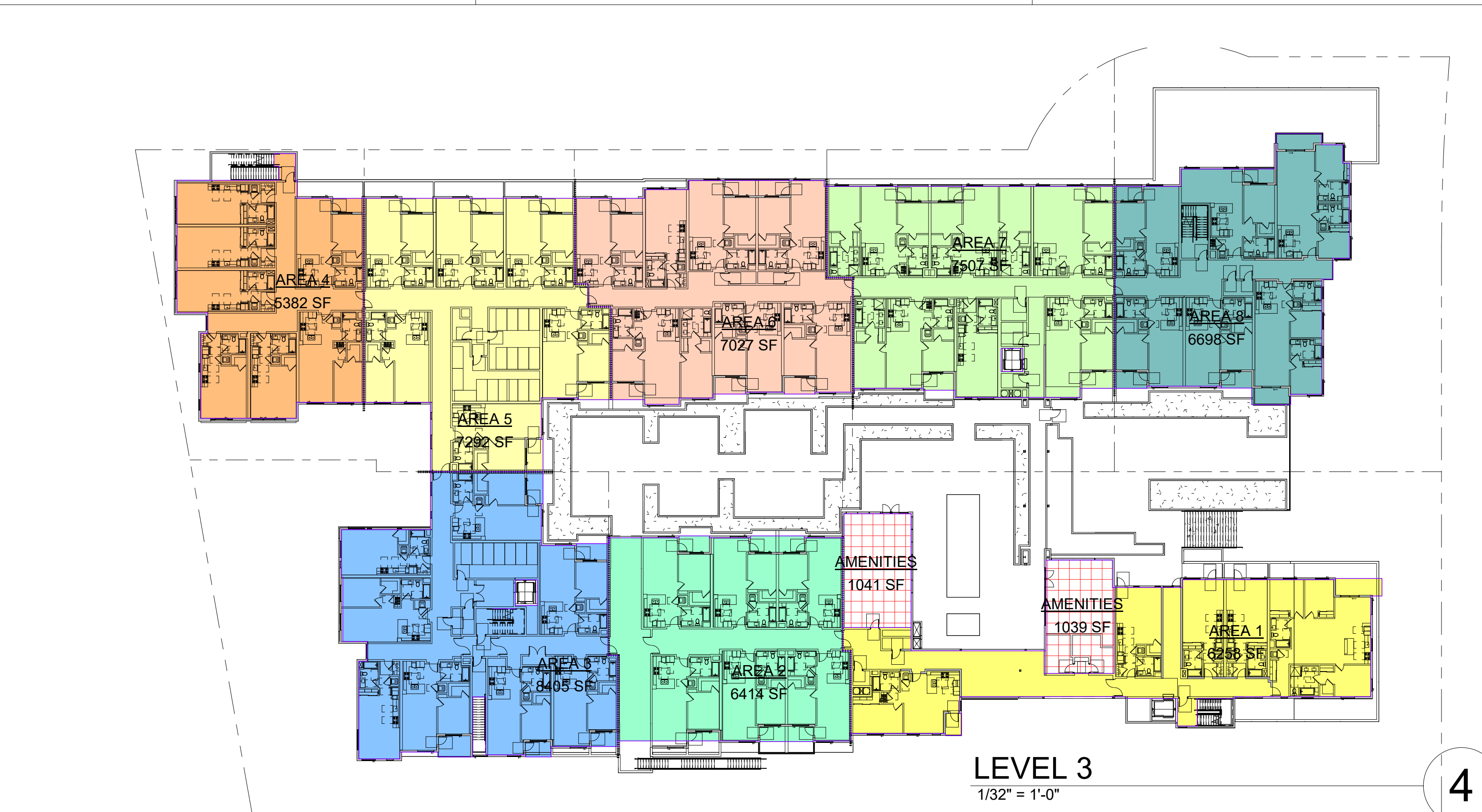
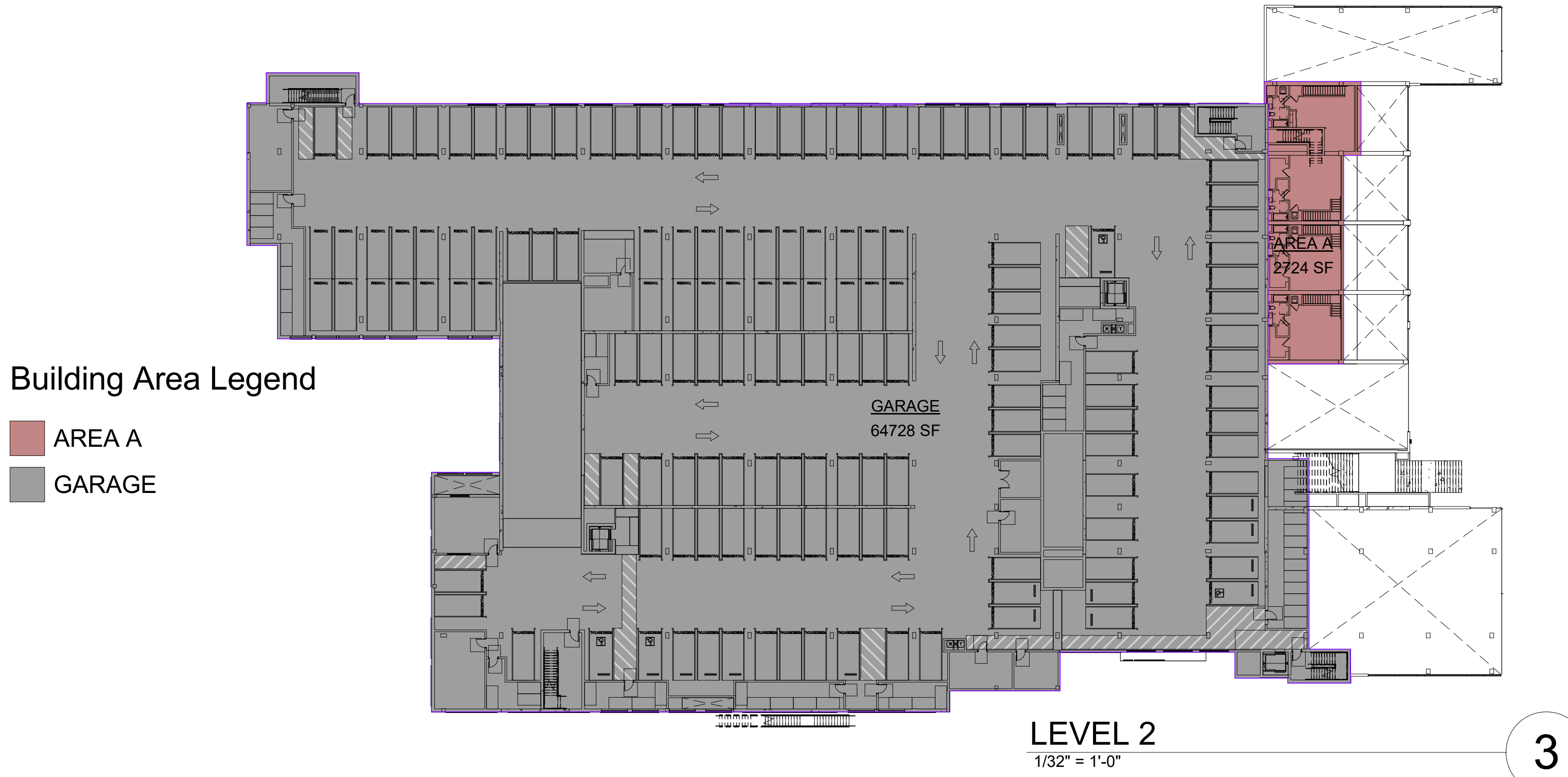
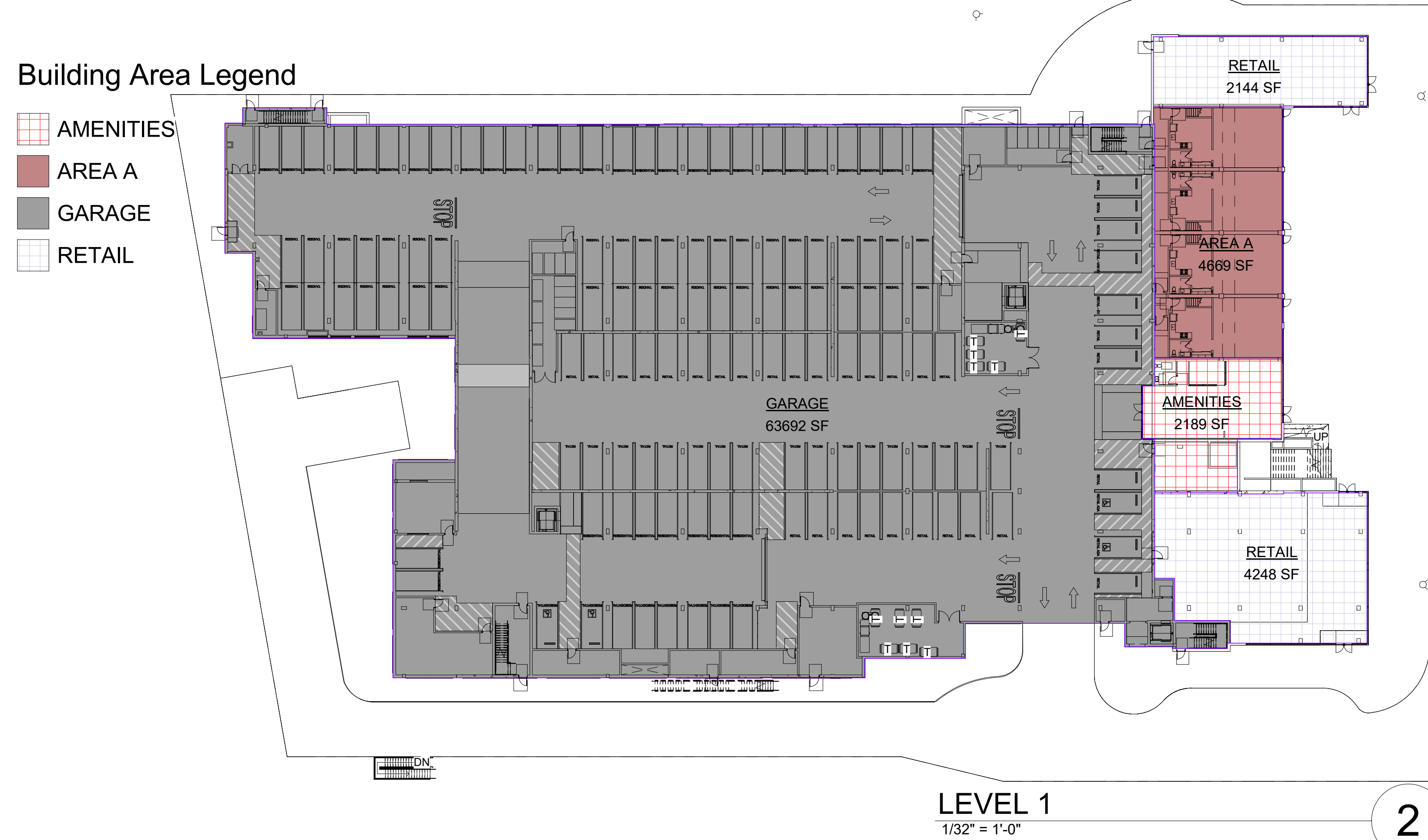
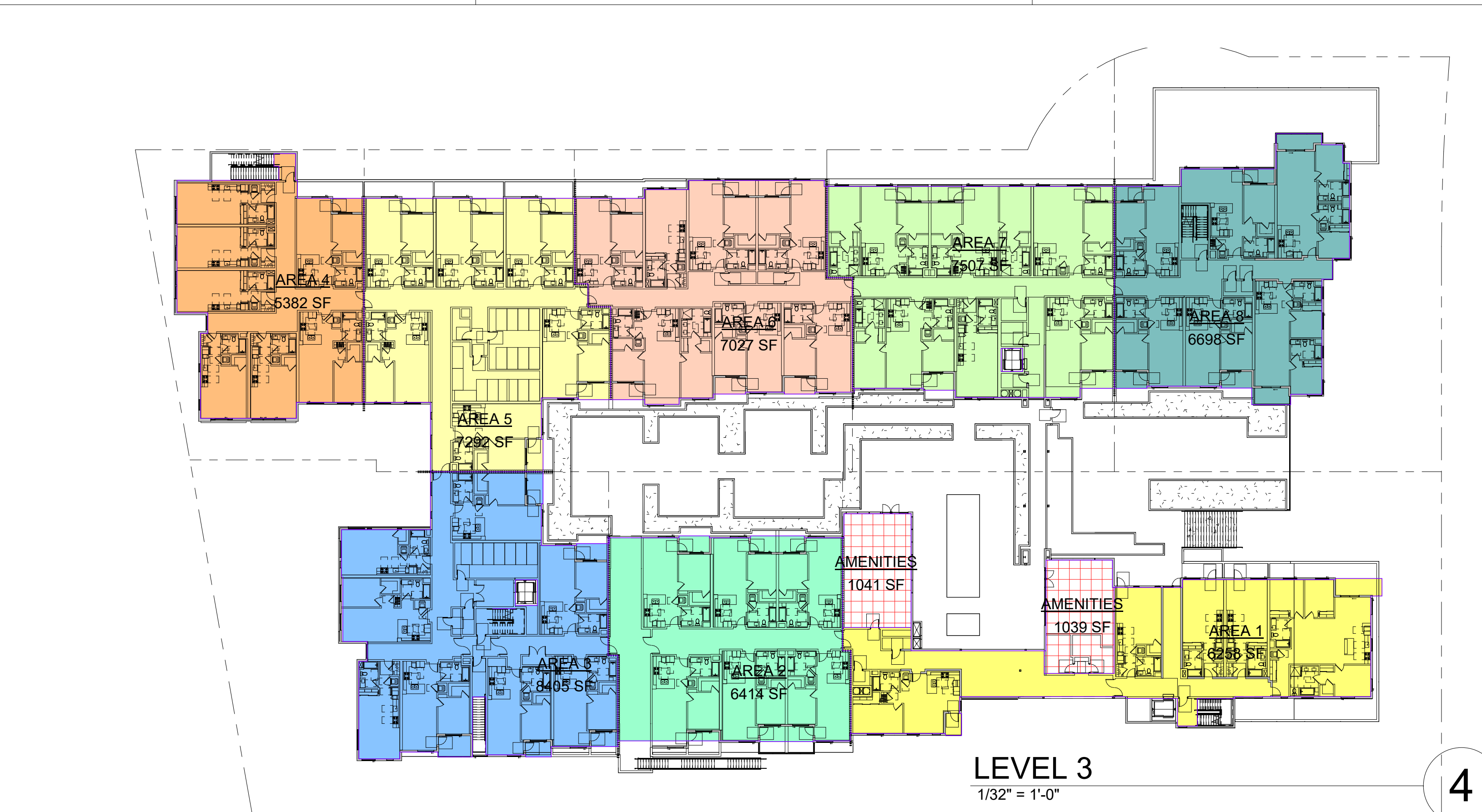
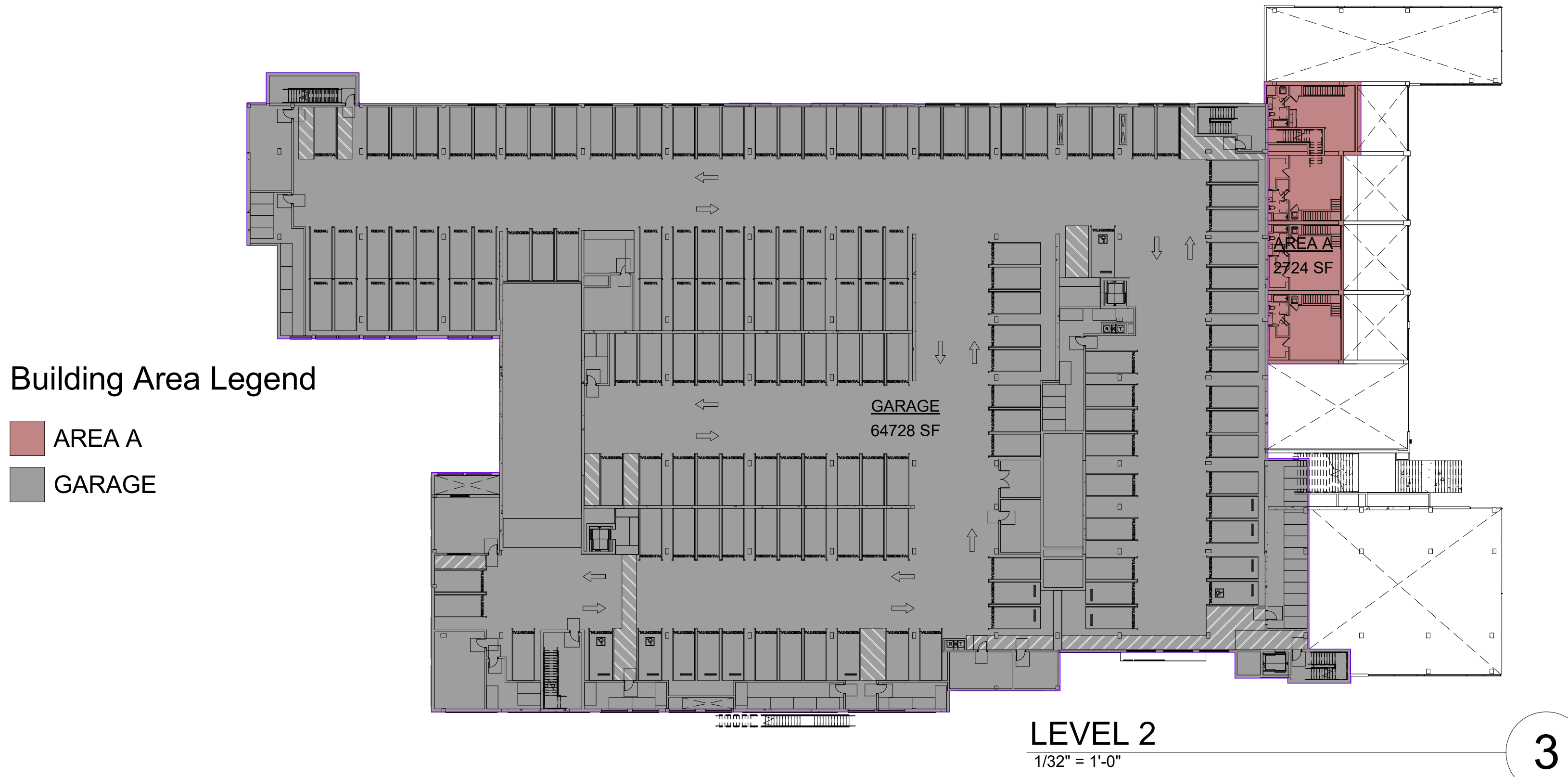
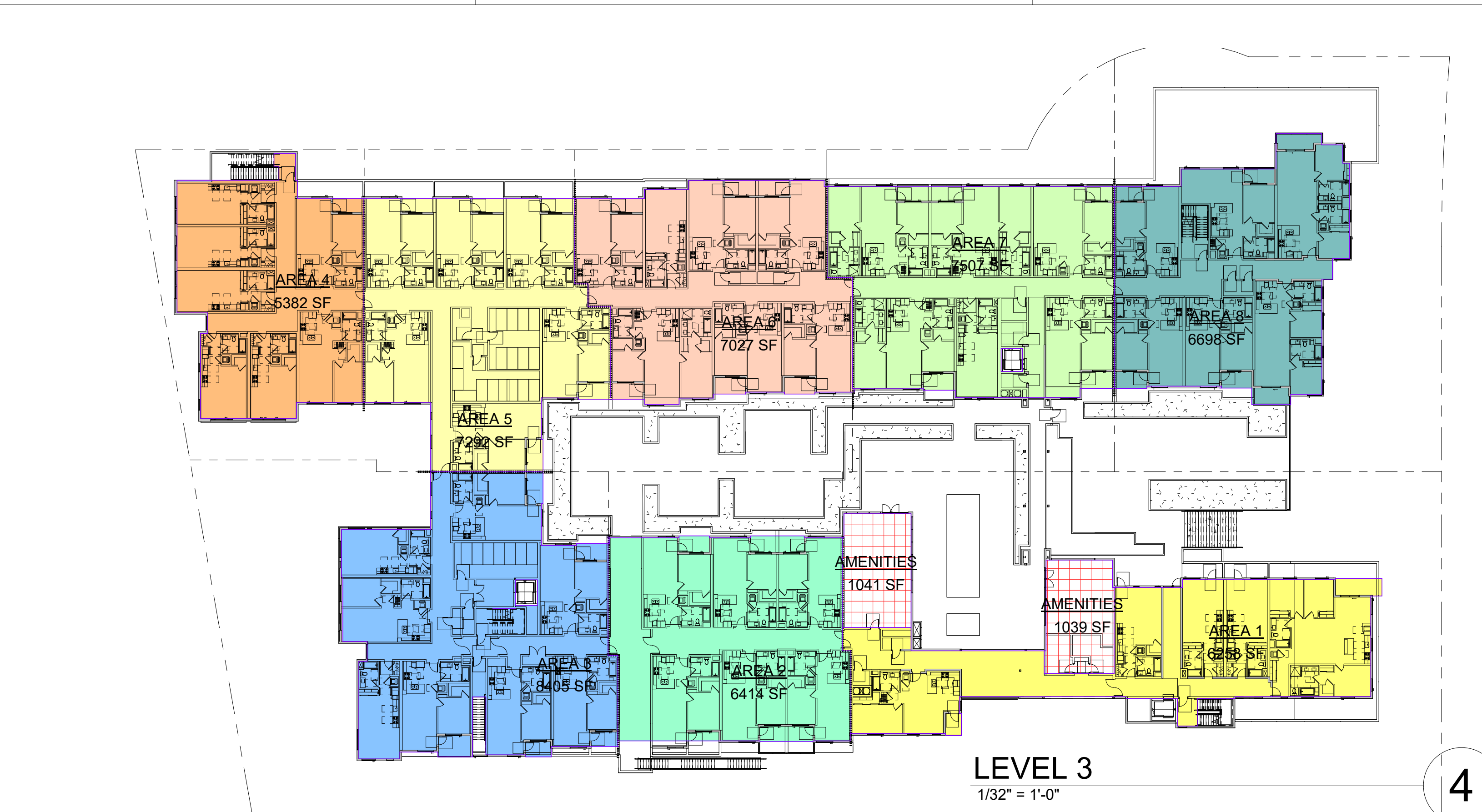
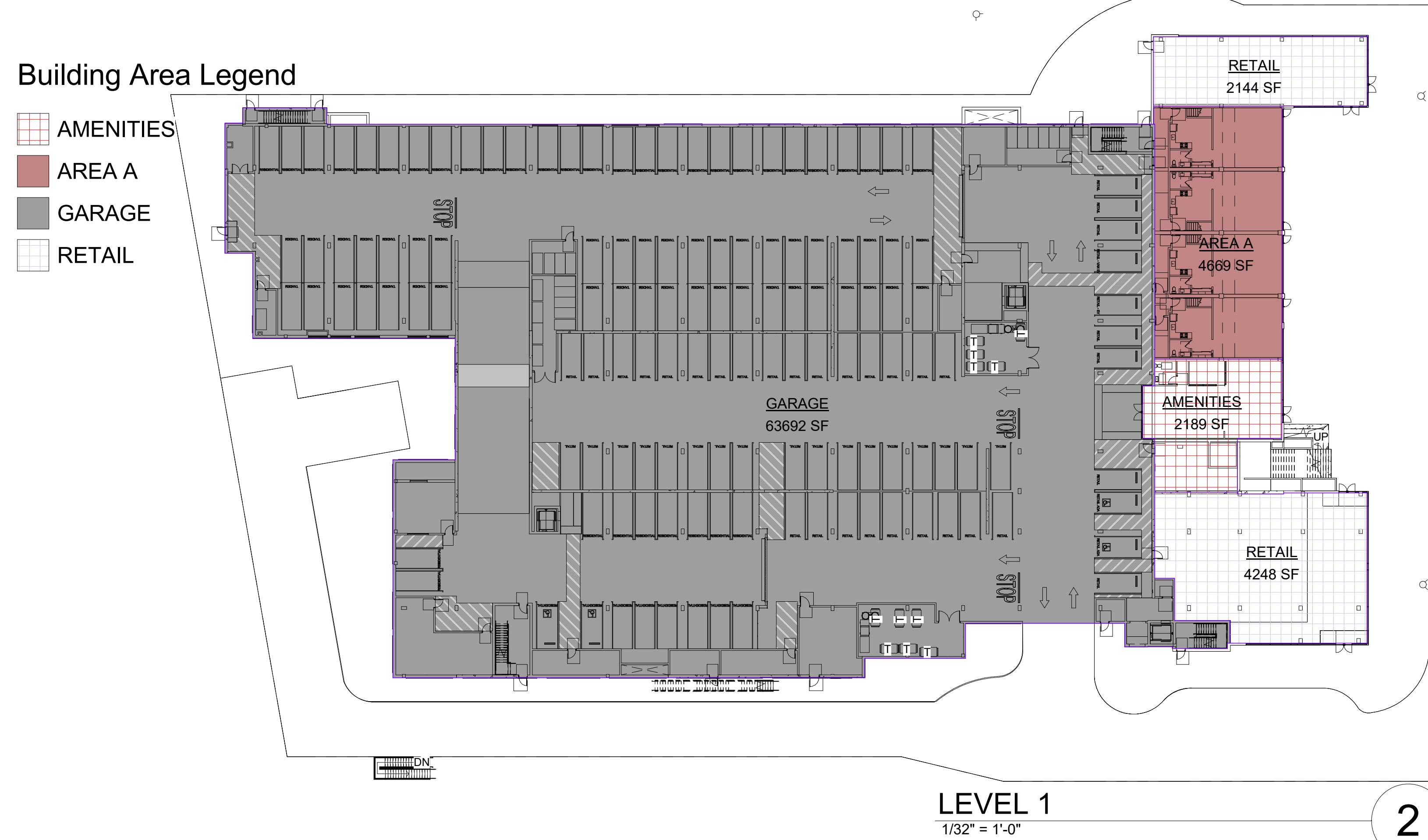
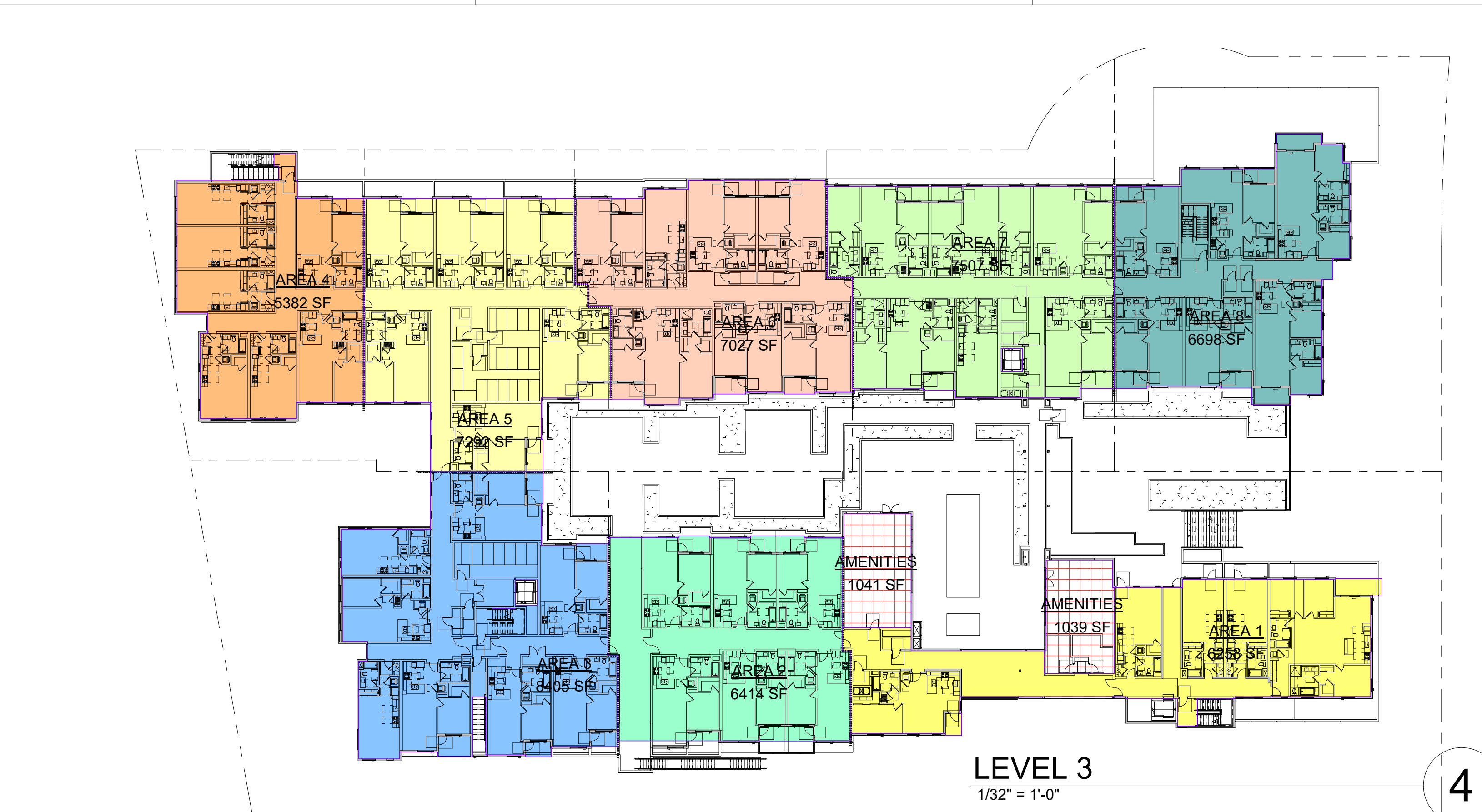
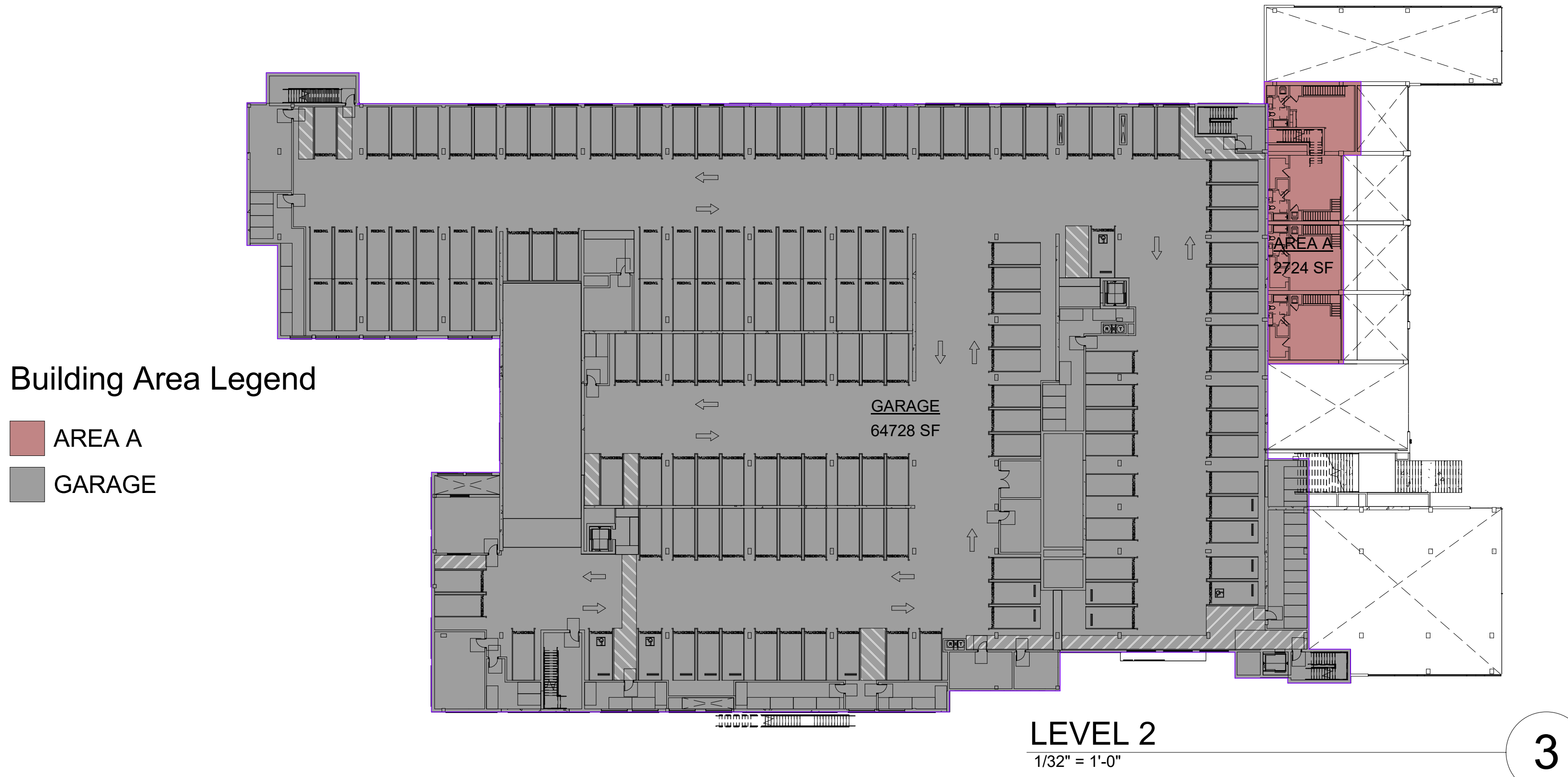
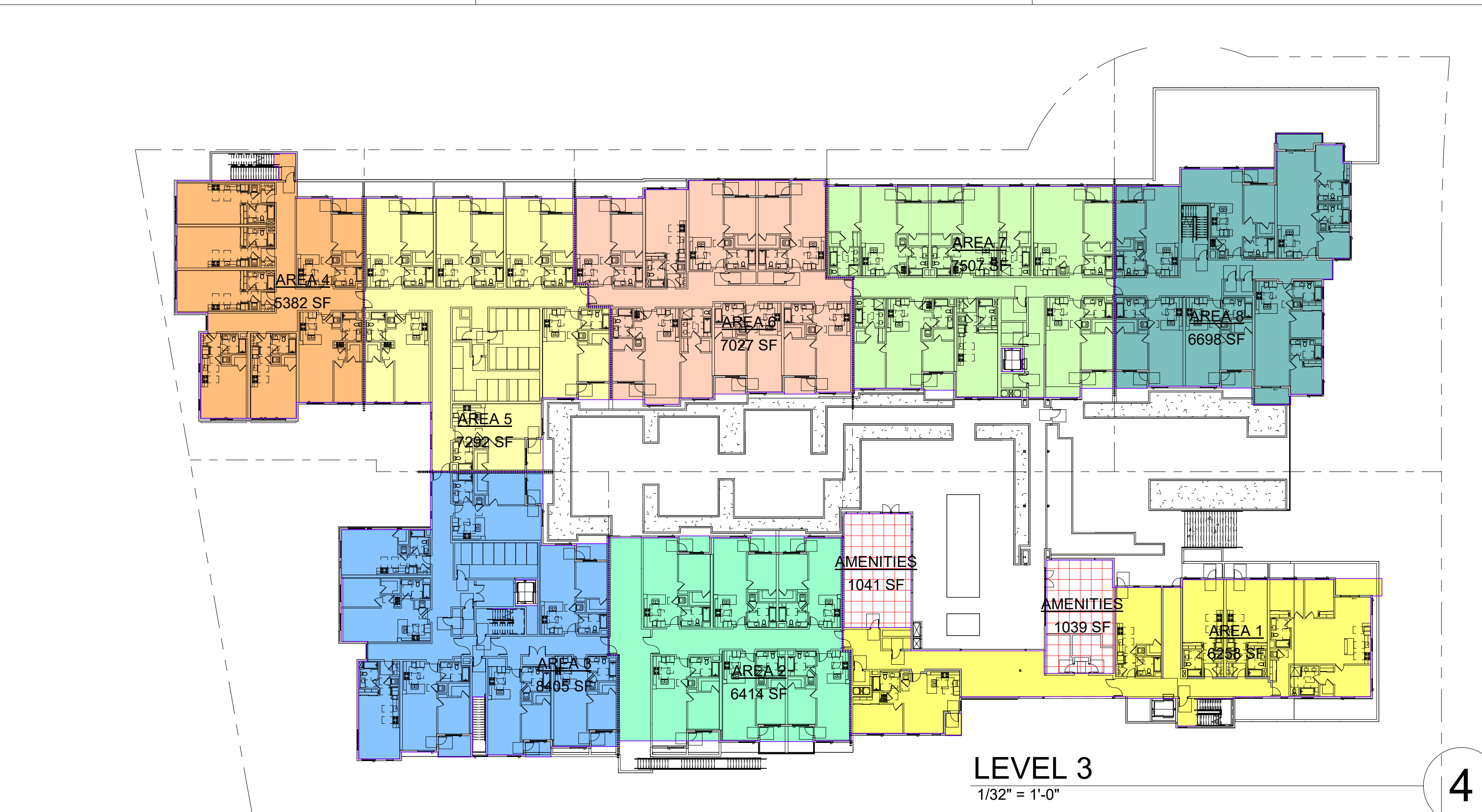
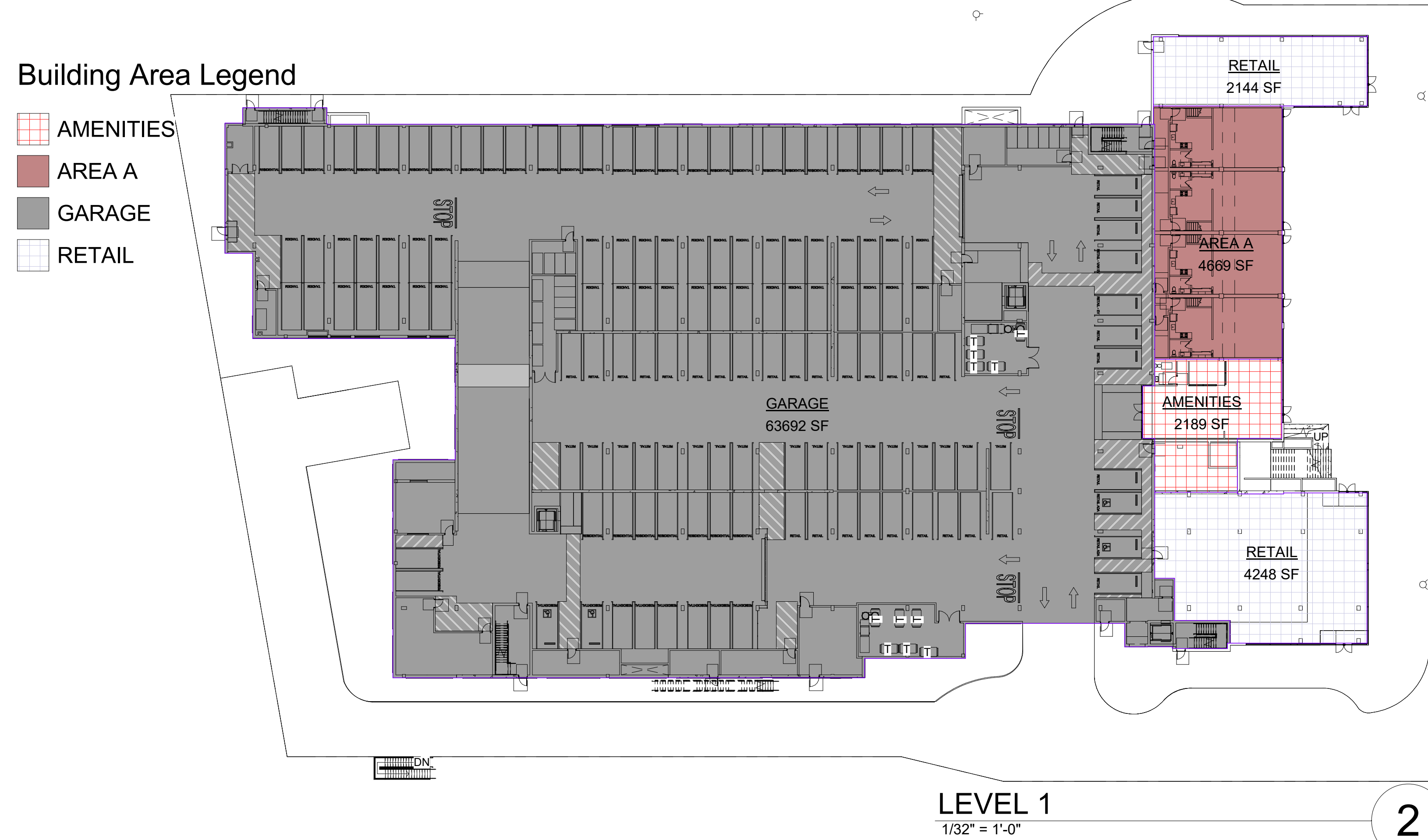
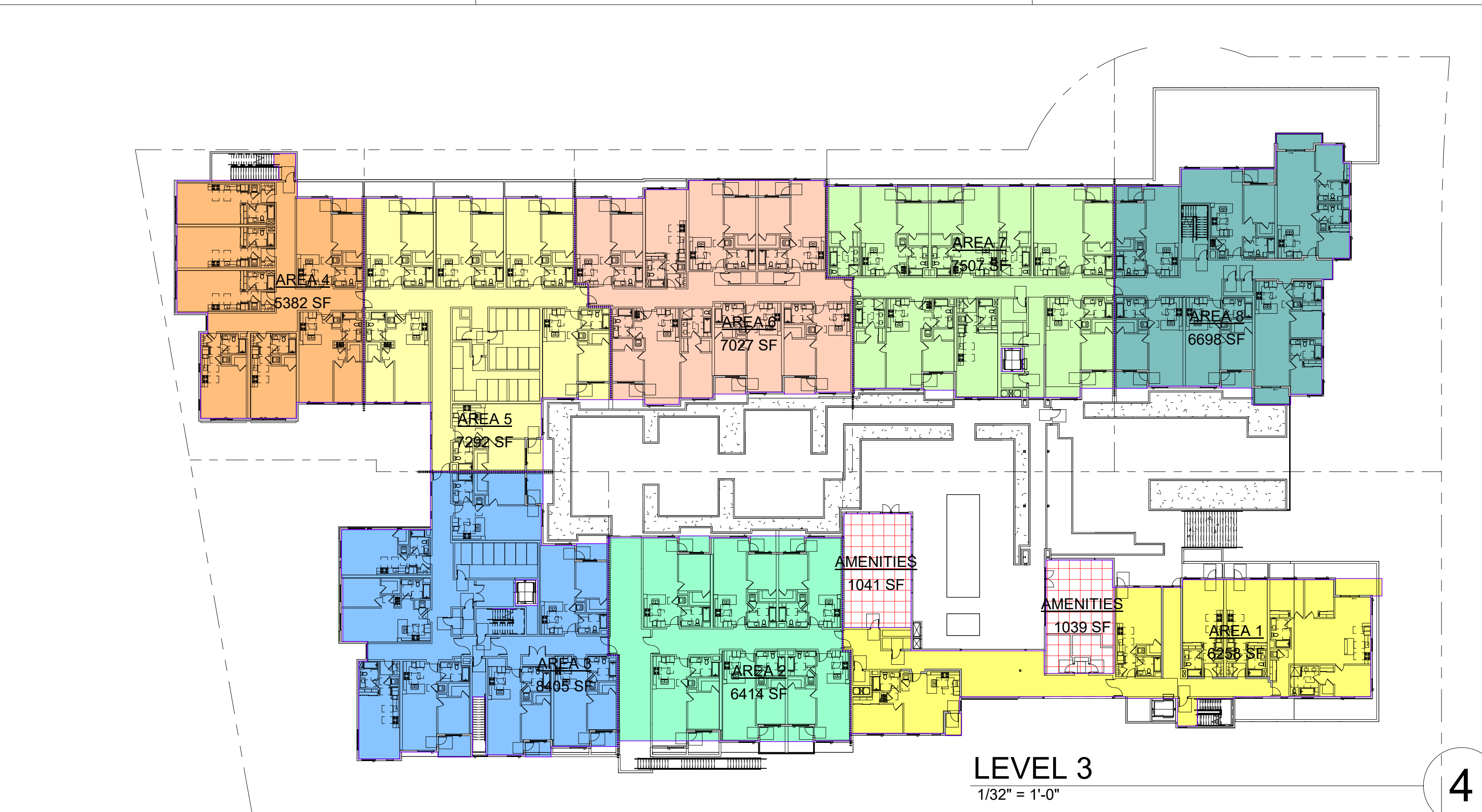
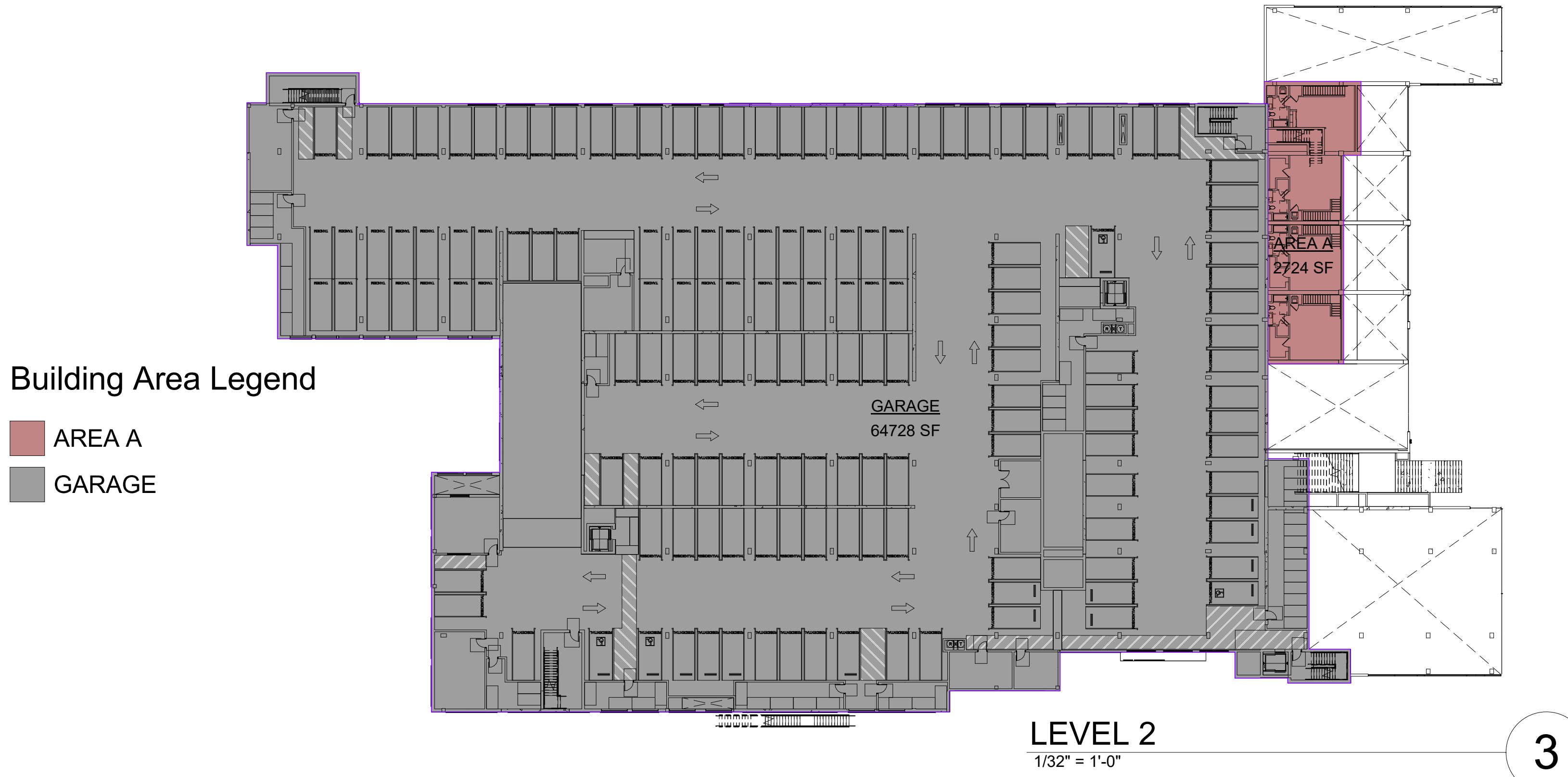
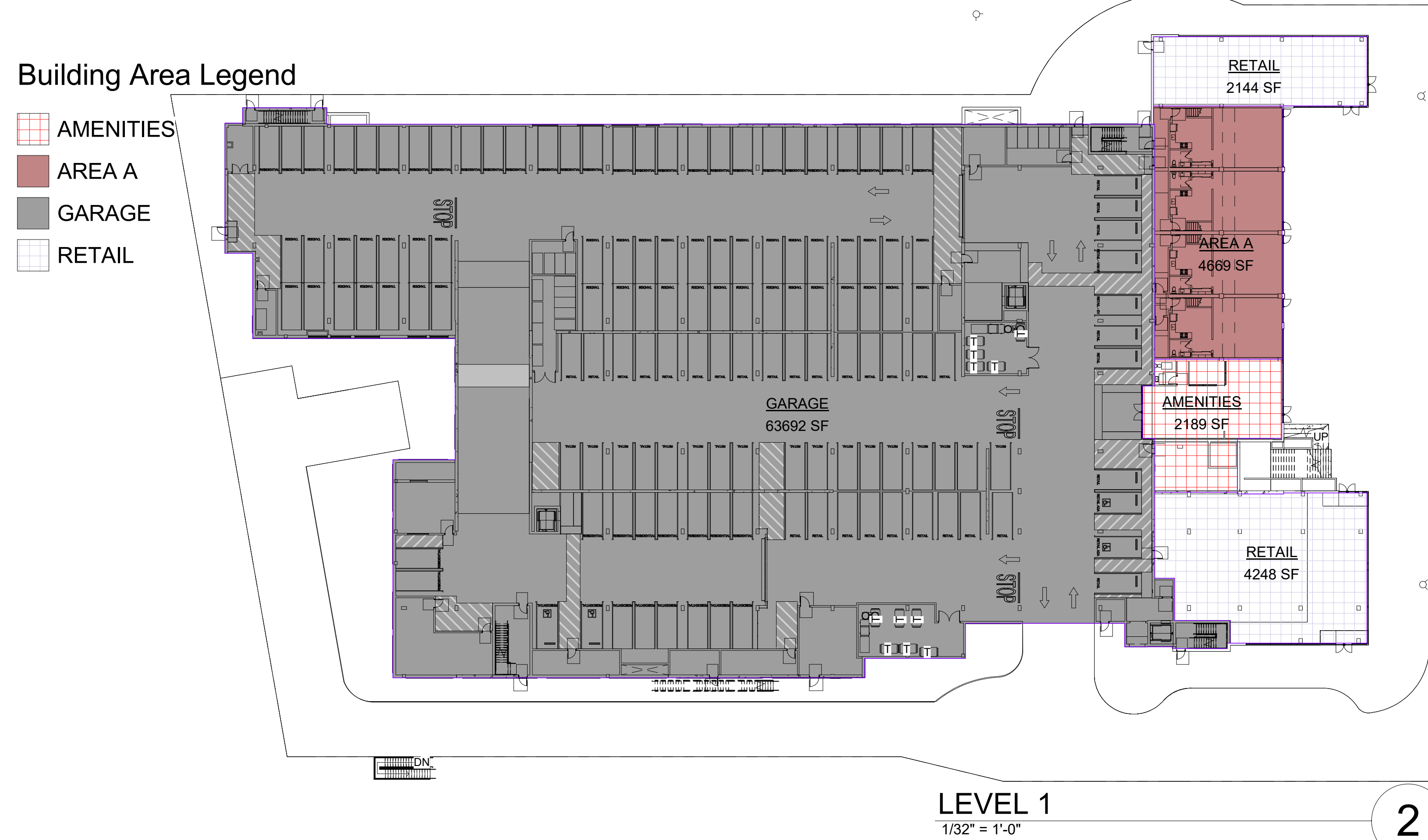
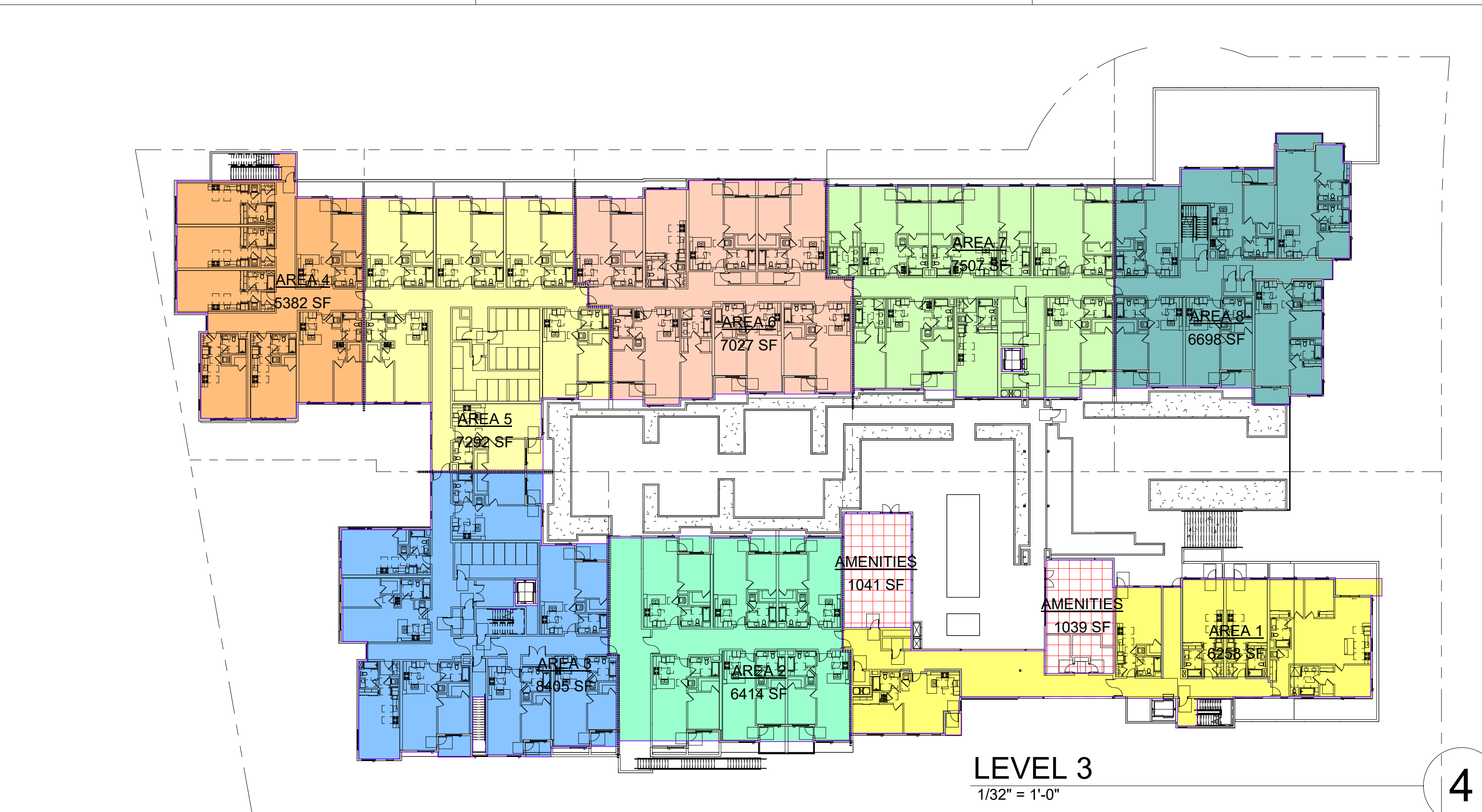
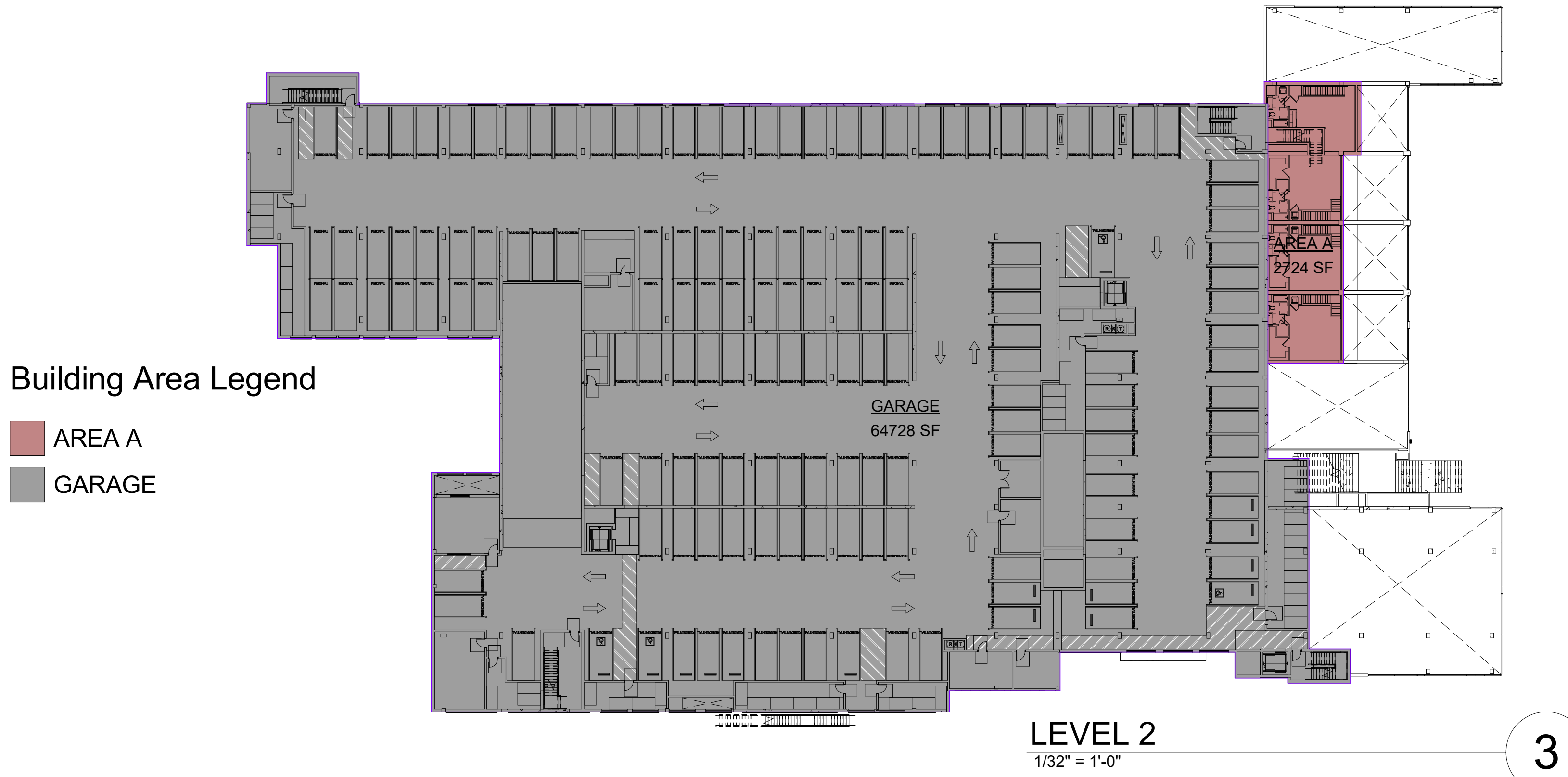
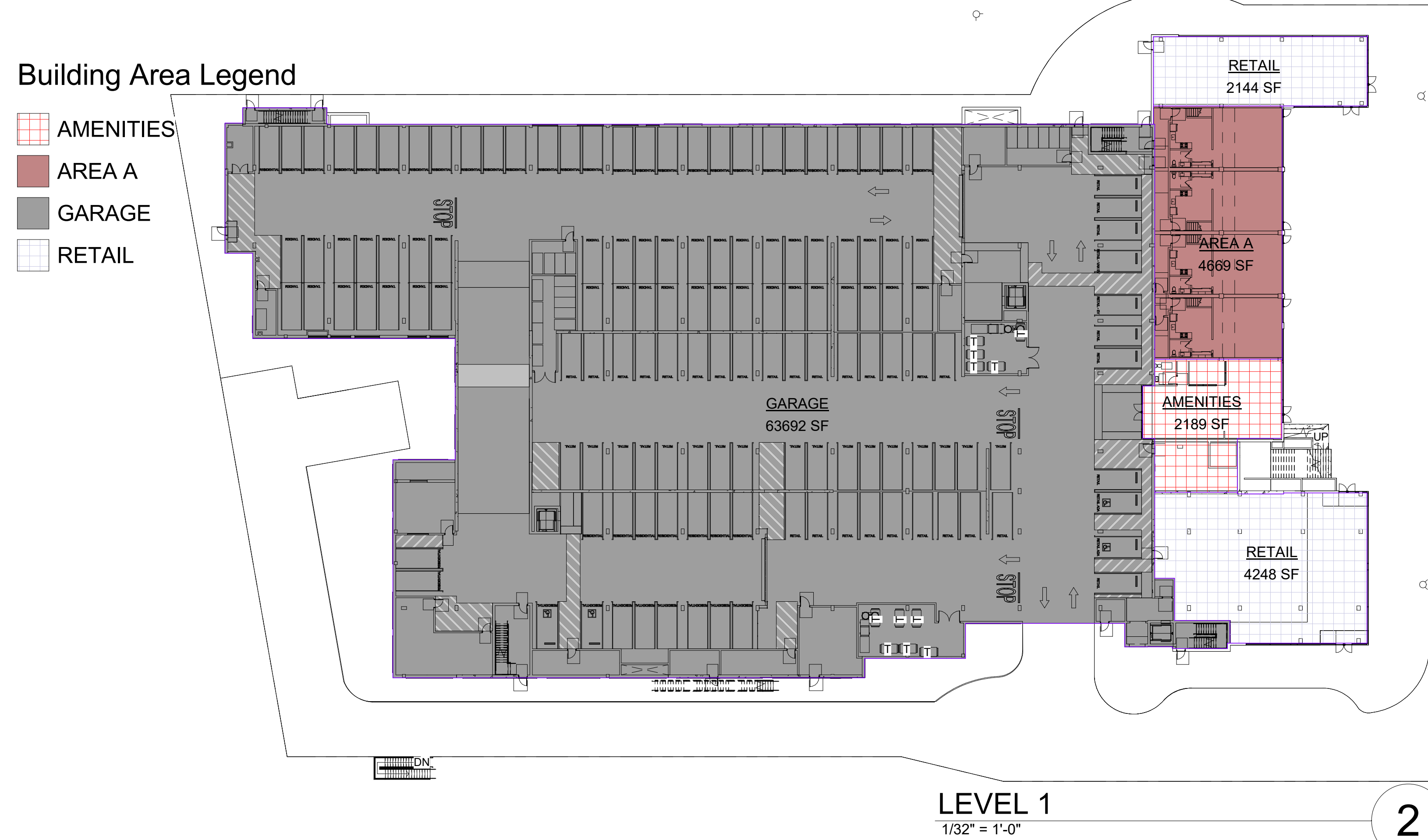
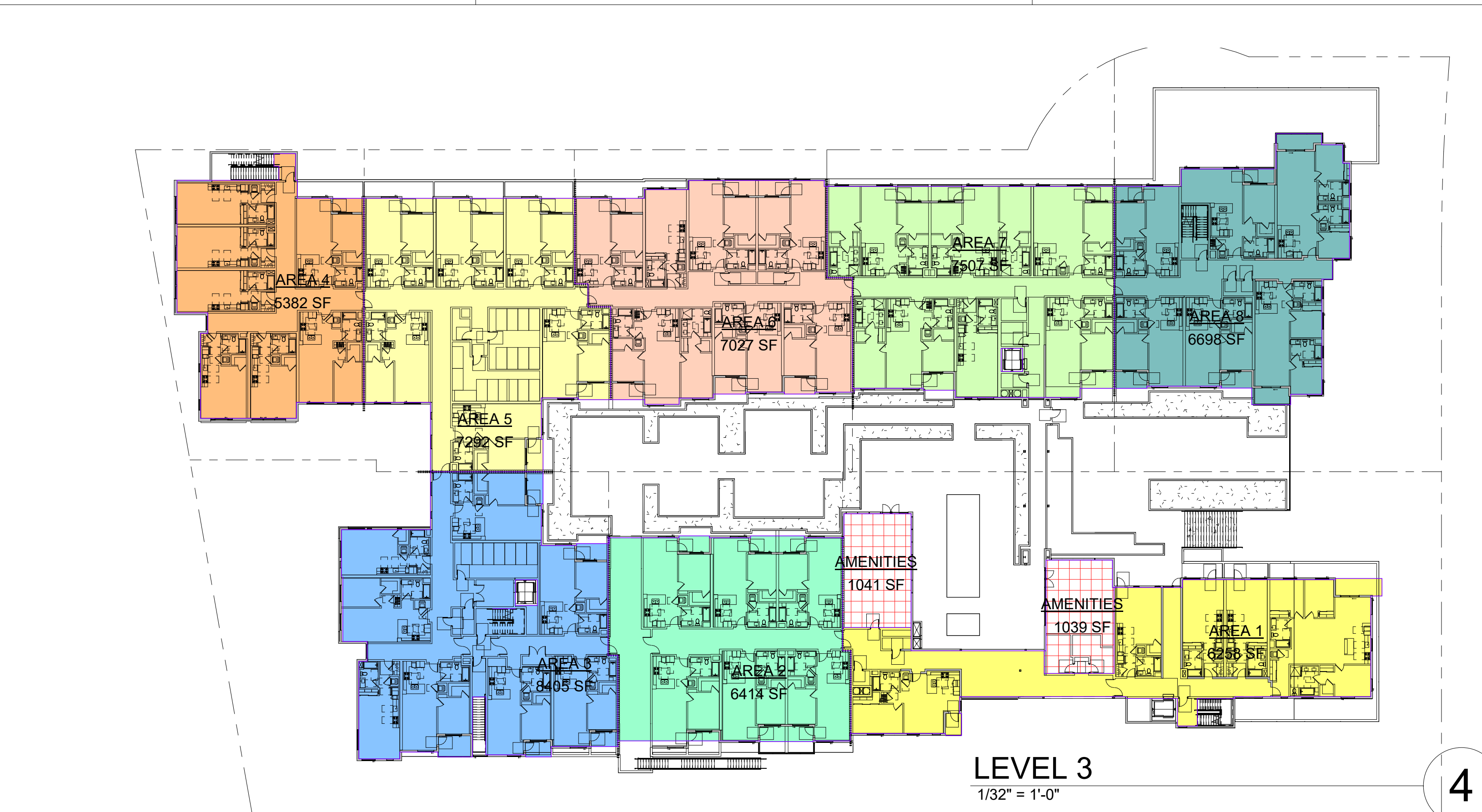
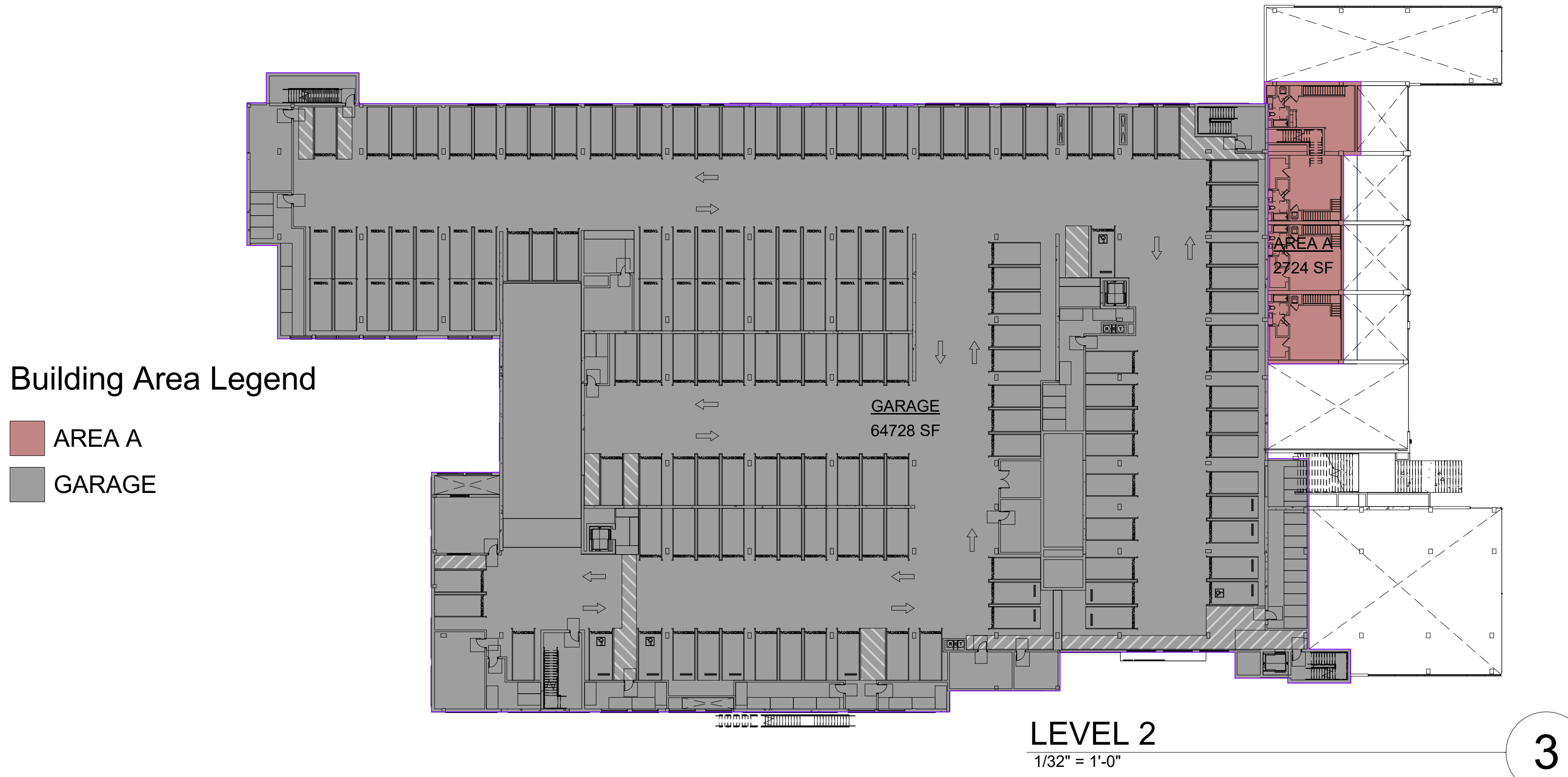
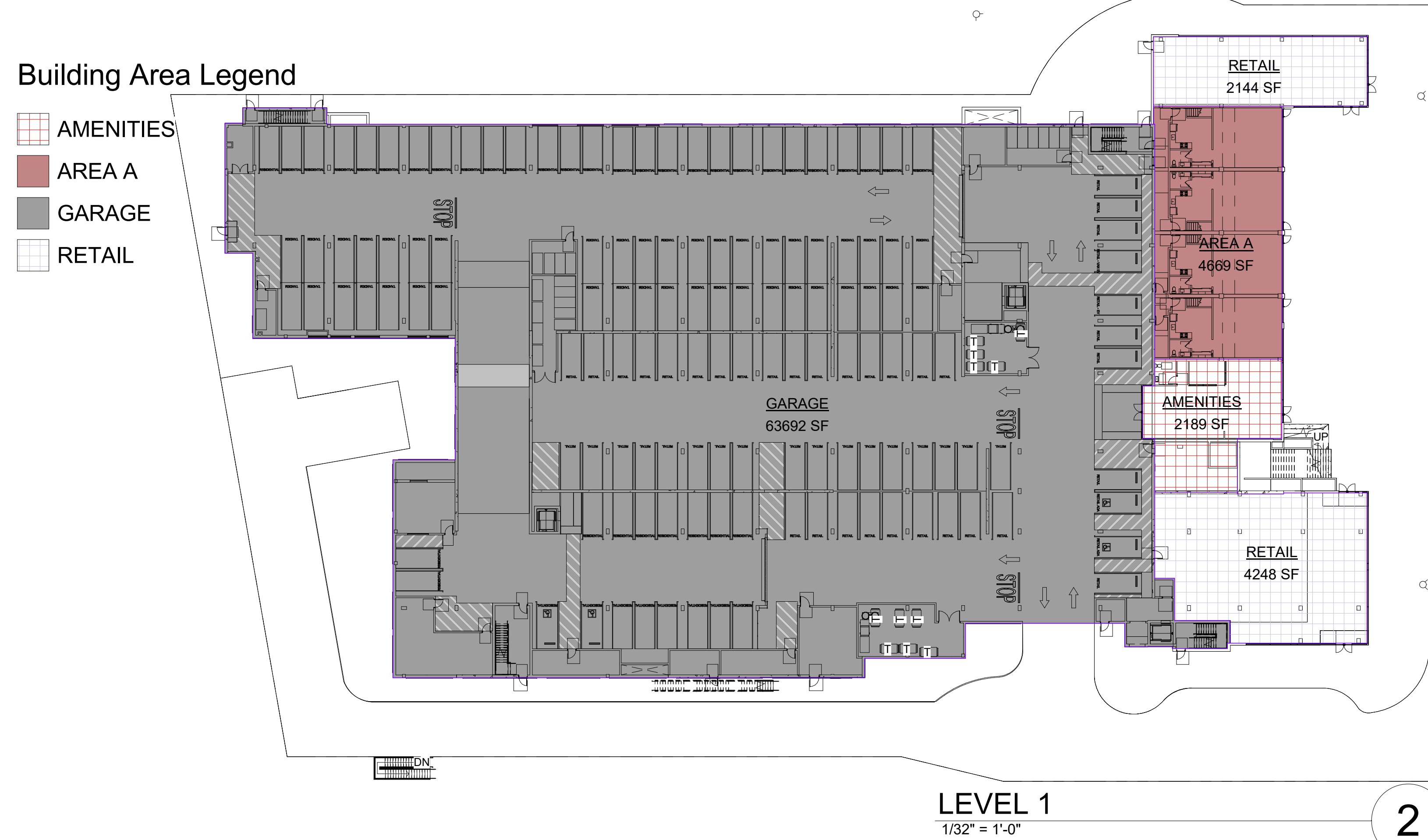
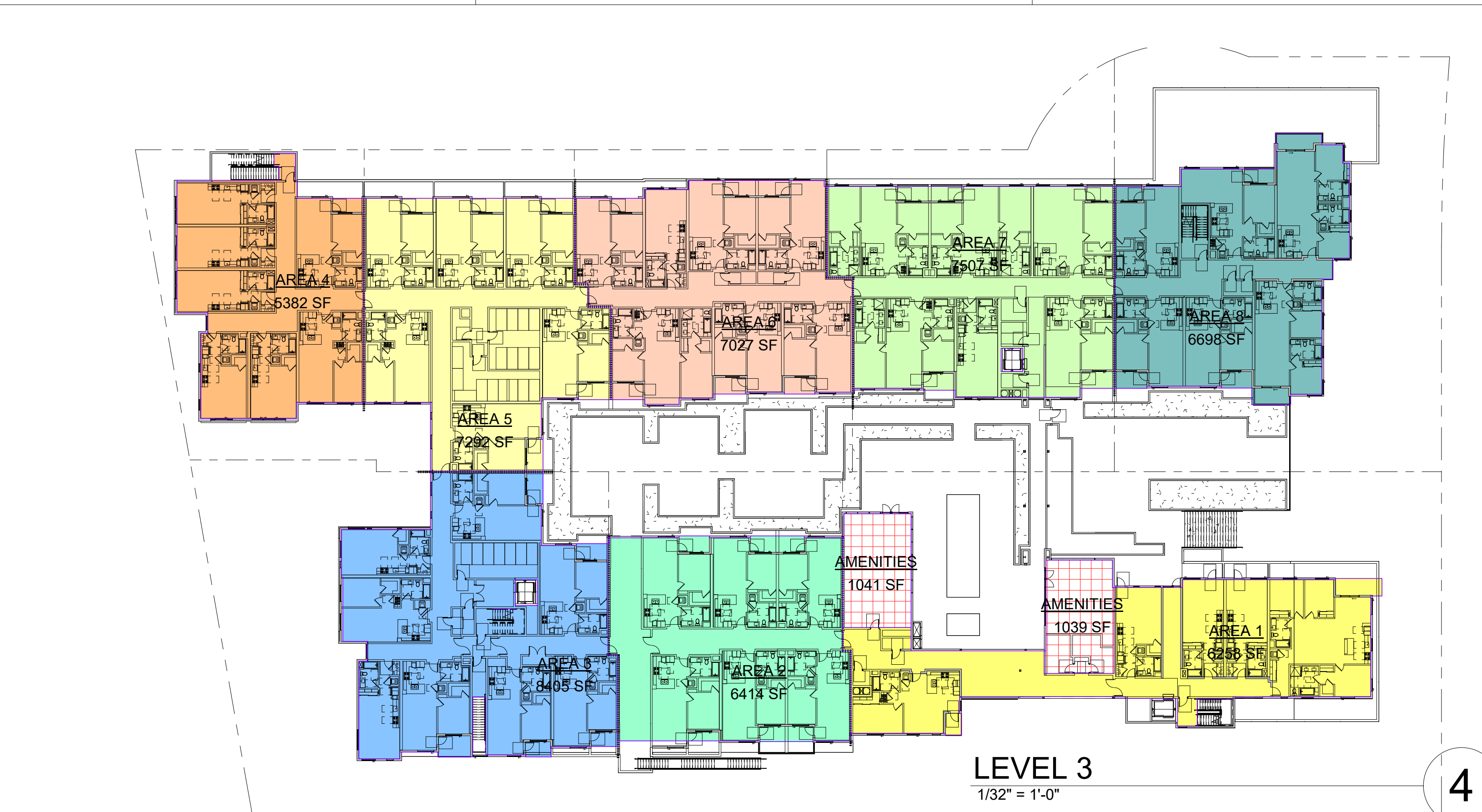
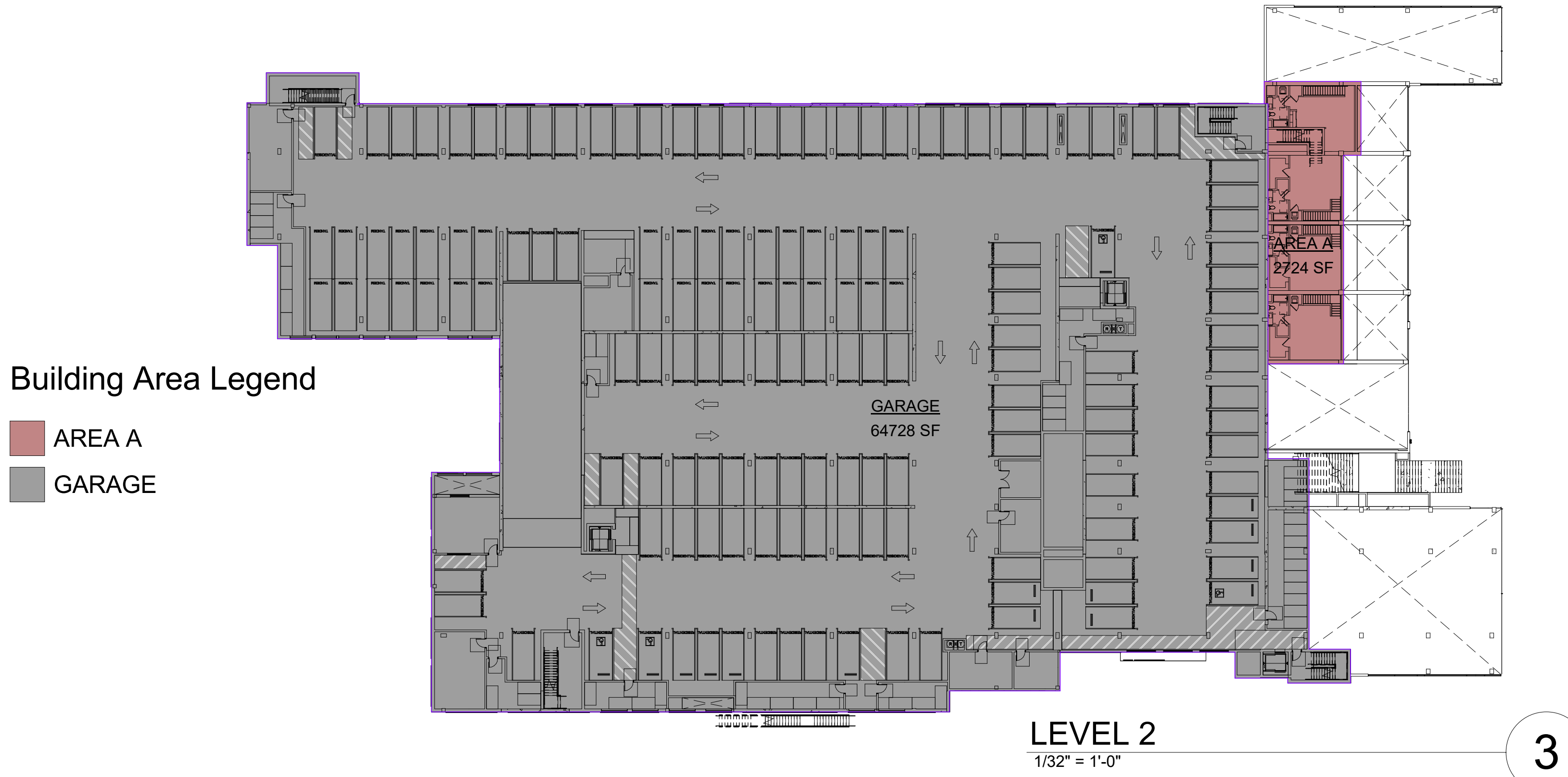
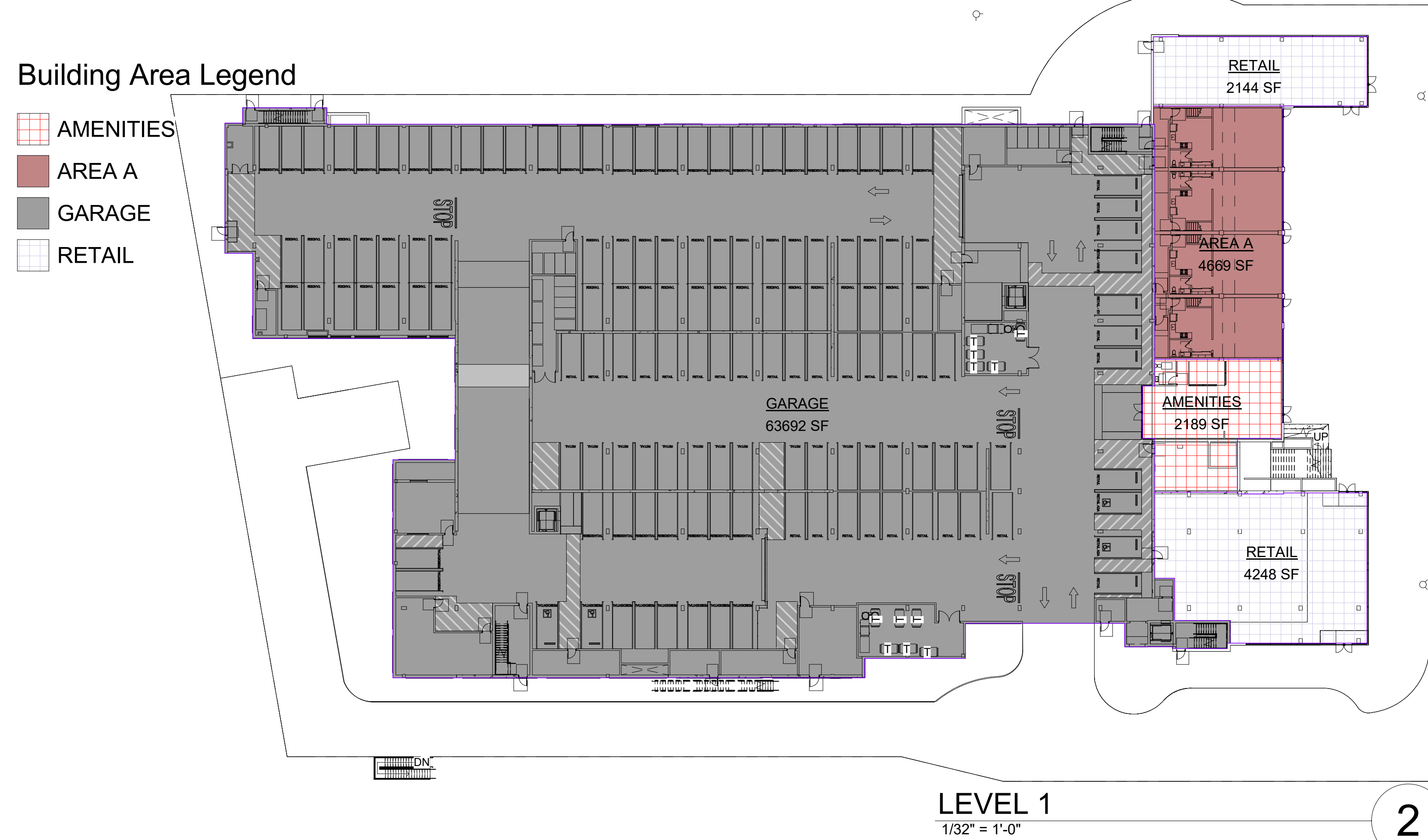
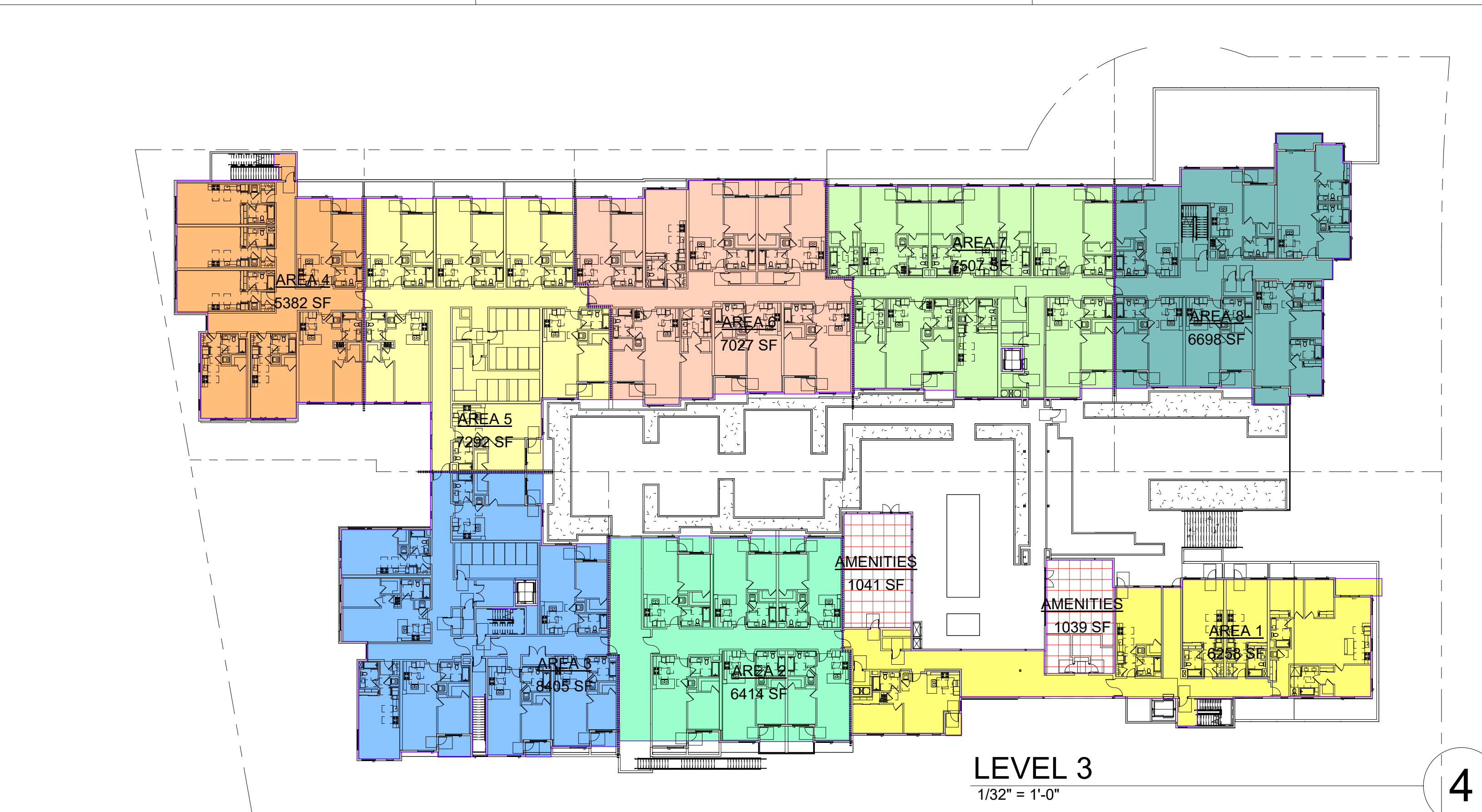
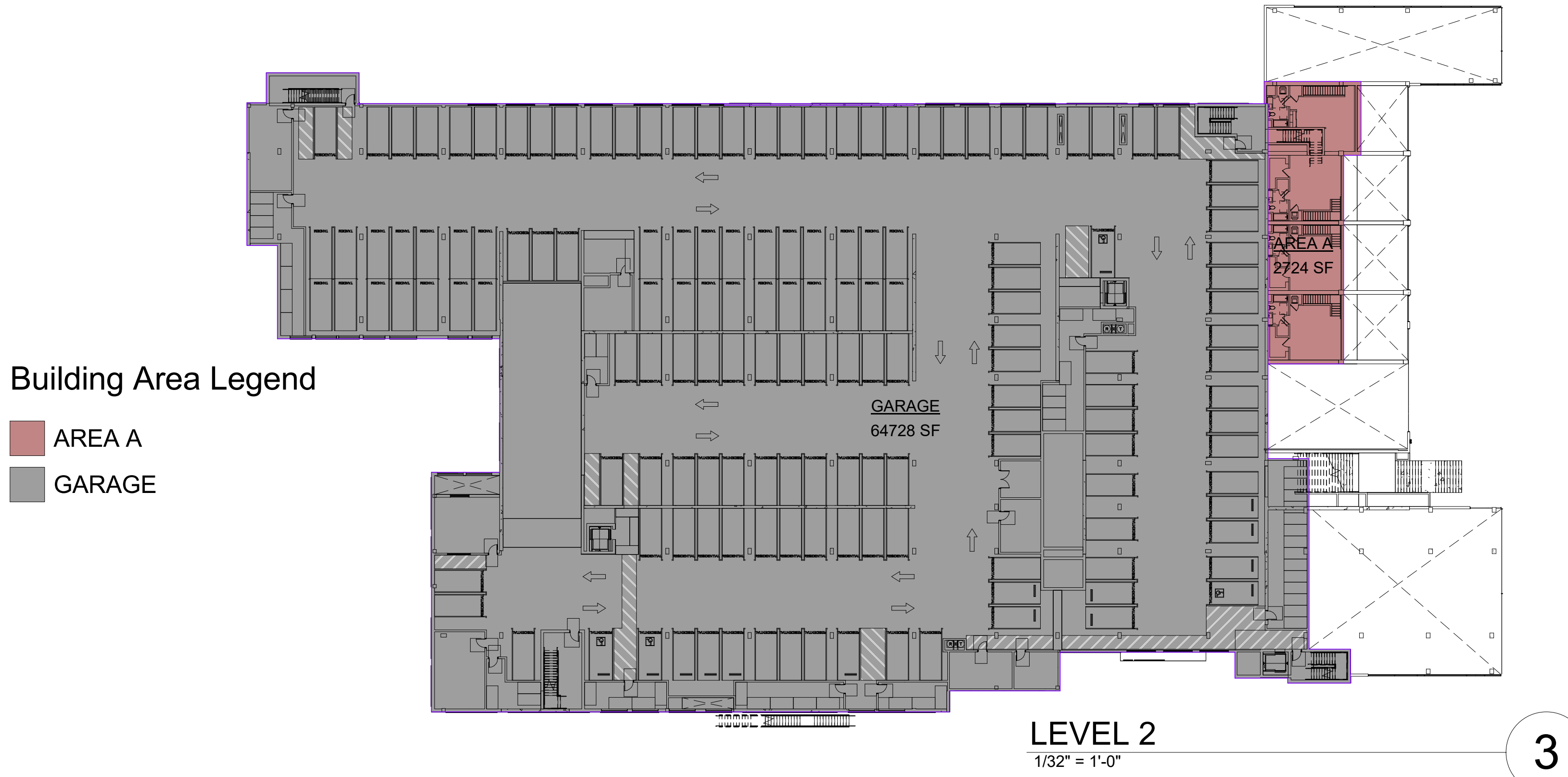
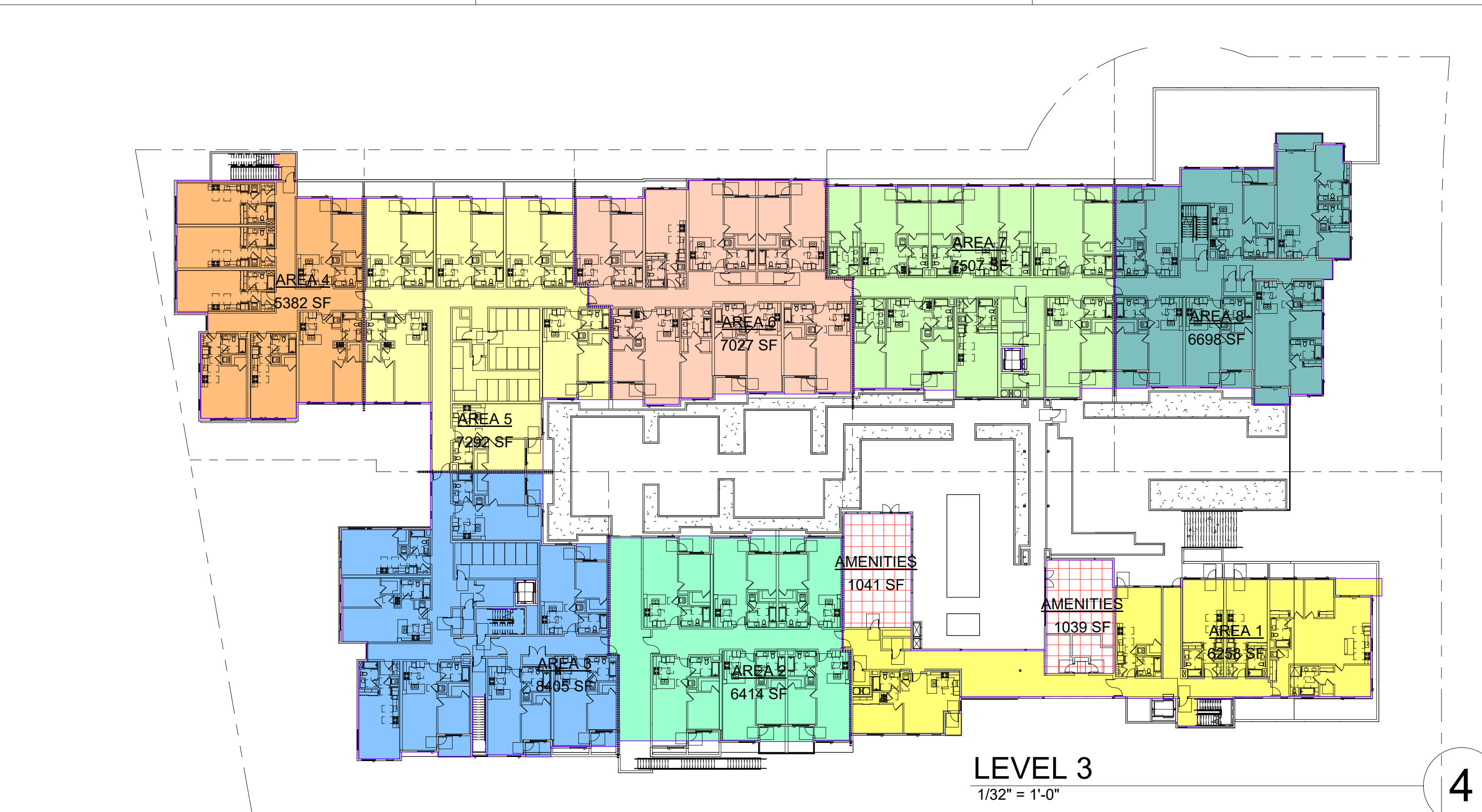
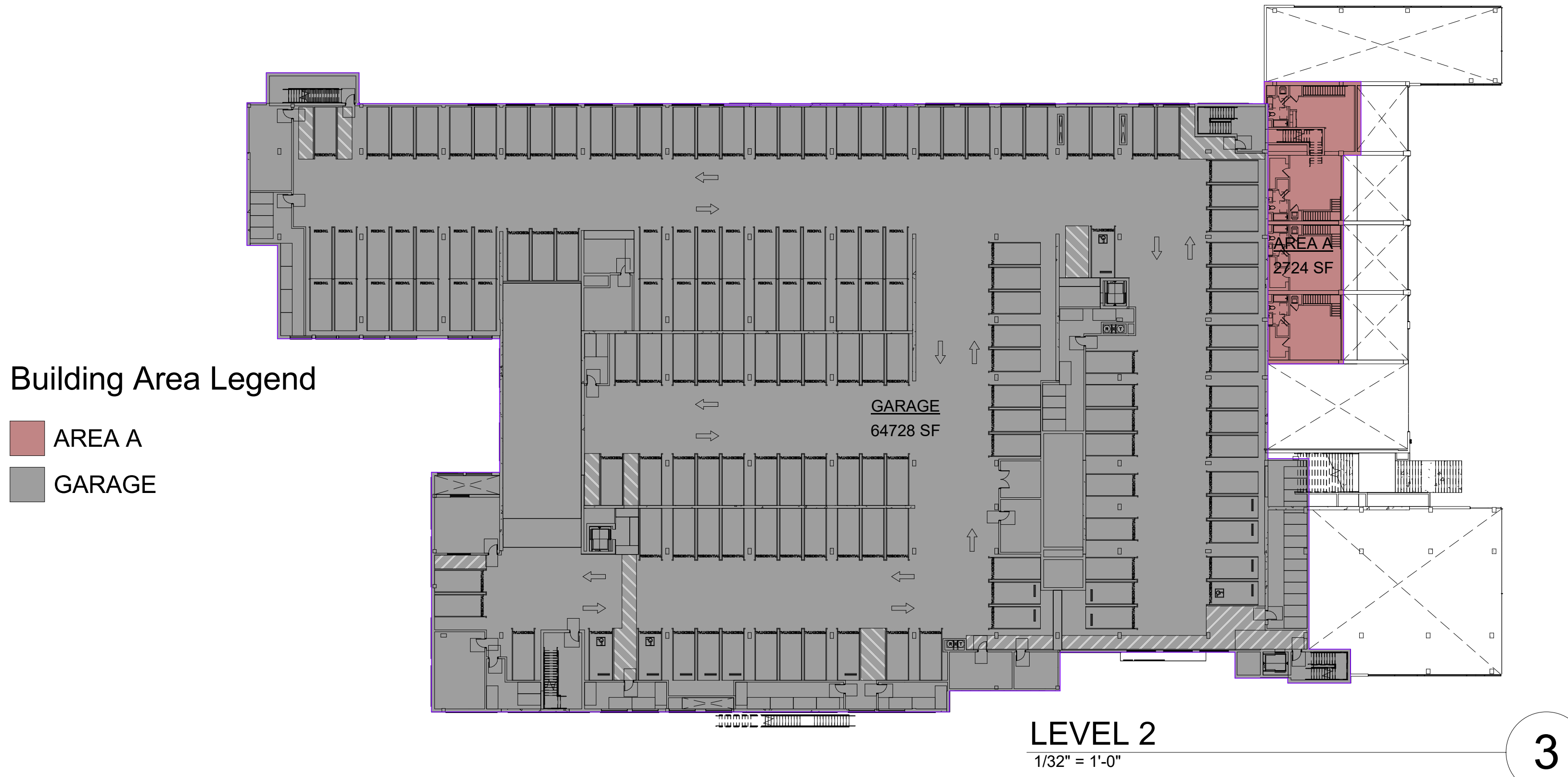
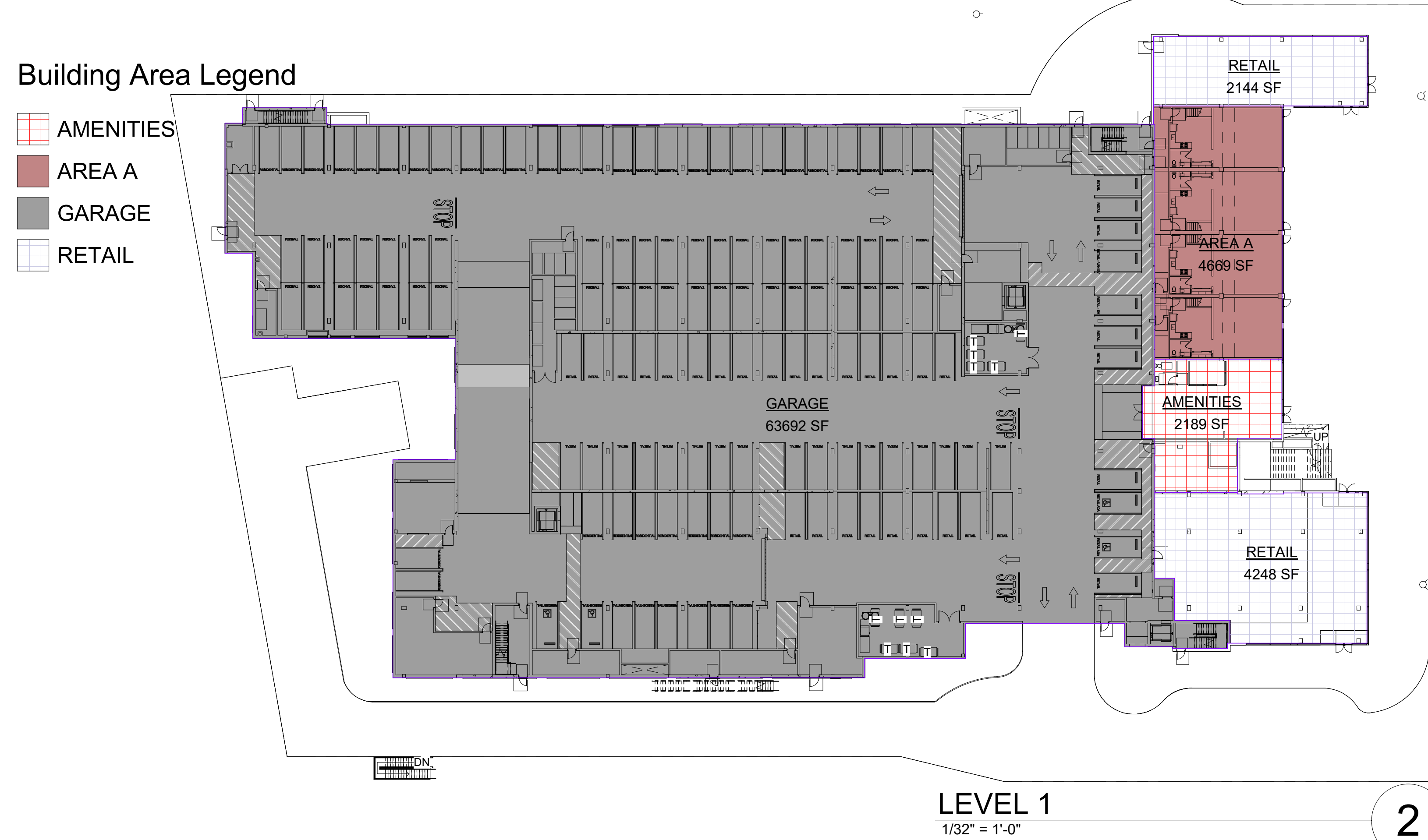
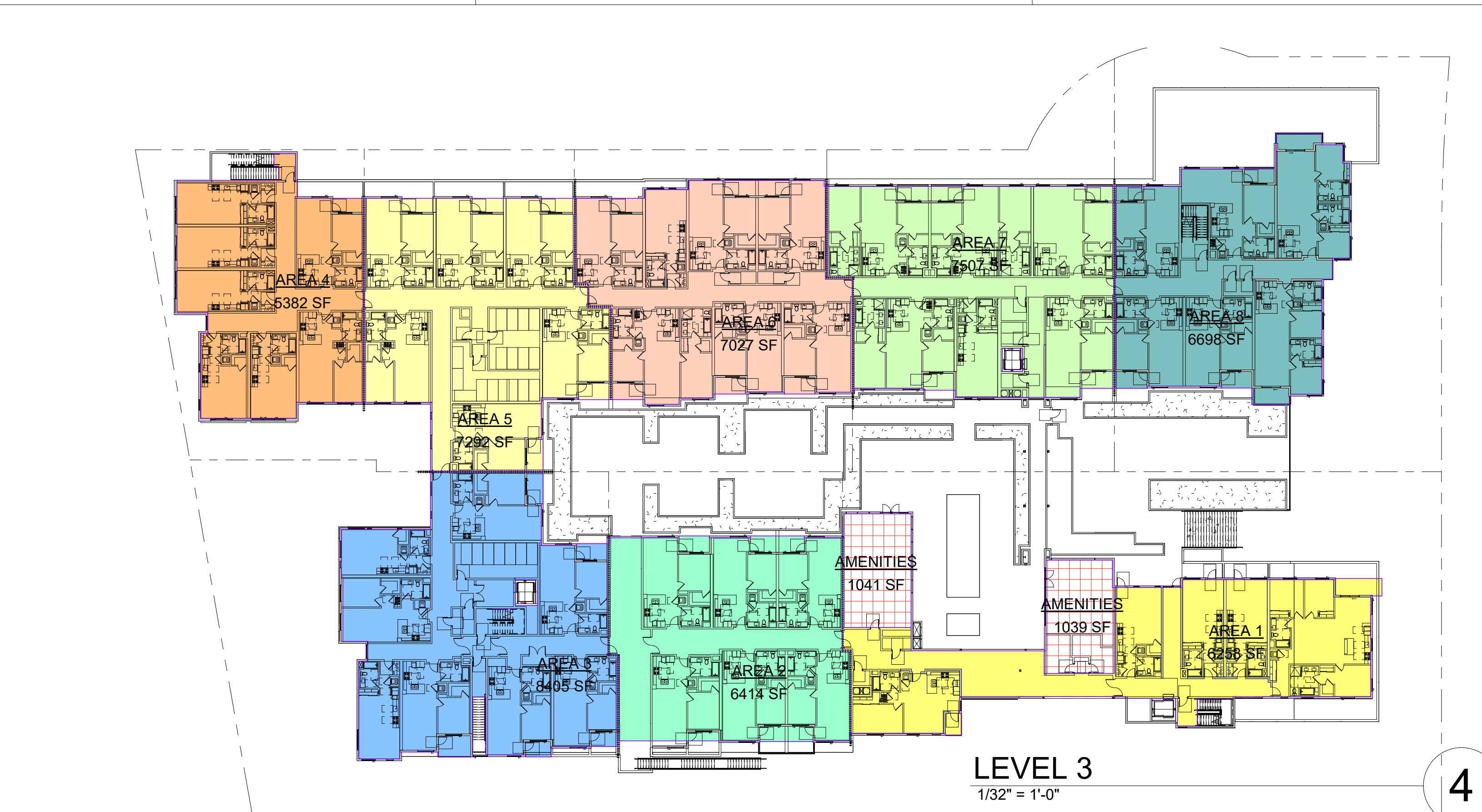
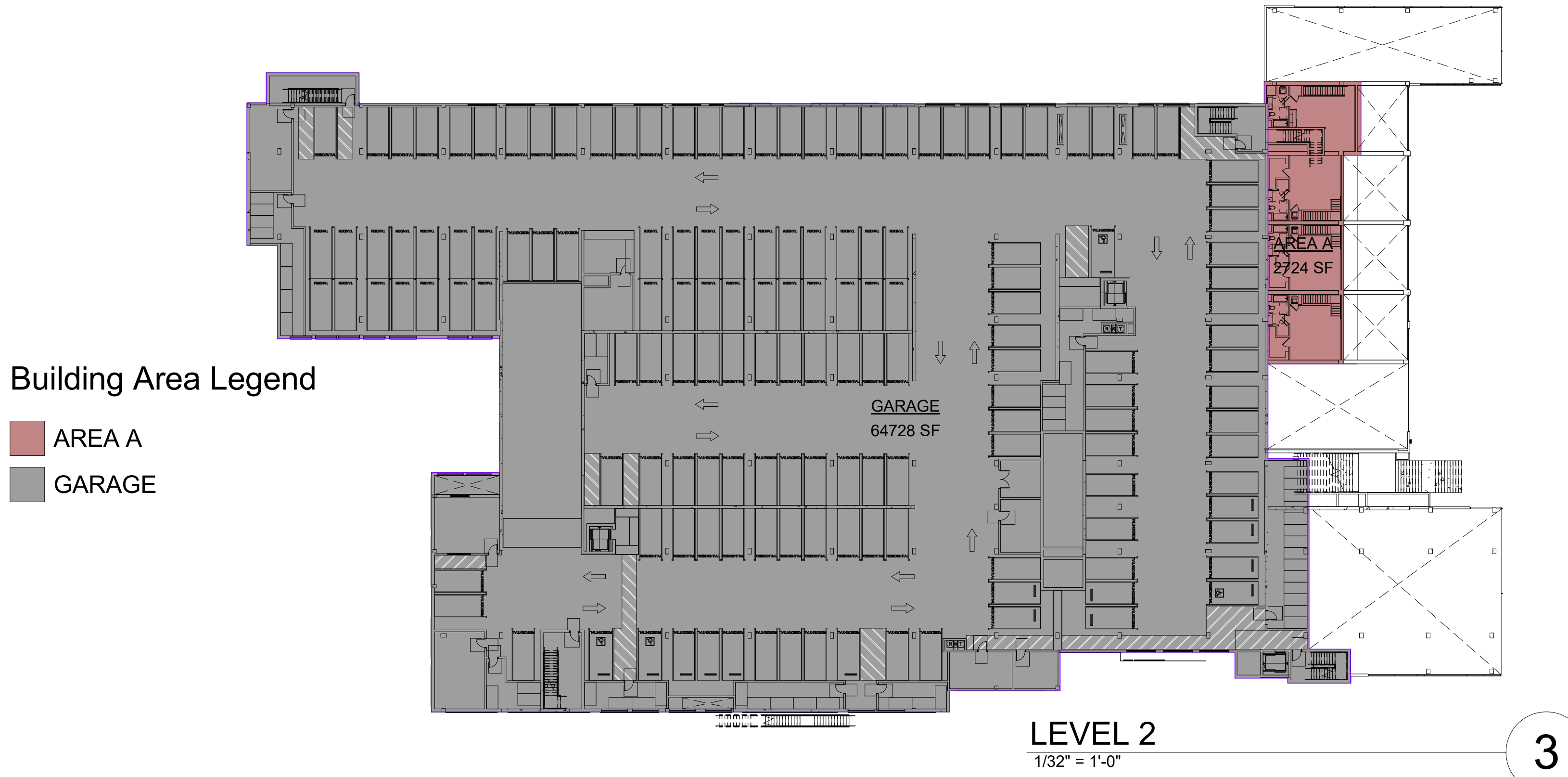
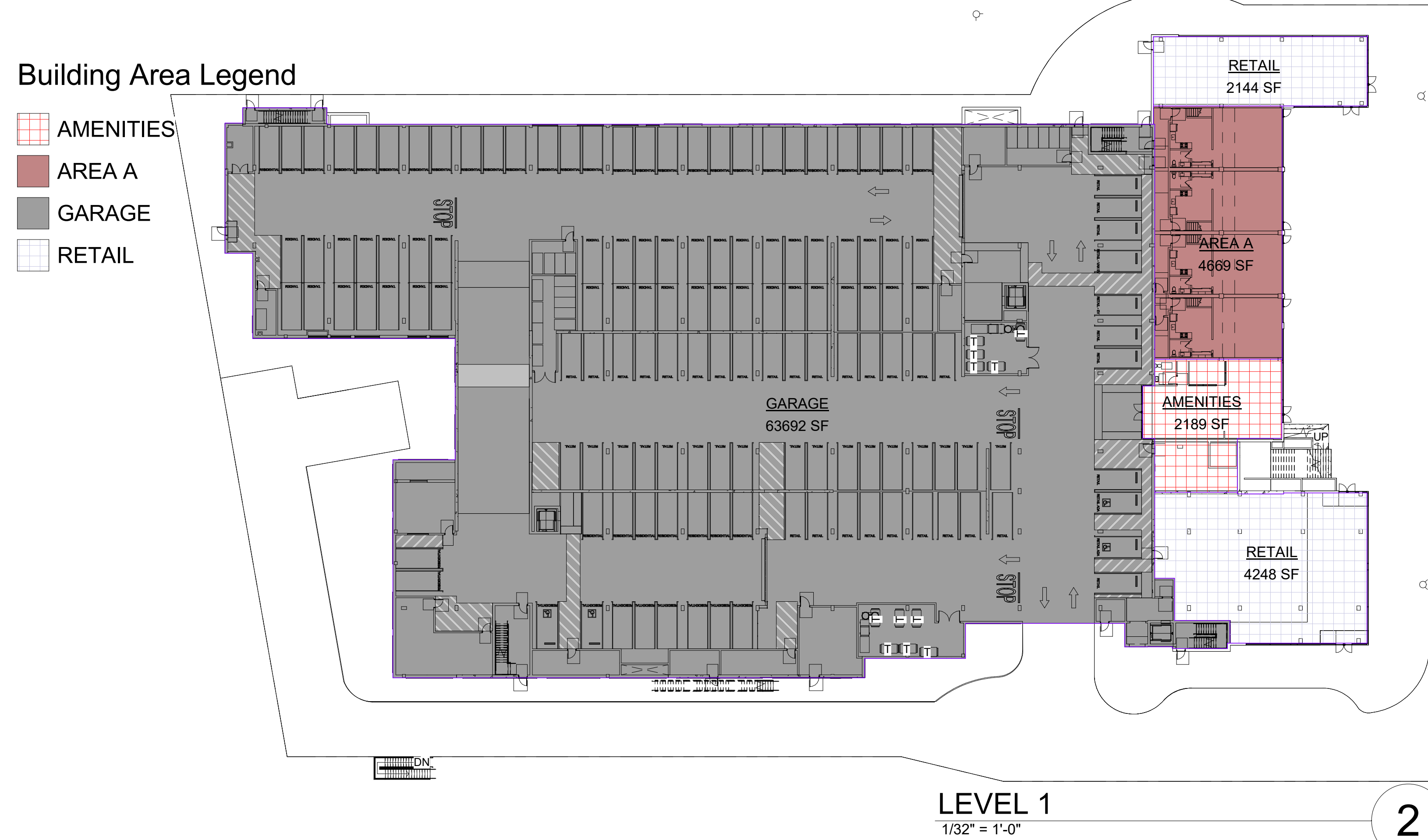
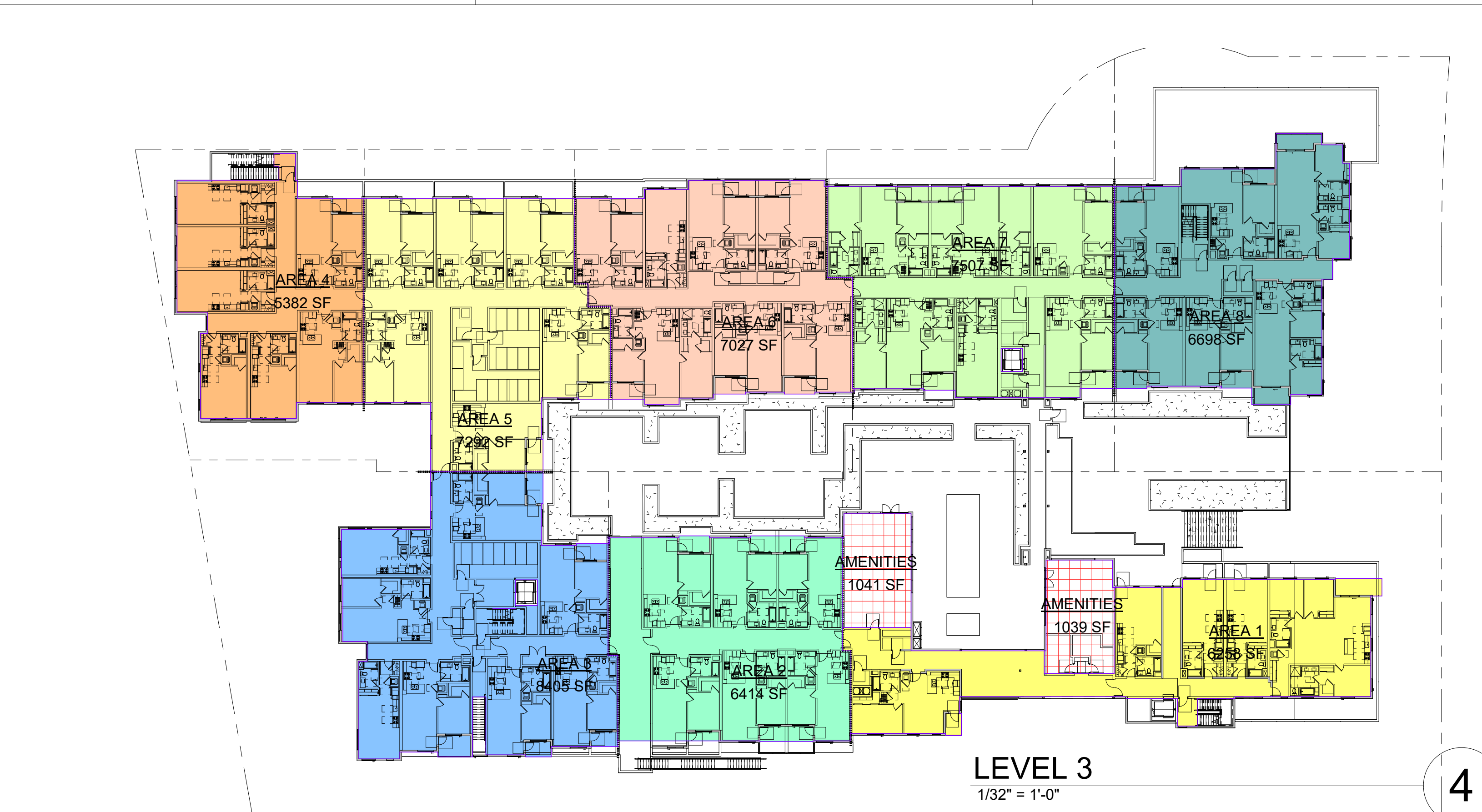
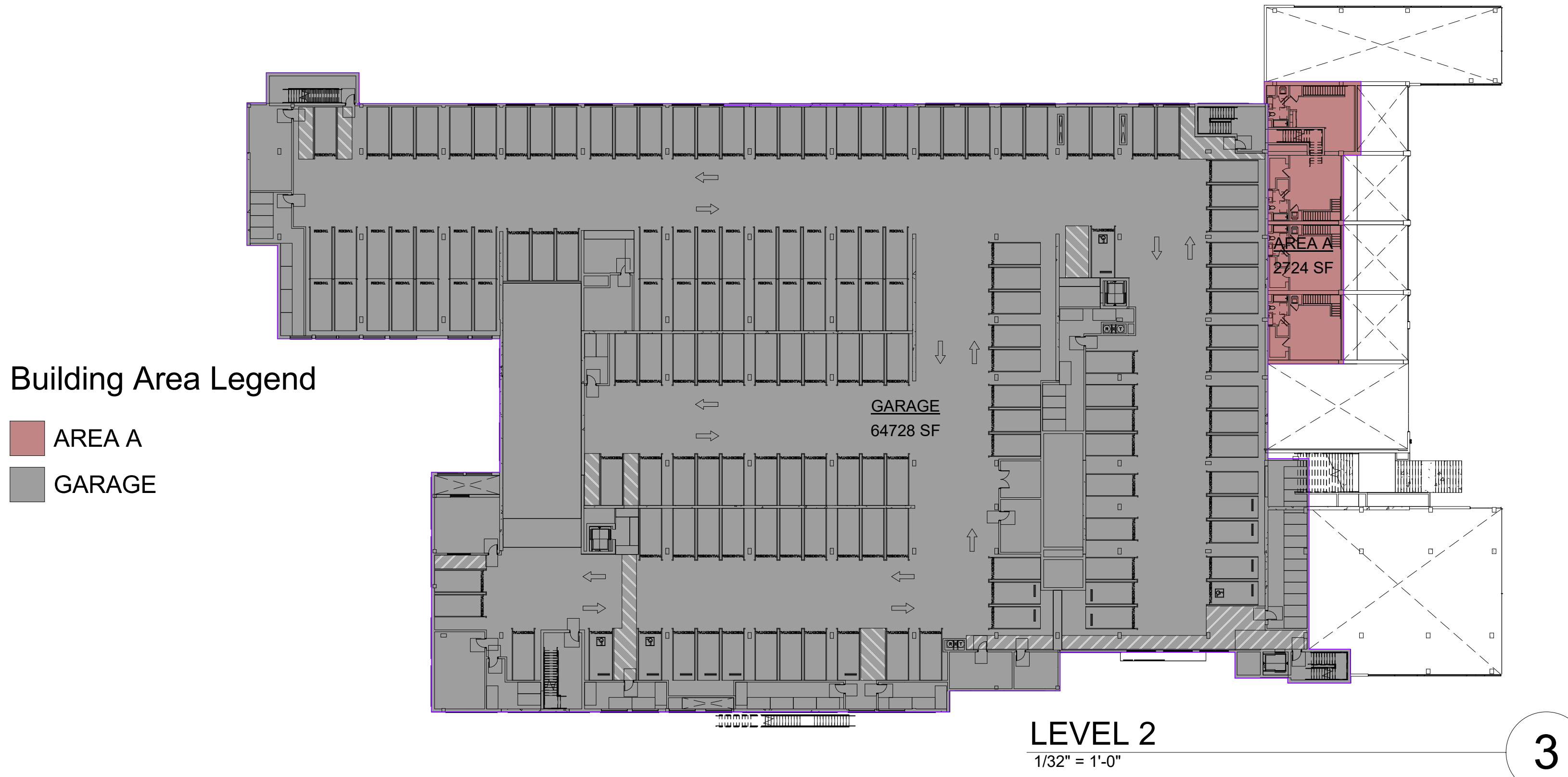
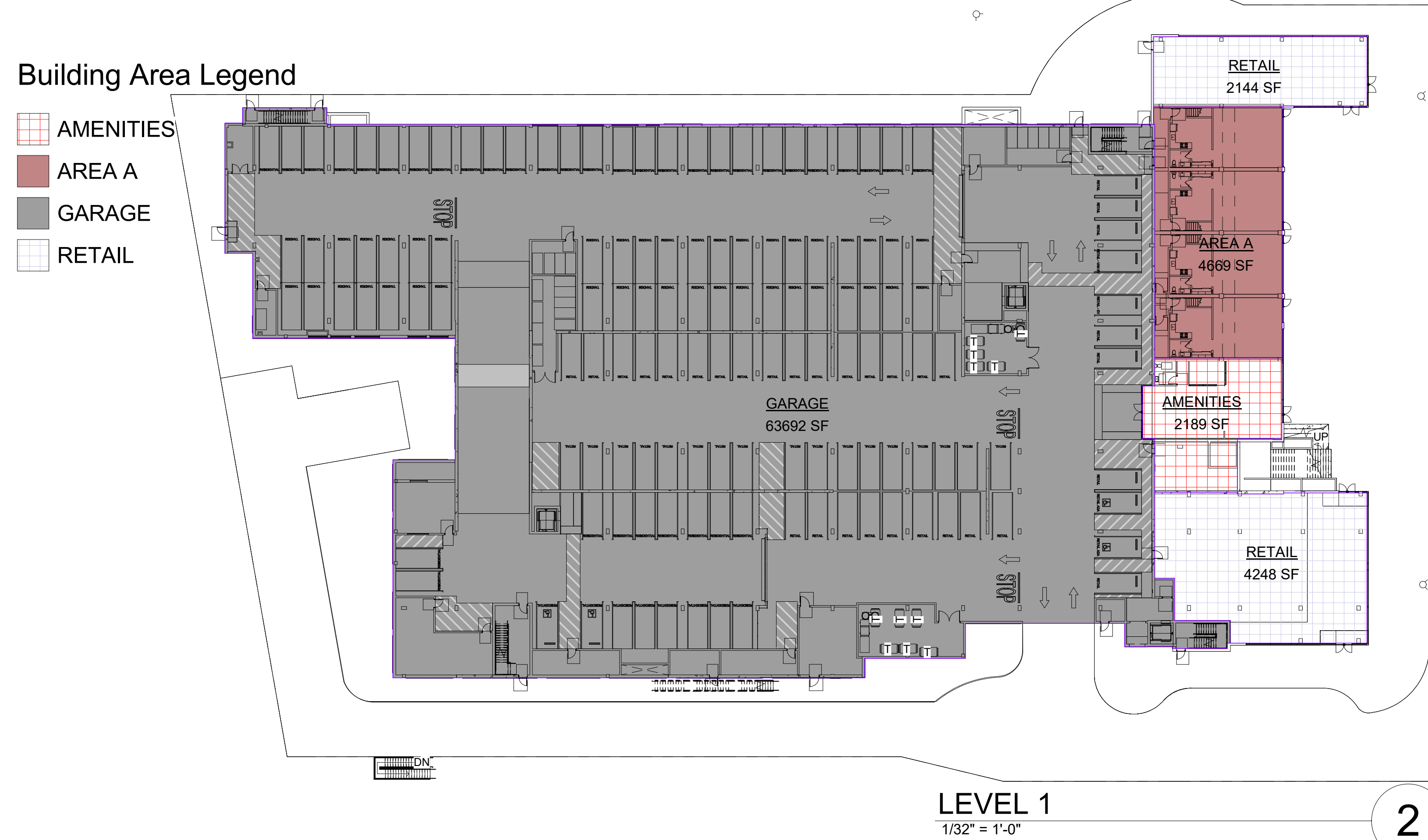
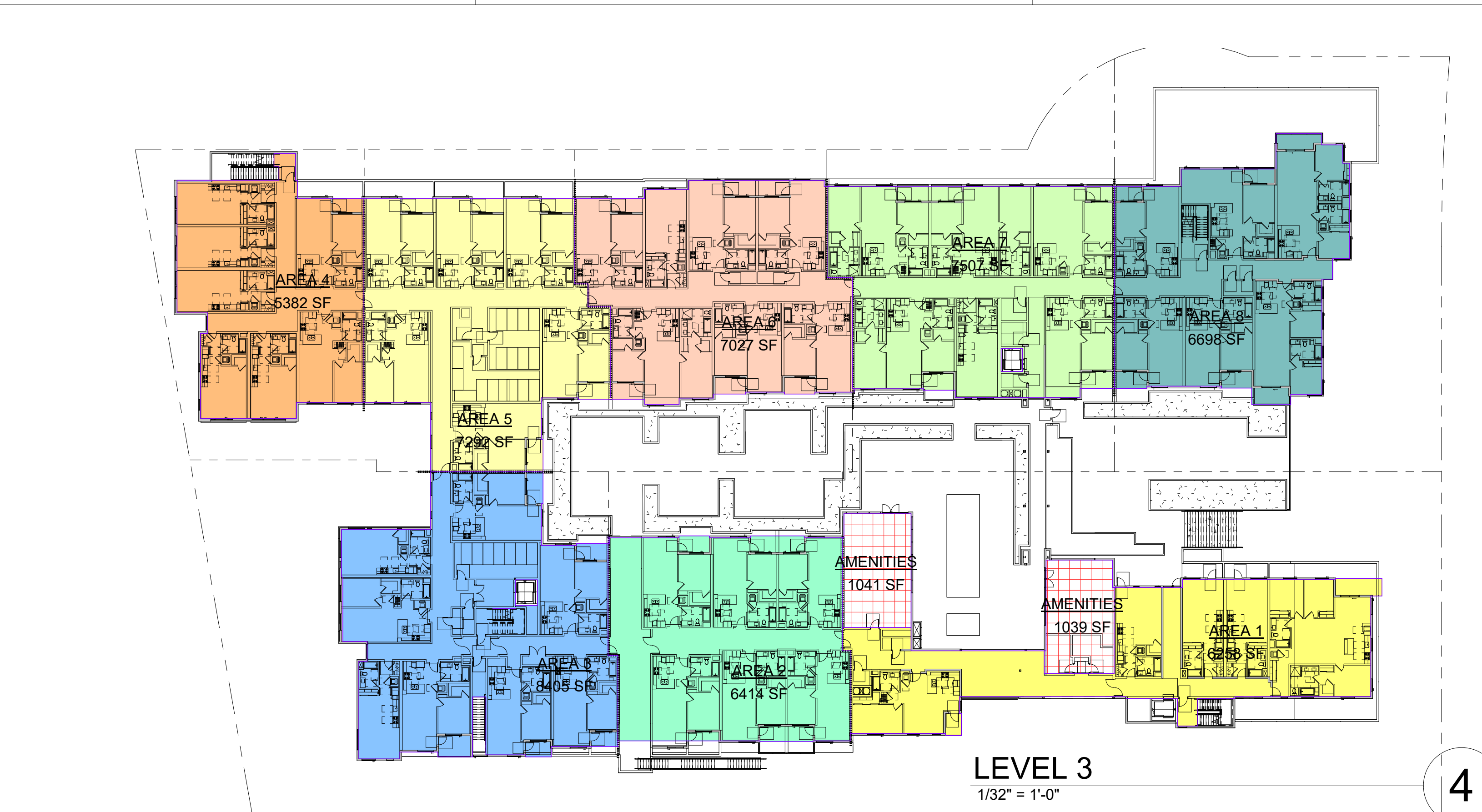
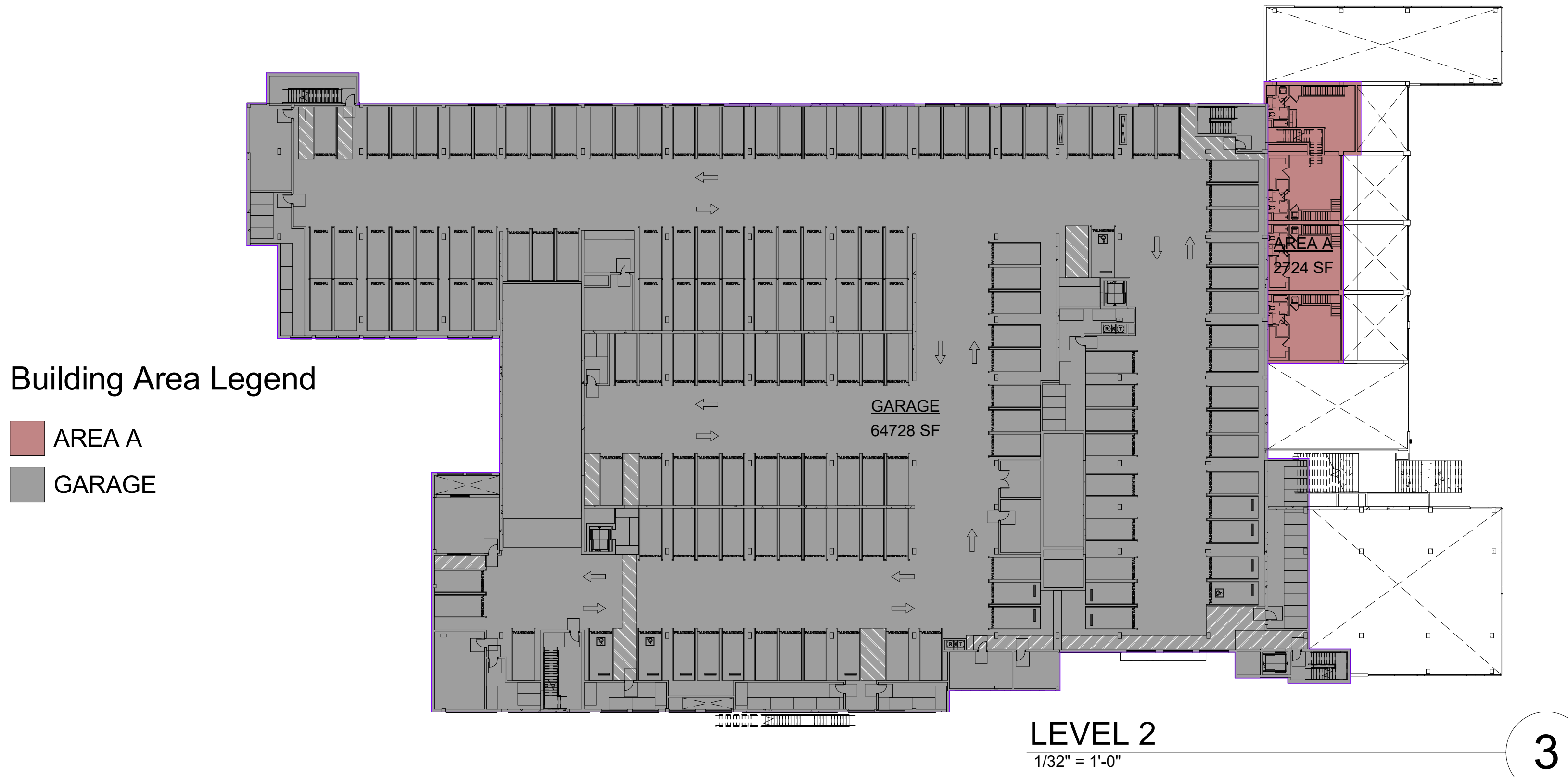
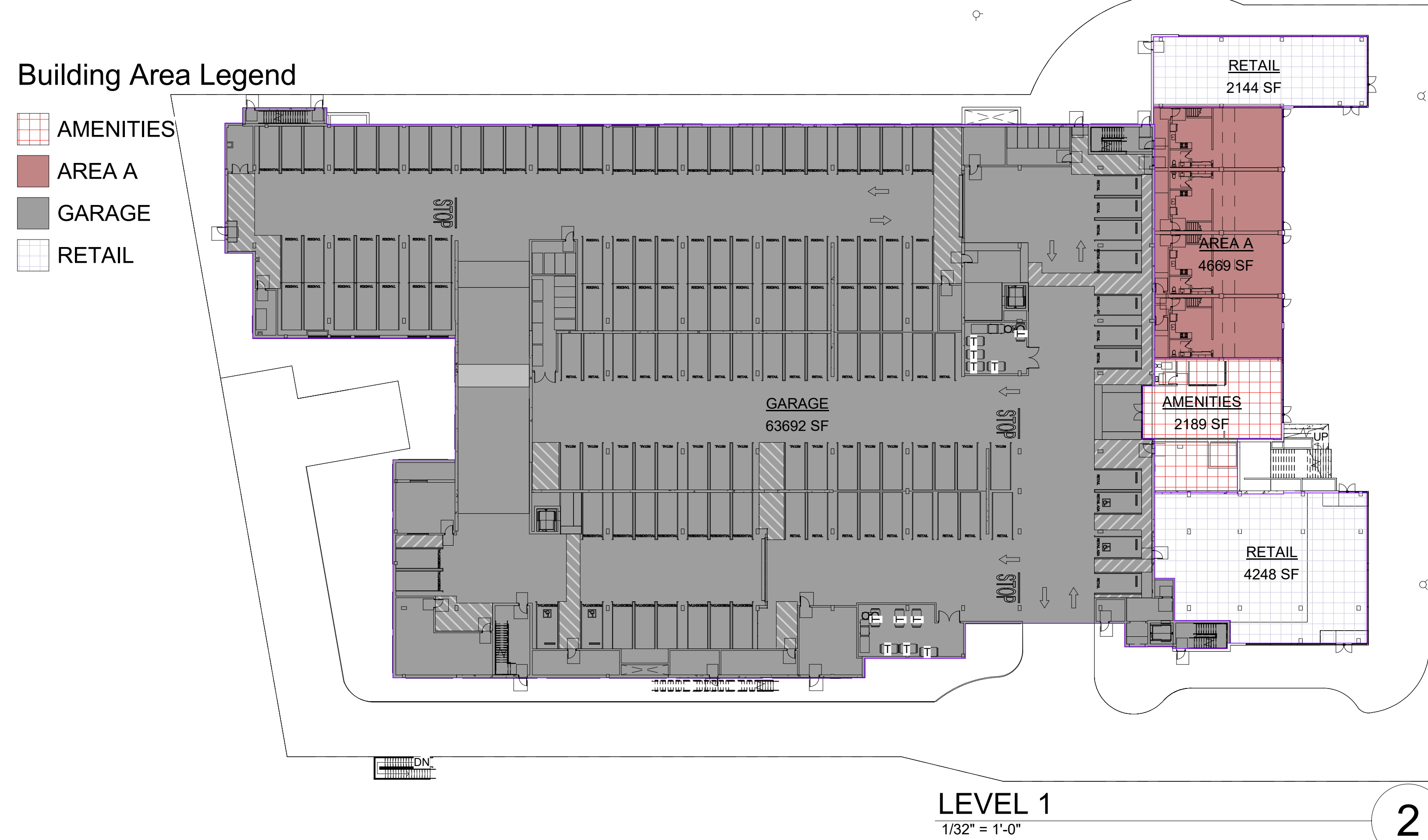
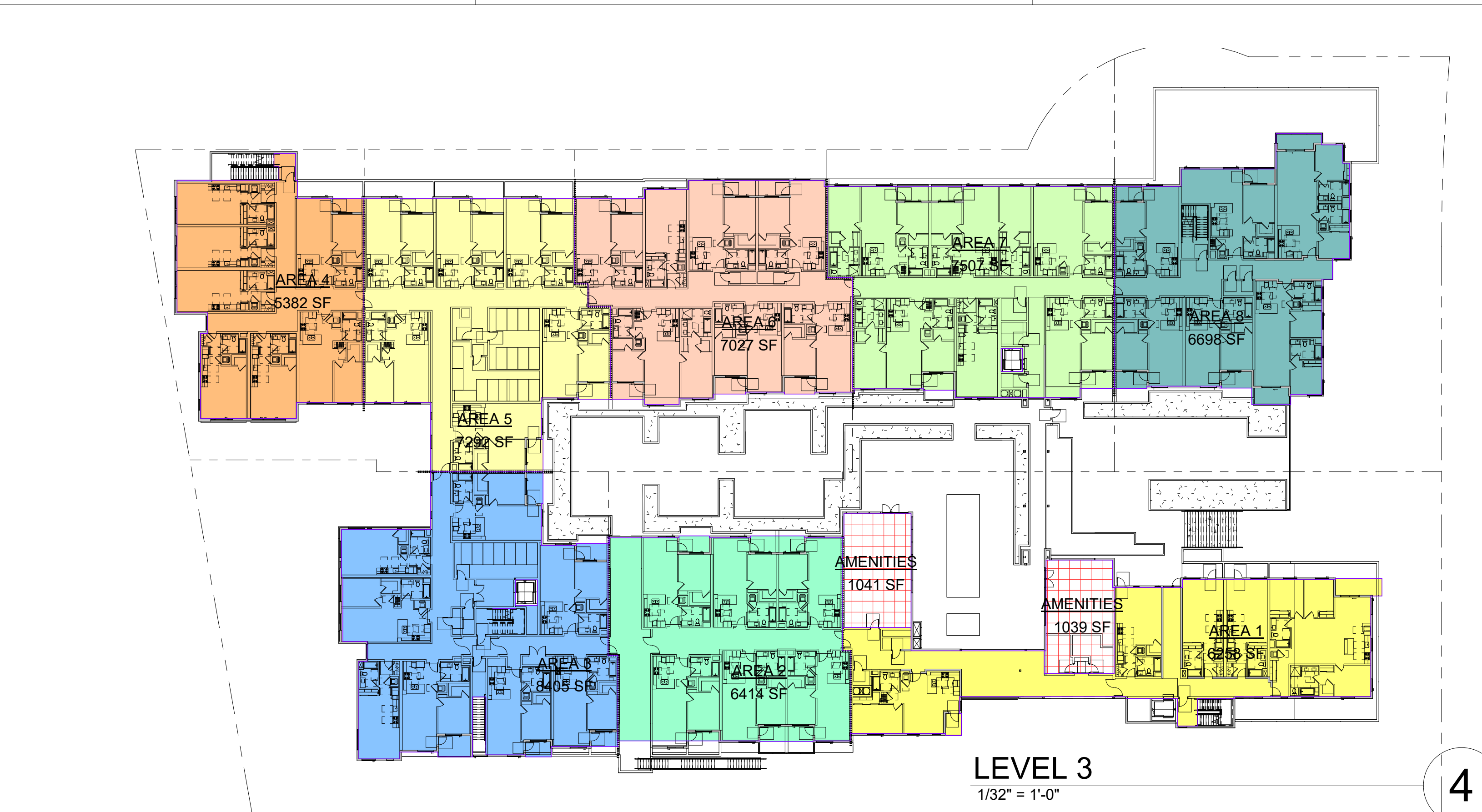
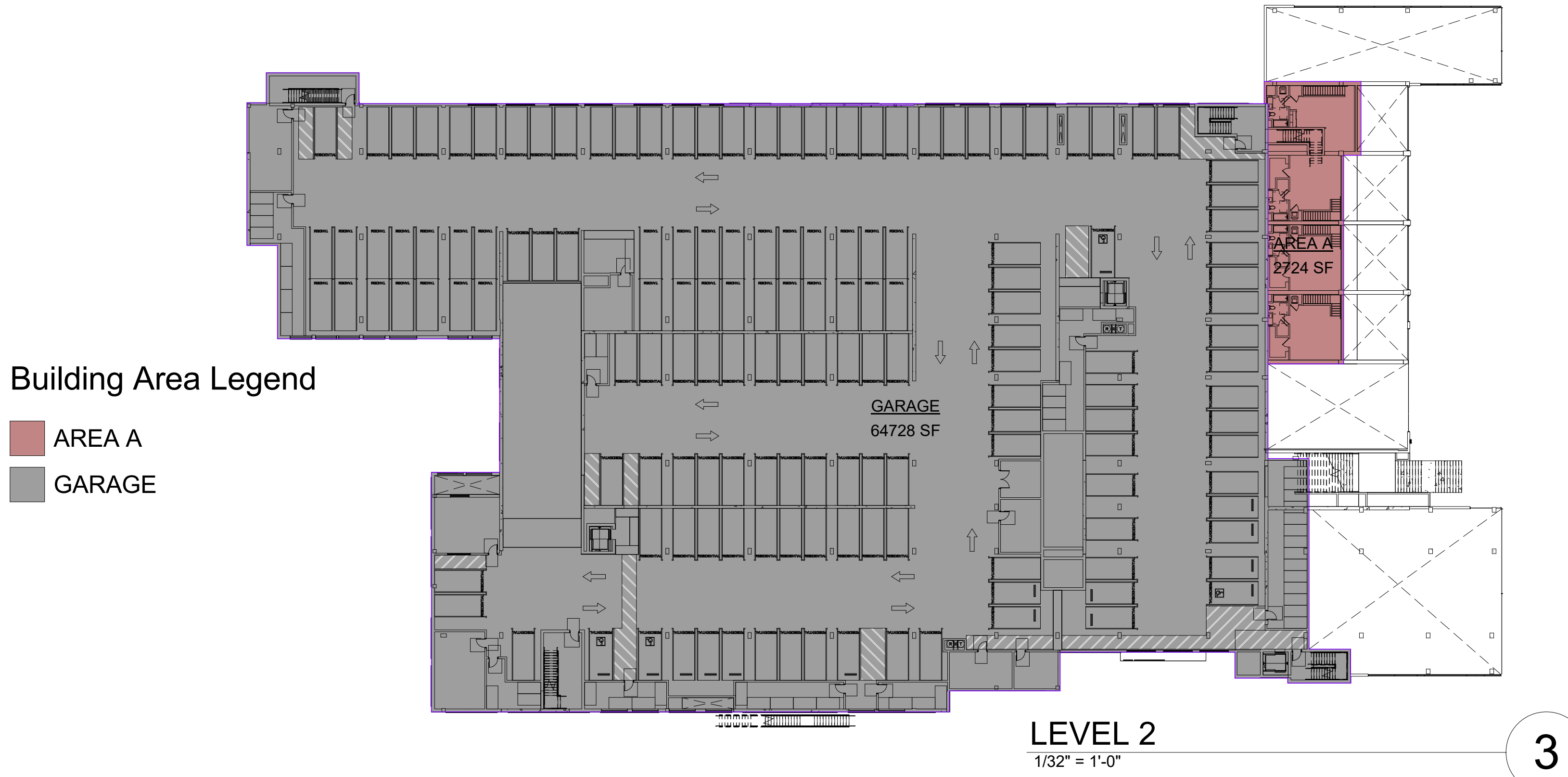
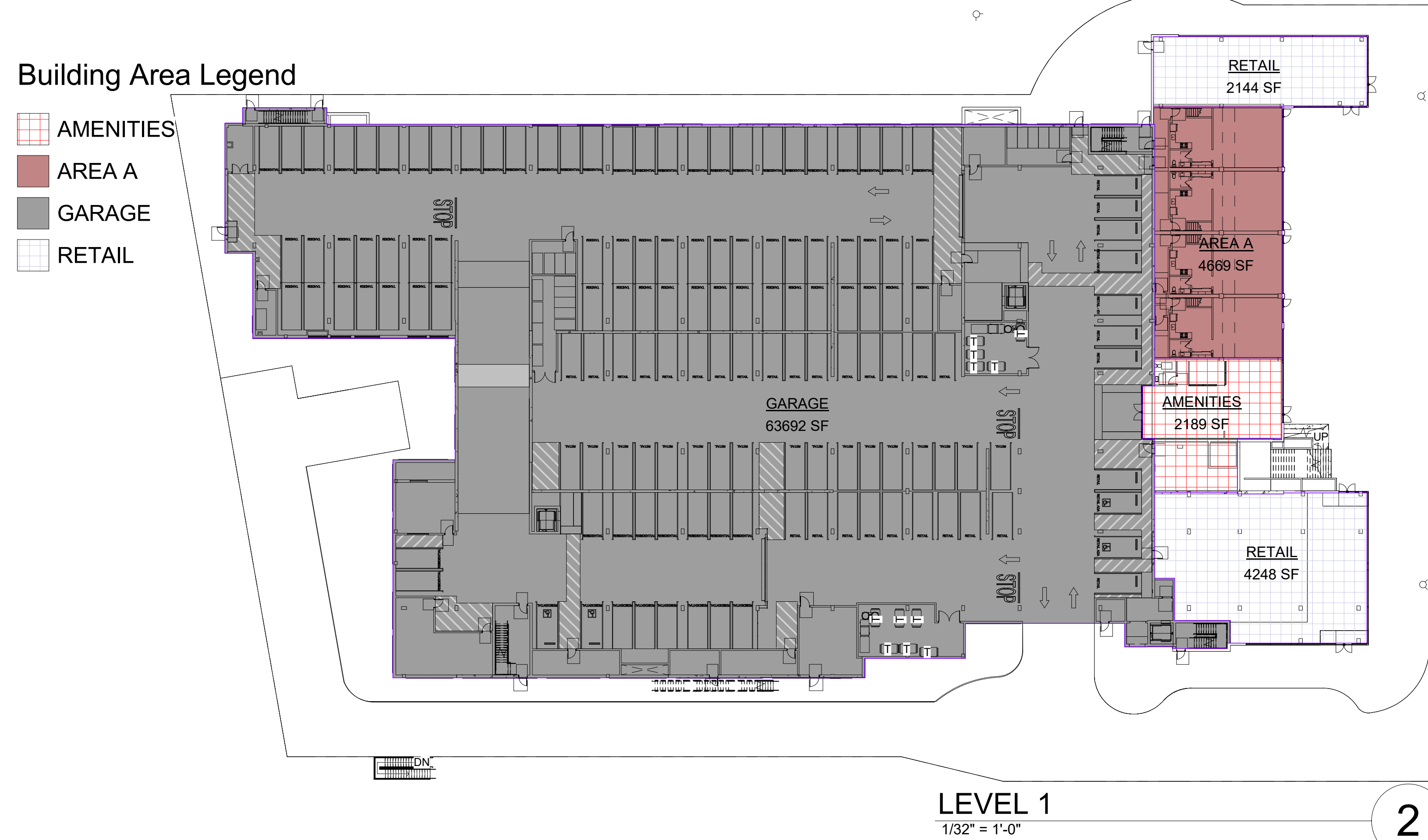
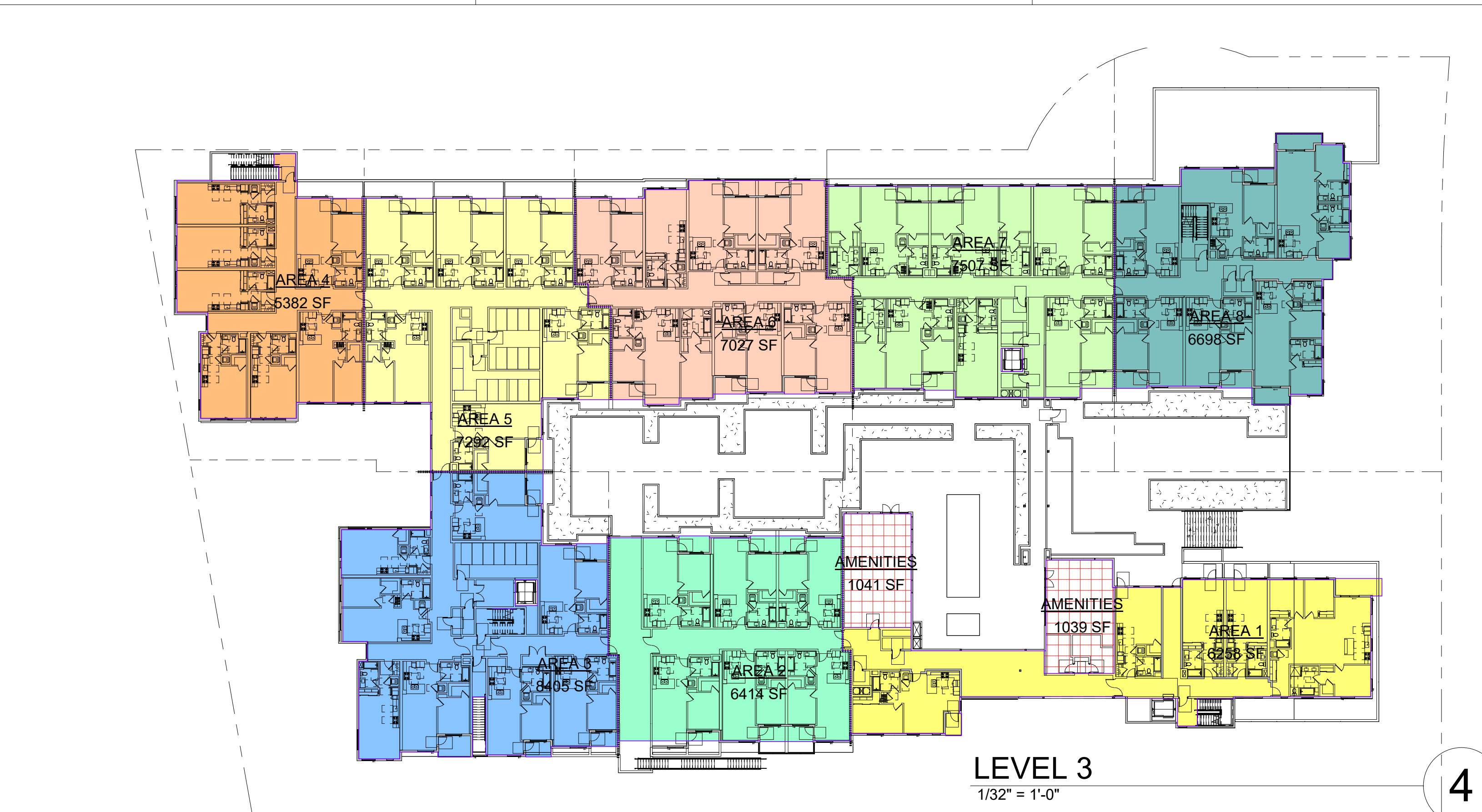
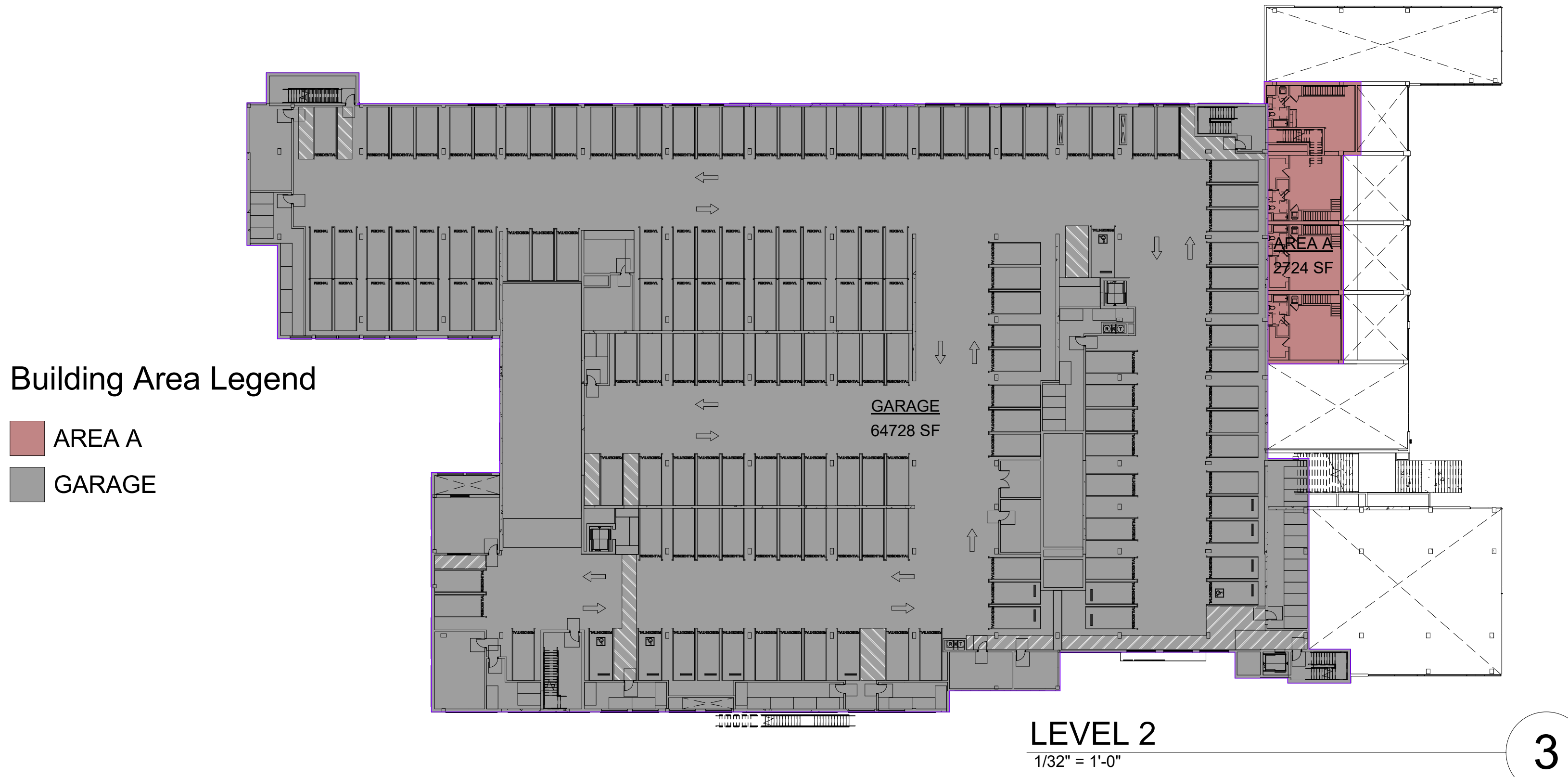
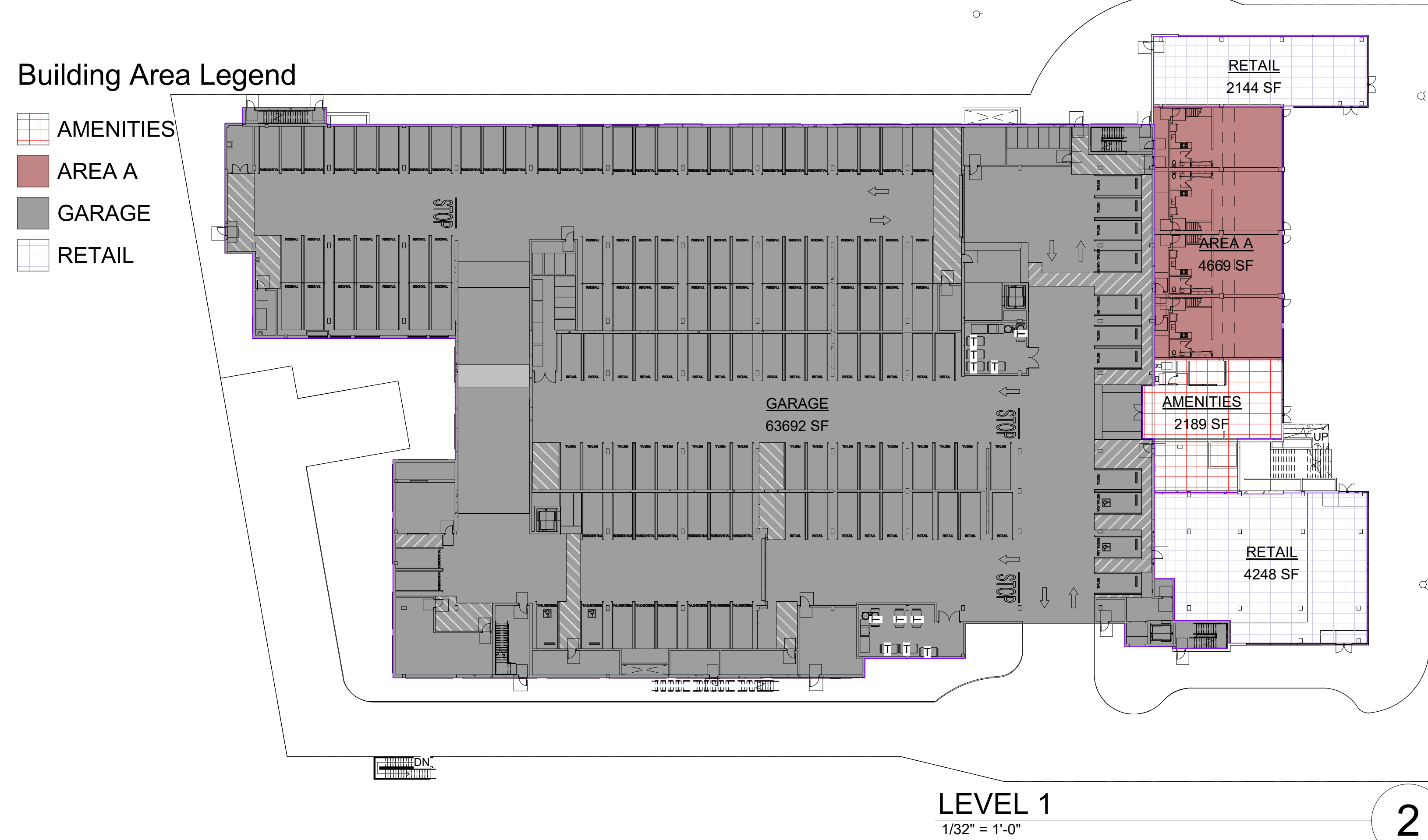
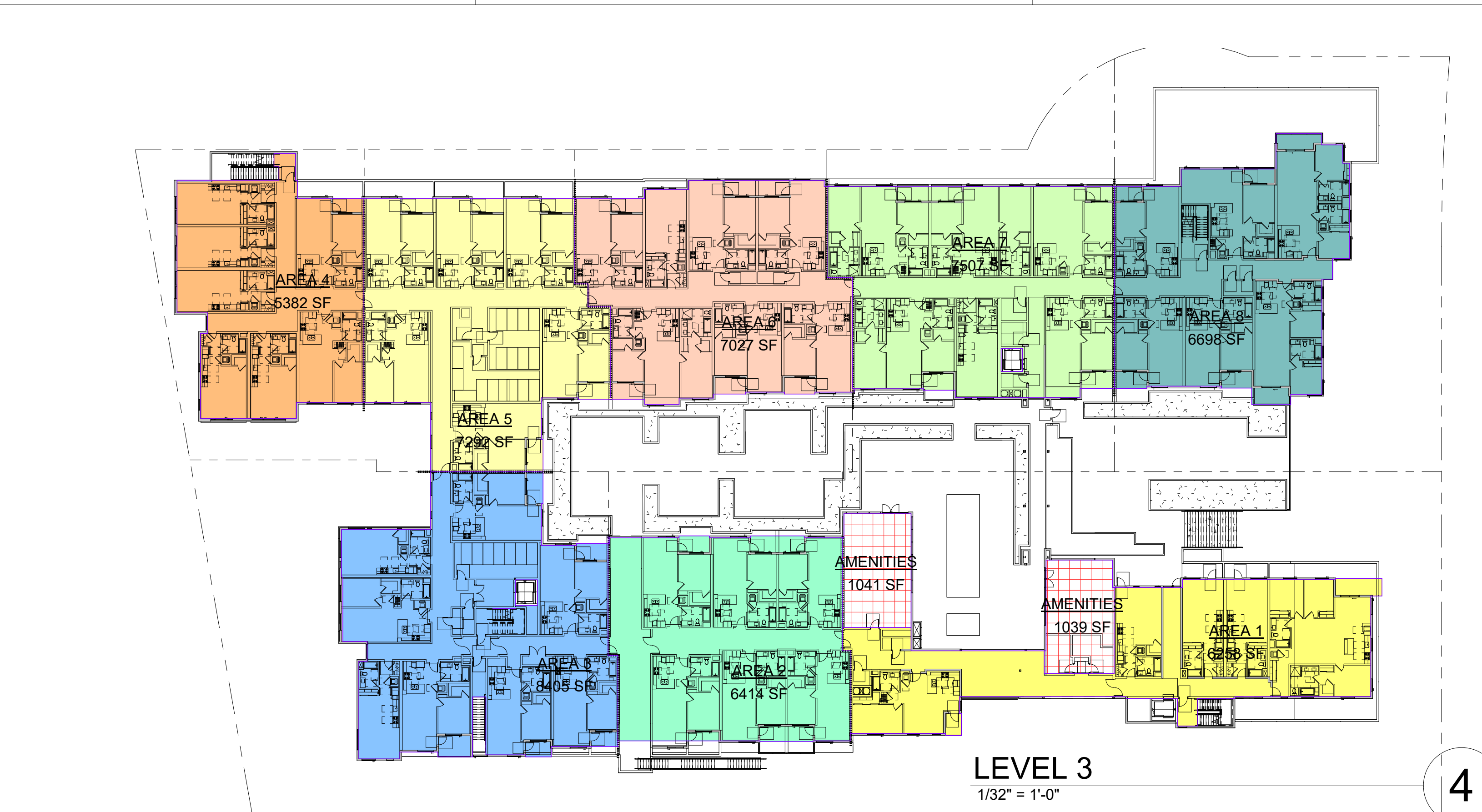
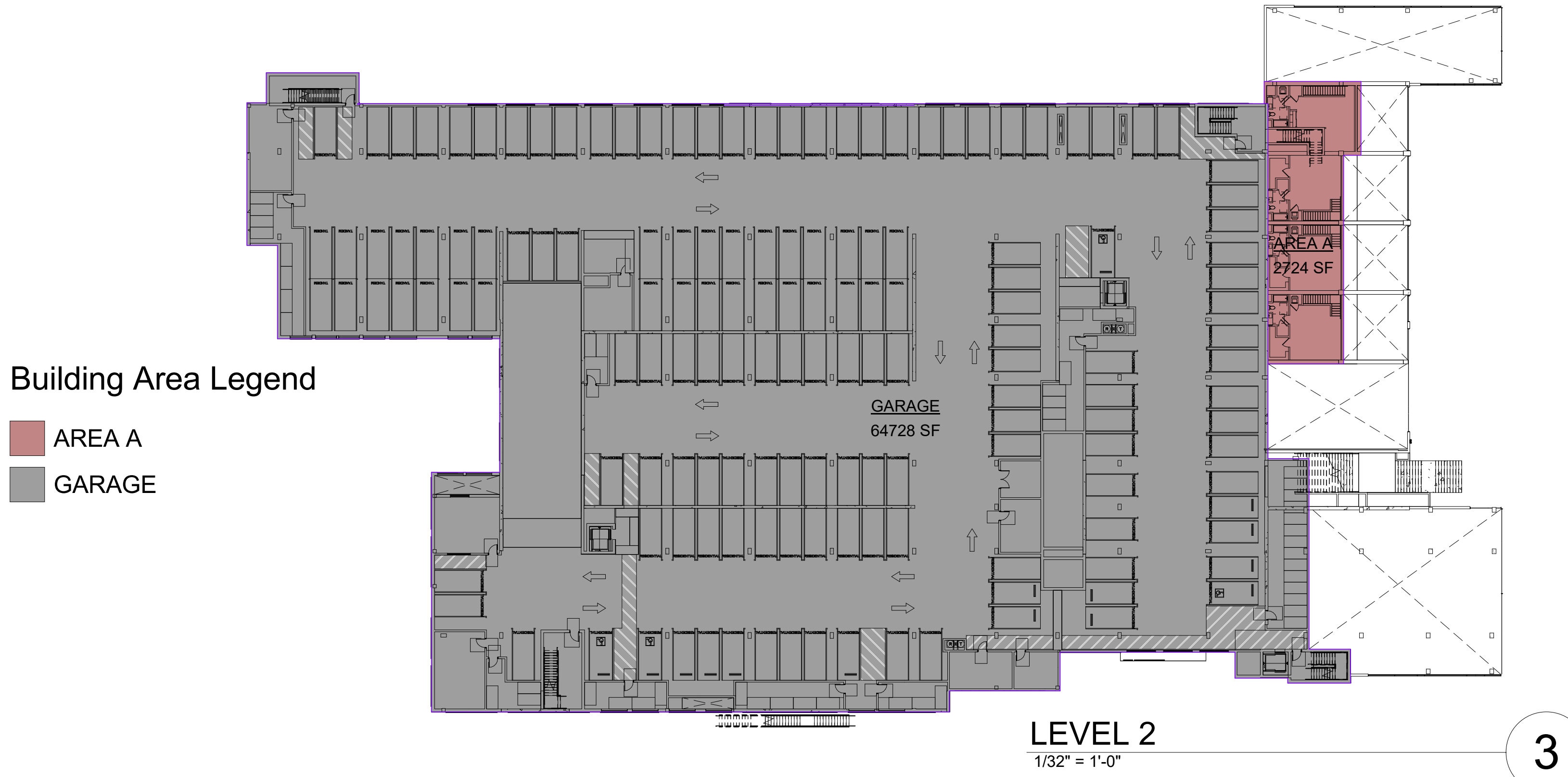
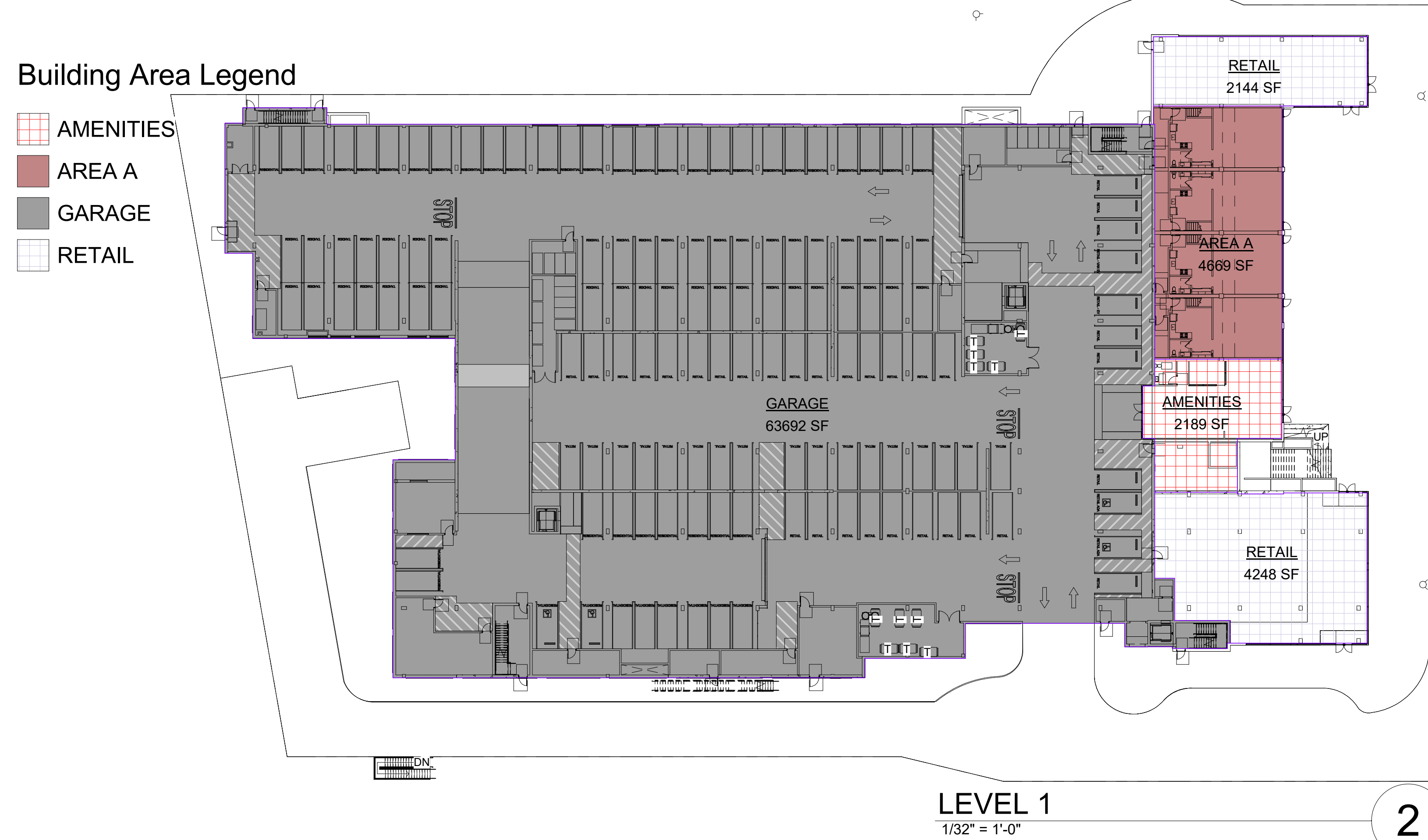
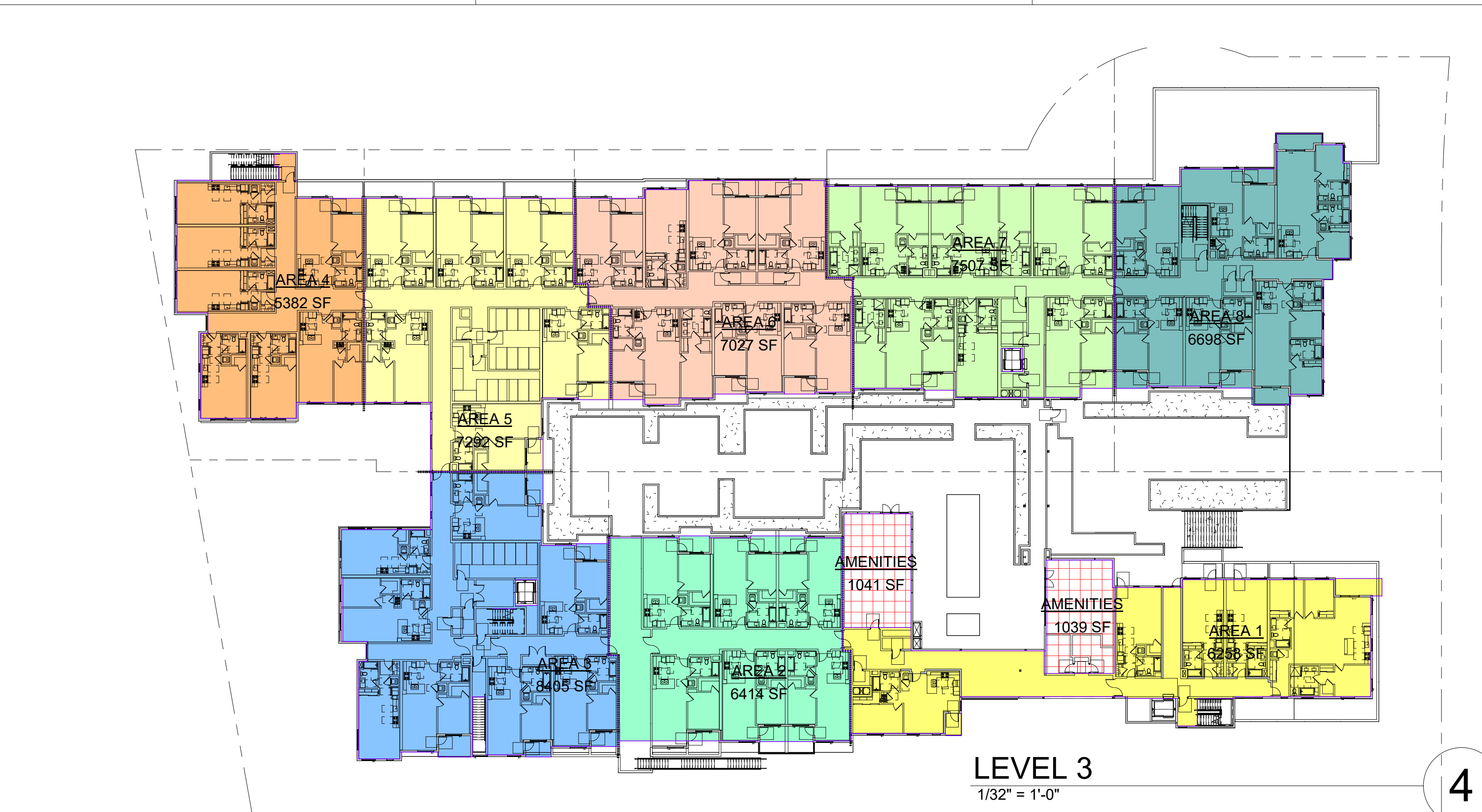
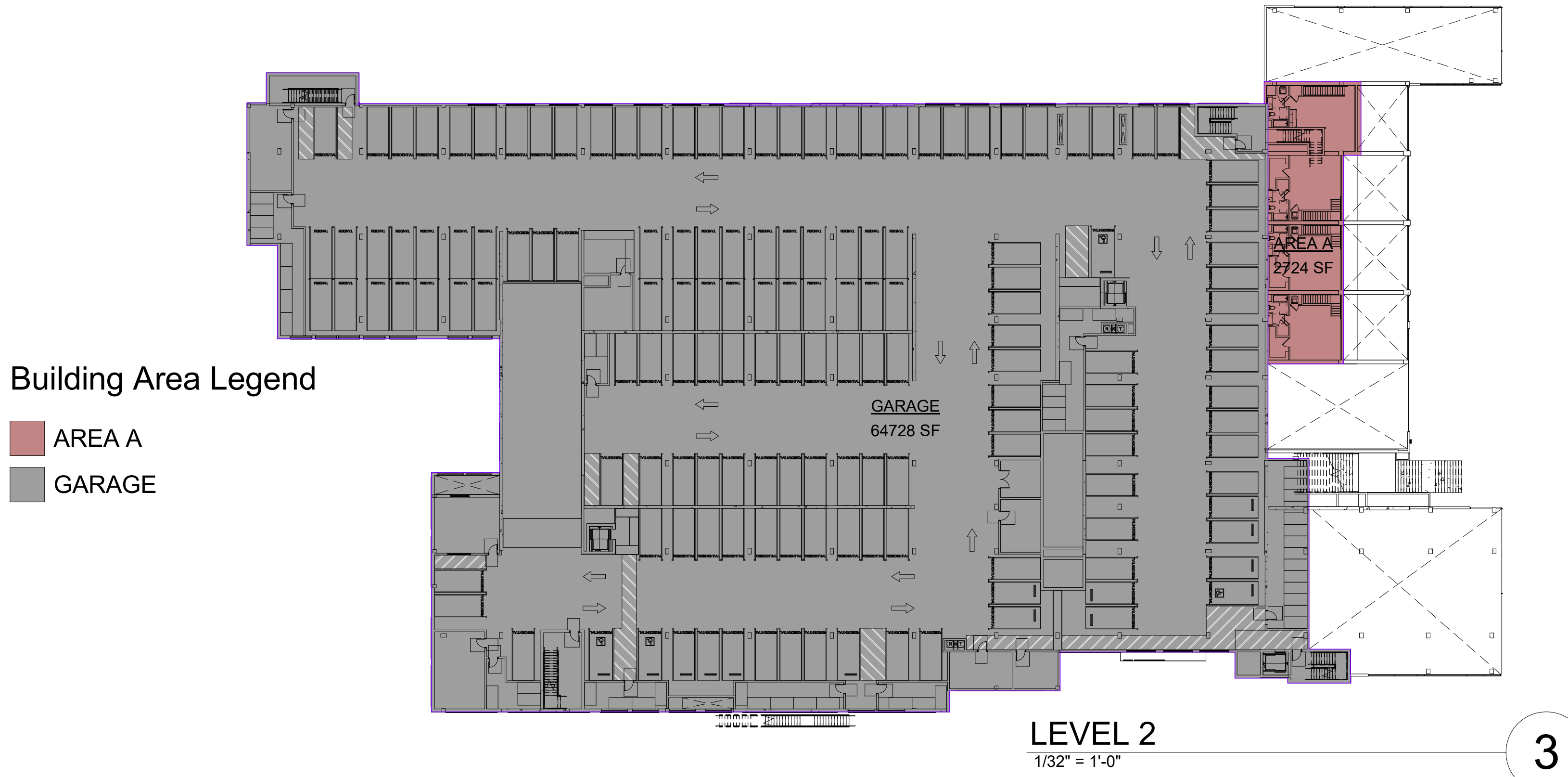
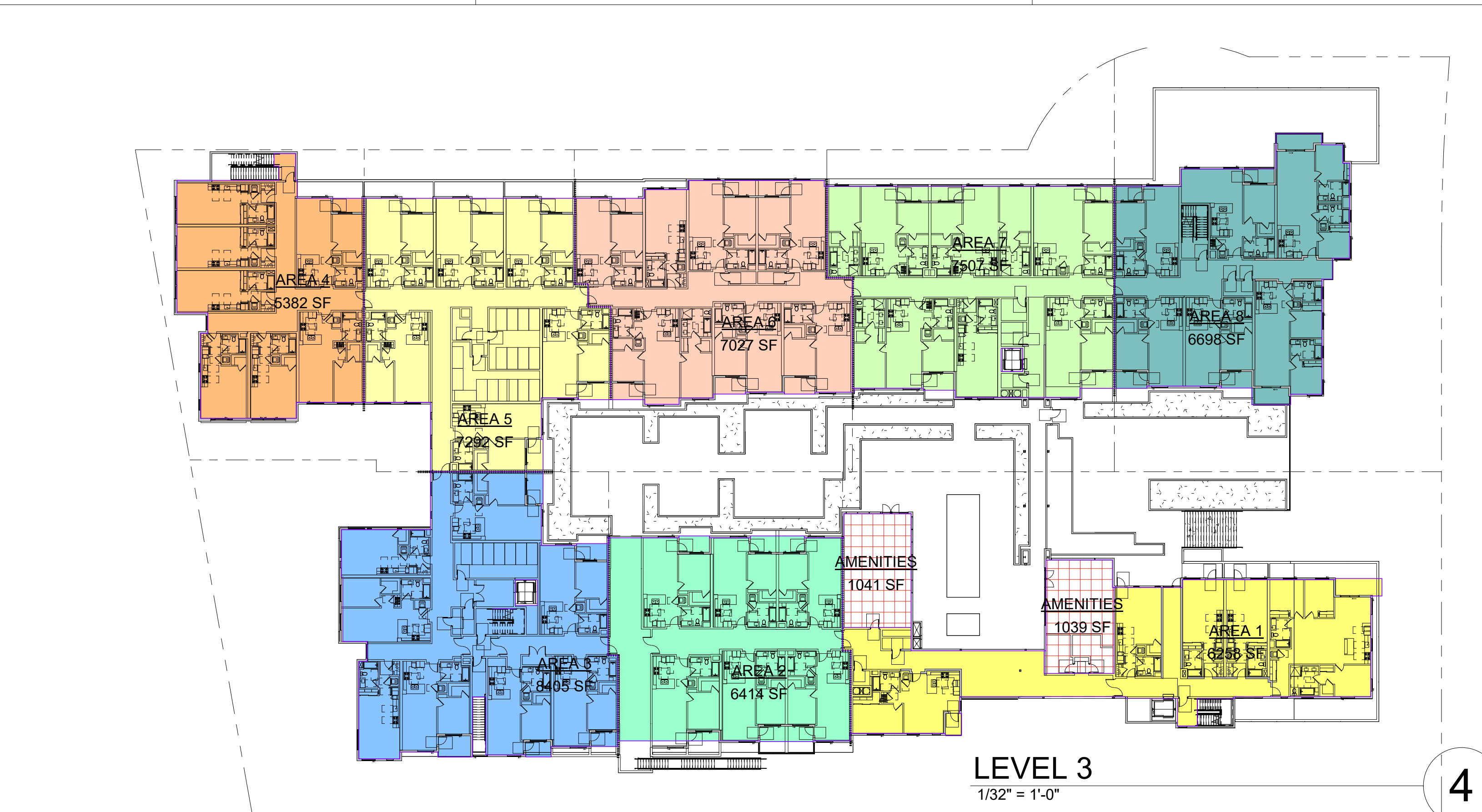
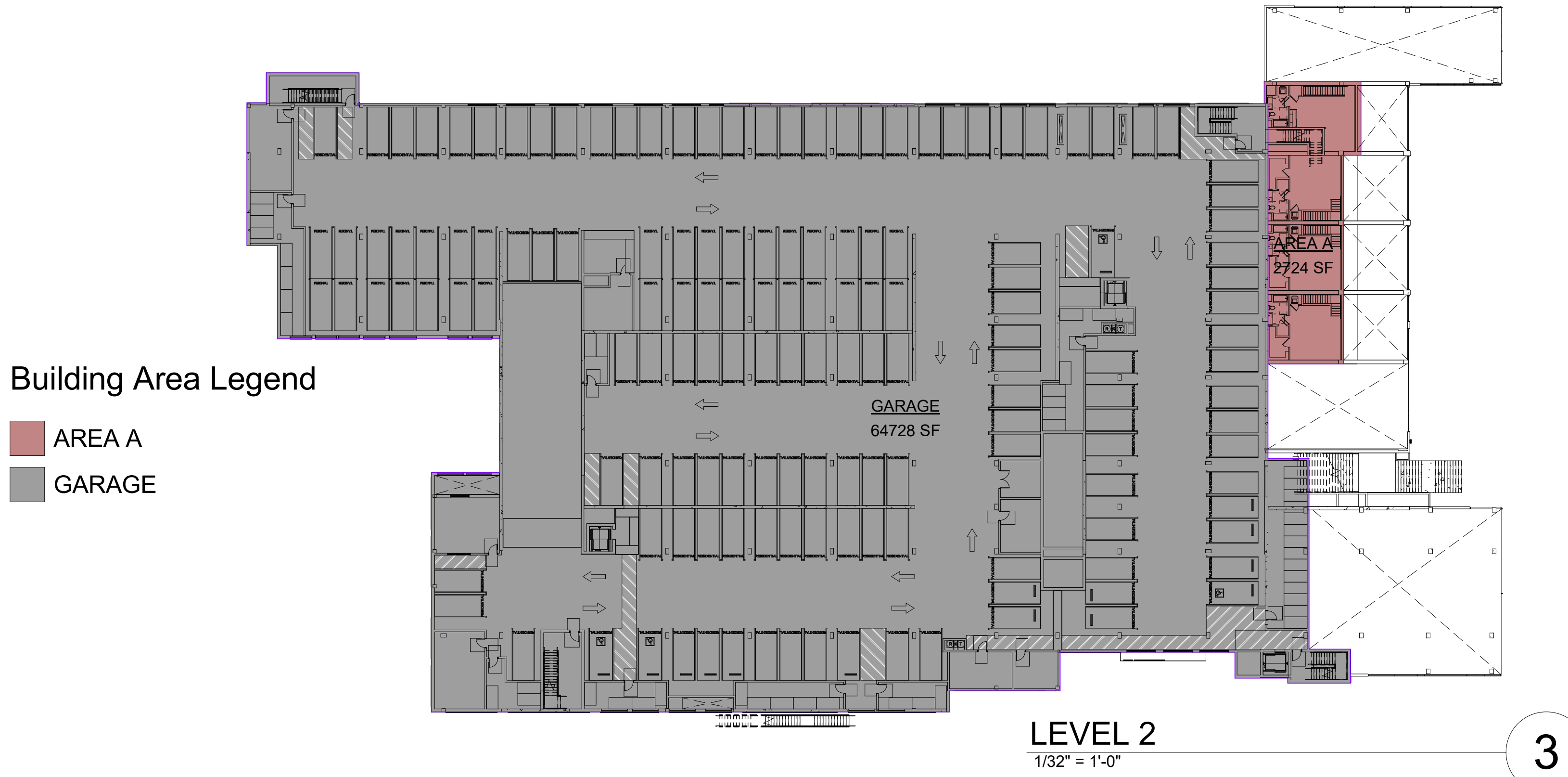
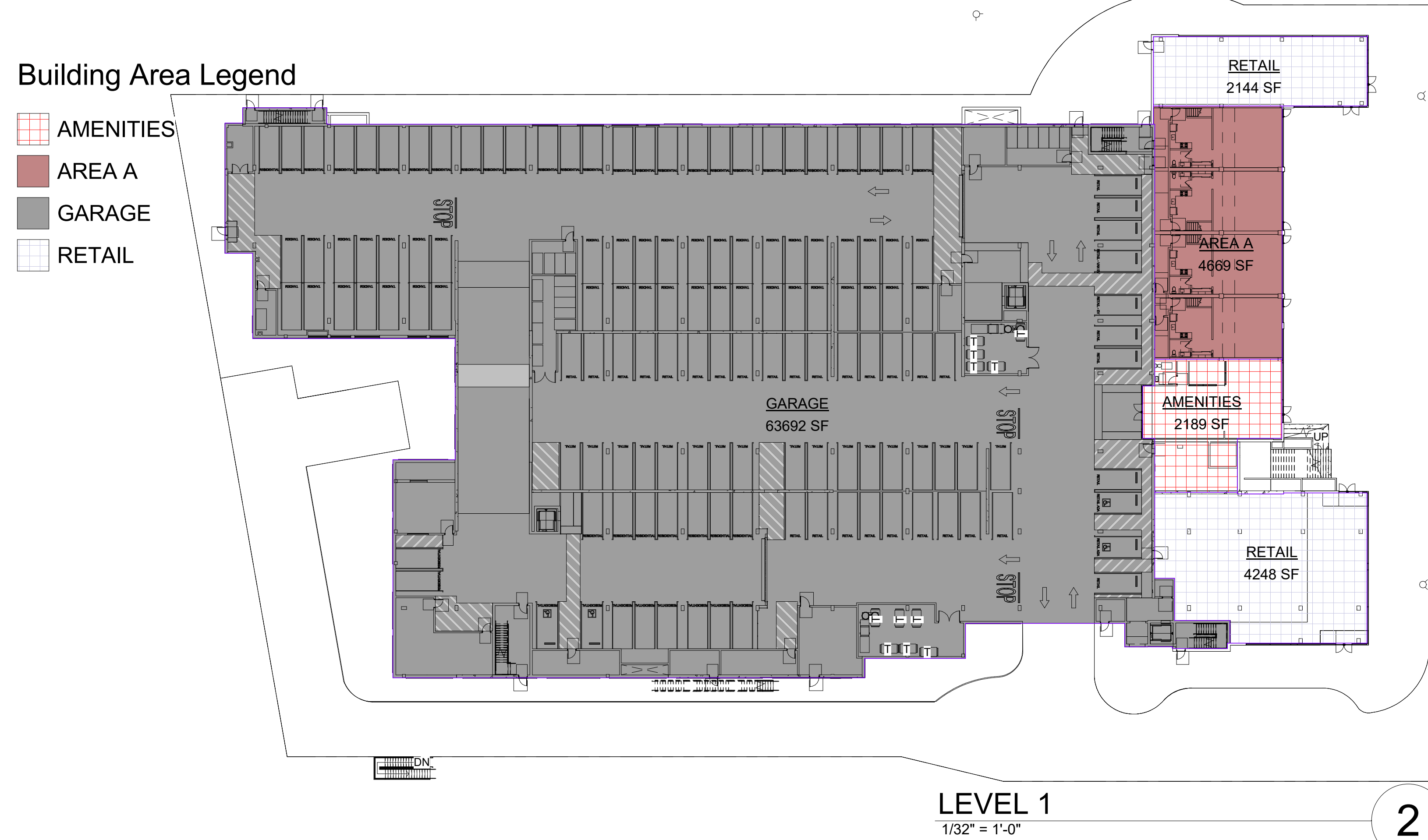
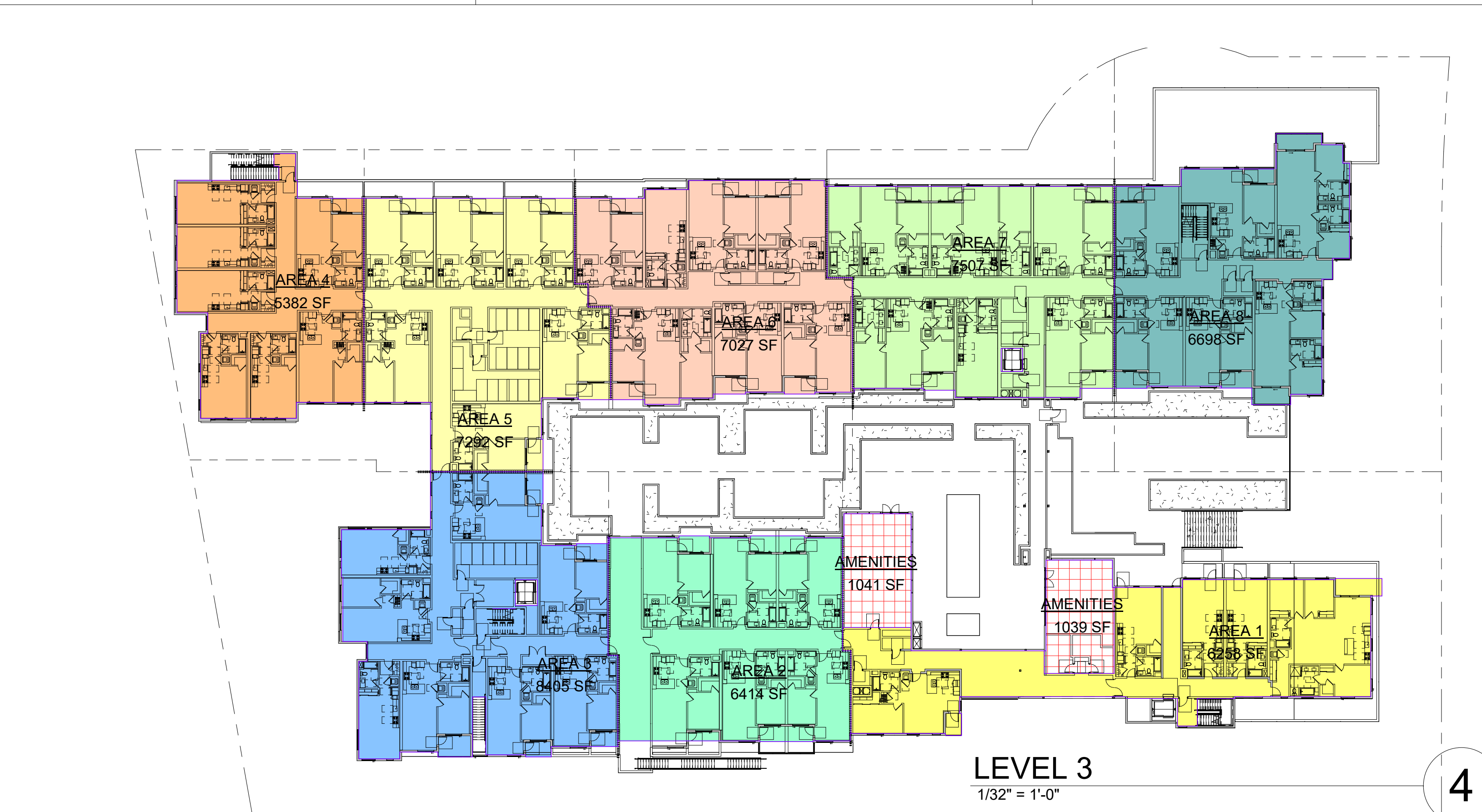
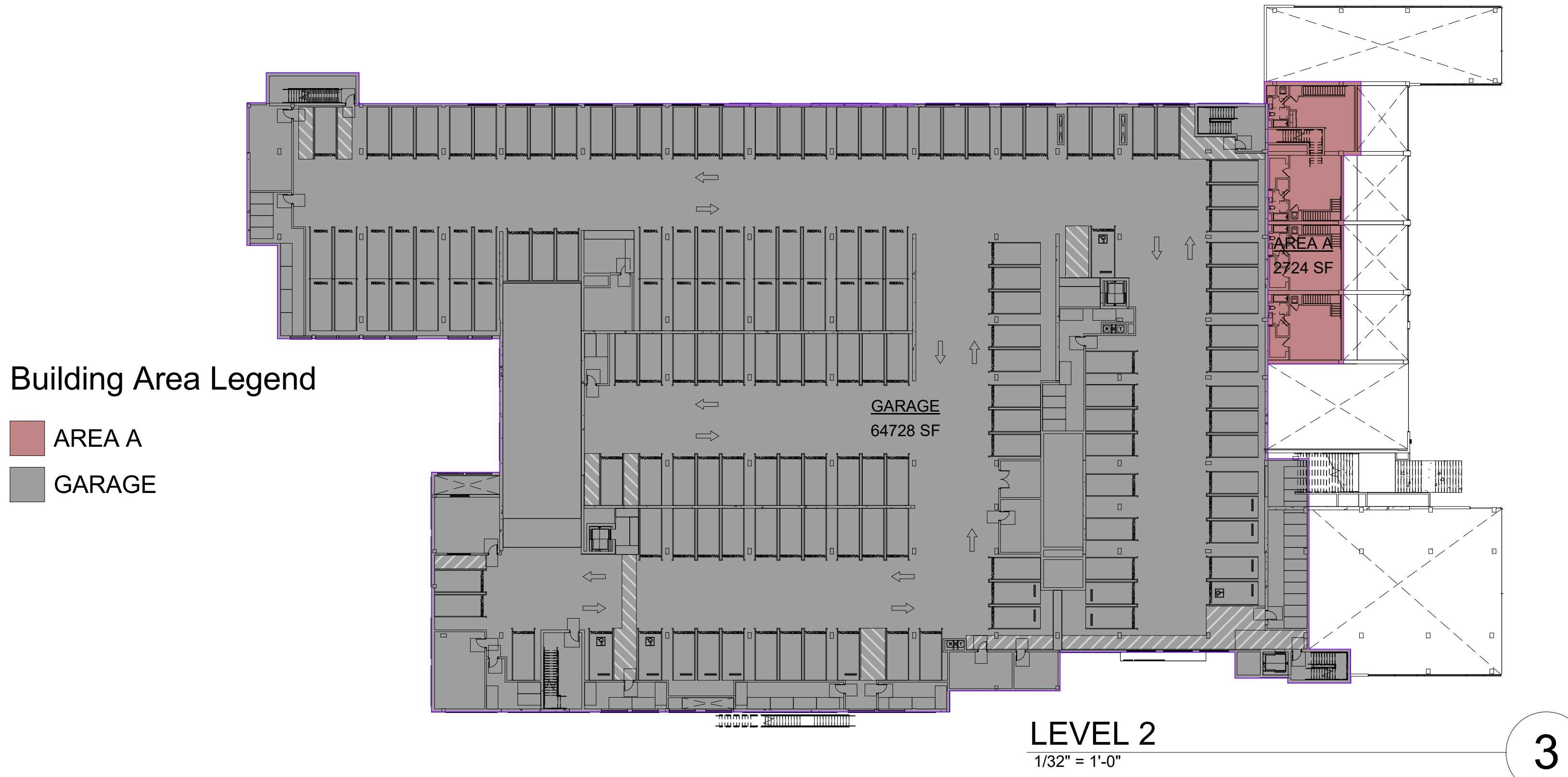
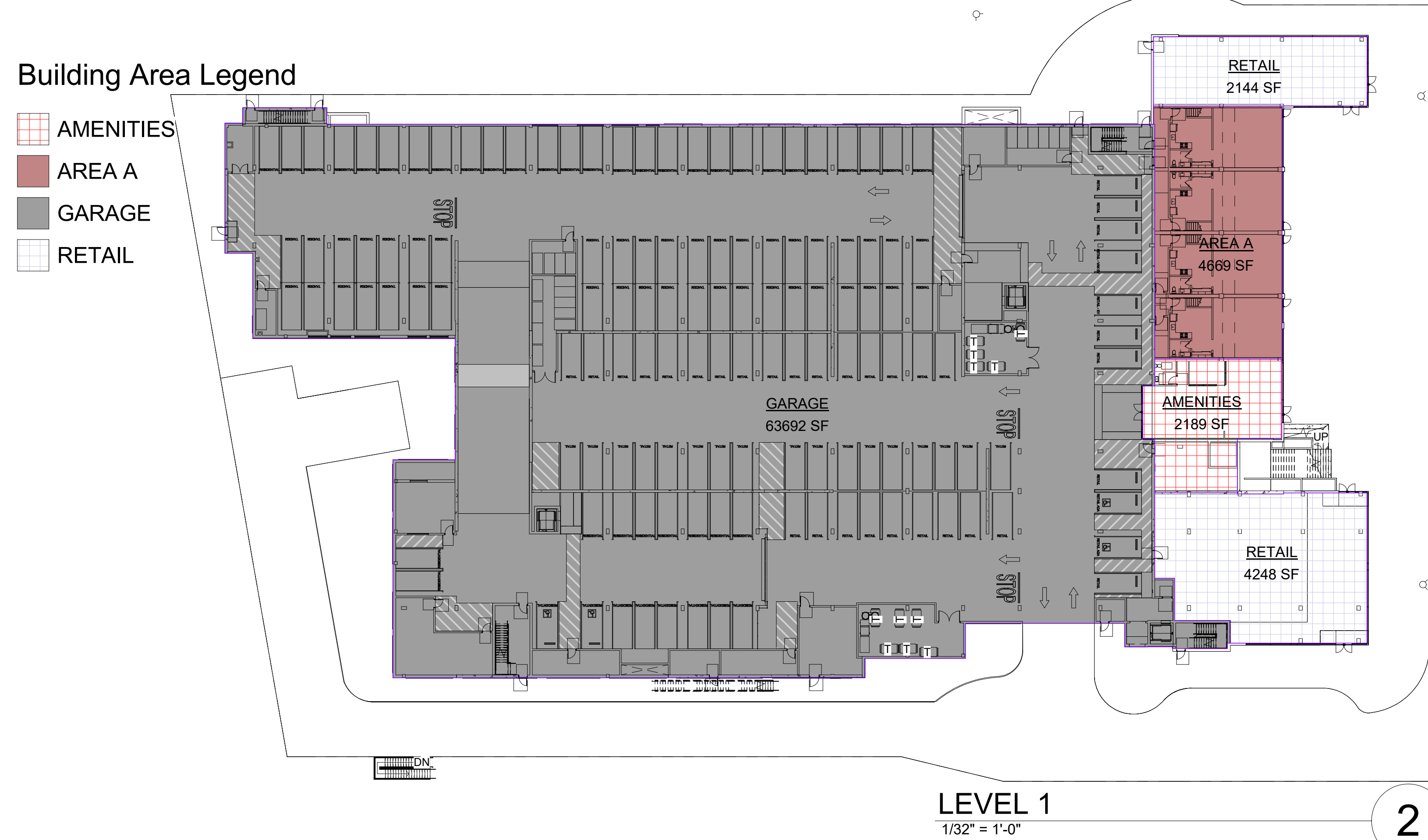
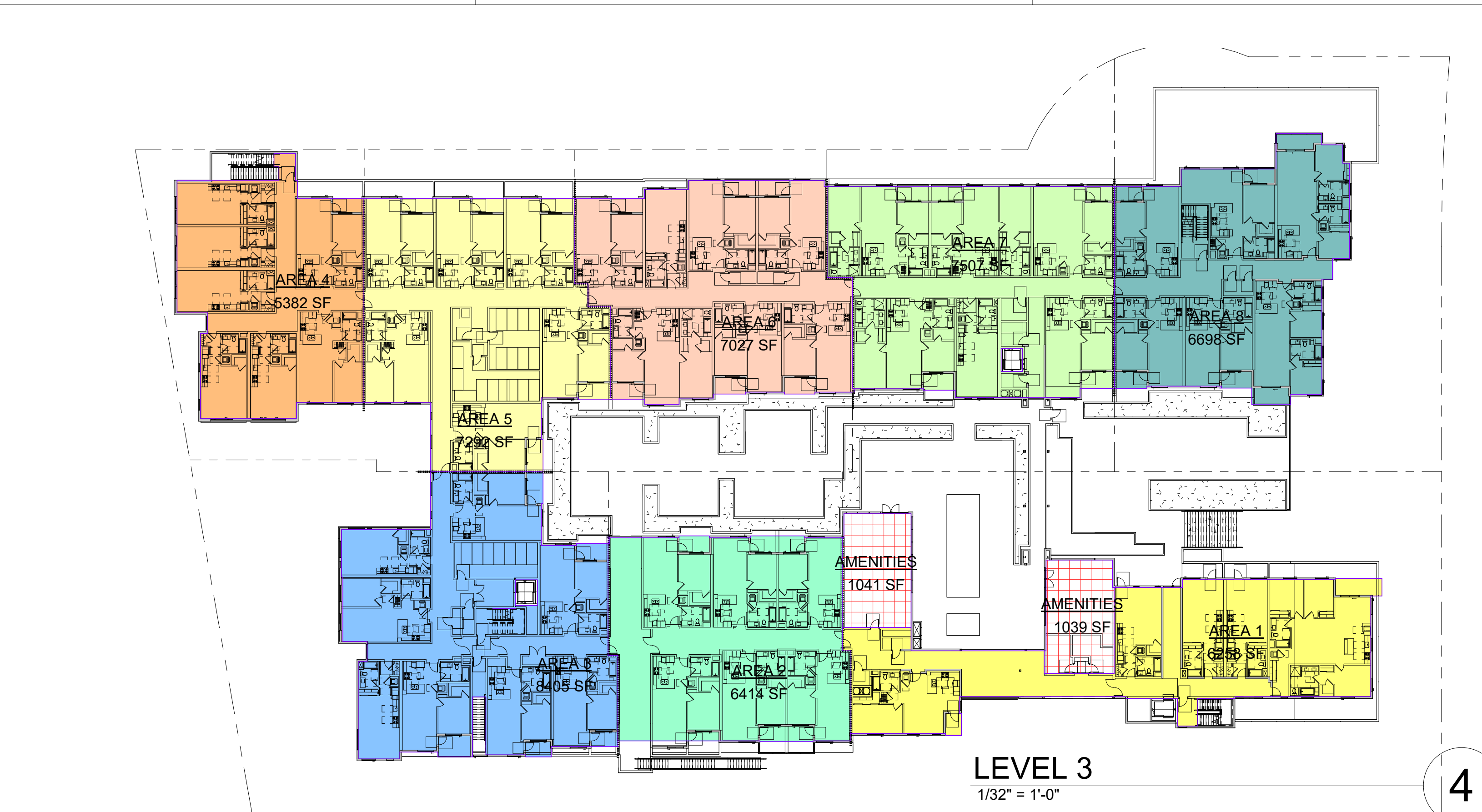
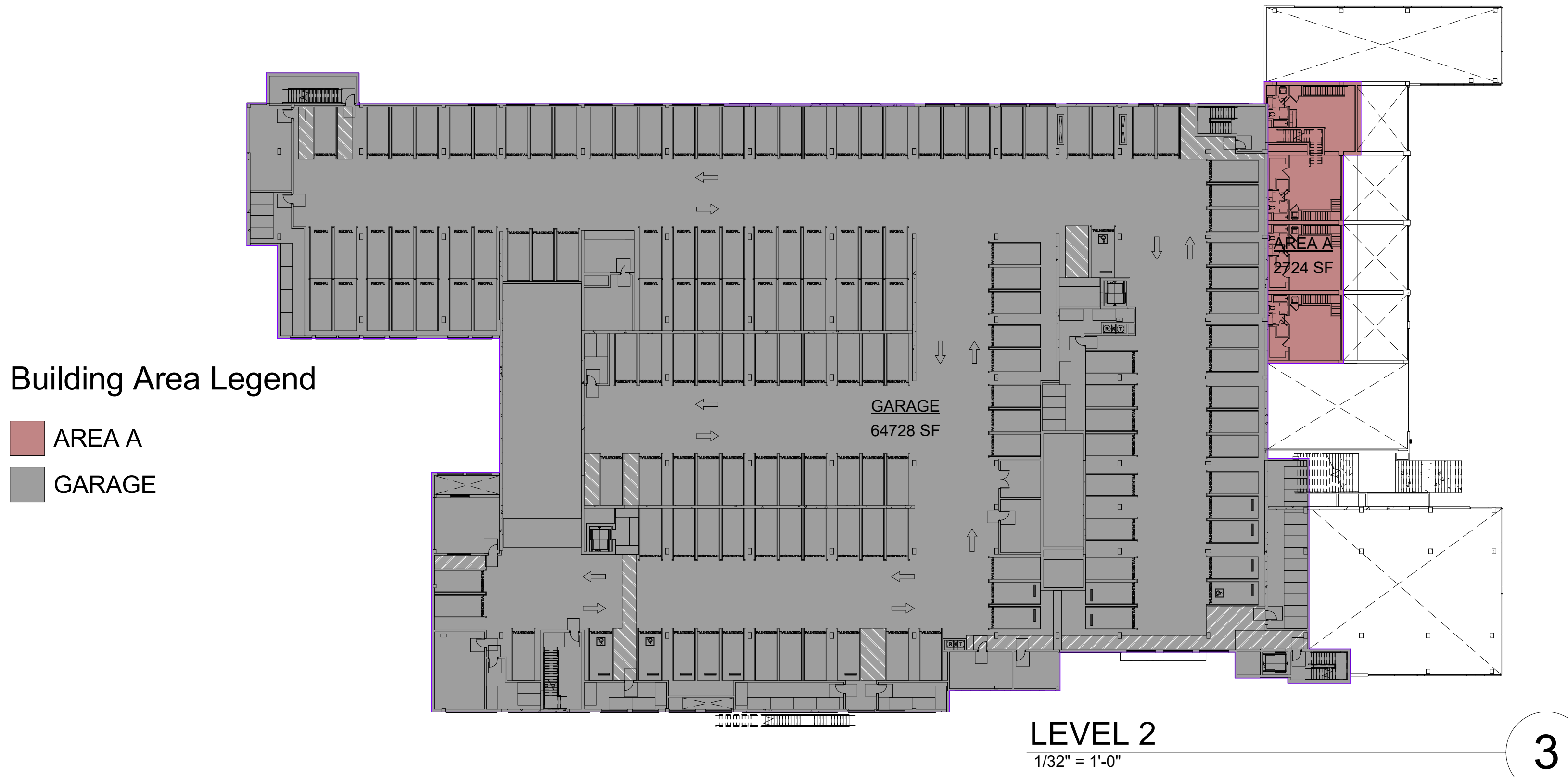
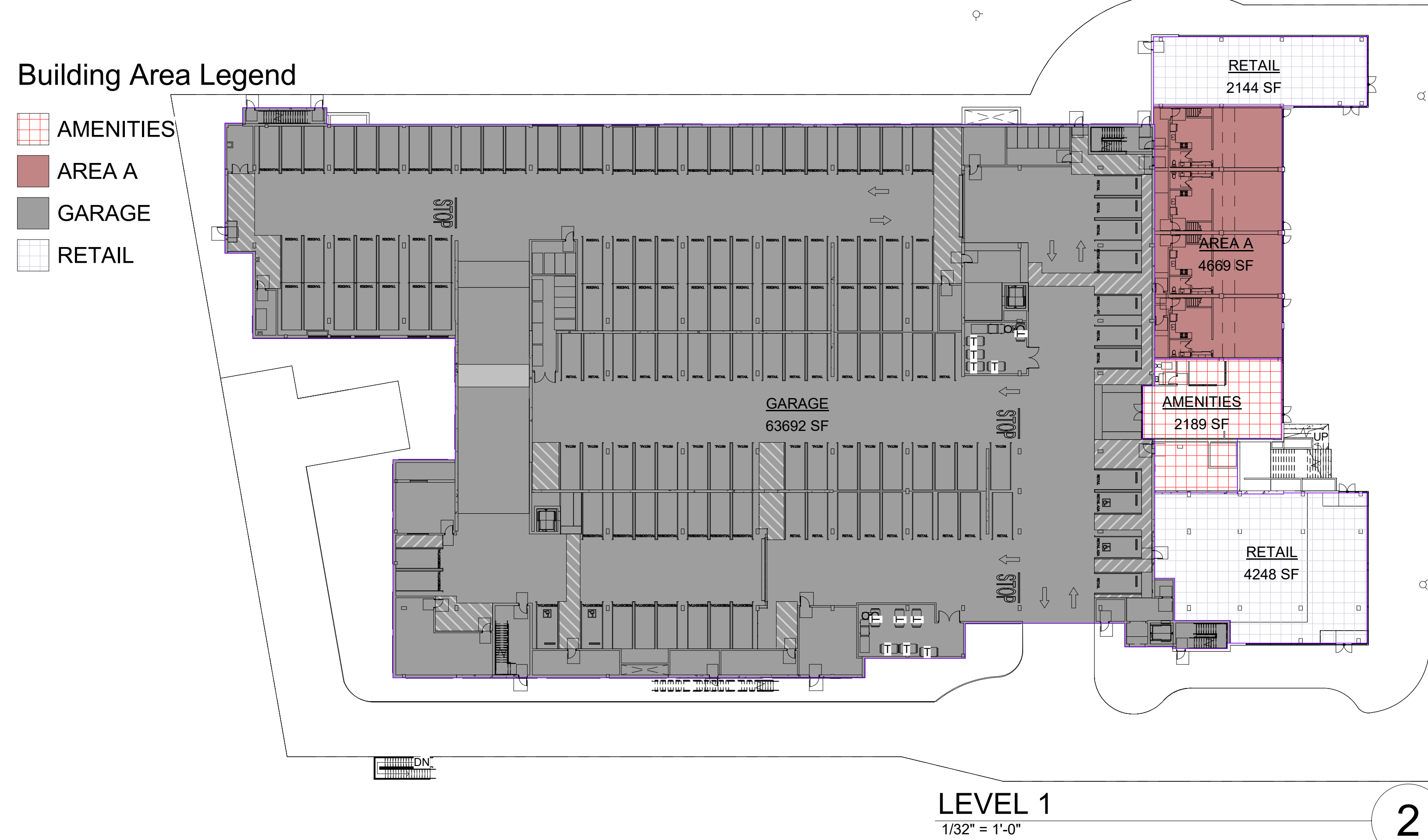
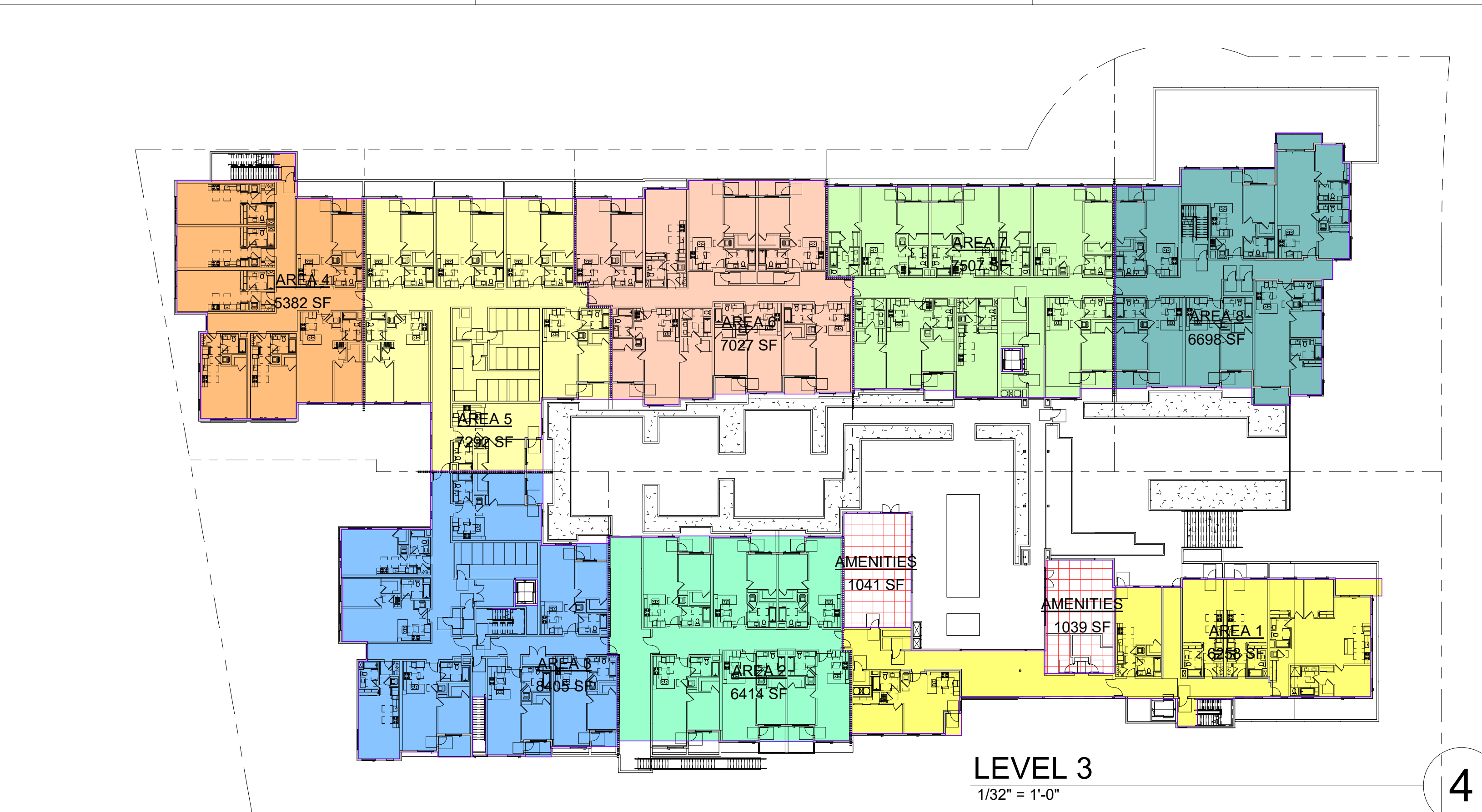
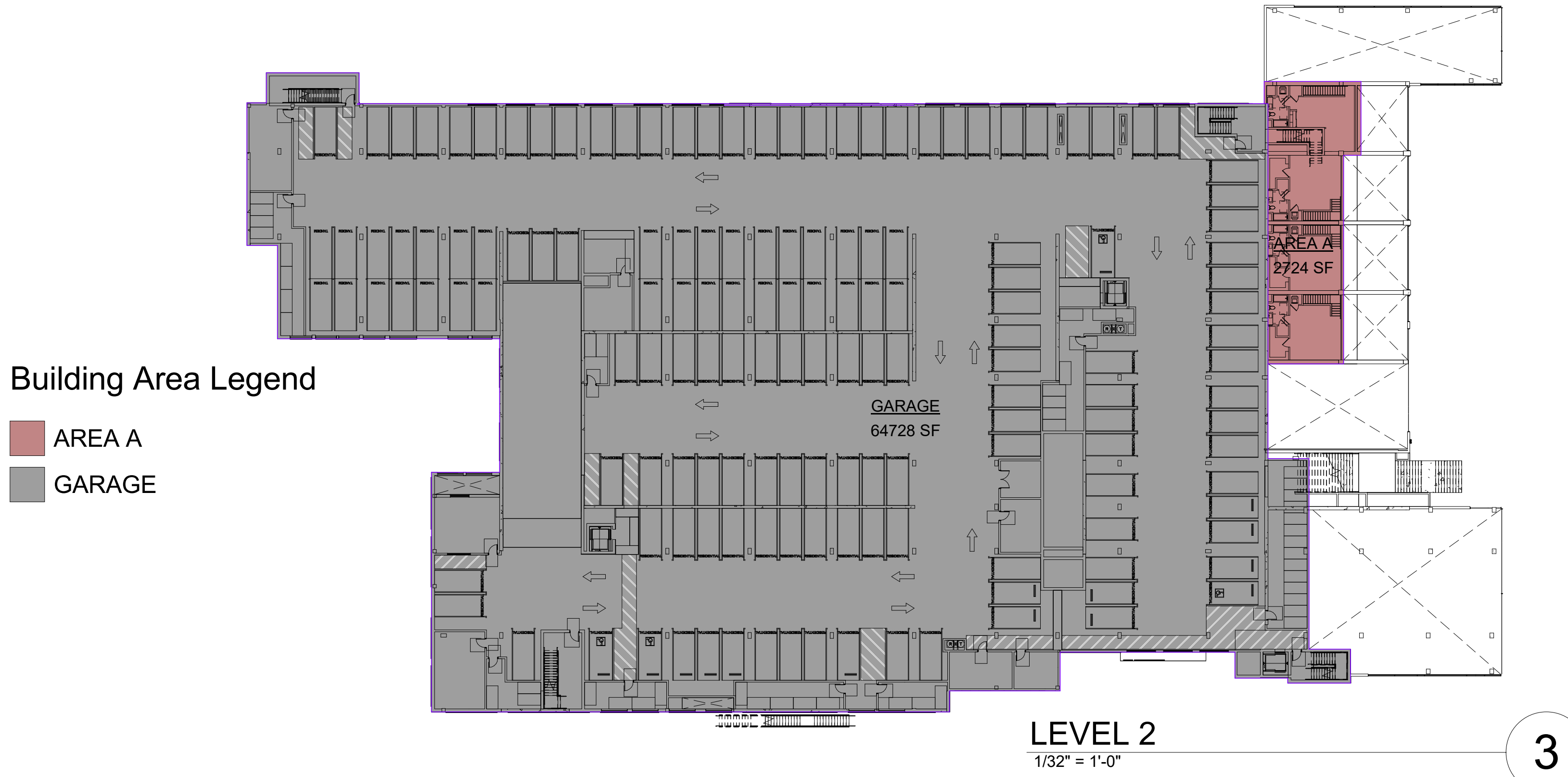
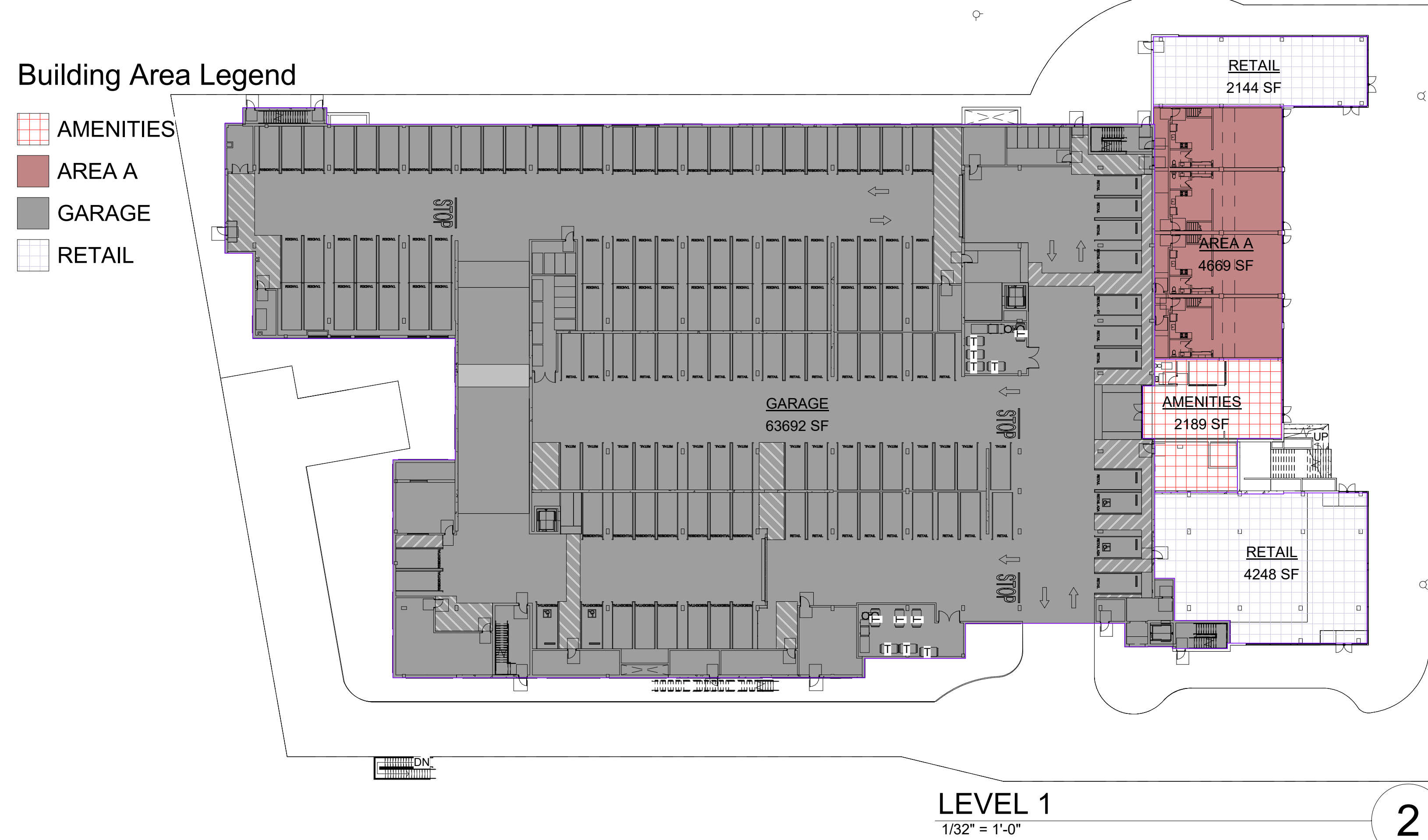
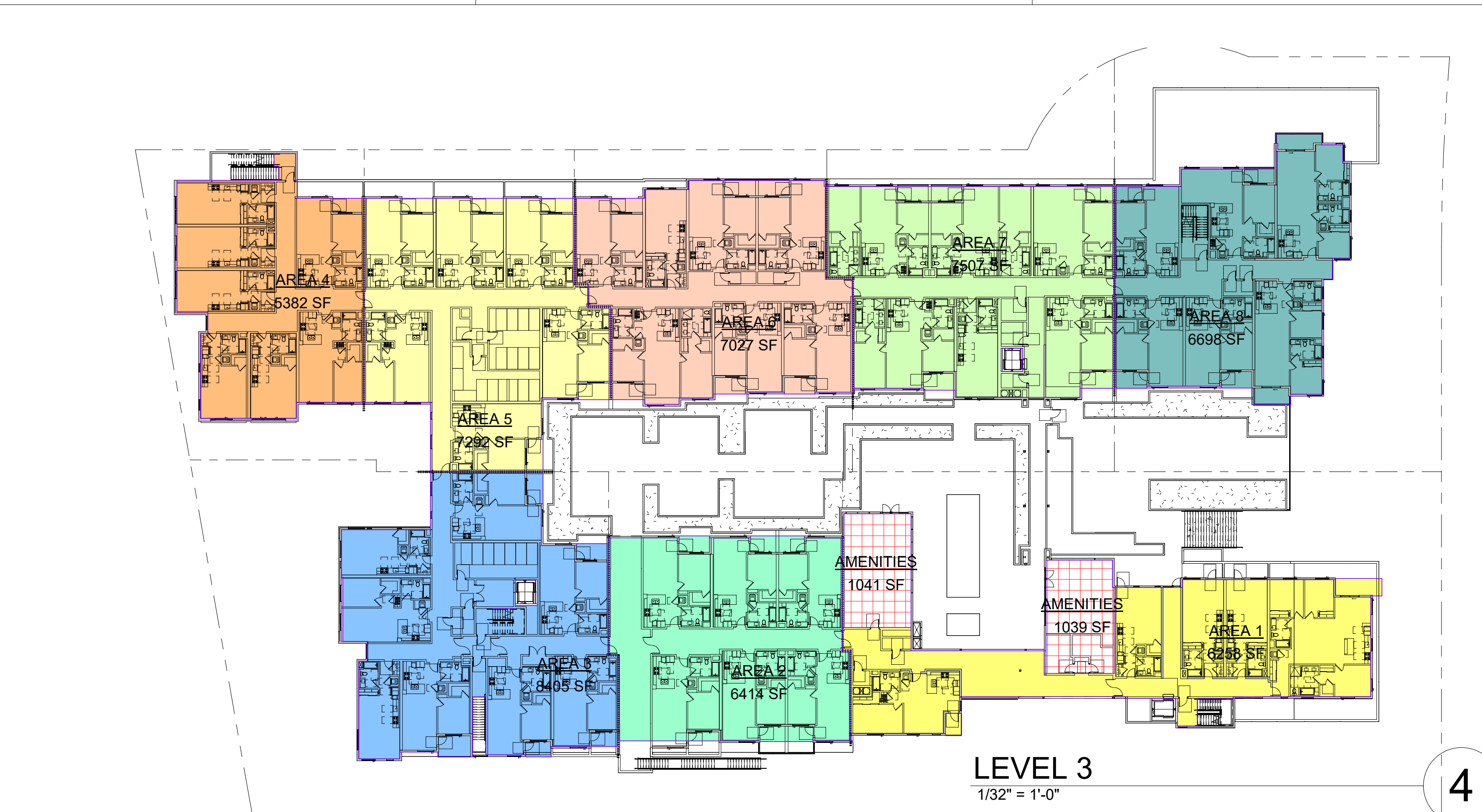
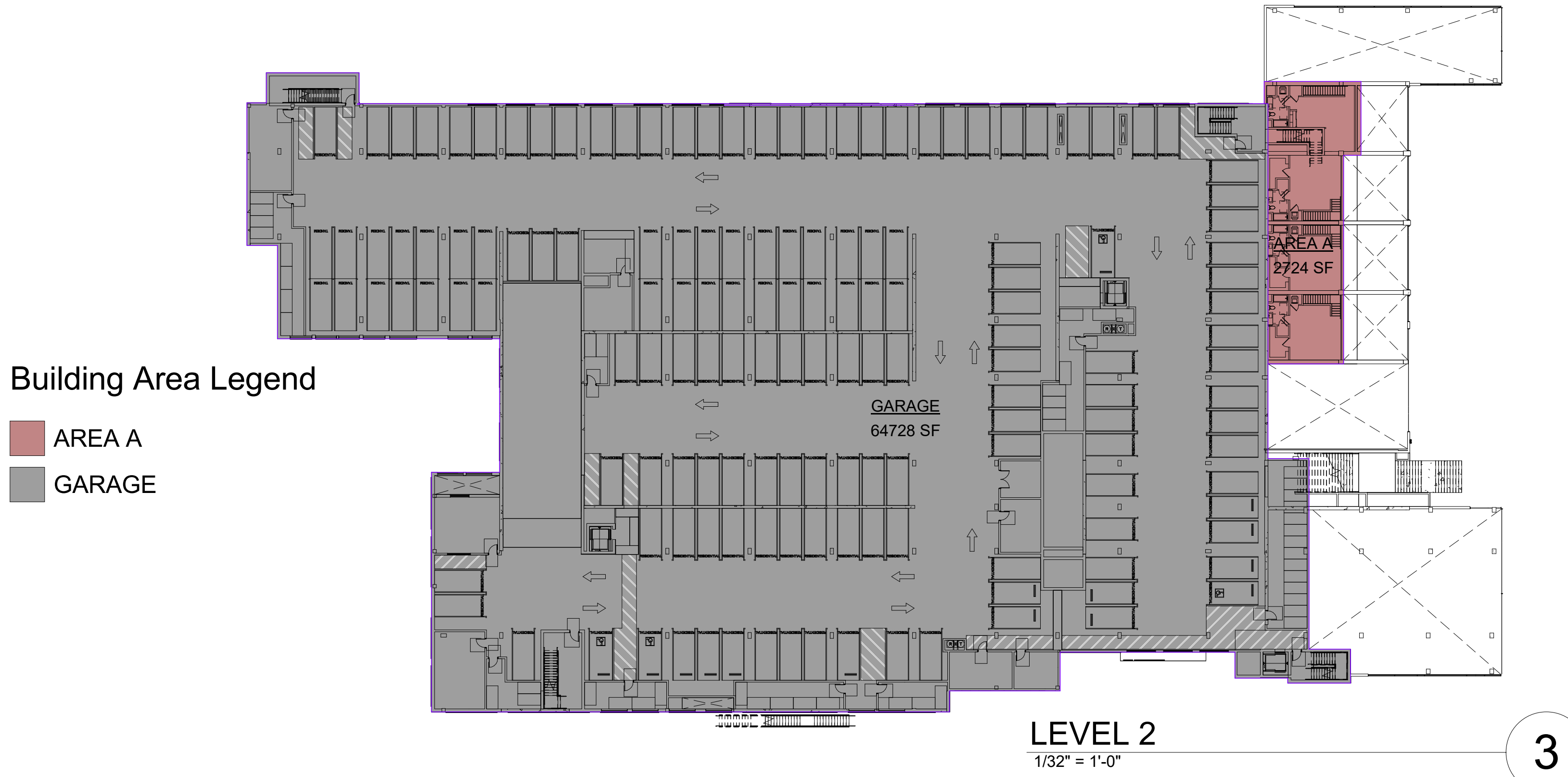
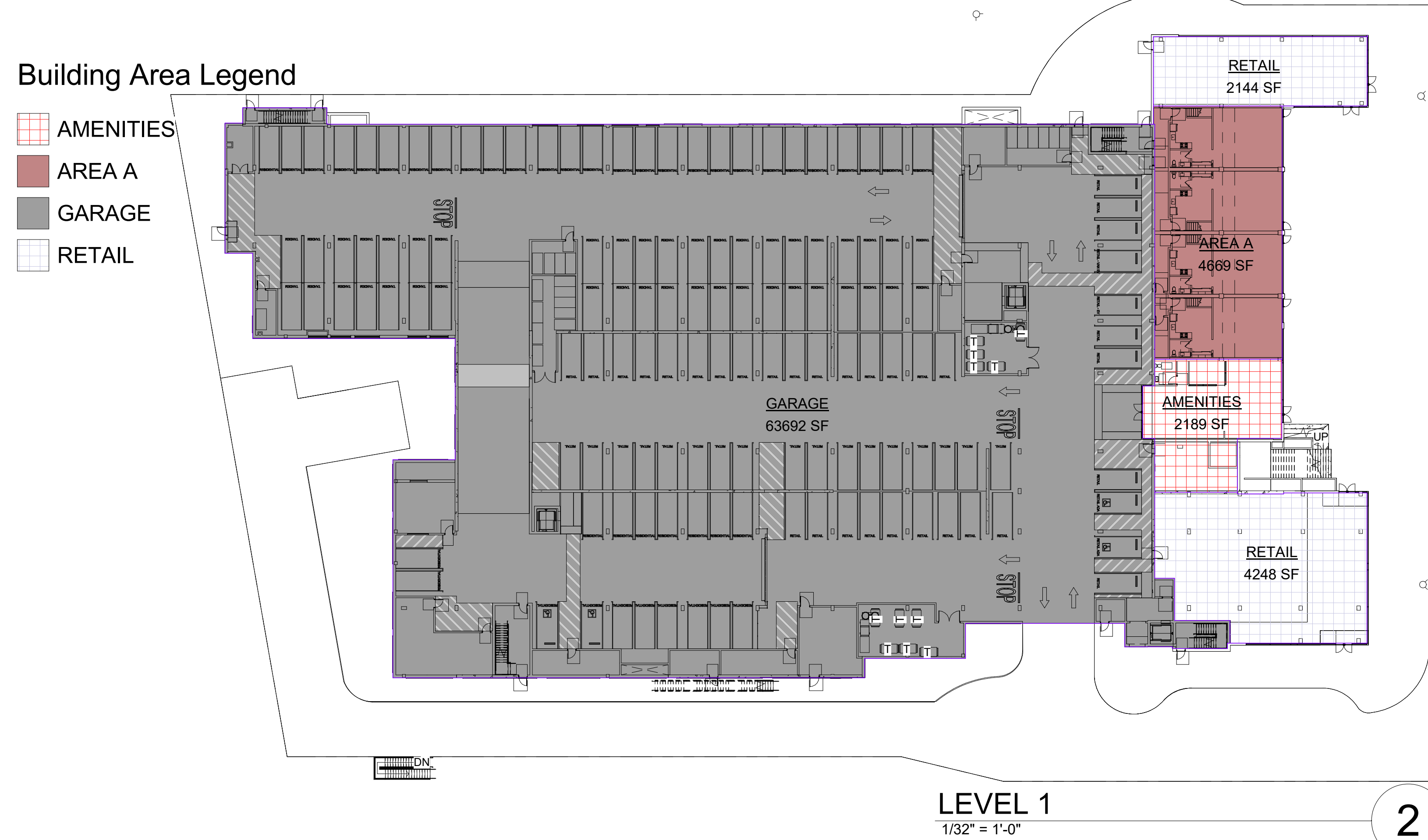
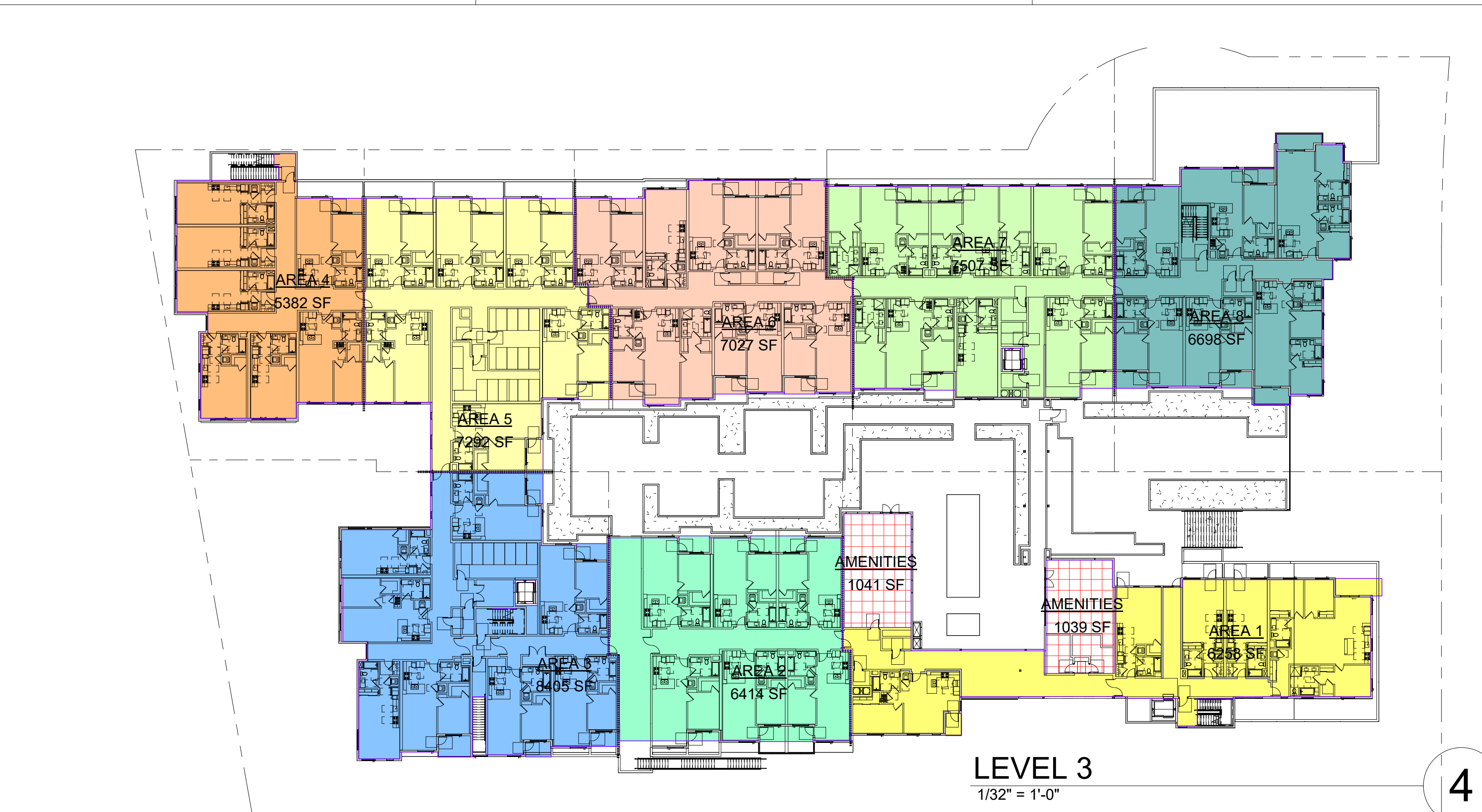
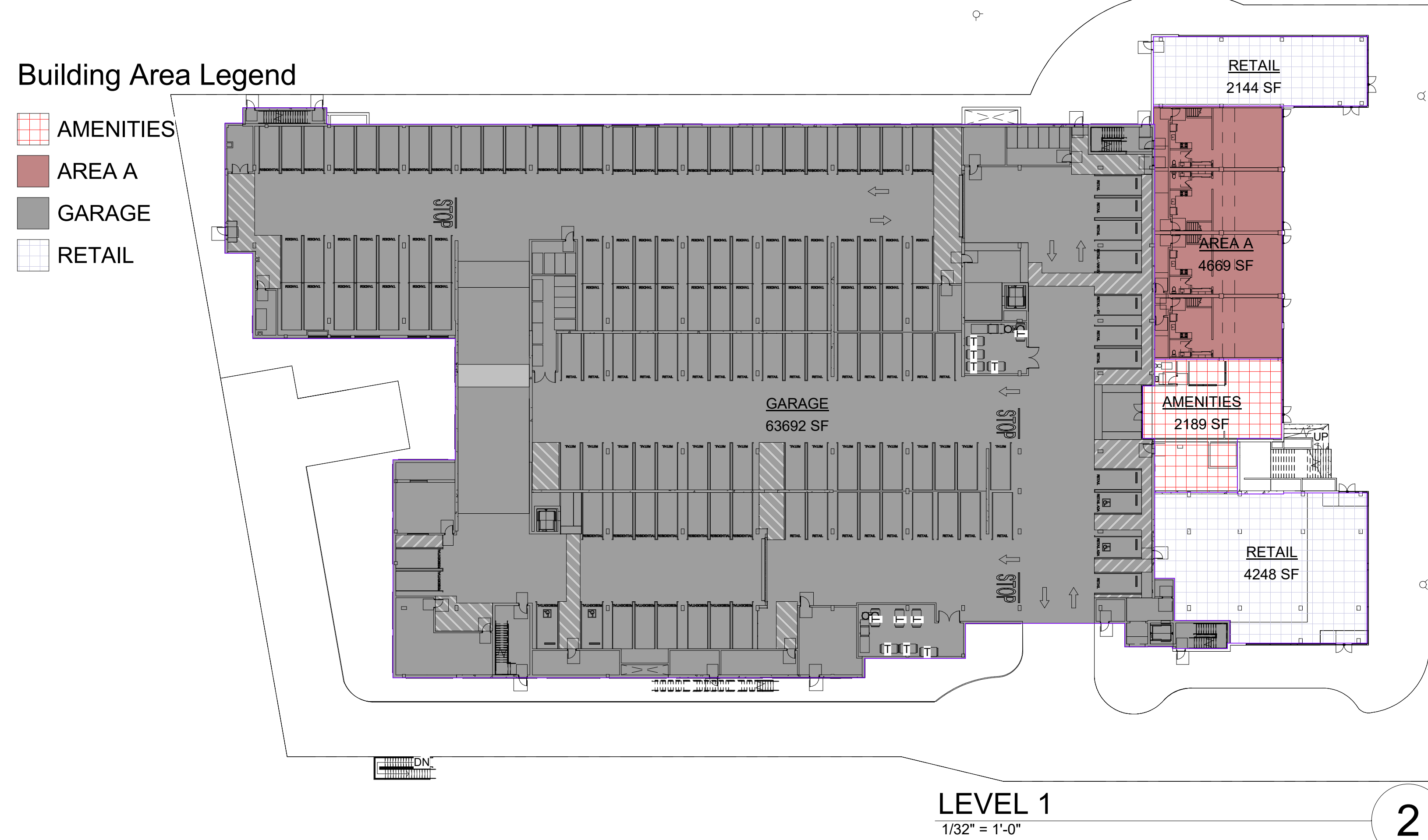
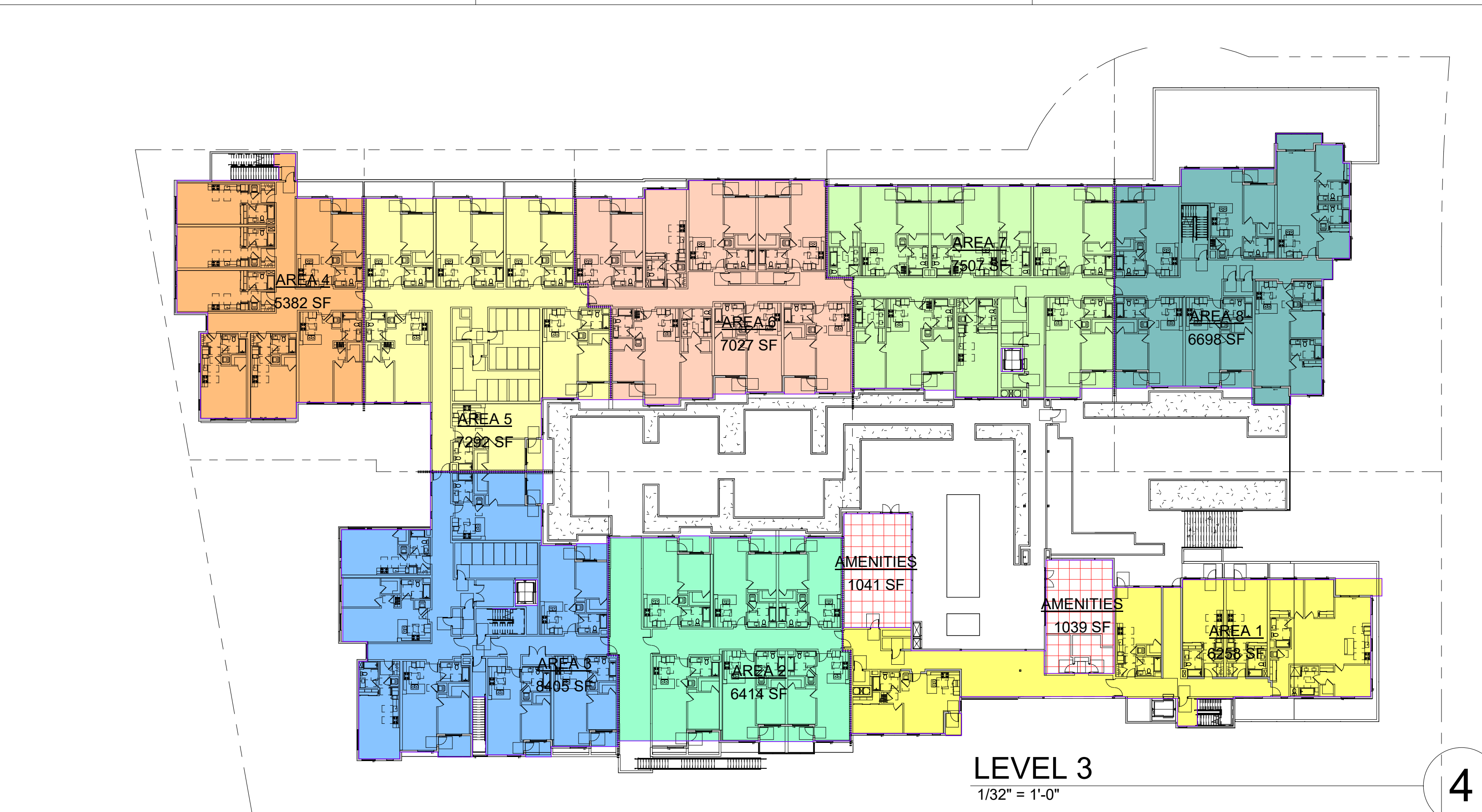
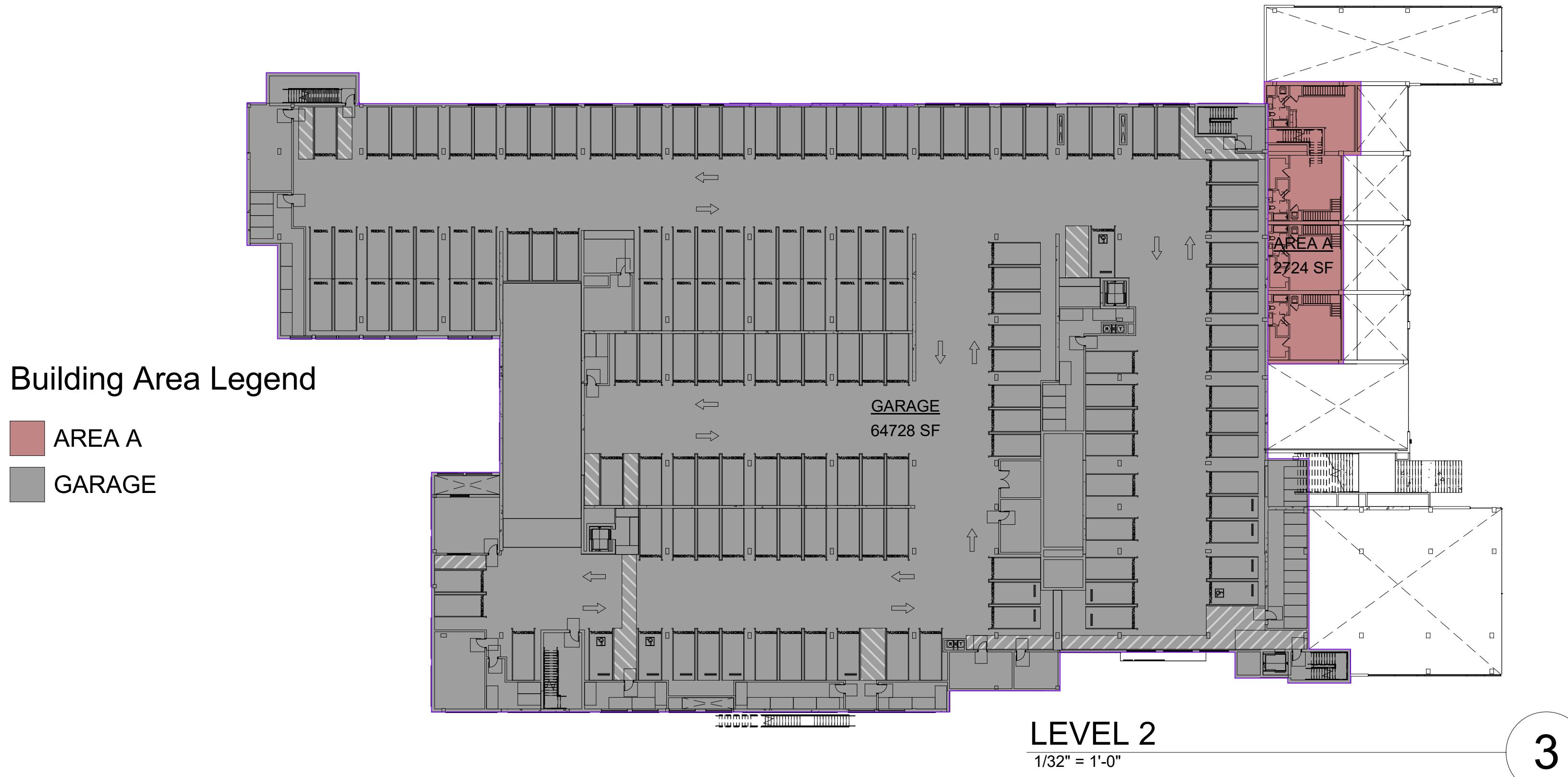
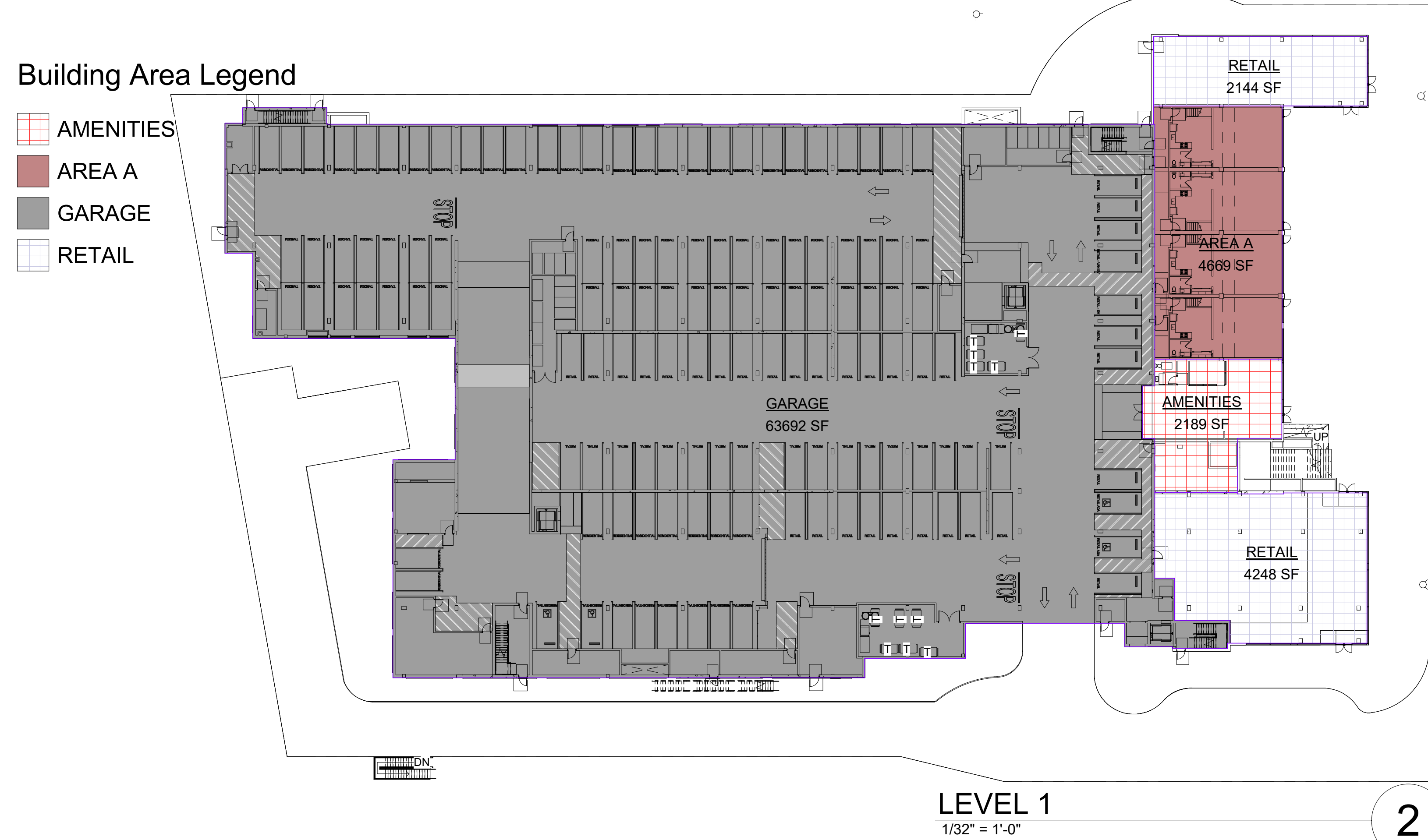
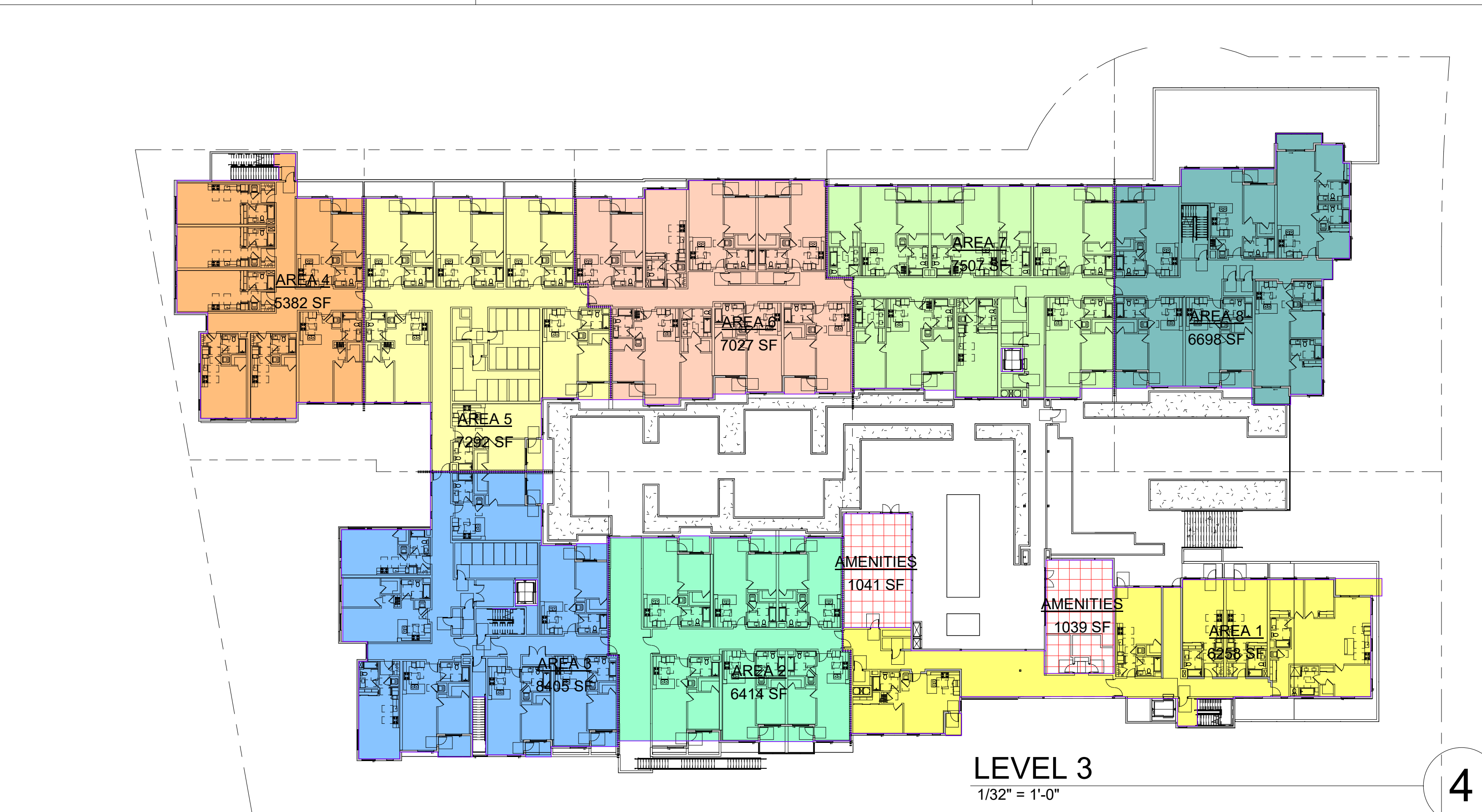
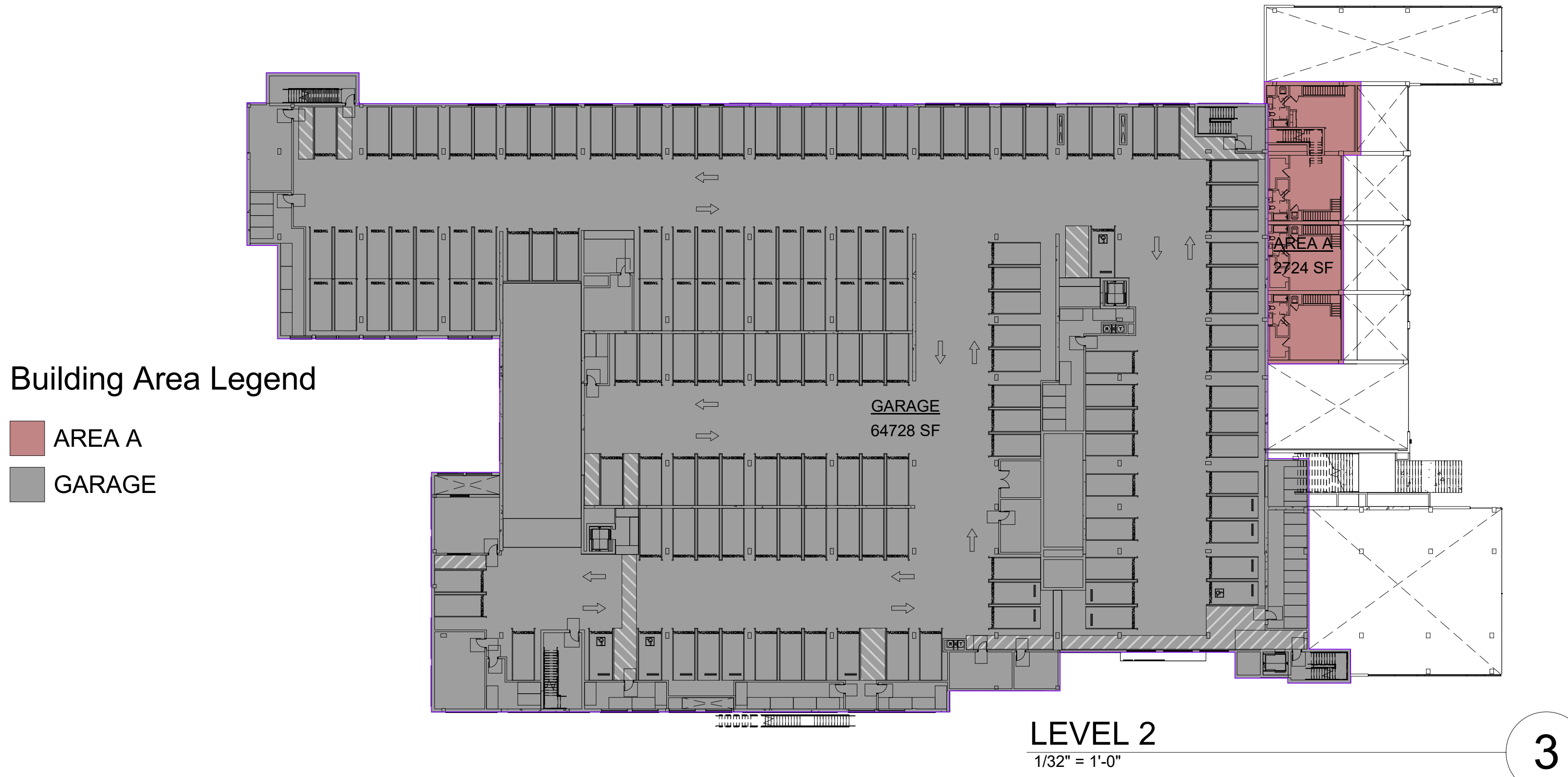
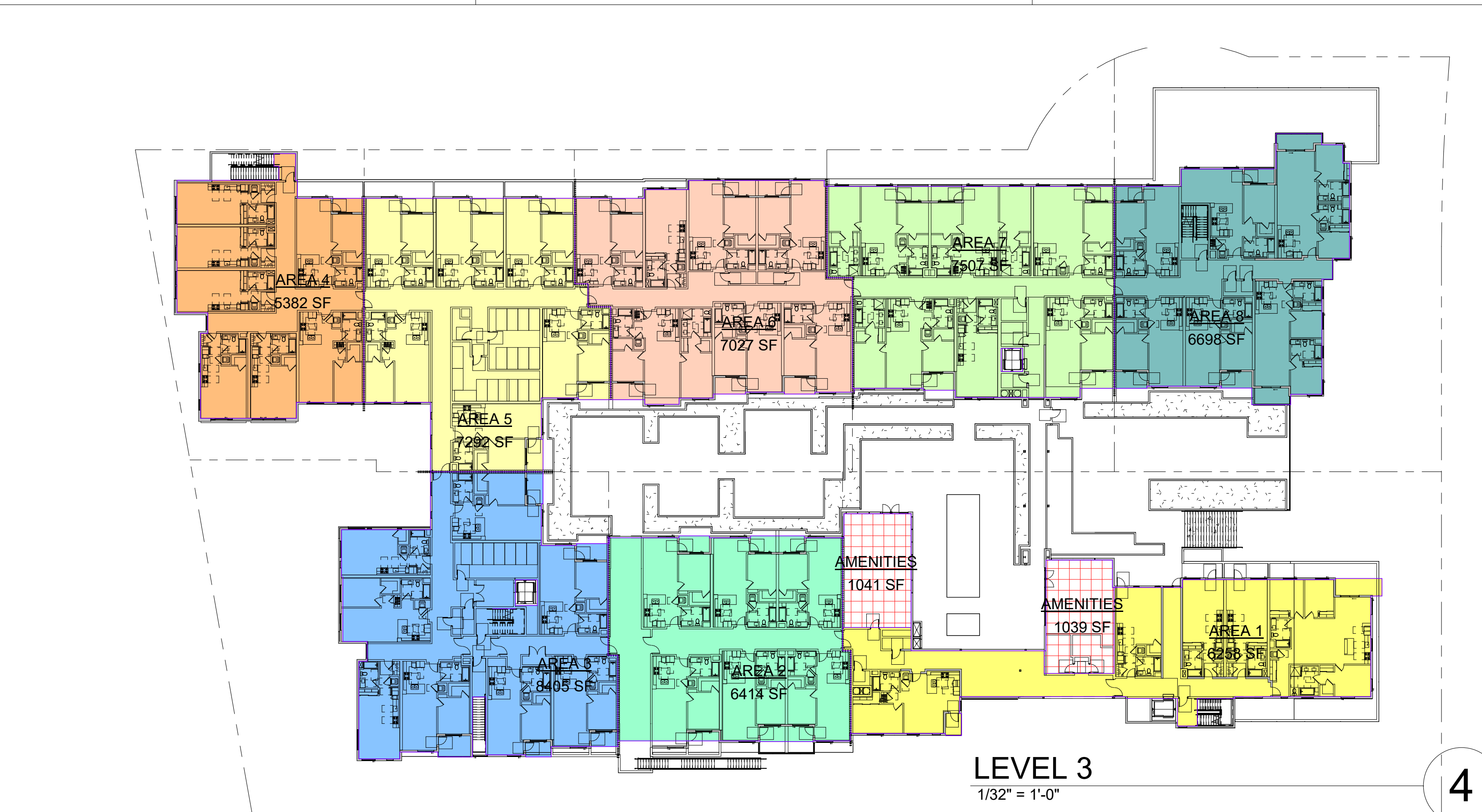
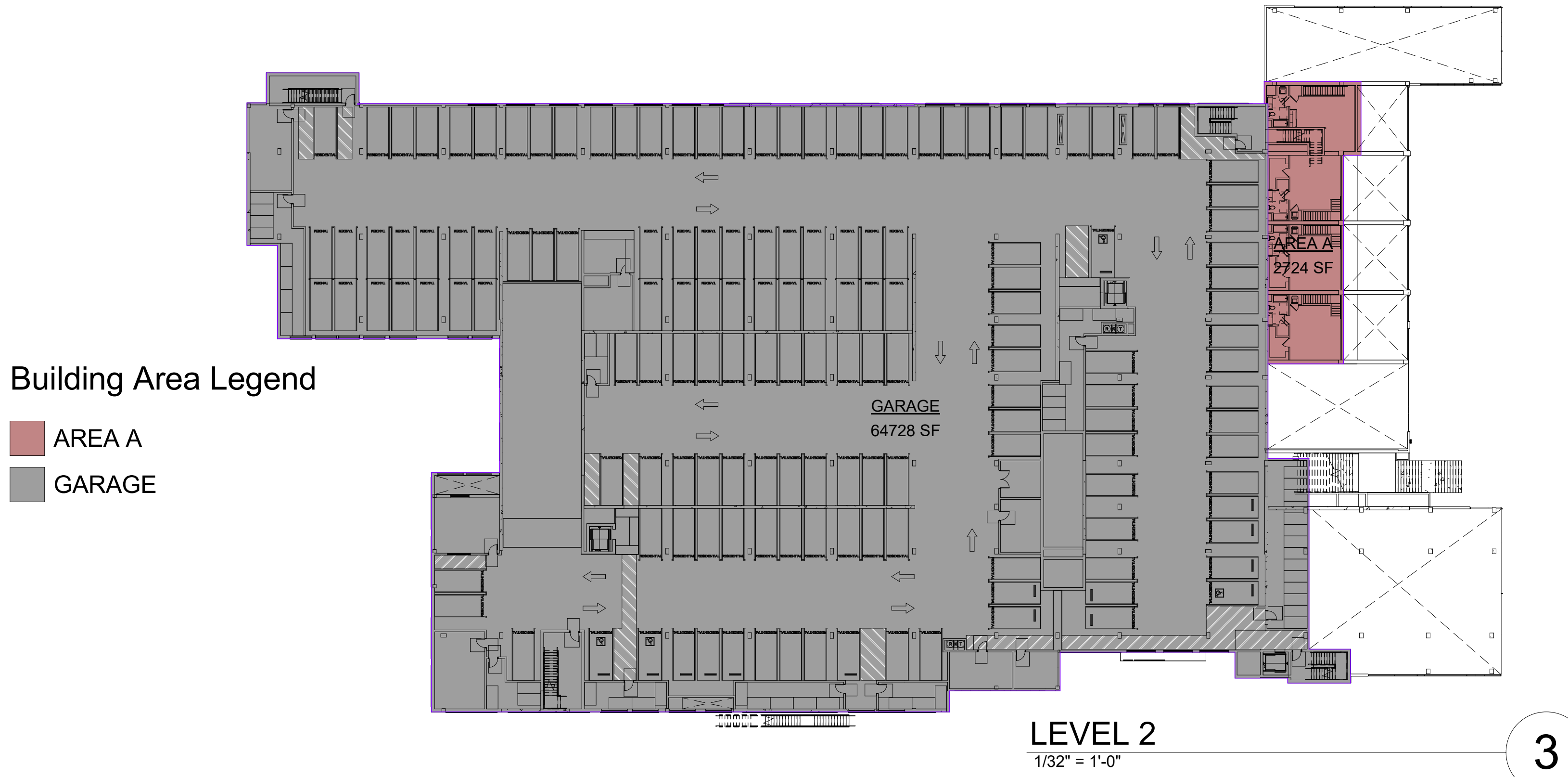
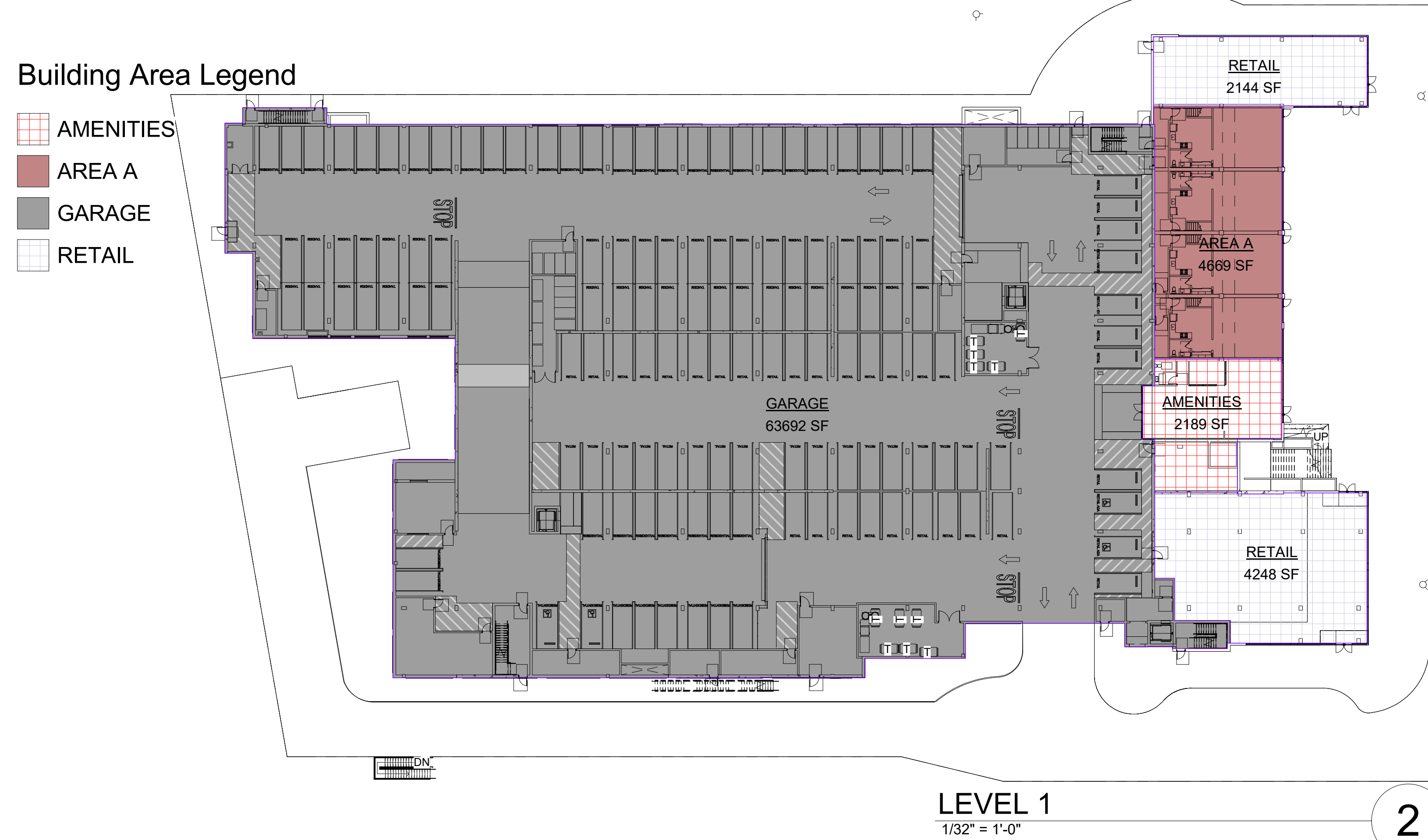
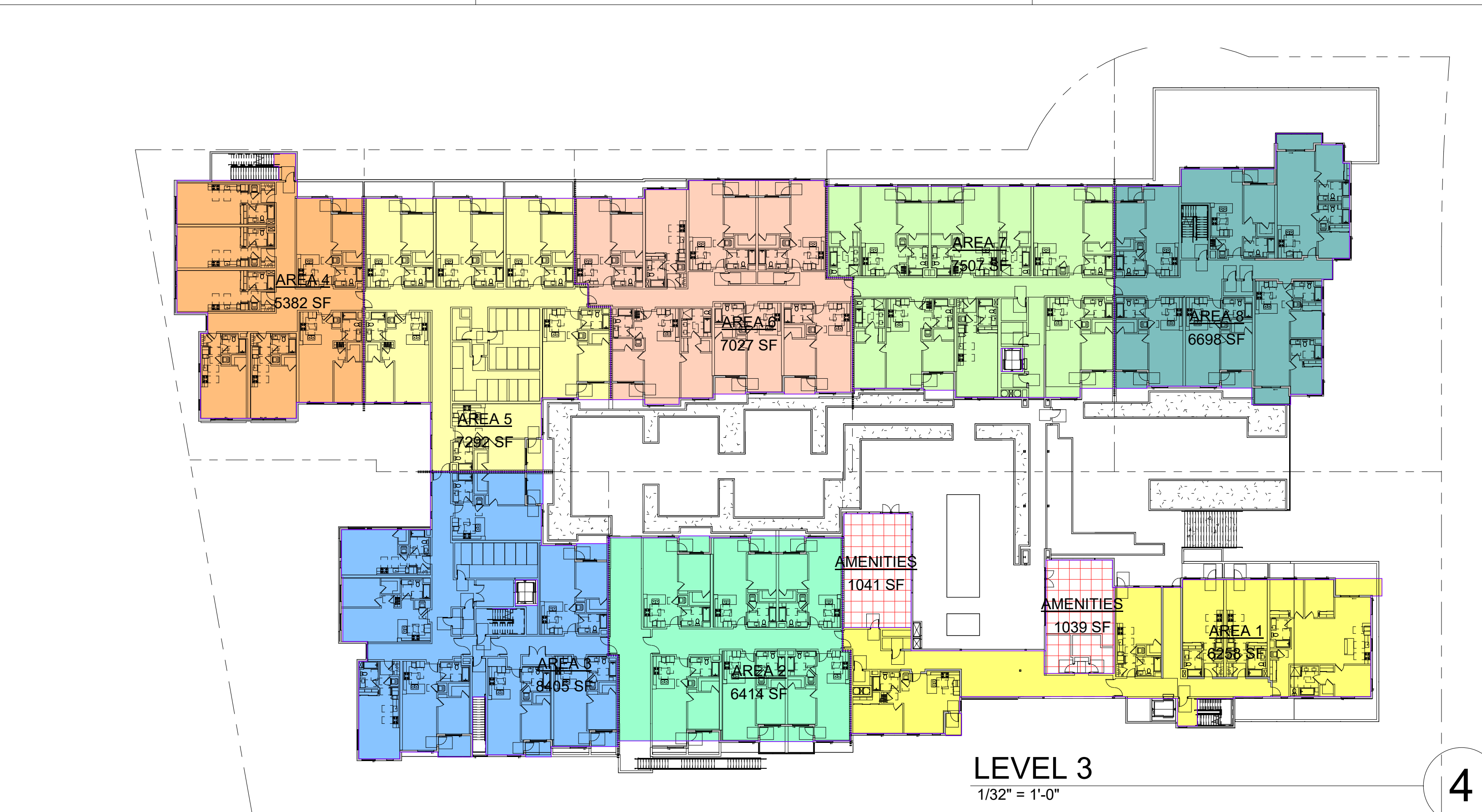
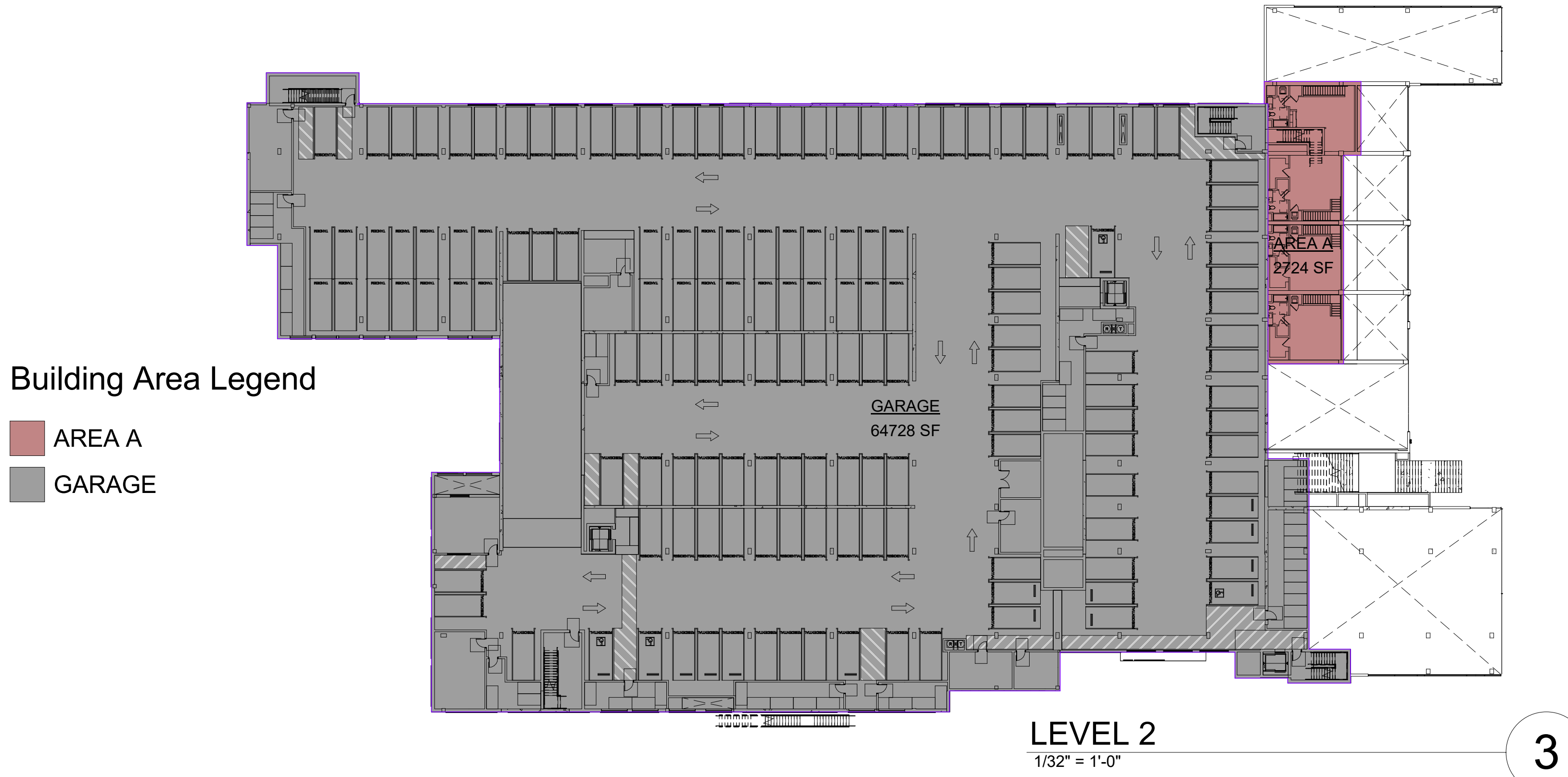
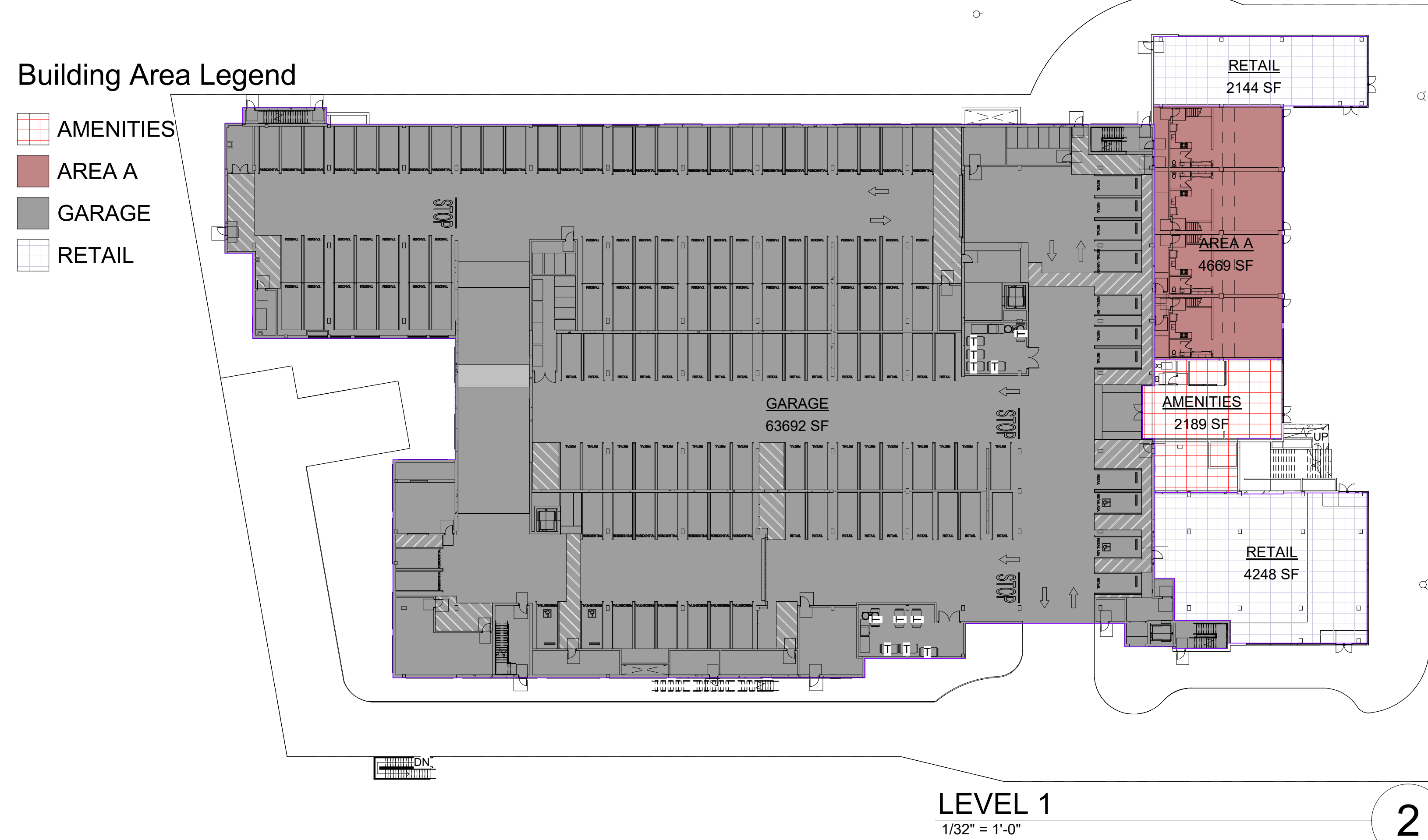
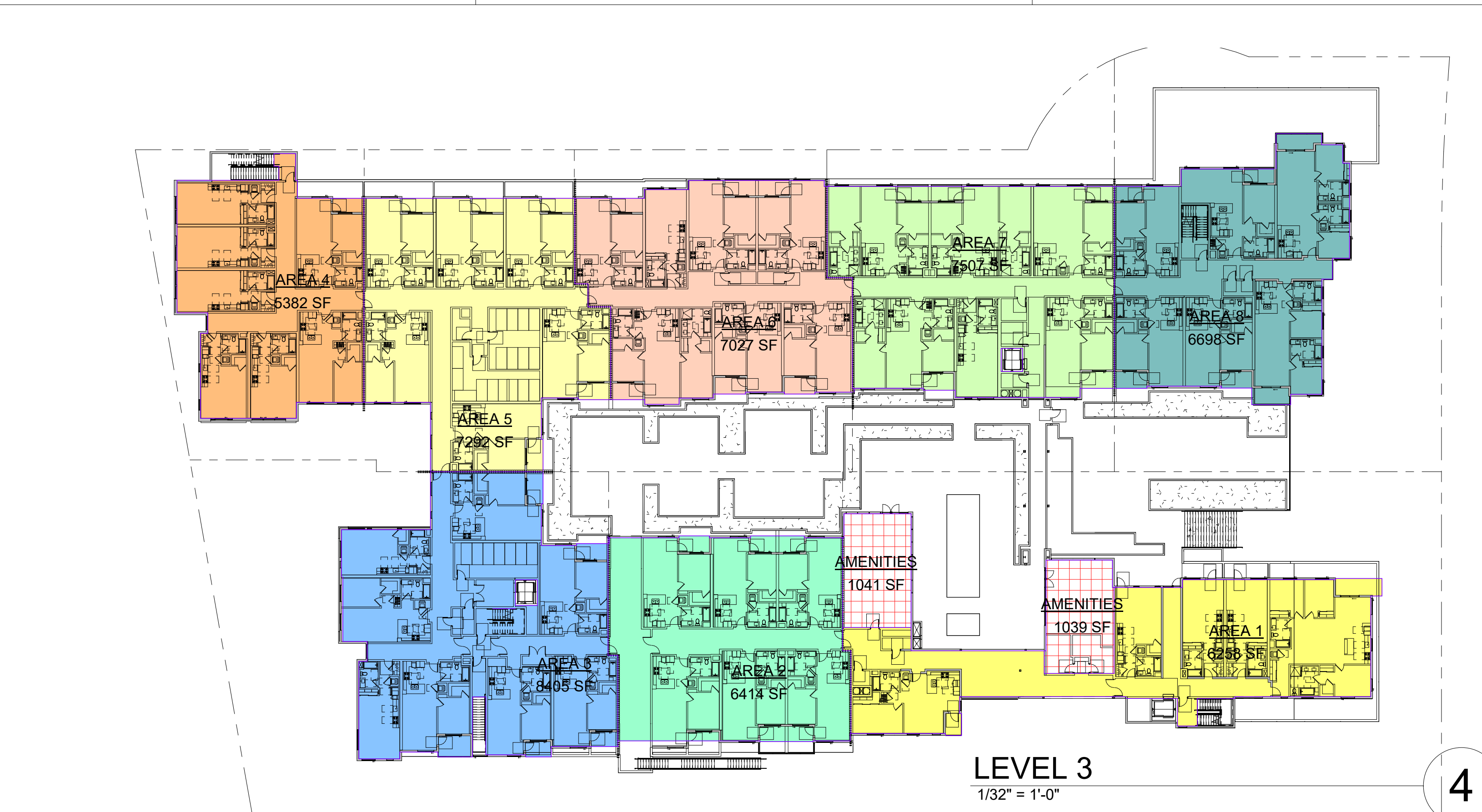
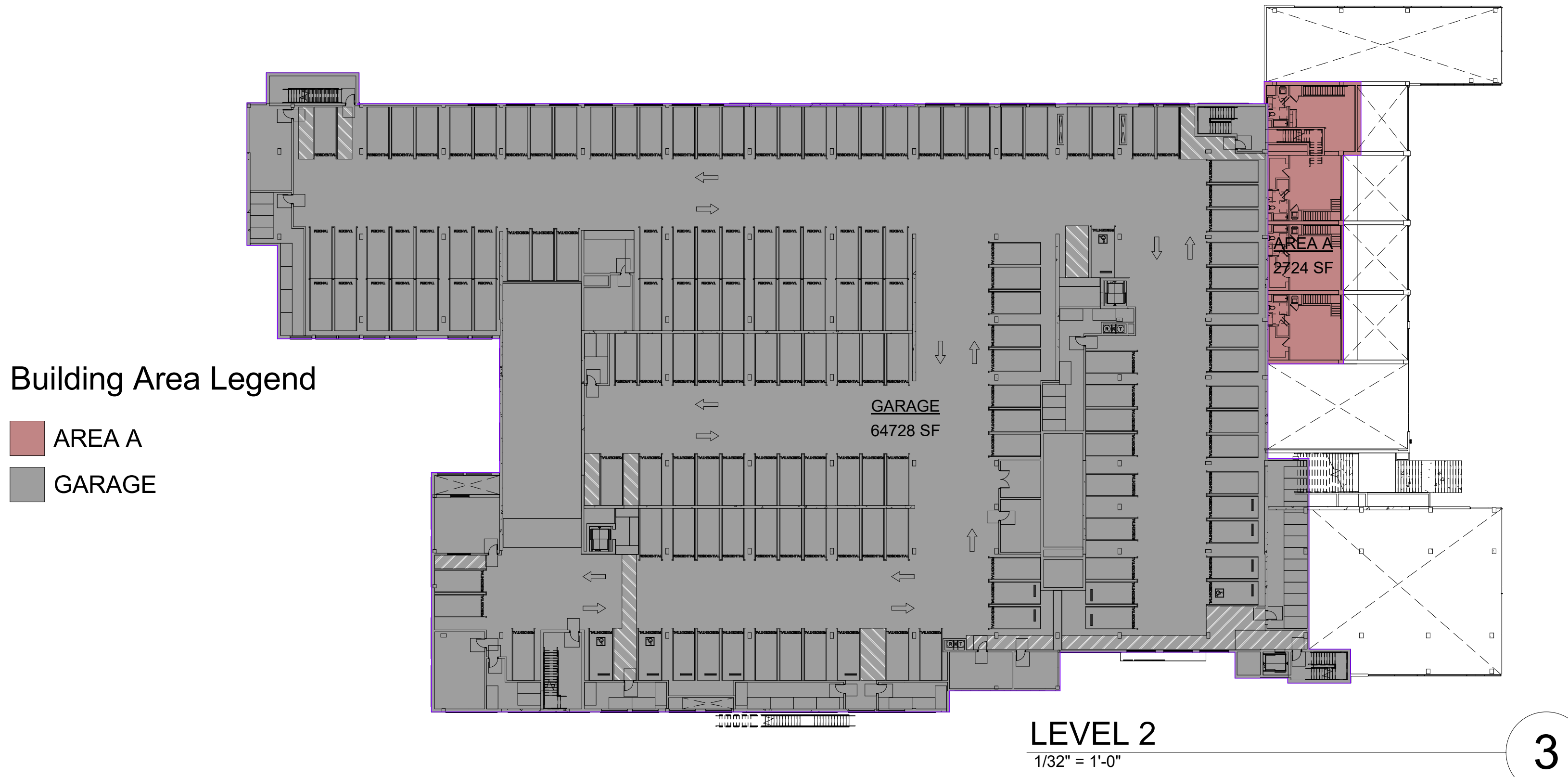
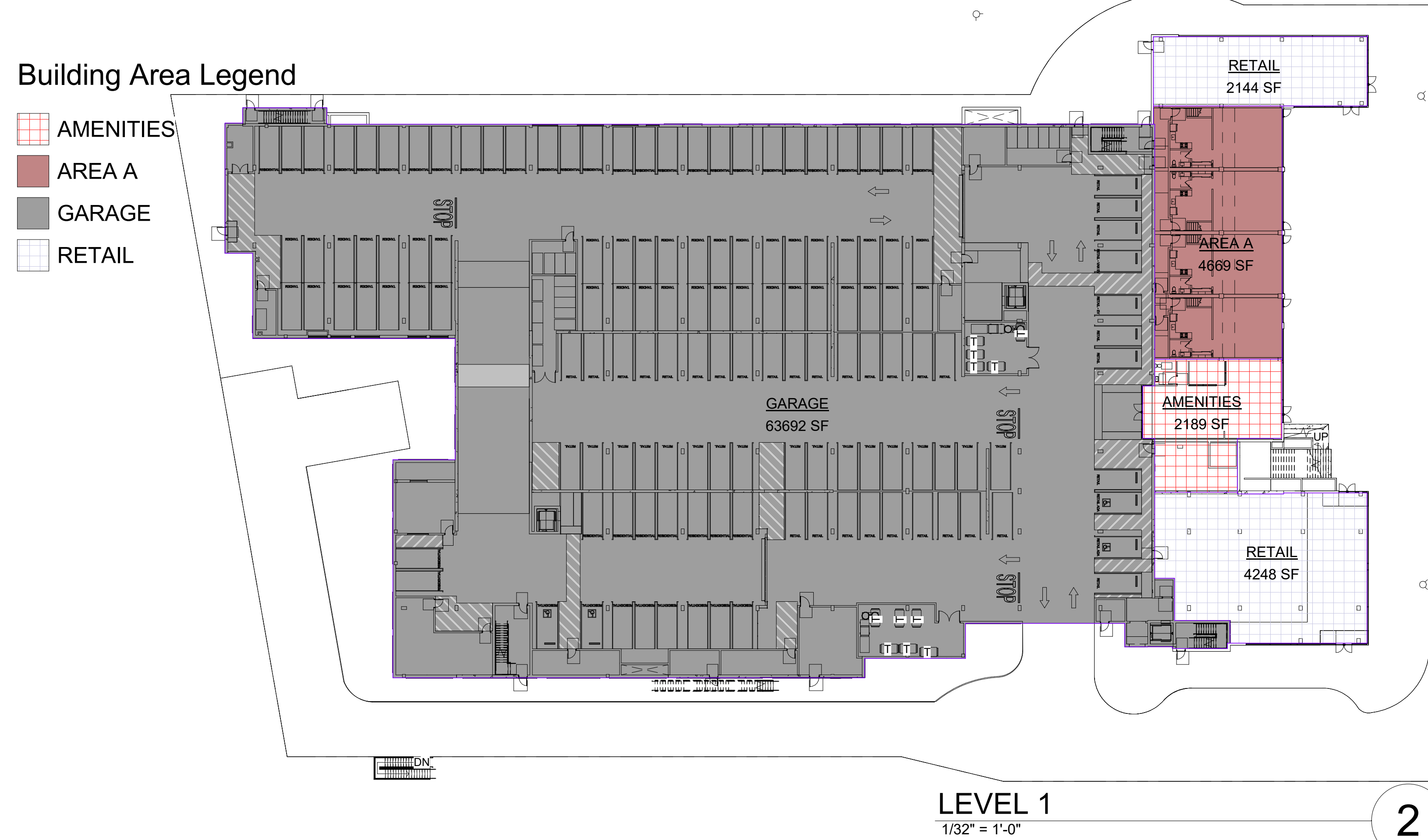
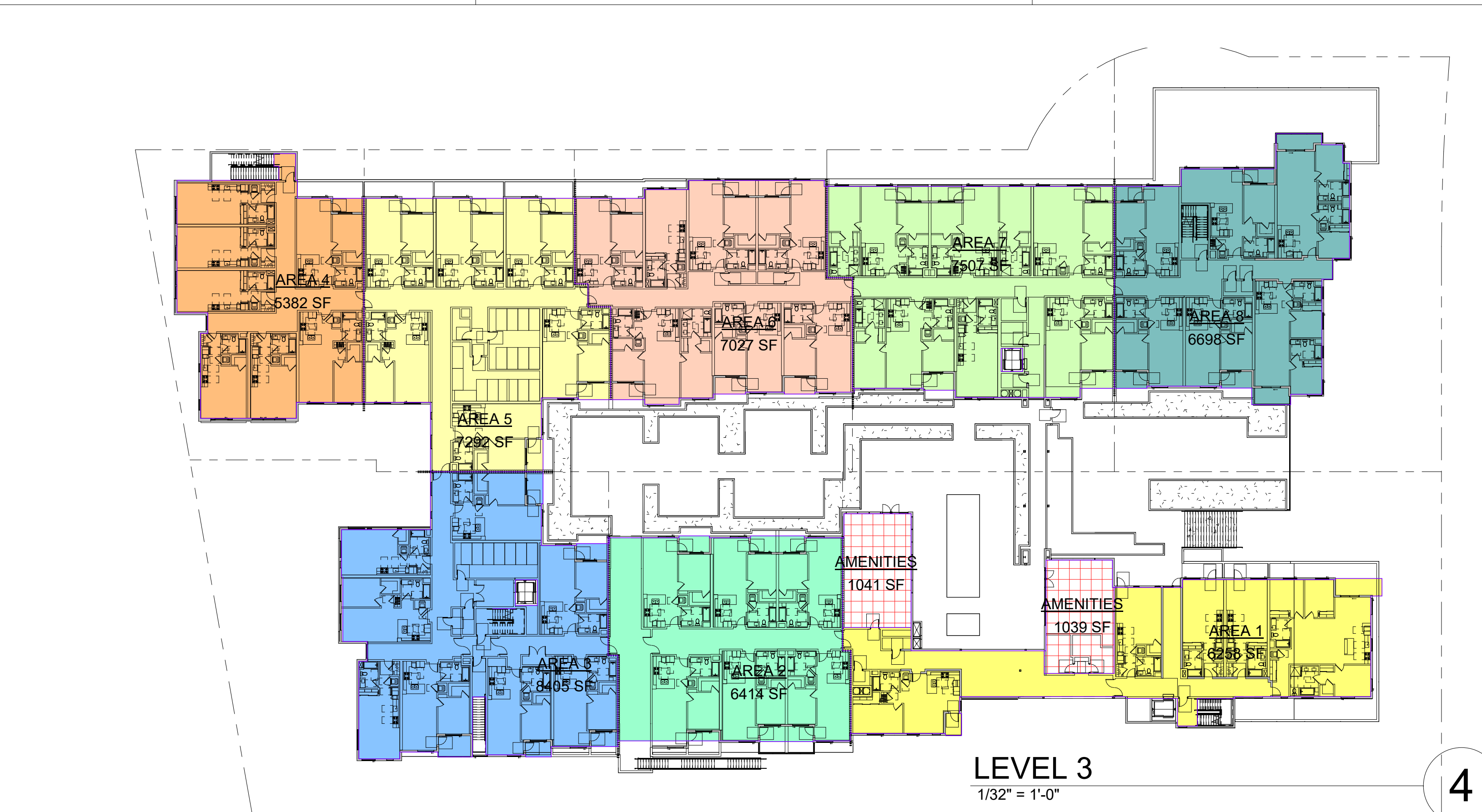
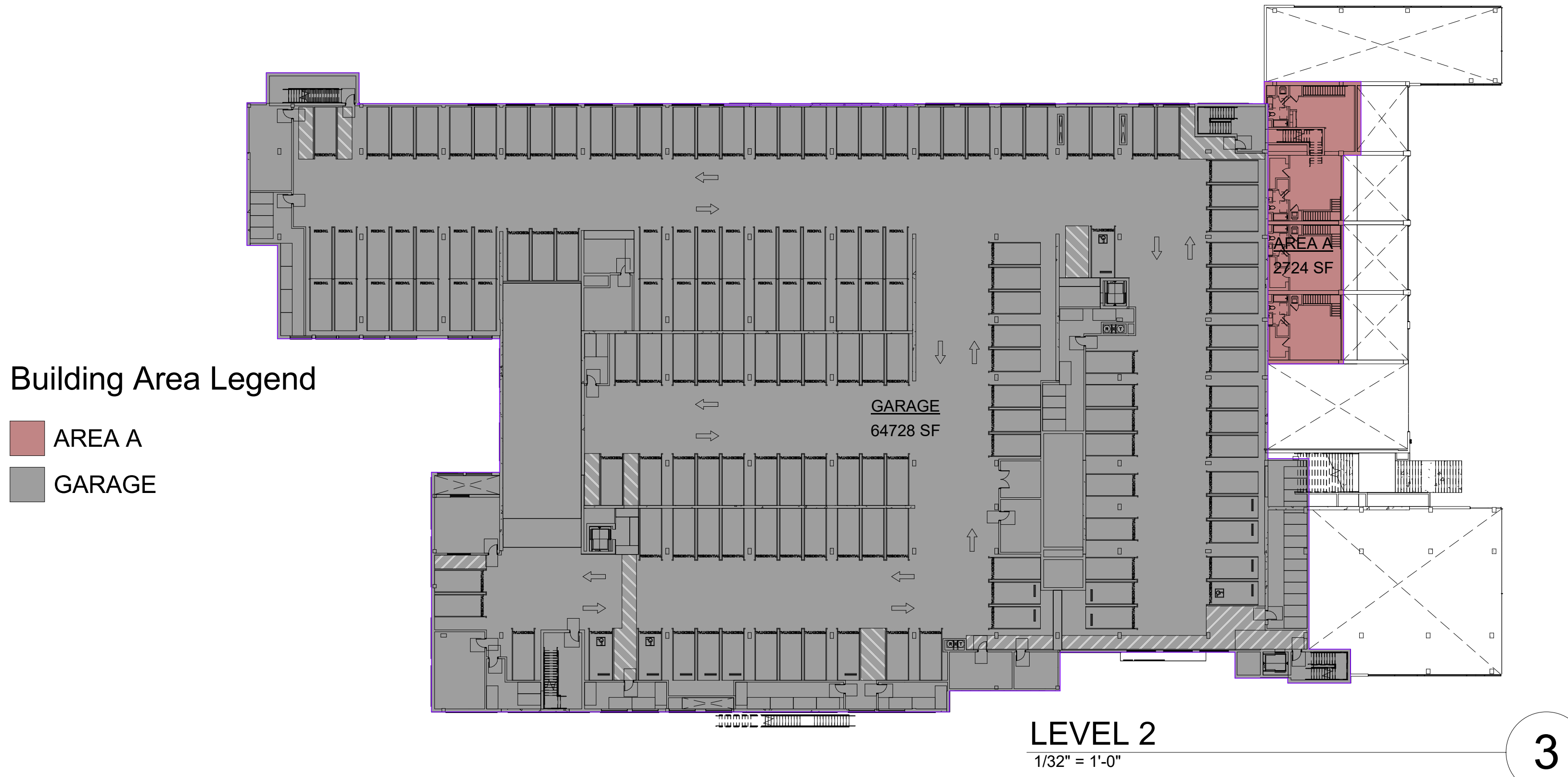
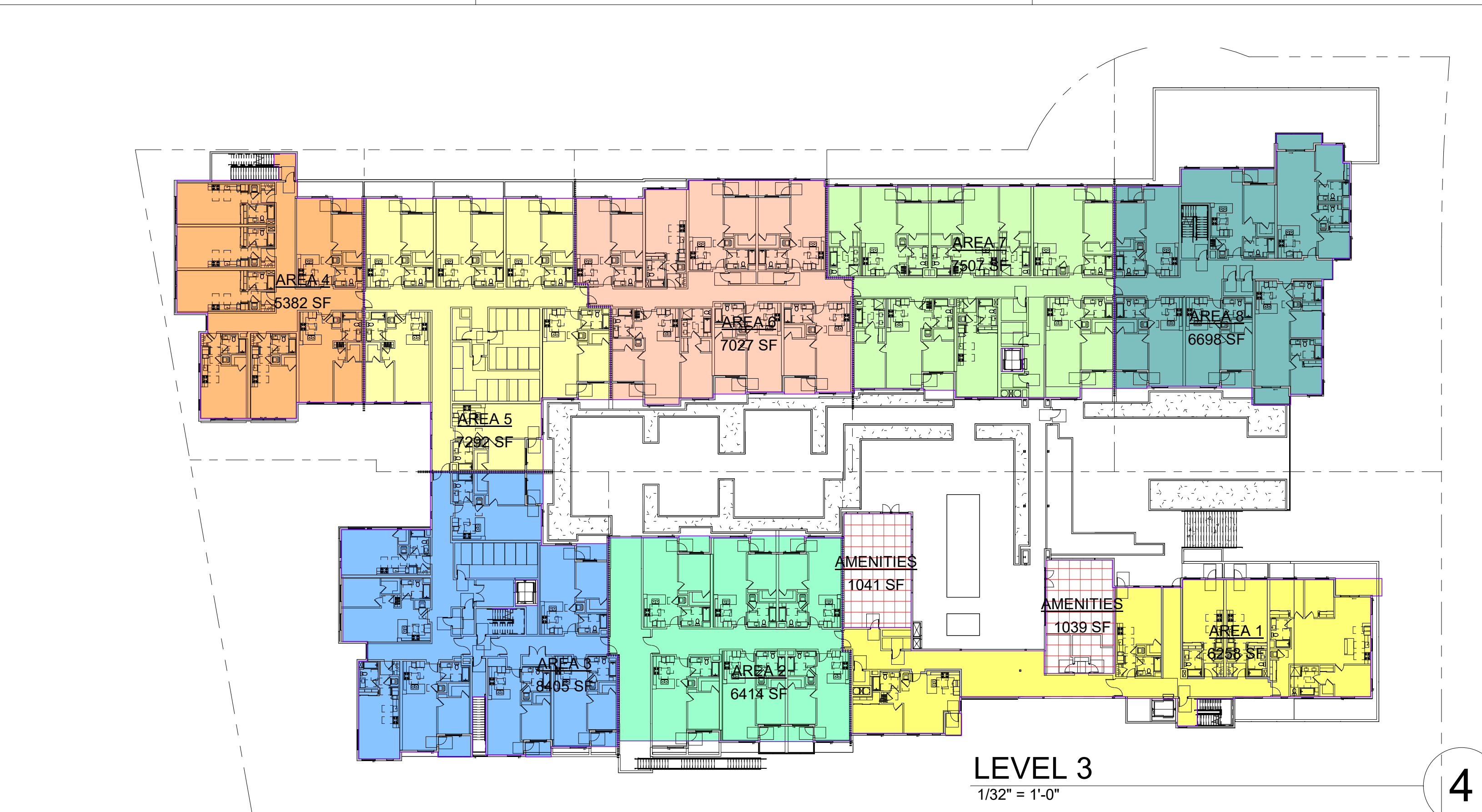
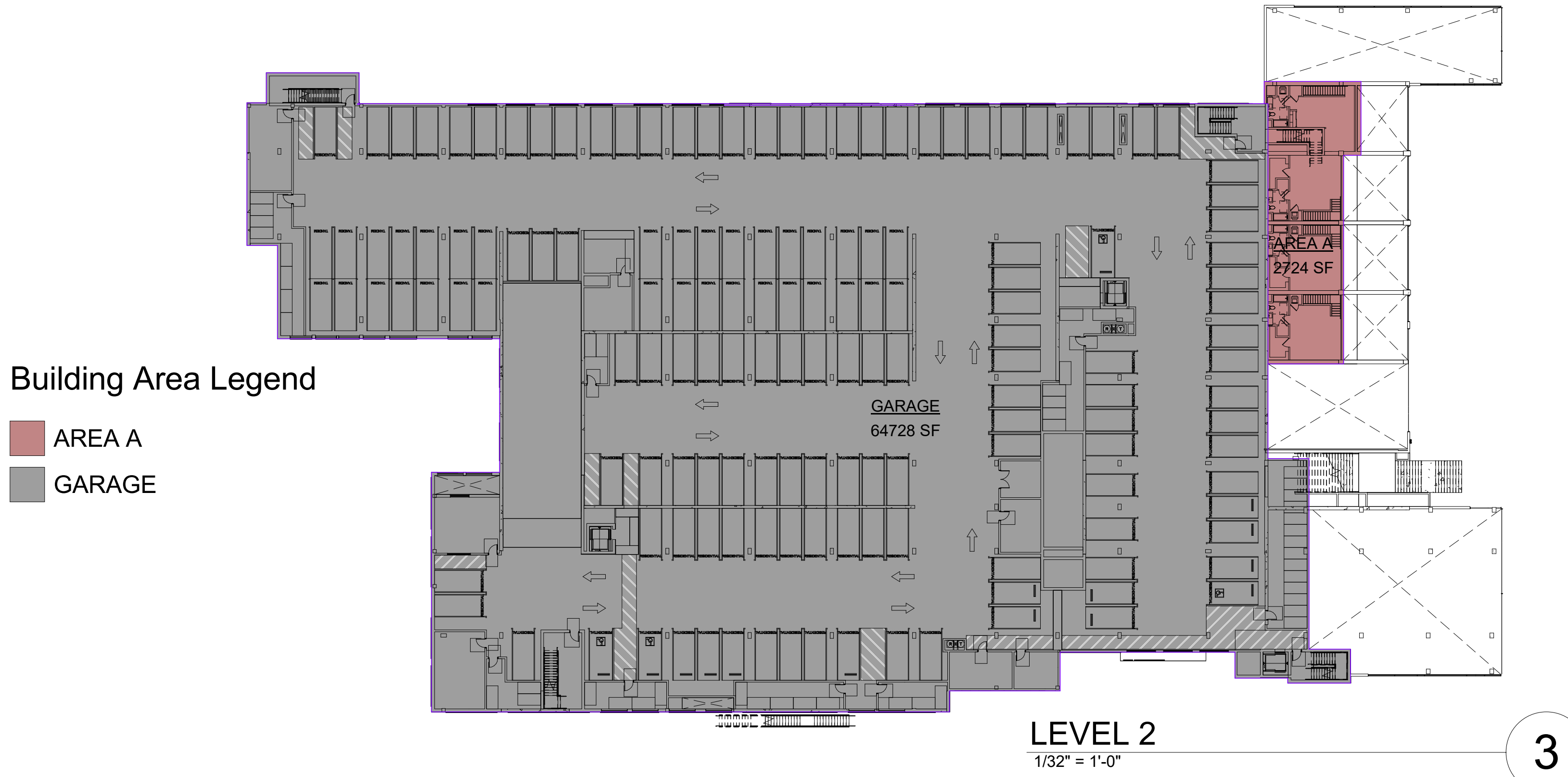
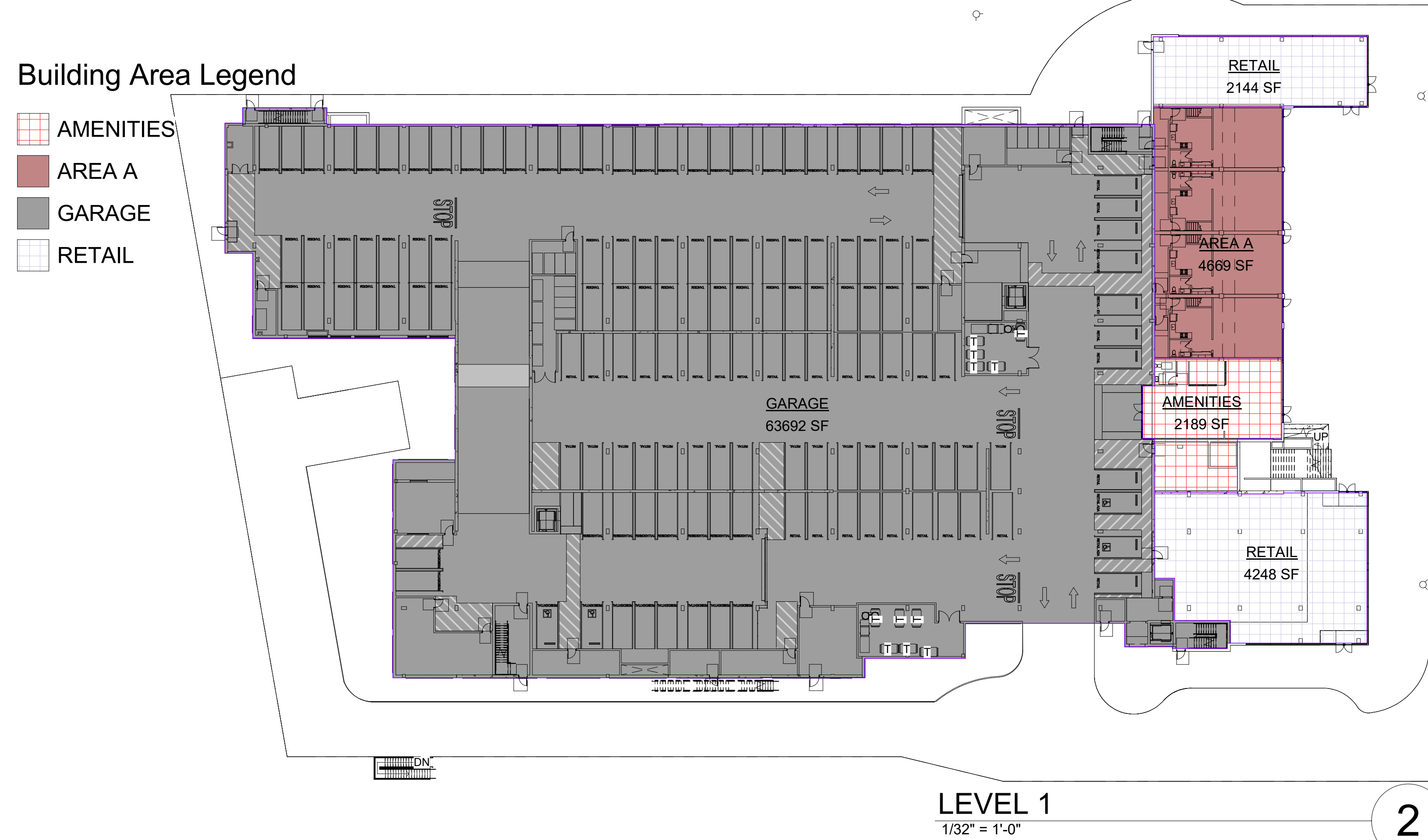
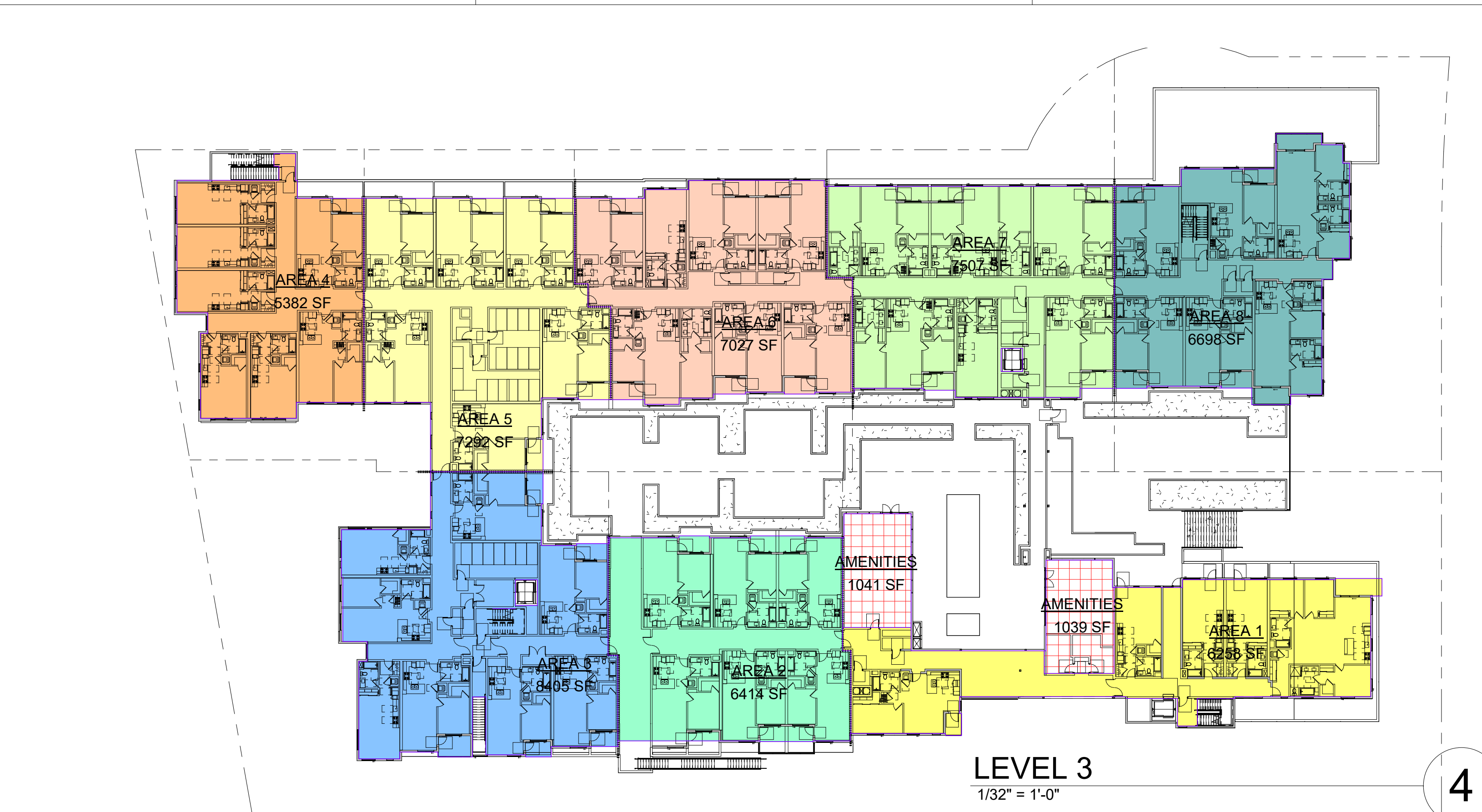
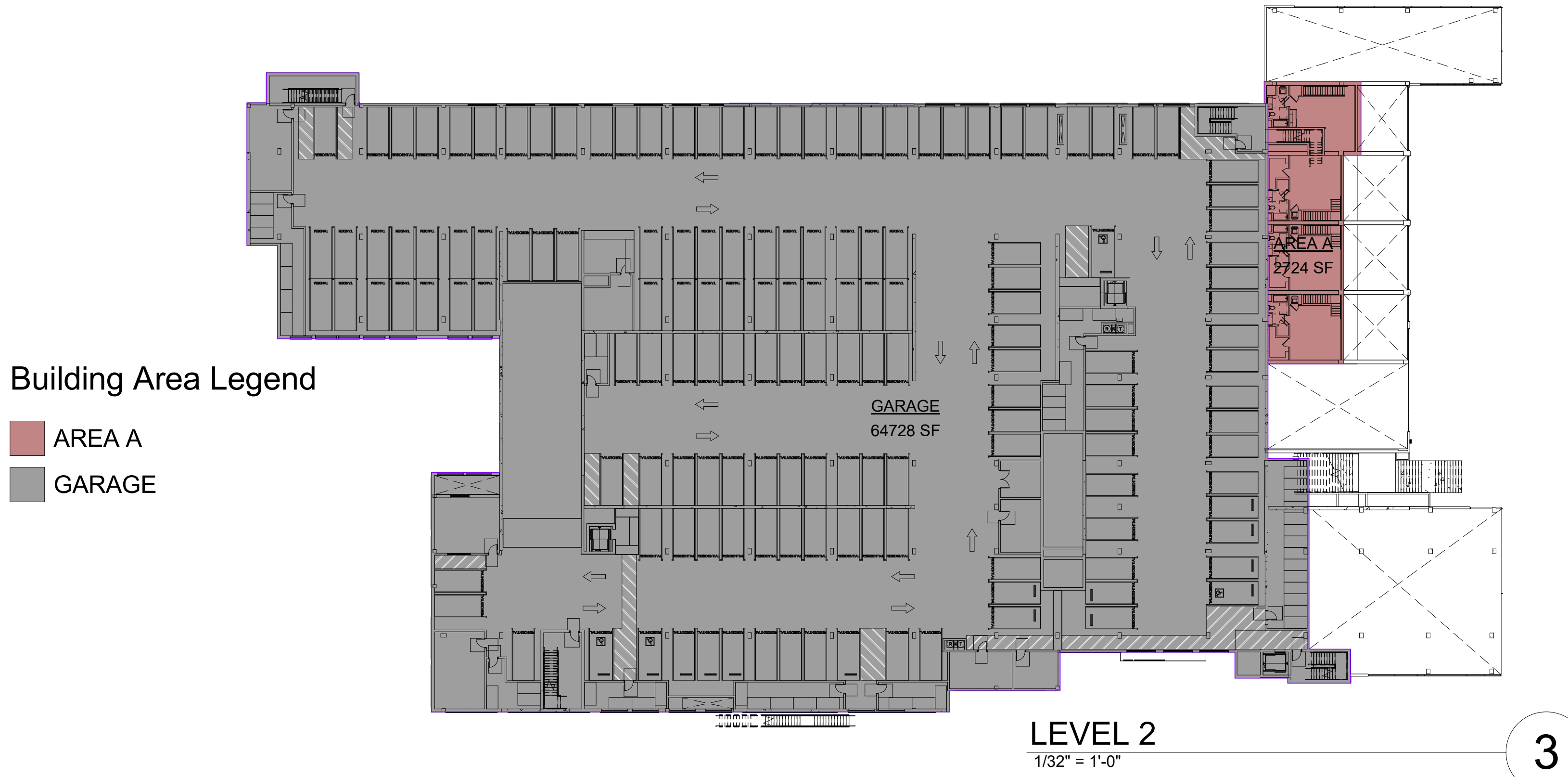
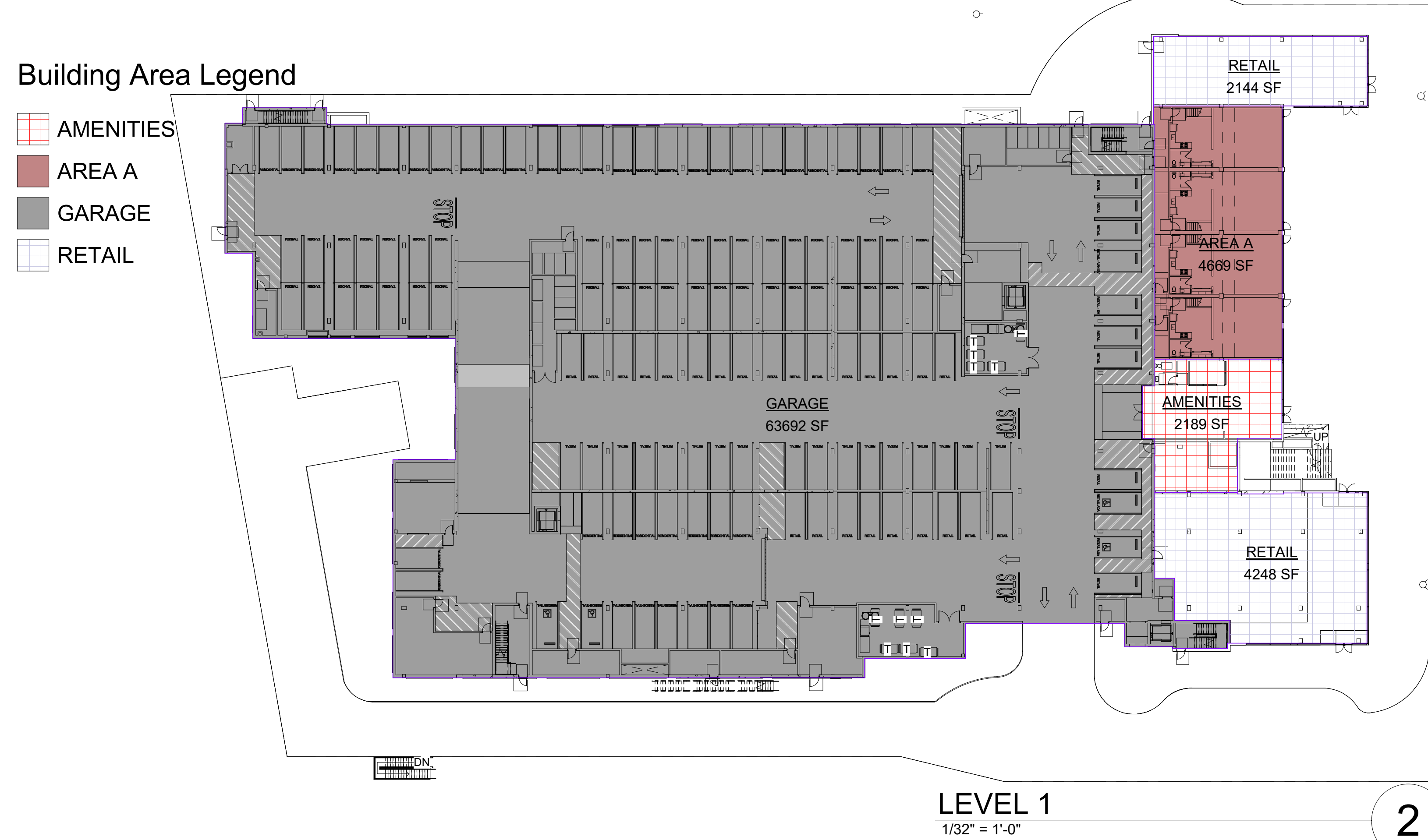
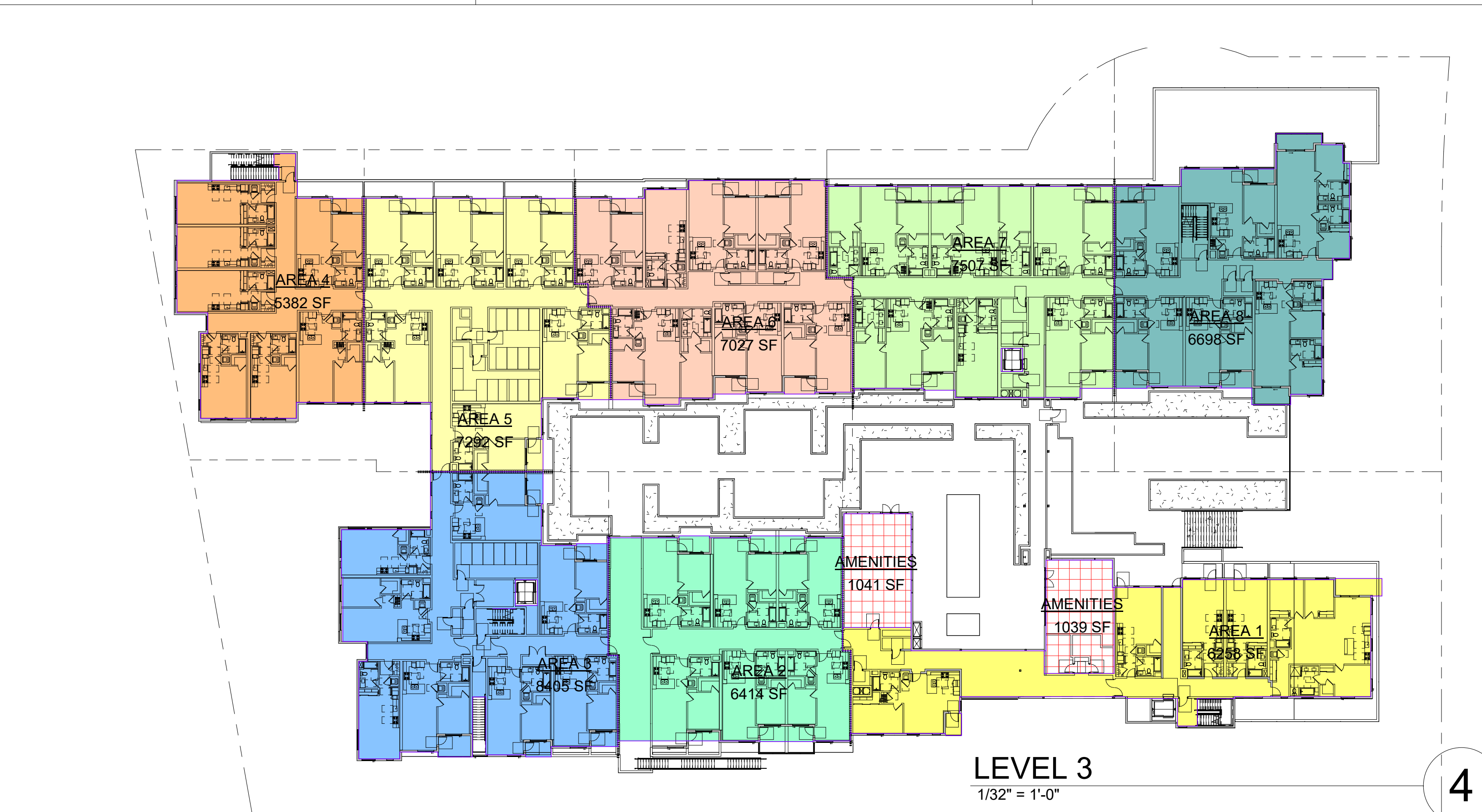
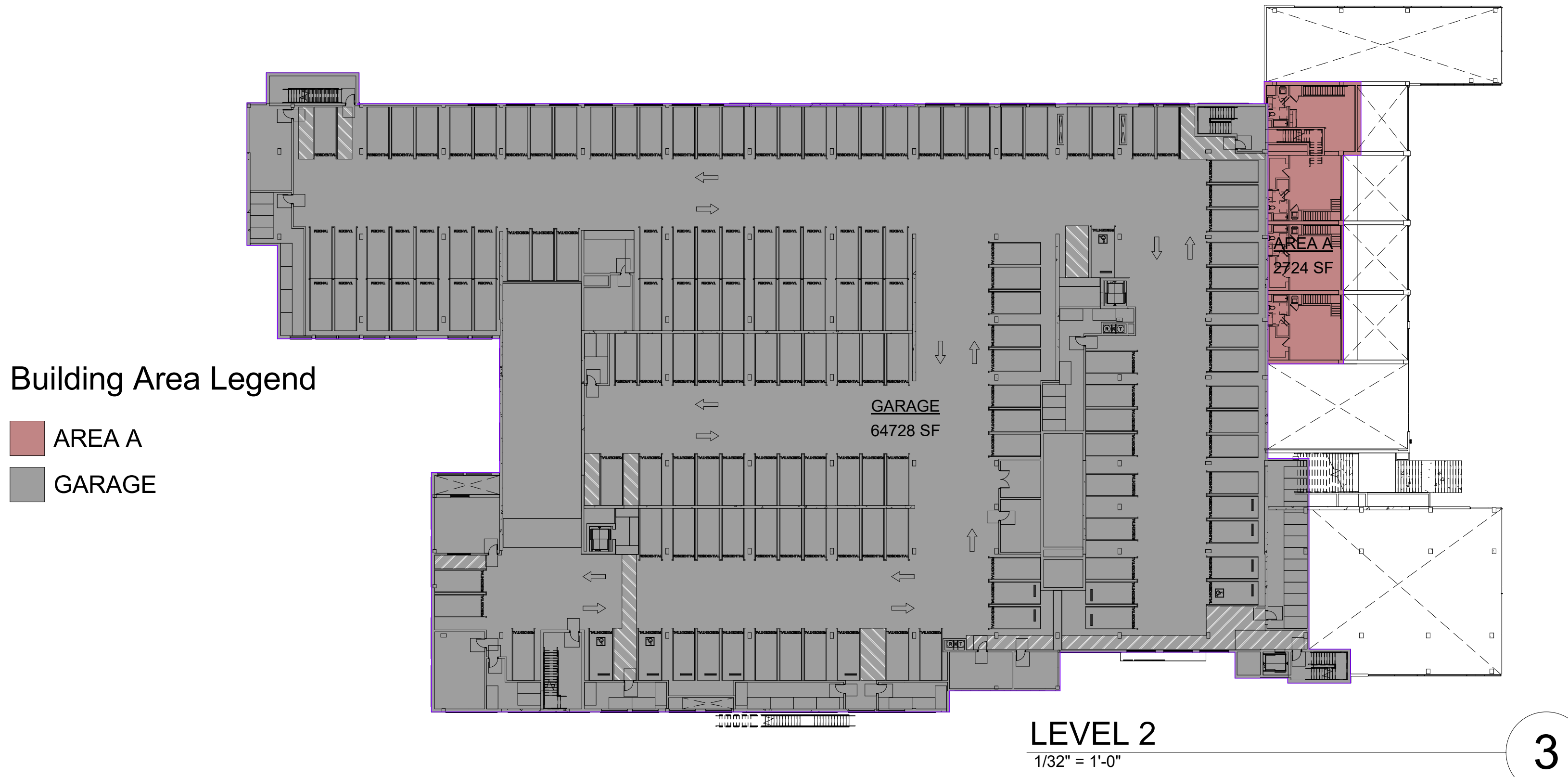
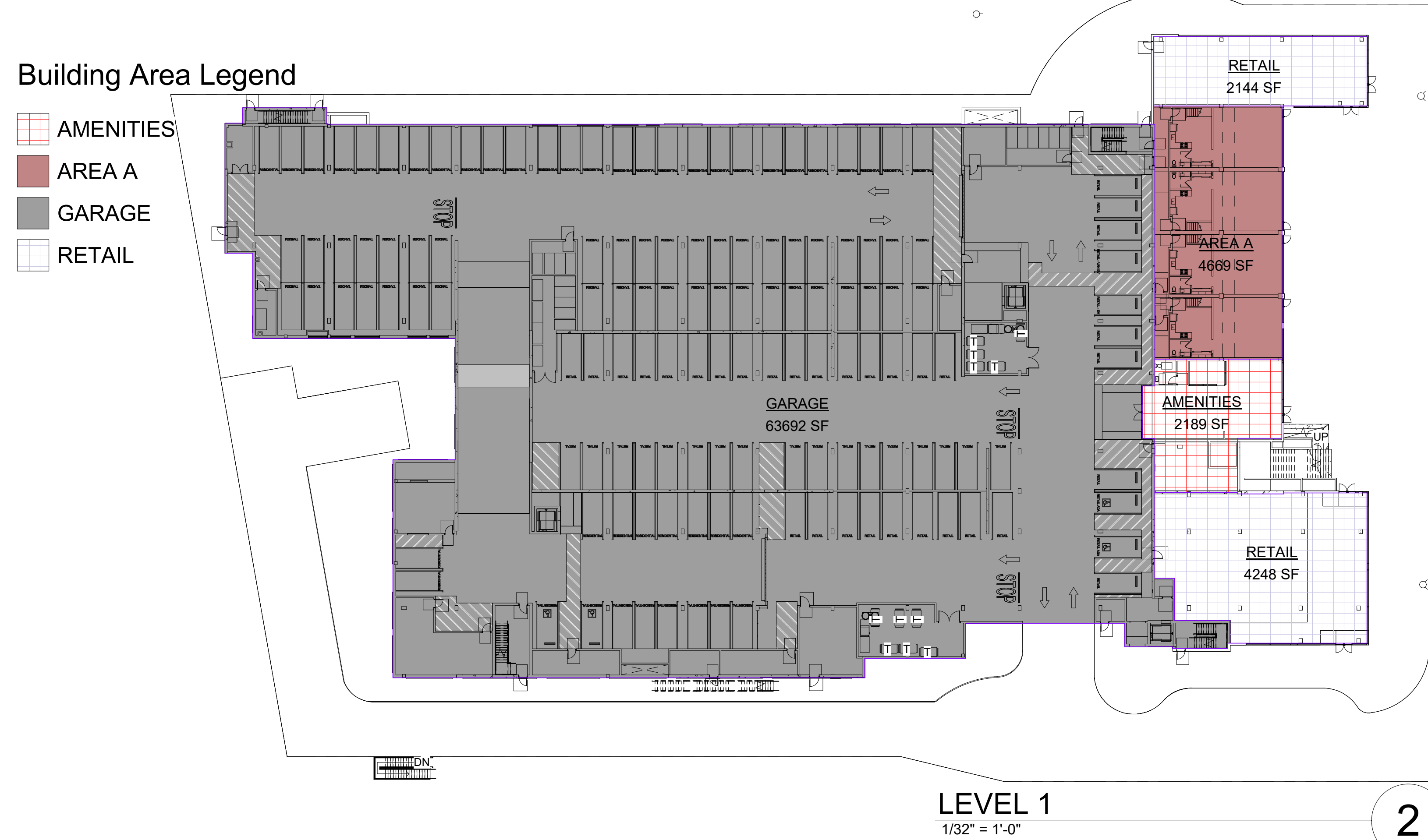
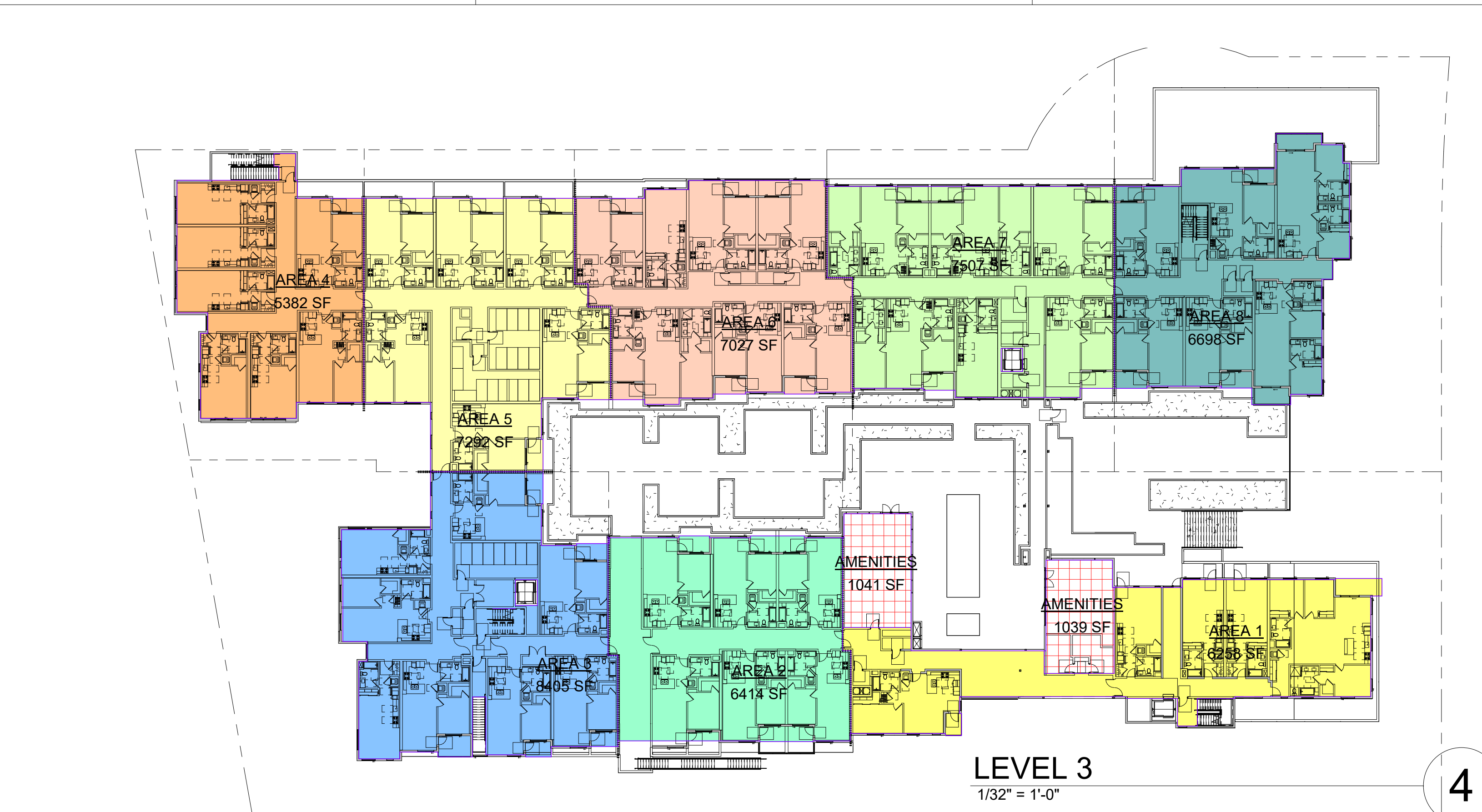
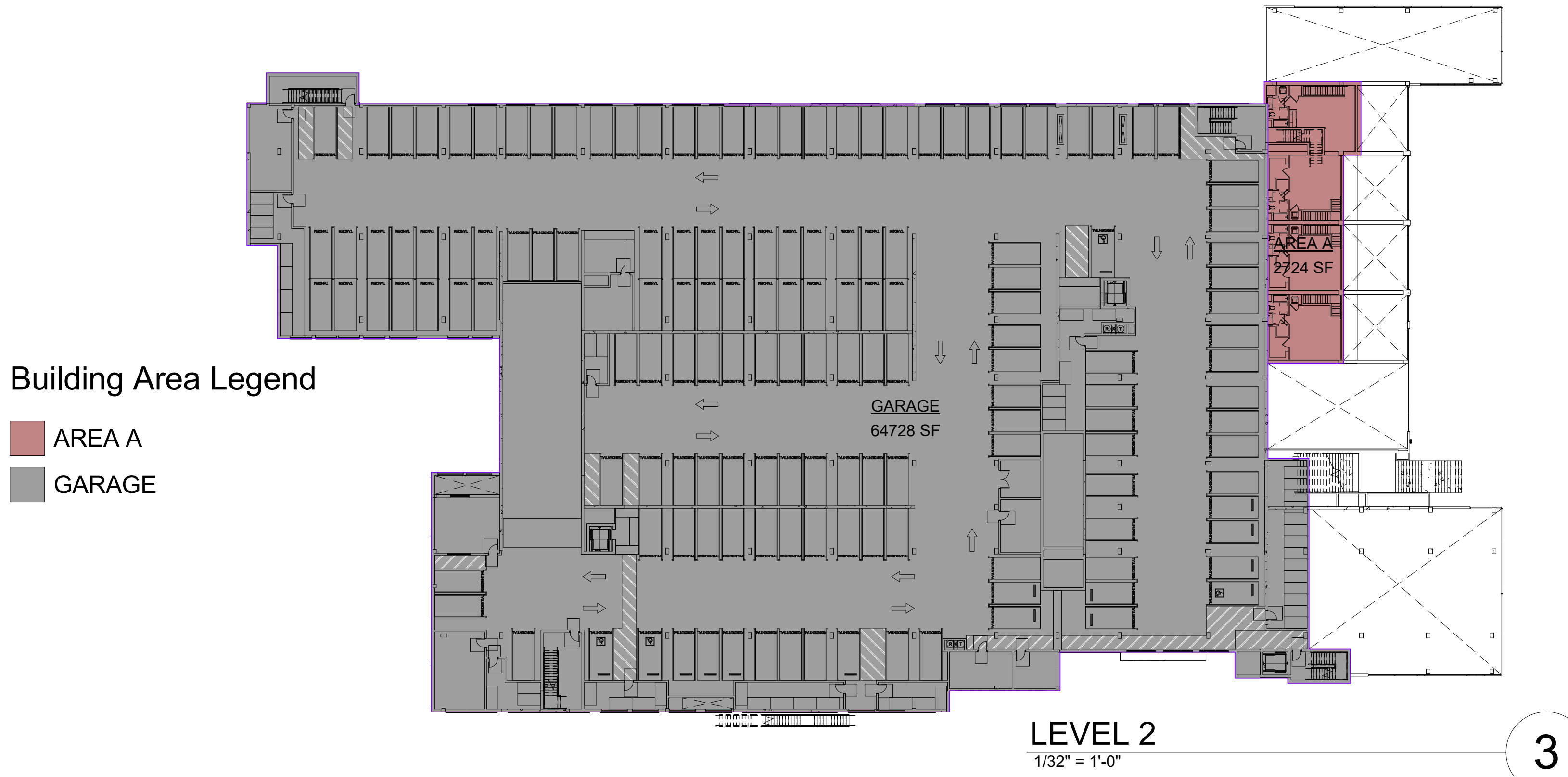
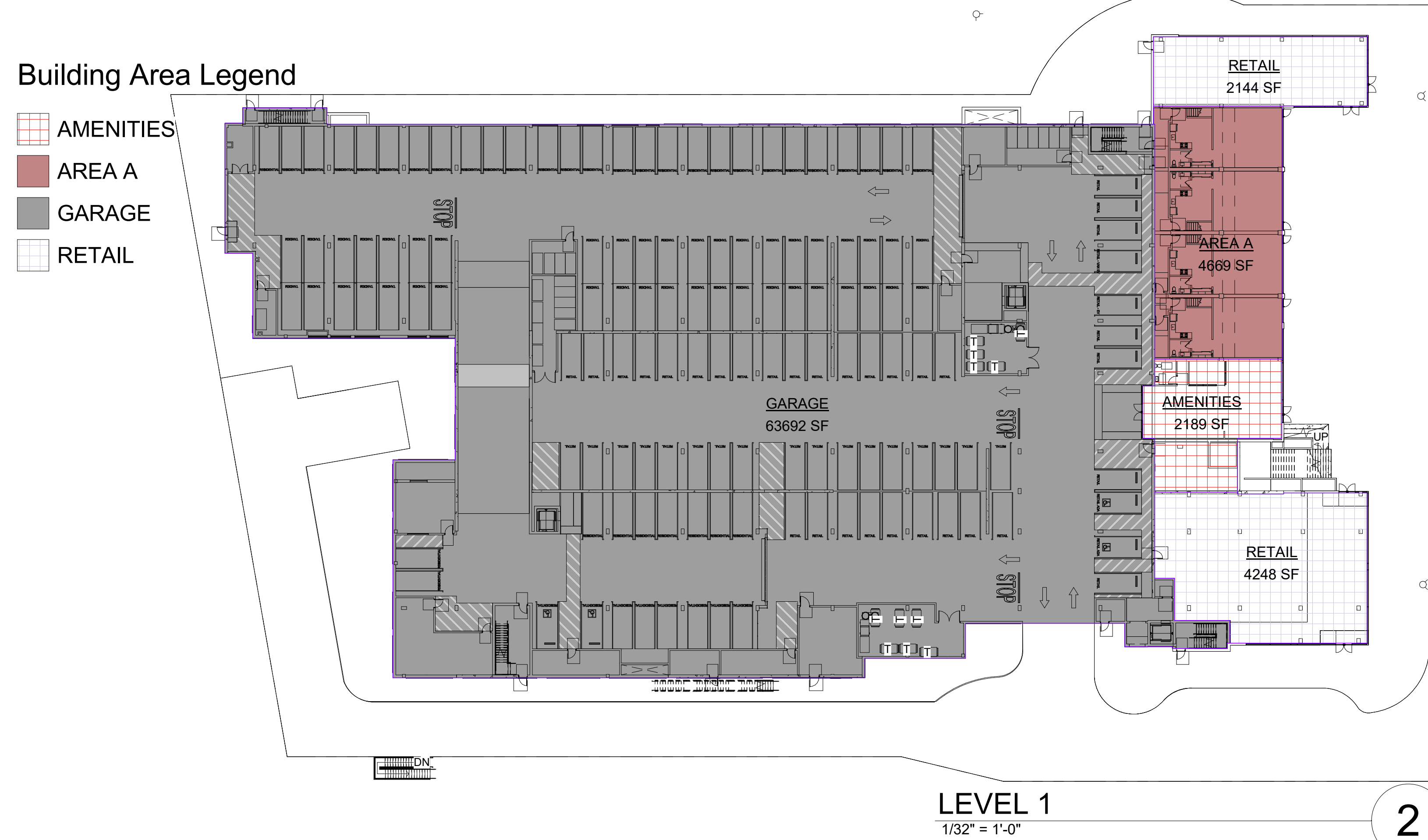
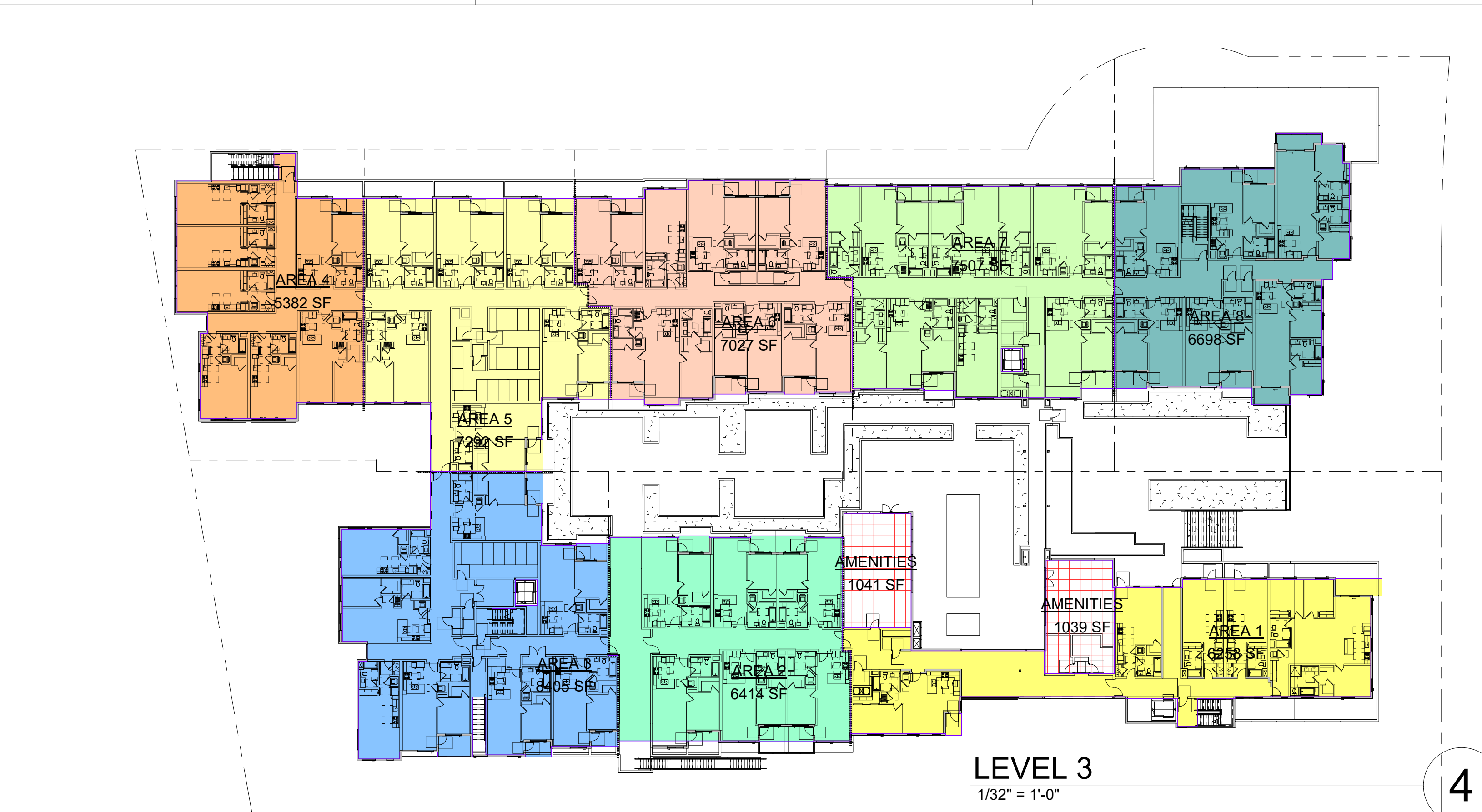
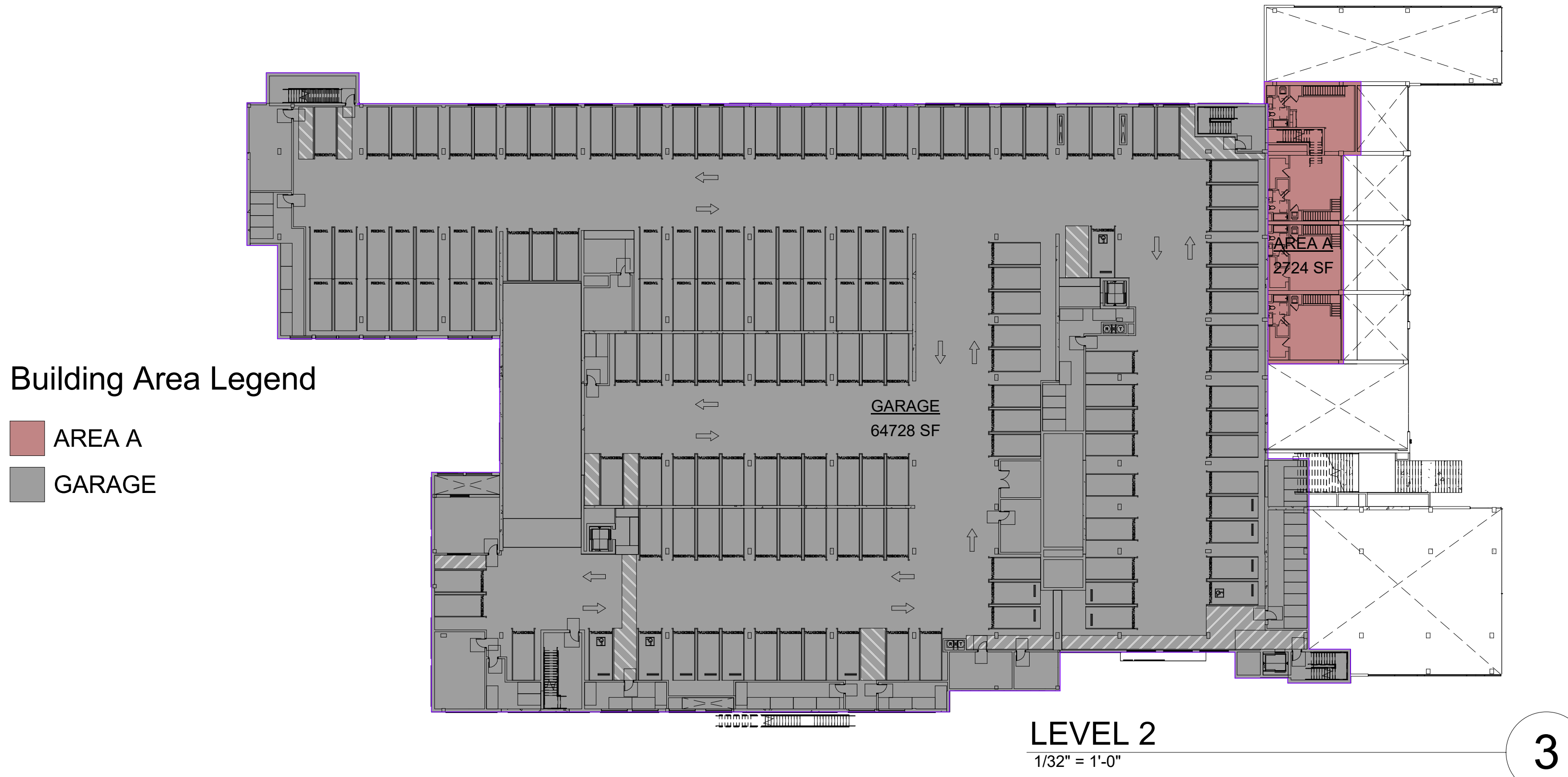
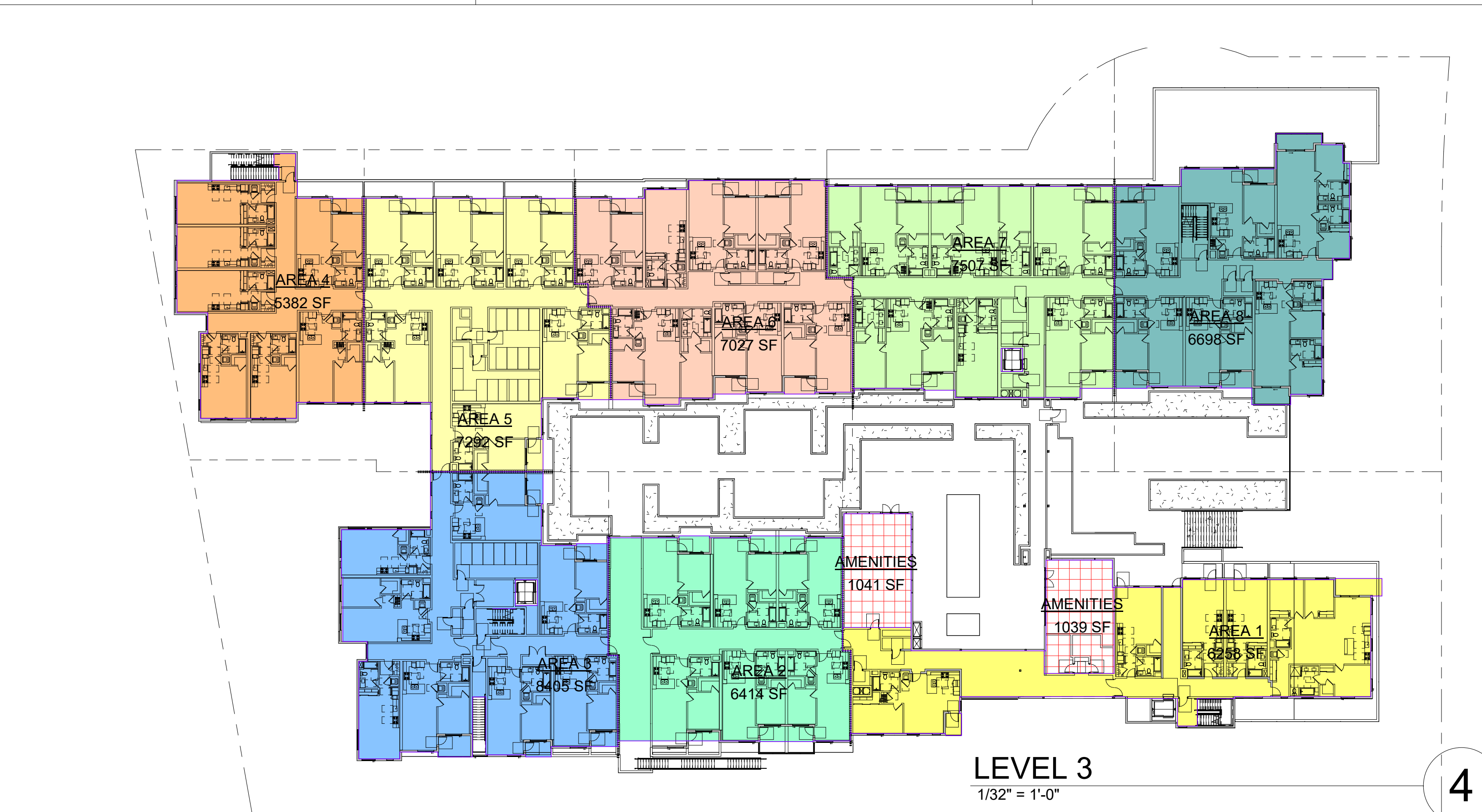
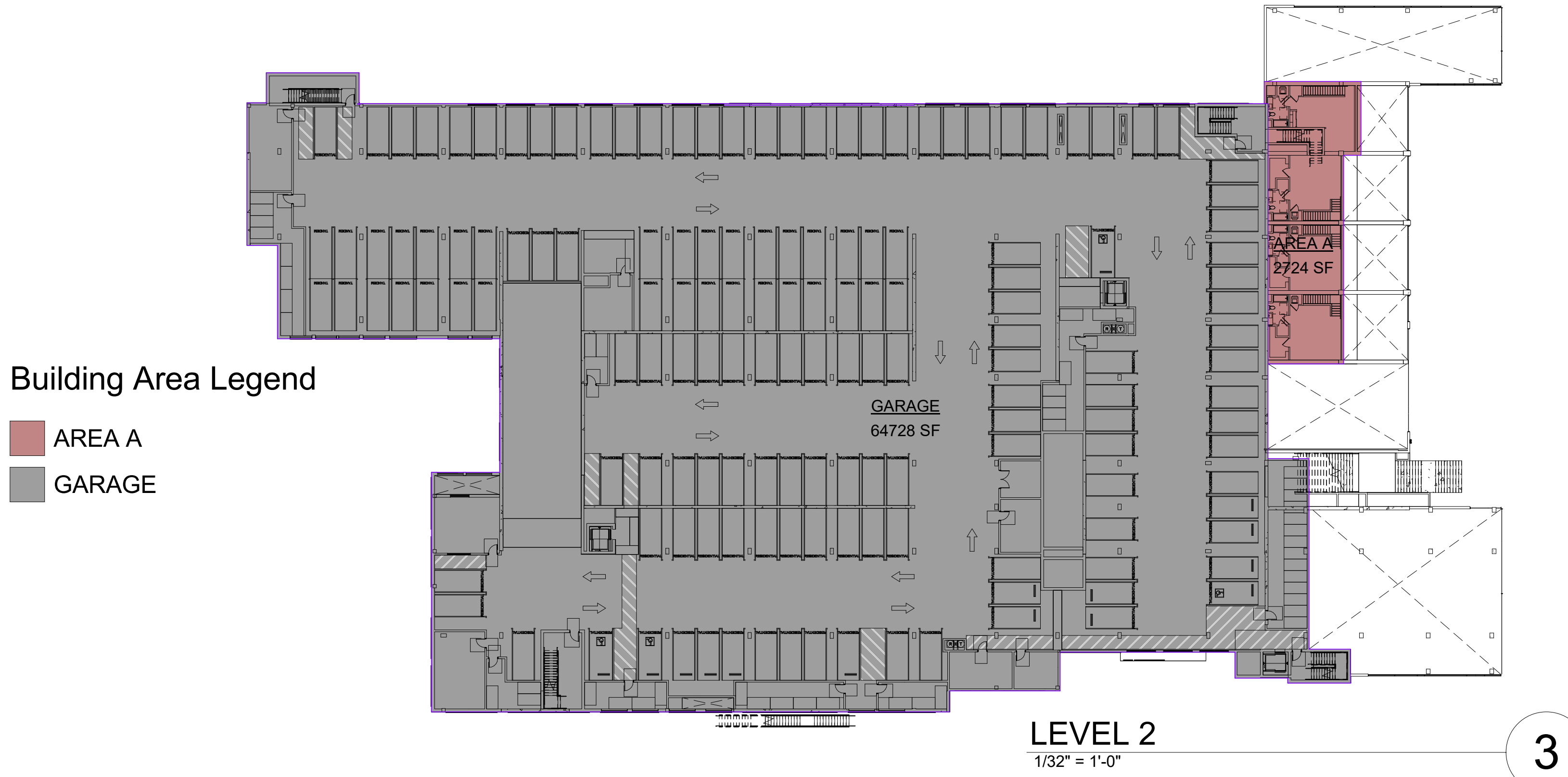
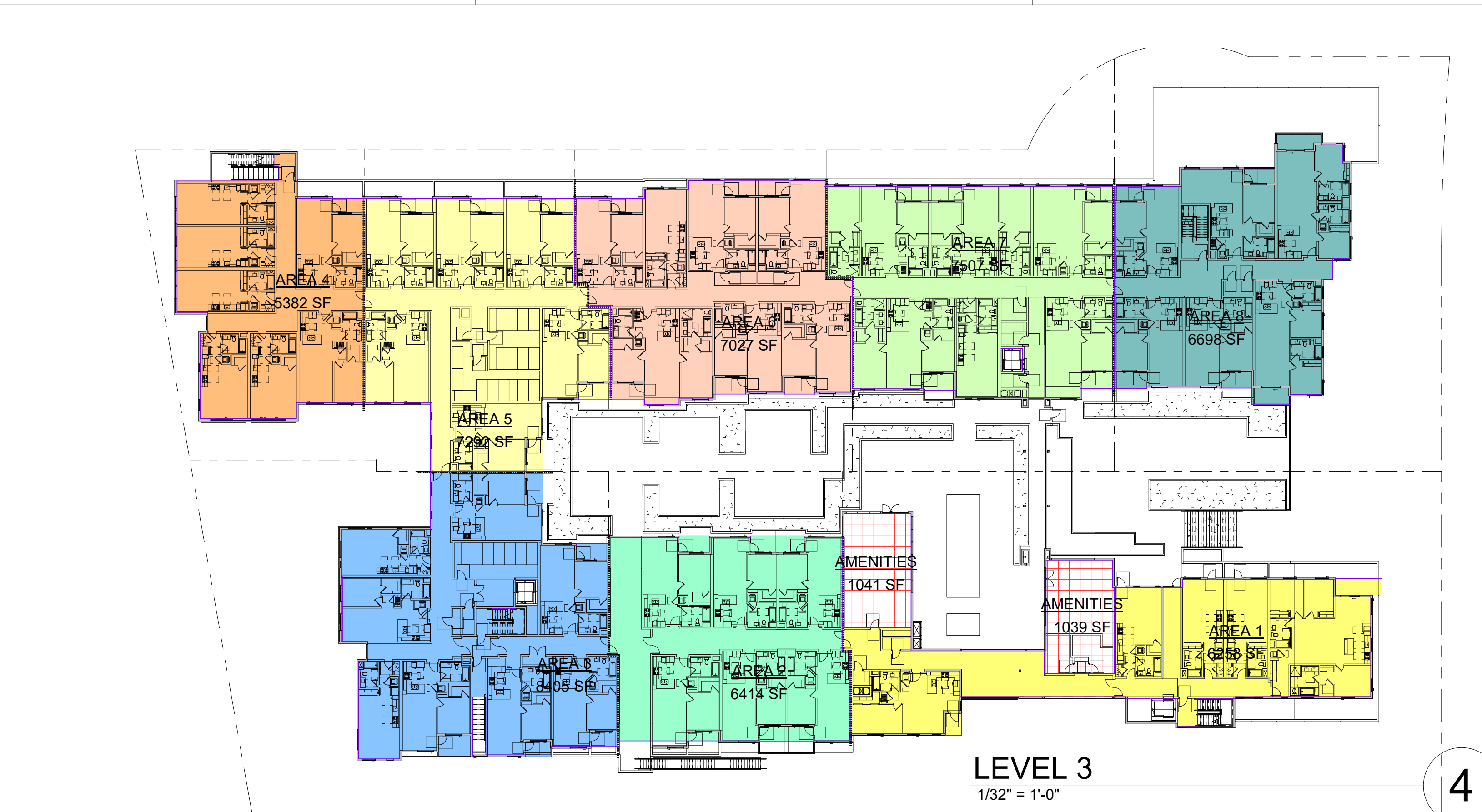
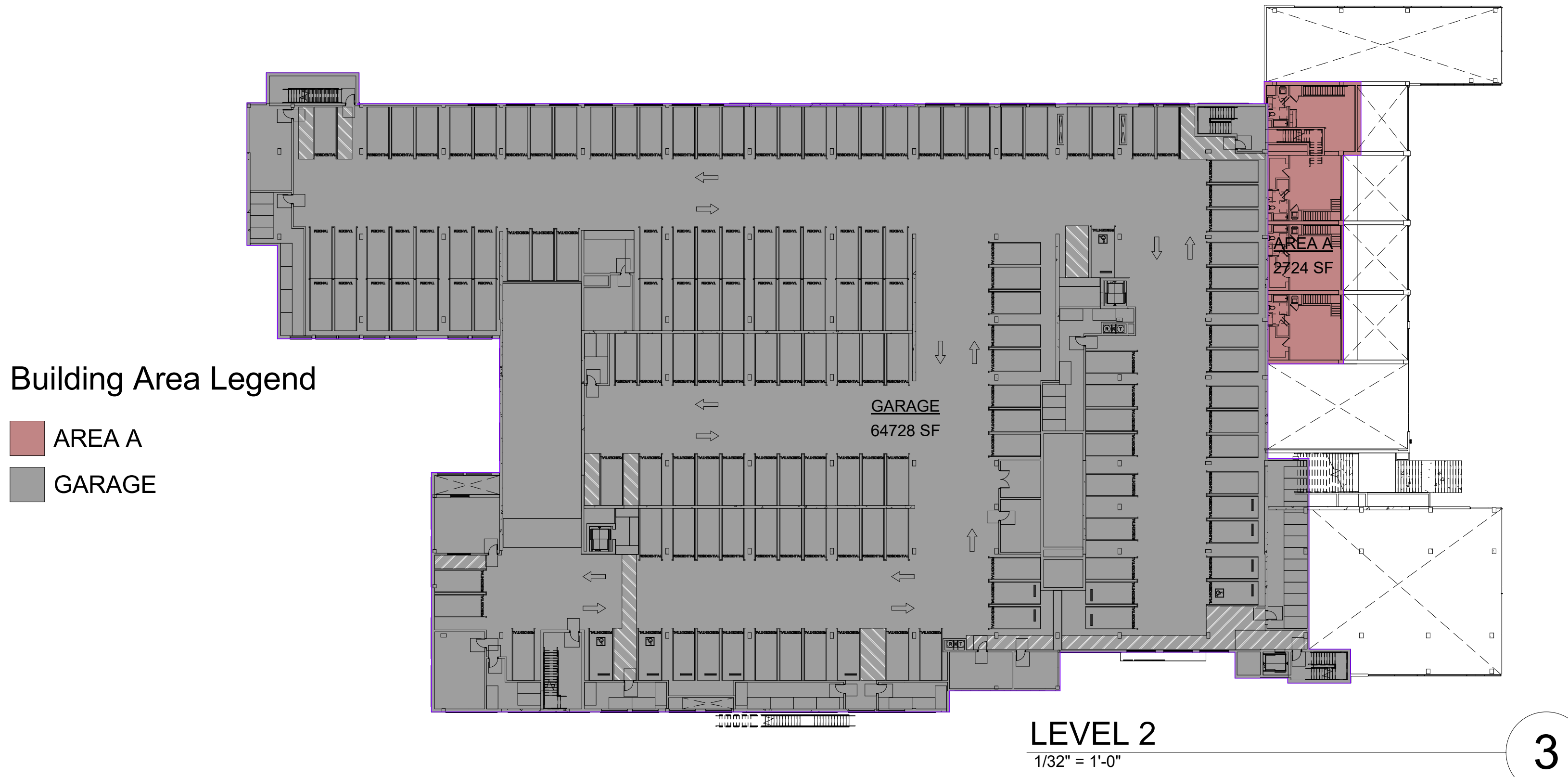
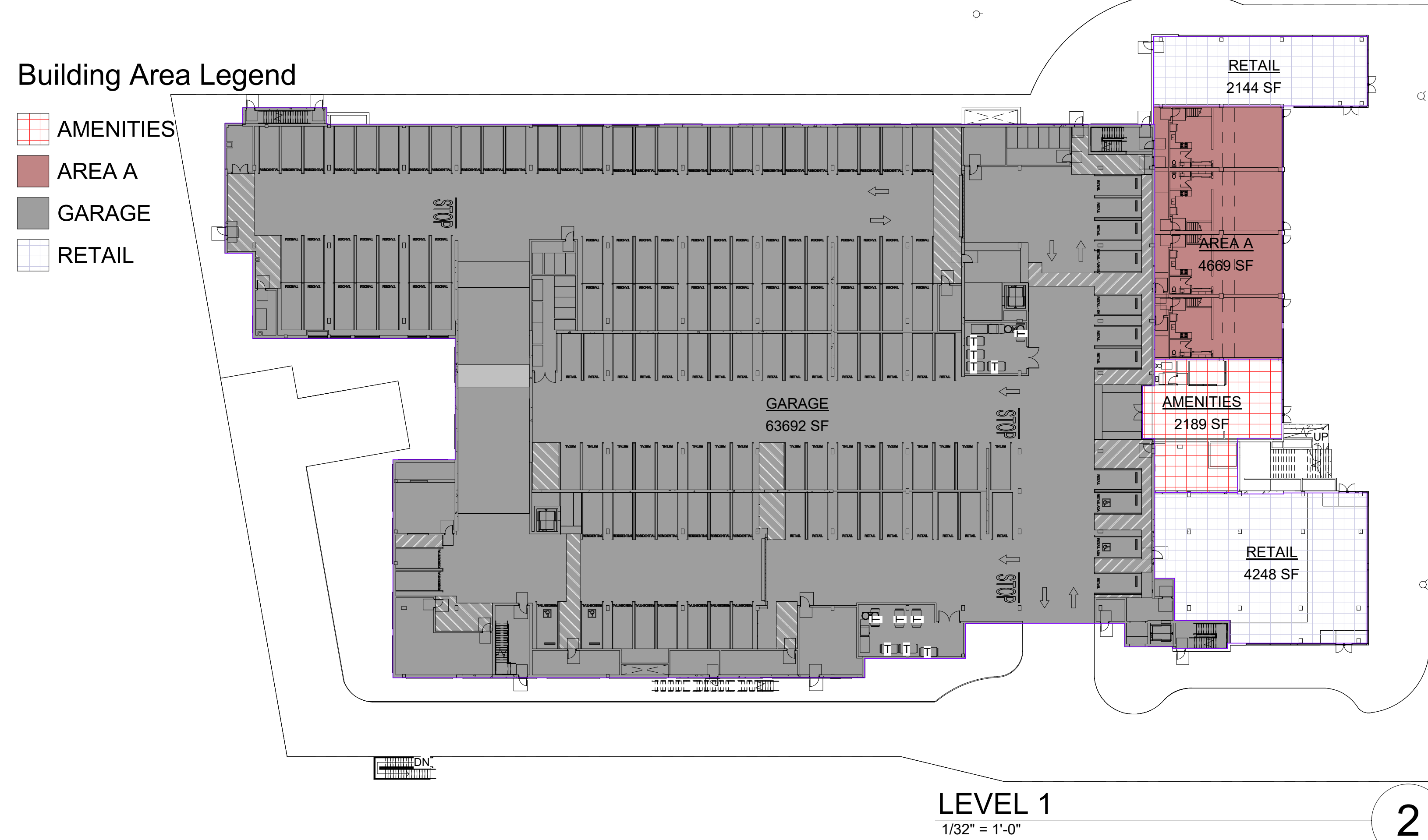
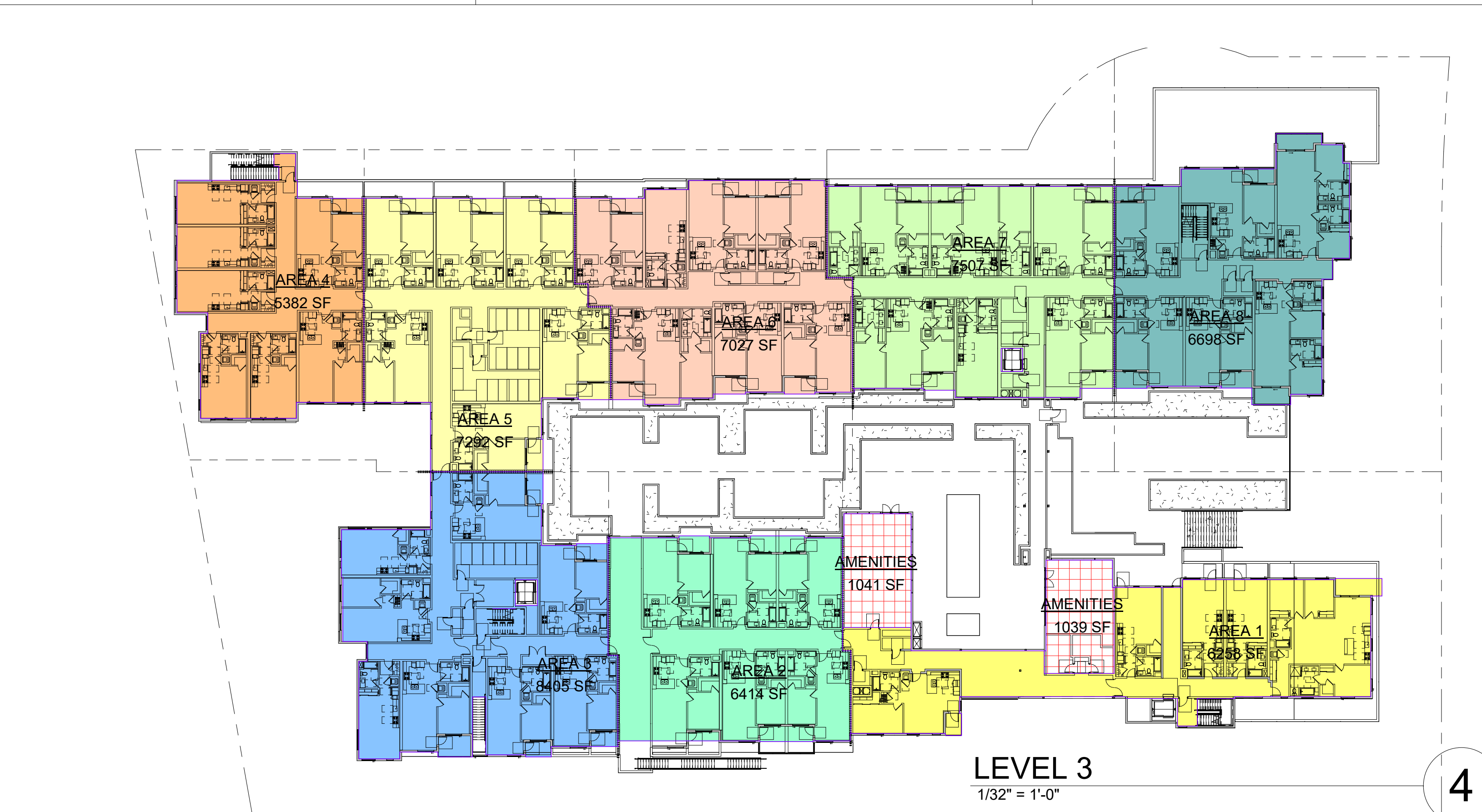
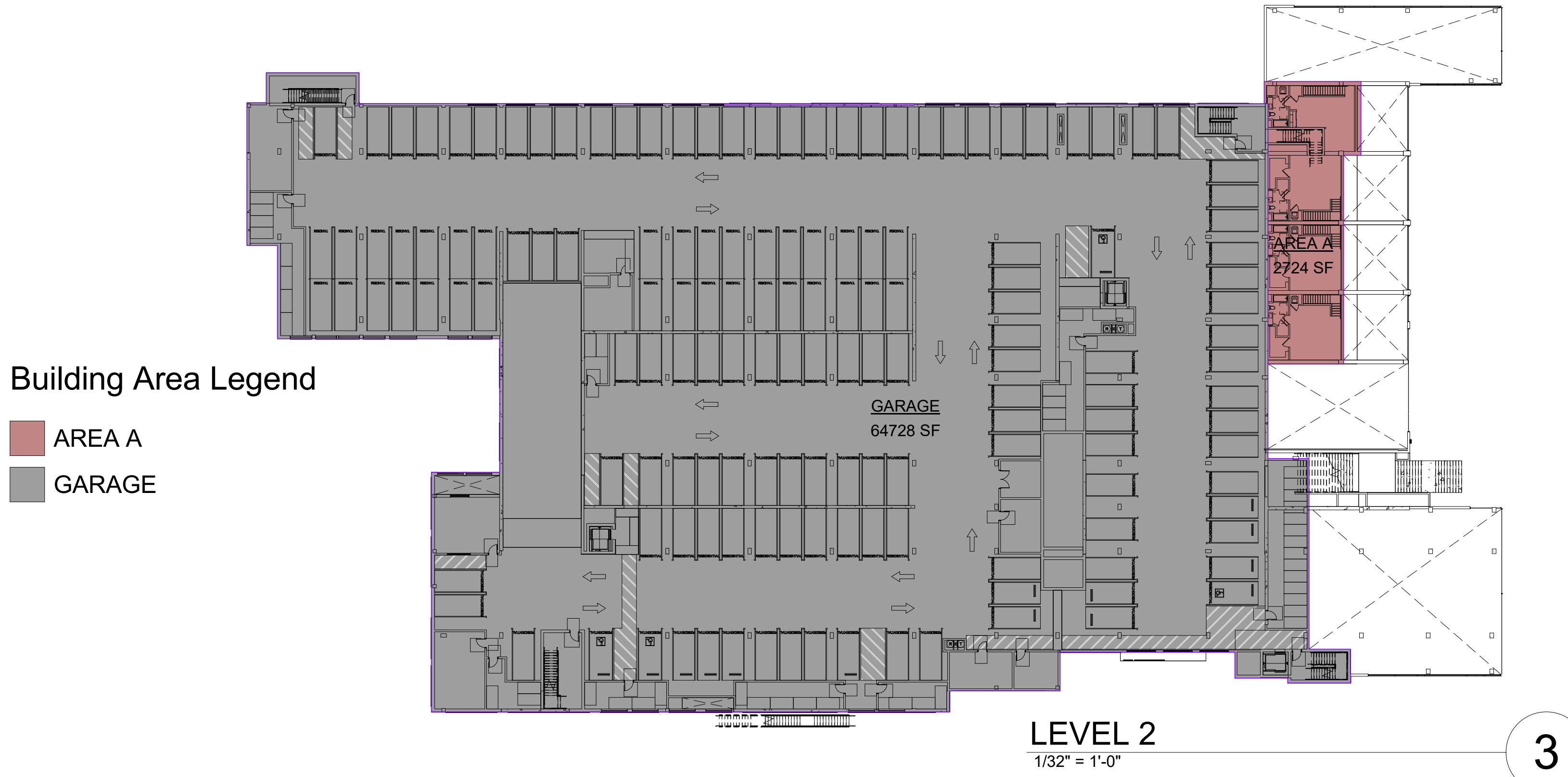
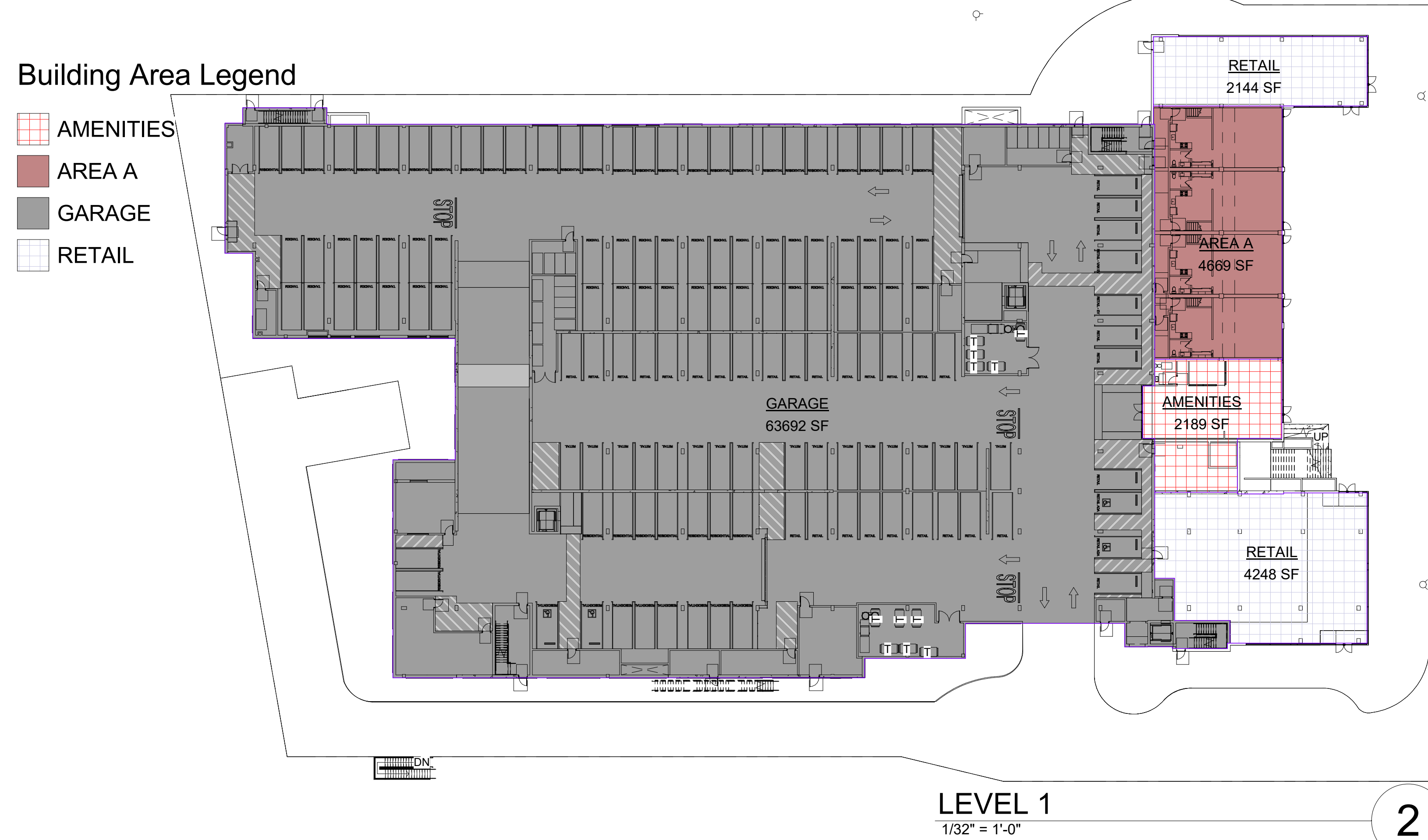
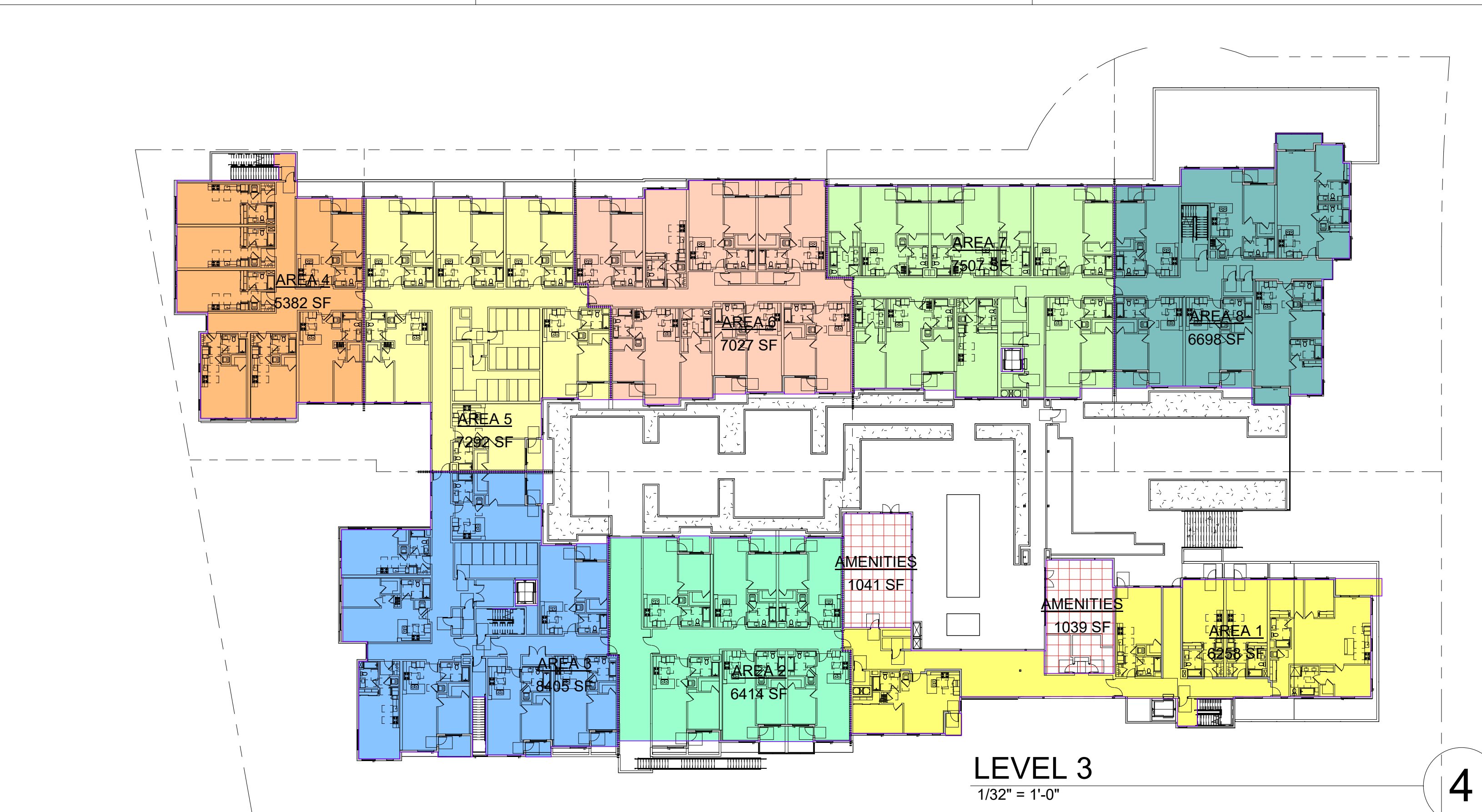
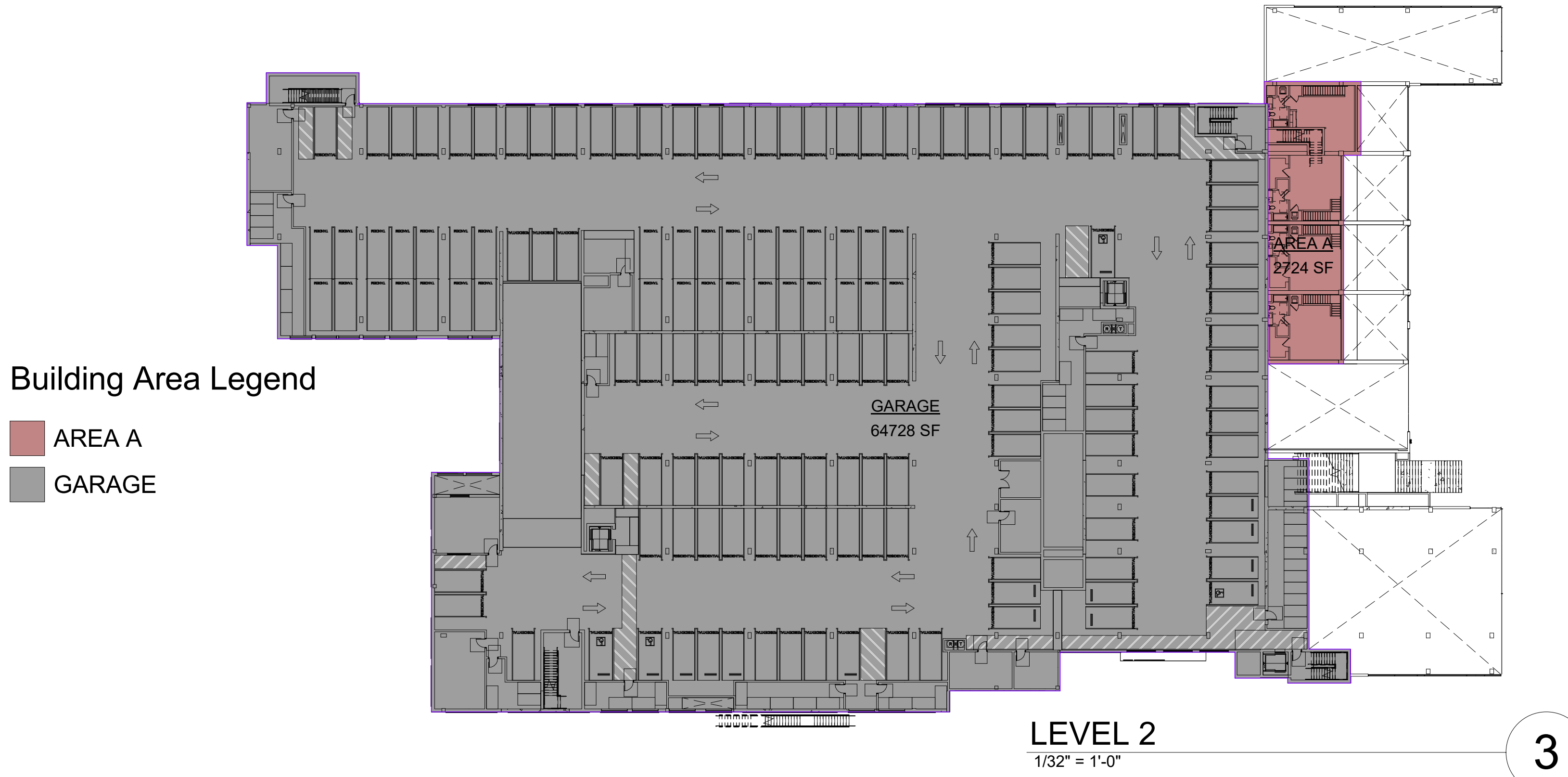
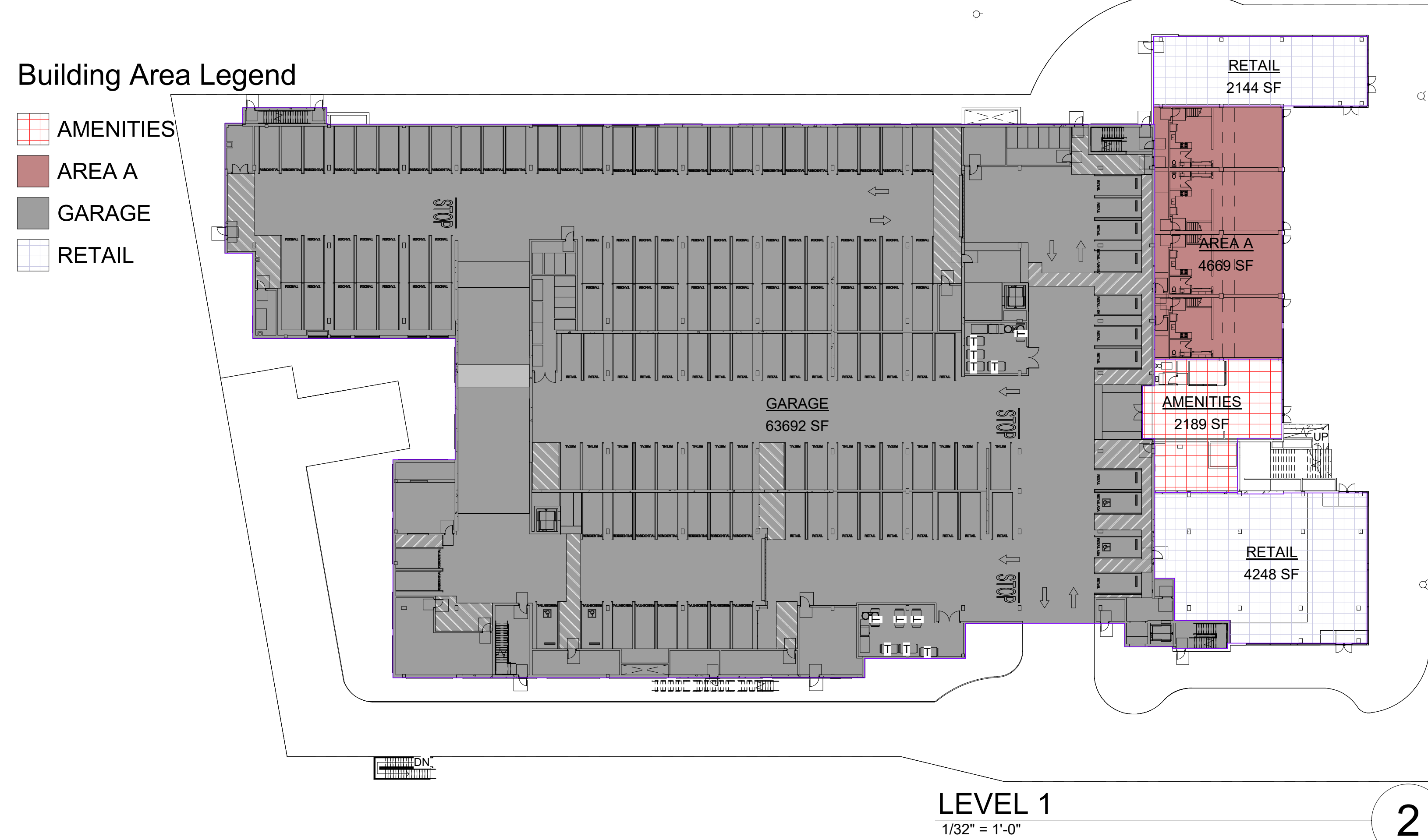
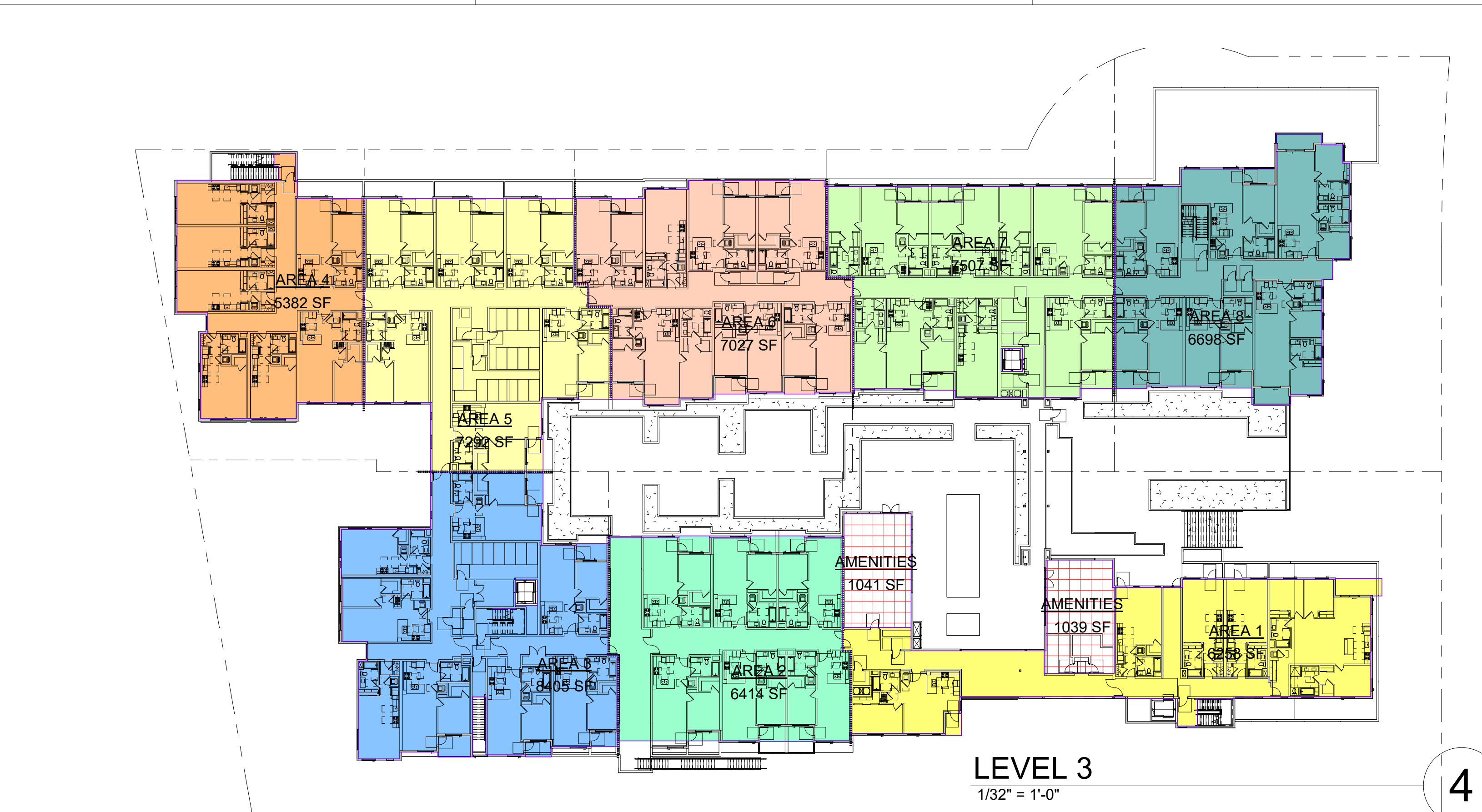
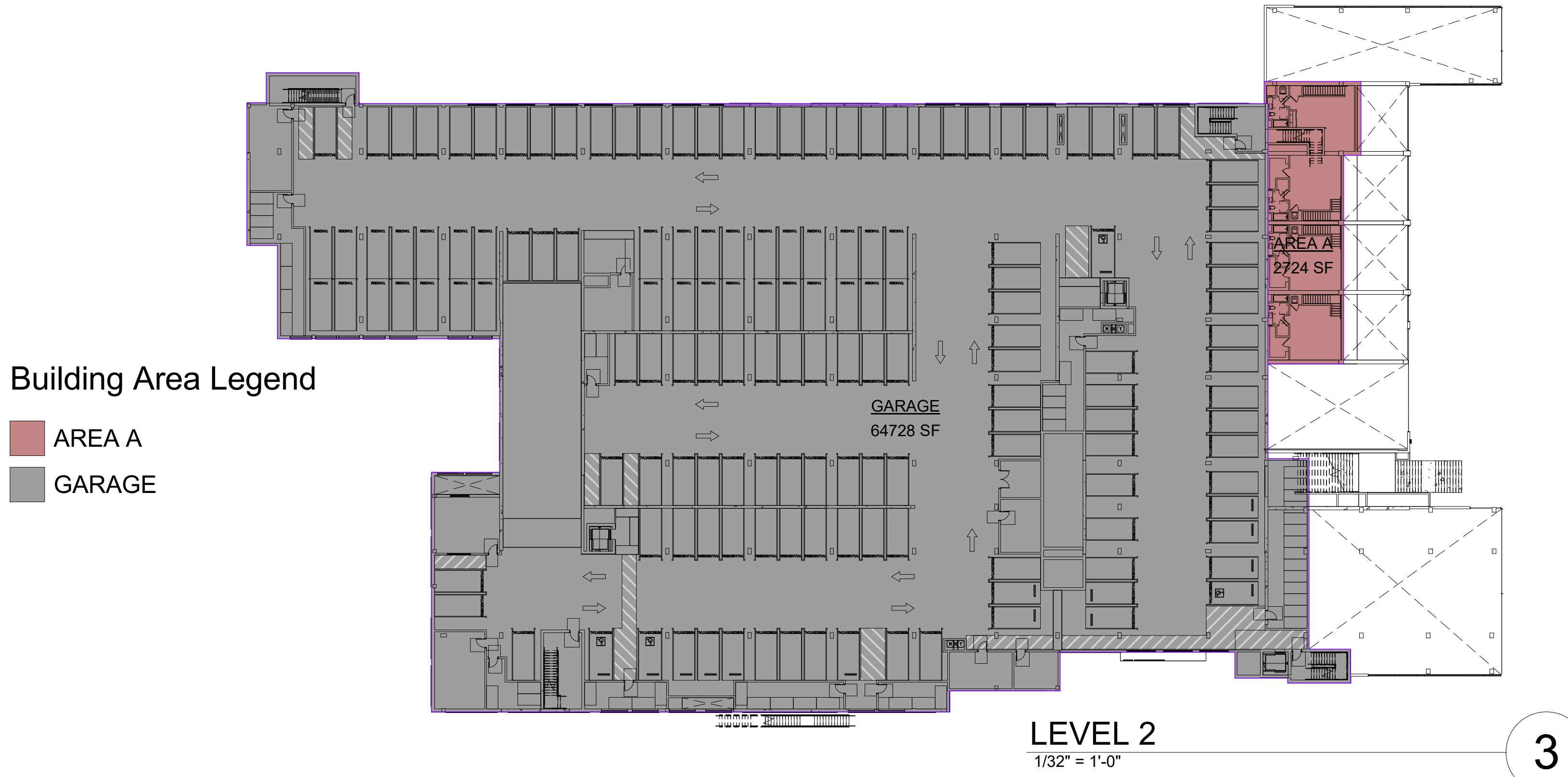
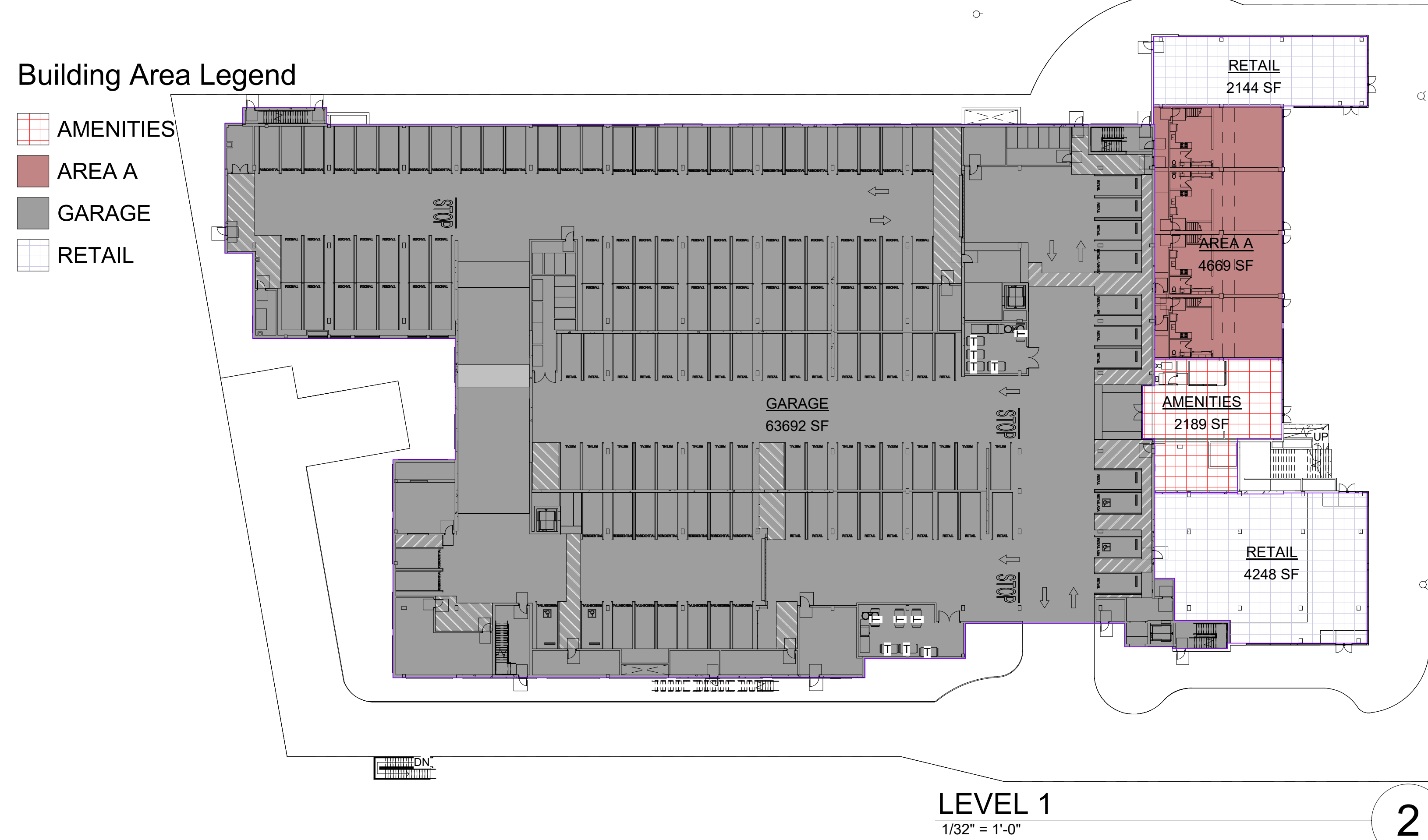
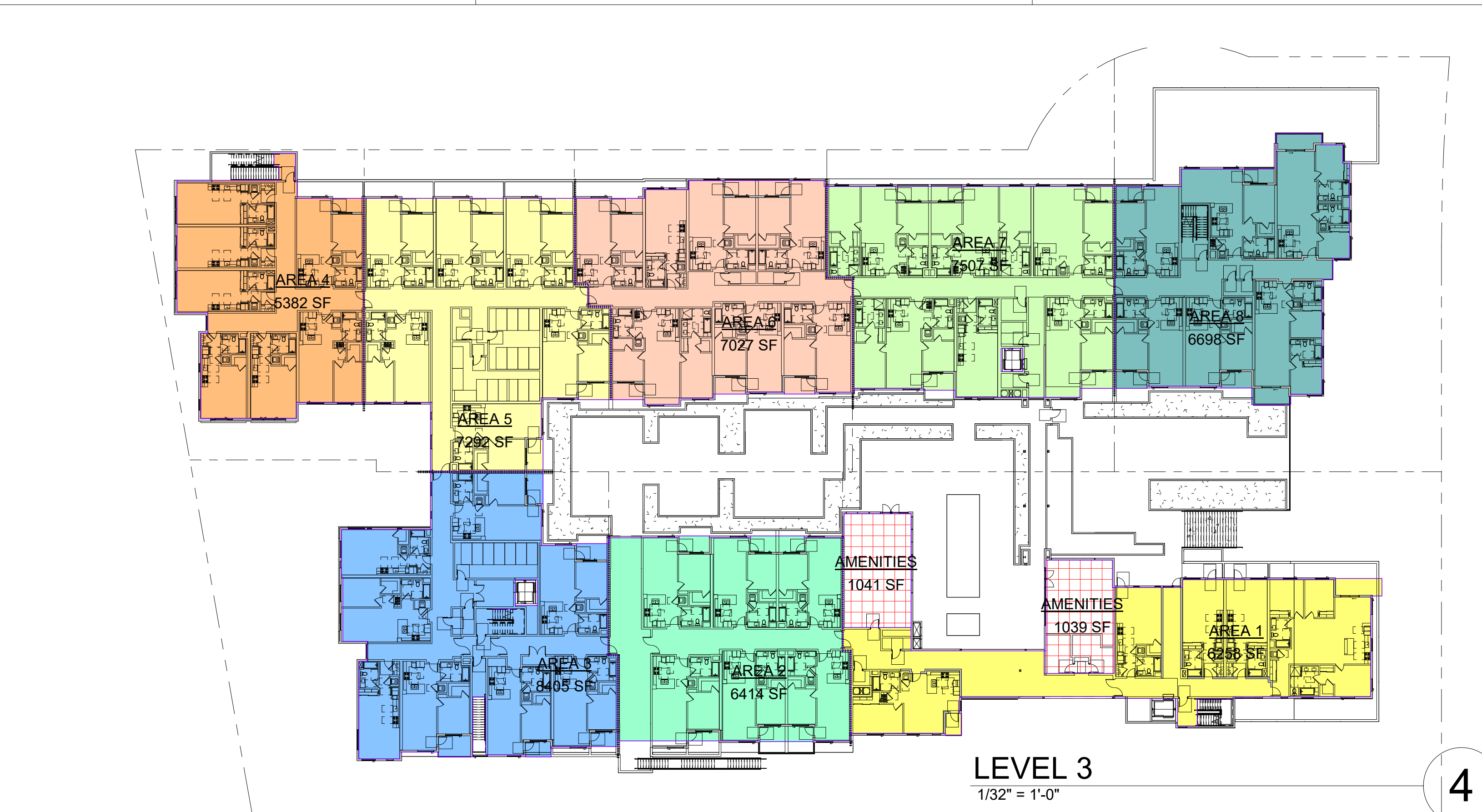
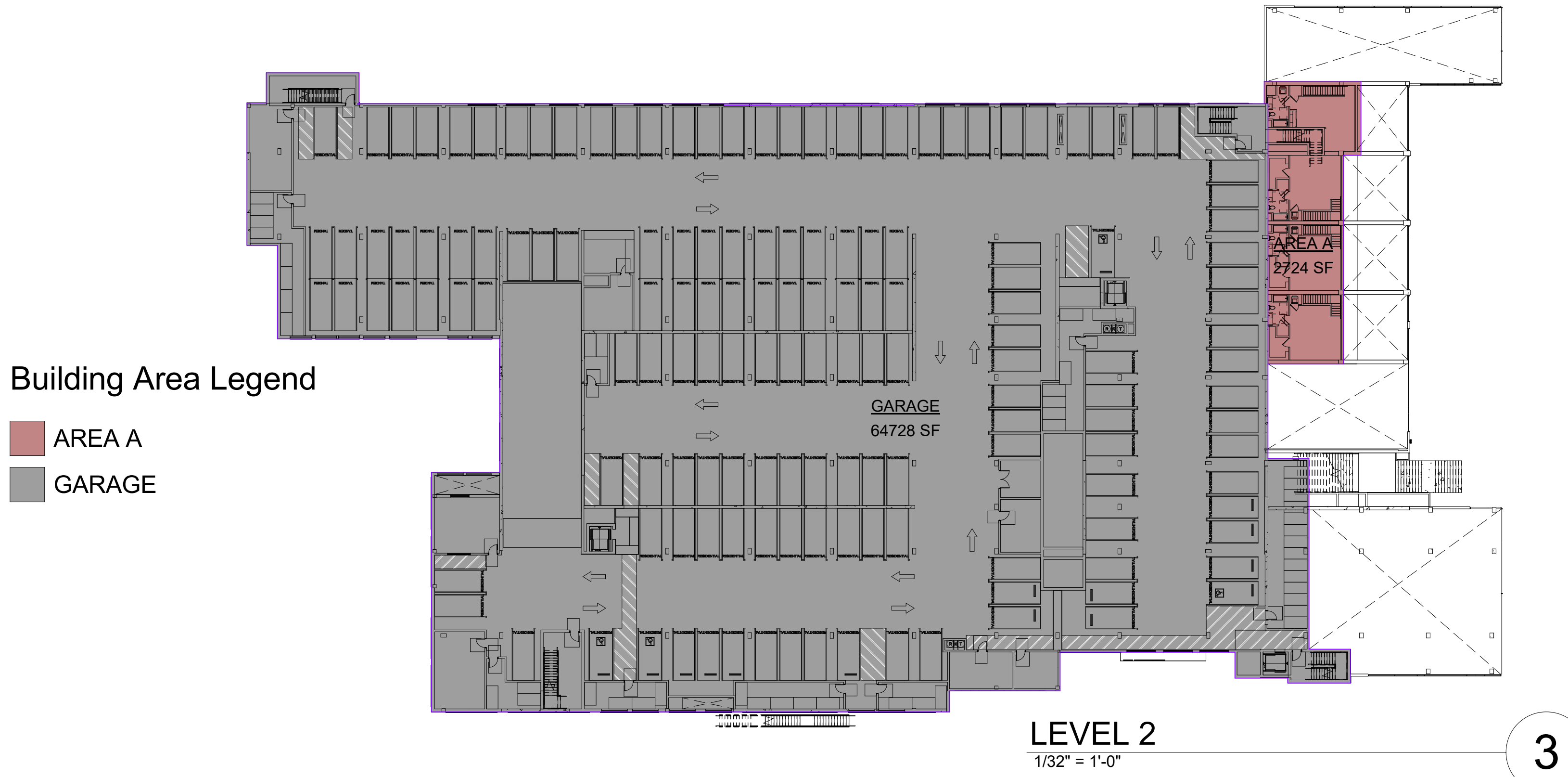
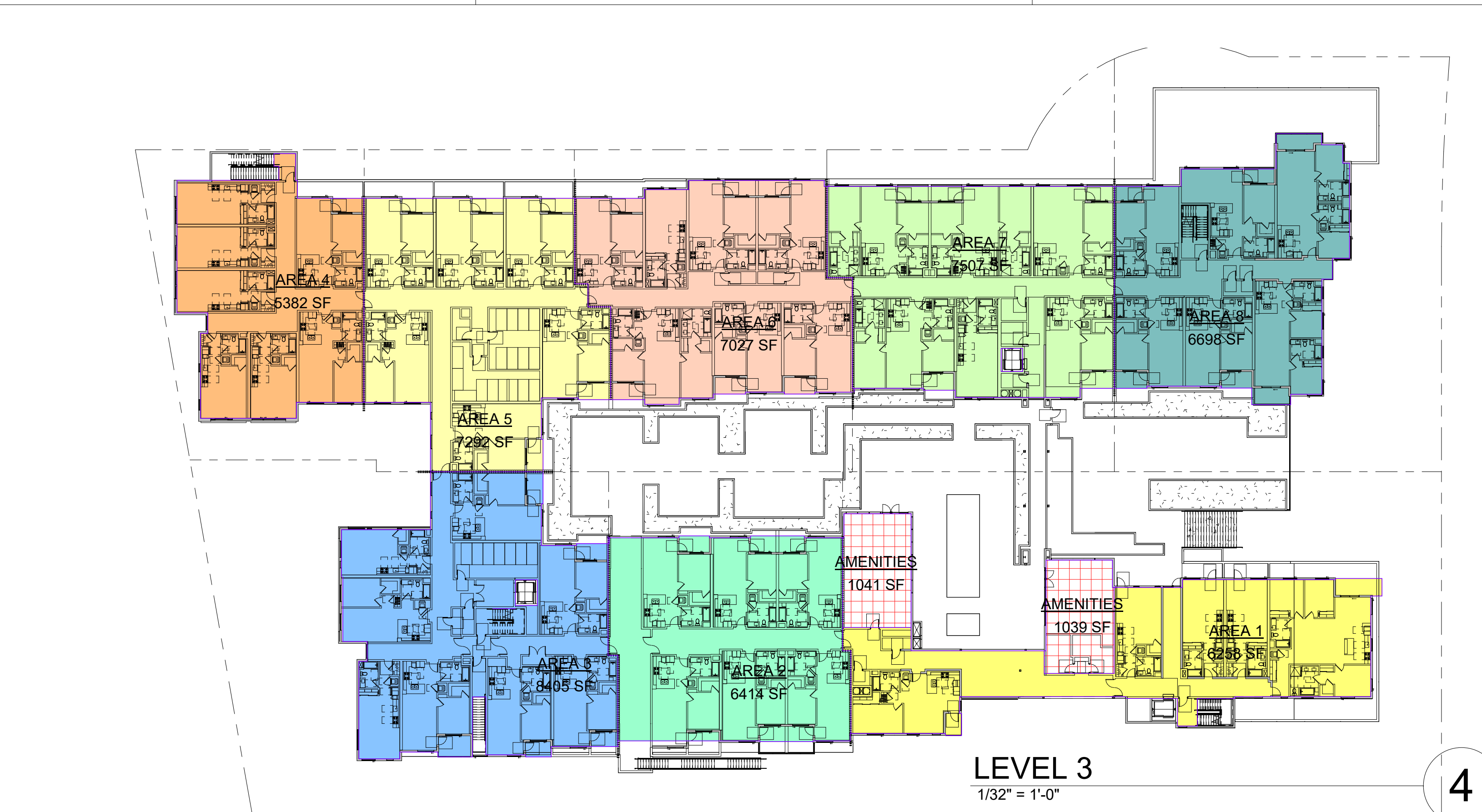
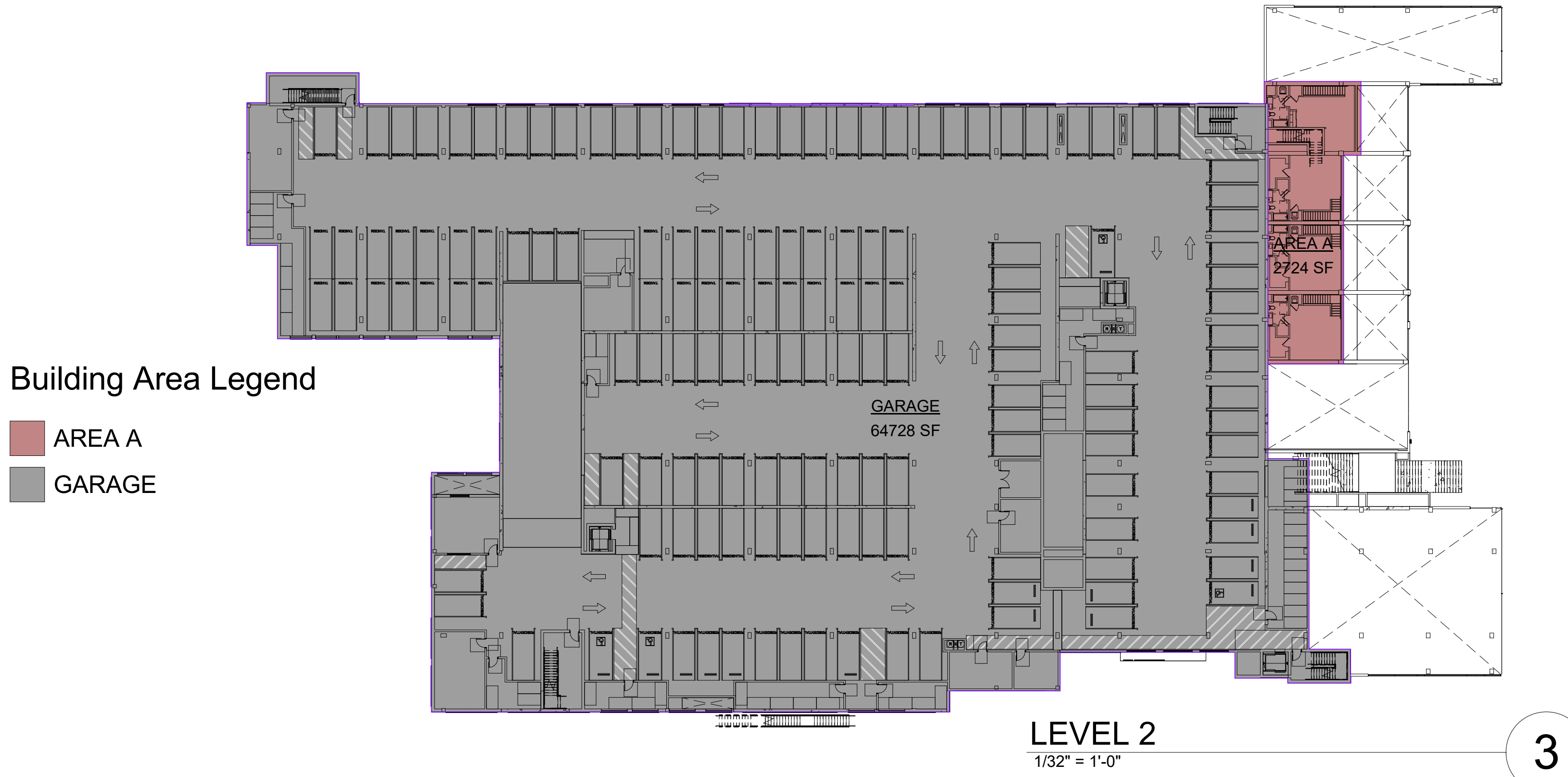
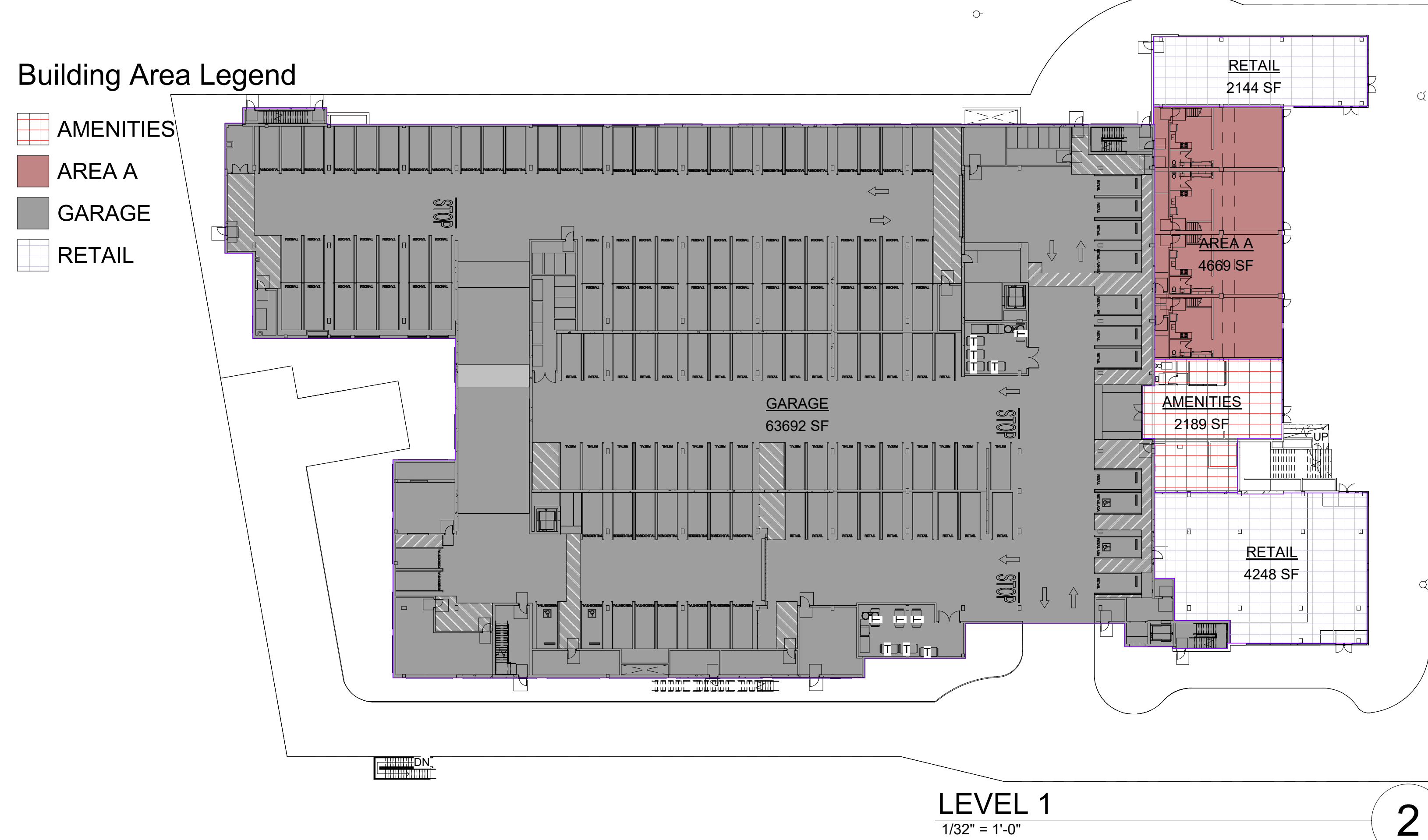
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Building Area Legend

- AREA A
- GARAGE

Building Area Legend

- AMENITIES
- AREA A
- GARAGE
- RETAIL

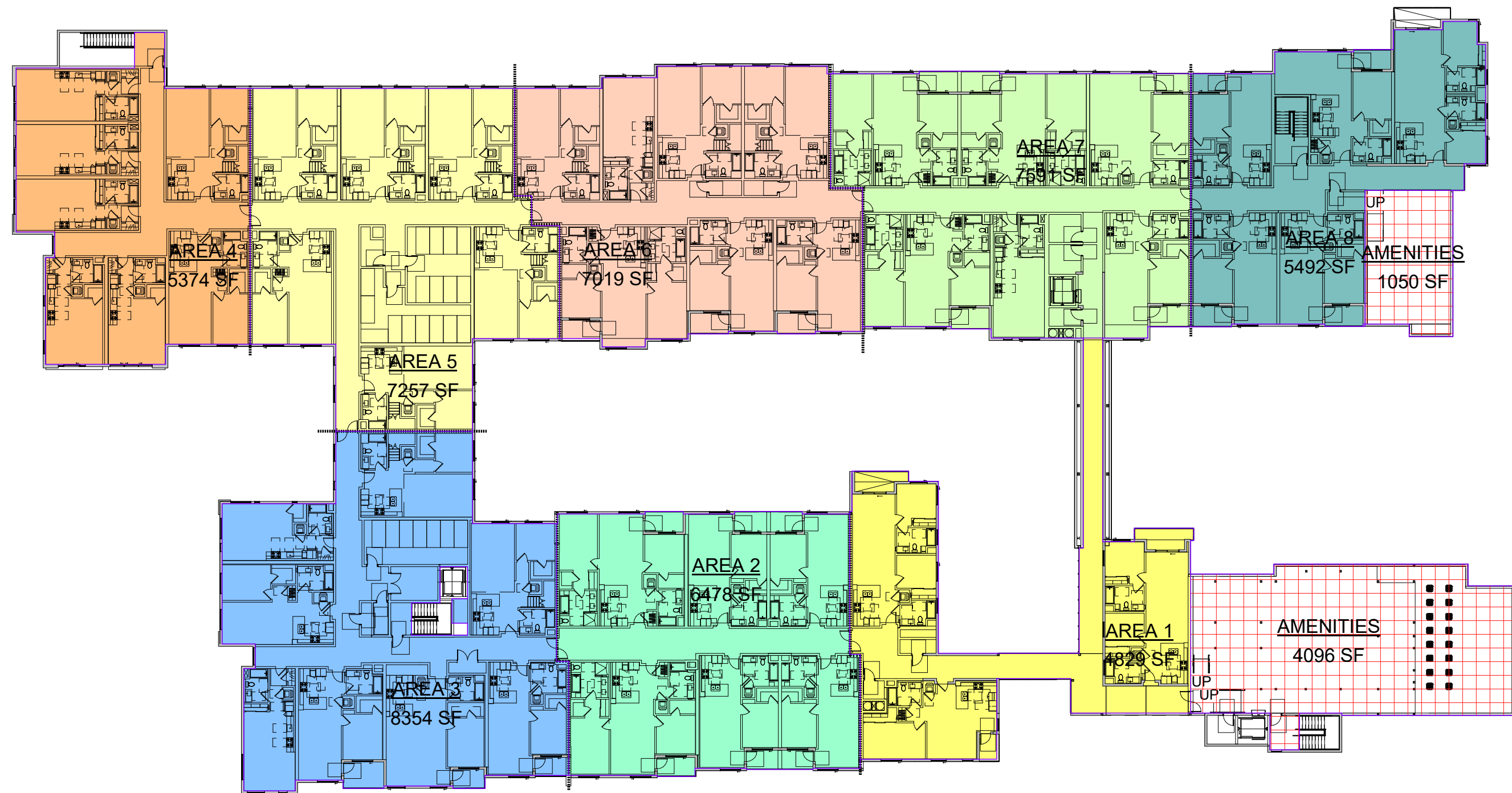


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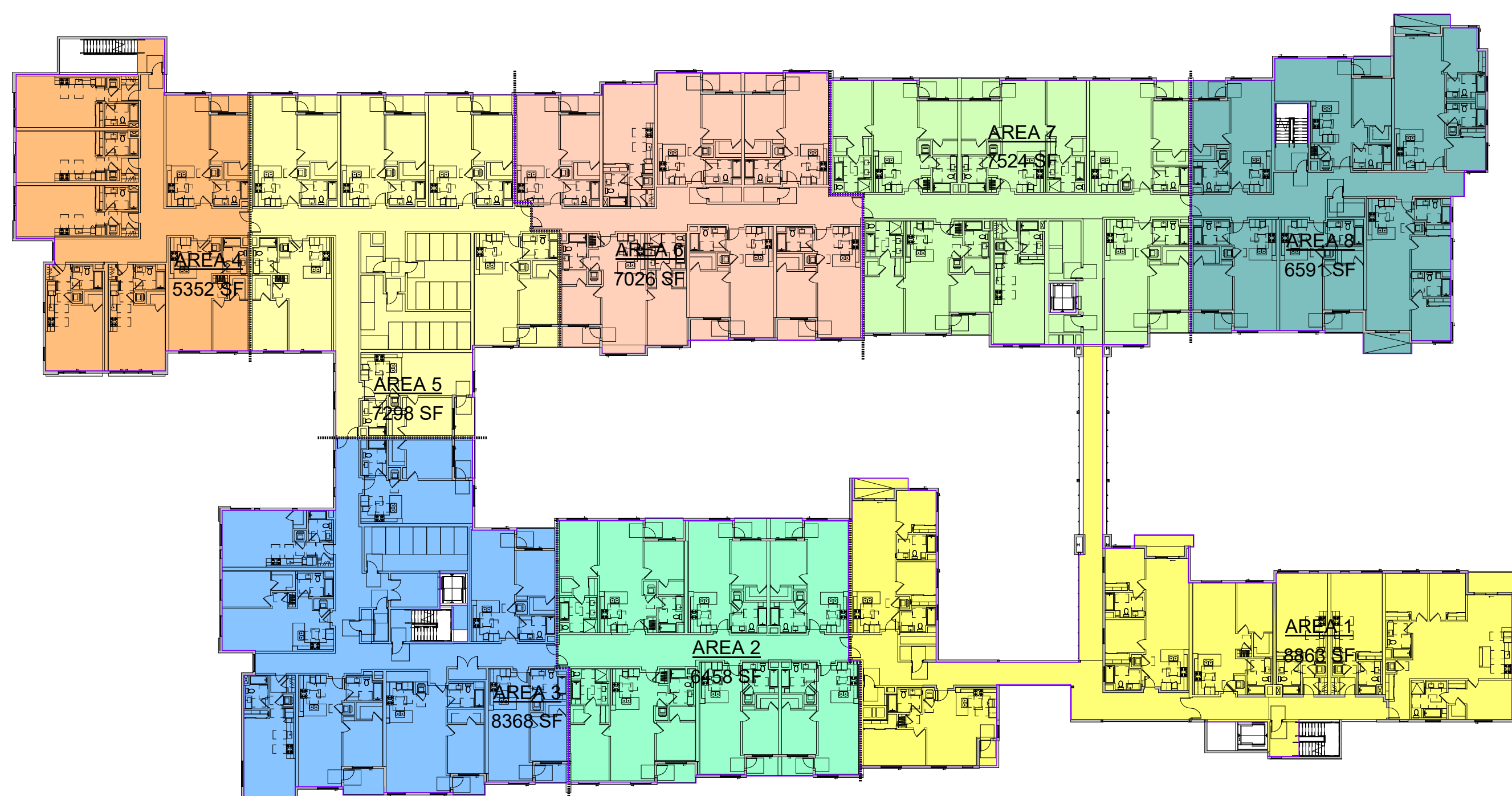
MAZZ/LOWER ROOF
1/32" = 1'-0"

5



LEVEL 7
1/32" = 1'-0"

4



LEVEL 6
1/32" = 1'-0"

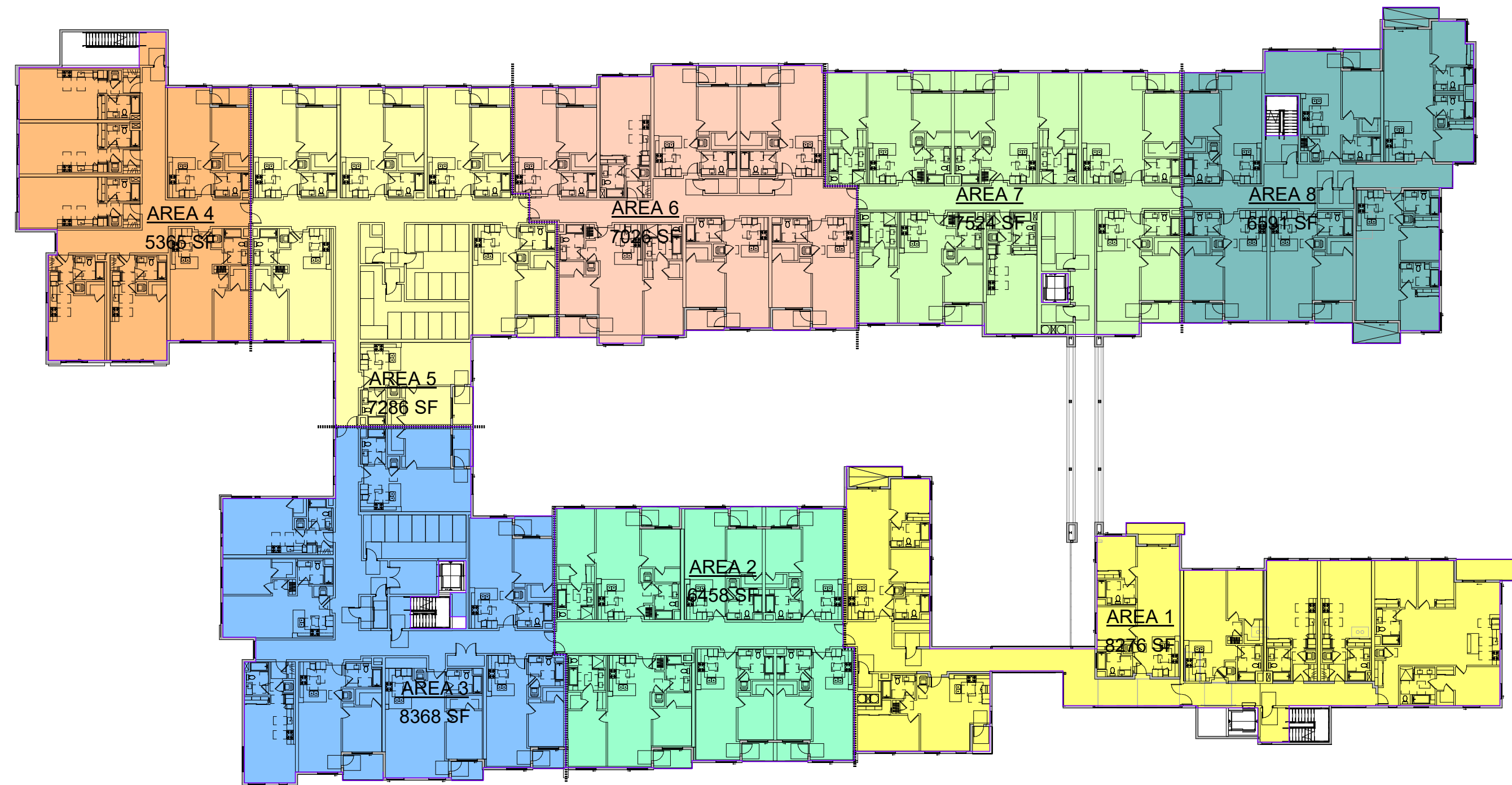
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AREA SCHEDULE (TYPE III AREA CALC- ALLOWABLE AREA CALCS LEVEL 4-7)												
AREA	LEVEL	OCCU PANCY TYPE	CONSTRUC TION TYPE	A(t)	BLDG permitter	F	W	I(f)	Increase For Multi-Story	Total Allowable area	FLOOR AREA	
5										27146 SF		
AREA 5	LEVEL 3	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	7292 SF	
AREA 5	LEVEL 4	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	7292 SF	
AREA 5	LEVEL 5	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	7286 SF	
AREA 5	LEVEL 6	R-2	TYPE IA	24,000	0' - 0"				2	48000	7298 SF	
AREA 5	LEVEL 7	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	7257 SF	
AREA 5	MAZZ/LOWER ROOF	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	311 SF	
AREA 5	MAZZ/LOWER ROOF	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	309 SF	
AREA 5	MAZZ/LOWER ROOF	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	313 SF	
6										37661 SF		
AREA 6	LEVEL 3	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	7027 SF	
AREA 6	LEVEL 4	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	7026 SF	
AREA 6	LEVEL 5	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	7026 SF	
AREA 6	LEVEL 6	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	7026 SF	
AREA 6	LEVEL 7	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	7019 SF	
AREA 6	MAZZ/LOWER ROOF	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	315 SF	
AREA 6	MAZZ/LOWER ROOF	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	659 SF	
7										36098 SF		
AREA 7	LEVEL 3	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	7507 SF	
AREA 7	LEVEL 4	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	7524 SF	
AREA 7	LEVEL 5	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	7524 SF	
AREA 7	LEVEL 6	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	7524 SF	
AREA 7	LEVEL 7	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	7591 SF	
8										31962 SF		
AREA 8	LEVEL 3	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	6698 SF	
AREA 8	LEVEL 4	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	6591 SF	
AREA 8	LEVEL 5	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	6591 SF	
AREA 8	LEVEL 6	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	6591 SF	
AREA 8	LEVEL 7	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	5492 SF	
Grand total										277504 SF		

AREA SCHEDULE (TYPE III AREA CALC- ALLOWABLE AREA CALCS LEVEL 4-7)												
AREA	LEVEL	OCCU PANCY TYPE	CONSTRUC TION TYPE	A(t)	BLDG permitter	F	W	I(f)	Increase For Multi-Story	Total Allowable area	FLOOR AREA	
1												
AMENITIES	LEVEL 3	A-3	TYPE IIIA	24,000	0' - 0"				2	48000	1041 SF	
AMENITIES	LEVEL 3	A-3	TYPE IIIA	24,000	0' - 0"				2	48000	1039 SF	
AREA 1	LEVEL 3	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	6258 SF	
AREA 1	LEVEL 4	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	6392 SF	
AMENITIES	LEVEL 4	A-3	TYPE IIIA	24,000	0' - 0"				2	48000	341 SF	
AREA 1	LEVEL 5	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	8276 SF	
AREA 1	LEVEL 6	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	8863 SF	
2												
AREA 2	LEVEL 3	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	6414 SF	
AREA 2	LEVEL 4	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	6458 SF	
AREA 2	LEVEL 5	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	6458 SF	
AREA 2	LEVEL 6	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	6458 SF	
AREA 2	LEVEL 7	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	6478 SF	
3												
AREA 3	LEVEL 3	R-2	TYPE IIIA	24,000	468' - 0"	201' - 1"	30	0.18	2	48000	8405 SF	
AREA 3	LEVEL 4	R-2	TYPE IIIA	24,000	468' - 0"	201' - 1"	30	0.18	2	48000	8368 SF	
AREA 3	LEVEL 5	R-2	TYPE IIIA	24,000	468' - 0"	201' - 1"	30	0.18	2	48000	8368 SF	
AREA 3	LEVEL 6	R-2	TYPE IIIA	24,000	468' - 0"	201' - 1"	30	0.18	2	48000	8368 SF	
AREA 3	LEVEL 7	R-2	TYPE IIIA	24,000	468' - 0"	201' - 1"	30	0.18	2	48000	8354 SF	
AREA 3	MAZZ/LOWER ROOF	R-2	TYPE IIIA	24,000	79' - 0"	0' - 0"	0	0	2	48000	296 SF	
AREA 3	MAZZ/LOWER ROOF	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	329 SF	
4												
AREA 4	LEVEL 3	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	5382 SF	
AREA 4	LEVEL 4	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	5359 SF	
AREA 4	LEVEL 5	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	5365 SF	
AREA 4	LEVEL 6	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	5352 SF	
AREA 4	LEVEL 7	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	5374 SF	
AREA 4	MAZZ/LOWER ROOF	R-2	TYPE IIIA	24,000	0' - 0"				2	48000	314 SF	

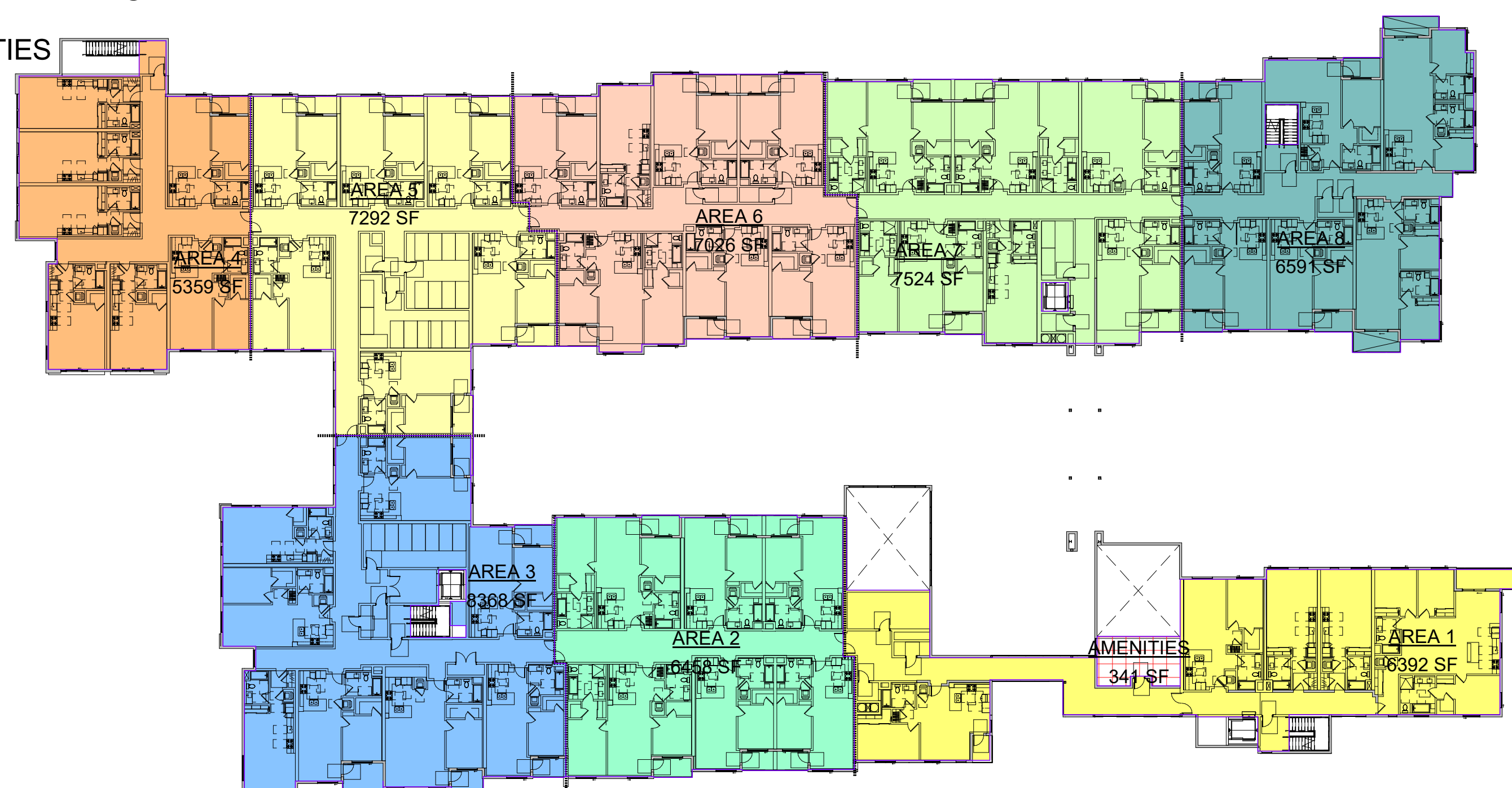
Building Area Legend

- AMENITIES
- AREA 1
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- AREA 6
- AREA 7
- AREA 8



LEVEL 5
1/32" = 1'-0"

2



LEVEL 4
1/32" = 1'-0"

1

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
100 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

DESIGN WORKS

JOHNNY C. LIO
C-35396
REGISTERED ARCHITECT
STATE OF CALIFORNIA

Job No.:
Drawn:
Checked:
Bid Date:

Date: 3/28/2022
Issues / Revisions:
DD SET
100% DD
1ST PLAN CHECK












SHEET TITLE:
FLOOR AREA
ANALYSIS
CALCS

SHEET #
.G3.02

[illegible]

LEVEL 3 EXITING DIAGRAM
1" = 30'-0"



	OVERALL DIAGONAL DISTANCE		ACCESSIBLE PATH OF TRAVEL
	1/3 DIAGONAL DISTANCE		PRIMARY TRAVEL DISTANCE
	1 HR RATED WALL		COMMON PATH OF TRAVEL
	2 HR RATED WALL		
	3 HR RATED WALL		
	FIREWALL		EXIT SIGN
			EXIT DISCHARGE

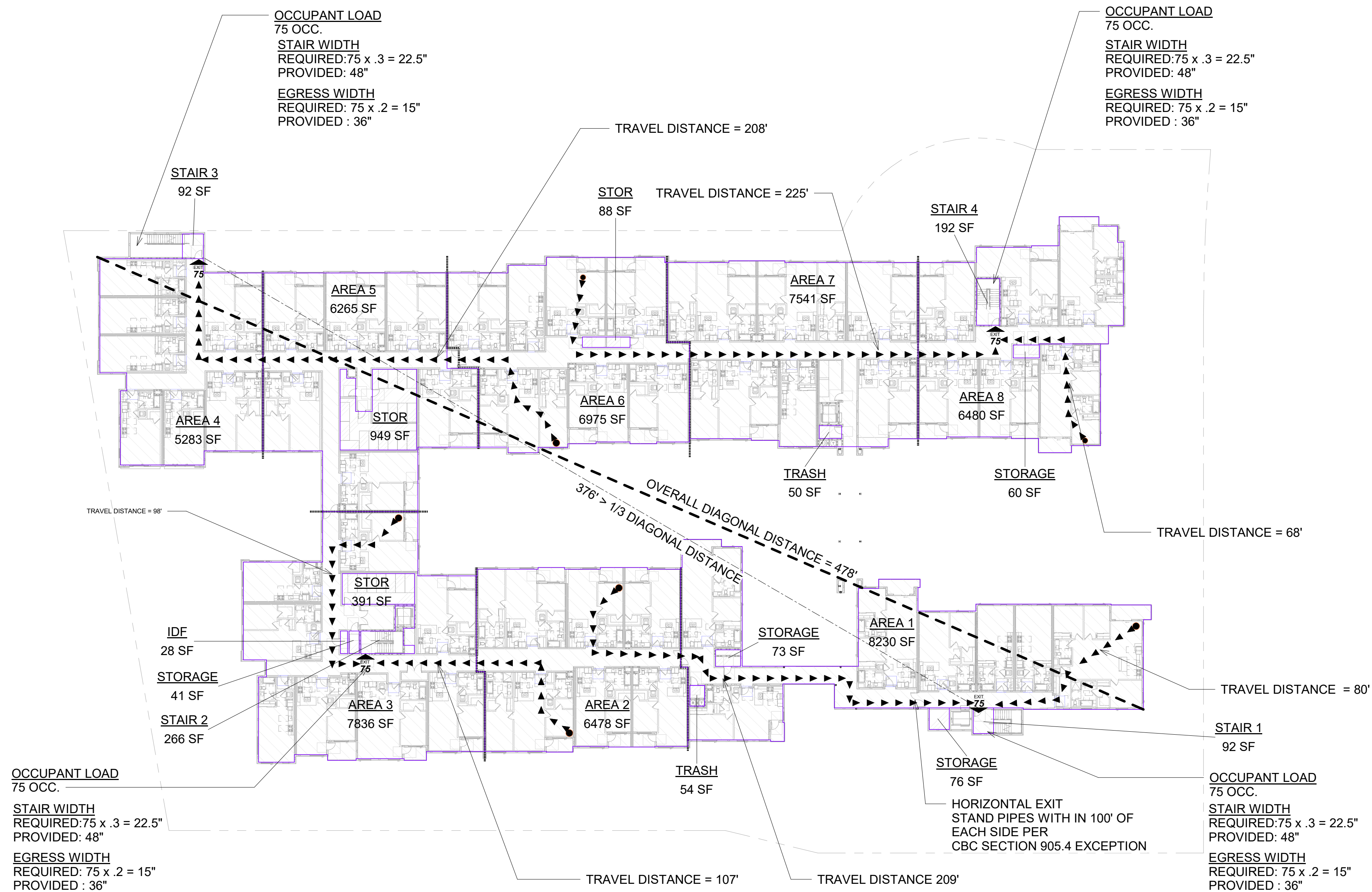
SHEET TITLE:

EXITING
DIAGRAM

SHEET #

.G3.05

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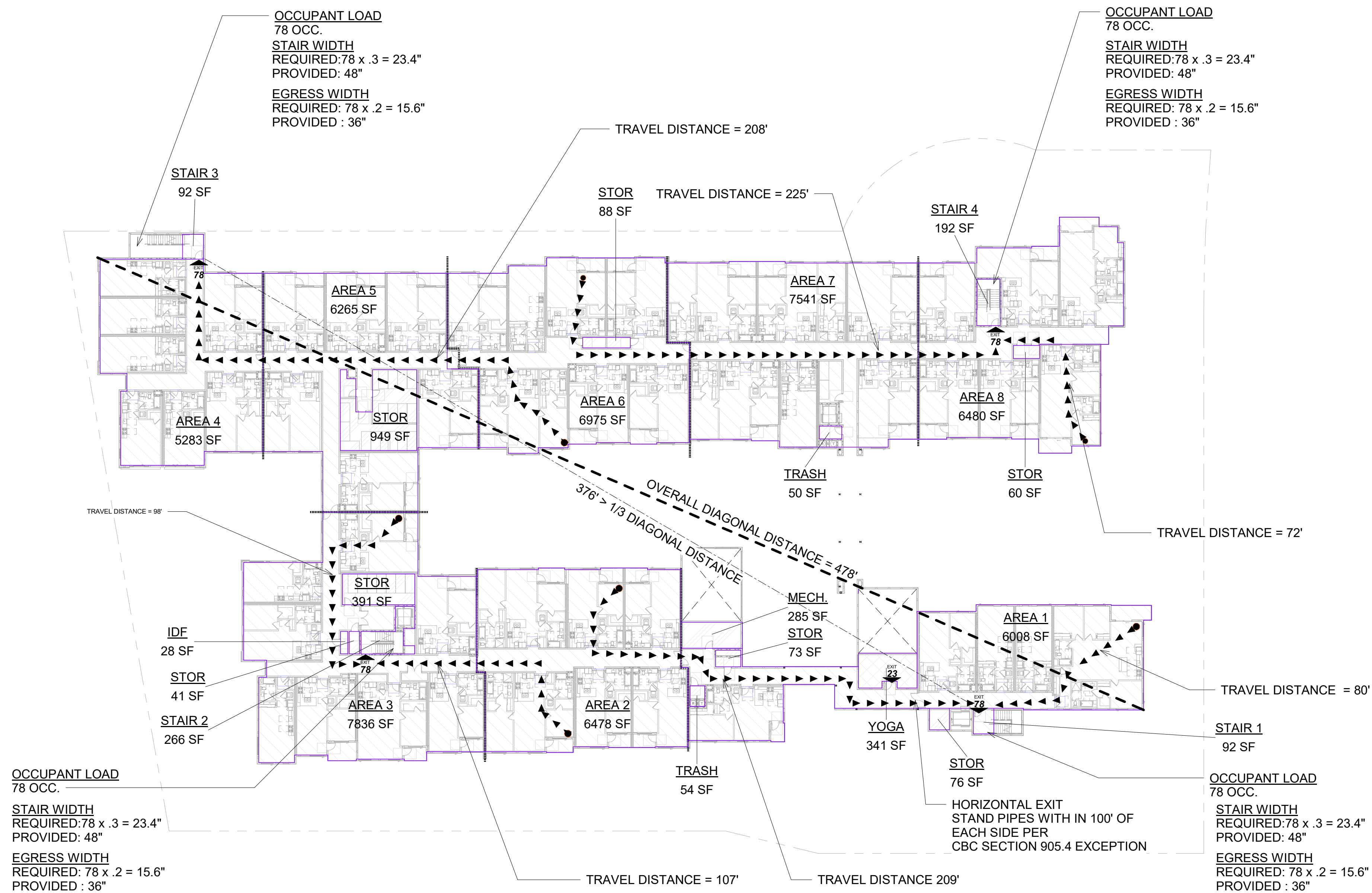


LEVEL 5 EXITING DIAGRAM

1" = 30'-0"

2

Area Schedule (TAG gross bldg) LVL 5					
Level	Name	OCC. TYPE	Area	Occupant Load Factor (O.L.F.)	Occupancy Load
LEVEL 5	AREA 4	R-2	5283 SF	200	27
LEVEL 5	AREA 5	R-2	6265 SF	200	32
LEVEL 5	AREA 6	R-2	6975 SF	200	35
LEVEL 5	AREA 7	R-2	7541 SF	200	38
LEVEL 5	AREA 8	R-2	6480 SF	200	33
LEVEL 5	AREA 1	R-2	8230 SF	200	42
LEVEL 5	AREA 2	R-2	6478 SF	200	33
LEVEL 5	AREA 3	R-2	7836 SF	200	40
LEVEL 5	STAIR 2	R-2	266 SF	200	2
LEVEL 5	STAIR 3	R-2	92 SF	200	1
LEVEL 5	STAIR 4	R-2	192 SF	200	1
LEVEL 5	STAIR 1	R-2	92 SF	200	1
R-2: 12					285
LEVEL 5	STOR	S-2	949 SF	300	4
LEVEL 5	STOR	S-2	88 SF	300	1
LEVEL 5	TRASH	S-2	50 SF	300	1
LEVEL 5	STOR	S-2	41 SF	300	1
LEVEL 5	IDF	S-2	28 SF	300	1
LEVEL 5	STOR	S-2	391 SF	300	2
LEVEL 5	STOR	S-2	60 SF	300	1
LEVEL 5	STOR	S-2	76 SF	300	1
LEVEL 5	TRASH	S-2	54 SF	300	1
LEVEL 5	STOR	S-2	73 SF	300	1
S-2: 10					14
Grand total: 22					299

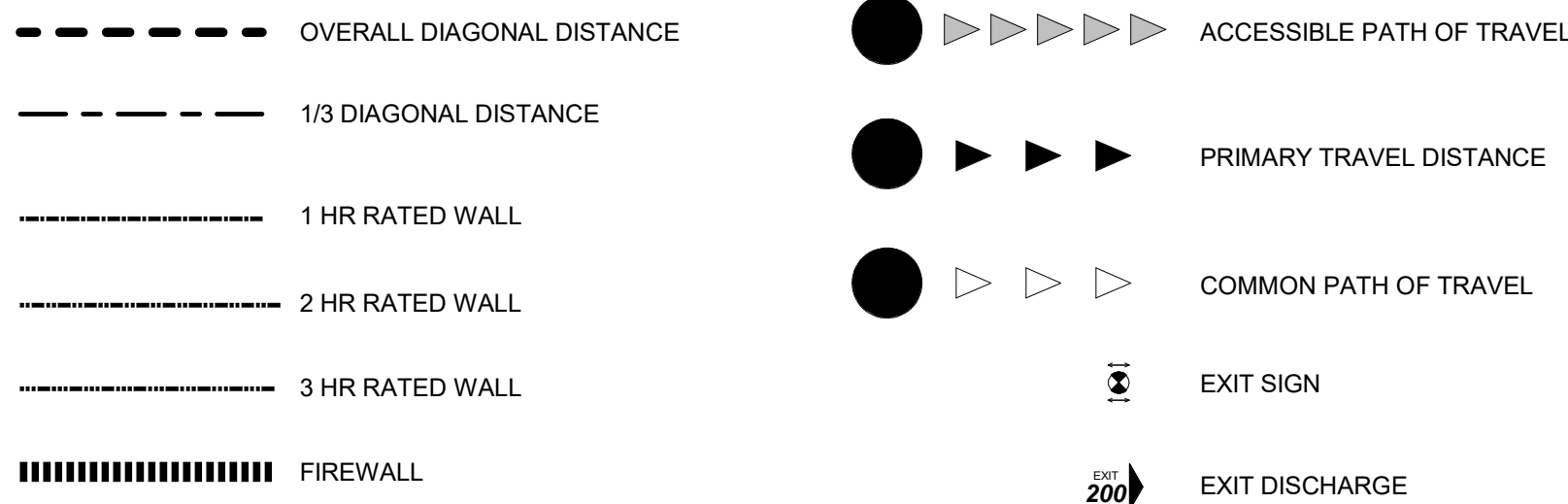


LEVEL 4 EXITING DIAGRAM

1" = 30'-0"

1

Area Schedule (TAG gross bldg) LVL 4					
Level	Name	OCC. TYPE	Area	Occupant Load Factor (O.L.F.)	Occupancy Load
LEVEL 4	YOGA	A-3	341 SF	15	23
A-3: 1					23
LEVEL 4	AREA 4	R-2	5283 SF	200	27
LEVEL 4	AREA 5	R-2	6265 SF	200	32
LEVEL 4	AREA 6	R-2	6975 SF	200	35
LEVEL 4	AREA 7	R-2	7541 SF	200	38
LEVEL 4	AREA 8	R-2	6480 SF	200	33
LEVEL 4	AREA 1	R-2	6008 SF	200	31
LEVEL 4	AREA 2	R-2	6478 SF	200	33
LEVEL 4	AREA 3	R-2	7836 SF	200	40
LEVEL 4	STAIR 2	R-2	266 SF	200	2
LEVEL 4	STAIR 3	R-2	92 SF	200	1
LEVEL 4	STAIR 4	R-2	192 SF	200	1
LEVEL 4	STAIR 1	R-2	92 SF	200	1
R-2: 12					274
LEVEL 4	STOR	S-2	949 SF	300	4
LEVEL 4	STOR	S-2	88 SF	300	1
LEVEL 4	TRASH	S-2	50 SF	300	1
LEVEL 4	STOR	S-2	41 SF	300	1
LEVEL 4	IDF	S-2	28 SF	300	1
LEVEL 4	STOR	S-2	391 SF	300	2
LEVEL 4	STOR	S-2	60 SF	300	1
LEVEL 4	STOR	S-2	76 SF	300	1
LEVEL 4	TRASH	S-2	54 SF	300	1
LEVEL 4	STOR	S-2	73 SF	300	1
LEVEL 4	MECH.	S-2	285 SF	300	1
S-2: 11					15
Grand total: 24					312

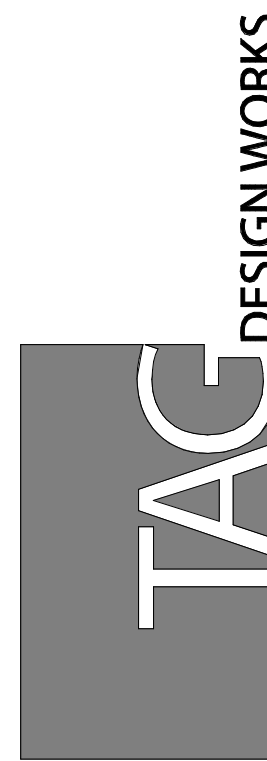


EXITING PLAN LEGEND

1/16" = 1'-0"

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
141 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:

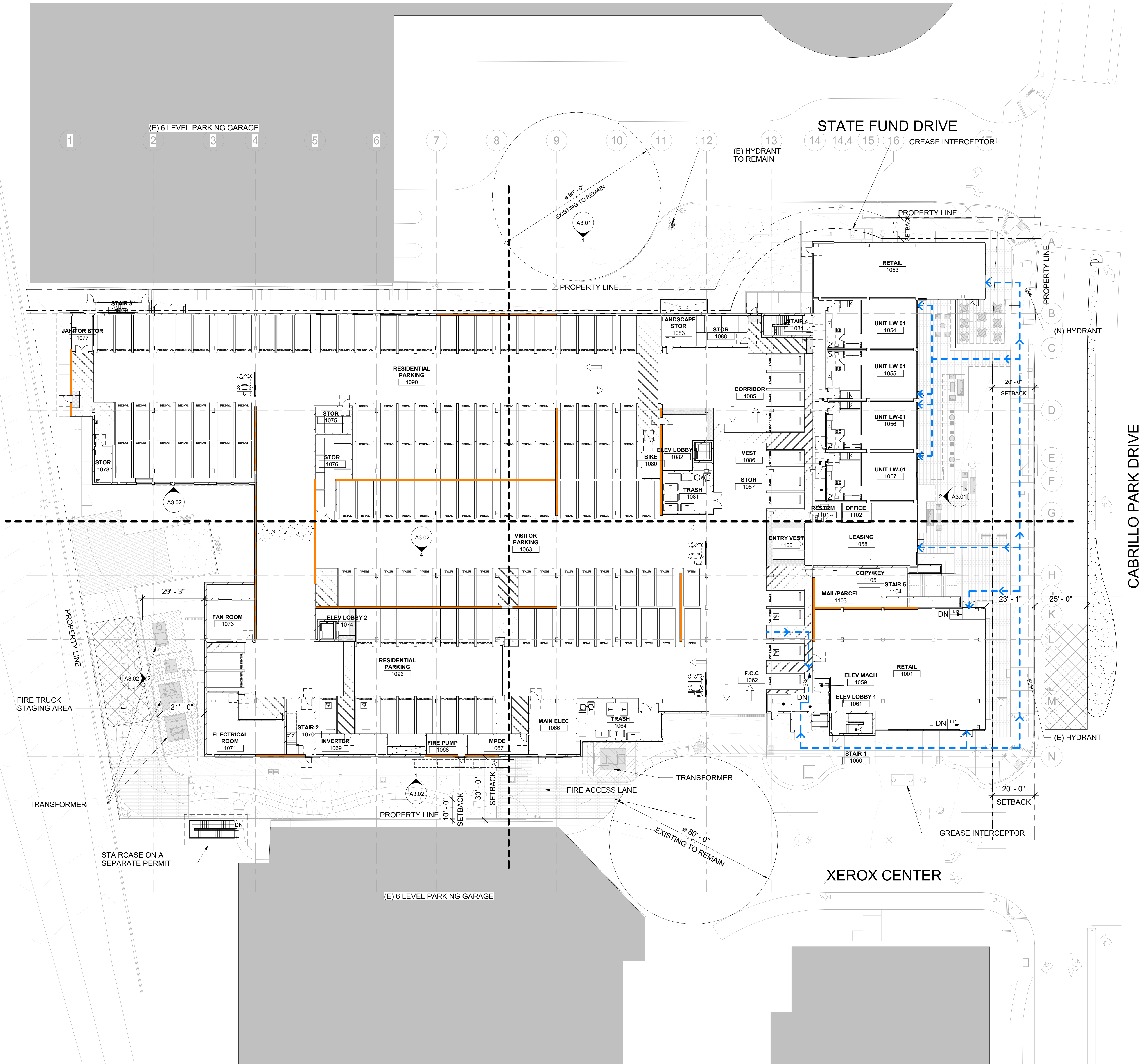
EXITING
DIAGRAM

SHEET #

.G3.06

1ST BUILDING DEPT SUBMITTAL 05-31-2022

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SITE PLAN
1" = 20'-0"

1

GENERAL NOTES

1. THE SITE PLAN WAS PREPARED USING INFORMATION PROVIDED BY THE CIVIL ENGINEER AND THE LANDSCAPE ARCHITECT. THIS DRAWING IS INTENDED TO PROVIDE INFORMATION RELATED TO THE ARCHITECTURAL ELEMENTS OF THE BUILDING ONLY.
2. REFER TO CIVIL AND LANDSCAPE FOR INFORMATION PERTAINING TO THE DEVELOPMENT OF THE SITE. THIS INCLUDES HORIZONTAL AND VERTICAL DIMENSION CONTROL, SETBACKS, GRADING & EXCAVATION, LANDSCAPING AT GRADE AND PODIUM, SITE ACCESSIBILITY, AND OTHER SITE DEVELOPMENT INFORMATION.
3. SETBACK DIMENSIONS INDICATED ARE FOR REFERENCE ONLY. REFER TO CIVIL PLANS FOR PRECISE HORIZONTAL CONTROL INFORMATION. REFERENCE CIVIL AND LANDSCAPE DOCUMENTS FOR COMPLETE SITE INFORMATION.
4. REFER TO THE PROJECT GEOTECHNICAL REPORT FOR ADDITIONAL SITE REQUIREMENTS.
5. REFER TO THE DRY UTILITY CONSULTANT DOCUMENTS FOR SITE WORK, INCLUDING LOCATION AND SIZES OF TRANSFORMERS.
6. REFERENCE GEN-1.0 FOR PARKING COUNTS.
7. REFERENCE GEN-6.7 & 8 FOR ACCESSIBILITY REQUIREMENTS.
8. REFERENCE STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, LIGHTING FOR ADDITIONAL INFORMATION.
9. APPROVED BUILDING ADDRESS NUMBERS TO BE PROVIDED AND MAINTAINED AS TO BE VISIBLE FROM THE STREET FRONTING THE PROPERTY. LETTERS TO BE MIN. 4" HIGH AND MIN. STROKE WIDTH OF 0.5".
10. ALL ELEVATORS FOR THE PROJECT SHALL COMPLY WITH CBC CHAPTER 30. ALL PASSENGER ELEVATORS SHALL MEET THE REQUIREMENTS OF MEDICAL EMERGENCY RESPONSE SERVICE ELEVATOR TO ALL LANDINGS PER THE REQUIREMENTS OF CBC SECTION 3002.4.1A THROUGH SECTION 3002.4.7.
11. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED PER THE FIRE CODE SECTION 906.
12. GRAPHIC DISPLAY PANEL TO BE PROVIDED AT ALL VEHICULAR ENTRANCES WHICH DEPICTS LOCATION OF ALL RESIDENTIAL UNITS.
13. PER CBC SECTION 11B-302, GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP RESISTANT.

GENERAL NOTES

1. NO TICKET BOOTH ON SITE FOR RETAIL PARKING.
2. RIGHT TURN ONLY FROM GARAGE ENTRANCE TO 7TH STREET.
3. SIGNAGE WILL BE PROVIDED FOR NO LEFT TURN ON 7TH STREET.
4. ALL RETAIL STALLS ARE IDENTIFIED AS "RETAIL". REFER TO FLOOR PLANS.

SITE ACCESSIBILITY NOTES

1. ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX IN HEIGHT ALONG AND ADJACENT TO THE ACCESSIBLE ROUTE OF TRAVEL, AND AT LEAST 48" IN WIDTH. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 0% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". ACCESSIBLE ROUTE SURFACE MUST BE SLIP RESISTANT, STABLE, AND FIRM. ON SURFACES WITH SLOPES UP TO 6%, PROVIDE EQUIVALENT OF MEDIUM SALTED FINISH. ON SURFACES WITH SLOPES EQUAL TO OR GREATER THAN 6%, PROVIDE SLIP-RESISTANT FINISH.

KEY NOTES

SYMBOL	DESCRIPTION
1	STREET CURB - SEE CIVIL PLAN
2	NEW CURB CUT FOR DRIVEWAY ENTRY - SEE CIVIL PLANS
3	WATER METER(S) - SEE CIVIL PLANS AND PLUMBING PLANS
4	GAS METER - SEE PLUMBING PLANS
5	ELECTRICAL SWITCHGEAR - SEE ELECTRICAL DWG'S. PROVIDE 4" HIGH CONC. PAD WHEN LOCATED @ EXTERIOR OF BUILDING.
6	TRANSFORMER/ELECTRICAL VAULT - SEE ELECTRICAL PLANS
7	DETECTOR CHECK / FDC, PROVIDE 1" CONDUIT TO BUILDING FIRE SPRINKLER RISER
8	P.I.V., PROVIDE 1" CONDUIT TO BUILDING FIRE SPRINKLER RISER - SEE CIVIL PLANS
9	BACKFLOW PREVENTOR(S) - SEE CIVIL PLANS
10	SEWER LINE - SEE PLUMBING PLANS
11	IRRIGATION METER
12	FUTURE STANDPIPE(CLASS I) LOCATION - SEE FIRE SPRINKLER SYSTEM DWG'S. (DEFERRED SUBMITTAL)
13	ELEVATOR WITH THE STRETCHER REQUIREMENTS OF BUILDING CODE 3002.4. PROVIDE 90 MINUTE FIRE RATED DOOR. PROVIDE STAR OF LIFE SIGNAGE.
14	DRAINAGE DEVICE - SEE CIVIL AND PLUMBING PLANS
15	EXISTING FIRE HYDRANT - SEE CIVIL PLANS
16	PROPOSED NEW FIRE HYDRANT - SEE CIVIL PLANS
17	ELECTRICAL PANEL
18	TELEPHONE TERMINAL BACKBOARD
19	6'-0" HIGH CMU WALL WITH STUCCO FINISH. MEASURE FROM FINISHED GRADE. REPAIR ANY DAMAGE WHERE OCCURS.
20	NEW DRIVEWAY APPROACH PER CITY STANDARD - SEE CIVIL PLANS
21	CENTRAL MAIL BOXES CENTRAL MAILBOXES
22	CONCRETE WALKWAY CENTRAL MAILBOXES
23	6" CONCRETE CURB
24	LONG-TERM BIKE RACK IN LOCKABLE BIKE STORAGE ROOM
25	SHORT-TERM BIKE RACK
26	BOLLARD(S)
27	WHEEL STOP
28	PARKING STRIPING
29	HANDICAP ACCESSIBLE PARKING SPACE(S)
30	BUILDING LINE ABOVE
31	HANDICAP ACCESSIBLE PARKING SPACE FOR RESIDENTIAL UNIT - 2% SLOPE MAX IN ANY DIRECTION
32	VAN ACCESSIBLE PARKING SPACE FOR GUEST PARKING SPACE - 2% SLOPE MAX IN ANY DIRECTION. KEEP MIN. 8'-2" CLR. HEADROOM
33	"GUEST PARKING ONLY" SIGN
34	INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN- INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES
35	ELECTRIC CHARGING STATION FOR FUEL-EFFICIENT VEHICLES
36	HARDSCAPE/ PAVING
37	DECORATIVE SCREEN WALL
38	DECORATIVE STAMPED CONCRETE
39	THICKEN CONCRETE SLAB
40	MONUMENT SIGN (N.A.P., UNDER SEPARATE PERMIT)
41	ACCESSIBLE RAMP AND DETECTABLE WARNING WHERE REQUIRED, SEE CIVIL PLANS
42	6 FT. HT. METAL FENCE (N.A.P., UNDER SEPARATE PERMIT)
43	DECORATIVE BOLLARD(S) WITH LIGHT
44	EV CHARGING STATION
45	PEDESTRIAN GATE- LEVER TYPE DOOR HANDLE (N.A.P., UNDER SEPARATE PERMIT)
46	ELEVATOR BACKUP POWER SYSTEM (N.A.P., UNDER SEPARATE PERMIT)
47	5 FT. HT. FENCE WALL WITH SMOOTH STUCCO FINISH - PROVIDE VISUAL SCREENING FOR GAS METERS
48	FIRE LANE - NO PARKING FIRE LANE MARK ON CURB
49	HOSE BIBB - SEE PLUMBING PLANS

1. SEE CIVIL PLANS FOR GRADING INFORMATION
2. SEE LANDSCAPE PLANS FOR LANDSCAPE INFORMATION.

SITE PLAN LEGEND

	PROPERTY LINE
	SETBACK LINE
	FIRE ACCESS TO BUILDING
	DENOTES UNITS REQUIRING WINDOW/ DOOR ACOUSTICAL UPGRADES
	VEHICLE GARAGE DRIVE RAMP ACCESS 8'-2" MIN CLEAR HEAD HEIGHT
	ADA TACTILE SURFACE
	FIRE HYDRANT
	ADA PATH OF TRAVEL

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
101 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

DESIGN WORKS
TAG



Job No.:

Drawn:

Checked:

BID Date:

Date:

Issues / Revisions:

3/28/2022 DD SET

4/22/2022 100% DD

5/31/2022 1ST PLAN CHECK

SHEET TITLE:

SITE PLAN

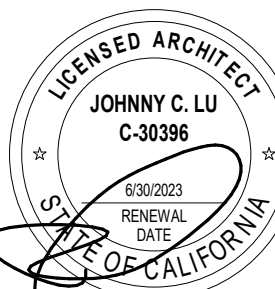
SHEET #

A1.00

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
411 EAST HUNTINGTON
DRIVE
SUITE 308

DESIGN WORKS



Job No.: _____
Drawn: _____
Checked: _____
D Date: _____

Date	Issues / Revisions
1/28/2022	DD SET
1/22/2022	100% DD
1/31/2022	1ST PLAN CHECK

SHEET TITLE:





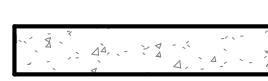

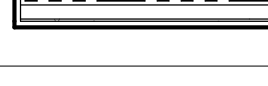
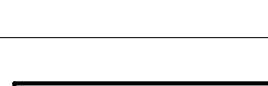
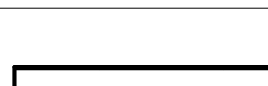


FLOOR PLAN
LEVEL B

SHEET #

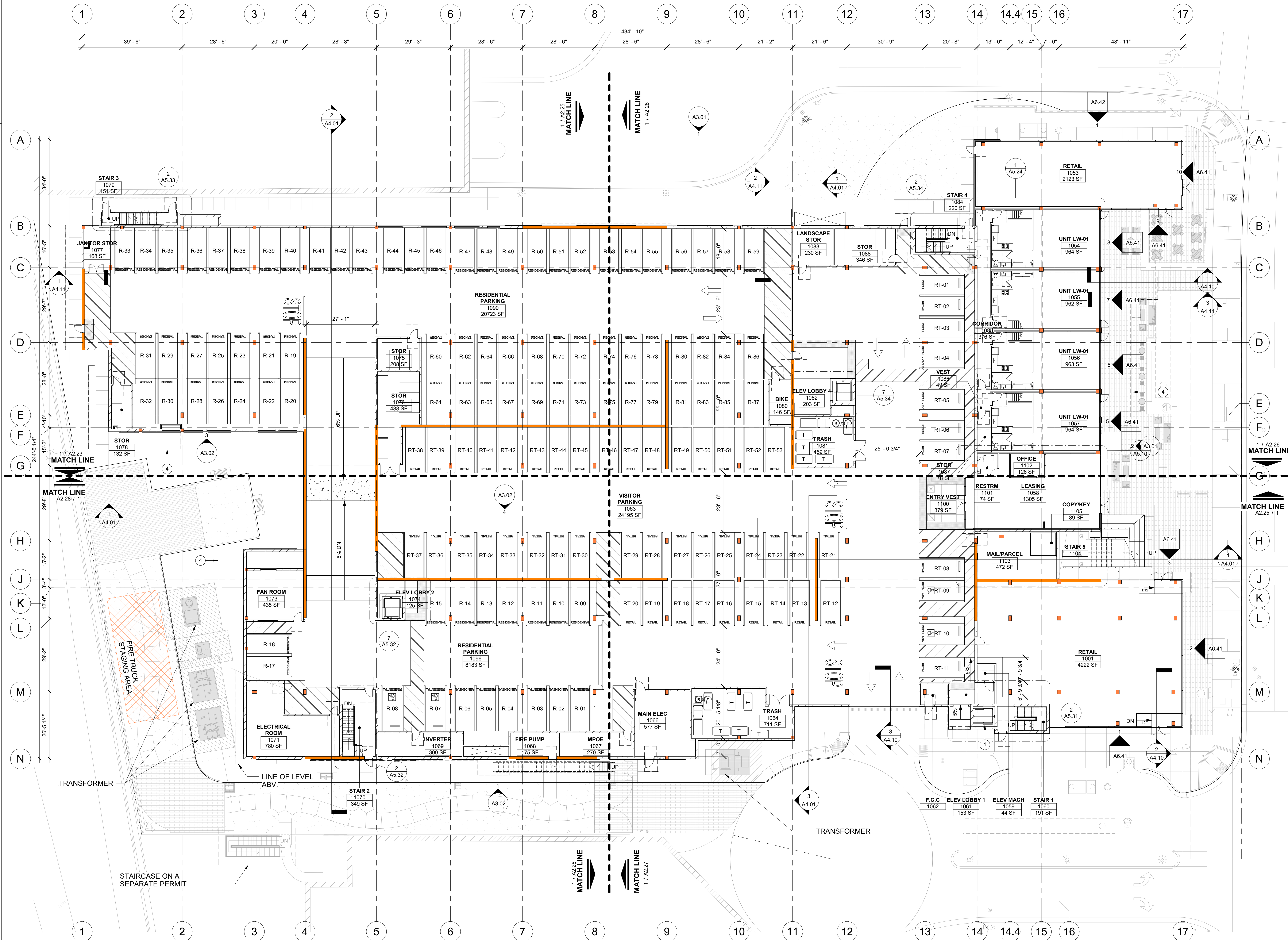
A2.00



1

SYMBOL	DESCRIPTION	Detail
1	ELEVATOR. PROVIDE 90 MINUTE FIRE RATED DOOR. * = WITH THE STRETCHER REQUIREMENTS OF BUILDING CODE 3002.4. PROVIDE STANDBY POWER(UNDER SEPARATE PERMIT)	
2	FUTURE STANDPIPE(CLASS I) LOCATION - SEE NFPA 13 FIRE SPRINKLER SYSTEM DWG'S. (DEFERRED SUBMITTAL)	
3	LINE OF CANOPY ABOVE	
4	LINE OF SOFFIT ABOVE	
5	FIRE EXTINGUISHER- SEE NOTE M.2 ON SHEET GN-1 AND SPEC'S.	
6	2-HR. RATED SHAFT- PROVIDE FIRE SPRINKLER AT TRASH CHUTE	
7	ELECTRICAL/TELEPHONE	
8	METAL RAILING SYSTEM- 42" A.F.F. MIN.	
9	TRASH CHUTES - PROVIDE 90 MIN. DOORS AND FIRE SPRINKLERS	
10	DRAFT / FIRESTOP: ONE LAYER 5/8" TYPE "X" GYPSUM BOARD	
11	FIREBLOCK: BOTH VERTICAL AND HORIZONTAL AT 10'-0" O.C. MAX. SPACING. FIRE BLOCK MATERIAL SHALL BE MINERAL FIBER, MINERAL WOOL, GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS. (2019 CBC SECTION 718.2)	
12	GYPSUM CONCRETE OVER STRUCTURAL PANEL SUB FLOOR	
13	STRUCTURAL PANEL FLOOR DECK PER STRUCTURAL	
14	WALL PENETRATION, SEE DETAILS ON SHEETS AX-xx	
15	FRAMING PER STRUCTURAL DRAWINGS	
16	3-HOUR RATED FIRE WALL ASSEMBLY - SEE DETAIL AX-X	
17	WHERE ROOF/CEILING FRAMING ELEMENTS ARE PERPENDICULAR TO THE WALL, THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MINIMUM	
18	PROVIDE ASW CLIPS AT 10'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS FOR WALLS UP TO 2'-0" HIGH. FOR FRAMING, FOR WALLS UP TO 4'-0" HIGH SPACING SHALL BE 4'-0" MAX. CLIPS SHALL BE VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS. TYP. MEASURED FROM BOTTOM OF ROOF SHEATHING	
19	REFER TO CIVIL & PLUMBING PLANS "EMERGENCY DRAIN"	
20	FIRE RETARDANT TREATED PLYWOOD- REFER TO STRUCT DRAWING FOR NAILING SCHEDULE, HINGE POINT AND CONTIGUOUS SEAM, TYP BOTH SIDES	
21	WINDOW ASSEMBLY REFER TO WINDOW DETAILS AX-xx WHERE ROOF/CEILING FRAMING ELEMENTS ARE PERPENDICULAR TO THE WALL. THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MIN.	
	+0'-0"	FINISH FLOOR ELEVATION
	+0'-0"	SPOT ELEVATION AT SLOPED FLOOR
	SFEC	SURFACE MOUNTED FIRE EXTINGUISHER CABINET. REFER TO DETAILS XX SHEET A-X-XX
	RFEC	RECESSED FIRE EXTINGUISHER CABINET REFER TO DETAILS X SHEET A-X-XX
SYMBOL	DESCRIPTION	DETAIL
	CONCRETE WALL	
	CMU WALL	
	3 HR. RATED WALL/PARTY WALL	14/A7.31
	2 HR. RATED SHAFT WALL	7 /A7.31
	1 HR. RATED PARTY WALL	10 /A7.31
	1 HR. RATED CORRIDOR WALL	3 /A7.31
	INTERIOR WALL W/ WOOD STUD W/ ONE LAYER GYP. BD. ON EACH SIDE	

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LEVEL 1
1/16" = 1'-0"

GENERAL NOTES

KEY NOTES (X)

SYMBOL	DESCRIPTION	Detail
1	ELEVATOR- PROVIDE 90 MINUTE FIRE RATED DOOR. * = WITH THE STRETCHER REQUIREMENTS OF BUILDING CODE 3002.4. PROVIDE STANDBY POWER(UNDER SEPARATE PERMIT)	
2	FUTURE STANDPIPE(CLASS I) LOCATION - SEE NFPA 13 FIRE SPRINKLER SYSTEM DWG'S. (DEFERRED SUBMITTAL)	
3	LINE OF CANOPY ABOVE	
4	LINE OF SOFFIT ABOVE	
5	FIRE EXTINGUISHER- SEE NOTE M.2 ON SHEET GN-1 AND SPEC'S.	
6	2-HR. RATED SHAFT- PROVIDE FIRE SPRINKLER AT TRASH CHUTE	
7	ELECTRICAL/TELEPHONE	
8	METAL RAILING SYSTEM- 42" A.F.F. MIN.	
9	TRASH CHUTES - PROVIDE 90 MIN. DOORS AND FIRE SPRINKLERS	
10	DRAFT / FIRESTOP: ONE LAYER 5/8" TYPE "X" GYPSUM BOARD	
11	FIREBLOCK: BOTH VERTICAL AND HORIZONTAL AT 10'-0" O.C. MAX. SPACING. FIRE BLOCK MATERIAL SHALL BE MINERAL FIBER, MINERAL WOOL, GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS. (2019 CBC SECTION 718.2)	
12	GYPSUM CONCRETE OVER STRUCTURAL PANEL SUB FLOOR	
13	STRUCTURAL PANEL FLOOR DECK PER STRUCTURAL	
14	WALL PENETRATION, SEE DETAILS ON SHEETS A-x.xx	
15	FRAMING PER STRUCTURAL DRAWINGS	
16	3-HOUR RATED FIRE WALL ASSEMBLY - SEE DETAIL A-X.X	
17	WHERE ROOF/CEILING FRAMING ELEMENTS ARE PERPENDICULAR TO THE WALL, THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MINIMUM	
18	PROVIDE ASW CLIPS AT 10'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS FOR WALLS UP TO 44'-0" HIGH. PROVIDE ASW CLIPS AT 10'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS, TYP. MEASURED FROM BOTTOM OF ROOF SHEATHING	
19	REFER TO CIVIL & PLUMBING PLANS FOR FIRE RETARDANT TREATED PLYWOOD. REFER TO STRUCT DRAWING FOR FIRE RATED DOOR SCHEDULE. HINGE POINT AS SHOWN IN DOOR SCHEDULE.	
20	WINDOW ASSEMBLY REFER TO WINDOW PERPENDICULAR TO THE WALL. THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MIN.	
21	FINISH FLOOR ELEVATION	
	SPOT ELEVATION AT SLOPED FLOOR	
SPFC	SURFACE MOUNTED FIRE EXTINGUISHER CABINET. REFER TO DETAILS XX SHEET A-X.XX	
RFEC	RECESSED FIRE EXTINGUISHER CABINET REFER TO DETAILS X SHEET A-X.XX	
SYMBOL	DESCRIPTION	DETAIL
	CONCRETE WALL	
	CMU WALL	
	3 HR. RATED WALL/PARTY WALL	14/A7.31
	2 HR. RATED SHAFT WALL	7 /A7.31
	1 HR. RATED PARTY WALL	10 /A7.31
	1 HR. RATED CORRIDOR WALL	3 /A7.31
	INTERIOR WALL W/ WOOD STUD W/ ONE LAYER GYP. BD. ON EACH SIDE	

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200 N. CABRILLO,
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ARCHITECT:
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100 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

DESIGN WORKS



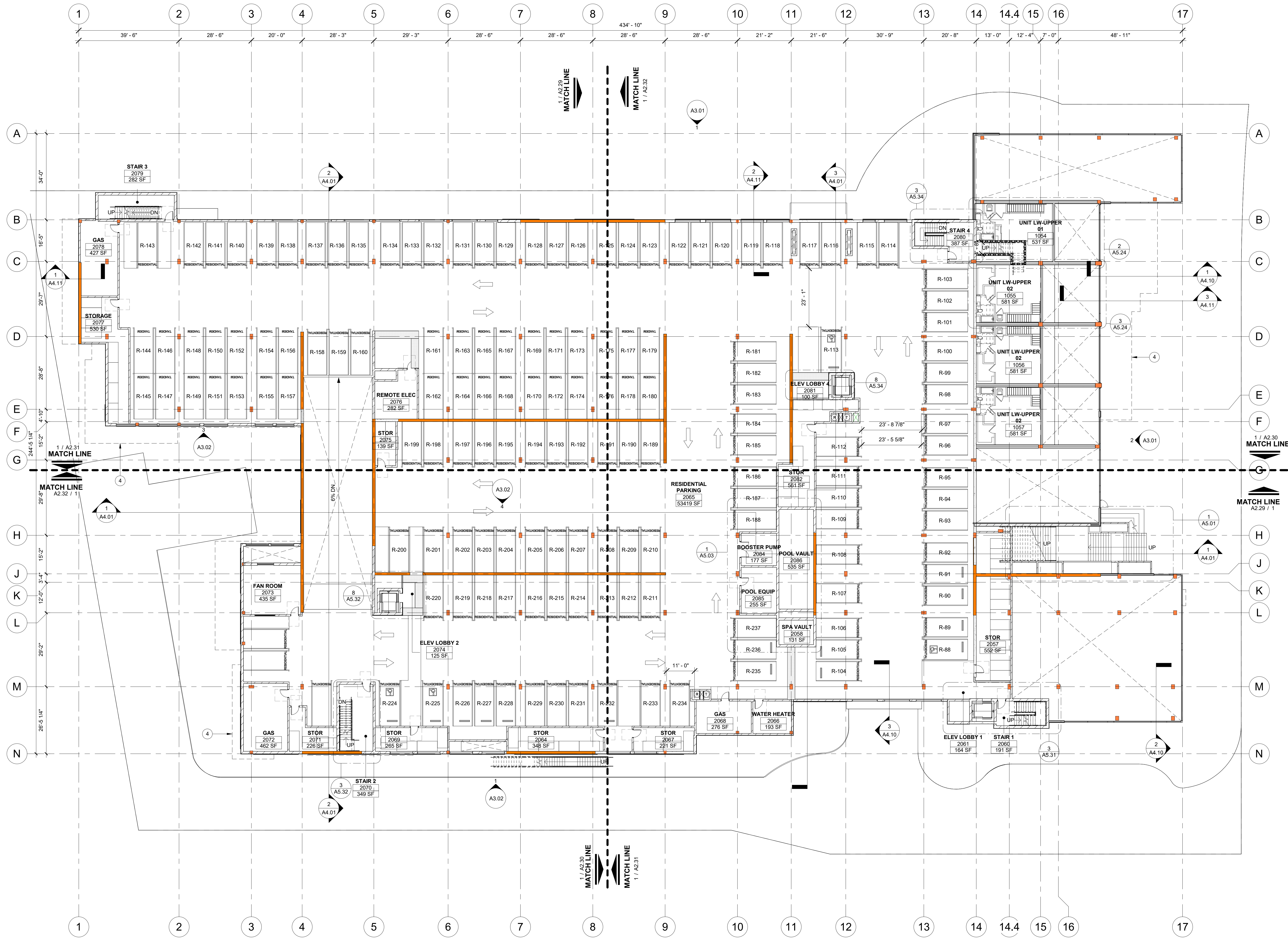
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Drawn:
Checked:
BID Date:

Date: 3/28/2022
Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
FLOOR PLAN
LEVEL 1

SHEET #
A2.01

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



LEVEL 2
1/16" = 1'-0"

1

GENERAL NOTES

PROJECT ADDRESS:
THE MADISON
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Job No.:
Drawn:
Checked:
BID Date:

Date: 3/28/2022
Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**FLOOR PLAN
LEVEL 2**

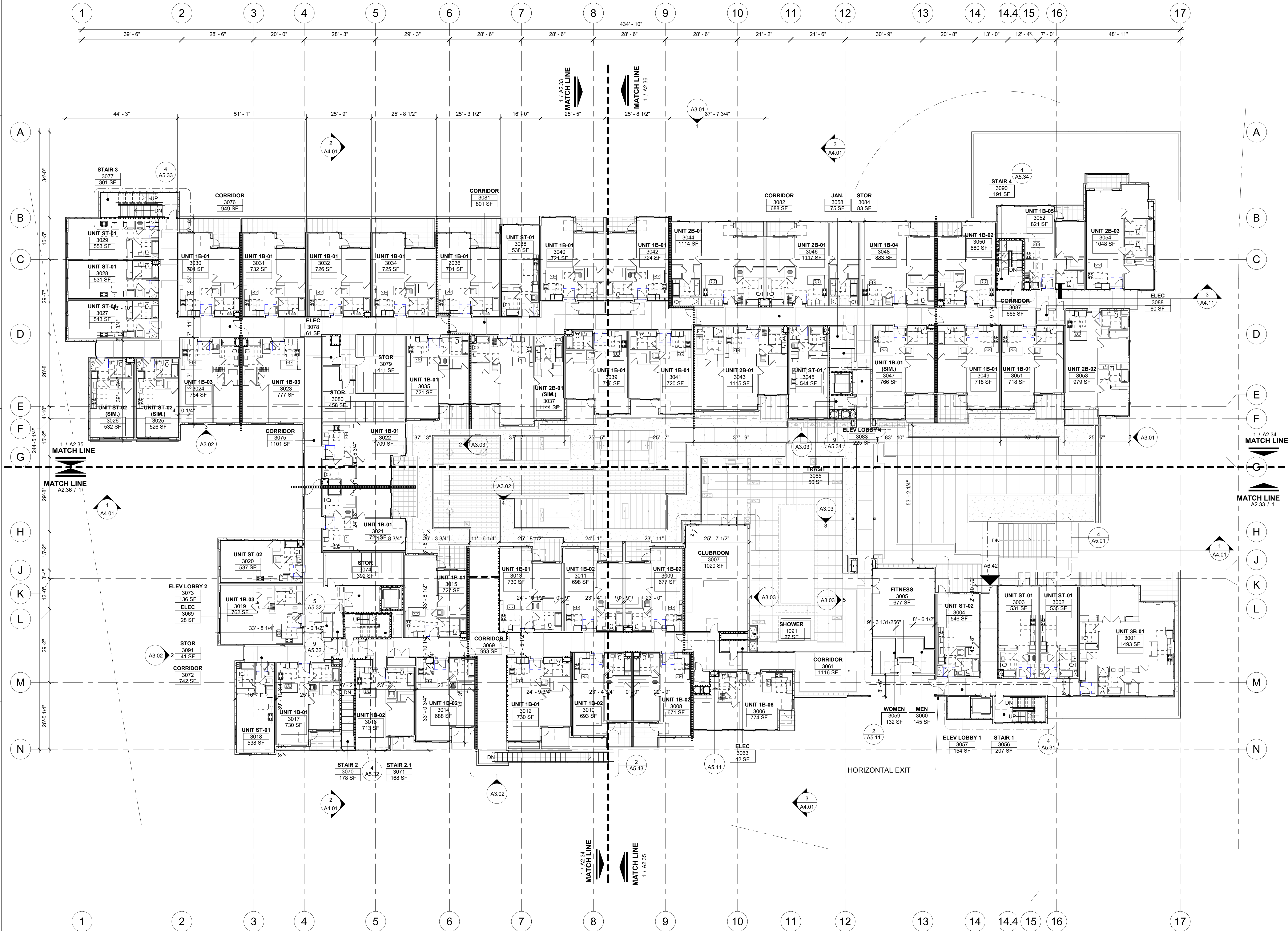
SHEET #
A2.02

KEY NOTES

SYMBOL	DESCRIPTION	Detail
1	ELEVATOR- PROVIDE 90 MINUTE FIRE RATED DOOR. * = WITH THE STRETCHER REQUIREMENTS OF BUILDING CODE 3002.4. PROVIDE STANDBY POWER(UNDER SEPARATE PERMIT)	
2	FUTURE STANDPIPE(CLASS I) LOCATION - SEE NFPA 13 FIRE SPRINKLER SYSTEM DWG'S. (DEFERRED SUBMITTAL)	
3	LINE OF CANOPY ABOVE	
4	LINE OF SOFFIT ABOVE	
5	FIRE EXTINGUISHER- SEE NOTE M.2 ON SHEET GN-1 AND SPEC'S.	
6	2-HR. RATED SHAFT- PROVIDE FIRE SPRINKLER AT TRASH CHUTE	
7	ELECTRICAL/TELEPHONE	
8	METAL RAILING SYSTEM- 42" A.F.F. MIN.	
9	TRASH CHUTES - PROVIDE 90 MIN. DOORS AND FIRE SPRINKLERS	
10	DRAFT / FIRESTOP: ONE LAYER 5/8" TYPE "X" GYPSUM BOARD	
11	FIREBLOCK: BOTH VERTICAL AND HORIZONTAL AT 10'-0" O.C. MAX. SPACING. FIRE BLOCK MATERIAL SHALL BE MINERAL FIBER, MINERAL WOOL, GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS. (2019 CBC SECTION 718.2)	
12	GYPSUM CONCRETE OVER STRUCTURAL PANEL SUB FLOOR	
13	STRUCTURAL PANEL FLOOR DECK PER STRUCTURAL	
14	WALL PENETRATION, SEE DETAILS ON SHEETS A-x.xx	
15	FRAMING PER STRUCTURAL DRAWINGS	
16	3-HOUR RATED FIRE WALL ASSEMBLY - SEE DETAIL A-X.X	
17	WHERE ROOF/CEILING FRAMING ELEMENTS ARE PERPENDICULAR TO THE WALL, THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MINIMUM	
18	PROVIDE ASW CLIPS AT 10'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS FOR WALLS UP TO 3'-0" HIGH. FOR WALLS UP TO 44'-0" HIGH SPACE FRAMING SHALL BE VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS, TYP. MEASURED FROM BOTTOM OF ROOF SHEATHING	
19	REFER TO CIVIL & PLUMBING PLANS FOR HINGE POINT AND HINGE POINT SCHEDULE. HINGE POINT ASSEMBLY SHALL BE PER DOOR SCHEDULE. REFER TO WINDOW ASSEMBLY REFERENCE DOOR SCHEDULE. HINGE POINT ASSEMBLY SHALL BE PER DOOR SCHEDULE. REFER TO WINDOW ASSEMBLY REFERENCE DOOR SCHEDULE.	
20	WHERE ROOF/CEILING FRAMING ELEMENTS ARE PERPENDICULAR TO THE WALL, THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MIN.	
21	FINISH FLOOR ELEVATION SPOT ELEVATION AT SLOPED FLOOR	
22	SURFACE MOUNTED FIRE EXTINGUISHER CABINET. REFER TO DETAILS XX SHEET A-X.XX	
23	RECESSED FIRE EXTINGUISHER CABINET REFER TO DETAILS X SHEET A-X.XX	

SYMBOL	DESCRIPTION	DETAIL
[Symbol]	CONCRETE WALL	
[Symbol]	CMU WALL	
[Symbol]	3 HR. RATED WALL/PARTY WALL	14/A7.31
[Symbol]	2 HR. RATED SHAFT WALL	7 /A7.31
[Symbol]	1 HR. RATED PARTY WALL	10 /A7.31
[Symbol]	1 HR. RATED CORRIDOR WALL	3 /A7.31
[Symbol]	INTERIOR WALL W/ WOOD STUD W/ ONE LAYER GYP. BD. ON EACH SIDE	

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LEVEL 3
1/16" = 1'-0"

1

GENERAL NOTES

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
100 WEST HUNTINGTON
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DESIGN WORKS



Job No.:
Drawn:
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4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

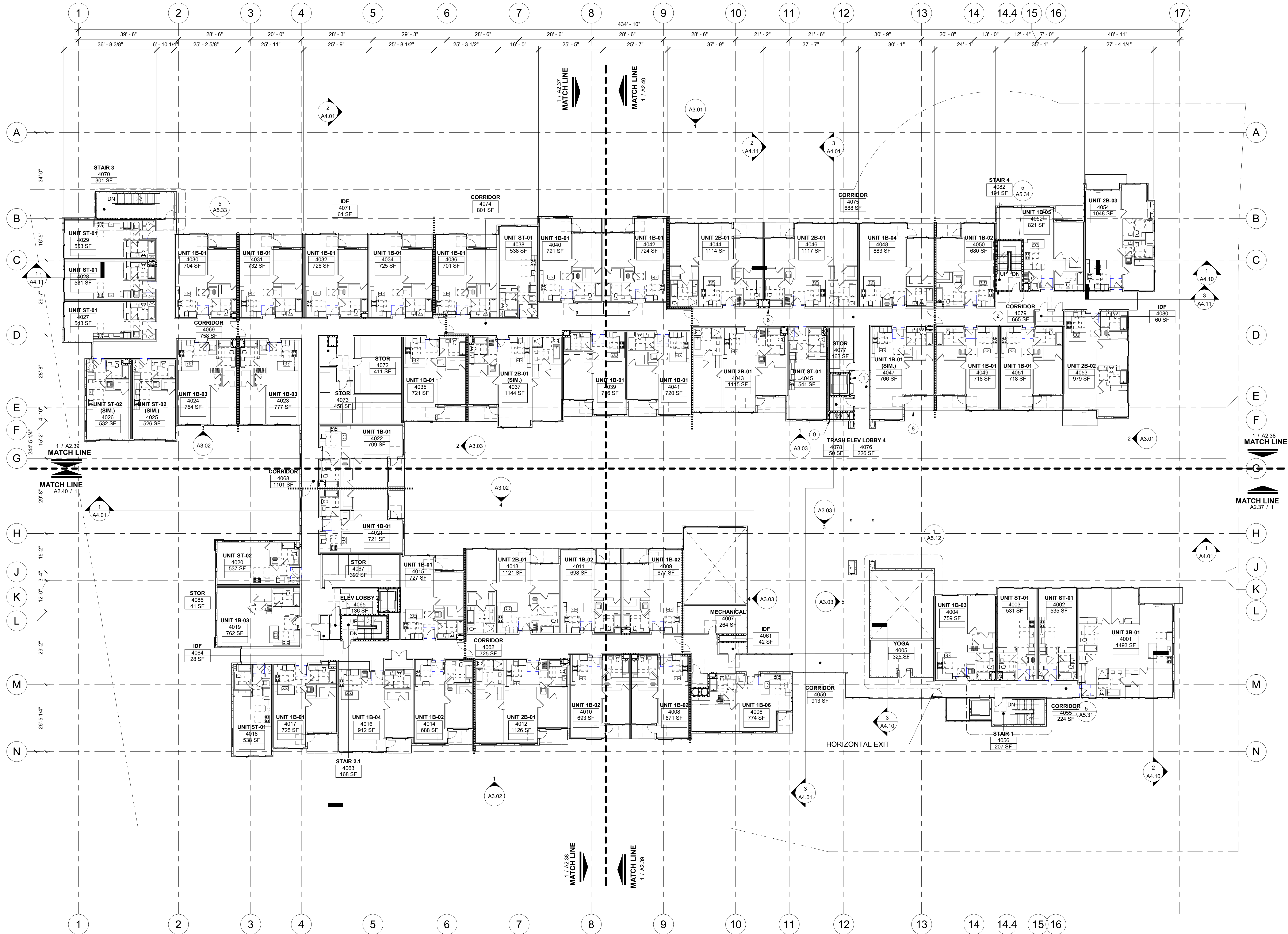
SHEET TITLE:
FLOOR PLAN
LEVEL 3

SHEET #
A2.03

KEY NOTES

SYMBOL	DESCRIPTION	Detail
1	ELEVATOR- PROVIDE 90 MINUTE FIRE RATED DOOR. * = WITH THE STRETCHER REQUIREMENTS OF BUILDING CODE 3002.4. PROVIDE STANDBY POWER(UNDER SEPARATE PERMIT)	
2	FUTURE STANDPIPE(CLASS I) LOCATION - SEE NFPA 13 FIRE SPRINKLER SYSTEM DWG'S. (DEFERRED SUBMITTAL)	
3	LINE OF CANOPY ABOVE	
4	LINE OF SOFFIT ABOVE	
5	FIRE EXTINGUISHER- SEE NOTE M.2 ON SHEET GN-1 AND SPEC'S.	
6	2-HR. RATED SHAFT- PROVIDE FIRE SPRINKLER AT TRASH CHUTE	
7	ELECTRICAL/TELEPHONE	
8	METAL RAILING SYSTEM- 42" A.F.F. MIN.	
9	TRASH CHUTES - PROVIDE 90 MIN. DOORS AND FIRE SPRINKLERS	
10	DRAFT / FIRESTOP: ONE LAYER 5/8" TYPE "X" GYPSUM BOARD	
11	FIREBLOCK: BOTH VERTICAL AND HORIZONTAL AT 10'-0" O.C. MAX. SPACING. FIRE BLOCK MATERIAL SHALL BE MINERAL FIBER, MINERAL WOOL, GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS. (2019 CBC SECTION 718.2)	
12	GYPSUM CONCRETE OVER STRUCTURAL PANEL SUB FLOOR	
13	STRUCTURAL PANEL FLOOR DECK PER STRUCTURAL	
14	WALL PENETRATION, SEE DETAILS ON SHEETS Ax.xx	
15	FRAMING PER STRUCTURAL DRAWINGS	
16	3-HOUR RATED FIRE WALL ASSEMBLY - SEE DETAIL AX.X	
17	WHERE ROOF/CEILING FRAMING ELEMENTS ARE PERPENDICULAR TO THE WALL, THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MINIMUM	
18	PROVIDE ASW CLIPS AT 10'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS FOR WALLS UP TO 44'-0" HIGH. PROVIDE CLIPPING PLANS VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS, TYP. MEASURED FROM BOTTOM OF ROOF SHEATHING	
19	FIRE RETARDANT TREATED PLYWOOD. REFER TO STRUCT DRAWING FOR FIRE RATED DOOR SCHEDULE. HINGE POINT AS SHOWN IN DOOR SCHEDULE.	
20	WINDOW ASSEMBLY. REFER TO WINDOW SCHEDULE FOR WINDOW FRAME ELEMENTS ARE PERPENDICULAR TO THE WALL	
21	THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MIN.	
	FINISH FLOOR ELEVATION	
	SPOT ELEVATION AT SLOPED FLOOR	
	SURFACE MOUNTED FIRE EXTINGUISHER CABINET. REFER TO DETAILS XX SHEET A-X.XX	
	RECESSED FIRE EXTINGUISHER CABINET REFER TO DETAILS X SHEET A-X.XX	
SYMBOL	DESCRIPTION	DETAIL
	CONCRETE WALL	
	CMU WALL	
	3 HR. RATED WALL/PARTY WALL	14/A7.31
	2 HR. RATED SHAFT WALL	7 /A7.31
	1 HR. RATED PARTY WALL	10 /A7.31
	1 HR. RATED CORRIDOR WALL	3 /A7.31
	INTERIOR WALL W/ WOOD STUD W/ ONE LAYER GYP. BD. ON EACH SIDE	

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LEVEL 4
1/16" = 1'-0"

1

GENERAL NOTES

KEY NOTES

SYMBOL	DESCRIPTION	Detail
1	ELEVATOR- PROVIDE 90 MINUTE FIRE RATED DOOR. * = WITH THE STRETCHER REQUIREMENTS OF BUILDING CODE 3002.4. PROVIDE STANDBY POWER(UNDER SEPARATE PERMIT)	
2	FUTURE STANDPIPE(CLASS I) LOCATION - SEE NFPA 13 FIRE SPRINKLER SYSTEM DWG'S. (DEFERRED SUBMITTAL)	
3	LINE OF CANOPY ABOVE	
4	LINE OF SOFFIT ABOVE	
5	FIRE EXTINGUISHER- SEE NOTE M.2 ON SHEET GN-1 AND SPEC'S.	
6	2-HR. RATED SHAFT- PROVIDE FIRE SPRINKLER AT TRASH CHUTE	
7	ELECTRICAL/TELEPHONE	
8	METAL RAILING SYSTEM- 42" A.F.F. MIN.	
9	TRASH CHUTES - PROVIDE 90 MIN. DOORS AND FIRE SPRINKLERS	
10	DRAFT / FIRESTOP: ONE LAYER 5/8" TYPE "X" GYPSUM BOARD	
11	FIREBLOCK: BOTH VERTICAL AND HORIZONTAL AT 10'-0" O.C. MAX. SPACING. FIRE BLOCK MATERIAL SHALL BE MINERAL FIBER, MINERAL WOOL, GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS. (2019 CBC SECTION 718.2)	
12	GYPSUM CONCRETE OVER STRUCTURAL PANEL SUB FLOOR	
13	STRUCTURAL PANEL FLOOR DECK PER STRUCTURAL	
14	WALL PENETRATION, SEE DETAILS ON SHEETS A.x.xx	
15	FRAMING PER STRUCTURAL DRAWINGS	
16	3-HOUR RATED FIRE WALL ASSEMBLY - SEE DETAIL A.X.X	
17	WHERE ROOF/CEILING FRAMING ELEMENTS ARE PERPENDICULAR TO THE WALL, THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MINIMUM	
18	PROVIDE ASW CLIPS AT 10'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS FOR WALLS UP TO 44'-0" HIGH SPACED AT 4'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS, TYP. MEASURED FROM BOTTOM OF ROOF SHEATHING	
19	FIRE RETARDANT TREATED PLYWOOD- REFER TO STRUCT DRAWING FOR FIRE RATED DOOR SCHEDULE. HINGE POINT AT CONTIGUOUS SEAM, TYP BOTH SIDES	
20	WINDOW ASSEMBLY- REFER TO WINDOW SCHEDULE	
21	WHERE ROOF/CEILING FRAMING ELEMENTS ARE PERPENDICULAR TO THE WALL, THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MIN.	
	FINISH FLOOR ELEVATION	
	SPOT ELEVATION AT SLOPED FLOOR	
	SURFACE MOUNTED FIRE EXTINGUISHER CABINET. REFER TO DETAILS XX SHEET A-X.XX	
	RECESSED FIRE EXTINGUISHER CABINET REFER TO DETAILS X SHEET A-X.XX	

SYMBOL	DESCRIPTION	DETAIL
	CONCRETE WALL	
	CMU WALL	
	3 HR. RATED WALL/PARTY WALL	14/A7.31
	2 HR. RATED SHAFT WALL	7 /A7.31
	1 HR. RATED PARTY WALL	10 /A7.31
	1 HR. RATED CORRIDOR WALL	3 /A7.31
	INTERIOR WALL W/ WOOD STUD W/ ONE LAYER GYP. BD. ON EACH SIDE	

PROJECT ADDRESS:
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200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
100 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

DESIGN WORKS



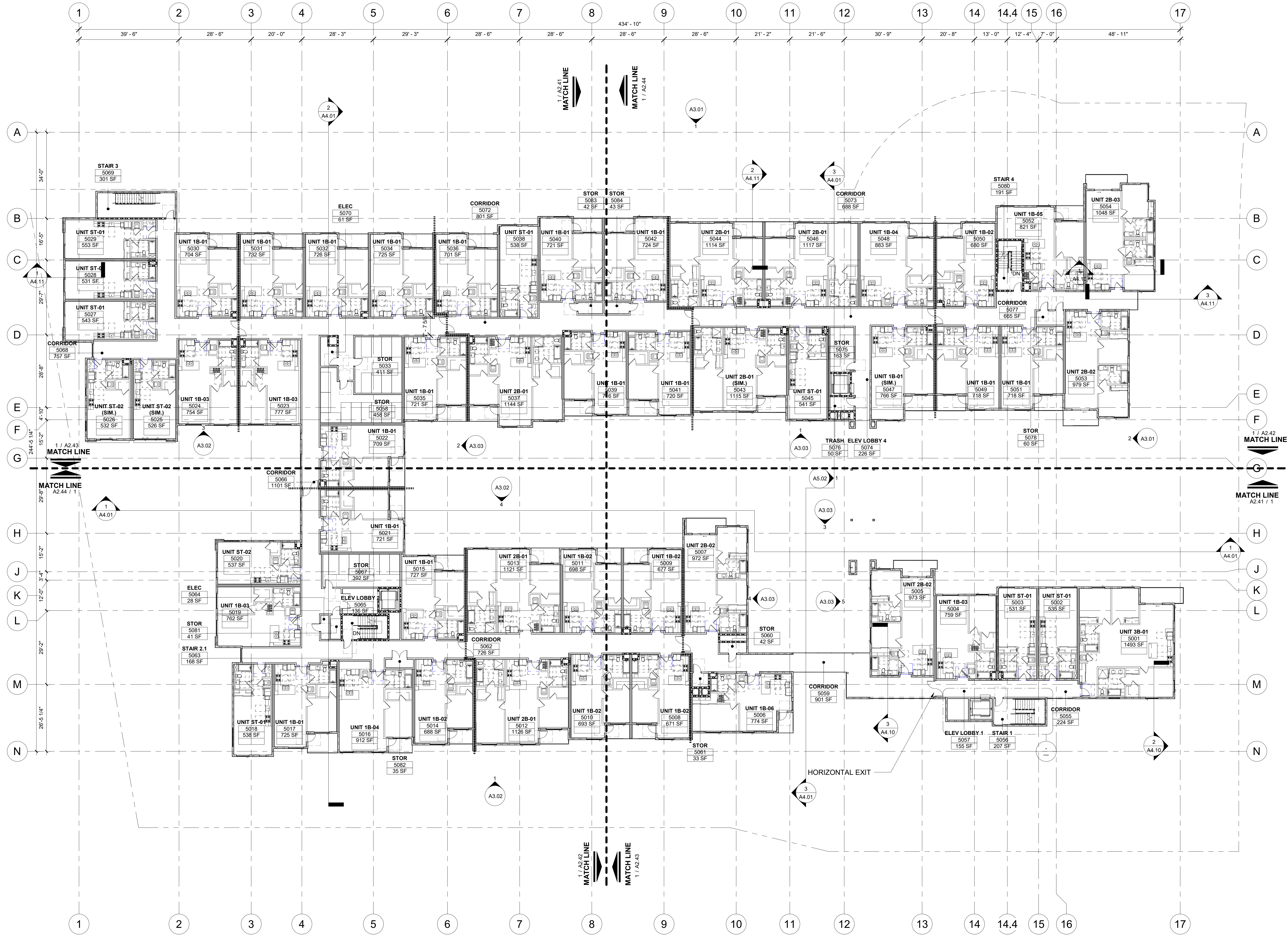
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Drawn:
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Date: 3/28/2022
Issues / Revisions:
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4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
FLOOR PLAN
LEVEL 4

SHEET #
A2.04

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



LEVEL 5
1/16" = 1'-0"

1

GENERAL NOTES

KEY NOTES

SYMBOL	DESCRIPTION	Detail
1	ELEVATOR- PROVIDE 90 MINUTE FIRE RATED DOOR. * = WITH THE STRETCHER REQUIREMENTS OF BUILDING CODE 3002.4. PROVIDE STANDBY POWER(UNDER SEPARATE PERMIT)	
2	FUTURE STANDPIPE(CLASS I) LOCATION - SEE NFPA 13 FIRE SPRINKLER SYSTEM DWG'S. (DEFERRED SUBMITTAL)	
3	LINE OF CANOPY ABOVE	
4	LINE OF SOFFIT ABOVE	
5	FIRE EXTINGUISHER- SEE NOTE M.2 ON SHEET GN-1 AND SPEC'S.	
6	2-HR. RATED SHAFT- PROVIDE FIRE SPRINKLER AT TRASH CHUTE	
7	ELECTRICAL/TELEPHONE	
8	METAL RAILING SYSTEM- 42" A.F.F. MIN.	
9	TRASH CHUTES - PROVIDE 90 MIN. DOORS AND FIRE SPRINKLERS	
10	DRAFT / FIRESTOP: ONE LAYER 5/8" TYPE "X" GYPSUM BOARD	
11	FIREBLOCK: BOTH VERTICAL AND HORIZONTAL AT 10'-0" O.C. MAX. SPACING. FIRE BLOCK MATERIAL SHALL BE MINERAL FIBER, MINERAL WOOL, GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS. (2019 CBC SECTION 718.2)	
12	GYPSUM CONCRETE OVER STRUCTURAL PANEL SUB FLOOR	
13	STRUCTURAL PANEL FLOOR DECK PER STRUCTURAL	
14	WALL PENETRATION, SEE DETAILS ON SHEETS A.x.xx	
15	FRAMING PER STRUCTURAL DRAWINGS	
16	3-HOUR RATED FIRE WALL ASSEMBLY - SEE DETAIL A.X.X	
17	WHERE ROOF/CEILING FRAMING ELEMENTS ARE PERPENDICULAR TO THE WALL, THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MINIMUM	
18	PROVIDE ASW CLIPS AT 10'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS FOR WALLS UP TO 44'-0" HIGH SPACED AT 4'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS, TYP. MEASURED FROM BOTTOM OF ROOF SHEATHING	
19	FIRE RETARDANT TREATED PLYWOOD- REFER TO STRUCT DRAWING FOR FIRE RATED DOOR SCHEDULE. HINGE POINT AT CONTIGUOUS SEAM, TYP BOTH SIDES	
20	WINDOW ASSEMBLY- REFER TO WINDOW PERPENDICULAR TO THE WALL. THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MIN.	
21	FINISH FLOOR ELEVATION	
	SPOT ELEVATION AT SLOPED FLOOR	
	SURFACE MOUNTED FIRE EXTINGUISHER CABINET. REFER TO DETAILS XX SHEET A-X.XX	
	RECESSED FIRE EXTINGUISHER CABINET REFER TO DETAILS X SHEET A-X.XX	
SYMBOL	DESCRIPTION	DETAIL
	CONCRETE WALL	
	CMU WALL	
	3 HR. RATED WALL/PARTY WALL	14/A7.31
	2 HR. RATED SHAFT WALL	7 /A7.31
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	1 HR. RATED CORRIDOR WALL	3 /A7.31
	INTERIOR WALL W/ WOOD STUD W/ ONE LAYER GYP. BD. ON EACH SIDE	

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SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

DESIGN WORKS



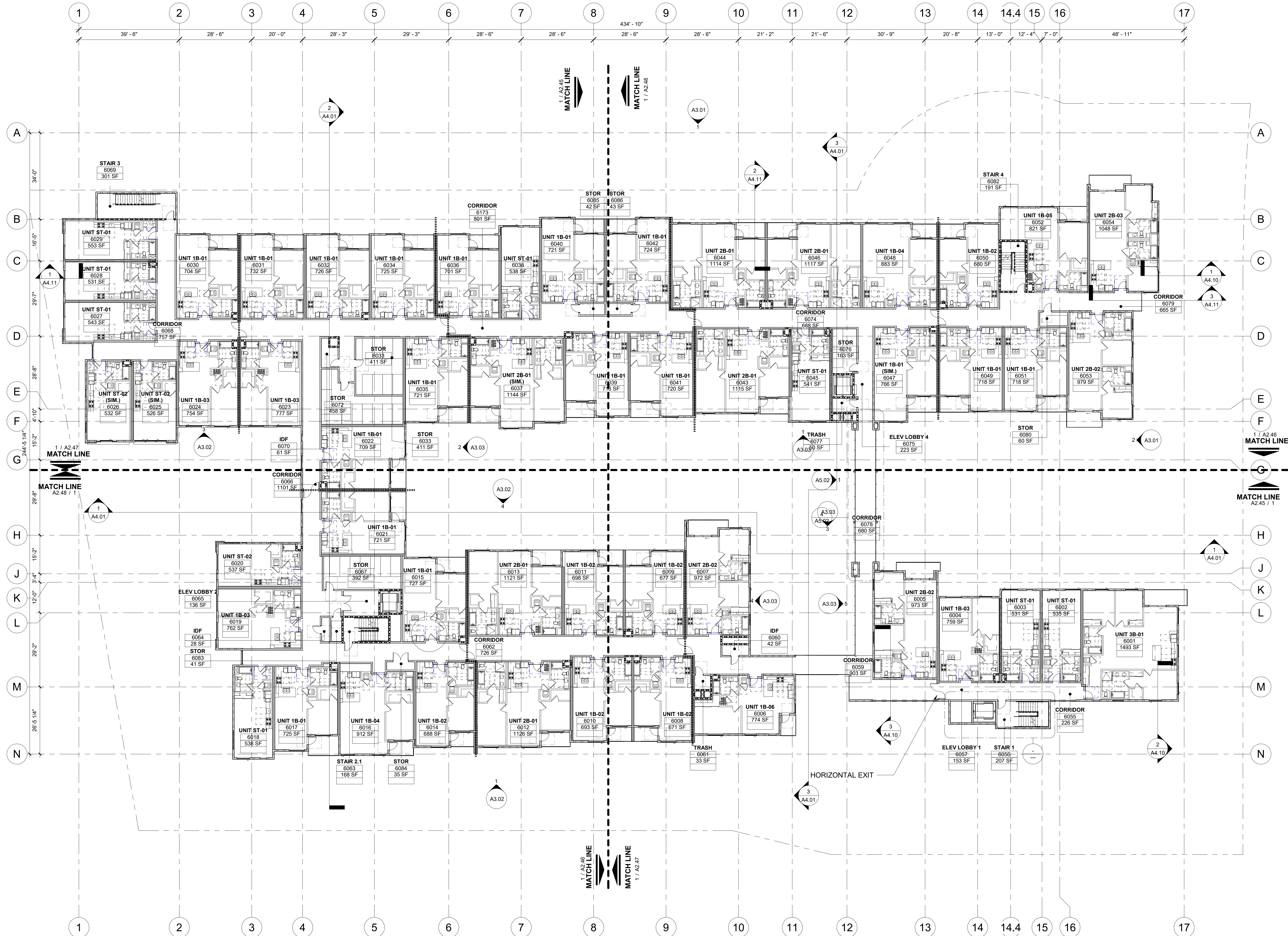
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5/31/2022 1ST PLAN CHECK

SHEET TITLE:
FLOOR PLAN
LEVEL 5

SHEET #
A2.05

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



LEVEL 6
1/16" = 1'-0"

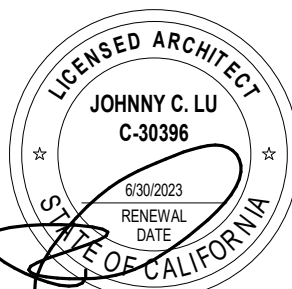
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GENERAL NOTES

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ARCHITECT:
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SUITE 308
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PH: (626) 446-5300

DESIGN WORKS



KEY NOTES

SYMBOL	DESCRIPTION	Detail
1	ELEVATOR- PROVIDE 90 MINUTE FIRE RATED DOOR. * = WITH THE STRETCHER REQUIREMENTS OF BUILDING CODE 3002.4. PROVIDE STANDBY POWER(UNDER SEPARATE PERMIT)	
2	FUTURE STANDPIPE(CLASS I) LOCATION - SEE NFPA 13 FIRE SPRINKLER SYSTEM DWG'S. (DEFERRED SUBMITTAL)	
3	LINE OF CANOPY ABOVE	
4	LINE OF SOFFIT ABOVE	
5	FIRE EXTINGUISHER- SEE NOTE M.2 ON SHEET GN-1 AND SPEC'S.	
6	2-HR. RATED SHAFT- PROVIDE FIRE SPRINKLER AT TRASH CHUTE	
7	ELECTRICAL/TELEPHONE	
8	METAL RAILING SYSTEM- 42" A.F.F. MIN.	
9	TRASH CHUTES - PROVIDE 90 MIN. DOORS AND FIRE SPRINKLERS	
10	DRAFT / FIRESTOP: ONE LAYER 5/8" TYPE "X" GYPSUM BOARD	
11	FIREBLOCK: BOTH VERTICAL AND HORIZONTAL AT 10'-0" O.C. MAX. SPACING. FIRE BLOCK MATERIAL SHALL BE MINERAL FIBER, MINERAL WOOL, GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS. (2019 CBC SECTION 718.2)	
12	GYPSUM CONCRETE OVER STRUCTURAL PANEL SUB FLOOR	
13	STRUCTURAL PANEL FLOOR DECK PER STRUCTURAL	
14	WALL PENETRATION, SEE DETAILS ON SHEETS A.x.xx	
15	FRAMING PER STRUCTURAL DRAWINGS	
16	3-HOUR RATED FIRE WALL ASSEMBLY - SEE DETAIL A.X.X	
17	WHERE ROOF/CEILING FRAMING ELEMENTS ARE PERPENDICULAR TO THE WALL, THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MINIMUM	

18	PROVIDE ASW CLIPS AT 10'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS FOR WALLS UP TO 4'-0" HIGH. PROVIDE ASW CLIPS AT 10'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS, TYP. MEASURED FROM BOTTOM OF ROOF SHEATHING. REFER TO CIVIL & PLUMBING PLANS FOR HINGE POINT AND CONTIGUOUS SEAM, TYP BOTH SIDES	
19	FIRE RETARDANT TREATED PLYWOOD. REFER TO STRUCT DRAWING FOR FIRE RATED DOOR SCHEDULE.	
20	WHERE ROOF/CEILING FRAMING ELEMENTS ARE PERPENDICULAR TO THE WALL, THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MIN.	

● +9'-0"	FINISH FLOOR ELEVATION
● +9'-0"	SPOT ELEVATION AT SLOPED FLOOR
SPEC	SURFACE MOUNTED FIRE EXTINGUISHER CABINET. REFER TO DETAILS XX SHEET A-X.XX
RFEC	RECESSED FIRE EXTINGUISHER CABINET REFER TO DETAILS X SHEET A-X.XX

SYMBOL	DESCRIPTION	DETAIL
	CONCRETE WALL	
	CMU WALL	
	3 HR. RATED WALL/PARTY WALL	14/A7.31
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	1 HR. RATED CORRIDOR WALL	3 /A7.31
	INTERIOR WALL W/ WOOD STUD W/ ONE LAYER GYP. BD. ON EACH SIDE	

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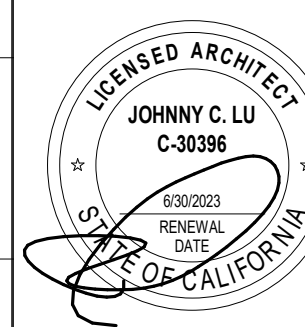
Date: 3/28/2022
Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:

FLOOR PLAN
LEVEL 6

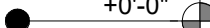



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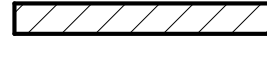
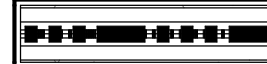


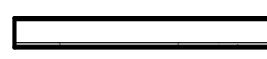

A2.06



SYMBOL	DESCRIPTION	Detail
1	ELEVATOR- PROVIDE 90 MINUTE FIRE RATED DOOR. * = WITH THE STRETCHER REQUIREMENTS OF BUILDING CODE 3002.4. PROVIDE STANDBY POWER(UNDER SEPARATE PERMIT)	
2	FUTURE STANDPIPE(CLASS I) LOCATION - SEE NFPA 13 FIRE SPRINKLER SYSTEM DWG'S. (DEFERRED SUBMITTAL)	
3	LINE OF CANOPY ABOVE	
4	LINE OF SOFFIT ABOVE	
5	FIRE EXTINGUISHER- SEE NOTE M.2 ON SHEET GN-1 AND SPEC'S	
6	2-HR. RATED SHAFT- PROVIDE FIRE SPRINKLER AT TRASH CHUTE	
7	ELECTRICAL/TELEPHONE	
8	METAL RAILING SYSTEM- 42" A.F.F. MIN.	
9	TRASH CHUTES - PROVIDE 90 MIN. DOORS AND FIRE SPRINKLERS	
10	DRAFT / FIRESTOP- ONE LAYER 5/8" TYPE "X" GYPSUM BOARD	
11	FIREBLOCK: BOTH VERTICAL AND HORIZONTAL AT 10'-0" O.C. MAX. SPACING. FIRE BLOCK MATERIAL SHALL BE MINERAL FIBER, MINERAL WOOL, GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS. (2019 CBC SECTION 718.2)	
12	GYPSUM CONCRETE OVER STRUCTURAL PANEL SUB FLOOR	
13	STRUCTURAL PANEL FLOOR DECK PER STRUCTURAL	
14	WALL PENETRATION, SEE DETAILS ON SHEETS A.x.xx	
15	FRAMING PER STRUCTURAL DRAWINGS	
16	3-HOUR RATED FIRE WALL ASSEMBLY - SEE DETAIL A.x.x	
17	WHERE ROOF/CEILING FRAMING ELEMENTS ARE PERPENDICULAR TO THE WALL, THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION, THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MINIMUM.	

PROVIDE ASW CLIPS AT 10'-0" O.C. VERTICALLY
FOR WOOD FRAMING AND "H" STUDS FOR
18 WALLS UP TO FLOOR OR RAMP. FOR WALLS UP TO
44'-0" HIGH SPAN OF CEILING OR FLOORING JOISTS
VERTICALLY BETWEEN WOOD FRAMING AND "H"
E19 STUDS, TYP. MEASURED FROM BOTTOM OF ROOF
SHEATHING. REFER TO CIVIL & PLUMBING PLANS
FIRE RETARDANT TREATED PLYWOOD. REFER TO
19 STRUCT DRAWING FOR RATED FIRE DOOR SCHEDULE.
X-4 HINGE POINT AT JOINT AND JOIST SEAM, TYP BOTH
X-4 SIDES. WINDOW ASSEMBLY. REFER TO WINDOW
X-4 WHERE ROOF CEILING FRAMING ELEMENTS ARE
PERPENDICULAR TO THE WALL.
THE ENTIRE SPAN OF SUCH ROOF/CEILING
21 S-X FRAMING SHALL BE AN INTEGRAL SYSTEM. REFER TO
S-X FIRE-RESISTIVE CONSTRUCTION OF THE FRAMING
AND ELEMENTS THAT SUPPORT THE FIRE SPINKLER
C-12 THE ABOVE MEASURED ROOF/CEILING FRAMING
SHALL ALSO BE 1-HOUR CONSTRUCTION MIN.

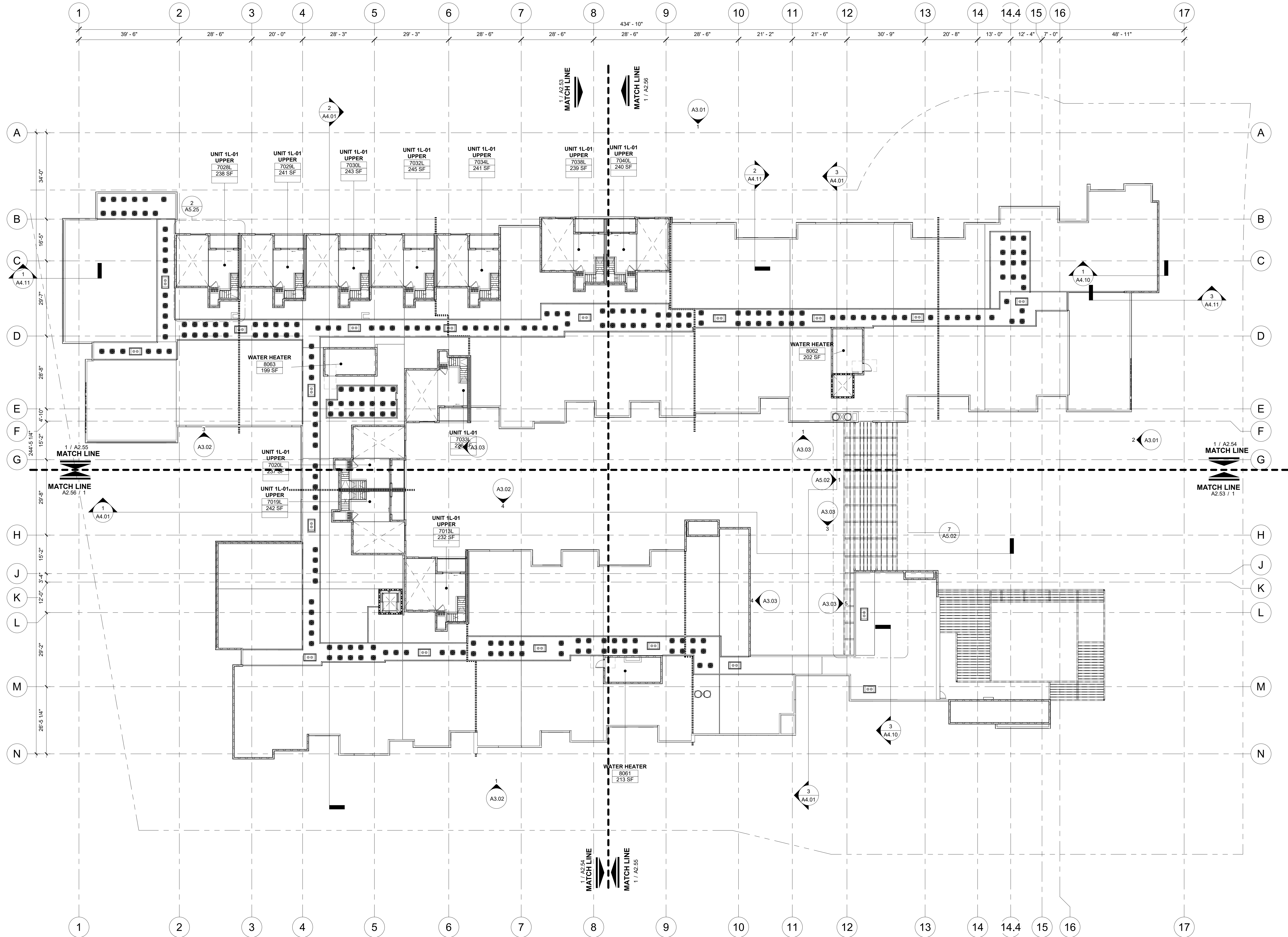
	<p>FINISH FLOOR ELEVATION</p>
	<p>SPOT ELEVATION AT SLOPED FLOOR</p>
<p>SFEC</p> 	<p>SURFACE MOUNTED FIRE EXTINGUISHER CABINET. REFER TO DETAILS XX SHEET A-X-XX</p>
<p>RFEC</p> 	<p>RECESSED FIRE EXTINGUISHER CABINET REFER TO DETAILS X SHEET A-X-XX</p>

SYMBOL	DESCRIPTION	DETAIL
	CONCRETE WALL	
	CMU WALL	
	3 HR. RATED WALL/PARTY WALL	14/A7.31
	2 HR. RATED SHAFT WALL	7 /A7.31
	1 HR. RATED PARTY WALL	10 /A7.31
	1 HR. RATED CORRIDOR WALL	3 /A7.31
	INTERIOR WALL W/ WOOD STUD W/ ONE LAYER GYP. BD. ON EACH SIDE	

LEVEL 7
1/16" = 1'-0"

1

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MAZZ/LOWER ROOF
1/16" = 1'-0"

1

GENERAL NOTES

- SEE BUILDING ENVELOPE DRAWINGS FOR WATERPROOFING/FLASHING DETAILS.
- SEE PLUMBING AND CIVIL PLANS FOR ROOF DRAIN TERMINATION.
- SEE DETAILS ON A7.11 FOR ROOF ASSEMBLIES.
- VERIFY MANUFACTURER REQUIRED CLEARANCES FOR CONDENSERS PRIOR TO LOCATING PLATFORMS.
- A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT.
- AT LOCATIONS WITH EQUIPMENT OVER UNITS USE EXTRA LAYER WITH R/C CHANNEL PER ACOUSTICAL REPORT
- ROOF SHALL CONTAIN ≥ R-38 INSULATION.
- AT SLOPES < 2:12: FULLY-ADHERED 60 MIL SINGLE PLY POLYVINYL-CHLORIDE (PVC) ROOFING. JOHN MANSVILLE, CERTIFIED CRRC, MINIMUM 20 YEAR MANUFACTURER WARRANTY, SRI VALUE OF 79 OR GREATER AND A SOLAR REFLECTANCE OF AT LEAST 0.63 AND A THERMAL EMITTANCE OF AT LEAST 0.75. AGED SOLAR REFLECTANCE ≥ 0.7 AND THERMAL EMITTANCE ≥ 0.82. SEE ROOF PLAN AND WATERPROOFING DRAWINGS.

KEY NOTES (X)

SYMBOL	DESCRIPTION	Detail
1	ELEVATOR- PROVIDE 90 MINUTE FIRE RATED DOOR. * = WITH THE STRETCHER REQUIREMENTS OF BUILDING CODE 3002.4. PROVIDE STANDBY POWER(UNDER SEPARATE PERMIT)	
2	FUTURE STANDPIPE(CLASS I) LOCATION - SEE NFPA 13 FIRE SPRINKLER SYSTEM DWG'S. (DEFERRED SUBMITTAL)	
3	LINE OF CANOPY ABOVE	
4	LINE OF SOFFIT ABOVE	
5	FIRE EXTINGUISHER- SEE NOTE M.2 ON SHEET GN-1 AND SPEC'S.	
6	2-HR. RATED SHAFT- PROVIDE FIRE SPRINKLER AT TRASH CHUTE	
7	ELECTRICAL/TELEPHONE	
8	METAL RAILING SYSTEM- 42" A.F.F. MIN.	
9	TRASH CHUTES - PROVIDE 90 MIN. DOORS AND FIRE SPRINKLERS	
10	DRAFT / FIRESTOP: ONE LAYER 5/8" TYPE "X" GYPSUM BOARD	
11	FIREBLOCK: BOTH VERTICAL AND HORIZONTAL AT 10'-0" O.C. MAX. SPACING. FIRE BLOCK MATERIAL SHALL BE MINERAL FIBER, MINERAL WOOL, GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS. (2019 CBC SECTION 718.2)	
12	GYPSUM CONCRETE OVER STRUCTURAL PANEL SUB FLOOR	
13	STRUCTURAL PANEL FLOOR DECK PER STRUCTURAL	
14	WALL PENETRATION, SEE DETAILS ON SHEETS Ax.xx	
15	FRAMING PER STRUCTURAL DRAWINGS	
16	3-HOUR RATED FIRE WALL ASSEMBLY - SEE DETAIL AX.X	
17	WHERE ROOF/CEILING FRAMING ELEMENTS ARE PERPENDICULAR TO THE WALL, THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MINIMUM	
18	PROVIDE ASW CLIPS AT 10'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS FOR WALLS UP TO 23'-0" HIGH SPAN. FOR WALLS UP TO 44'-0" HIGH SPAN, PROVIDE 2X6 OR 2X8 OR 2X10 VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS, TYP. MEASURED FROM BOTTOM OF ROOF SHEATHING	
19	FIRE RETARDANT TREATED PLYWOOD- REFER TO STRUCT DRAWING FOR WALLS PER MECHANICAL	
20	HINGE POINT AT CONTINUOUS SEAM AT 7'-0" FOR CONDENSER SIDES	
21	WHERE ROOF/CEILING FRAMING ELEMENTS ARE PERPENDICULAR TO THE WALL, THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MIN.	

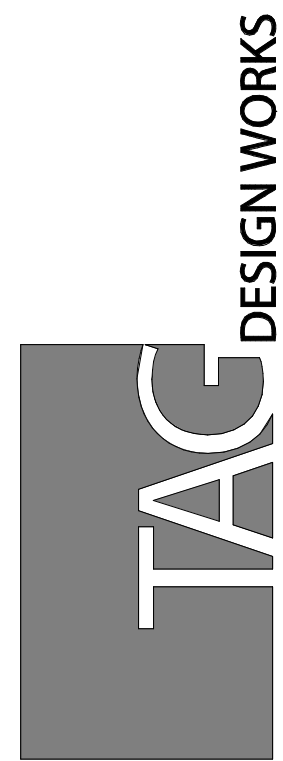
- FIREWALL** — 4' NO PENETRATION ZONE AT FIRE WALLS
- DS — DOWNSPOUT CONNECT TO CIVIL STORM SYSTEM. SEE PLUMBING AND CIVIL DRAWINGS.
- ROOF TIEBACK ANCHOR (REFER TO STRUCTURAL & MANUFACTURE FACADE ACCESS)

SOLAR PANEL AREA CALCULATIONS

- SF — FUTURE SOLAR PANEL LOCATIONS
- FUTURE CONTROL SWITCH

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ARCHITECT:
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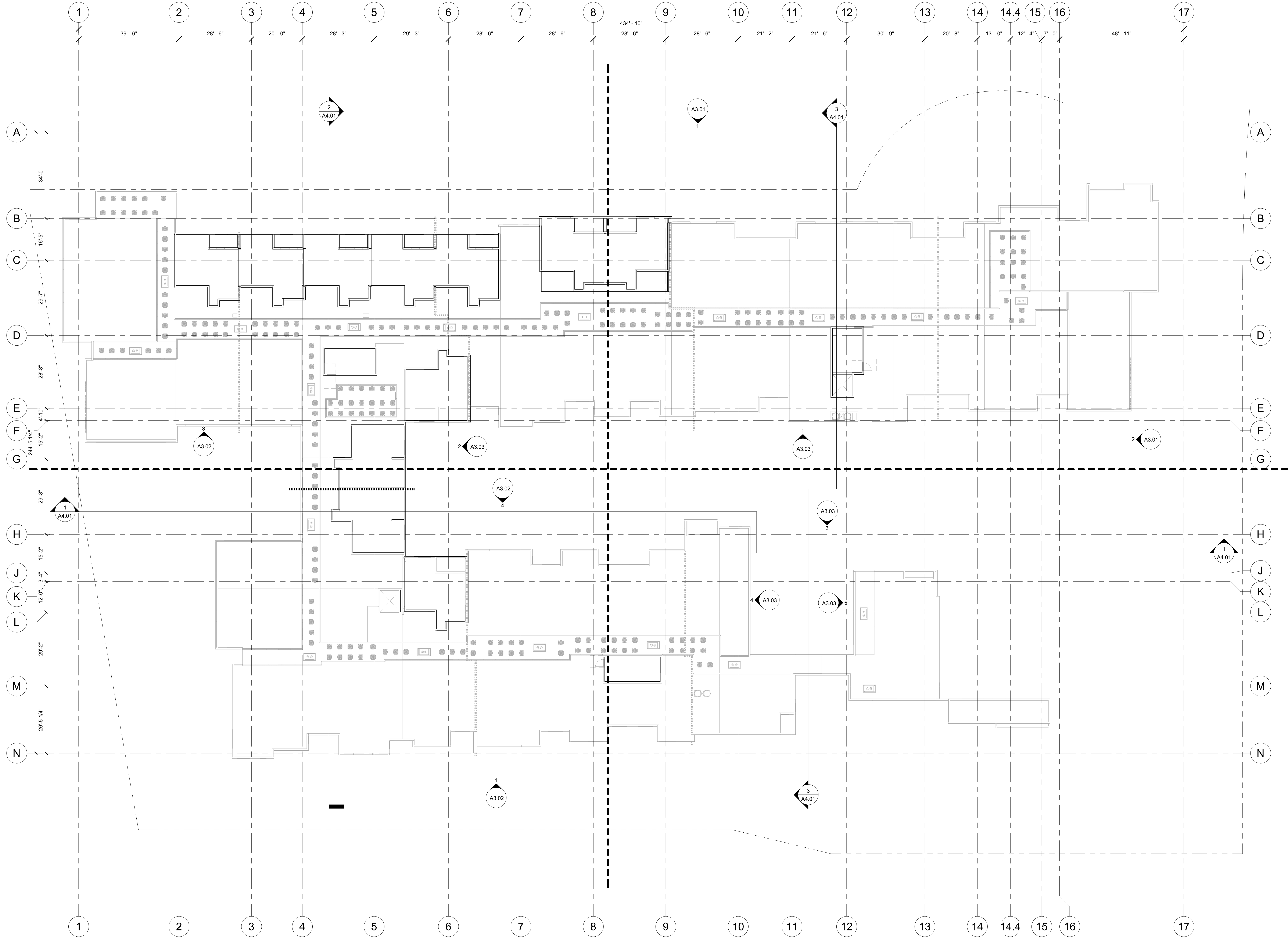
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Checked:
BID Date:

Date: 3/28/2022
Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**FLOOR PLAN
MAZZ/ LOWER
ROOF**

SHEET #
A2.08

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



UPPER ROOF
1/16" = 1'-0"

1

GENERAL NOTES

- SEE BUILDING ENVELOPE DRAWINGS FOR WATERPROOFING/FLASHING DETAILS.
- SEE PLUMBING AND CIVIL PLANS FOR ROOF DRAIN TERMINATION.
- SEE DETAILS ON A7.11 FOR ROOF ASSEMBLIES.
- VERIFY MANUFACTURER REQUIRED CLEARANCES FOR CONDENSERS PRIOR TO LOCATING PLATFORMS.
- A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT.
- AT LOCATIONS WITH EQUIPMENT OVER UNITS USE EXTRA LAYER WITH R/C CHANNEL PER ACOUSTICAL REPORT.
- ROOF SHALL CONTAIN ≥ R-38 INSULATION.
- AT SLOPES < 2:12: FULLY-ADHERED 60 MIL SINGLE PLY POLYVINYL-CHLORIDE (PVC) ROOFING, JOHN MANSVILLE, CERTIFIED CRRC, MINIMUM 20 YEAR MANUFACTURER WARRANTY, SRI VALUE OF 79 OR GREATER AND A SOLAR REFLECTANCE OF AT LEAST 0.63 AND A THERMAL EMITTANCE OF AT LEAST 0.75. AGED SOLAR REFLECTANCE ≥ 0.7 AND THERMAL EMITTANCE ≥ 0.82. SEE ROOF PLAN AND WATERPROOFING DRAWINGS.

KEY NOTES

SYMBOL	DESCRIPTION	Detail
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5	FIRE EXTINGUISHER- SEE NOTE M.2 ON SHEET GN-1 AND SPEC'S.	
6	2-HR. RATED SHAFT- PROVIDE FIRE SPRINKLER AT TRASH CHUTE	
7	ELECTRICAL/TELEPHONE	
8	METAL RAILING SYSTEM- 42" A.F.F. MIN.	
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16	3-HOUR RATED FIRE WALL ASSEMBLY - SEE DETAIL AX.X	
17	WHERE ROOF/CEILING FRAMING ELEMENTS ARE PERPENDICULAR TO THE WALL, THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MINIMUM	

18	PROVIDE ASW CLIPS AT 10'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS FOR WALLS UP TO 23'-0" HIGH SPAN. FOR WALLS UP TO 44'-0" HIGH SPAN, PROVIDE ASW CLIPS AND OVER FLOW VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS, TYP. MEASURED FROM BOTTOM OF ROOF SHEATHING	
19	FIRE RETARDANT TREATED PLYWOOD- REFER TO STRUCT DRAWING FOR WALLS PER MECHANICAL	
20	HINGE POINT AT CONTINUOUS SEAM AT 76" FOR CONDENSER SIDES	
21	WHERE ROOF/CEILING FRAMING ELEMENTS ARE PERPENDICULAR TO THE WALL, THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MIN.	

FIREWALL	4' NO PENETRATION ZONE AT FIRE WALLS
DS	DOWNSPOUT CONNECT TO CIVIL STORM SYSTEM. SEE PLUMBING AND CIVIL DRAWINGS.
	ROOF TIEBACK ANCHOR (REFER TO STRUCTURAL & MANUFACTURE FACADE ACCESS)

SOLAR PANEL AREA CALCULATIONS

--- SF	FUTURE SOLAR PANEL LOCATIONS
	FUTURE CONTROL SWITCH

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1515 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

TAG
DESIGN WORKS



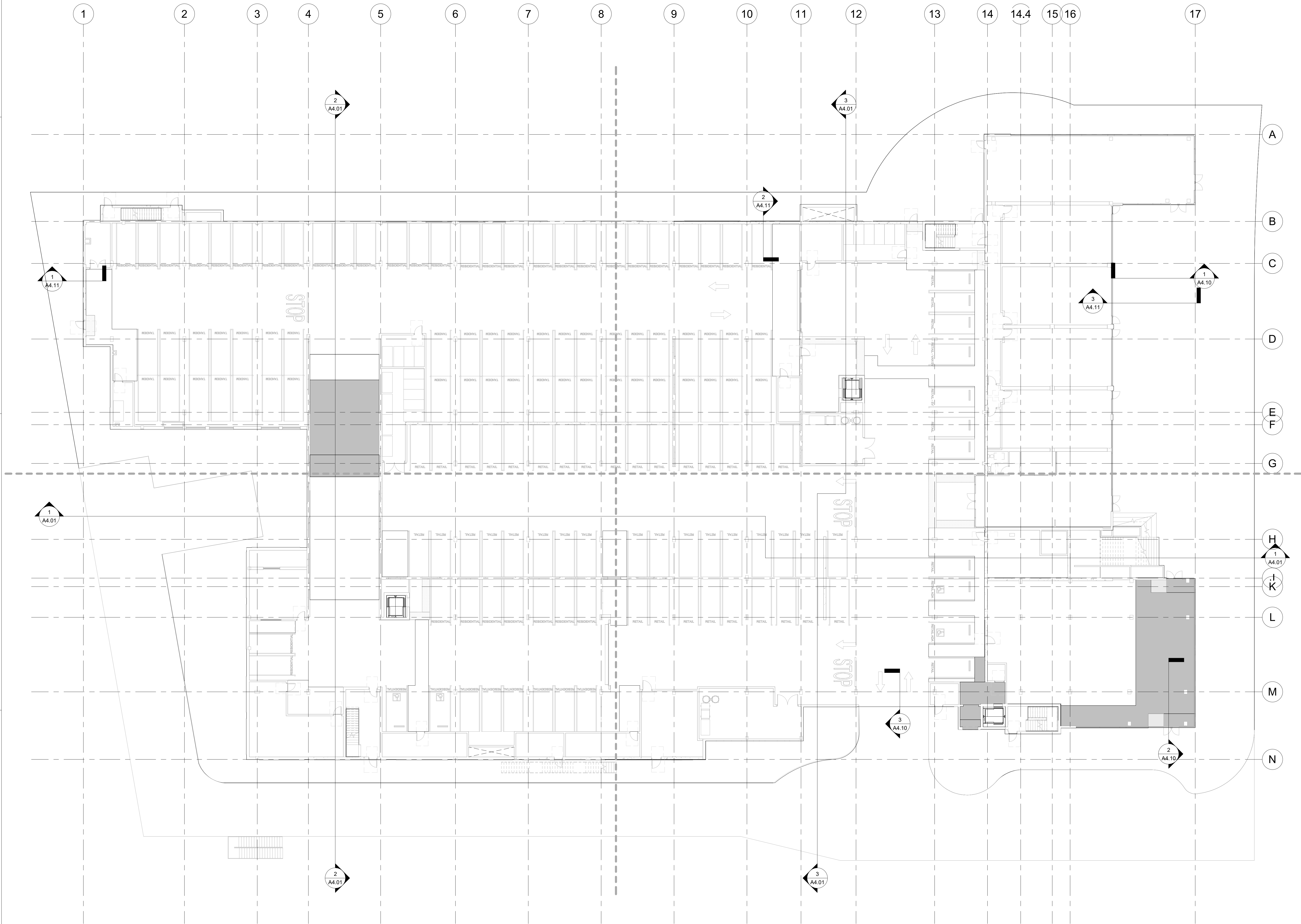
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Drawn:
Checked:
BID Date:

Date: 3/28/2022
Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**FLOOR PLAN
UPPER ROOF**

SHEET #
A2.09

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



LEVEL 1 - SLAB PLAN
1/16" = 1'-0"

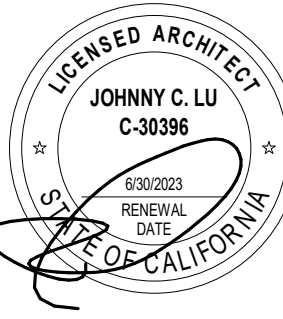
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GENERAL NOTES

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1615 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

TAG DESIGN WORKS



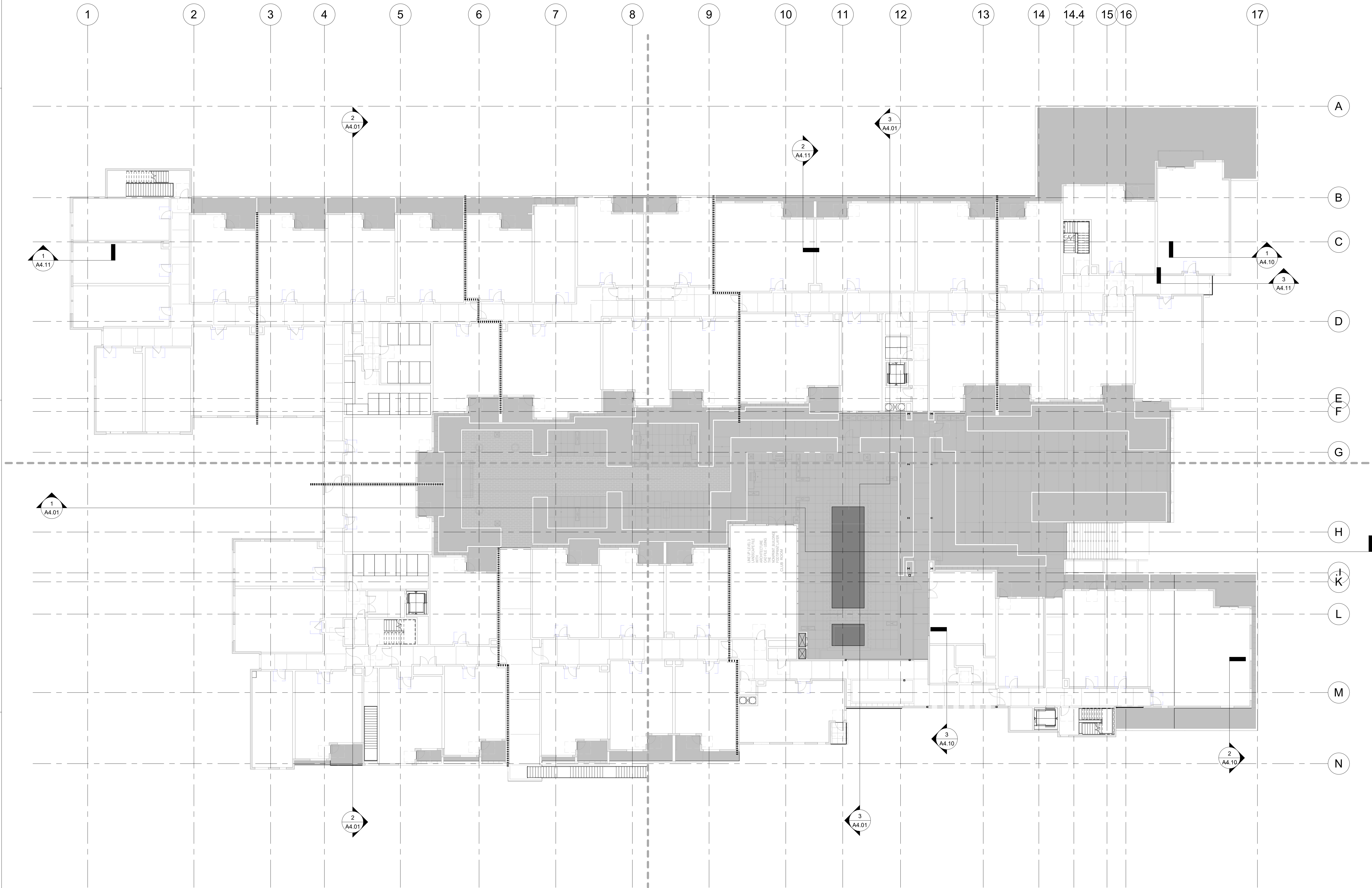
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Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
LEVEL 1 SLAB PLAN

SHEET #
A2.10

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



LEVEL 3 - SLAB PLAN
1/16" = 1'-0"

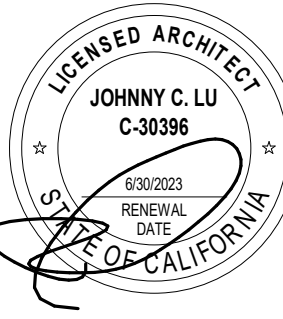
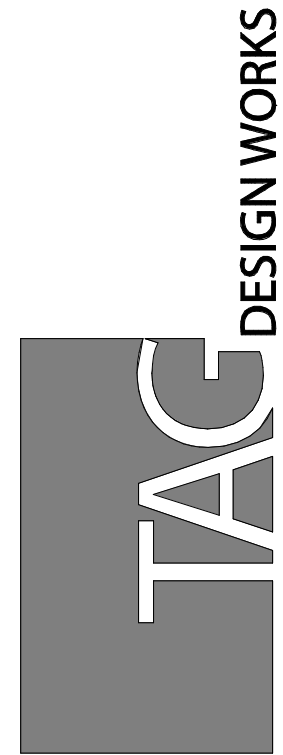
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GENERAL NOTES

KEY NOTES (X)

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1400 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



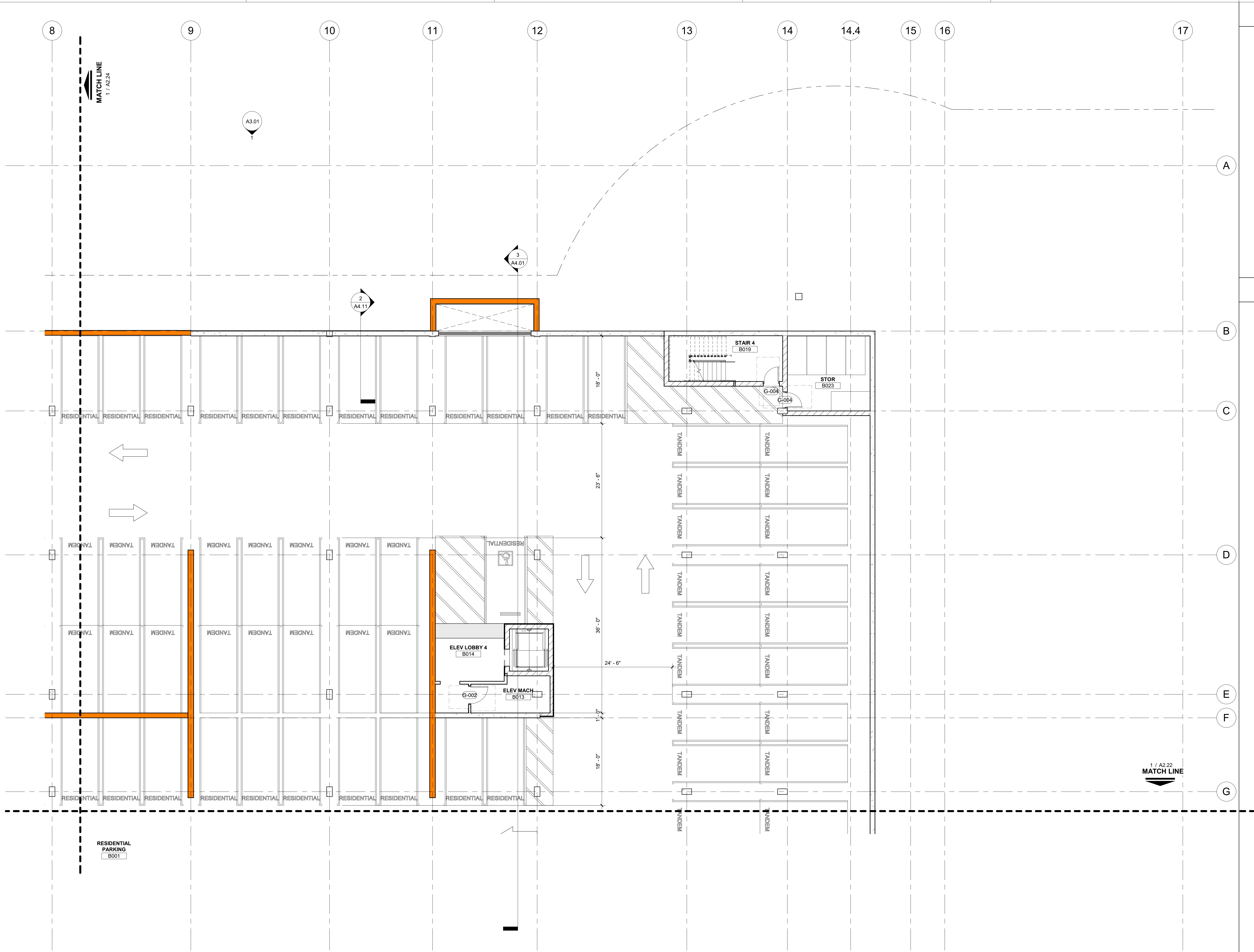
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Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
LEVEL 3 SLAB
PLAN

SHEET #
A2.11

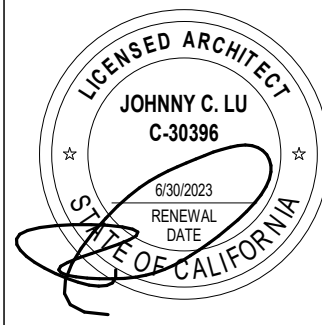
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



GENERAL NOTES

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1400 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



Job No.:
Drawn:
Checked:
BID Date:

Date	Issues / Revisions:
3/28/2022	DD SET
4/22/2022	100% DD
5/31/2022	1ST PLAN CHECK

SHEET TITLE:

**FLOOR PLAN
LEVEL B
SEGMENT
PLAN 1**

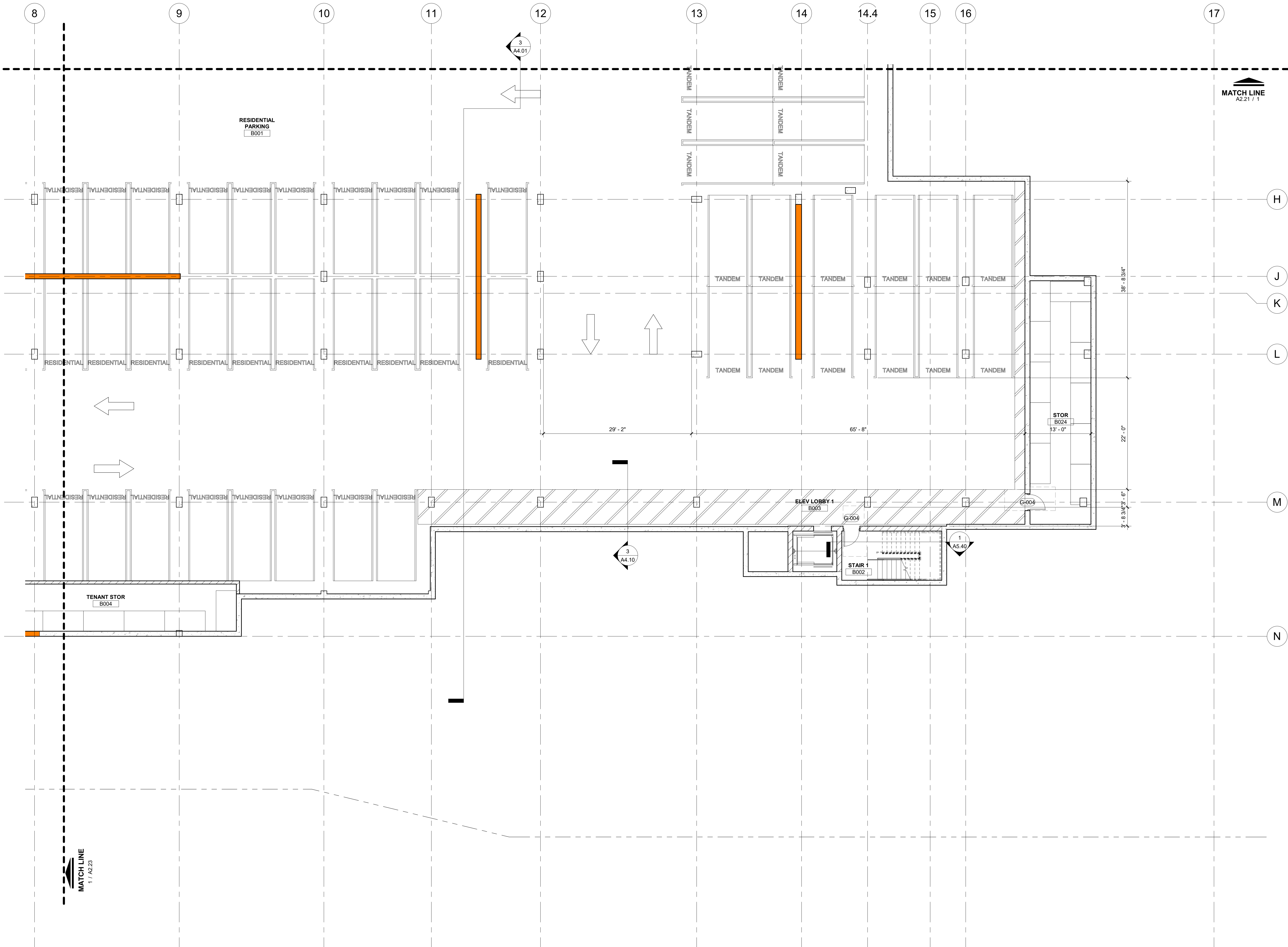
SHEET #

A2.21

LEVEL B SEGMENT 1
1/8" = 1'-0"

1

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LEVEL B SEGMENT 2
1/8" = 1'-0"

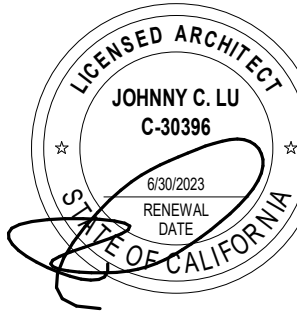
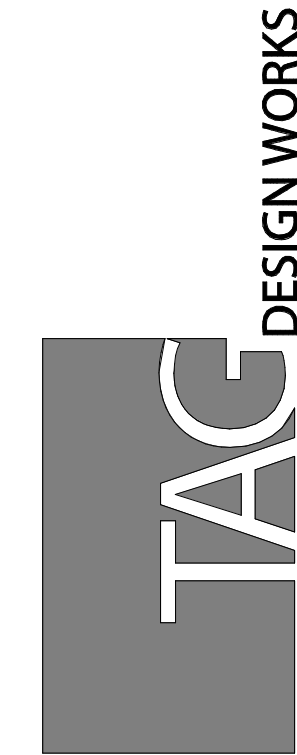
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GENERAL NOTES

KEY NOTES (X)

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

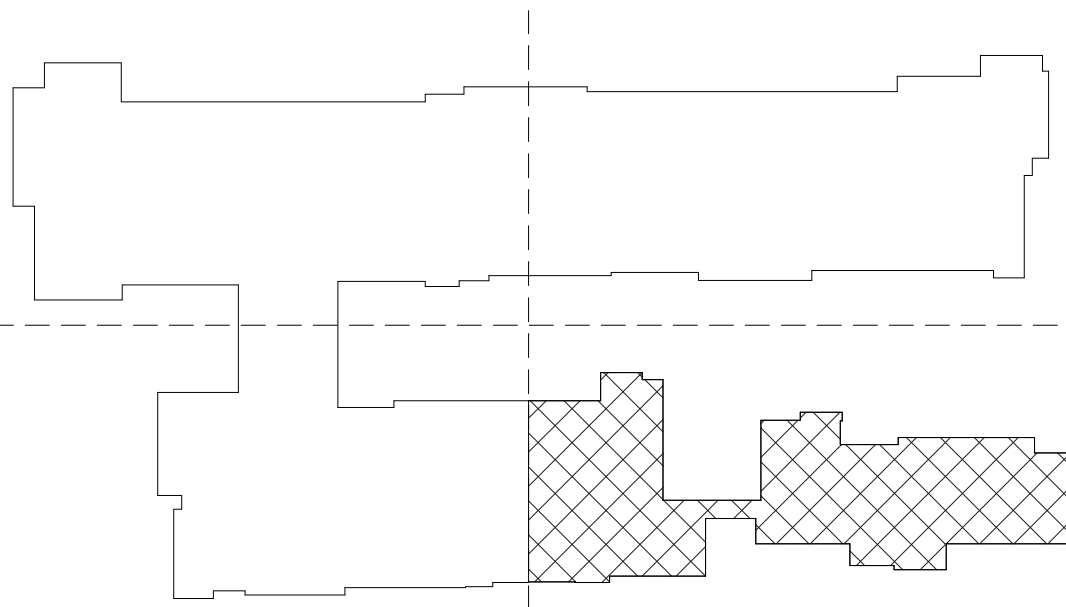
ARCHITECT:
TAG design works
1401 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



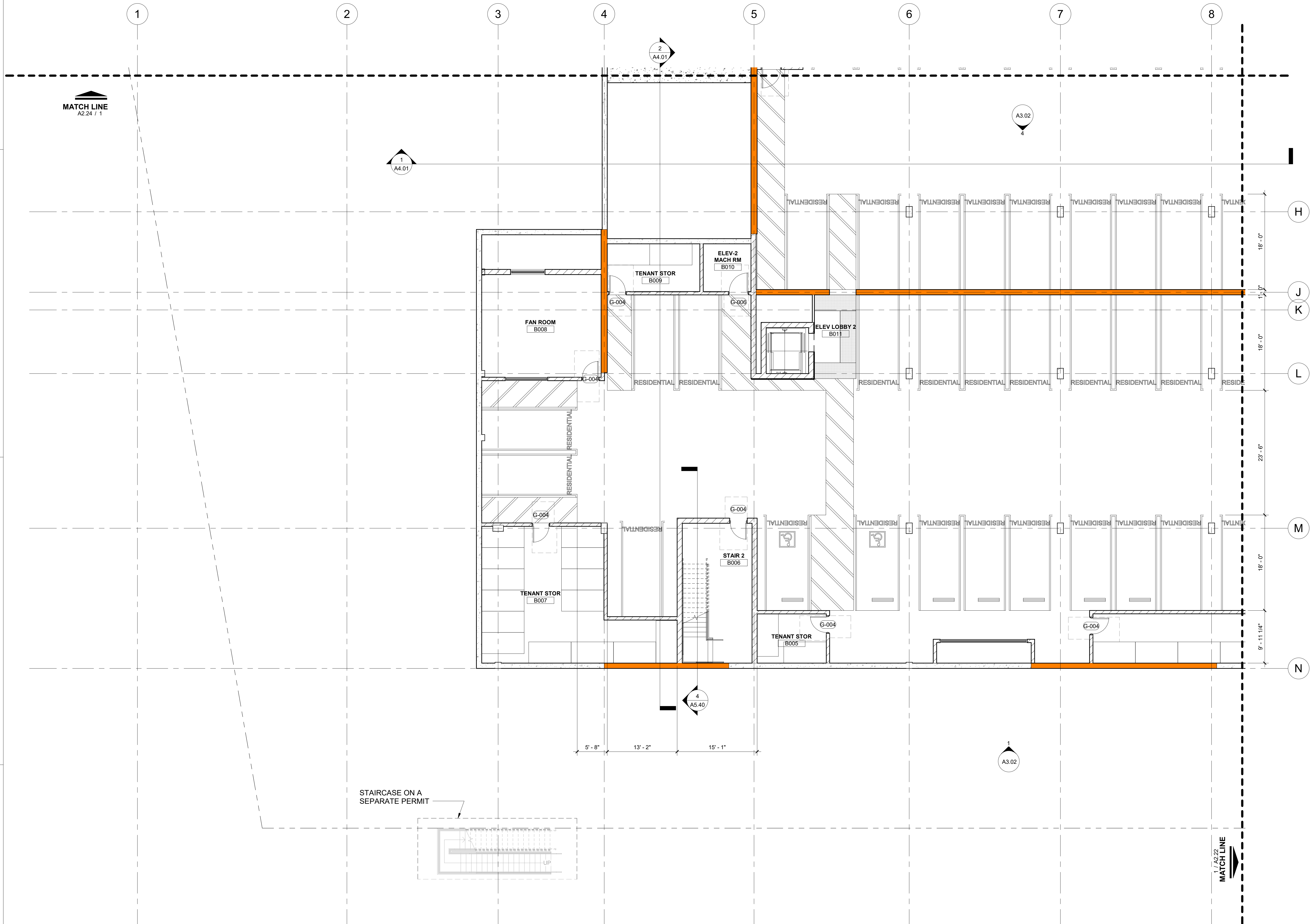
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Drawn:	
Checked:	
BID Date:	
Date:	Issues / Revisions:
3/28/2022	DD SET
4/22/2022	100% DD
5/31/2022	1ST PLAN CHECK

SHEET TITLE:
**FLOOR PLAN
LEVEL B
SEGMENT
PLAN 2**

SHEET #
A2.22



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LEVEL B SEGMENT 3
1/8" = 1'-0"

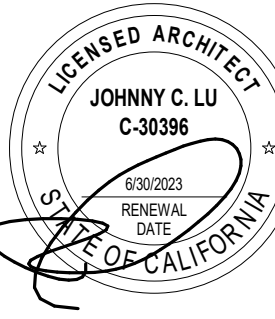
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GENERAL NOTES

KEY NOTES (X)

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1416 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



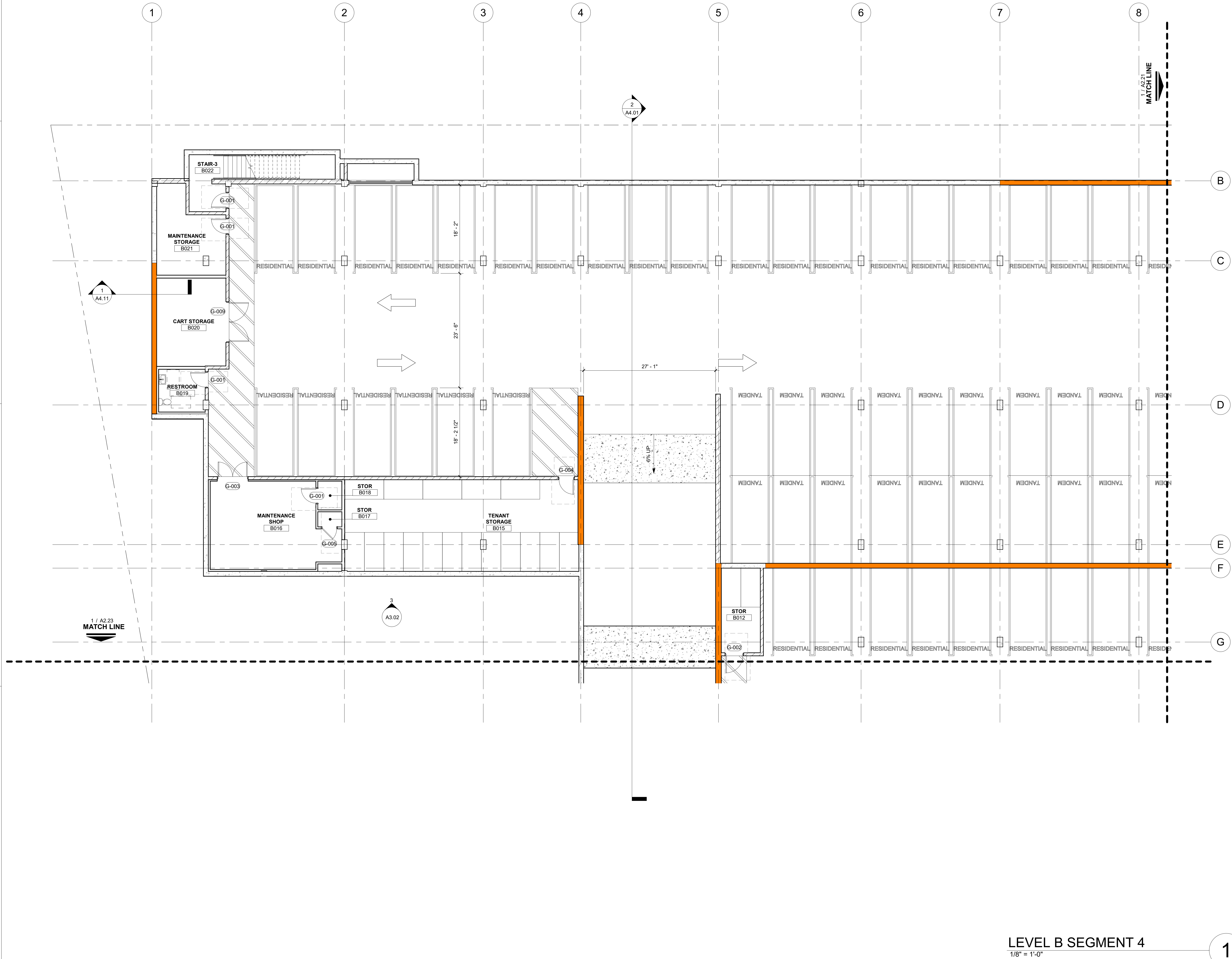
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Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**FLOOR PLAN
LEVEL B
SEGMENT
PLAN 3**

SHEET #
A2.23

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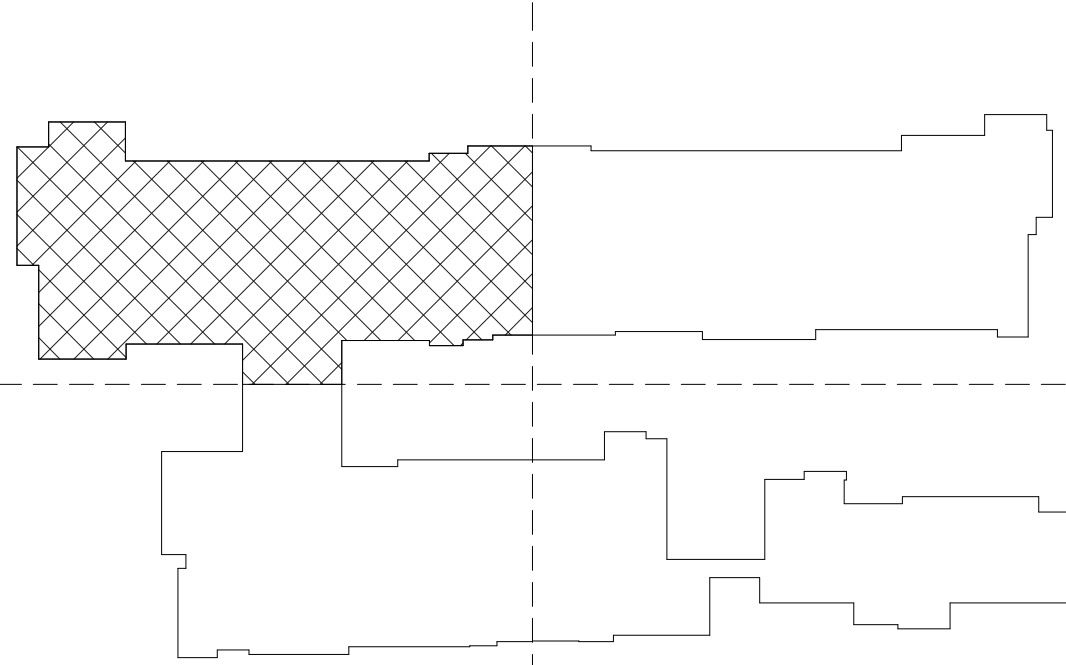


LEVEL B SEGMENT 4
1/8" = 1'-0"

1

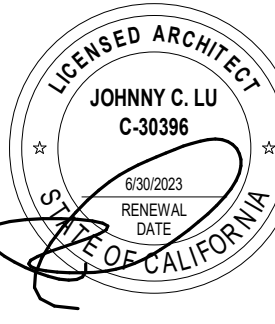
GENERAL NOTES

KEY NOTES (X)



PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
11111 HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:

FLOOR PLAN
LEVEL B
SEGMENT
PLAN 4

SHEET #

A2.24

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

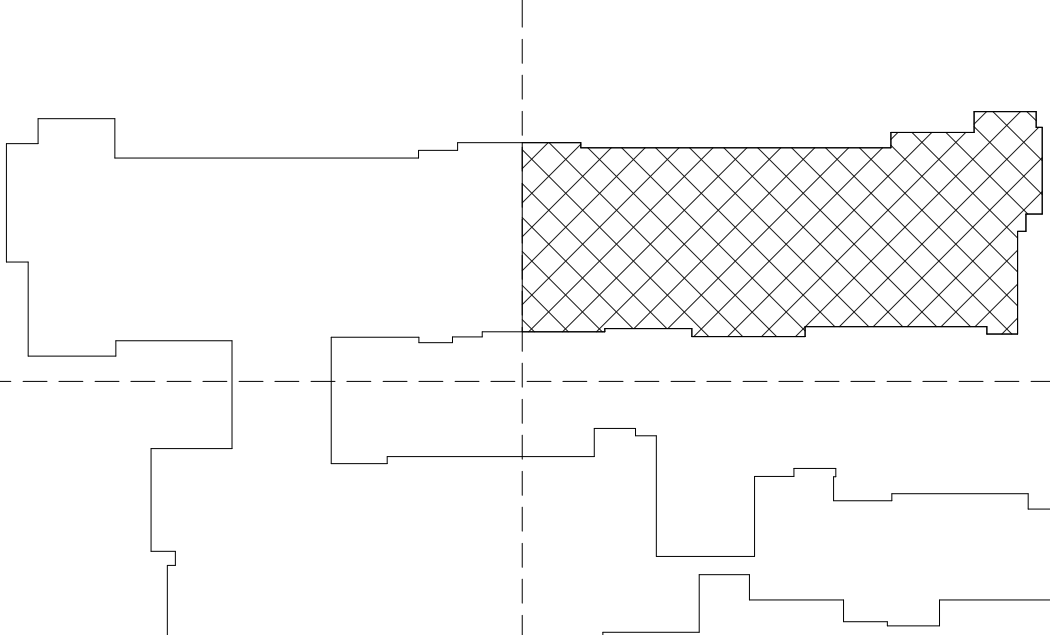


LEVEL 1 SEGMENT 1
1/8" = 1'-0"

1

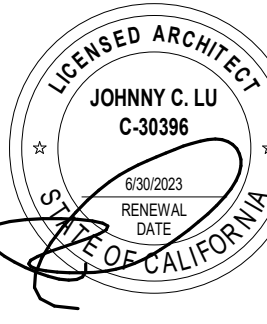
GENERAL NOTES

KEY NOTES (X)



PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1415 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



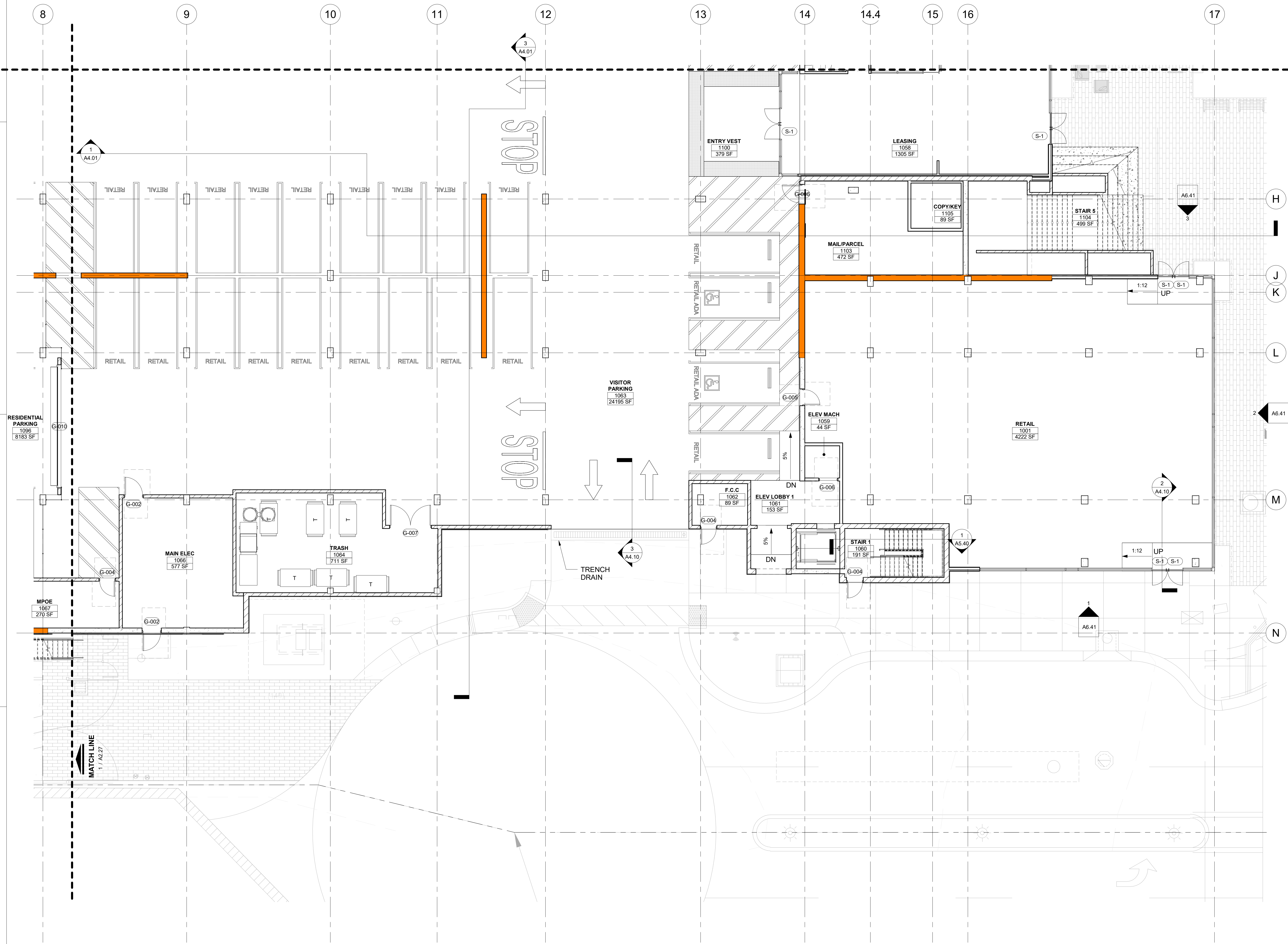
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Drawn:
Checked:
BID Date:

Date: 3/28/2022
Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**FLOOR PLAN
LEVEL 1
SEGMENT 1**

SHEET #
A2.25

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



LEVEL 1 SEGMENT 2
1/8" = 1'-0"

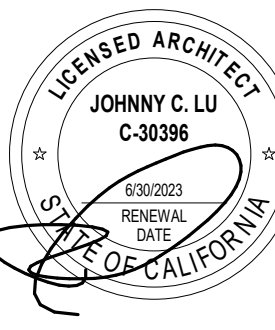
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GENERAL NOTES

KEY NOTES (X)

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1415 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



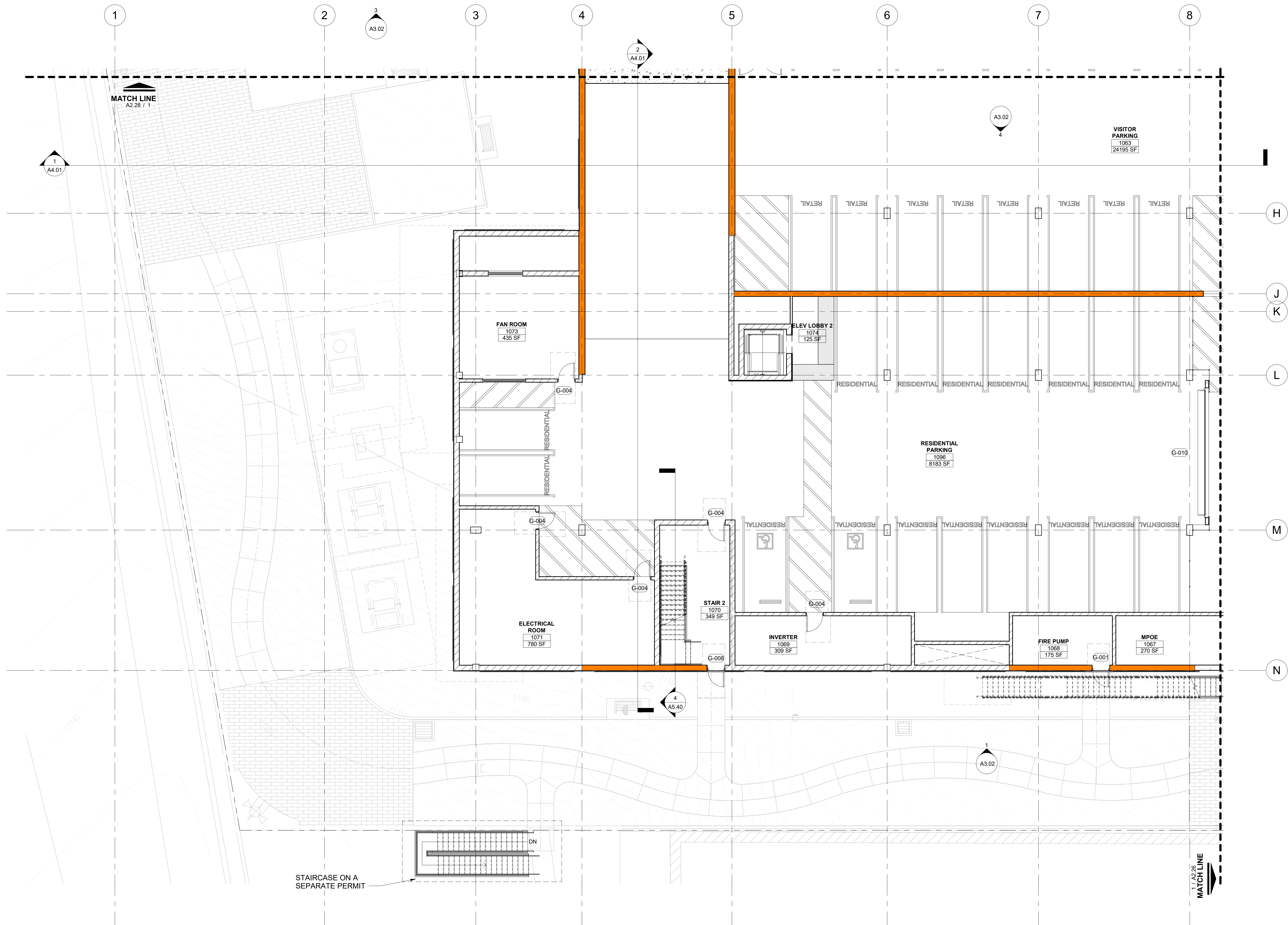
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BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**FLOOR PLAN
LEVEL 1
SEGMENT 2**

SHEET #
A2.26

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



LEVEL 1 SEGMENT 3
1/8" = 1'-0"

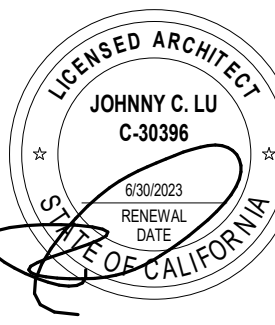
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GENERAL NOTES

KEY NOTES (X)

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1401 E. ST. HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



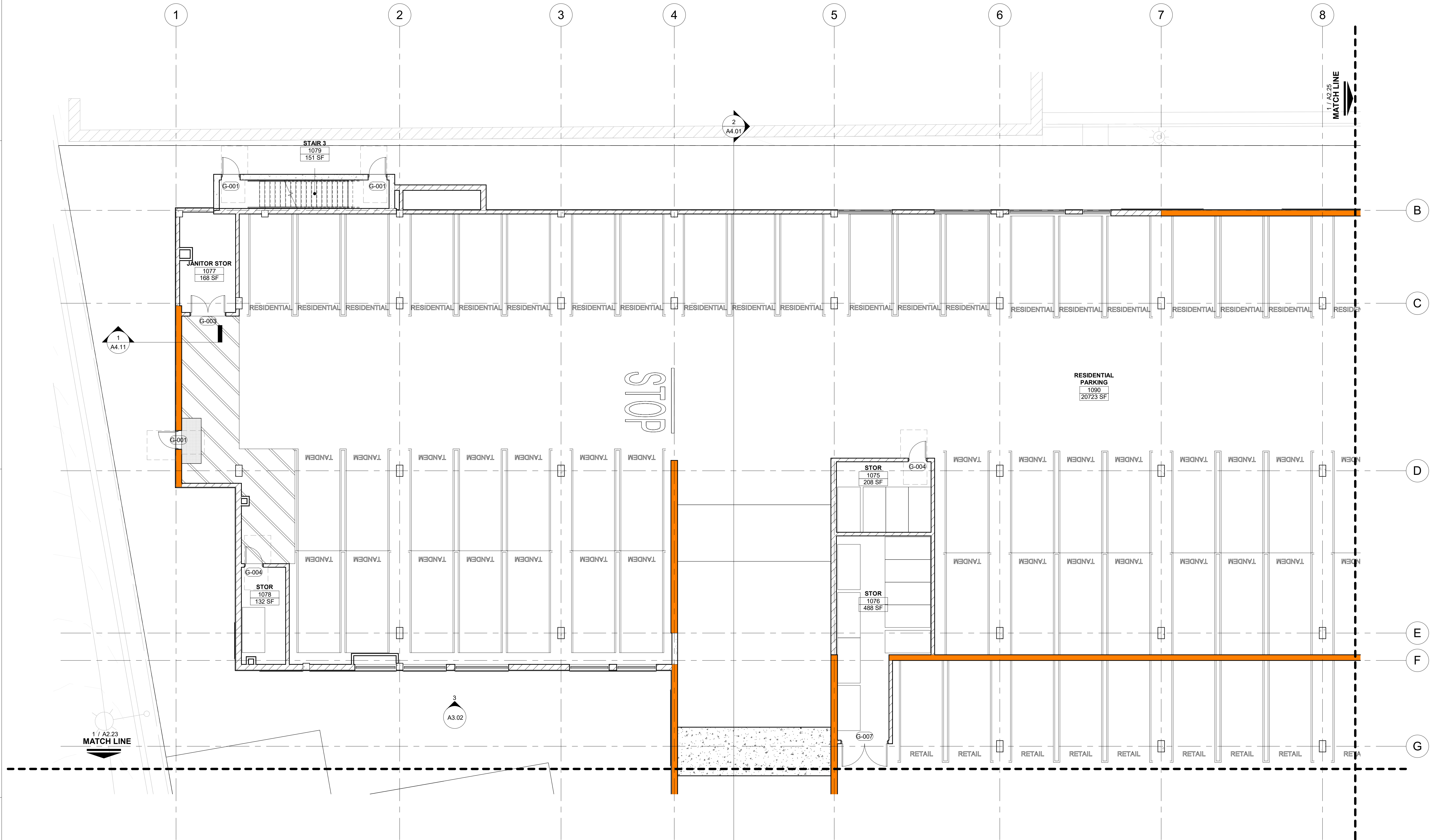
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Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**FLOOR PLAN
LEVEL 1
SEGMENT 3**

SHEET #
A2.27

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



LEVEL 1 SEGMENT 4
1/8" = 1'-0"

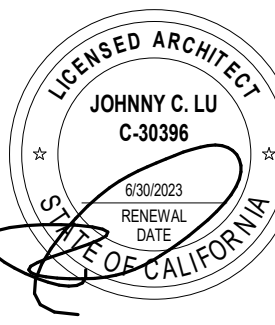
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GENERAL NOTES

KEY NOTES (X)

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1415 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



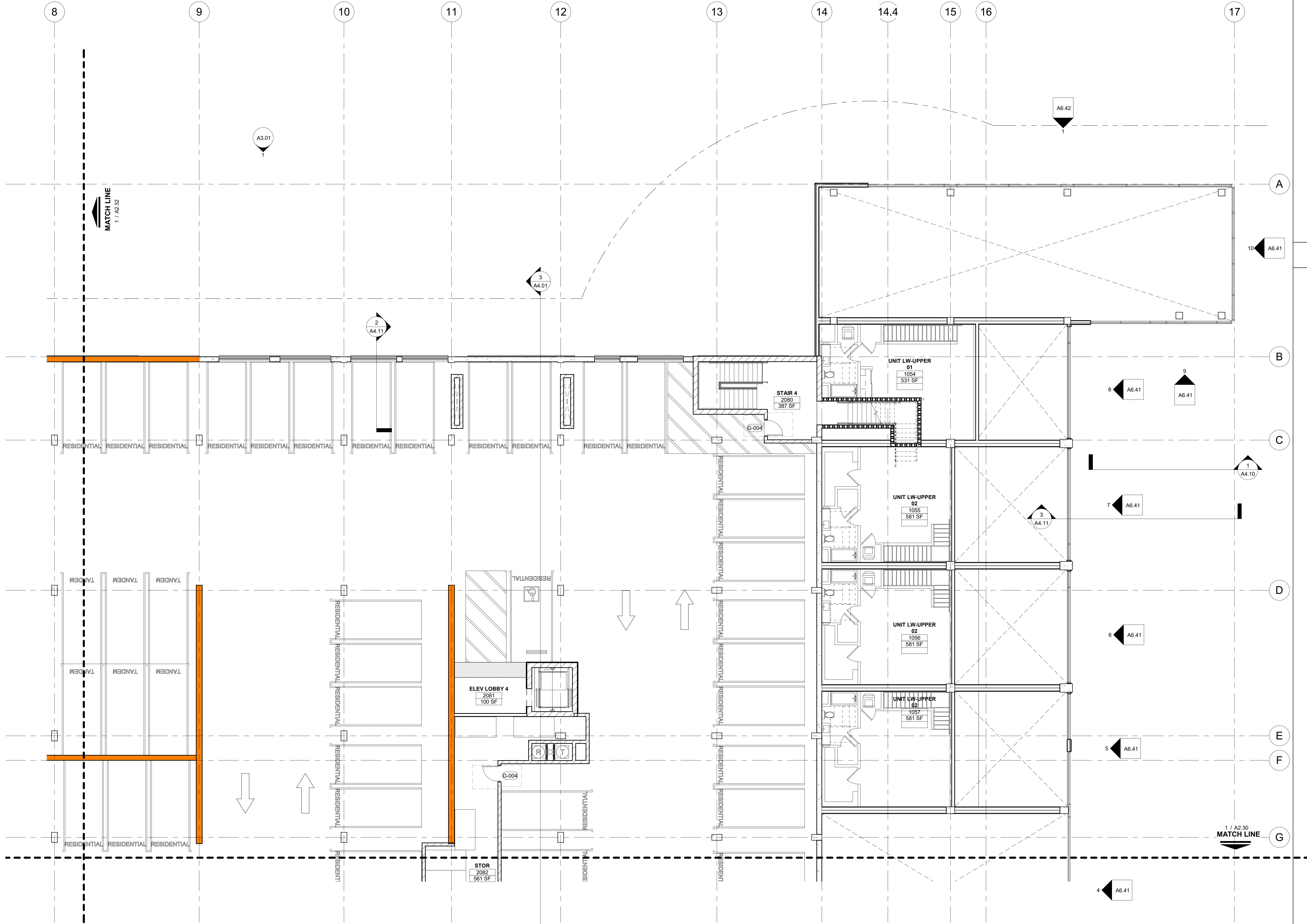
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Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**FLOOR PLAN
LEVEL 1
SEGMENT 4**

SHEET #
A2.28

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



LEVEL 2 SEGMENT 1
1/8" = 1'-0"

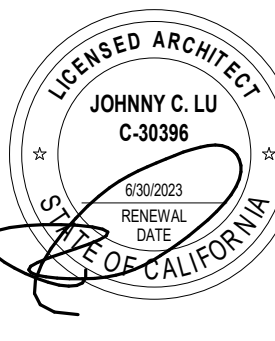
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GENERAL NOTES

KEY NOTES (X)

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1410 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



Job No.:
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Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
FLOOR PLAN
LEVEL 2
SEGMENT 1

SHEET #
A2.29

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



LEVEL 2 SEGMENT 2
1/8" = 1'-0"

1

GENERAL NOTES

KEY NOTES (X)

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1400 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



Job No.:
Drawn:
Checked:
BID Date:

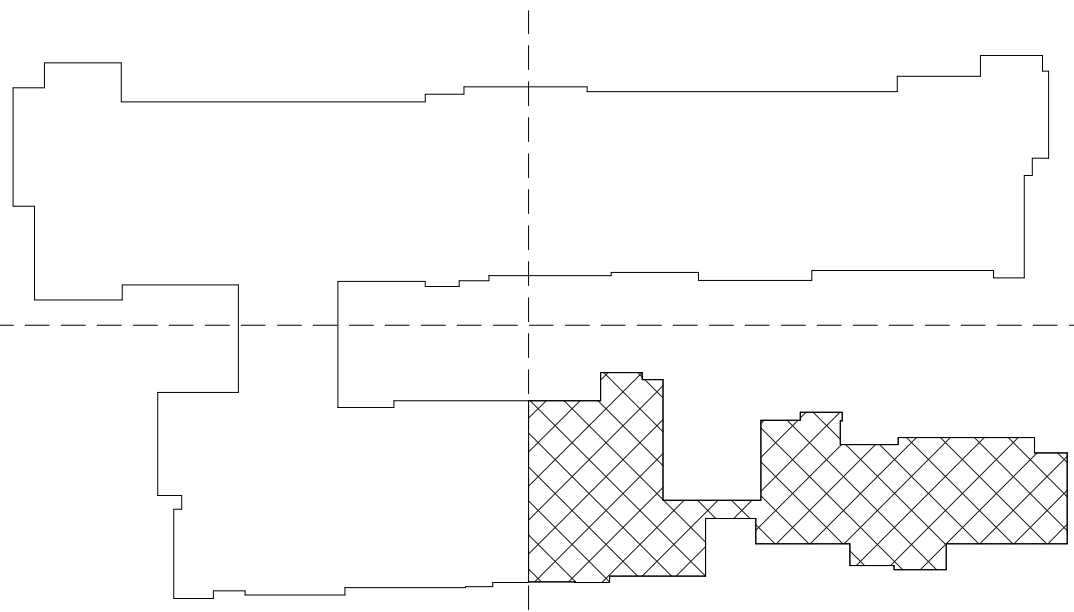
Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
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SHEET TITLE:

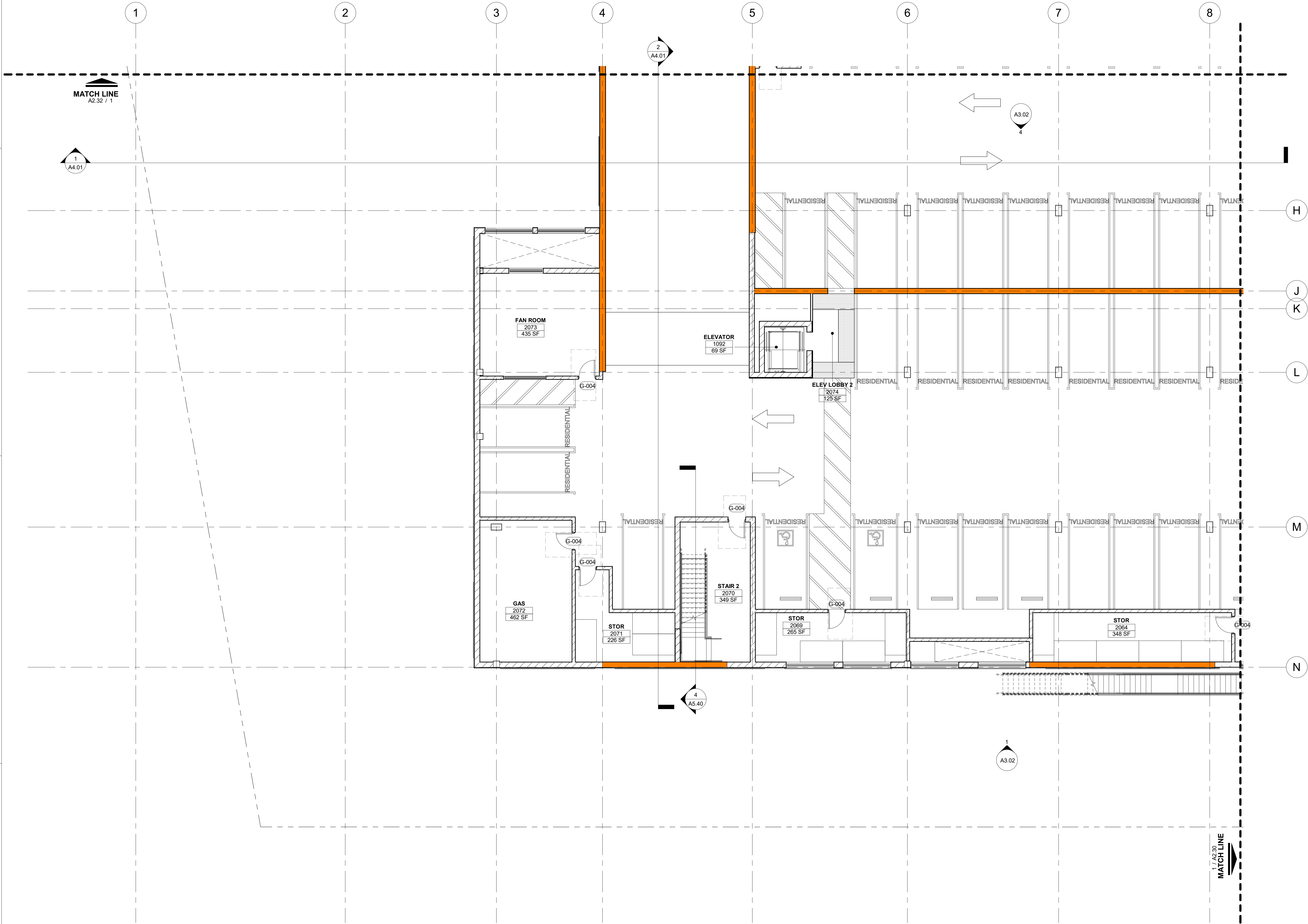
FLOOR PLAN
LEVEL 2
SEGMENT 2

SHEET #

A2.30



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

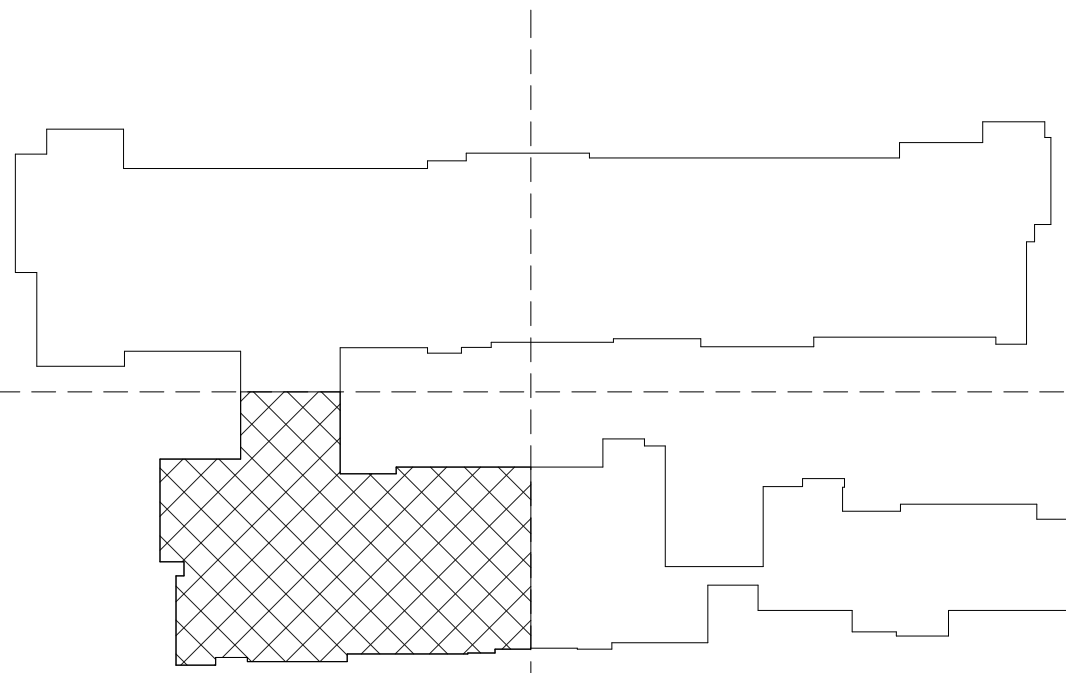


LEVEL 2 SEGMENT 3
1/8" = 1'-0"

1

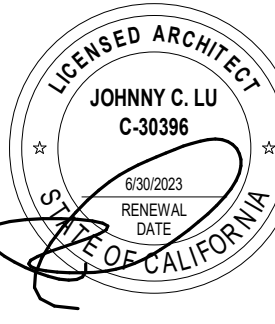
GENERAL NOTES

KEY NOTES (X)



PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1415 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



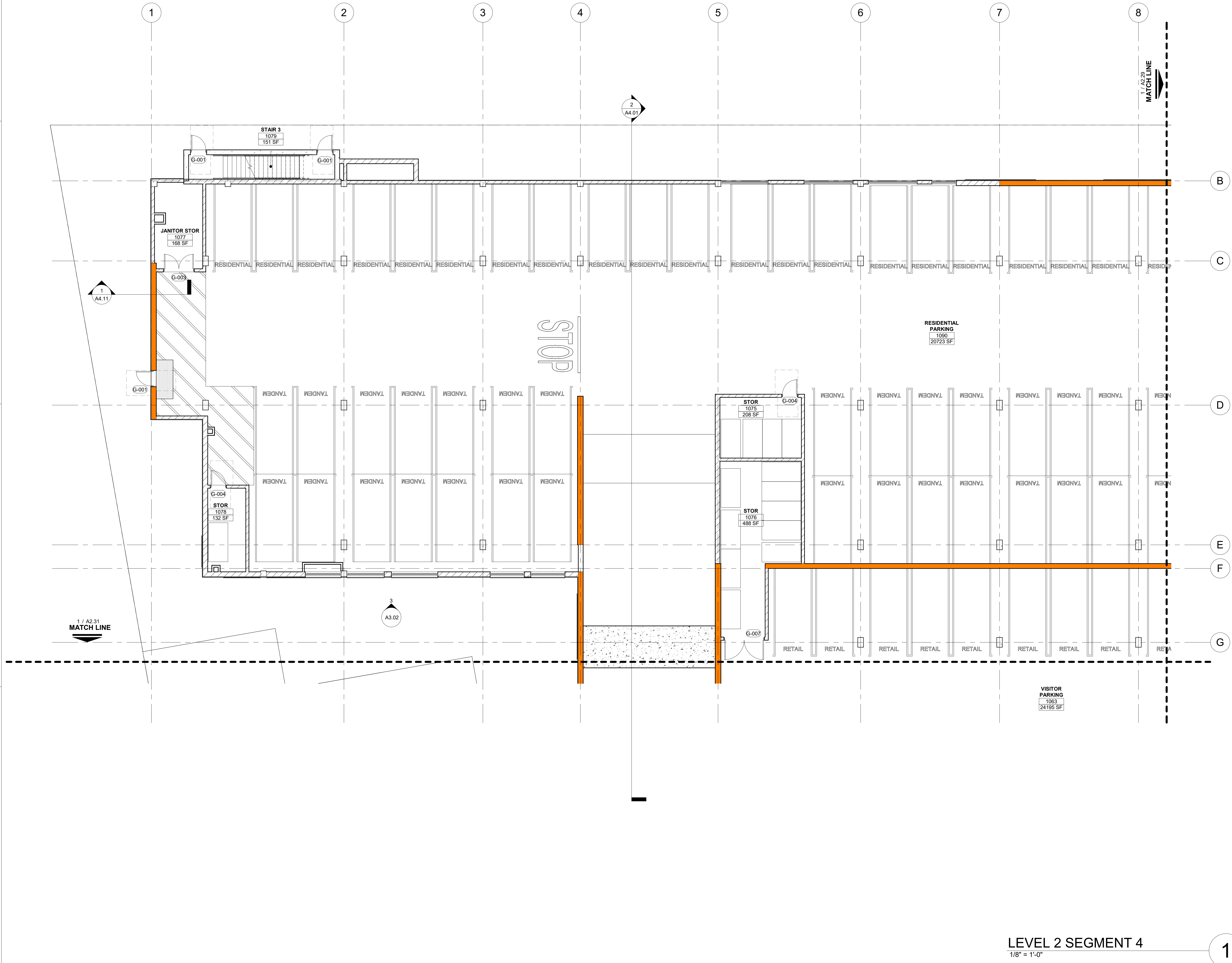
Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**FLOOR PLAN
LEVEL 2
SEGMENT 3**

SHEET #
A2.31

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



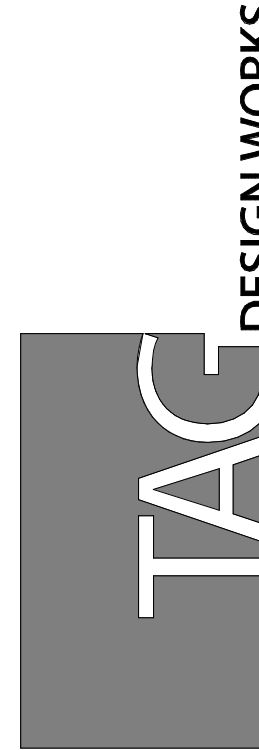
LEVEL 2 SEGMENT 4
1/8" = 1'-0"

1

GENERAL NOTES

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1401 E. ST. HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



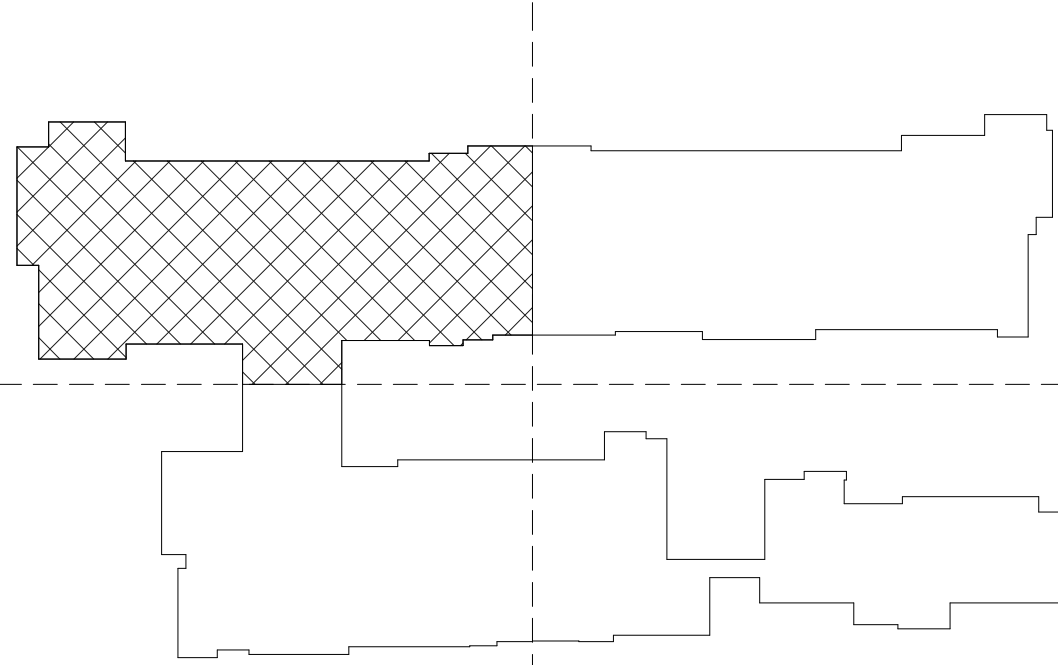
KEY NOTES (X)

Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**FLOOR PLAN
LEVEL 2
SEGMENT 4**

SHEET #
A2.32



GENERAL NOTES

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1400 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

ARCHITECT:
TAG design works
1400 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

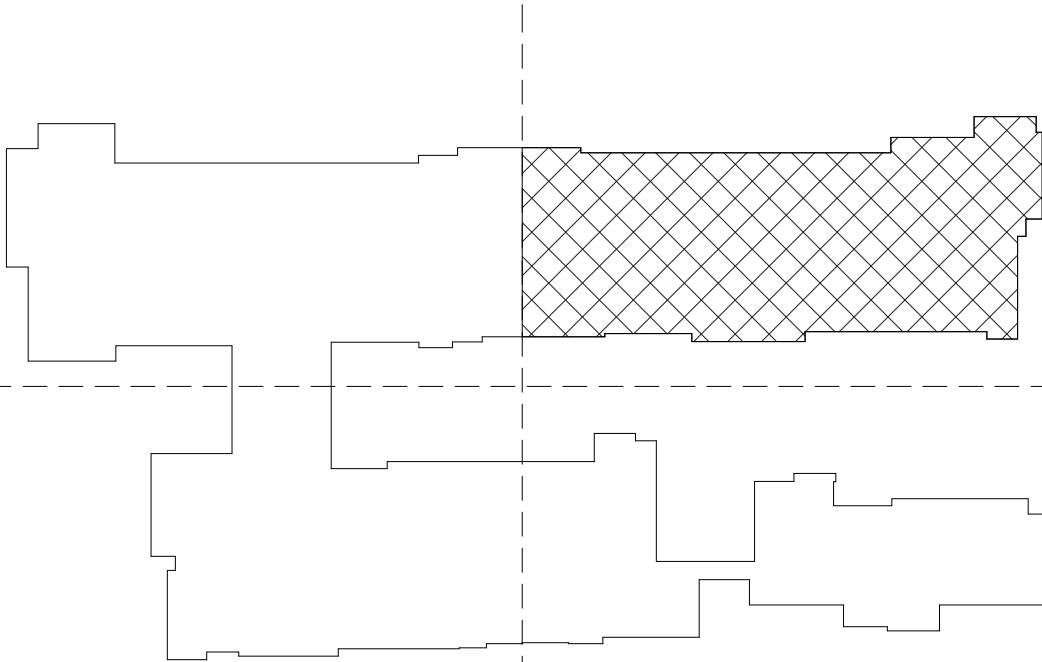
SHEET TITLE:

FLOOR PLAN
LEVEL 3
SEGMENT 1

SHEET #

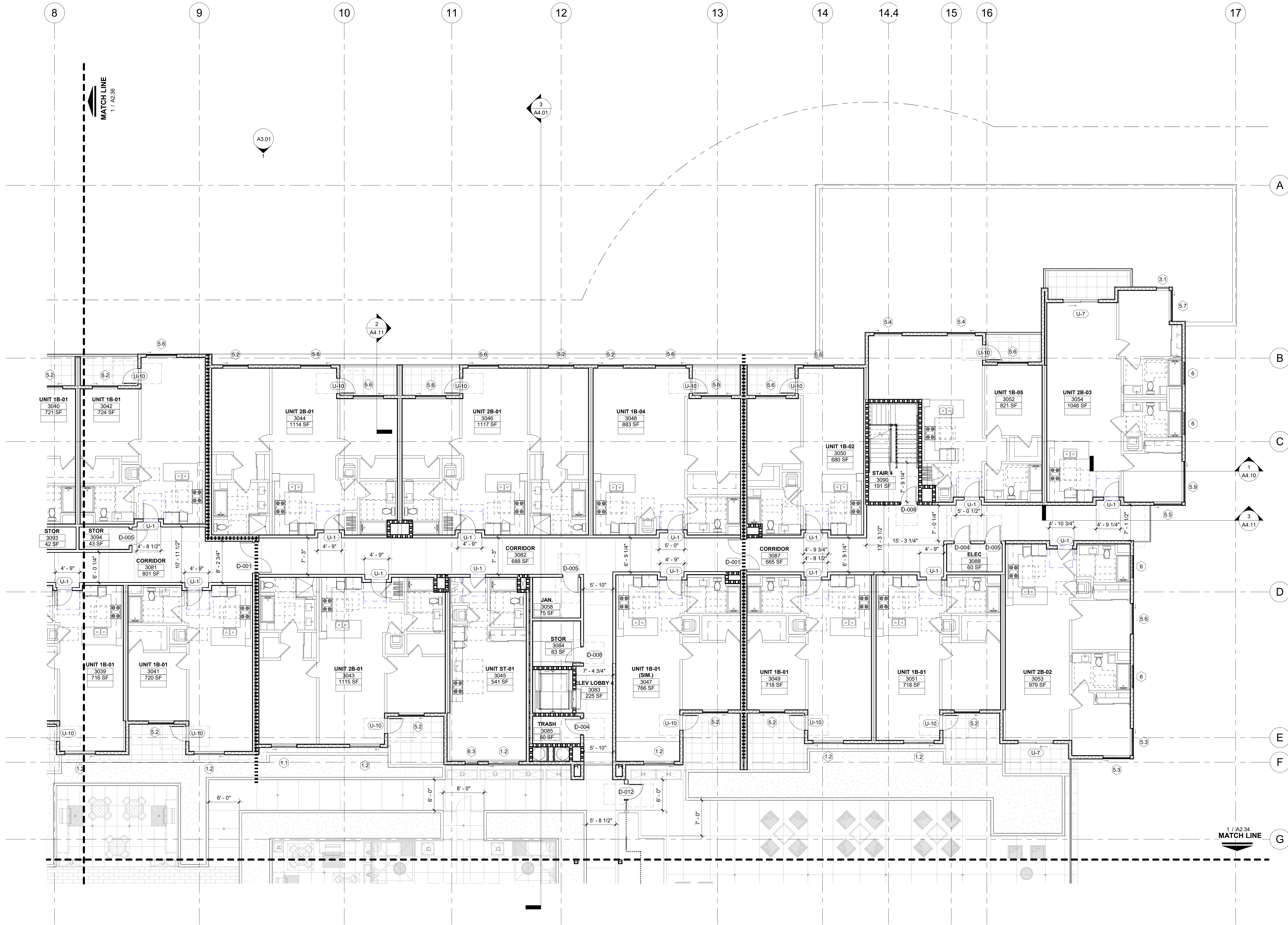
A2.33

KEY NOTES (X)



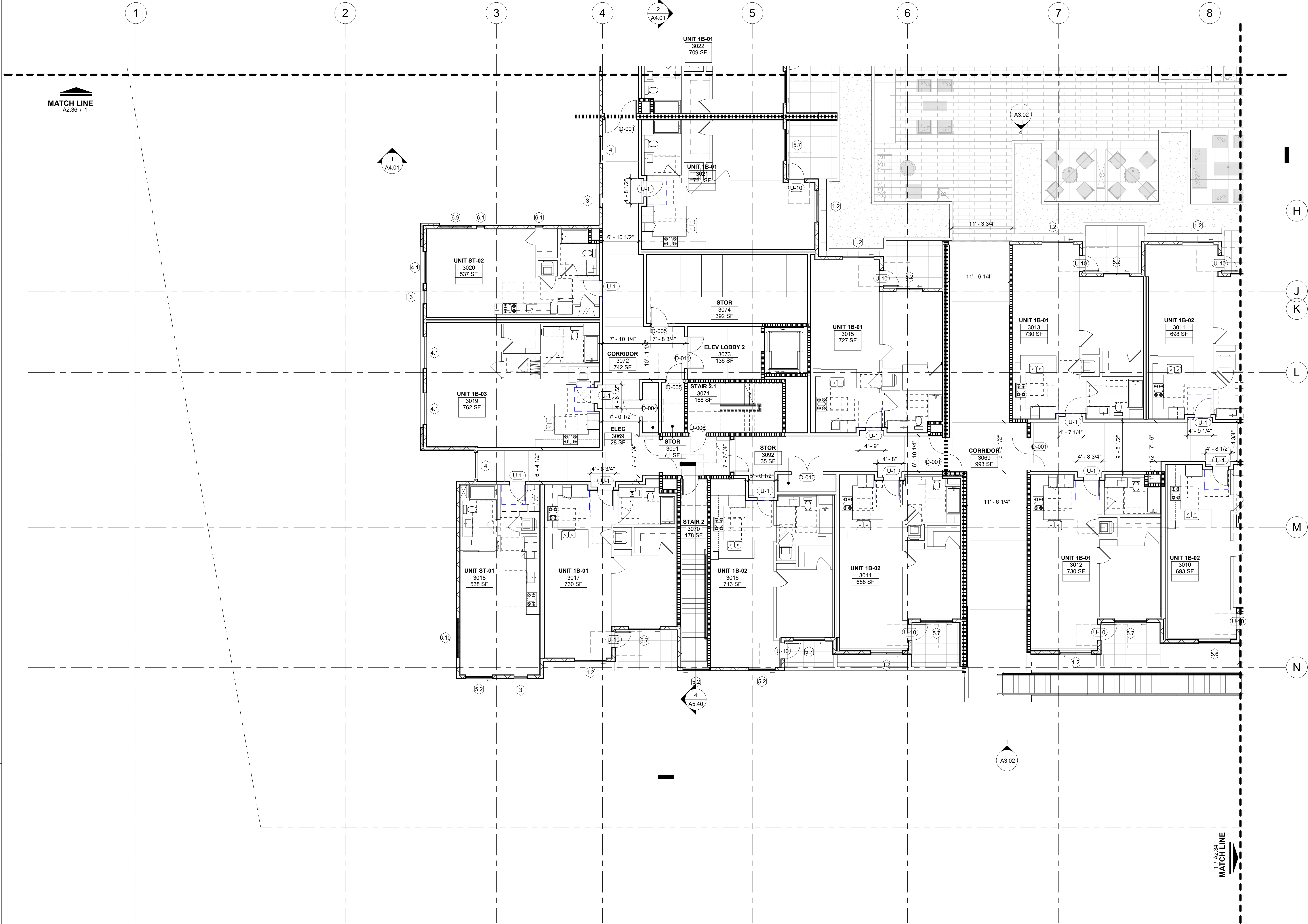
LEVEL 3 SEGMENT 1
1/8" = 1'-0"

1



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LEVEL 3 SEGMENT 3
1/8" = 1'-0"

1

GENERAL NOTES

KEY NOTES (X)

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1415 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**FLOOR PLAN
LEVEL 3
SEGMENT 3**

SHEET #
A2.35

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

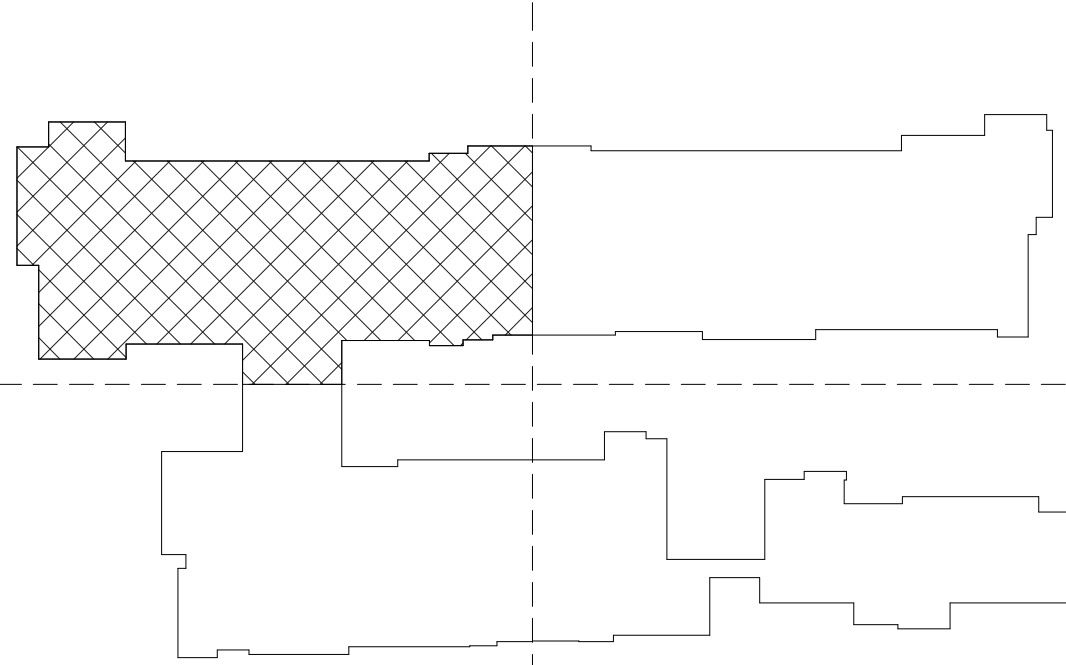


LEVEL 3 SEGMENT 4
1/8" = 1'-0"

1

GENERAL NOTES

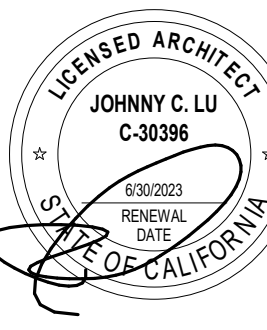
KEY NOTES (X)



PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1000 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

TAG
DESIGN WORKS



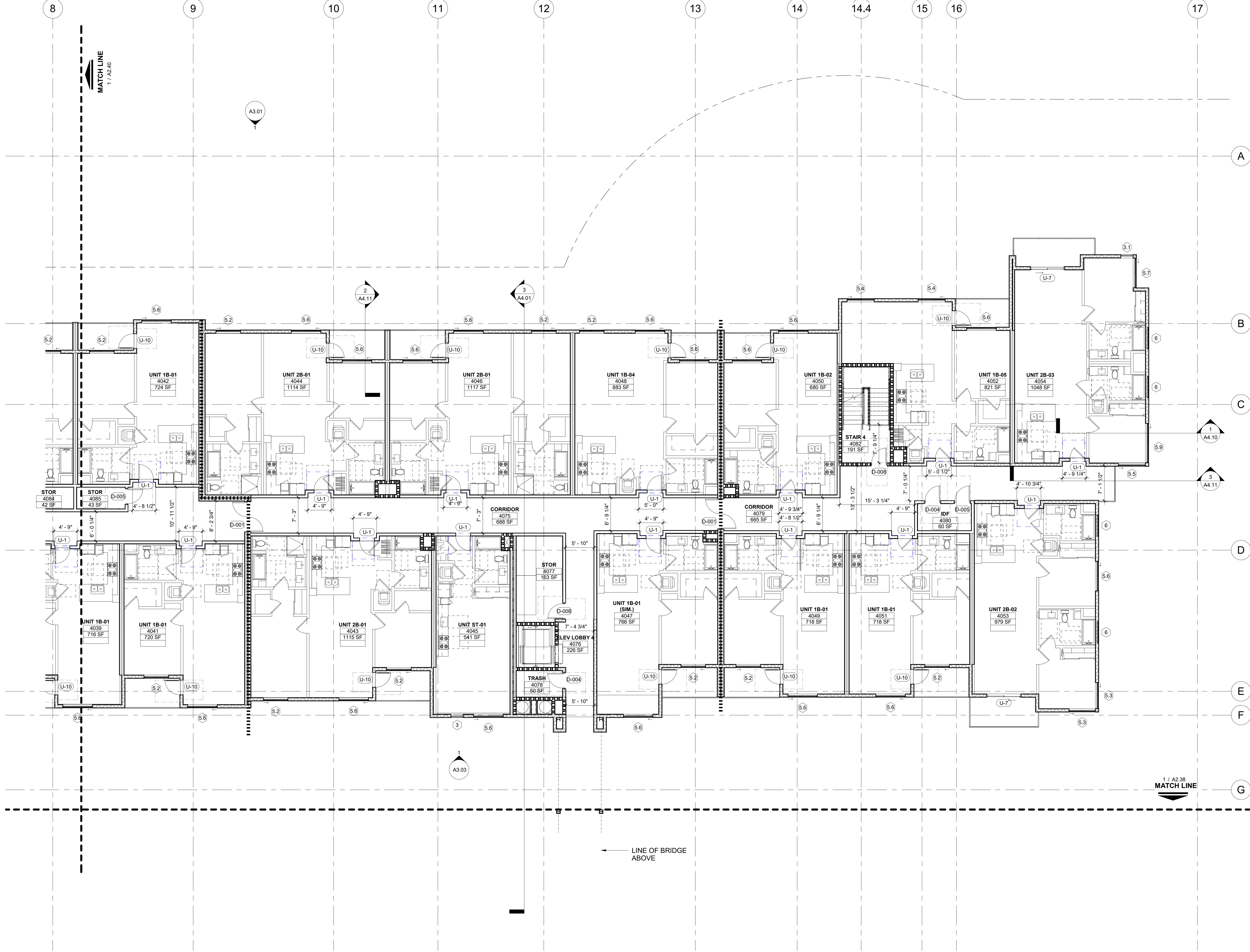
Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**FLOOR PLAN
LEVEL 3
SEGMENT 4**

SHEET #
A2.36

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



GENERAL NOTES

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1501 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

TAG
DESIGN WORKS



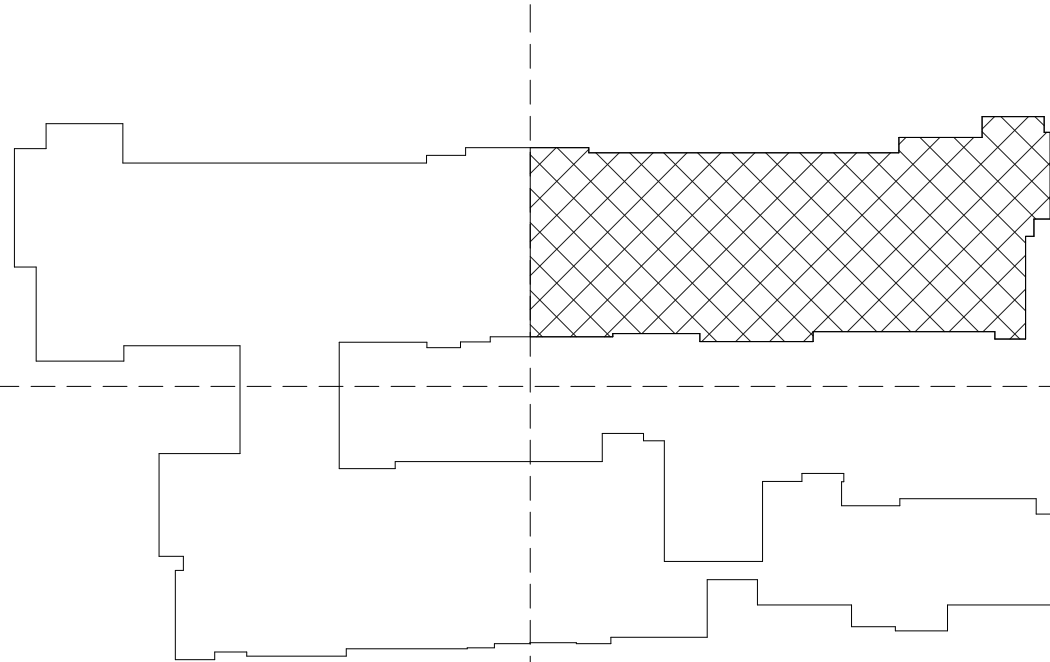
Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**FLOOR PLAN
LEVEL 4
SEGMENT 1**

SHEET #
A2.37

KEY NOTES (X)

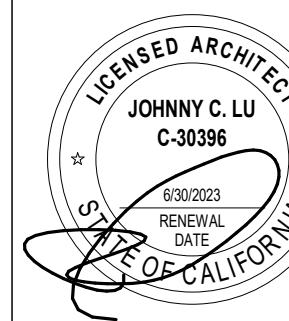


LEVEL 4 SEGMENT 1
1/8" = 1'-0"

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
411 EAST HUNTINGTON
DRIVE
SUITE 308
ARCADIA, CALIFORNIA 91006
TEL: (626) 446-5200

DESIGN WORKS



Checke

Checke

Checke

Checke

3/28/2022 DD S

4/22/2022	100%
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5/31/2022 1ST P

[illegible]

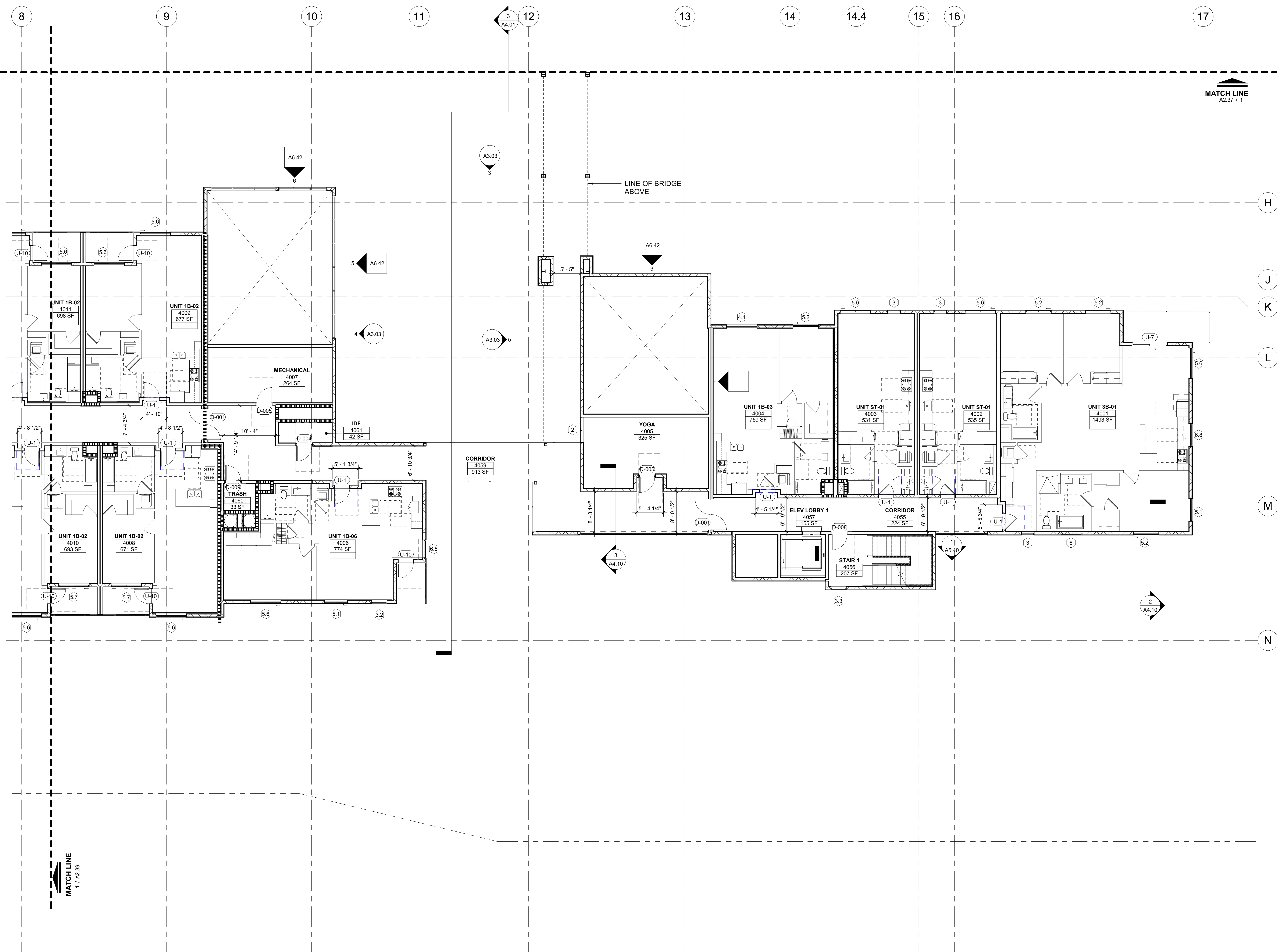
SHEET TITLE:

FLOOR PLAN
LEVEL 4
SEGMENT 2

SHEET #

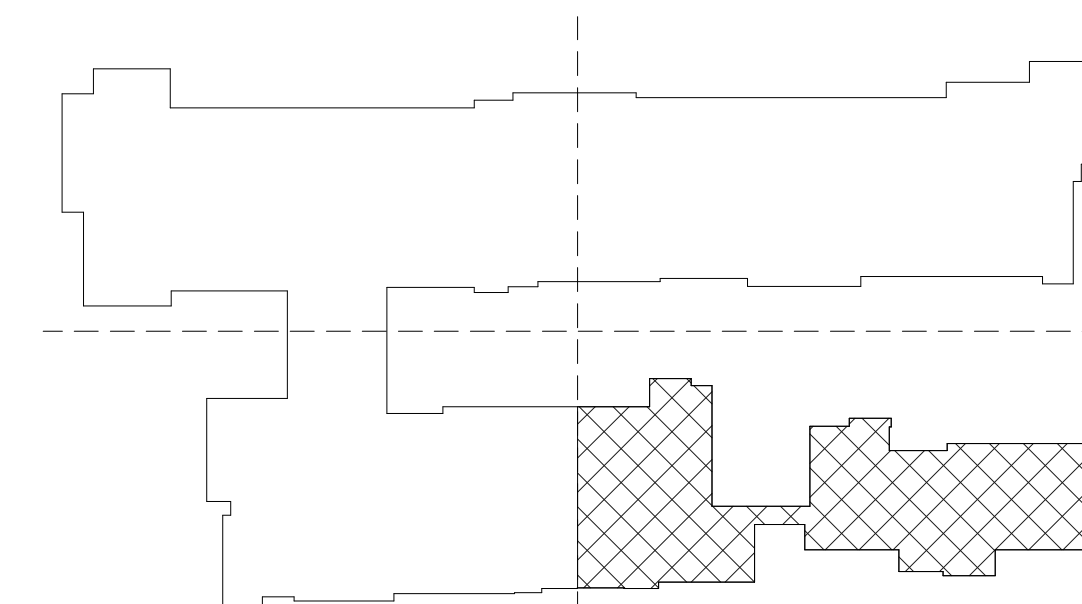
A2.38

1ST R III DING DEPT SUBMITTAL 05 31 2022



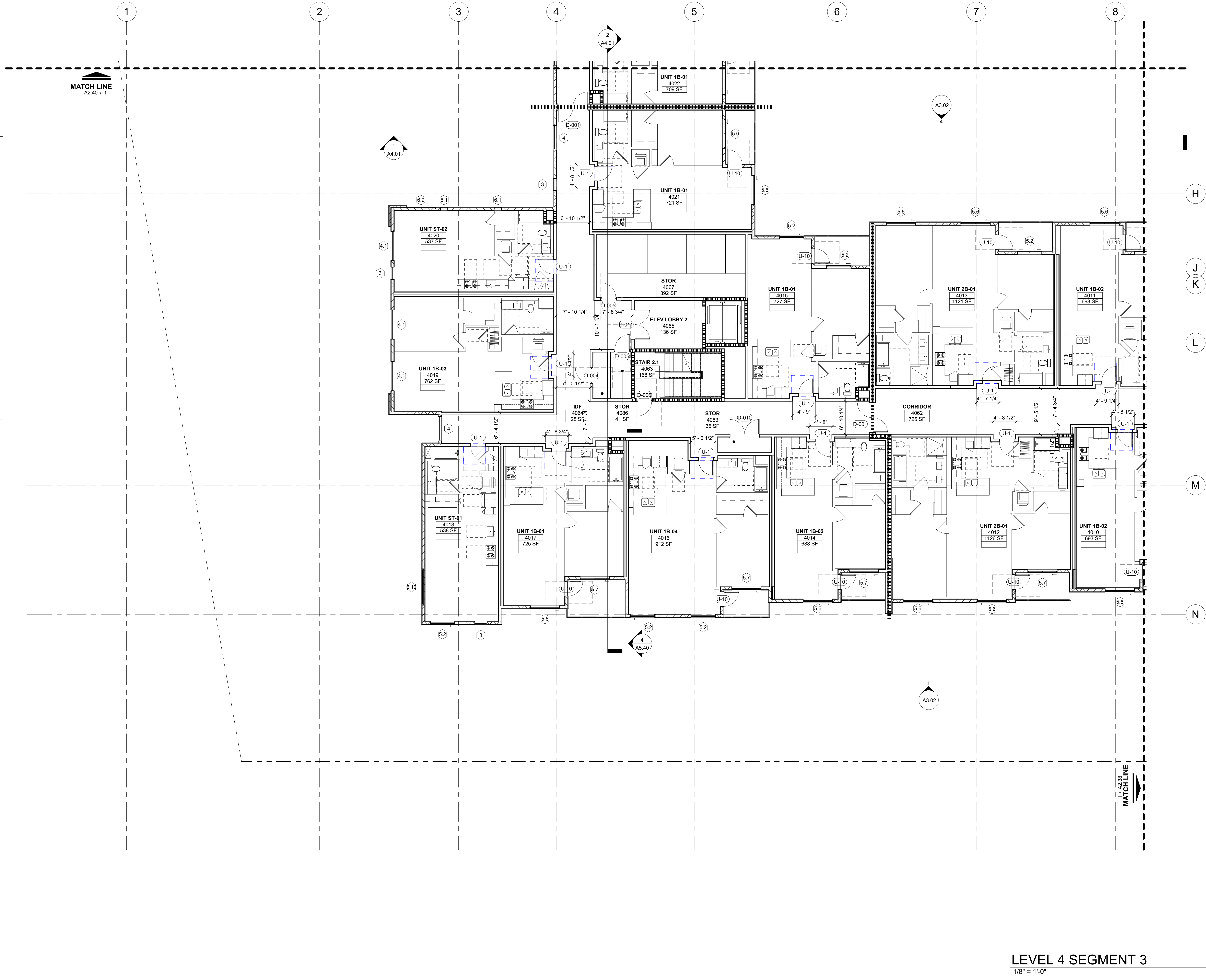
LEVEL 4 SEGMENT 2

1/8" = 1'-0"



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ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

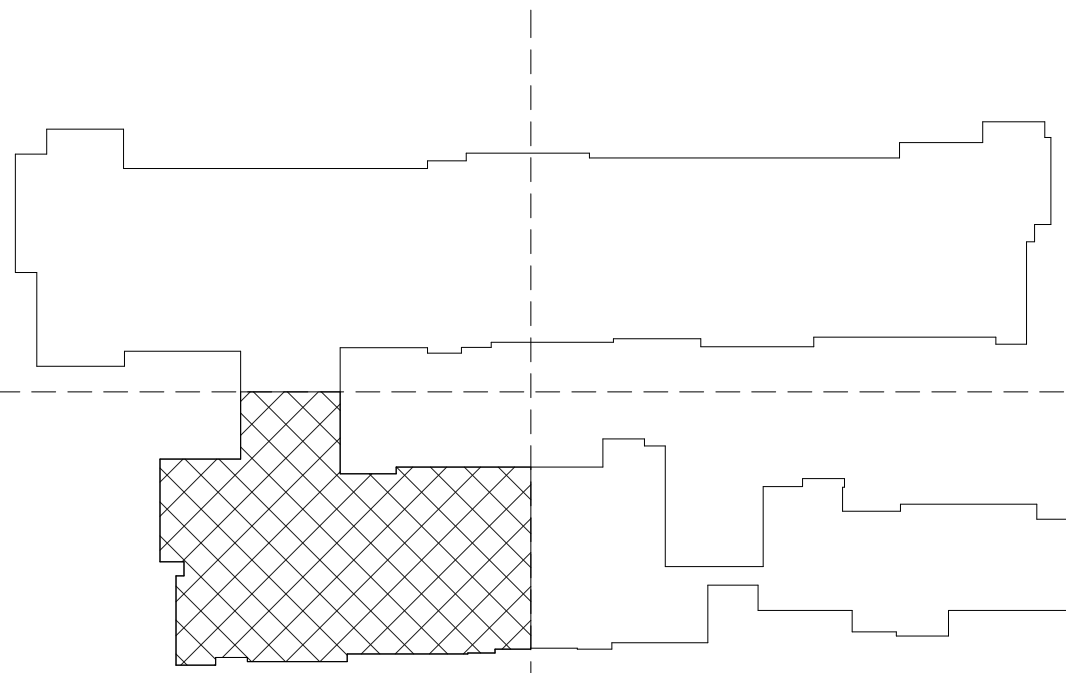


LEVEL 4 SEGMENT 3
1/8" = 1'-0"

1

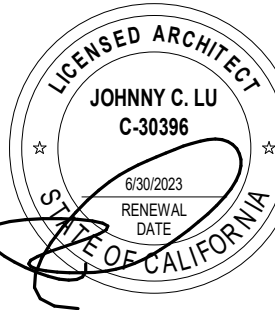
GENERAL NOTES

KEY NOTES (X)



PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1401 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



Job No.:	
Drawn:	
Checked:	
BID Date:	
Date:	Issues / Revisions:
3/28/2022	DD SET
4/22/2022	100% DD
5/31/2022	1ST PLAN CHECK

SHEET TITLE:
**FLOOR PLAN
LEVEL 4
SEGMENT 3**

SHEET #
A2.39

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
411 EAST HUNTINGTON
DRIVE
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

DESIGN WORKS



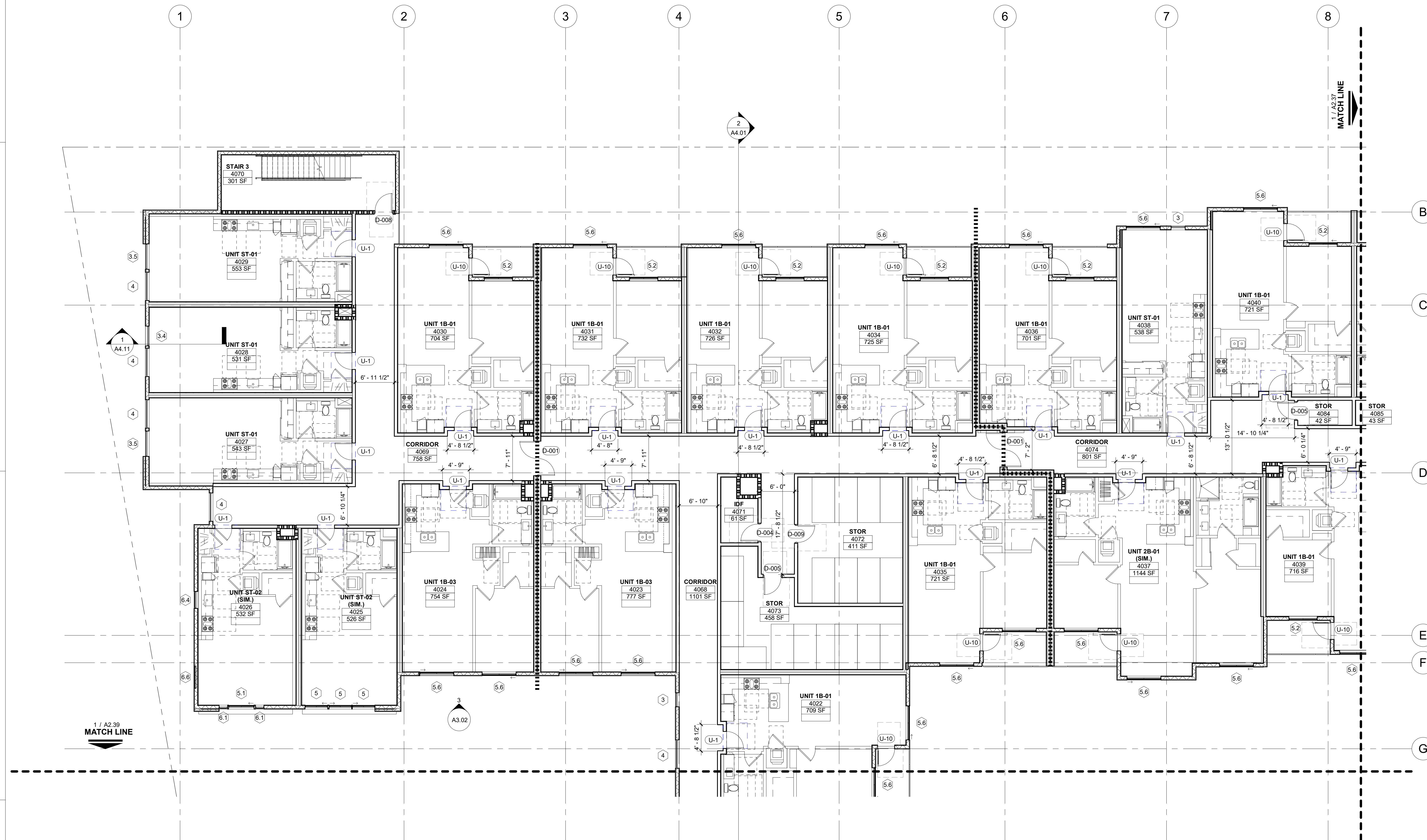
Date	Issues / Revisions:
28/2022	DD SET
22/2022	100% DD
31/2022	1ST PLAN CHECK

SHEET TITLE:
 FLOOR PLAN
 LEVEL 4
 SEGMENT 4

HEET #

A2.40

1ST BUILDING DEPT SUBMITTAL 05-31-2022

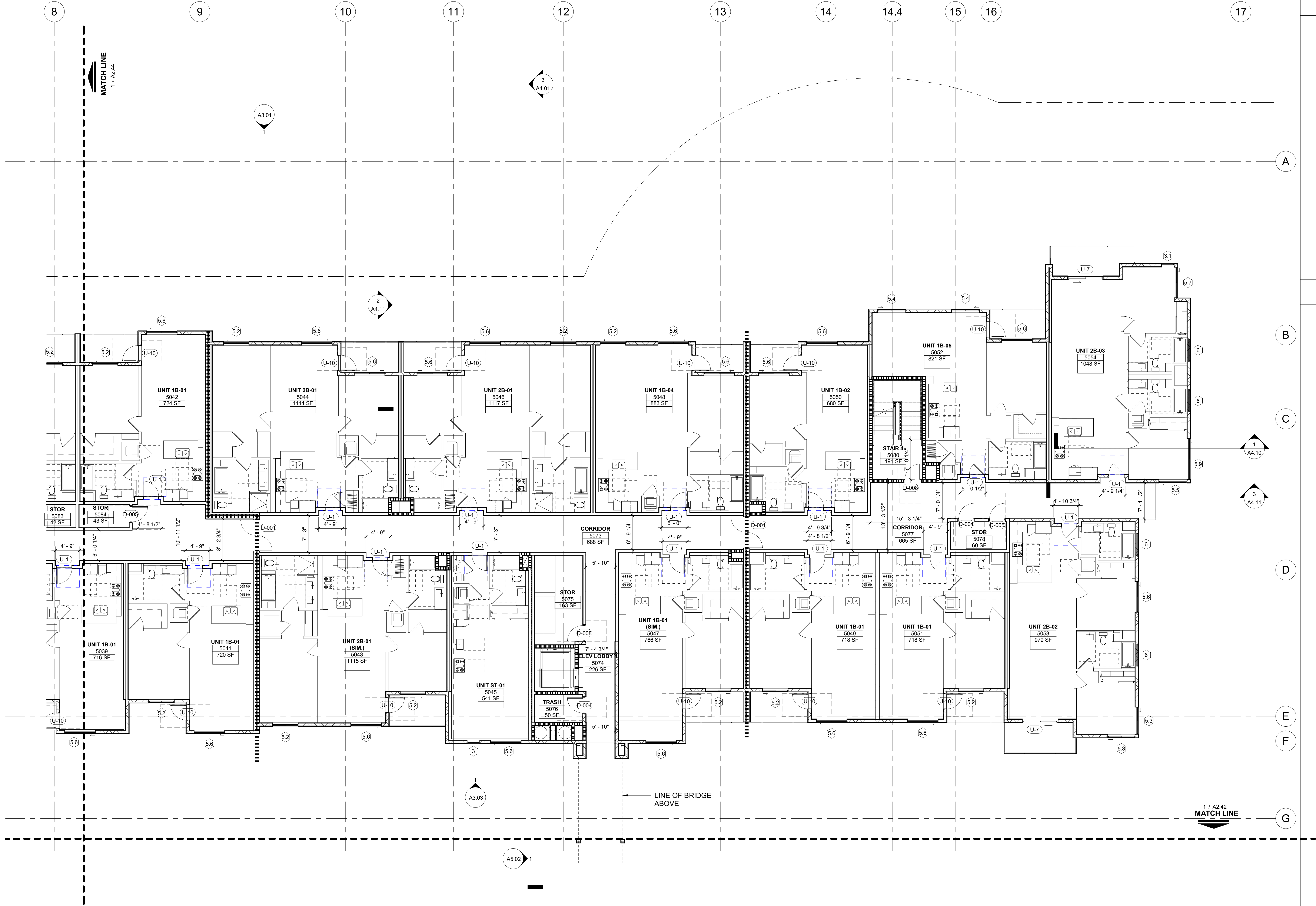


LEVEL 4 SEGMENT 4

1/8" = 1'-0"

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GENERAL NOTES

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
100 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

TAG
design works



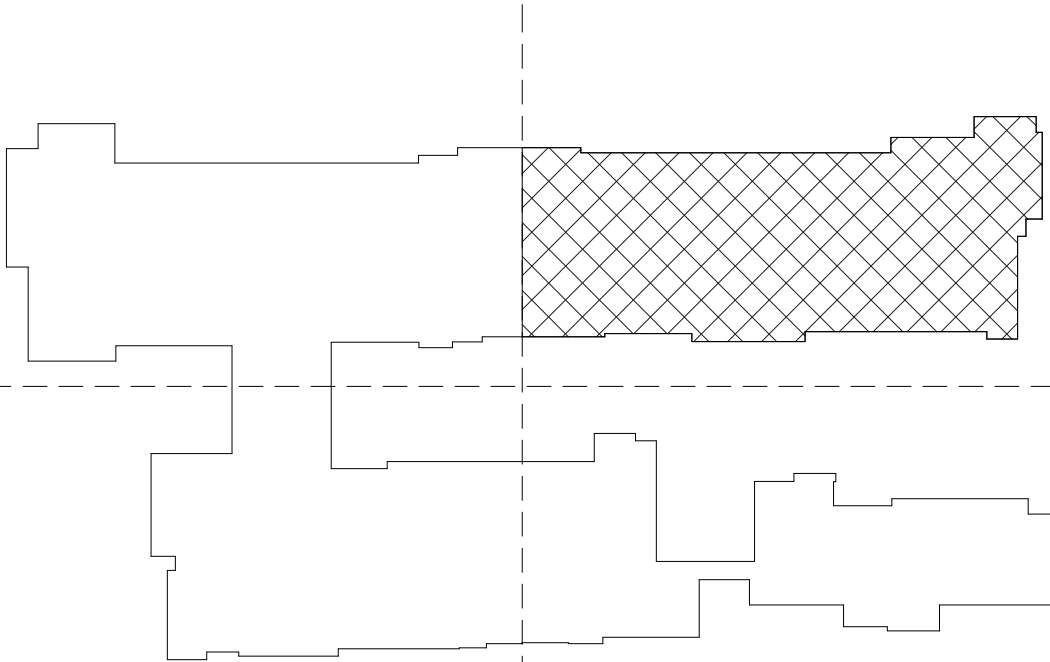
Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
FLOOR PLAN
LEVEL 5
SEGMENT 1

SHEET #
A2.41

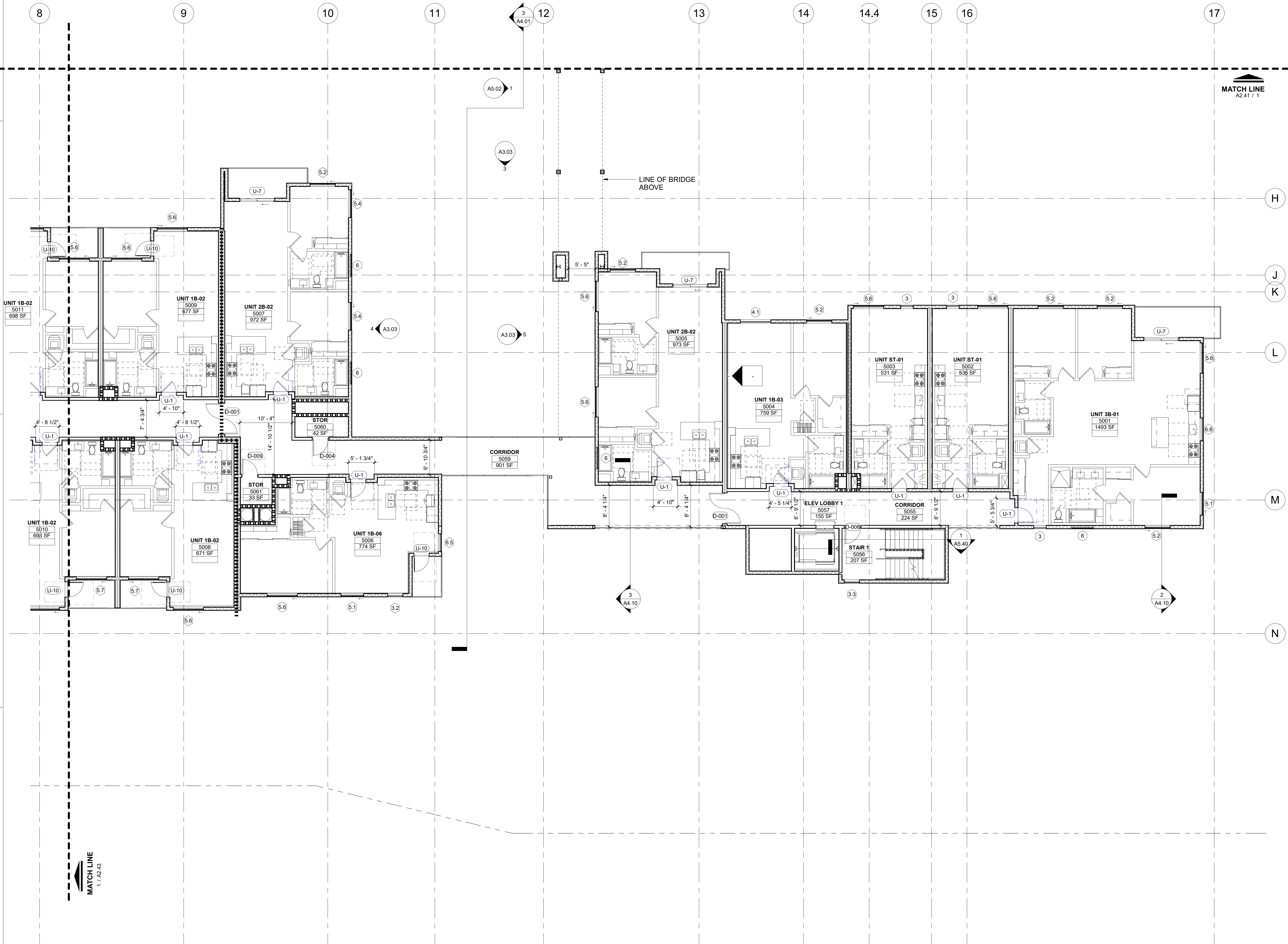
KEY NOTES (X)



LEVEL 5 SEGMENT 1
1/8" = 1'-0"

1

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LEVEL 5 SEGMENT 2
1/8" = 1'-0"

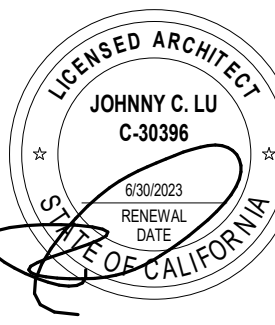
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GENERAL NOTES

KEY NOTES (X)

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1500 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



Job No.:	
Drawn:	
Checked:	
BID Date:	
Date:	Issues / Revisions:
3/28/2022	DD SET
4/22/2022	100% DD
5/31/2022	1ST PLAN CHECK

SHEET TITLE:

FLOOR PLAN
LEVEL 5
SEGMENT 2


SHEET #

A2.42

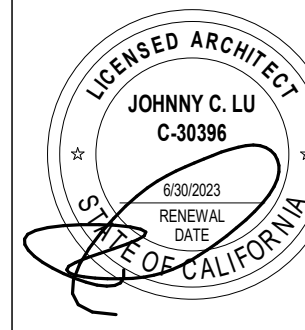
ARCHITECT:
TAG design works
411 EAST HUNTINGTON
DRIVE
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

PROJECT ADDRESS:
THE MADISON
200 N. CASRILLO
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
411 EAST HUNTINGTON
DRIVE
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



DESIGN WORKS



Job No.: _____
 Drawn: _____
 Checked: _____
 BID Date: _____

Date	Issues / Rev
3/28/2022	DD SET
4/22/2022	100% DD
5/31/2022	1ST PLAN C

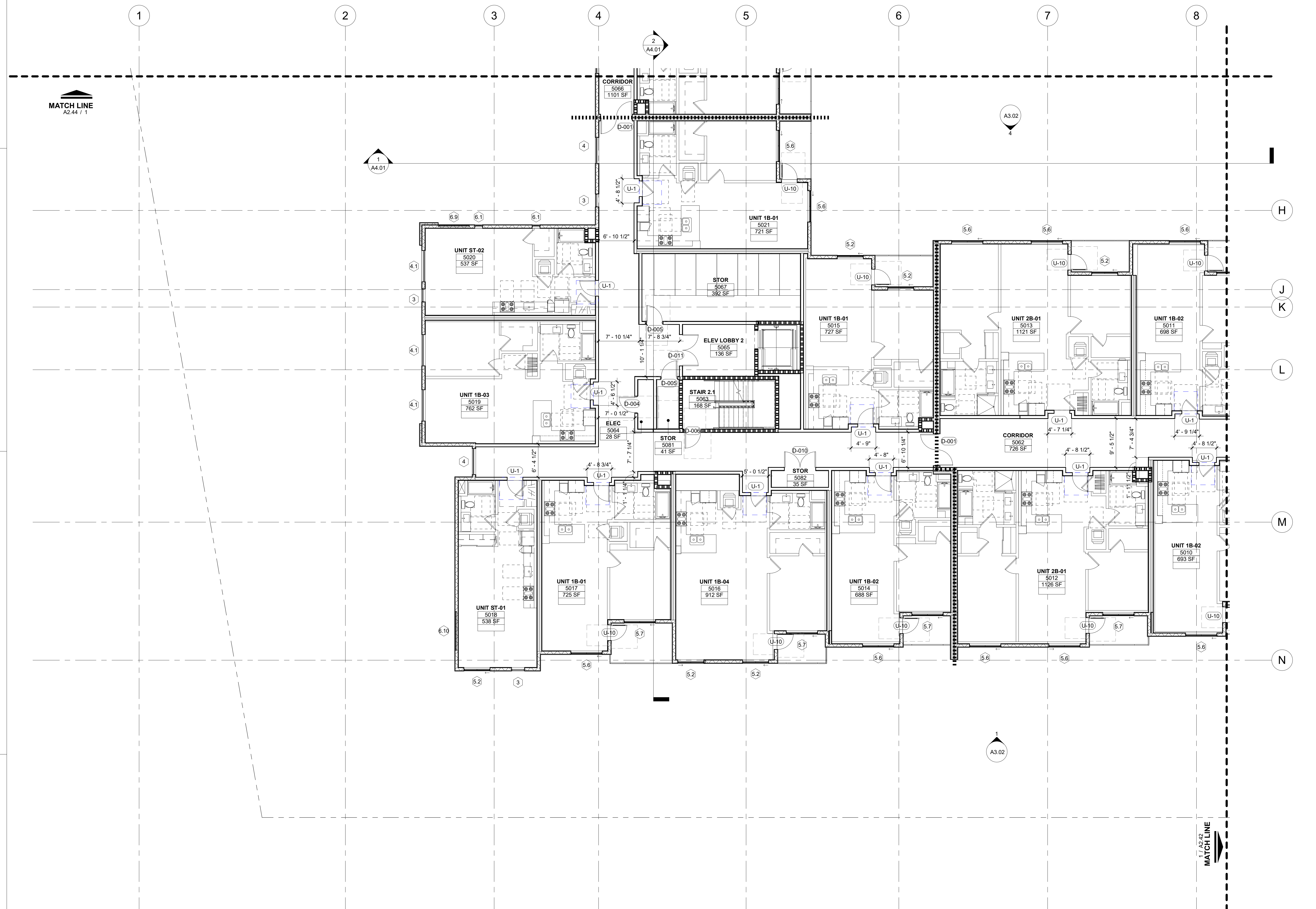
SHEET TITLE:

FLOOR PLAN
LEVEL 5
SEGMENT 3

SHEET #

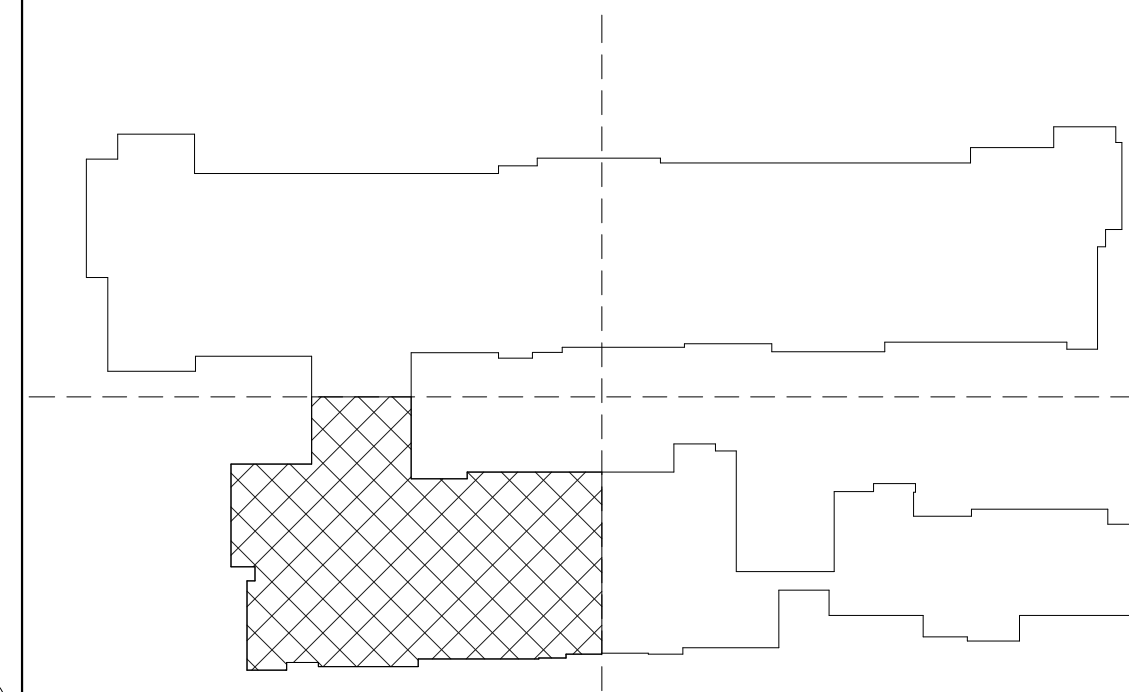
A2.43

1ST BUILDING DEPT SUBMITTAL 05-31-2022



LEVEL 5 SEGMENT 3

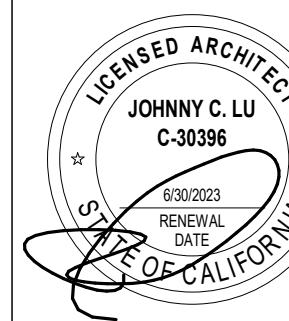
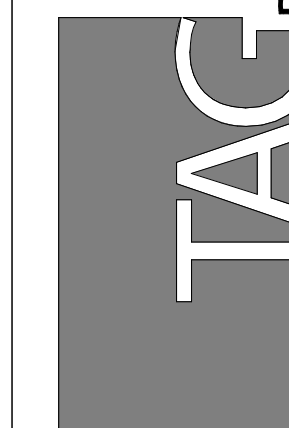
1/8" = 1'-0"



PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
411 EAST HUNTINGTON
DRIVE
SUITE 308
ARCADIA, CALIFORNIA 91006
TEL: (626) 446-5200

DESIGN WORKS



Job No.:

Drawn:

Checked

BID Date

Date	Issues / Revisions
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3/28/2022 DD S

4/22/2022	100%
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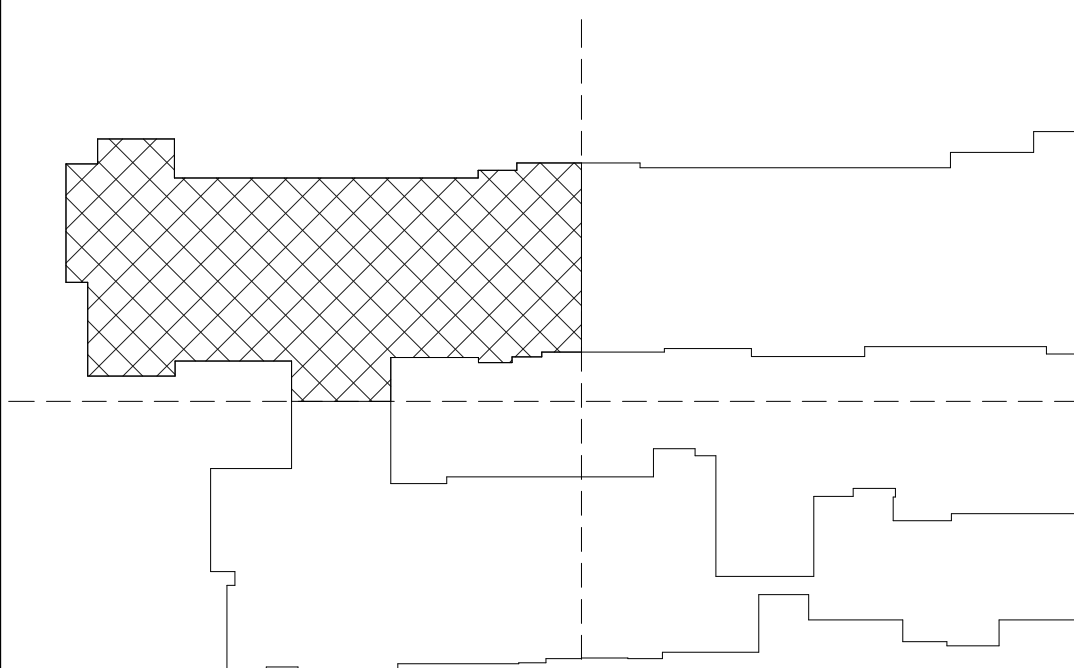
5/31/2022 1ST PLAN CHECK

SHEET TITLE:

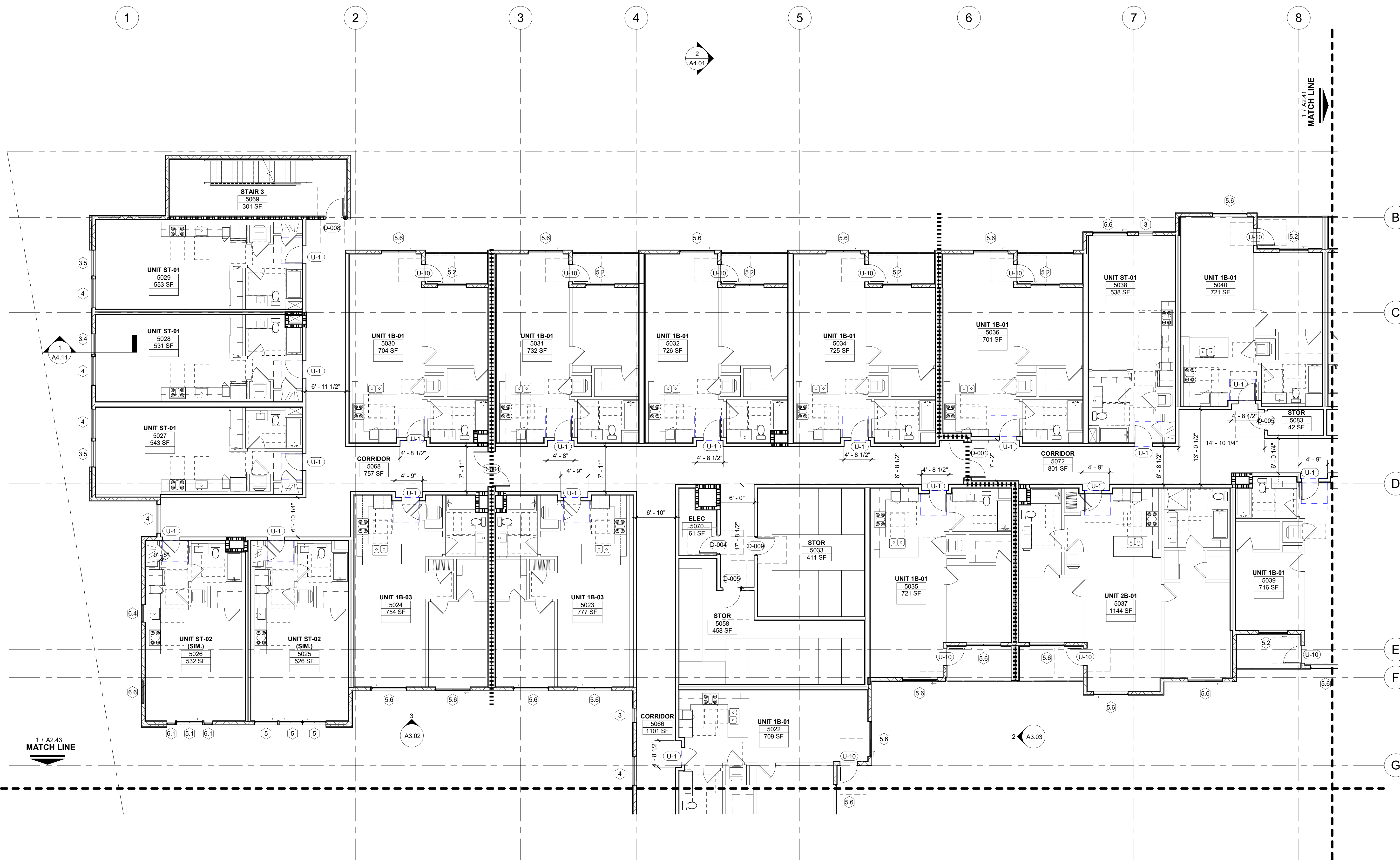
FLOOR PLAN
LEVEL 5
SEGMENT 4

SHEET #

A2.44



1ST R III DING DEPT SUBMITTAL 05 31 2022



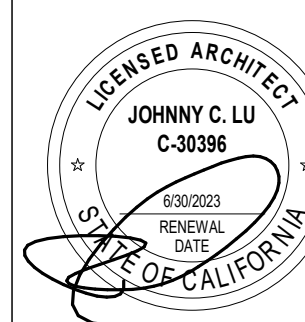
LEVEL 5 SEGMENT 4

1/8" = 1'-0"

PROJECT ADDRESS:
THE MADISON
2200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
411 EAST HUNTINGTON
DRIVE
SUITE 308
ARCADIA, CALIFORNIA 91006
PHONE: (909) 446-5200

DESIGN WORKS



Job No.: _____
 Drawn: _____
 Checked: _____
 BID Date: _____

Date	Issues / Revisions
3/28/2022	DD SET
4/22/2022	100% DD
5/31/2022	1ST PLAN CHECK

SHEET TITLE

FLOOR PLAN
LEVEL 6
SEGMENT 1

SHEET :

A2.45

1ST R III DING DEPT SUBMITTAL 05 31 2022



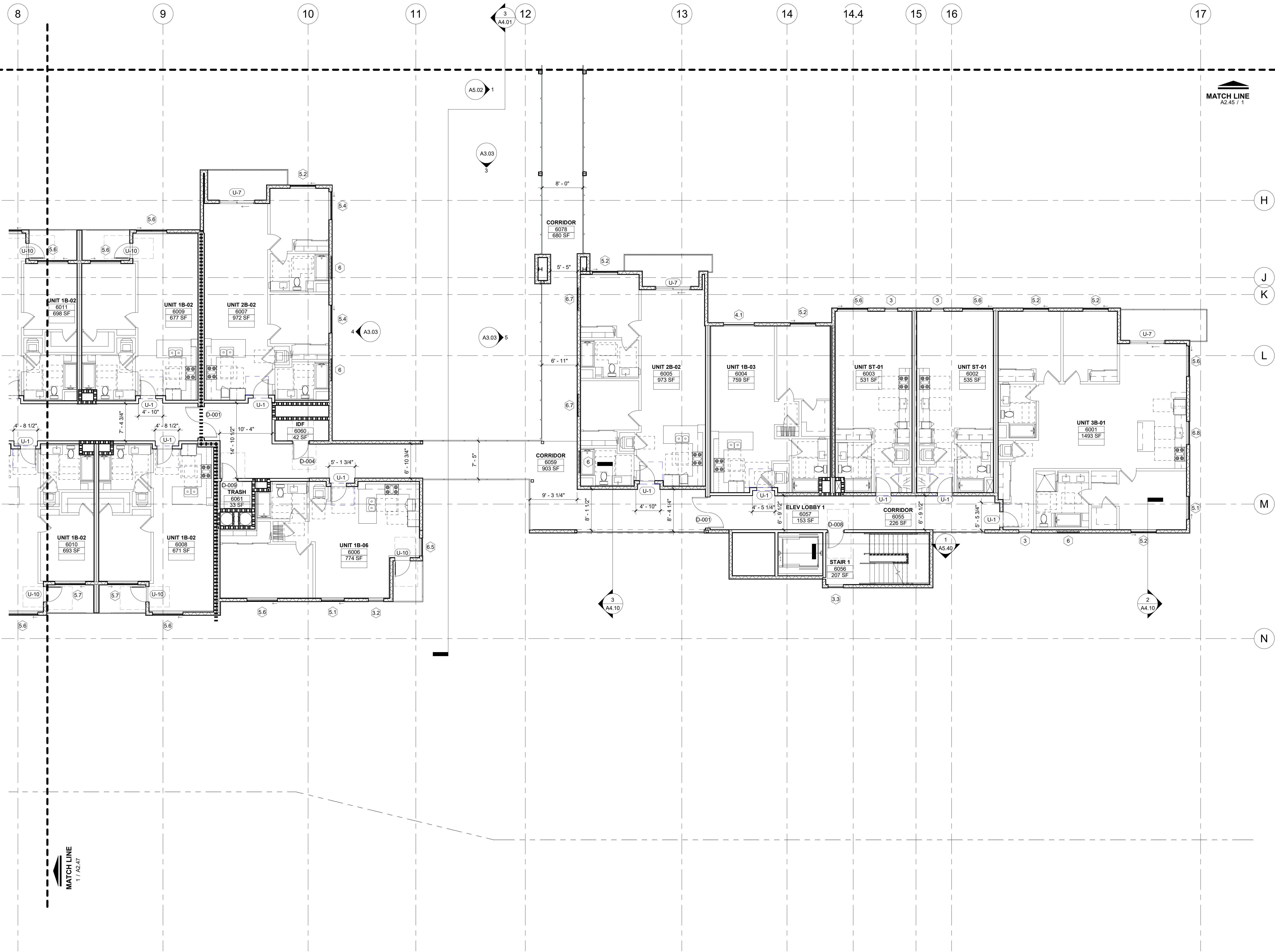
KEY NOTES (X)

LEVEL 6 SEGMENT 1

$$1/8'' = 1'-0''$$

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LEVEL 6 SEGMENT 2
1/8" = 1'-0"

1

GENERAL NOTES

KEY NOTES (X)

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1615 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



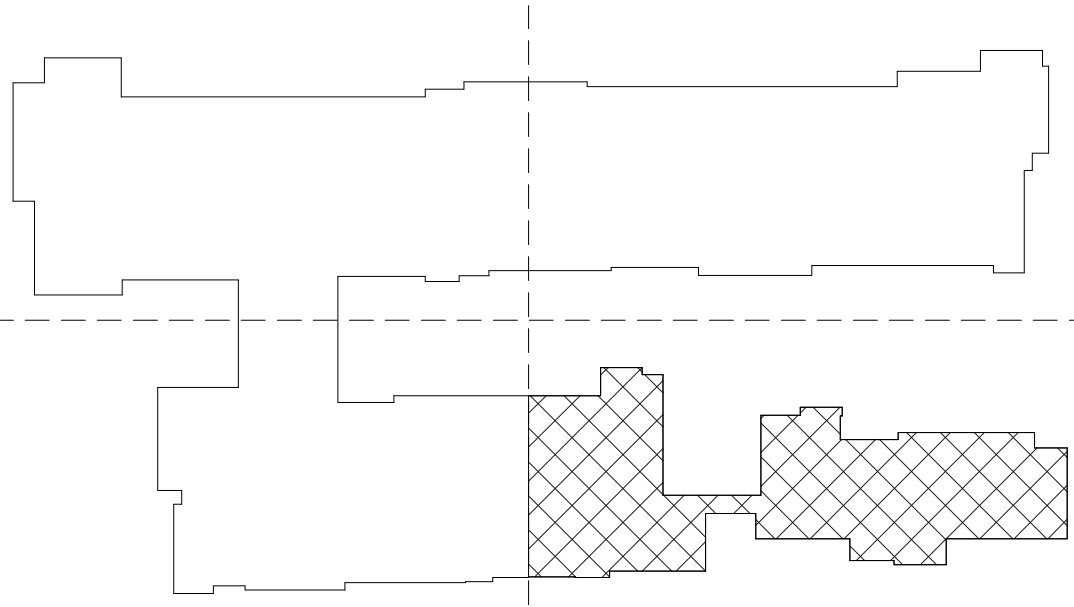
Job No.:	
Drawn:	
Checked:	
BID Date:	
Date:	Issues / Revisions:
3/28/2022	DD SET
4/22/2022	100% DD
5/31/2022	1ST PLAN CHECK

SHEET TITLE:

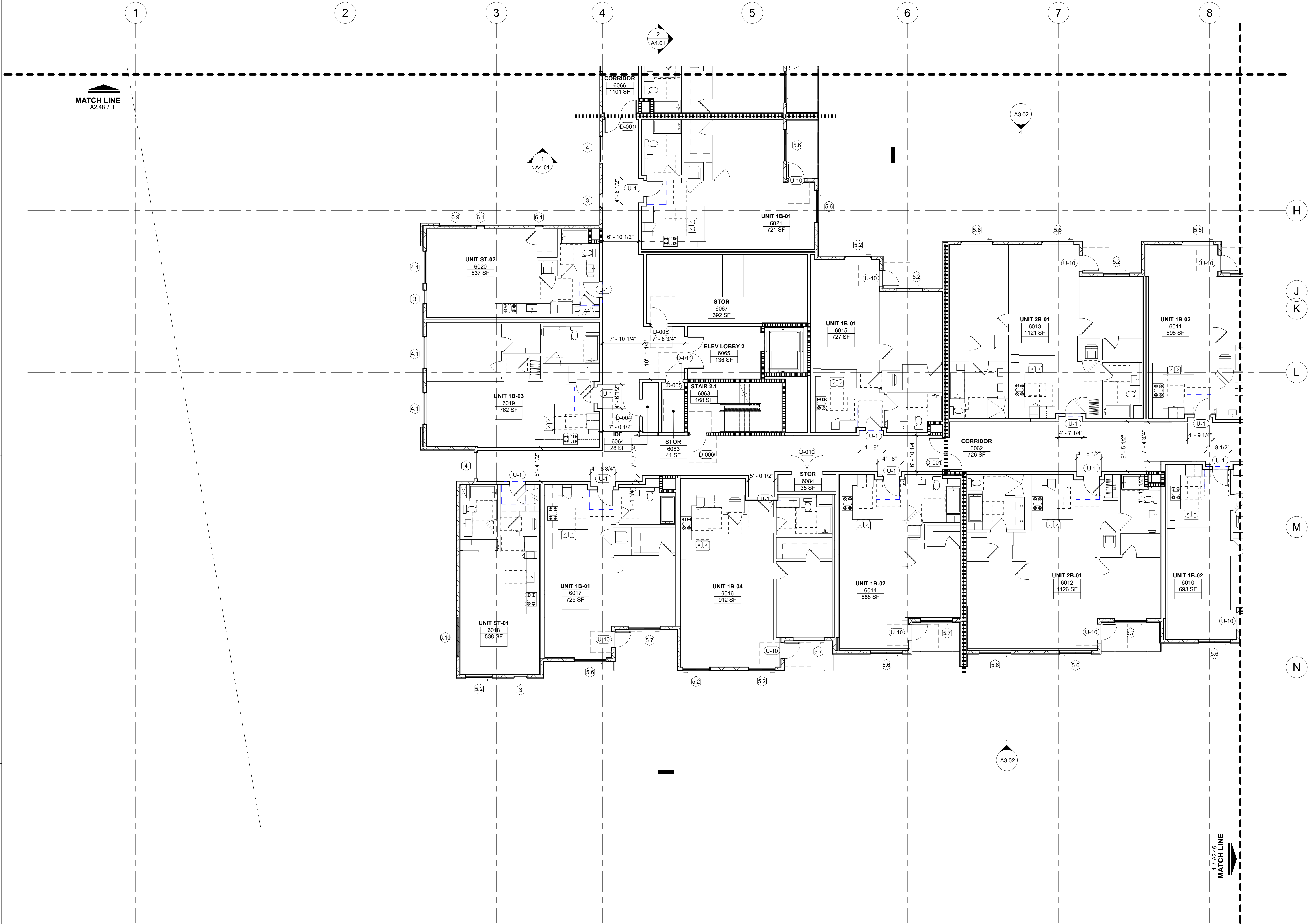
FLOOR PLAN
LEVEL 6
SEGMENT 2

SHEET #

A2.46



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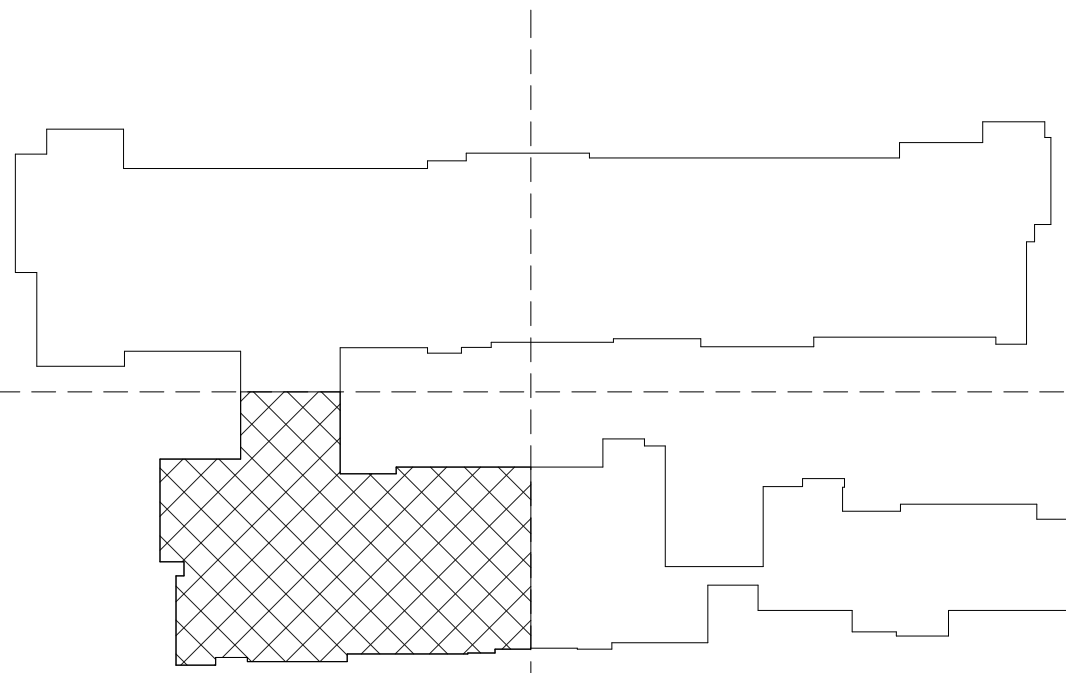


LEVEL 6 SEGMENT 3
1/8" = 1'-0"

1

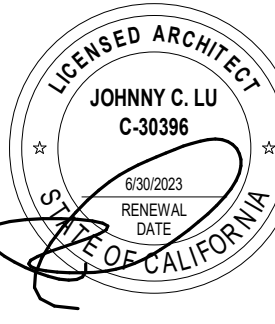
GENERAL NOTES

KEY NOTES (X)



PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1415 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

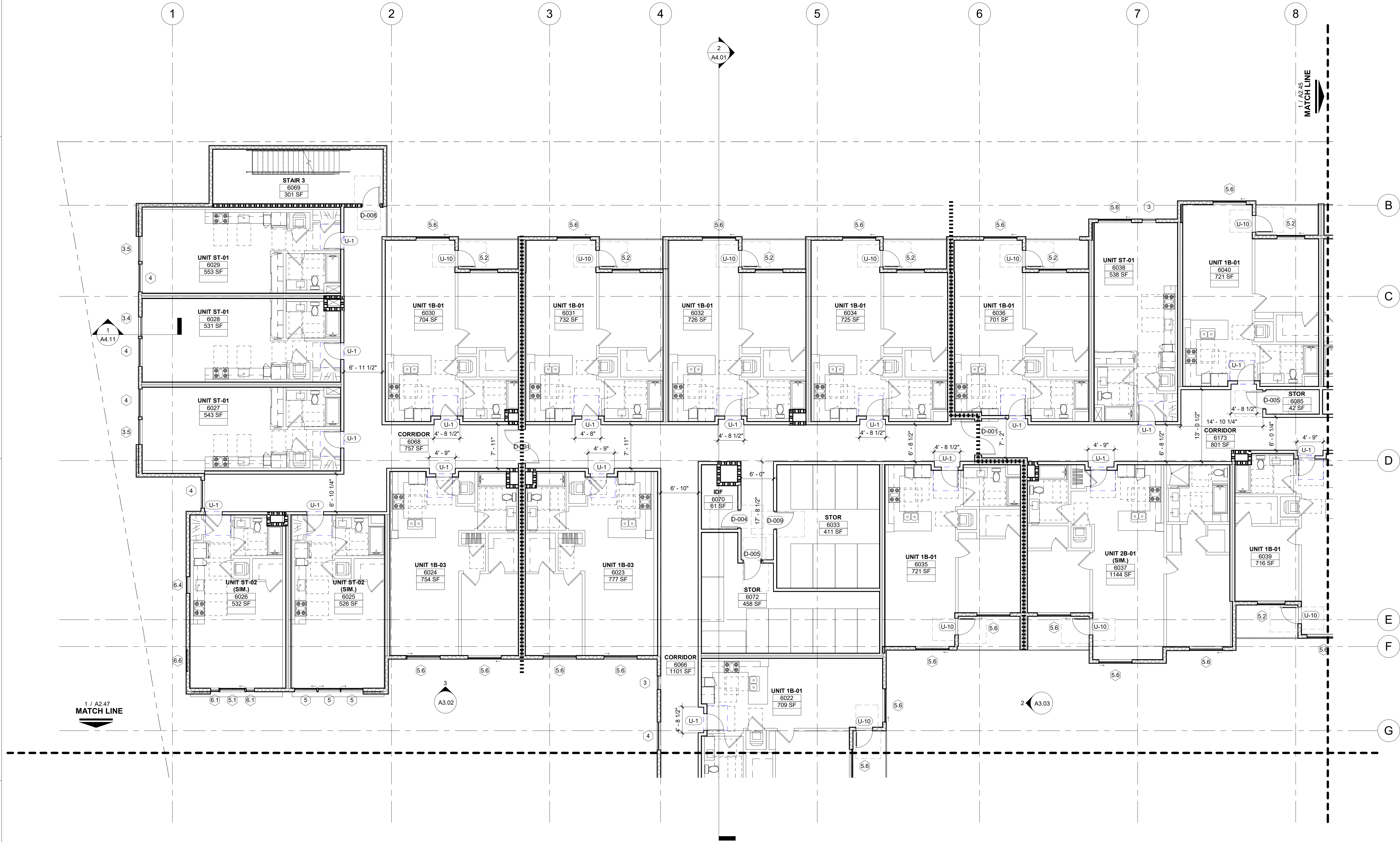


Job No.:	
Drawn:	
Checked:	
BID Date:	
Date:	Issues / Revisions:
3/28/2022	DD SET
4/22/2022	100% DD
5/31/2022	1ST PLAN CHECK

SHEET TITLE:
**FLOOR PLAN
LEVEL 6
SEGMENT 3**

SHEET #
A2.47

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LEVEL 6 SEGMENT 4
1/8" = 1'-0"

1

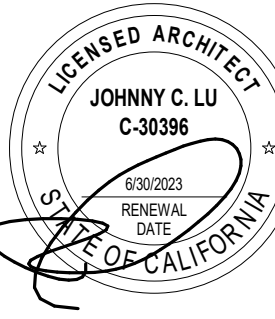
GENERAL NOTES

KEY NOTES (X)

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1000 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

TAG
DESIGNWORKS



Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

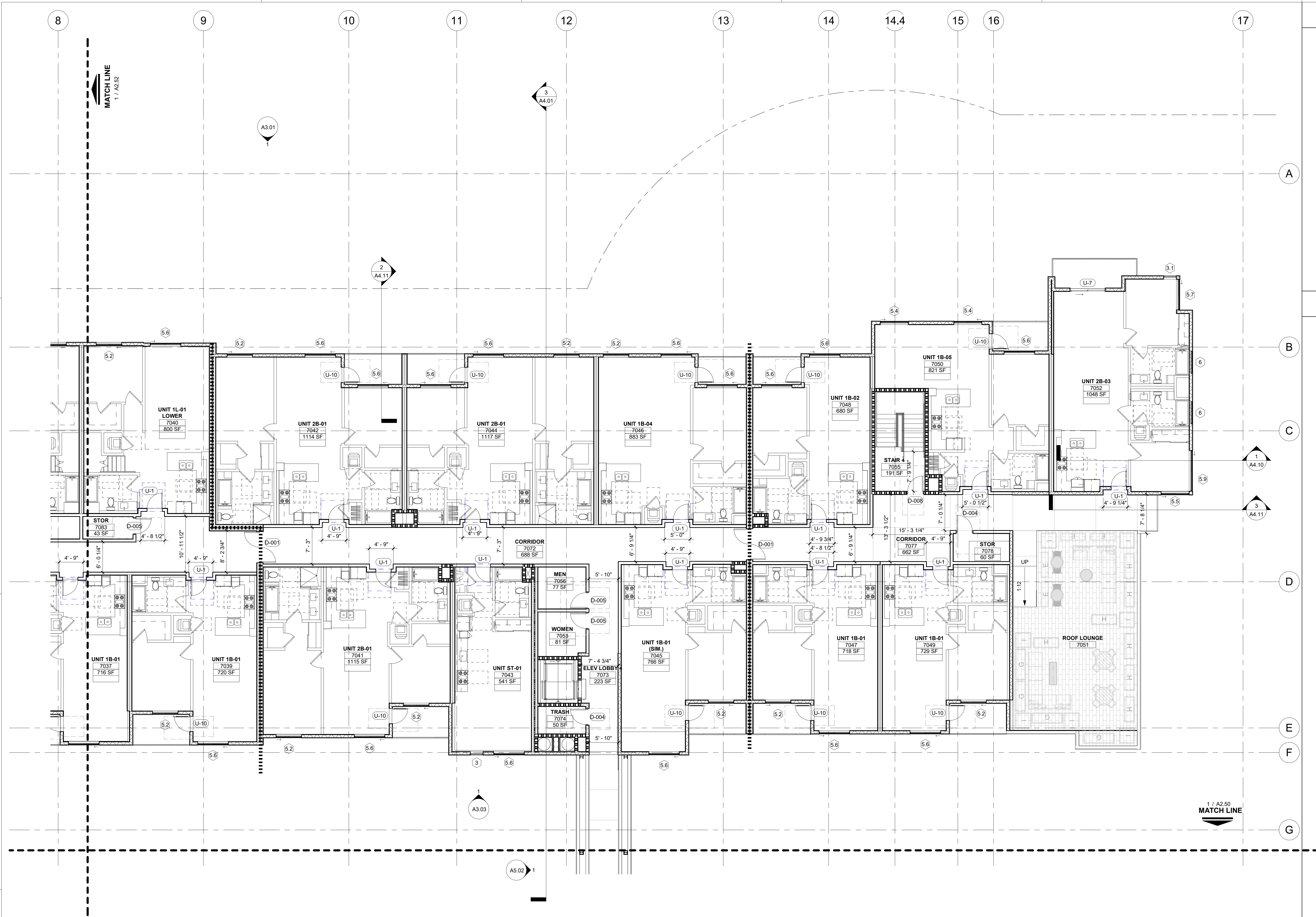
SHEET TITLE:

FLOOR PLAN
LEVEL 6
SEGMENT 4

SHEET #

A2.48

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GENERAL NOTES

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1600 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

TAG
DESIGN WORKS



Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:

**FLOOR PLAN
LEVEL 7
SEGMENT 1**

SHEET #

A2.49

KEY NOTES (X)

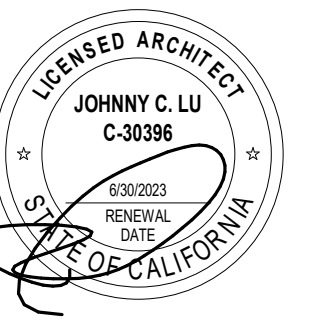
LEVEL 7 SEGMENT 1
1/8" = 1'-0"

1

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
411 EAST HUNTINGTON
DRIVE
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

DESIGN WORKS

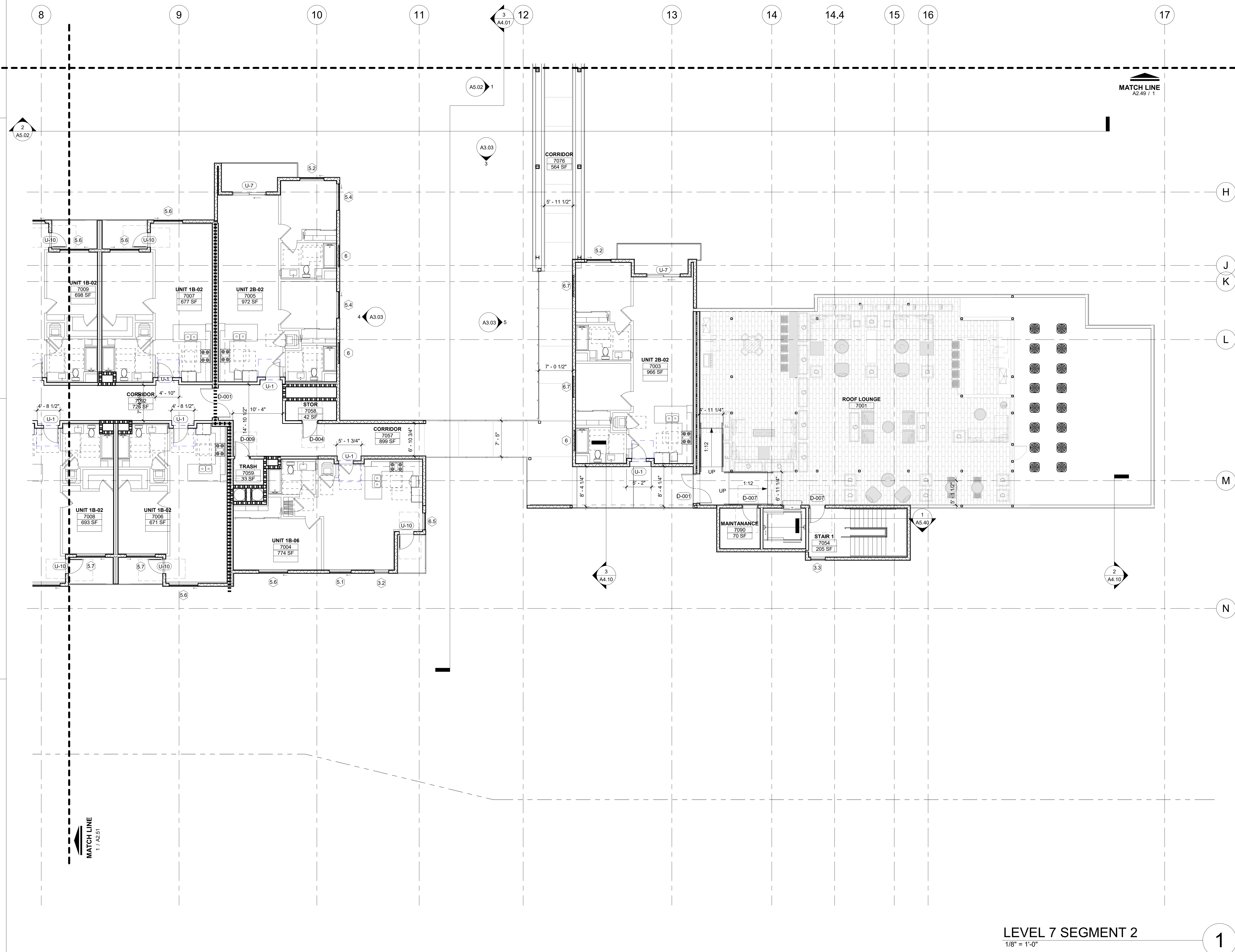


31/2022 1ST PLAN CHECK

FLOOR PLAN
LEVEL 7
SEGMENT 2

A2.50


1ST BUILDING DEPT SUBMITTAL 05-31-2022



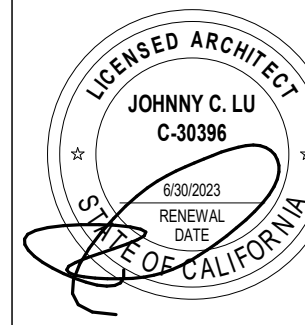
ARCHITECT:
TAG design works
411 EAST HUNTINGTON
DRIVE
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

PROJECT ADDRESS:
THE MADISON
200 N. CASRILLO
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
411 EAST HUNTINGTON
DRIVE
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



DESIGN WORKS



Job No.: _____
 Drawn: _____
 Checked: _____
 BID Date: _____

Date	Issues / Rev
3/28/2022	DD SET
4/22/2022	100% DD
5/31/2022	1ST PLAN C

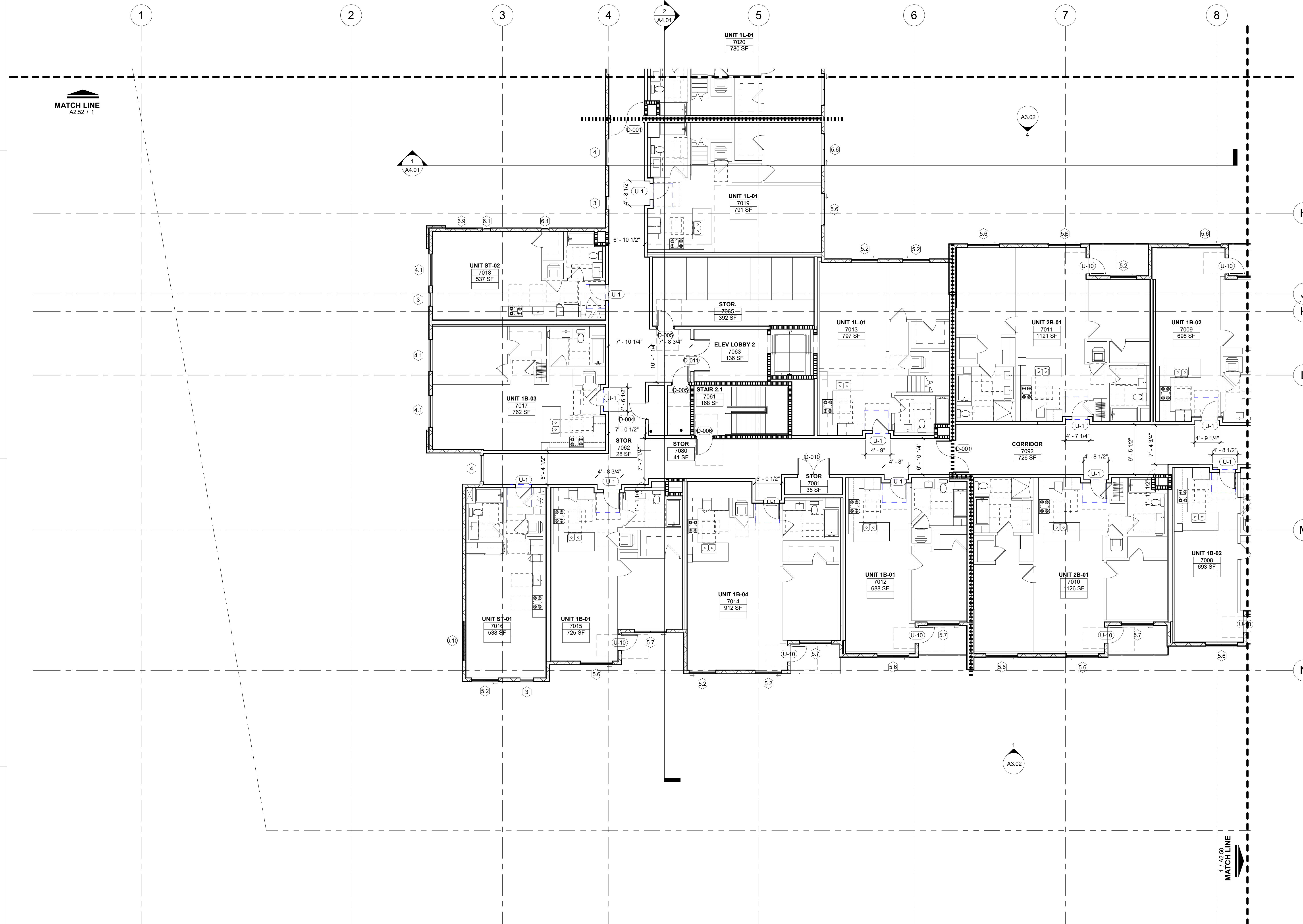
SHEET TITLE:

FLOOR PLAN
LEVEL 7
SEGMENT 3

SHEET #

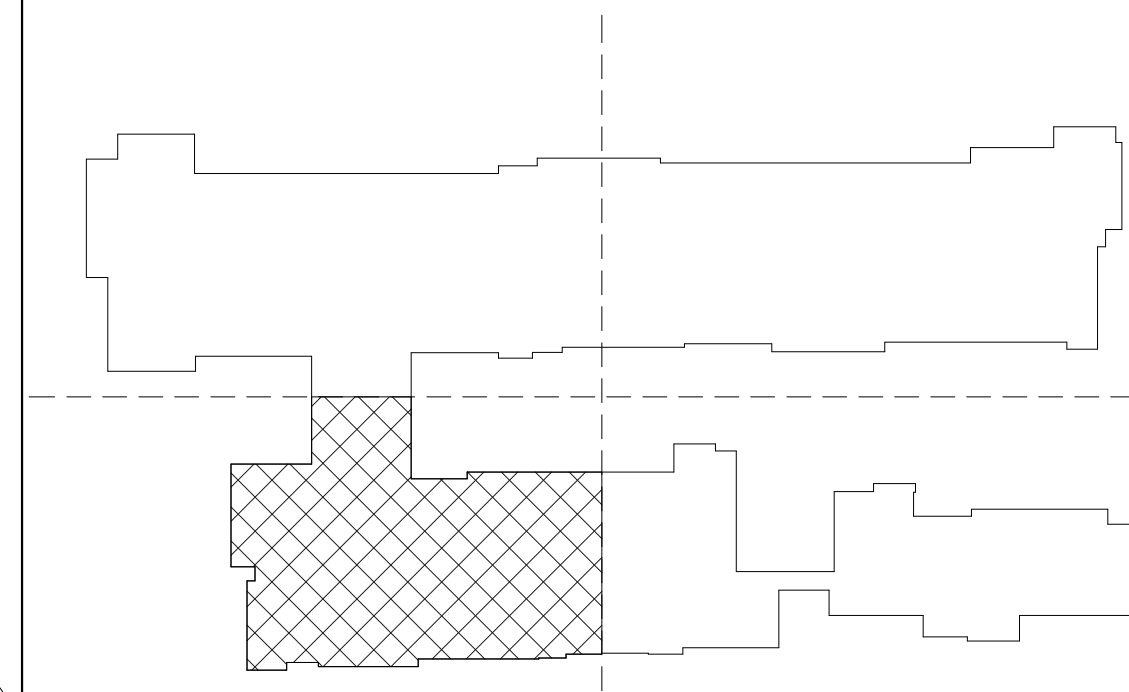
A2.51

1ST BUILDING DEPT SUBMITTAL 05-31-2022

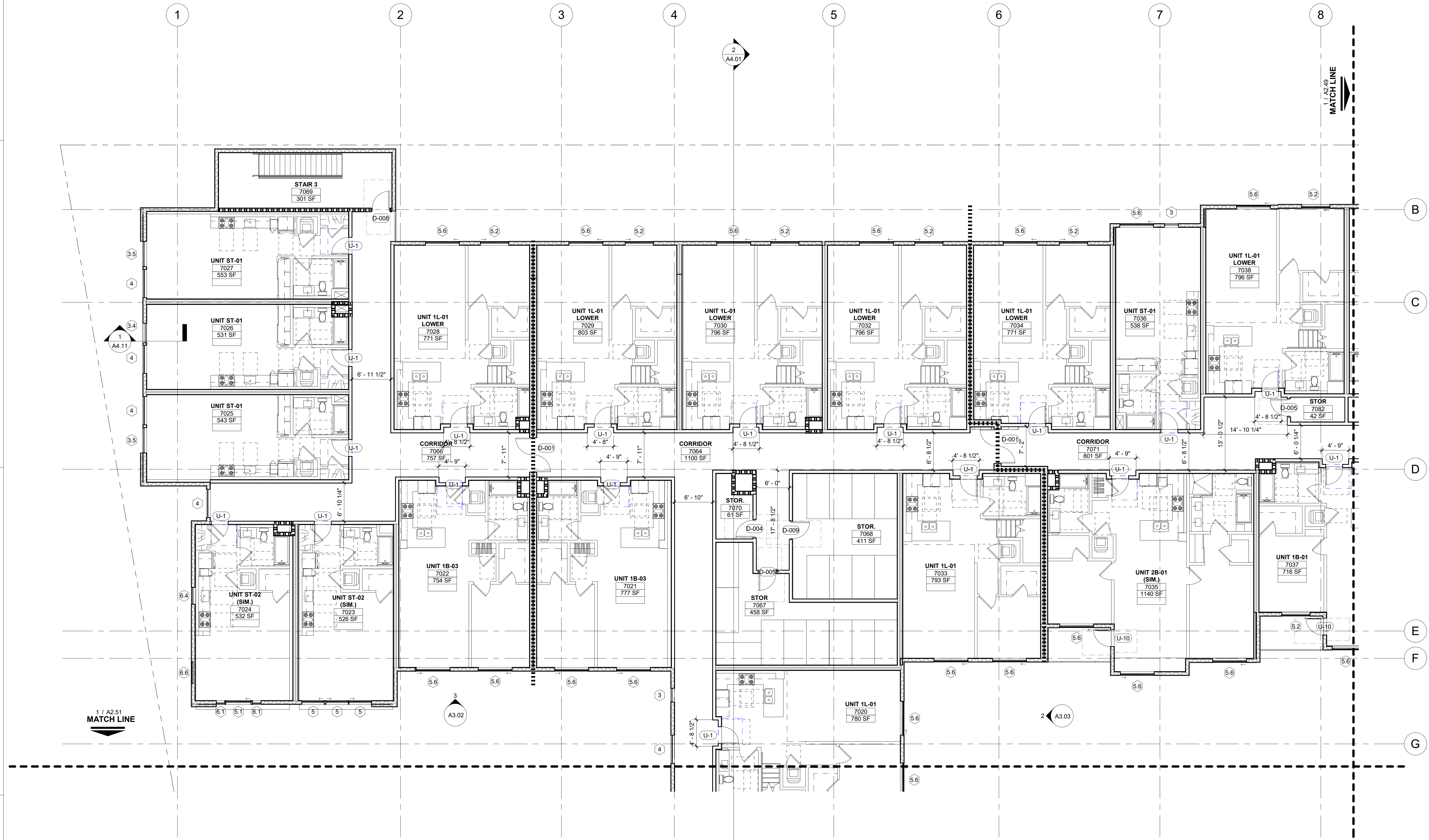


LEVEL 7 SEGMENT 3

1/8" = 1'-0"



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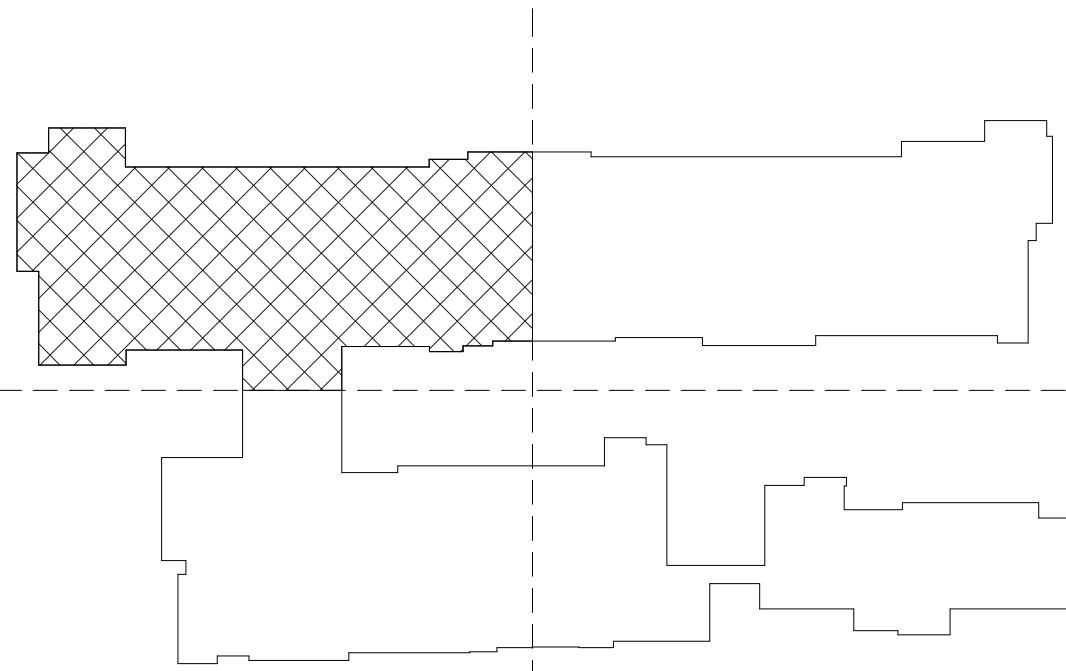


LEVEL 7 SEGMENT 4
1/8" = 1'-0"

1

GENERAL NOTES

KEY NOTES (X)



PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1000 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

DESIGN WORKS

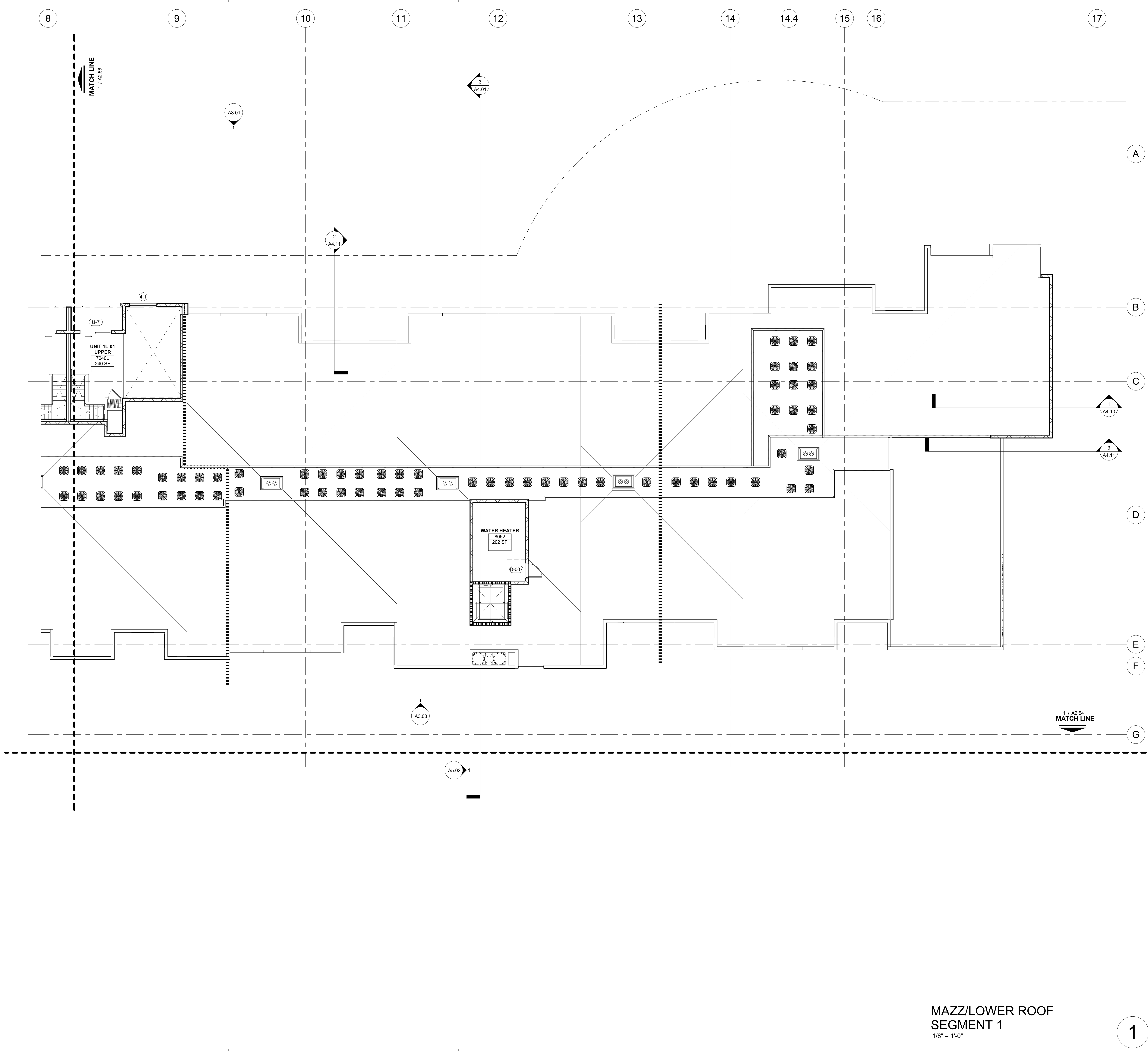


Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
FLOOR PLAN
LEVEL 7
SEGMENT 4

SHEET #
A2.52



GENERAL NOTES

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1415 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



KEY NOTES (X)

Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

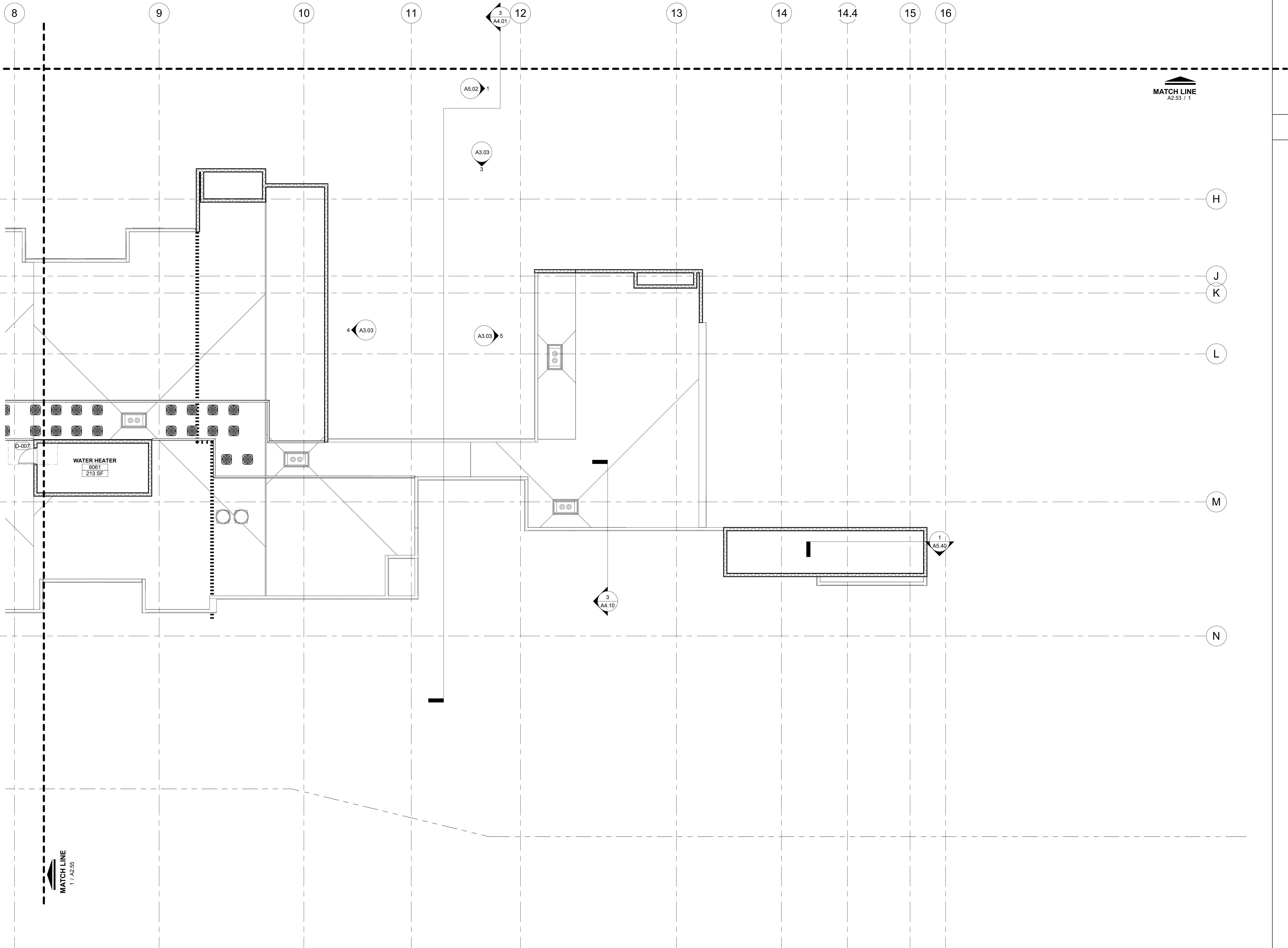
SHEET TITLE:
**FLOOR PLAN
MEZZ/ UPPER
ROOF
SEGMENT 1**

SHEET #
A2.53

**MAZZ/LOWER ROOF
SEGMENT 1**
1/8" = 1'-0"

1

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MAZZ/LOWER ROOF
SEGMENT 2
1/8" = 1'-0"

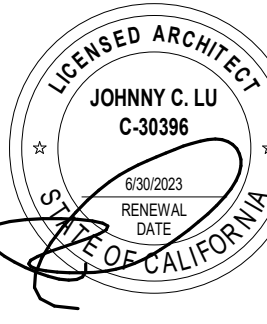
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GENERAL NOTES

KEY NOTES (X)

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1415 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

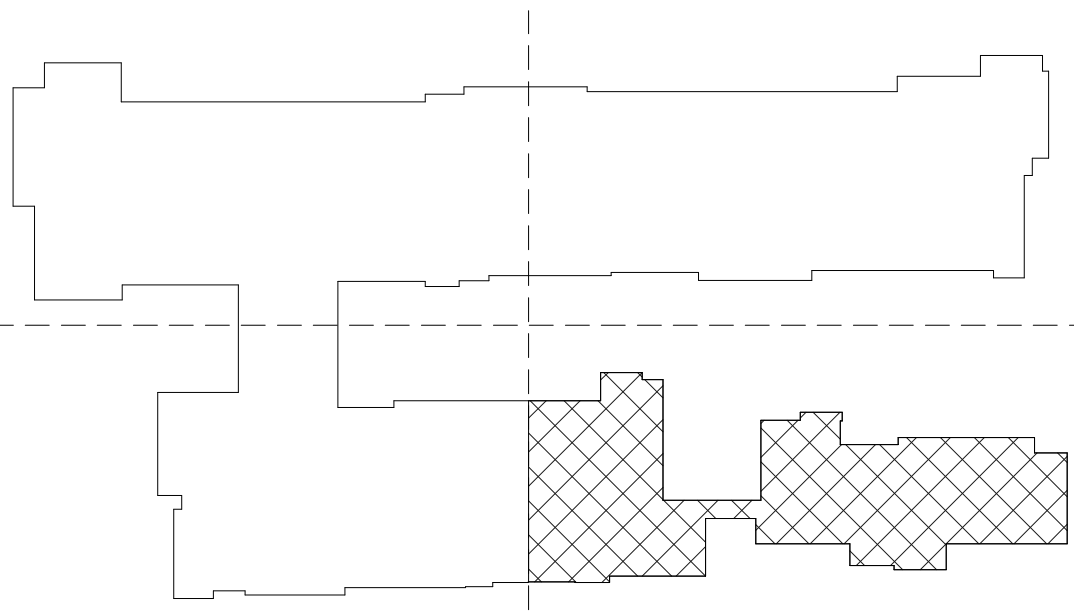


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Drawn:
Checked:
BID Date:

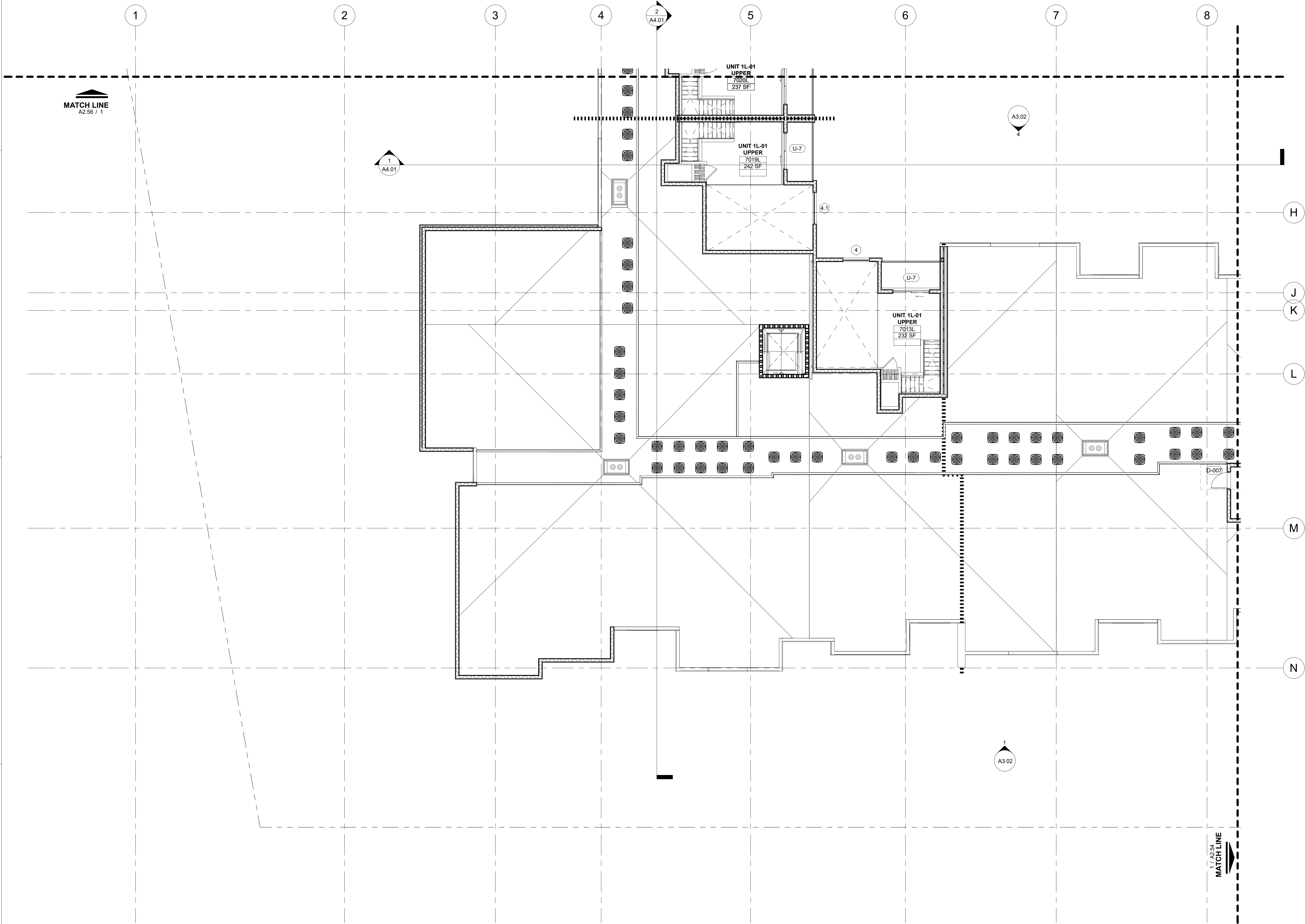
Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**FLOOR PLAN
MEZZ/ UPPER
ROOF
SEGMENT 2**

SHEET #
A2.54



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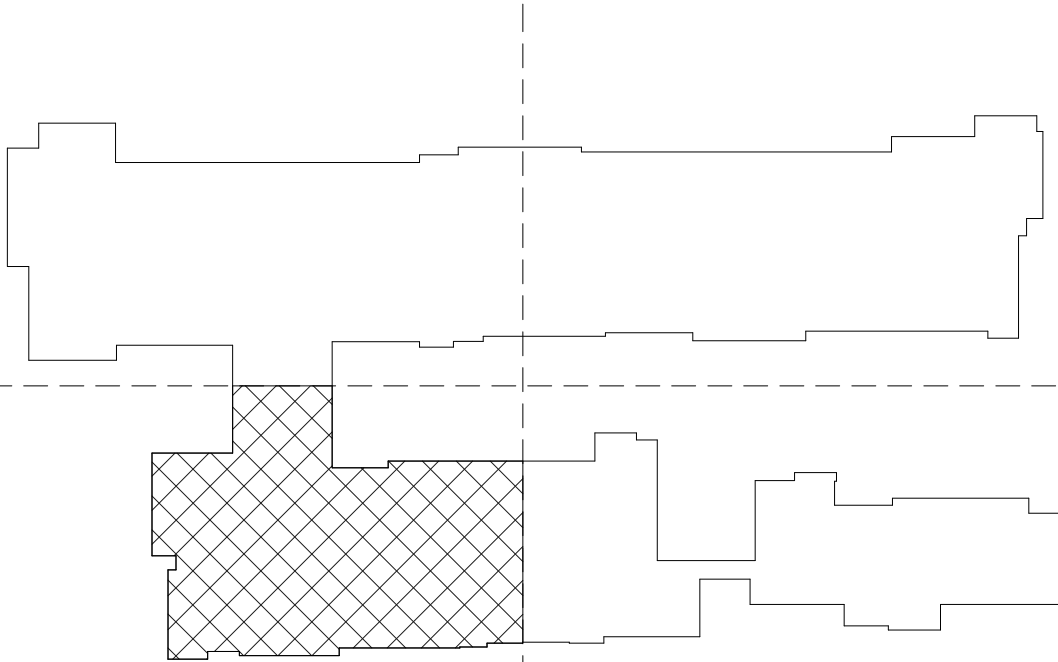


MAZZ/LOWER ROOF
SEGMENT 3
1/8" = 1'-0"

1

GENERAL NOTES

KEY NOTES (X)



PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1415 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

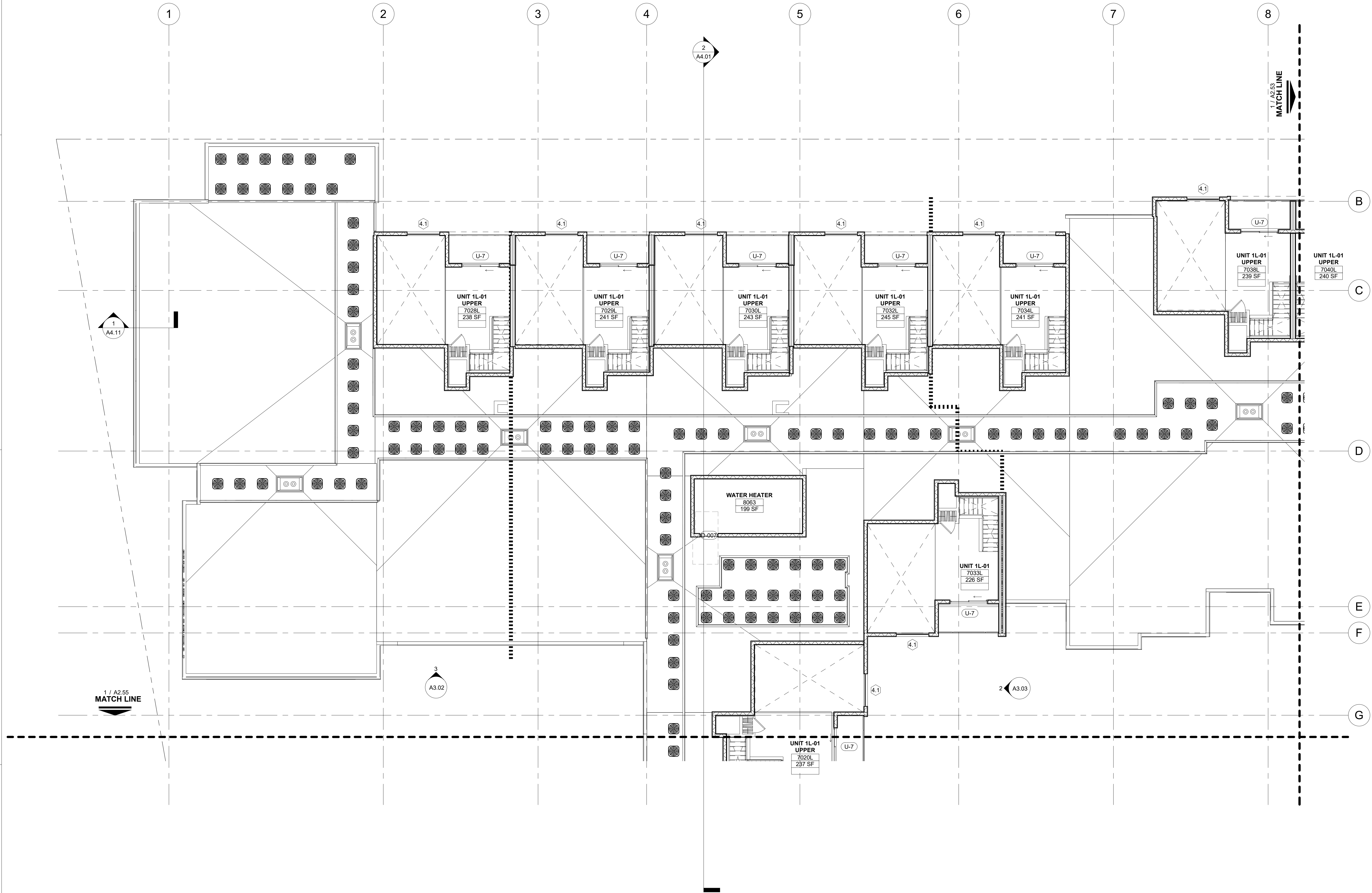
SHEET TITLE:

FLOOR PLAN
MEZZ/ UPPER
ROOF
SEGMENT 3

SHEET #

A2.55

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



MAZZ/LOWER ROOF
SEGMENT 4

1/8" = 1'-0"

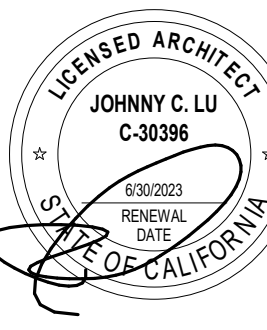
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GENERAL NOTES

KEY NOTES (X)

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1000 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



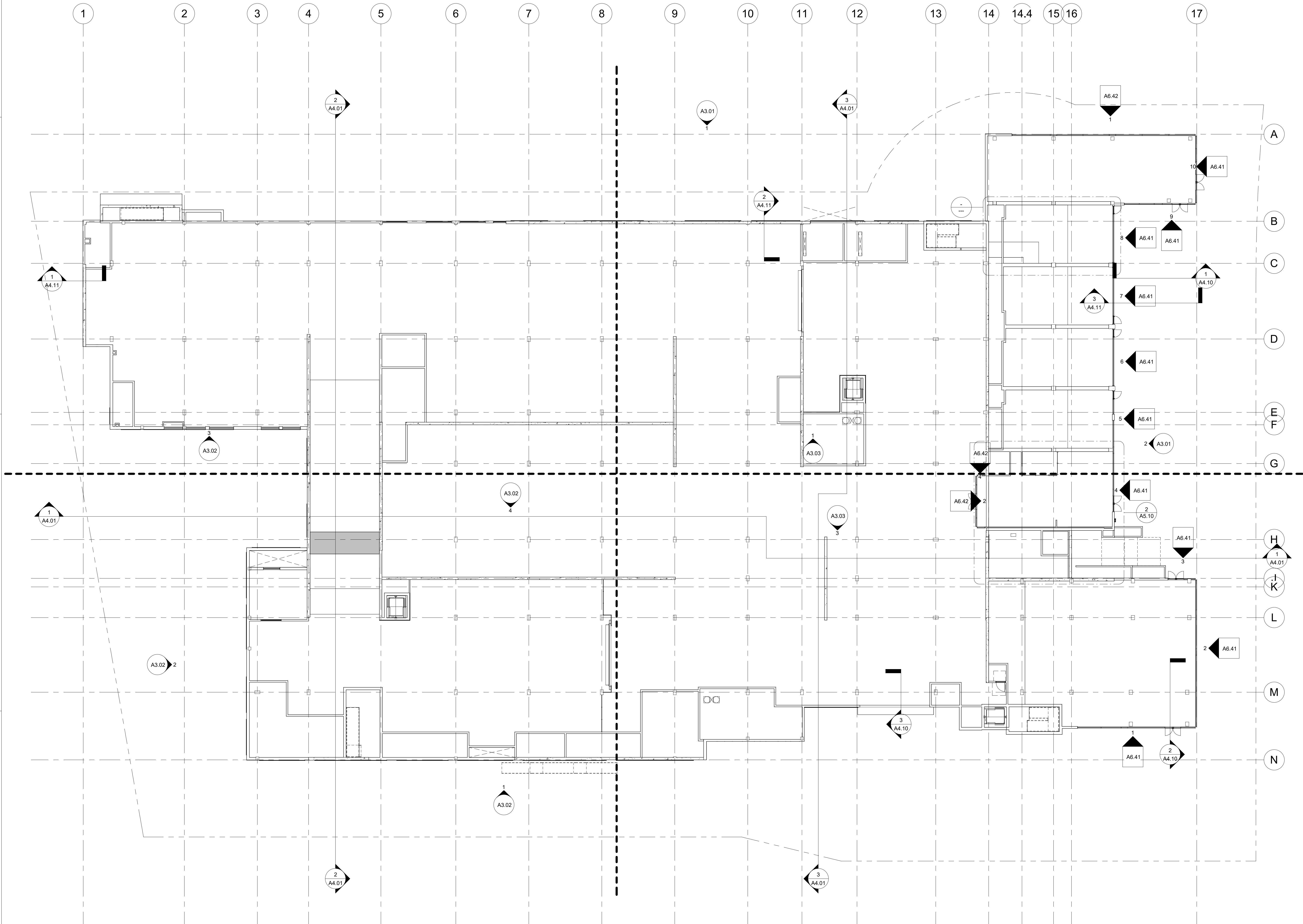
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Drawn:
Checked:
BID Date:

Date	Issues / Revisions:
3/28/2022	DD SET
4/22/2022	100% DD
5/31/2022	1ST PLAN CHECK

SHEET TITLE:
**FLOOR PLAN
MEZZ/ UPPER
ROOF
SEGMENT 4**

SHEET #
A2.56

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



LEVEL 1
1/16" = 1'-0"

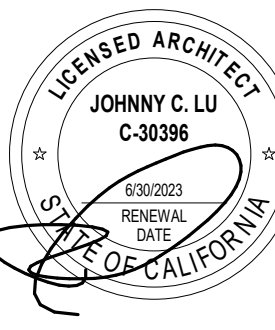
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GENERAL NOTES

KEY NOTES (X)

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1414 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



Job No.:
Drawn:
Checked:
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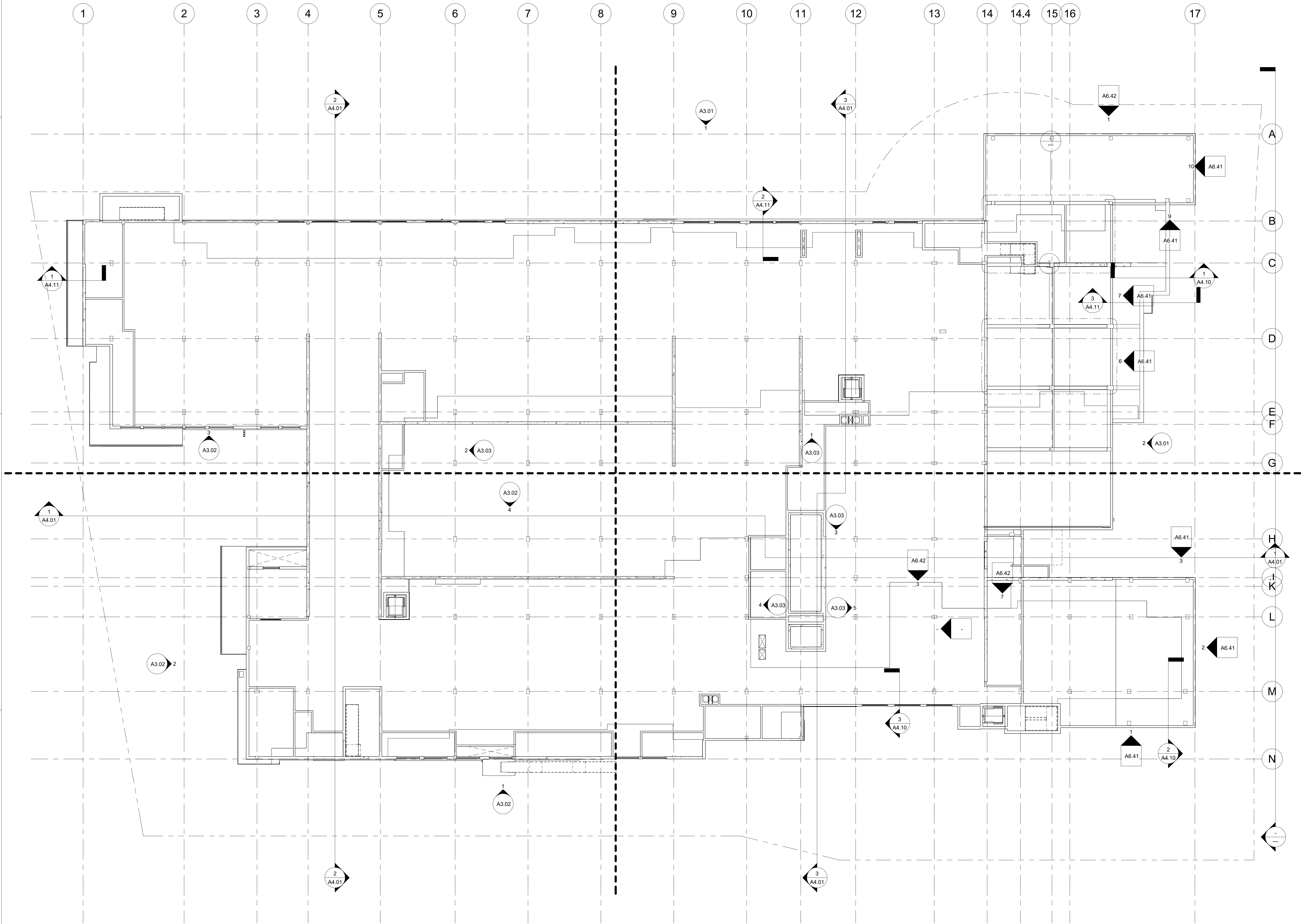
Date: 3/28/2022 Issues / Revisions:
4/22/2022 DD SET
5/31/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**REFLECTED
CEILING PLAN
LEVEL 1**

SHEET #

A2.61

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



LEVEL 2
1/16" = 1'-0"

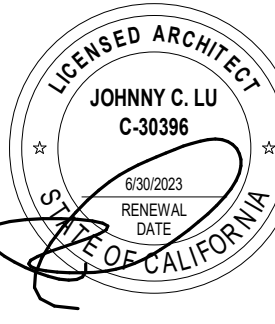
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GENERAL NOTES

KEY NOTES (X)

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1415 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



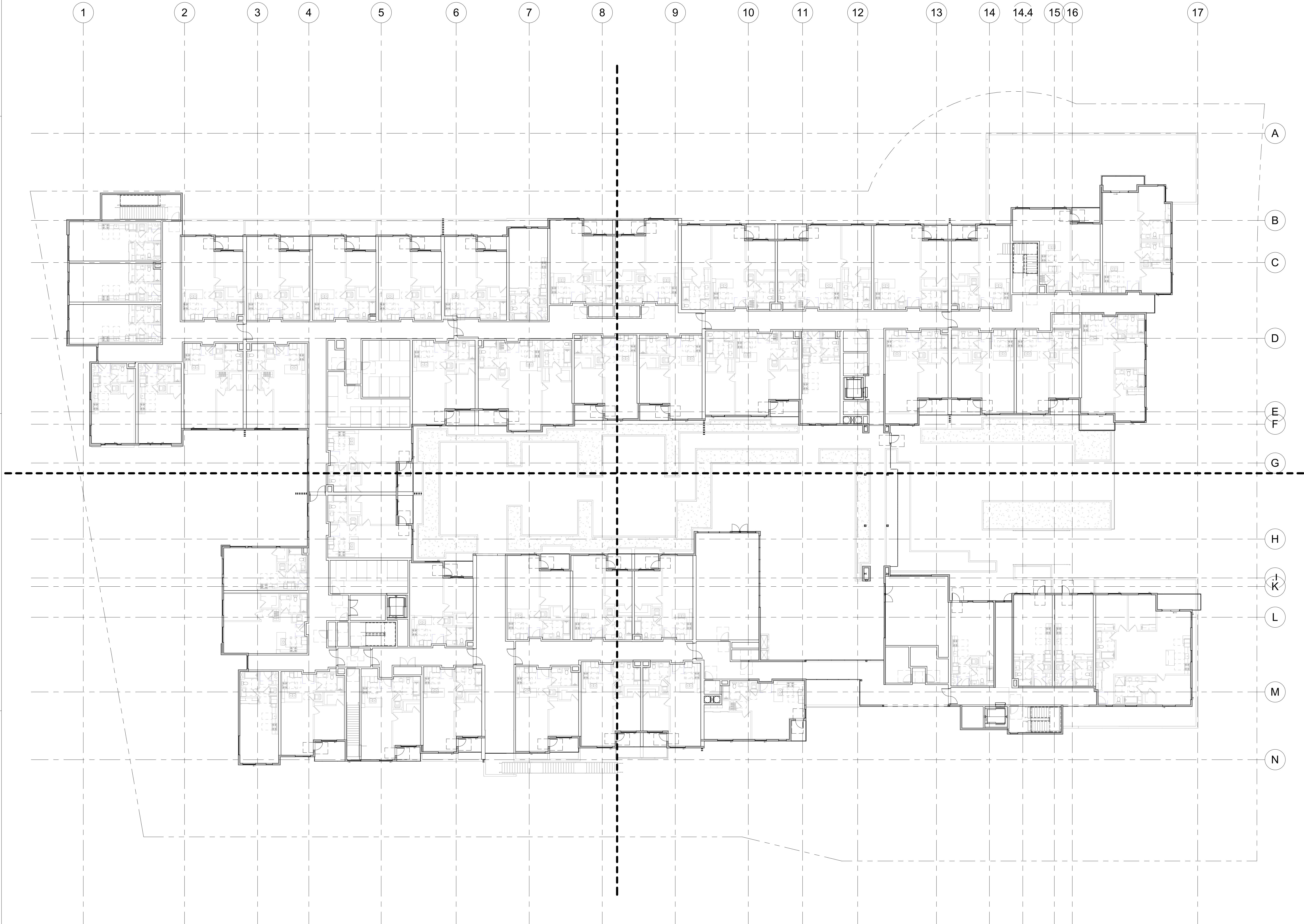
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Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
REFLECTED
CEILING PLAN
LEVEL 2

SHEET #
A2.62

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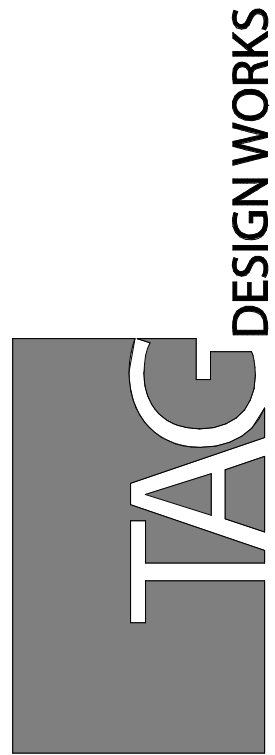
LEVEL 3
1/16" = 1'-0"

1

GENERAL NOTES

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1000 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

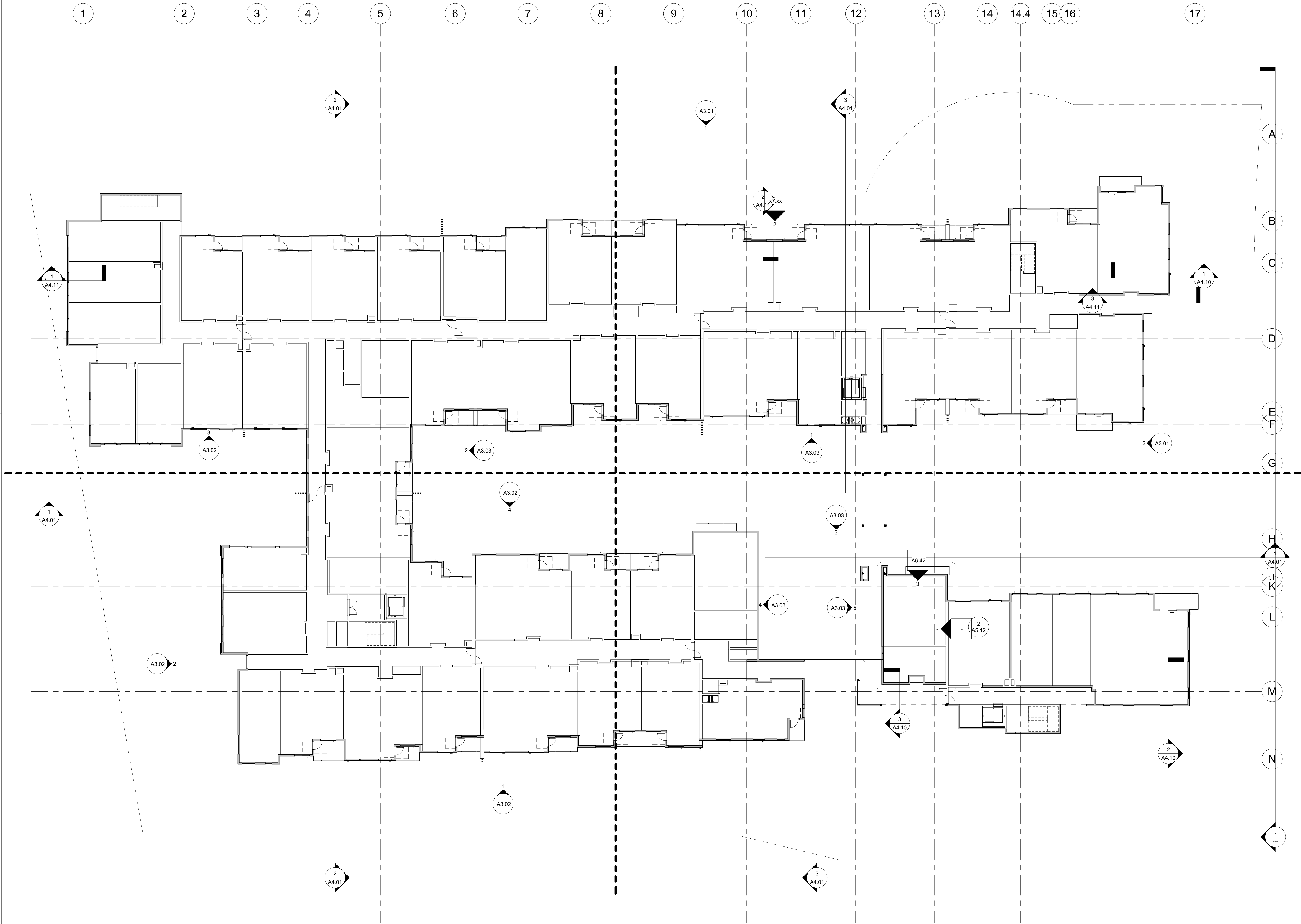
SHEET TITLE:

**REFLECTED
CEILING PLAN
LEVEL 3**

SHEET #

A2.63

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



LEVEL 4
1/16" = 1'-0"

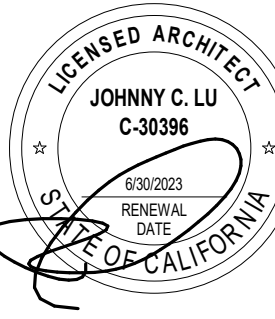
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GENERAL NOTES

KEY NOTES (X)

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1400 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



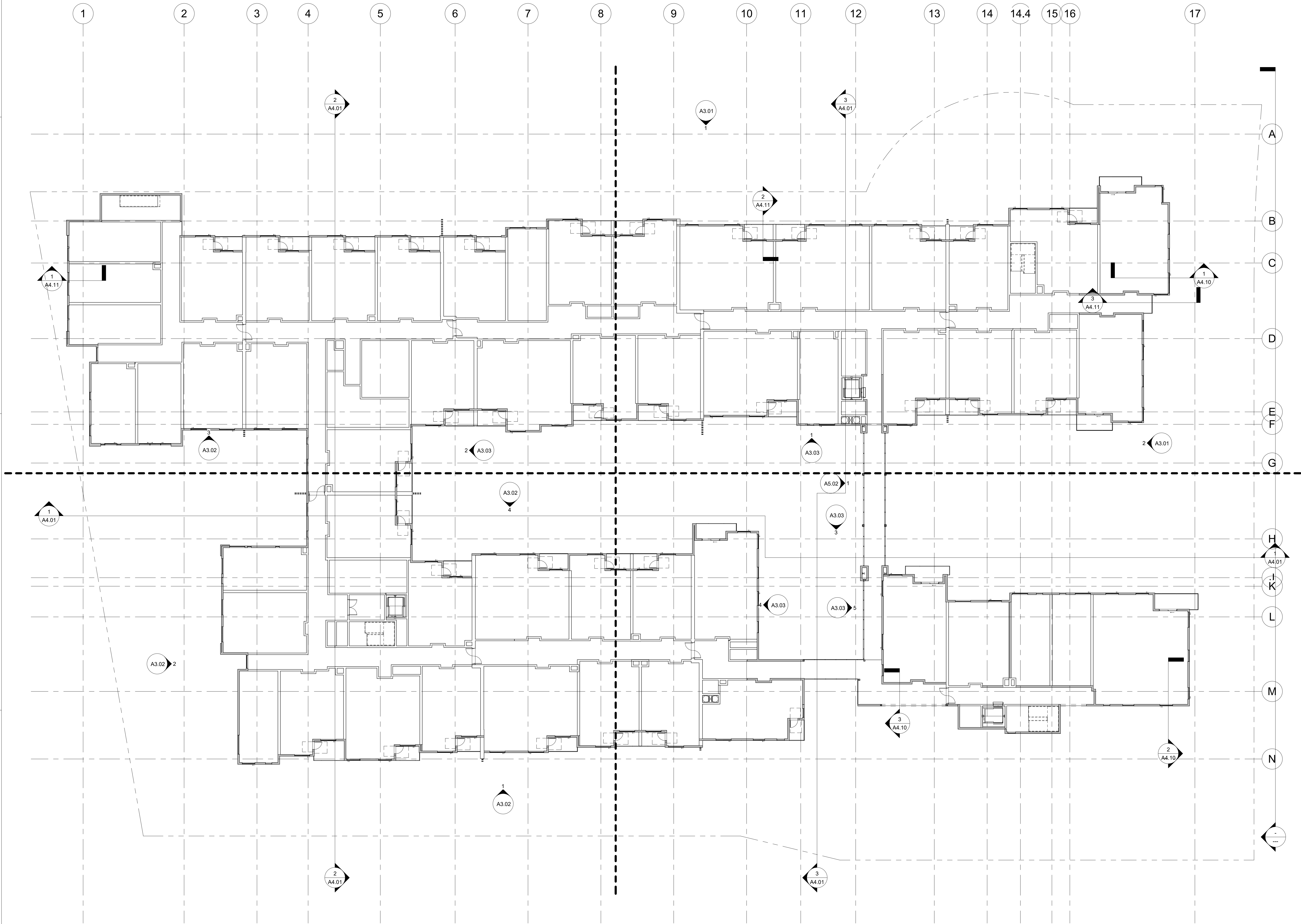
Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**REFLECTED
CEILING PLAN
LEVEL 4**

SHEET #
A2.64

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LEVEL 5
1/16" = 1'-0"

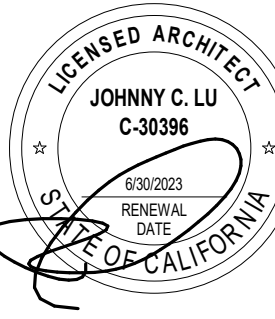
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GENERAL NOTES

KEY NOTES (X)

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1401 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



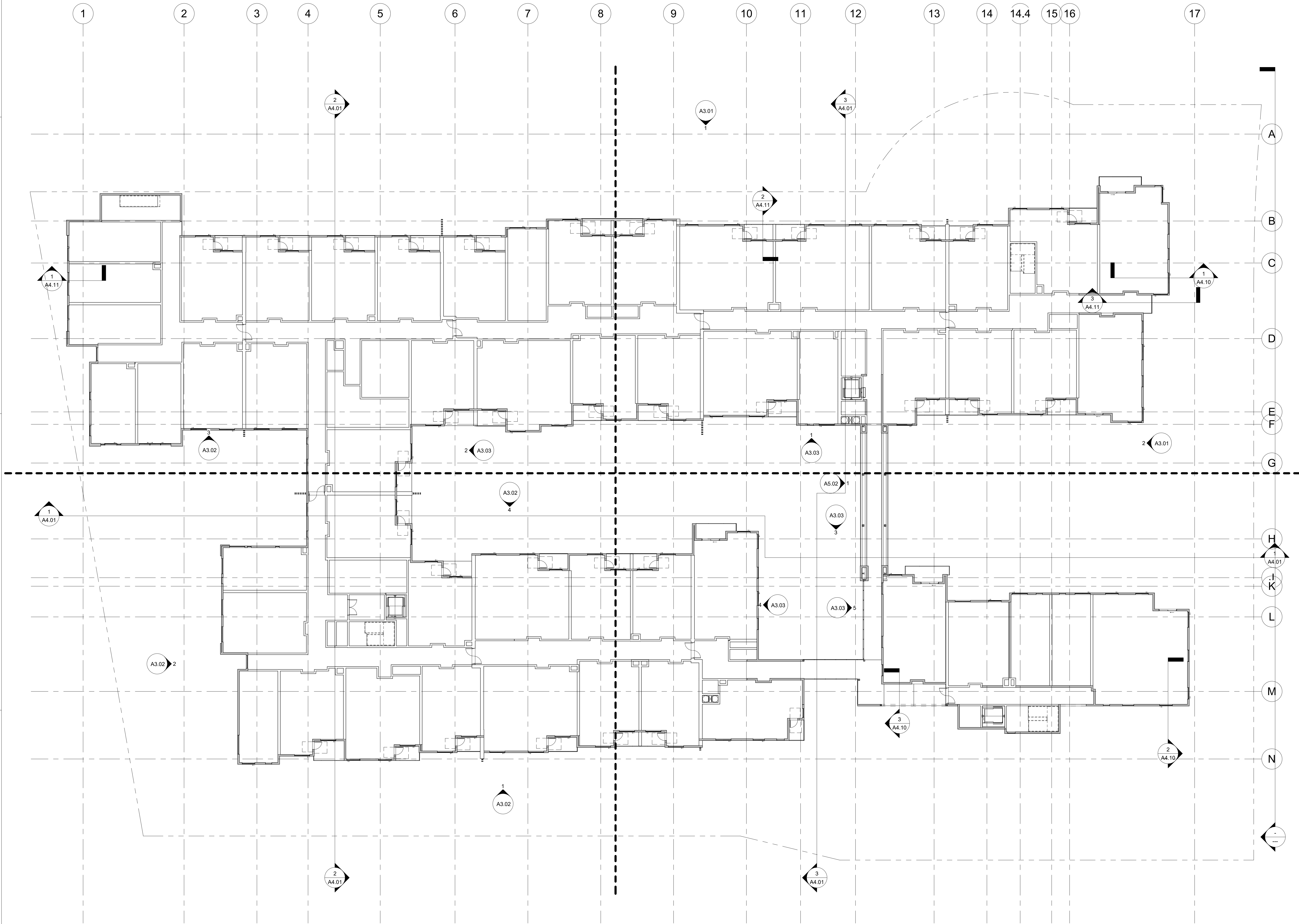
Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
REFLECTED
CEILING PLAN
LEVEL 5

SHEET #
A2.65

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LEVEL 6

1/16" = 1'-0"

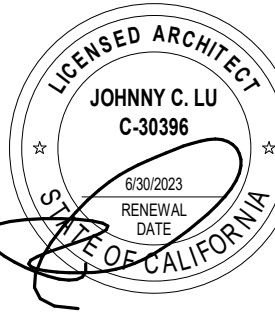
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GENERAL NOTES

KEY NOTES (X)

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1400 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



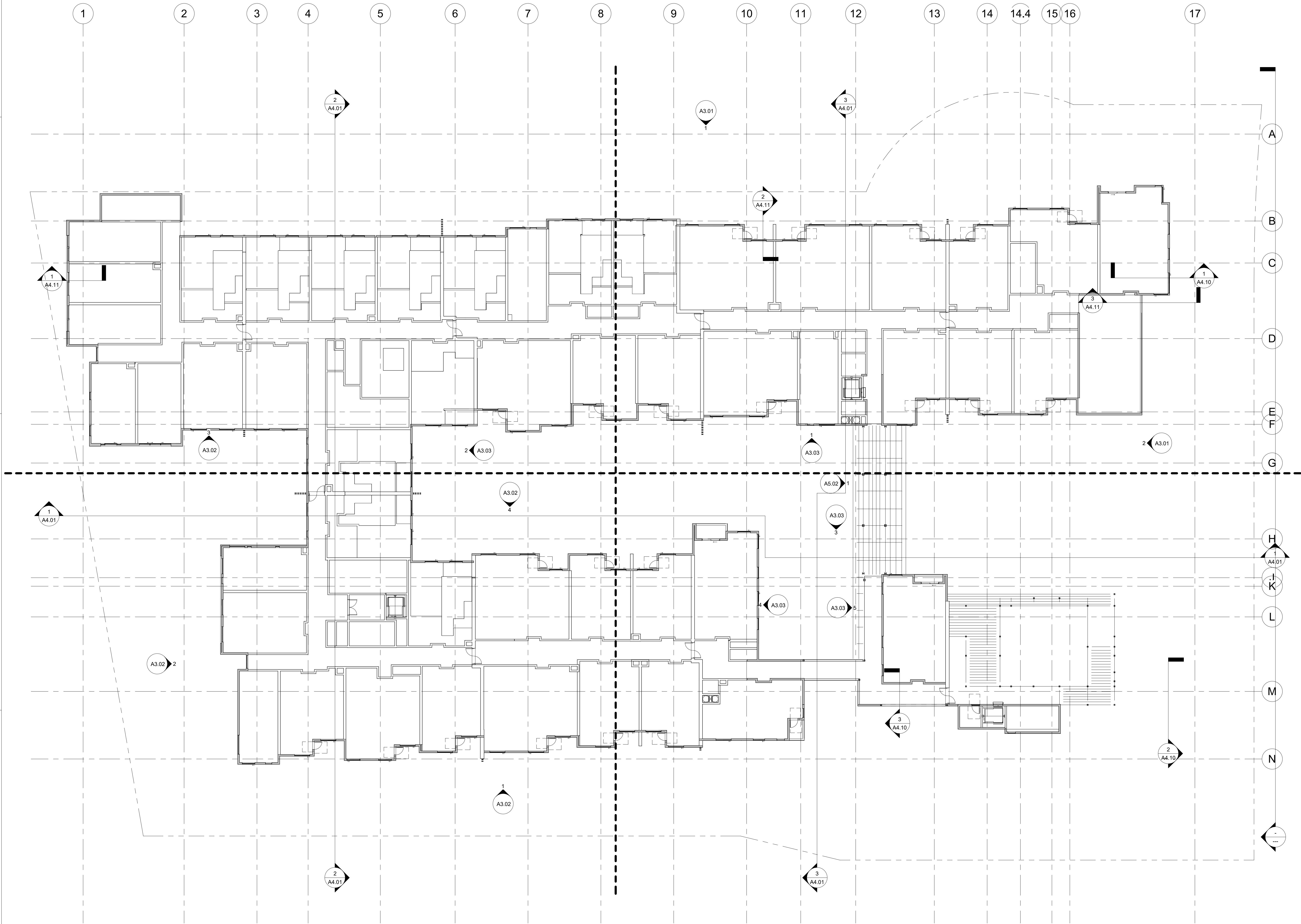
Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
REFLECTED
CEILING PLAN
LEVEL 6

SHEET #
A2.66

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LEVEL 7
1/16" = 1'-0"

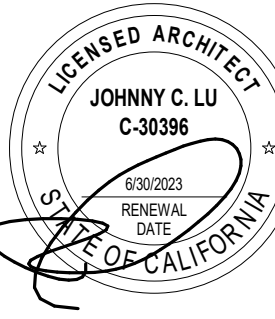
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GENERAL NOTES

KEY NOTES (X)

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1400 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



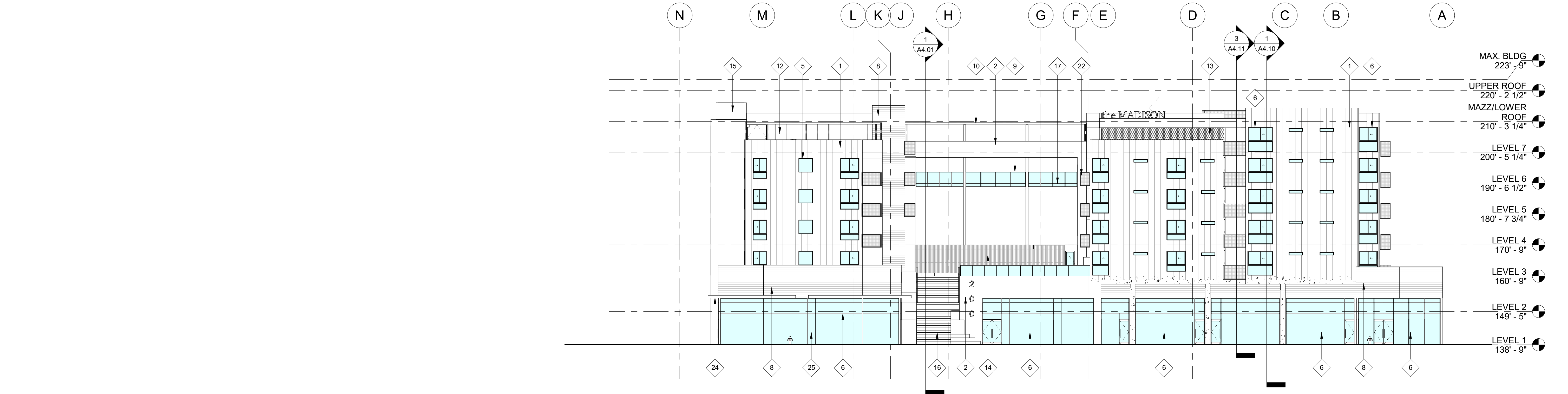
Job No.:
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Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**REFLECTED
CEILING PLAN
LEVEL 7**

SHEET #
A2.67

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



EAST ELEVATION

1/16" = 1'-0"


2



NORTH ELEVATION

1/16" = 1'-0"

1

KEYNOTES 	
SYMBOL	DESCRIPTION
1	STANDING SEAM METAL PANEL SIDING
2	EXTERIOR CEMENT PLASTER (WHITE)
3	EXTERIOR CEMENT PLASTER (GREY-TO MATCH STANDING SEAM)
5	VINYL DOORS & WINDOWS; PAINTED TO MATCH ANODIZED ALUMINUM
6	CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM
8	FIBER CEMENT SIDING "VINTAGE WOOD" - CEDAR COLOR
9	ANODIZED ALUMINUM/GLASS RAILING AT BALCONIES & BRIDGES
10	STEEL OCFA BRIDGE ACCESS AT ROOF LEVEL
11	PARKING SCREEN W/ VINES FRONTING SCREEN
12	SOUTH TERRACE LOUNGE; PARTIALLY OPEN TO SKY
13	NORTH TERRACE LOUNGE; PARTIALLY OPEN TO SKY
14	VINE SCREEN; VINES GROWING ALONG STEEL PICKETTS
15	ELEVATOR SHAFT
16	GRAND STAIR; MINIMUM 8FT CLEAR WIDTH
17	ANODIZED ALUMINUM FASCIA AT FLOOR FACE
18	ALUMINUM LOUVERS AT GARAGE OPENINGS; PAINTED GRAPHITE COLOR
20	FIRE ACCESS STAIR
21	FIRE ACCESS CORRIDOR
22	STEEL & PERFORATED METAL RAILINGS AT BALCONIES; SIDE MOUNTED HARDWARE
23	VINES GROWING ALONG WALL; PLANTER ABOVE
24	STEEL CANOPY ABOVE RETAIL STOREFRONTS; PAINTED TO MATCH ANODIZED ALUMINUM
25	ANODIZED ALUMINUM PANEL W/IN STOREFRONT SYSTEM
26	VINES ALONG RETAINING WALL
28	EXTERIOR CEMENT PLASTER (WARM TONE TO MATCH FIBER-CEMENT SIDING)
X	

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
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SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

TAG
DESIGNWORKS



Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
EXTERIOR ELEVATIONS

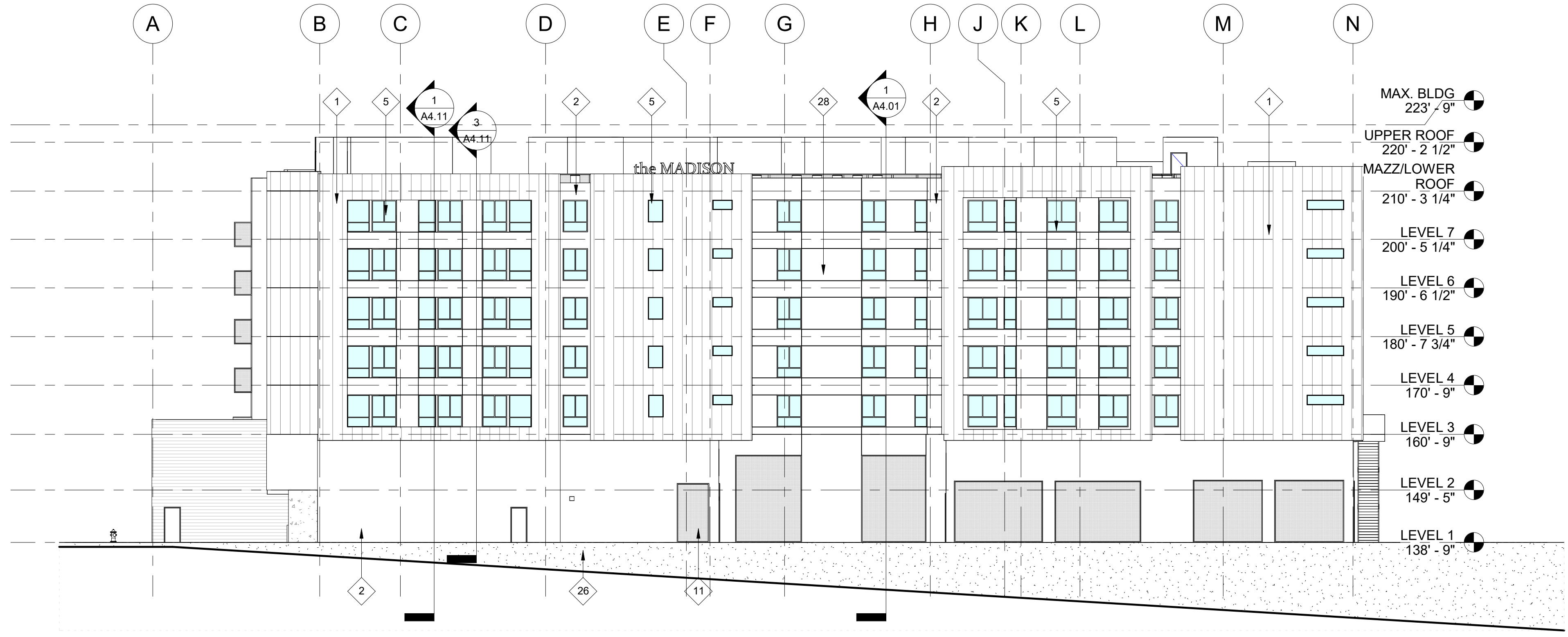
SHEET #
A3.01

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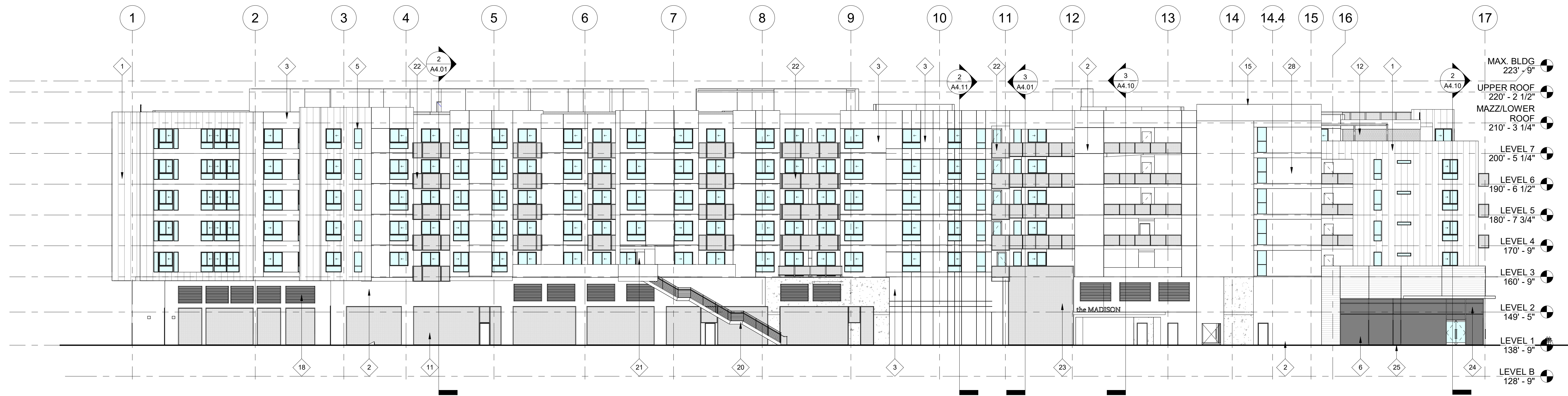


NORTH ELEVATION B
1/16" = 1'-0"

SOUTH ELEVATION A
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"

KEYNOTES	
SYMBOL	DESCRIPTION
1	STANDING SEAM METAL PANEL SIDING
2	EXTERIOR CEMENT PLASTER (WHITE)
3	EXTERIOR CEMENT PLASTER (GREY-TO MATCH STANDING SEAM)
5	VINYL DOORS & WINDOWS; PAINTED TO MATCH ANODIZED ALUMINUM
6	CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM
8	FIBER CEMENT SIDING "VINTAGE WOOD" - CEDAR COLOR
9	ANODIZED ALUMINUM/GLASS RAILING AT BALCONIES & BRIDGES
10	STEEL OCFA BRIDGE ACCESS AT ROOF LEVEL
11	PARKING SCREEN W/ VINES FRONTING SCREEN
12	SOUTH TERRACE LOUNGE; PARTIALLY OPEN TO SKY
13	NORTH TERRACE LOUNGE; PARTIALLY OPEN TO SKY
14	VINE SCREEN; VINES GROWING ALONG STEEL PICKETTS
15	ELEVATOR SHAFT
16	GRAND STAIR; MINIMUM 8FT CLEAR WIDTH
17	ANODIZED ALUMINUM FASCIA AT FLOOR FACE
18	ALUMINUM LOUVERS AT GARAGE OPENINGS; PAINTED GRAPHITE COLOR
20	FIRE ACCESS STAIR
21	FIRE ACCESS CORRIDOR
22	STEEL & PERFORATED METAL RAILINGS AT BALCONIES; SIDE MOUNTED HARDWARE
23	VINES GROWING ALONG WALL; PLANTER ABOVE
24	STEEL CANOPY ABOVE RETAIL STOREFRONTS; PAINTED TO MATCH ANODIZED ALUMINUM
25	ANODIZED ALUMINUM PANEL W/IN STOREFRONT SYSTEM
26	VINES ALONG RETAINING WALL
28	EXTERIOR CEMENT PLASTER (WARM TONE TO MATCH FIBER-CEMENT SIDING)
X	

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1415 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

TAG
design works



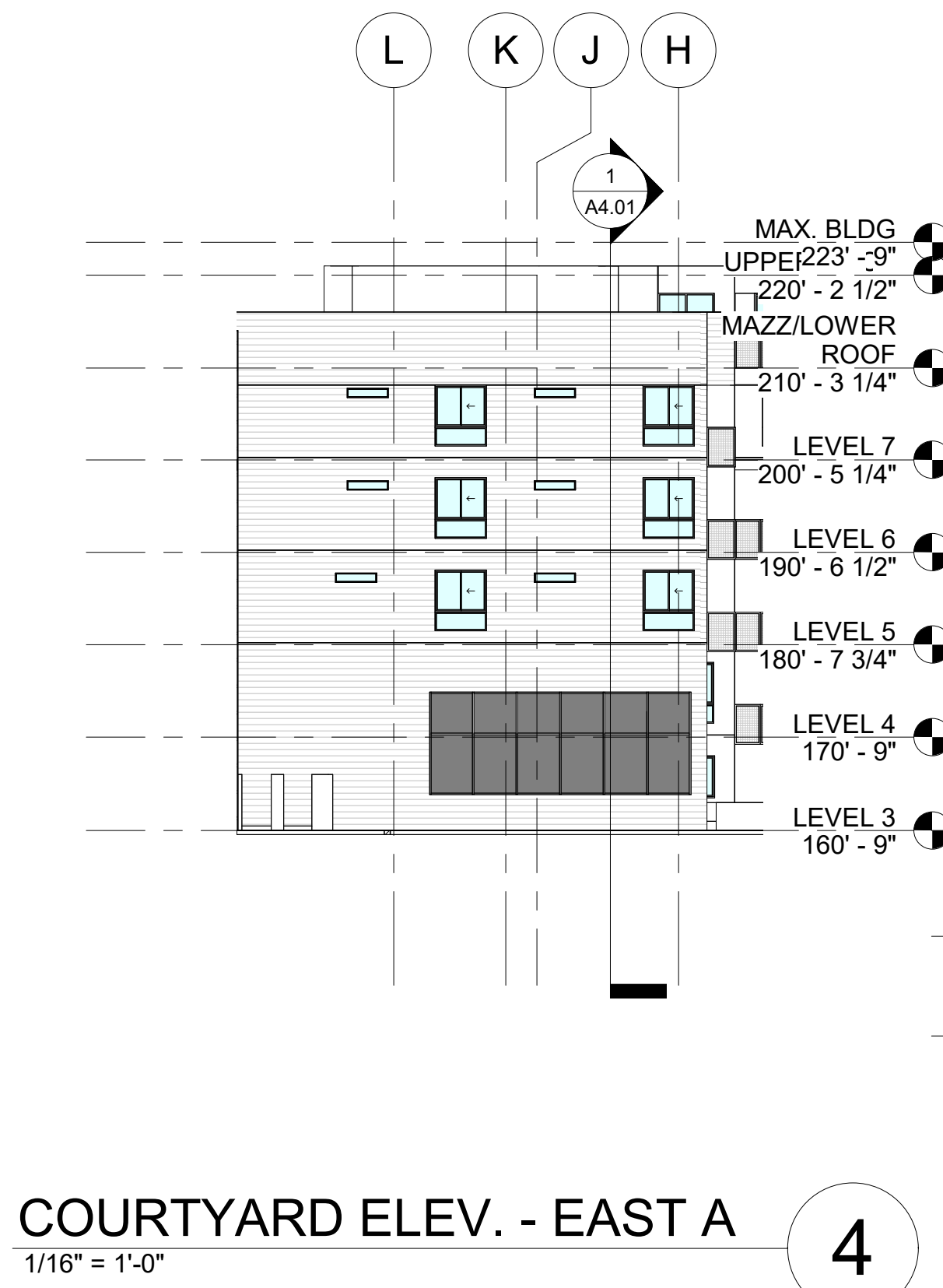
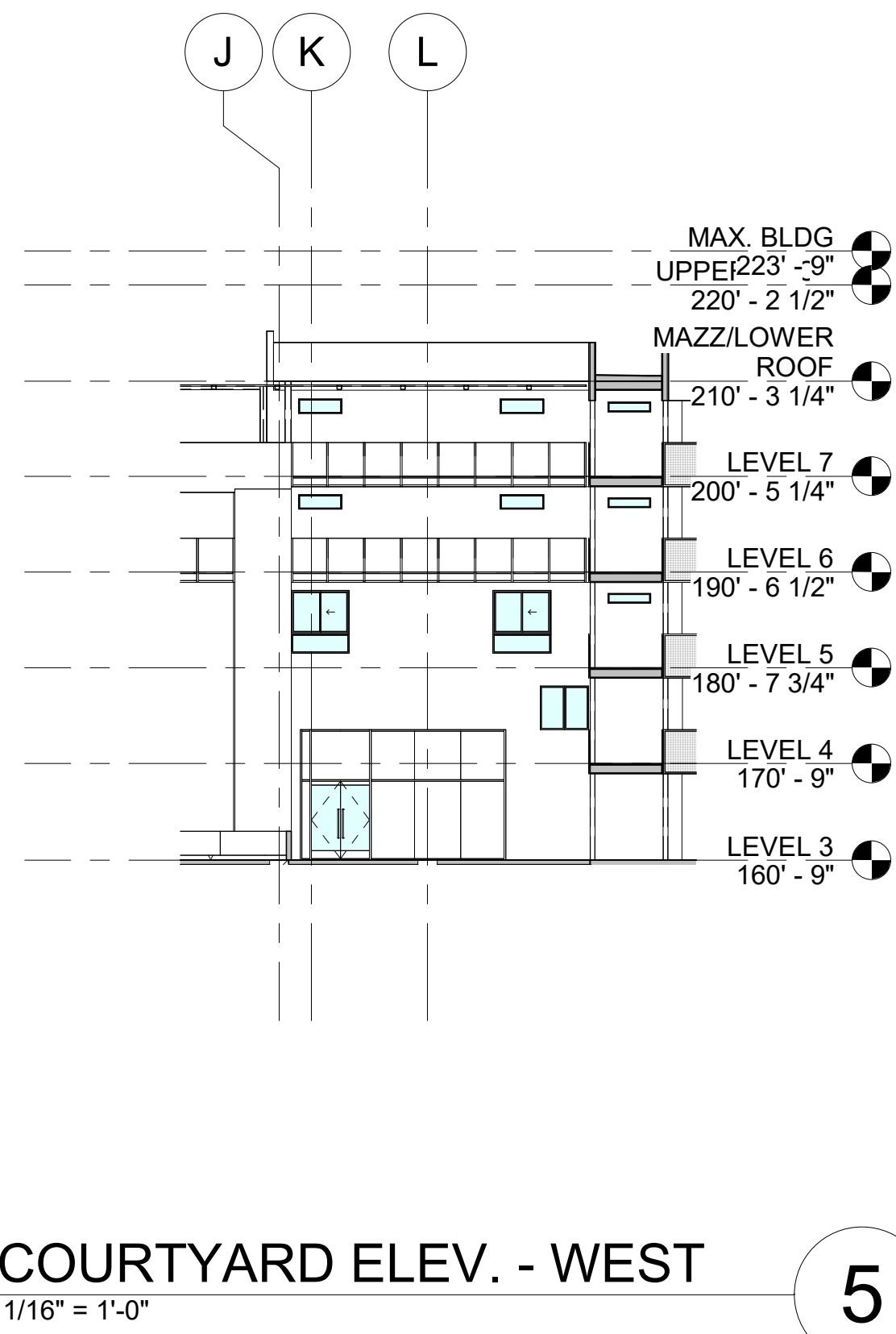
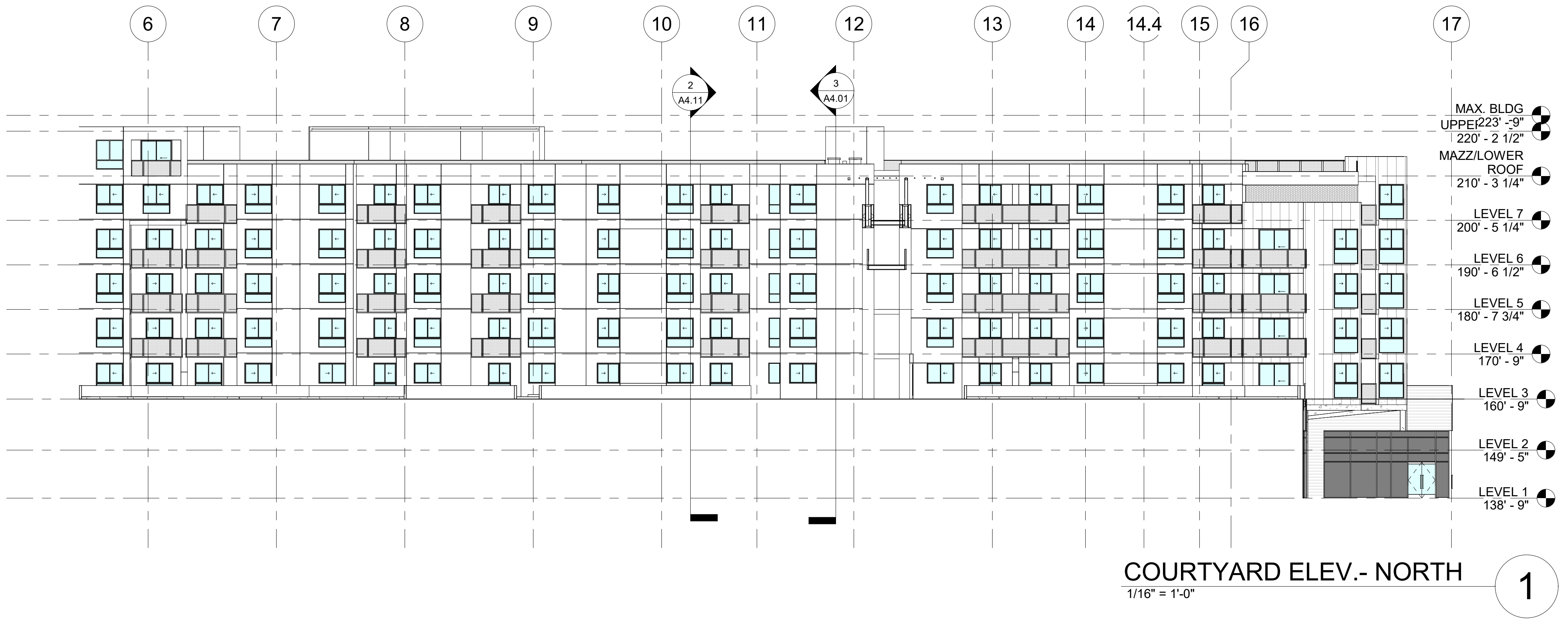
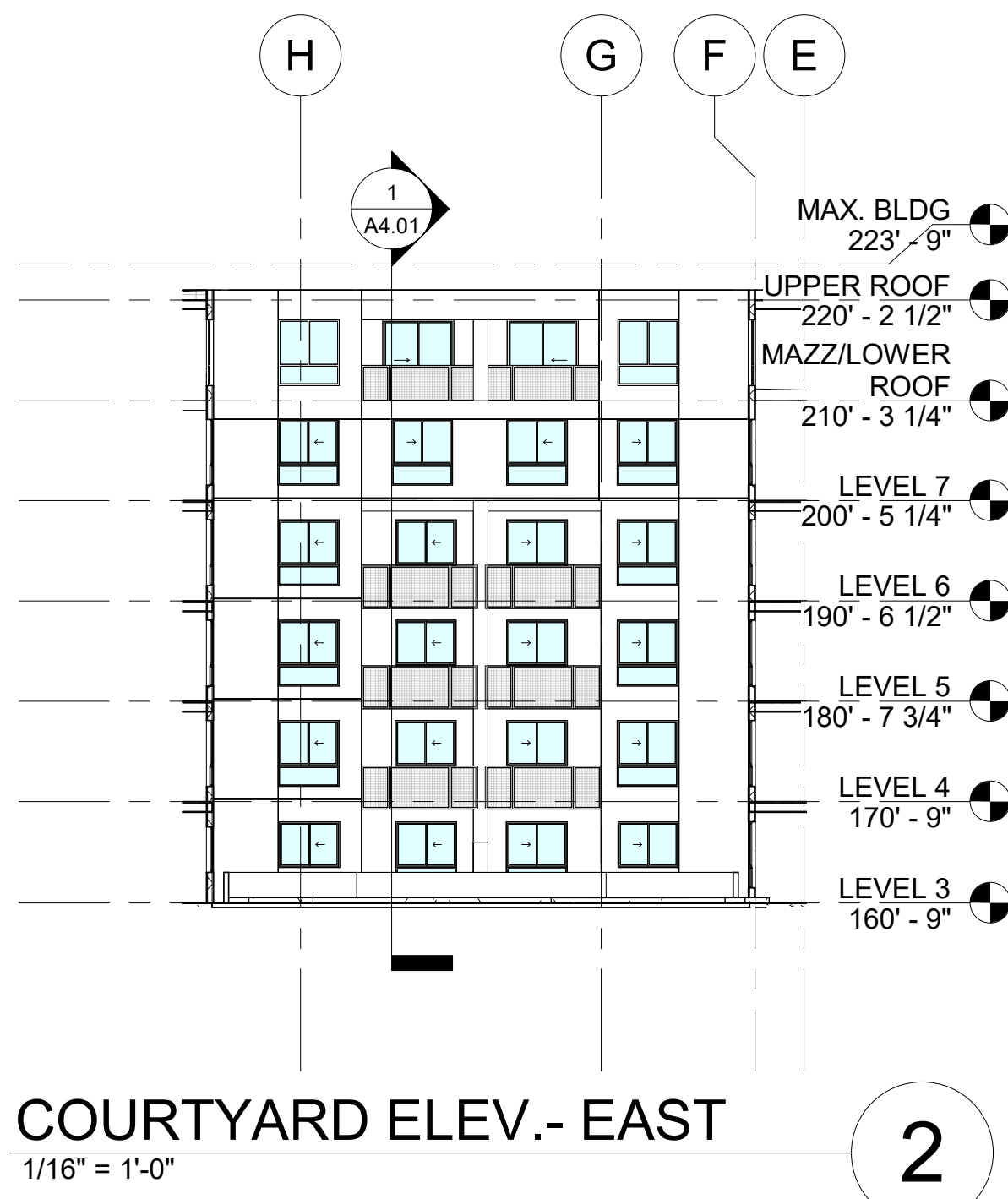
Job No.:
Drawn:
Checked:
BID Date:

Date: 3/28/2022
Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET #
A3.02

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PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1401 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

TAG
DESIGN WORKS



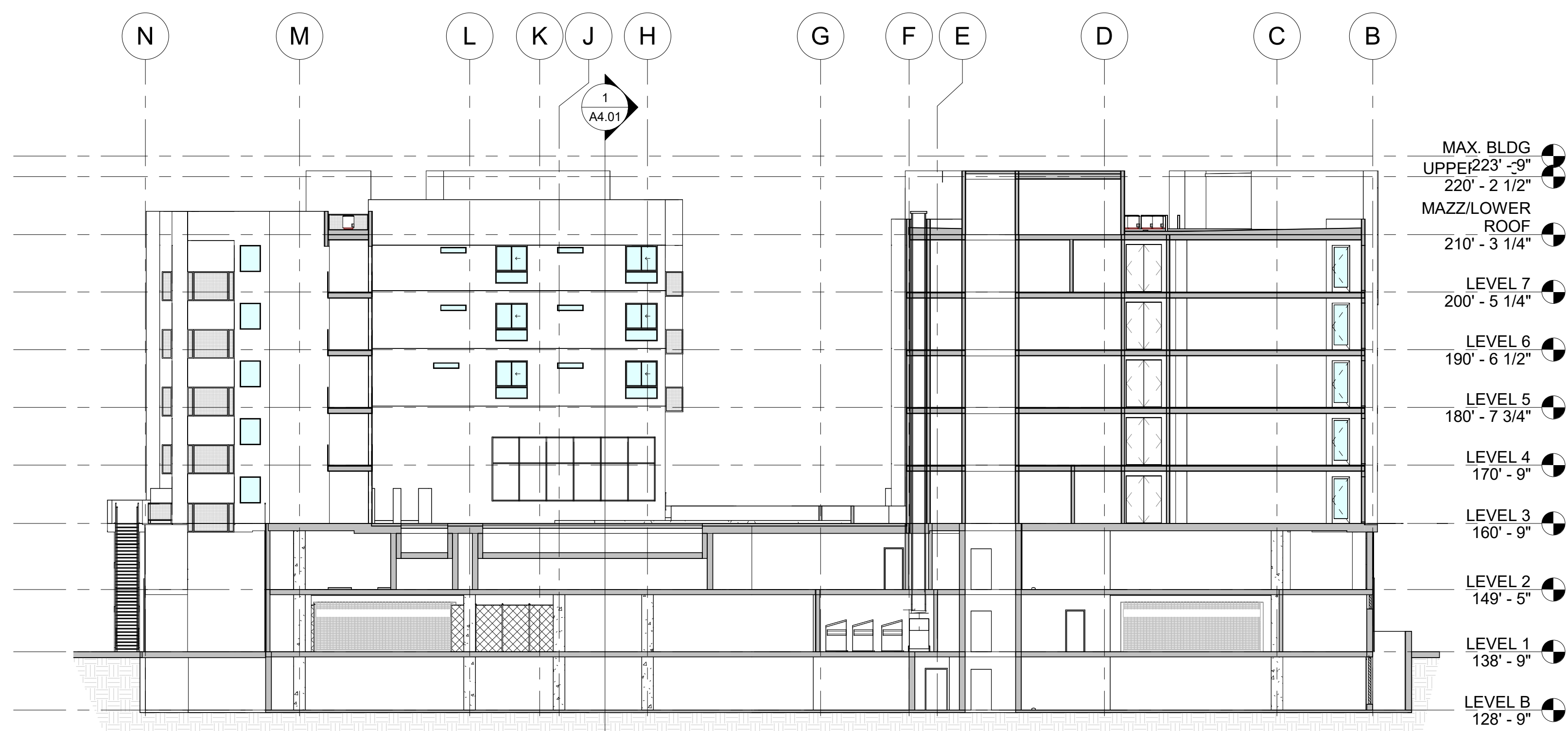
Job No.:
Drawn:
Checked:
BID Date:

Date: 3/28/2022
Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**COURT YARD
ELEVATIONS**

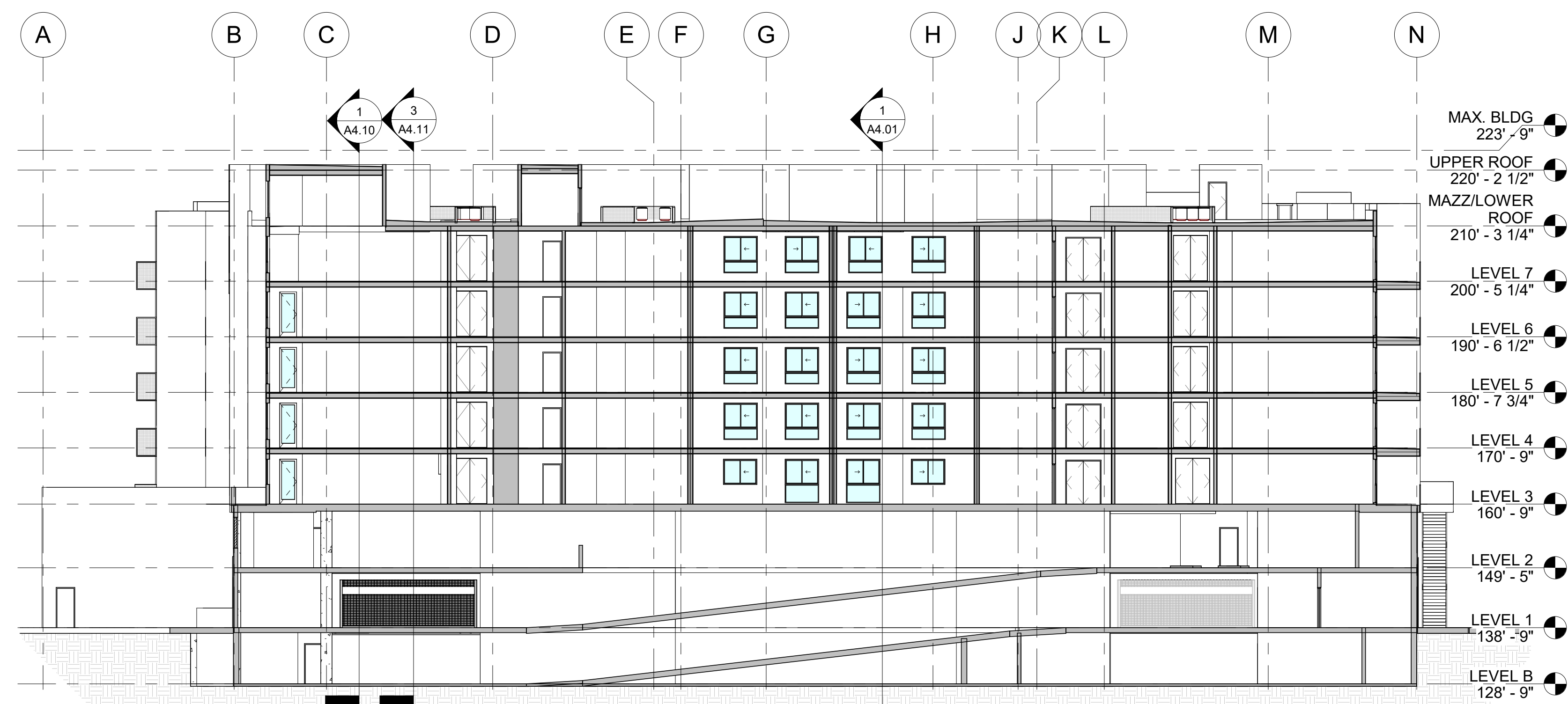
SHEET #
A3.03

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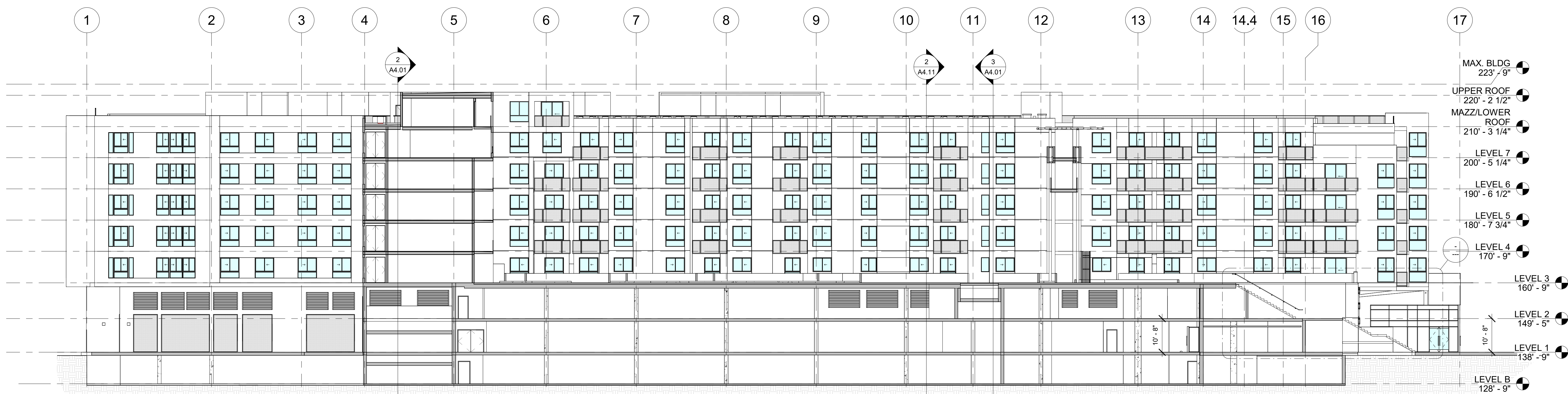
BUILDING SECTION 3
1/16" = 1'-0"

3



BUILDING SECTION 2
1/16" = 1'-0"

2

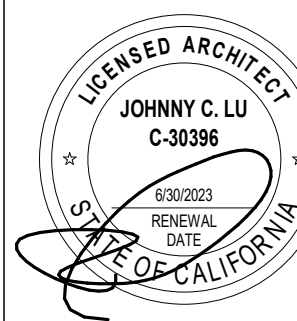
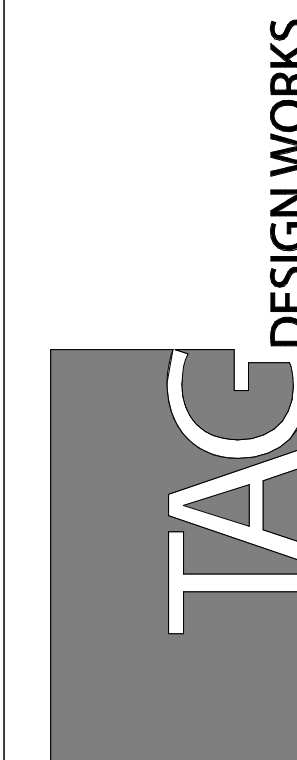


BUILDING SECTION 1
1/16" = 1'-0"

1

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1415 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



Job No.:
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Date: Issues / Revisions:
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4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

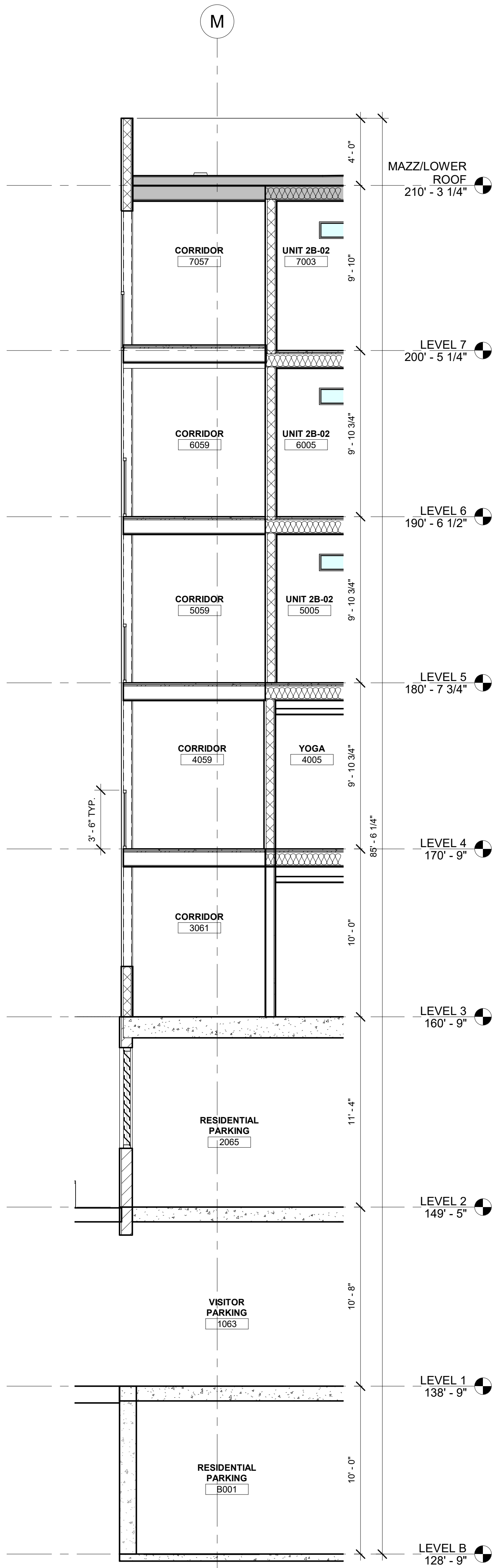
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**BUILDING
SECTIONS**

SHEET #

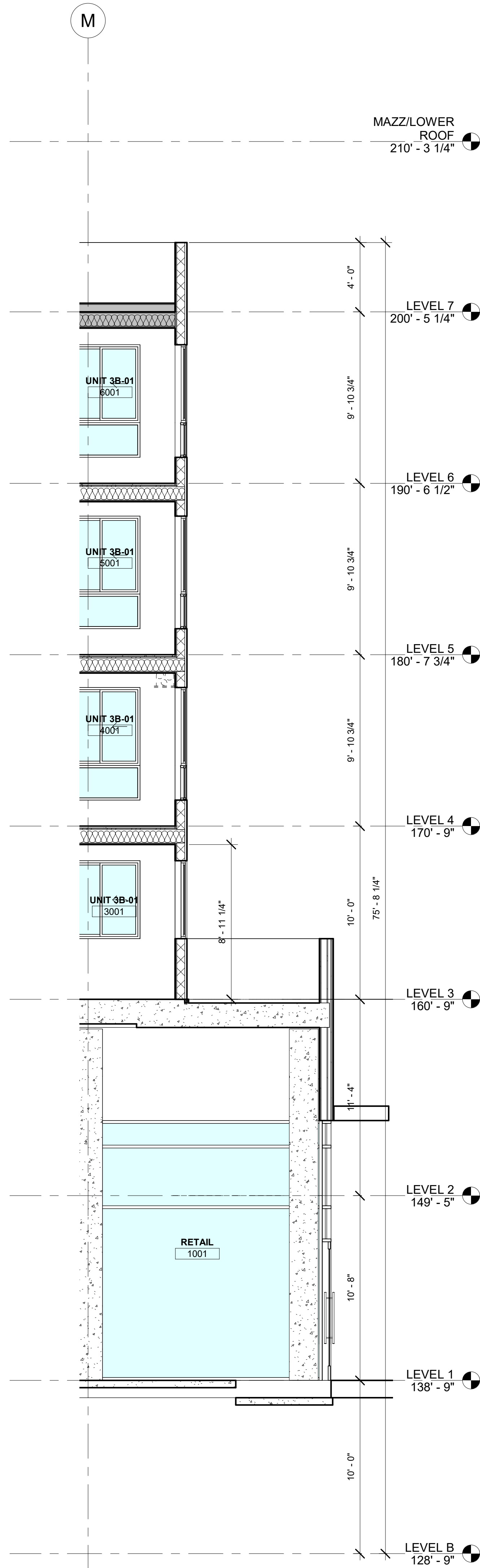
A4.01

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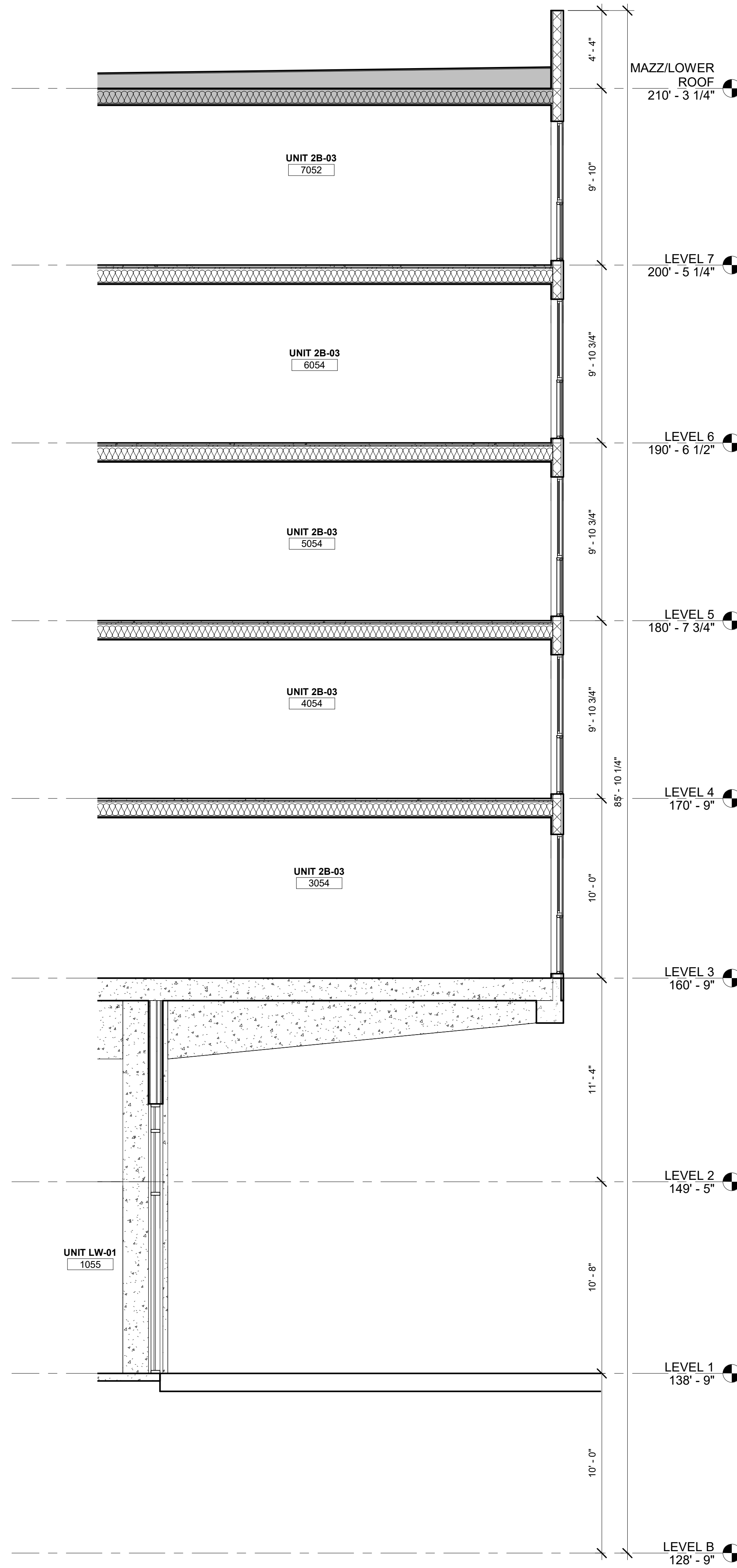
WALL SECTION 3
1/4" = 1'-0"

3



WALL SECTION 2
1/4" = 1'-0"

2

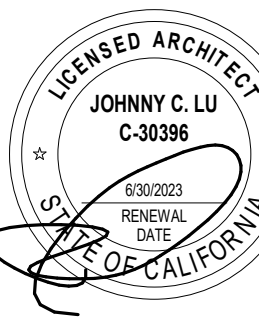


WALL SECTION 1
1/4" = 1'-0"

1

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1415 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



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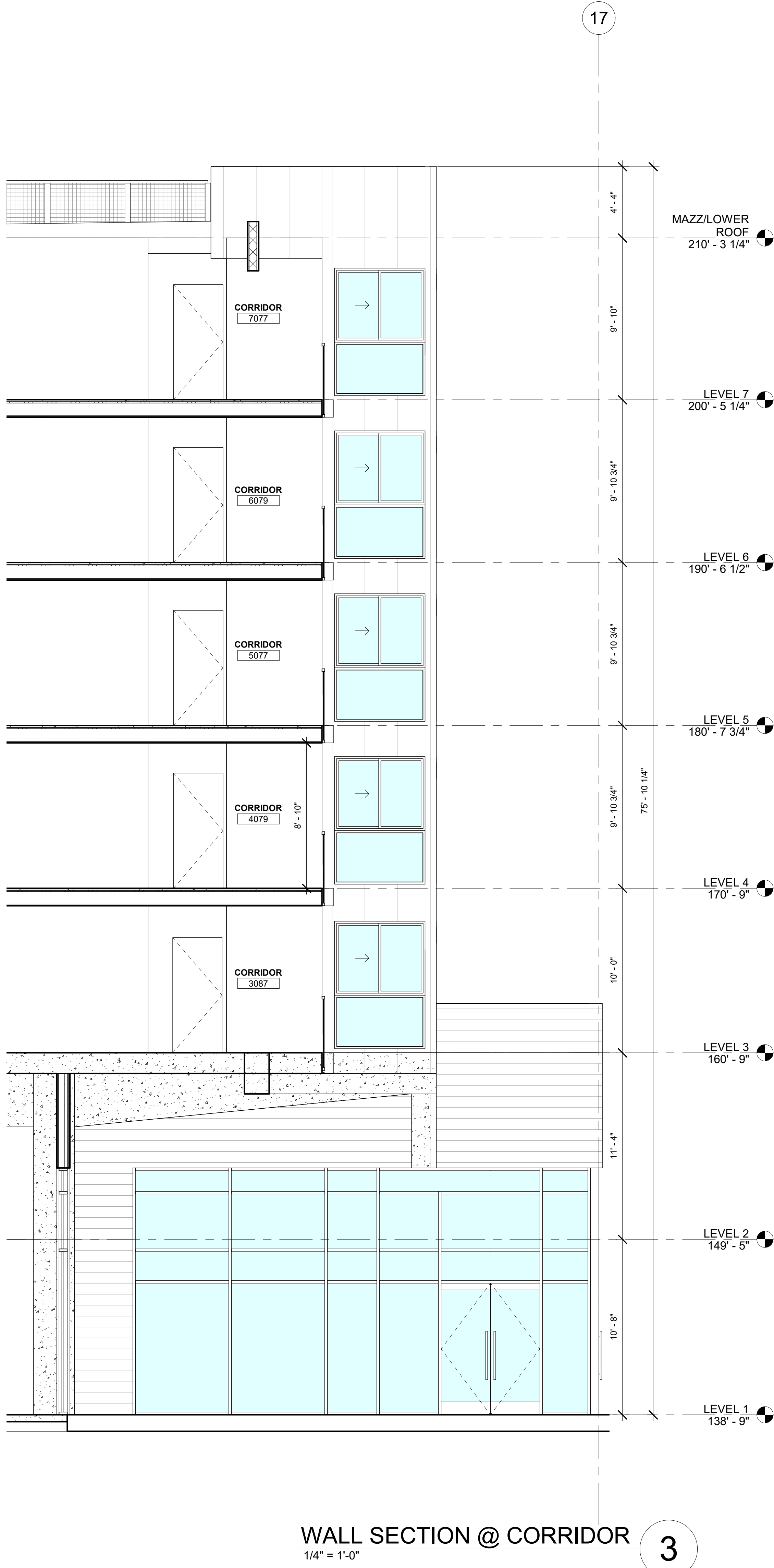
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WALL
SECTIONS

SHEET #

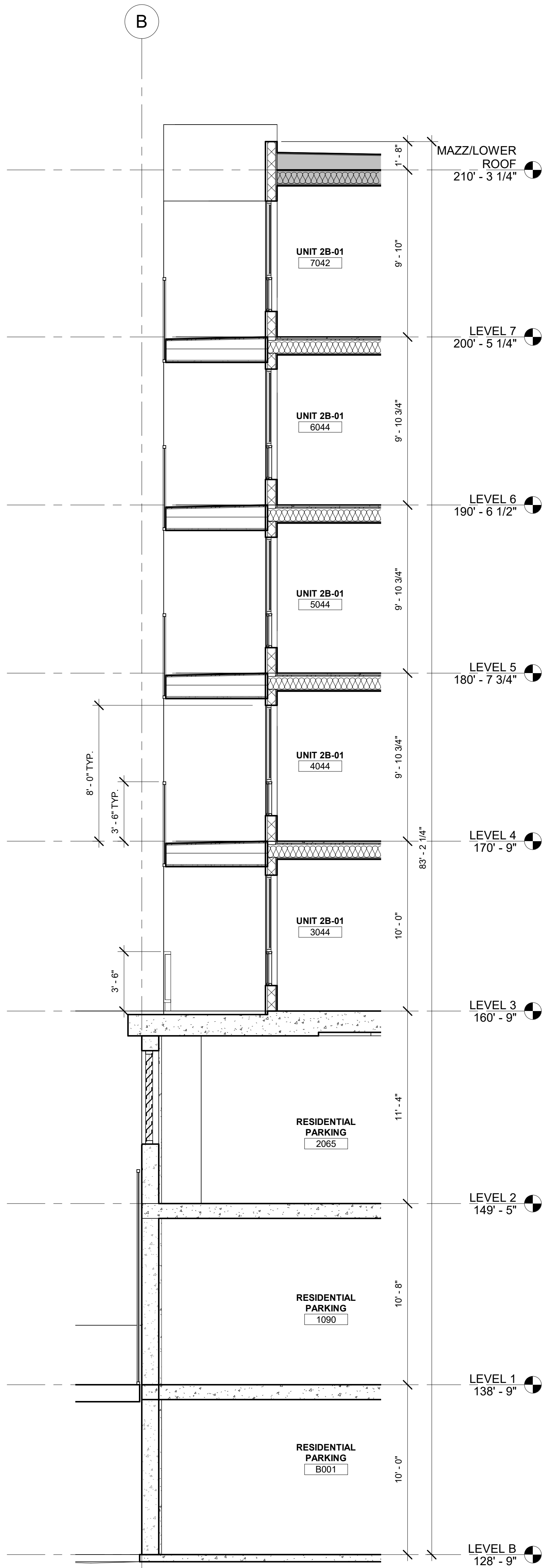
A4.10

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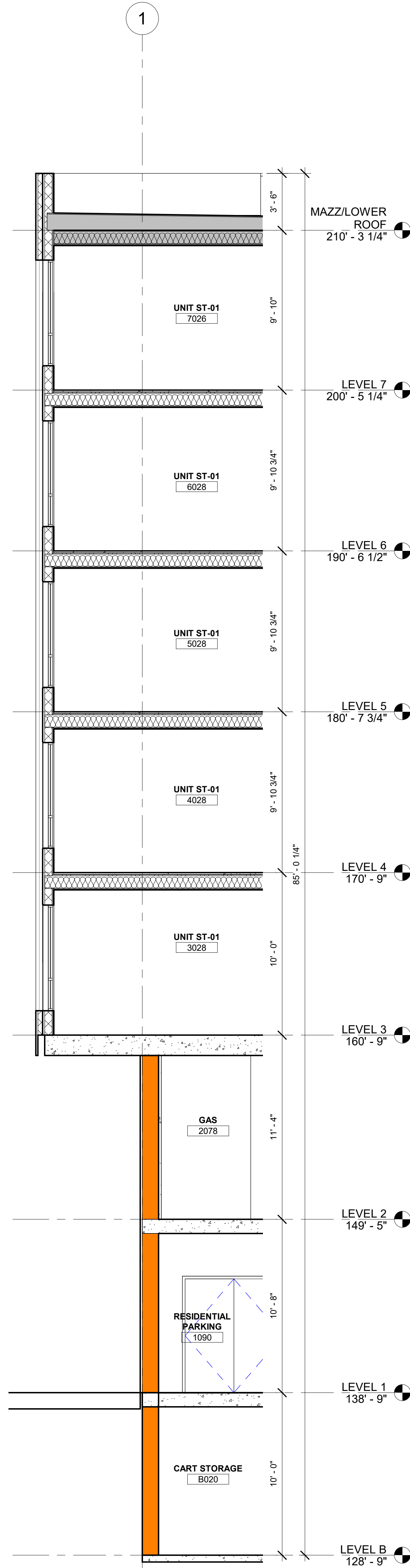
WALL SECTION 5

1/4" = 1'-0"



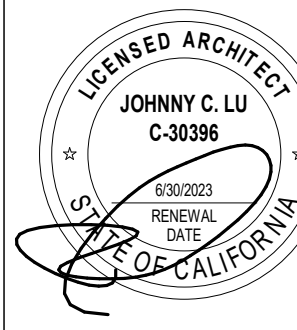
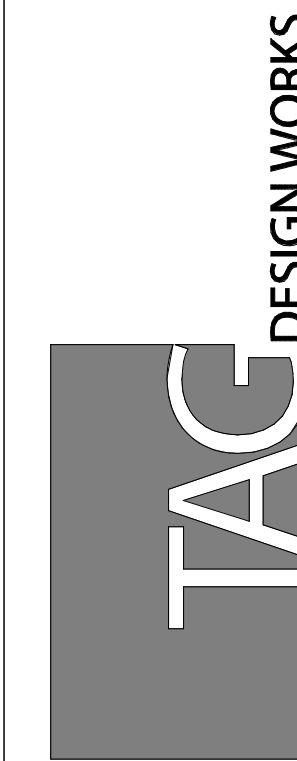
WALL SECTION 4

1/4" = 1'-0"



PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1414 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



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SHEET TITLE:

WALL
SECTIONS

SHEET #

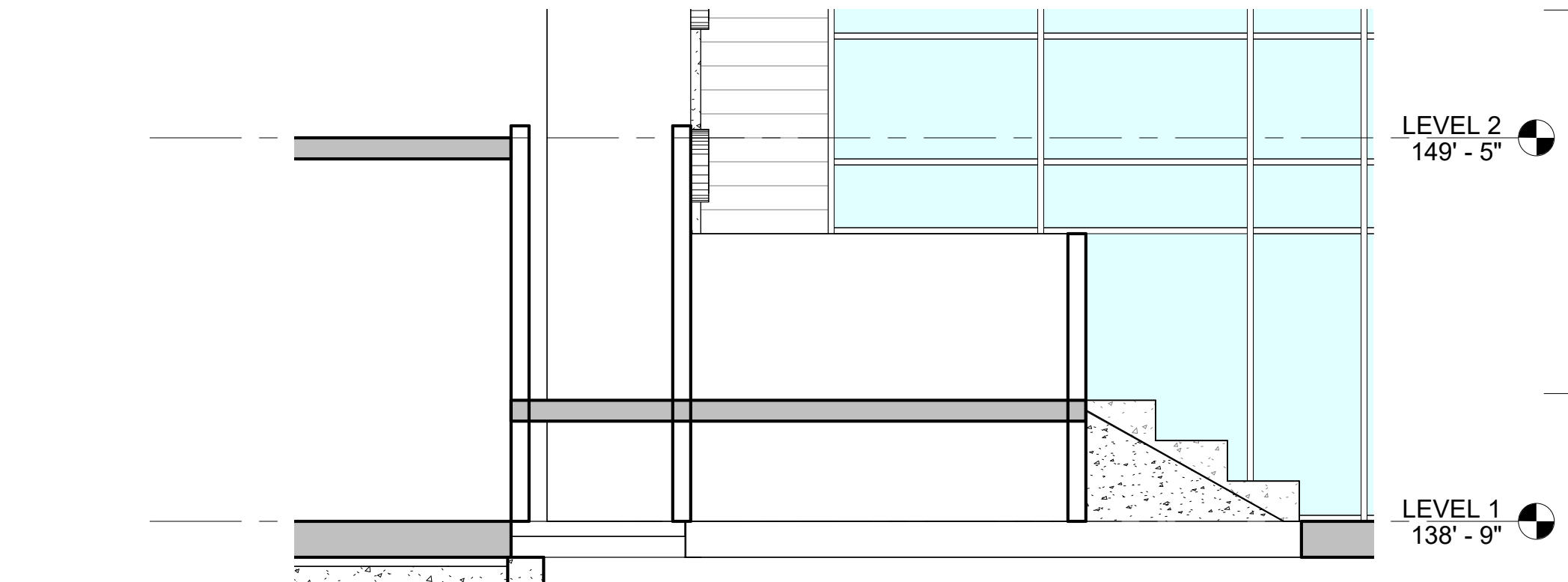
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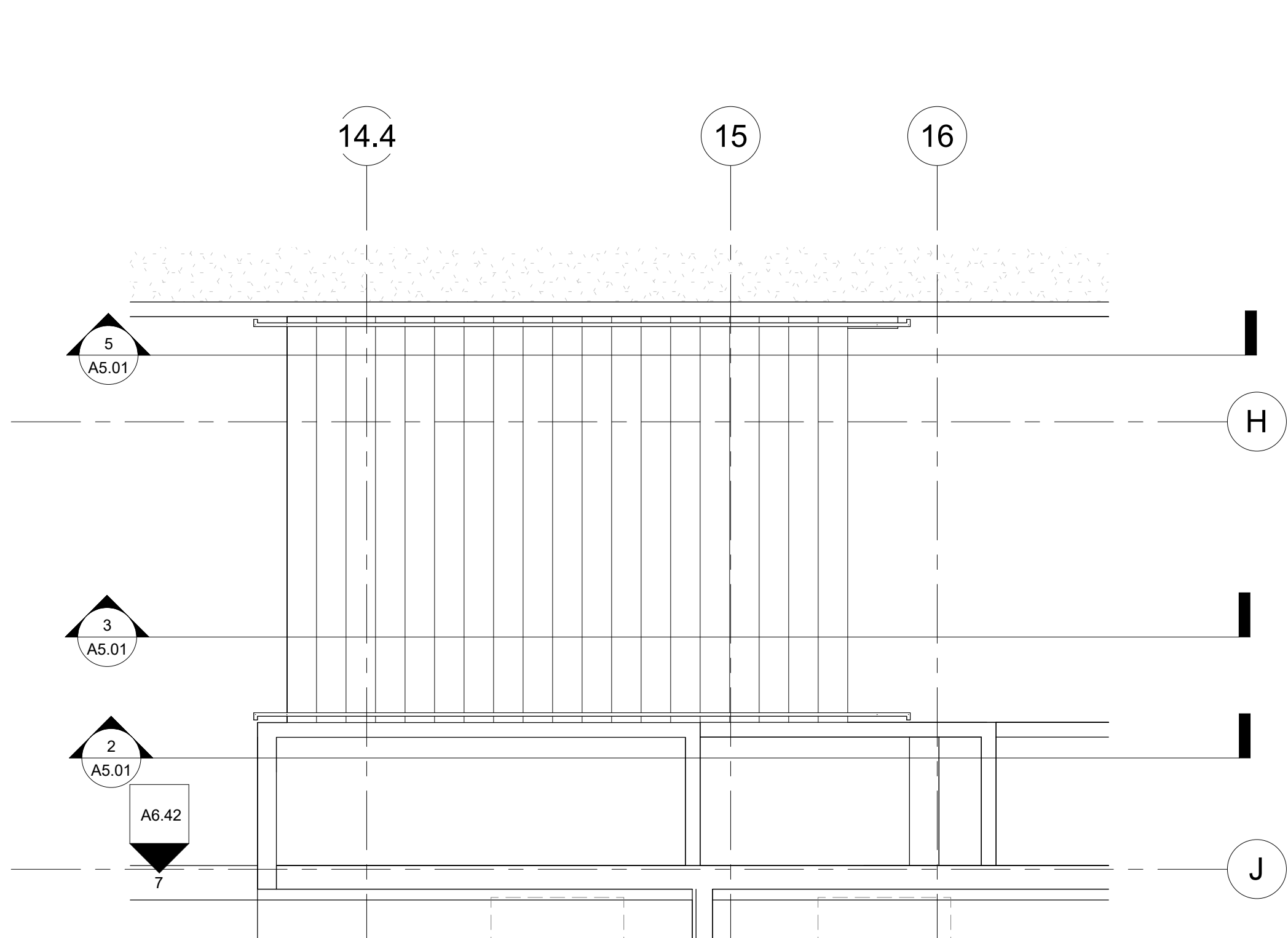
GRAND STAIR SECTION C
1/4" = 1'-0"

5



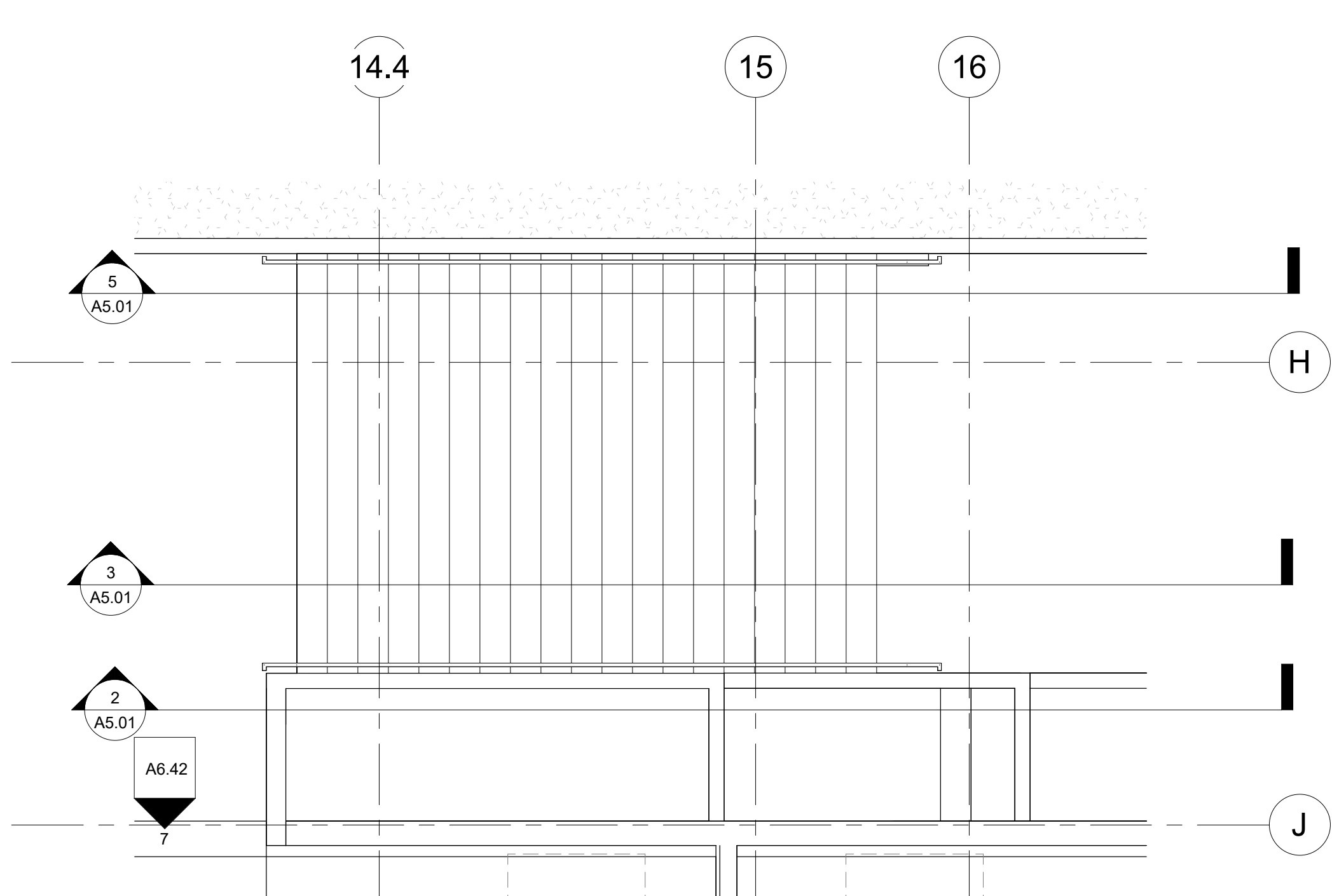
GRAND STAIR SECTION B
1/4" = 1'-0"

3



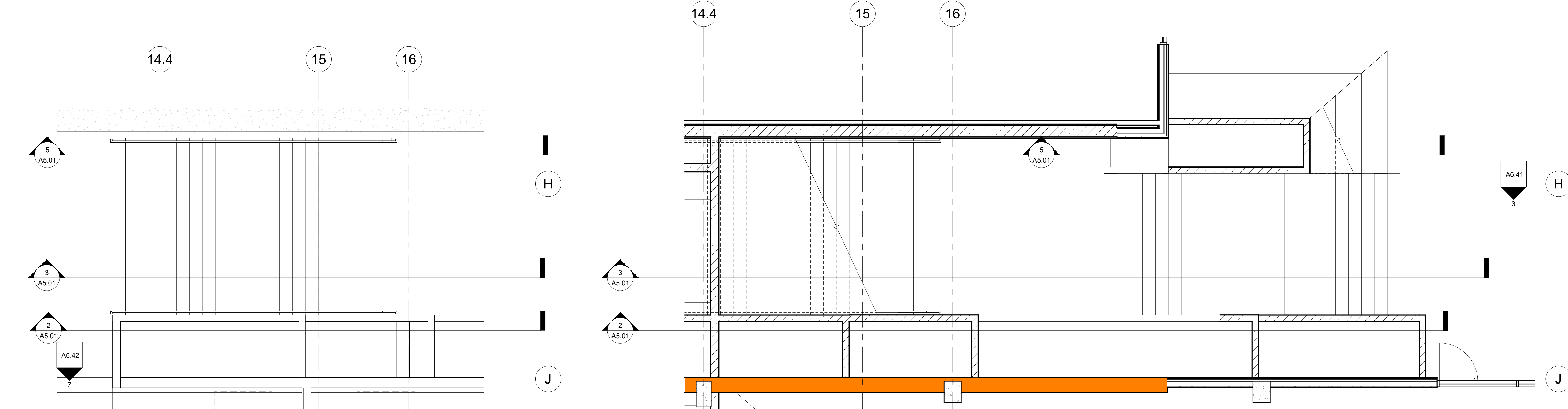
LEVEL 3 - GRAND STAIR
1/4" = 1'-0"

4



LEVEL 2 - GRAND STAIR
1/4" = 1'-0"

1

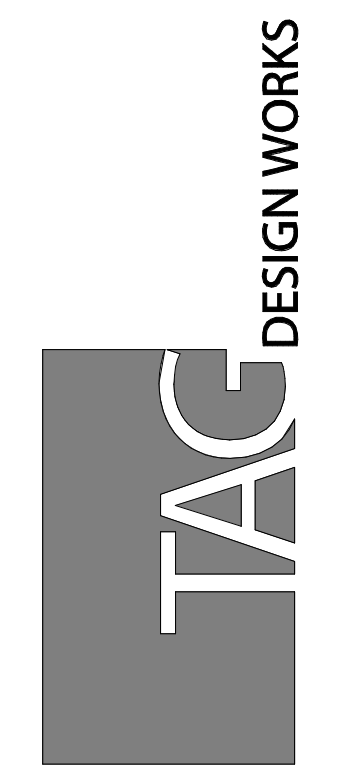


LEVEL 3 - GRAND STAIR
1/4" = 1'-0"

LEVEL 2 - GRAND STAIR
1/4" = 1'-0"

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1111 WEST HUNTINGTON
DRIVE, SUITE 308
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PHN: (626) 446-5300



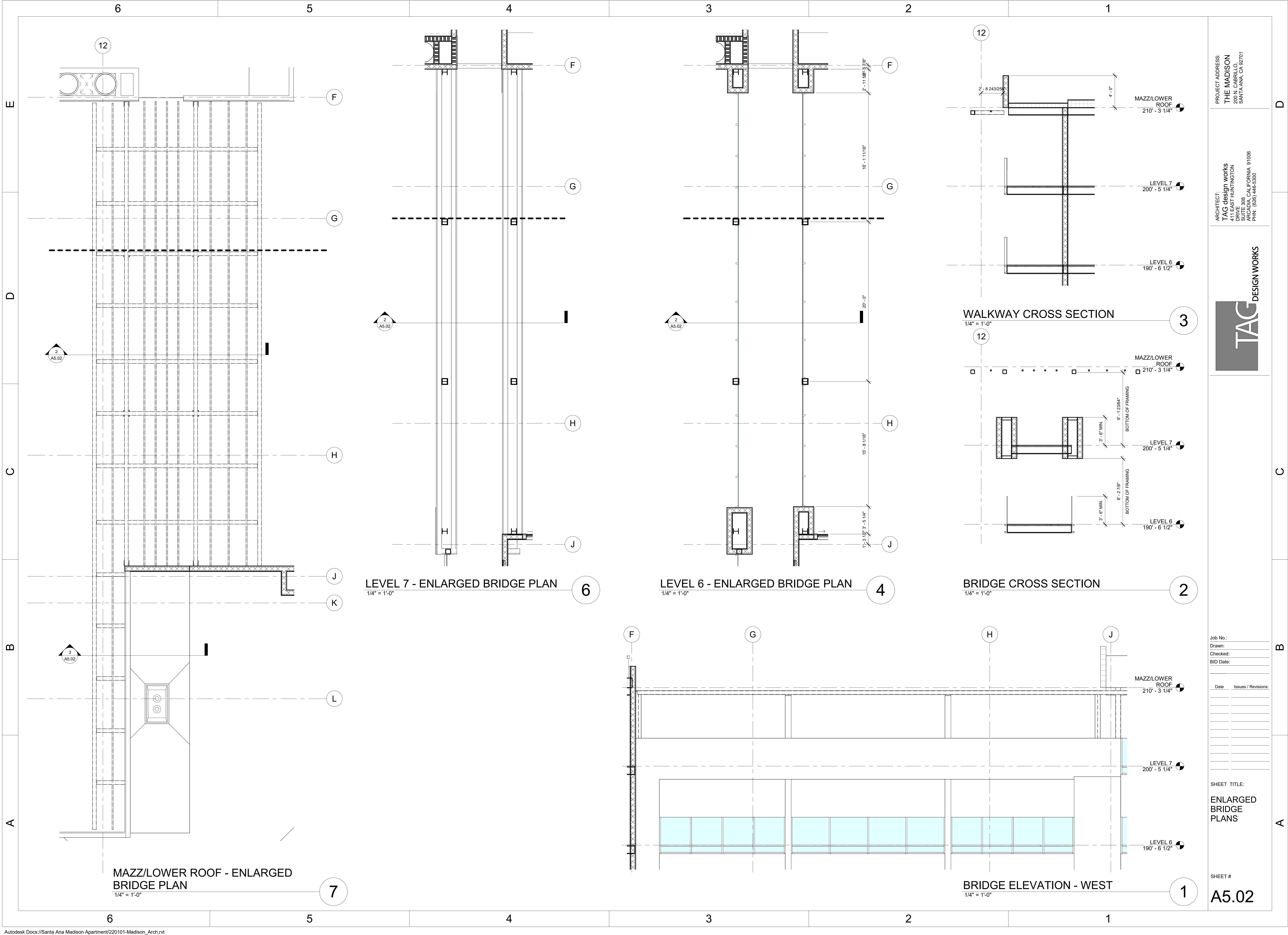
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GRAND STAIR SECTIONS

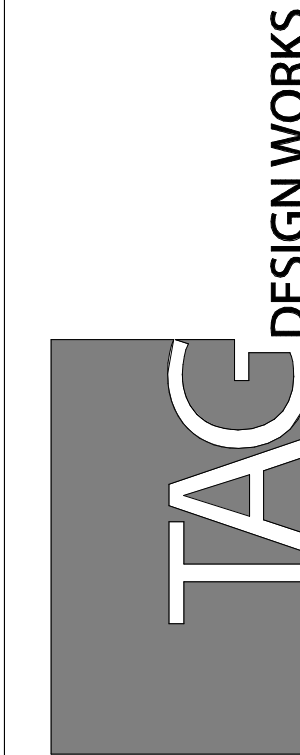
SHEET #
A5.01

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THE MADISON
200 N. CABRILLO
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
411 EAST HUNTINGTON
DRIVE 308
ARCADIA, CALIFORNIA 91008
PHN: (626) 446-5330



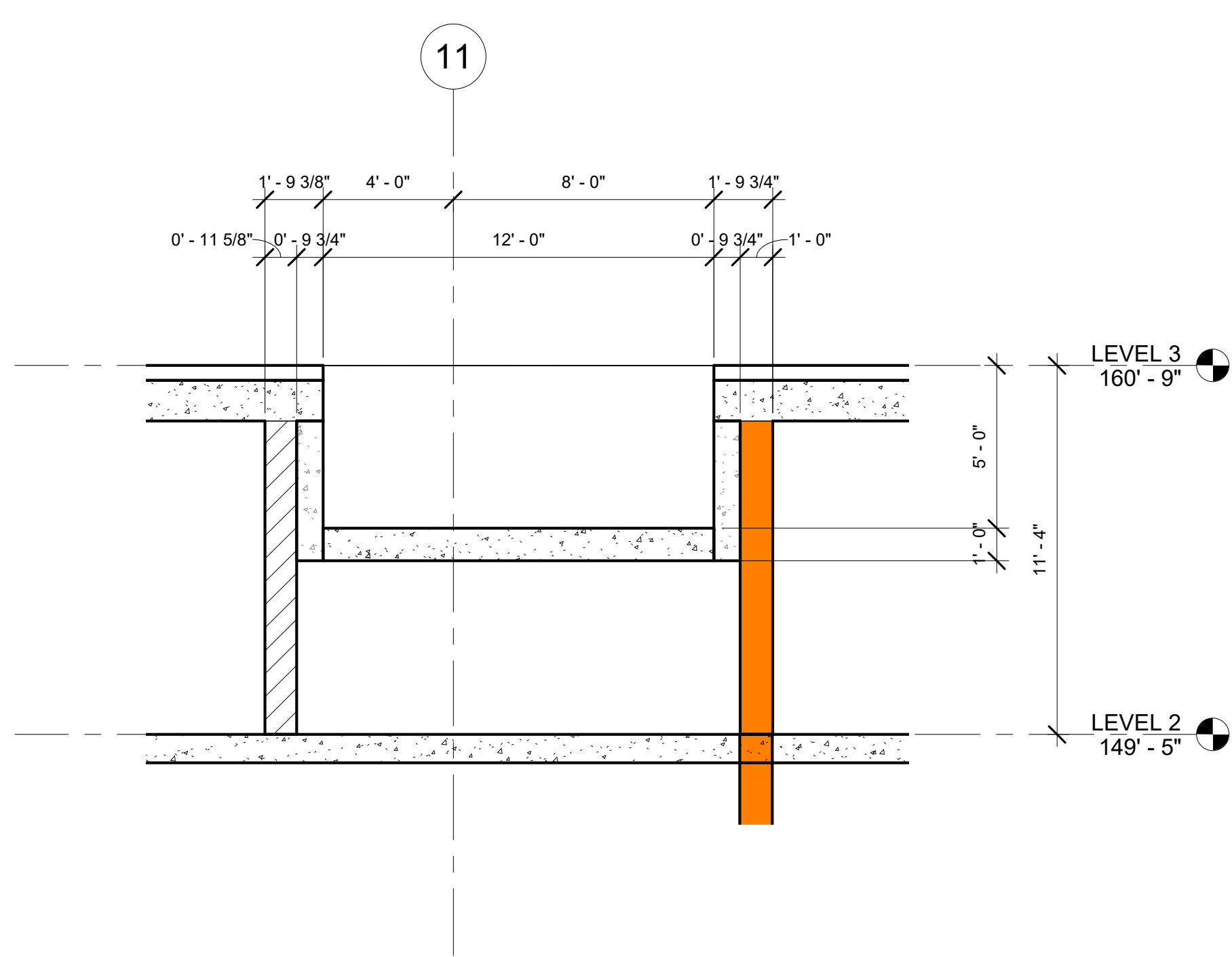
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Date Issues / Revisions:

SHEET TITLE:
**ENLARGED
BRIDGE
PLANS**

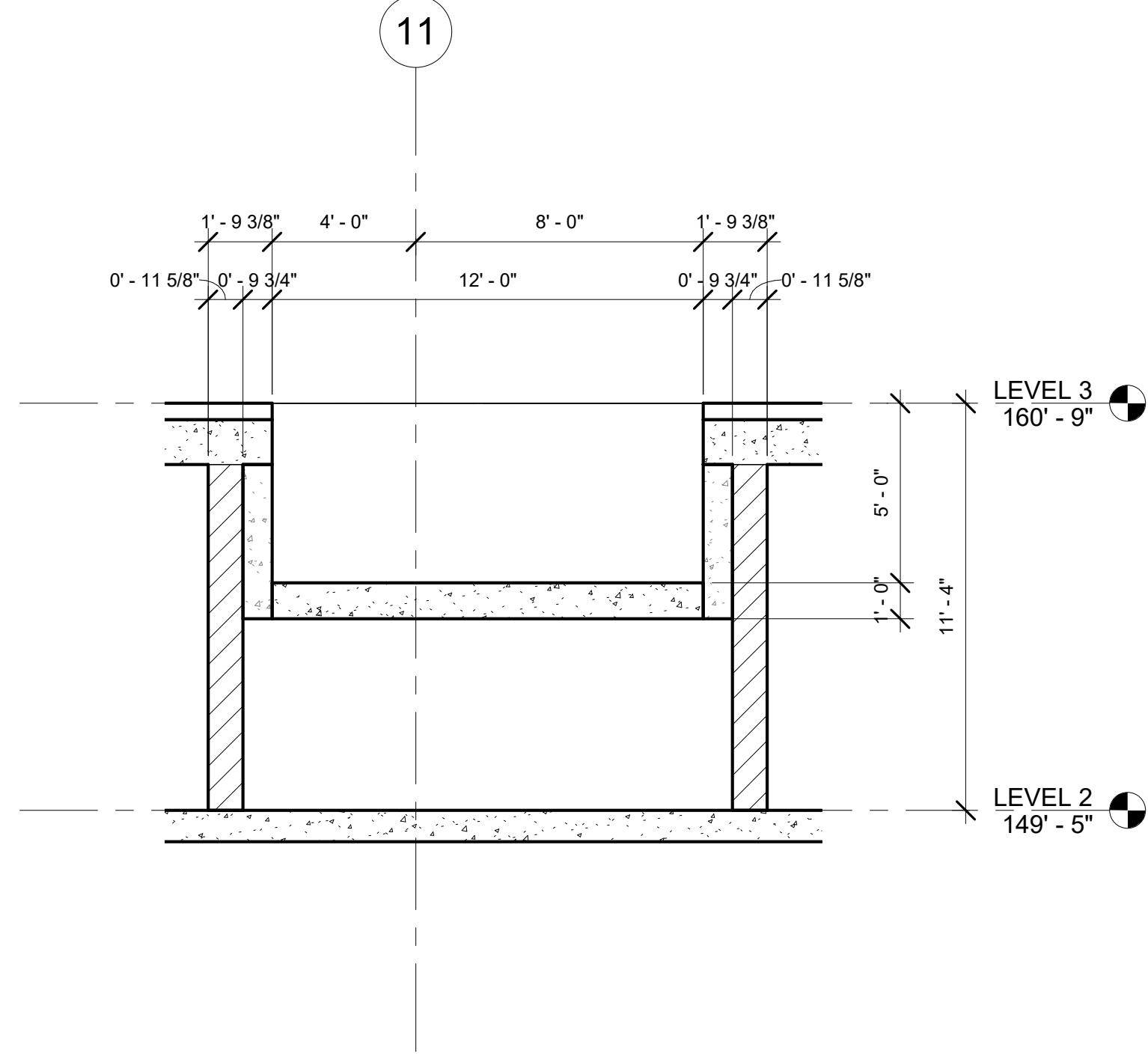
SHEET #
A5.02

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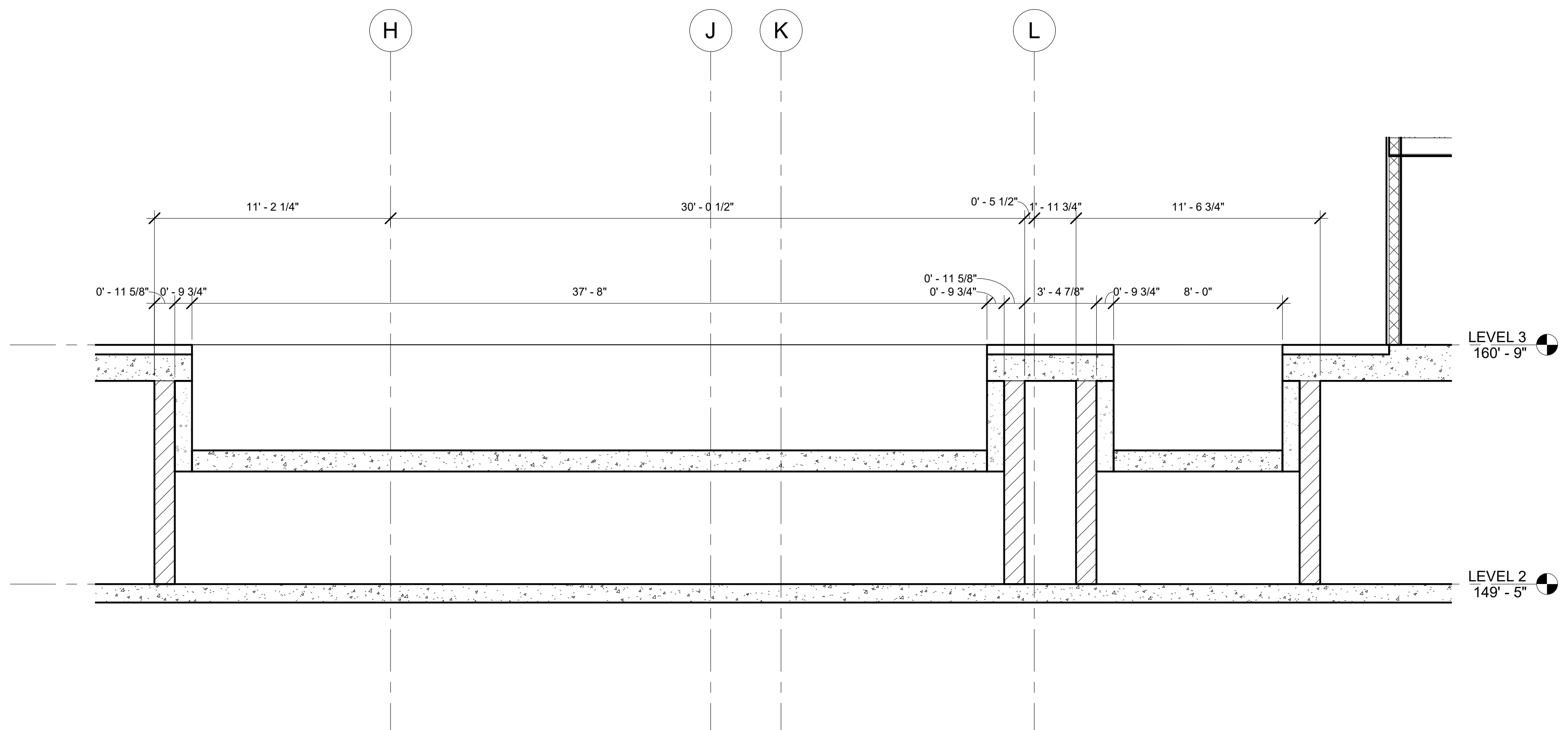
POOL SECTION
1/4" = 1'-0"

4



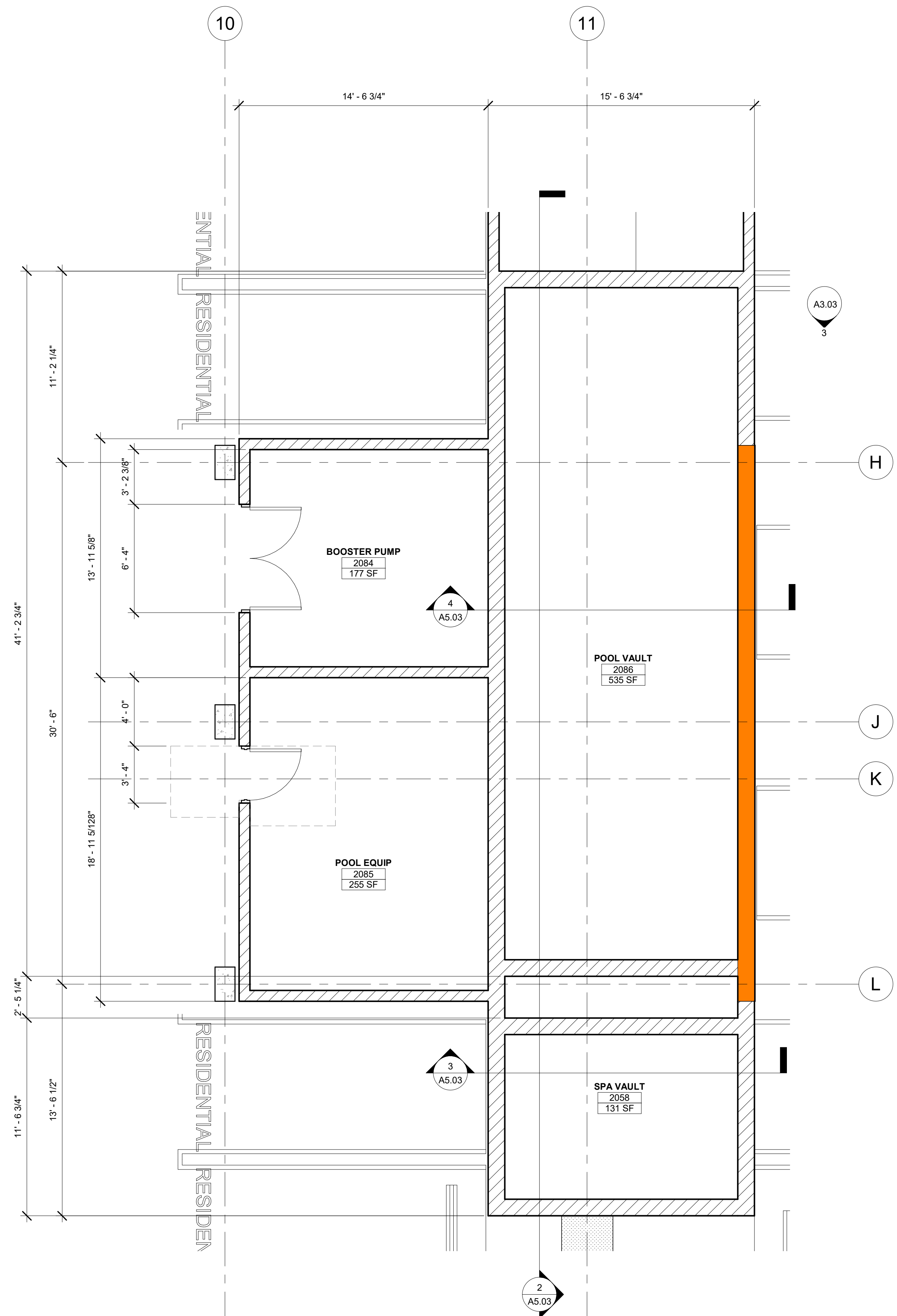
SPA SECTION
1/4" = 1'-0"

3



POOL AND SPA SECTION
1/4" = 1'-0"

2

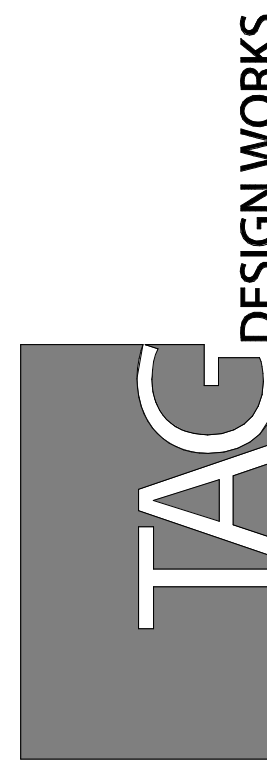


LEVEL 2 - ENLARGED POOL AND SPA PLAN
1/4" = 1'-0"

1

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1111 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



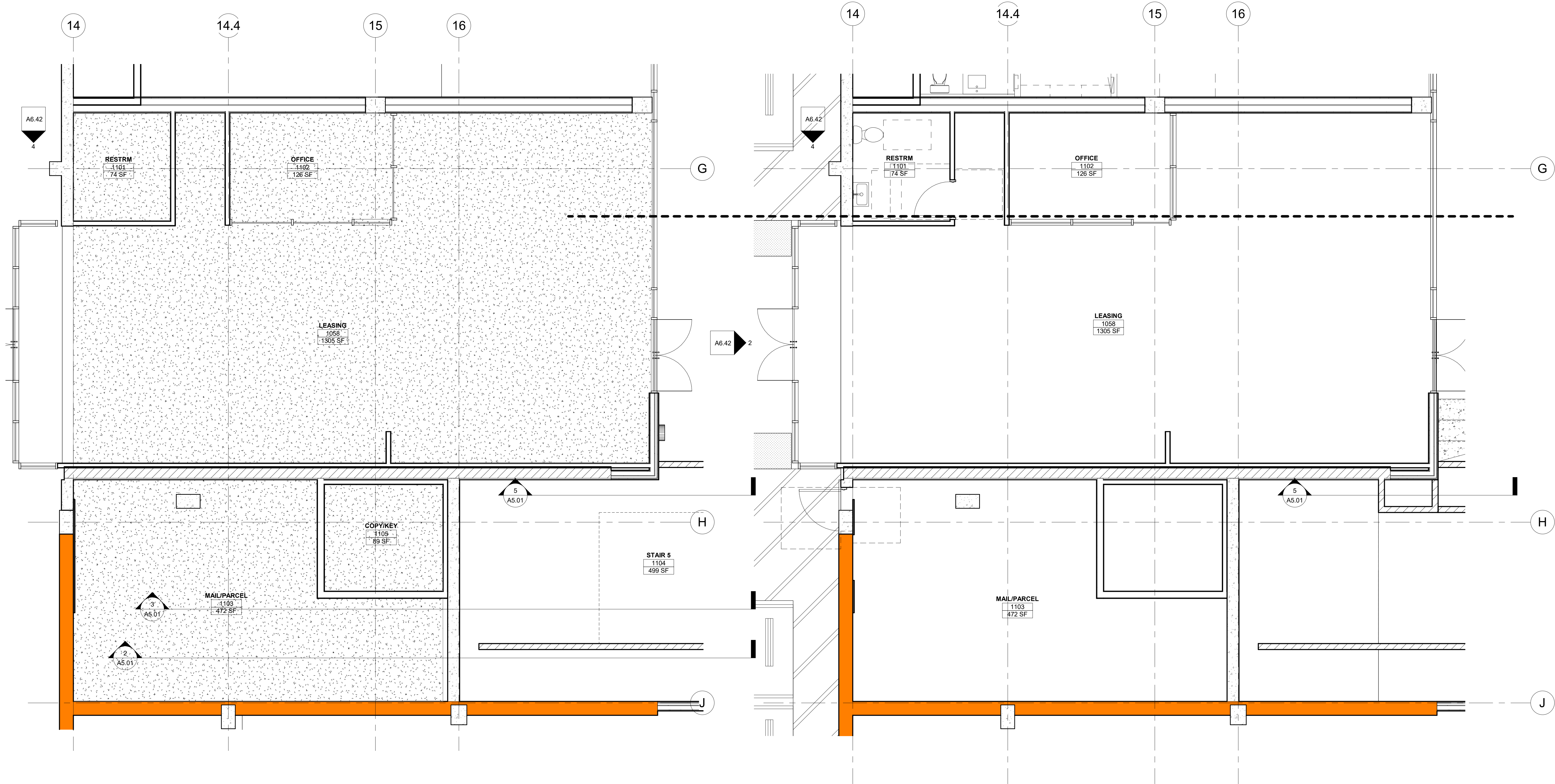
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BID Date:

Date: 3/28/2022
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5/31/2022 1ST PLAN CHECK

SHEET TITLE:
ENLARGED POOL AND SPA

SHEET #
A5.03

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LEVEL 1 - DETAILS RCP
1/4" = 1'-0"

2

LEVEL 1 - LEASING OFFICE
1/4" = 1'-0"

1

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1415 E. 8TH HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



Job No.:
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BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

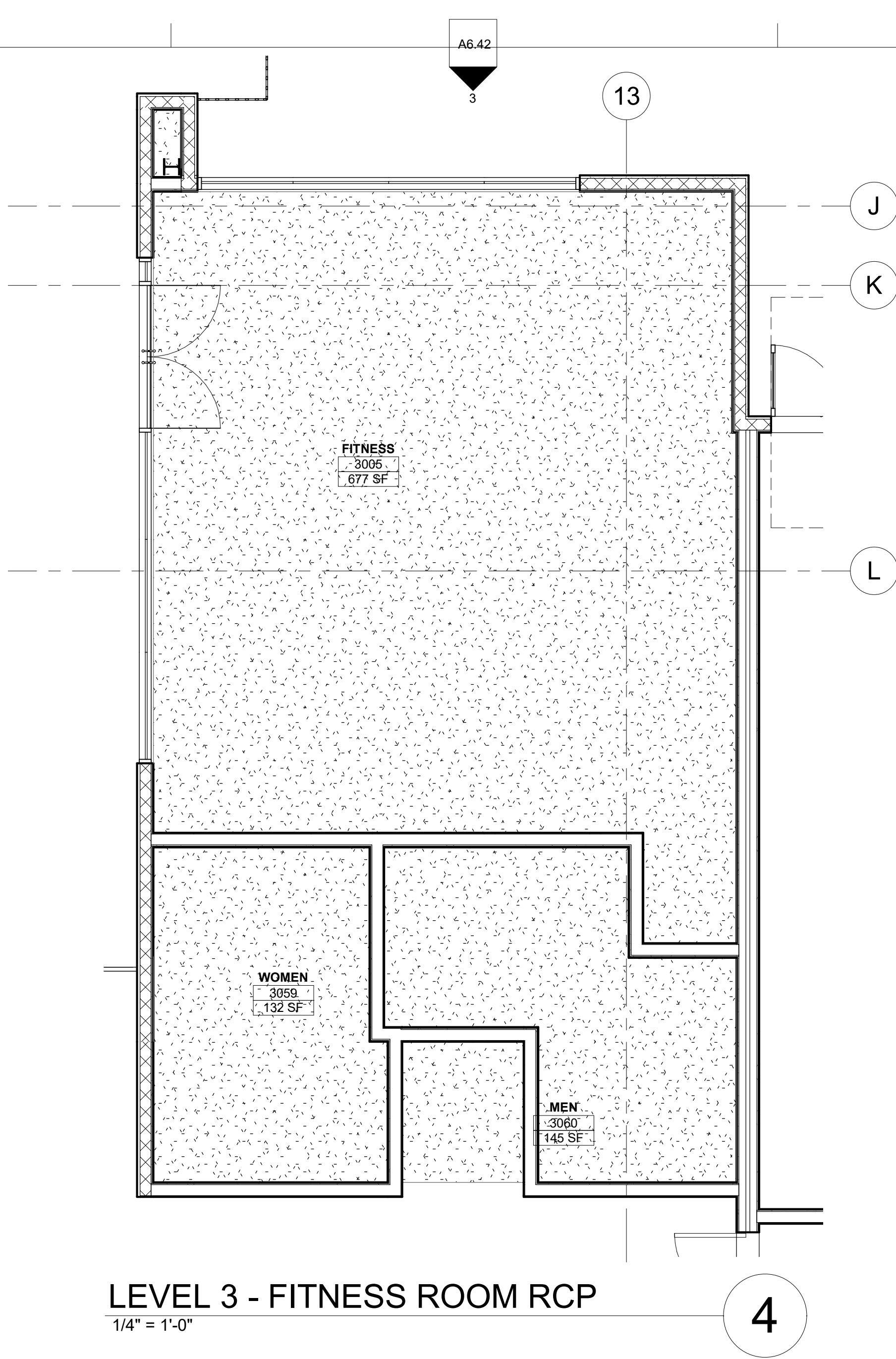
SHEET TITLE:

**LEASING
OFFICE
ENLARGED
PLAN/ RCP**

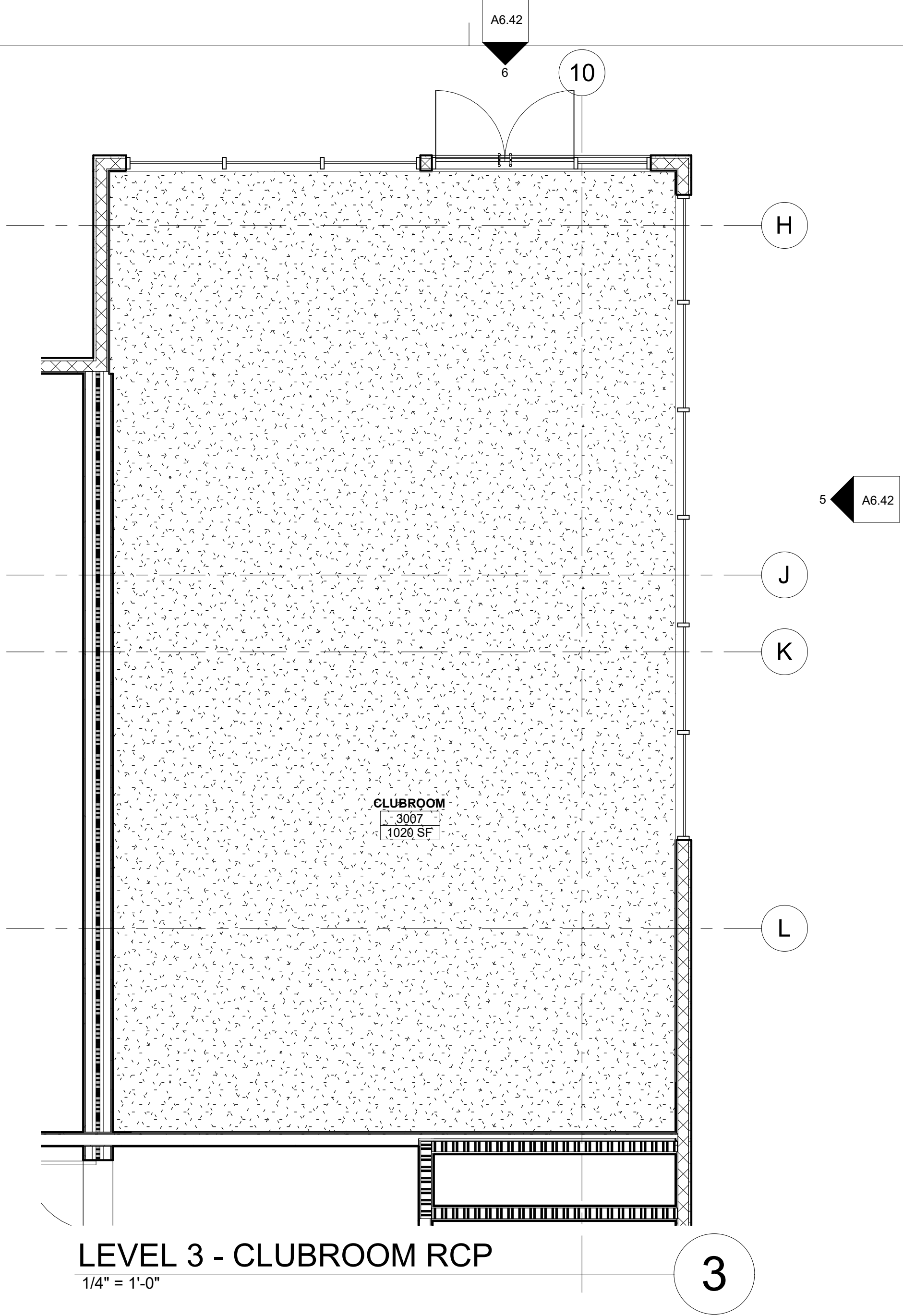
SHEET #

A5.10

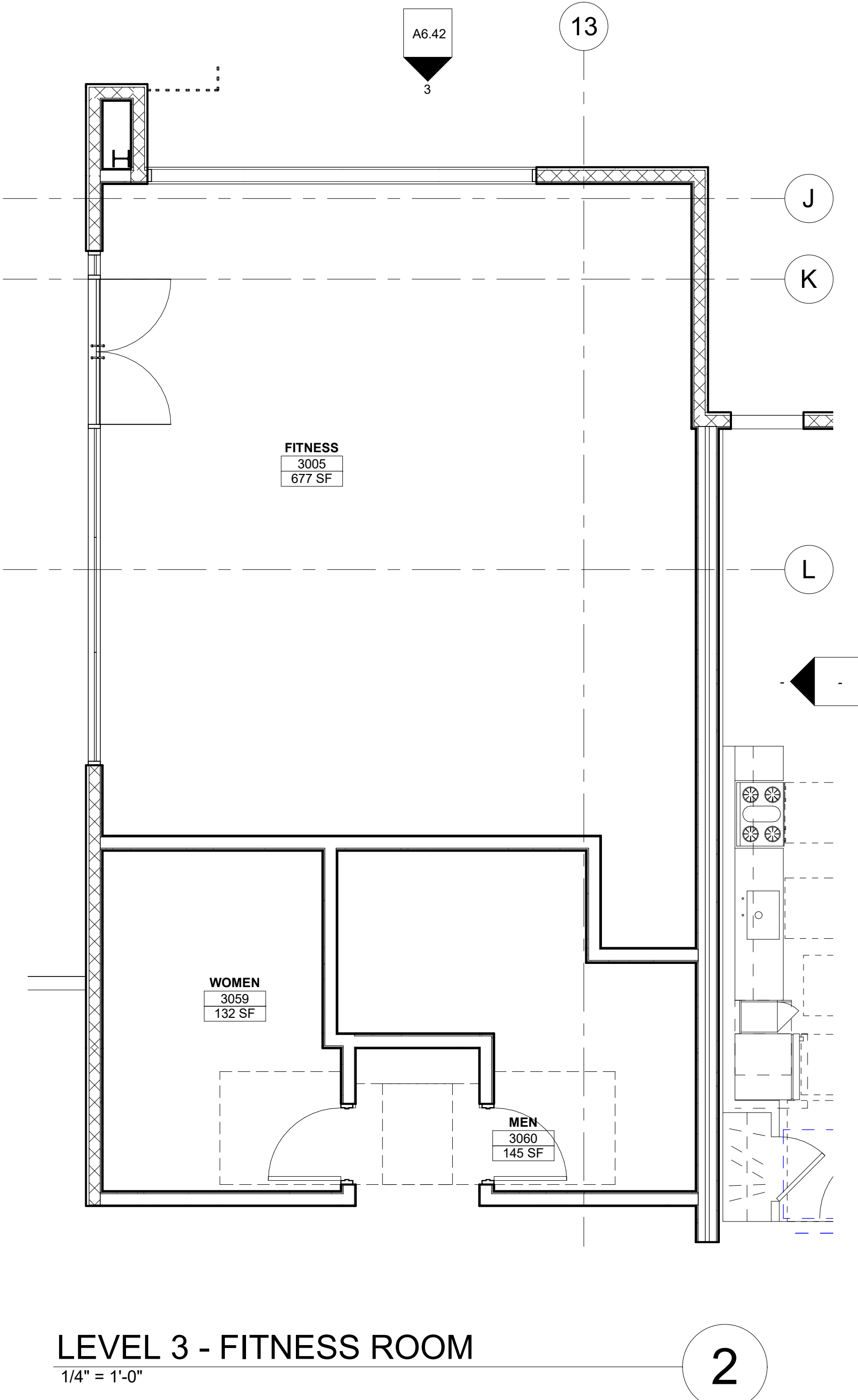
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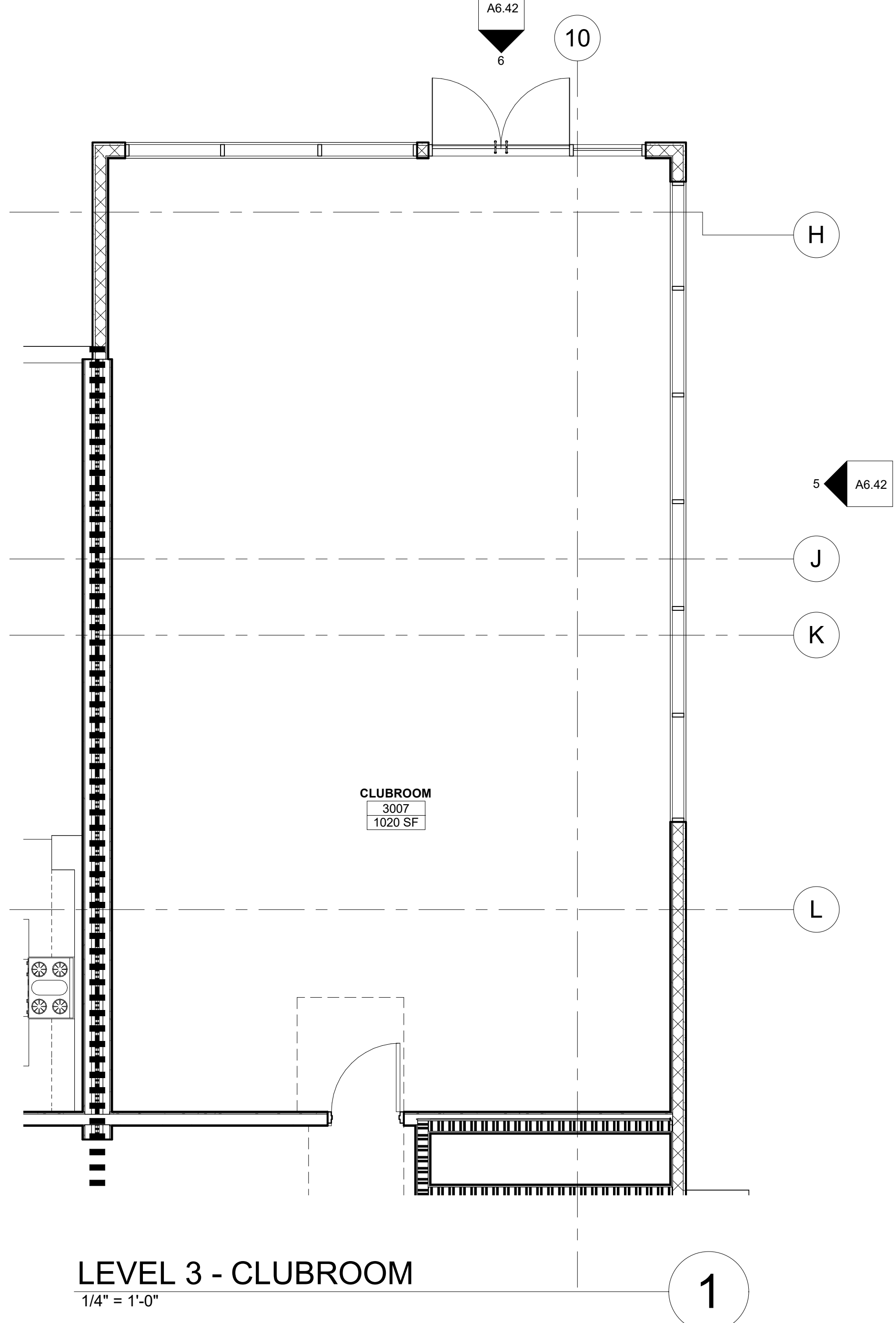
LEVEL 3 - FITNESS ROOM RCP
1/4" = 1'-0"



LEVEL 3 - CLUBROOM RCP
1/4" = 1'-0"



LEVEL 3 - FITNESS ROOM
1/4" = 1'-0"



LEVEL 3 - CLUBROOM
1/4" = 1'-0"

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1415 E. ST. HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



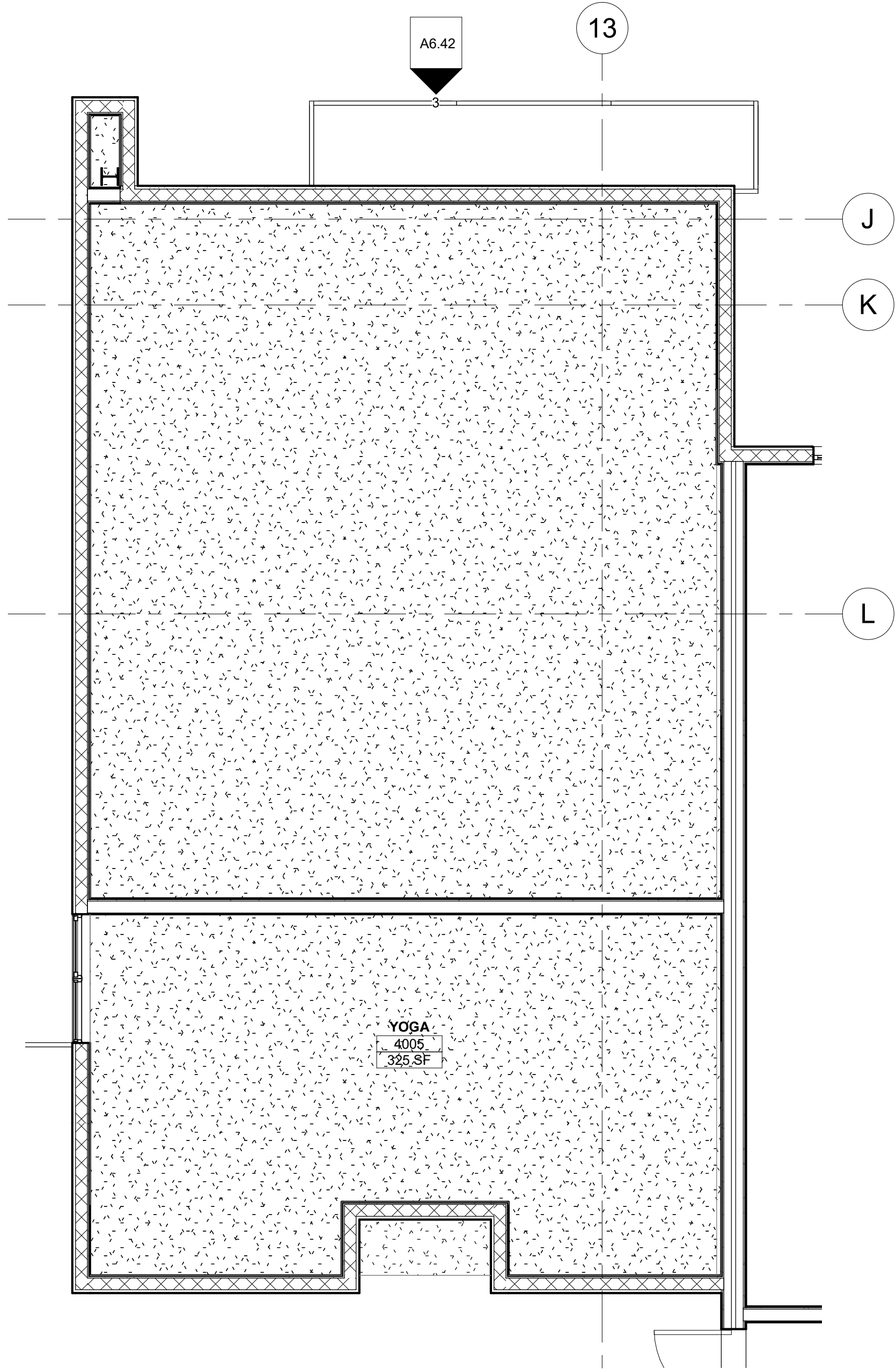
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Checked:
BID Date:

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4/22/2022 100% DD
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SHEET TITLE:
**CLUBROOM/
FITNESS
ROOM LEVEL
3**

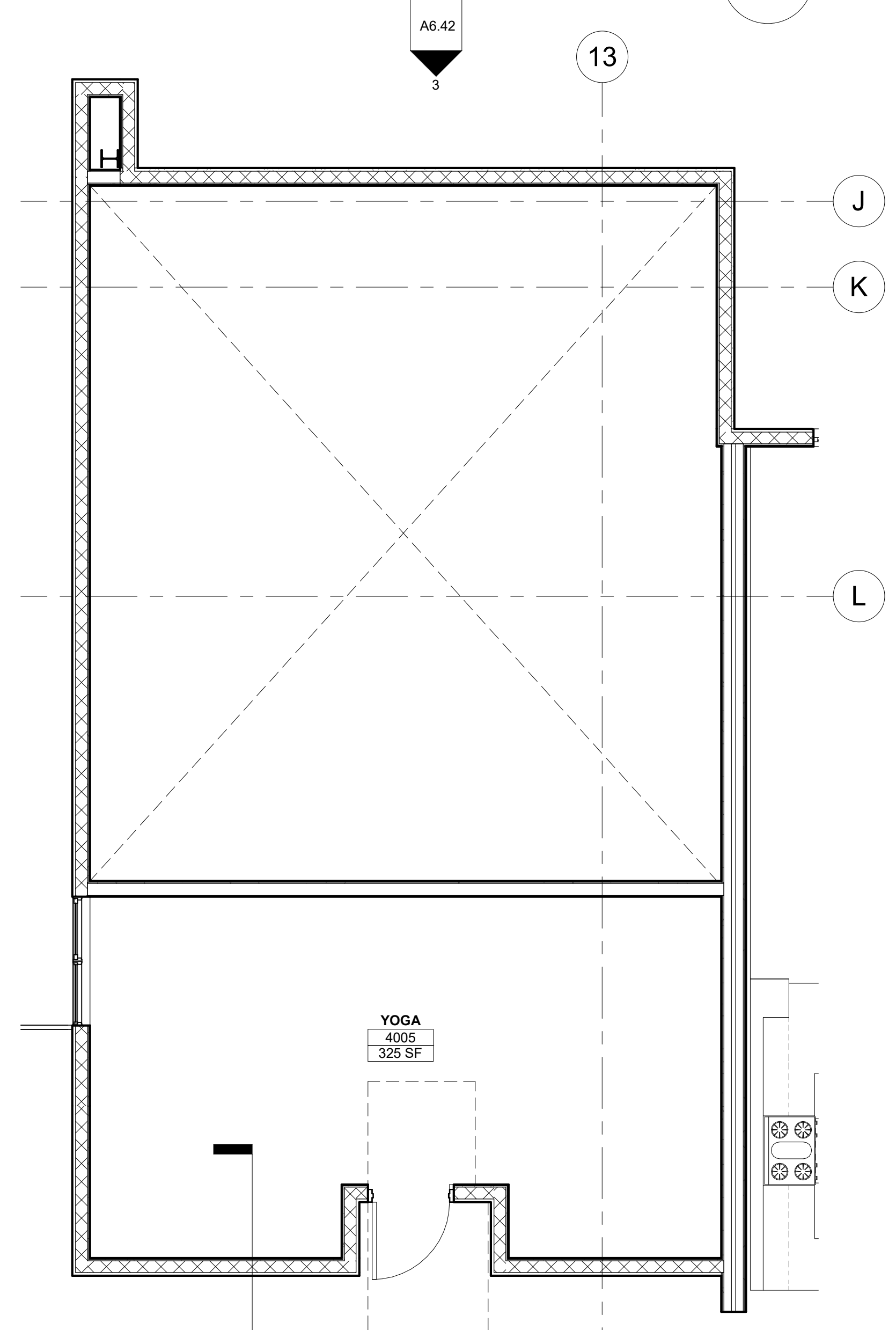
SHEET #
A5.11

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LEVEL 4 - YOGA ROOM RCP

1/4" = 1'-0"

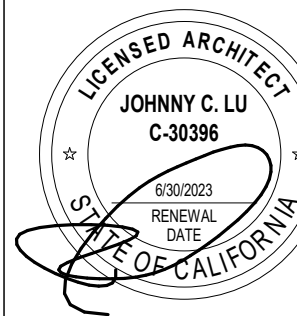
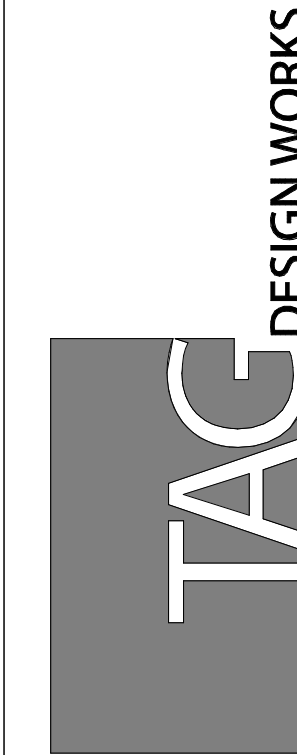


LEVEL 4 - YOGA ROOM

1/4" = 1'-0"

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
11415 E. 11TH STREET, SUITE 308
HUNTINGTON BEACH, CA 92648
PHN: (714) 446-5300



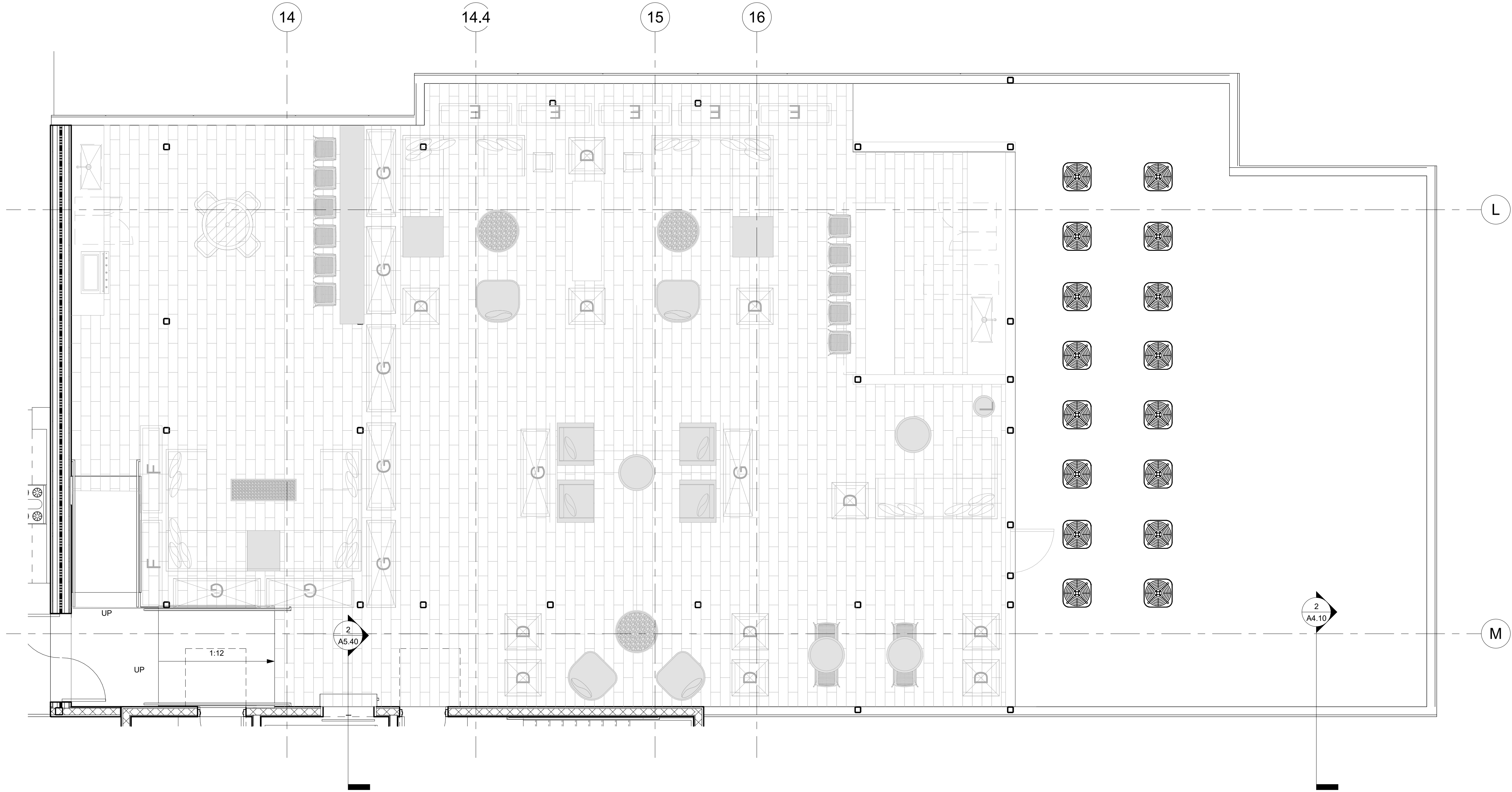
Job No.:
Drawn:
Checked:
BID Date:

Date: Issues / Revisions:
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4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**YOGA ROOM
LEVEL 4**

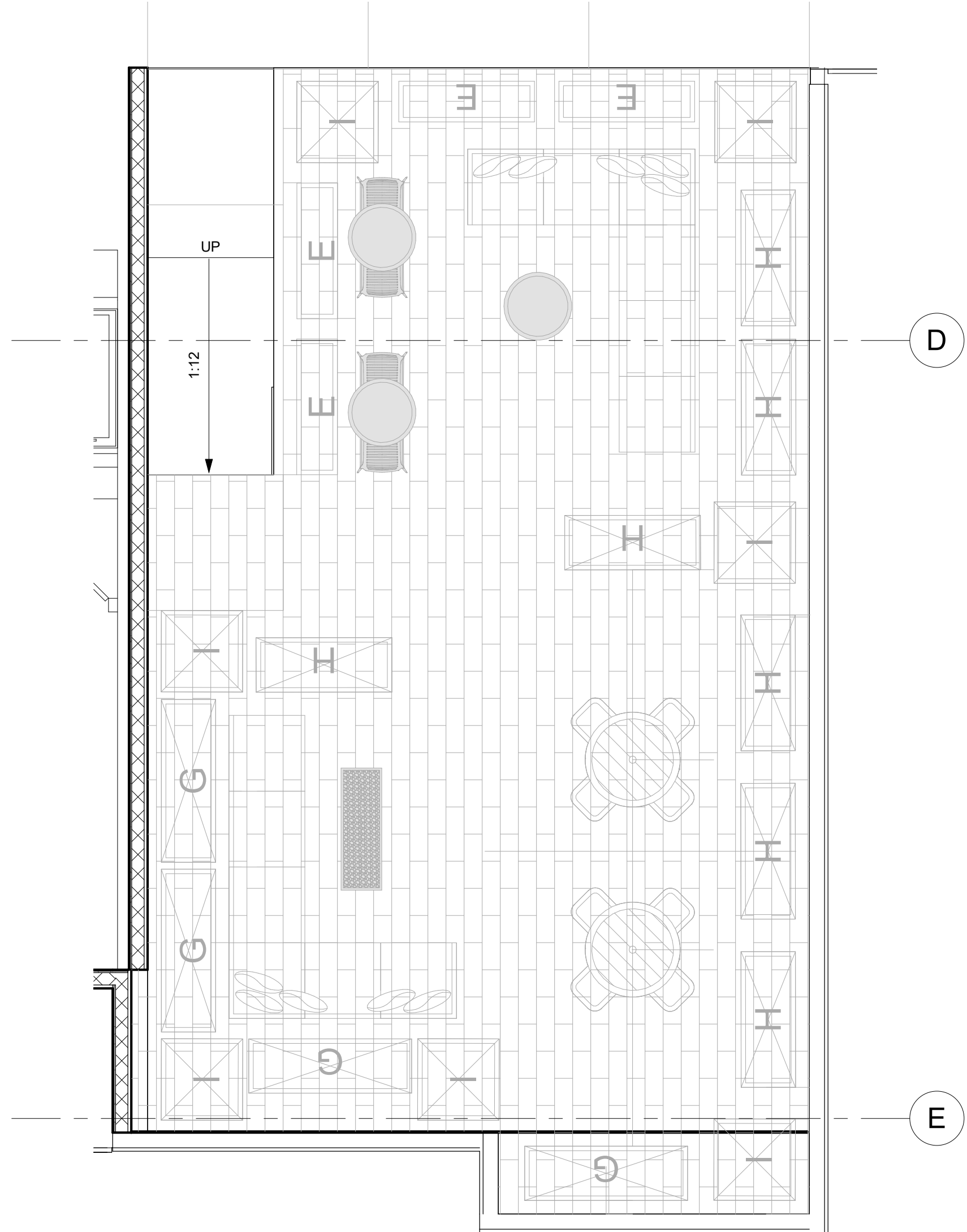
SHEET #
A5.12

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LEVEL 7 - ROOF LOUNGE 1
1/4" = 1'-0"

1

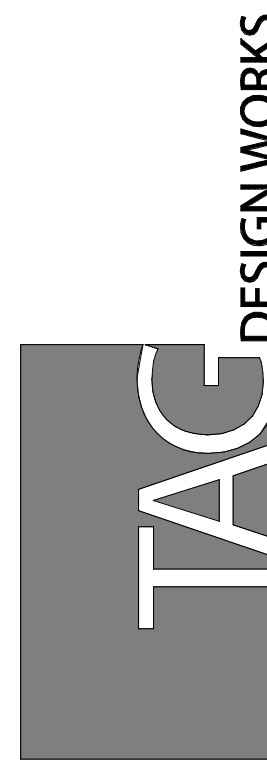


LEVEL 7 - ROOF LOUNGE 2
1/4" = 1'-0"

2

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1415 E. 1ST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



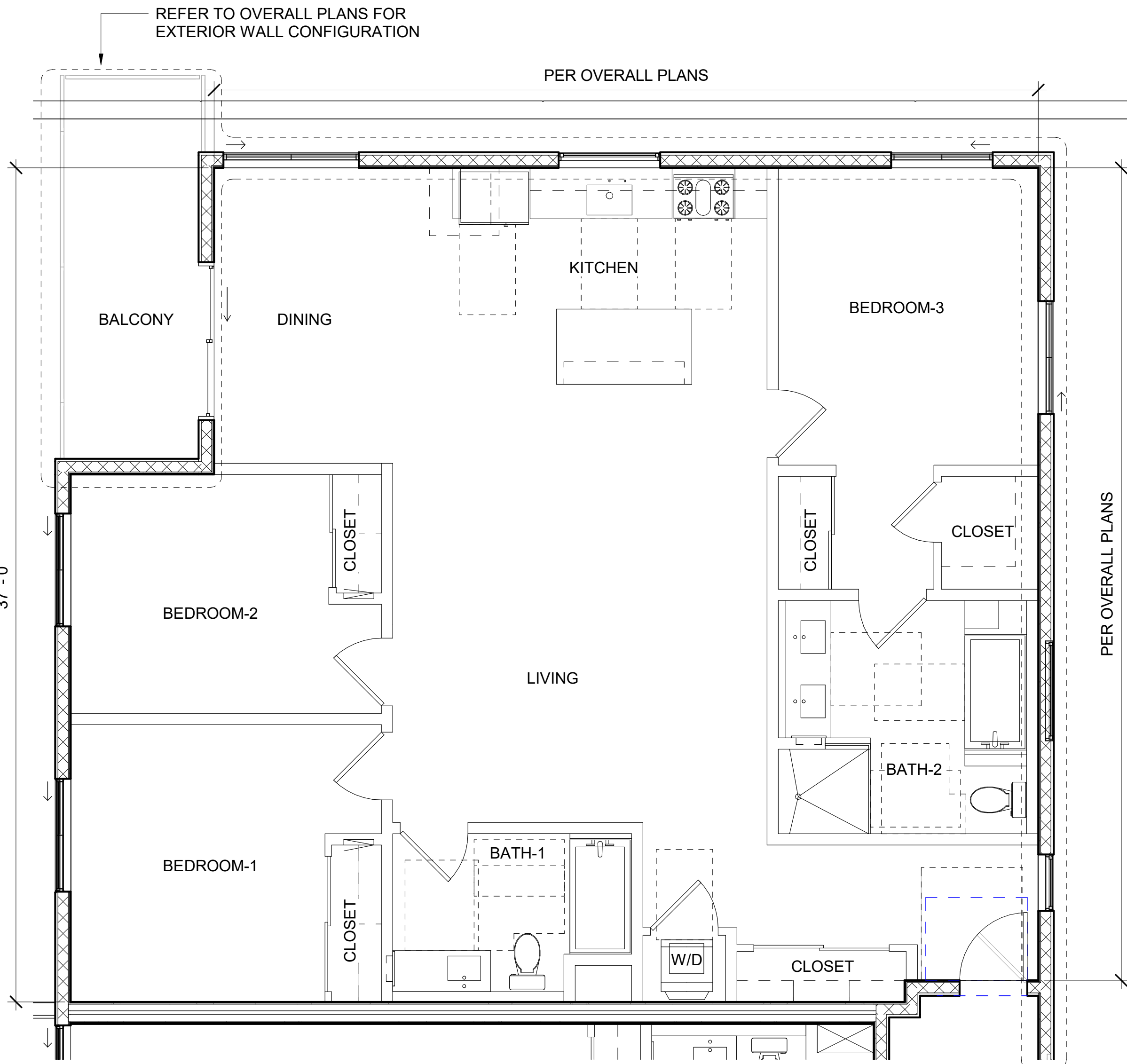
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SHEET TITLE:
**ROOF
LOUNGE
LEVEL 7**

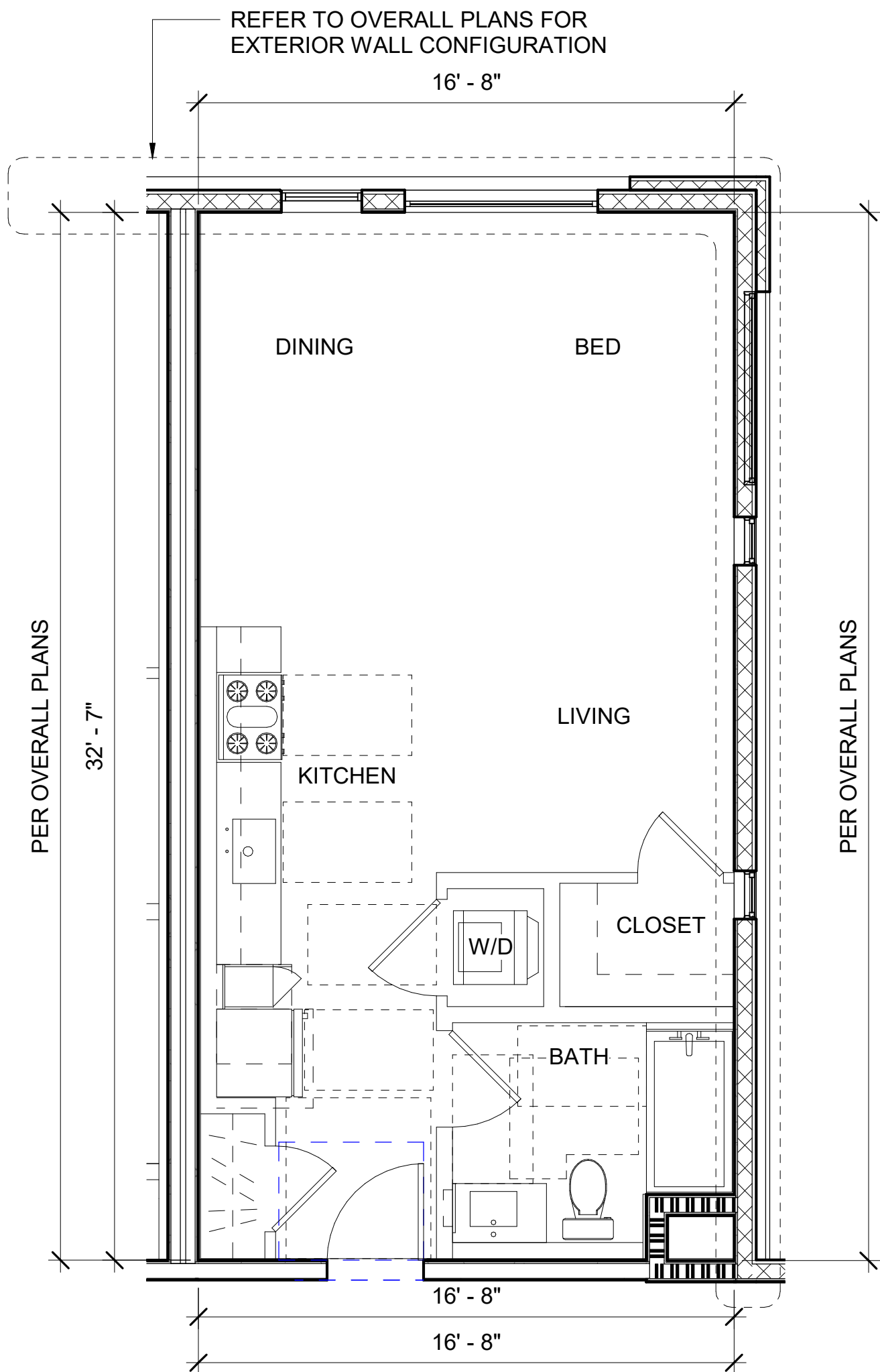
SHEET #
A5.13

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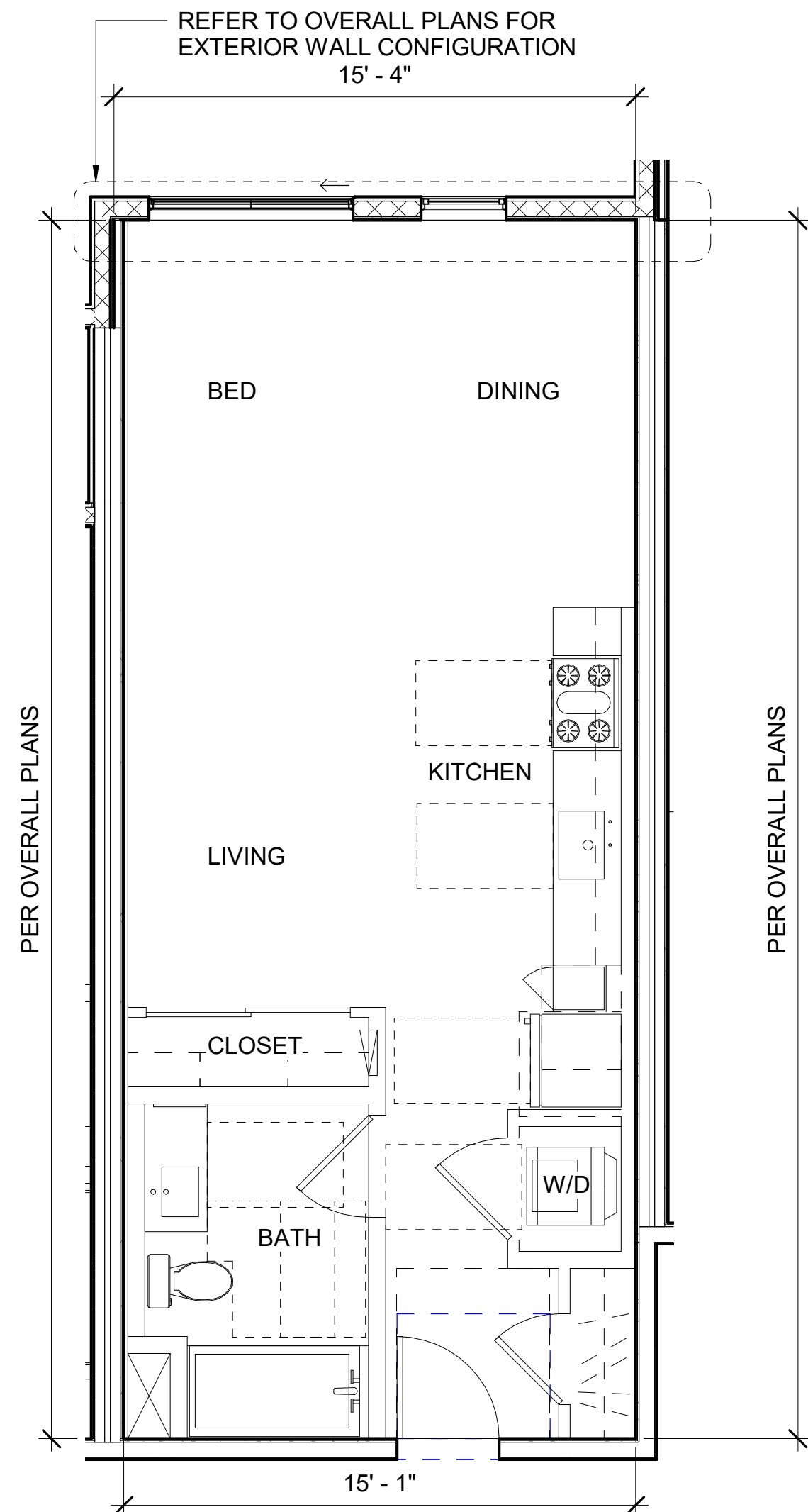
PLAN-UNIT 3B-01
1/4" = 1'-0"

7



UNIT PLAN-ST-02
1/4" = 1'-0"

2



PLAN-UNIT ST-01
1/4" = 1'-0"

1

GENERAL NOTES

- SEE SHEET A3.0 - UNIT KITCHEN PLANS AND UNIT BATHROOM PLANS FOR ALL DETAIL DIMENSIONS AND CLEARANCES.
- LIGHTS TO BE CENTERED IN CEILING AREA WITHIN ROOM UNLESS NOTED OTHERWISE.
- ALL PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE KEPT AS TIGHT AS POSSIBLE TO FLOOR STRUCTURE
- FOR FIRE BARRIER LOCATIONS PLEASE REFER TO THE COMPOSITE FLOOR PLANS.
- EVERY DWELLING MUST BE PROVIDED WITH SMOKE ALARM DEVICES PER SECTION (907.2.1.0) - SEE PLANS FOR LOCATION AND ELECTRICAL FOR WIRING.
- OPERABLE PORTION OF ANY WINDOW MUST BE 3' MIN AWAY FROM ANY EXHAUST VENT OR DUCT, EXHAUST DUCTS SHALL TERMINATE A MIN. OF 3' FROM OPENINGS INTO THE BUILDING.
- ALL FIRE RATED PARTITION WALLS SHALL BE UNINTERRUPTED. INTERIOR WALLS SHOULD BE OVER RATED DRYWALL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY WINDOW/ DOOR R.O. FOR TYPES AND LOCATIONS PRIOR TO INSTALLATION.
- WINDOWS IN SLEEPING ROOMS MUST MEET LABC EGRESS REQUIREMENTS OF 5.7 SF OF OPENING WITH 20" CLEAR OPENING IN WIDTH, 24" IN HEIGHT AND MAX. OF 44" SILL HEIGHT. IT IS THE RESPONSIBILITY OF THE WINDOW SUPPLIER TO ENSURE THAT WINDOWS COMPLY WITH THIS REQUIREMENT.
- APARTMENT-UNIT ENTRY DOOR ASSEMBLIES AT CORRIDORS SHALL BE EQUIPPED WITH GASKETS FOR SMOKE AND DRAFT CONTROL. DOOR AND FRAME OF SUCH ASSEMBLIES SHALL BEAR AN APPROVED LABEL SHOWING THE RATING FOLLOW BY THE LETTER "S", NAME OF THE MANUF. AND THE I.D. OF THE LISTING SERVICE, ALONG WITH A PEEP HOLE.
- LOCATE THE SMOKE ALARM A MIN. 20 FEET FROM PERMANENTLY INSTALLED COOKING APPLIANCE. 2019 CFC 907.2.10.8(NFPA 72 29.8.3.4) EXCEPTION 1- ALLOW IONIZATION SMOKE ALARMS 10 FEET OR GREATER AWAY. EXCEPTION2- ALLOWS PHOTOELECTRIC SMOKE GREATER THAN 6 FEET FROM PERMANENTLY INSTALLED COOKING APPLIANCE WHERE THE KITCHEN OR COOKING AREA AND ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS AND THE 10-FOOT DISTANCES WOULD PROHIBIT THE PLACEMENT OF A SMOKE DETECTOR REQUIRED BY OTHER SECTIONS OF THE CODE.

FLOOR PLAN KEY NOTES (X)

SYMBOL	DESCRIPTION
1	42" HT. BALCONY RAILING
2	BALCONY DECK WITH WATERPROOFING
3	MECHANICAL SHAFT
4	DOOR BUZZER MOUNTED 48" A.F.F. MAX. AND CONNECTED TO PERMANENT WIRING(HARD WIRED)
5	STACKABLE FRONT LOADING WASHER AND DRYER, SELECT BY OWNER. PROVIDE LOUVERED DOOR.
6	1-HR RATED PROTECTION AT INTERIOR POST/SHEAR PANEL
7	DISH WASHER UNDER COUNTERTOP
8	30" ELEC. IGNITION GAS RANGE
9	REFRIGERATOR
10	SINK & FAUCET, SEE PLUMBING DWG'S.
11	TOILET - SEE ACCESSIBILITY NOTE # 5.
12	30" DOUBLE SINK WITH CASEWORK
13	BATH TUB. SEE ACCESSIBILITY NOTE # 5.
14	VANITY SINK WITH COUNTERTOP AT 34" MAX. ABOVE FINISH FLOOR.
15	SHOWER WITH FRAMELESS DOOR SYSTEM. 36" SHOWER DOOR OPENING WITH TEMPERED GLASS. SHOWER FLOOR WITH 1/2" PER FT. SLOPE TO DRAIN. SEE ACCESSIBILITY NOTE # 5. PROVIDE A 2" MAX. THRESHOLD AND HAVE A BEVELED OR SLOPED ANGLE NOT EXCEEDING 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL.

UNIT PLAN CEILING KEYNOTES

SYMBOL	DESCRIPTION
31	F.A.U. IN CEILING SPACE
32	DROP CEILING
33	WINDOW EXTERIOR SHADING DEVICE, WHERE OCCURS, SEE ELEVATIONS.
34	WEEP SCREED/VENT SCREED AT EXTERIOR SOFFIT/BALCONY

LEGEND

- X-0 DOOR # SEE SHEET A7.1 X-0 WINDOW TYPE, SEE WINDOW SCHEDULE
- W.H. WATR HEATER WITH 30" HT. BUILD OUT BOX HVAC HVAC FAN UNIT
- # KITCHEN/BATHROOM TYPE DETAIL # / SHEET # GR GRID LINE
- E.P. ELECTRICAL PANEL INCANDESCENT LIGHTING CEILING RECESSED MOISTURE PROTECTED
- C.C. COMMUNICATION CONTROL BOX
- S SMOKE DETECTOR/ALARM- SEE NOTE 11
- C CARBON MONOXIDE DETECTOR/ALARM
- T THERMOSTAT
- 4" CEILING RECESSED INCANDESCENT LIGHTING
- TELEVISION / CABLE OUTLET
- INCANDESCENT LIGHTING CEILING MOUNTED
- WALL MOUNTED LIGHT
- DOOR BELL
- EXHAUST FAN W/ HUMIDITY SENSOR W/MIN. 50 CFM
- TELEPHONE OUTLET

SYMBOL	DESCRIPTION	DETAIL
	CONCRETE WALL	
	CMU WALL	
	3 HR. RATED WALL/PARTY WALL	14/A7.31
	2 HR. RATED SHAFT WALL	7 /A7.31
	1 HR. RATED PARTY WALL	10 /A7.31
	1 HR. RATED CORRIDOR WALL	3 /A7.31
	INTERIOR WALL W/ WOOD STUD W/ ONE LAYER GYP. BD. ON EACH SIDE	

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
140 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

TAG
design works



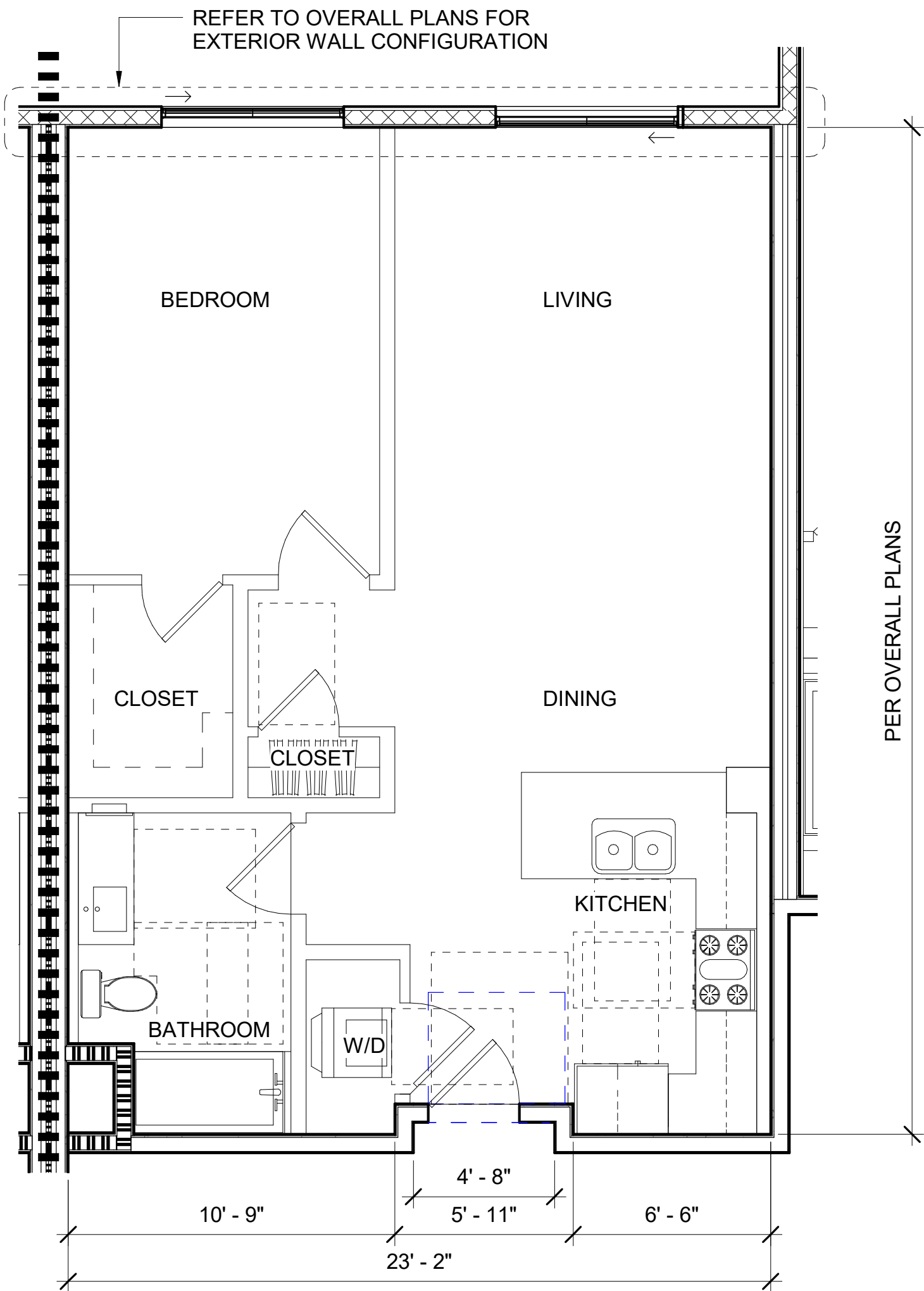
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5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**ENLARGED
UNIT PLANS**

SHEET #
A5.20

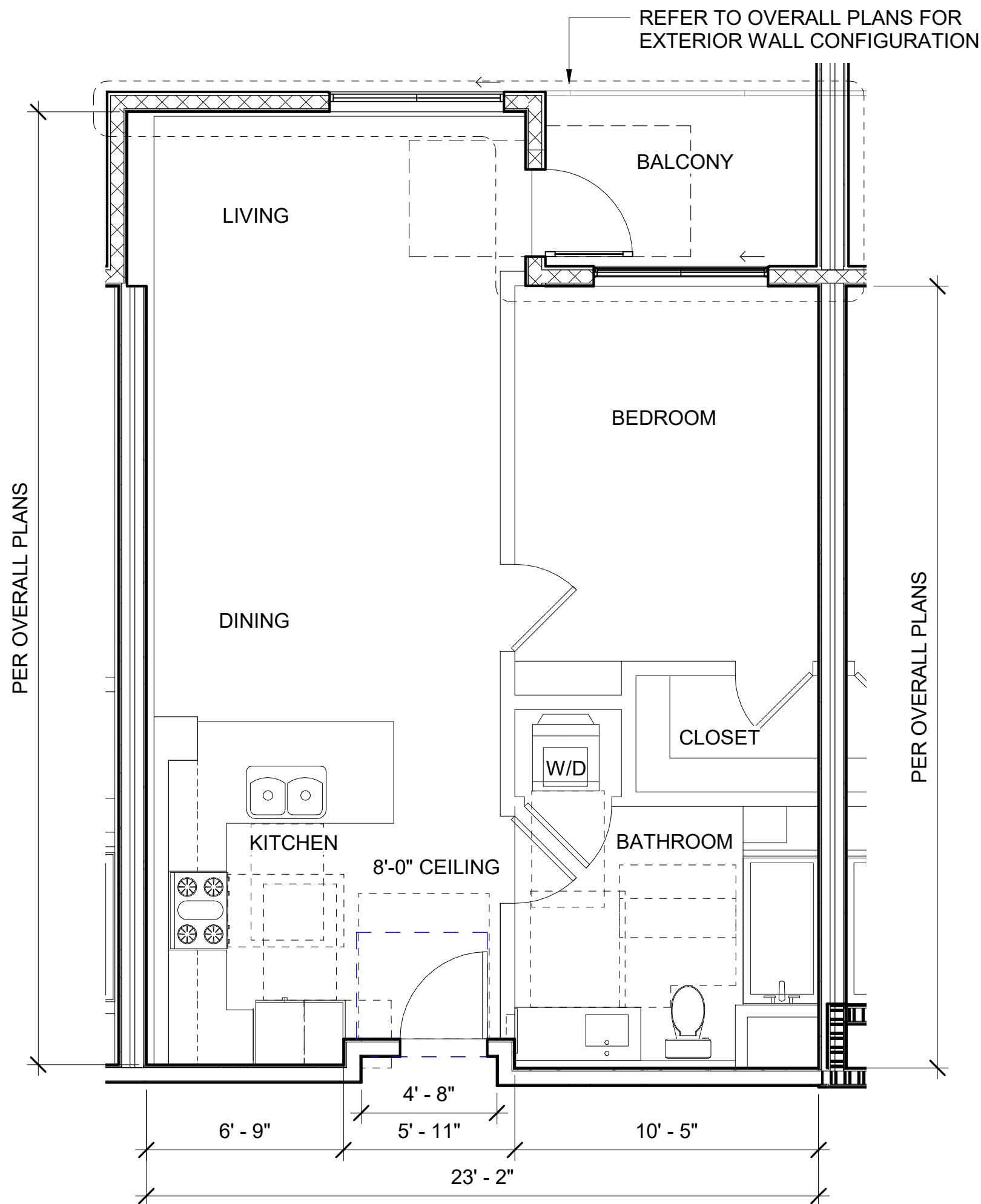
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PLAN-UNIT 1B-03

1/4" = 1'-0"

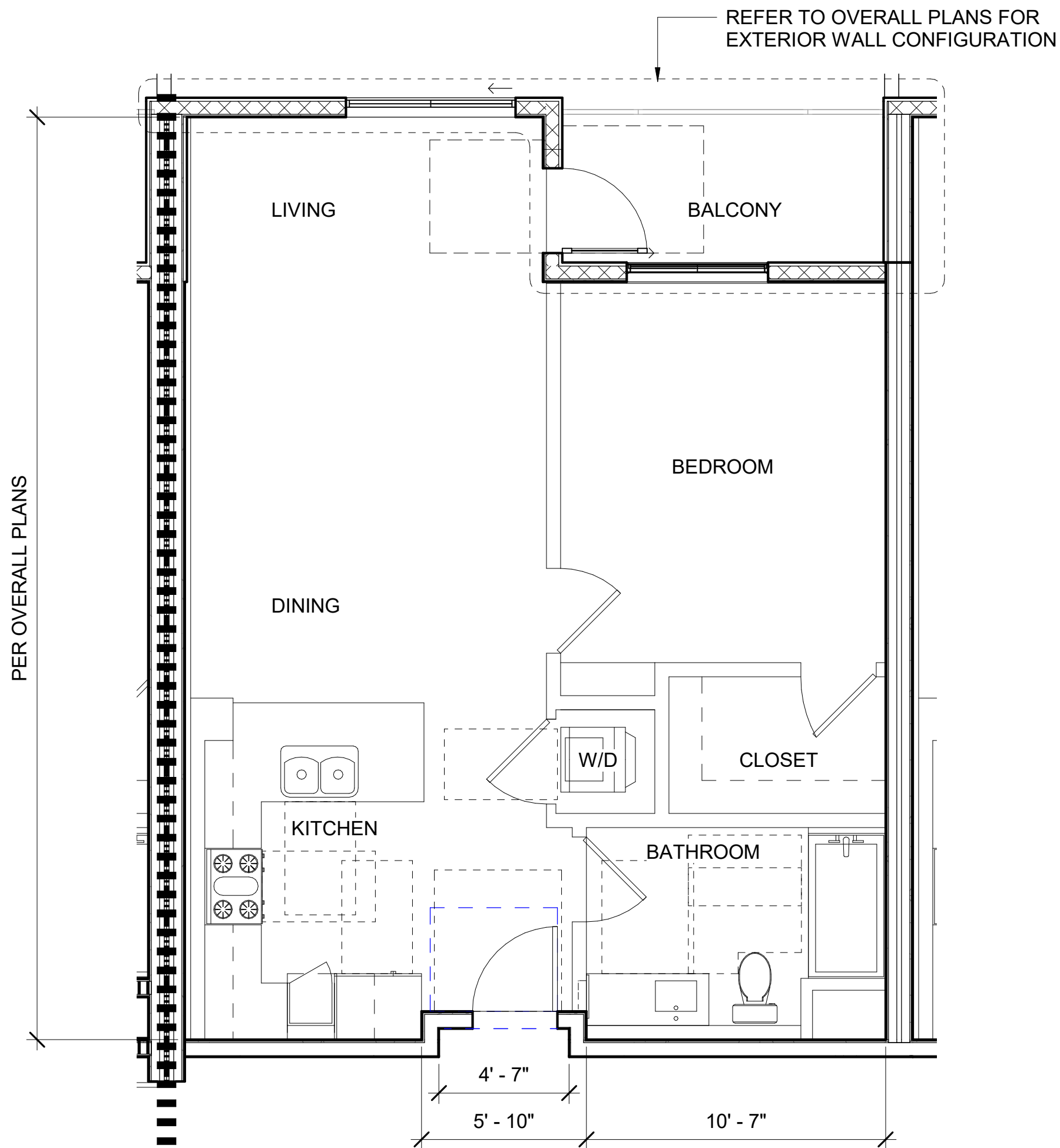
3



PLAN-UNIT 1B-02

1/4" = 1'-0"

2



PLAN-UNIT 1B-01

1/4" = 1'-0"

1

GENERAL NOTES

- SEE SHEET A3.0 : UNIT KITCHEN PLANS AND UNIT BATHROOM PLANS FOR ALL DETAIL DIMENSIONS AND CLEARANCES.
- LIGHTS TO BE CENTERED IN CEILING AREA WITHIN ROOM UNLESS NOTED OTHERWISE.
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FLOOR PLAN KEY NOTES (X)

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1	42" HT. BALCONY RAILING
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6	1-HR RATED PROTECTION AT INTERIOR POST/SHEAR PANEL
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UNIT PLAN CEILING KEYNOTES

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34	WEEP SCREED/VENT SCREED AT EXTERIOR SOFFIT/BALCONY

LEGEND

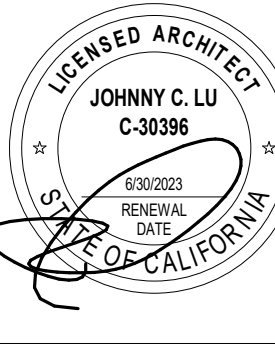
(X-0)	DOOR # SEE SHEET A7.1	(X-0)	WINDOW TYPE, SEE WINDOW SCHEDULE
[W.H.]	WATR HEATER WITH 30" HT. BUILD OUT BOX	[HVAC]	HVAC FAN UNIT
[#]	KITCHEN/BATHROOM TYPE	[GR]	GRID LINE
[#]	DETAIL # / SHEET #		
[E.P.]	ELECTRICAL PANEL	[INC]	INCANDESCENT LIGHTING
[C.C.]	COMMUNICATION CONTROL BOX	[MOIST]	CEILING RECESSED MOISTURE PROTECTED
[SD]	SMOKE DETECTOR/ALARM- SEE NOTE 11	[INC]	INCANDESCENT LIGHTING
[C.M.]	CARBON MONOXIDE DETECTOR/ALARM	[CM]	CEILING MOUNTED
[T]	THERMOSTAT	[WB]	WALL MOUNTED LIGHT
[4"]	4" CEILING RECESSED	[DB]	DOOR BELL
[INC]	INCANDESCENT LIGHTING	[EF]	EXHAUST FAN W/ HUMIDITY
[TV]	TELEVISION / CABLE OUTLET	[S]	SENSOR W/MIN. 50 CFM
		[TEL]	TELEPHONE OUTLET

SYMBOL	DESCRIPTION	DETAIL
[CONC]	CONCRETE WALL	
[CMU]	CMU WALL	
[3HR]	3 HR. RATED WALL/PARTY WALL	14/A7.31
[2HR]	2 HR. RATED SHAFT WALL	7 /A7.31
[1HR]	1 HR. RATED PARTY WALL	10 /A7.31
[1HR]	1 HR. RATED CORRIDOR WALL	3 /A7.31
[INTW]	INTERIOR WALL W/ WOOD STUD W/ ONE LAYER GYP. BD. ON EACH SIDE	

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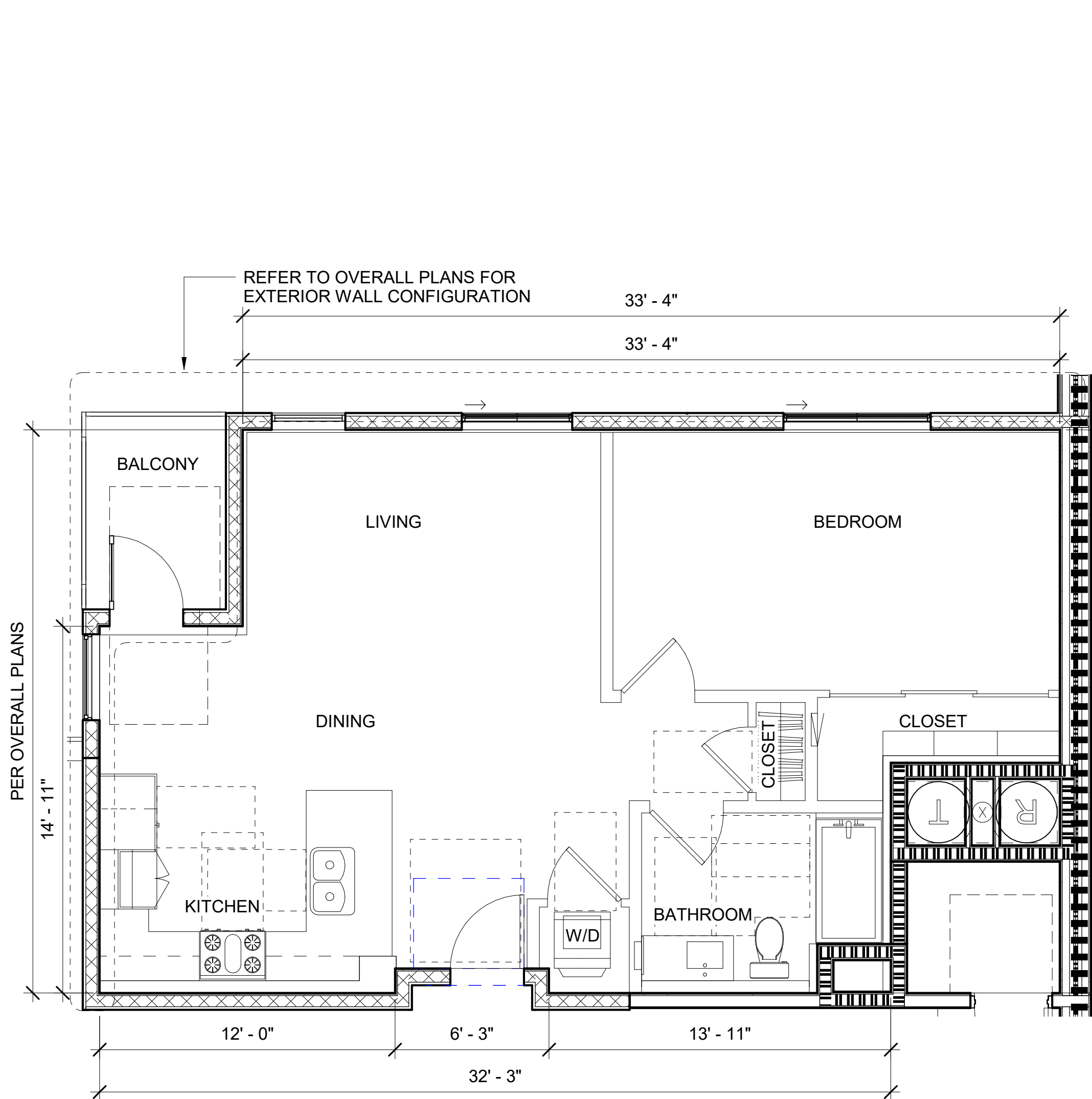
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Date: 3/28/2022
Issues / Revisions:
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4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**ENLARGED
UNIT PLANS**

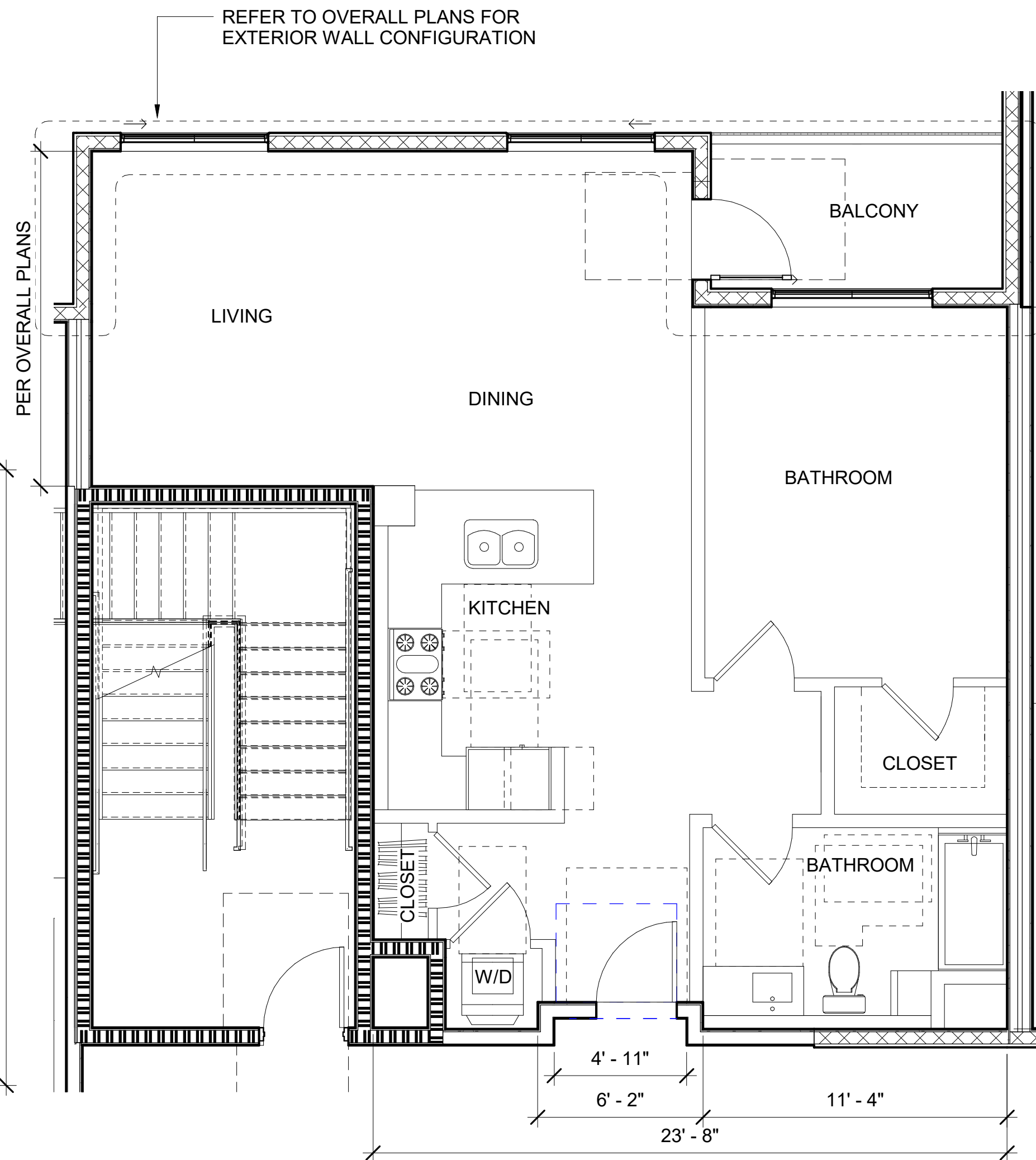
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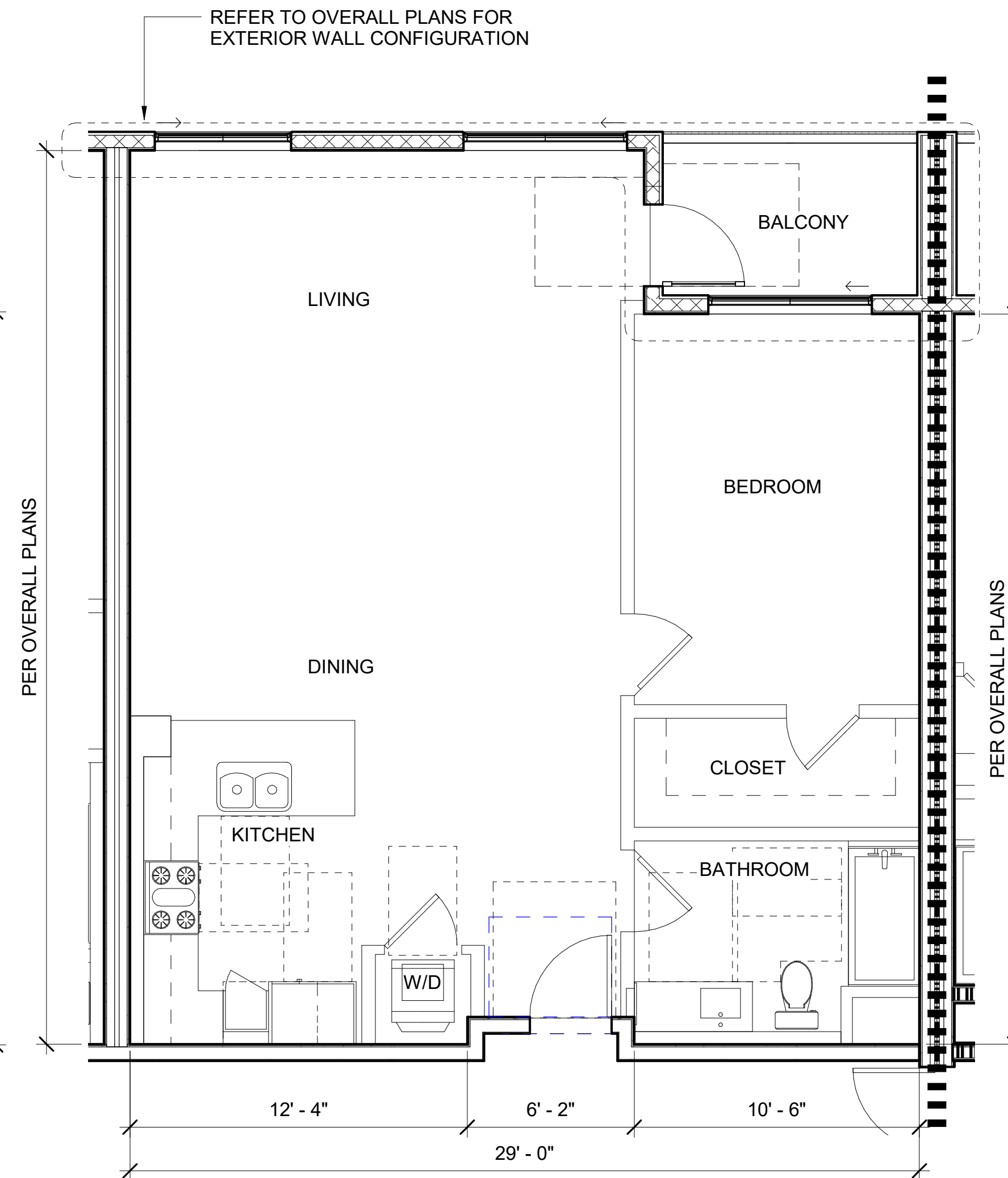
PLAN-UNIT 1B-06
1/4" = 1'-0"

3



PLAN-UNIT 1B-05
1/4" = 1'-0"

2



PLAN-UNIT 1B-04
1/4" = 1'-0"

1

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X-0	DOOR # SEE SHEET A7.1	X-0	WINDOW TYPE, SEE WINDOW SCHEDULE
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E.P.	ELECTRICAL PANEL	INCANDESCENT LIGHTING	CEILING RECESSED
C.C.	COMMUNICATION CONTROL BOX	MOISTURE PROTECTED	
SD	SMOKE DETECTOR/ALARM- SEE NOTE 11	INCANDESCENT LIGHTING	CEILING MOUNTED
CO	CARBON MONOXIDE DETECTOR/ALARM	WALL MOUNTED LIGHT	
T	THERMOSTAT	DOOR BELL	
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TV	TELEVISION / CABLE OUTLET	TELEPHONE OUTLET	

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	CONCRETE WALL	
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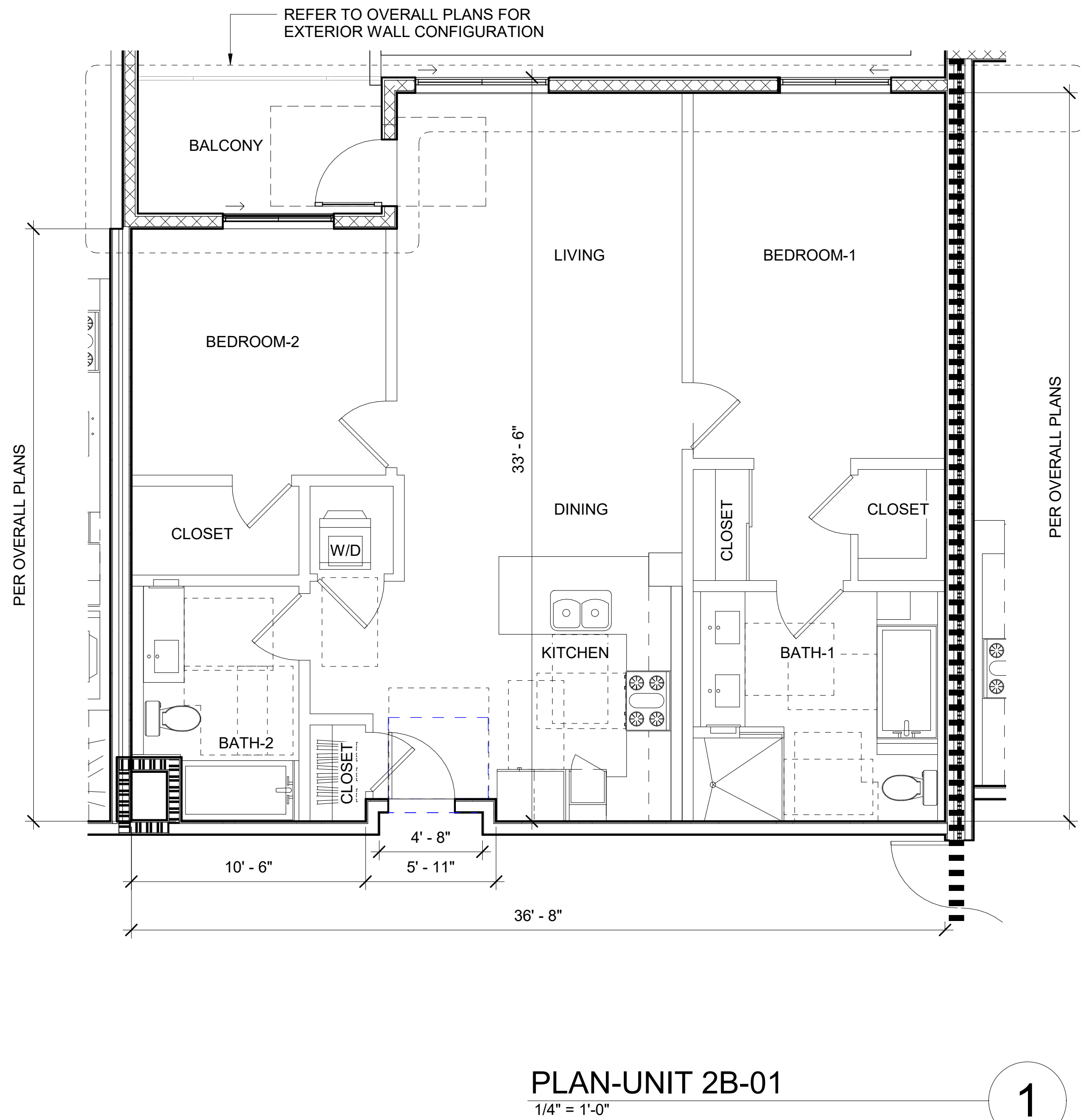
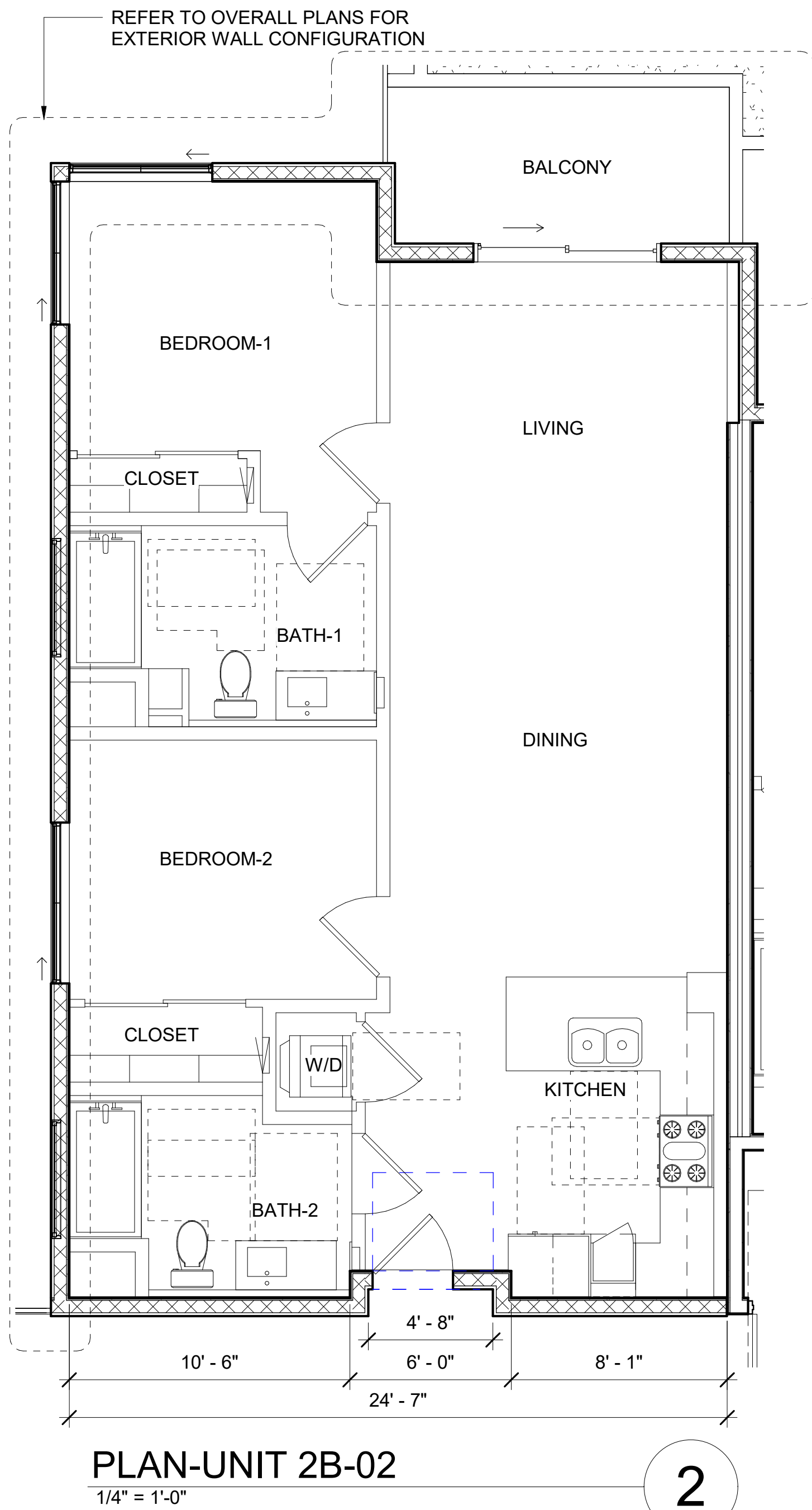
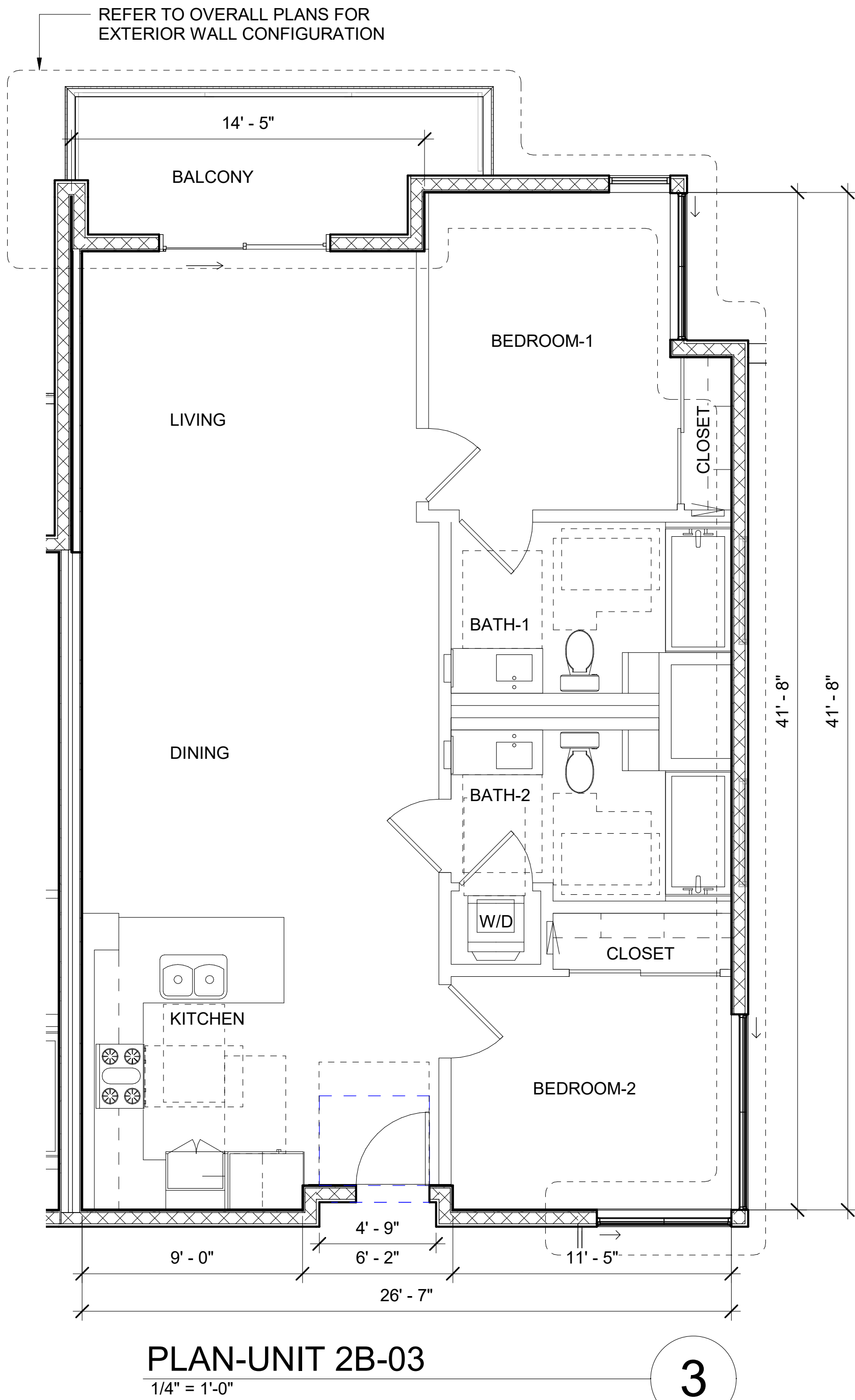
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Date:	Issues / Revisions:
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4/22/2022	100% DD
5/31/2022	1ST PLAN CHECK

SHEET TITLE:
ENLARGED UNIT PLANS

SHEET #

A5.22

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LEGEND

(X-0)	DOOR # SEE SHEET A7.1	(X-0)	WINDOW TYPE, SEE WINDOW SCHEDULE
[W.H.]	WATR HEATER WITH 30" HT. BUILD OUT BOX	[HVAC]	HVAC FAN UNIT
[#]	KITCHEN/BATHROOM TYPE	[GR]	GRID LINE
[#]	DETAIL # / SHEET #		
[E.P.]	ELECTRICAL PANEL	[X]	INCANDESCENT LIGHTING
[C.C.]	COMMUNICATION CONTROL BOX	[X]	CEILING RECESSED
[S]	SMOKE DETECTOR/ALARM- SEE NOTE 11	[X]	MOISTURE PROTECTED
[C]	CARBON MONOXIDE DETECTOR/ALARM	[X]	INCANDESCENT LIGHTING
[T]	THERMOSTAT	[X]	CEILING MOUNTED
[R]	4" CEILING RECESSED	[X]	WALL MOUNTED LIGHT
[I]	INCANDESCENT LIGHTING	[X]	DOOR BELL
[TV]	TELEVISION / CABLE OUTLET	[X]	EXHAUST FAN W/ HUMIDITY SENSOR W/MIN. 50 CFM
		[X]	TELEPHONE OUTLET

SYMBOL	DESCRIPTION	DETAIL
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[INTERIOR WALL W/ WOOD STUD W/ ONE LAYER GYP. BD. ON EACH SIDE]	INTERIOR WALL W/ WOOD STUD W/ ONE LAYER GYP. BD. ON EACH SIDE	

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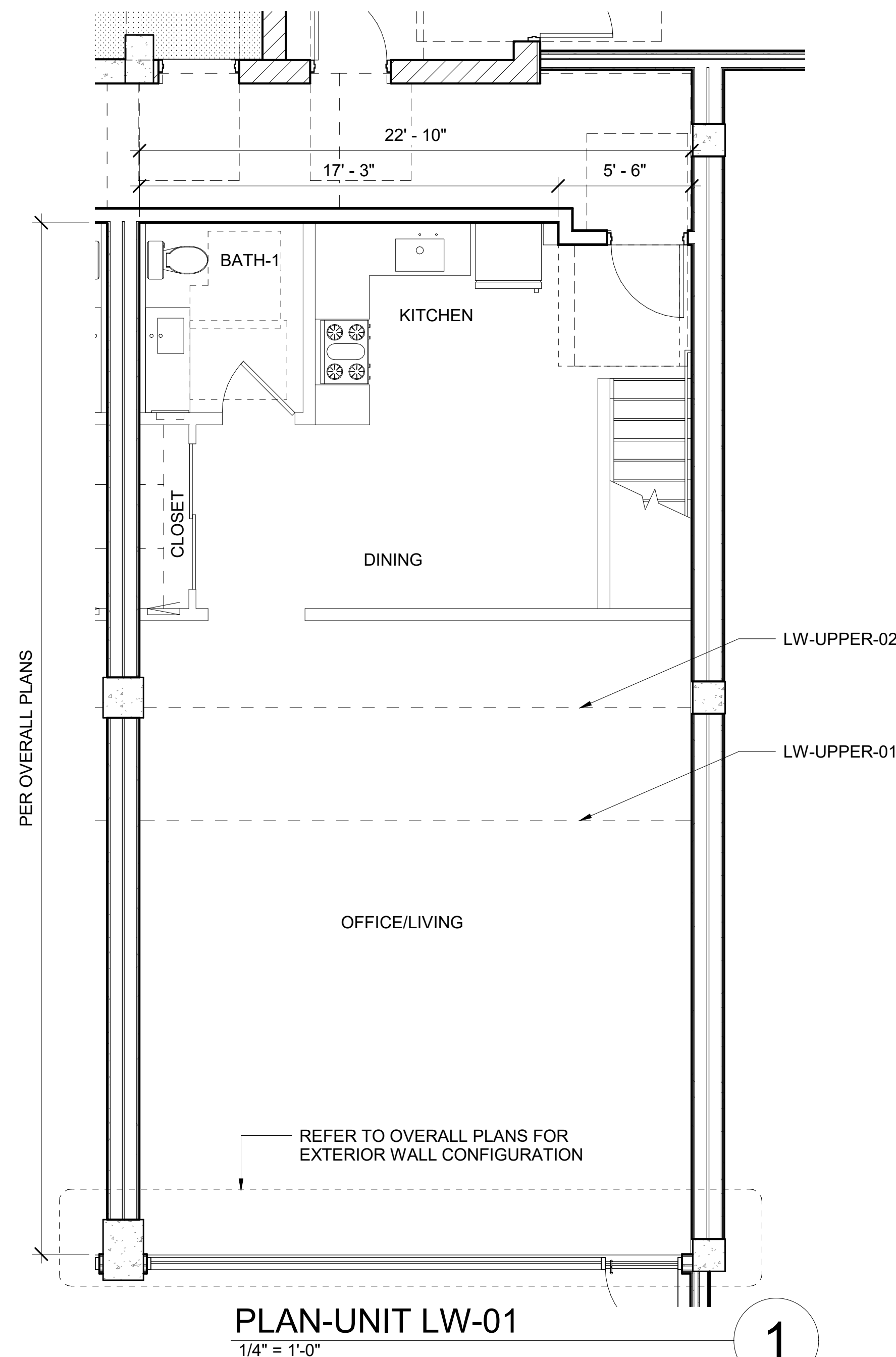
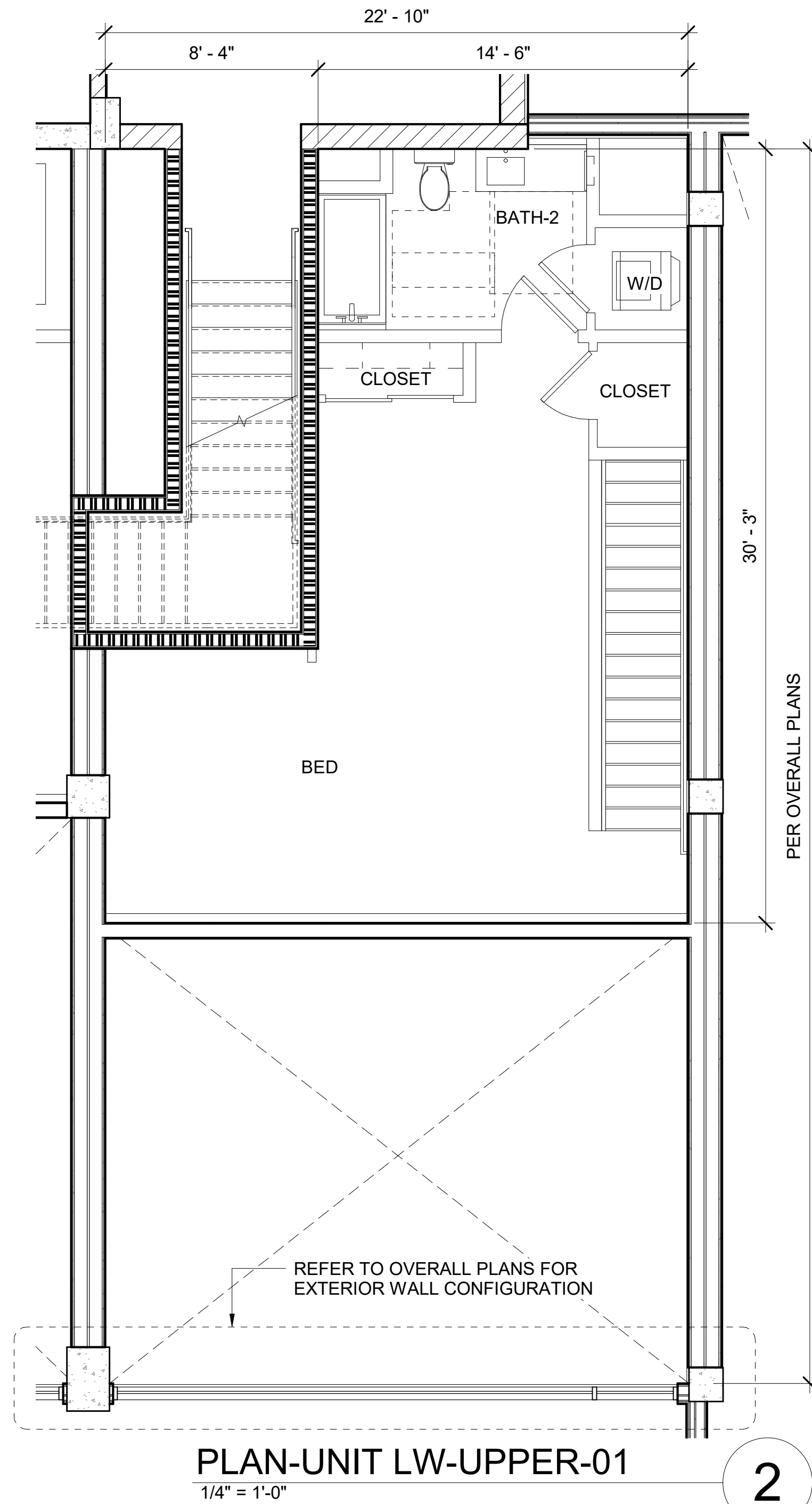
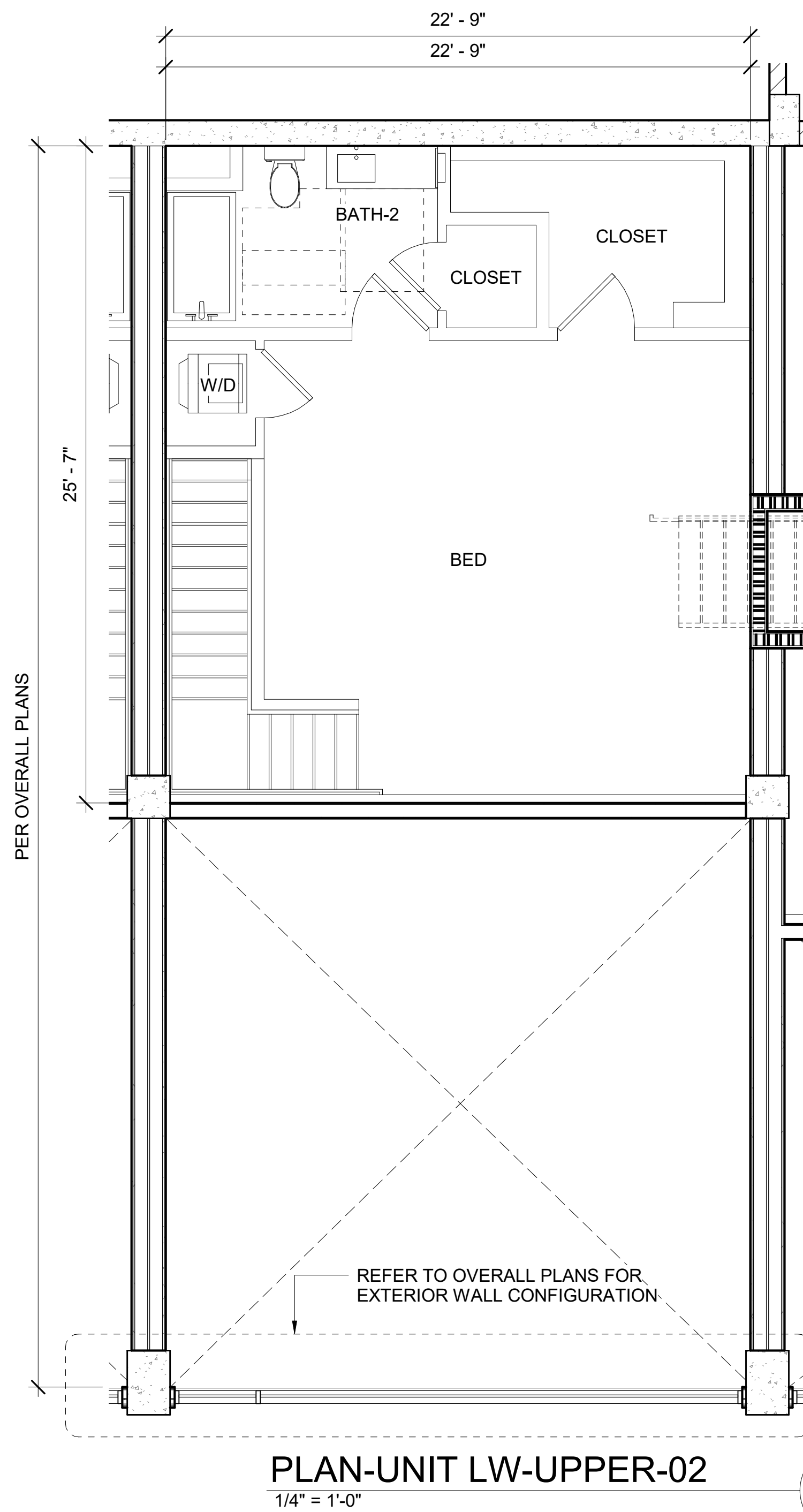


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Checked:
Bid Date:
Date: 3/28/2022
Issues / Revisions:
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4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
ENLARGED UNIT PLANS

SHEET #
A5.23

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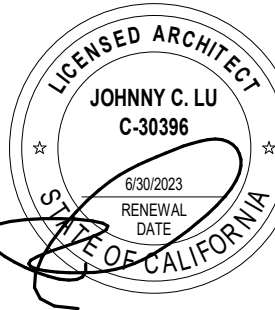
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- [#] DETAIL # / SHEET #
- [E.P.] ELECTRICAL PANEL [INC] INCANDESCENT LIGHTING
- [C.C.] COMMUNICATION CONTROL BOX [CEILING] CEILING RECESSED
- [SD] SMOKE DETECTOR/ALARM- SEE NOTE 11 [MP] MOISTURE PROTECTED
- [CMO] CARBON MONOXIDE DETECTOR/ALARM [ICEL] INCANDESCENT LIGHTING
- [T] THERMOSTAT [WALL] WALL MOUNTED LIGHT
- [4"] 4" CEILING RECESSED [DB] DOOR BELL
- [INC] INCANDESCENT LIGHTING [EF] EXHAUST FAN W/ HUMIDITY
- [TV] TELEVISION / CABLE OUTLET [SENSOR] SENSOR W/MIN. 50 CFM
- [TEL] TELEPHONE OUTLET

SYMBOL	DESCRIPTION	DETAIL
	CONCRETE WALL	
	CMU WALL	
	3 HR. RATED WALL/PARTY WALL	14/A7.31
	2 HR. RATED SHAFT WALL	7 /A7.31
	1 HR. RATED PARTY WALL	10 /A7.31
	1 HR. RATED CORRIDOR WALL	3 /A7.31
	INTERIOR WALL W/ WOOD STUD W/ ONE LAYER GYP. BD. ON EACH SIDE	

PROJECT ADDRESS:
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PHN: (626) 446-5300

TAG
design works



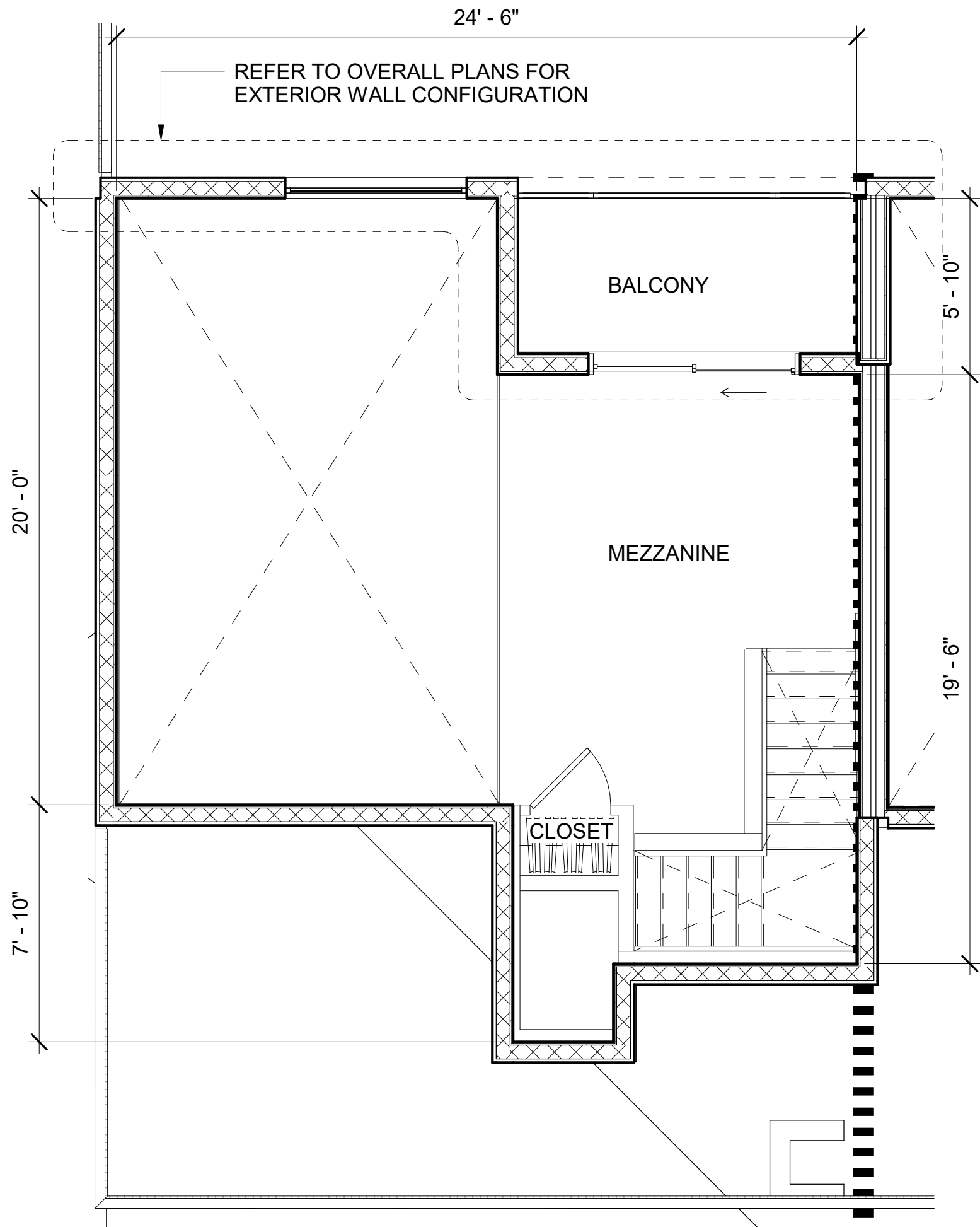
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Date: 3/28/2022
Issues / Revisions:
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4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**ENLARGED
UNIT PLANS**

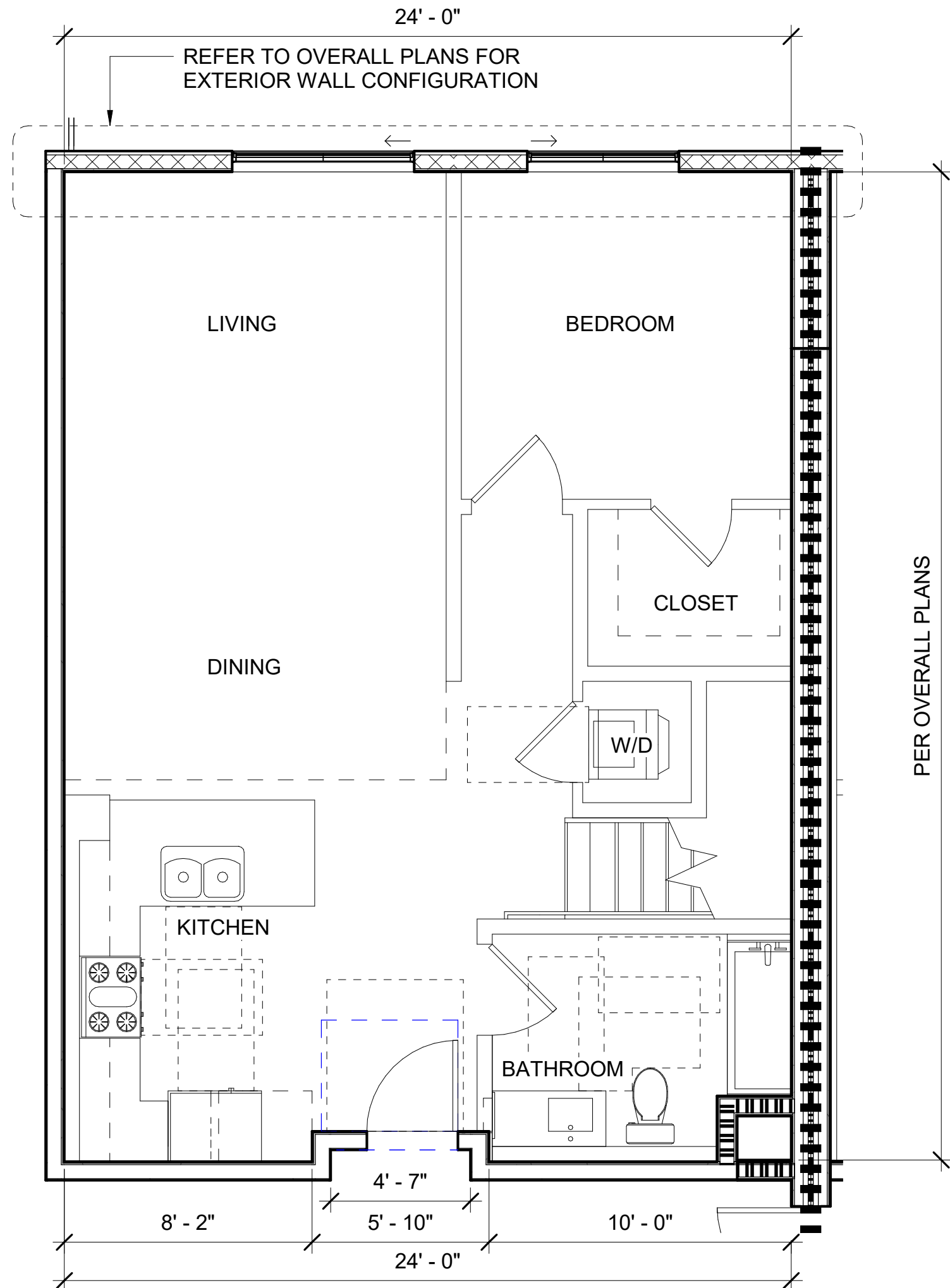
SHEET #
A5.24

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PLAN-UNIT 1L-01 UPPER
1/4" = 1'-0"

2



PLAN-UNIT 1L-01 LOWER
1/4" = 1'-0"

1

GENERAL NOTES

- SEE SHEET A3.0 : UNIT KITCHEN PLANS AND UNIT BATHROOM PLANS FOR ALL DETAIL DIMENSIONS AND CLEARANCES.
- LIGHTS TO BE CENTERED IN CEILING AREA WITHIN ROOM UNLESS NOTED OTHERWISE.
- ALL PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE KEPT AS TIGHT AS POSSIBLE TO FLOOR STRUCTURE
- FOR FIRE BARRIER LOCATIONS PLEASE REFER TO THE COMPOSITE FLOOR PLANS.
- EVERY DWELLING MUST BE PROVIDED WITH SMOKE ALARM DEVICES PER SECTION (907.2.1.0) - SEE PLANS FOR LOCATION AND ELECTRICAL FOR WIRING.
- OPERABLE PORTION OF ANY WINDOW MUST BE 3' MIN AWAY FROM ANY EXHAUST VENT OR DUCT, EXHAUST DUCTS SHALL TERMINATE A MIN. OF 3' FROM OPENINGS INTO THE BUILDING.
- ALL FIRE RATED PARTITION WALLS SHALL BE UNINTERRUPTED. INTERIOR WALLS SHOULD BE OVER RATED DRYWALL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY WINDOW/ DOOR R.O. FOR TYPES AND LOCATIONS PRIOR TO INSTALLATION.
- WINDOWS IN SLEEPING ROOMS MUST MEET LABC EGRESS REQUIREMENTS OF 5.7 SF OF OPENING WITH 20" CLEAR OPENING IN WIDTH, 24" IN HEIGHT AND MAX. OF 44" SILL HEIGHT. IT IS THE RESPONSIBILITY OF THE WINDOW SUPPLIER TO ENSURE THAT WINDOWS COMPLY WITH THIS REQUIREMENT.
- APARTMENT-UNIT ENTRY DOOR ASSEMBLIES AT CORRIDORS SHALL BE EQUIPPED WITH GASKETS FOR SMOKE AND DRAFT CONTROL. DOOR AND FRAME OF SUCH ASSEMBLIES SHALL BEAR AN APPROVED LABEL SHOWING THE RATING FOLLOW BY THE LETTER "S", NAME OF THE MANUF. AND THE I.D. OF THE LISTING SERVICE, ALONG WITH A PEEP HOLE.
- LOCATE THE SMOKE ALARM A MIN. 20 FEET FROM PERMANENTLY INSTALLED COOKING APPLIANCE. 2019 CFC 907.2.10.8(NFPA 72 29.8.3.4) EXCEPTION 1- ALLOW IONIZATION SMOKE ALARMS 10 FEET OR GREATER AWAY. EXCEPTION2- ALLOWS PHOTOELECTRIC SMOKE GREATER THAN 6 FEET FROM PERMANENTLY INSTALLED COOKING APPLIANCE WHERE THE KITCHEN OR COOKING AREA AND ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS AND THE 10-FOOT DISTANCES WOULD PROHIBIT THE PLACEMENT OF A SMOKE DETECTOR REQUIRED BY OTHER SECTIONS OF THE CODE.

FLOOR PLAN KEY NOTES (X)

SYMBOL	DESCRIPTION
1	42" HT. BALCONY RAILING
2	BALCONY DECK WITH WATERPROOFING
3	MECHANICAL SHAFT
4	DOOR BUZZER MOUNTED 48" A.F.F. MAX. AND CONNECTED TO PERMANENT WIRING(HARD WIRED)
5	STACKABLE FRONT LOADING WASHER AND DRYER, SELECT BY OWNER. PROVIDE LOUVERED DOOR.
6	1-HR RATED PROTECTION AT INTERIOR POST/SHEAR PANEL
7	DISH WASHER UNDER COUNTERTOP
8	30" ELEC. IGNITION GAS RANGE
9	REFRIGERATOR
10	SINK & FAUCET, SEE PLUMBING DWG'S.
11	TOILET - SEE ACCESSIBILITY NOTE # 5.
12	30" DOUBLE SINK WITH CASEWORK
13	BATH TUB. SEE ACCESSIBILITY NOTE # 5.
14	VANITY SINK WITH COUNTERTOP AT 34" MAX. ABOVE FINISH FLOOR.
15	SHOWER WITH FRAMELESS DOOR SYSTEM. 36" SHOWER DOOR OPENING WITH TEMPERED GLASS. SHOWER FLOOR WITH 1/2" PER FT. SLOPE TO DRAIN. SEE ACCESSIBILITY NOTE # 5. PROVIDE A 2" MAX. THRESHOLD AND HAVE A BEVELED OR SLOPED ANGLE NOT EXCEEDING 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL.

UNIT PLAN CEILING KEYNOTES

SYMBOL	DESCRIPTION
31	F.A.U. IN CEILING SPACE
32	DROP CEILING
33	WINDOW EXTERIOR SHADING DEVICE, WHERE OCCURS, SEE ELEVATIONS.
34	WEEP SCREED/VENT SCREED AT EXTERIOR SOFFIT/BALCONY

LEGEND

(X-0) DOOR # SEE SHEET A7.1	(X-0) WINDOW TYPE, SEE WINDOW SCHEDULE
[W.H.] WATR HEATER WITH 30" HT. BUILD OUT BOX	[HVAC] HVAC FAN UNIT
[#] KITCHEN/BATHROOM TYPE # DETAIL # / SHEET #	[GR] GRID LINE
[E.P.] ELECTRICAL PANEL	[INC] INCANDESCENT LIGHTING CEILING RECESSED MOISTURE PROTECTED
[C.C.] COMMUNICATION CONTROL BOX	[INC] INCANDESCENT LIGHTING CEILING MOUNTED
[SD] SMOKE DETECTOR/ALARM- SEE NOTE 11	[WML] WALL MOUNTED LIGHT
[CM] CARBON MONOXIDE DETECTOR/ALARM	[DB] DOOR BELL
[T] THERMOSTAT	[EF] EXHAUST FAN W/ HUMIDITY SENSOR W/MIN. 50 CFM
[CR] 4" CEILING RECESSED INCANDESCENT LIGHTING	[TEL] TELEPHONE OUTLET
[TV] TELEVISION / CABLE OUTLET	

SYMBOL	DESCRIPTION	DETAIL
	CONCRETE WALL	
	CMU WALL	
	3 HR. RATED WALL/PARTY WALL	14/A7.31
	2 HR. RATED SHAFT WALL	7 /A7.31
	1 HR. RATED PARTY WALL	10 /A7.31
	1 HR. RATED CORRIDOR WALL	3 /A7.31
	INTERIOR WALL W/ WOOD STUD W/ ONE LAYER GYP. BD. ON EACH SIDE	

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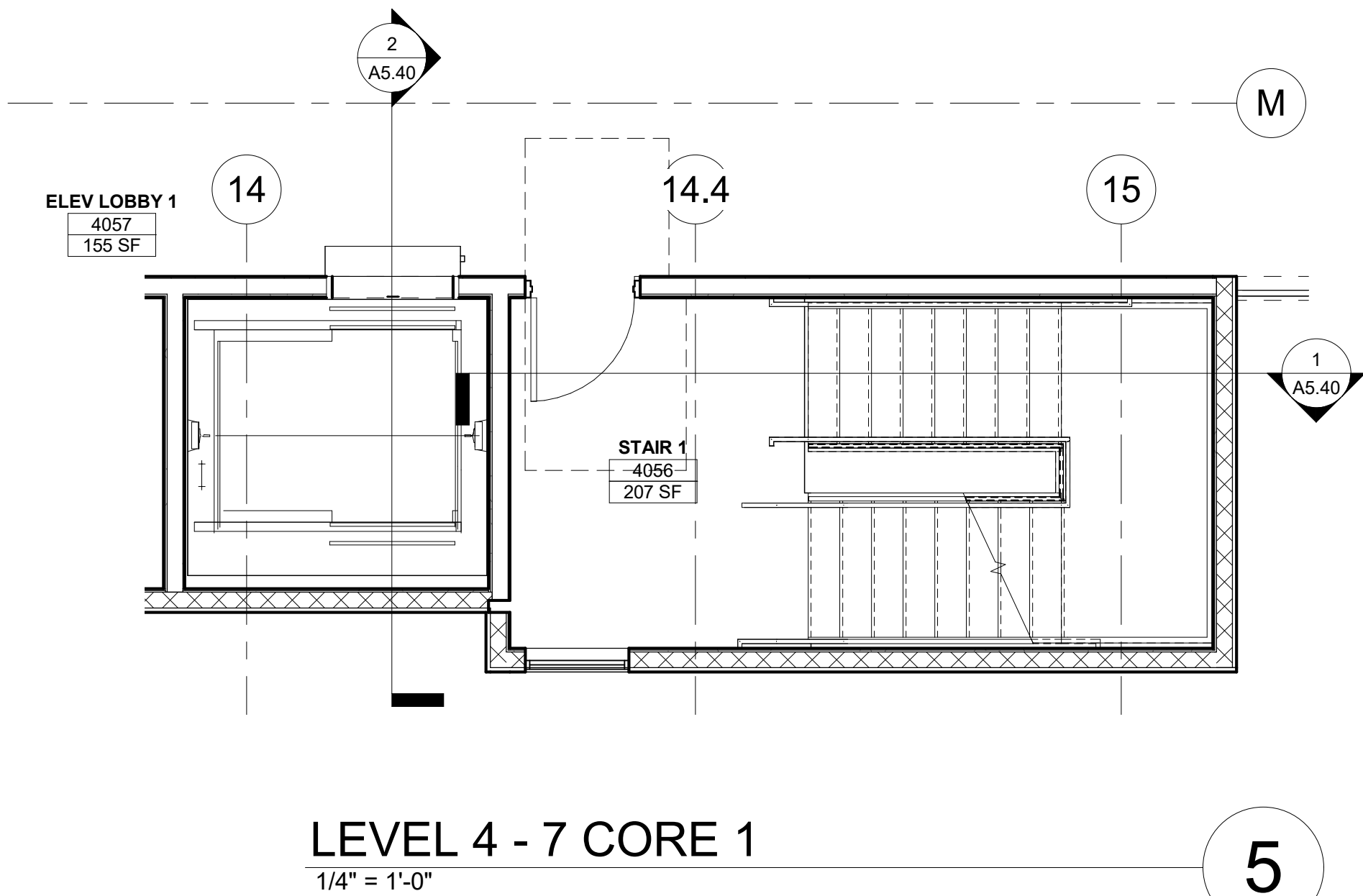
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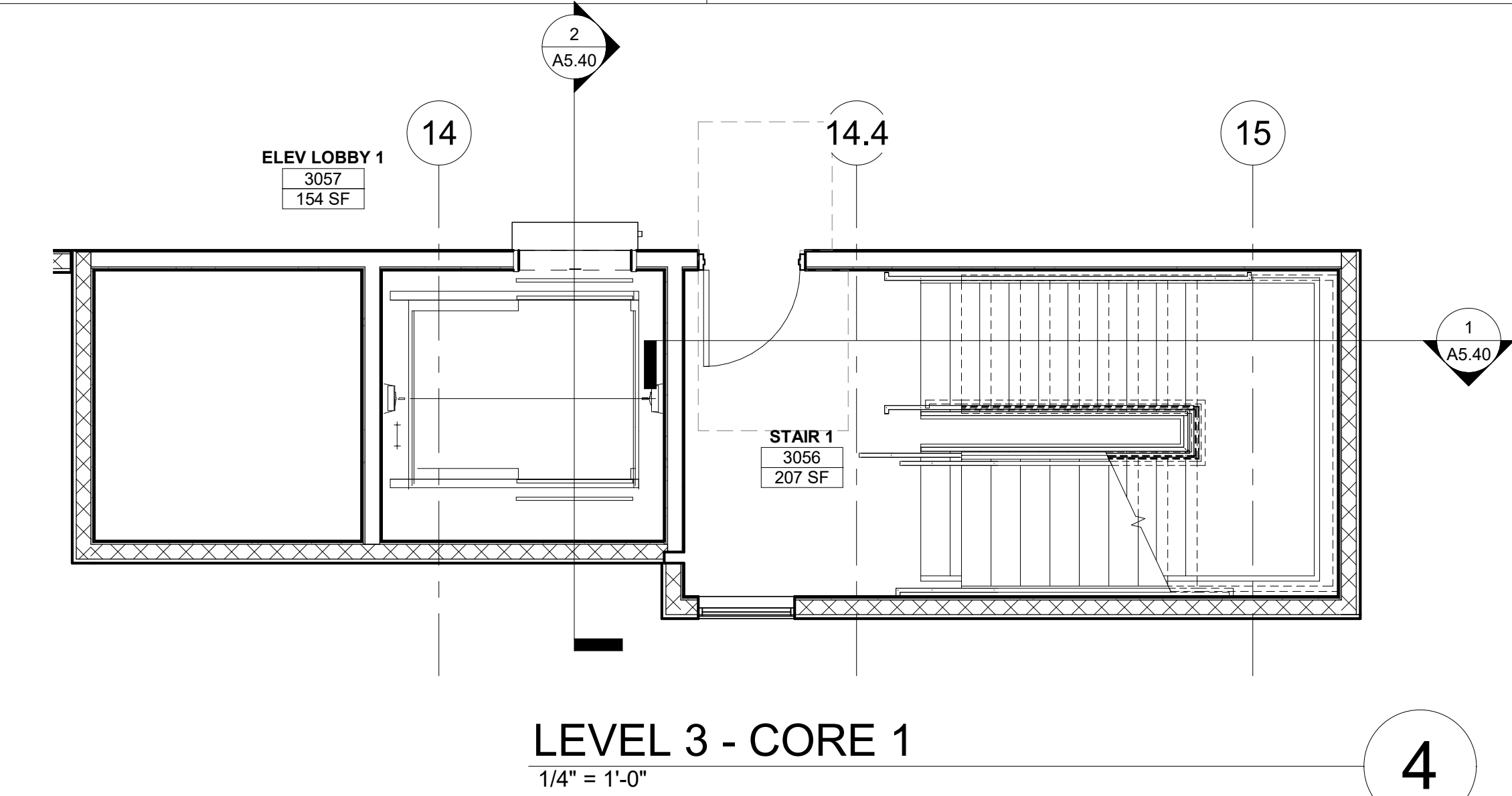
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A5.25

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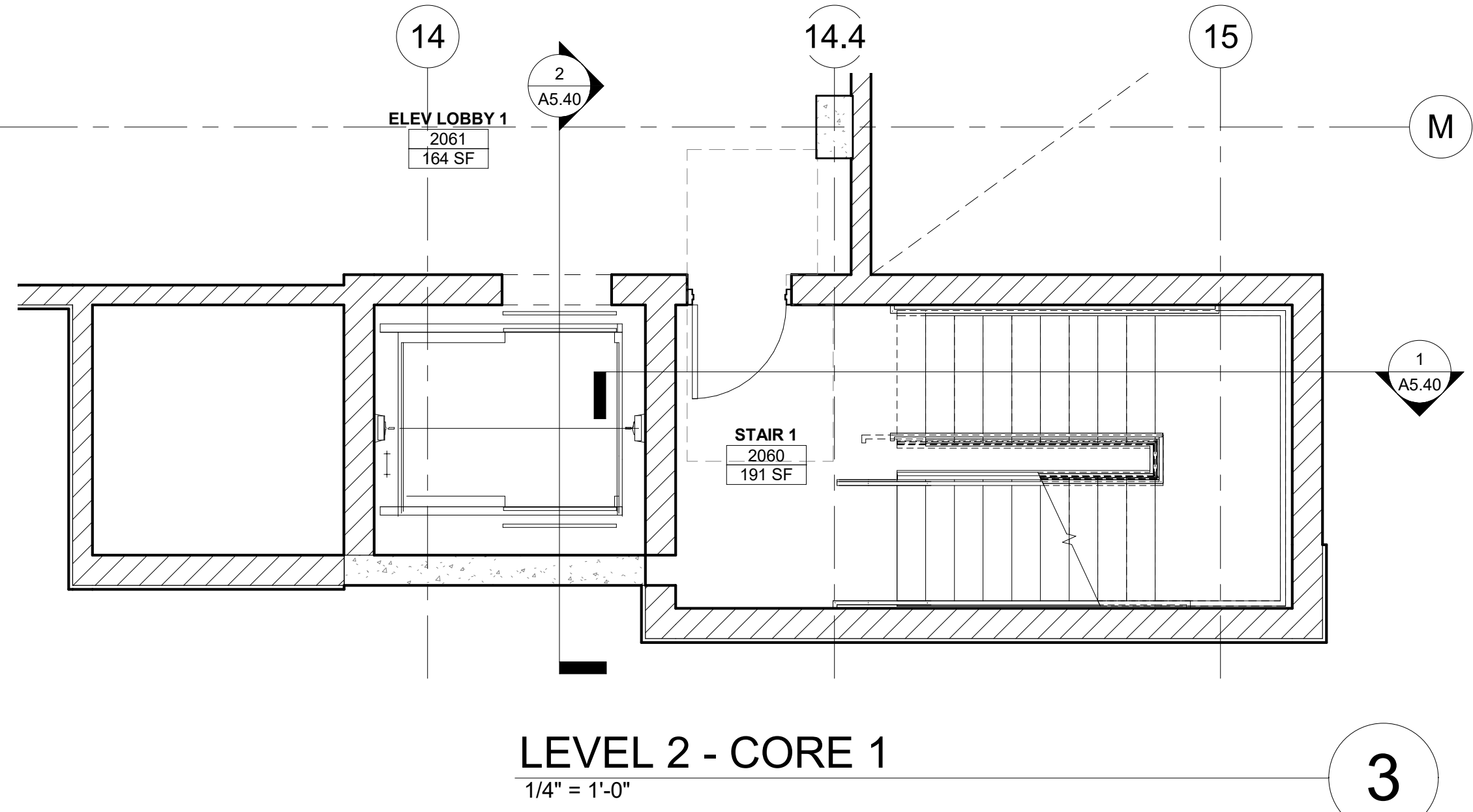
LEVEL 4 - 7 CORE 1
1/4" = 1'-0"

5



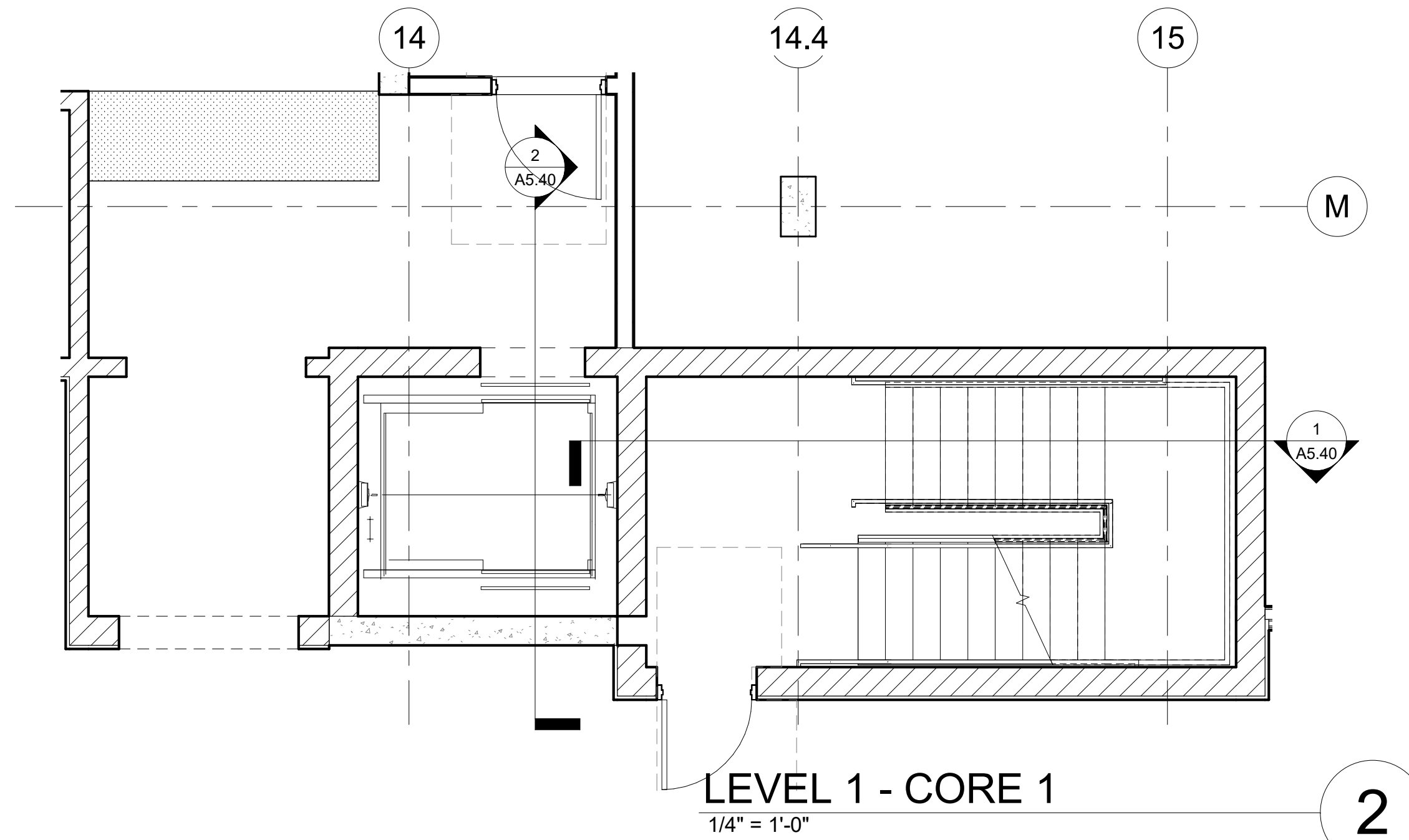
LEVEL 3 - CORE 1
1/4" = 1'-0"

4



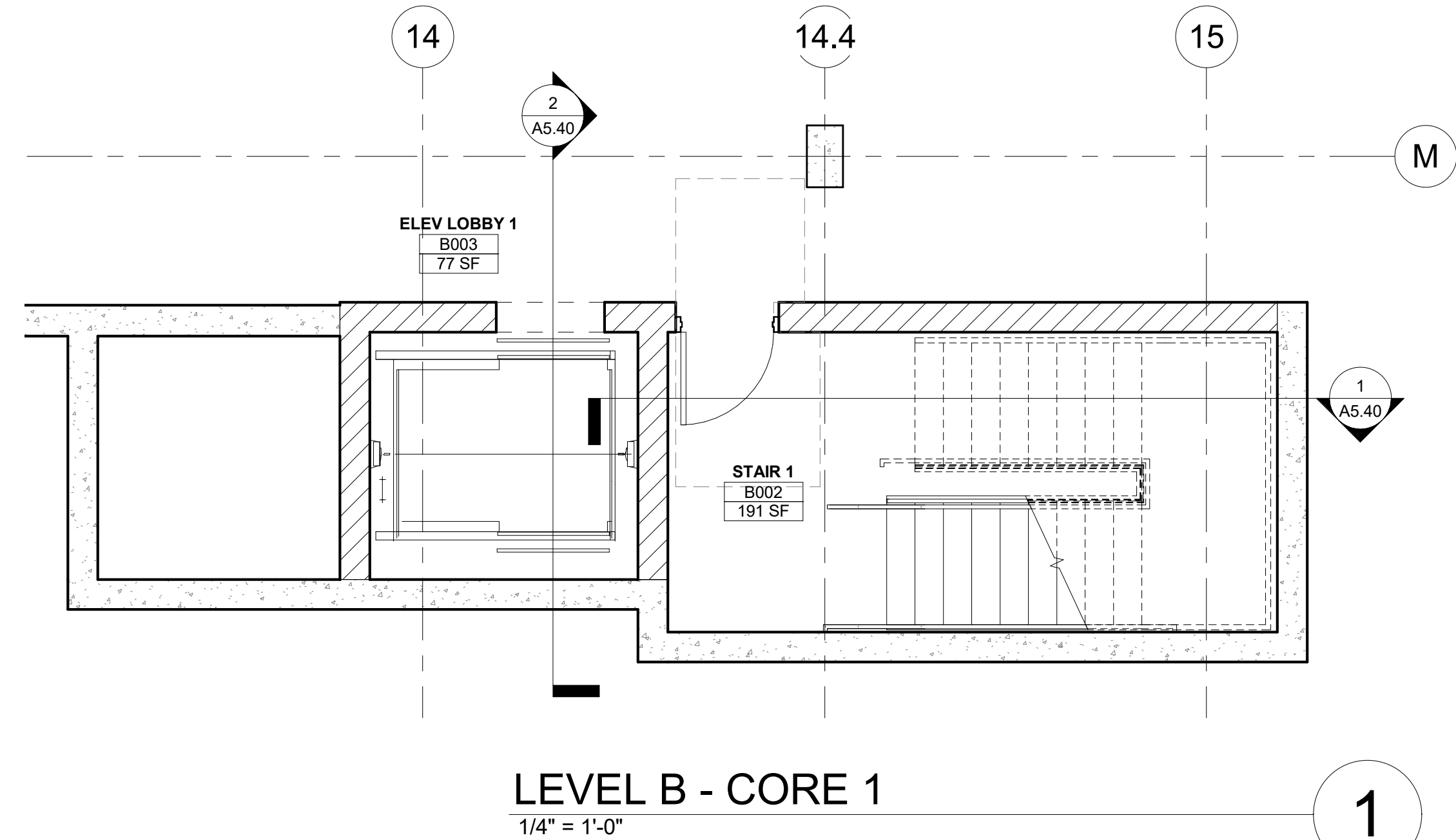
LEVEL 2 - CORE 1
1/4" = 1'-0"

3



LEVEL 1 - CORE 1
1/4" = 1'-0"

2

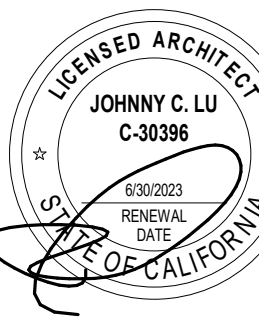


LEVEL B - CORE 1
1/4" = 1'-0"

1

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ARCHITECT:
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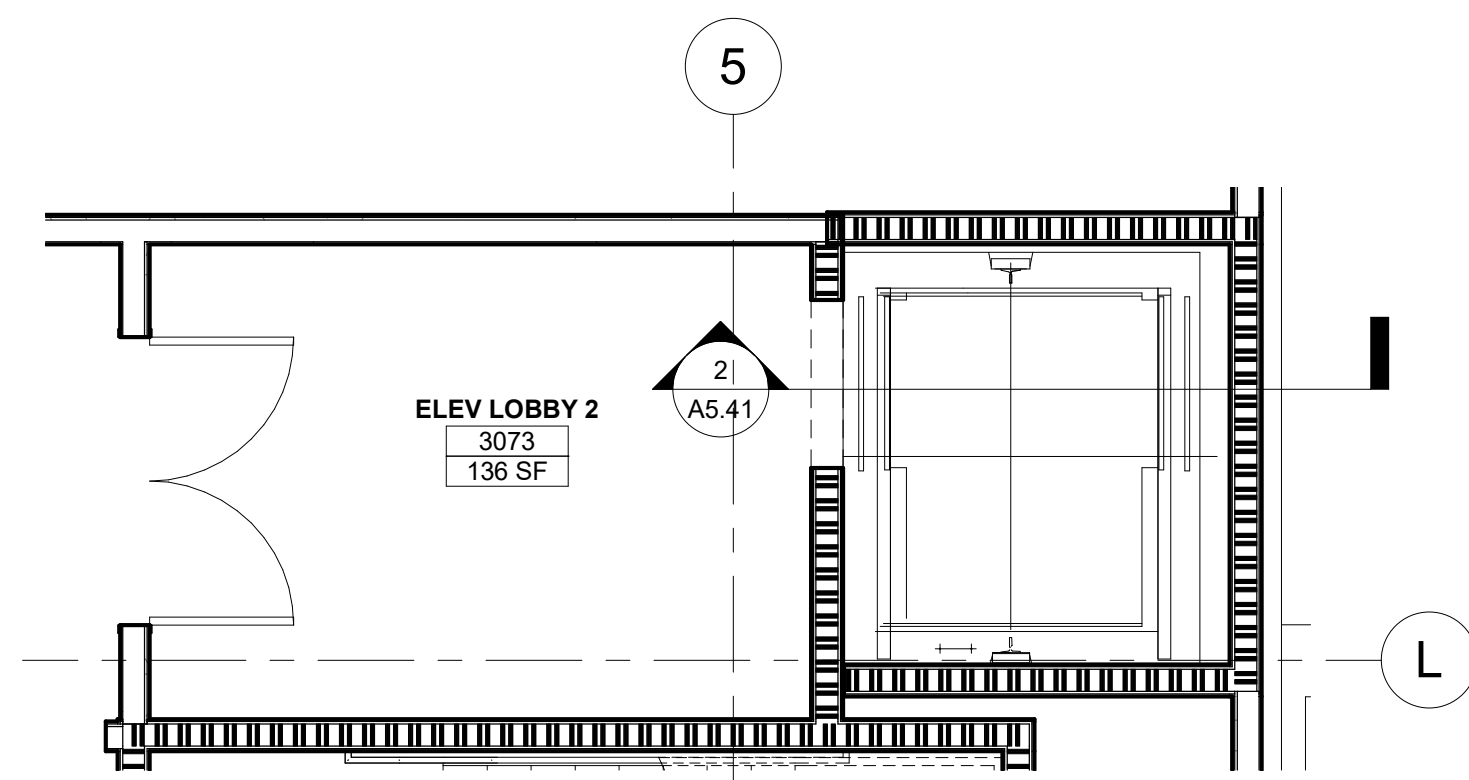
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SHEET TITLE:
**ENLARGED
CORE STAIR
AND
ELEVATOR
PLANS**

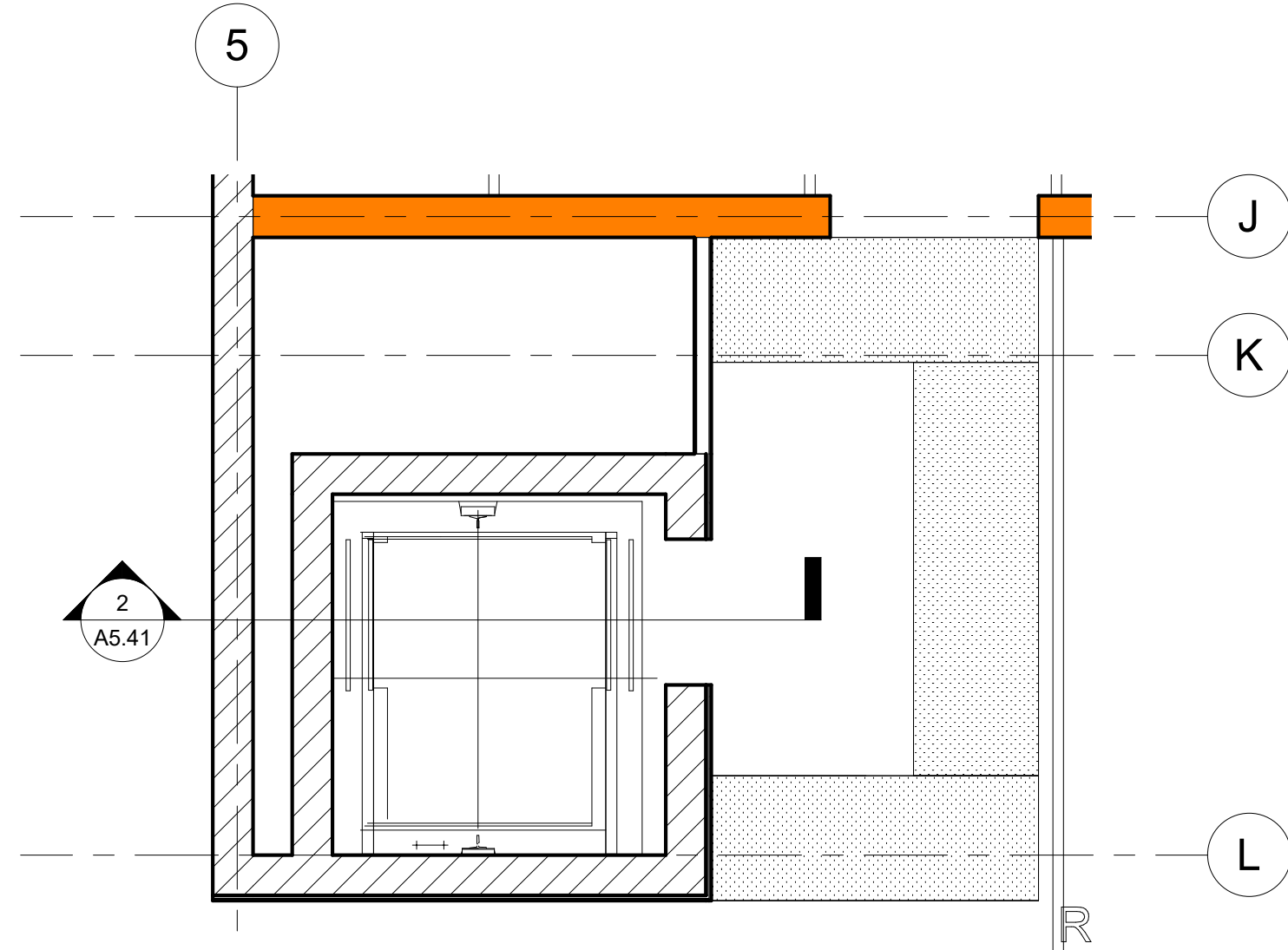
SHEET #
A5.31

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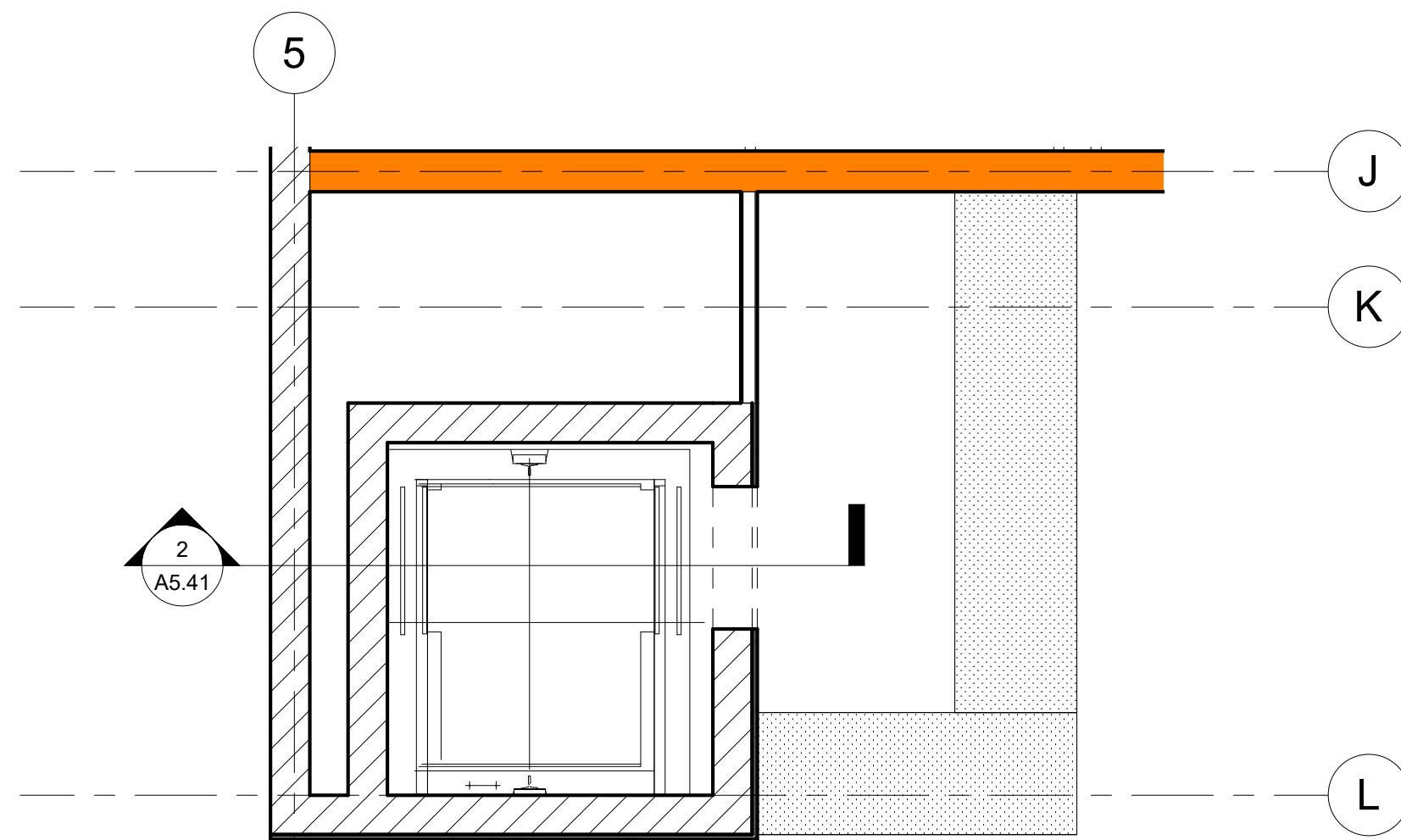
LEVEL 3-7 - ELEVATOR 2
1/4" = 1'-0"

5



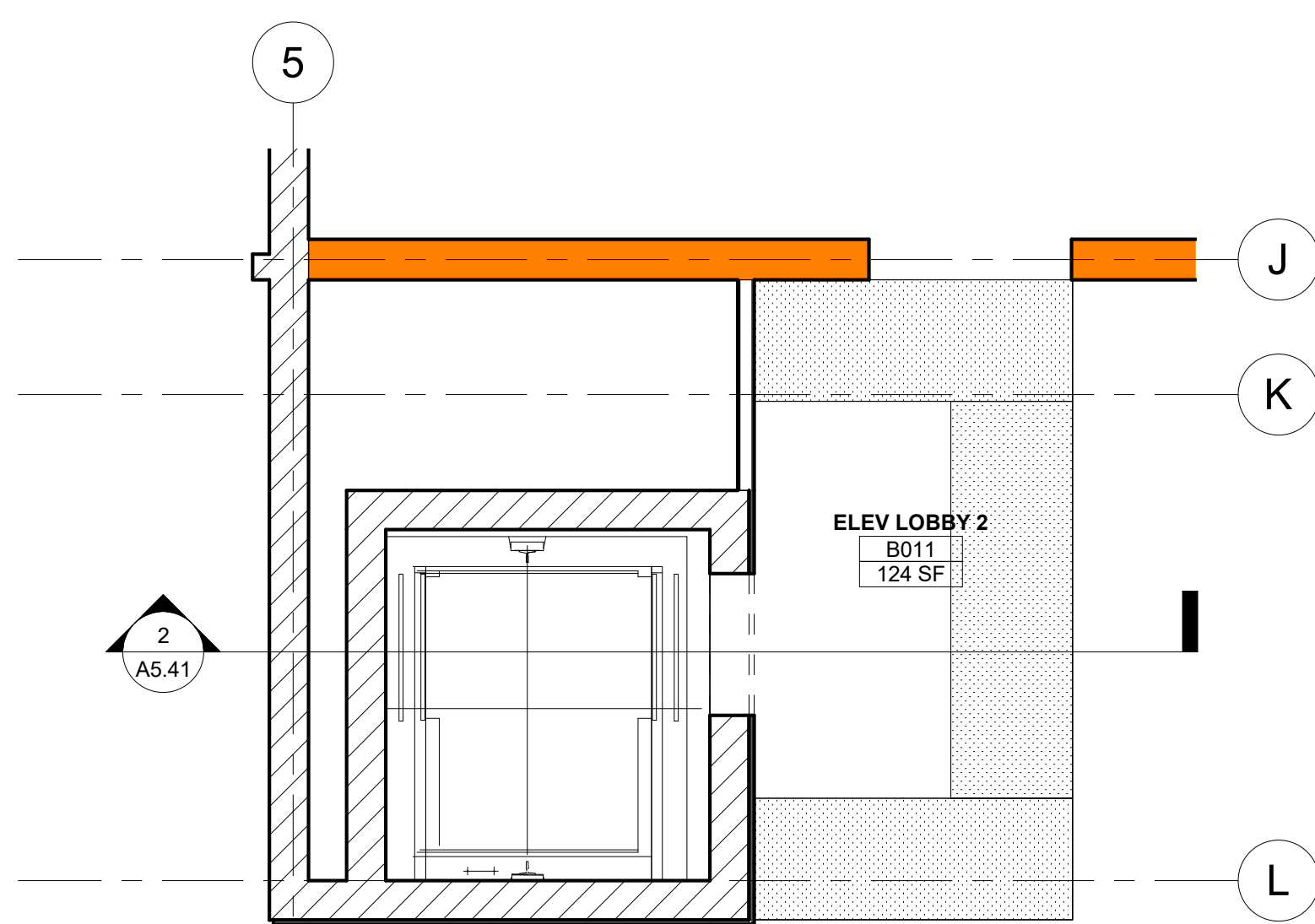
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1/4" = 1'-0"

8



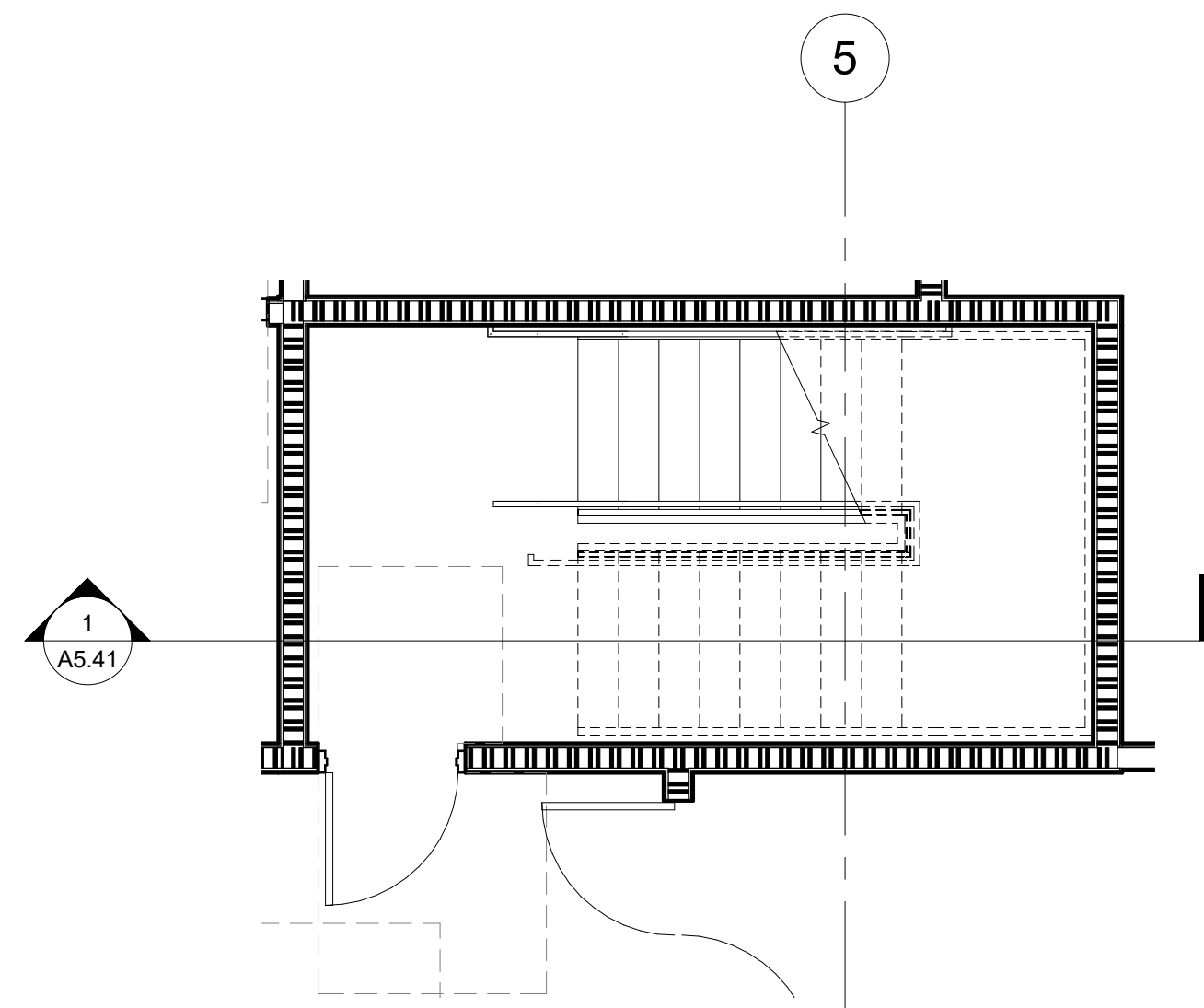
LEVEL 1 - ELEVATOR 2
1/4" = 1'-0"

7



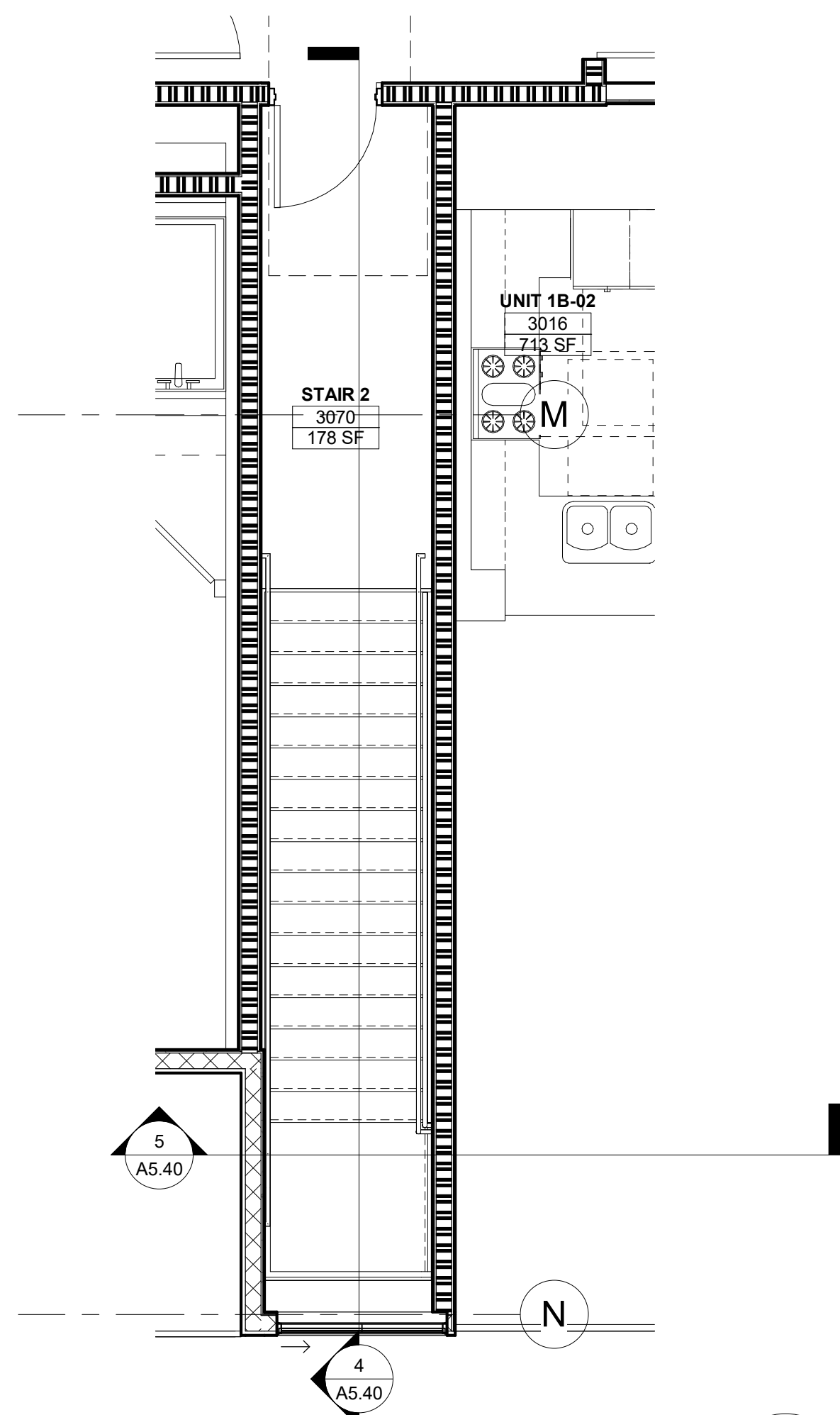
LEVEL B - ELEVATOR 2
1/4" = 1'-0"

6



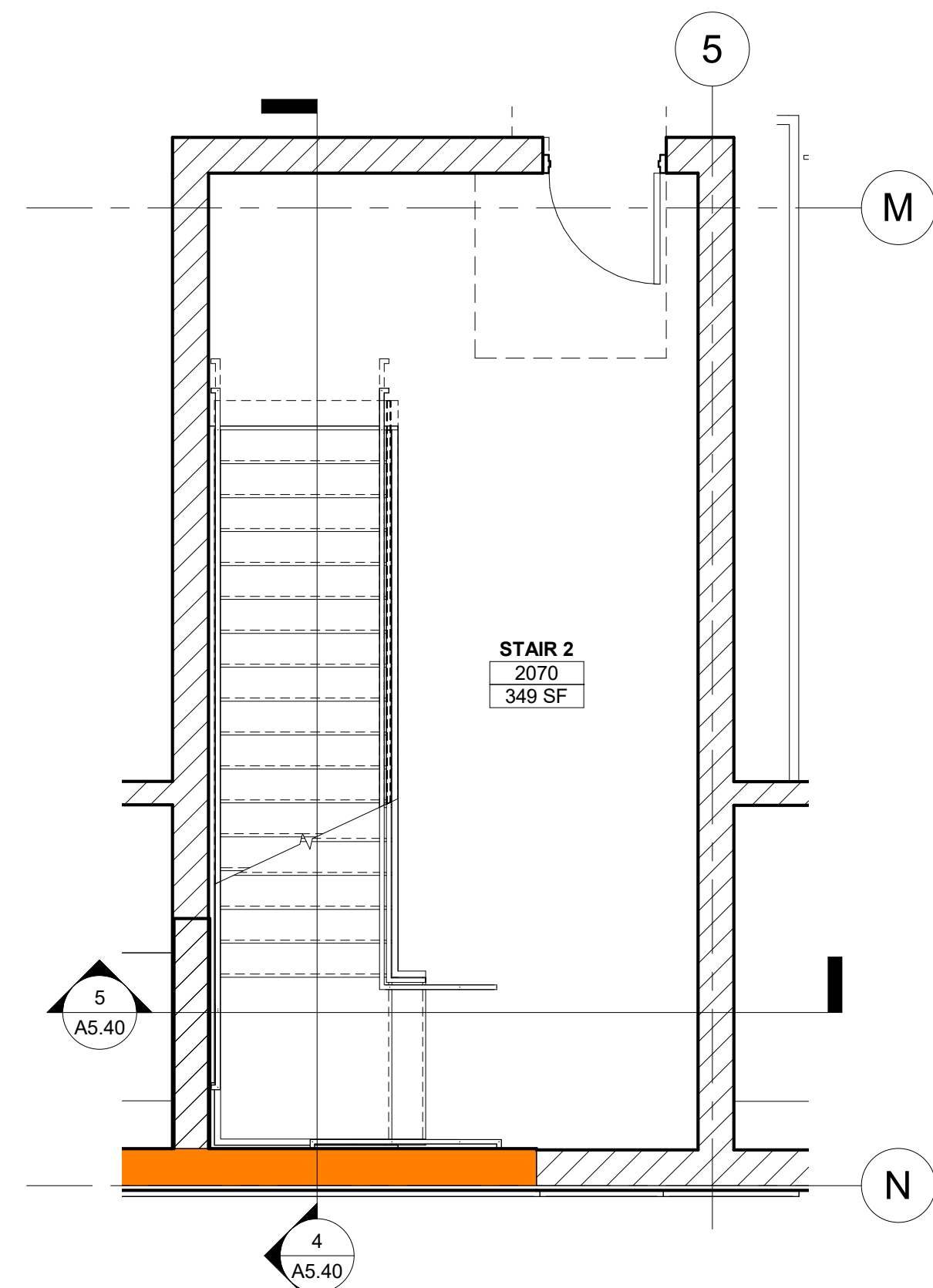
LEVEL 3-7 - STAIR 2.1
1/4" = 1'-0"

9



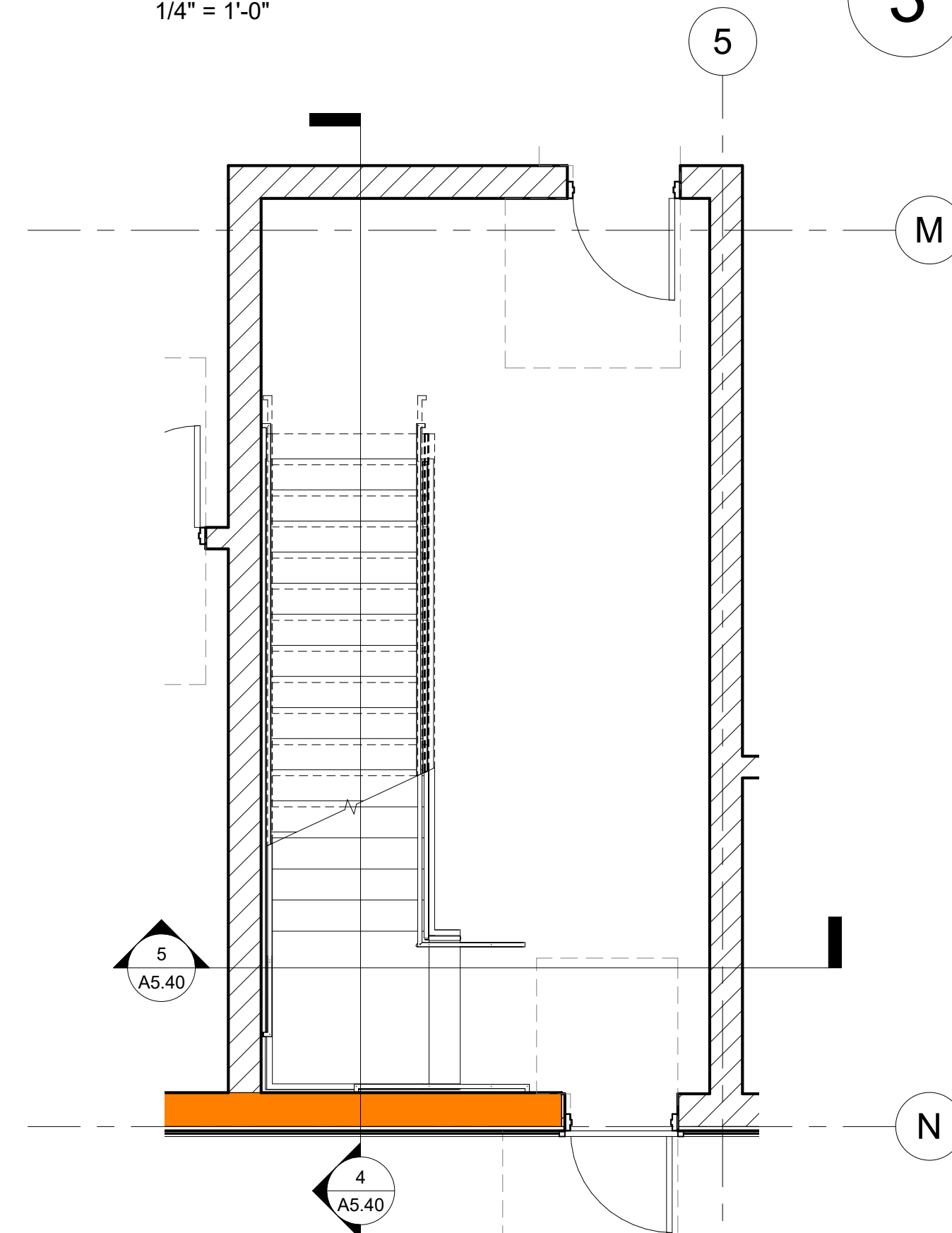
LEVEL 3 - STAIR 2
1/4" = 1'-0"

4



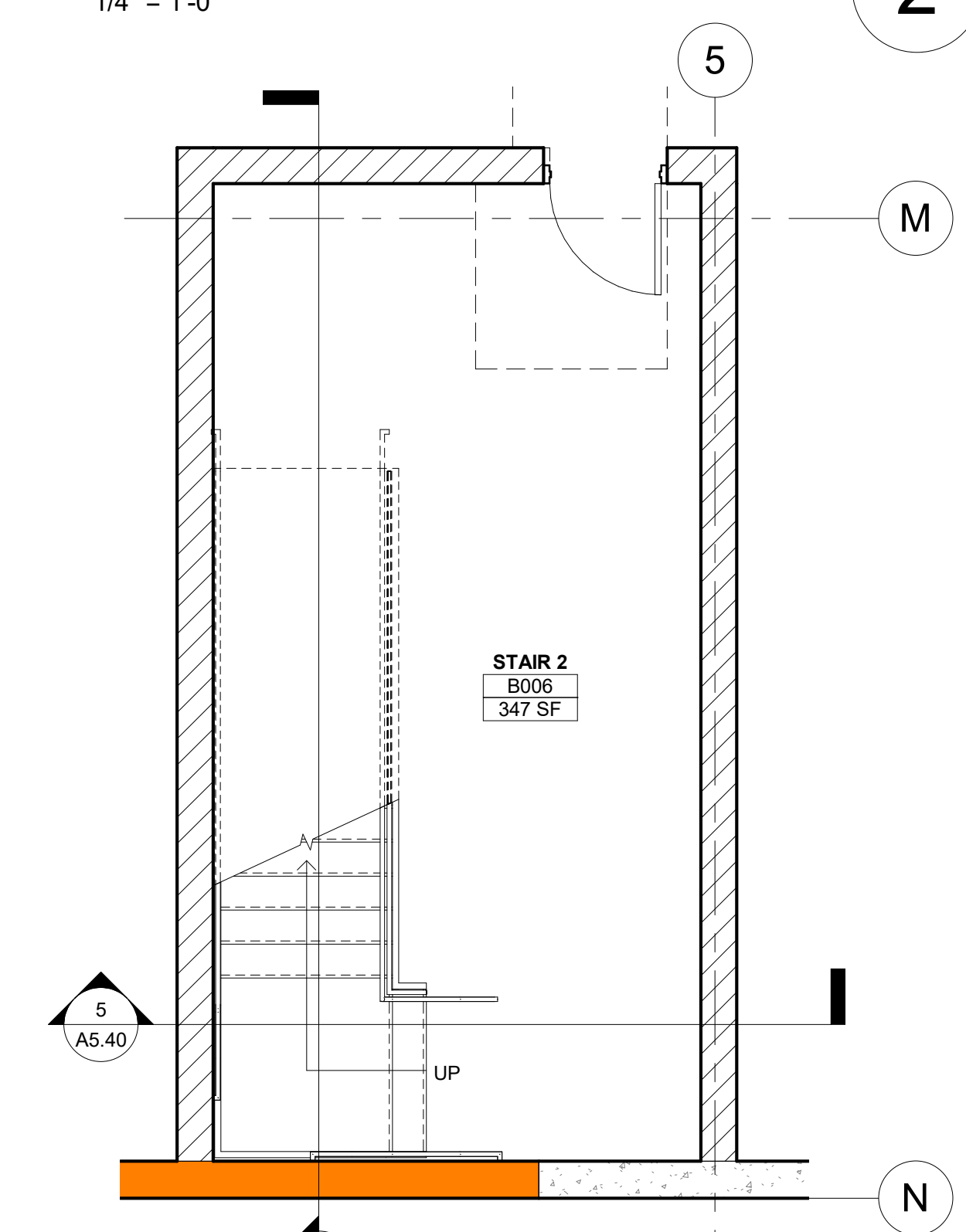
LEVEL 2 - STAIR 2
1/4" = 1'-0"

3



LEVEL 1 - STAIR 2
1/4" = 1'-0"

2

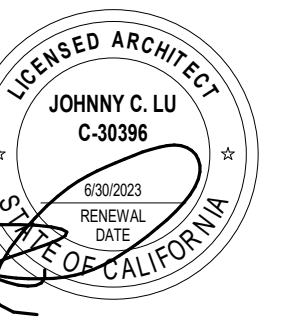
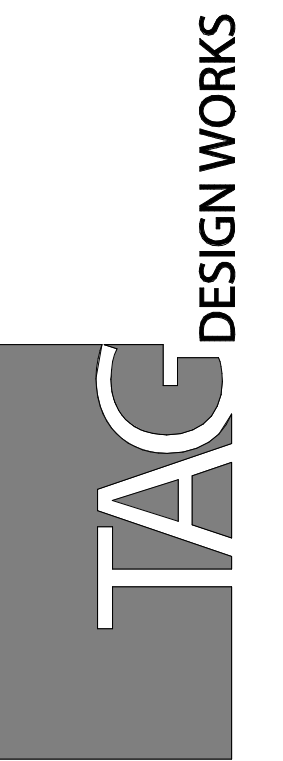


LEVEL B - STAIR 2
1/4" = 1'-0"

1

PROJECT ADDRESS:
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200 N. CABRILLO,
SANTA ANA, CA 92701

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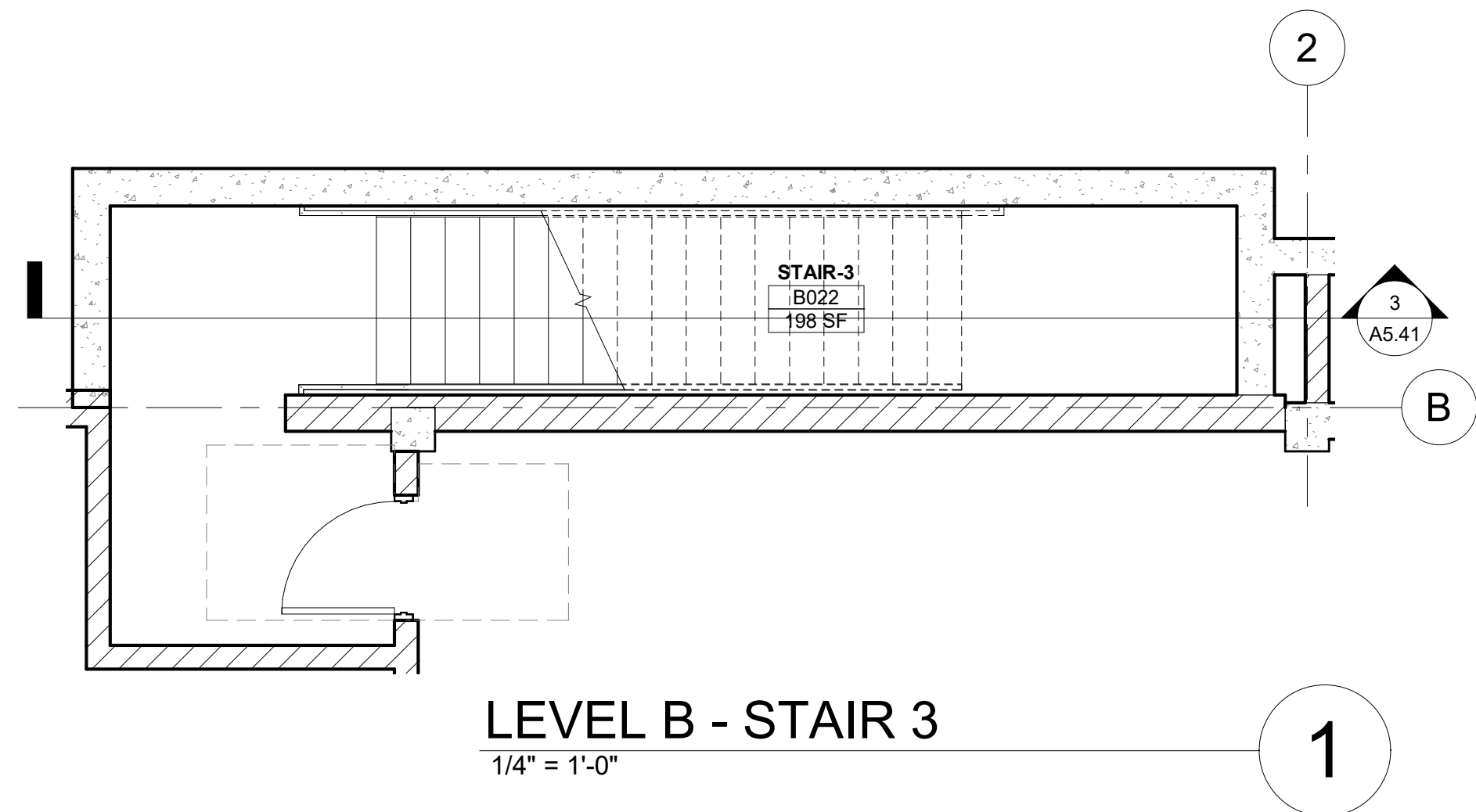
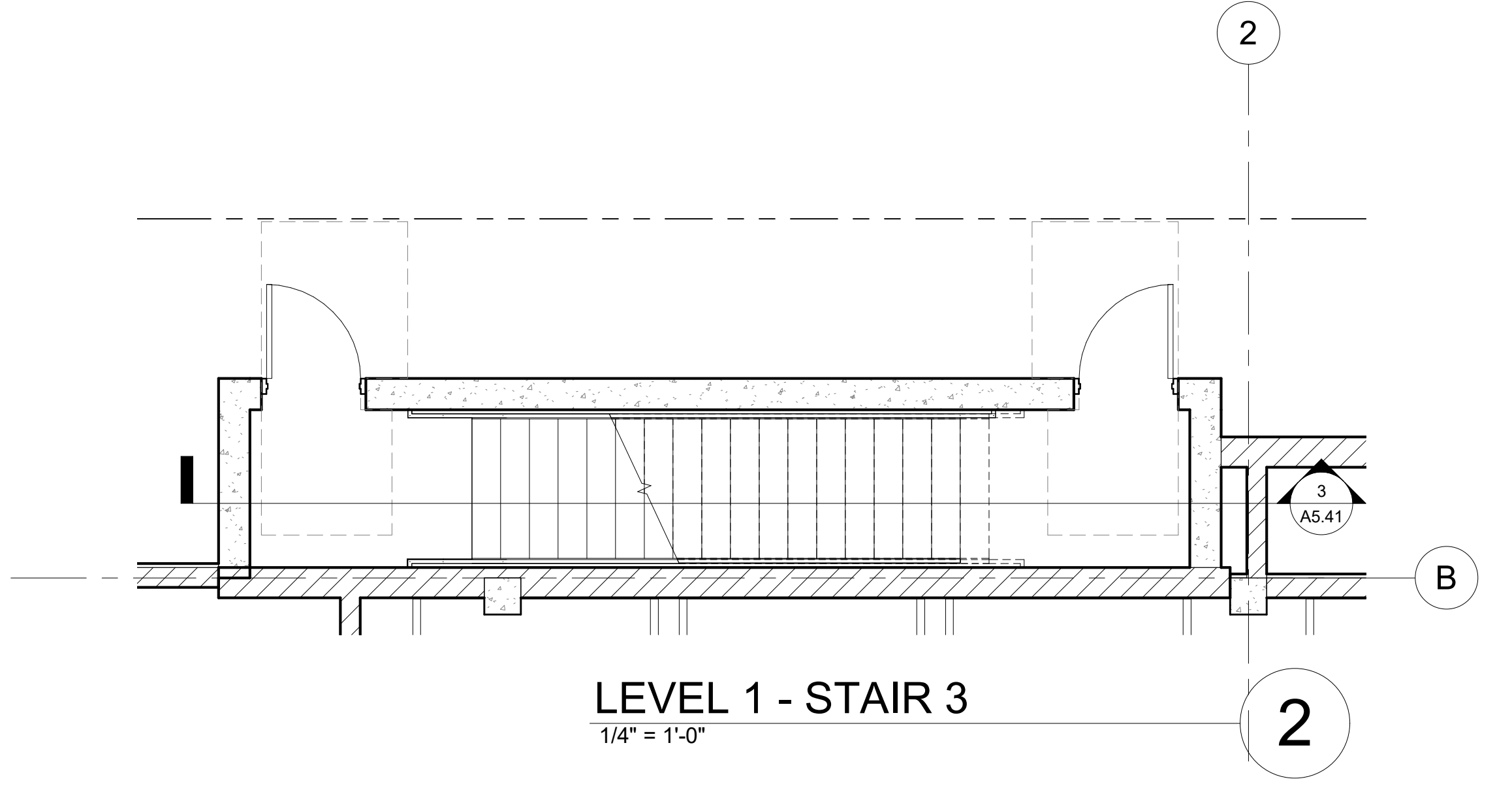
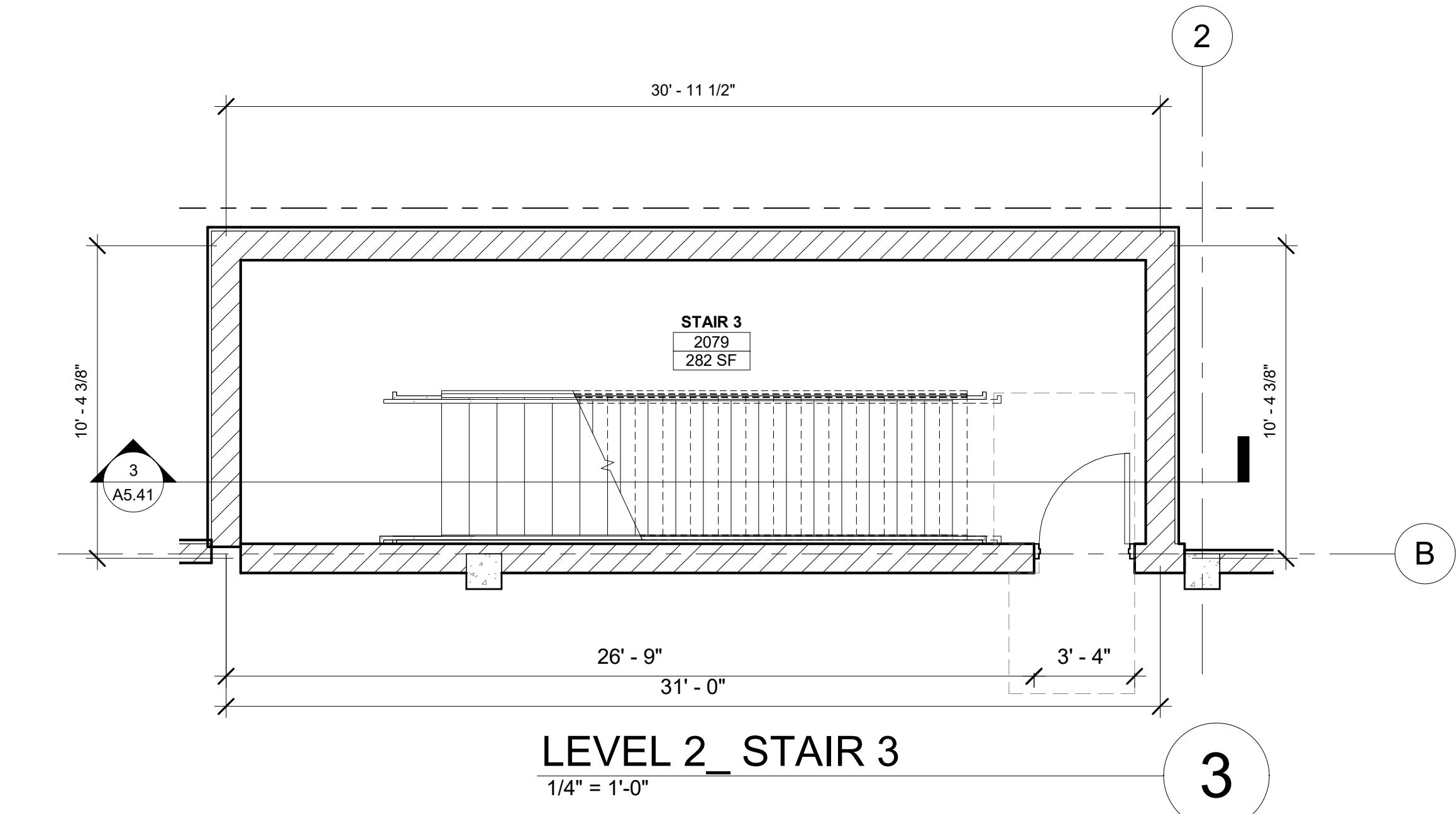
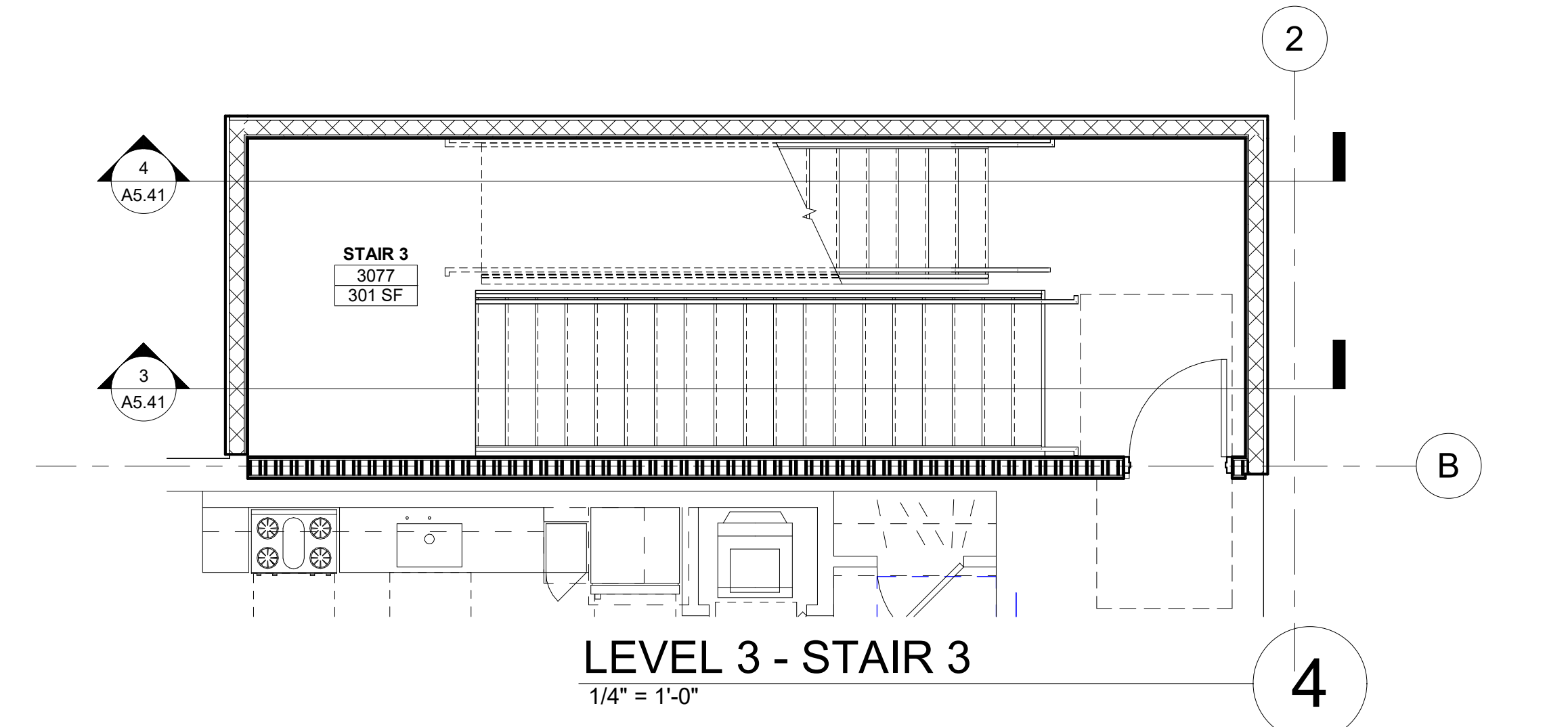
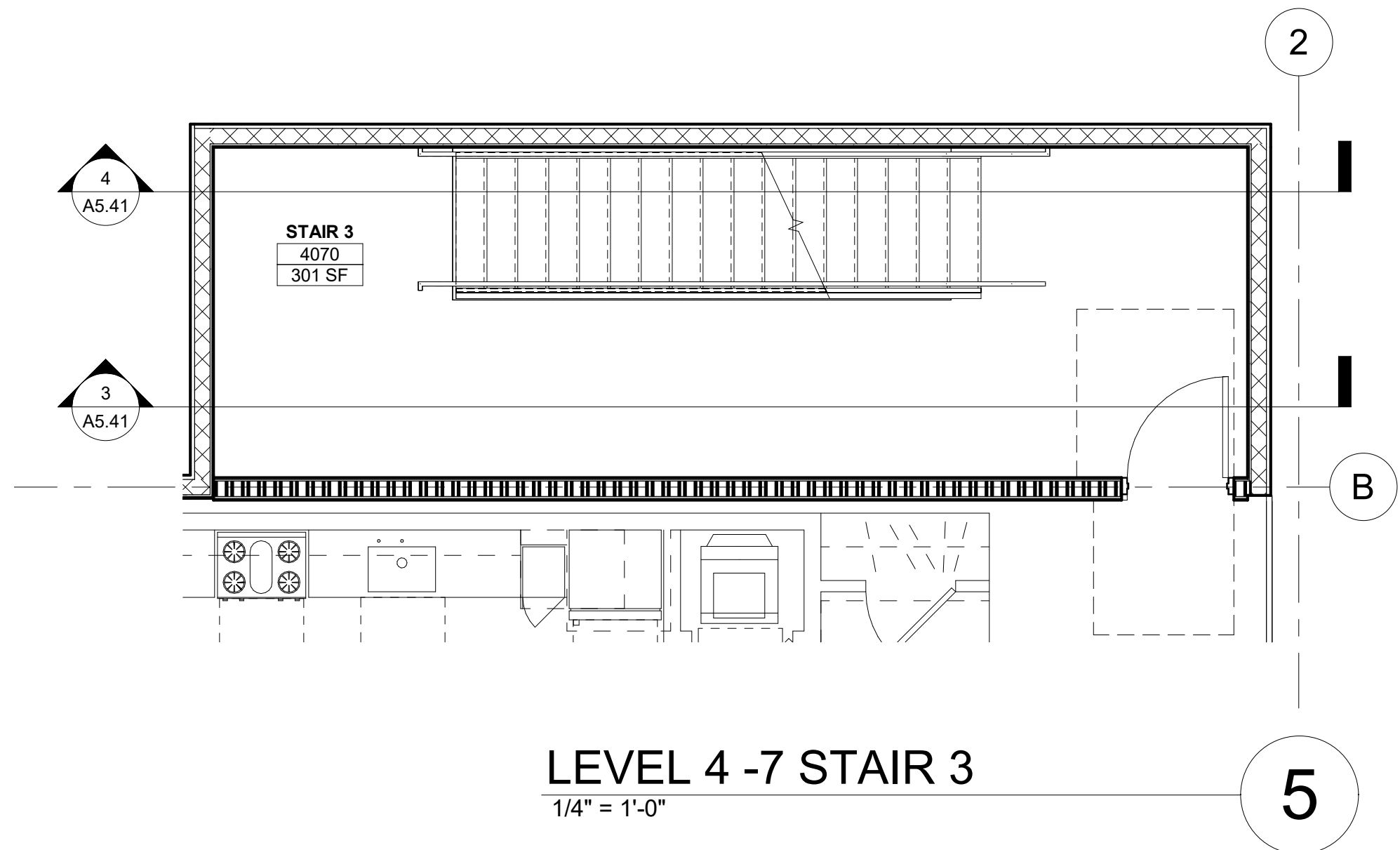
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SHEET TITLE:
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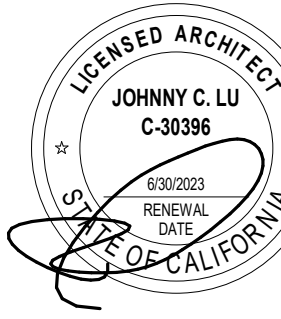
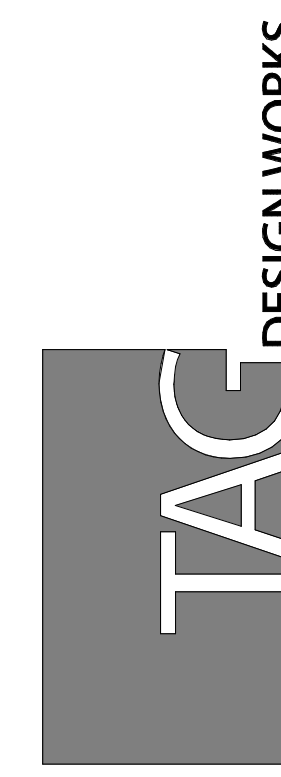
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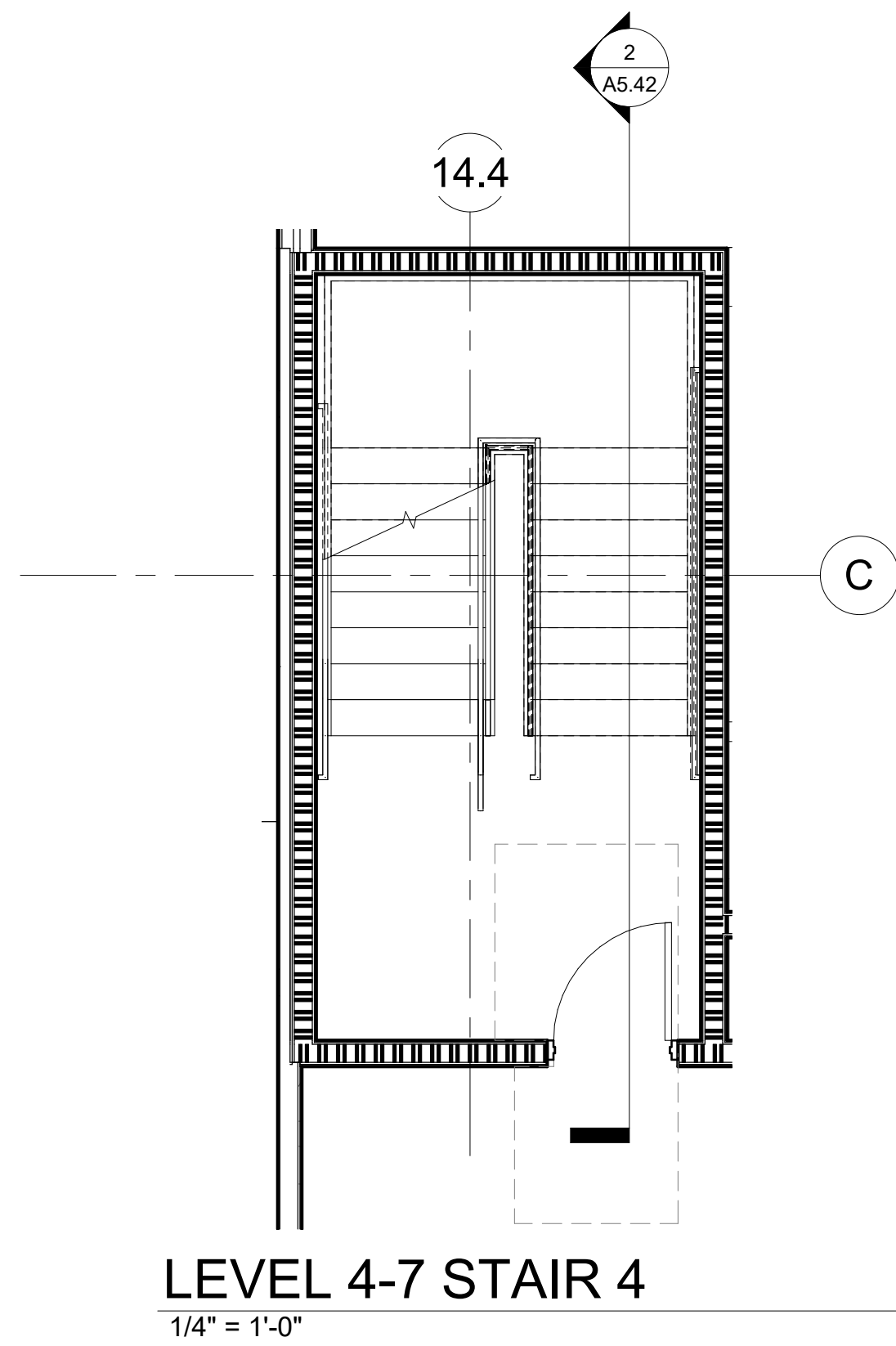
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STAIR PLAN**

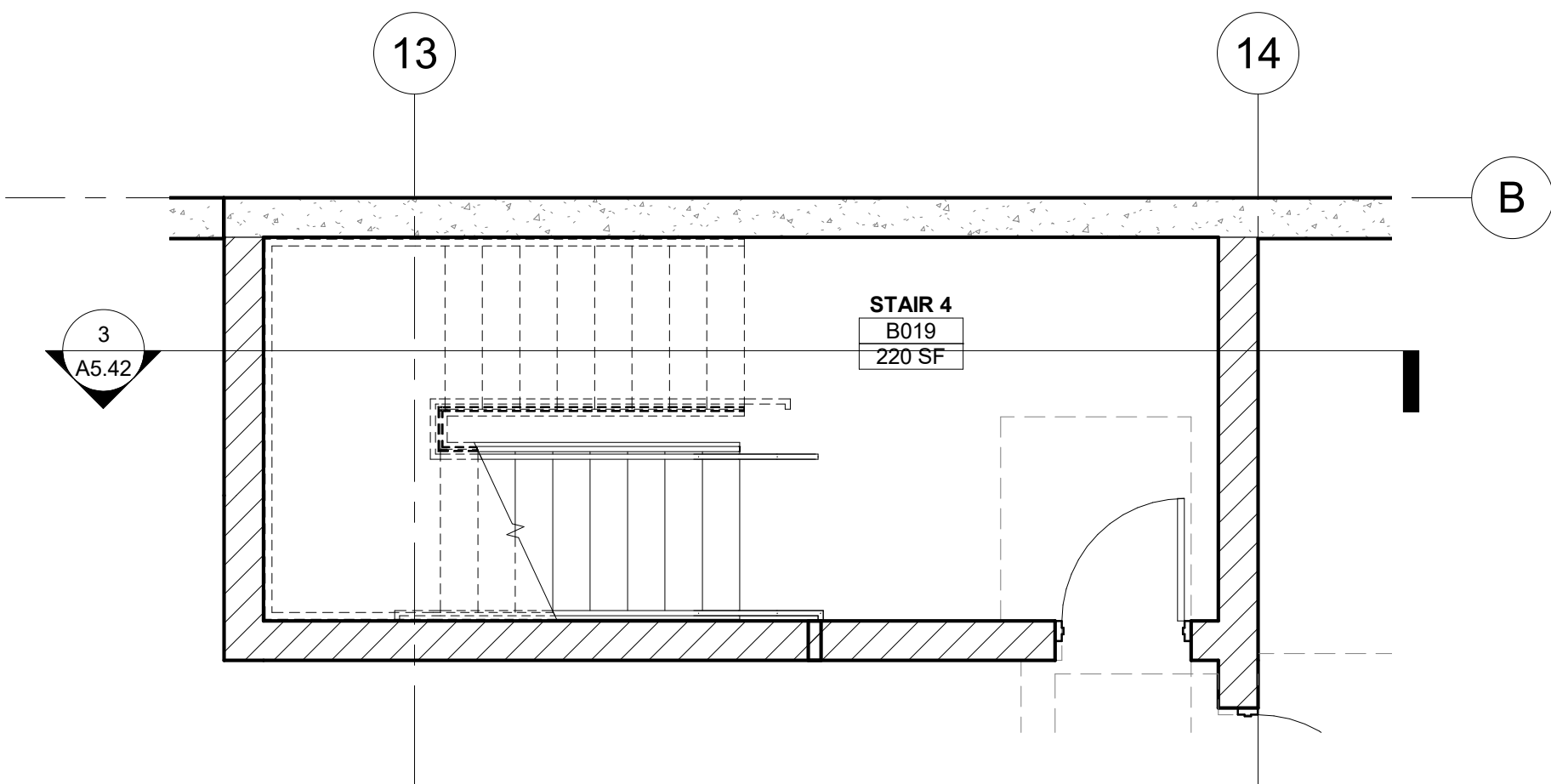
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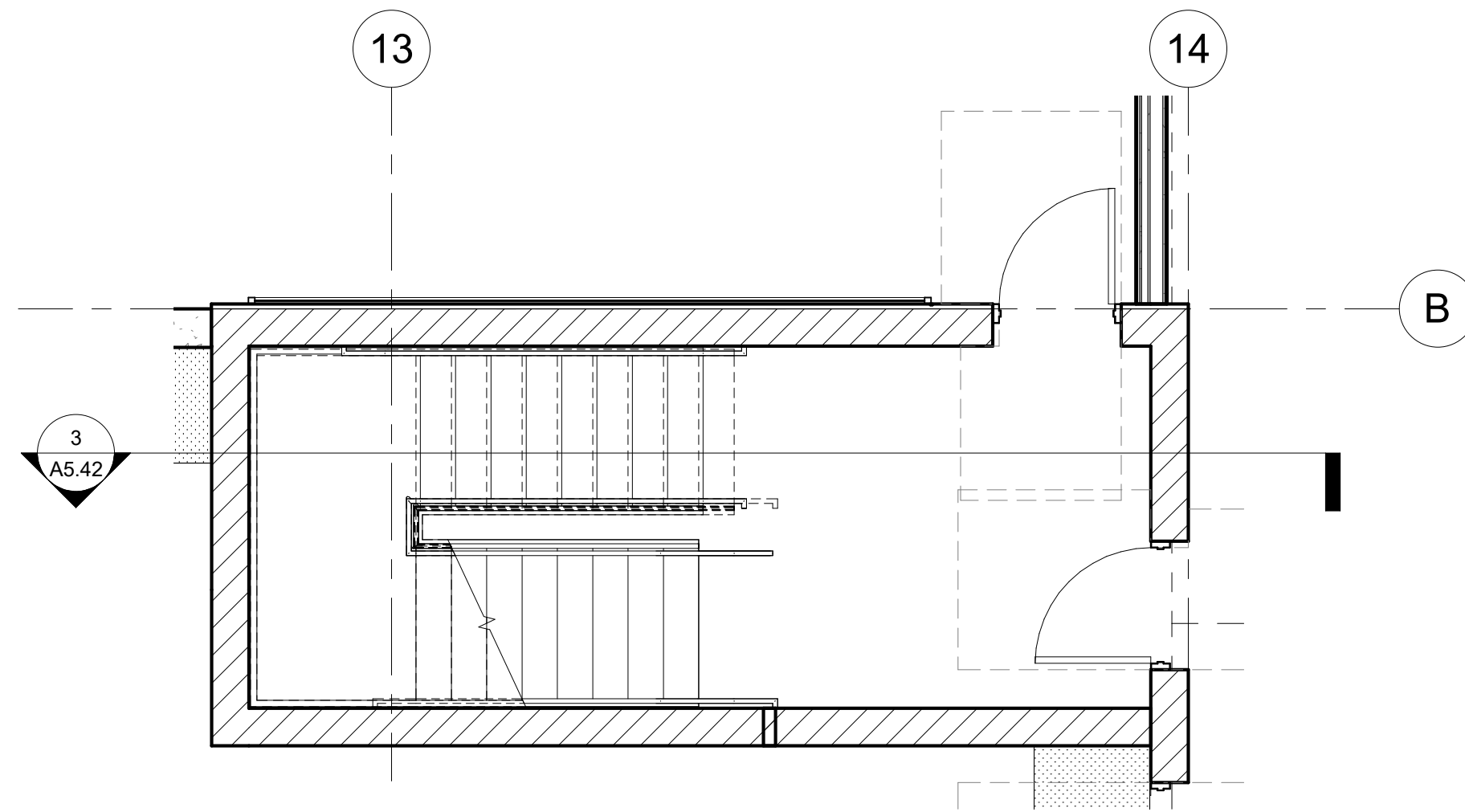
LEVEL 4-7 STAIR 4
1/4" = 1'-0"

5



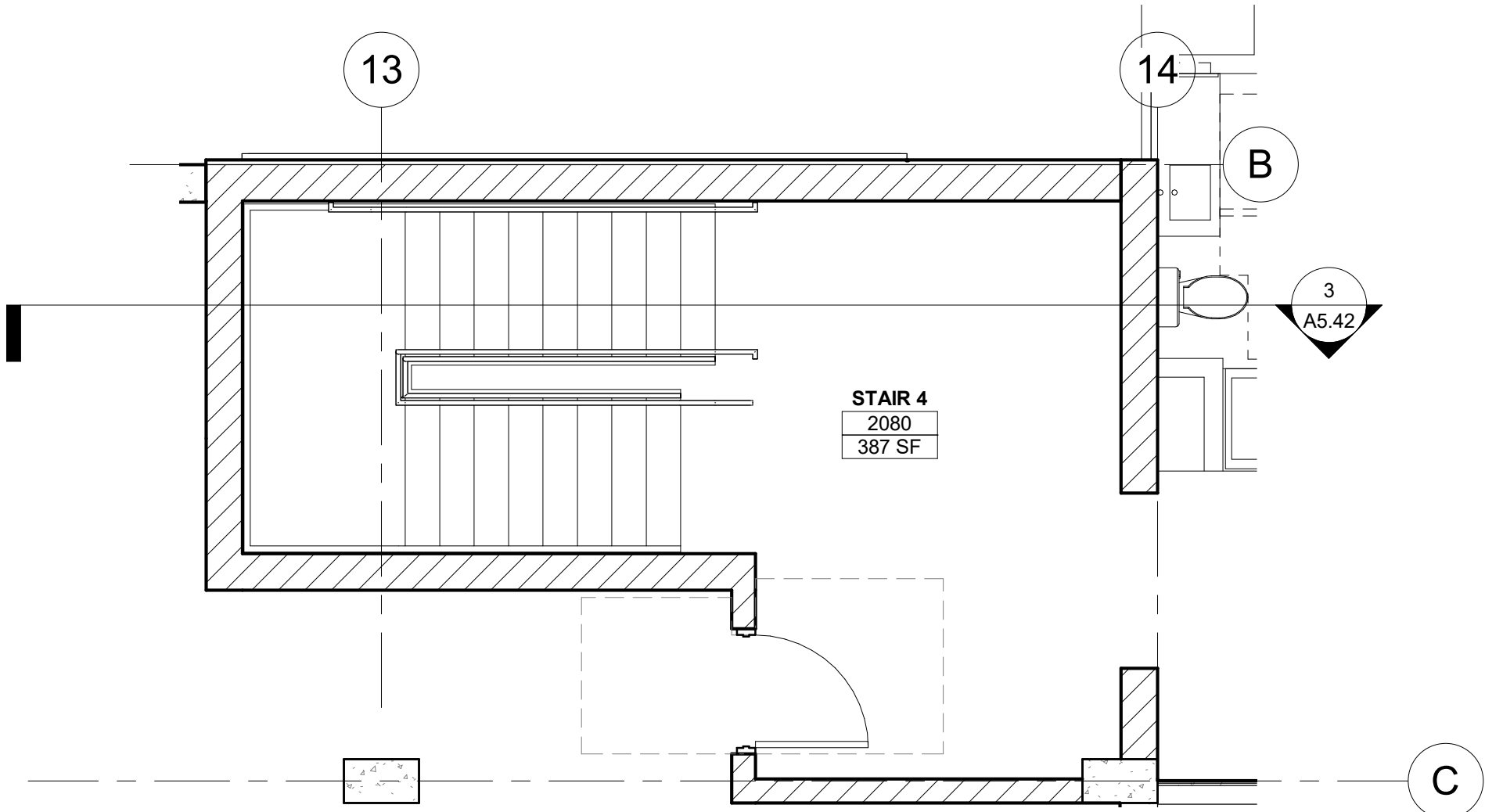
LEVEL B - STAIR 4
1/4" = 1'-0"

1



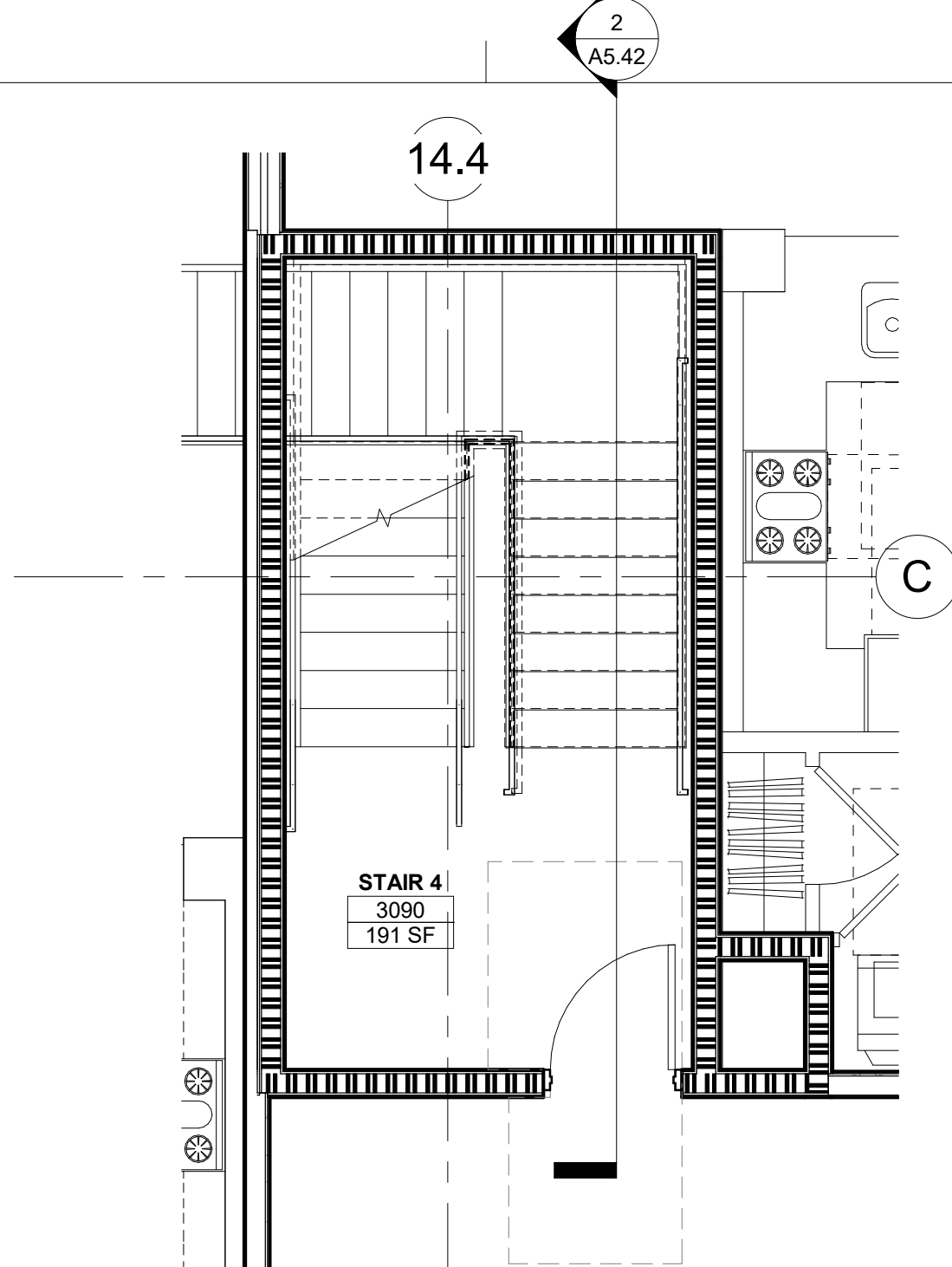
LEVEL 1 - STAIR 4
1/4" = 1'-0"

2



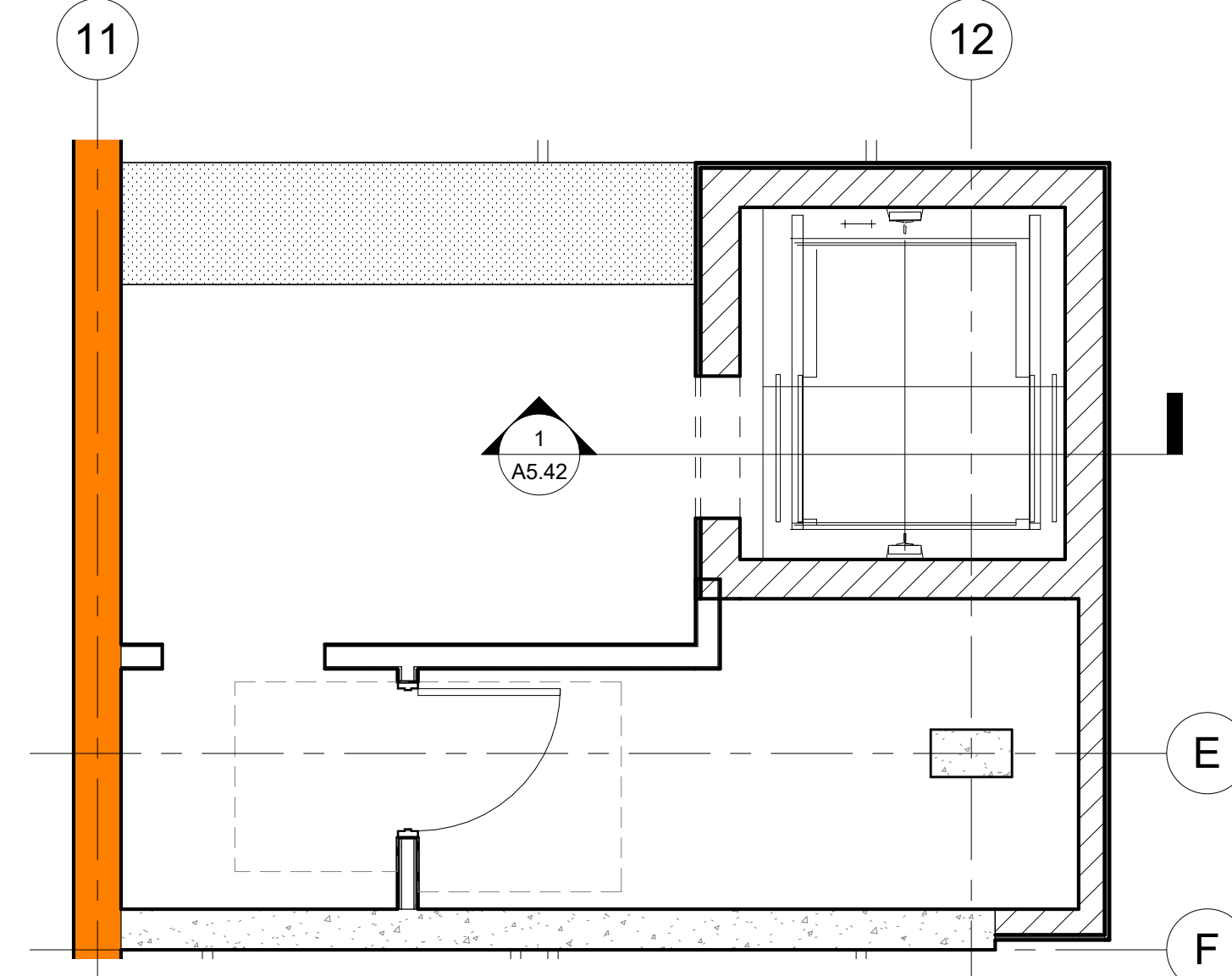
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1/4" = 1'-0"

3



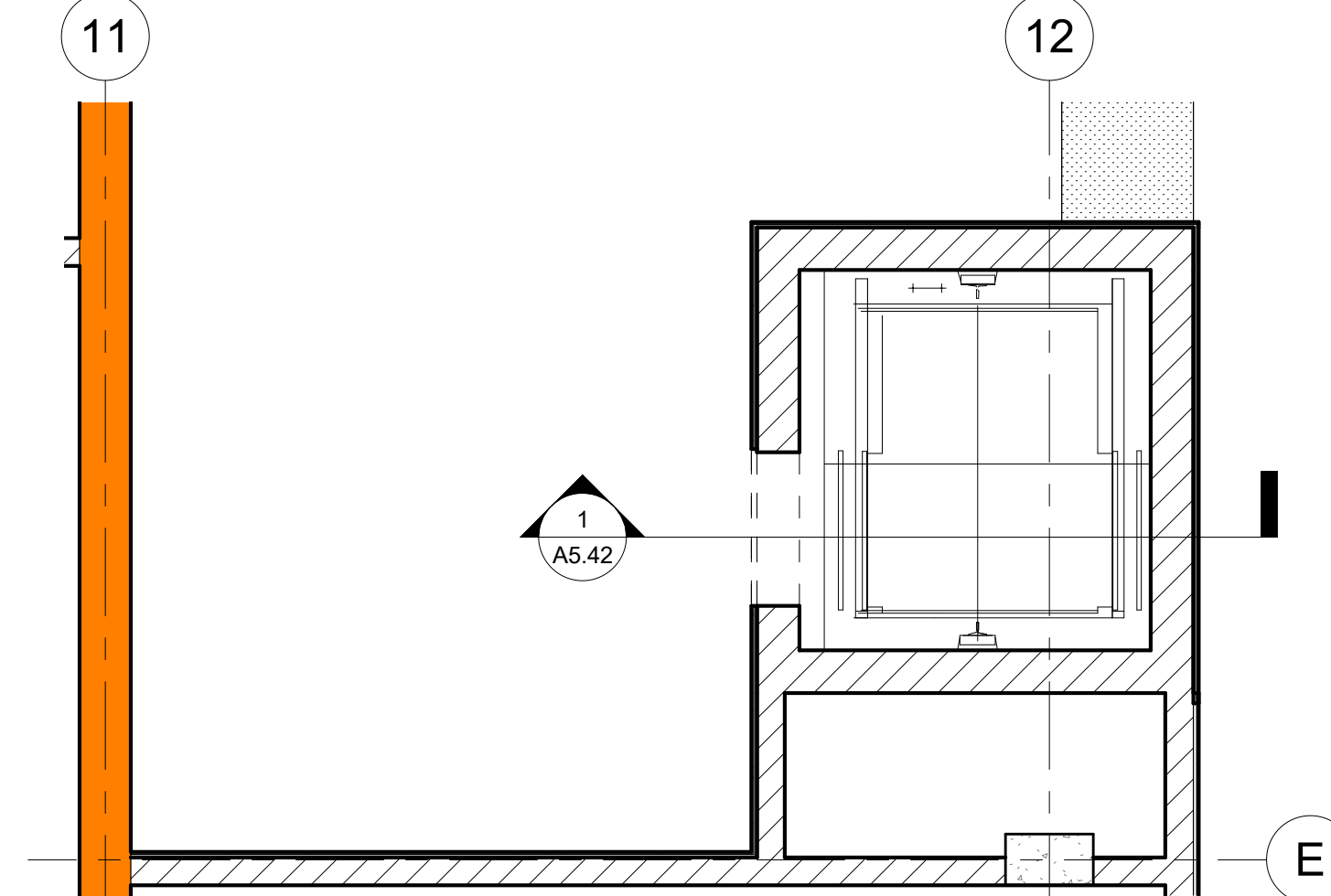
LEVEL 3 - STAIR 4
1/4" = 1'-0"

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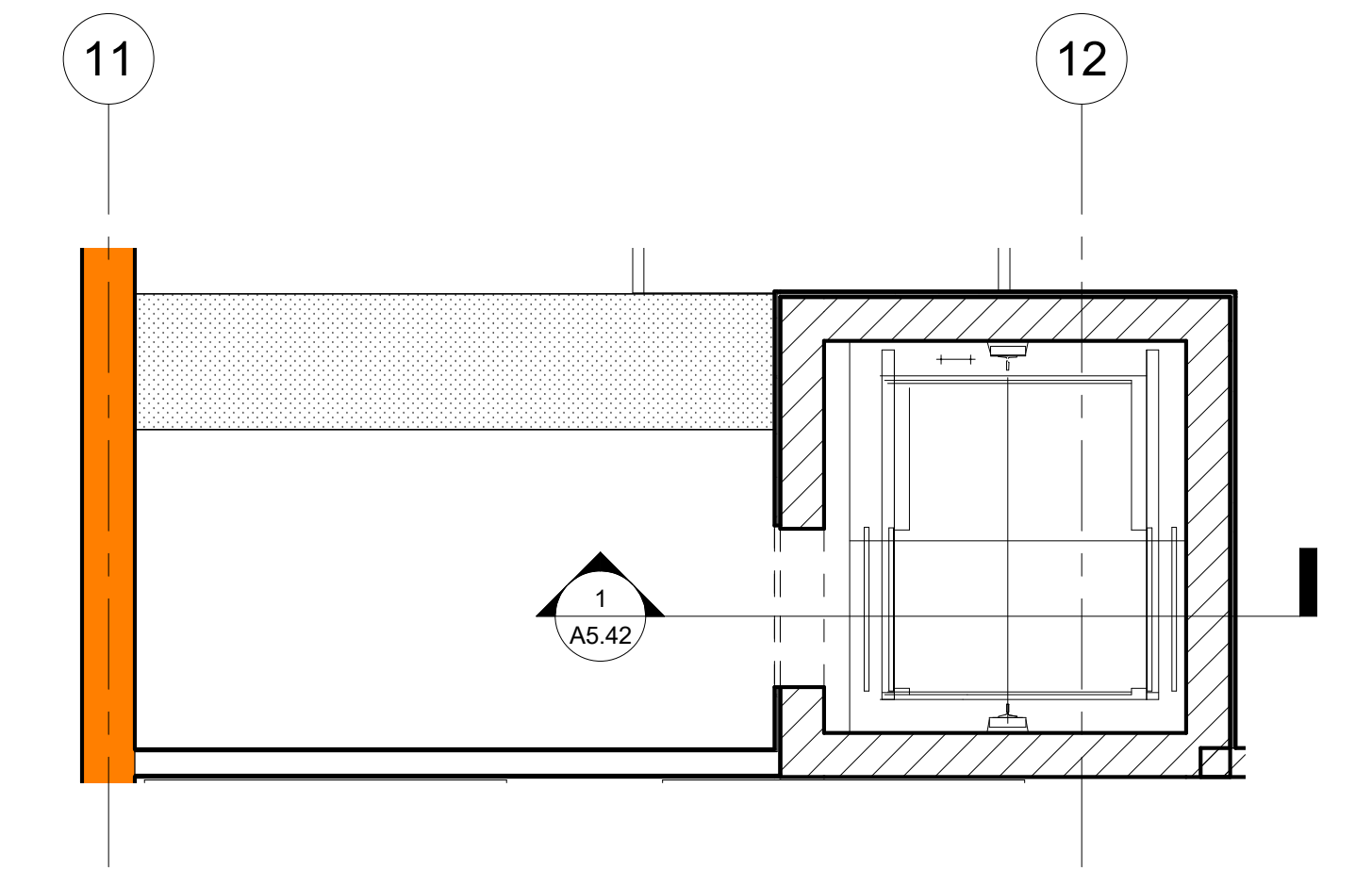
LEVEL B - ELEVATOR 4
1/4" = 1'-0"

6



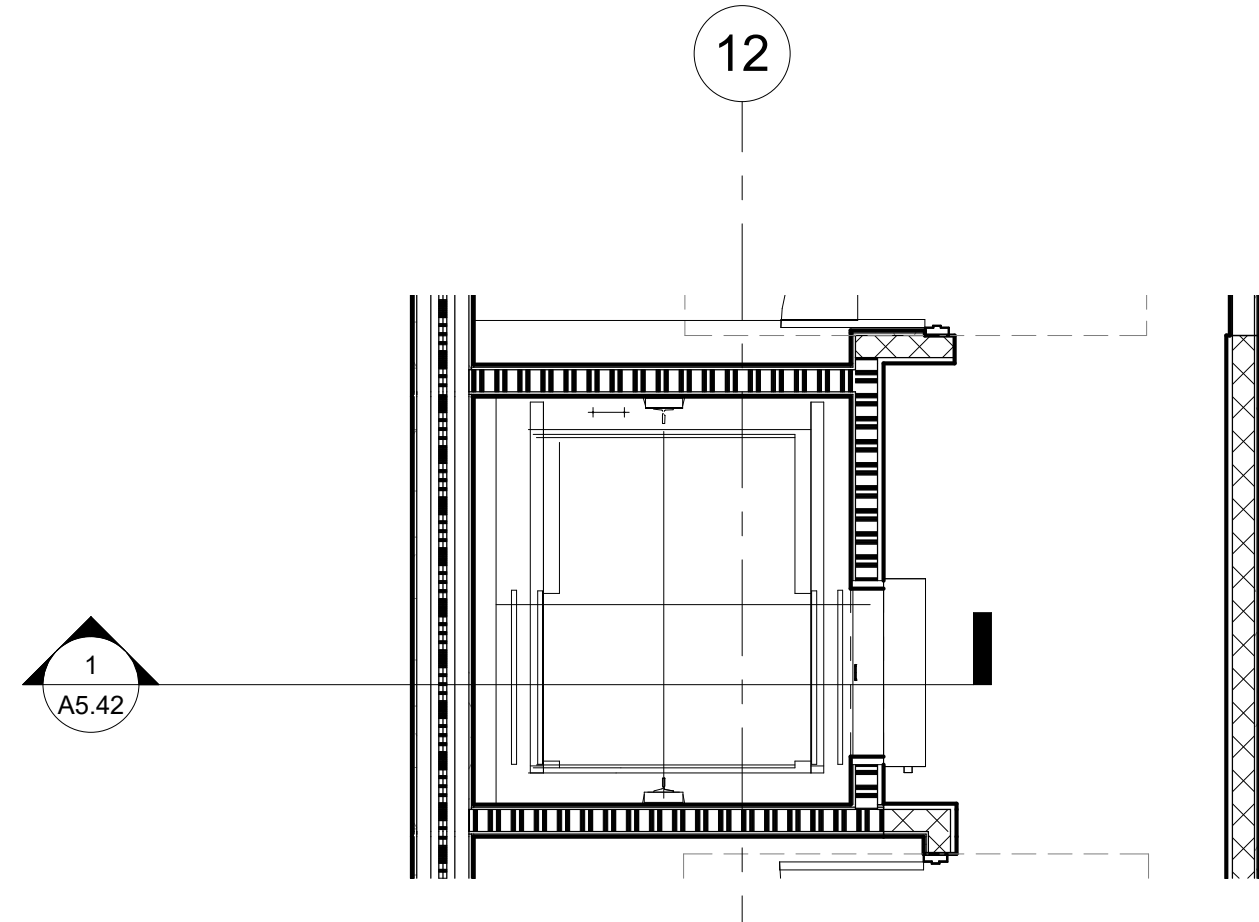
LEVEL 1 - ELEVATOR 4
1/4" = 1'-0"

7



LEVEL 2 - ELEVATOR 4
1/4" = 1'-0"

8

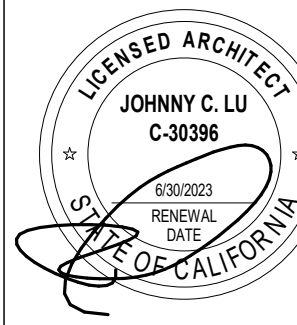
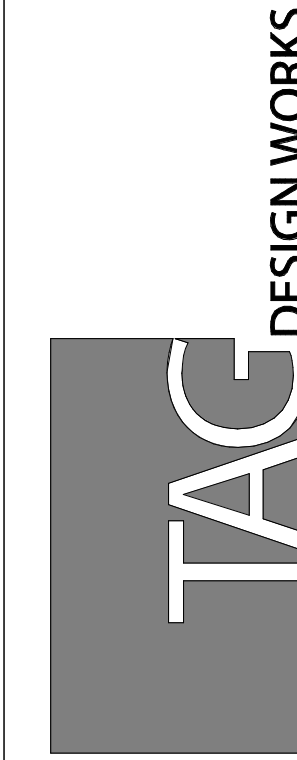


LEVEL 3 - ELEVATOR 4
1/4" = 1'-0"

9

PROJECT ADDRESS:
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200 N. CABRILLO,
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ARCHITECT:
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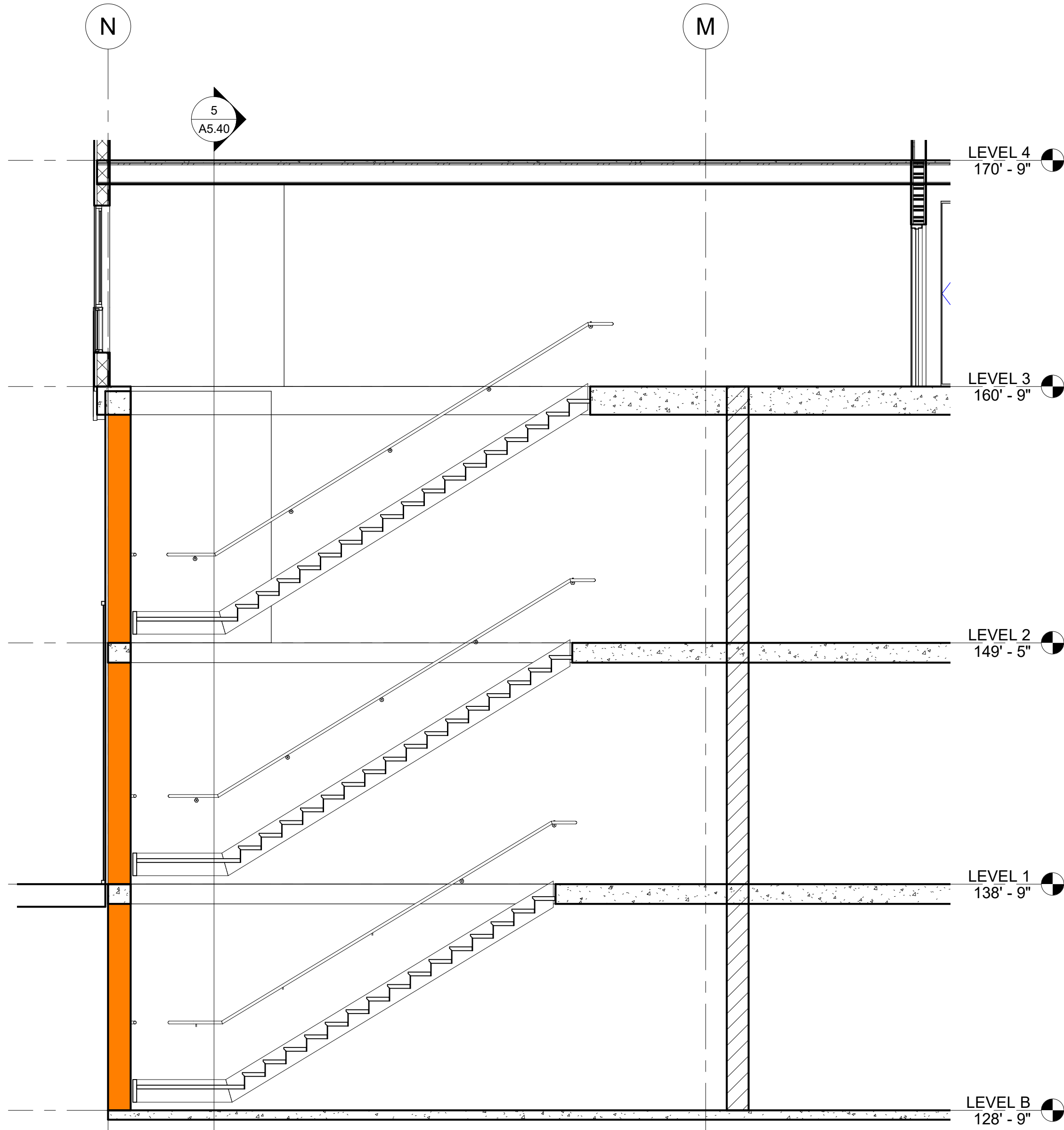
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SHEET TITLE:
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STAIR PLAN**

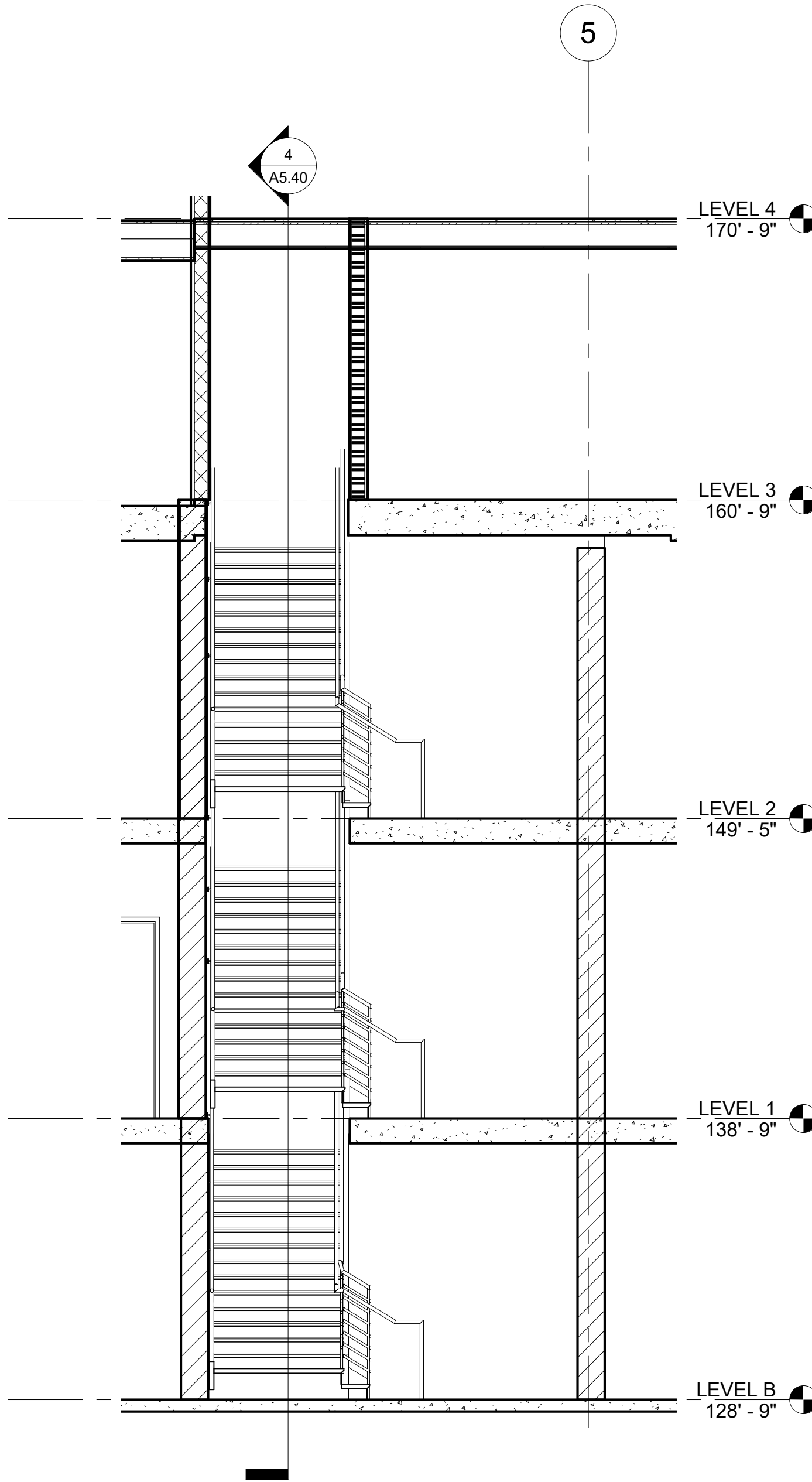
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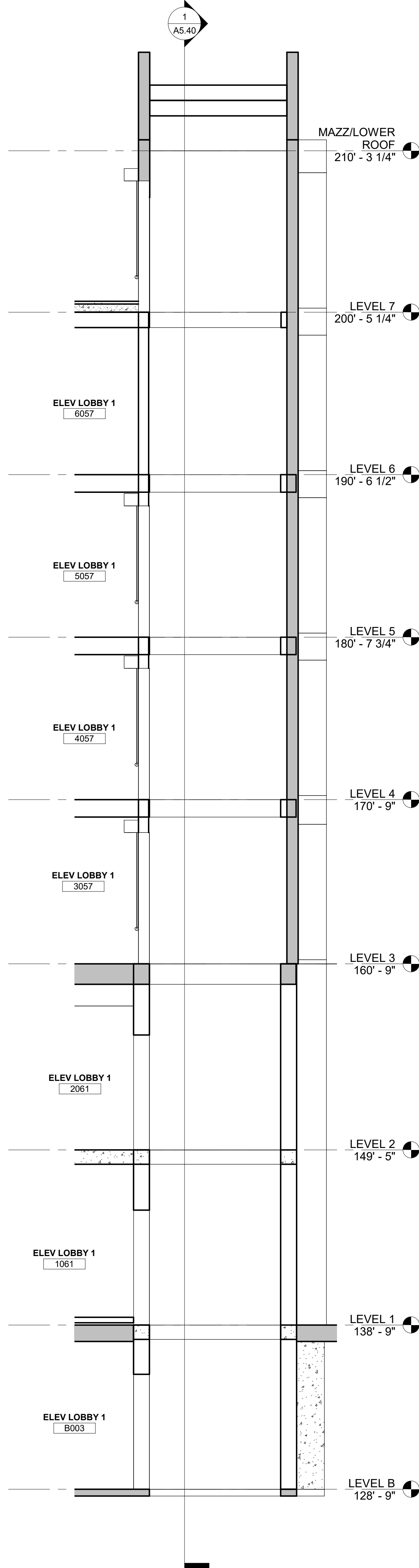
STAIR 2 SECTION A
1/4" = 1'-0"

4



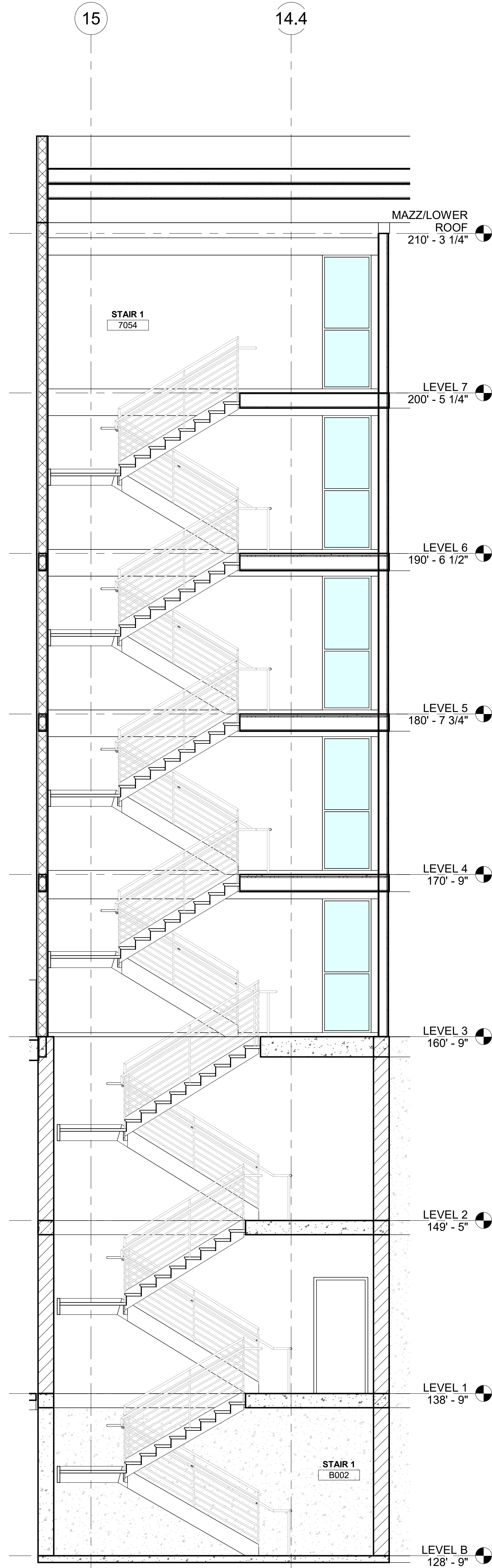
STAIR 2 SECTION B
1/4" = 1'-0"

5



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

2

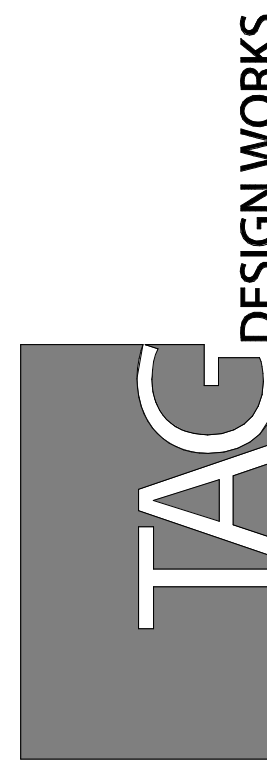


STAIR 1 SECTION A
1/4" = 1'-0"

1

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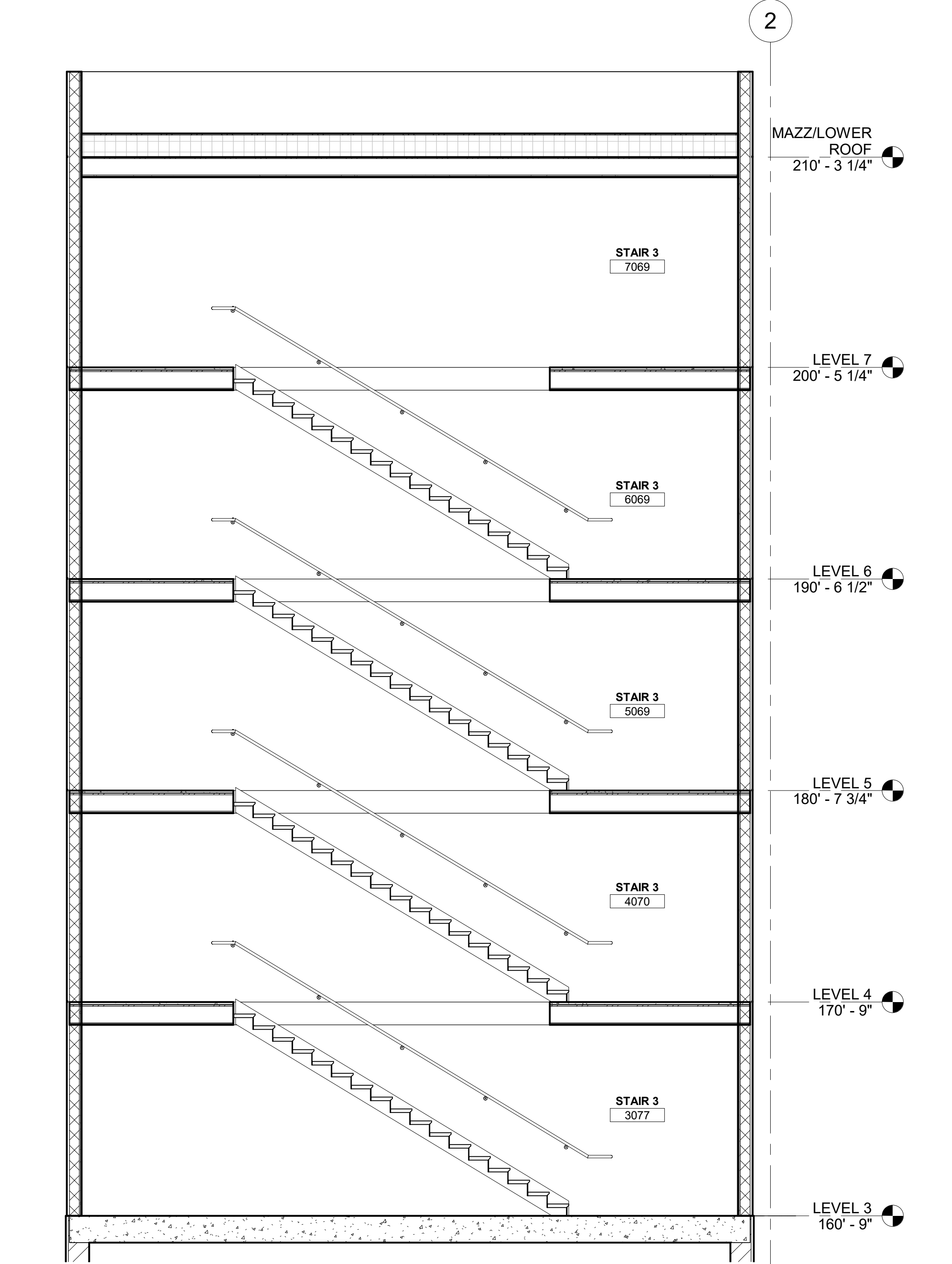
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**STAIR
SECTIONS**

SHEET #

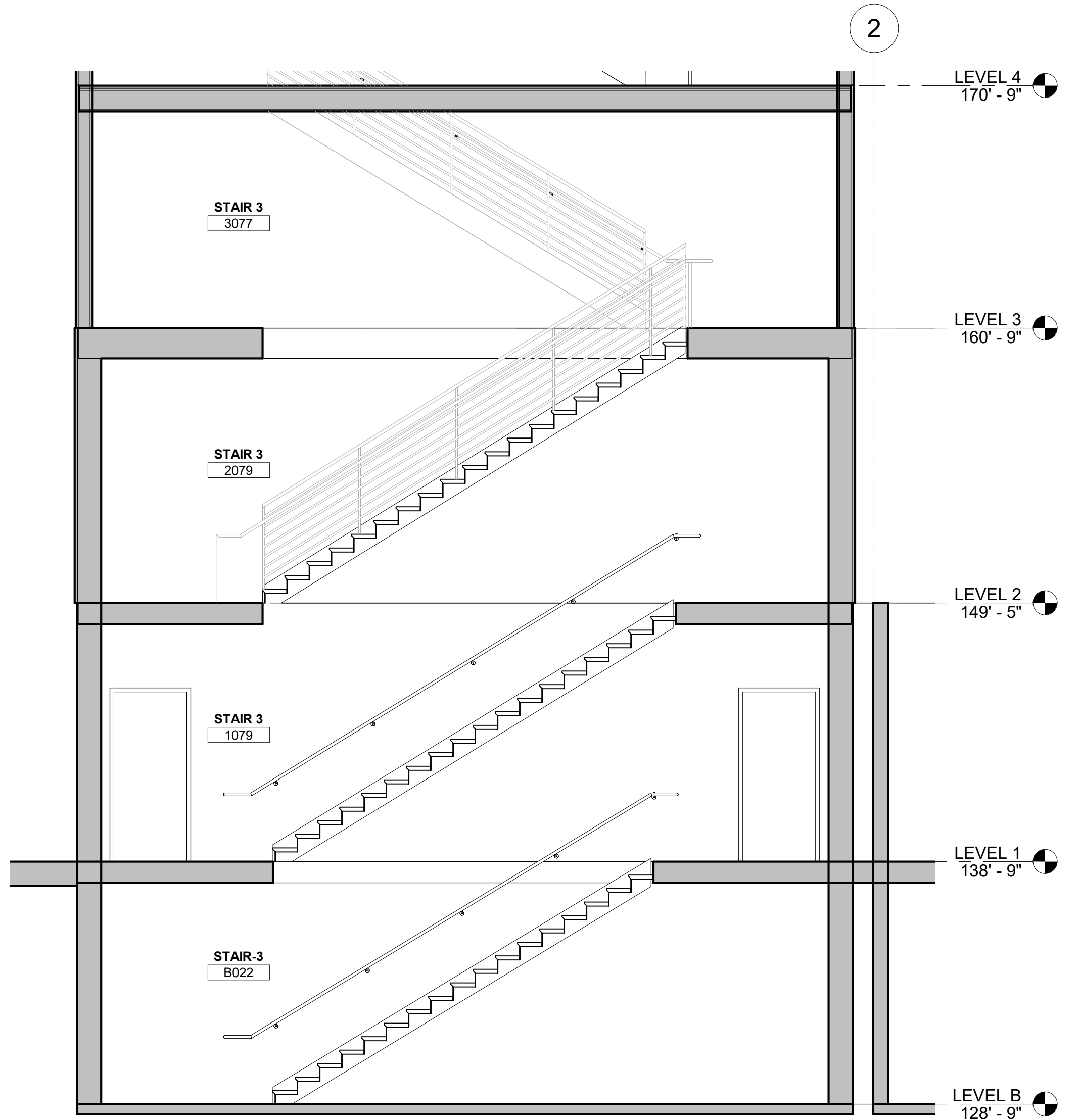
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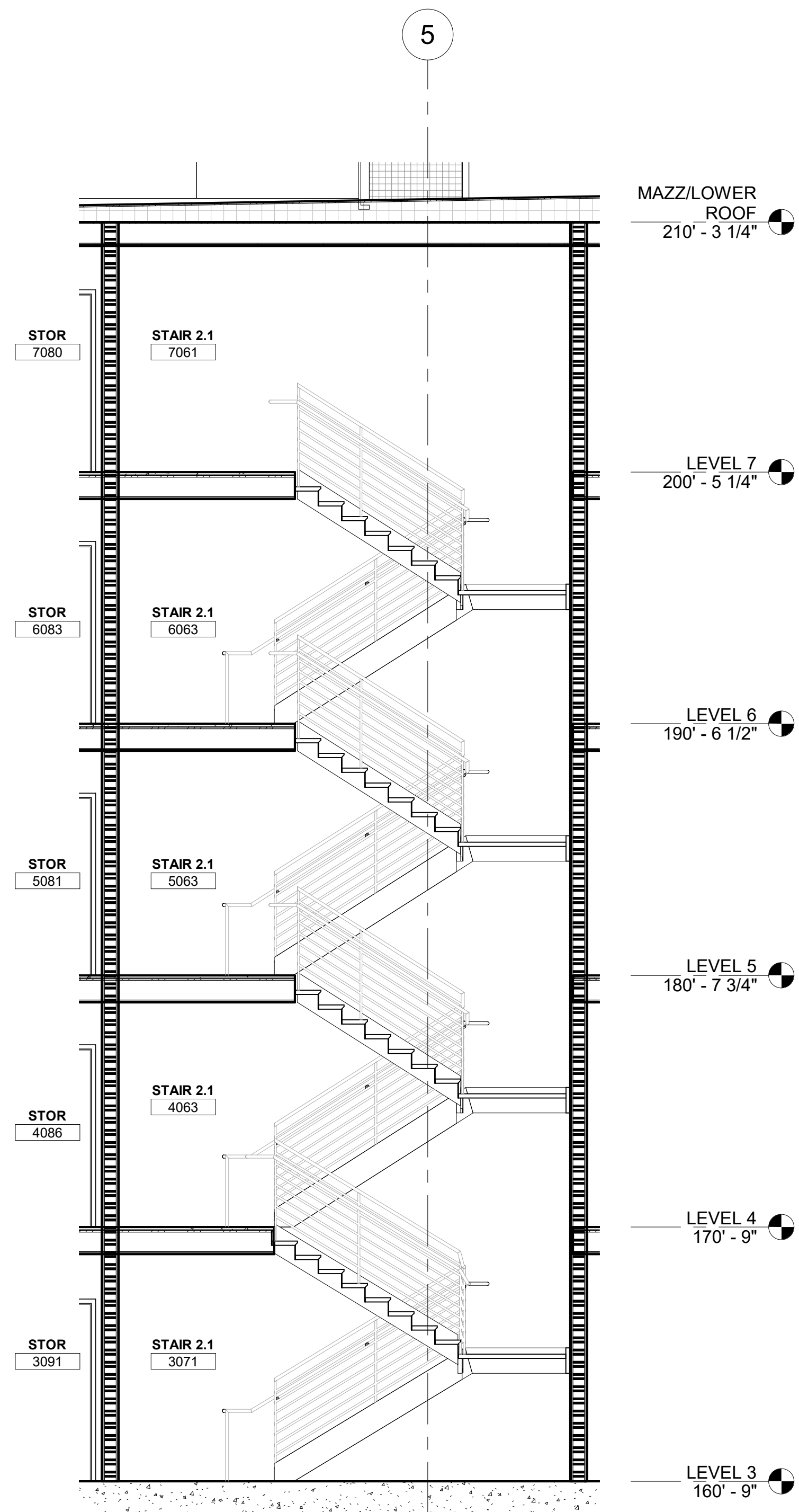
STAIR 3 SECTION B

1/4" = 1'-0"



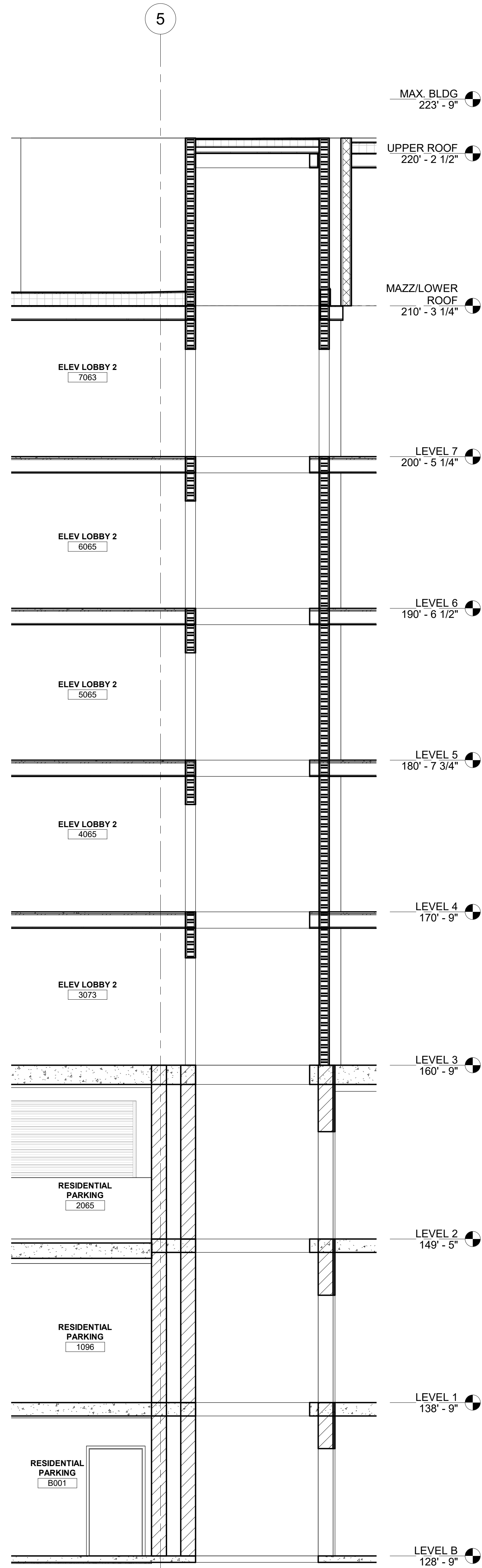
STAIR 3 SECTION A

1/4" = 1'-0"



STAIR 2.1 SECTION

1/4" = 1'-0"

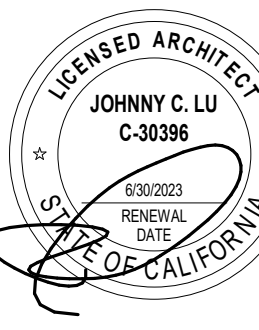


CORE 2.1 SECTION A

1/4" = 1'-0"

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1401 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



Job No.:
Drawn:
Checked:
BID Date:

Date: 3/28/2022
Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

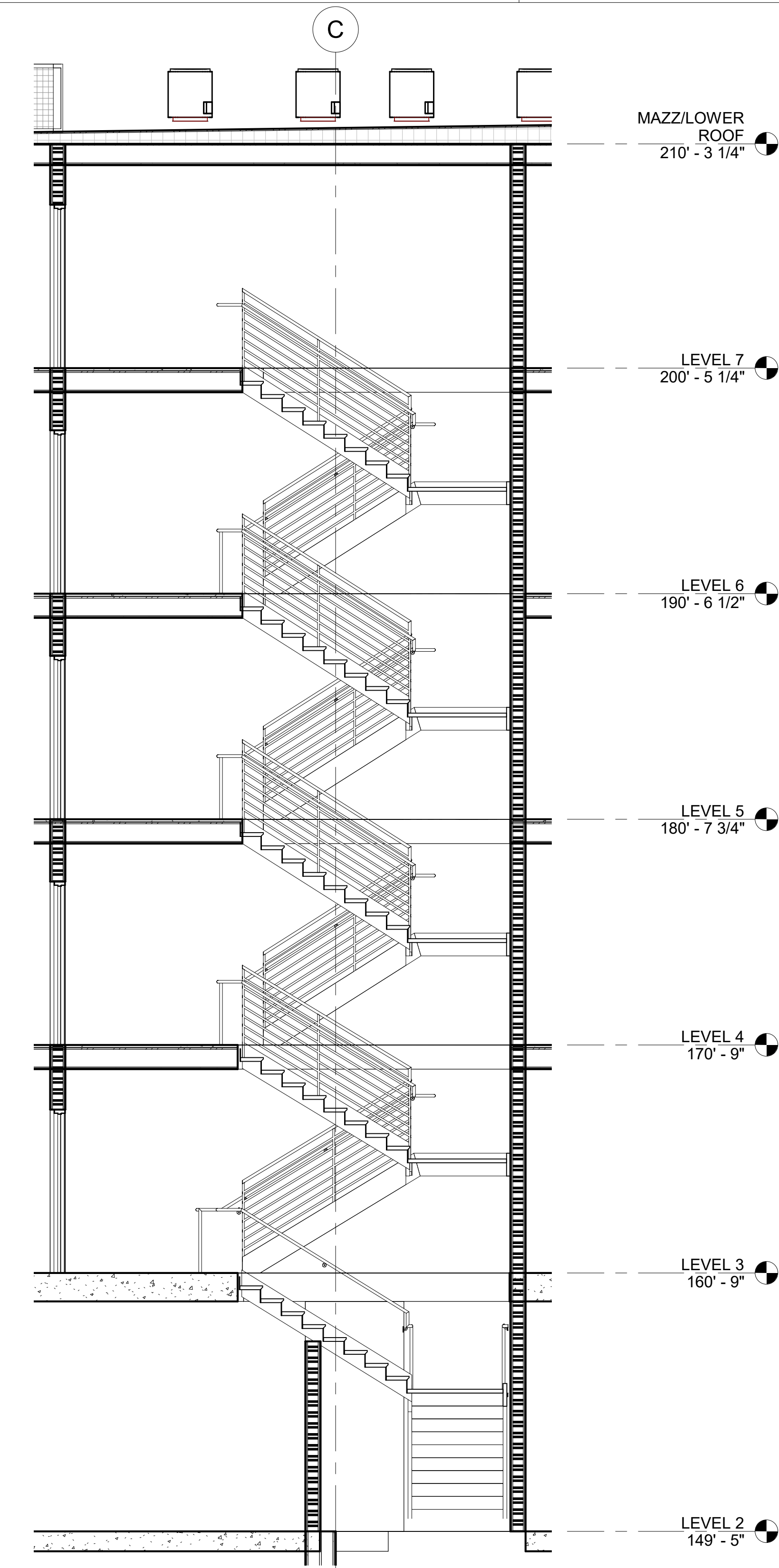
SHEET TITLE:

STAIR AND ELEVATOR SECTION

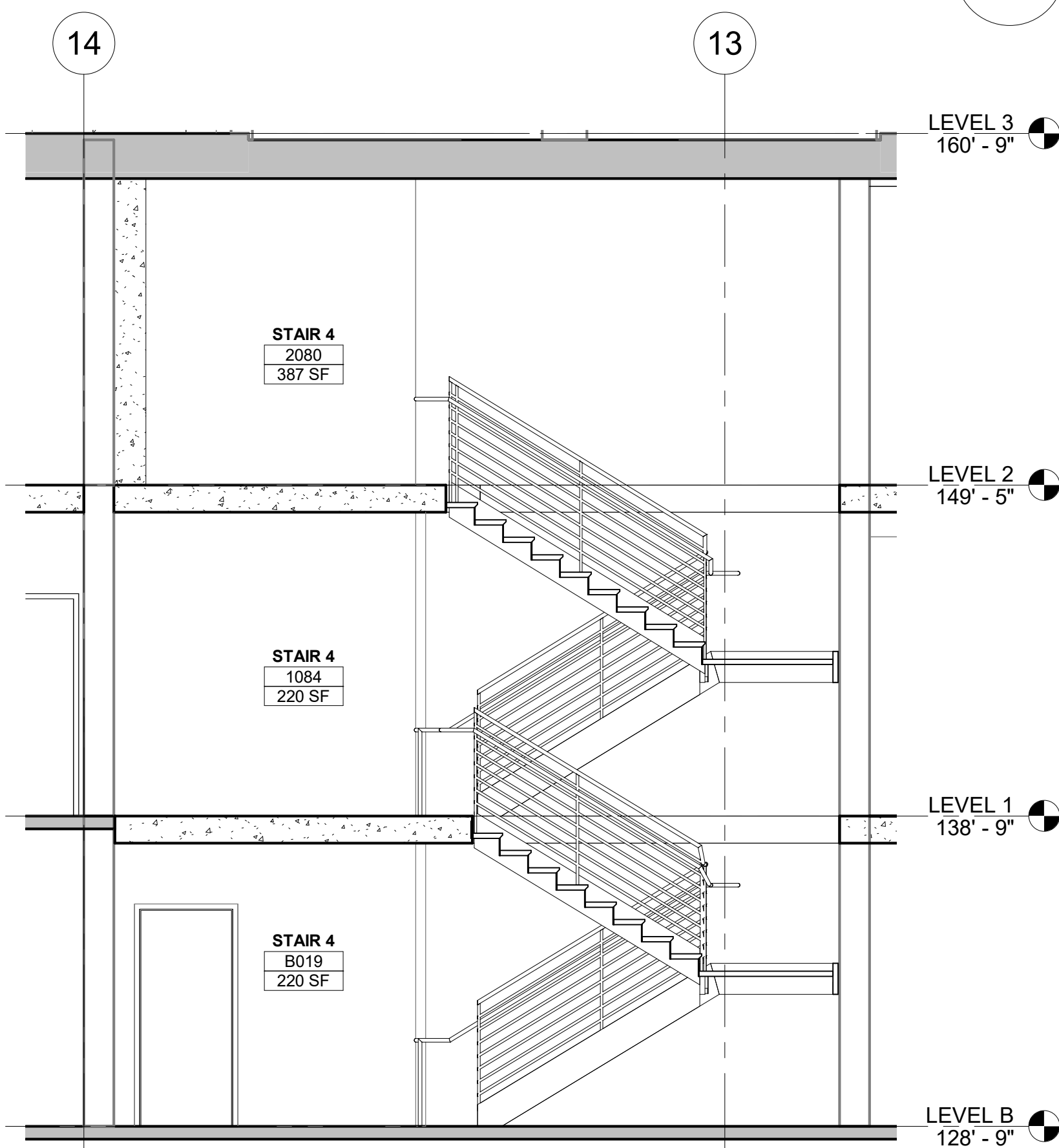
SHEET #

A5.41

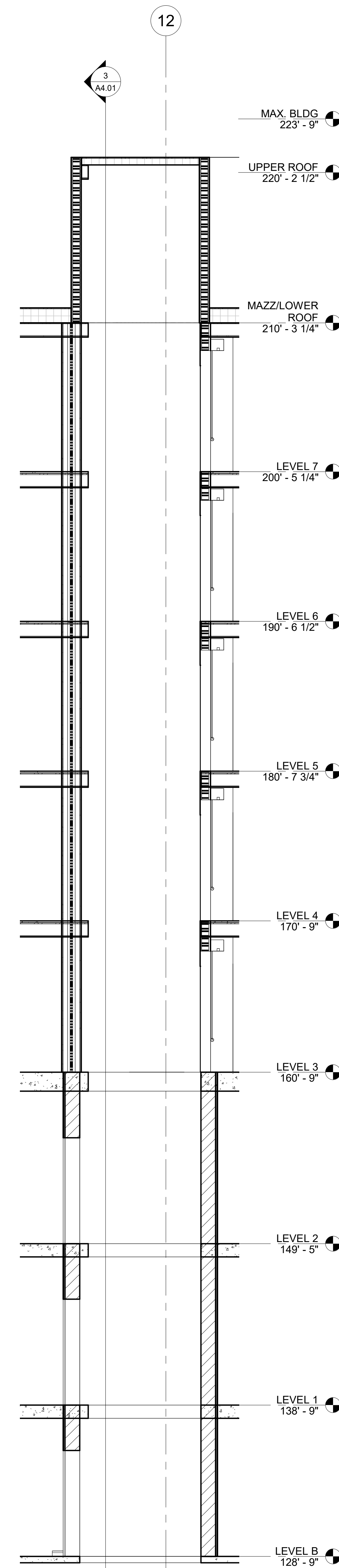
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STAIR 4 SECTION B
1/4" = 1'-0"



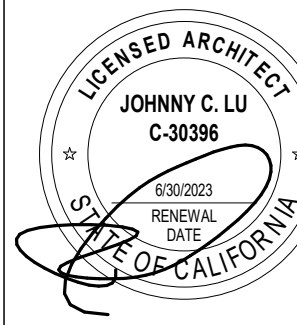
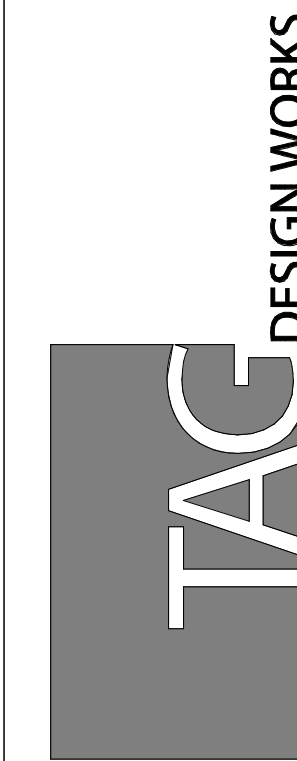
STAIR 4 SECTION A
1/4" = 1'-0"



ELEVATOR 4
1/4" = 1'-0"

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
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Job No.:
Drawn:
Checked:
BID Date:

Date	Issues / Revisions:
3/28/2022	DD SET
4/22/2022	100% DD
5/31/2022	1ST PLAN CHECK

SHEET TITLE:

**STAIR AND
ELEVATOR
SECTION**

SHEET #

A5.42

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E

D

C

B

A

6

5

4

3

2

1

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
411 EAST HUNTINGTON
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ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5330



D

C

B

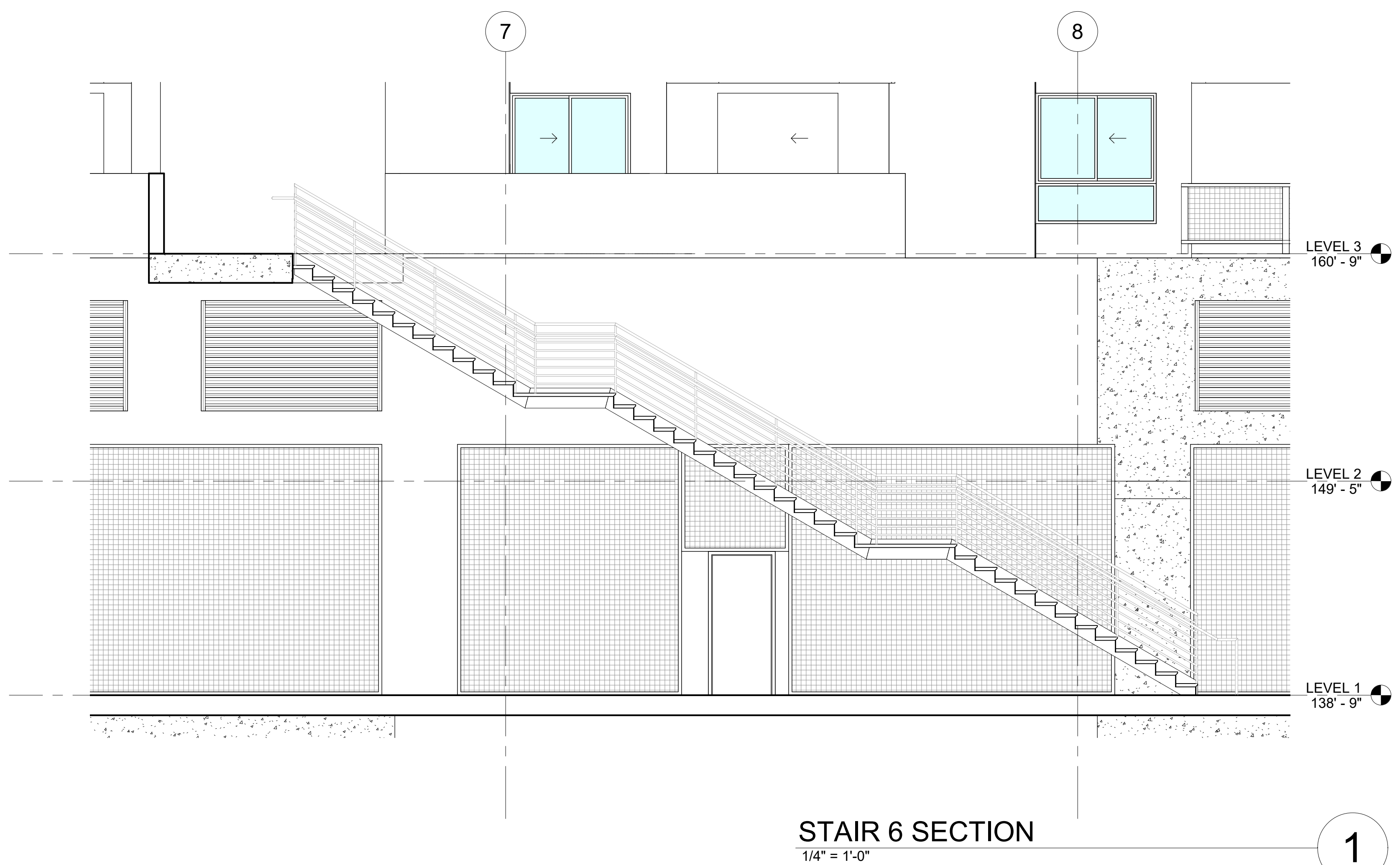
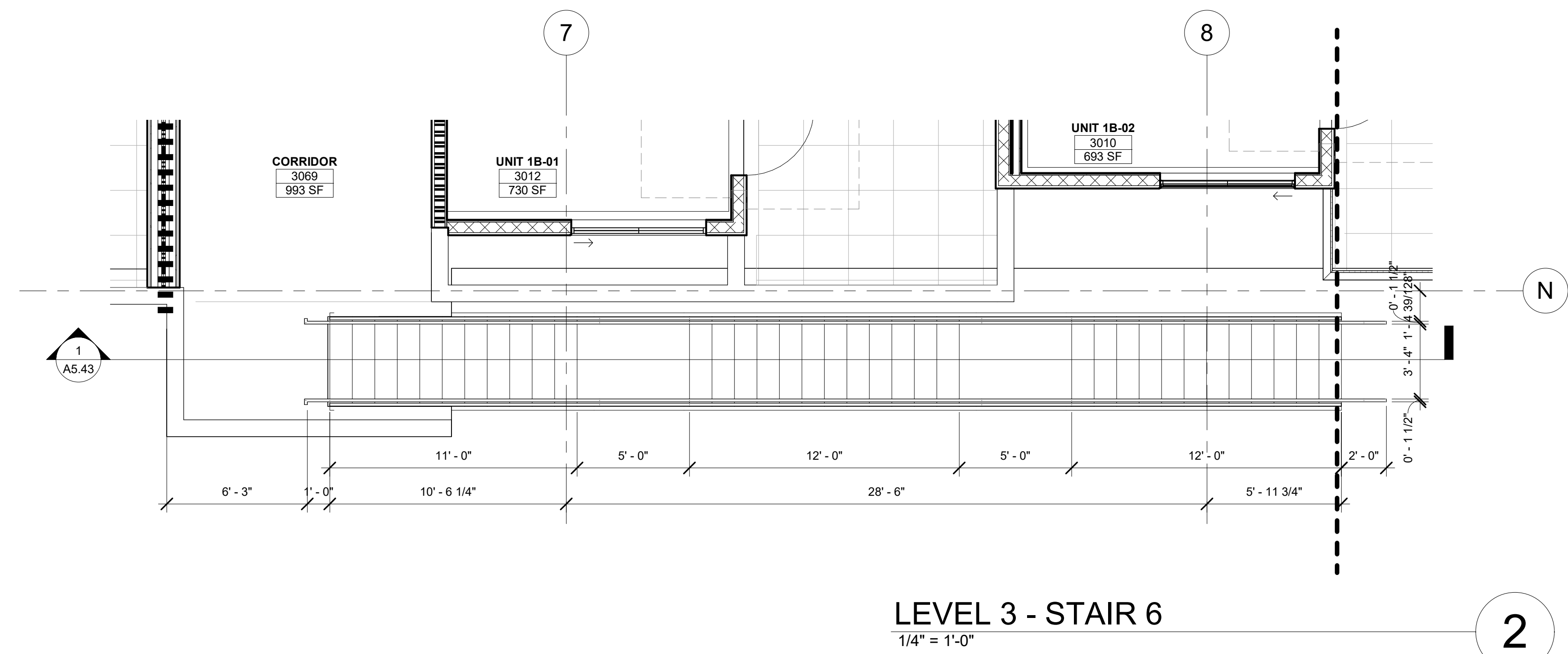
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Job No.:
Drawn:
Checked:
BID Date:

Date Issues / Revisions:

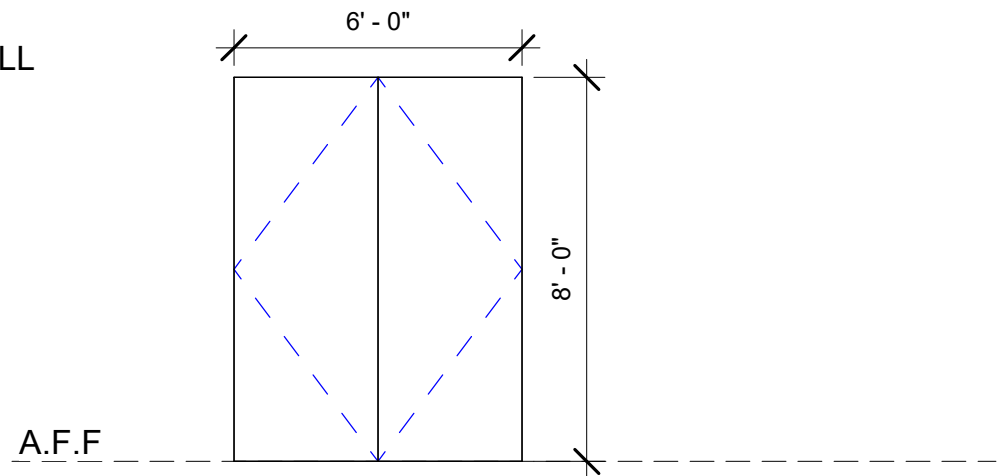
SHEET TITLE:
**BUILDING
STAIR PLANS**

SHEET #
A5.43

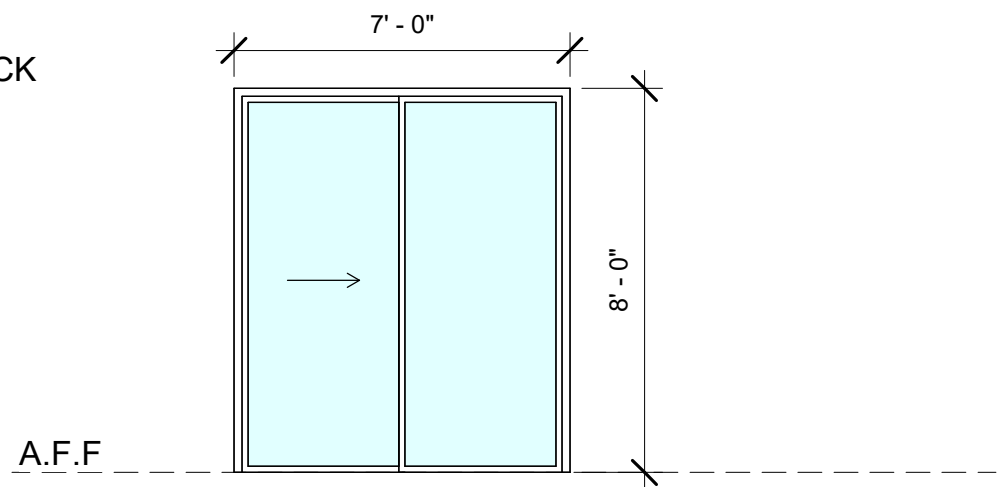


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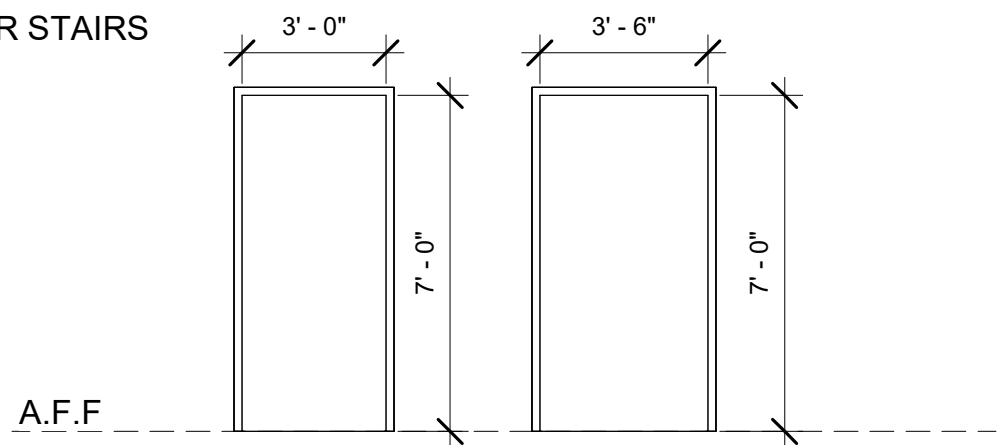
TYPE D - FIRE WALL



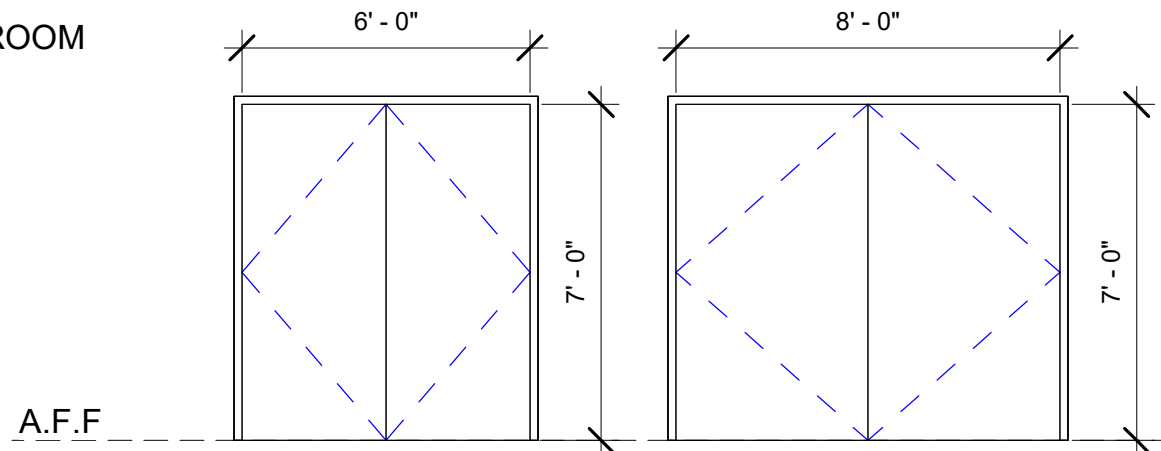
TYPE D - UNIT DECK



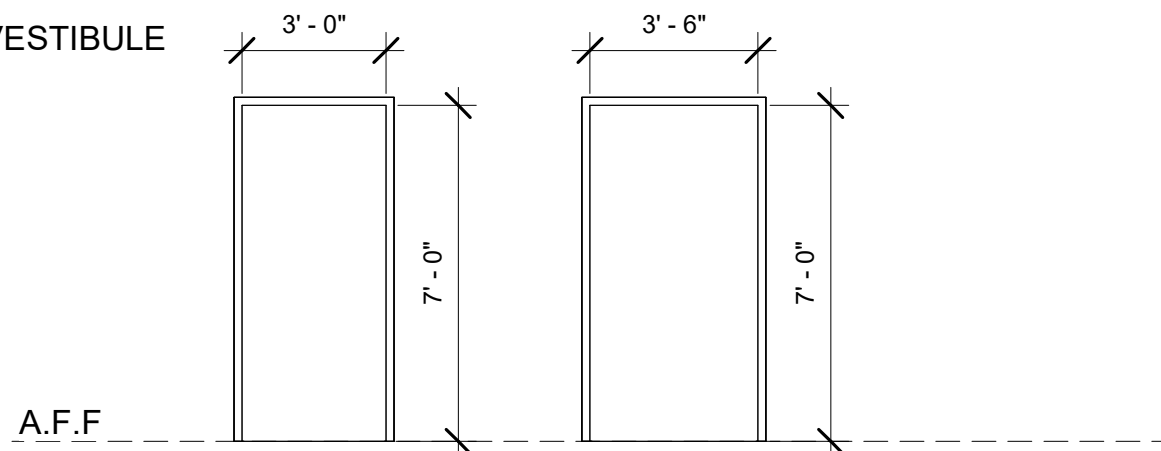
TYPE G - INTERIOR STAIRS



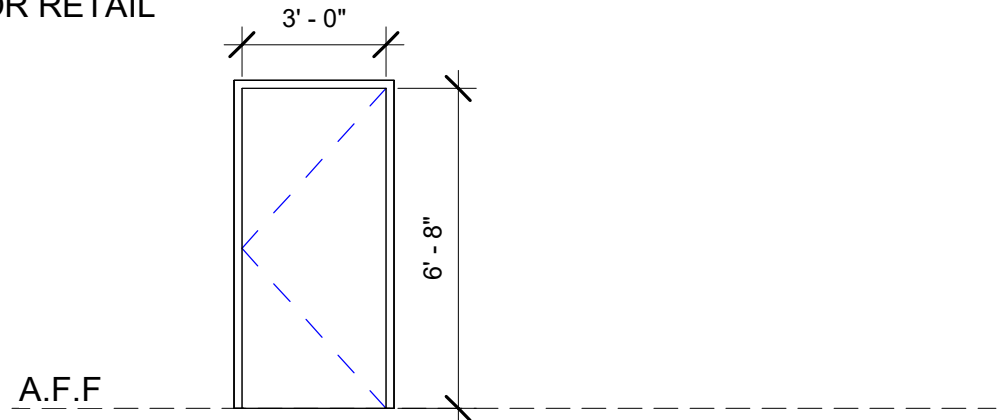
TYPE G - TRASH ROOM



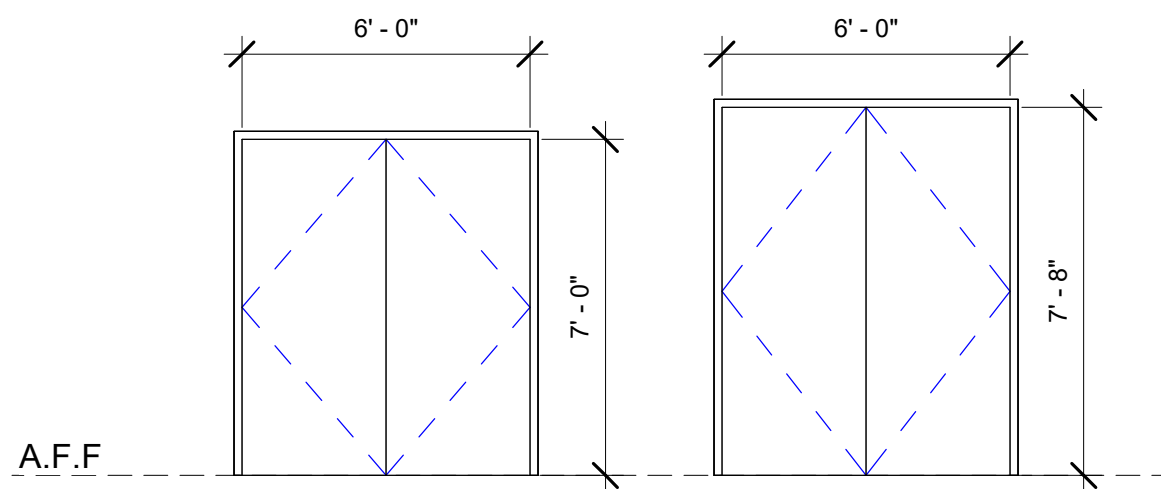
TYPE G - TRASH VESTIBULE



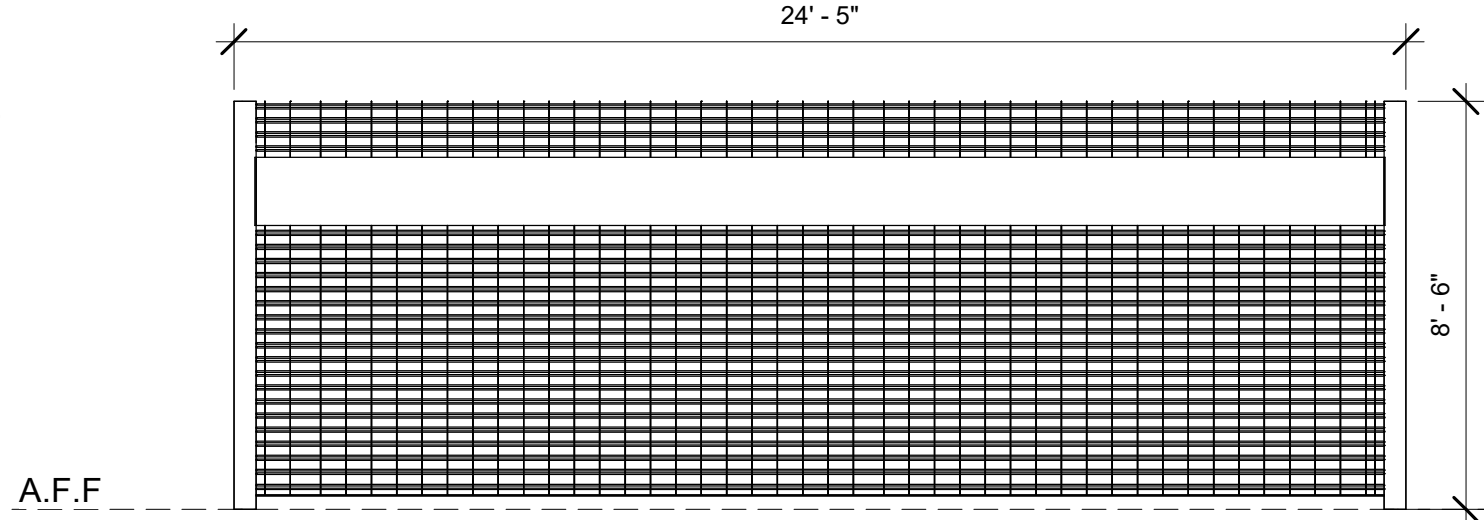
TYPE G - EXTERIOR RETAIL



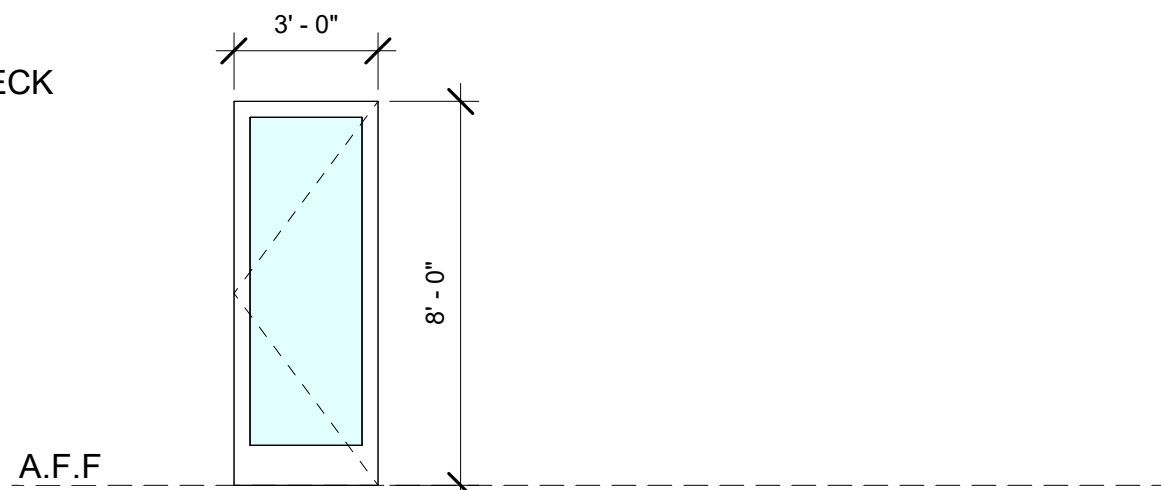
TYPE G - BOOSTER PUMP ROOM



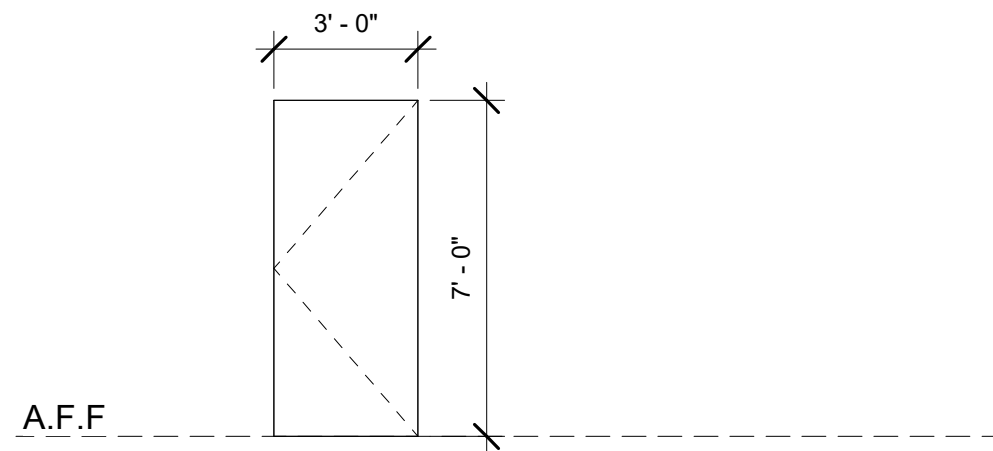
TYPE G - GARAGE



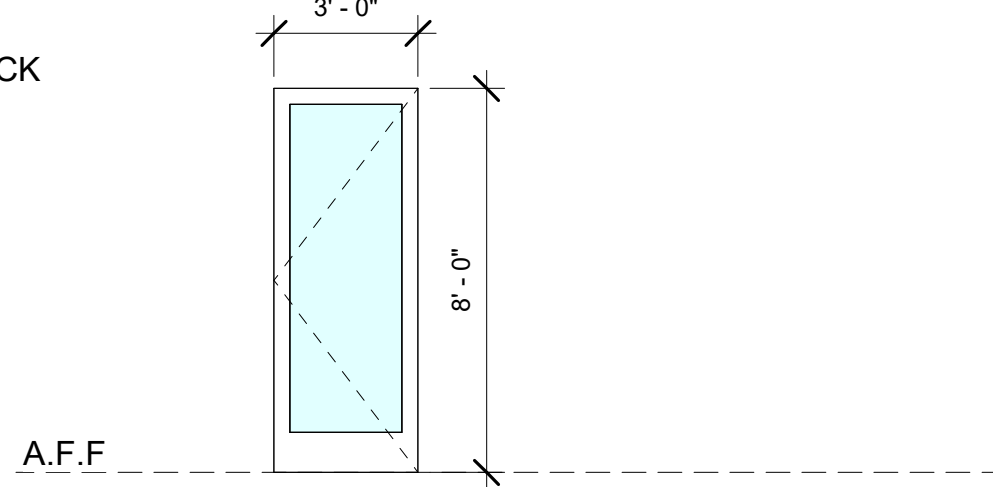
TYPE G - POOL DECK



TYPE U - ENTRY

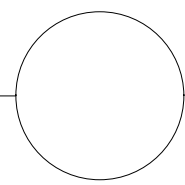


TYPE U - UNIT DECK



DOOR LEGEND

1/4" = 1'-0"



DOOR SCHEDULE - COMMON DOORS

NUMBER	LOCATION	DIMENSION		DOOR			FRAME		FIRE RATING	STC RATING	HARDWARE GROUP	DETAIL				REMARKS
		WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	MATERIAL	FINISH				HEAD	JAMB	JAMB	THRESHOLD	
D-001	FIRE WALL	6' - 0"	8' - 0"													
D-004	INTERIOR STAIRS	3' - 0"	7' - 0"	A	HM	P-SG	HM	P-SG	90 MIN			6/A-76.41	6/A-76.41		-	1,16
D-005	INTERIOR STAIRS	3' - 0"	7' - 0"	A	HM	P-SG	HM	P-SG	90 MIN			6/A-76.41	6/A-76.41		-	1,16
D-006	INTERIOR STAIRS	3' - 0"	7' - 0"	A	HM	P-SG	HM	P-SG	90 MIN			6/A-76.41	6/A-76.41		-	1,16
D-007	EXTERIOR EQUIP	3' - 0"	6' - 8"	A	HM	P-SG	HM	P-SG	NR			6/A-76.41	6/A-76.41		4/A-76.42	1,4,5,16
D-008	INTERIOR STAIRS	3' - 0"	7' - 0"	A	HM	P-SG	HM	P-SG	90 MIN			6/A-76.41	6/A-76.41		-	1,16
D-009	TRASH VESTIBULE	3' - 0"	7' - 0"	A	HM	P-SG	HM	P-SG	90 MIN			6/A-76.41	6/A-76.41		-	1
D-010	BOOSTER PUMP ROOM	6' - 0"	7' - 0"	C	HM	P-SG	HM	P-SG	NR			6/A-76.41	6/A-76.41		4/A-76.42	4,5,27
D-011	BOOSTER PUMP ROOM	6' - 0"	7' - 8"	C	HM	P-SG	HM	P-SG	NR			6/A-76.41	6/A-76.41		4/A-76.42	4,5,27
D-012	POOL DECK	3' - 0"	8' - 0"	Q	GL	P-SG	VN	P-SG	NR	35		11/A-76.42			10/A-76.42	5
G-001	INTERIOR STAIRS	3' - 0"	7' - 0"	A	HM	P-SG	HM	P-SG	90 MIN			6/A-76.41	6/A-76.41		-	1,16
G-002	INTERIOR STAIRS	3' - 6"	7' - 0"	A	HM	P-SG	HM	P-SG	90 MIN			6/A-76.41	6/A-76.41		-	1,16
G-003	TRASH ROOM	6' - 0"	7' - 0"	C	HM	P-SG	HM	P-SG	90 MIN			6/A-76.41	6/A-76.41		-	1
G-004	INTERIOR STAIRS	3' - 0"	7' - 0"	A	HM	P-SG	HM	P-SG	90 MIN			6/A-76.41	6/A-76.41		-	1,16
G-005	TRASH VESTIBULE	3' - 0"	7' - 0"	A	HM	P-SG	HM	P-SG	90 MIN			6/A-76.41	6/A-76.41		-	1
G-006	TRASH VESTIBULE	3' - 6"	7' - 0"	A	HM	P-SG	HM	P-SG	90 MIN			6/A-76.41	6/A-76.41		-	1
G-007	TRASH ROOM	8' - 0"	7' - 0"	C	HM	P-SG	HM	P-SG	90 MIN			6/A-76.41	6/A-76.41		-	1
G-008	INTERIOR STAIRS	3' - 0"	7' - 0"	A	HM	P-SG	HM	P-SG	90 MIN			6/A-76.41	6/A-76.41		-	1,16
G-009	TRASH ROOM	8' - 0"	7' - 0"	C	HM	P-SG	HM	P-SG	90 MIN			6/A-76.41	6/A-76.41		-	1
G-010	GARAGE	24' - 5"	8' - 6"													

DOOR SCHEDULE - UNITS

NUMBER	LOCATION	DIMENSION		DOOR			FRAME		FIRE RATING	STC RATING	HARDWARE GROUP	DETAIL				REMARKS
		WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	MATERIAL	FINISH				HEAD	JAMB	JAMB	THRESHOLD	
U-1	ENTRY	3' - 0"	7' - 0"	A	HM	P-SG	HM	P-SG	20 MIN	26		2/A-76.42	3/A-76.42		1/A-76.42	1,12, 25
U-7	UNIT DECK	7' - 0"	8' - 0"	D	GL	P-SG	VN	P-SG	NR							5
U-10	UNIT DECK	3' - 0"	8' - 0"	Q	GL	P-SG	VN	P-SG	NR	35		11/A-76.42			10/A-76.42	5

DOOR SCHEDULE - STOREFRONT DOOR

NUMBER	LOCATION	DIMENSION		DOOR			FRAME		FIRE RATING	STC RATING	HARDWARE GROUP	DETAIL				REMARKS
		Width	Height	TYPE	MATERIAL	FINISH	MATERIAL	FINISH				HEAD	JAMB	JAMB 2	THRESHOLD	
S-1		3' - 0"	8' - 0"													

ACCESSIBILITY NOTES

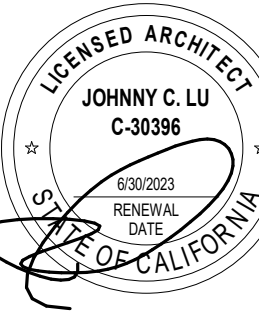
GENERAL NOTE

- A. EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- B. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE.
- C. ALL REMOVED (DEMOLISHED) DOORS TO BE RE-USED OR RELOCATED WHEN POSSIBLE. SEE PLAN FOR RELOCATION NOTES. STORE ALL DOORS WITH FRAMES, TRIM AND HARDWARE UNTIL COMPLETION OF THE WORK.
- D. A EXIT DOOR(S) SHALL BE A MIN. OF 3'-0" X 7'-0" WITH A MINIMUM SWING OF NINETY (90) DEGRESS. WIDTH & HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH C.B.C. 1003.3.1 AND 1005.1.
- E. CONTRACTOR SHALL VERIFY DIMENSIONS OF EXISTING DOOR FRAME UNITS, SCHEDULED FOR NEW DOORS, LOUVRES, PANELS ETC.
- F. ALL NEW DOOR FRAMES TO BE BY "TIMELY". FINISH AND COLOR TO MATCH EXISTING WITH SQUARE-EDGED TRIM (NOT TAPERED).
- G. PAINT ALL FRAMES, UNLESS OTHERWISE NOTED.
- H. IF THE DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES (75MM) FROM THE LATCH, MEASURED TO THE LANDING EDGE OF THE DOOR.
- J. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS (38N) FOR EXTERIOR AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS (66.72N), PER SECTION 1133B.2.5
- K. IN ACCESSIBLE UNIT, SWINGING DOOR OR GATE SURFACES WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE.
- L. BRAILLE SYMBOLS: CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 1/10 INCH (2.54 MM) ON CENTERS IN EACH CELL WITH 2/10 INCH (5.08 MM) SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCH (0.635 MM) ABOVE THE BACKGROUND. ALL SIGNS AND IDENTIFICATION SHALL COMPLY WITH TITLE 24, SECTION 1117B.5-1117B.5.10
- M. PROVIDE ROOM SIGNS FOR ALL ROOMS. SEE INTERIOR SIGN PROGRAM BY OTHERS.
- N. NOT USED.
- O. UNDERCUT DOORS ONLY AS REQUIRED PER MECHANICAL PLANS, OR AS OTHERWISE NOTED.

PROJECT ADDRESS:
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TAG
DESIGN WORKS



Job No.:
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Date: 3/28/2022
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4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

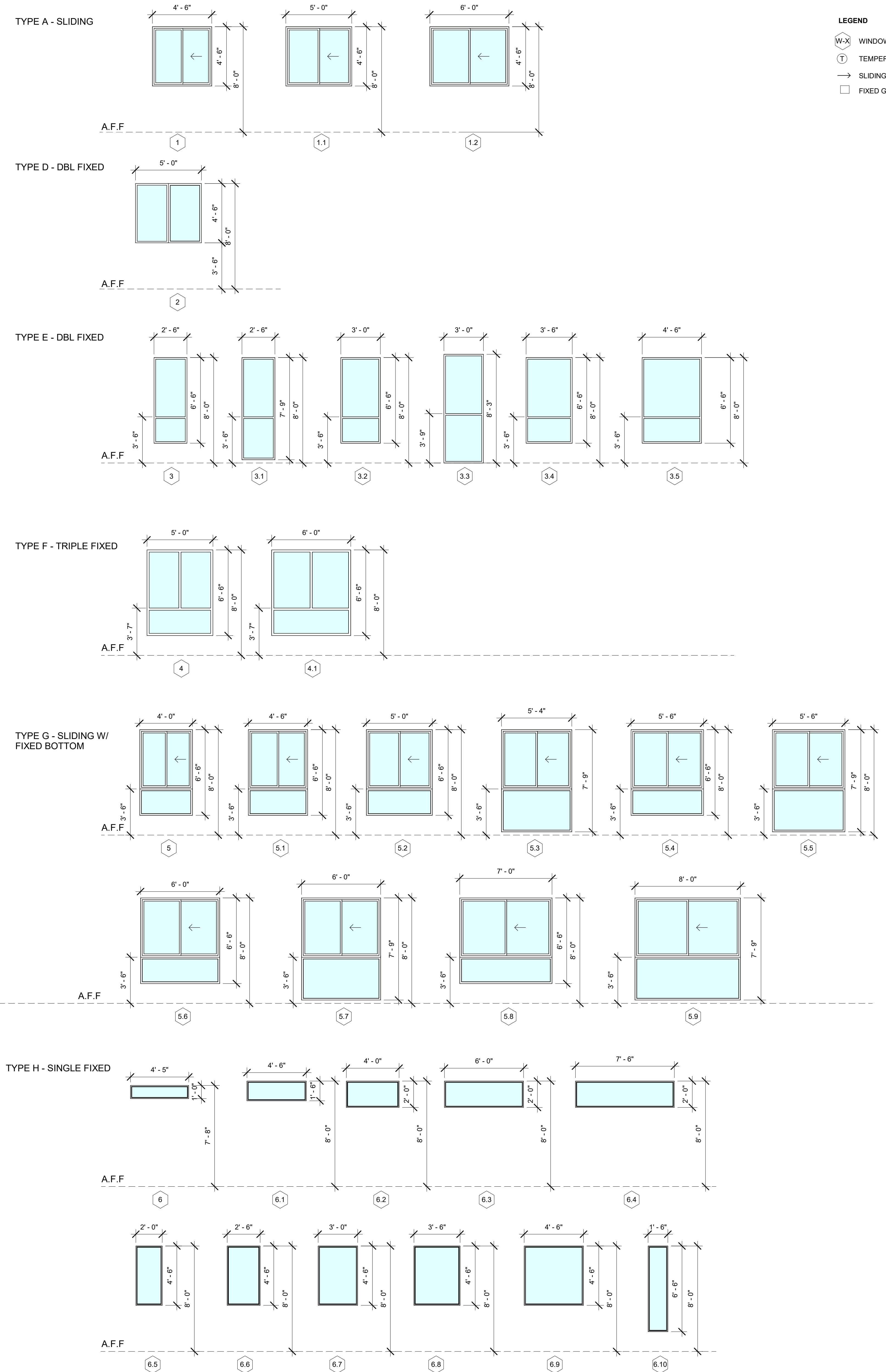
SHEET TITLE:

DOOR SCHEDULE

SHEET #

A6.20

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WINDOW SCHEDULE													
WINDOW NUMBER	WINDOW DESCRIPTION	DIMENSIONS		COMMENTS	WINDOW		FRAME		SPECS		DETAILS		
		WIDTH	HEIGHT		MATERIAL	FINISH	MATERIAL	FINISH	STC RATING	HARDWARE GROUP	HEAD	JAMB	SILL
1	TYPE A - SLIDING	4' - 6"	4' - 6"	SLIDER	GL								
1.1	TYPE A - SLIDING	5' - 0"	4' - 6"	SLIDER	GL								
1.2	TYPE A - SLIDING	6' - 0"	4' - 6"	SLIDER	GL								
2	TYPE D - DBL FIXED	5' - 0"	8' - 0"	CASEMENT	GL								
3	TYPE E - DBL FIXED	2' - 6"	6' - 6"	CASEMENT	GL	<varies>	<varies>	<varies>	<varies>				
3.1	TYPE E - DBL FIXED	2' - 6"	7' - 9"	CASEMENT	GL								
3.2	TYPE E - DBL FIXED	3' - 0"	6' - 6"	CASEMENT	GL								
3.3	TYPE E - DBL FIXED	3' - 0"	8' - 3"	CASEMENT	GL								
3.4	TYPE E - DBL FIXED	3' - 6"	6' - 6"	CASEMENT	GL								
3.5	TYPE E - DBL FIXED	4' - 6"	6' - 6"	CASEMENT	GL								
4	TYPE F - TRIPLE FIXED	5' - 0"	6' - 6"	FIXED	GL								
4.1	TYPE F - TRIPLE FIXED	6' - 0"	6' - 6"	FIXED	GL								
5	TYPE G - SLIDING W/ FIXED BOTTOM	4' - 0"	6' - 6"	CASEMENT	GL								
5.1	TYPE G - SLIDING W/ FIXED BOTTOM	4' - 6"	6' - 6"	CASEMENT	GL								
5.2	TYPE G - SLIDING W/ FIXED BOTTOM	5' - 0"	6' - 6"	CASEMENT	GL								
5.3	TYPE G - SLIDING W/ FIXED BOTTOM	5' - 4"	7' - 9"	CASEMENT	GL								
5.4	TYPE G - SLIDING W/ FIXED BOTTOM	5' - 6"	6' - 6"	CASEMENT	GL								
5.5	TYPE G - SLIDING W/ FIXED BOTTOM	5' - 6"	7' - 9"	CASEMENT	GL								
5.6	TYPE G - SLIDING W/ FIXED BOTTOM	6' - 0"	6' - 6"	CASEMENT	GL	<varies>	<varies>	<varies>	<varies>				
5.7	TYPE G - SLIDING W/ FIXED BOTTOM	6' - 0"	7' - 9"	CASEMENT	GL								
5.9	TYPE G - SLIDING W/ FIXED BOTTOM	8' - 0"	7' - 9"	CASEMENT	GL								
6	TYPE H - SINGLE FIXED	4' - 5"	1' - 0"	FIXED	GL						6/A-76.6	7/A-76.6	5/A-76.6
6.1	TYPE H - SINGLE FIXED	1' - 6"	6' - 6"	FIXED	GL						6/A-76.6	7/A-76.6	5/A-76.6
6.2	TYPE H - SINGLE FIXED	2' - 0"	4' - 6"	FIXED	GL						6/A-76.6	7/A-76.6	5/A-76.6
6.3	TYPE H - SINGLE FIXED	2' - 6"	4' - 6"	FIXED	GL						6/A-76.6	7/A-76.6	5/A-76.6
6.4	TYPE H - SINGLE FIXED	3' - 0"	4' - 6"	FIXED	GL						6/A-76.6	7/A-76.6	5/A-76.6
6.5	TYPE H - SINGLE FIXED	3' - 6"	4' - 6"	FIXED	GL						6/A-76.6	7/A-76.6	5/A-76.6
6.6	TYPE H - SINGLE FIXED	4' - 0"	2' - 0"	FIXED	GL						6/A-76.6	7/A-76.6	5/A-76.6
6.7	TYPE H - SINGLE FIXED	4' - 6"	1' - 6"	FIXED	GL						6/A-76.6	7/A-76.6	5/A-76.6
6.8	TYPE H - SINGLE FIXED	4' - 6"	4' - 6"	FIXED	GL						6/A-76.6	7/A-76.6	5/A-76.6
6.9	TYPE H - SINGLE FIXED	6' - 0"	2' - 0"	FIXED	GL						6/A-76.6	7/A-76.6	5/A-76.6
6.10	TYPE H - SINGLE FIXED	7' - 6"	2' - 0"	FIXED	GL						6/A-76.6	7/A-76.6	5/A-76.6
Grand total: 721													

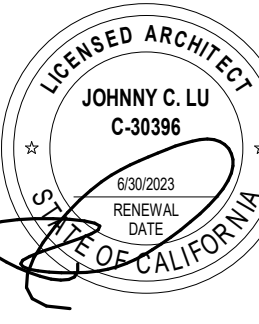
GENERAL NOTE

- A. PROVIDE TEMPERED GLAZING PER CBC 2406.4:
1. WITHIN 24" OF A DOORWAY AND LESS THAN 60" ABOVE A WALKWAY SHALL BE SAFETY GLAZING.
2. WITHIN 60" VERTICALLY AND 36" HORIZONTALLY OF STAIRWAYS AND LANDINGS.
3. ALL GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR AND WITHIN 60" HORIZONTALLY FROM FIXTURE'S WATER EDGE.
- B. MAXIMUM REACH FOR WINDOW LOCKS ALLOWED FOR A PARALLEL APPROACH IS 54".
- C. CONTRACTOR SHALL VERIFY DIMENSIONS OF EXISTING WINDOW FRAME UNITS, SCHEDULED FOR NEW WINDOWS, LOUVRES, PANELS ETC.

PROJECT ADDRESS:
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TAG
DESIGN WORKS



Job No.:	
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Date:	Issues / Revisions:
3/28/2022	DD SET
4/22/2022	100% DD
5/31/2022	1ST PLAN CHECK

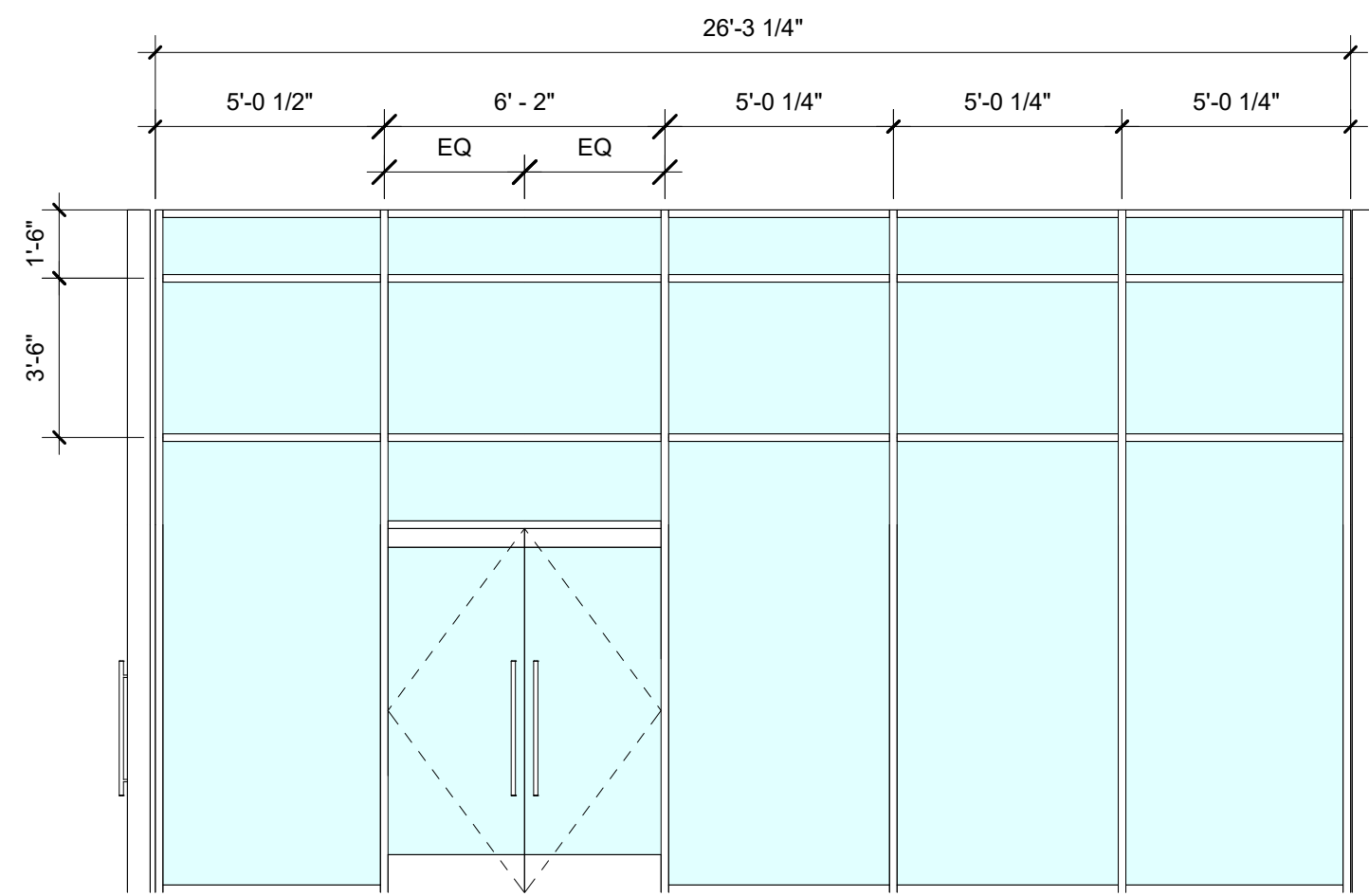
SHEET TITLE:

**WINDOW
SCHEDULE**

SHEET #

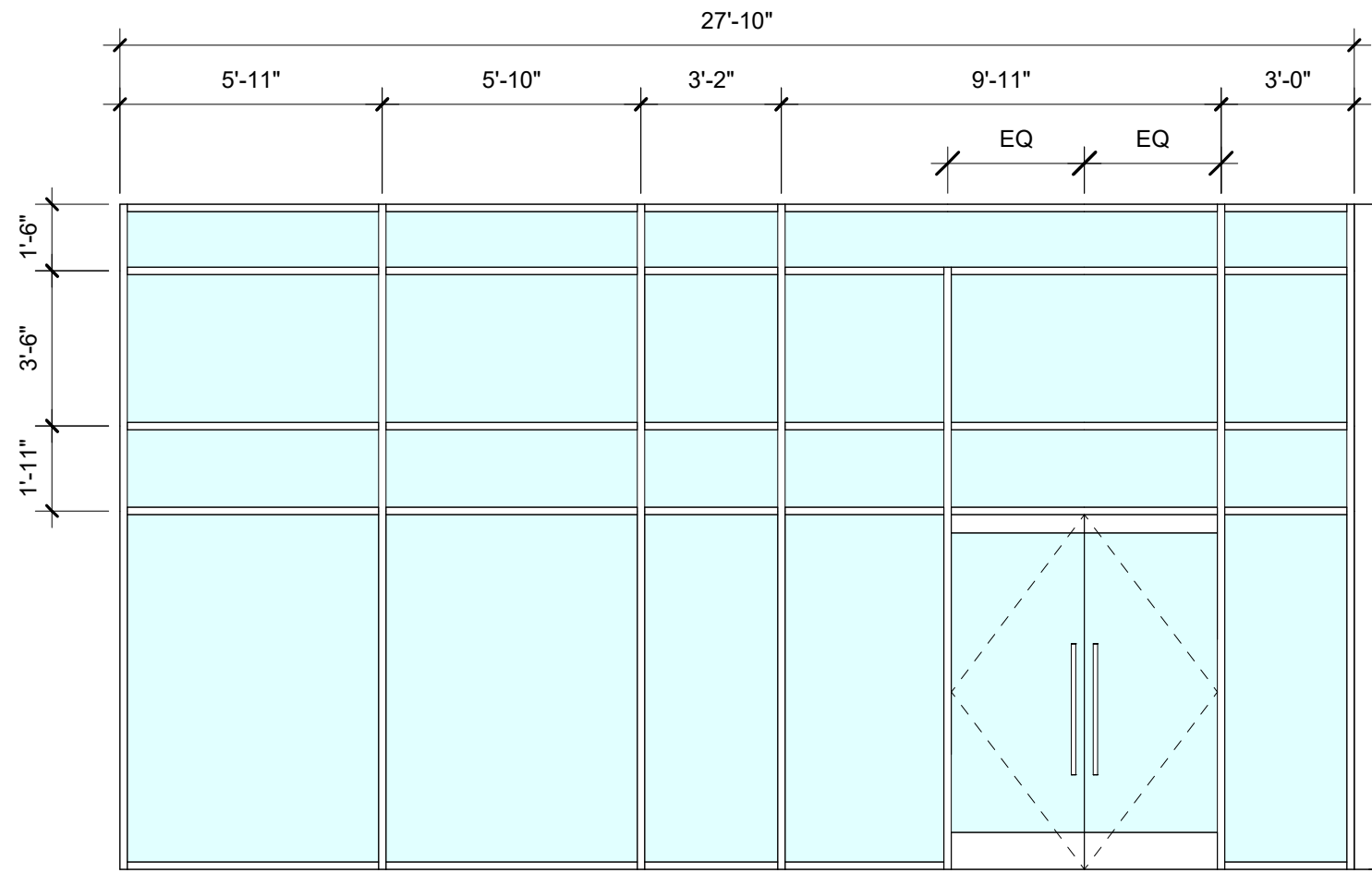
A6.30

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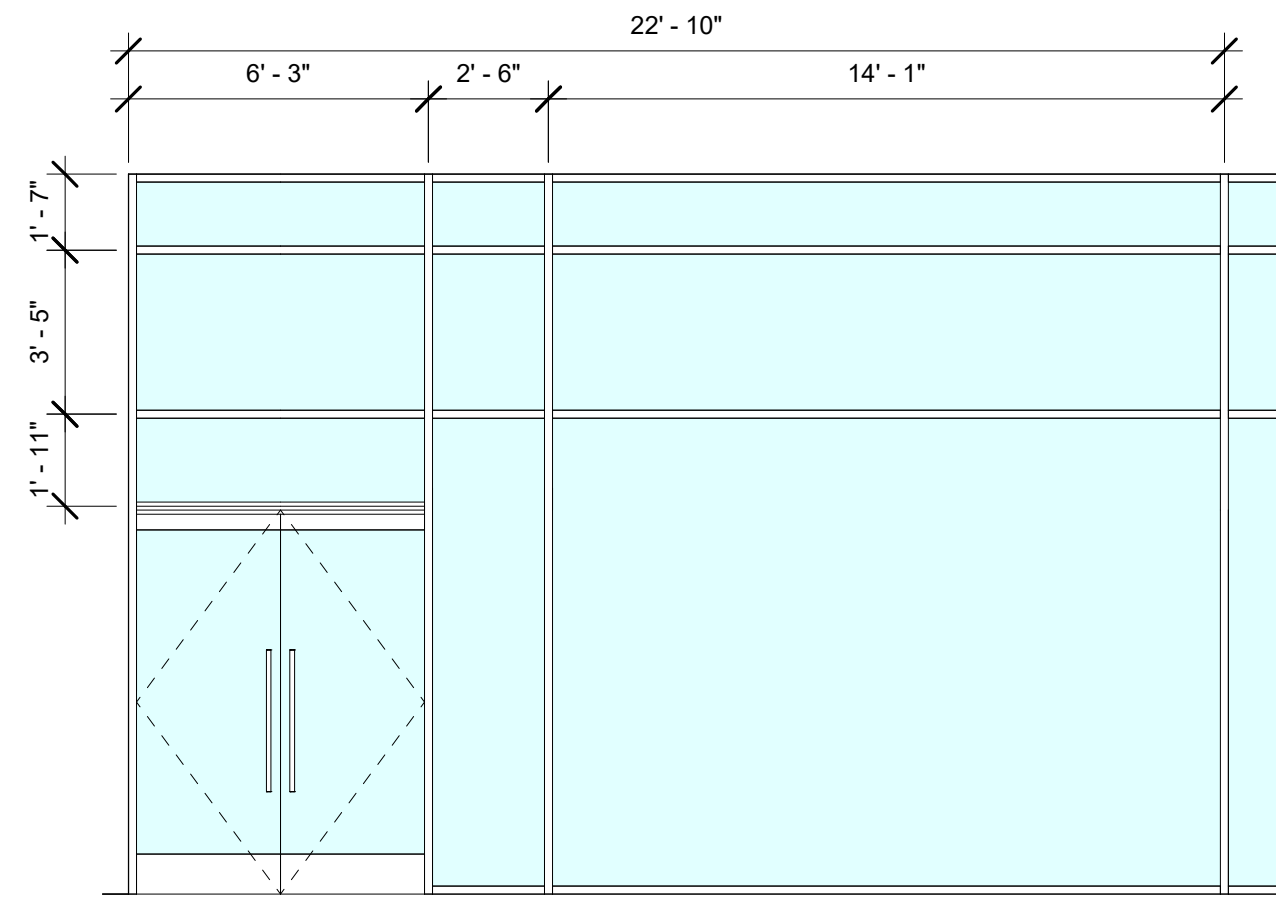
S-10
1/4" = 1'-0"

10



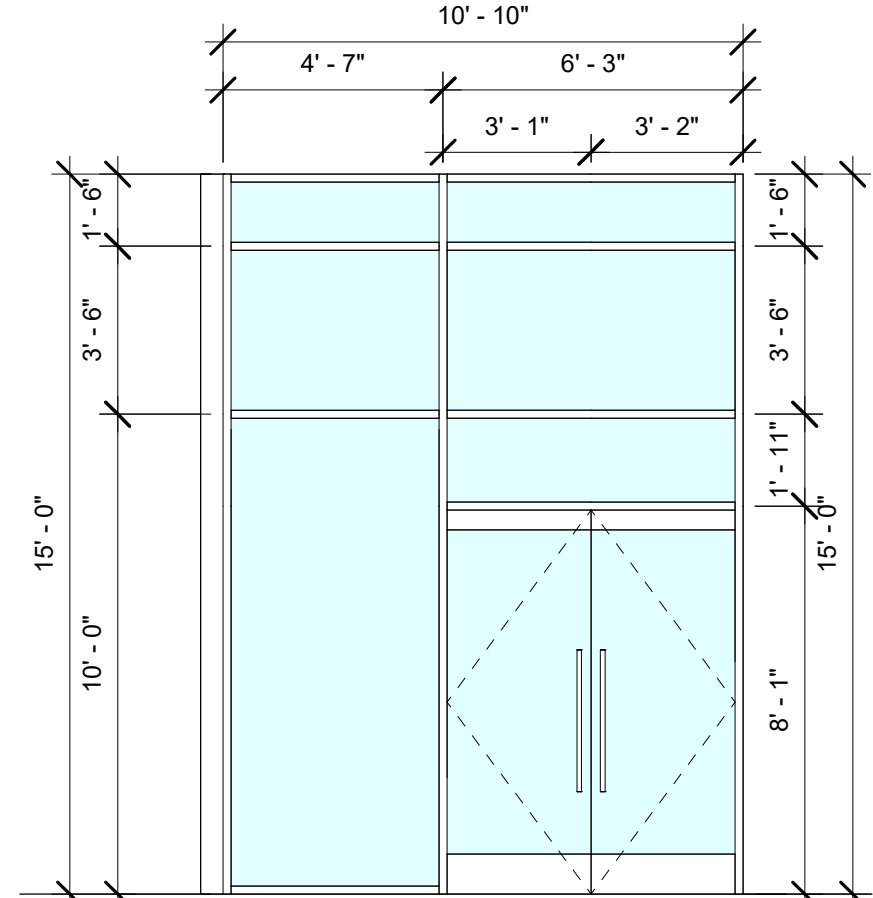
S-9
1/4" = 1'-0"

9



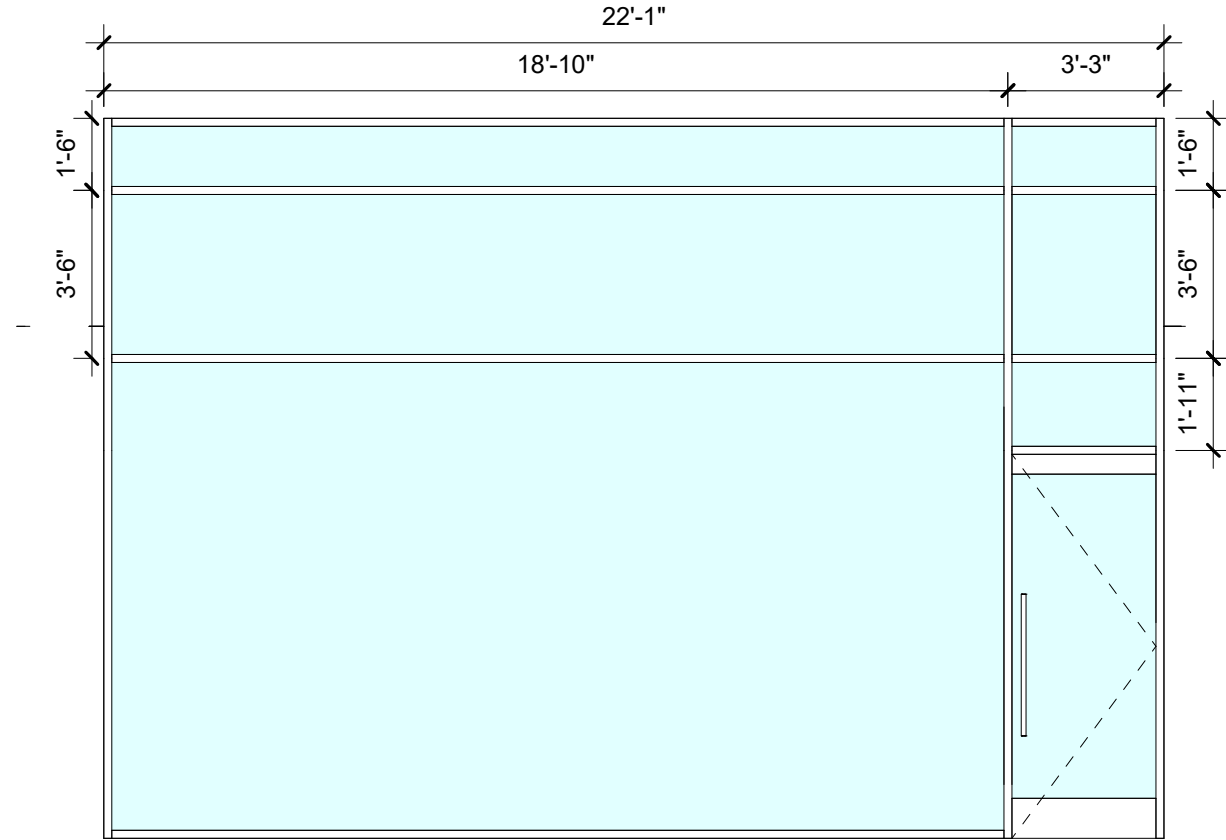
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1/4" = 1'-0"

4



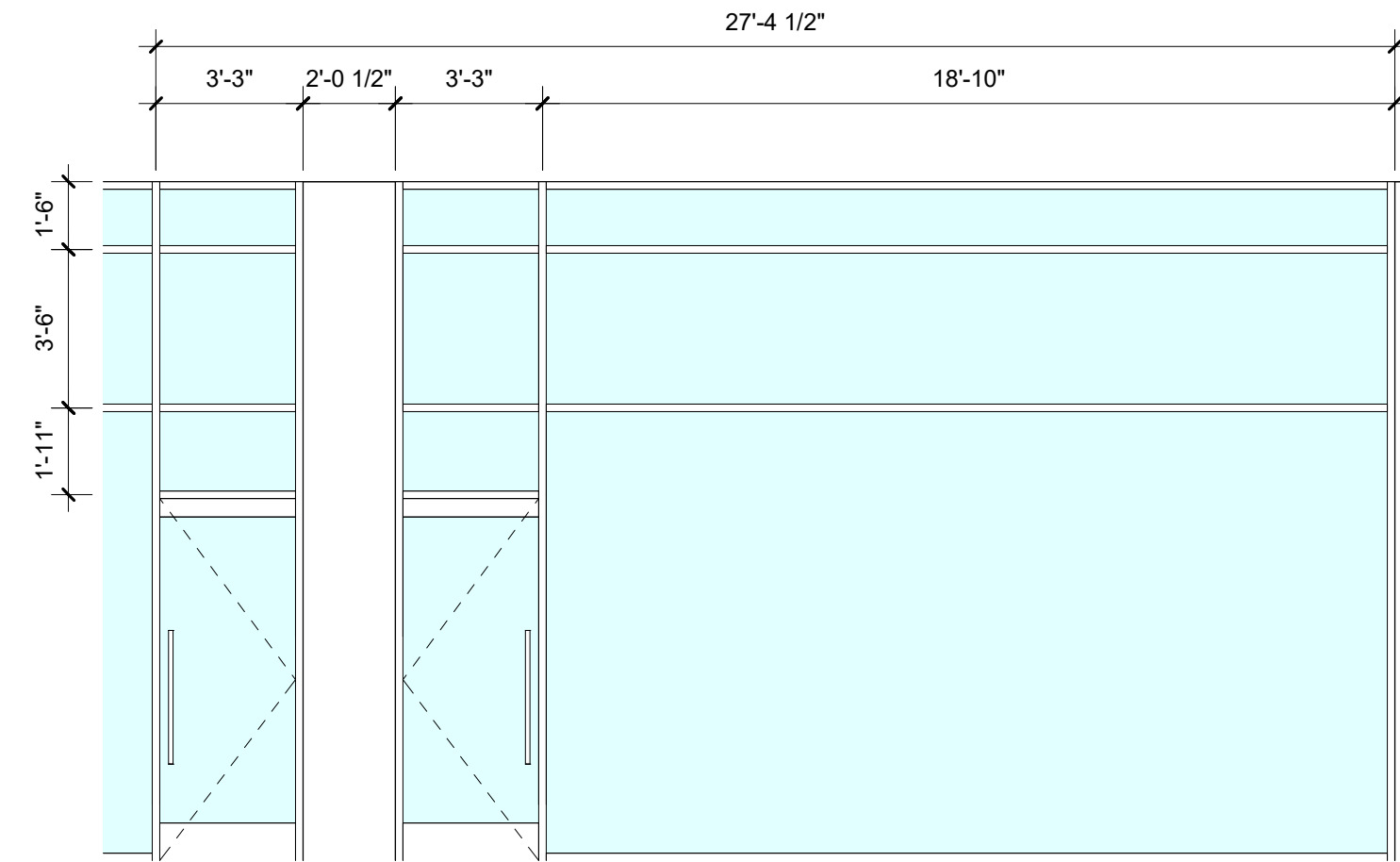
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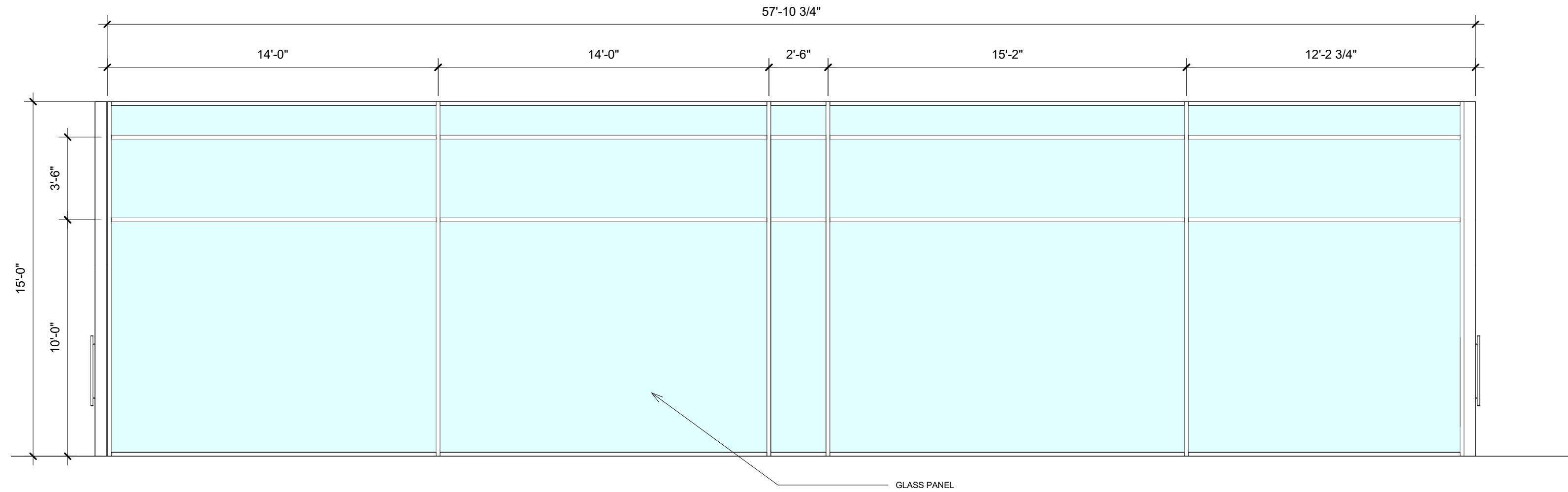
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8



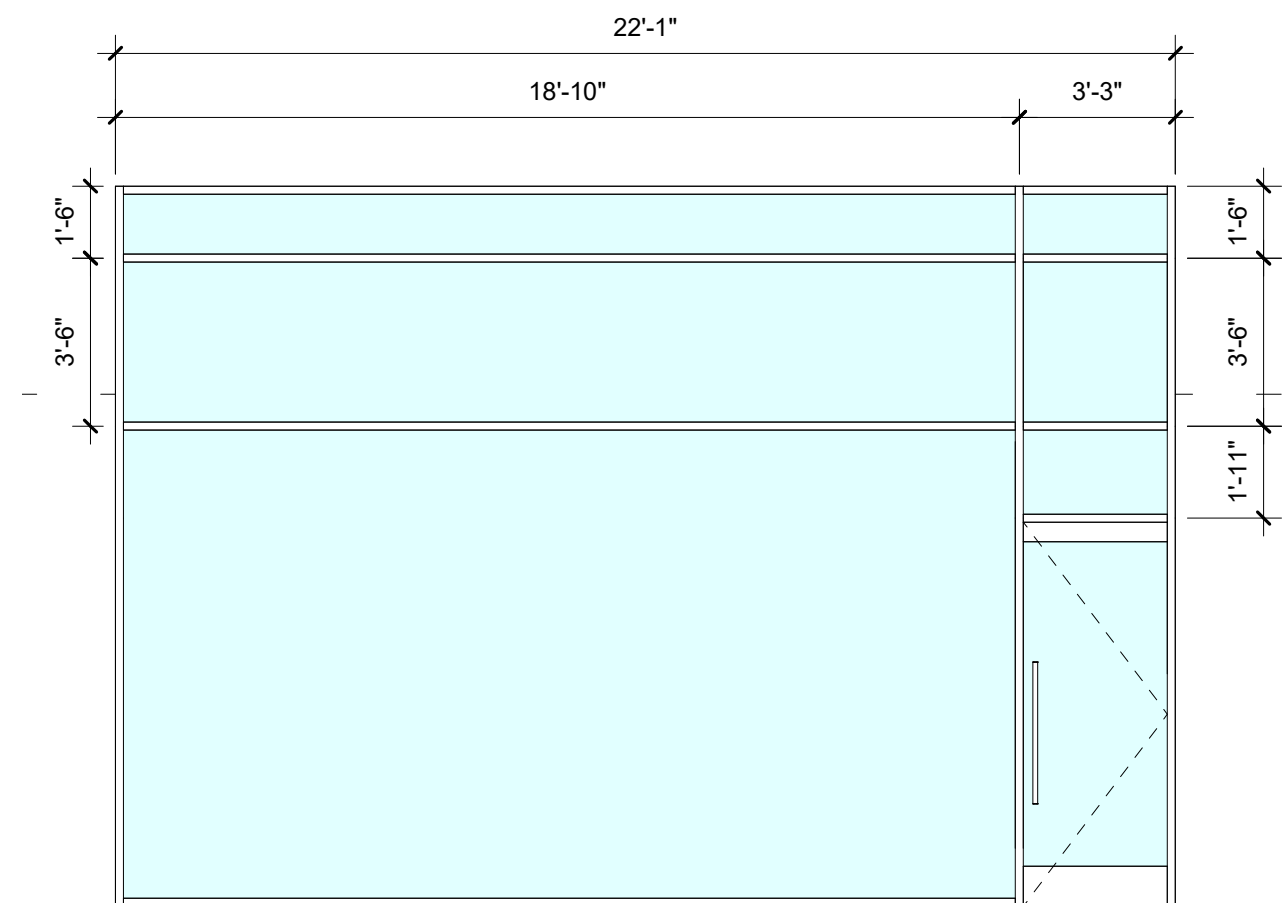
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1/4" = 1'-0"

7



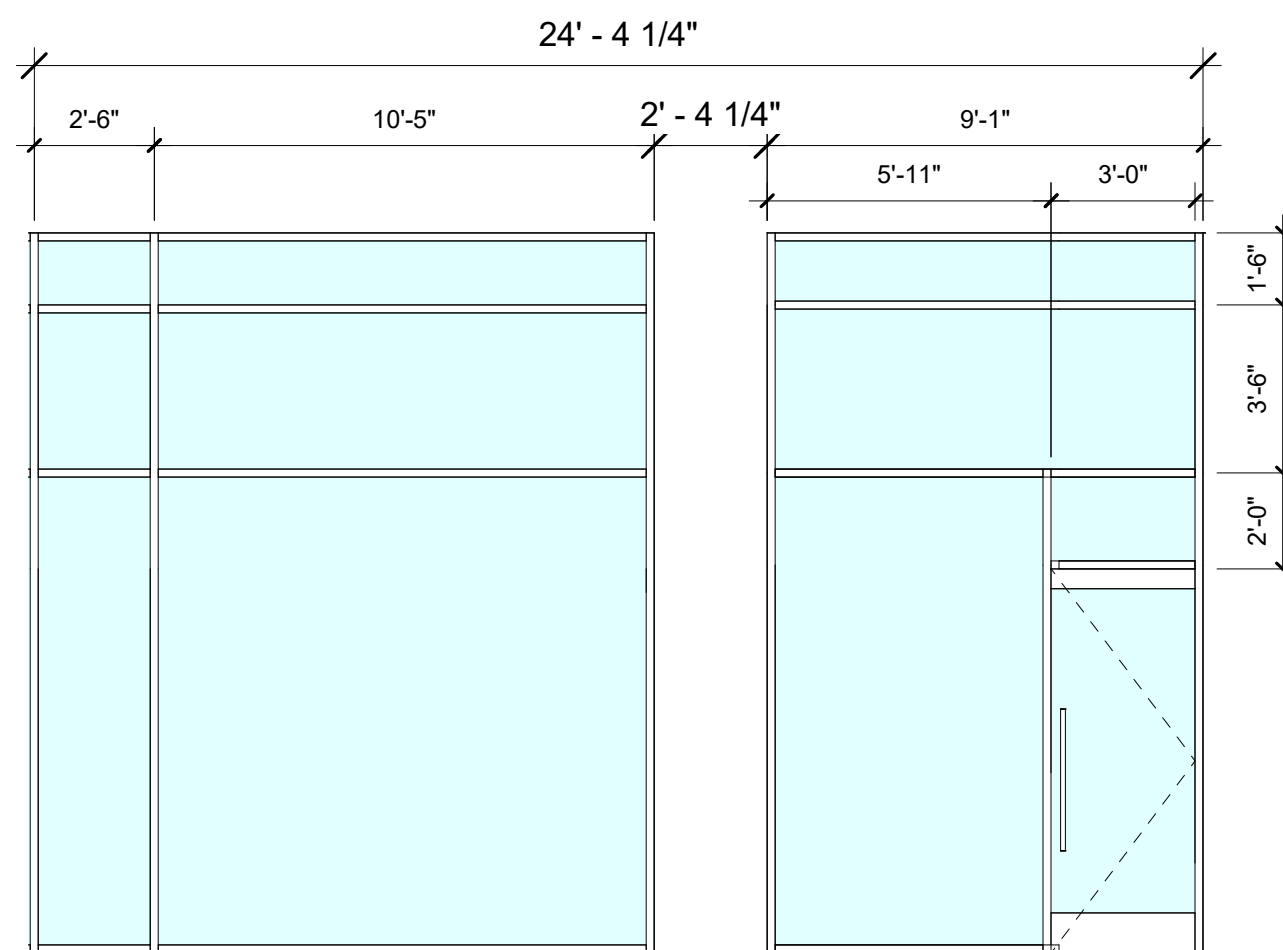
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1/4" = 1'-0"

2



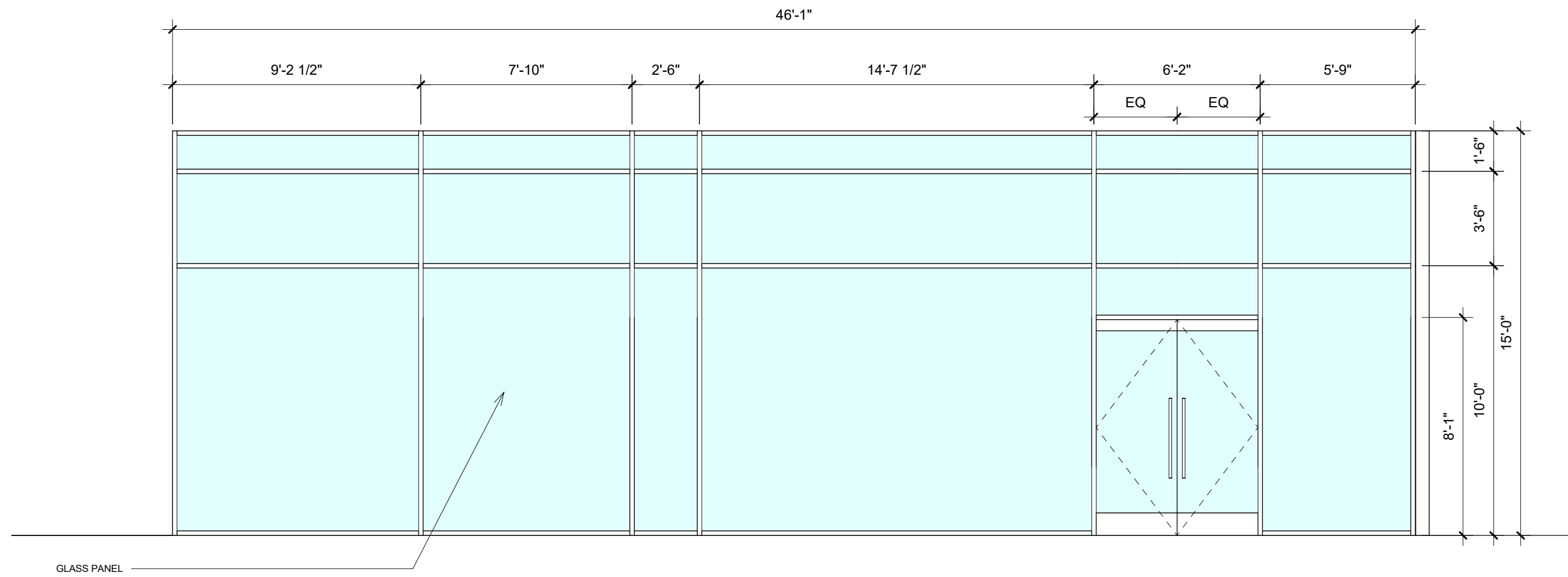
S-6
1/4" = 1'-0"

6



S-5
1/4" = 1'-0"

5

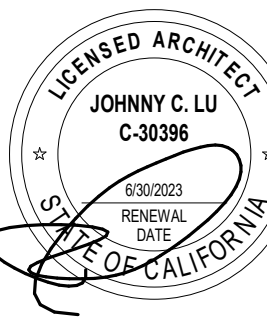


S-1
1/4" = 1'-0"

1

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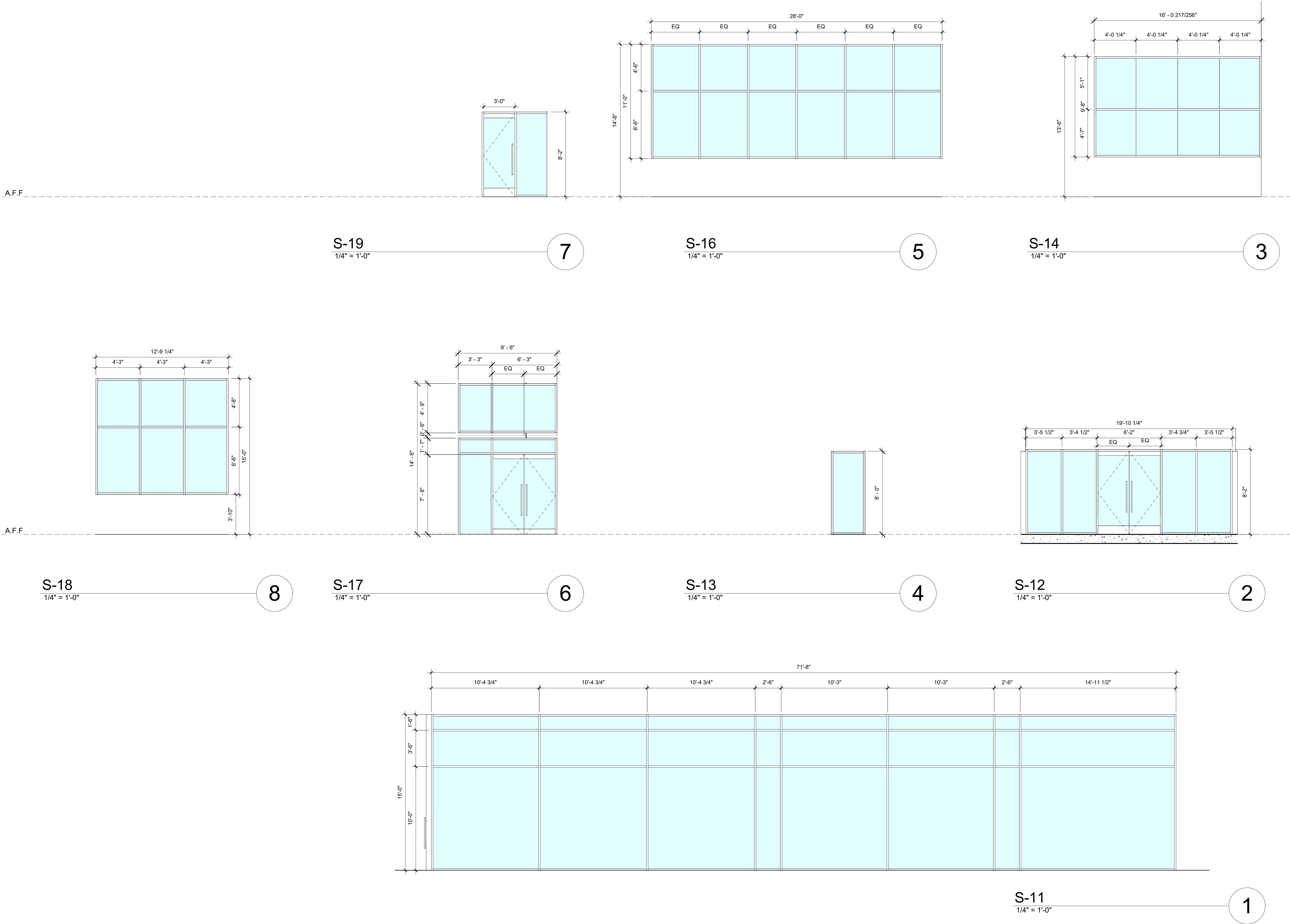
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BID Date:

Date: Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
**STOREFRONT
SCHEDULES**

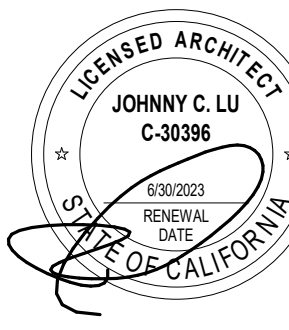
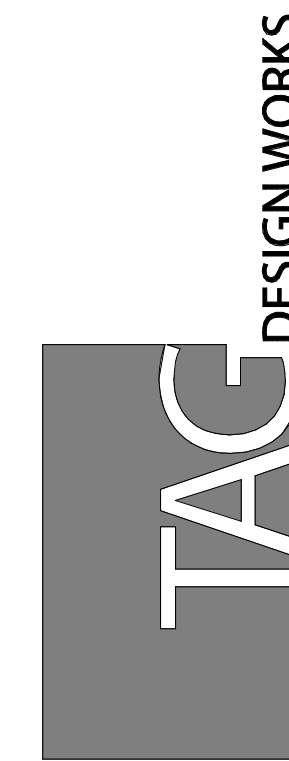
SHEET #
A6.41

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SHEET TITLE:
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SCHEDULES**

SHEET #
A6.42

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	ASSEMBLY	THERMAL INSULATION			ACOUSTIC INSULATION	
		THICKNESS	MATERIAL	R-VALUE	THICKNESS	MATERIAL
ROOF LEVEL	ROOF/CEILING	6" MIN	*17 RIGID	R-30		
	FLOOR/CEILING	SEE GENERAL NOTE #7				
	DROP CEILING				3 1/2"	S.A.B.
	EXTERIOR WALL	6 1/2"	BATT	R-19	3 1/2"	S.A.B.
	PARTY WALL (UNIT/UNIT)				3 1/2" MIN.	S.A.B.
	CORRIDOR WALL	3 1/2"	BATT	R-13	3 1/2" MIN.	S.A.B.
LEVEL 3-5	INTERIOR PLUMBING WALL				3 1/2" MIN.	S.A.B.
	INTERIOR SHAFT WALLS				2 1/2" MIN.	S.A.B.
	ROOF/CEILING	9 1/2"	BATT	R-30	3 1/2"	S.A.B.
	FLOOR/CEILING				3 1/2"	S.A.B.
	DROP CEILING					
	EXTERIOR WALL	6 1/2"	BATT	R-19	3 1/2" MIN.	S.A.B.
LEVEL 1-2	PARTY WALL (UNIT/UNIT)				3 1/2" MIN.	S.A.B.
	CORRIDOR WALL	3 1/2"	BATT	R-13	3 1/2" MIN.	S.A.B.
	INTERIOR PLUMBING WALL				3 1/2" MIN.	S.A.B.
	INTERIOR SHAFT WALLS				2 1/2" MIN.	S.A.B.
	GARAGE CEILING	9 1/2"	BATT	R-30		
	RESID. UNIT EXTERIOR WALL	6 1/2"	BATT	R-19		
	PARTY WALL (UNIT/PARK)				3 1/2" MIN.	S.A.B.
	PARTY WALL (UNIT/UNIT)				3 1/2" MIN.	S.A.B.
	CORRIDOR WALL	3 1/2"	BATT	R-13	3 1/2" MIN.	S.A.B.
	INTERIOR PLUMBING WALL				3 1/2" MIN.	S.A.B.
	INTERIOR SHAFT WALLS				2 1/2" MIN.	S.A.B.

GENERAL NOTES

1. INSULATION INSTALLED IN A FLOOR/CEILING OR ROOF/CEILING ASSEMBLY SHALL BE SUPPORTED BY WIRE STAYS (OR EQUAL) SO THAT THE INSULATION DOES NOT MAKE CONTACT WITH THE FACE MEMBRANE OF THE ASSEMBLY (GYPSUM WALLBOARD).
2. MATERIAL NOTED AS S.A.B. REFERS TO SOUND ATTENUATION BATT.
3. INSULATION SCHEDULED FOR COMMON WALL UNIT TO UNIT SHALL BE INSTALLED IN EACH SIDE OF THE WALL ASSEMBLY.
4. ALL INTERIOR WALL CAVITY SPACES TO RECEIVE INSULATION. THE INSULATION SHALL BE THE DEPTH OF THE STUD.
5. FOR DETAILED INFORMATION INCLUDED MANDATORY MEASUREMENTS, SEE MECHANICAL DRAWINGS.
6. REFER THE PROJECT MANUAL SPECIFICATION "APPENDIX C" FOR THE ACOUSTICAL GENERAL REPORT FOR MORE INFORMATION REGARDING ACOUSTICAL INSULATION.
7. BATT INSULATION R-19 (6 1/2" THICK) REQUIRED AT FLOOR/CEILING ASSEMBLIES THAT ARE OVER UNCONDITIONED SPACE OR AMBIENT AIR WHEN UNITS ARE LOCATED RIGHT ABOVE THE SPACE.
8. PROVIDE INSULATION (PACKED) AT FLOOR/CEILING ASSEMBLY ABOVE PARKING LEVEL 1.
9. IN DEMISING CONSTRUCTION, INSULATION SHALL BE IN THE WALL AND JOIST CAVITY. THIS SHALL INCLUDE DEMISING WALLS, CORRIDOR WALLS, SHAFT WALLS, EXTERIOR WALLS AND FLOOR CEILING ASSEMBLIES. INSULATION SHALL BE THE DEPTH OF THE CAVITY IN THE WALLS.
10. WALLS INCLUDING PLUMBING OR MECHANICAL SERVICES SHALL ALSO INCLUDE INSULATION. INSULATION SHALL BE THE DEPTH OF THE CAVITY. INTRACORP SHALL NOT REQUIRE INSULATION IN WALLS WITH ELECTRICAL SERVICES UNLESS SPECIFICALLY CALLED OUT ON THE DRAWINGS.
11. GYPSUM BOARD SHALL BE SCREWED, NOT NAILED. ANY GYPSUM BOARD DAMAGED MAY BE REQUIRED TO BE REMOVED BY THE ACOUSTICAL ENGINEER. VA COULD NOT LOCATE
12. IN A DEMISING WALL CONDITION, CONDUIT (AND ALL OTHER SERVICES INCLUDING MECHANICAL, ELECTRICAL AND PLUMBING) SHALL BE RUN ON THE STUD SIDE SERVED. THIS WILL REQUIRE THE DRILLING OF STUDS TO ACCOMMODATE.
13. IN DEMISING WALL, NO SERVICE, WIRE OR CONDUIT SHALL BE INSTALLED INTO THE AIR SPACE BETWEEN THE STUDS.
14. ALL SERVICES RUN IN THE ATTIC OR ROOF JOISTS SHALL BE INSTALLED AS HIGH IN THE JOIST BAY AS POSSIBLE.
15. IN LIVING ROOM, DINING ROOMS AND BEDROOMS EXTRA SENSITIVITY TO THE ROUTING OF SERVICES SHOULD BE EMPLOYED. IF THERE IS ANY QUESTION REGARDING THE ROUTING THROUGH THESE AREAS, CONTRACTOR SHOULD ASK ARCHITECT OR ACOUSTICAL CONSULTANT.
16. INSTALLATION OF GYPSUM BOARD AND ALL ACOUSTICAL MATERIALS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROPRIATE UL RATING. THE USG CONSTRUCTION HANDBOOK, MANUFACTURER REQUIREMENTS AND PRACTICES AND ASTM PRACTICES STANDARDS FOR LIGHT WALL CONSTRUCTION. IF THESE REQUIREMENTS CONTRADICT METHODS WITHIN THIS DOCUMENT, THEN DURING DESIGN THE METHOD SHOULD BE DISCUSSED. IF THIS OCCURS DURING CONSTRUCTION, AN RFI SHOULD BE PREPARED AND DISCUSSED. PRACTICES UTILIZED BY CONTRACTORS SHALL ALWAYS BE THOSE THAT MAXIMIZE ACOUSTICAL PERFORMANCE.
17. TAPERED RIGID INSULATION AT THE ROOF SHALL PROVIDE THE MINIMUM SPECIFIED "R" VALUE AS INDICATED IN THE SCHEDULE. THE MINIMUM THICKNESS INDICATED IS BASED ON THE ASSUMPTION OF INSULATION PRODUCT WITH AN R-VALUE OF 5. ACTUAL THICKNESS MAY BE ADJUSTED BASED ON THE R-VALUE PER INCH OF THE PROVIDED INSULATION PRODUCT.

NOTES - INSULATION SCHEDULE

12" = 1'-0"

6

- FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718 AT THE FOLLOWING LOCATIONS:**
- A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10'-0" INTERVALS ALONG THE WALLS. (718.2.2)**
- B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL. (718.2.2)**
- C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. (718.2.3)**
- D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OR STAIRS IN THE WALL UNDER THE STAIRS IS UNFINISHED. (718.2.4)**
- E. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. (718.2.5)**

FIRE BLOCKS

REQUIRED LOCATIONS:

1. CONCEALED SPACES OF WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10'-0" INTERVALS BOTH HORIZONTAL AND VERTICAL.
2. AT INTERSECTIONS BETWEEN VERTICAL AND HORIZONTAL
3. AT CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF STAIR RUN.
4. IN OPENINGS AROUND PIPES, DUCTS, CHIMNEYS, FIREPLACES AT CEILINGS AND FLOORS.

CONSTRUCTION:

1. 2" NOMINAL LUMBER, OR 2 LAYERS OF 1" LUMBER WITH BROKEN LAPS, OR 1 LAYER OF 3/4" STRUCTURAL PANEL WITH JOINTS BACKED BY 3/4" STRUCTURAL PANEL
2. GYPSUM BOARD, CEMENT FIBER BOARD
3. BLANKETS OF MINERAL FIBER (IF TESTED FOR USE) (NO LOSS FILL INSULATION).

DRAFTSTOPS

REQUIRED LOCATIONS:

1. IN FLOOR CEILING ASSEMBLIES TO BREAK THE AREA INTO 3000 SQ. FT. AREAS SO THAT NO DIMENSION EXCEEDS 100'-0".
2. DRAFT STOPS ARE ALSO REQUIRED AT ATTICS, MANSARDS, OVERHANGS, AND OTHER CONCEALED SPACES. THE DRAFTSTOPS SHALL BE IN LINE WITH THE WALLS SEPARATING THE UNITS AND FROM OTHER USES. THEY SHALL BE INSTALLED TO BREAK DOWN AREAS INTO 3000 SQ. FT AREAS WITH 100 FOOT MAXIMUM DIMENSIONS.

CONSTRUCTION:

1. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 5/8" GYPSUM BOARD, 3/8" STRUCTURAL PANELS OR PARTICLE BOARD.
2. ANY OPENINGS THROUGH THE DRAFTSTOPS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES. VENTILATION FOR THE SPACES SHALL BE MAINTAINED.

NOTES - FIRE BLOCKING+ DRAFTSTOPS

12" = 1'-0"

5

B. PIPING THROUGH BEDROOMS, LIVING ROOMS AND DINING ROOMS SHALL BE INSTALLED TO MAINTAIN A 2" MINIMUM CLEARANCE FROM GYPSUM WALLBOARD. SUPPLY PIPING ROUTED DIRECTLY ACROSS PARTY WALLS SHALL NOT BE PERMITTED. IN NO CASE SHALL THE PLUMBING PIPING OF ONE DWELLING UNIT BE CLOSER THAN 1" FROM ANOTHER DWELLING UNIT.

C. AT A MIN. PROVIDE PIPING SUPPORT PER PLUMBING CODE (SEE PLUMBING DRAWINGS). THE PLUMBING PIPING, PIPE CONNECTIONS, PIPE HANGERS, OR VALVES, SHALL NOT MAKE CONTACT WITH ANY PART OF THE SURROUNDING STRUCTURE, JOISTS, STUDS, WALLBOARD OR OTHER PIPES. PIPING AND/OR DUCTING WITHIN FLOOR/CEILING ASSEMBLIES SHALL BE SUPPORTED FROM THE JOISTS AND COMPLETELY ISOLATED FROM THE CEILING.

D. IN OTHERWISE UN-INSULATED STUD BAY OR JOIST CAVITY CONTAINING PIPING INSTALL A MINIMUM OF 5 1/2" ACOUSTIC BATT INSULATION OR OTHER SOUND ABSORPTIVE MATERIAL.

E. WATER PRESSURE CONTROL. GENERAL CONTRACTOR TO CONFIRM THAT WATER SUPPLY PIPING INSTALLED WILL MAINTAIN A MAXIMUM WATER FLOW RATE OF 8 FEET PER SECOND IN 1/2" AND 3/4" DIAMETER BRANCH LINES. FOR LARGER LINES THE MAXIMUM FLOW RATE SHALL BE 5 FEET PER SECOND. MAINTAIN A MAXIMUM OF 50 PSI WATER PRESSURE AT PLUMBING FIXTURES, CONSISTENT WITH ADEQUATE FLOW RATES.

F. ACOUSTICAL (FIRE STOPPING) SEALANT SHALL BE INSTALLED AT ALL PIPE PENETRATIONS AS DESCRIBED ABOVE.

G. FOR ADDITIONAL INFORMATION, SEE ACOUSTICAL REPORT "APPENDIX C"

H. ROUTING OF SERVICES IN ANY UNIT SHALL BE COMPLETED TO AVOID AREAS OF ACOUSTIC SENSITIVITY INCLUDING BEDROOMS, LIVING ROOMS AND DINING ROOMS. IF SERVICES ARE INSTALLED AND CAN BE RE-ROUTED IN A MANNER TO AVOID SENSITIVE LOCATIONS, THIS MAY BE REQUESTED AND REQUIRED.

J. NO PLUMBING MANIFOLDS, IF EMPLOYED, SHALL BE INSTALLED IN OR ABOVE ACOUSTICALLY SENSITIVE SPACE.

K. GENERAL. THERE SHOULD BE NO CONTACT BETWEEN THE PIPING FOR THE BUILDING AND OTHER SYSTEMS OR EACH OTHER. IF CONTACT IS UNAVOIDABLE, THEN THE CONTRACTOR SHOULD USE 1/4" FELT EQUAL TO HUBBARD HOLDRITE FELT 100.

L. AT WASTE PIPING, ALL WILL BE ISOLATED FROM THE STRUCTURE USING A MINIMUM OF 1/4" MATERIAL AND EQUIVALENT TO HUBBARD HOLDRITE SILENCER SERIES FELT 100. THE FELT WILL NOT BE CRUSHED. IF VERTICAL SUPPORT IS REQUIRED, NEOPRENE PADS WILL BE USED AT CLAMP LOCATIONS. THESE SHALL BE EQUAL TO HUBBARD HOLDRITE SILENCER SERIES 276.

M. ALL SUPPLY PIPING SHALL BE ACOUSTICALLY VIBRATION ISOLATED FROM THE STRUCTURE USING HUBBARD HOLDRITE SILENCER SERIES FELT 100 OR EQUAL. THE FELT WILL NOT BE CRUSHED. IF VERTICAL SUPPORT IS REQUIRED, NEOPRENE PADS WILL BE USED AT CLAMP LOCATIONS. THESE SHALL BE EQUAL TO HUBBARD HOLDRITE SILENCER SERIES 276.

N. ALL EQUIPMENT AND PIPING SHALL BE ISOLATED FROM THE STRUCTURE. PUMPS WILL BE ISOLATED WITH A SPRING HAVING 1" MINIMUM STATIC DEFLECTION AND EQUAL TO MASON INDUSTRIES. MAIN PIPES WILL BE ISOLATED USING HUBBARD HOLRITE SILENCER SERIES ISOLATORS EXCLUDING FLET.

O. MECHANICAL:

A. WHEN LOCATED OVER DWELLING UNIT, MOUNT ROOFTOP CONDENSING EQUIPMENT ON NEOPRENE PADS (MASON INDUSTRIES TYPE SUPER W HAVING 0.06" OF STATIC DEFLECTION) OVER 3" MINIMUM LIGHTWEIGHT CONCRETE. IF UNITS ARE LOCATED ABOVE BEDROOM OR LIVING ROOMS, ISOLATOR SHALL BE 1" DEFLECTION STEEL SPRING EQUAL TO MASON SLR AND THE CEILING IN THE UNIT CEILING SHALL INCLUDE INSTALLATION OF RESILIENT CHANNEL. USE SLACK CABLE RESTRAINTS OR SEPARATE SEISMIC SNUBBERS TO LIMIT HORIZONTAL MOVEMENT. MECHANICAL CONTRACTOR SHALL CONSULT AN EXPERIENCED STRUCTURAL ENGINEER FOR APPROPRIATE SEISMIC RESTRAINT SYSTEM DESIGN. ROOFTOP EQUIPMENT SHALL BE INSTALLED ON CONCRETE HOUSEKEEPING PADS.

B. INSTALL SUSPENDED MECHANICAL UNITS SUCH AS FAN/COIL OR IN-LINE FANS ON A MINIMUM OF 1" STATIC DEFLECTION SPRING HANGERS SUCH AS MASON TYPE 30N (OR APPROVED EQUAL). DO NOT ALLOW DIRECT CONTACT BETWEEN THE MECHANICAL UNIT AND THE STRUCTURE OR OTHER ADJACENT UTILITIES. MAINTAIN A MINIMUM OF 2" CLEARANCE BETWEEN THE REFRIGERANT LINES AND GYPSUM WALLBOARD SURFACES.

C. AT A MIN. PROVIDE BATHROOM EXHAUST FANS WITH A NOISE RATING LOWER THAN 1.5 SONES. NOTE THAT FAN SOUND RATINGS TYPICALLY ASSUME 10 FEET OF STRAIGHT DUCT ATTACHED TO THE FAN. WHERE CONDITIONS VARY FROM THIS ASSUMPTION, PROVIDE FANS WITH LOWER SOUND RATINGS. MANY BATHROOM FANS ARE AVAILABLE WITH SOUND RATINGS BELOW 1.0 SONE. BATHROOM FAN HOUSINGS WHICH ARE MOUNTED WITHIN A SEPARATION ASSEMBLY SHALL BE BOXED IN WITH 5/8" GYPSUM BOARD, SEALED AIR TIGHT AND SURROUNDED WITH FIBERGLASS OR EQUIVALENT SOUND ABSORPTIVE MATERIAL.

D. AT INSIDE OF RESIDENTIAL UNITS, GRILLS, REGISTERS AND DIFFUSERS SHOULD HAVE A RATING NO GREATER THAN NC 30.

7. ELECTRICAL:

A. CONVENIENCE OUTLETS IN OPPOSITE FACES OF PARTY OR DIVISION WALLS SHALL BE INSULATED AS FOLLOWS:

i) ELECTRICAL BOXES (SWITCHES, OUTLETS, WALL FIXTURES, ETC., IN OPPOSITE FACES OF PARTY OR DIVISION WALLS SHALL BE SEPARATED HORIZONTALLY BY NOT LESS THAN 24 INCHES (I.E. IN DIFFERENT STUD BAYS). IN THE EVENT IT IS NOT PRACTICAL OR POSSIBLE TO PLACE OUTLETS IN DIFFERENT STUD BAYS, THEY SHALL BE SEPARATED FROM EACH OTHER AS MUCH AS POSSIBLE AND IN NO CASE SHALL THERE BE PHYSICAL CONTACT BETWEEN THE TWO ELECTRICAL BOXES. HOWEVER, THE FOLLOWING ITEMS ARE APPLICABLE IN ALL CASES:

ii) MASTIC SEALER (LOWRY PADS OR APPROVED EQUAL) SHALL BE WRAPPED AROUND BACK SIDES, TOP AND BOTTOM OF ALL ELECTRICAL BOXES IN PARTY WALLS.

iii) ELECTRICAL BOXES SHALL BE BACKED BY R-11 FIBERGLASS AS NEEDED TO COMPLETELY FILL THE STUD BAY.

iv) KNOCKOUT PLATES ON ELECTRICAL BOXES IN PARTY OR DIVISION WALLS SHALL NOT BE BENT OR REMOVED WHERE CONDUITS ARE NOT CONNECTED TO THE BOX.

B. RECESSED LIGHT FIXTURES IN CEILINGS SHALL HAVE NO VENTILATION HOLES. JUNCTION BOXES IN CEILINGS SHALL BE WRAPPED AROUND BACK AND SIDES WITH LOWRY PADS (OR APPROVED EQUAL) AND SEALED AIRTIGHT WITH ACOUSTICAL SEALANT.

8. KITCHENS, BATHROOMS AND LAUNDRY ROOMS:

A. THE PARTY WALL BEHIND A TUB AND/OR SHOWER ASSEMBLY SHALL BE CONSTRUCTED CONSISTENT WITH THE PARTY WALL SPECIFICATIONS. GYPSUM WALLBOARD SHALL BE INSTALLED BEHIND ALL TUBS AND/OR SHOWERS WHICH ARE ADJACENT TO PARTY WALLS.

B. VOIDS BETWEEN THE WALL, FLOOR AND TUB/SHOWER UNITS SHALL BE COMPLETELY FILLED WITH A FIBERGLASS INSULATION OR EQUIVALENT SOUND ABSORPTIVE MATERIAL.

C. FLEXIBLE HOSE COUPLINGS FOR INLET AND OUTLET WATER CONNECTIONS ON THE DISHWASHER SHALL BE INSTALLED SO THAT NO RIGID CONNECTION EXISTS.

9. FLOOR COVERINGS:

A. IF A RESILIENT VINYL FLOOR COVERING IS USED, A DURABLE BRAND OF VINYL MEETING RESILIENT FLOOR COVERING COMMITTEE F6 AT THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) REQUIREMENTS SHALL BE PROVIDED.

B. REFER TO FINISH SCHEDULE FOR SPECIFICATION OF ACOUSTIC UNDERLAYMENTS AT TILE FLOORING ASSEMBLIES.

FIRE PROTECTION AT STEEL

12" = 1'-0"

4

NOTES:

1. STRUCTURAL COLUMNS PER CBC 722.5.1.1
2. HORIZONTAL STRUCTURAL MEMBERS WHICH SUPPORT A LOAD OF MORE THAN ONE STORY REQUIRE AN ADDITIONAL FIRE PROTECTION PER CBC 722.5.2
3. SEE STRUCTURAL PLANS FOR STEEL BEAM AND COLUMN SIZES AND LOCATIONS
4. VERIFY ALL COATING THICKNESS REQUIREMENTS WITH COATING MANUFACTURER
5. SPECIAL INSPECTION IS REQUIRED FOR ALL SPRAYED APPLIED FIRE PROTECTION
6. FOR FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS, SEE SHEET GEN-3

ISOLATEK INTERNATIONAL "CAFCO SPRAYFILM WB-3" & "WB-5" INTUMESCENT FIRE RESISTIVE COATING, OR EQUAL
I.C.C. REPORT ESR-1092

FIRE PROTECTION AT STEEL

12" = 1'-0"

1. DESIGN OF WALL CONSTRUCTION WOULD BE TYPICALLY DOUBLE STUD AND EQUAL TO THE DEMISING WALL, MINIMUM.
2. VIBRATION ISOLATION OF THE HYDRAULIC PUMP SHOULD BE INCLUDED, WHICH SHOULD BE 1 INCH STATIC DEFLECTION SPRINGS EQUAL TO MASON INDUSTRIES TYPE SLR.
3. THE SOUND LEVEL OF THE ELEVATOR EQUIPMENT (INCLUDING THE PUMP) IN ANY ELEVATOR EQUIPMENT ROOM SHOULD BE NO GREATER THE 70 dBA
4. THE ENTRY DOOR ASSEMBLY TO ANY ELEVATOR EQUIPMENT ROOM SHOULD STC 33. THIS IS NOT REQUIRED WHEN THE ELEVATOR EQUIPMENT ROOMS ARE IN THE GARAGE.
5. THE ROLLER GUIDE ASSEMBLIES SHOULD BE RESILIENT AND SIMILAR TO ELSCO MODEL C.
6. IF HYDRAULIC ELEVATORS ARE INSTALLED, THEN A MUFFLER SHOULD BE INSTALLED EQUAL TO A MCLEAN THE SUPPRESSOR.
7. THE ALIGNMENT OF THE RAILS SHOULD BE SMOOTH AND SHOULD BE REQUIRED TO BE 1/16 INCH.

NOTES - ELEVATOR ACOUSTICS

12" = 1'-0"

3

1. PARTY WALL AND DIVISION WALL FRAMING REQUIREMENTS:

A. STUDS SHALL NOT OVERLAP PLATES OF PARTY OR DIVISION WALLS. KNOT HOLES, WARPED LUMBER, SPLINTERED WOOD, SPLICES, CHIPS AND SAWCUTS SHALL NOT BE PERMITTED AT VERTICAL OR HORIZONTAL PARTY WALL CONNECTIONS.

B. FRAMING AT BUILT-UP CORNERS AND JOISTS TO WALL CONNECTIONS ALONG PARTY WALLS SHALL FIT TIGHTLY WITHOUT AIR GAPS. SPECIAL CARE SHALL BE TAKEN SO THAT DRY WALL NAILER BLOCKING MEETS THIS CONDITION BETWEEN JOISTS.

C. CONCRETE POUR MATERIAL SHALL NOT FLOW ONTO PARTY WALL SOLE PLATES. CONCRETE SHALL NOT BE POURED ONTO OR INTO PARTY WALL SEPARATION CAVITIES BETWEEN PLATES.

D. REFER TO INSULATION SCHEDULE FOR ACOUSTIC INSULATION REQUIREMENTS. ALL WALL INSULATION SHALL BE SNUGLY FITTED AND/OR STAPLED BETWEEN STUDS.

E. GYPSUM WALLBOARD SHALL CONTINUE TO THE ROOF LINE ON ONE SIDE OF THE WALL TO AVOID FLANKING OF SOUND THROUGH THE ATTIC SPACE. GYPSUM WALLBOARD SHALL BE INSTALLED TO MAINTAIN A 1/4" GAP AT ALL PARTY OR DIVISION WALL PERIMETERS AND FILL THE GAP WITH PERMANENTLY NON-HARDENING FIRE RATED ACOUSTICAL SEALANT IN TUBE.

F. WHERE TWO LAYERS OF GYPSUM WALLBOARD ARE REQUIRED ON ONE SIDE OF A COMMON WALL, THE JOINTS BETWEEN THE SECOND LAYER OF WALLBOARD MUST BE STAGGERED WITH RESPECT TO THE JOINTS OF THE FIRST LAYER. I.E., THE JOINTS MUST NOT OVERLAP.

G. NO MATERIALS SHALL BE ALLOWED IN THE AIR SPACE BETWEEN THE DOUBLE STUD ASSEMBLY AT DEMISING WALLS. NO GUSSETS ACROSS THE STUDS THAT ARE STEEL, WOOD OR ANY OTHER HARD MATERIAL.

H. THE ATTACHMENT OF THE GYPSUM BOARD TO THE STUDS, RESILIENT CHANNEL OR ANY OTHER SURFACE MUST USE THE MINIMUM NUMBER OF SCREWS. SCREWS THAT ARE NOT REQUIRED SHOULD BE REMOVED.

2. FLOOR/CEILING REQUIREMENTS:

A. REFER TO INSULATION SCHEDULE FOR ACOUSTIC INSULATION REQUIREMENTS. ALL FLOOR/CEILING INSULATION SHALL BE SNUGLY FITTED AND/OR STAPLED BETWEEN JOISTS.

B. GYPSUM WALLBOARD AT FLOOR CEILING ASSEMBLIES SHALL BE INSTALLED TO MAINTAIN A 1/4" GAP AT PERIMETERS. FILL GAP WITH PERMANENTLY NON-HARDENING FIRE RATED ACOUSTICAL SEALANT IN TUBE.

C. SEALANT FOR ALL FLOOR/CEILING ASSEMBLIES SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS.

D. RESILIENT CHANNELS(WHERE USED)SHALL NOT BE OVERLAPPED OR BUTTED AGAINST EACH OTHER OR TO A WALL.

E. WALLS SHALL BE INSTALLED BEFORE THE RESILIENT CHANNELS TO ENSURE THAT THE CHANNELS REMAIN TO THE OUTSIDE OF THE WALL TO ALLOW THE CEILING TO FLOAT OR MOVE VERTICALLY WITHOUT HINDRANCE.

3. SEALANT:

A. THE INTENT OF THESE RECOMMENDATIONS IS TO INSURE THAT AN AIR TIGHT COMMON PARTITION CONSTRUCTION IS MAINTAINED. A 1/8" IN. HOLE, CRACK OR GAP IN A 100 SQ. FT. WALL WILL REDUCE THE STC RATING BY 10 POINTS AS COMPARED TO THE SAME WALL WITH AN AIR TIGHT CONSTRUCTION. THUS, THE IMPORTANCE OF PERFORMING CAULKING AND SEALING COMPLETELY AND PRECISELY CANNOT BE OVEREMPHASIZED.

B. ACOUSTICAL SEALANT SHALL BE NON-SKINNING, NON-HARDENING, PERMANENTLY FLEXIBLE SEALANT SPECIFICALLY DESIGNED FOR SEALING GYPSUM WALLBOARD (ASTM C919). SEALANT SHALL BE CAPABLE OF SPANNING 1/2" WIDE BY 3/8" DEEP GAPS. ACCEPTABLE PRODUCTS INCLUDE TREMCO OR USG SEALANT (OR APPROVED EQUAL). SEALANT SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS.

C. IF MULTIPLE LAYERS OF WALLBOARD ARE APPLIED TO A WALL SURFACE, THE GAP AT THE PERIMETER MUST BE INSTALLED AT EACH LAYER, BUT SEALANT IS ONLY REQUIRED AT THE OUTER LAYER.

D. AT ALL PENETRATIONS IN COMMON WALLS OR COMMON CEILINGS FOR SUCH ITEMS AS ELECTRICAL BOXES, LIGHT FIXTURES, PLUMBING LINES, ETC., LEAVE A 3/16" TO 1/4" GAP IN THE WALLBOARD AROUND THE FIXTURE AND THEN FILL THE GAP ACOUSTICAL SEALANT. IN ADDITION, THE BACKS OF ALL ELECTRICAL BOXES, TELEPHONE BOXES, MEDICINE CABINETS, AND OTHER THIN WALLED ITEMS INSET INTO A COMMON WALL MUST BE COVERED WITH AN AIRTIGHT GYPSUM WALLBOARD HOUSING OR WITH HEAVY MASTIC MATERIAL, SUCH AS LOWRY PADS.

4. RESILIENT CHANNEL ASSEMBLIES:

A. RESILIENT CHANNELS SHALL BE CLARK DETROIT RSCD, NO SUBSTITUTIONS. USE THE LIGHTEST GAUGE CHANNELS ALLOWABLE, HOWEVER PRIMARY CONSIDERATION SHALL BE TO BOTH STRUCTURAL AND FIRE RESISTIVE REQUIREMENTS. DO NOT USE "DOUBLE-LEG" RESILIENT CHANNELS. CONTRACTOR SHALL CLEARLY MARK JOIST LOCATIONS SUCH THAT SCREWING PATTERNS CAN BE SHOWN TO NOT INTERSECT JOIST LOCATIONS.

B. ATTACHING CHANNELS. ORIENT CHANNELS PERPENDICULAR TO FRAMING AND WITH FLANGES FACING IN ONLY ONE DIRECTION. ATTACH CHANNELS AT SPACINGS AND WITH FASTENERS DENOTED IN THE FIRE TEST ASSEMBLY. USE THE PRE-DRILLED MOUNTING HOLES IN THE CHANNELS FOR ATTACHMENT TO THE STUDS OR JOISTS. LOCATE CHANNELS A MAXIMUM OF 3" AND HOLD BACK ENDS 12" FROM INTERSECTING SURFACES. PROVIDE SUFFICIENT FRAMING SO CHANNELS ARE NOT CANTILEVERED GREATER THAN 6". CHANNELS MUST NOT CROSS EACH OTHER UNDER ANY CIRCUMSTANCE. CHANNELS MAY ONLY BE OVERLAPPED AT SPLICES. SPLICE CHANNELS ONLY AT FRAMING WITH A MAXIMUM OVERLAP OF 12" AND SCREW AT EACH THROUGH BOTH FLANGES.

C. ATTACHING GYPSUM WALLBOARD. APPLY GYPSUM WALLBOARD AT A MAXIMUM PRACTICAL LENGTH WITH THE LONG EDGE PARALLEL WITH AND CENTERED ON CHANNELS. FASTEN GYPSUM WALLBOARD AT SPACINGS AND WITH FASTENERS DENOTED IN THE FIRE TEST ASSEMBLY. NAILING RESILIENT CHANNELS IS NOT PERMITTED. FASTENERS SHALL ONLY BE ATTACHED TO THE CHANNELS AND NOT THE FRAMING. INSTALL GYPSUM WALLBOARD TO ALLOW A GAP FROM INTERSECTING SURFACES. WHEN CONSTRUCTION OF MULTIPLE LAYERS OF GYPSUM WALLBOARD IS INDICATED, APPLY THE FACE LAYER WITH THE LONG EDGE JOINTS OFFSET BY 24" AND THE SHORT EDGE JOINTS OFFSET BY 48" FROM THE BASE LAYER. ADDITIONALLY, OFFSET THE FACE LAYER SCREW PATTERN 6" FROM THE BASE LAYERS SCREWS ALONG THE CHANNELS.

D. SEALANT: SEAL ALL PERIMETER JOINTS OF RESILIENT ASSEMBLIES AIRTIGHT WITH APPROVED ACOUSTICAL SEALANT.

E. BASEBOARD AND TRIM: DO NOT RIGIDLY ATTACH BASEBOARD OR OTHER FINISH TRIM TO UNDERLYING FRAMING THROUGH RESILIENT ASSEMBLIES. SCREW ATTACH BASEBOARD OR OTHER FINISH TRIM TO RESILIENT CHANNELS. ADHERING FINISH TRIM IS AN ACCEPTABLE ALTERNATIVE.

F. CONTRACTOR SHALL CLEARLY MARK JOIST LOCATIONS SUCH THAT SCREWING PATTERNS CAN BE SHOWN TO NOT INTERSECT JOIST LOCATIONS.

5. PLUMBING:

A. IN ORDER TO MINIMIZE OR ELIMINATE FLOW NOISE AT ALL WATER, WASTE, DRAIN AND REFRIGERANT PIPING CONTRACTOR IS TO PROVIDE VIBRATION ISOLATION.

i) SUPPLY PIPING 1" DIAMETER OR SMALLER SHALL BE INSTALLED WITH ISOLATOR HOLDERS AND GUIDES.

ii) SUPPLY AND WASTE PIPING MORE THAN 1" IN DIAMETER SHALL BE INSTALLED WITH PILE ISOLATORS

iv) REFRIGERANT LINES SHALL BE ISOLATED BY INSULATING THE ENTIRE LENGTH OF THE LINE WITH A MINIMUM OF 1/2" ARMOFLEX (OR APPROVED EQUAL). PLACE CLAMPS OVER THE INSULATION WHEN ATTACHING TO THE STRUCTURE SO THAT THERE IS NO DIRECT CONTACT BETWEEN THE PIPING AND THE STRUCTURE. MAINTAIN A 2" CLEARANCE BETWEEN THE REFRIGERANT LINES AND THE GYPSUM WALLBOARD.

NOTES - ACOUSTICAL CONTROL REQUIREMENTS

12" = 1'-0"

2

Job No.:

Drawn:

Checked:

BID Date:

Date	Issues / Revisions:
3/28/2022	DD SET
4/22/2022	100% DD

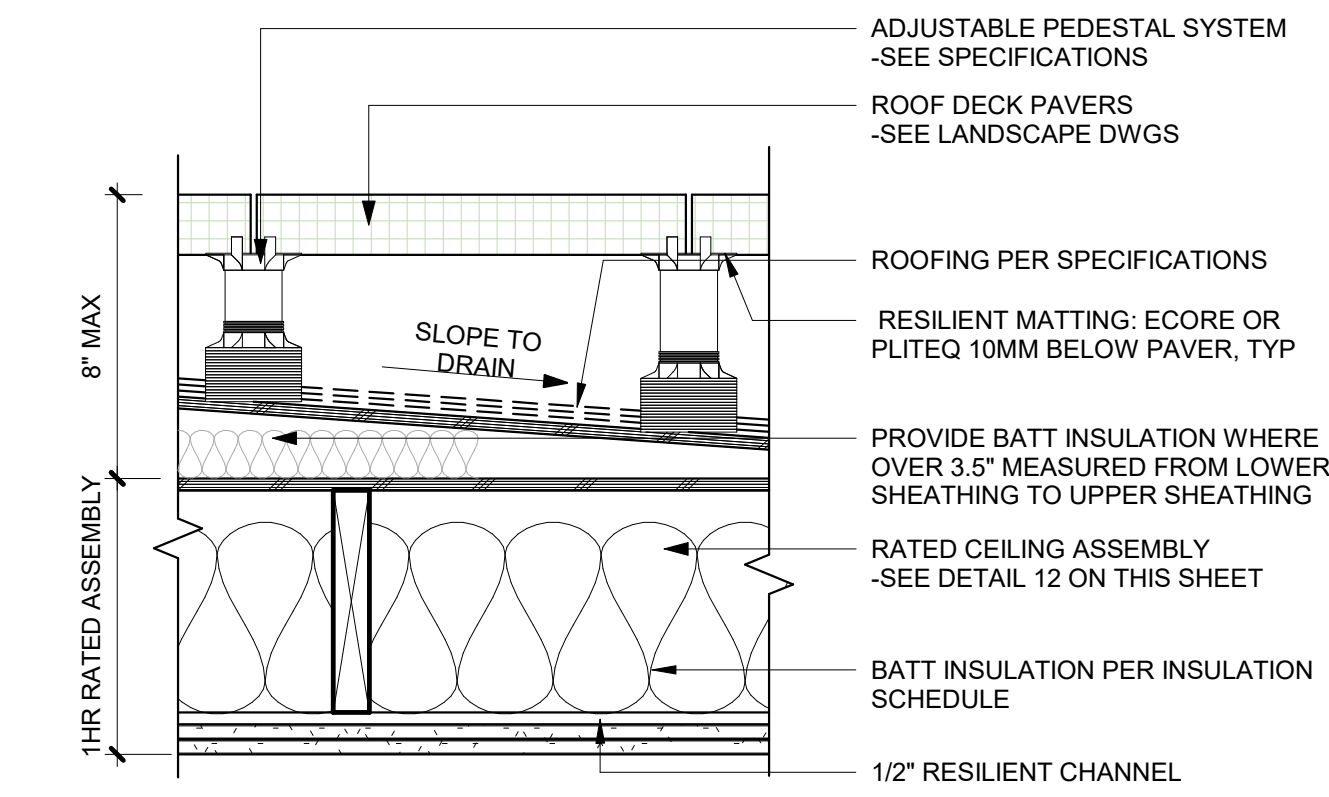
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CONSTRUCTION ASSEMBLIES

SHEET #

A7.01

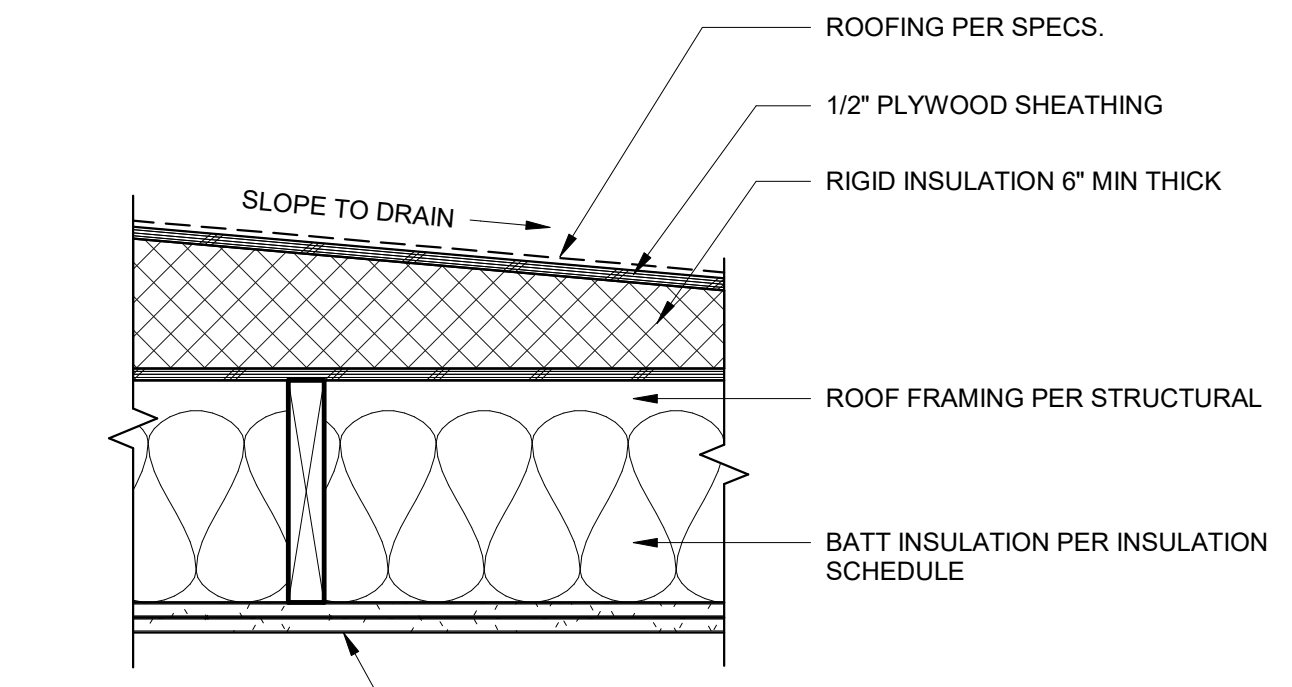
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ASSEMBLY: CBC 720.1 (3) 21-1.1
FIRE RATING: ONE HOUR
IIC: NOT APPLICABLE

ROOF-CEILING ASSEMBLY PAVERS

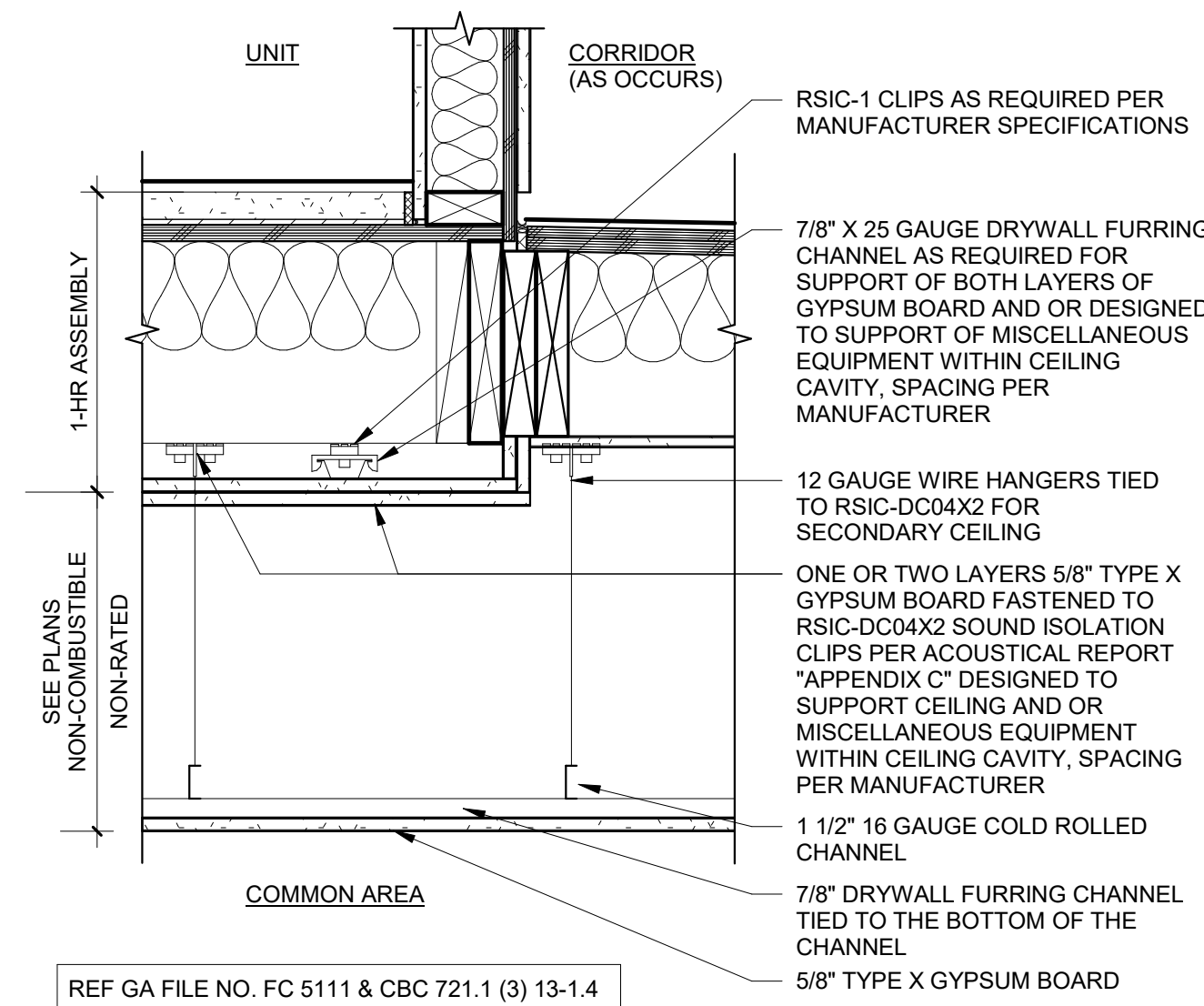
1 1/2" = 1'-0"



ASSEMBLY: CBC 720.1 (3) 21-1.1
FIRE RATING: ONE HOUR
IIC: NOT APPLICABLE

ROOF-CEILING ASSEMBLY

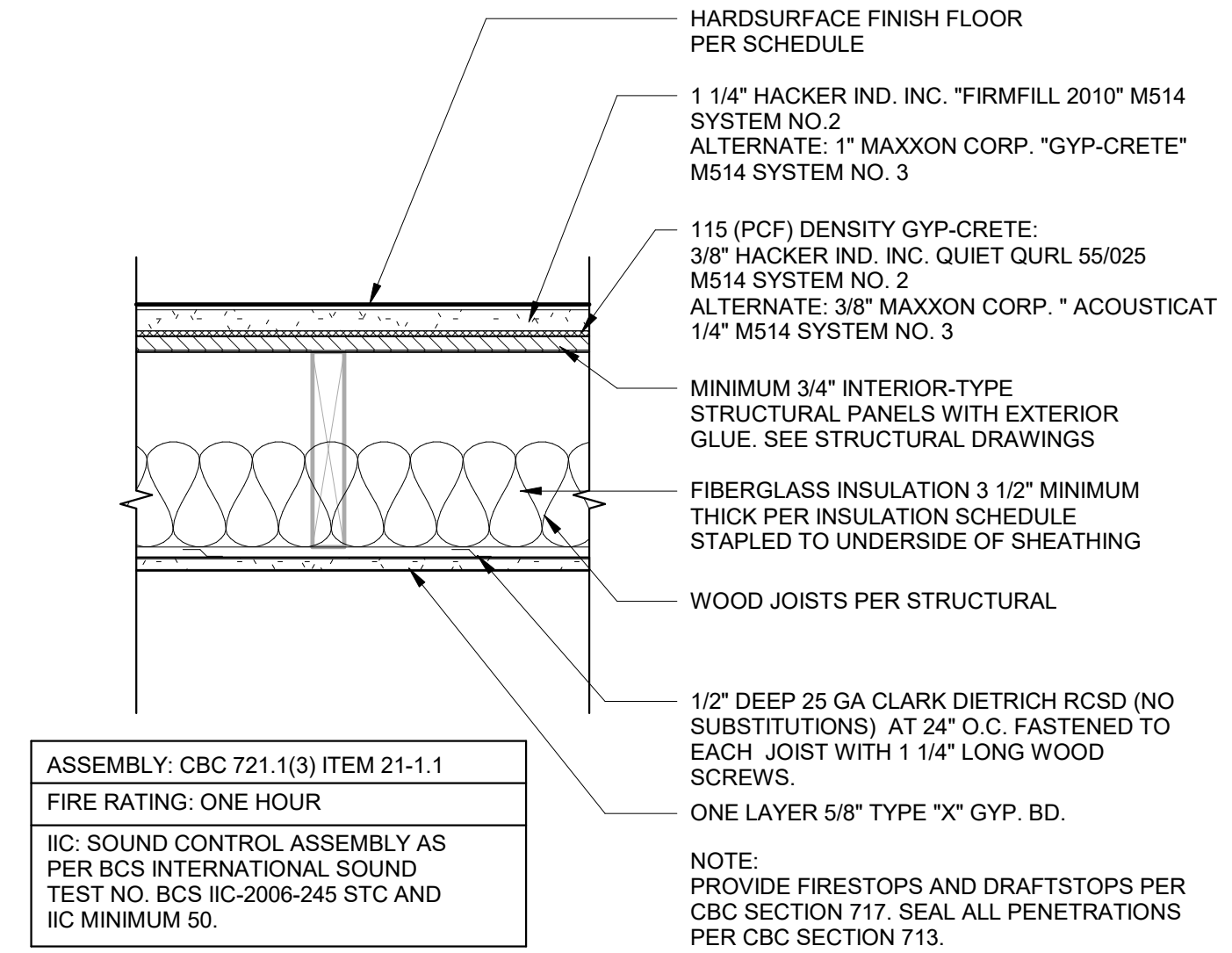
1 1/2" = 1'-0"



REF GA FILE NO. FC 5111 & CBC 721.1 (3) 13-1.4

1-HR FLOOR-CEILING - COMMON

1 1/2" = 1'-0"



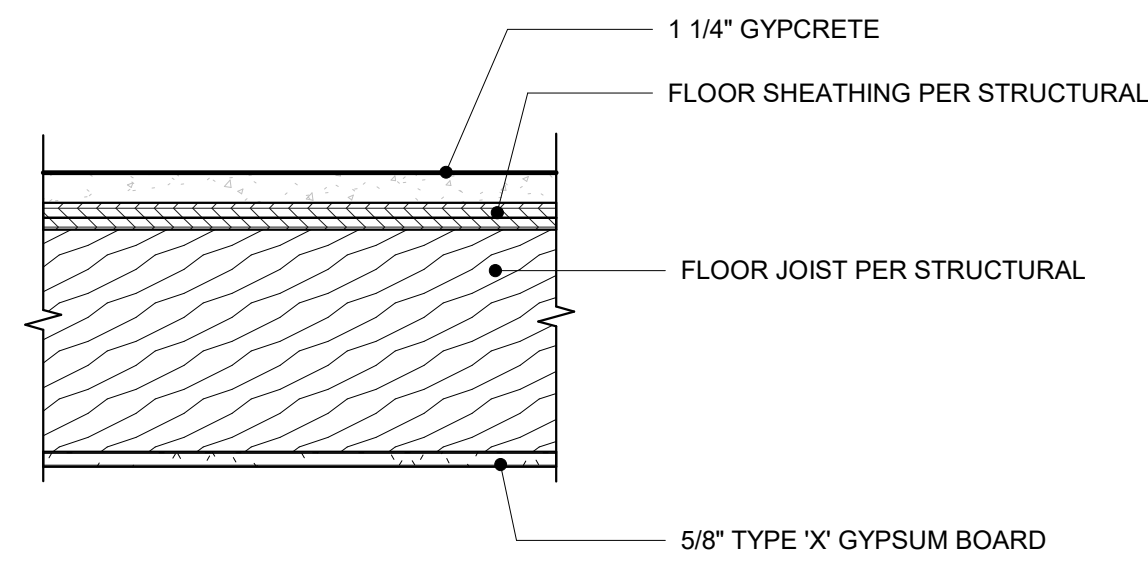
ASSEMBLY: CBC 721.1 (3) ITEM 21-1.1
FIRE RATING: ONE HOUR
IC: SOUND CONTROL ASSEMBLY AS PER BCS INTERNATIONAL SOUND TEST NO. BCS IC-2006-245 STC AND IIC MINIMUM 50.

NOTE: PROVIDE FIRESTOPS AND DRAFTSTOPS PER CBC SECTION 717. SEAL ALL PENETRATIONS PER CBC SECTION 713.

1-HR FLR-CEILING (HARD SURFACE)

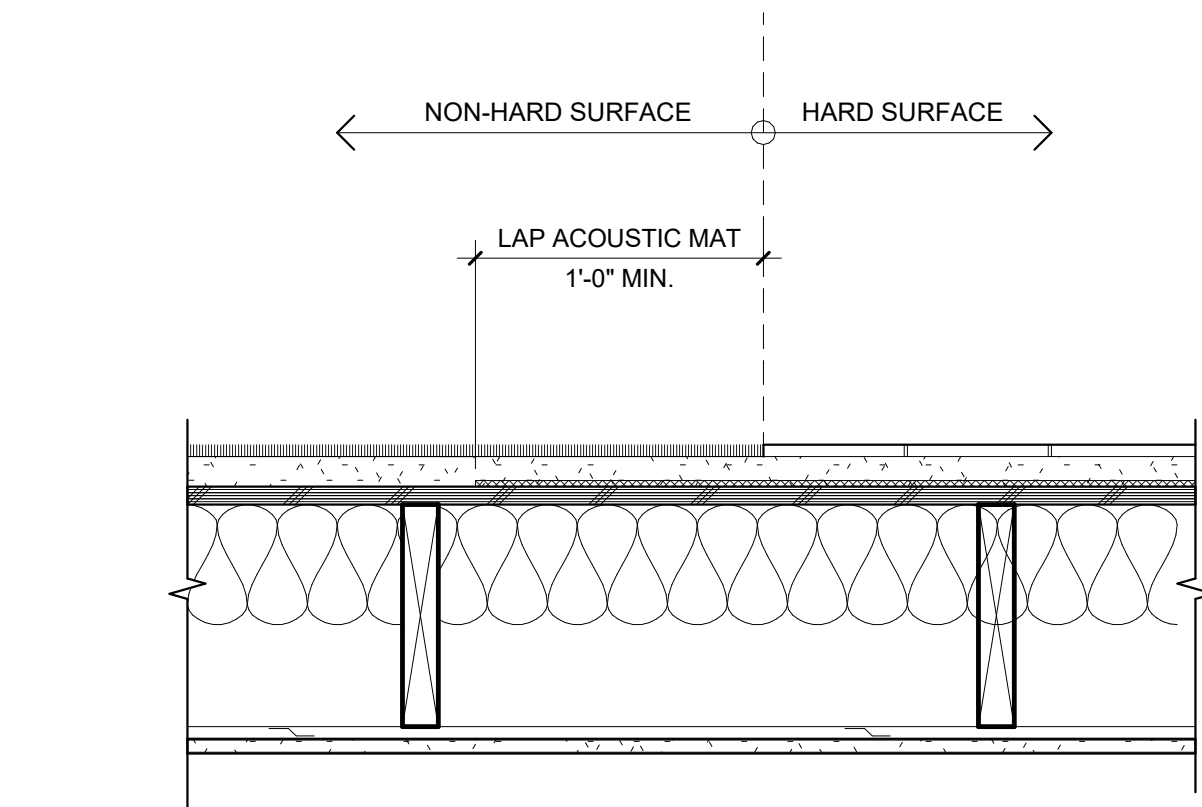
1 1/2" = 1'-0"

4



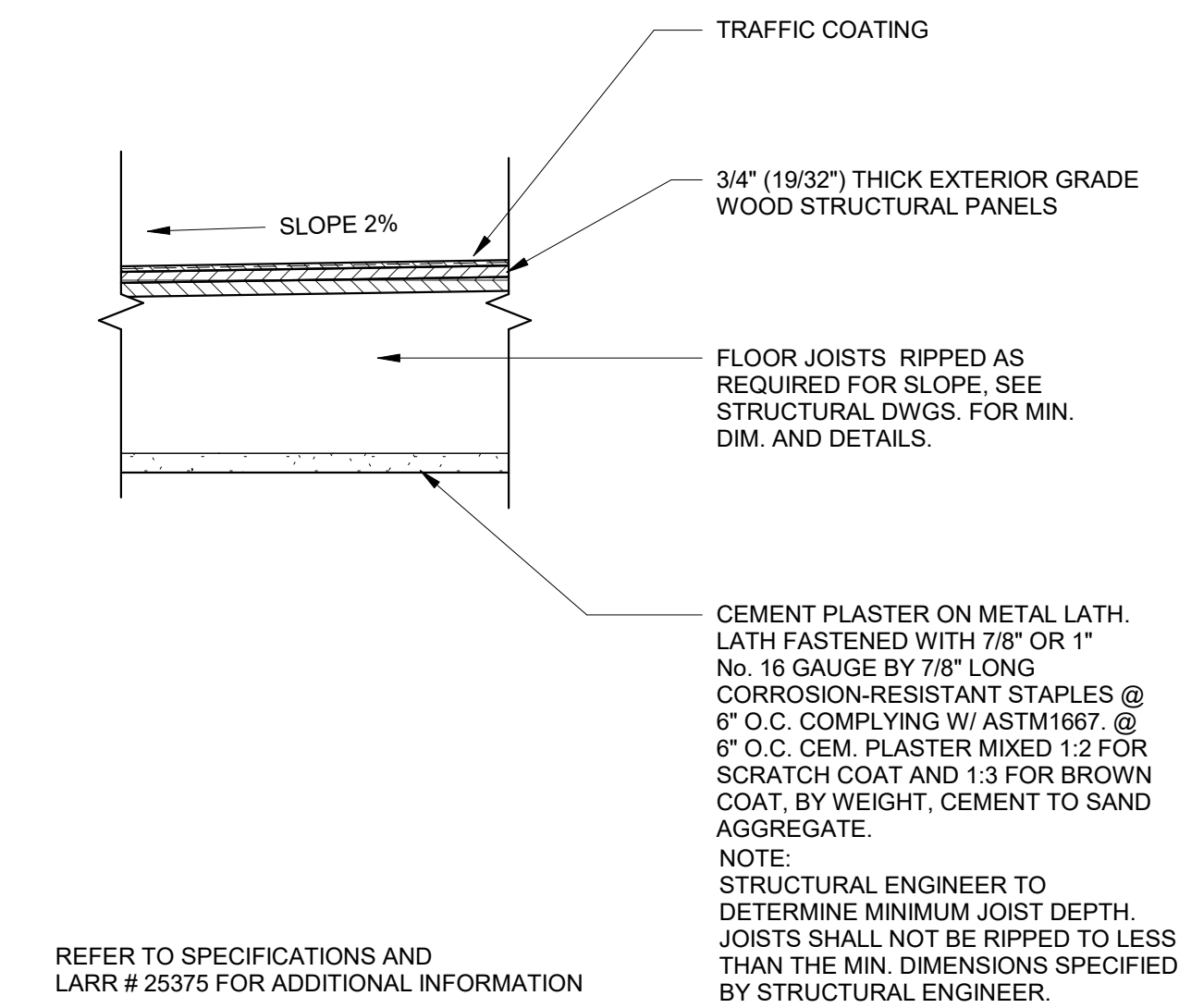
FLOOR / CEILING AT STAIR LANDING

1 1/2" = 1'-0"



UNIT FLOORING FINISH TRANSITION

1 1/2" = 1'-0"

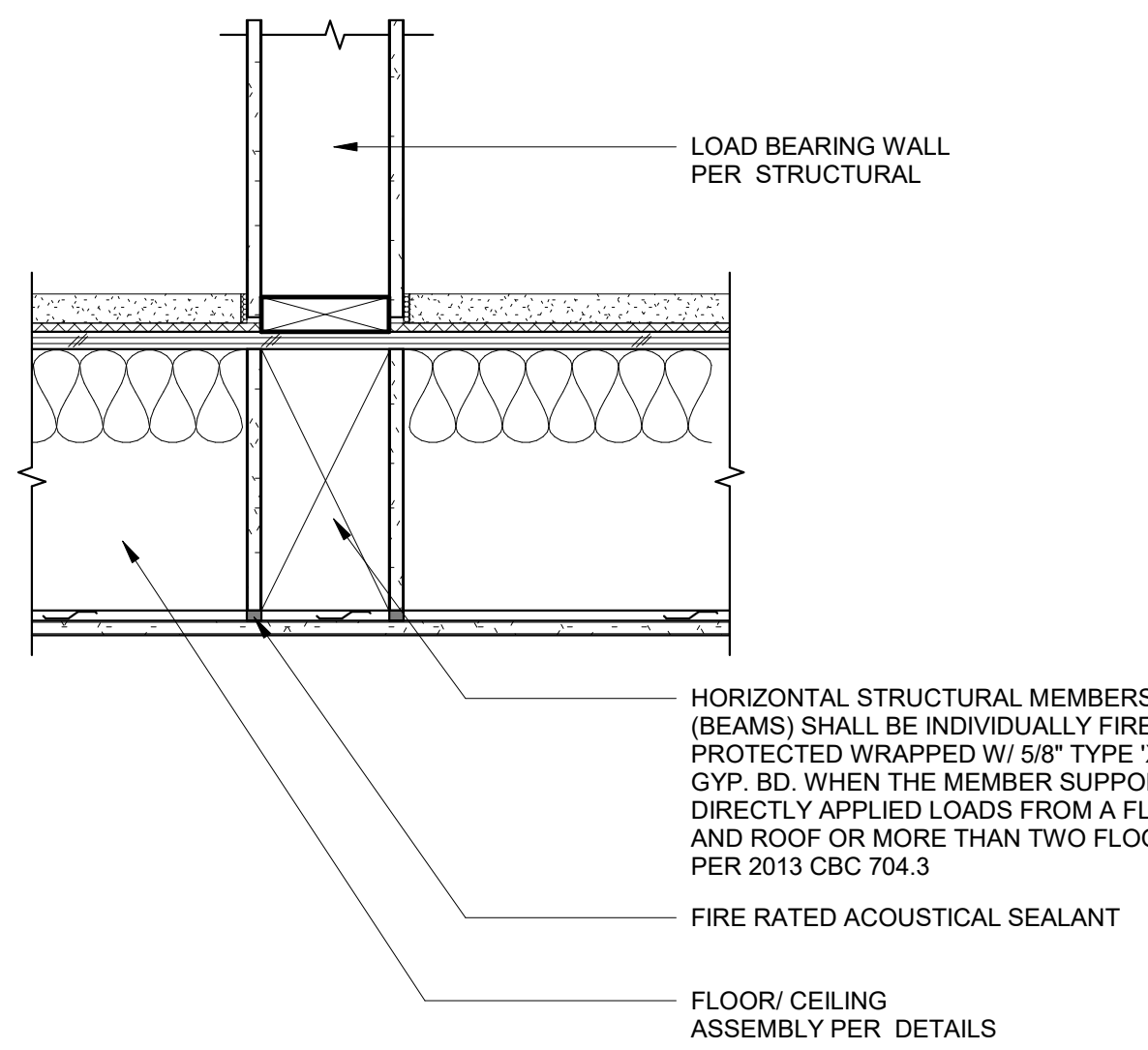


REFER TO SPECIFICATIONS AND LARR # 25375 FOR ADDITIONAL INFORMATION

EXTERIOR DECK ASSEMBLY

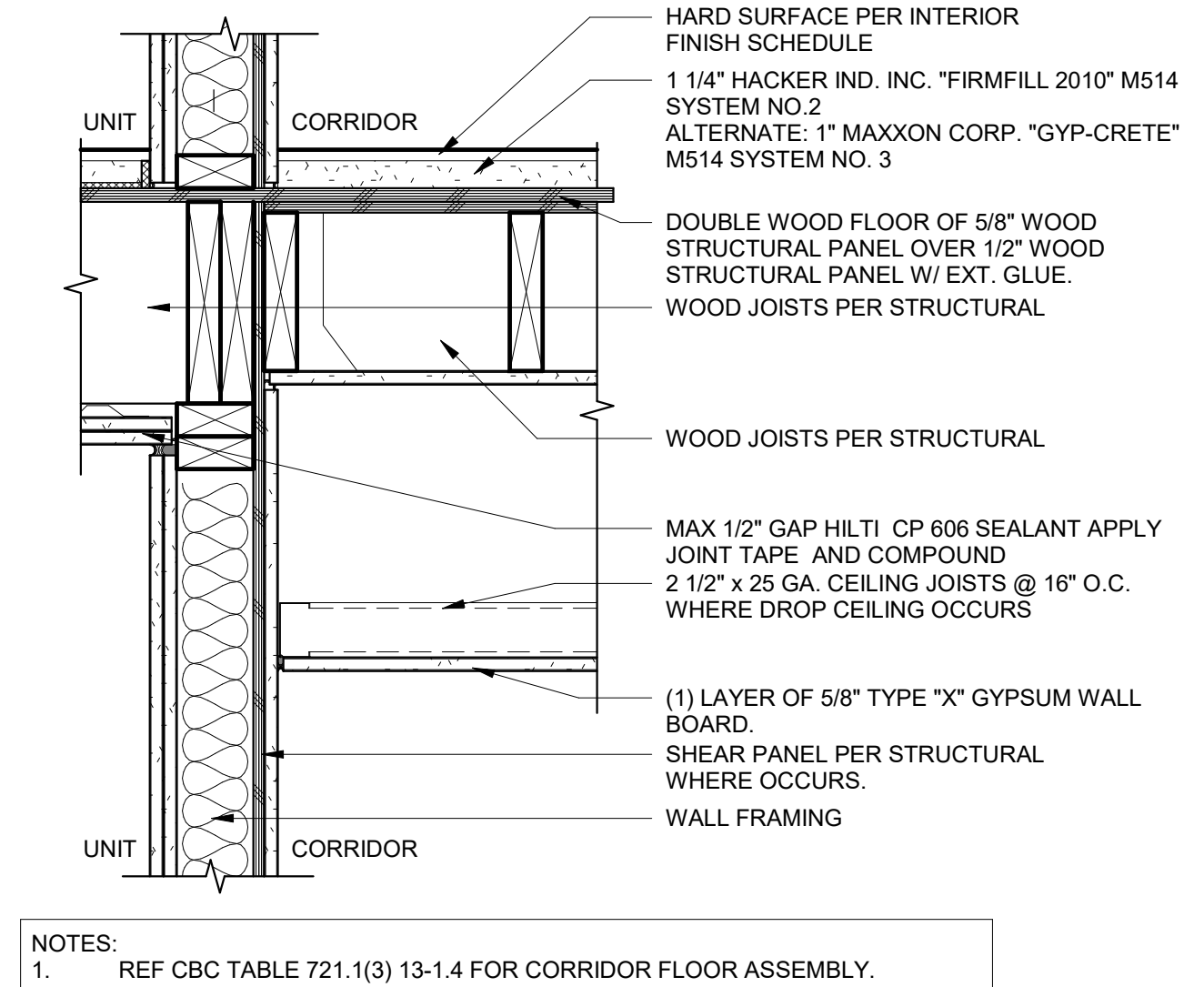
1 1/2" = 1'-0"

3



1-HR PROTECTION @ BEAM

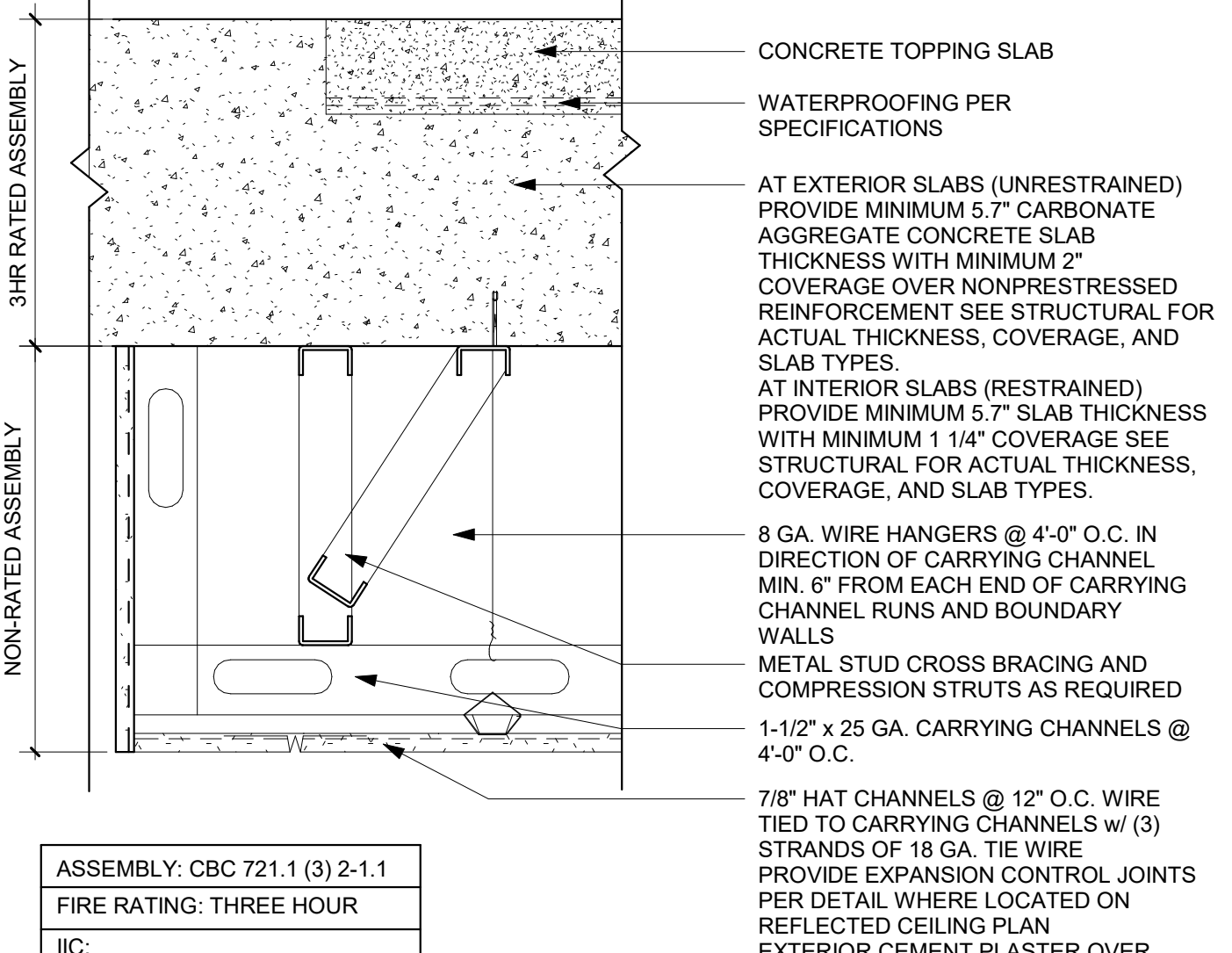
1 1/2" = 1'-0"



NOTES:
1. REF CBC TABLE 721.1 (3) 13-1.4 FOR CORRIDOR FLOOR ASSEMBLY.
2. FOR UNIT FLOOR/CLG. ASSEMBLY, SEE DETAILS ON THIS SHEET

1-HR FLOOR-CEILING AT CORRIDOR

1 1/2" = 1'-0"

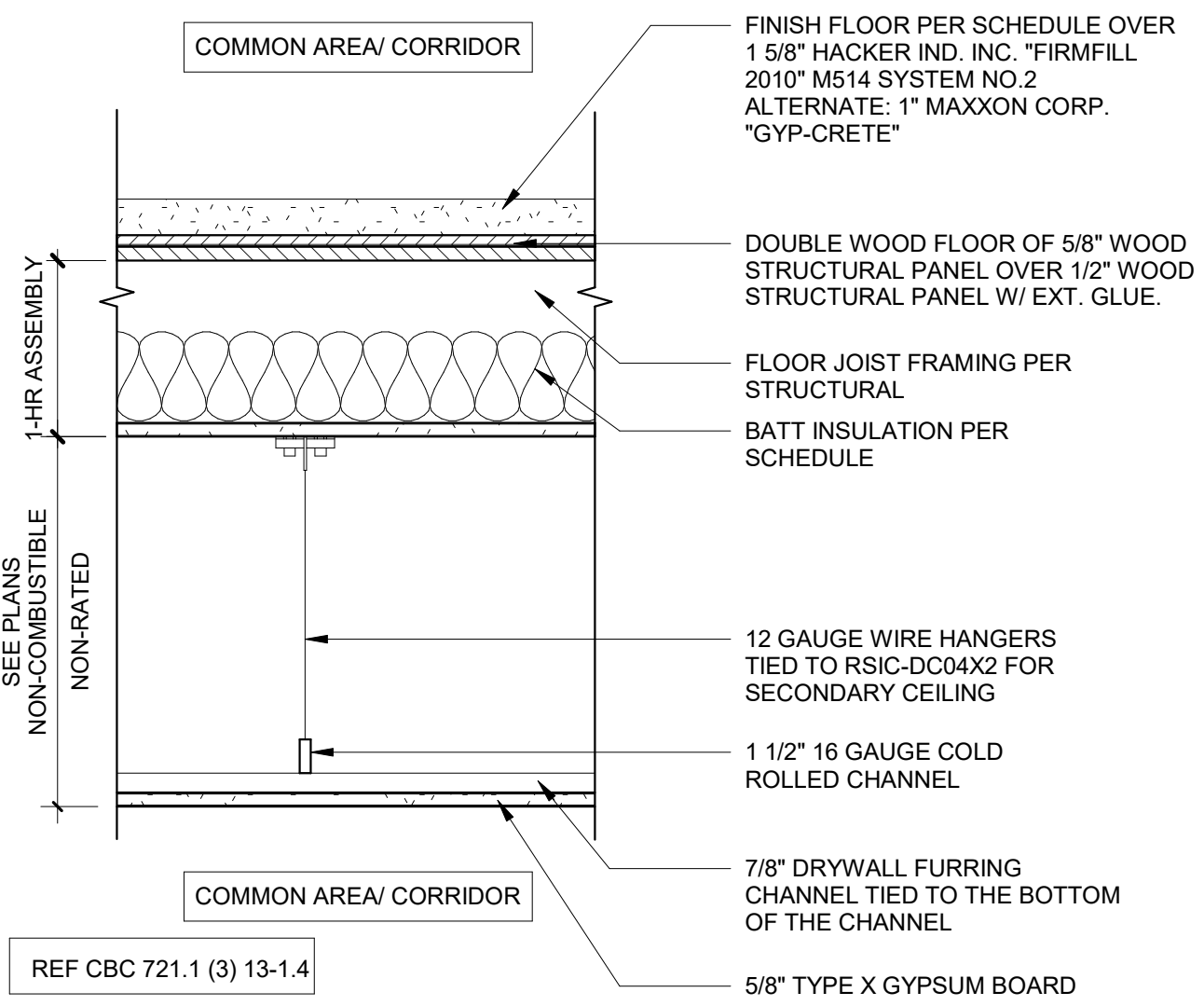


ASSEMBLY: CBC 721.1 (3) 2-1.1
FIRE RATING: THREE HOUR
IIC:

3-HR FLR-CLG - CONCRETE PODIUM

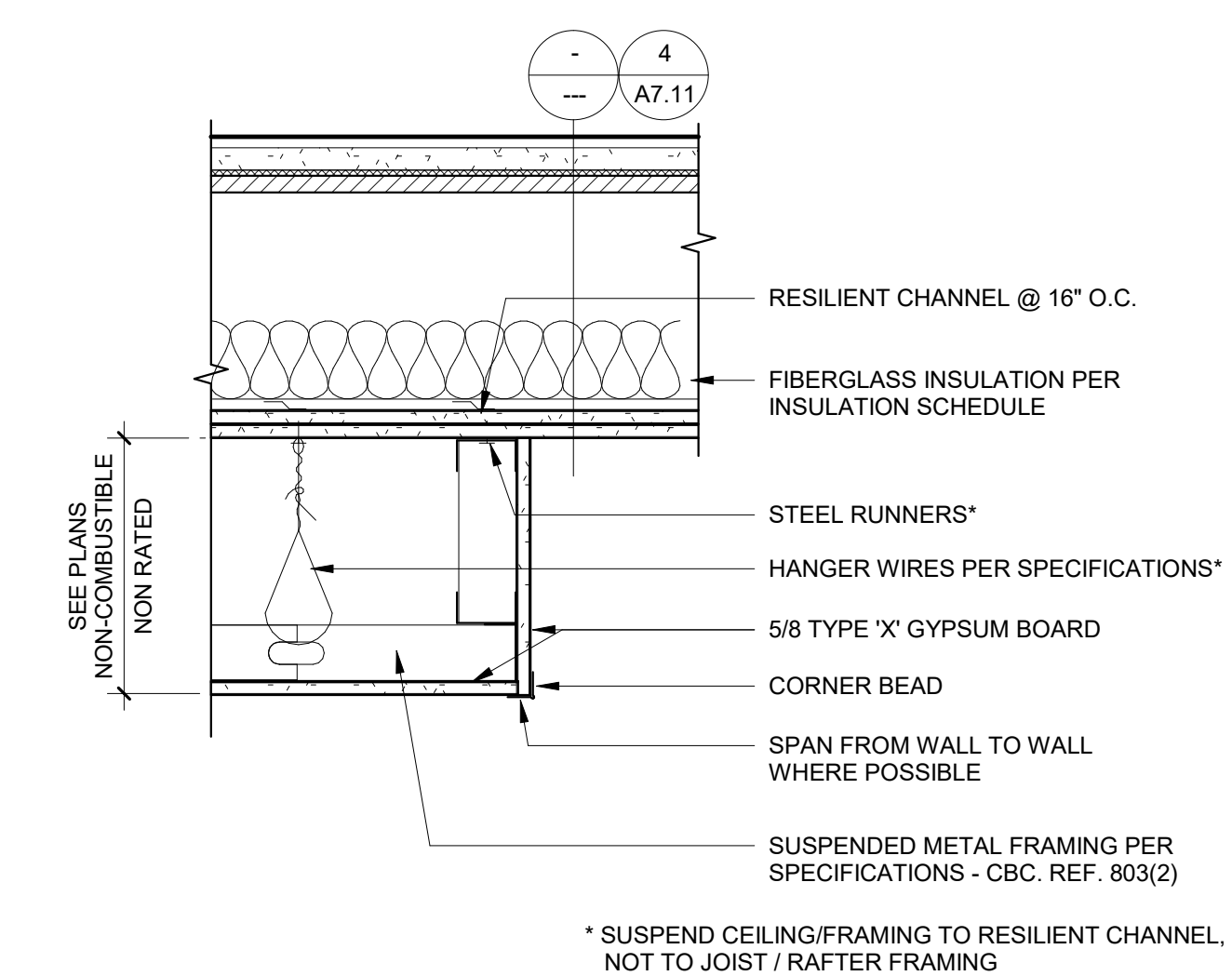
1 1/2" = 1'-0"

2



1-HR FLR-CLG - COMMON / CORRIDORS

1 1/2" = 1'-0"



1-HR FLR-CLG W/ DROPPED SOFFIT

1 1/2" = 1'-0"

5

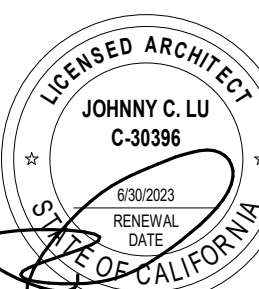
ACOUSTIC NOTES FOR FLOOR CEILING ASSEMBLIES:

- WHERE RESILIENT MATTING IS INSTALLED, PERIMETER ISOLATION SHALL BE INSTALLED. THE PERIMETER ISOLATION SHALL BE NO LESS THAN 1/4" IN THICKNESS AND SHALL BE APPROVED BY THE MANUFACTURER OF THE RESILIENT MATTING. PERIMETER ISOLATION SHALL BE USED AT ALL PENETRATIONS IN THE FLOOR AND AT THE ENTIRE PERIMETER INCLUDING THE JUNCTION AT THE CORRIDOR AND WHERE THE FLOOR FINISH CHANGES FROM HARD SURFACE TO CARPET.
- NO GAPS OR OPENINGS SHALL BE ALLOWED IN THE RESILIENT MATTING. JOINTS SHALL BE TAPED OR SEALED TO THE SATISFACTION OF THE ACOUSTICAL CONSULTANT. THE MANUFACTURER OF THE RESILIENT MATTING IS REQUIRED TO SUBMIT A LETTER STATING THAT THE INSTALLATION OF THE MATTING CONFORMS TO THEIR STANDARDS.
- INSULATION SHALL BE 3-1/2" INSTALLED AT THE TOP OF THE JOIST CAVITY.
- AT ALL FLOOR/CEILING LOCATIONS, A GAP SHOULD BE MAINTAINED AT THE WALL AND CEILING INTERSECTION. THE GAP SHALL BE A MINIMUM OF 1/4" AND BE FILLED WITH NON HARDENING SEALANT IN A TUBE.
- RESILIENT MATTING SHOULD BE REQUIRED BELOW BATHROOMS TUBS AND SHOWERS. PERIMETER ISOLATION SHOULD BE USED AT THESE LOCATIONS
- THE MINIMUM NUMBER OF SCREWS REQUIRED BY CODE SHALL BE INSTALLED THROUGH THE GYPSUM BOARD INTO THE RESILIENT CHANNEL. ANY SCREWS NOT NEEDED SHOULD BE REMOVED
- NO LOUDSPEAKERS SHOULD BE MOUNTED INTO AN AMENITY CEILING

ACOUSTIC NOTES

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Job No.:	
Drawn:	
Checked:	
BID Date:	
Date:	Issues / Revisions:
3/28/2022	DD SET
4/22/2022	100% DD
5/31/2022	1ST PLAN CHECK

SHEET TITLE:

**FLR/CEILING
& ROOF
ASSEMBLIES**

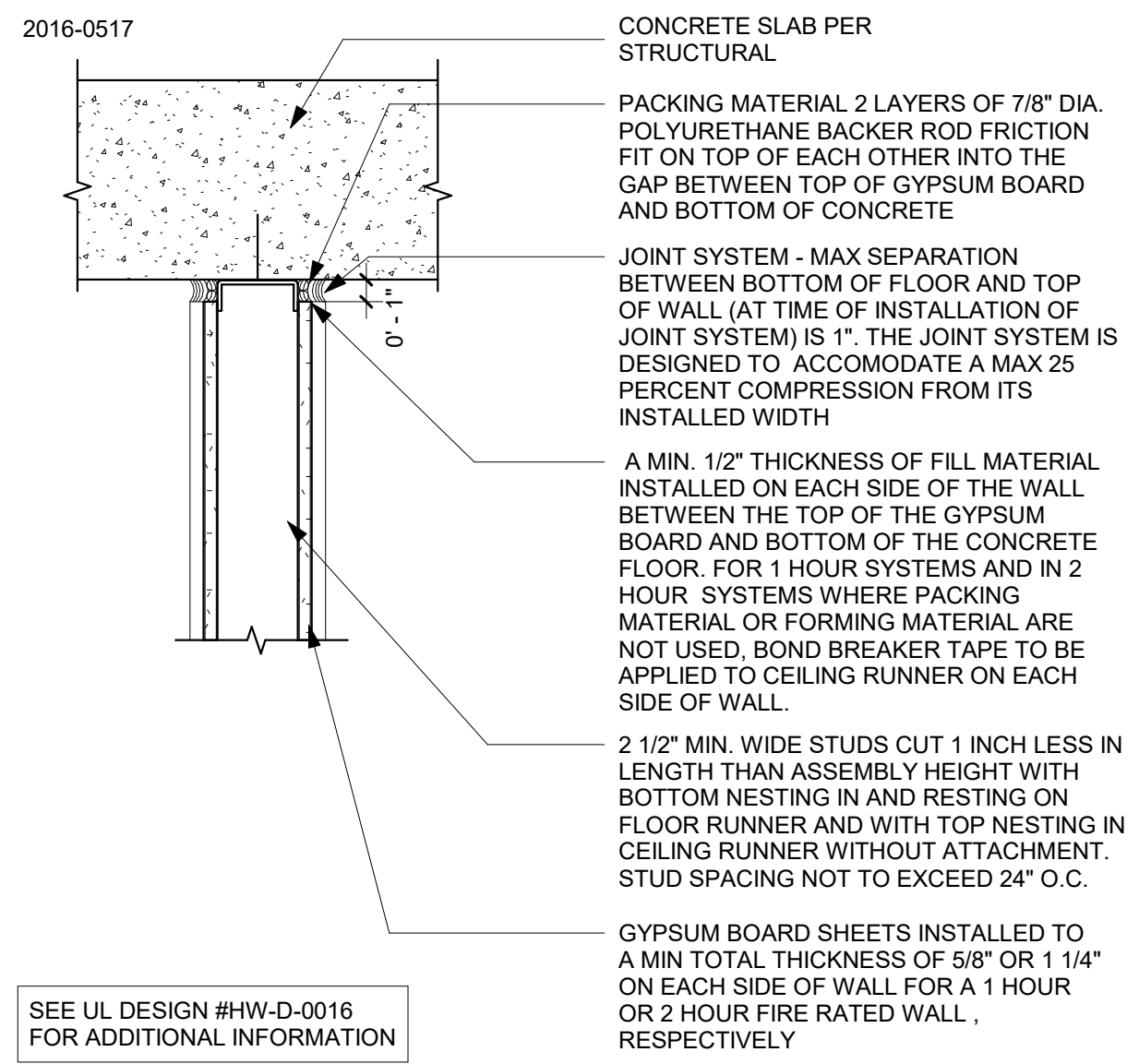
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A7.11

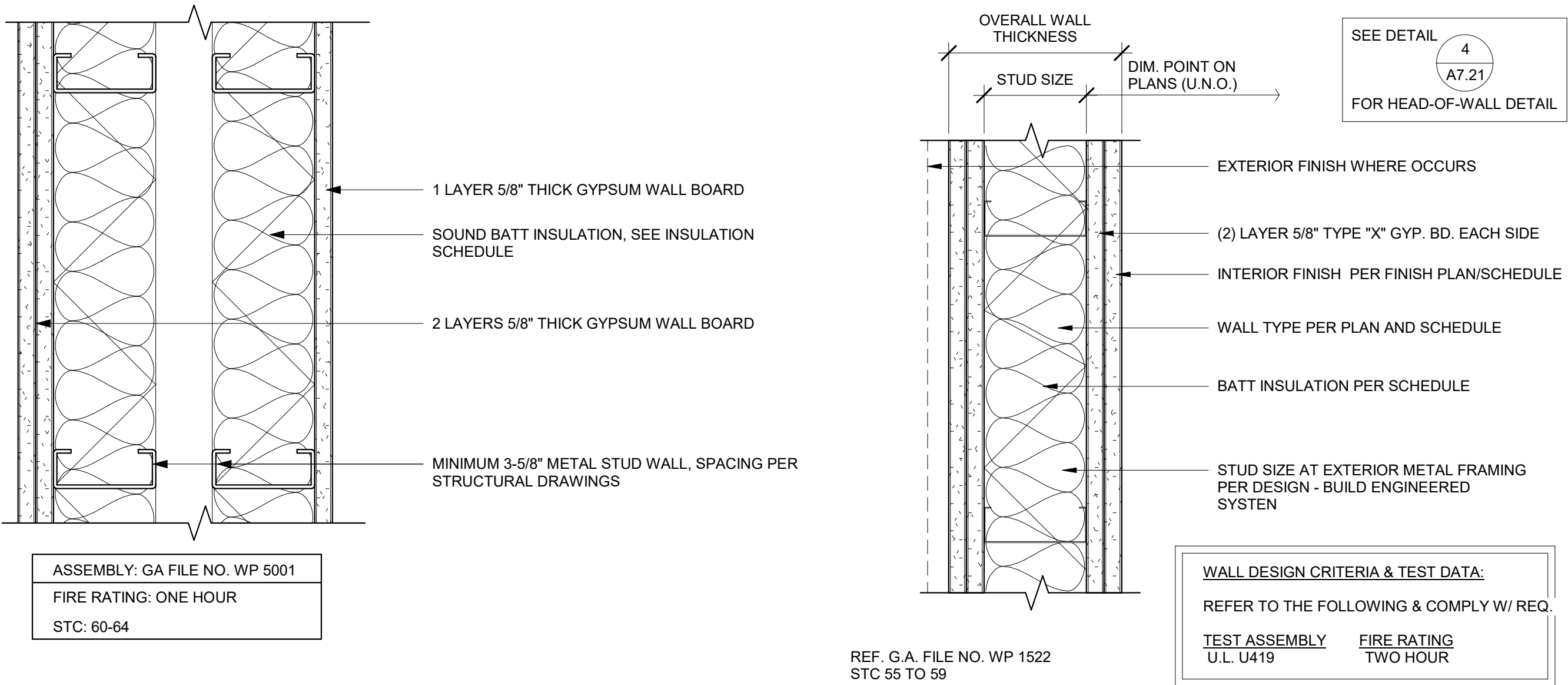
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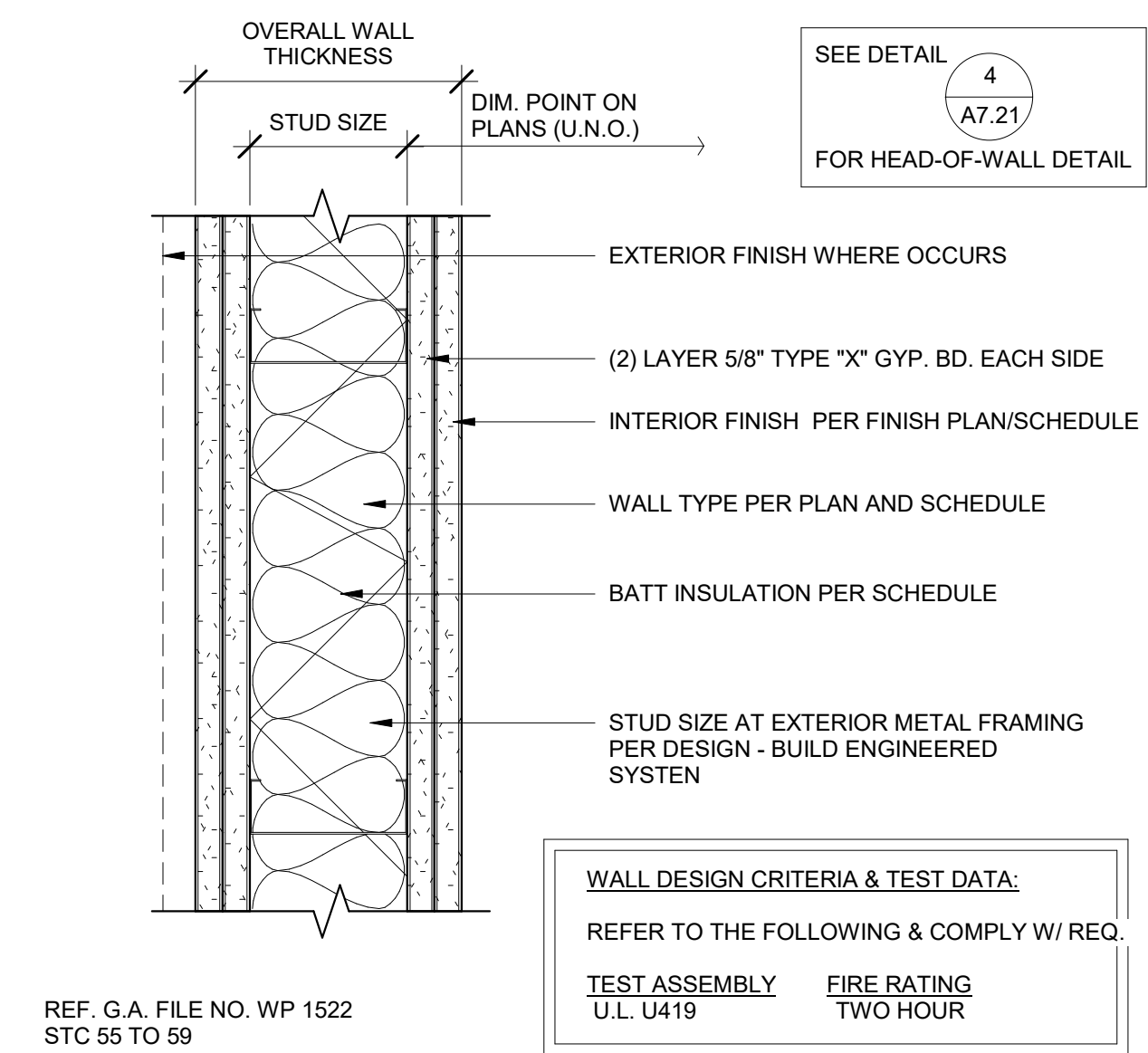
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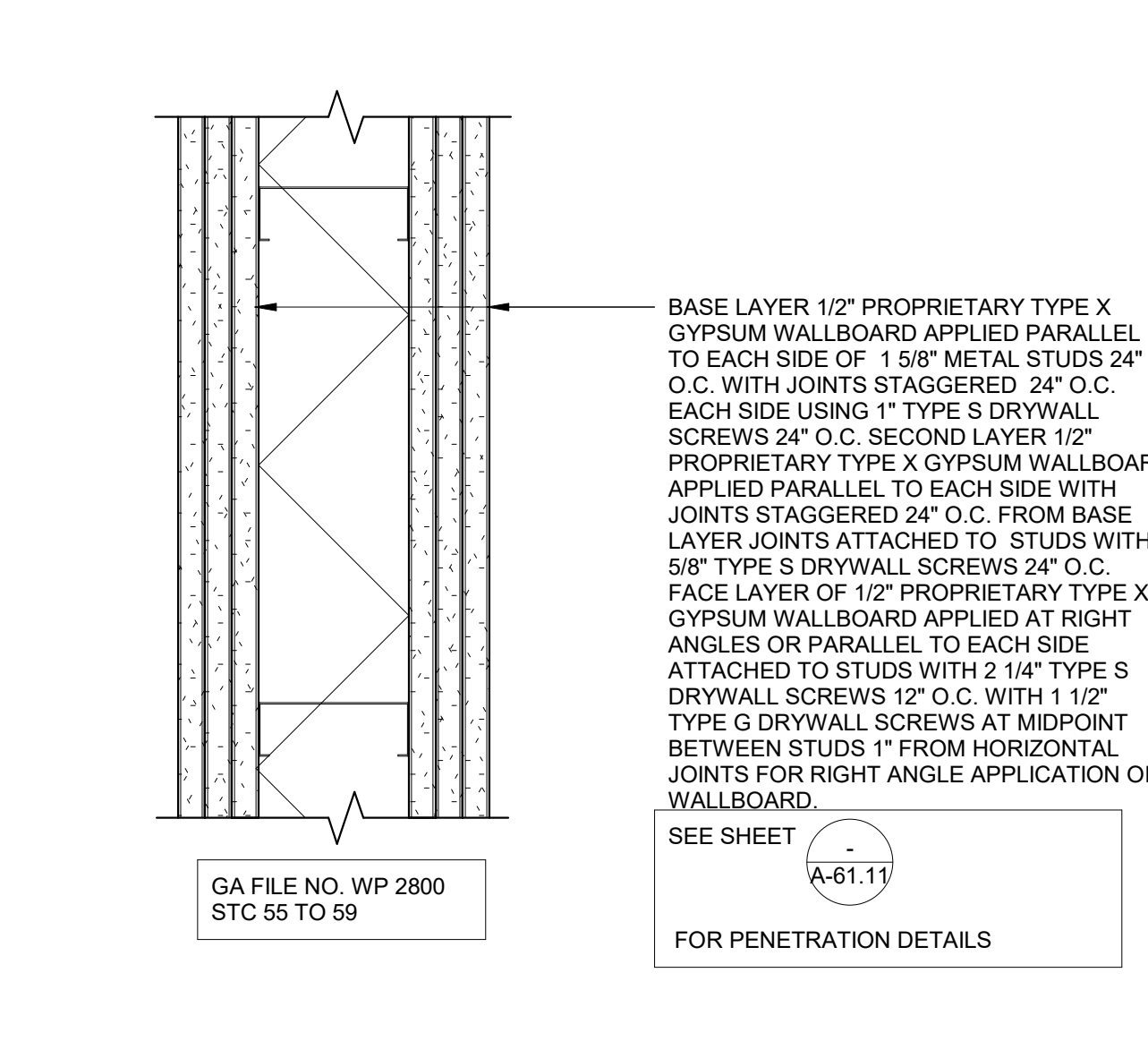
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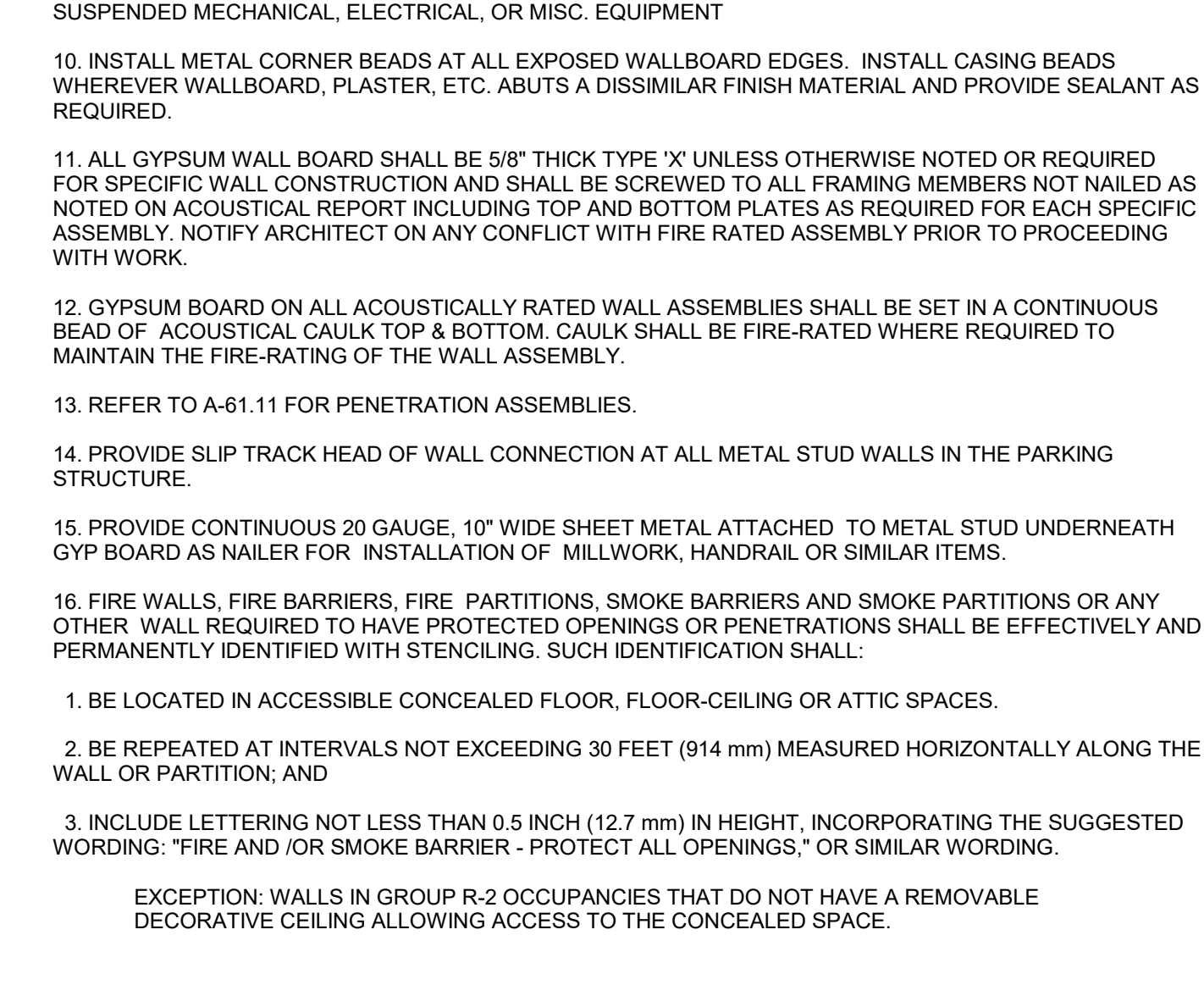
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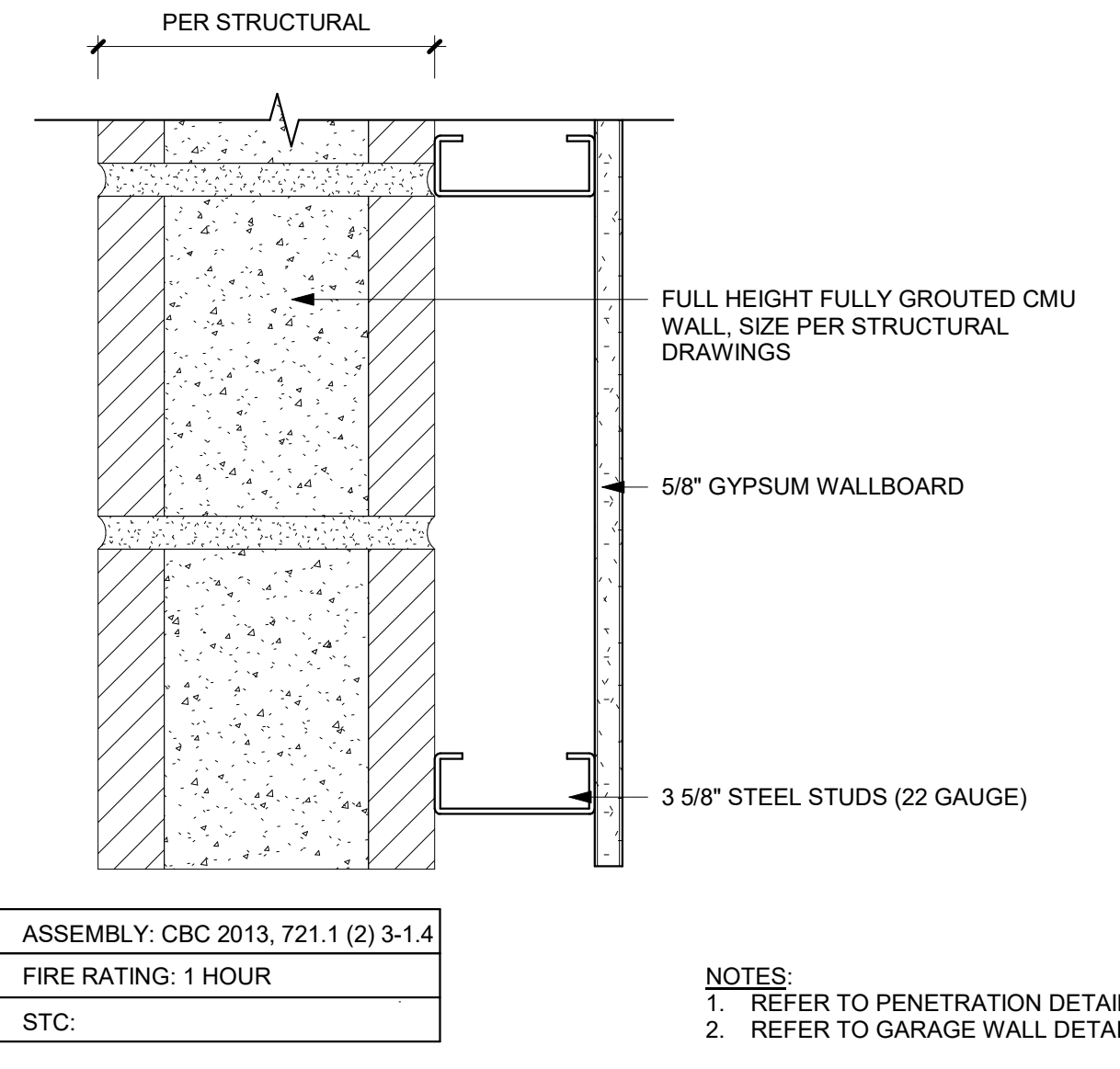
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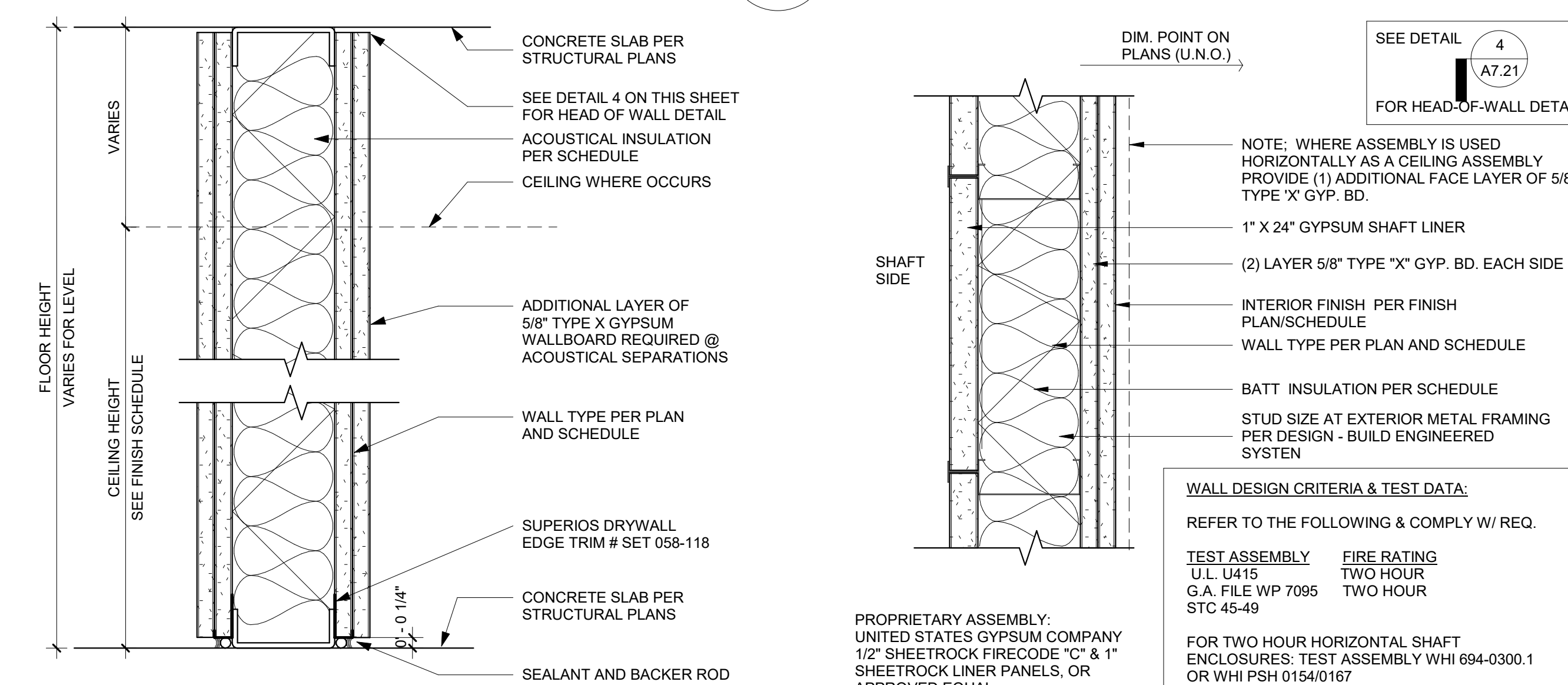
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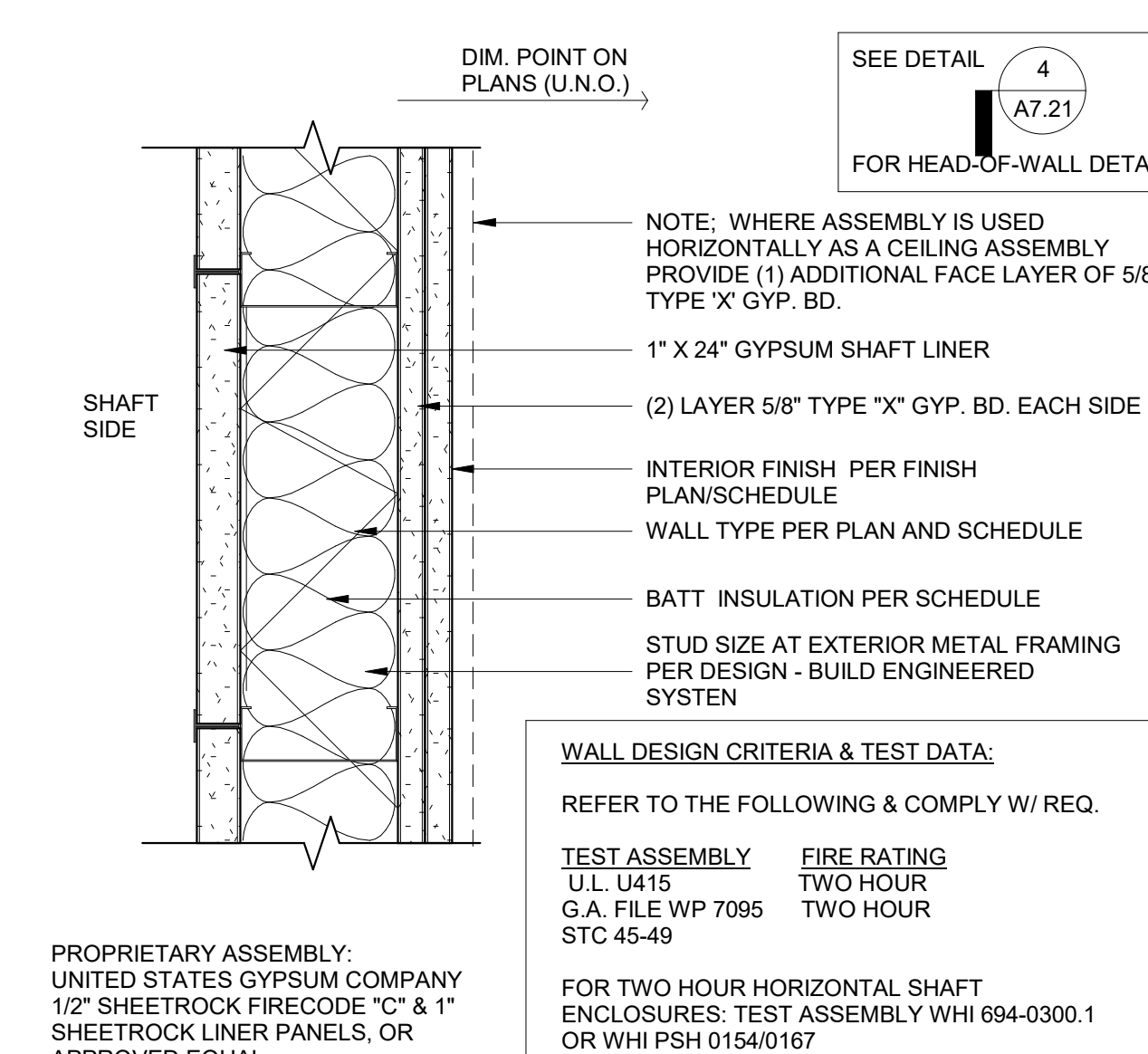
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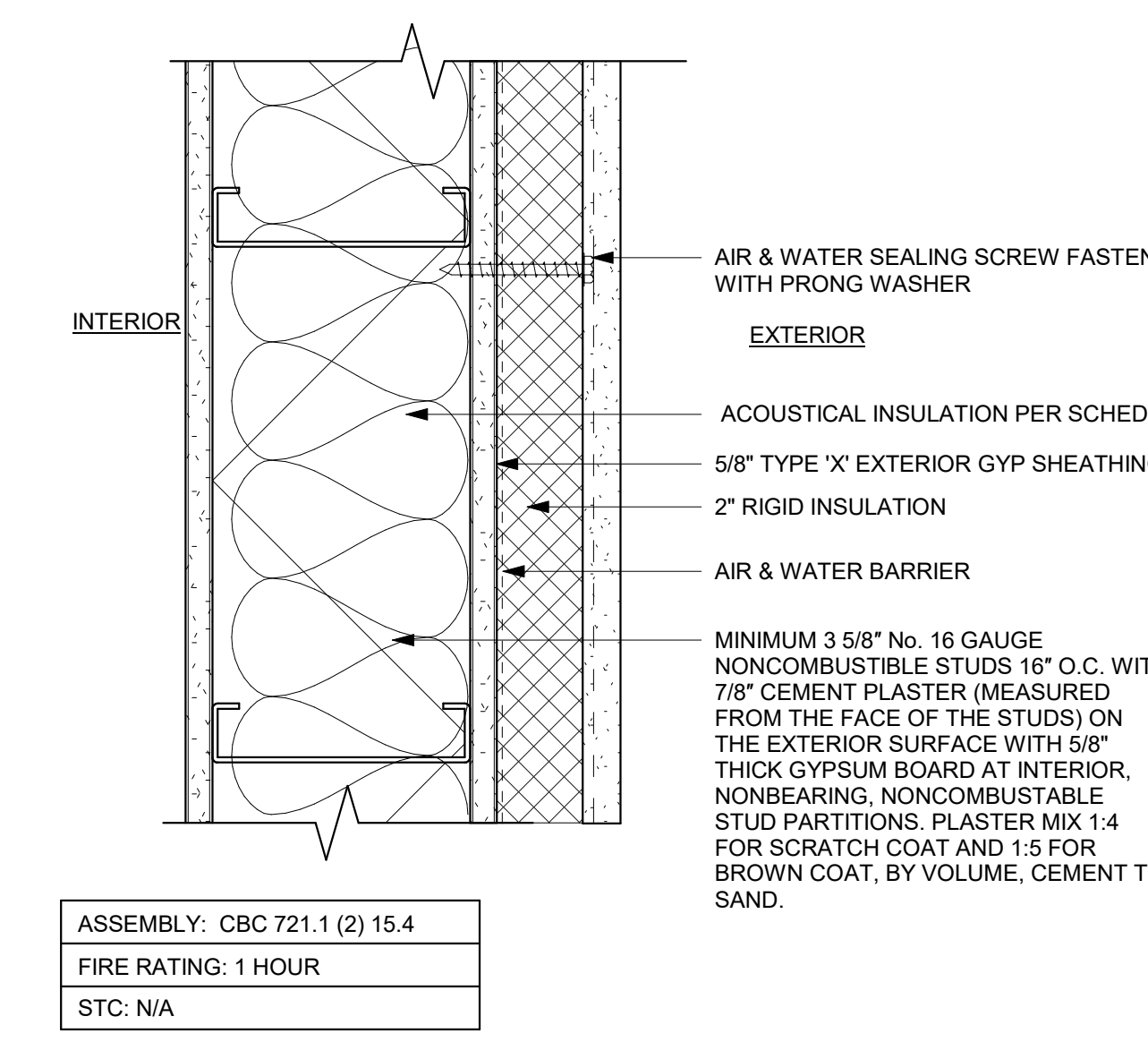
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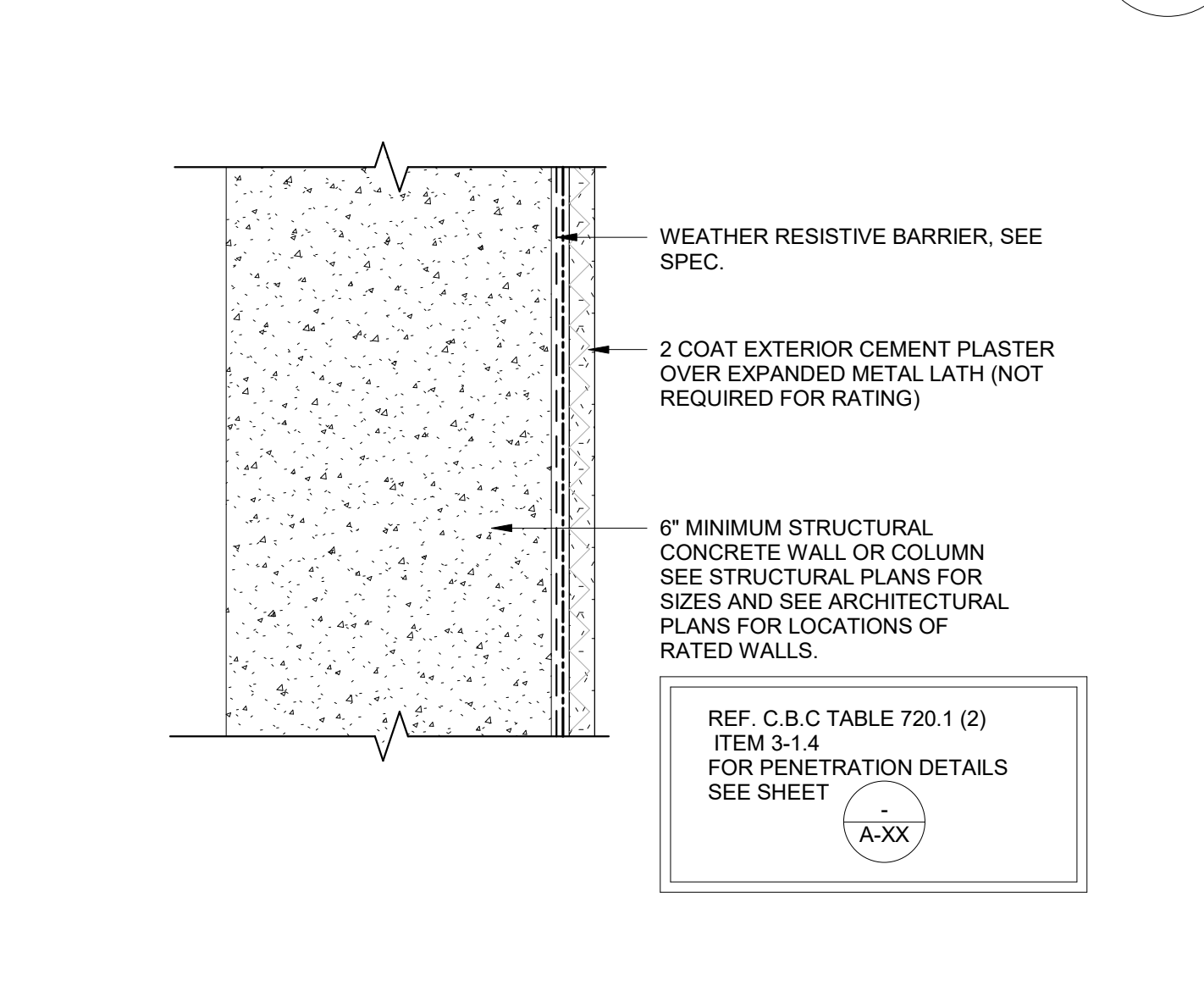
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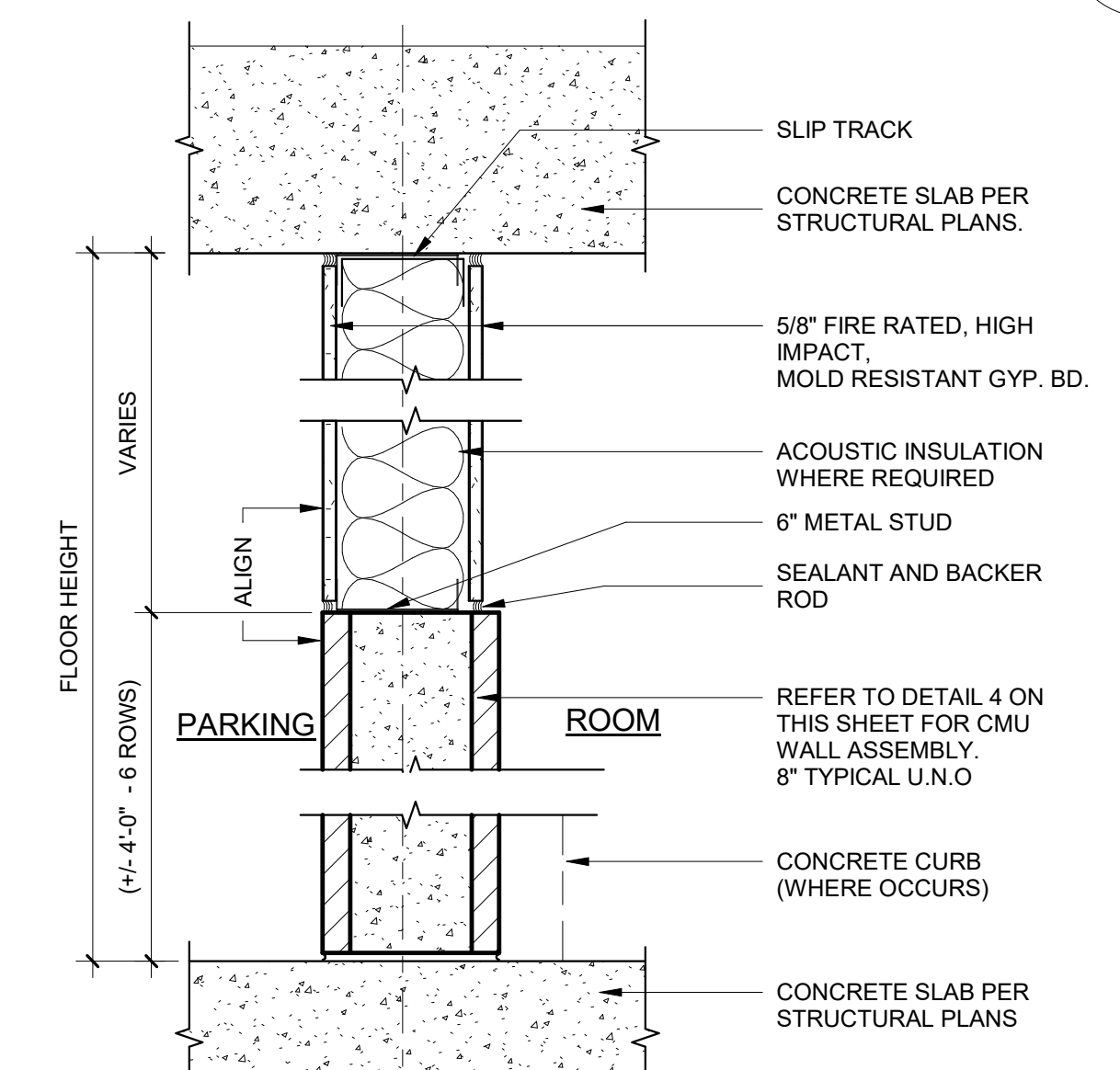
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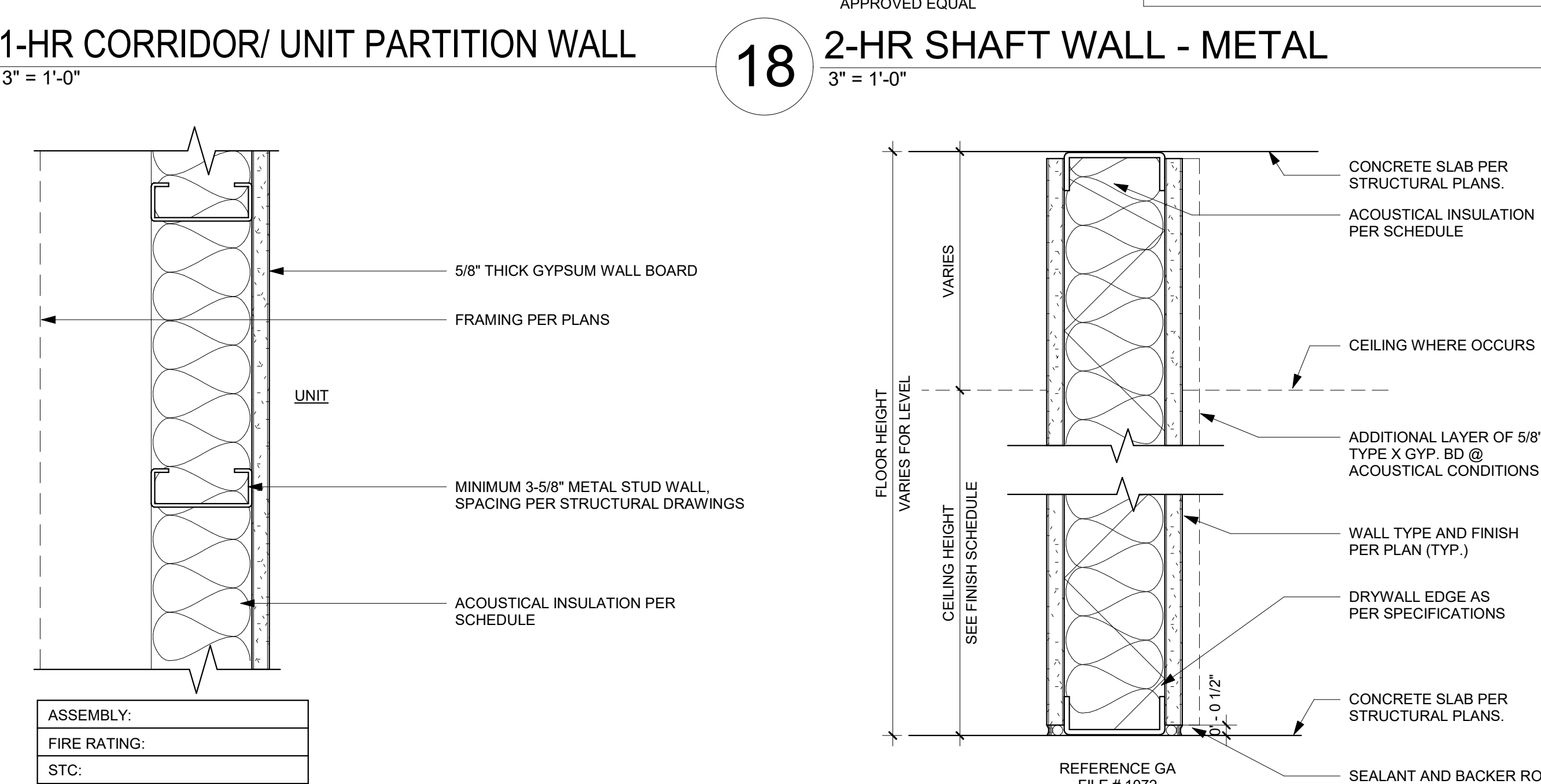
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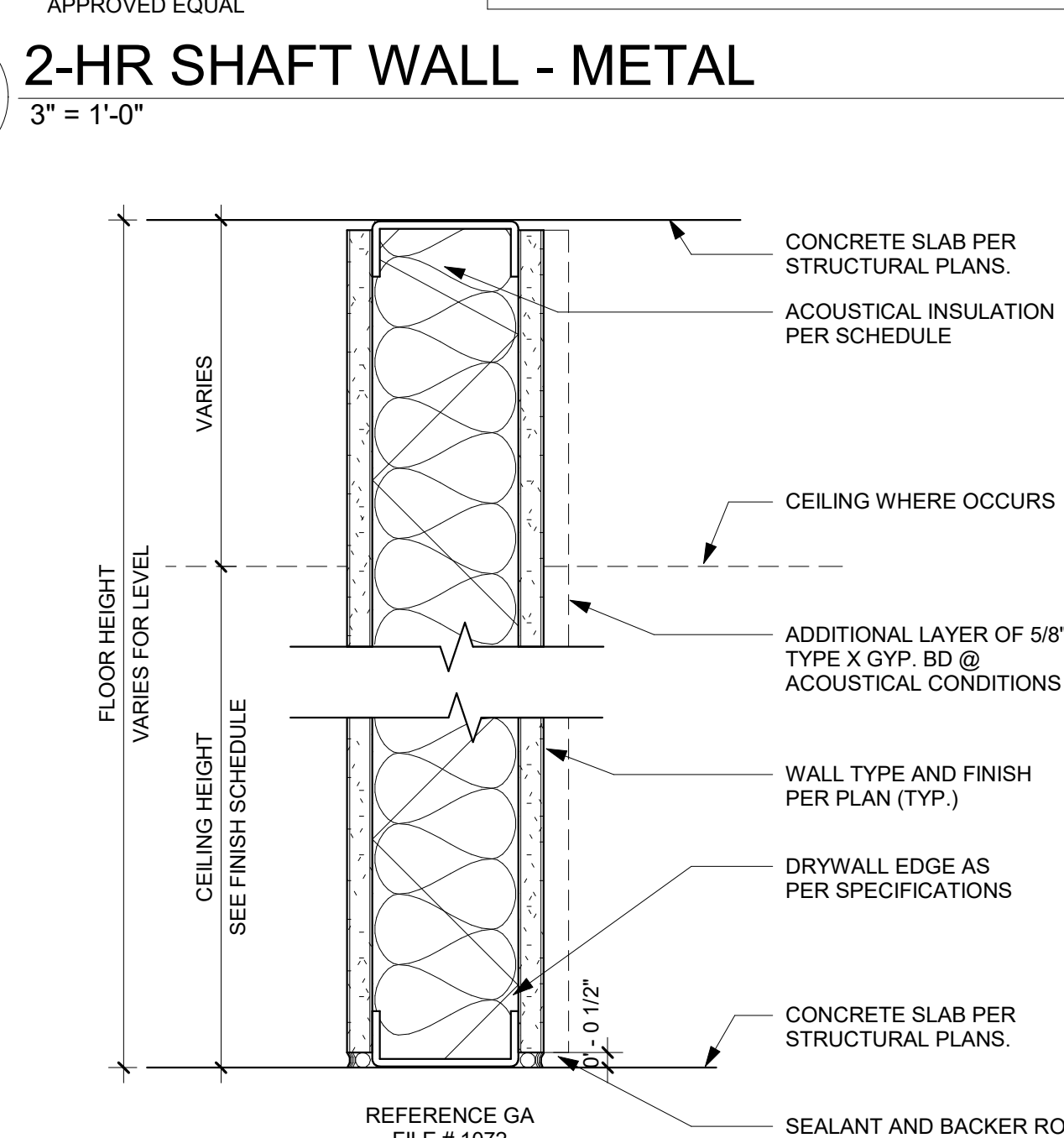
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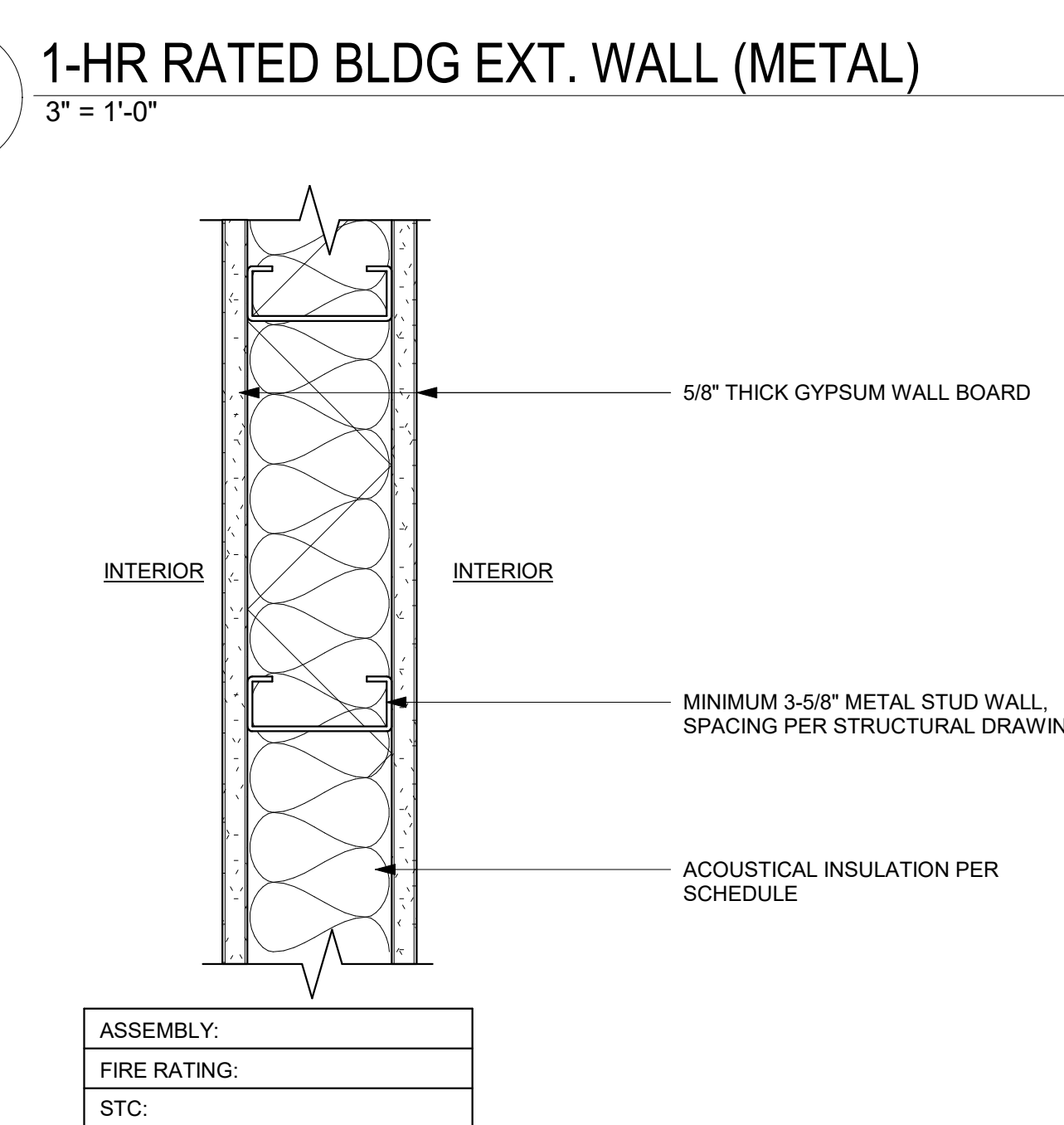
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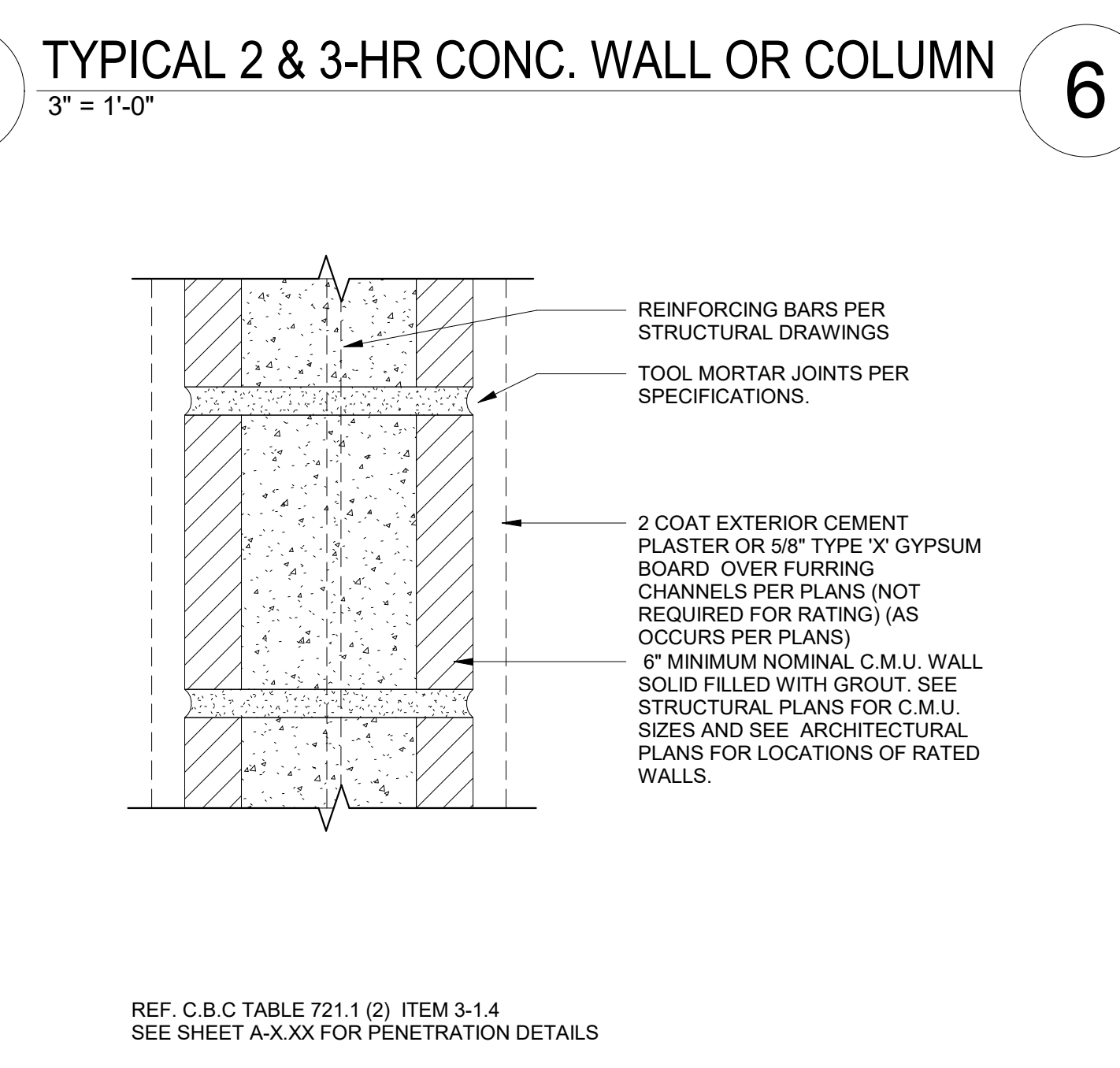
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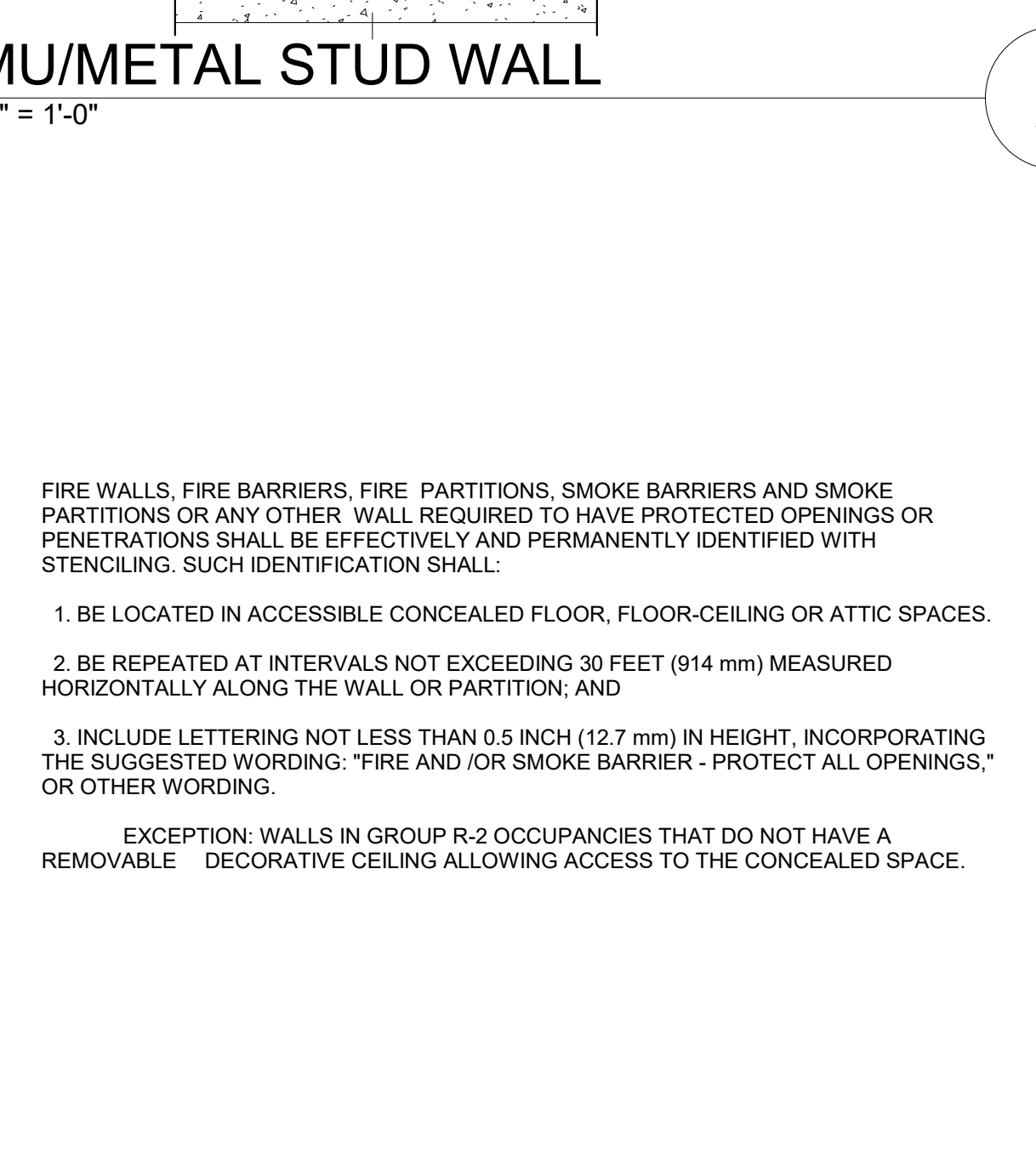
13



9



5



1

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TAG DESIGN WORKS

JOHNNY C. LU
C-39396
RENEWAL
STATE OF CALIFORNIA

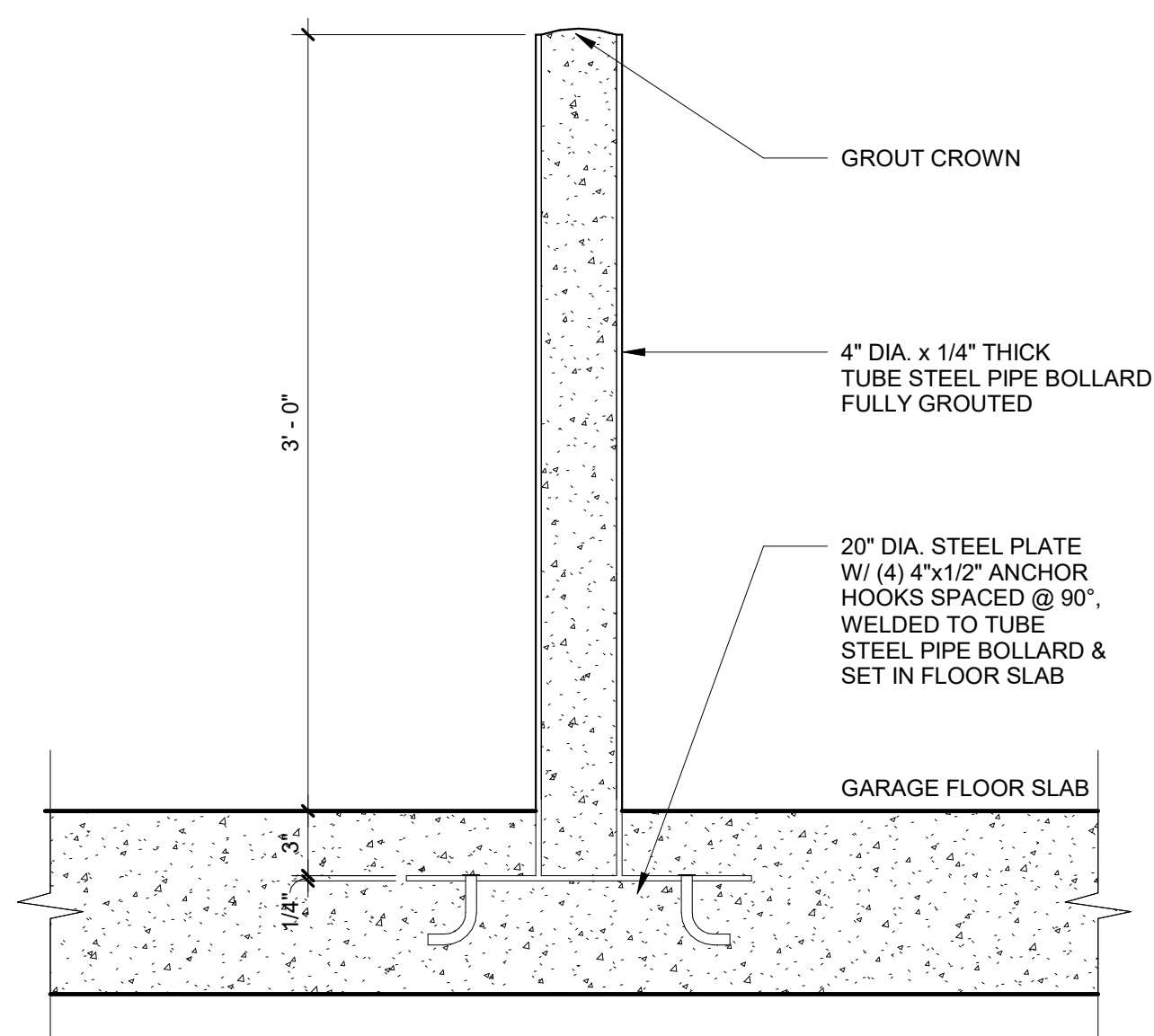
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Drawn:
Checked:
BID Date:

Date: 3/28/2022
Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

SHEET TITLE:
METAL & CONCRETE FRAMED WALL ASSEMBLIES

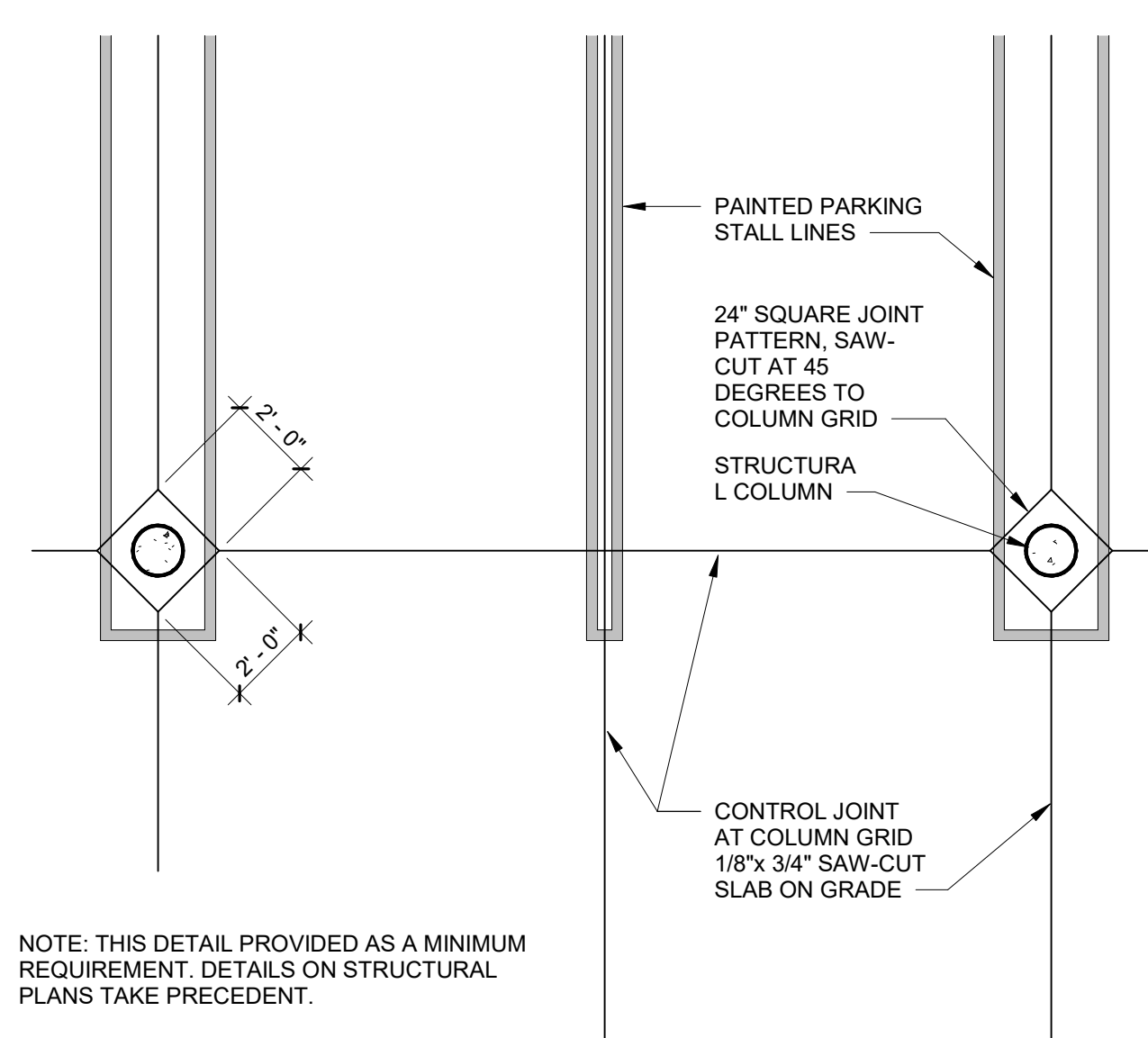
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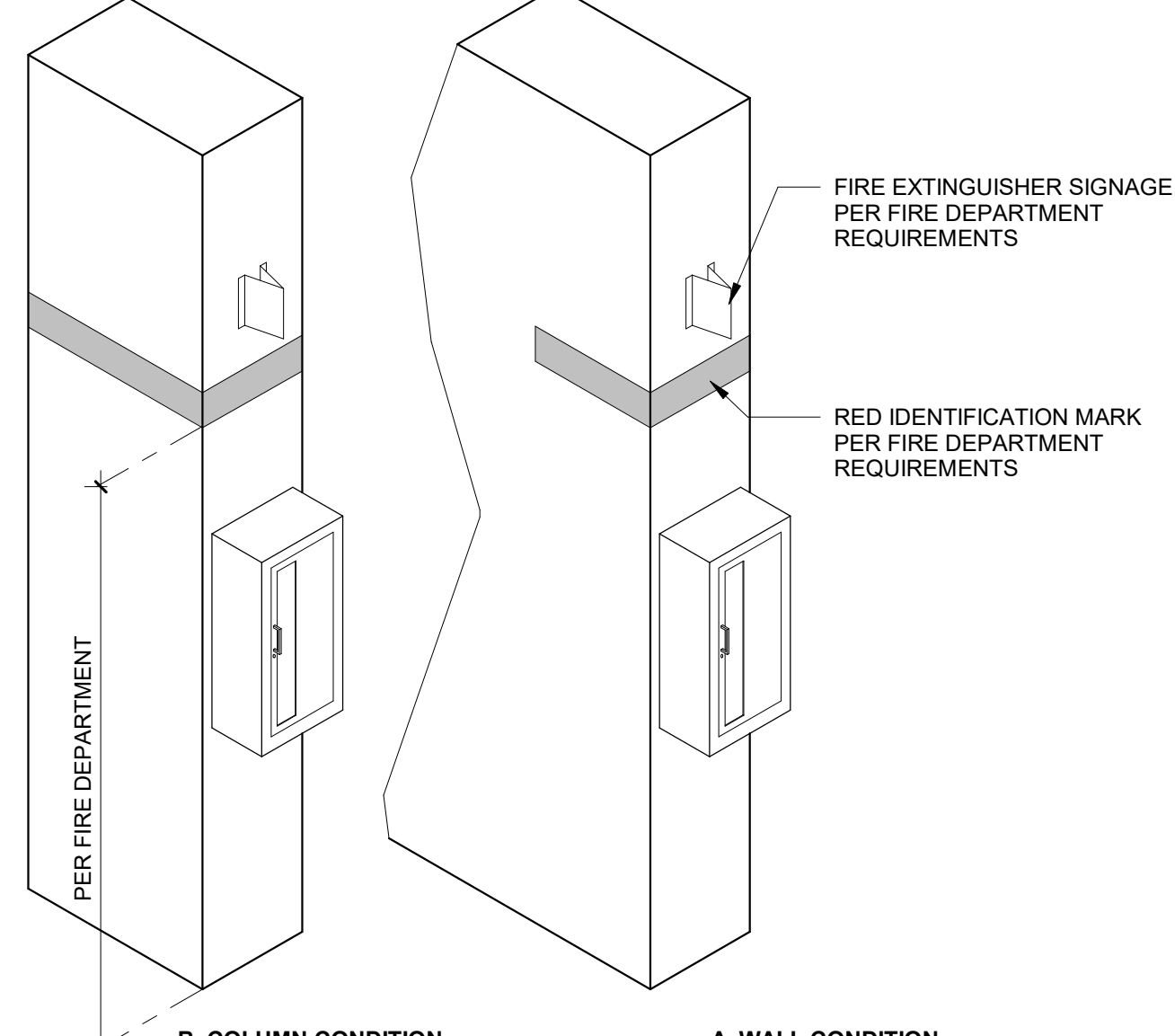
PIPE BOLLARD

1 1/2" = 1'-0"



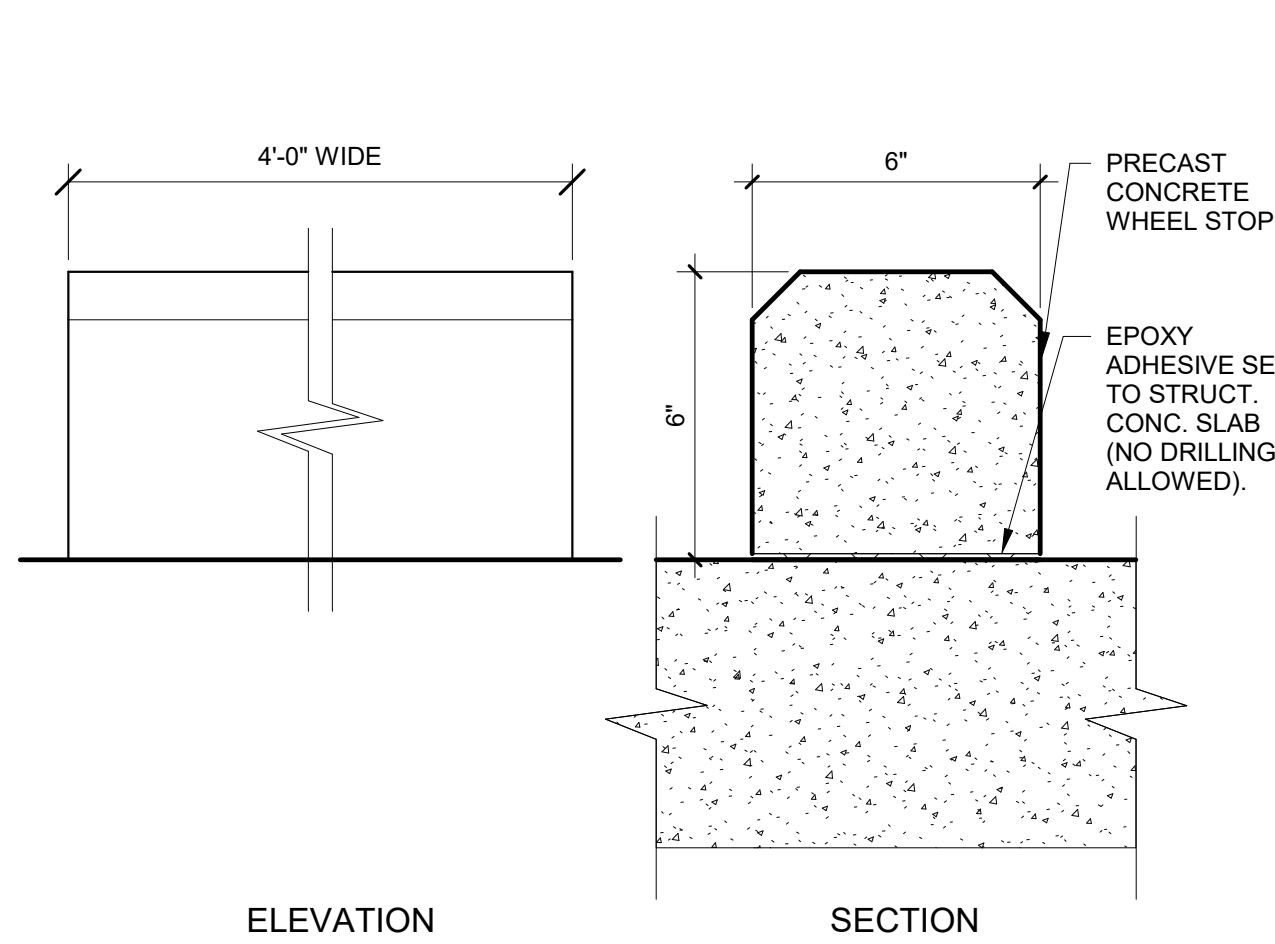
CONTROL JOINT LAYOUT - TYP.

1/4" = 1'-0"



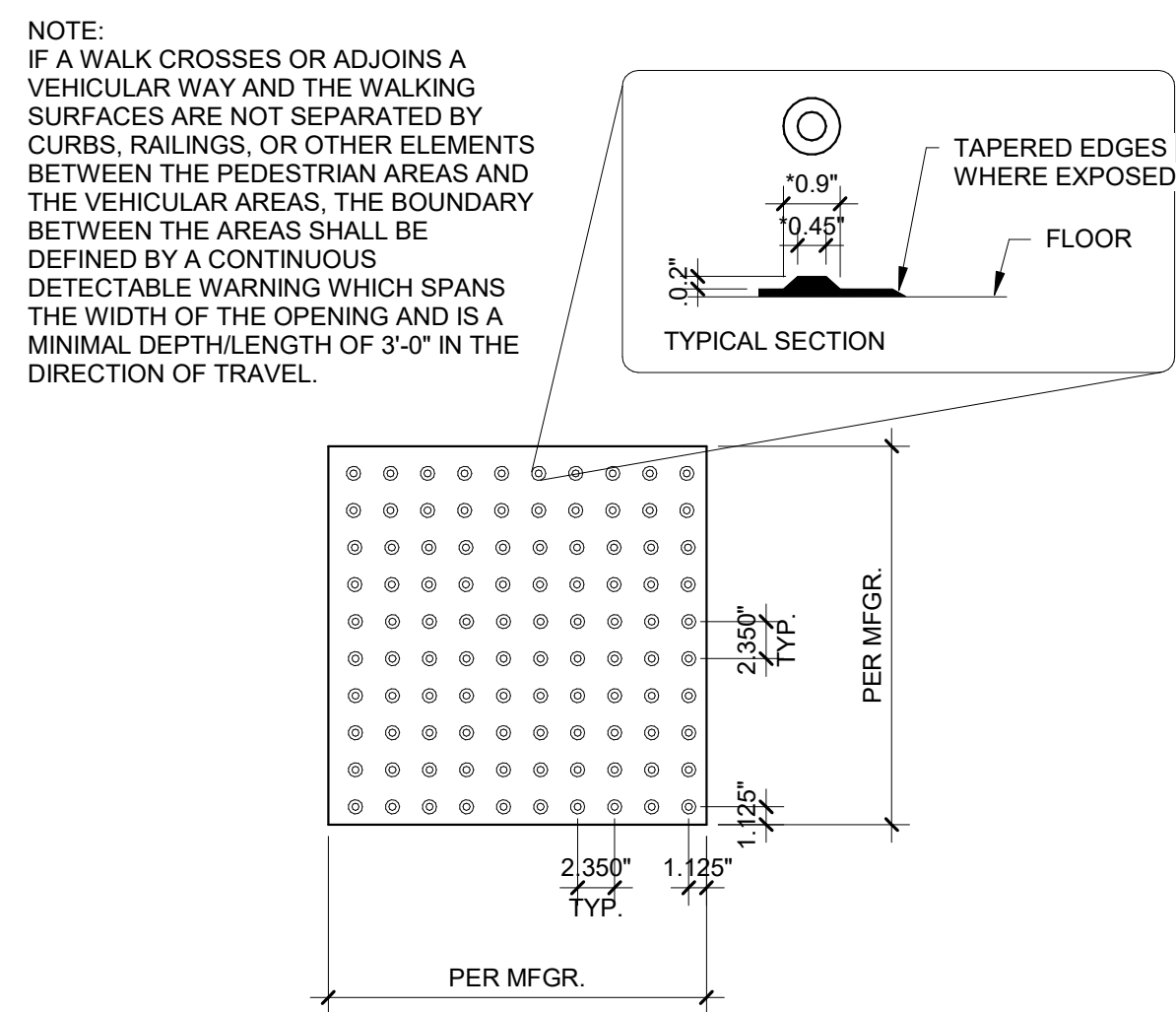
FIRE EXTINGUISHER

1/2" = 1'-0"



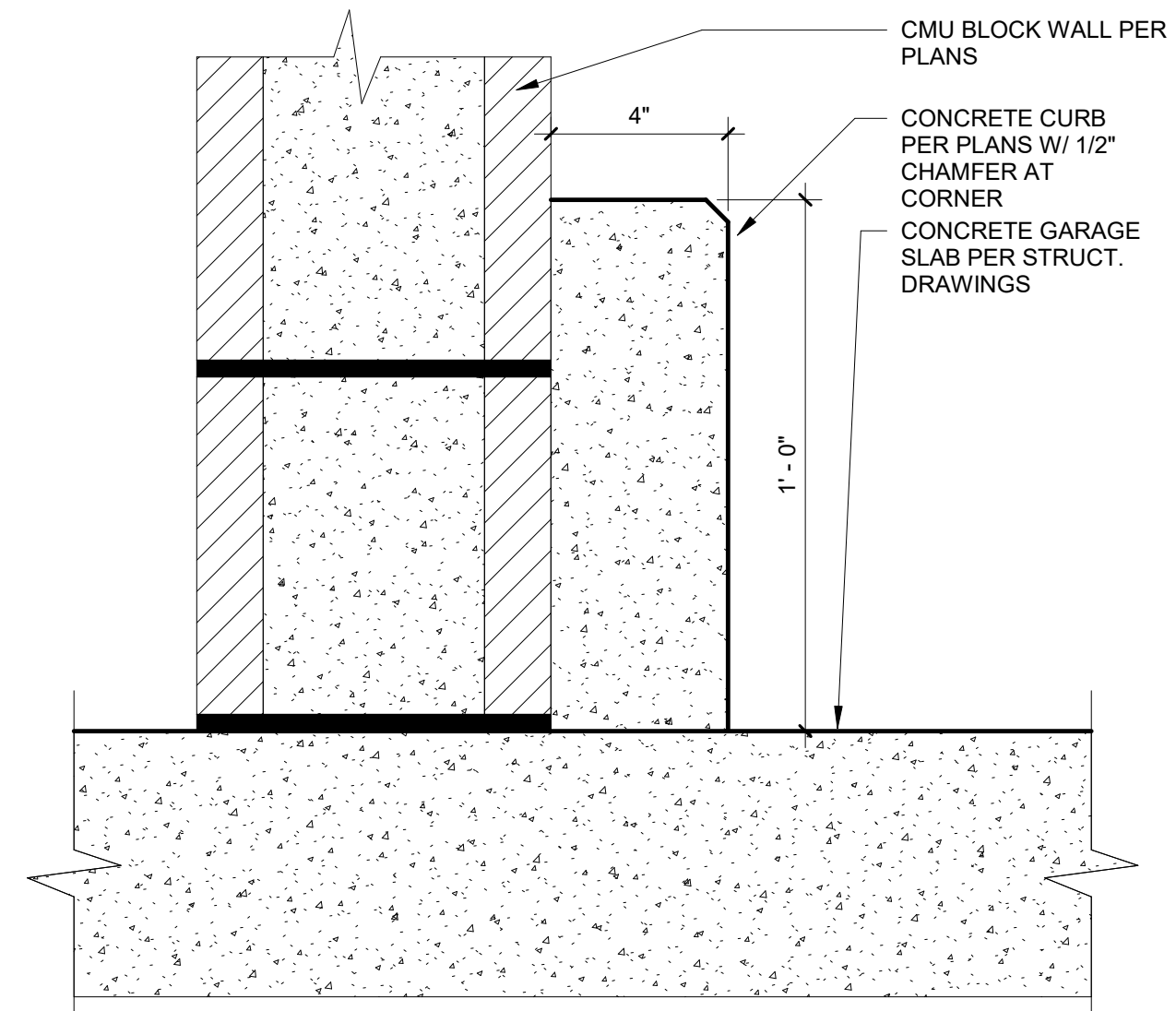
WHEEL STOP

3" = 1'-0"



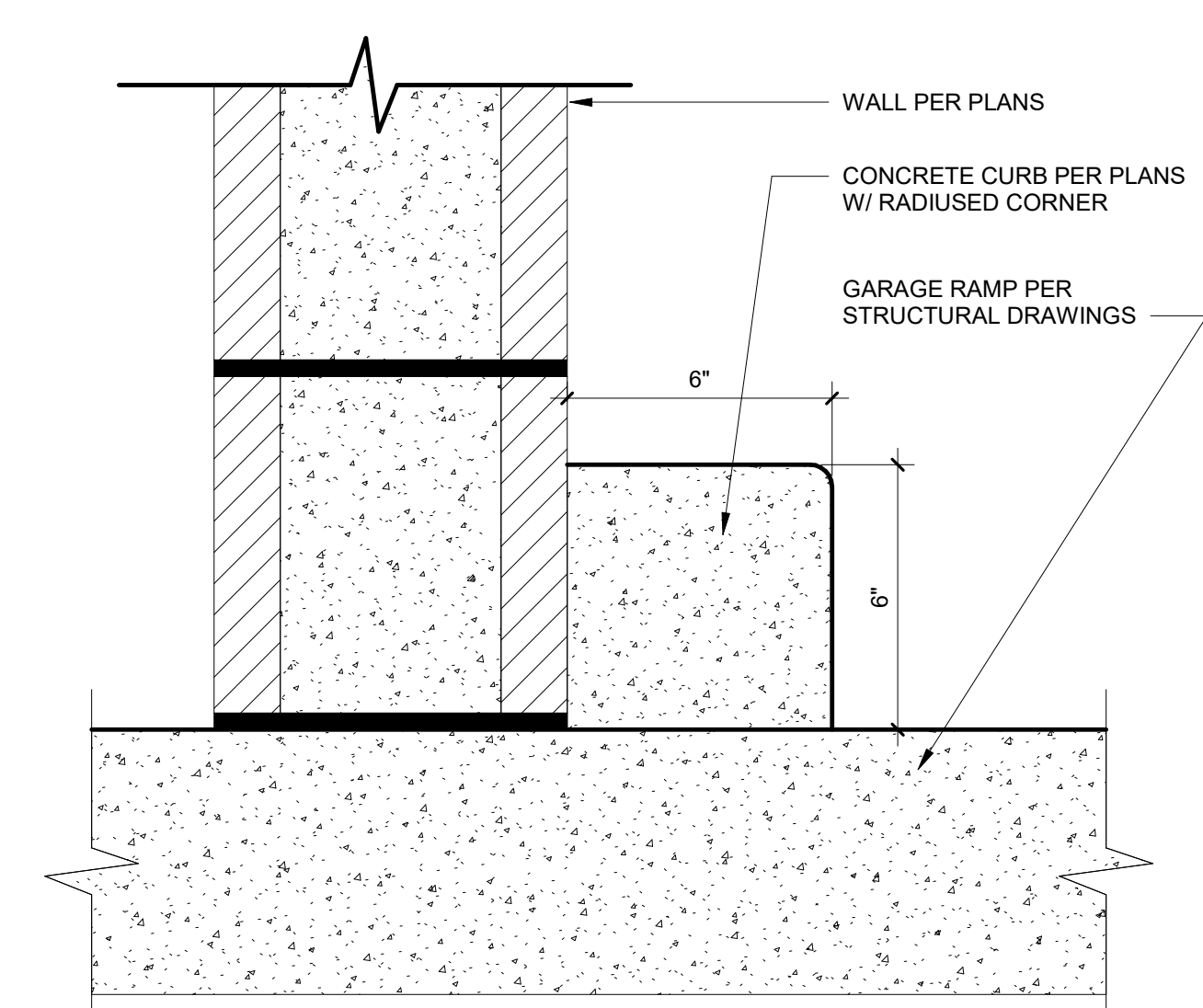
DETECTABLE WARNING SURFACE

1" = 1'-0"



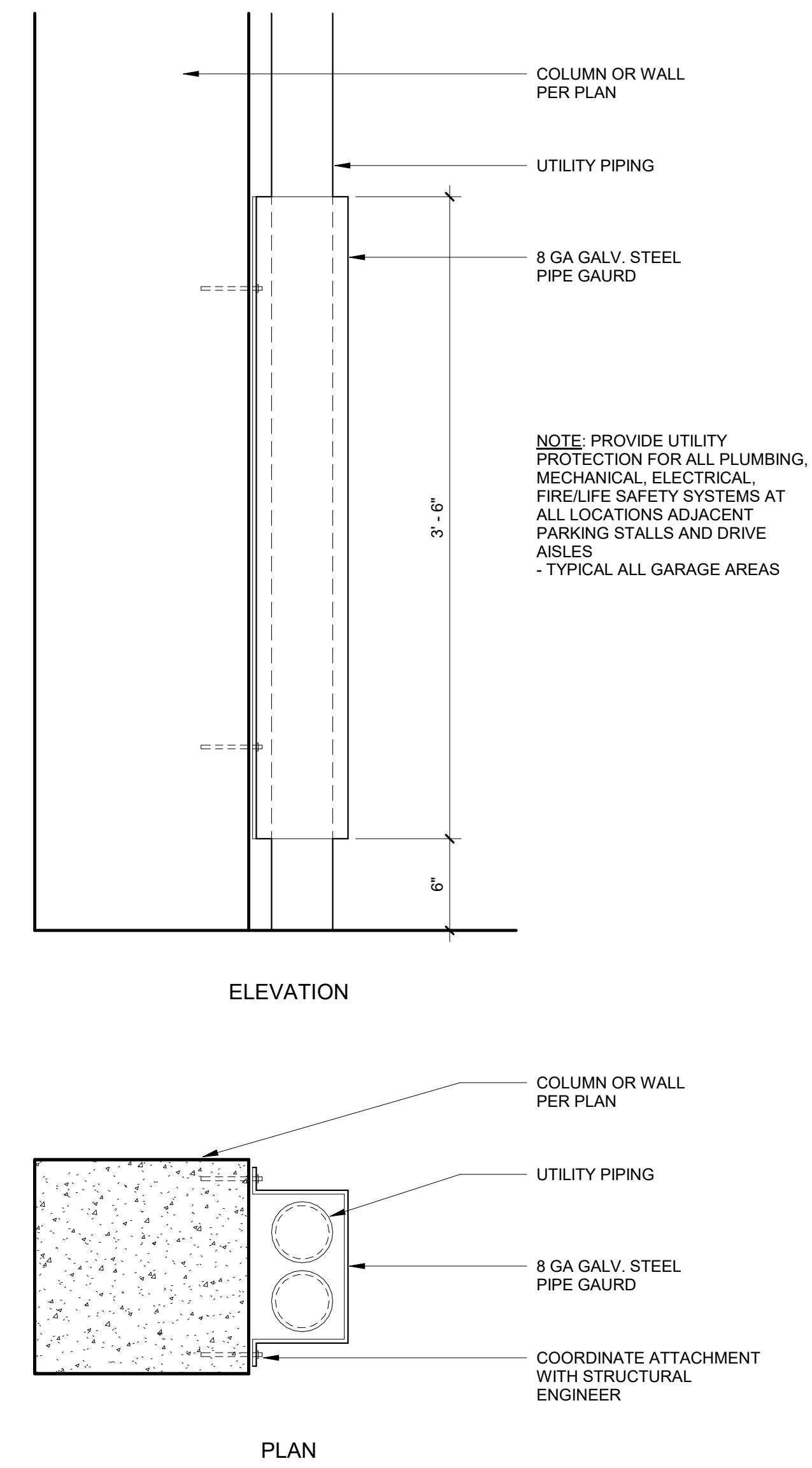
TRASH ROOM CURB

3" = 1'-0"



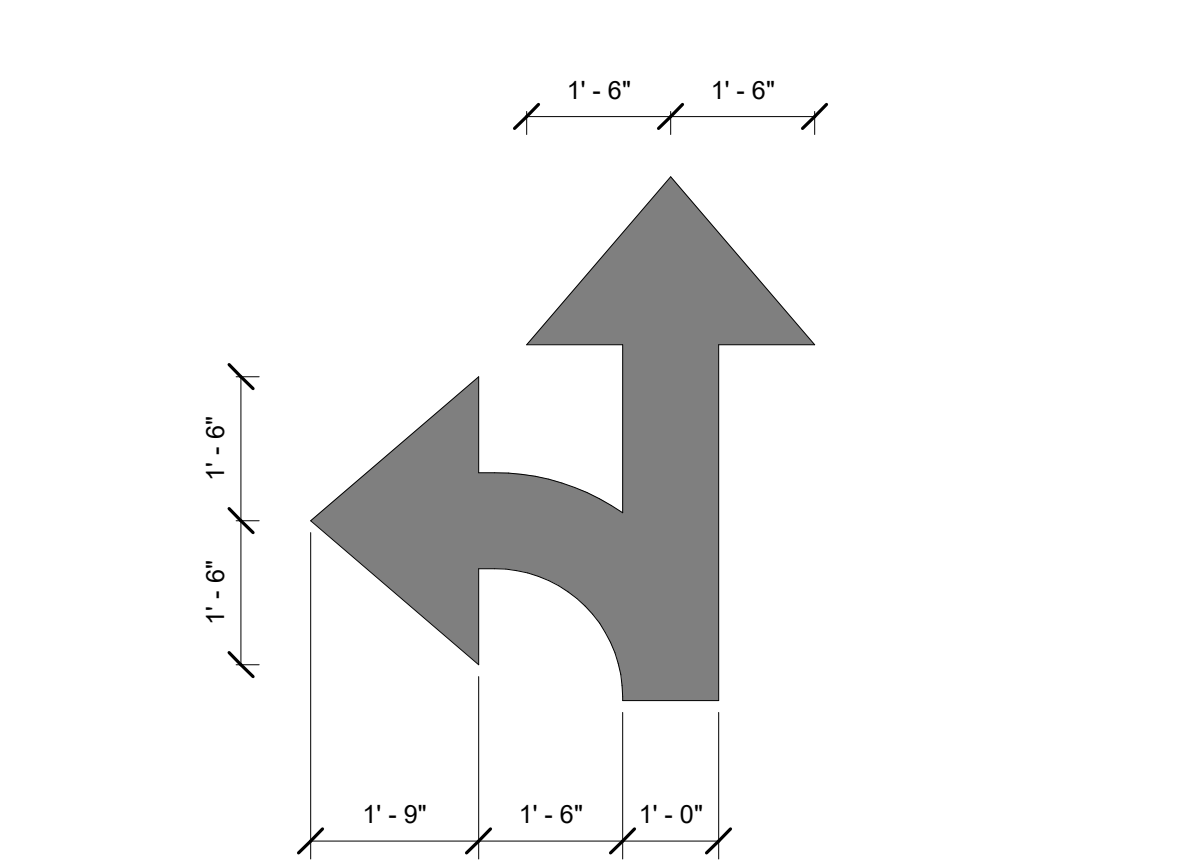
CONCRETE CURB AT RAMP

3" = 1'-0"



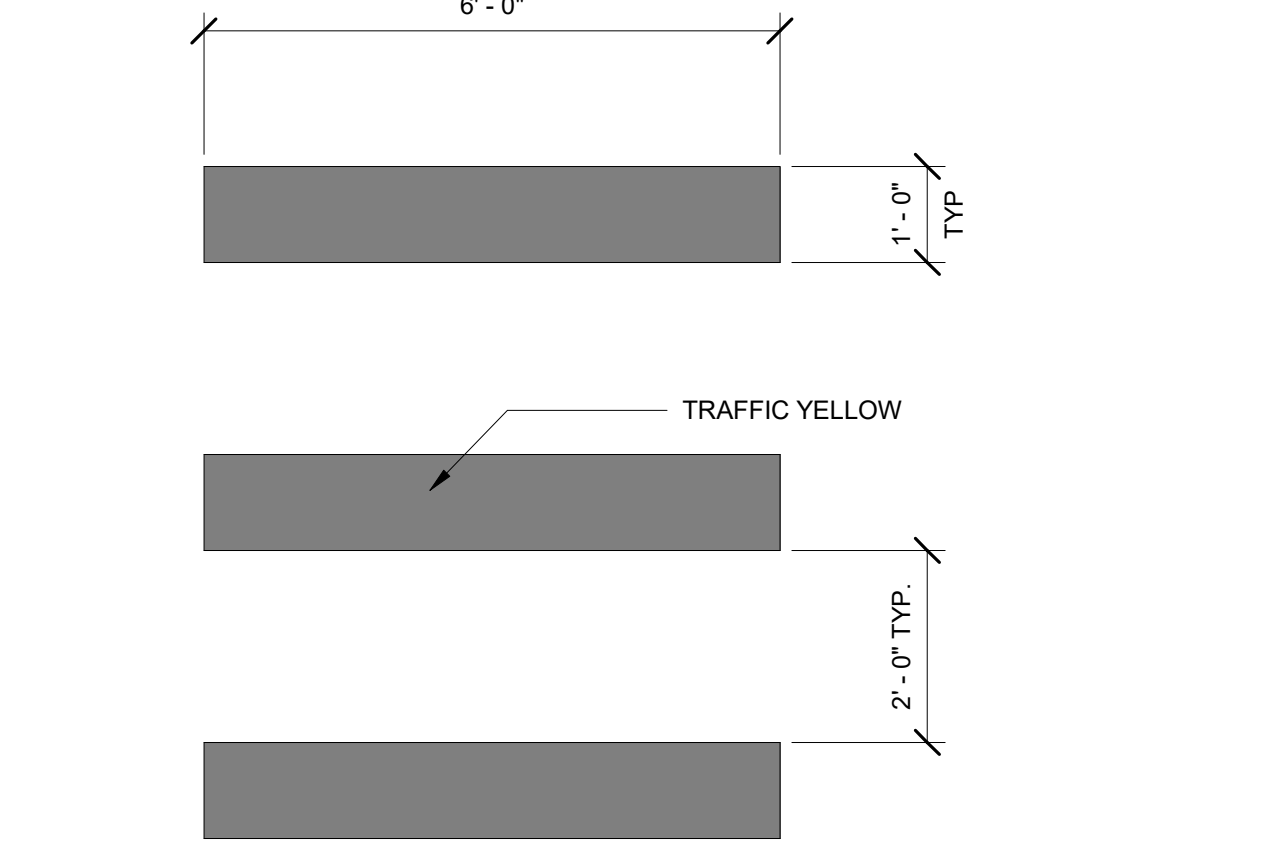
PIPE GUARD

1 1/2" = 1'-0"



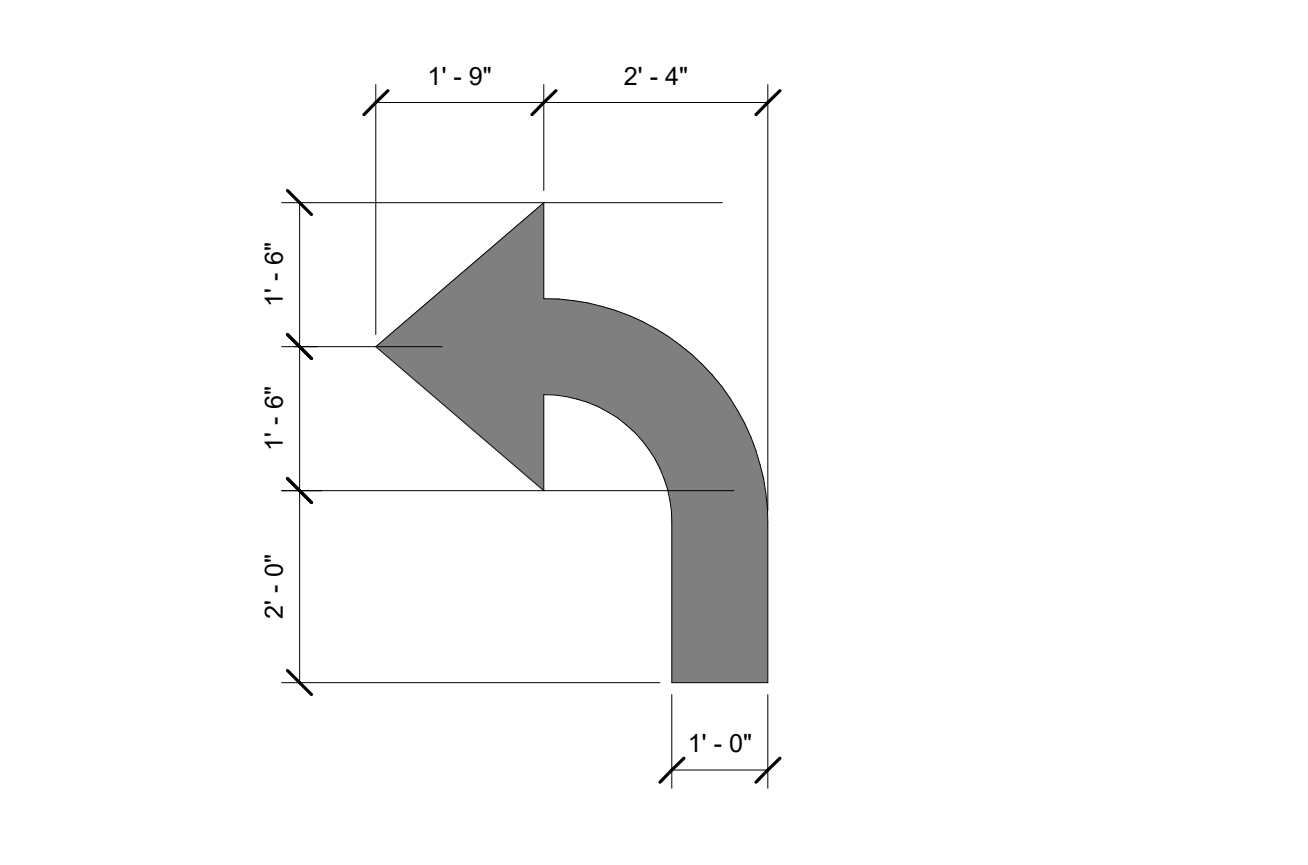
TRAFFIC MARKING - FORK ARROW

1/2" = 1'-0"



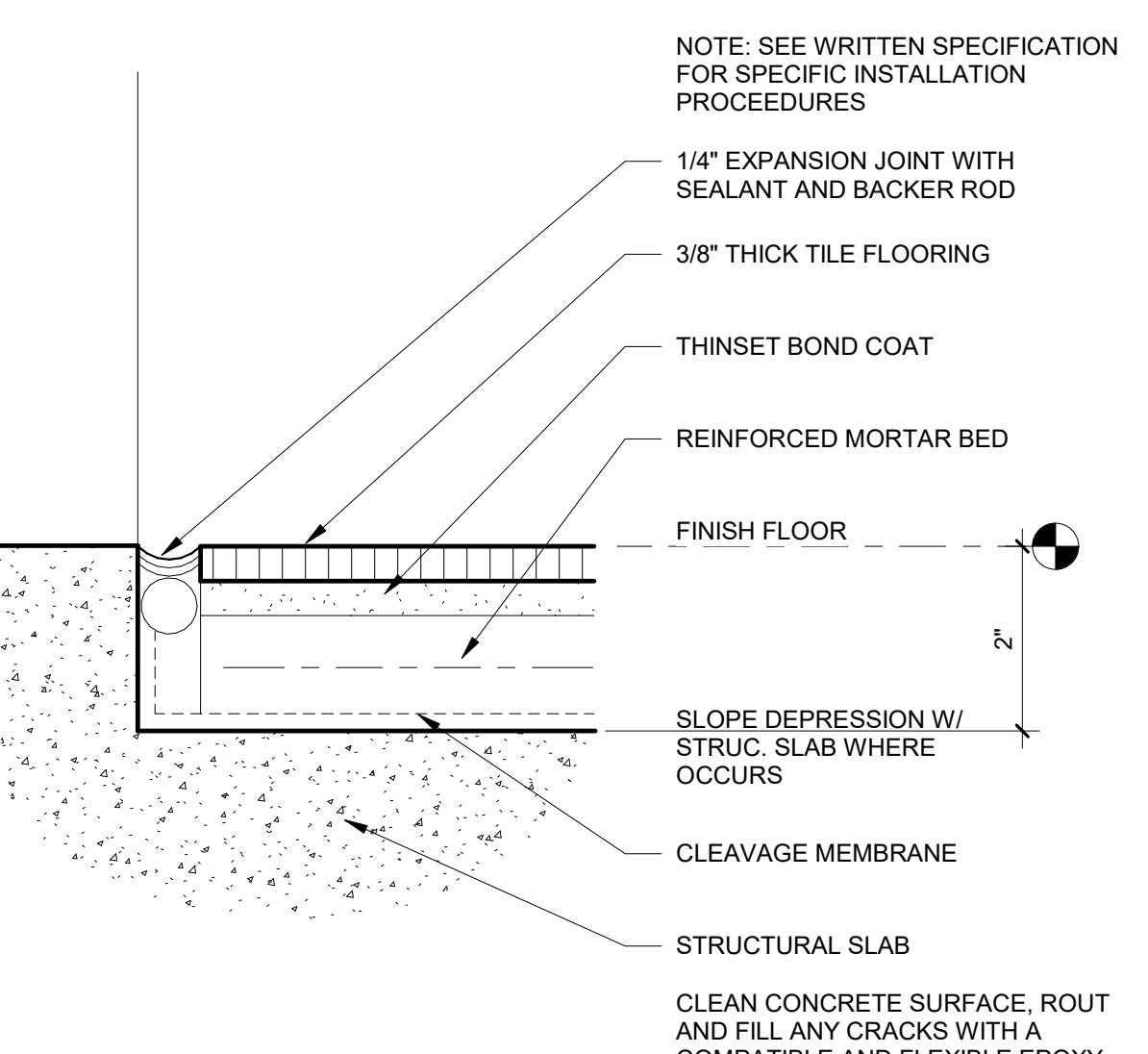
TRAFFIC MARKING - PED. CROSSWALK

1/2" = 1'-0"



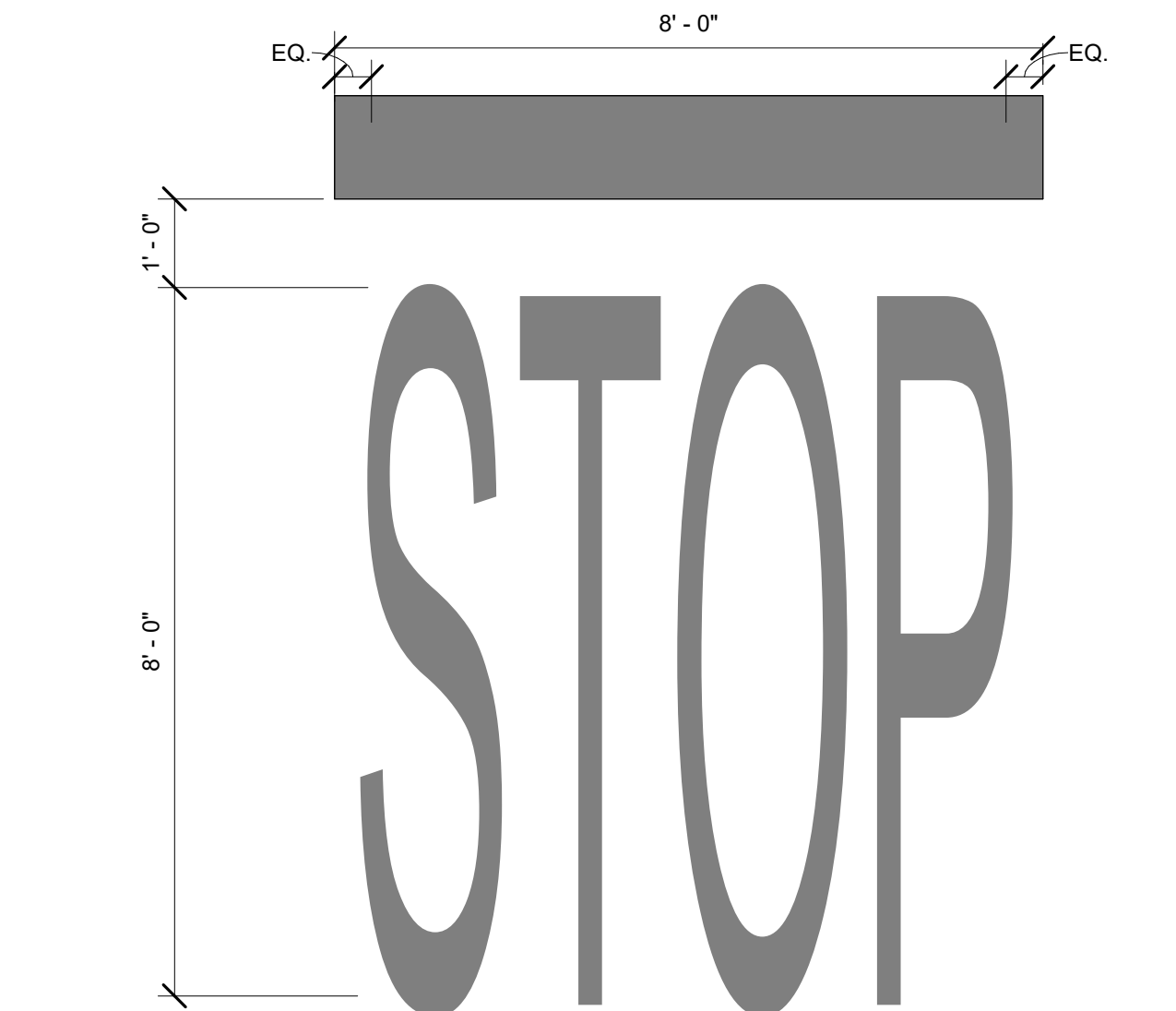
TRAFFIC MARKING - TURN ARROW

1/2" = 1'-0"



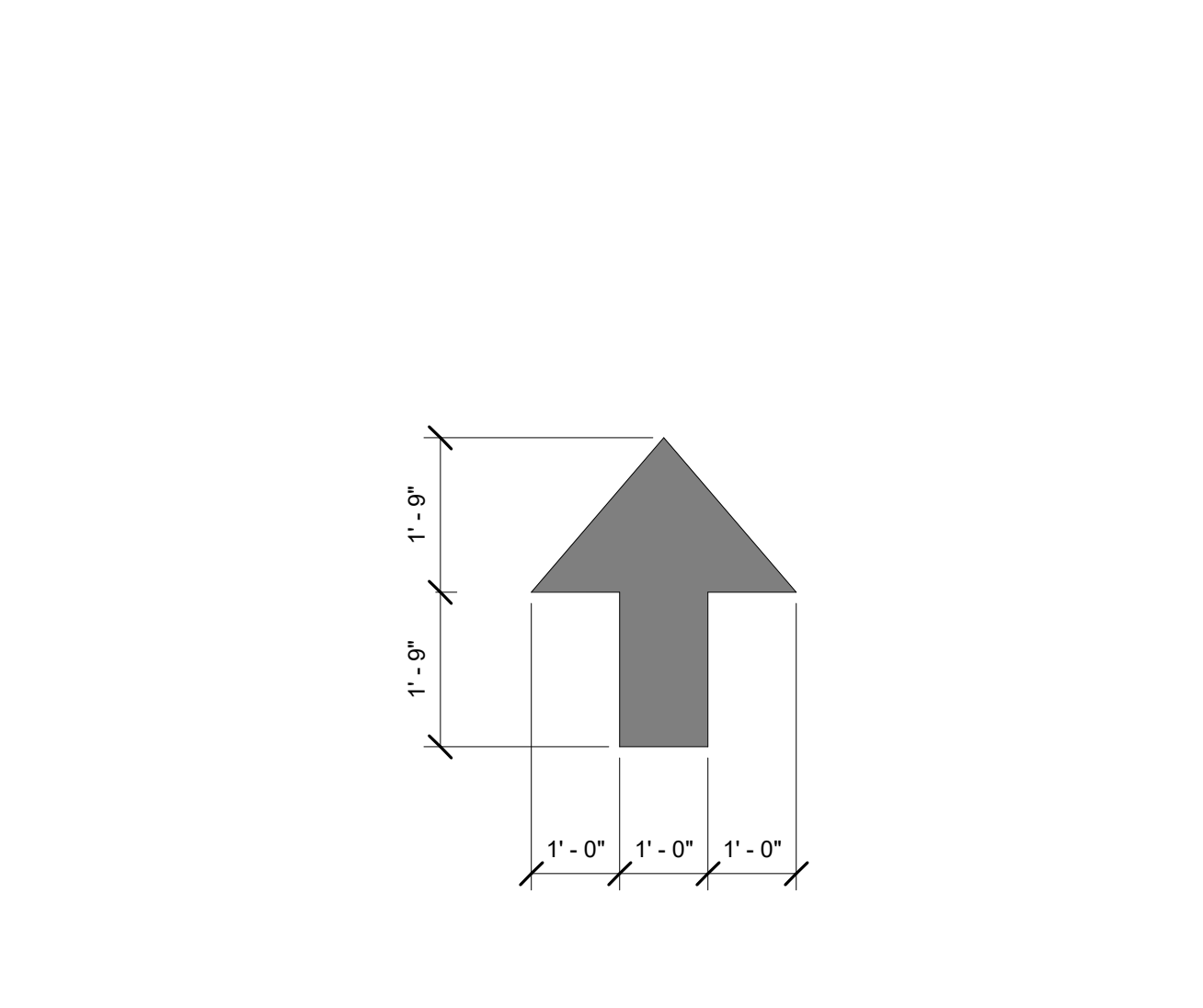
TILE FLOOR

6" = 1'-0"



TRAFFIC MARKING - STOP

1/2" = 1'-0"

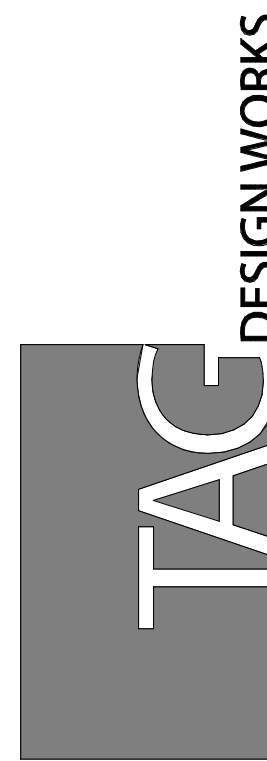


TRAFFIC MARKING - FORWARD ARROW

1/2" = 1'-0"

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Date: 3/28/2022
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4/22/2022 100% DD

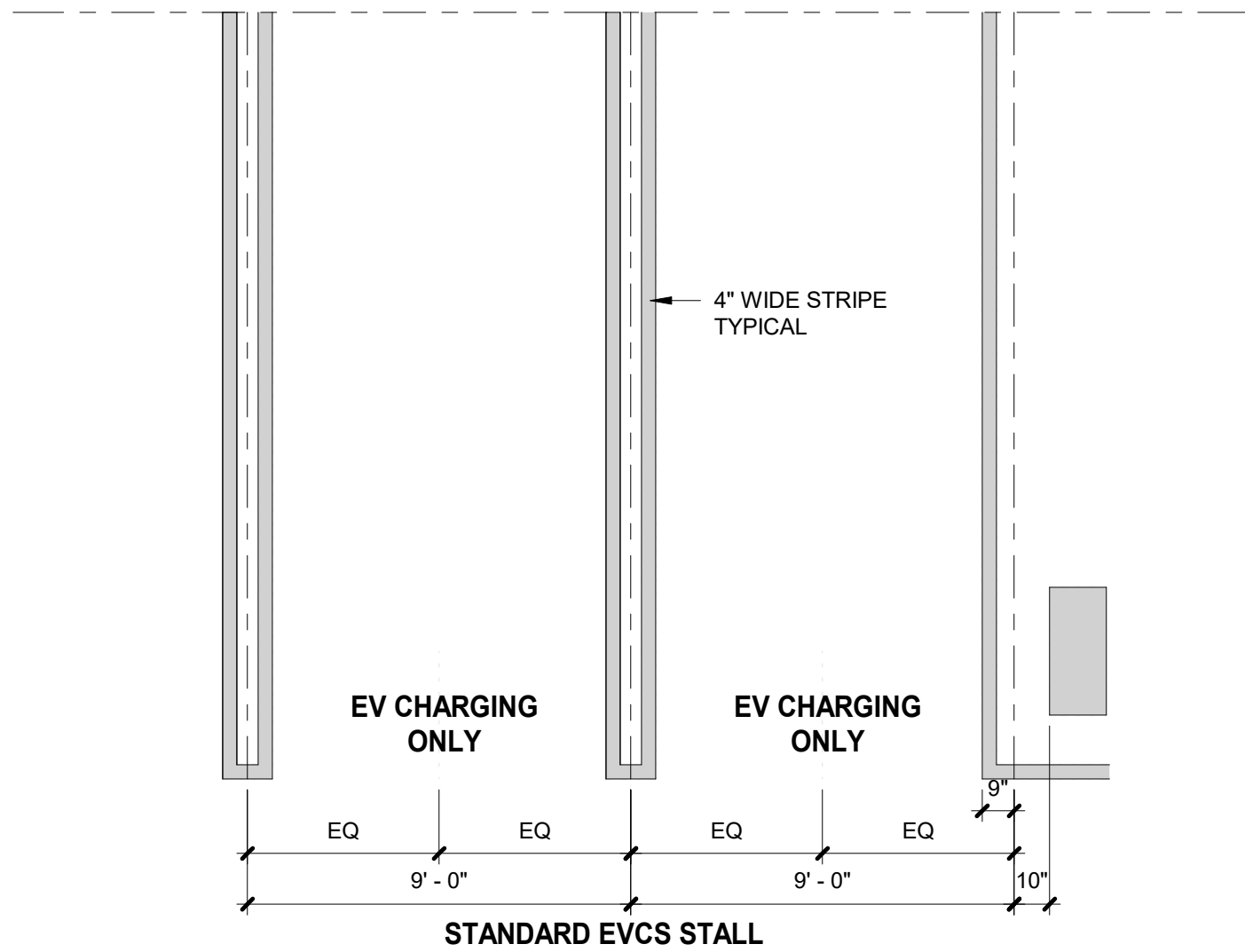
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**GARAGE &
GENERAL
PARKING
DETAILS**

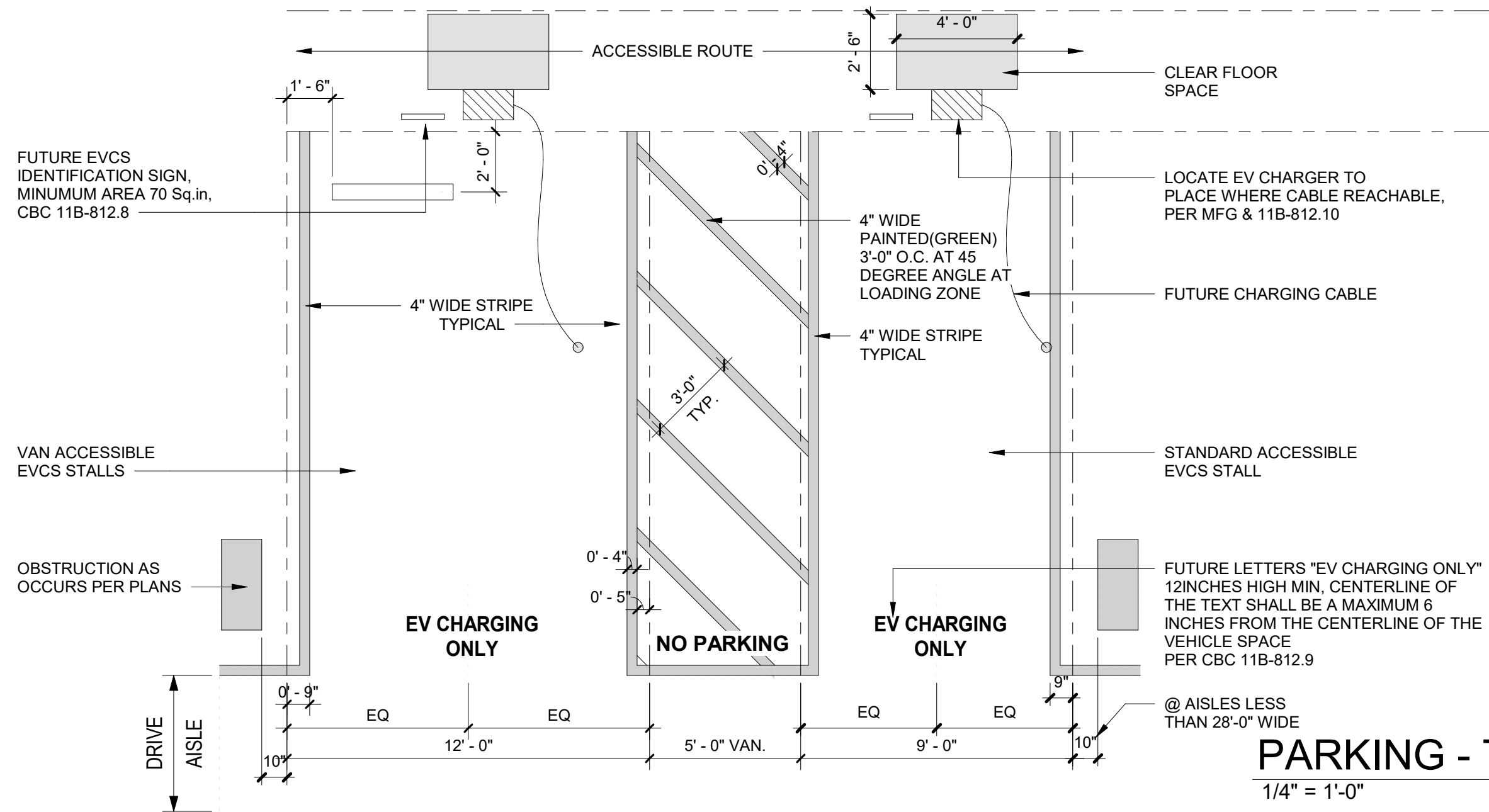
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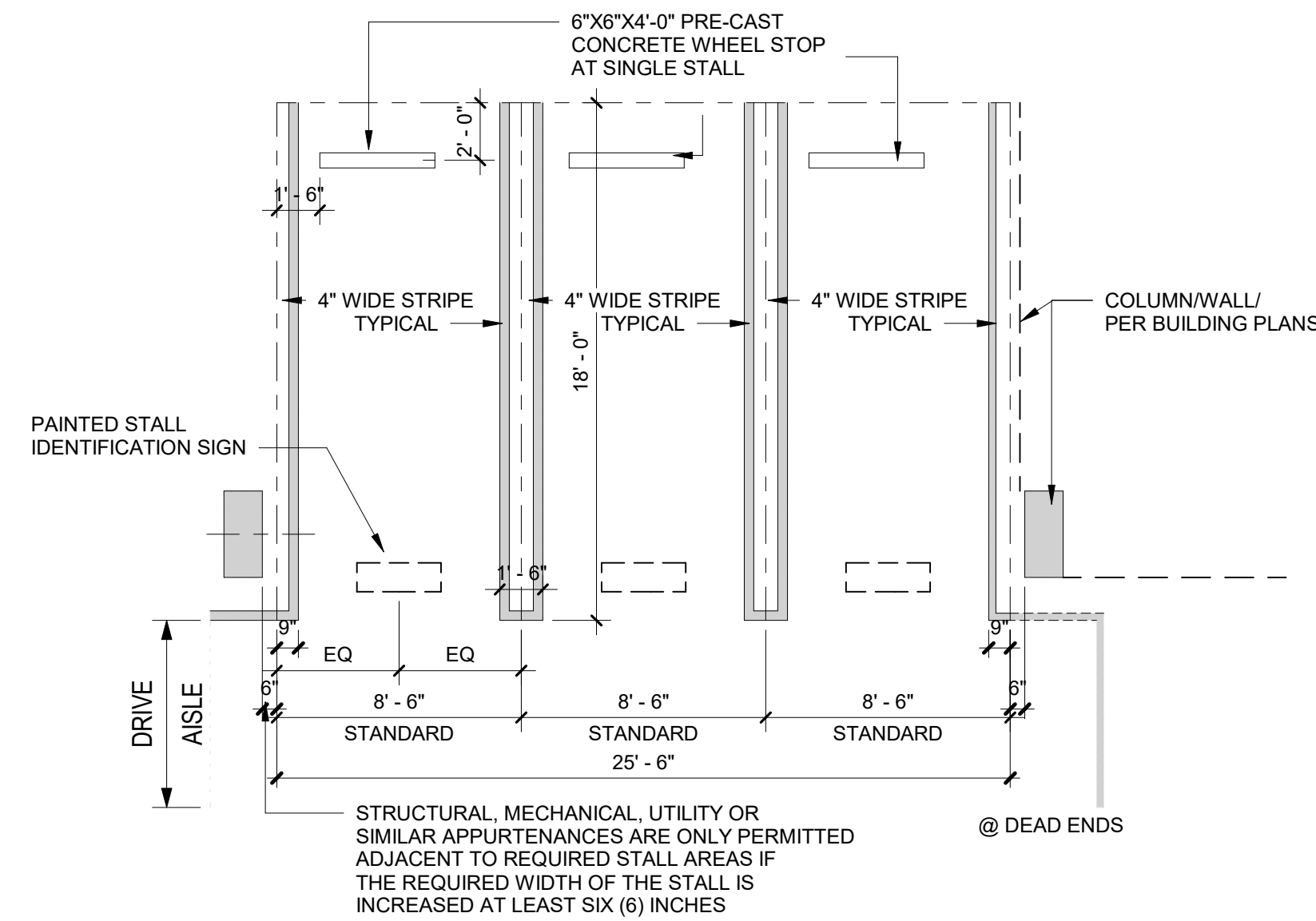
NOTES:
1. SEE ADDITIONAL NOTES AT DETAIL OF ACCESSIBLE PARKING STALL.
2. SEE 2019 CBC 11B-812, 11B-228.3
3. WHERE FOUR OR FEWER TOTAL EVCS ARE PROVIDED, IDENTIFICATION WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL NOT BE REQUIRED. CBC 11B-812.8.1.



DEFINITION:
ELECTRIC VEHICLE (EV) CHARGER
- OFF-BOARD CHARGING EQUIPMENT USED TO CHARGE AN ELECTRIC VEHICLE.
ELECTRIC VEHICLE CHARGING SPACE (EV SPACE)
- A SPACE INTENDED FOR FUTURE INSTALLATION OF EV CHARGING EQUIPMENT AND CHARGING OF ELECTRIC VEHICLES.
ELECTRIC VEHICLE CHARGING STATION (EVCS)
- ONE OR MORE ELECTRIC VEHICLE CHARGING SPACES SERVED BY ELECTRIC VEHICLE CHARGER(S) OR OTHER CHARGING EQUIPMENT ALLOWING CHARGING OF ELECTRIC VEHICLES. ELECTRIC VEHICLE CHARGING STATIONS ARE NOT CONSIDERED PARKING SPACES.
ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)
- THE CONDUCTORS, INCLUDING THE UNGROUNDED, GROUNDED, AND EQUIPMENT GROUNDING CONDUCTORS AND THE ELECTRIC VEHICLE CONNECTORS, ATTACHMENT PLUGS AND ALL OTHER FITTINGS, DEVICES, POWER OUTLETS, OR APPARATUS INSTALLED SPECIFICALLY FOR THE PURPOSE OF TRANSFERRING ENERGY BETWEEN THE PREMISES WIRING AND THE ELECTRIC VEHICLE.
NOTES:
1. NEW CONSTRUCTION SHALL COMPLY WITH 2019 CGBC SECTION 4.106.4.1, 4.106.4.3, TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625.
* ONE IN EVERY 25 EV SPACES, BUT NOT LESS THAN ONE, SHALL ALSO HAVE AN 8-FOOT WIDE MINIMUM AISLE. A 5-FOOT WIDE MINIMUM AISLE SHALL BE PERMITTED PROVIDE THE MINIMUM WIDTH OF THE EV SPACE IS 12 FEET.

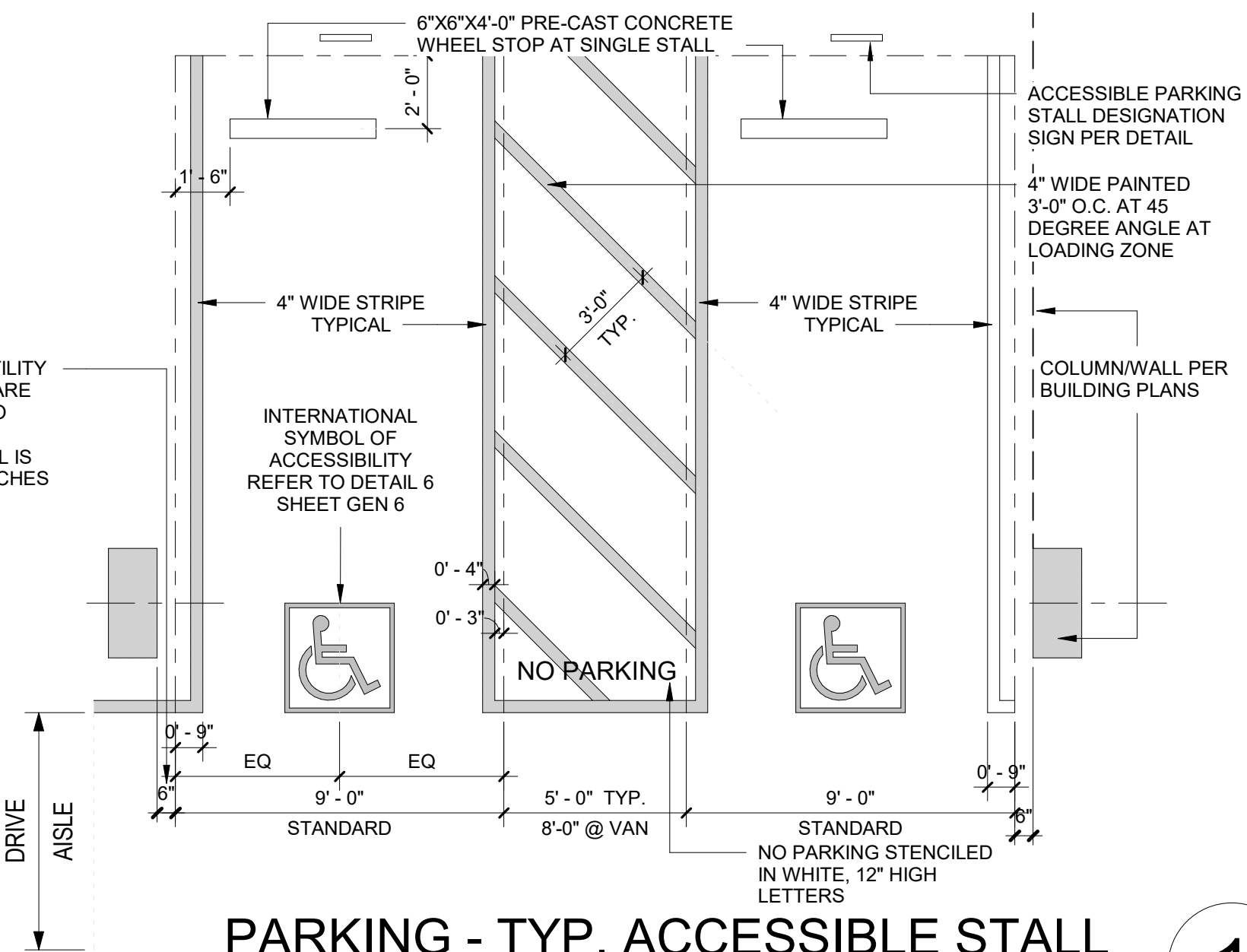
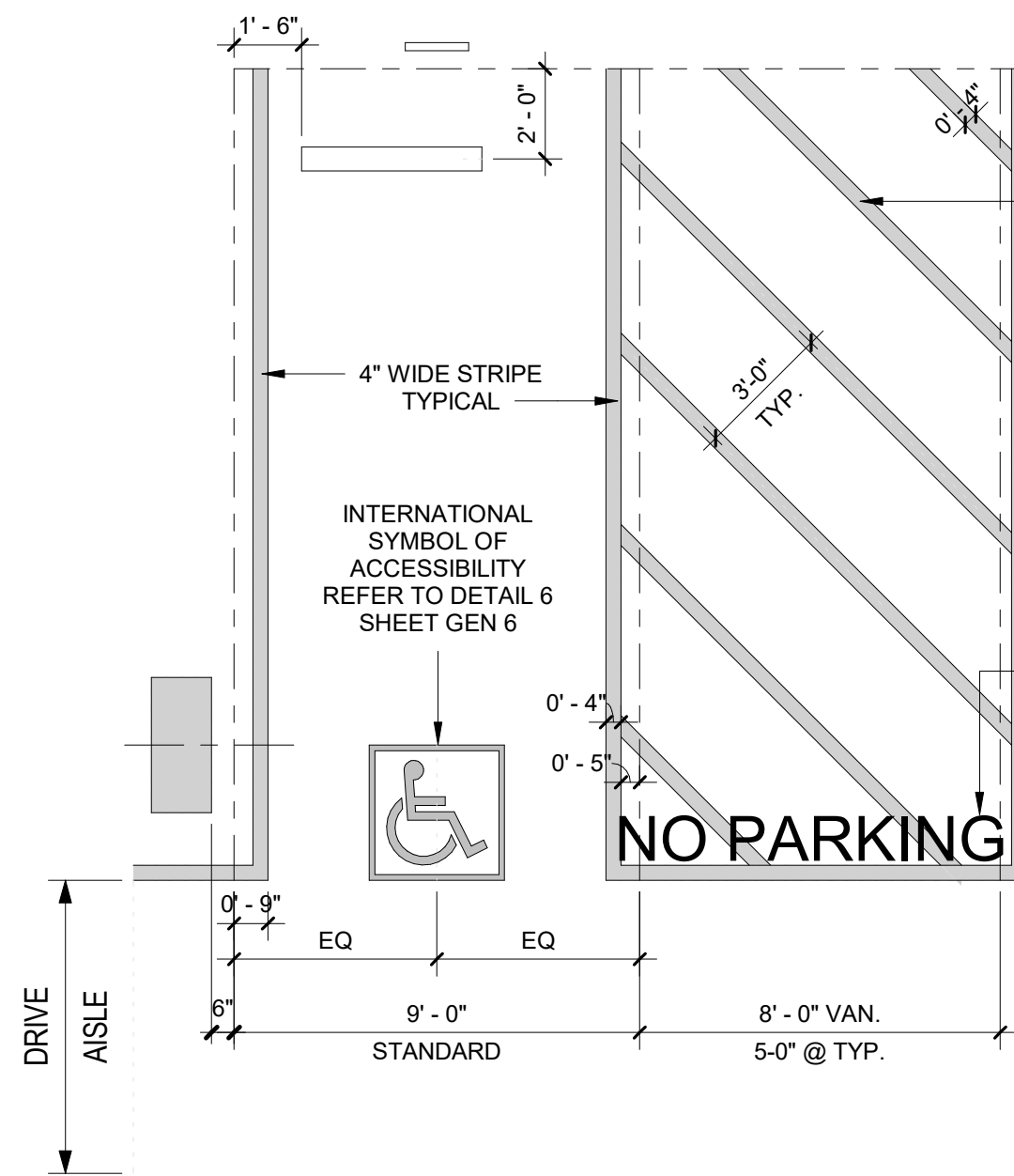
PARKING - TYPICAL EVCS STALL
1/4" = 1'-0"

3



PARKING - TYPICAL STALL
3/16" = 1'-0"

2



PARKING - TYP. ACCESSIBLE STALL
1/4" = 1'-0"

1

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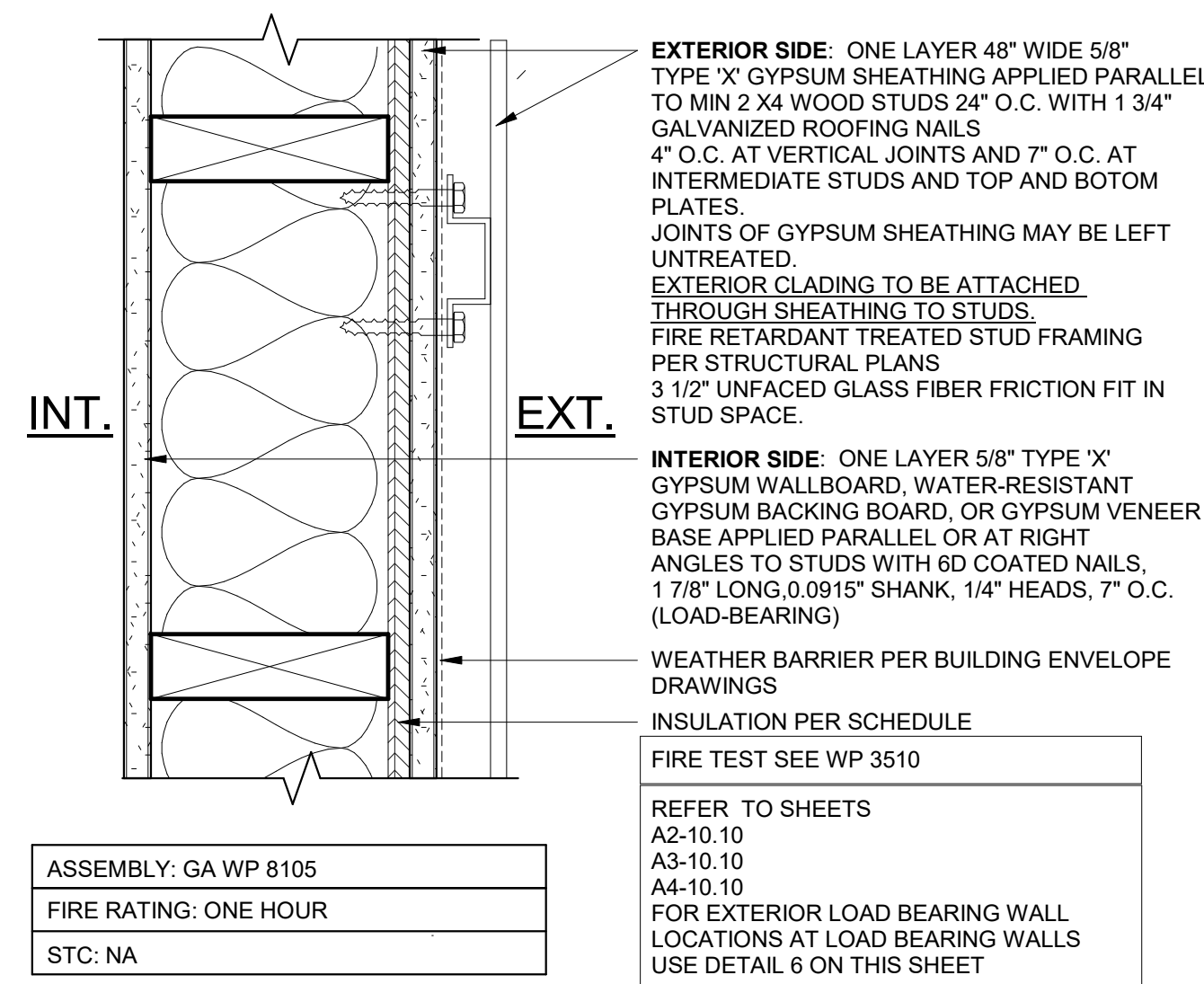
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Drawn:	
Checked:	
BID Date:	
Date:	Issues / Revisions:
3/28/2022	DD SET
4/22/2022	100% DD
5/31/2022	1ST PLAN CHECK

SHEET TITLE:
**GARAGE &
GENERAL
PARKING
DETAILS**

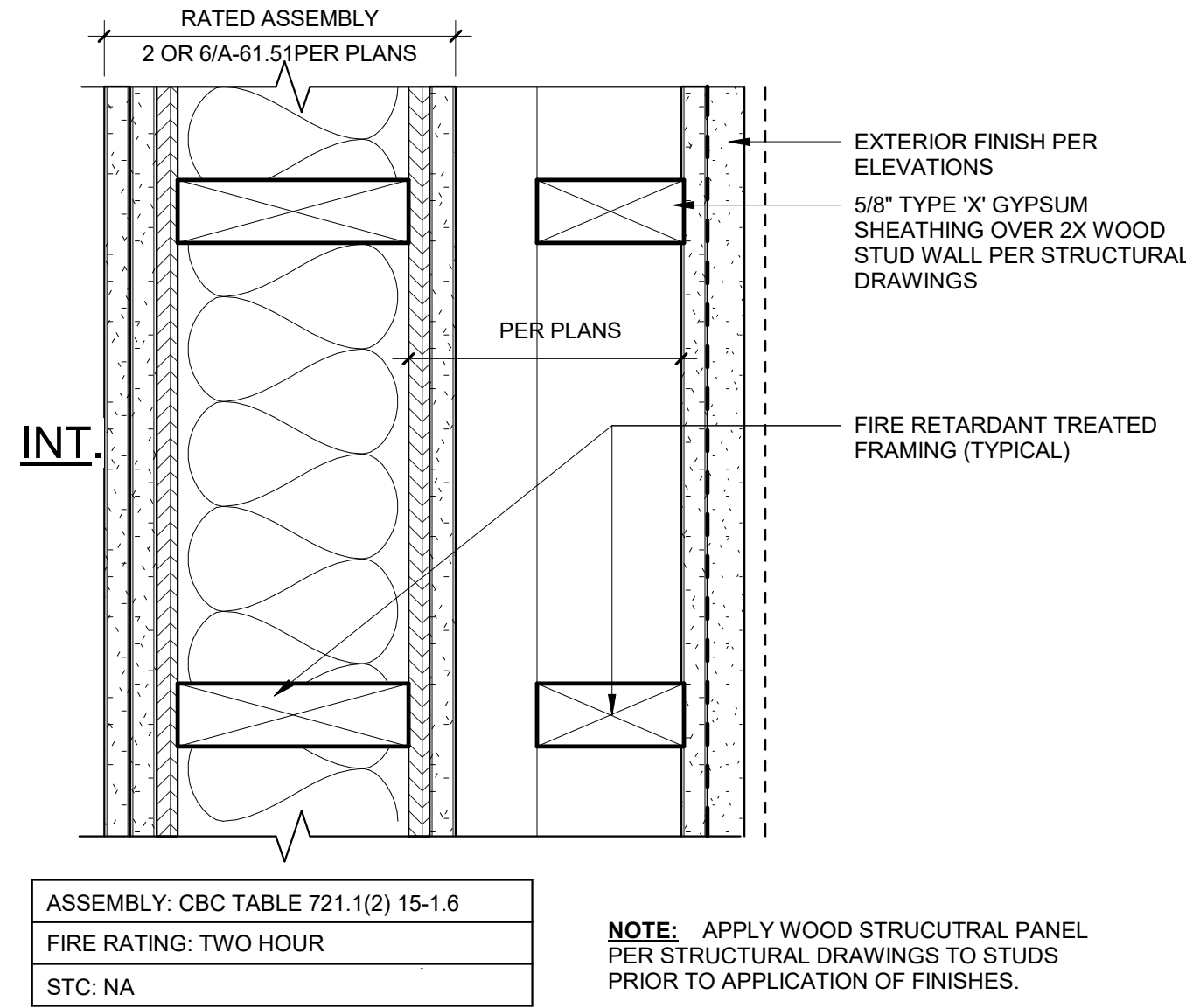
SHEET #

A7.23

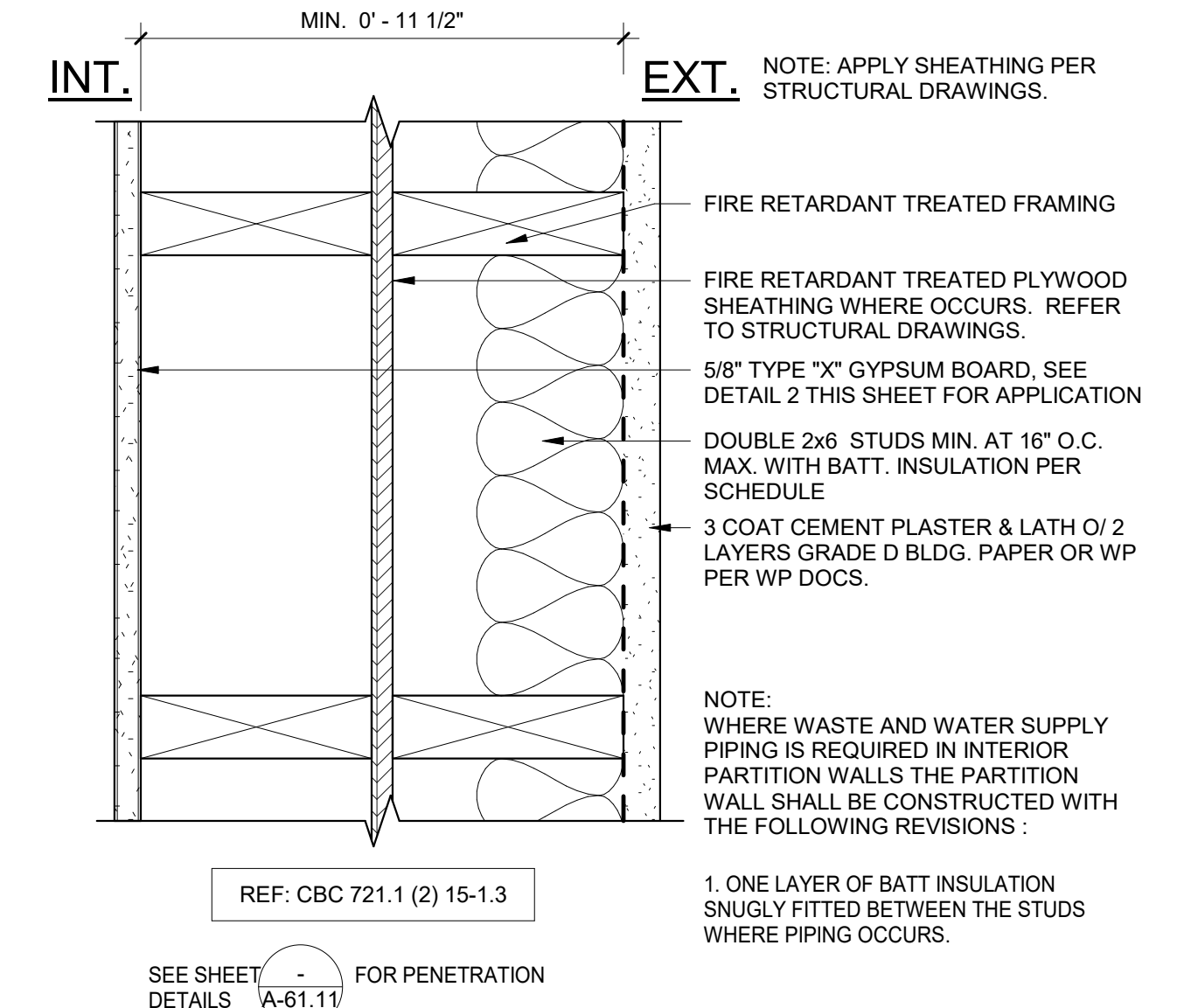
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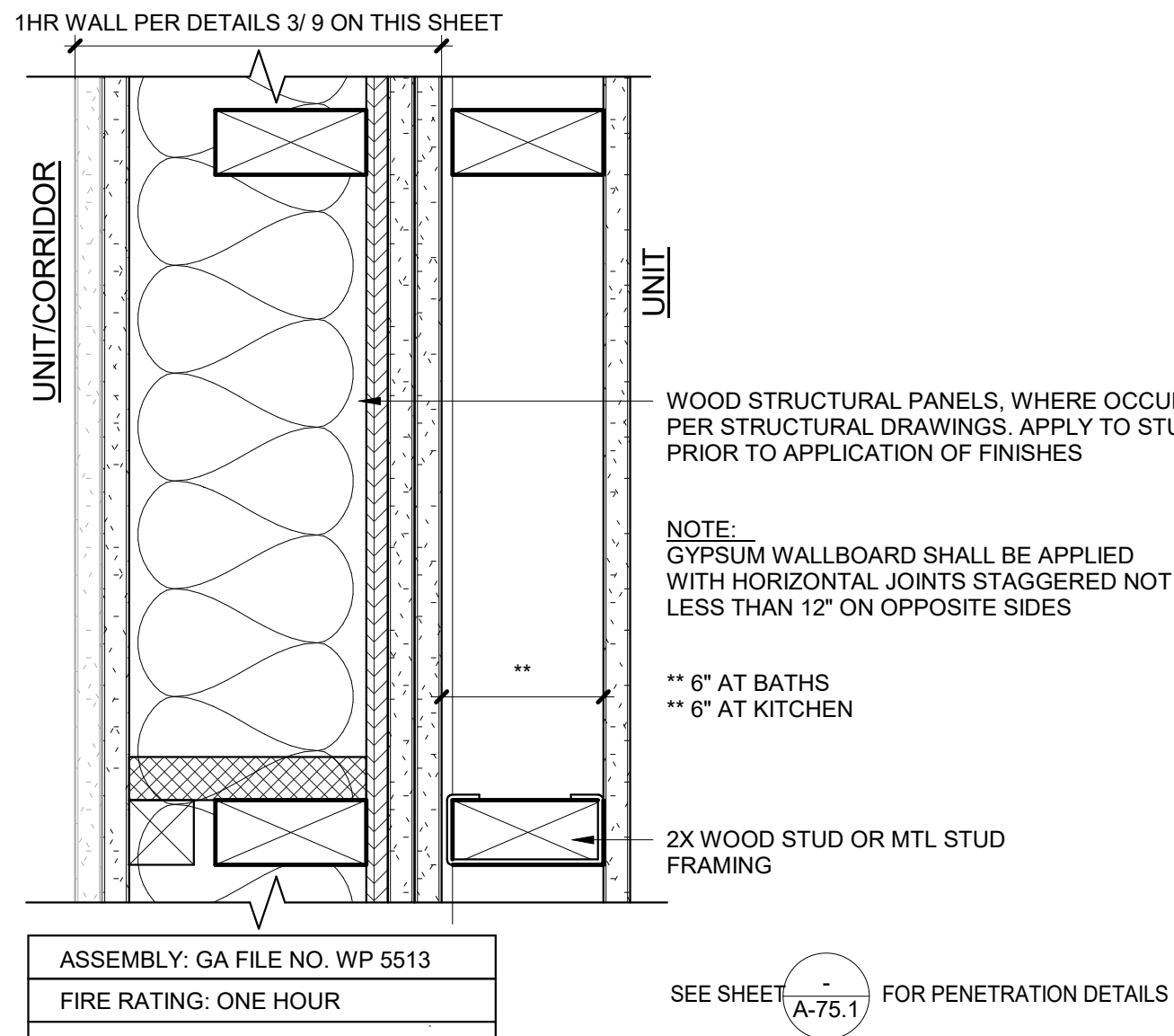
1-HR (NON-BEARING) WALL - RAINSCREEN
3" = 1'-0"



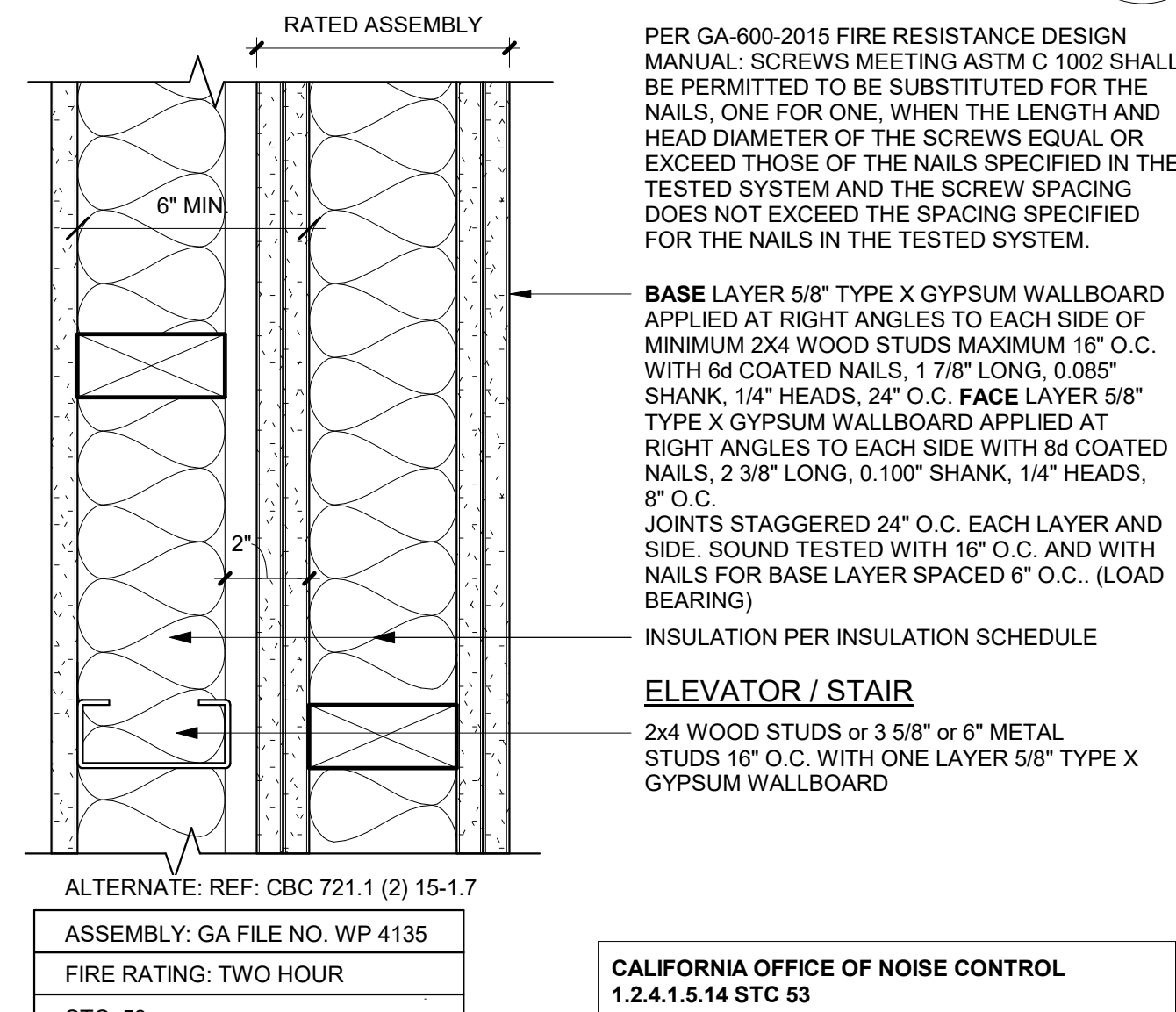
2-HR EXT. (BEARING)-FURRED WALL
3" = 1'-0"



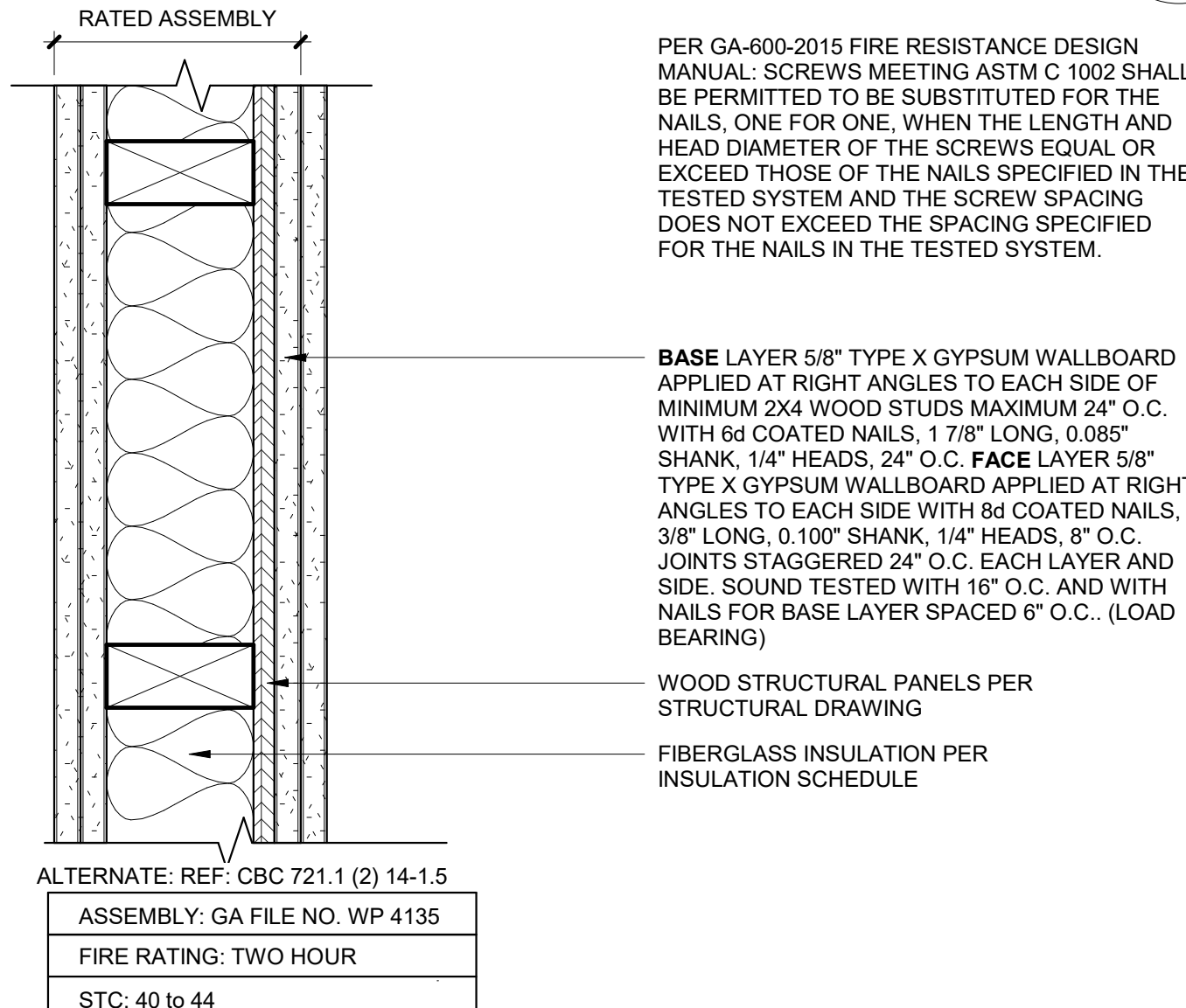
1-HR EXT. DBL. (NON-BEARING) WALL
3" = 1'-0"



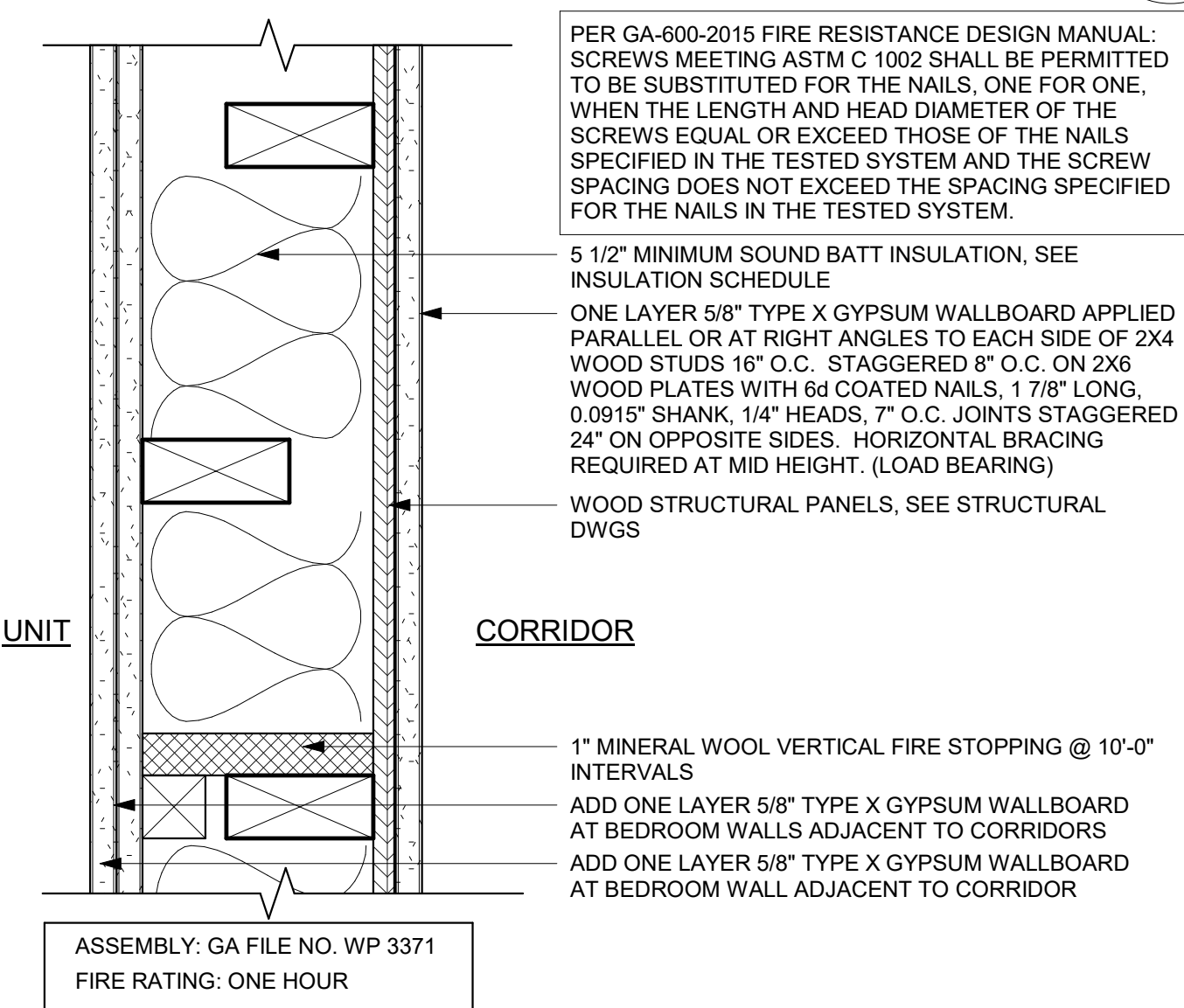
1-HR PLUMBING WALL @ CORRIDOR WALL
3" = 1'-0"



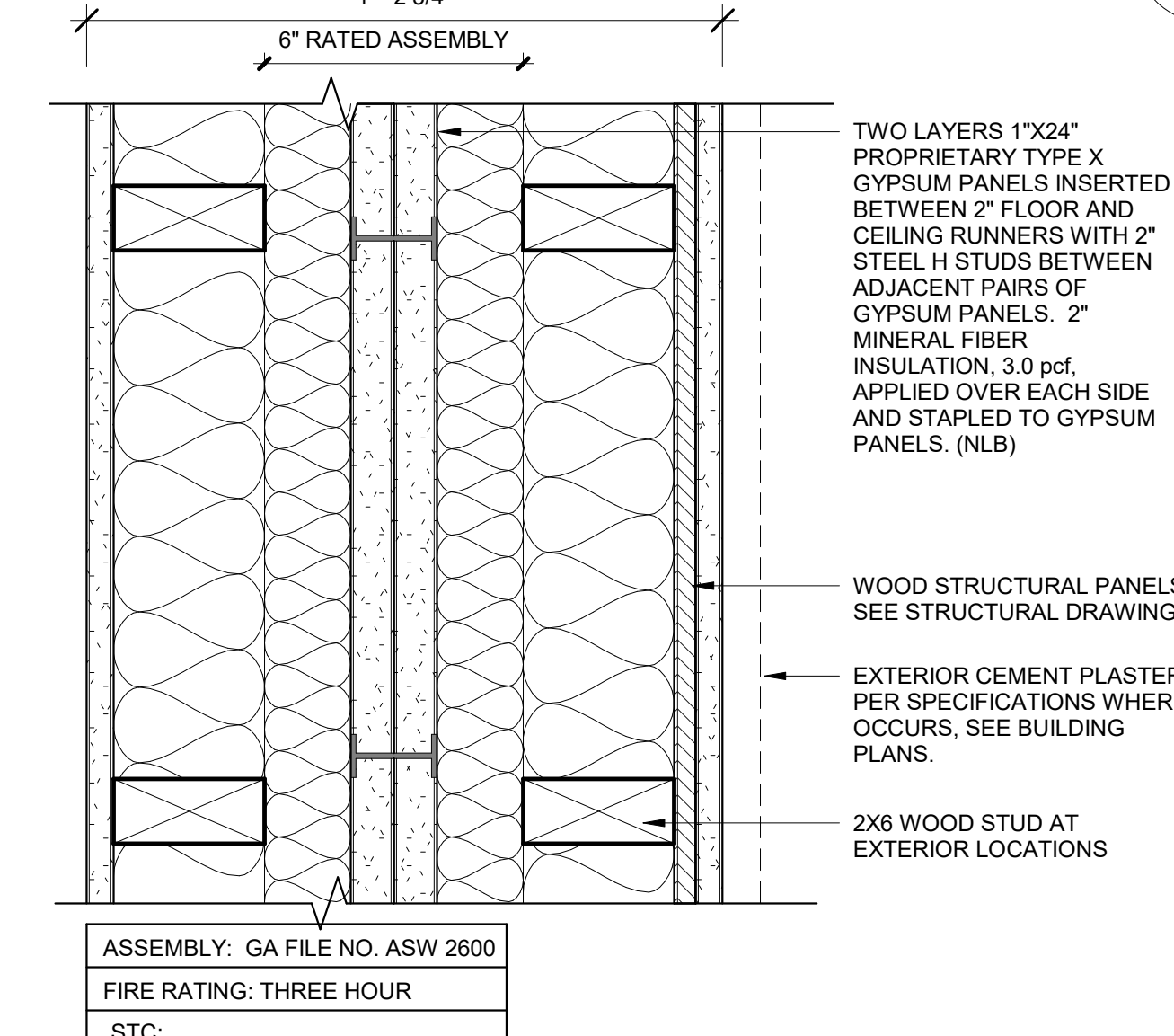
2-HR RATED WALL
3" = 1'-0"



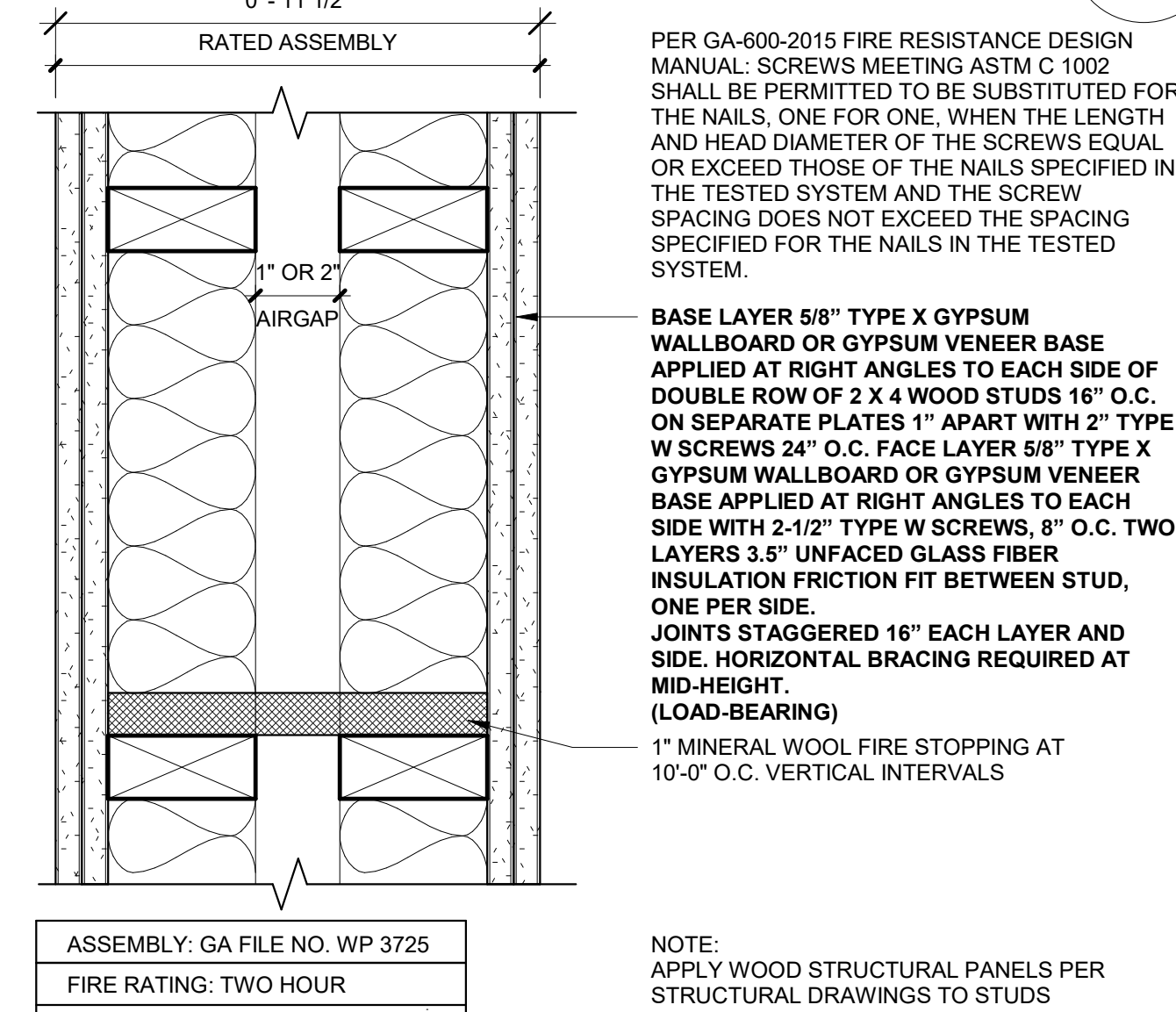
2 HR INTERIOR STUD WALL
3" = 1'-0"



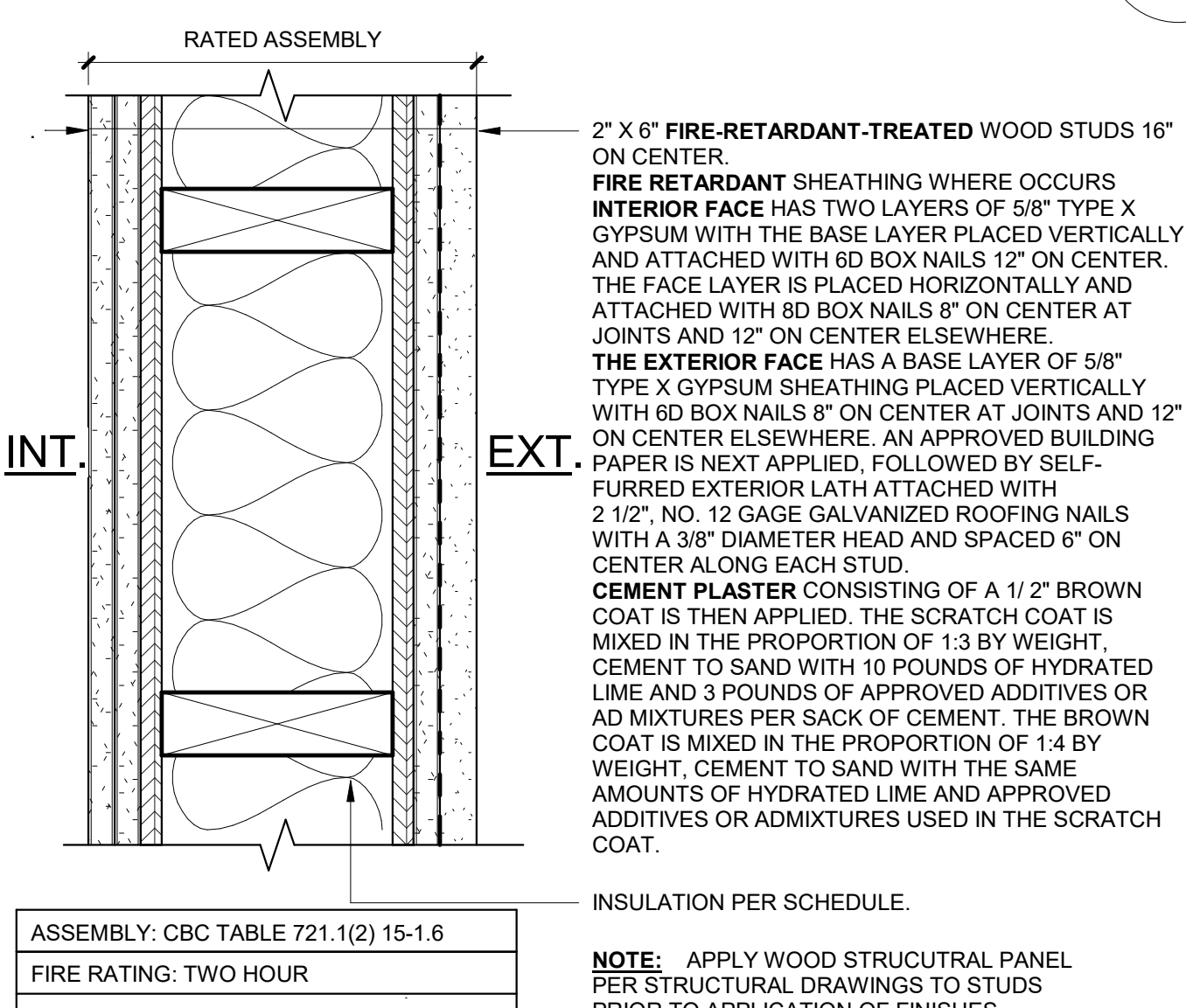
1-HR CORRIDOR WALL
3" = 1'-0"



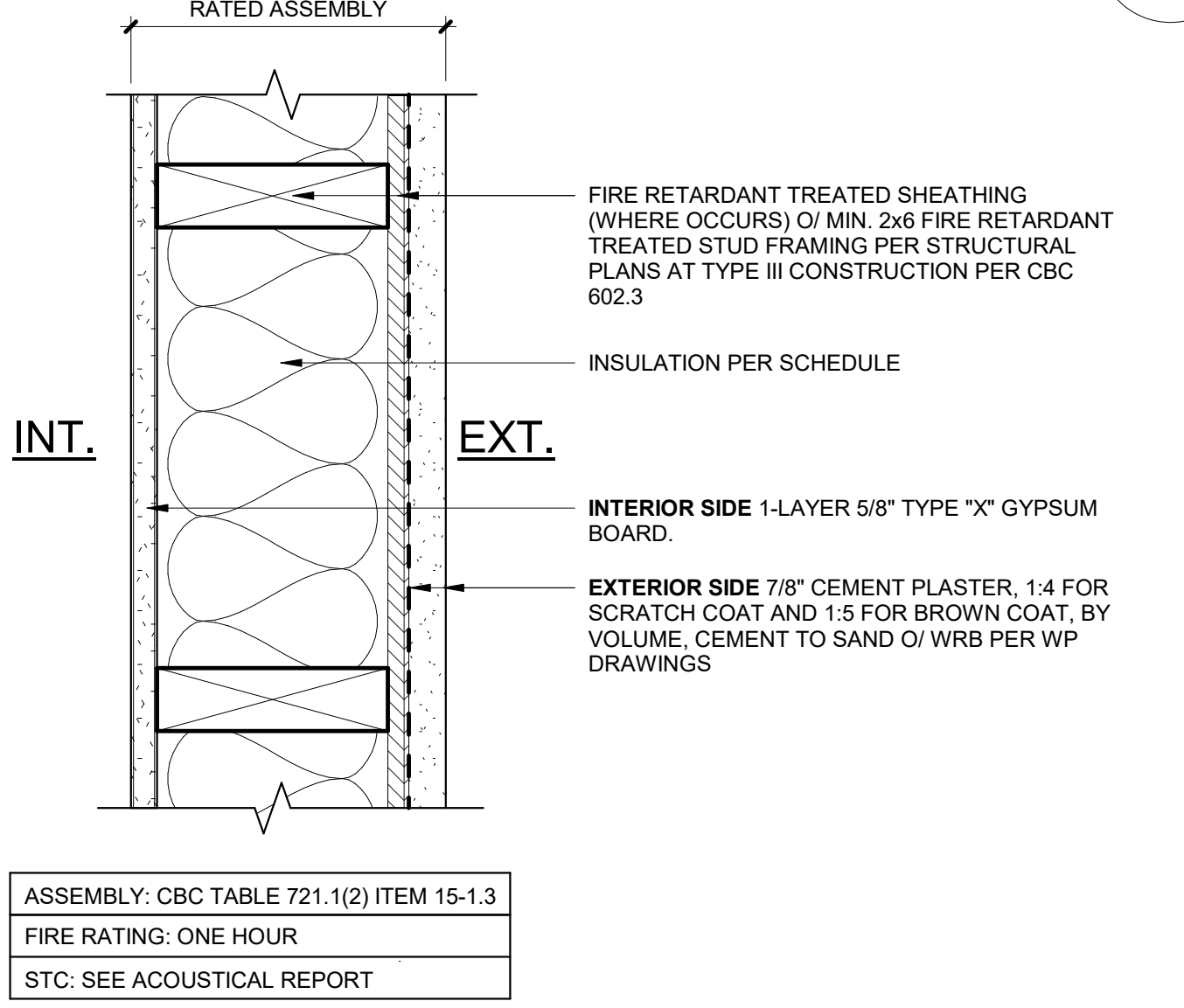
3-HR FIREWALL AT INTERIOR
3" = 1'-0"



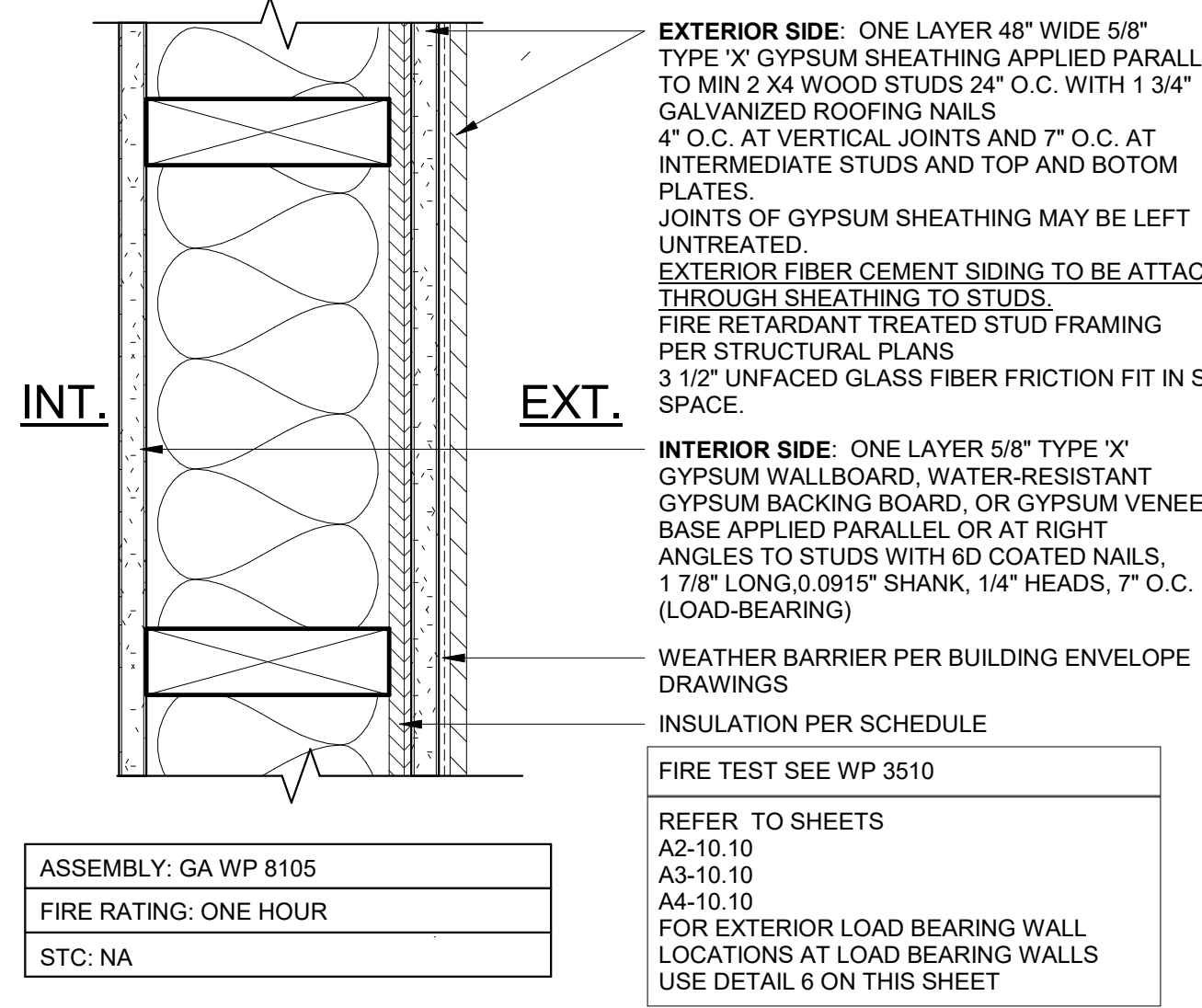
1-HR WALL PARTITION
3" = 1'-0"



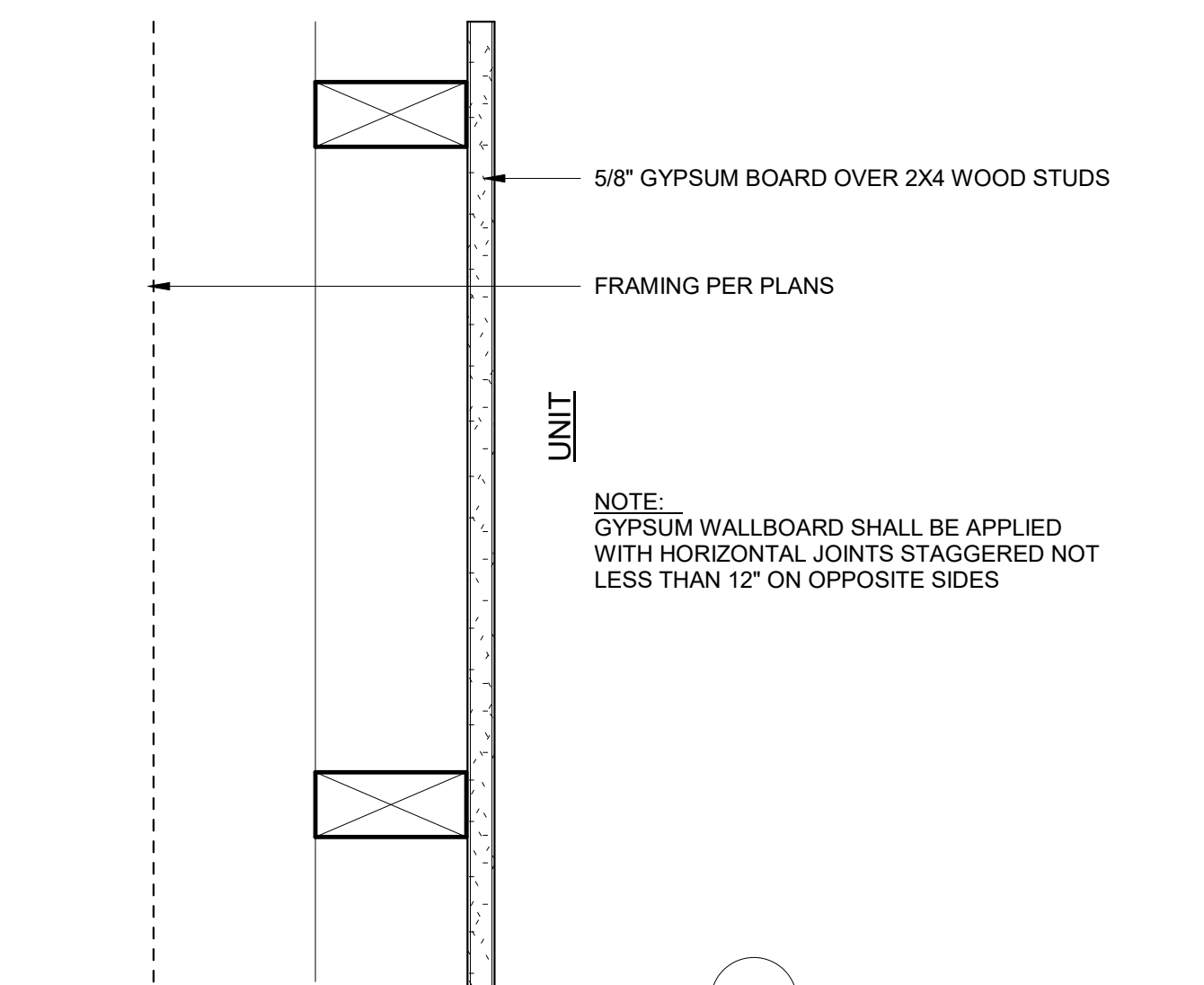
2-HR EXT. (BEARING) WALL
3" = 1'-0"



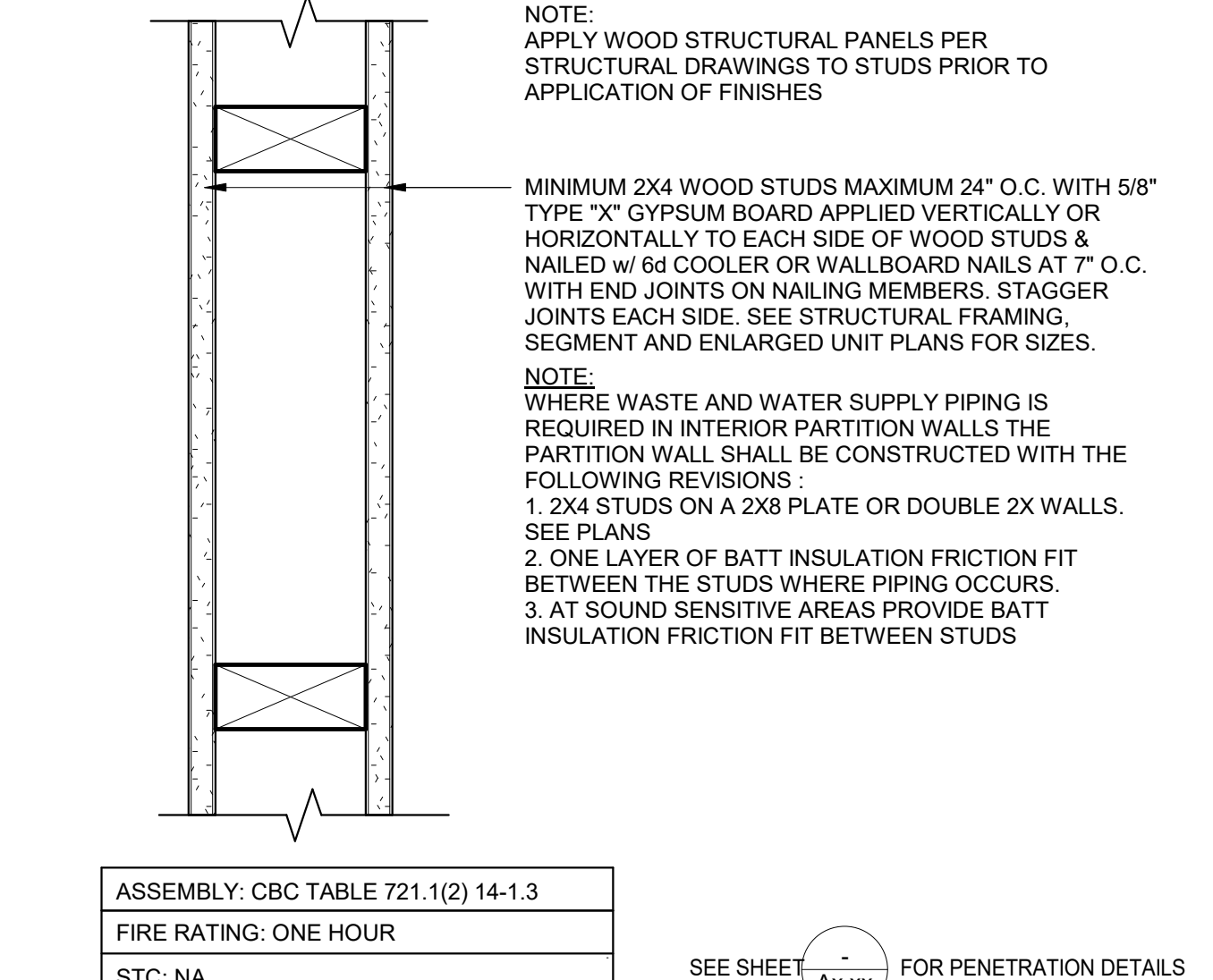
1-HR EXT. (NON-BEARING) WALL
3" = 1'-0"



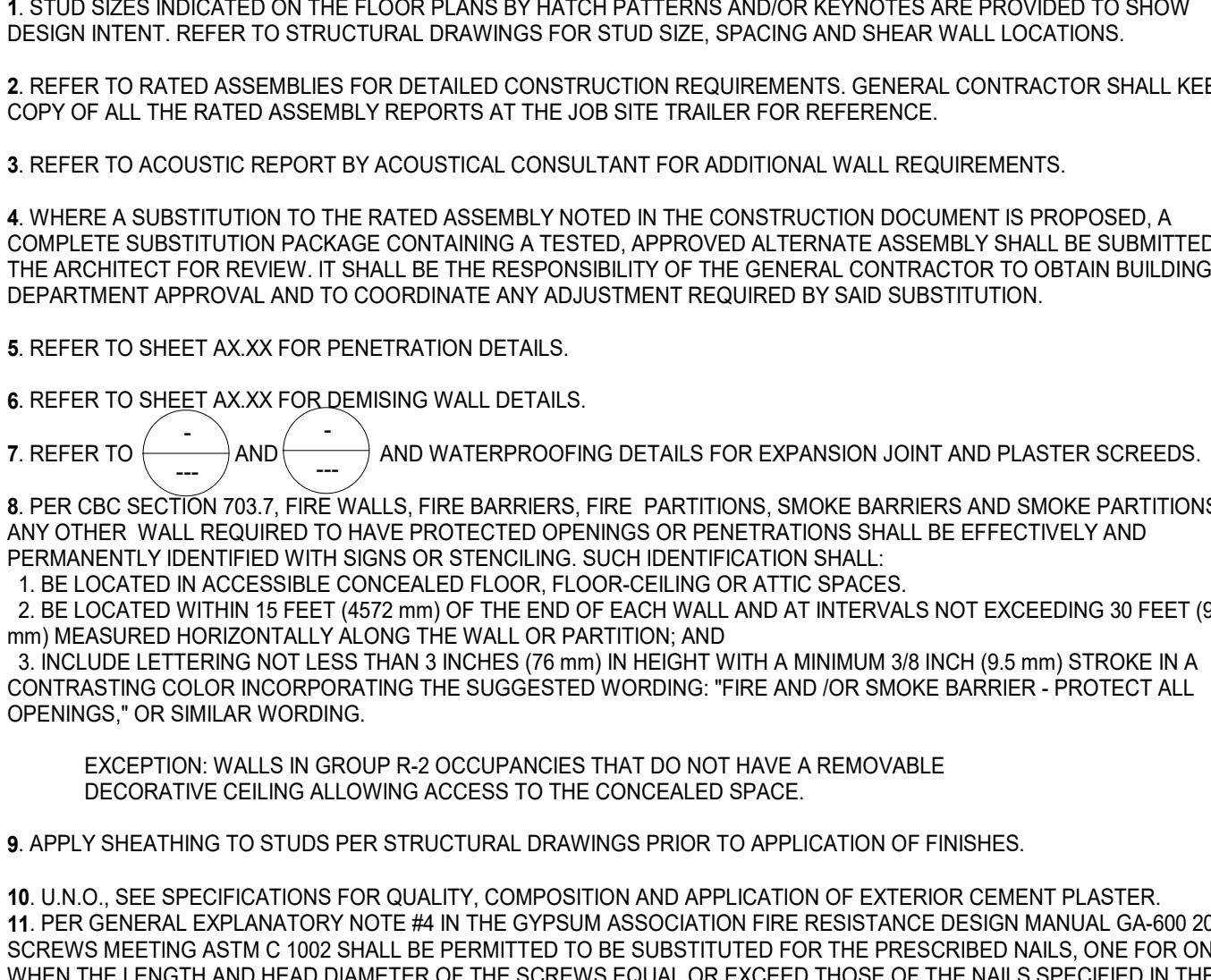
1-HR EXT. (NON-BEARING) WALL - SIDING
3" = 1'-0"



NON-RATED FURRING WALL
3" = 1'-0"



1-HR INT. WALL - TYP.
3" = 1'-0"



WOOD FRAME WALL GENERAL NOTES
12" = 1'-0"

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TAG DESIGN WORKS

REGISTERED ARCHITECT
JOHNNY C. LU
C-35396
STATE OF CALIFORNIA

Job No.:
Drawn:
Checked:
BID Date:

Date: 3/28/2022
Issues / Revisions:
3/28/2022 DD SET
4/22/2022 100% DD
5/31/2022 1ST PLAN CHECK

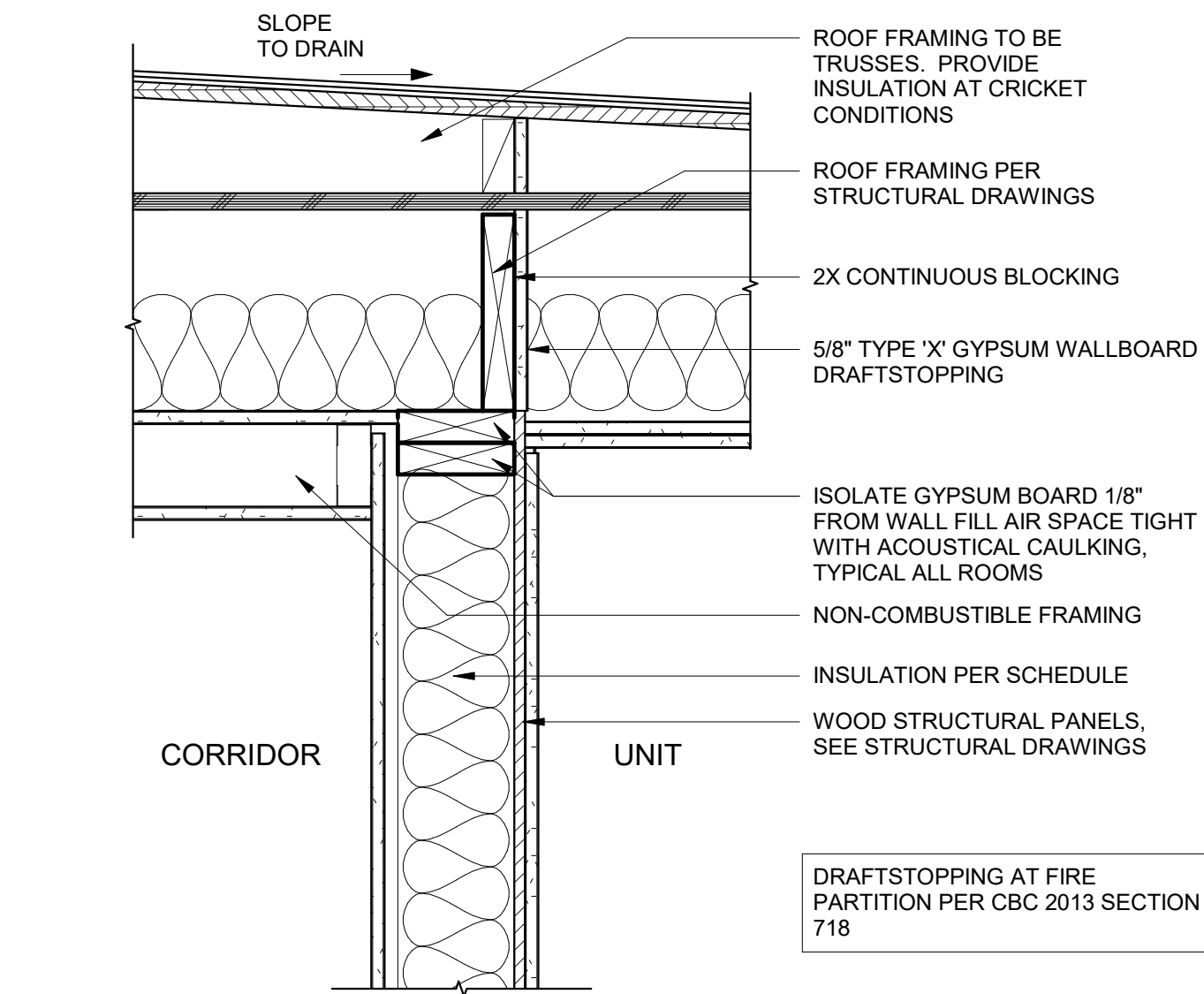
SHEET TITLE:

**WOOD
FRAMED
WALL
ASSEMBLIES**

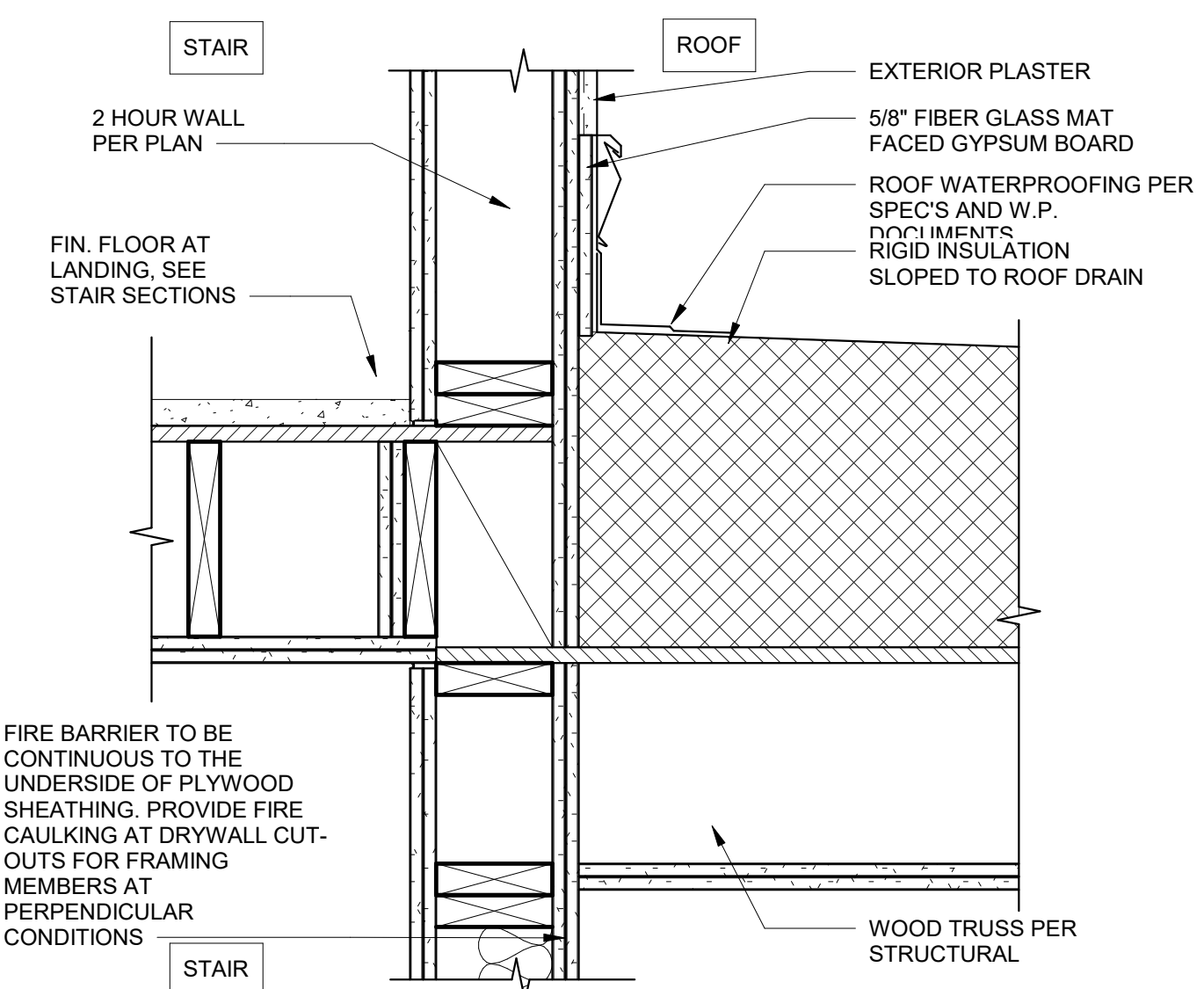
SHEET #

A7.31

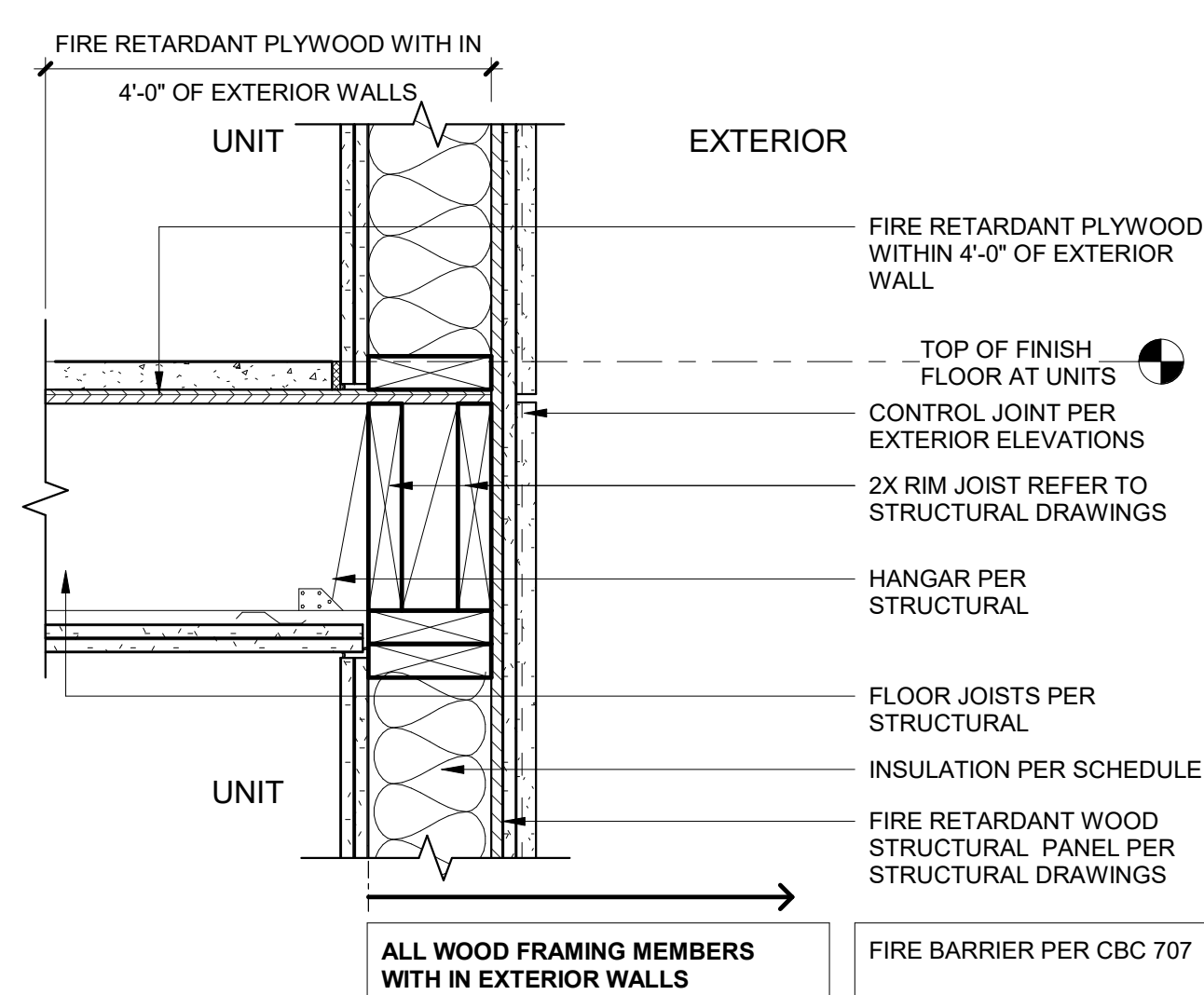
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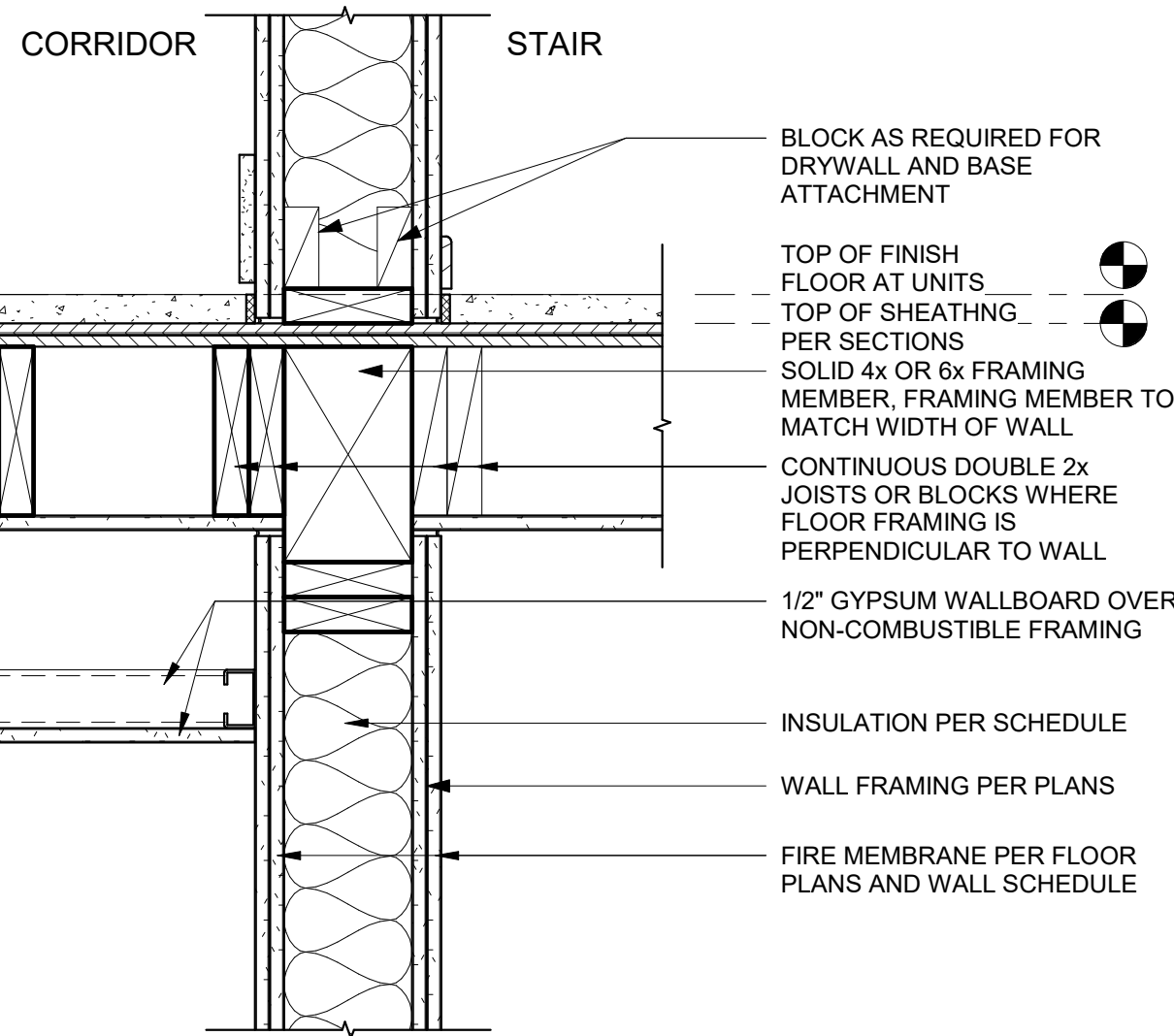
FLOOR AT UNIT/CORRIDOR ROOF
1 1/2" = 1'-0"



EXT. STAIR / CORRIDOR AT ROOF LEVEL
1 1/2" = 1'-0"



2-HR EXT. FLOOR FRAMING(PERPENDICULAR)
1 1/2" = 1'-0"



FLOOR AT CORRIDOR/STAIR LEVEL 2
1 1/2" = 1'-0"

1

A7.32

FLOOR AT CORRIDOR/STAIR ROOF
1 1/2" = 1'-0"

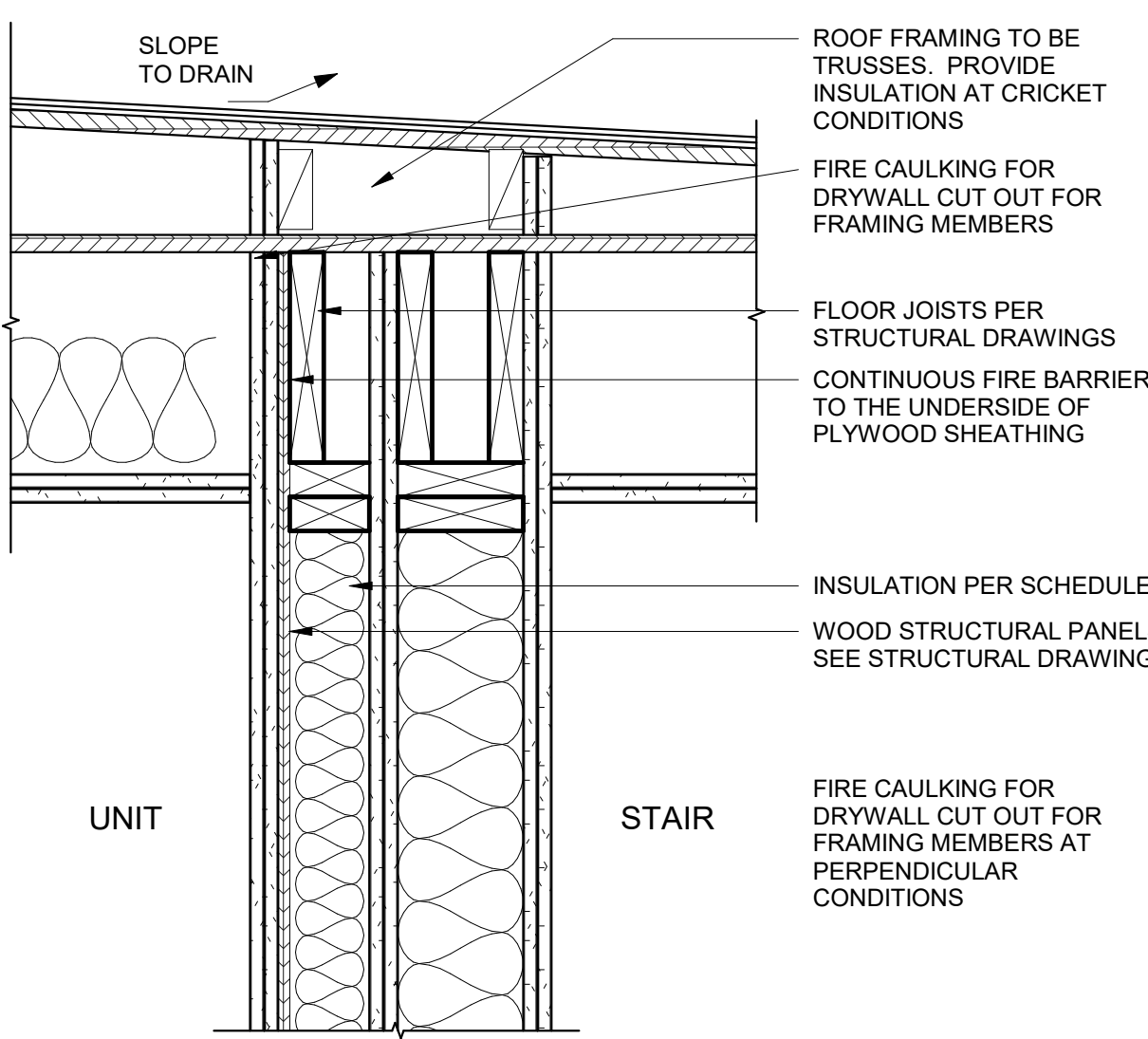
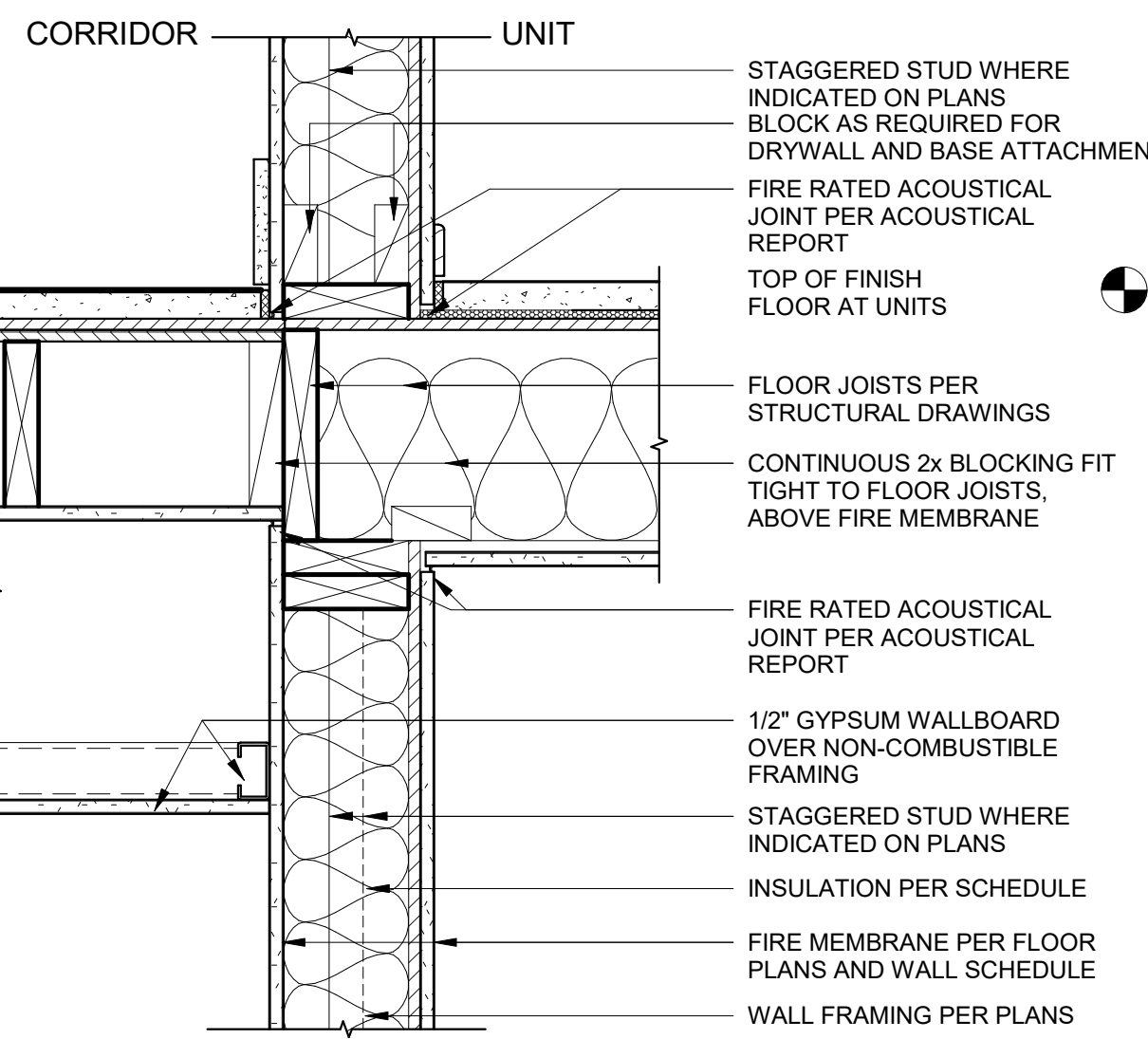
10

FLOOR AT UNIT/STAIR ROOF
1 1/2" = 1'-0"

6

FLOOR AT UNIT/CORRIDOR
1 1/2" = 1'-0"

2

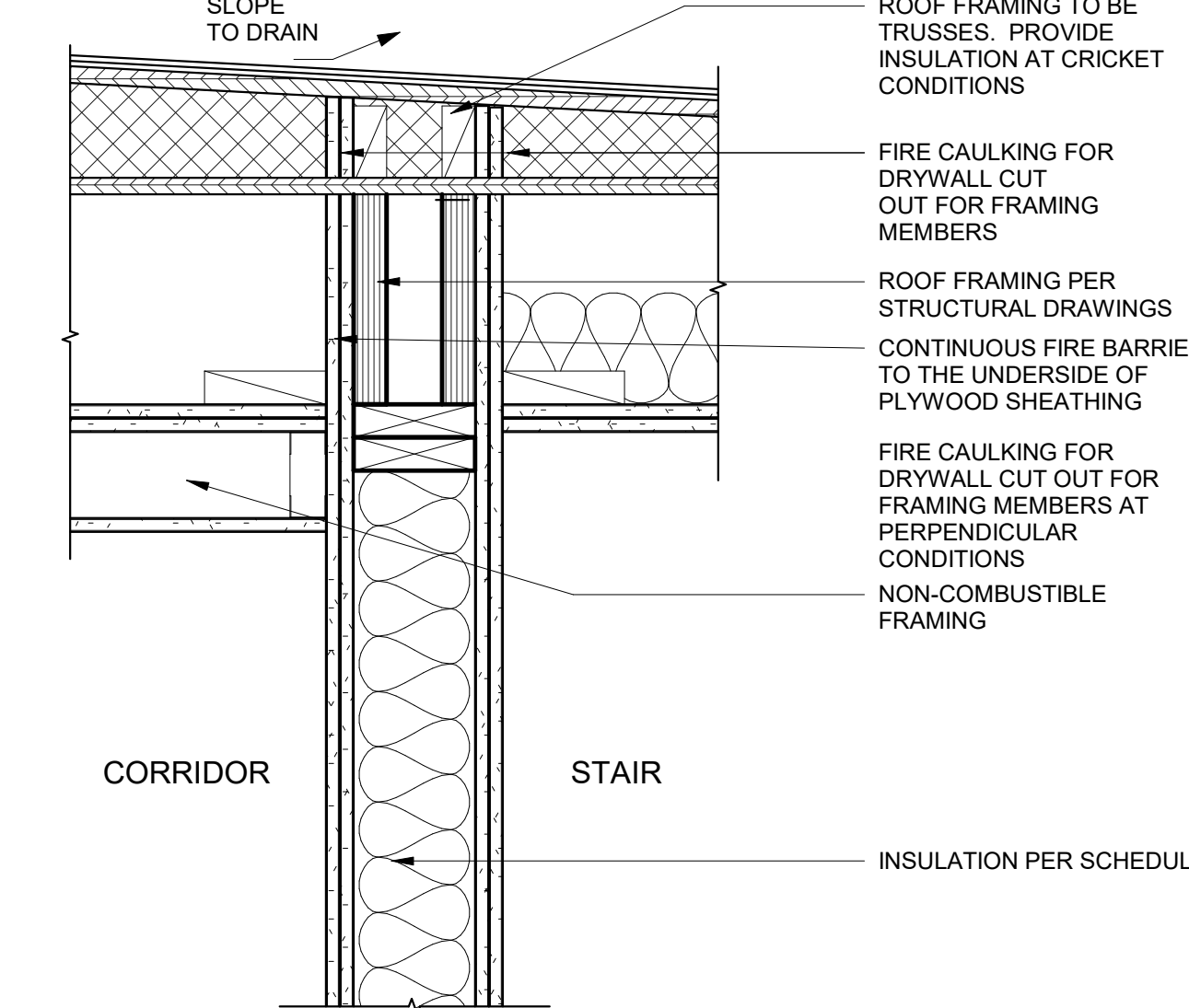


FLOOR AT UNIT/STAIR
1 1/2" = 1'-0"

7

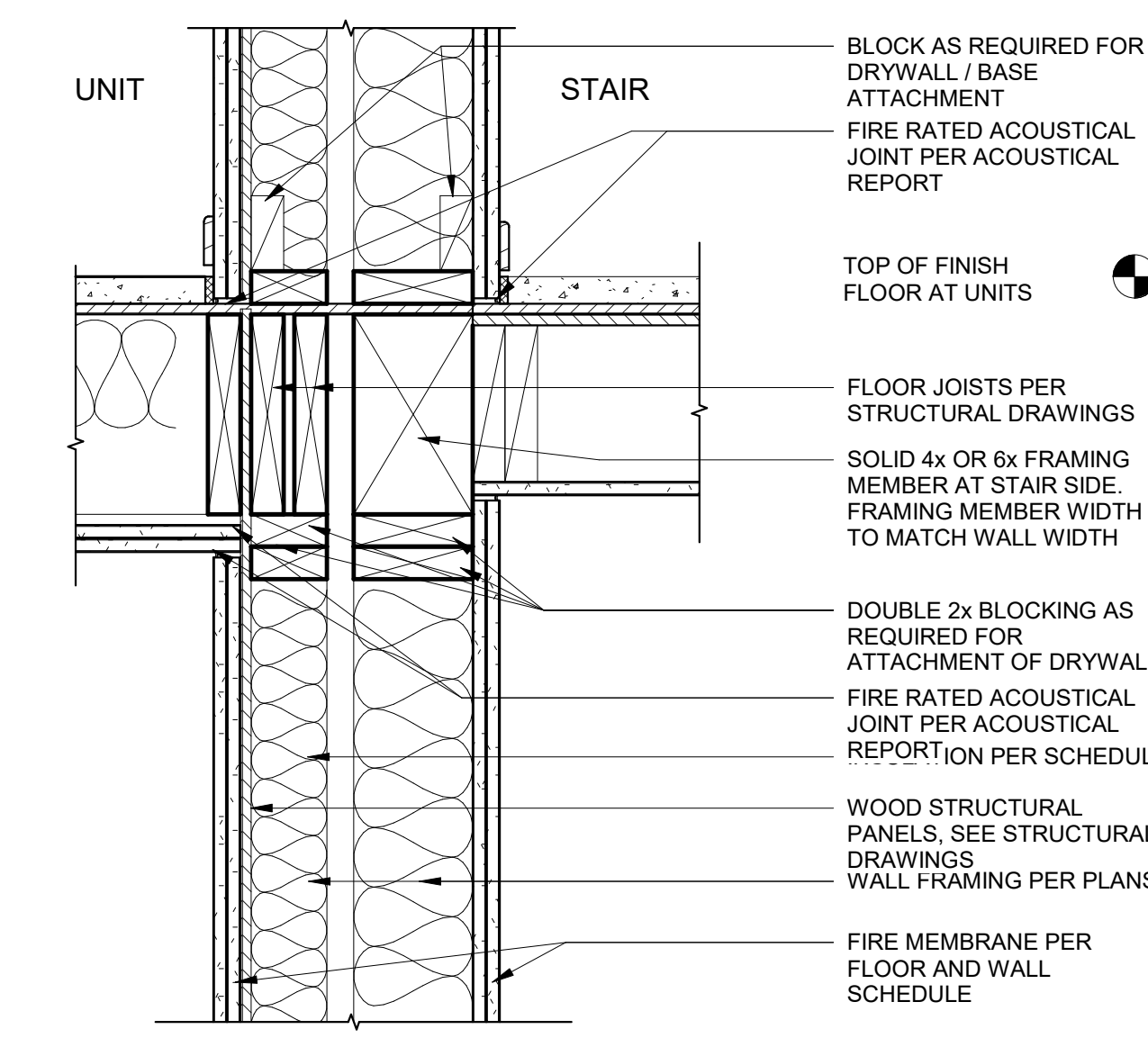
STAIR LANDING
1 1/2" = 1'-0"

3



1-HR EXT. FLOOR FRAMING(PARALLEL)
1 1/2" = 1'-0"

11

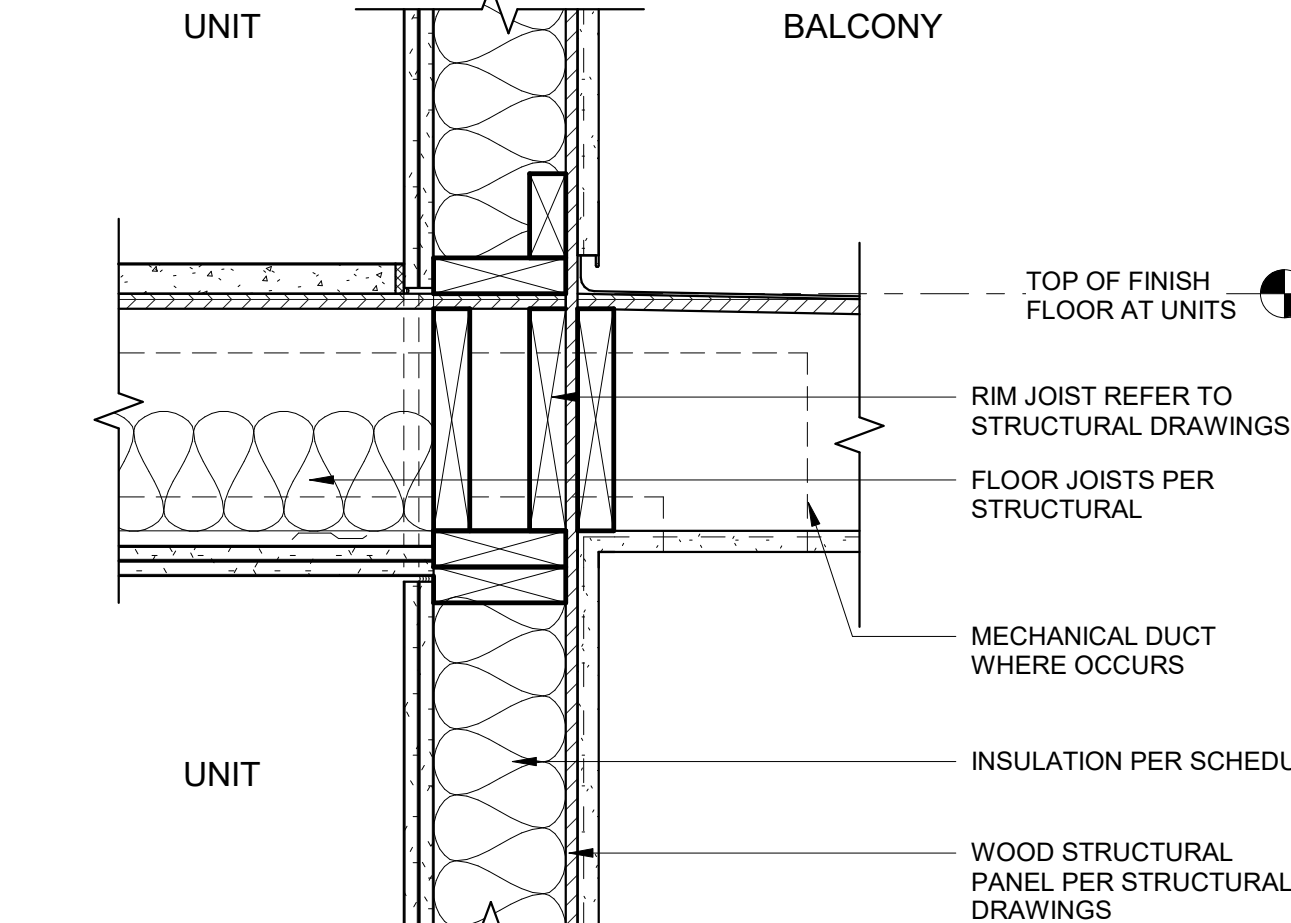


1-HR FLOOR-CLG AT CORR./STOR.
1 1/2" = 1'-0"

8

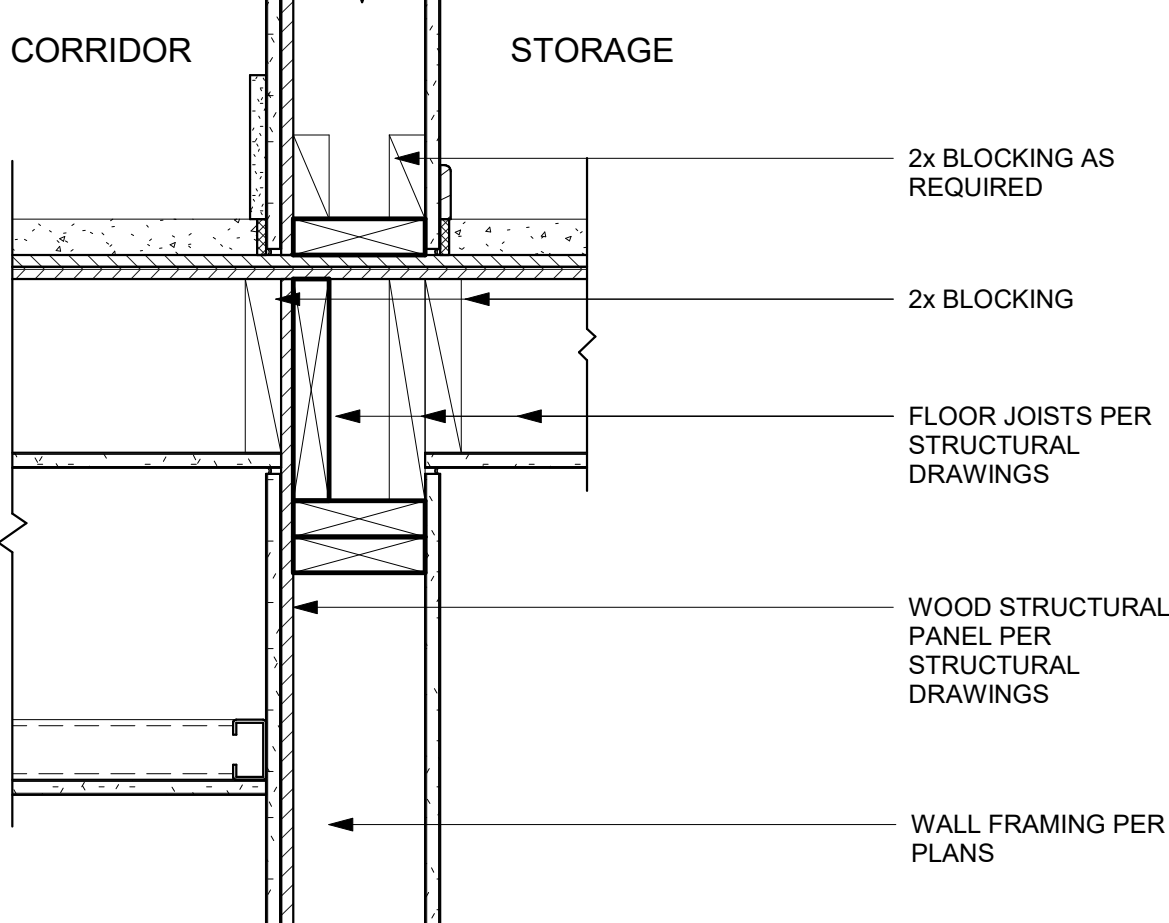
EXT. STAIR UP AT LANDING
1 1/2" = 1'-0"

4

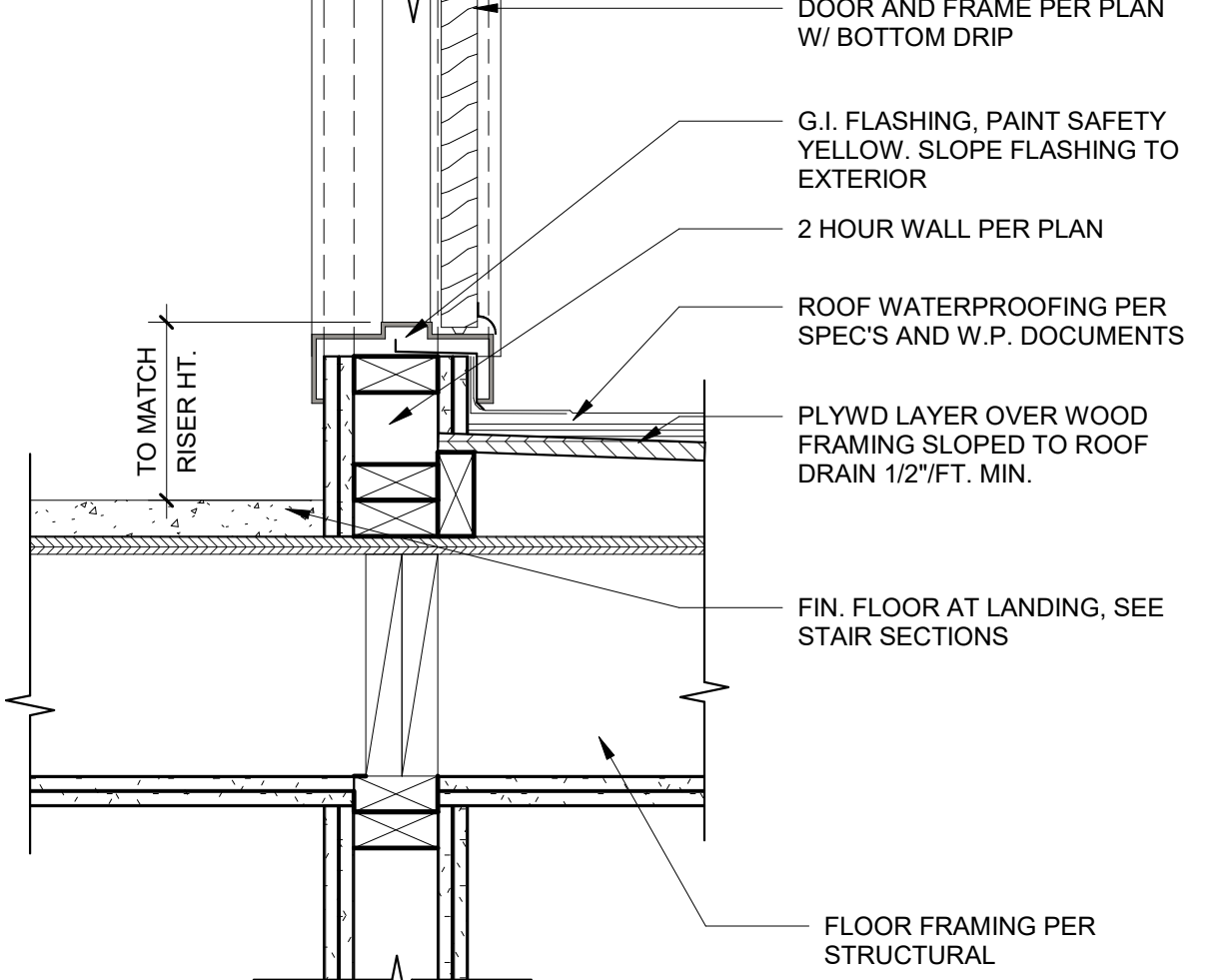


FLOOR FRAMING AT UNIT/BALCONY
1 1/2" = 1'-0"

12



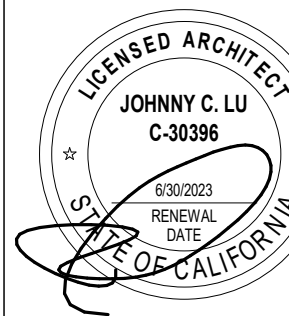
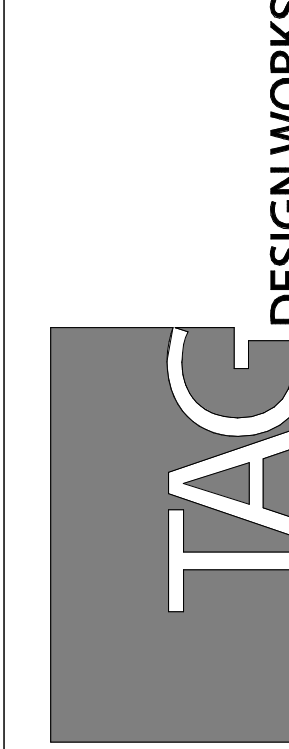
1-HR FLOOR-CLG AT CORR./STOR.
1 1/2" = 1'-0"



EXT. STAIR UP AT LANDING
1 1/2" = 1'-0"

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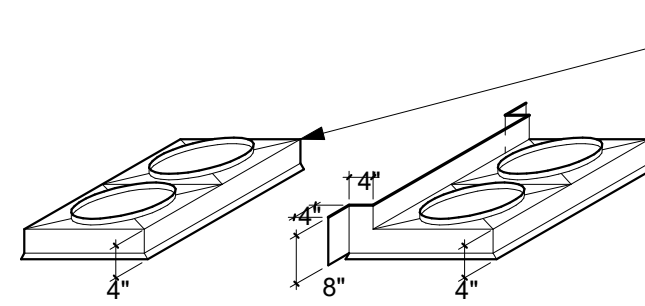


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5/31/2022	1ST PLAN CHECK

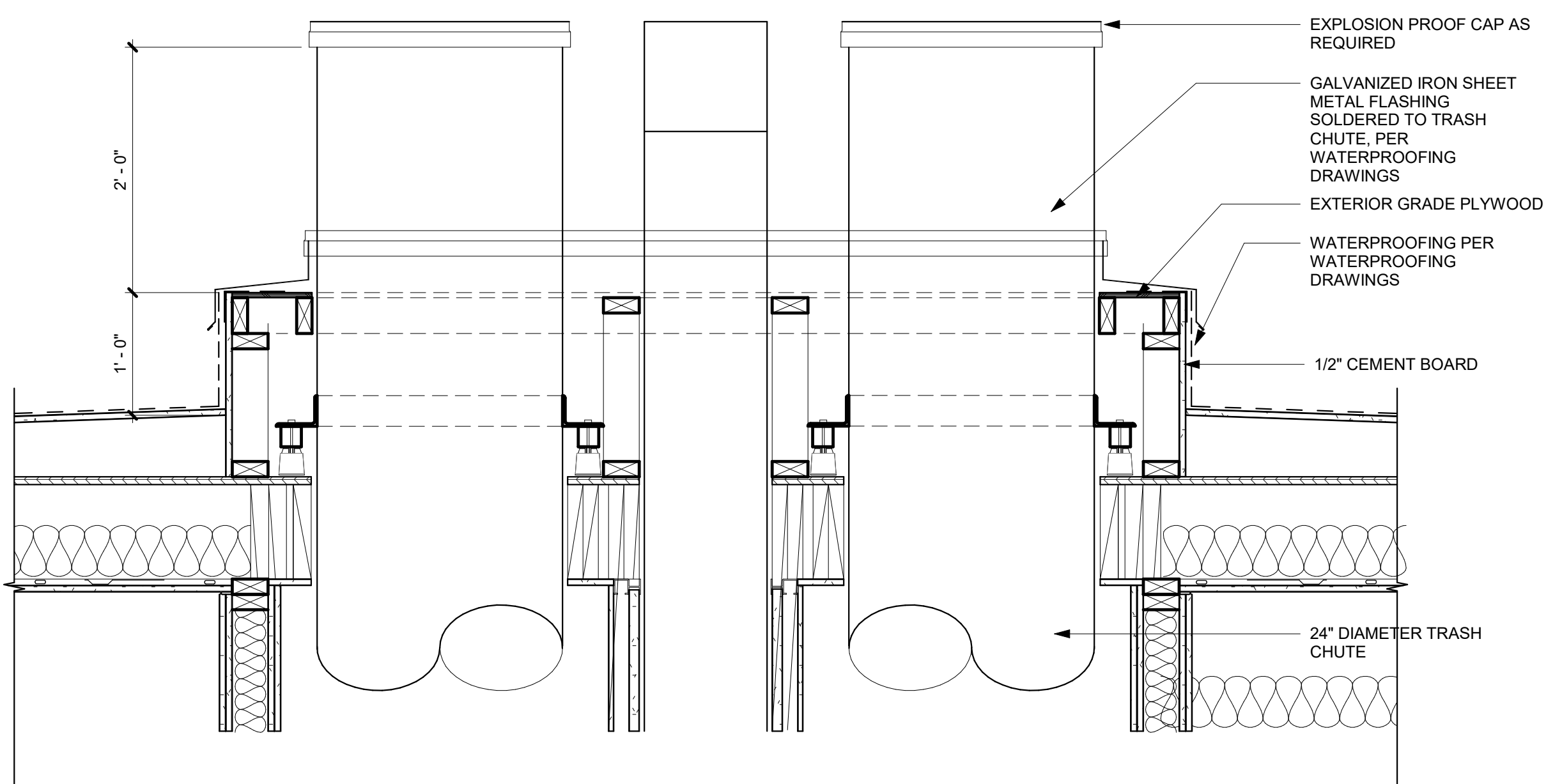
SHEET TITLE:
WOOD CONNECTION DETAILS

SHEET #
A7.32

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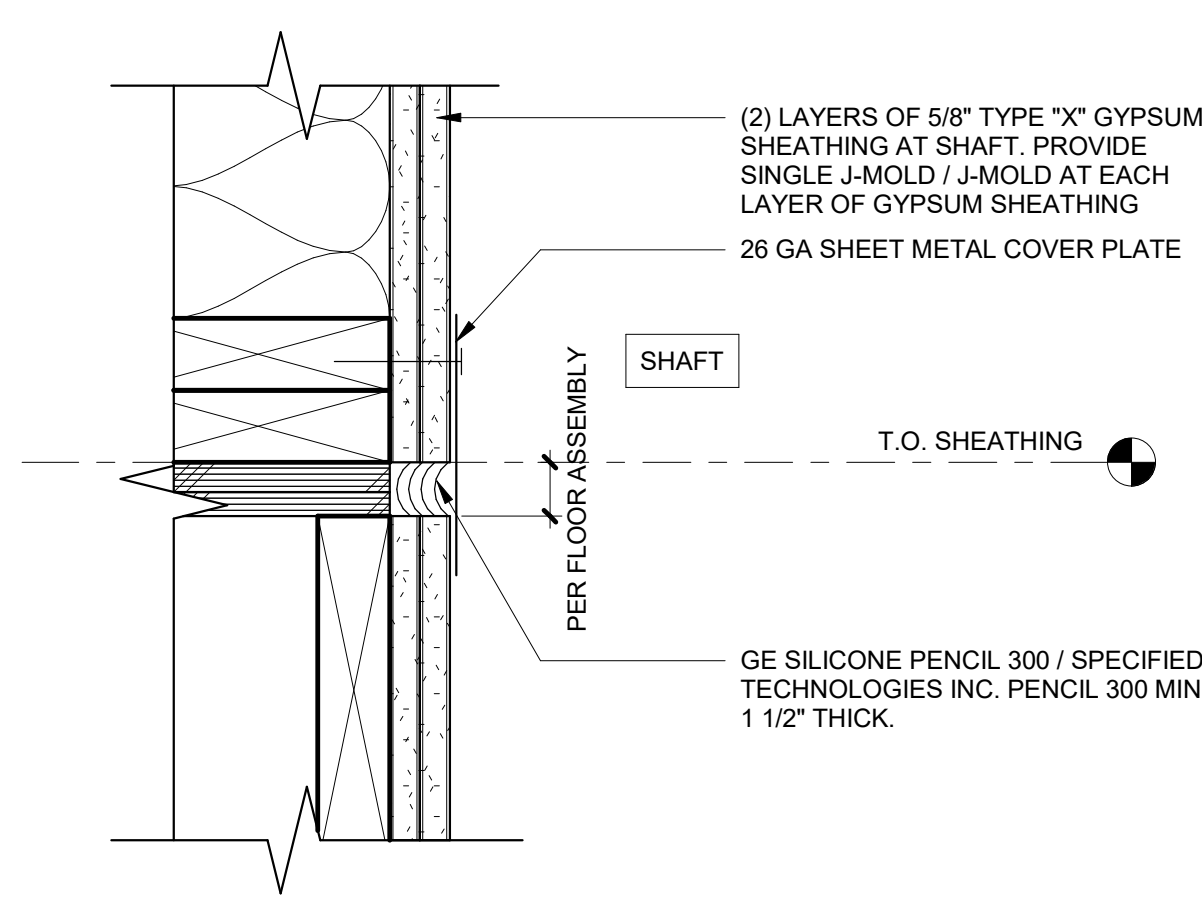


GALVANIZED SHEET METAL FLASHING UPSIDE DOWN METAL PAN. FIELD VERIFY DIMENSIONS AND CONDITIONS SHOP FABRICATE AND SOLDER ALL SEAMS. BOTH ADJACENT WALL CONDITION AND NON ADJACENT CONDITIONS SHOWN PER WATERPROOFING DRAWINGS

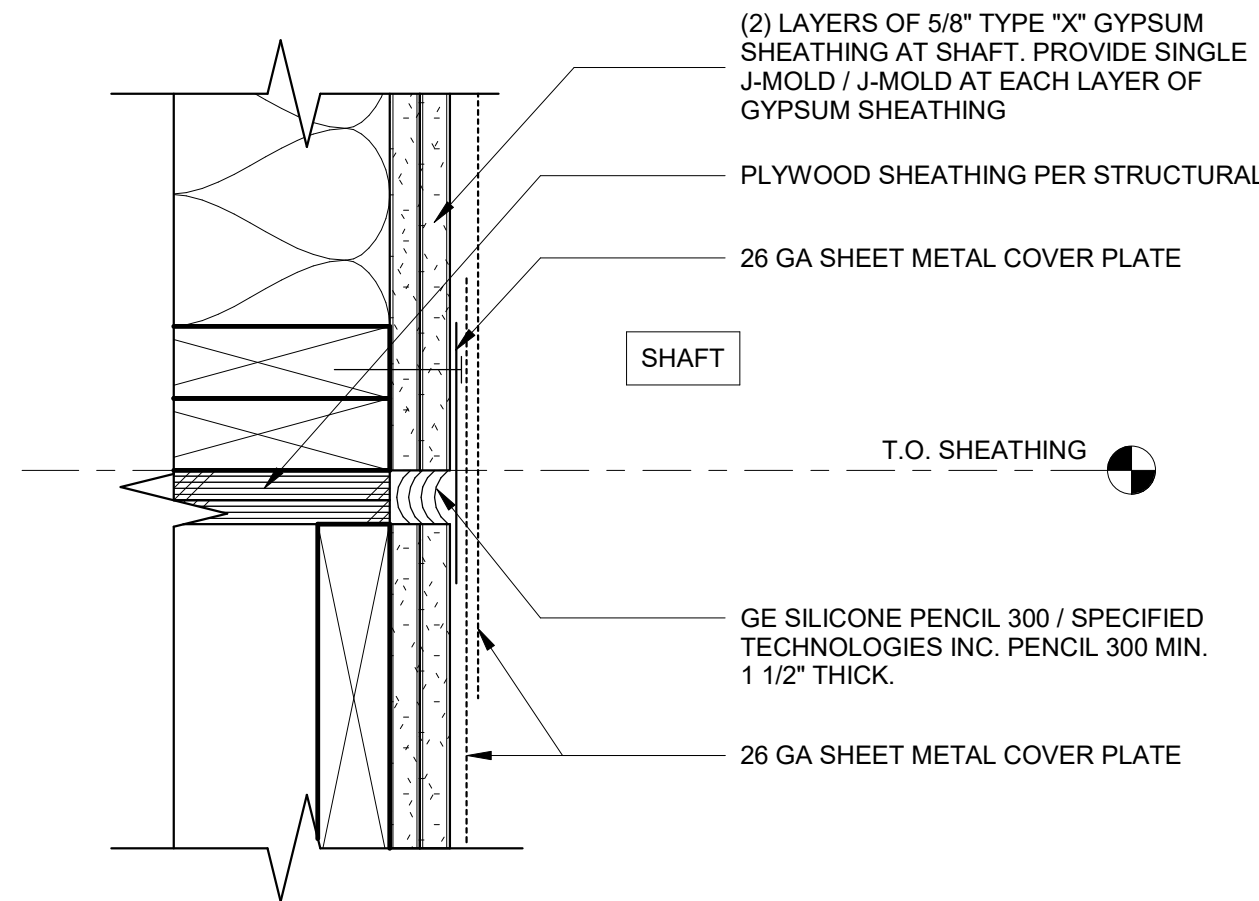


TRASH CHUTE TERMINATION AT ROOF
1" = 1'-0"

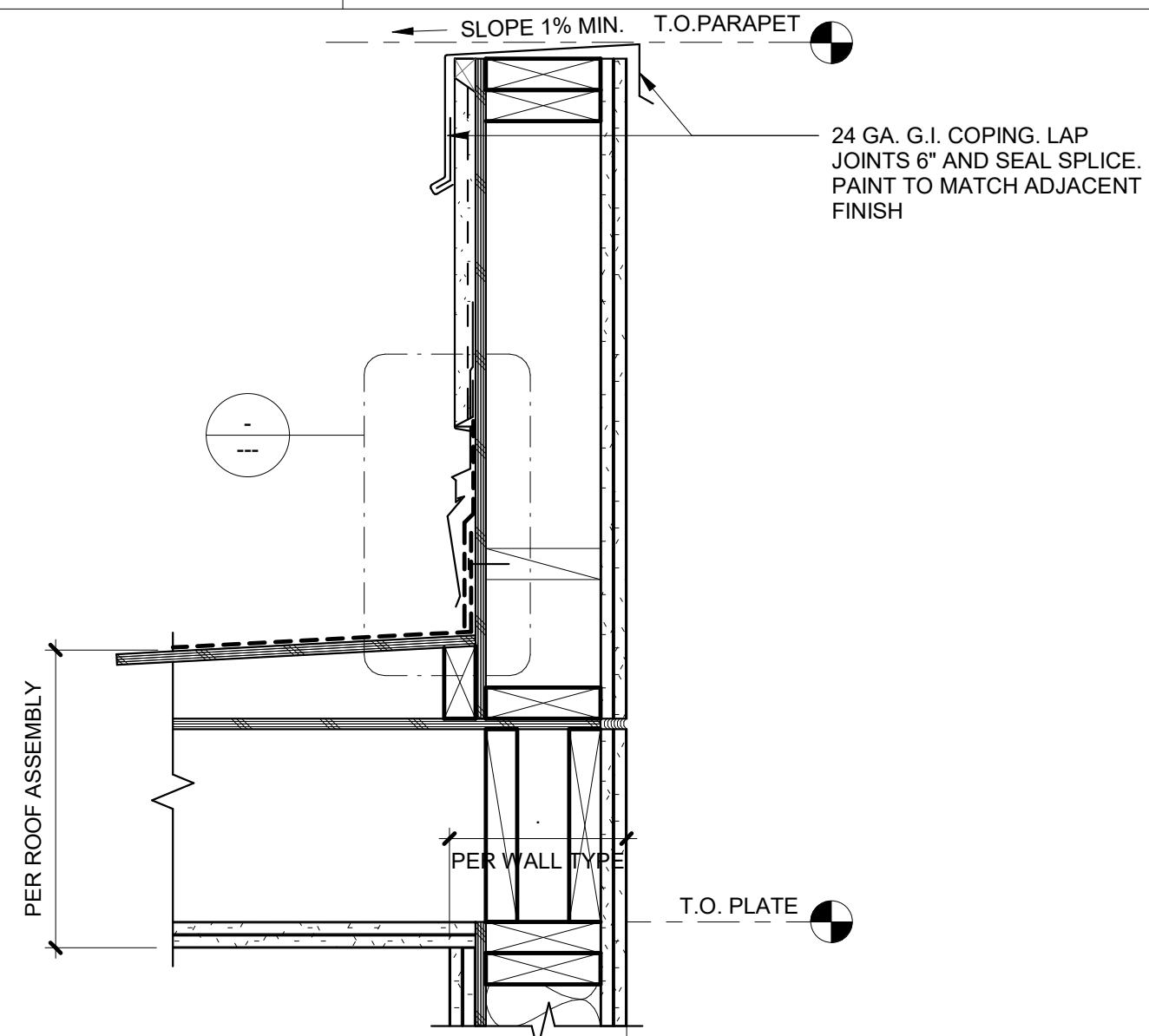
13



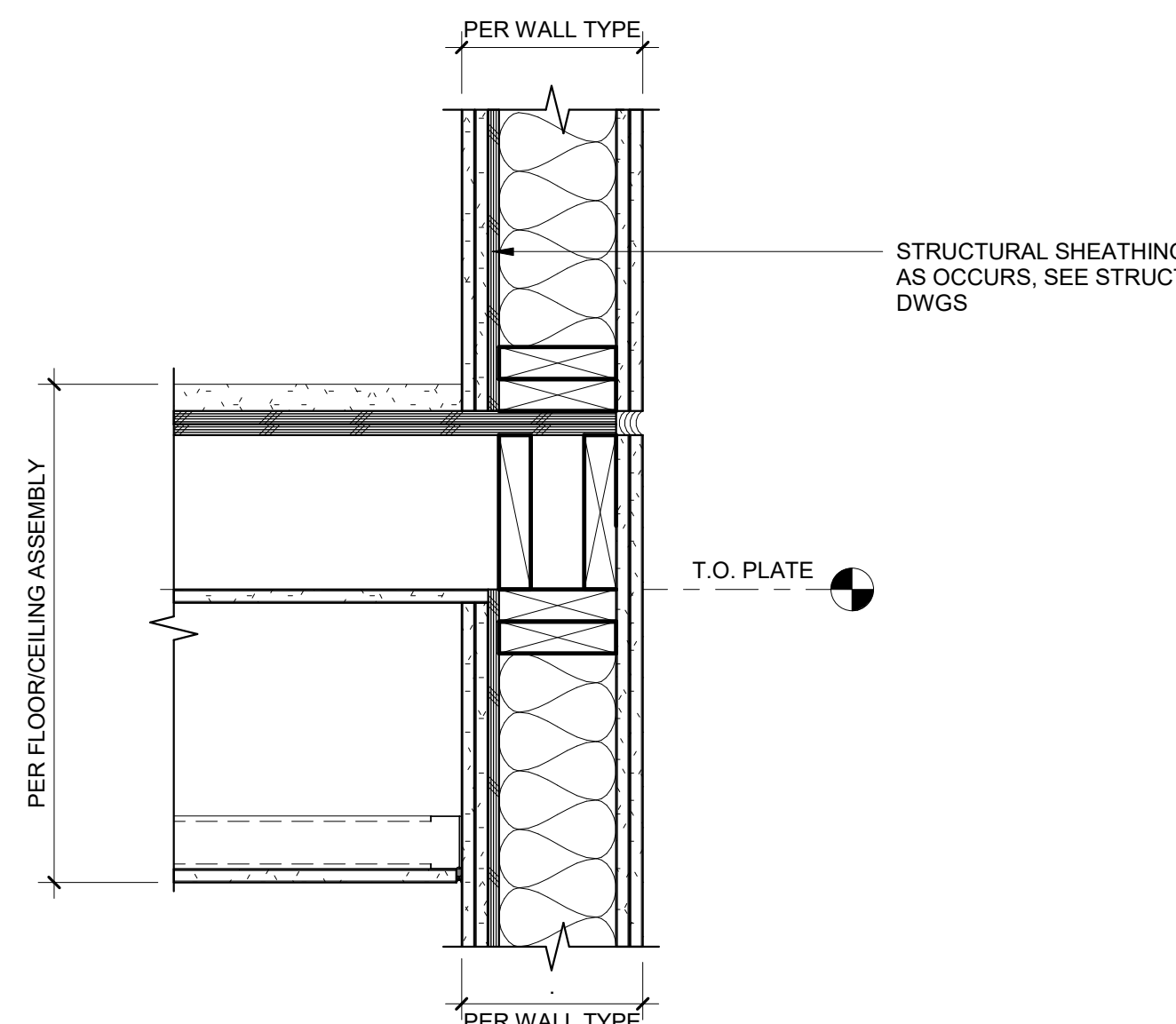
JOINT @ 2-HR SHAFT
3" = 1'-0"



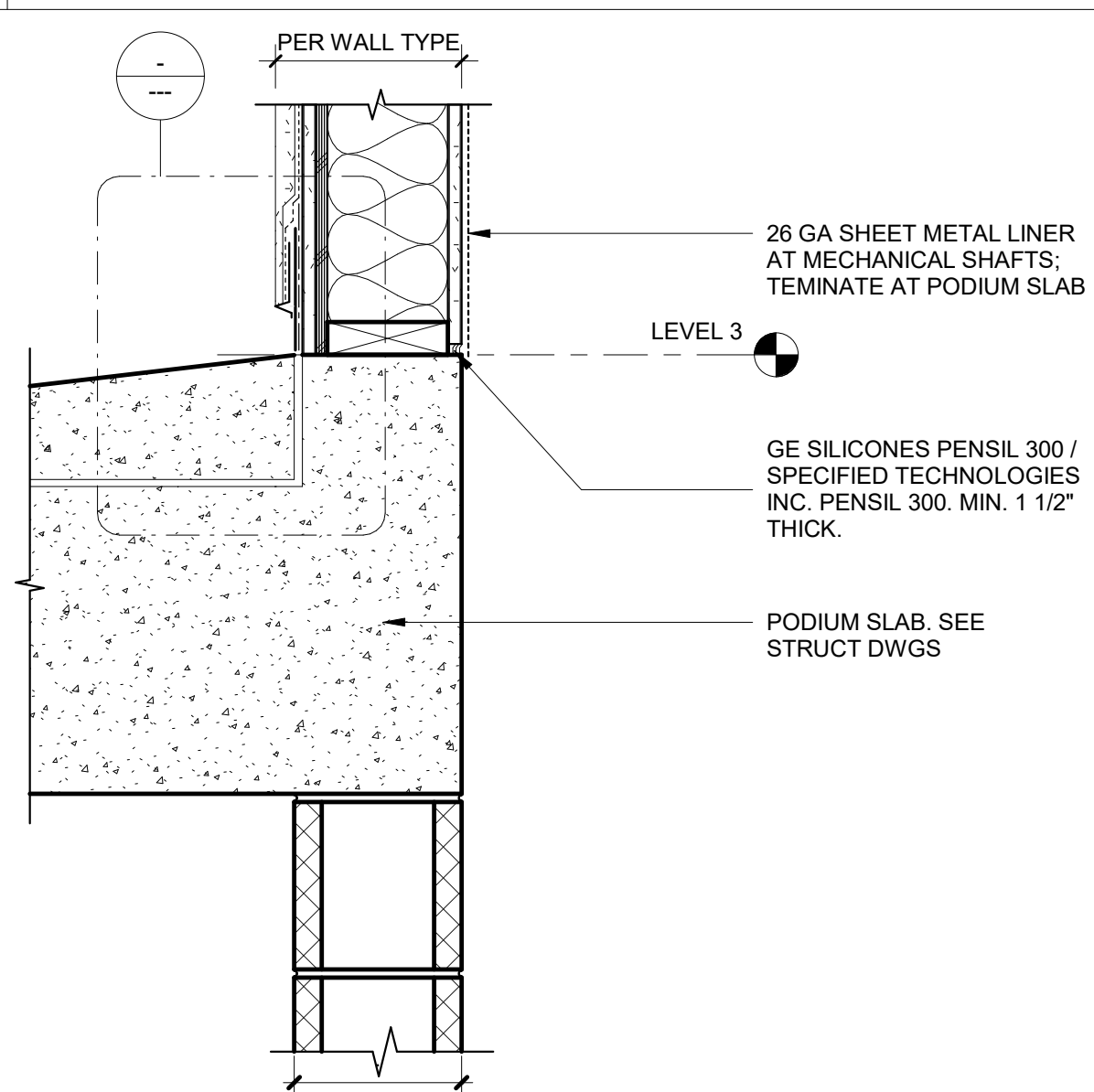
JOINT @ MECHANICAL SHAFT
3" = 1'-0"



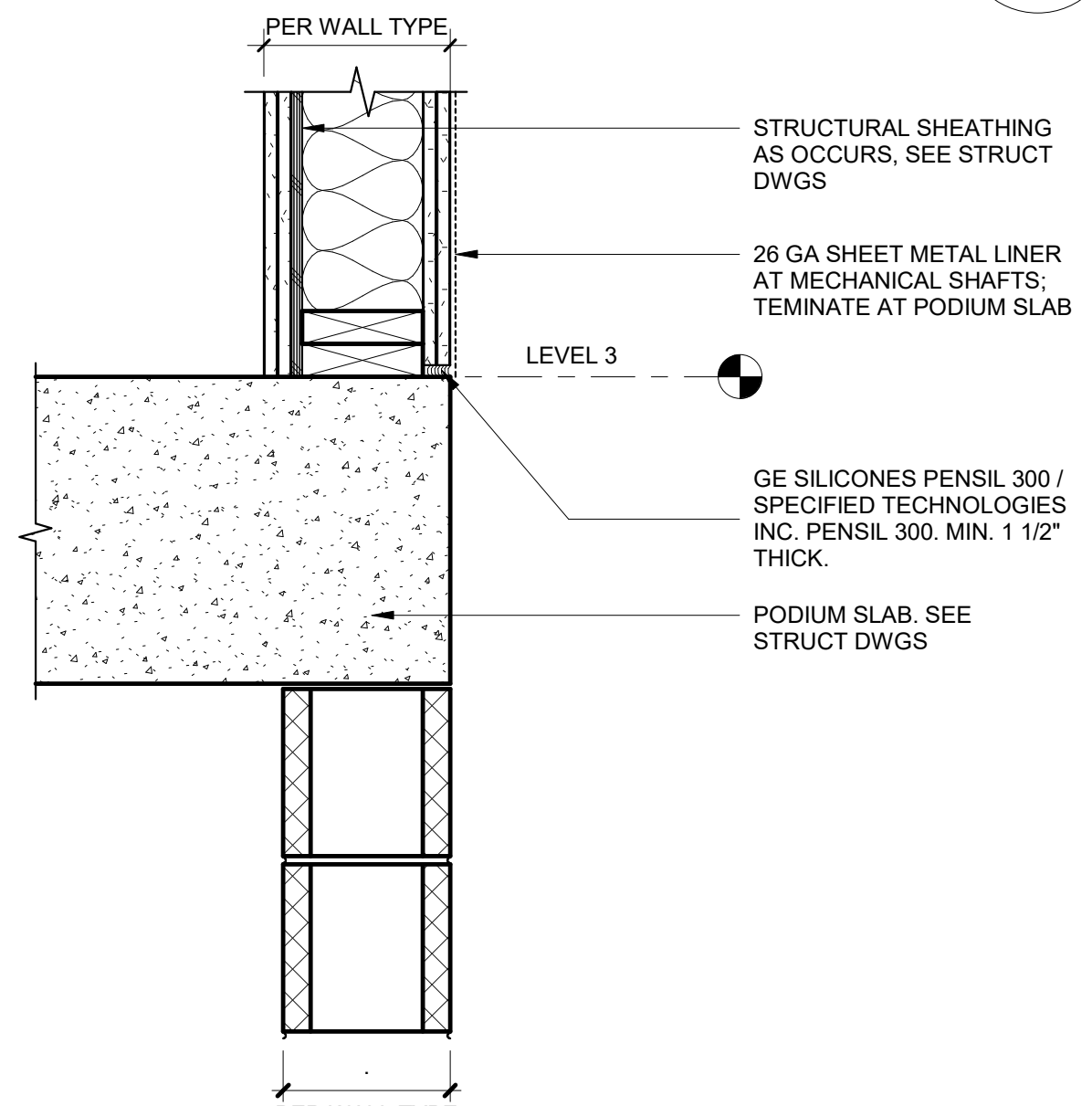
SHAFT WALL @ ROOF
1 1/2" = 1'-0"



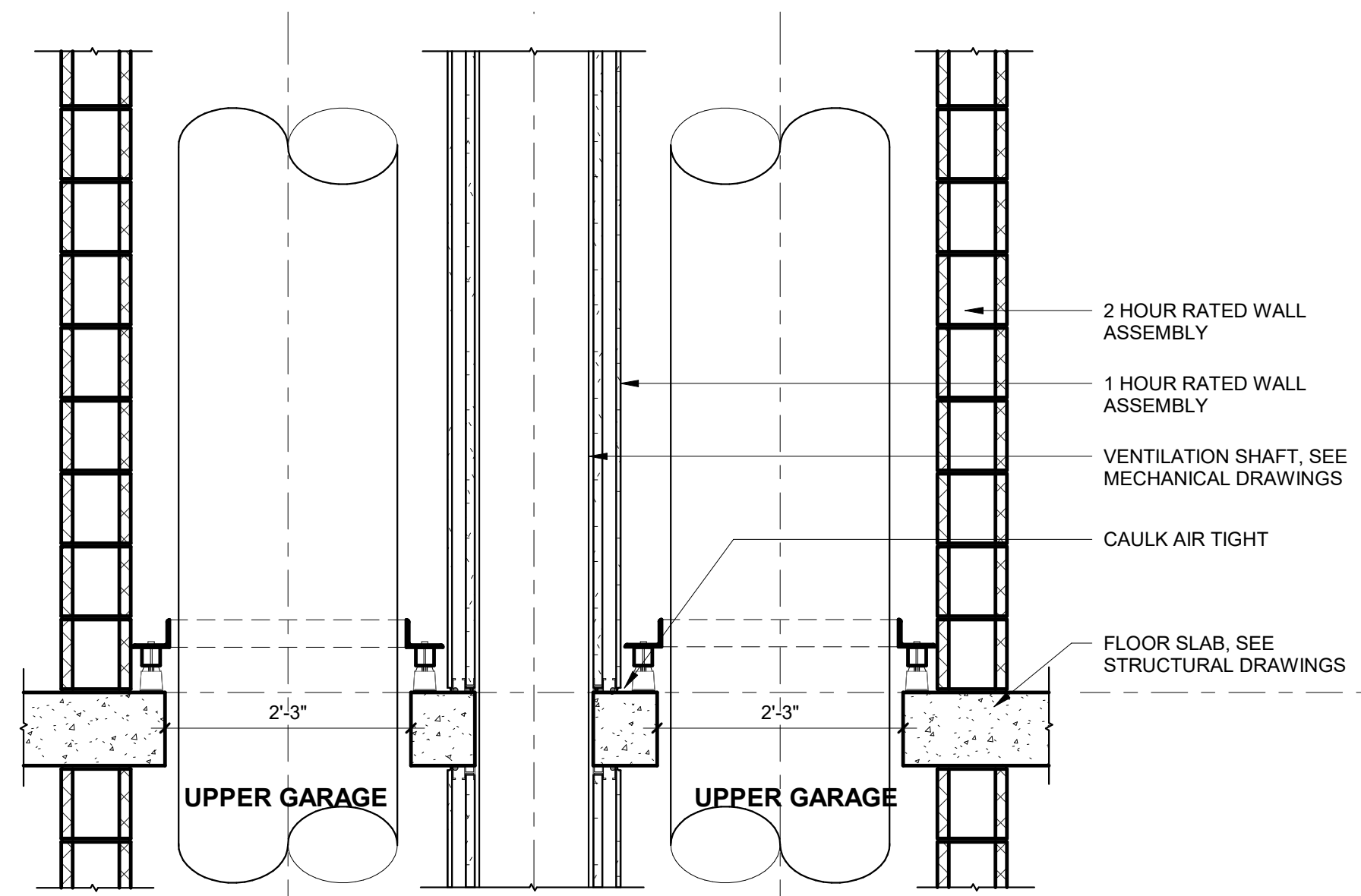
SHAFT WALL @ FLOOR / CEILING
1 1/2" = 1'-0"



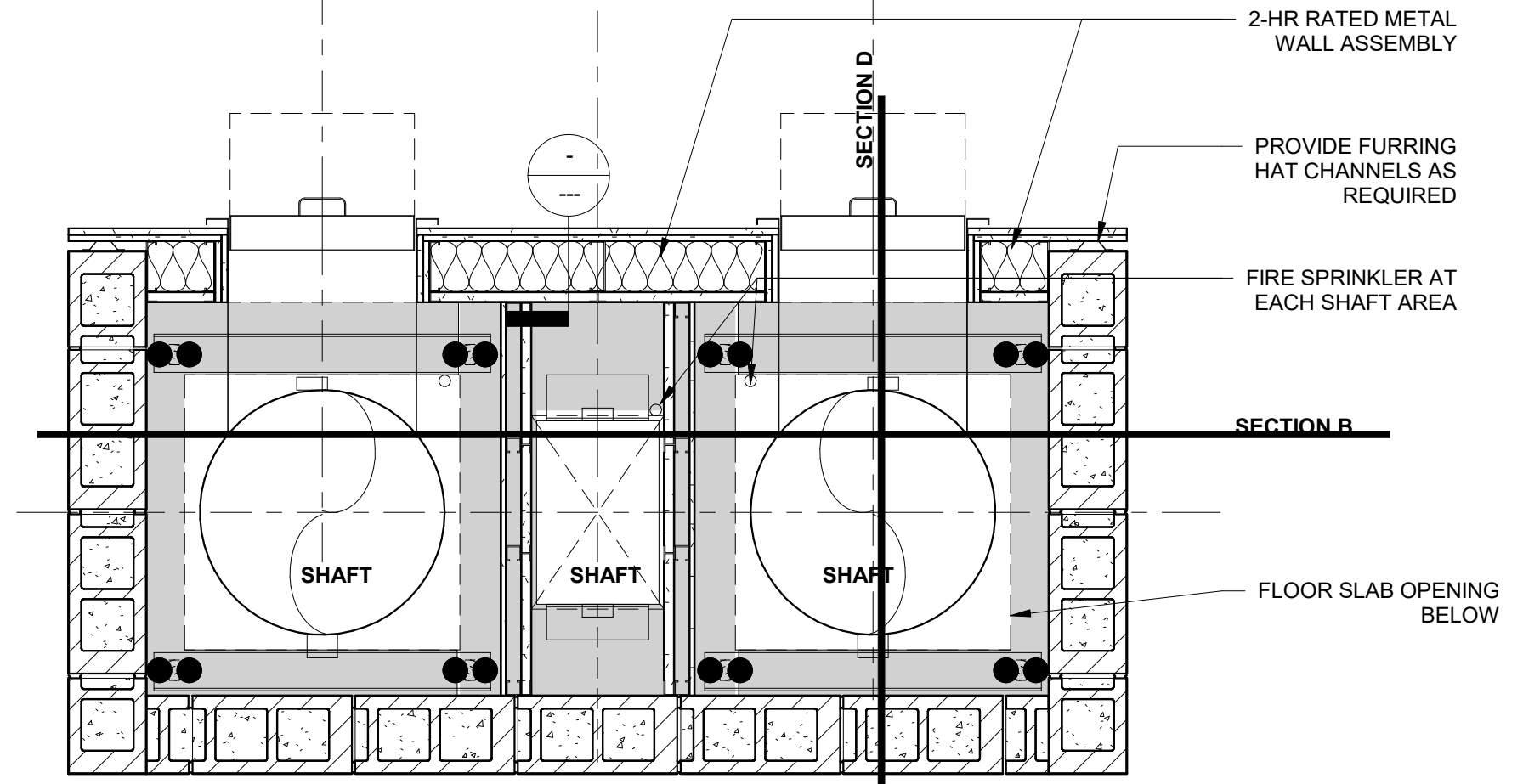
SHAFT WALL 2 @ PODIUM LEVEL
1 1/2" = 1'-0"



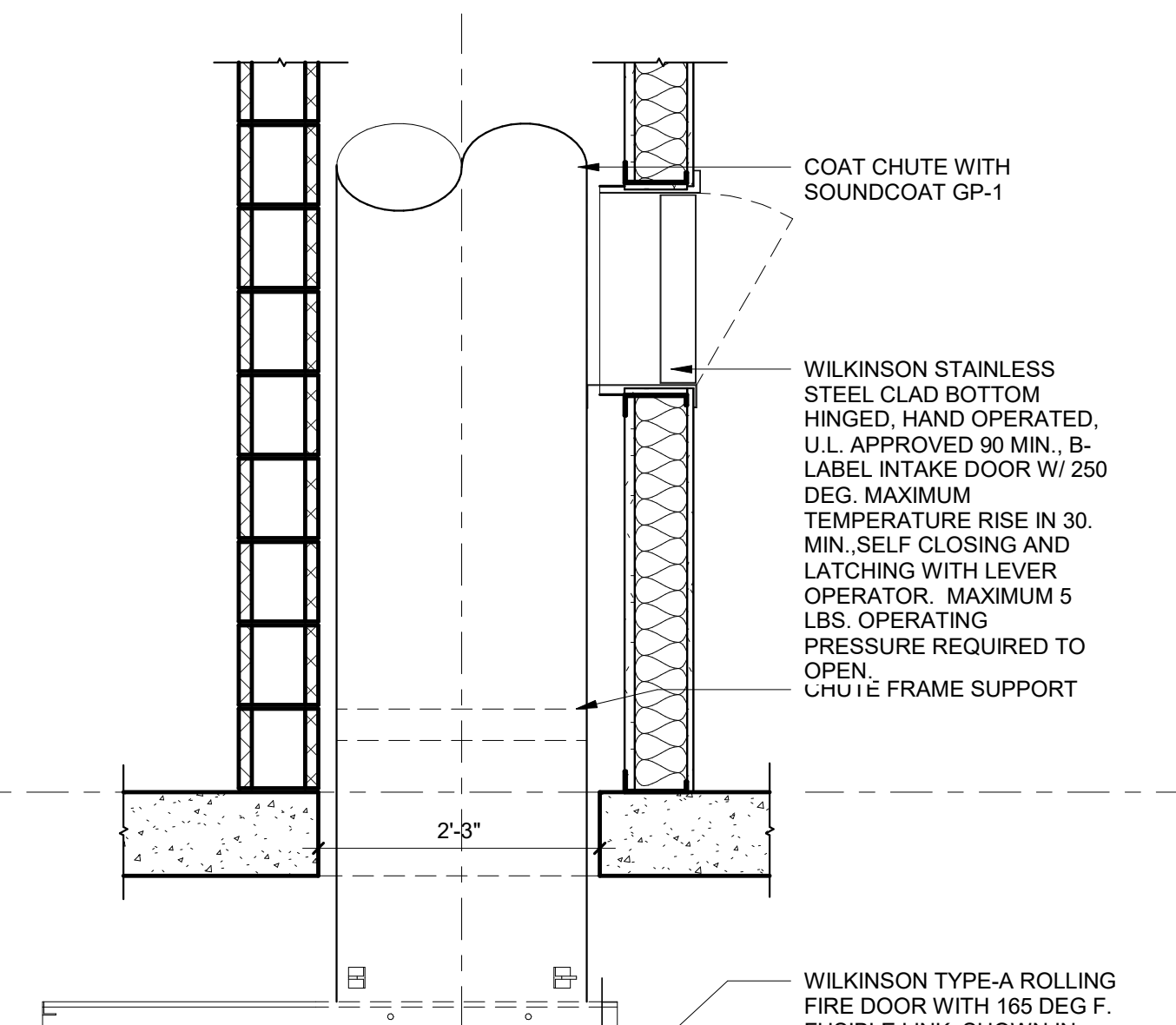
SHAFT WALL 1 @ PODIUM LEVEL
1 1/2" = 1'-0"



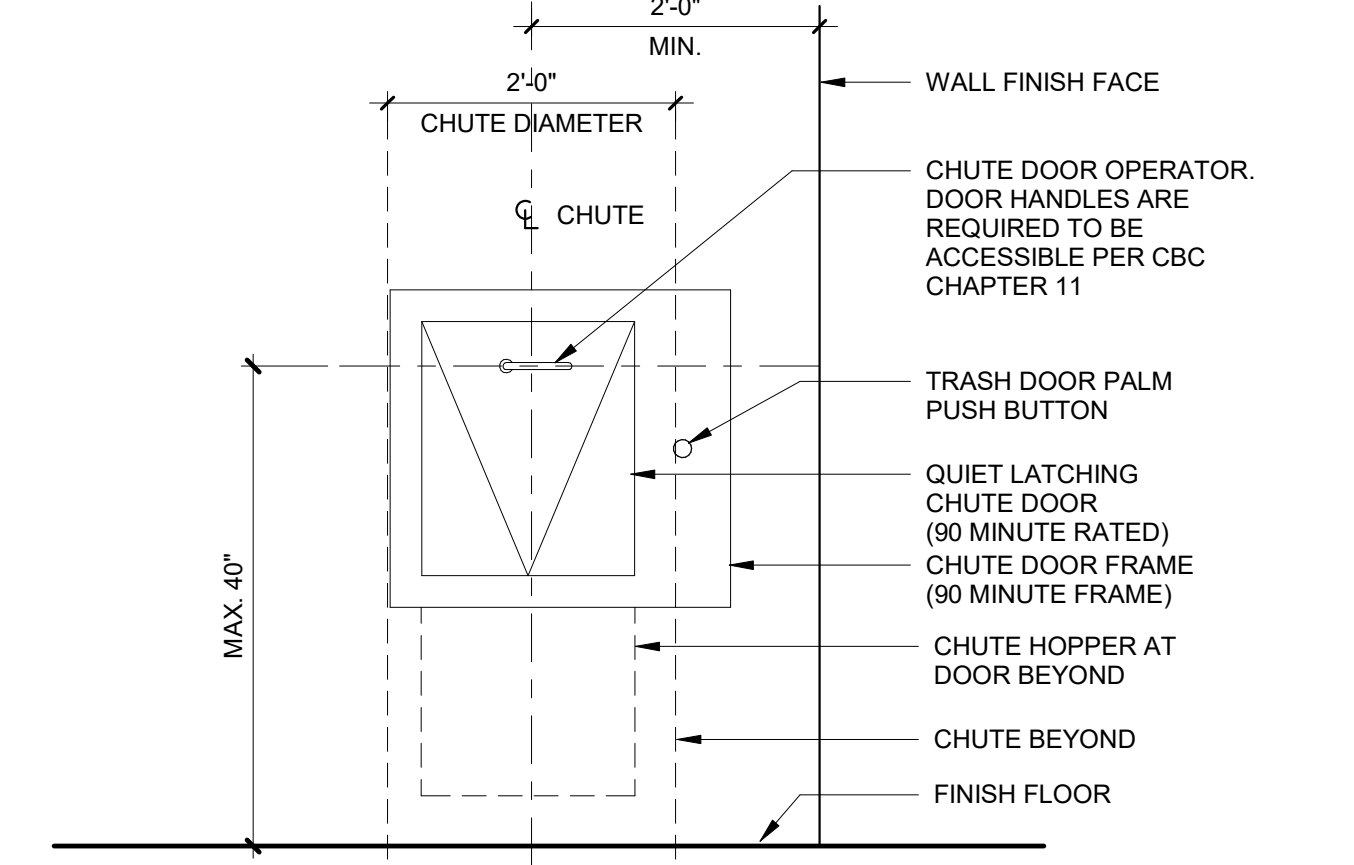
B CHUTE SECTION AT CONCRETE FLOOR



A CHUTE PLAN AT CHUTE DOOR



D SECTION AT HOPPER AND DISCHARGE



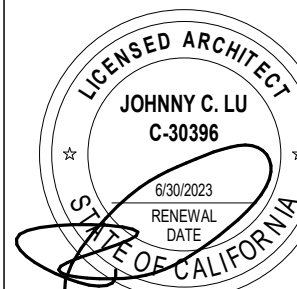
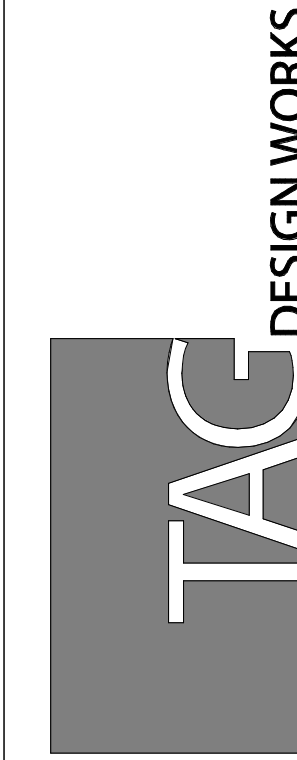
C ELEVATION AT HOPPER

TRASH CHUTE ASSEMBLIES WRAP
3/4" = 1'-0"

1

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	5/31/2022 1ST PLAN CHECK

SHEET TITLE:
TRASH CHUTE ASSEMBLY

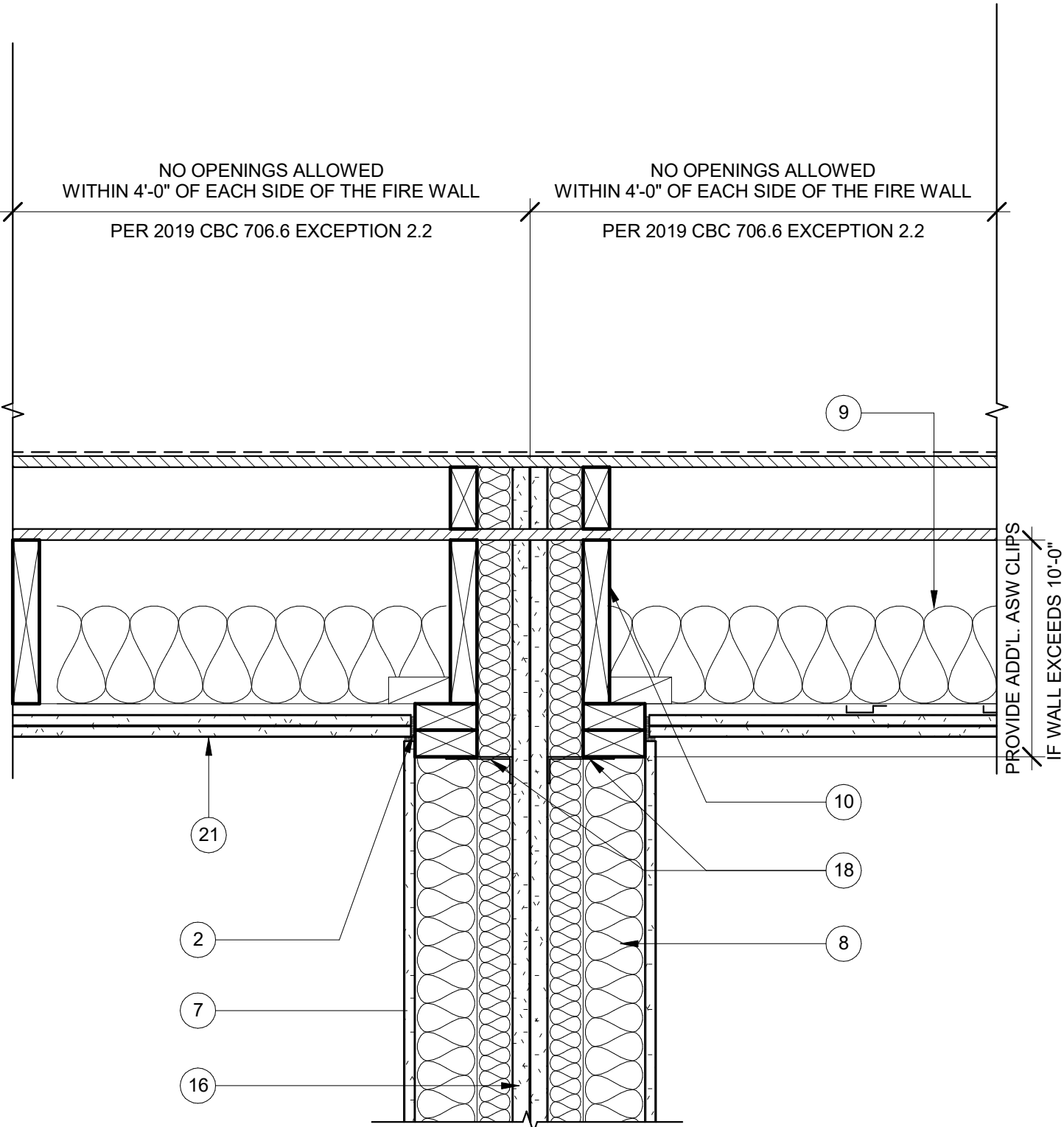
SHEET #

A7.40

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NOTE:
3 HOUR FIRE WALL ASSEMBLY TO CONTINUE TO OUTER EDGES OF PROJECTING ELEMENTS

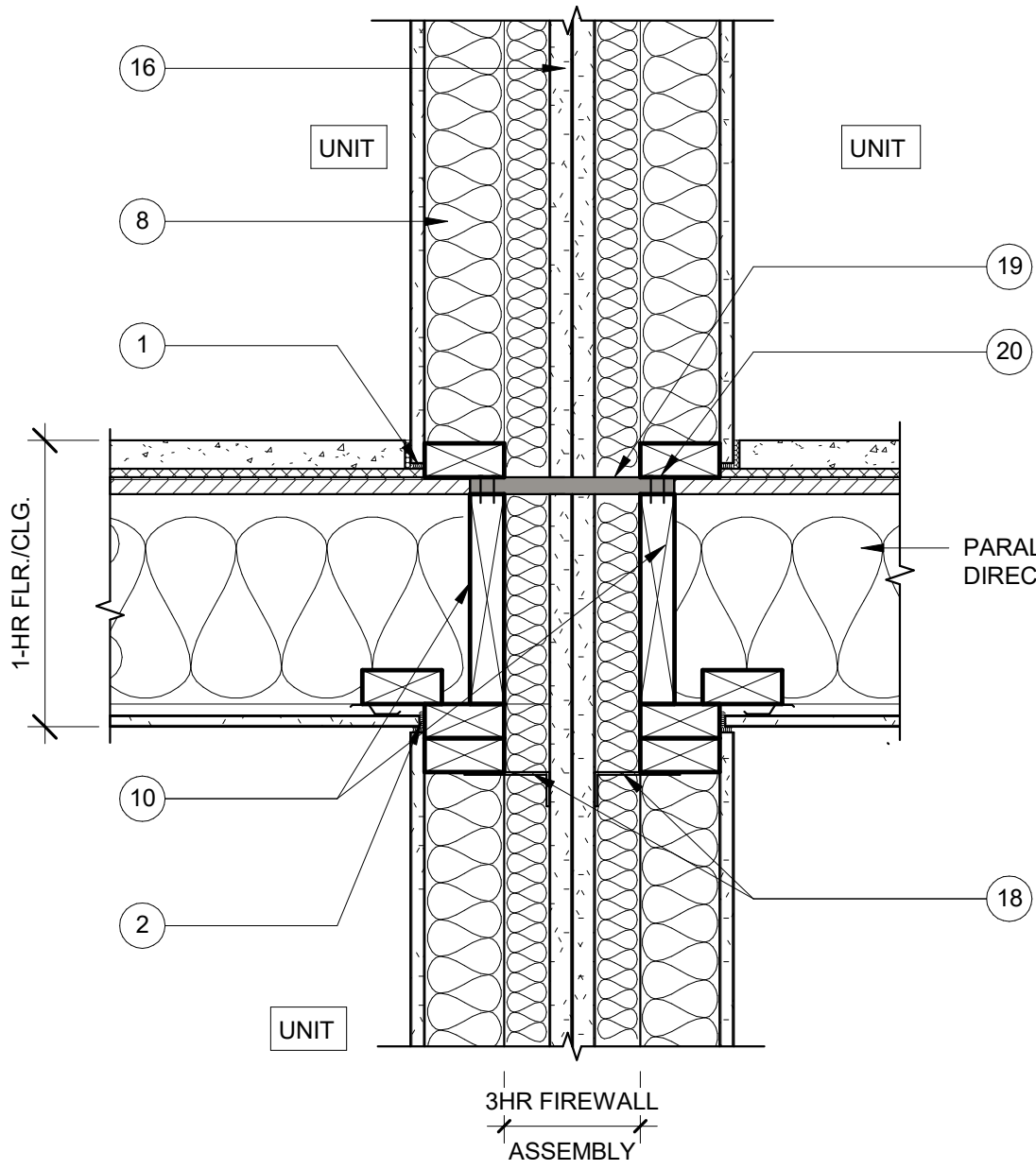
CONDITION AT ROOF:
FIRE WALL TO EXTEND TO UNDERSIDE OF ROOF SHEATHING, ROOF FRAMING TO BREAK AT EITHER SIDE OF FIRE WALL



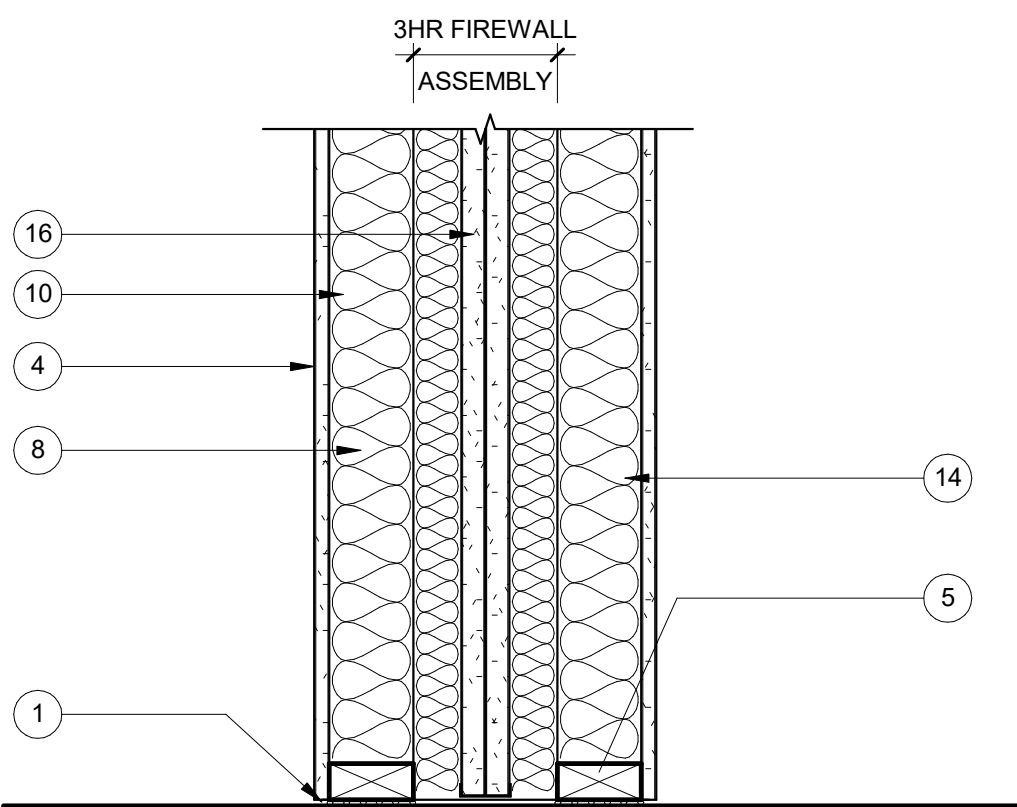
3 - HOUR FIRE WALL AT ROOF LEVEL

NOTE:
WALL AND FLOOR SYSTEM IS RATED 55-59 STC BY THE "GYPSUM ASSOC. SOUND CONTROL MANUAL". ANY OPENINGS IN THE CONSTRUCTION FOR PIPING, ELECT. OUTLETS AND DEVICES, ETC. SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATING, SEE SHEETS

AX.XX



3-HOUR FIRE WALL AT 4TH TO 7TH FLOORS

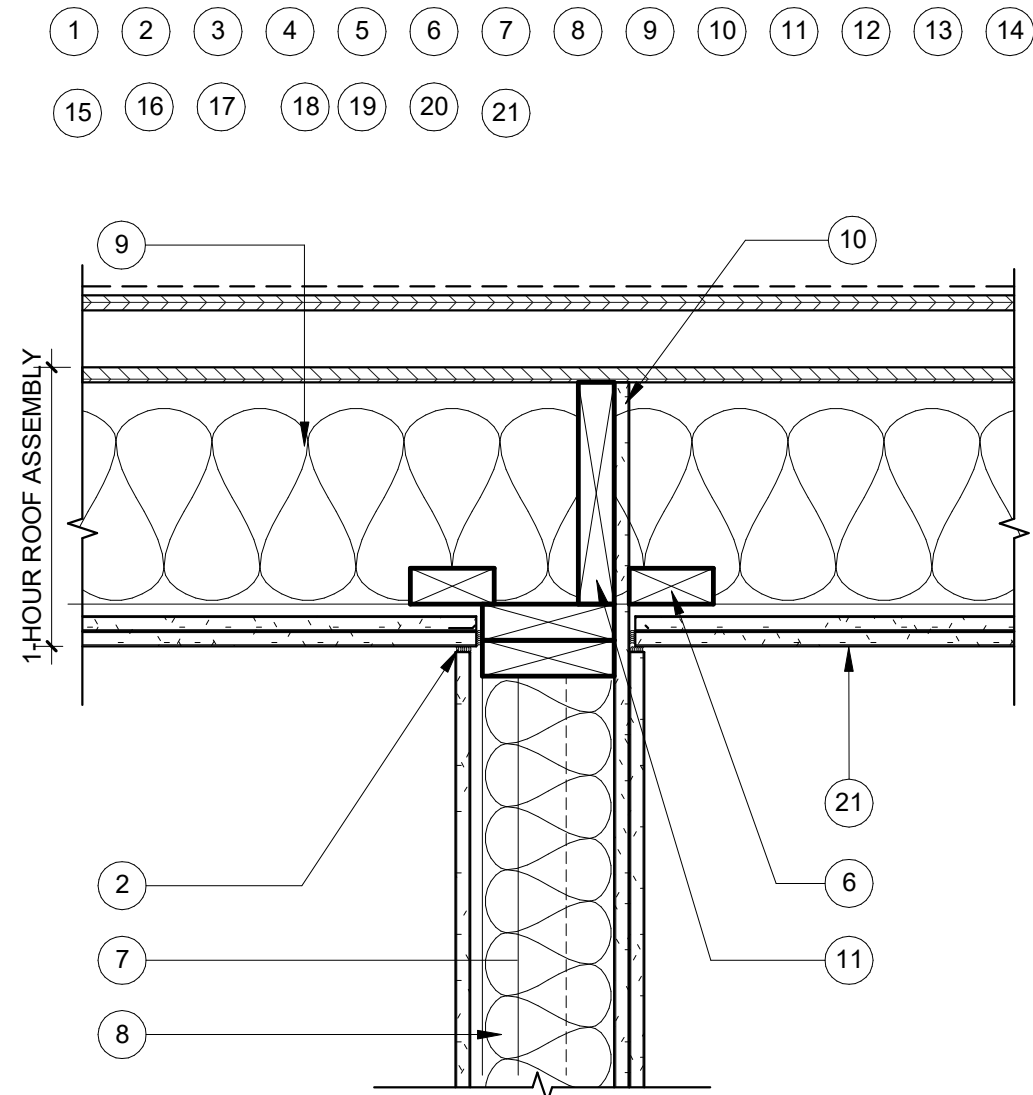


NOTE: SEE BUILDING PLAN FOR LOCATIONS OF 3 HOUR FIRE WALLS

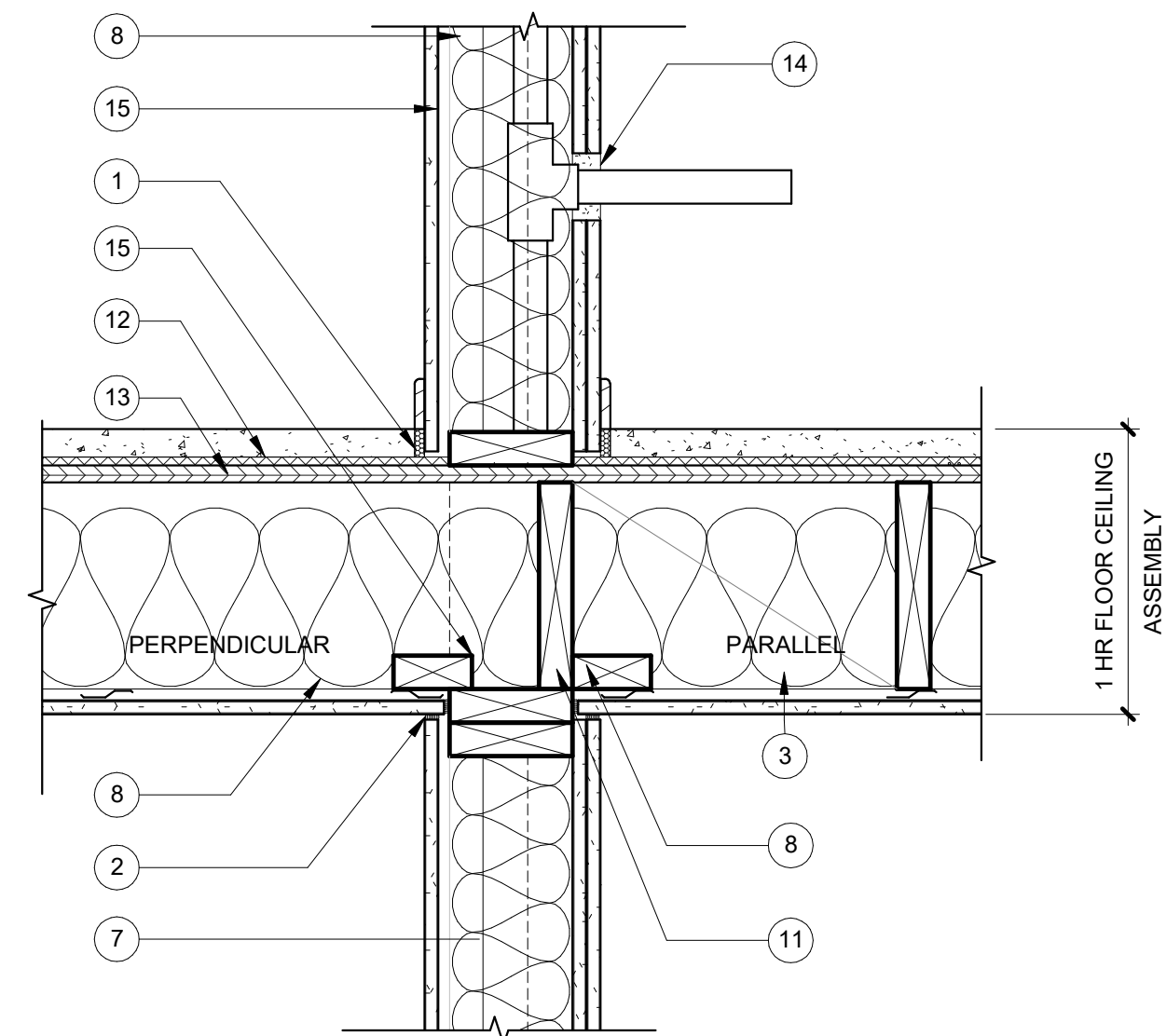
3-HOUR FIRE WALL AT 3RD FLOOR

3-HR FIREWALL-SECTION

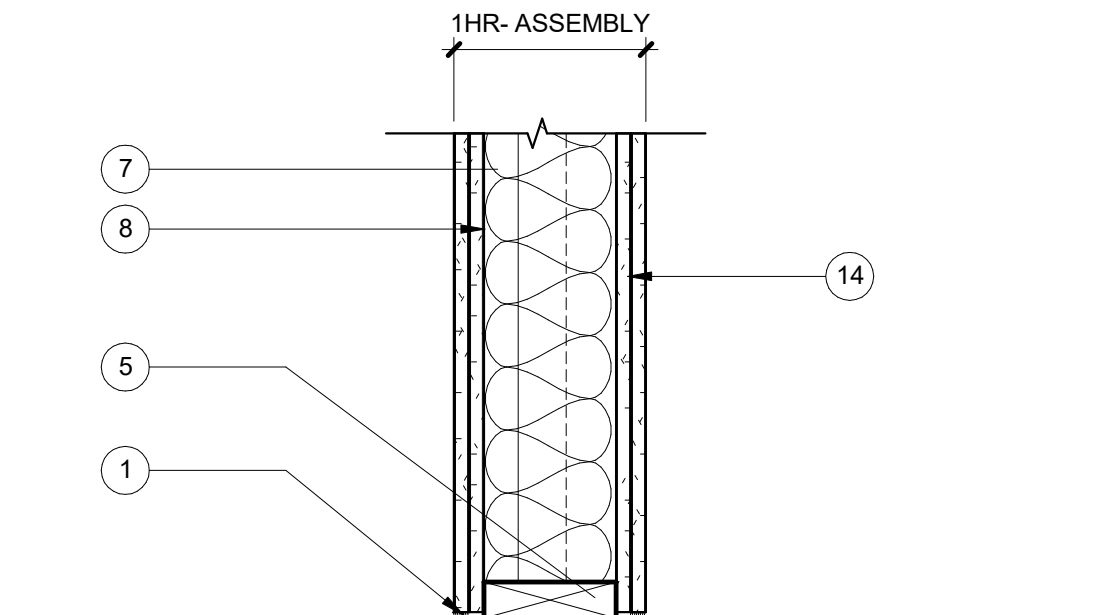
1 1/2" = 1'-0"



OCCUP. SEPARATION / FIRE PARTITION (PARTY WALL) AT ROOF



OCCUP. SEPARATION / FIRE PARTITION (PARTY WALL) AT 4TH TO 7TH FLOOR



OCCUP. SEPARATION / FIRE PARTITION (PARTY WALL) AT 3RD FLOOR

1-HR FIRE PARTITION (DEMISING WALL)

1 1/2" = 1'-0"

9

FIRE WALL NOTES (X)	
SYMBOL	DESCRIPTION
1	ELEVATOR- PROVIDE 90 MINUTE FIRE RATED DOOR. * = WITH THE STRETCHER REQUIREMENTS OF BUILDING CODE 3002.4. PROVIDE STANDBY POWER(UNDER SEPARATE PERMIT)
2	FUTURE STANDPIPE(CLASS I) LOCATION - SEE NFPA 13 FIRE SPRINKLER SYSTEM DWG'S. (DEFERRED SUBMITTAL)
3	LINE OF CANOPY ABOVE
4	LINE OF SOFFIT ABOVE
5	FIRE EXTINGUISHER- SEE NOTE M.2 ON SHEET GN-1 AND SPEC'S.
6	2-HR. RATED SHAFT- PROVIDE FIRE SPRINKLER AT TRASH CHUTE
7	ELECTRICAL/TELEPHONE
8	METAL RAILING SYSTEM- 42" A.F.F. MIN.
9	TRASH CHUTES - PROVIDE 90 MIN. DOORS AND FIRE SPRINKLERS
10	DRAFT / FIRESTOP: ONE LAYER 5/8" TYPE "X" GYPSUM BOARD
11	FIREBLOCK: BOTH VERTICAL AND HORIZONTAL AT 10'-0" O.C. MAX. SPACING. FIRE BLOCK MATERIAL SHALL BE MINERAL FIBER, MINERAL WOOL, GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS. (2019 CBC SECTION 718.2)
12	GYPSUM CONCRETE OVER STRUCTURAL PANEL SUB FLOOR
13	STRUCTURAL PANEL FLOOR DECK PER STRUCTURAL
14	WALL PENETRATION, SEE DETAILS ON SHEETS Ax.xx
15	FRAMING PER STRUCTURAL DRAWINGS
16	3-HOUR RATED FIRE WALL ASSEMBLY - SEE DETAIL AX.X
17	WHERE ROOF/CEILING FRAMING ELEMENTS ARE PERPENDICULAR TO THE WALL, THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MINIMUM
18	PROVIDE ASW CLIPS AT 10'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS FOR WALLS UP TO 23'-0" HIGH SPAN. FOR WALLS UP TO 44'-0" HIGH SPAN, PROVIDE SAW CLIPS AT 5'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS, TYP. MEASURED FROM BOTTOM OF ROOF SHEATHING
19	FIRE RETARDANT TREATED PLYWOOD- REFER TO STRUCT DRAWING FOR NAILING REQ.
20	HINGE POINT AT CONTINUOUS SEAM, TYP BOTH SIDES
21	WHERE ROOF/CEILING FRAMING ELEMENTS ARE PERPENDICULAR TO THE WALL, THE ENTIRE SPAN OF SUCH ROOF/CEILING FRAMING SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. THE FRAMING AND ELEMENTS THAT SUPPORT THE ABOVE MENTIONED ROOF/CEILING FRAMING SHALL ALSO BE 1-HOUR CONSTRUCTION MIN.

FOR INSULATION SCHEDULE, FIREBLOCKING, DRAFTSTOP & ACOUSTIC INSTALLATION REQUIREMENTS, SEE SHEET A7.01

SOUND CONTROL NOTES

- COMMON VENTS OR DRAIN LINES IN PARTY WALL MAY BE CONNECTED IN STACKED UNITS.
- ALL WATER SUPPLY LINES WITHIN THE PROJECT SHALL BE ISOLATED FROM WOOD, METAL AND OTHER FRAMING WITH PIPE ISOLATORS SPECIFICALLY MANUFACTURED FOR THAT PURPOSE AND APPROVED FOR USE BY THE DIRECTOR OF BUILDING AND SAFETY. ALL VERTICAL DRAINAGE LINES WITHIN THE PROJECT SHALL BE ISOLATED FROM WOOD, METAL AND OTHER FRAMING.
- PERIMETER CAULK ALL FOUR SIDES OF PARTY WALL DRYWALL (TOP, BOTTOM, AND SIDES)
- FOR ADDITIONAL INFORMATION, SEE SHEET A-70.1

NOTES - FIRE WALL

12" = 1'-0"

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
1411 WEST HUNTINGTON
DRIVE, SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300

TAG
DESIGN WORKS

Job No.:
Drawn:
Checked:
BID Date:

Date	Issues / Revisions:
3/28/2022	DD SET
4/22/2022	100% DD

SHEET TITLE:
DEMISING & FIRE WALL ASSEMBLIES

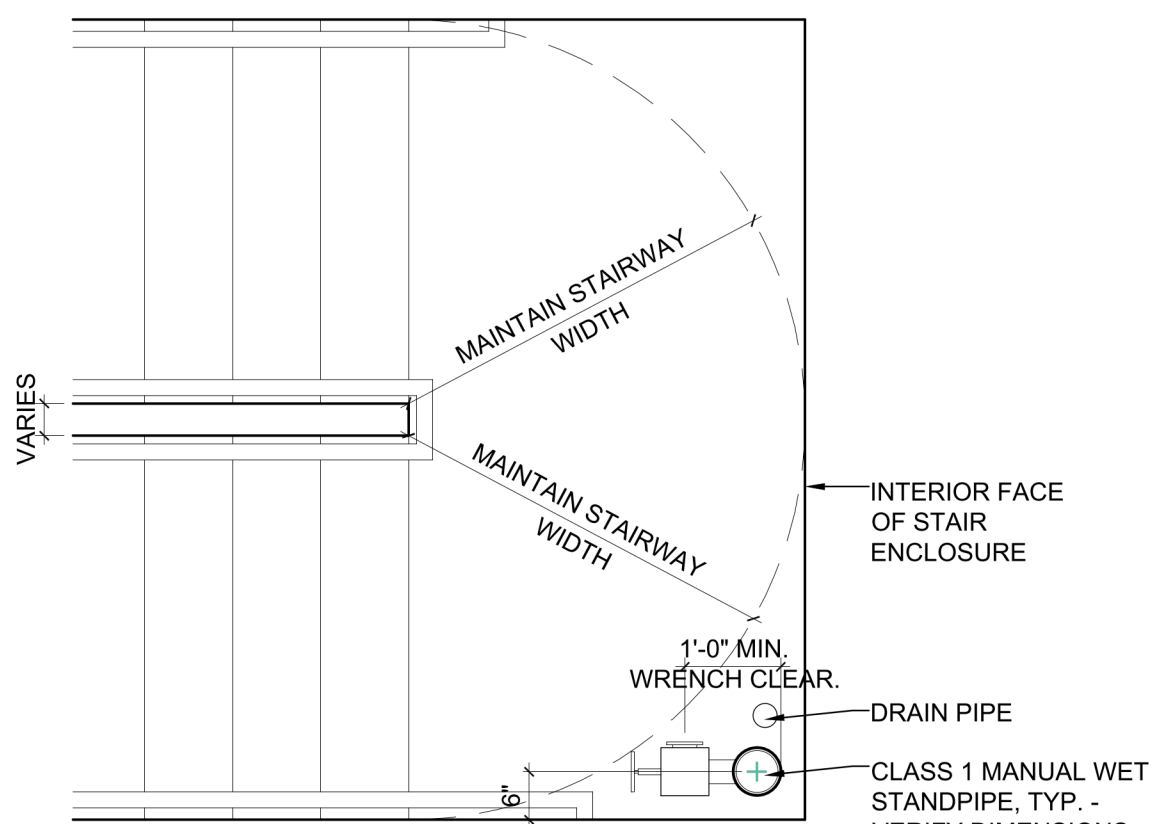
SHEET #
A7.41

1 ST PLAN CHECK SUBMITTAL 25% CD SET 05/31/2022

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INTERIOR STAIR DETAILS

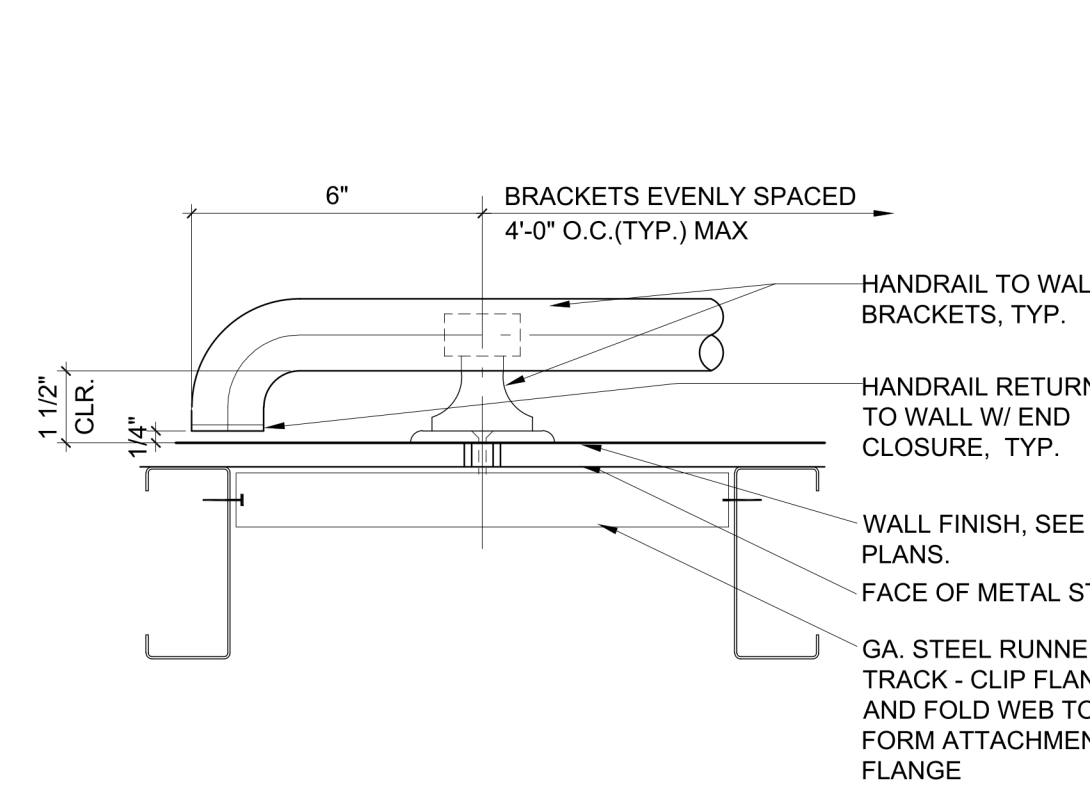
SCALE: 1" = 1'-0"



TYPICAL STANDPIPE

SCALE: 1" = 1'-0"

SECTION



AT STUD WALLS (AT CONC. WALLS SIMILAR)

PLAN

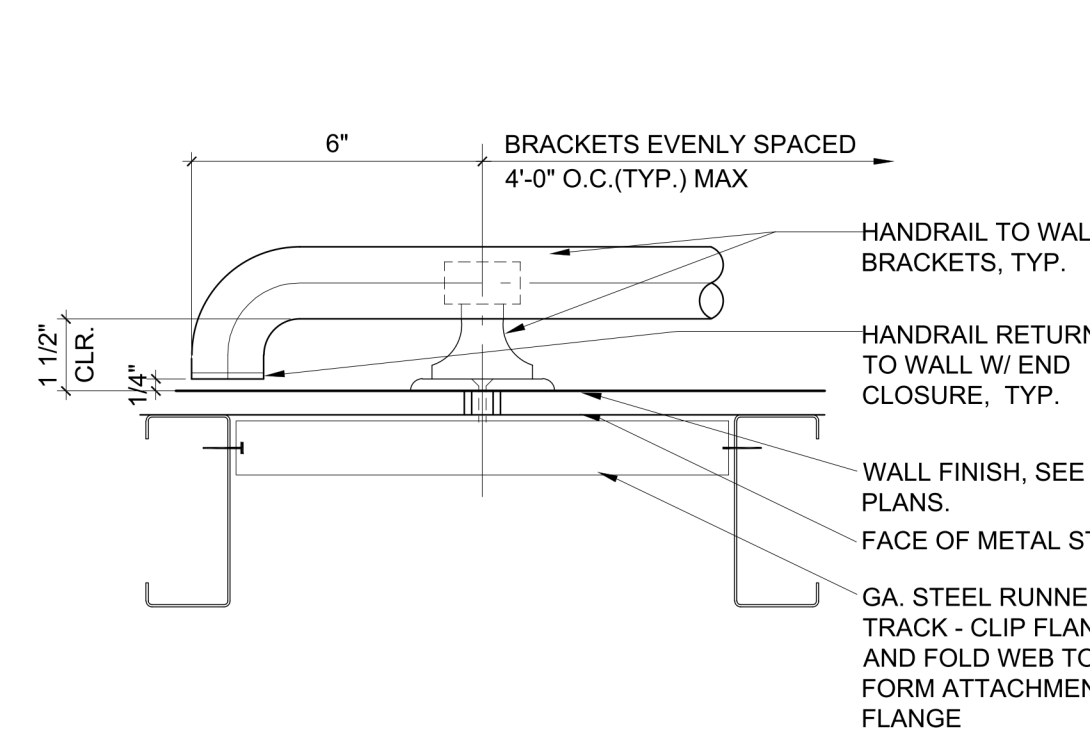
HANDRAIL WALL CONNECTION

SCALE: 3" = 1'-0"

AT METAL STUD WALLS

AT MASONRY & CONC.

SECTION



AT STUD WALLS (AT CONC. WALLS SIMILAR)

PLAN

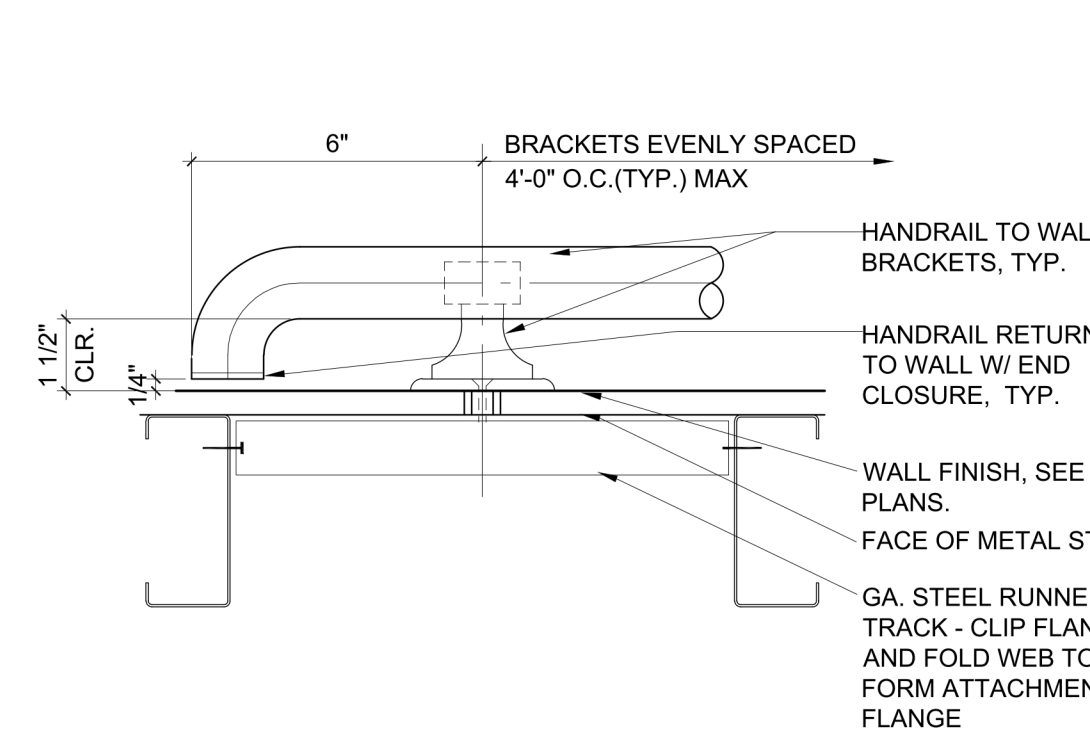
HANDRAIL WALL CONNECTION

SCALE: 3" = 1'-0"

AT METAL STUD WALLS

AT MASONRY & CONC.

SECTION



AT STUD WALLS (AT CONC. WALLS SIMILAR)

PLAN

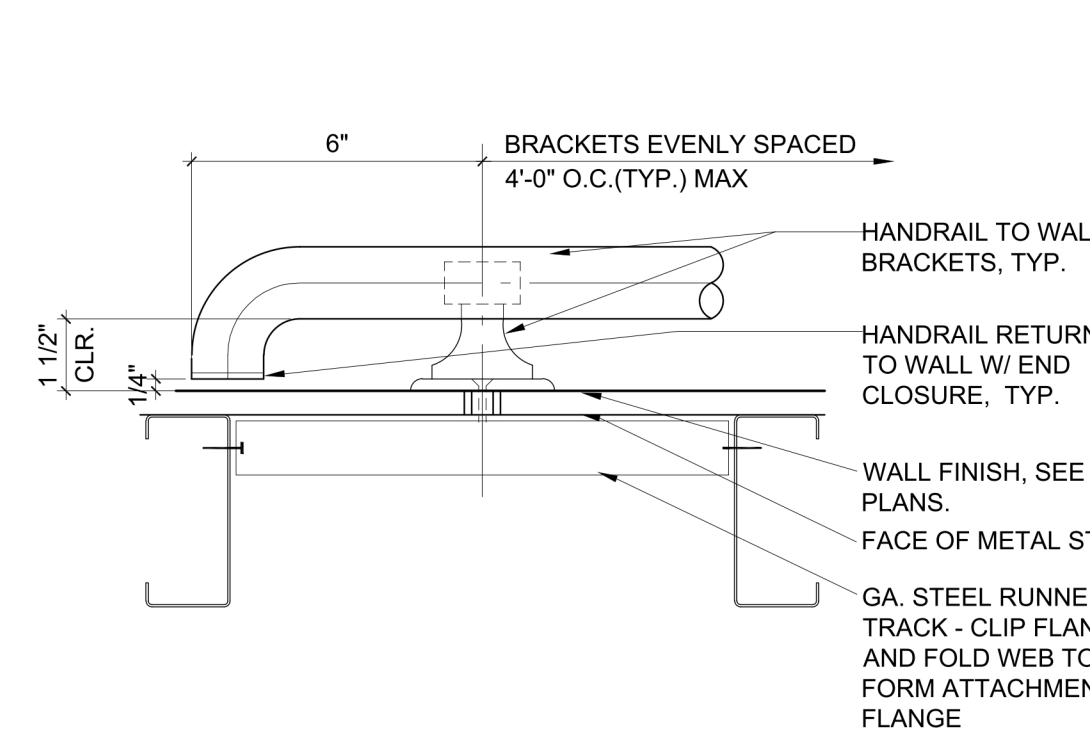
HANDRAIL WALL CONNECTION

SCALE: 3" = 1'-0"

AT METAL STUD WALLS

AT MASONRY & CONC.

SECTION



AT STUD WALLS (AT CONC. WALLS SIMILAR)

PLAN

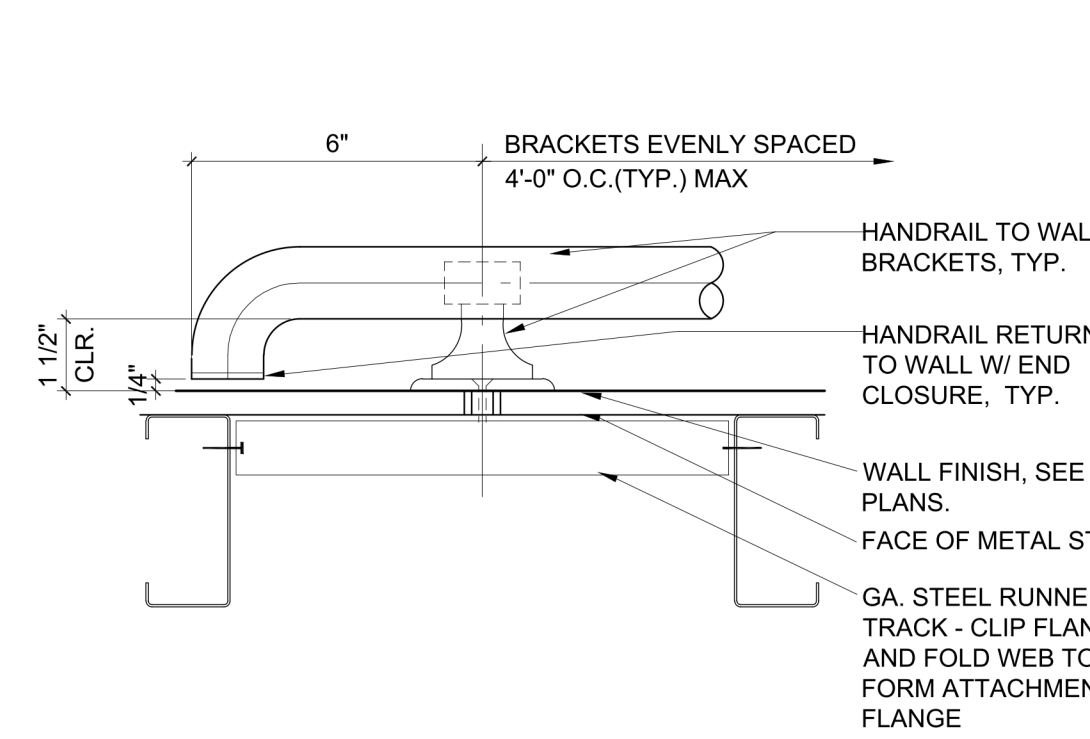
HANDRAIL WALL CONNECTION

SCALE: 3" = 1'-0"

AT METAL STUD WALLS

AT MASONRY & CONC.

SECTION



AT STUD WALLS (AT CONC. WALLS SIMILAR)

PLAN

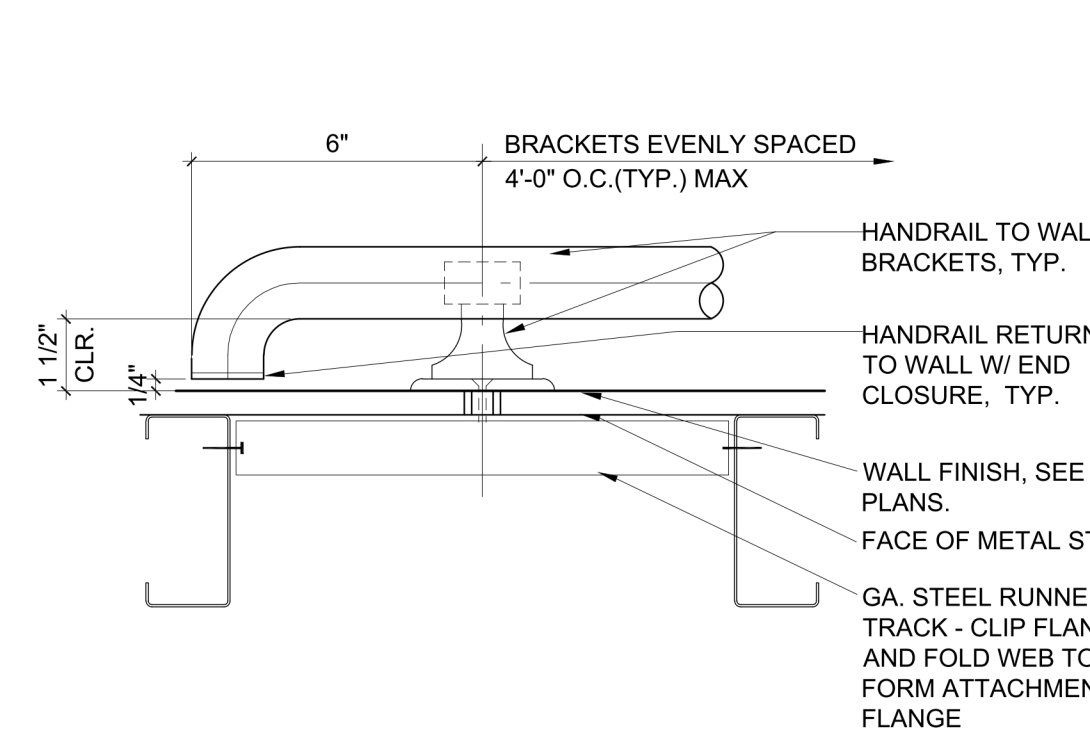
HANDRAIL WALL CONNECTION

SCALE: 3" = 1'-0"

AT METAL STUD WALLS

AT MASONRY & CONC.

SECTION



AT STUD WALLS (AT CONC. WALLS SIMILAR)

PLAN

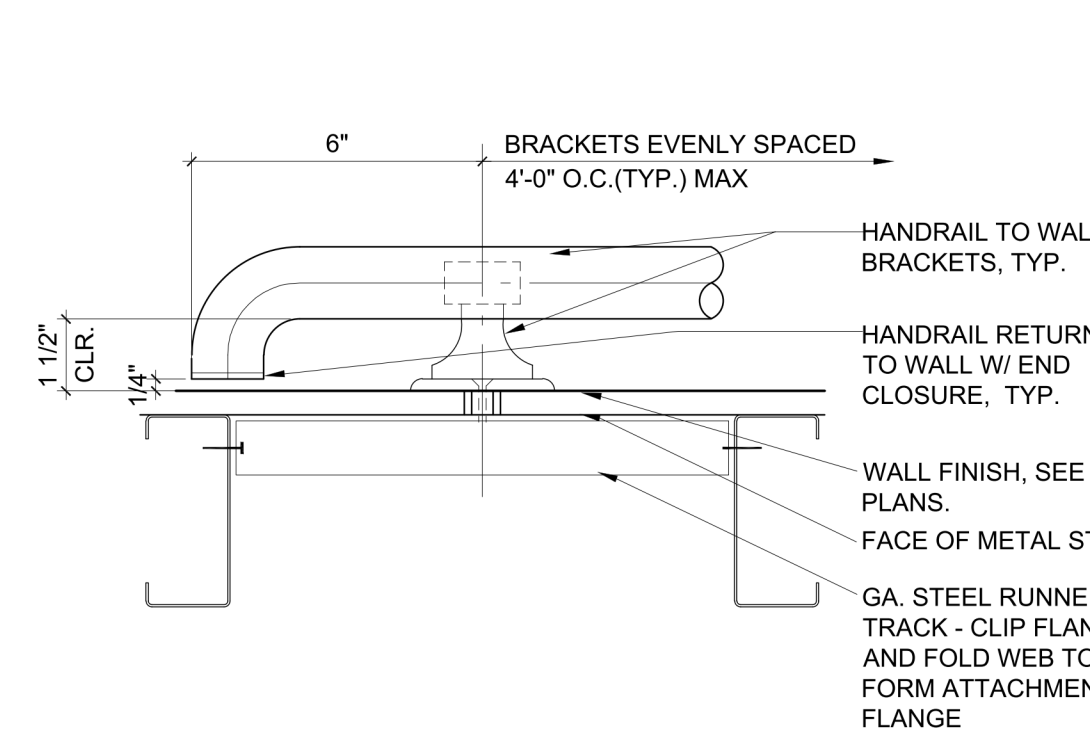
HANDRAIL WALL CONNECTION

SCALE: 3" = 1'-0"

AT METAL STUD WALLS

AT MASONRY & CONC.

SECTION



AT STUD WALLS (AT CONC. WALLS SIMILAR)

PLAN

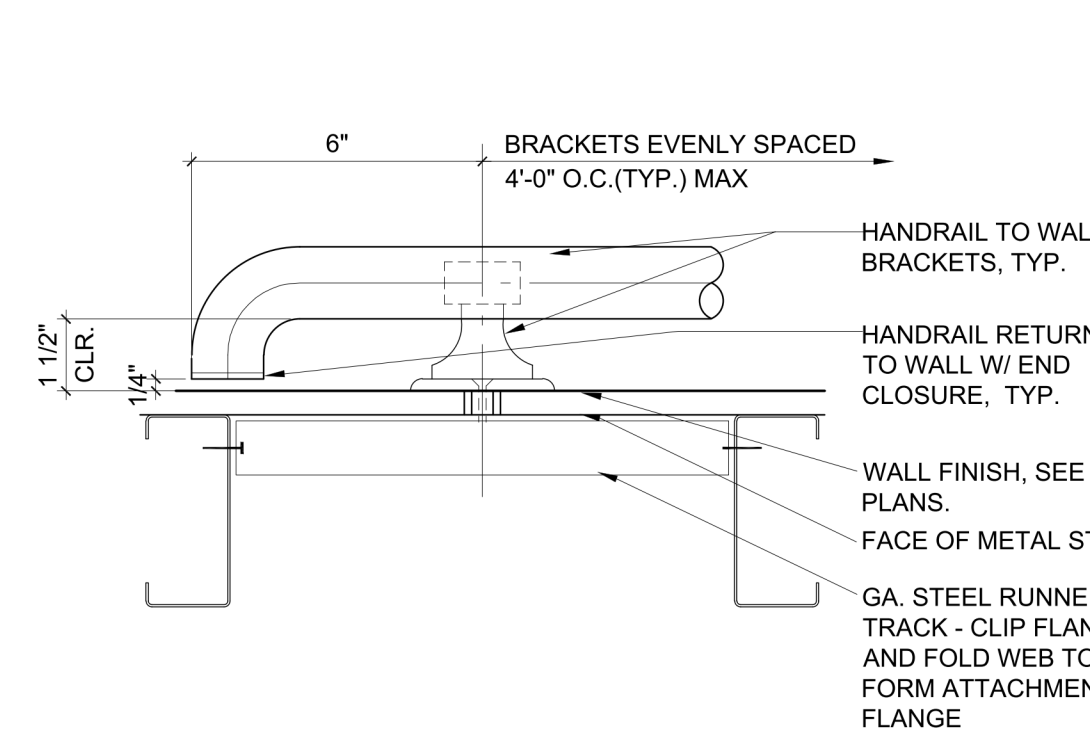
HANDRAIL WALL CONNECTION

SCALE: 3" = 1'-0"

AT METAL STUD WALLS

AT MASONRY & CONC.

SECTION



AT STUD WALLS (AT CONC. WALLS SIMILAR)

PLAN

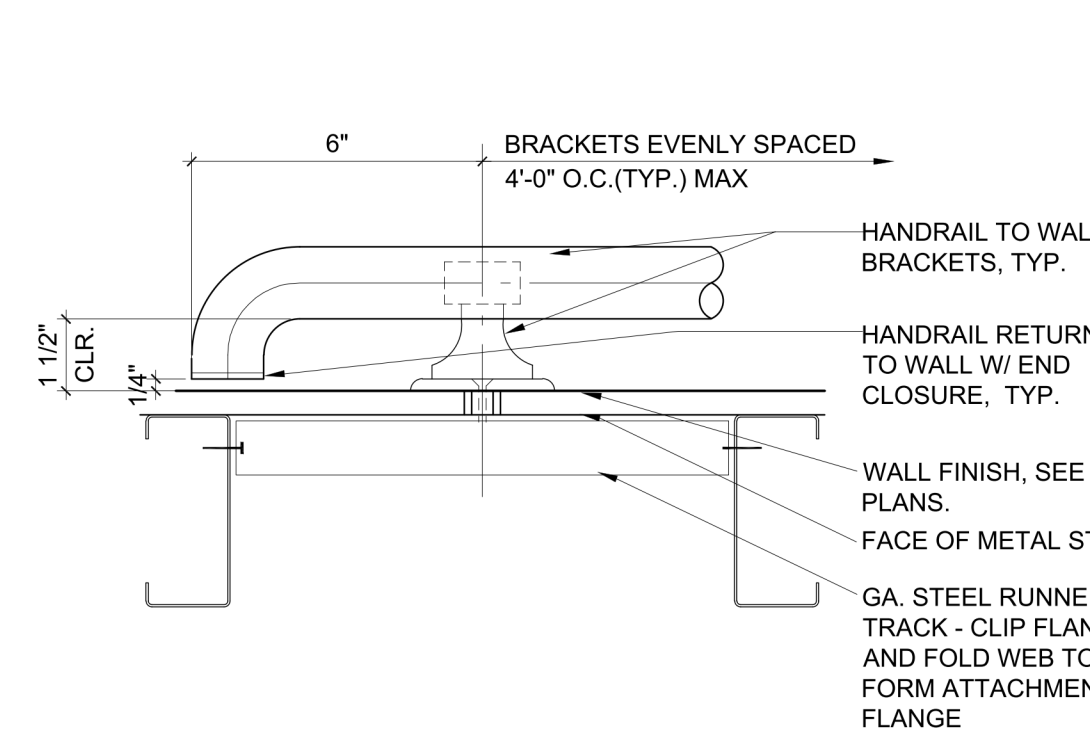
HANDRAIL WALL CONNECTION

SCALE: 3" = 1'-0"

AT METAL STUD WALLS

AT MASONRY & CONC.

SECTION



AT STUD WALLS (AT CONC. WALLS SIMILAR)

PLAN

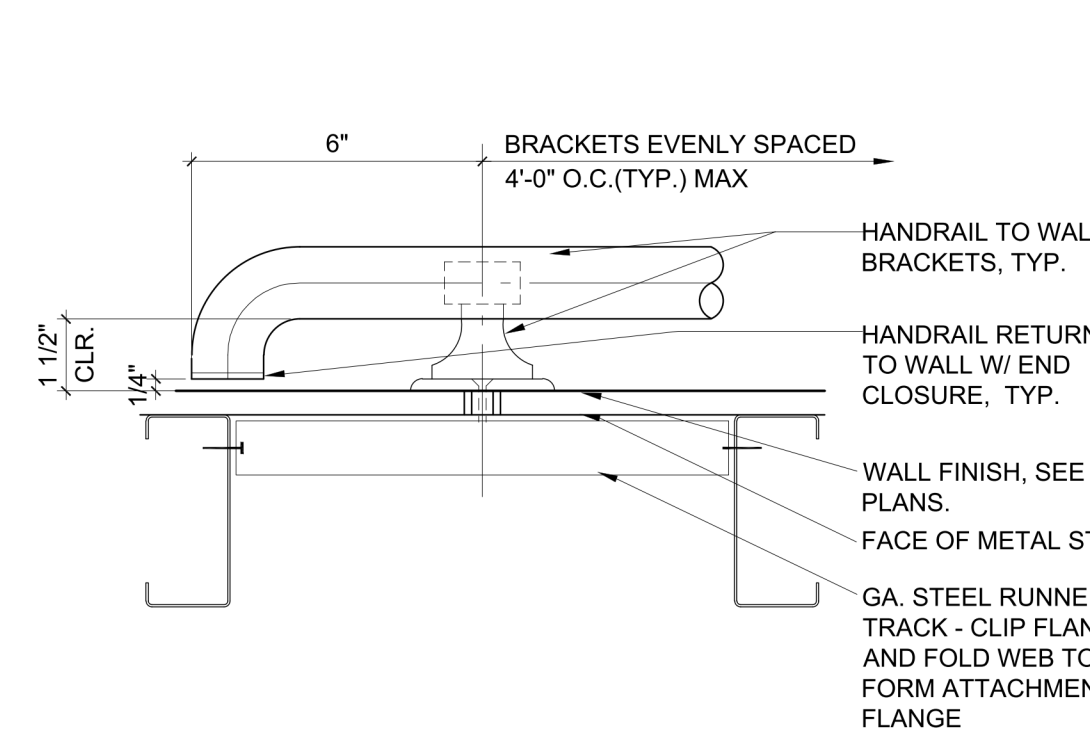
HANDRAIL WALL CONNECTION

SCALE: 3" = 1'-0"

AT METAL STUD WALLS

AT MASONRY & CONC.

SECTION



AT STUD WALLS (AT CONC. WALLS SIMILAR)

PLAN

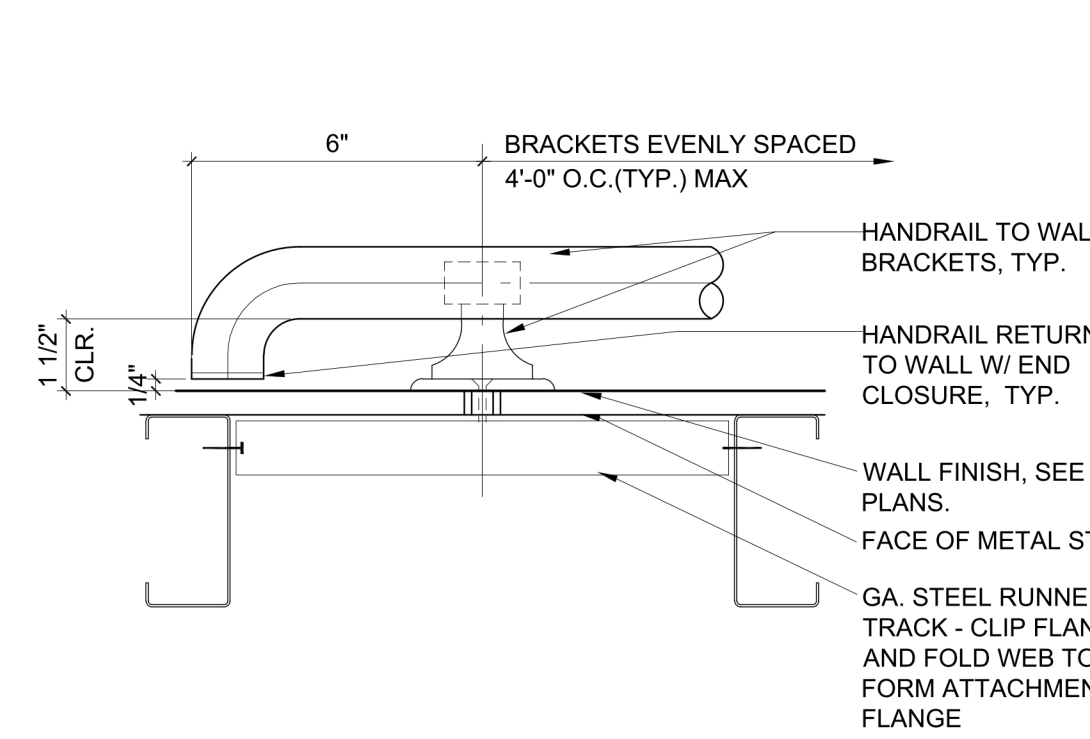
HANDRAIL WALL CONNECTION

SCALE: 3" = 1'-0"

AT METAL STUD WALLS

AT MASONRY & CONC.

SECTION



AT STUD WALLS (AT CONC. WALLS SIMILAR)

PLAN

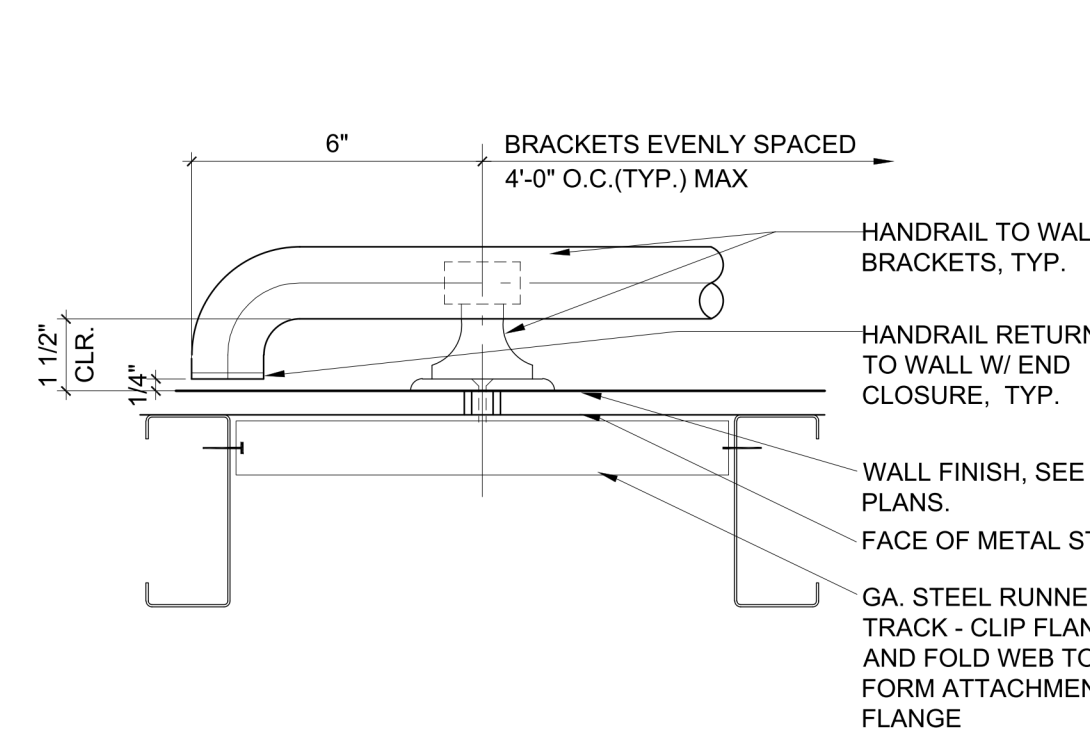
HANDRAIL WALL CONNECTION

SCALE: 3" = 1'-0"

AT METAL STUD WALLS

AT MASONRY & CONC.

SECTION



AT STUD WALLS (AT CONC. WALLS SIMILAR)

PLAN

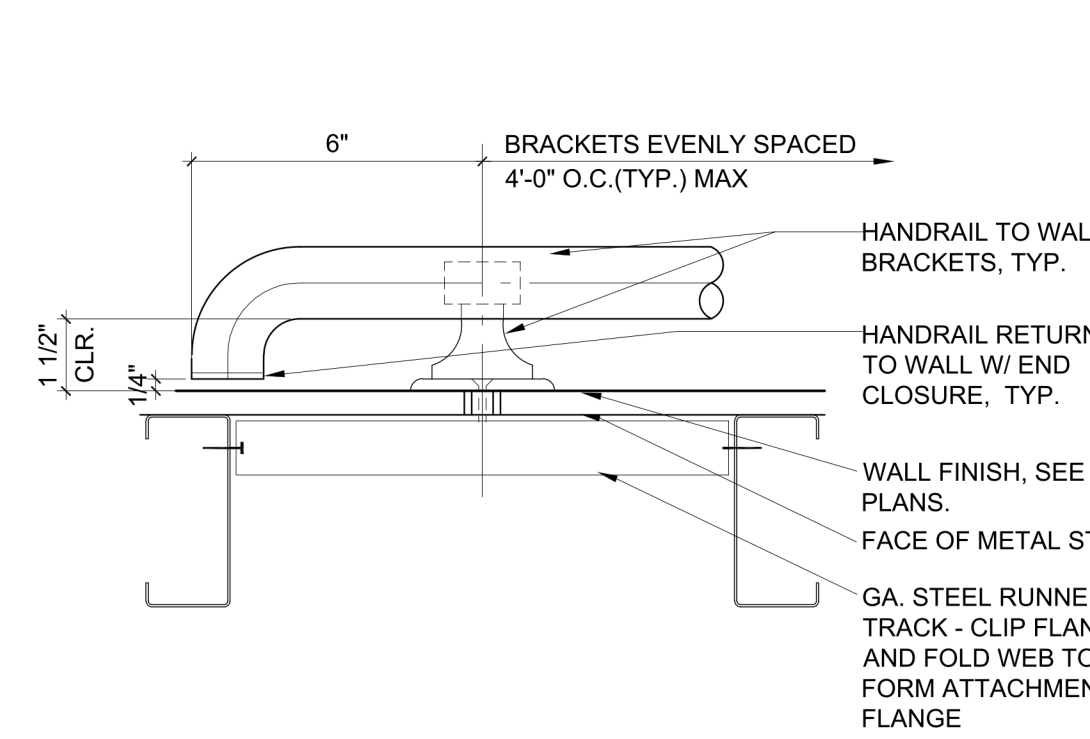
HANDRAIL WALL CONNECTION

SCALE: 3" = 1'-0"

AT METAL STUD WALLS

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SECTION



AT STUD WALLS (AT CONC. WALLS SIMILAR)

PLAN

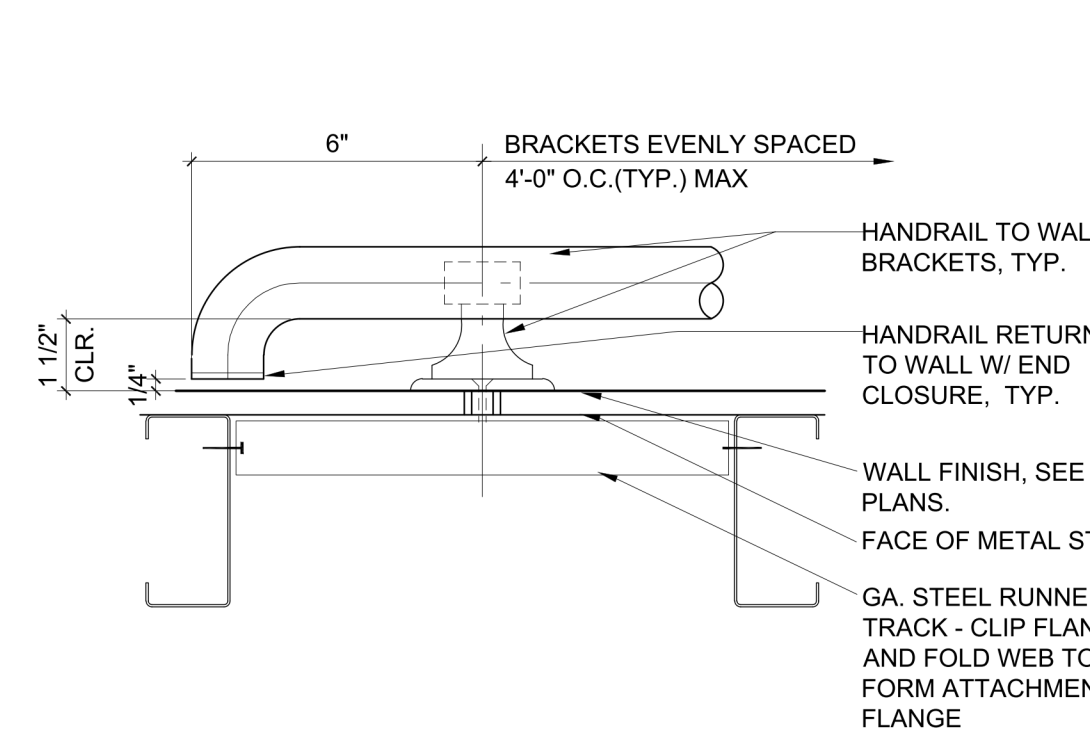
HANDRAIL WALL CONNECTION

SCALE: 3" = 1'-0"

AT METAL STUD WALLS

AT MASONRY & CONC.

SECTION



AT STUD WALLS (AT CONC. WALLS SIMILAR)

PLAN

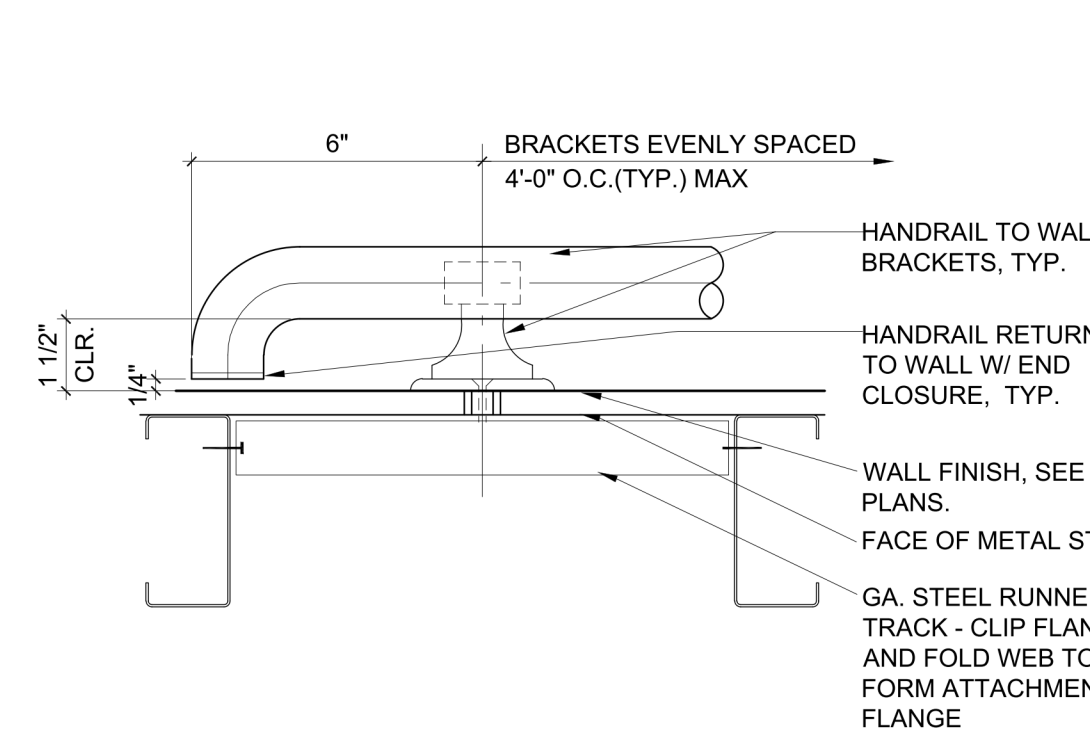
HANDRAIL WALL CONNECTION

SCALE: 3" = 1'-0"

AT METAL STUD WALLS

AT MASONRY & CONC.

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AT STUD WALLS (AT CONC. WALLS SIMILAR)

PLAN

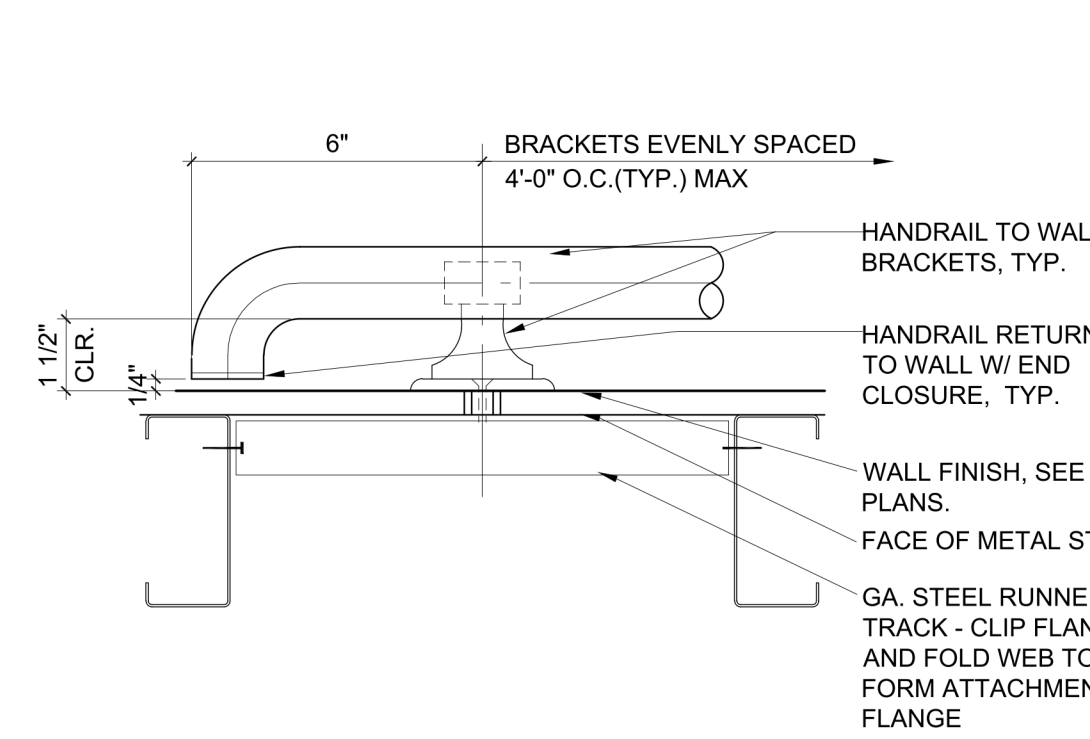
HANDRAIL WALL CONNECTION

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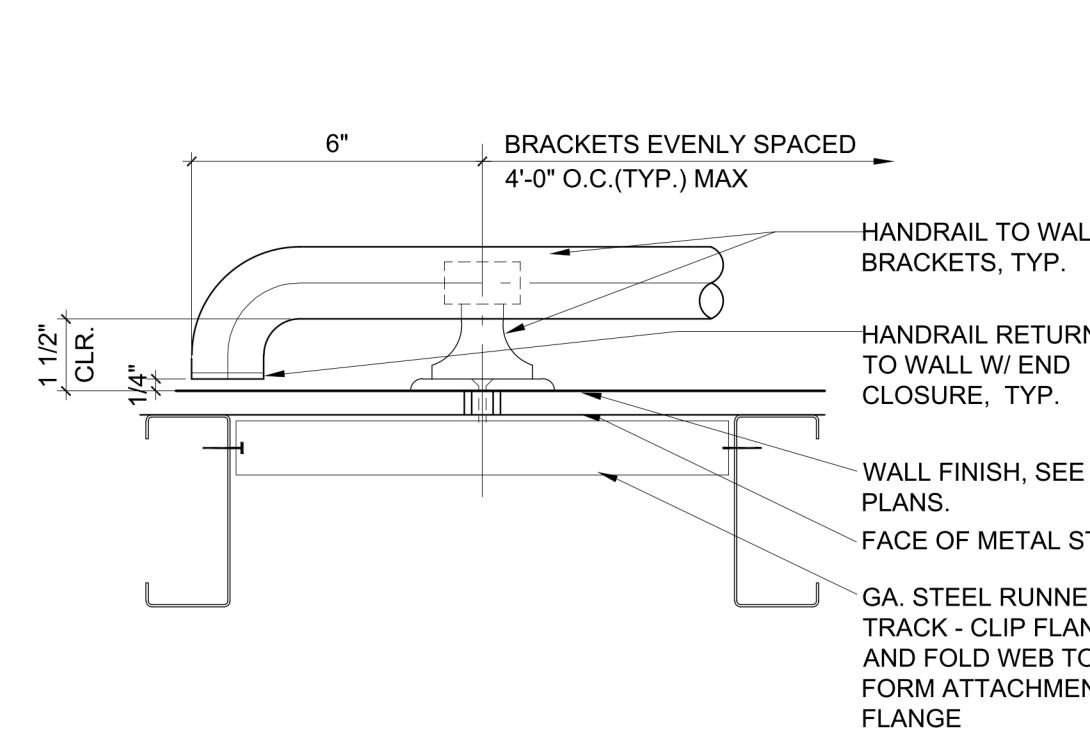
HANDRAIL WALL CONNECTION

SCALE: 3" = 1'-0"

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SECTION



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PLAN

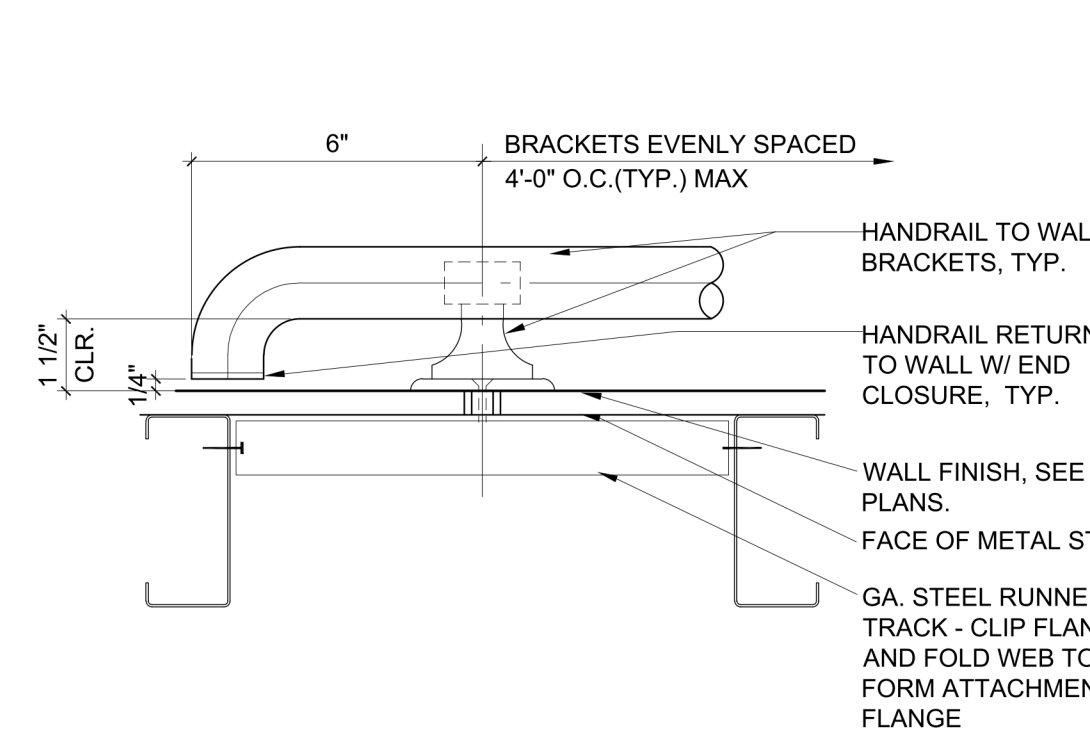
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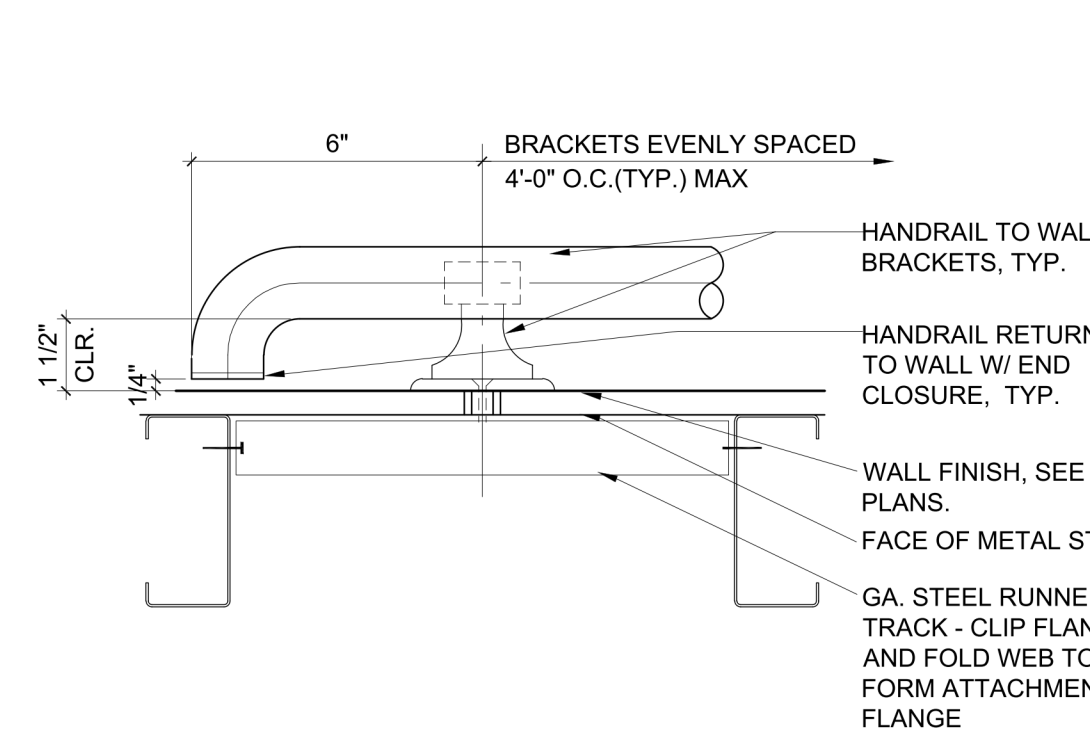
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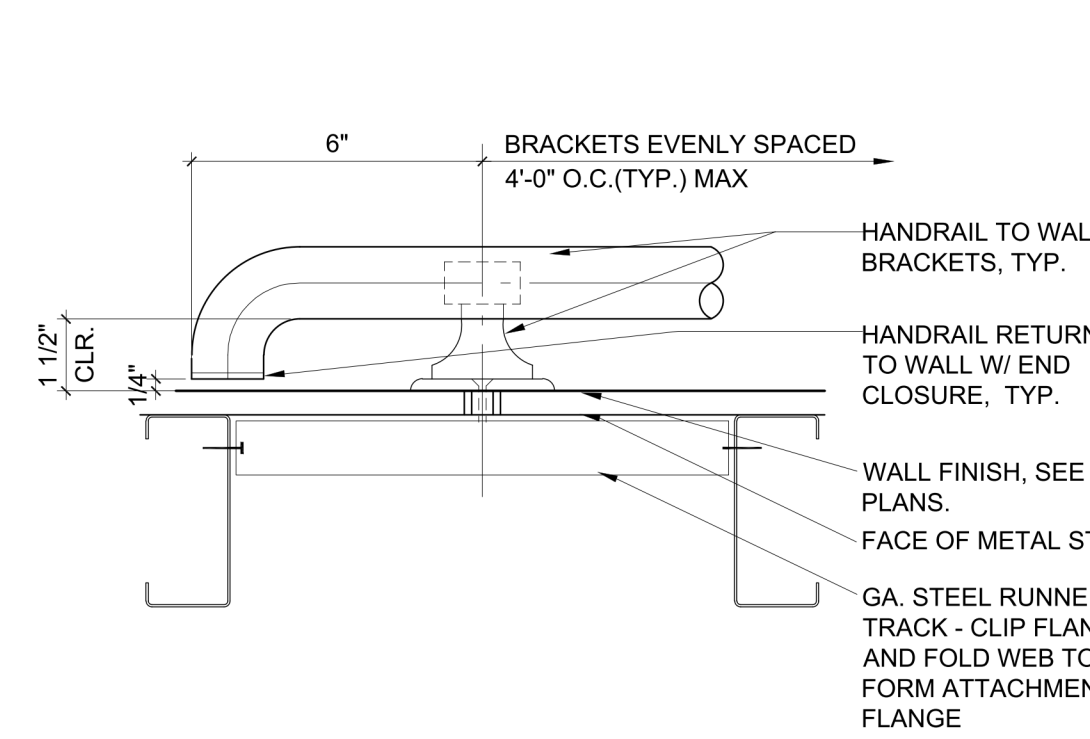
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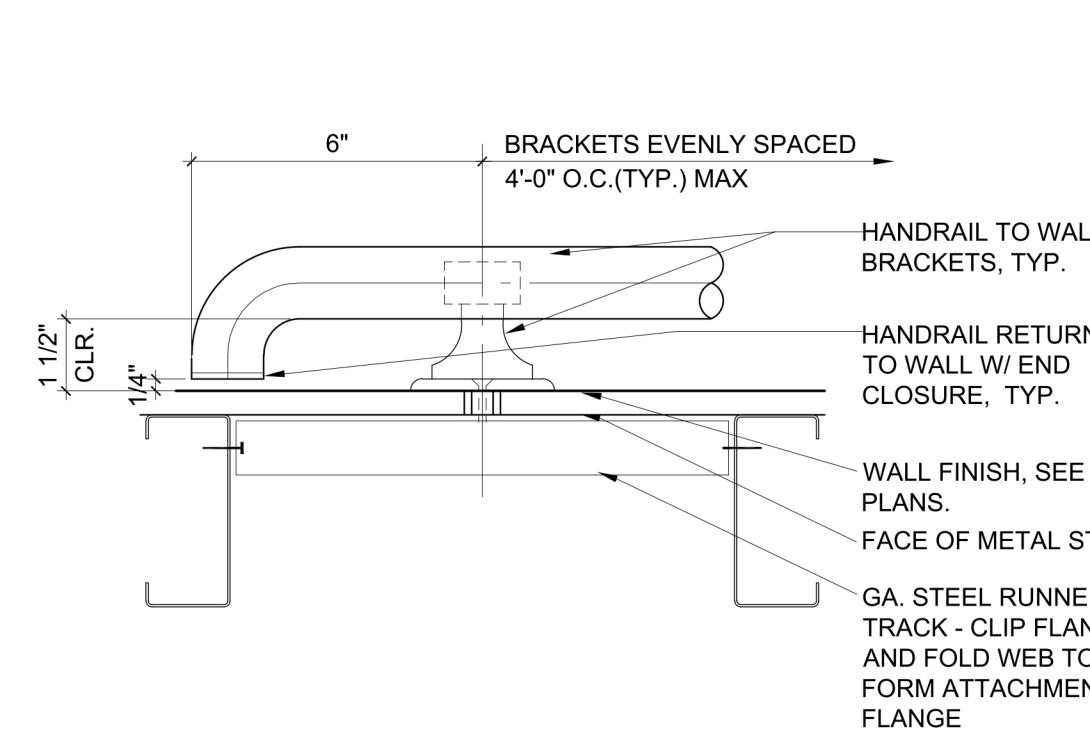
HANDRAIL WALL CONNECTION

SCALE: 3" = 1'-0"

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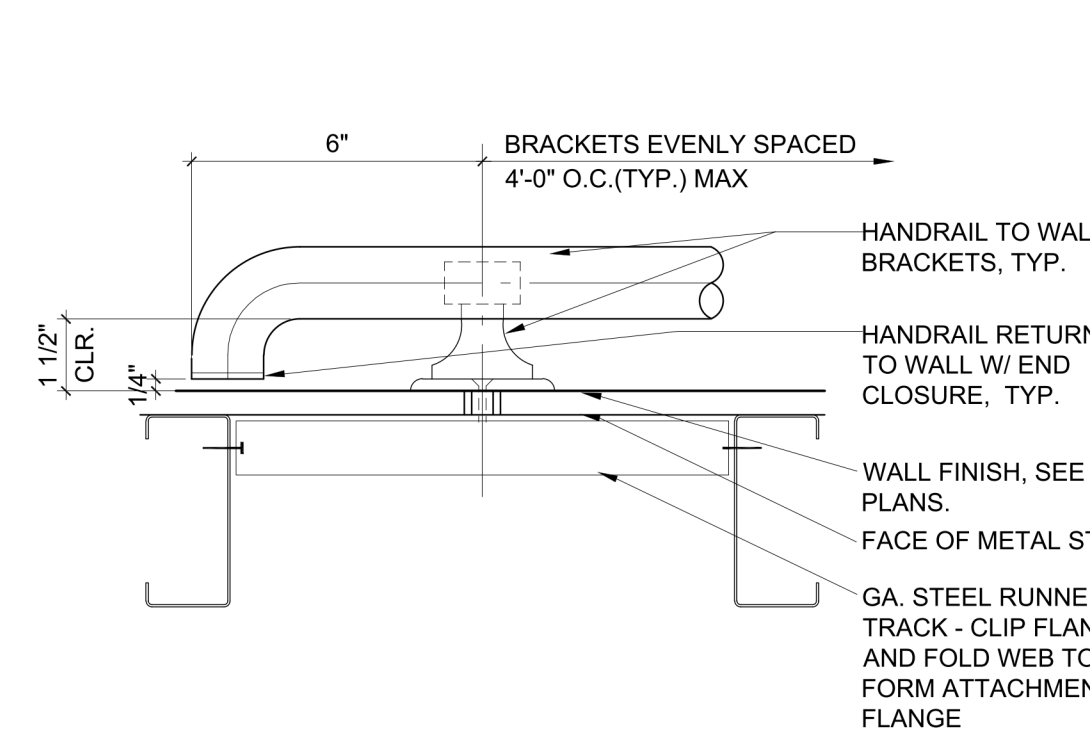
HANDRAIL WALL CONNECTION

SCALE: 3" = 1'-0"

AT METAL STUD WALLS

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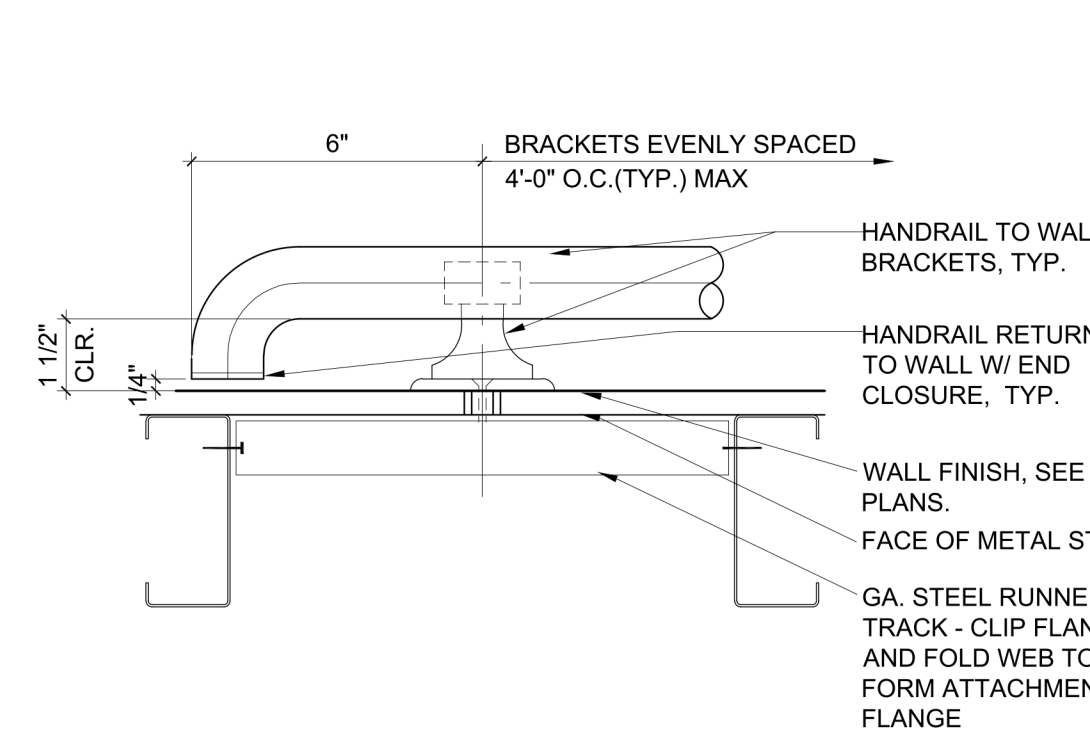
HANDRAIL WALL CONNECTION

SCALE: 3" = 1'-0"

AT METAL STUD WALLS

AT MASONRY & CONC.

SECTION



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PLAN

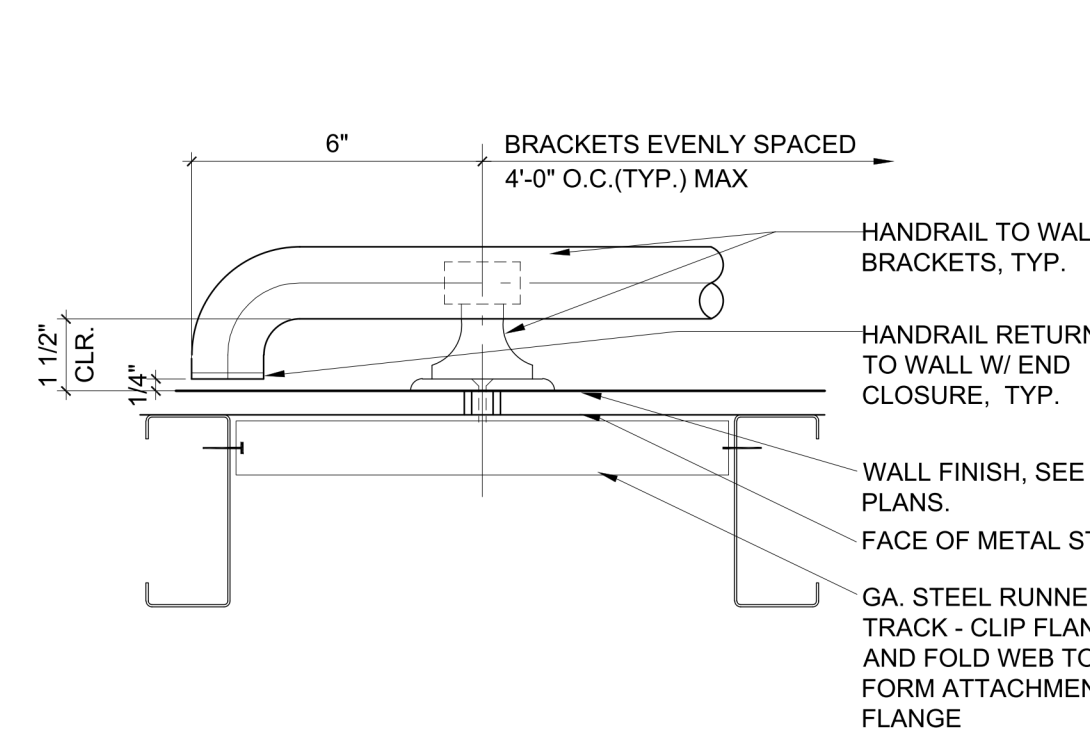
HANDRAIL WALL CONNECTION

SCALE: 3" = 1'-0"

AT METAL STUD WALLS

AT MASONRY & CONC.

SECTION



AT STUD WALLS (AT CONC. WALLS SIMILAR)

PLAN

HANDRAIL WALL CONNECTION

SCALE: 3" = 1'-0"

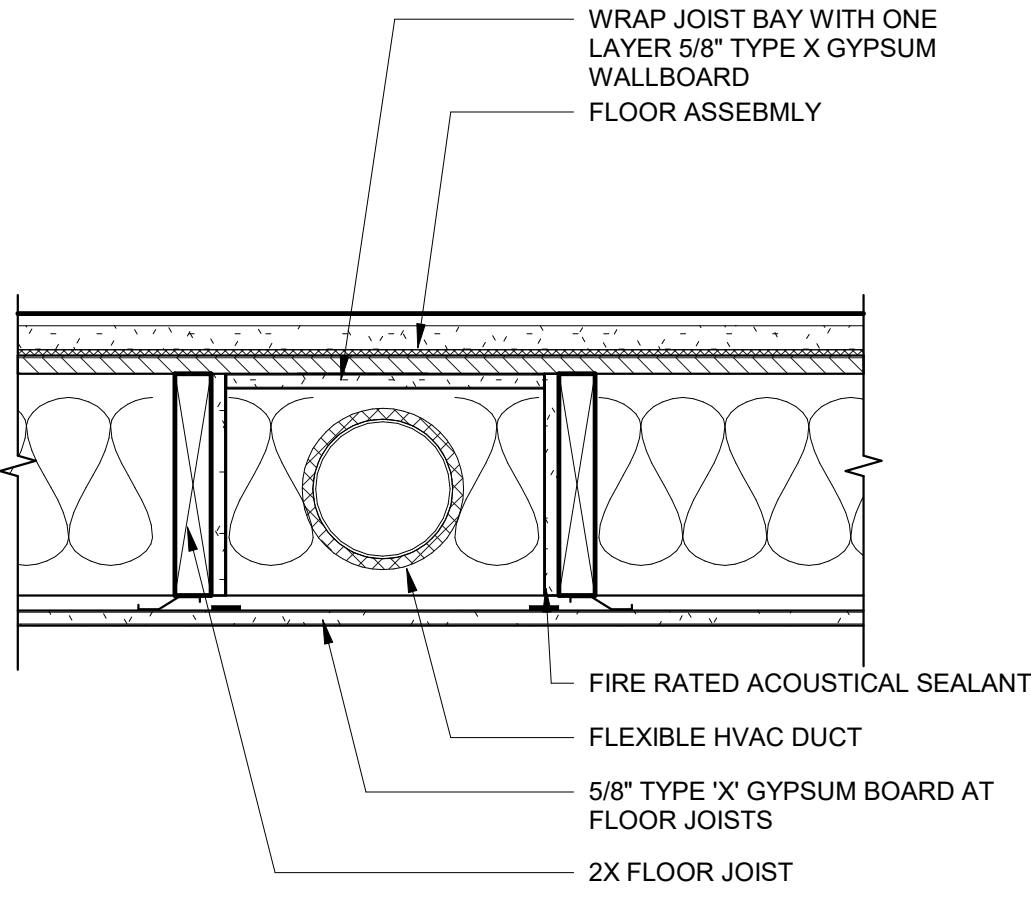
AT METAL STUD WALLS

AT MASONRY & CONC.

SECTION</

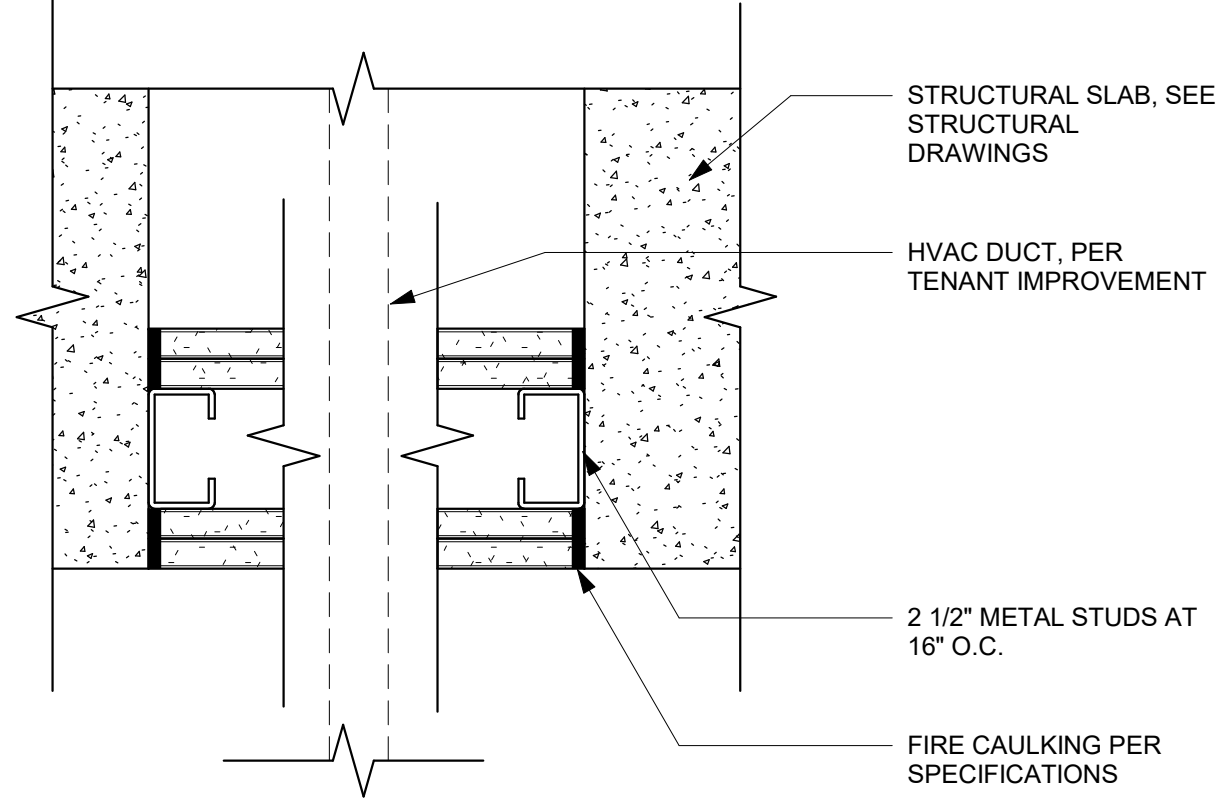


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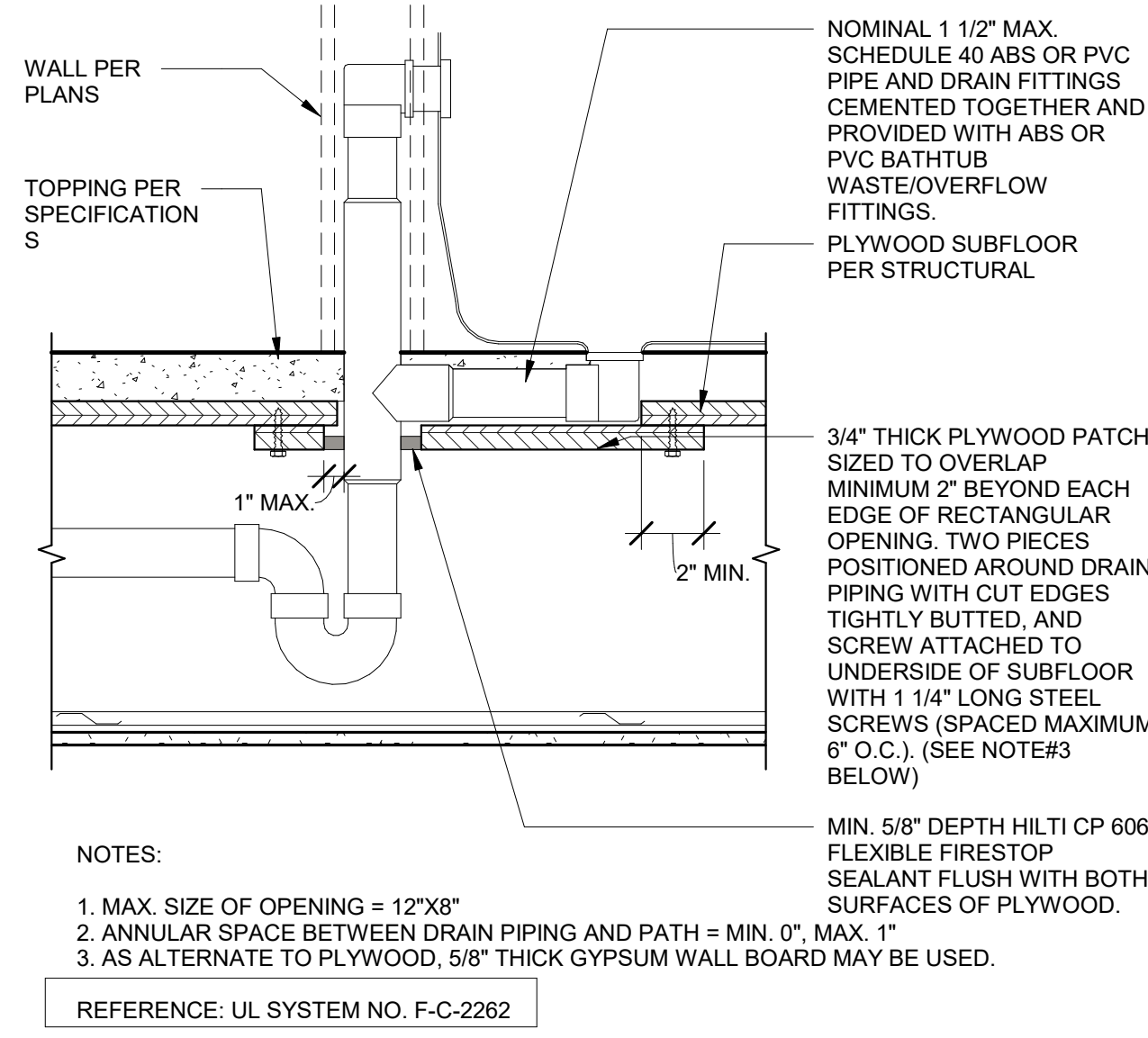
1-HR HORIZONTAL DUCT CHASE

1 1/2" = 1'-0"



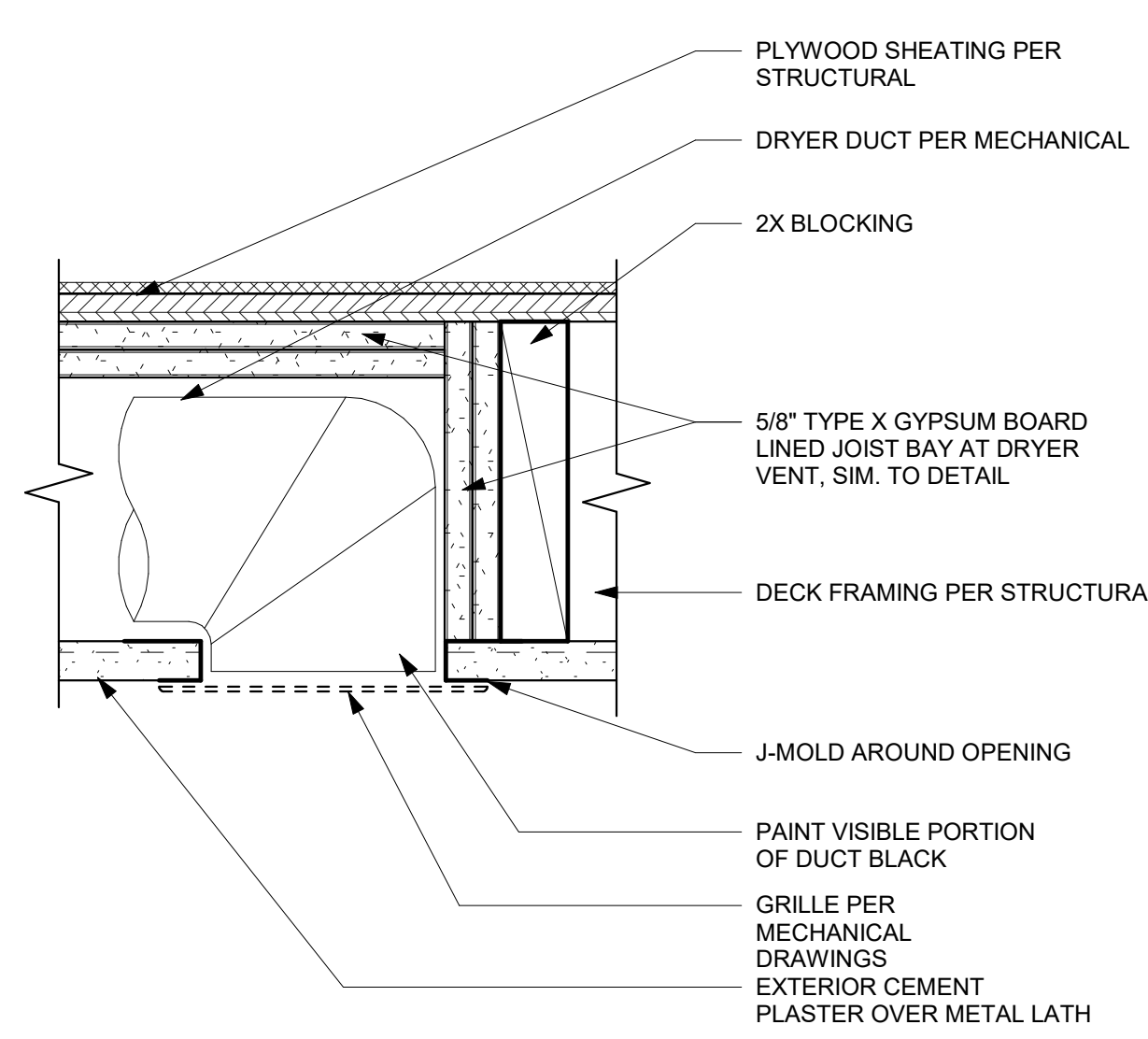
RETAIL SHAFT TERMINATION

3" = 1'-0"



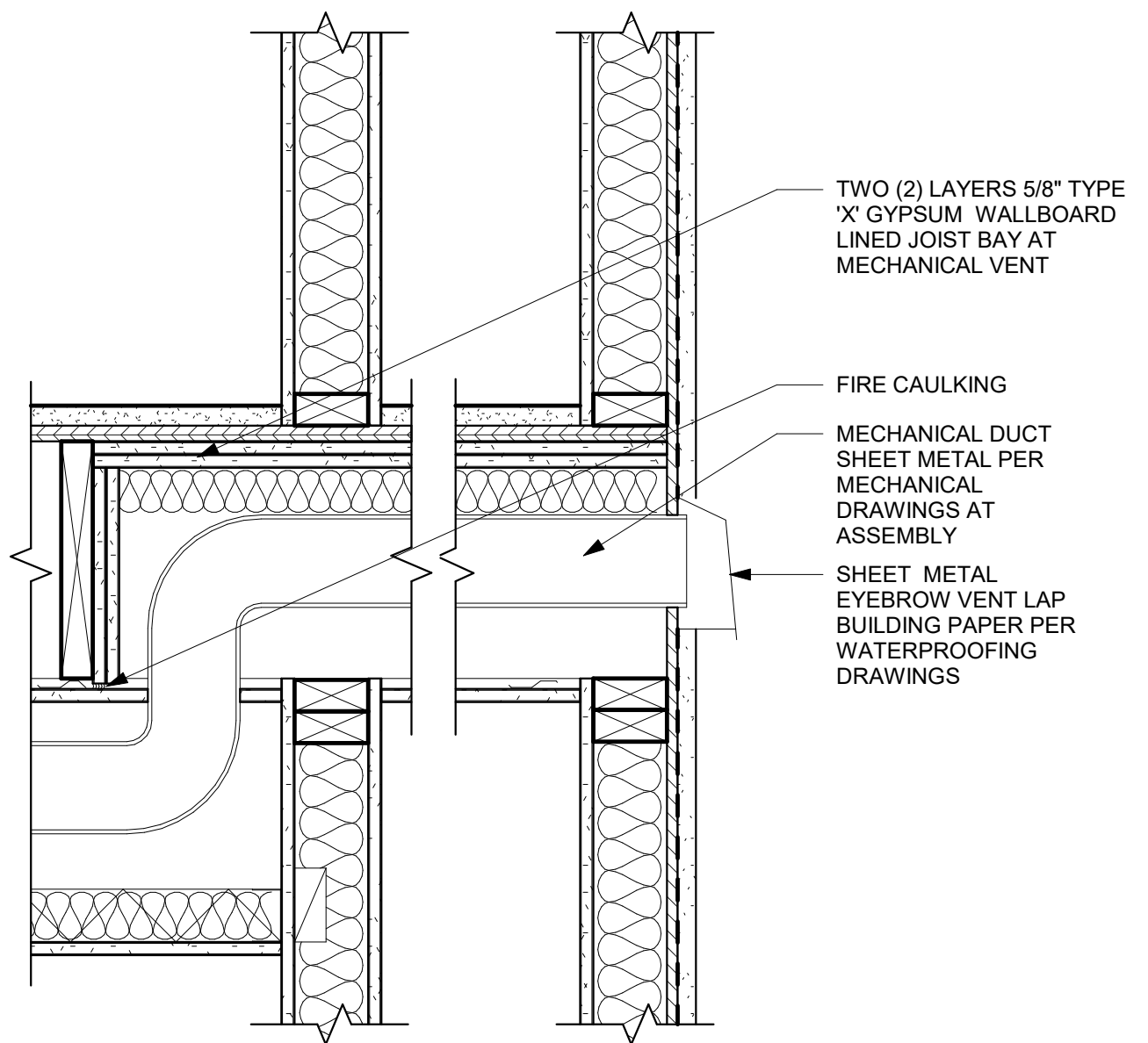
BATHTUB WASTE TRAP DETAIL

1 1/2" = 1'-0"



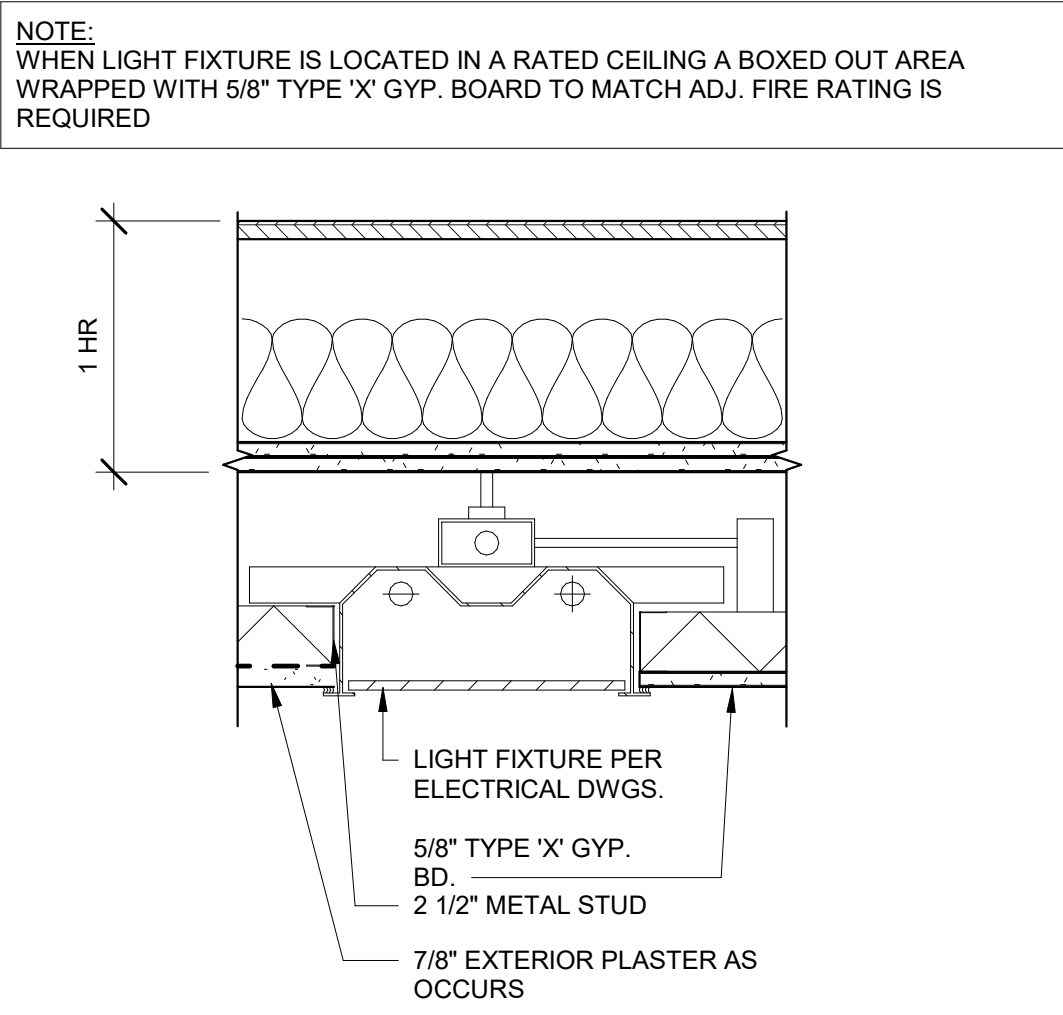
EXHAUST DUCT AT DECK

3" = 1'-0"



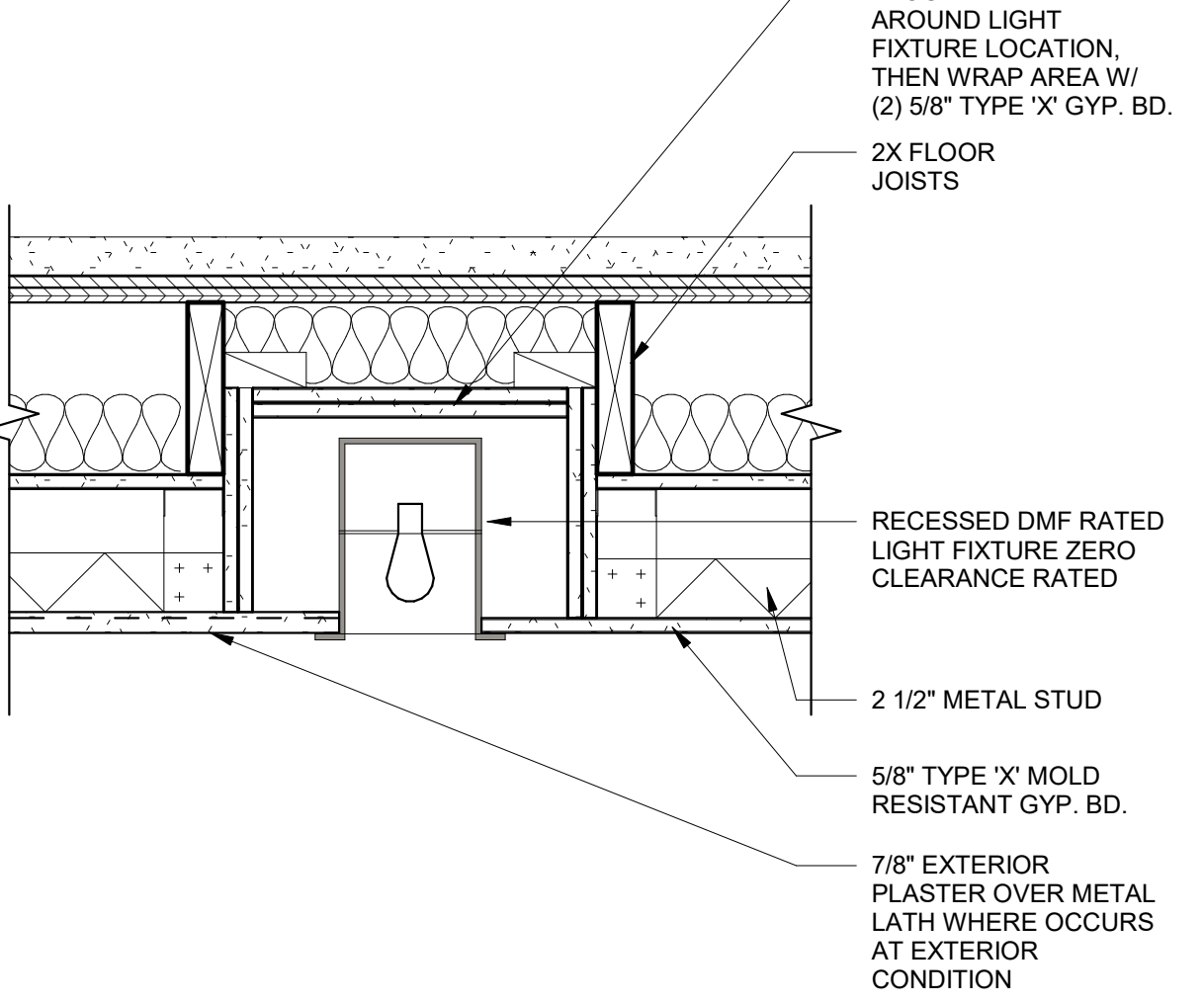
MECHANICAL VENT AT EXTERIOR WALL

1 1/2" = 1'-0"



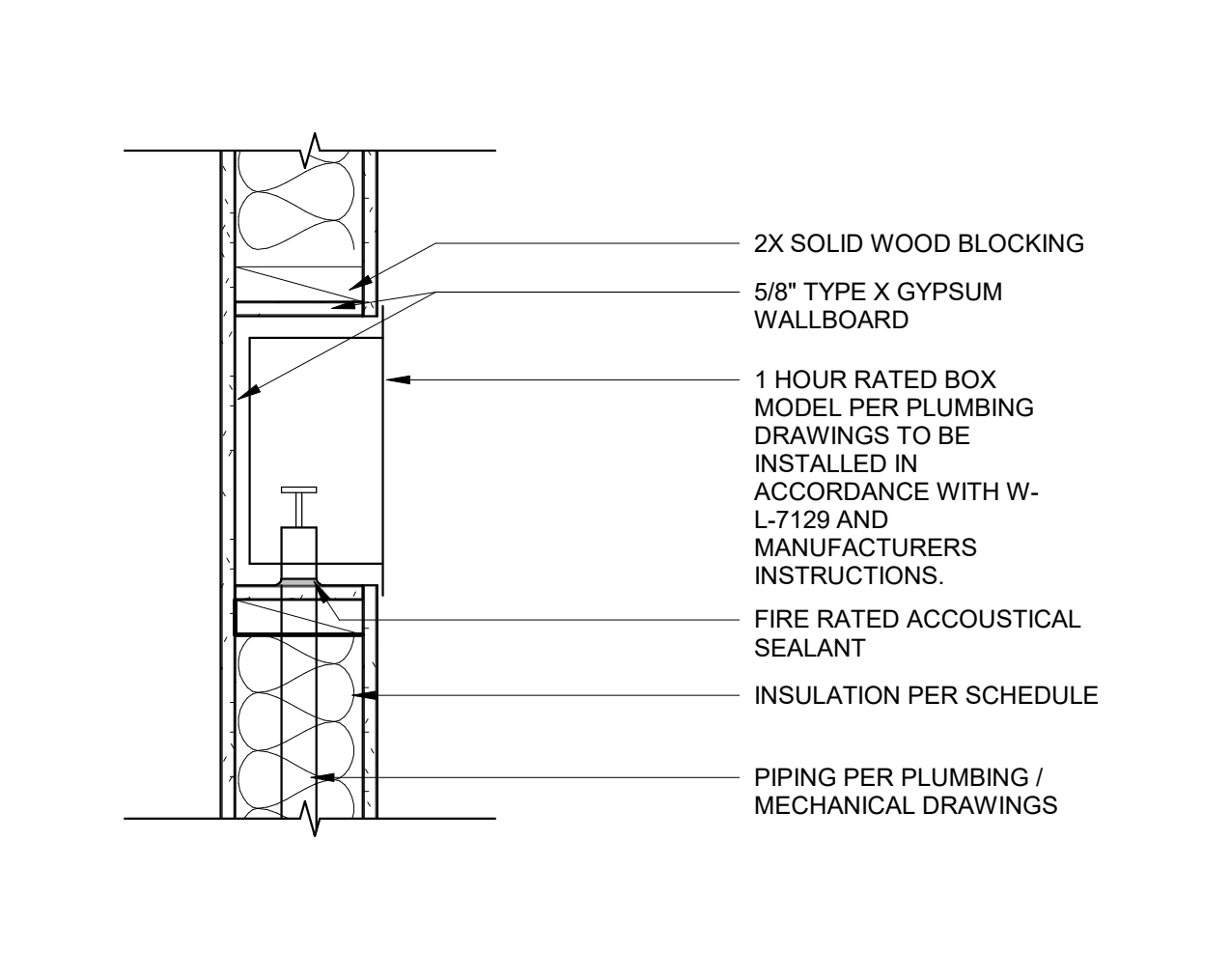
RECESSED LIGHT FIXTURE

1 1/2" = 1'-0"



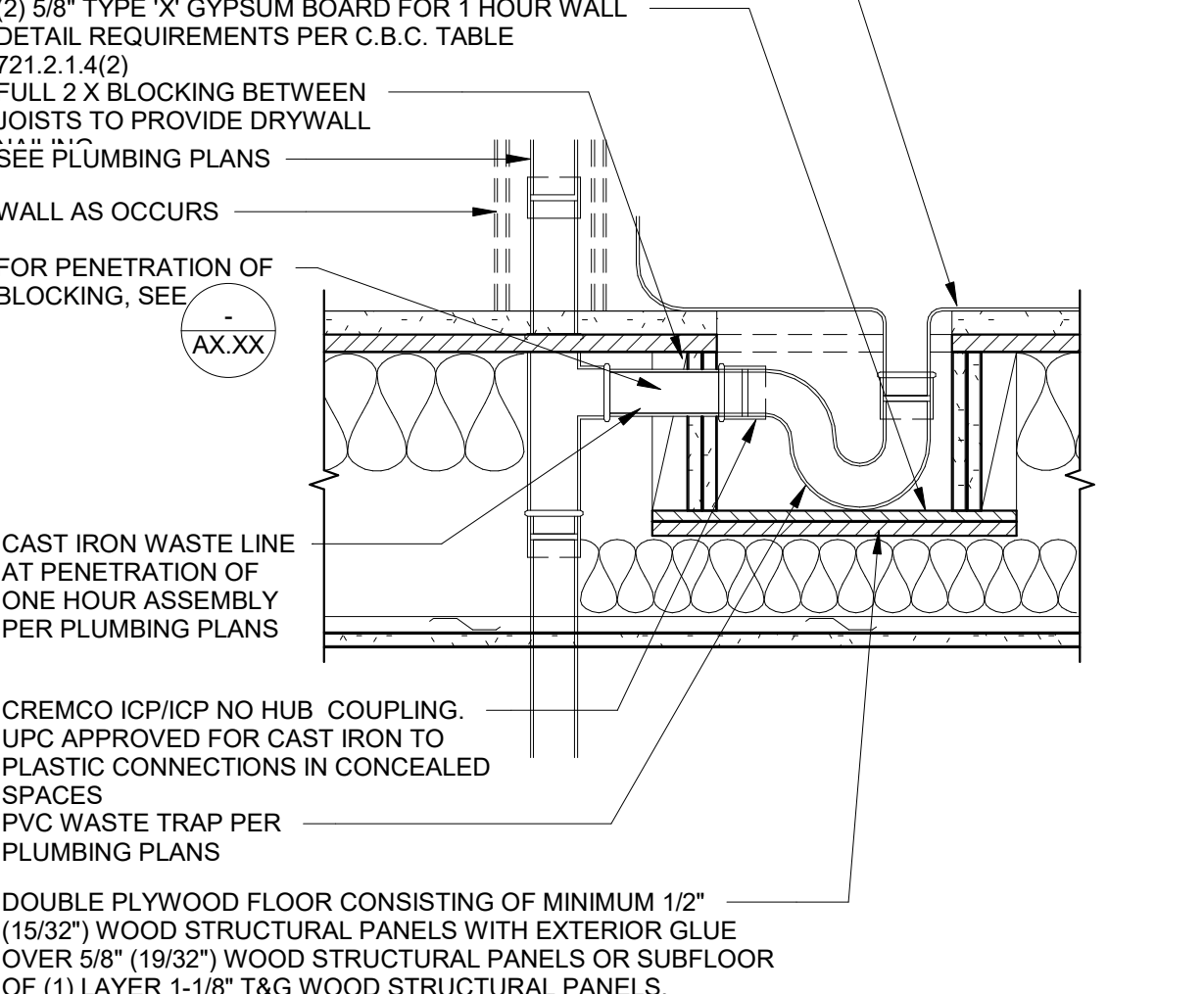
RECESSED CAN LIGHT AT CORRIDOR

1 1/2" = 1'-0"



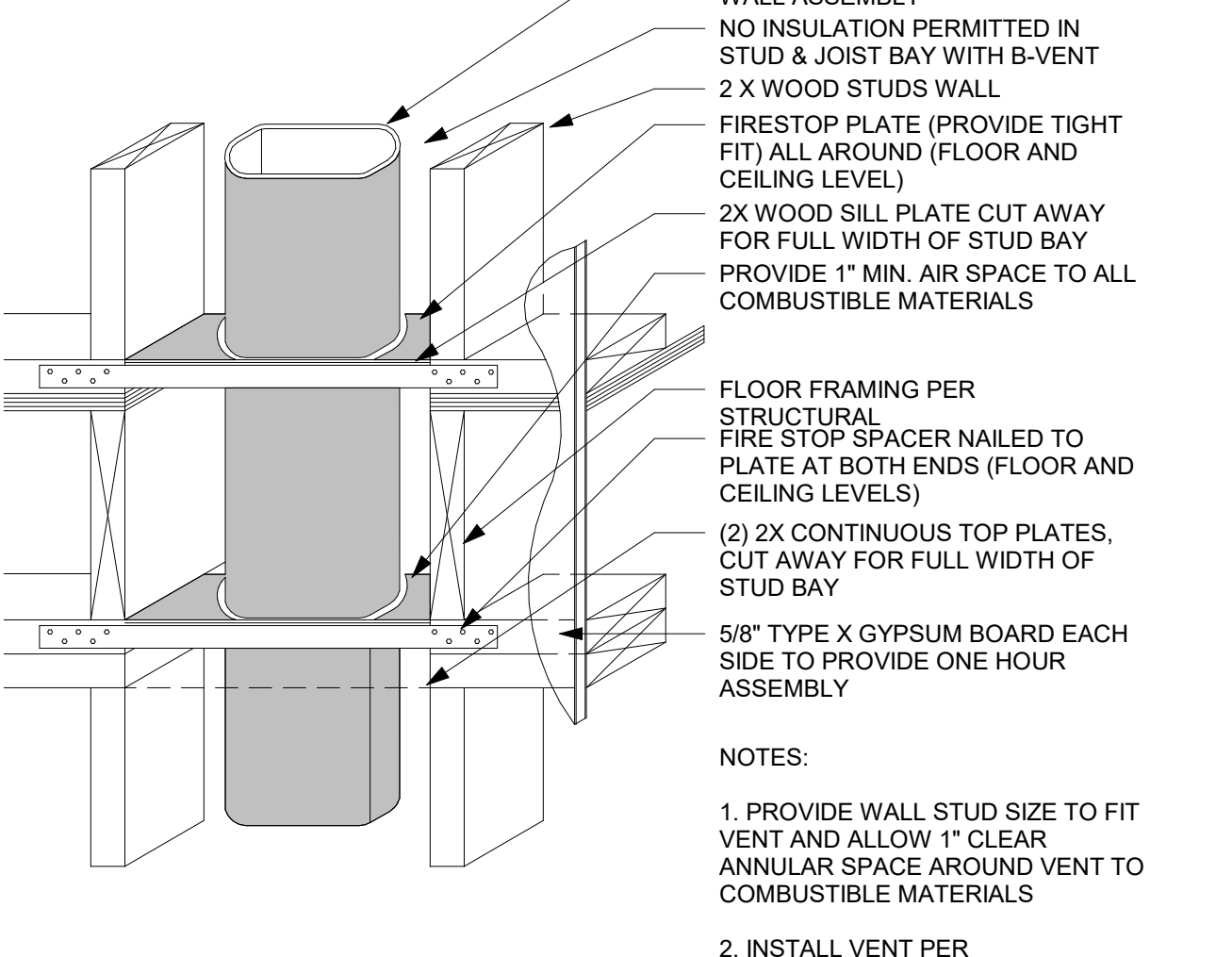
1-HR RATED BOX

1 1/2" = 1'-0"



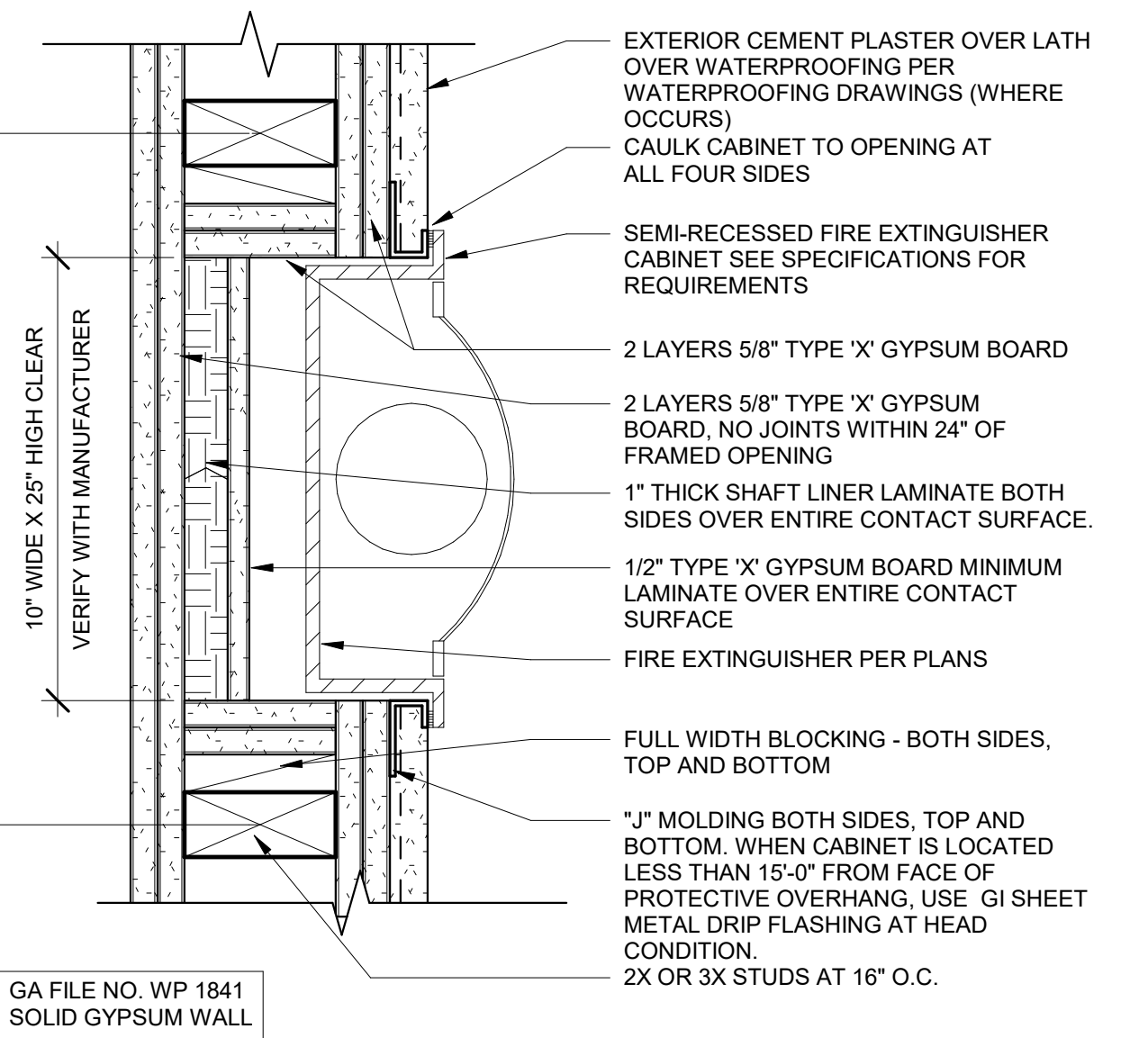
SHOWER WASTE TRAP PENETRATION

1 1/2" = 1'-0"



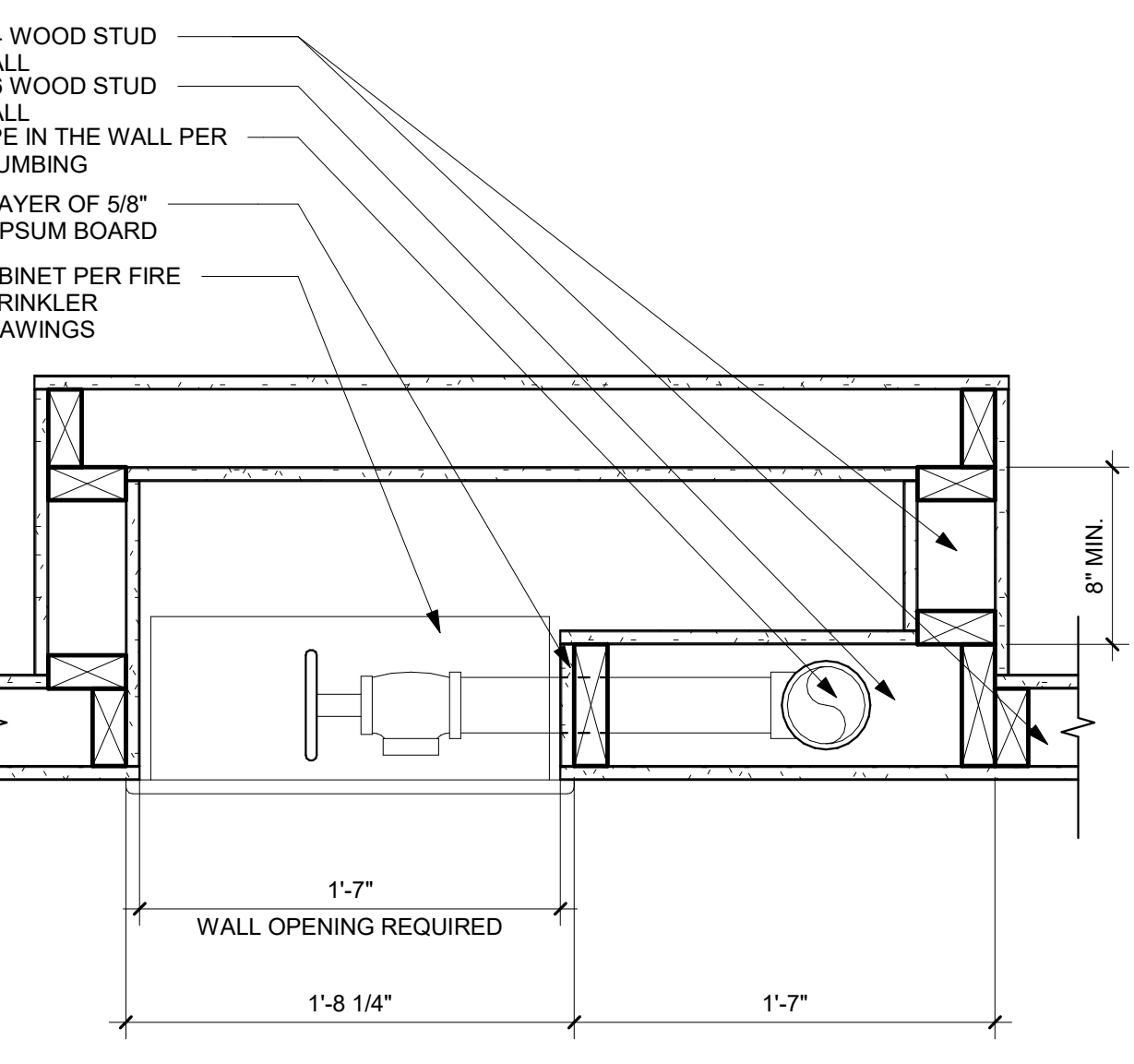
B-VENT ASSEMBLY DETAIL

1 1/2" = 1'-0"



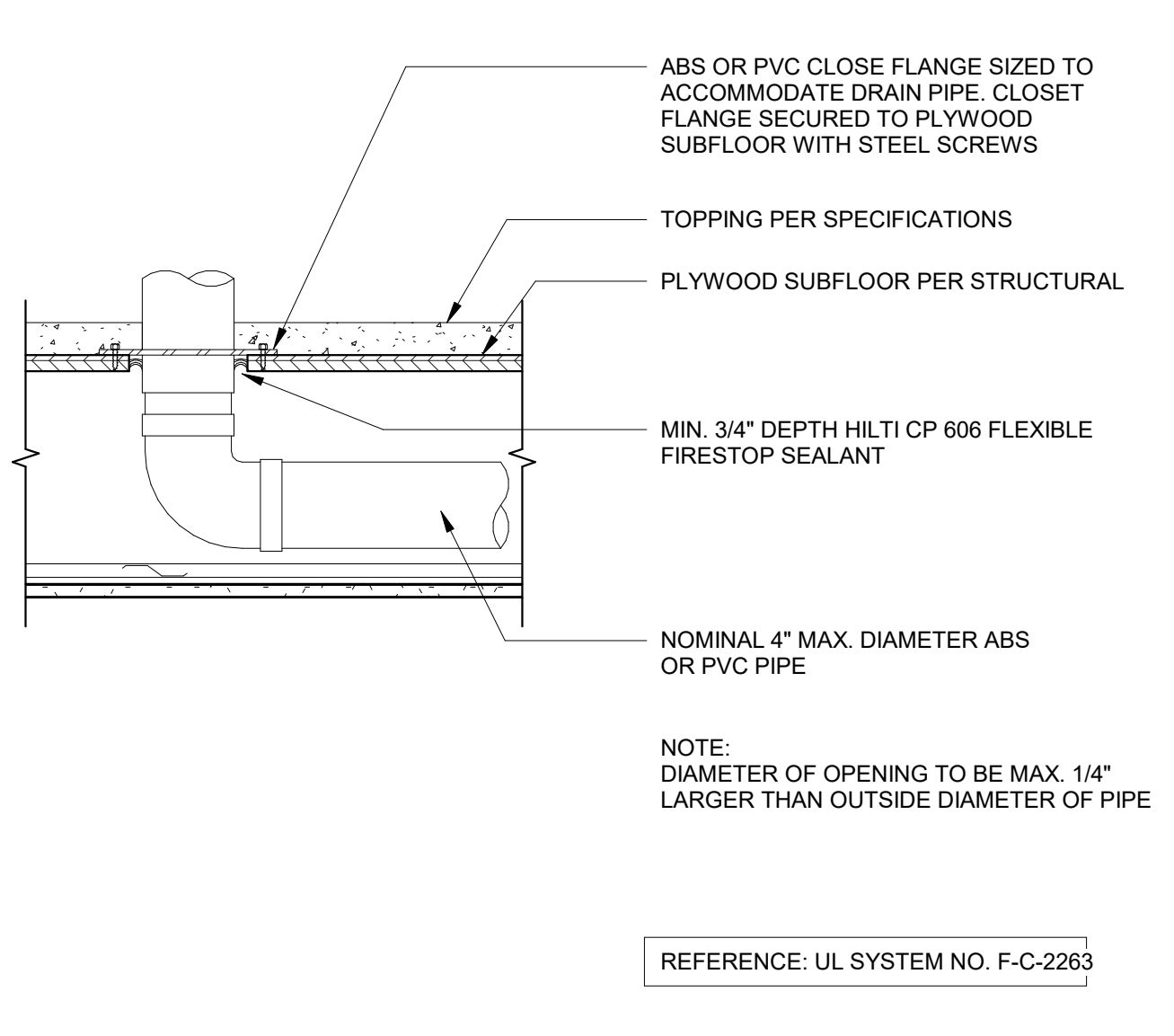
2-HR RECESS FOR FIRE EXTINGUISHER

3" = 1'-0"



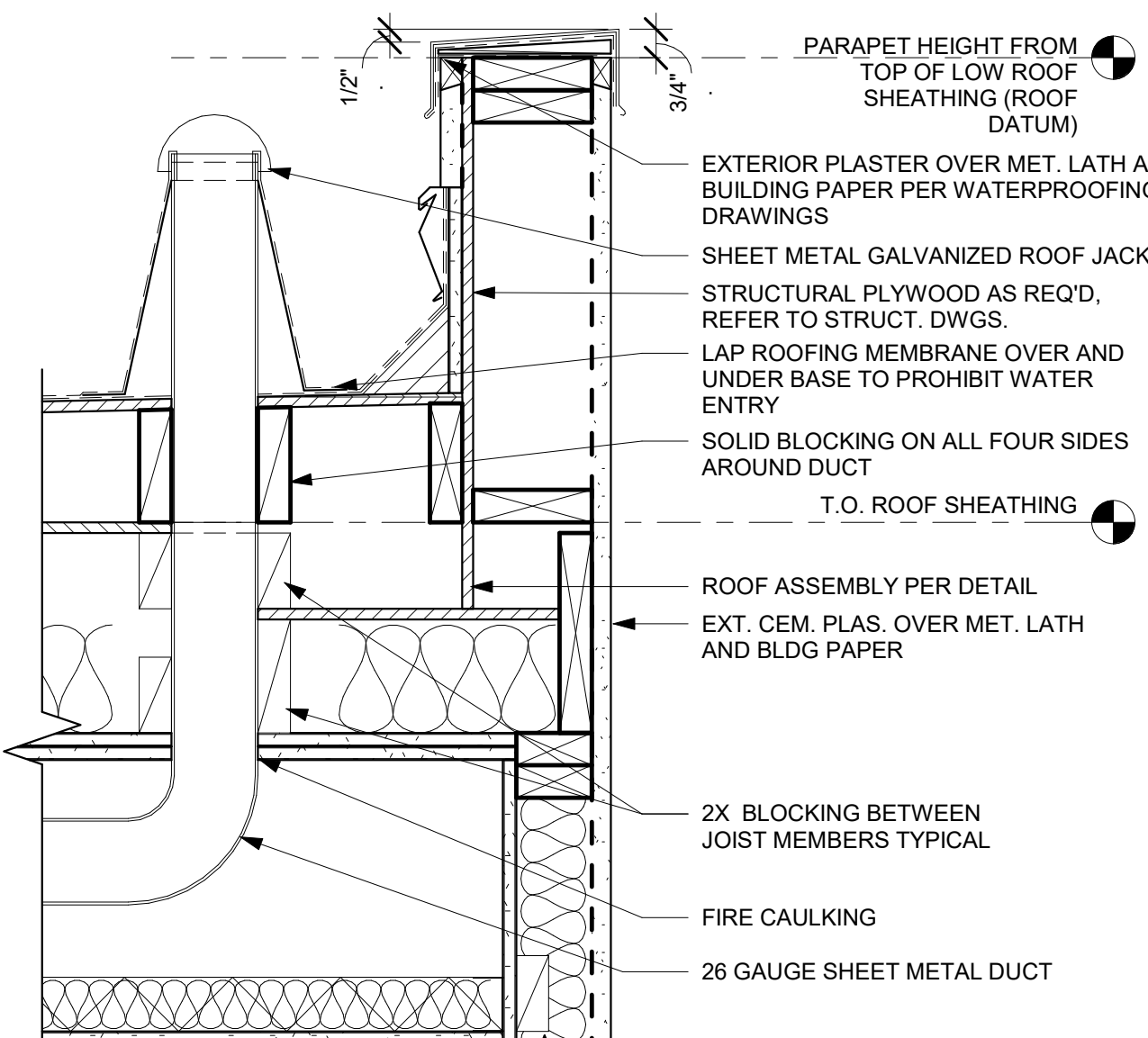
STANDPIPE AT CORRIDOR PLAN

1 1/2" = 1'-0"



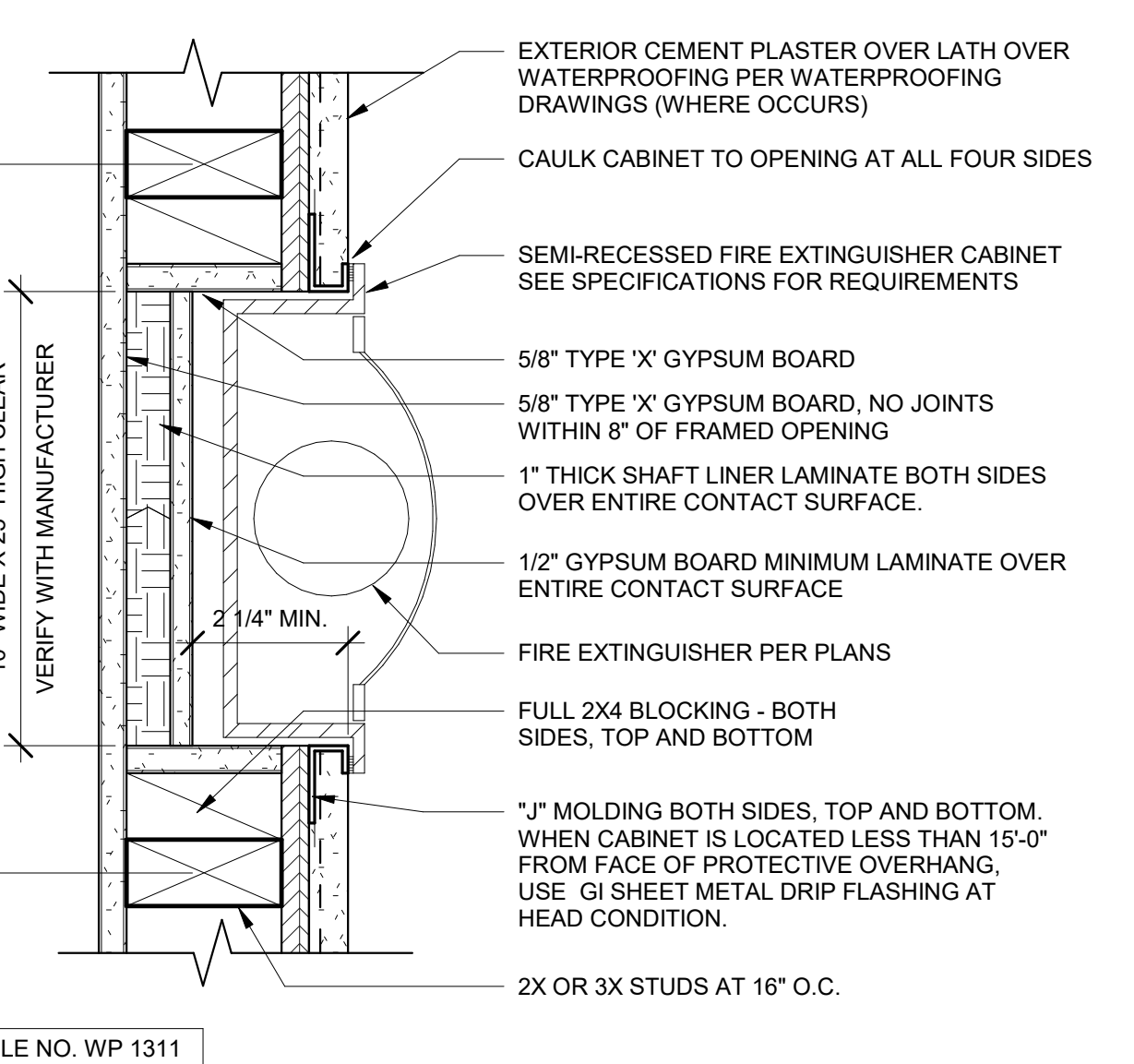
WATER CLOSET WASTE LINE

1 1/2" = 1'-0"



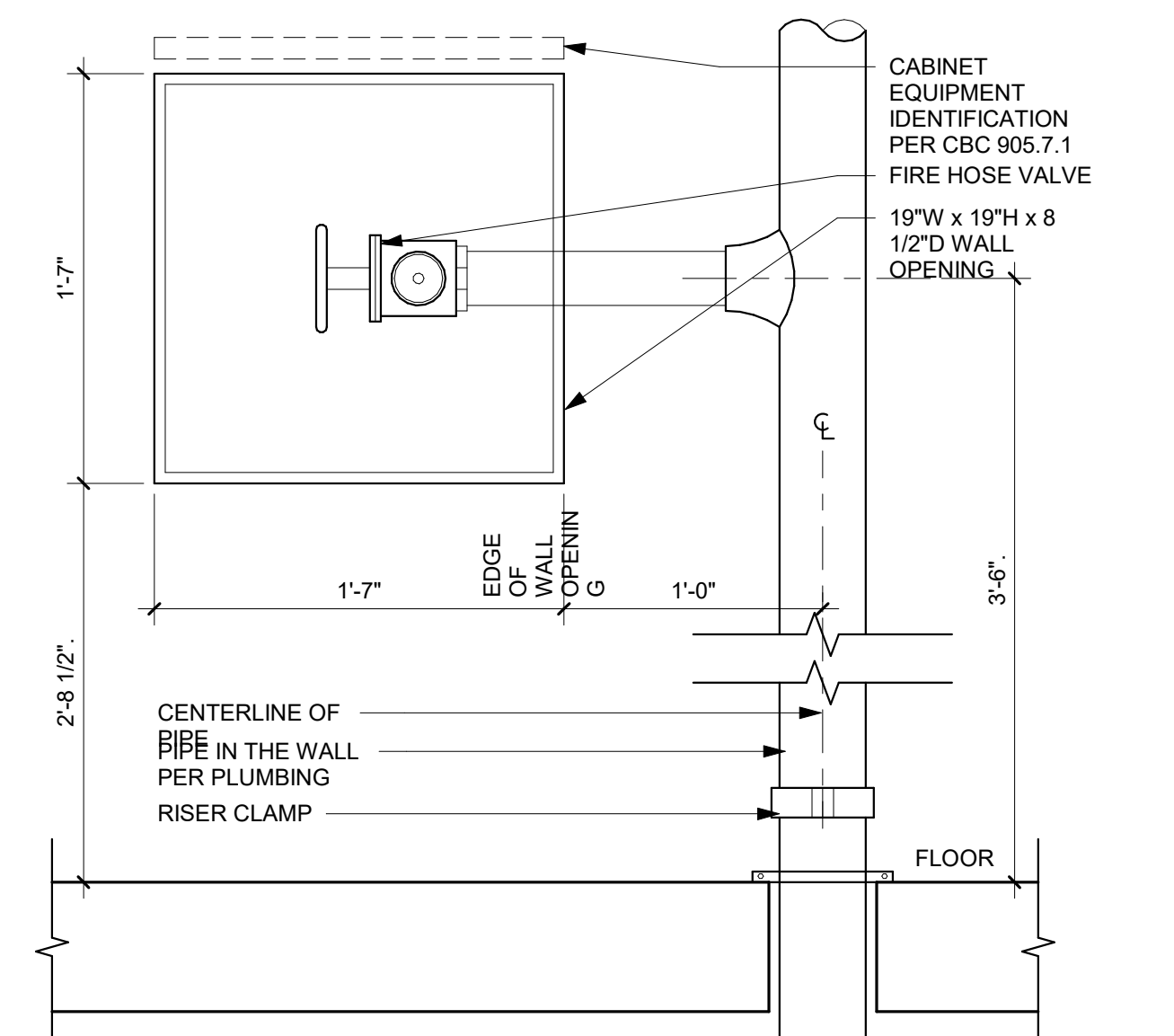
EXHAUST FAN ROOF PENETRATION

1 1/2" = 1'-0"



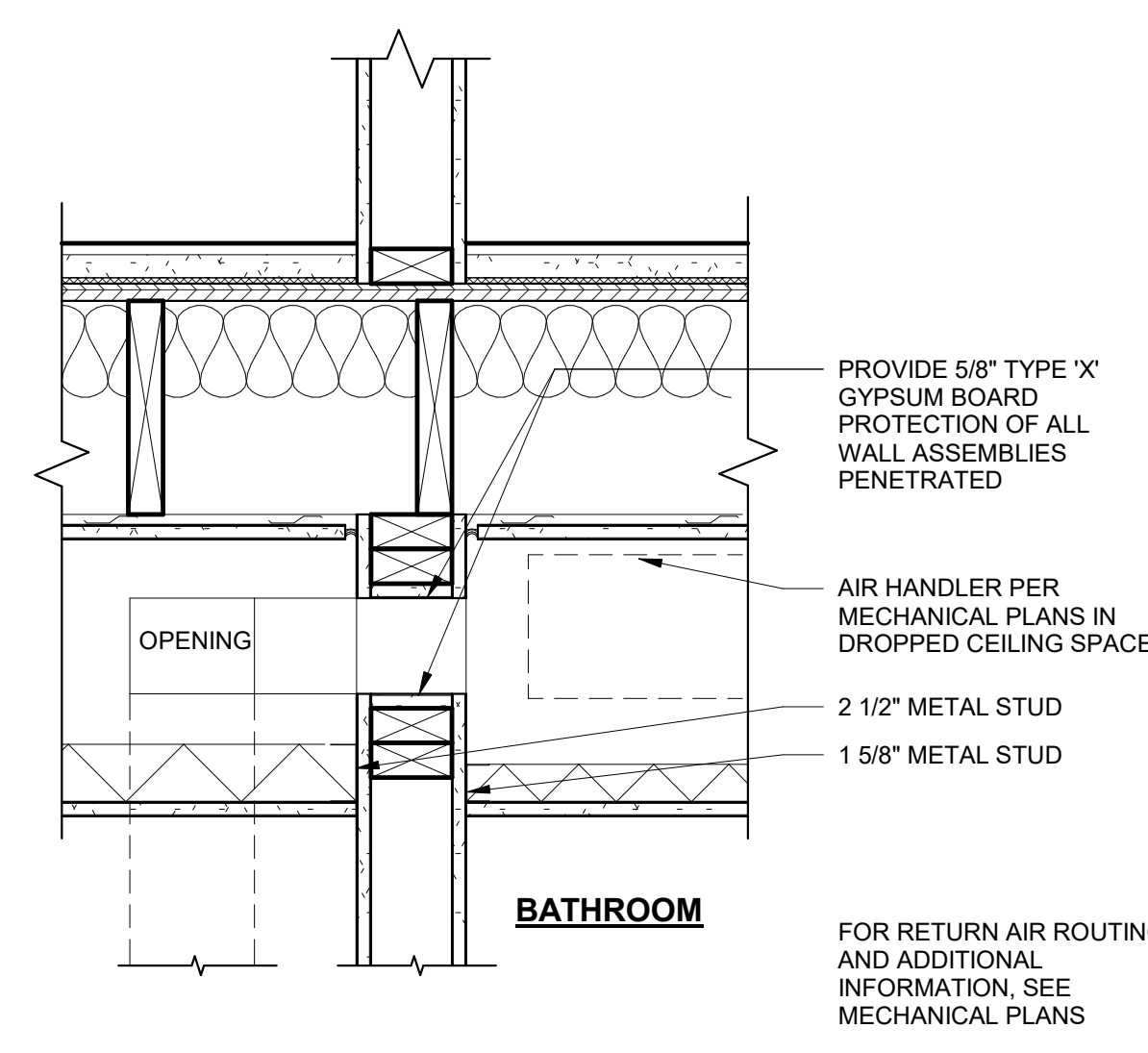
1-HR RECESS FOR FIRE EXTINGUISHER

3" = 1'-0"



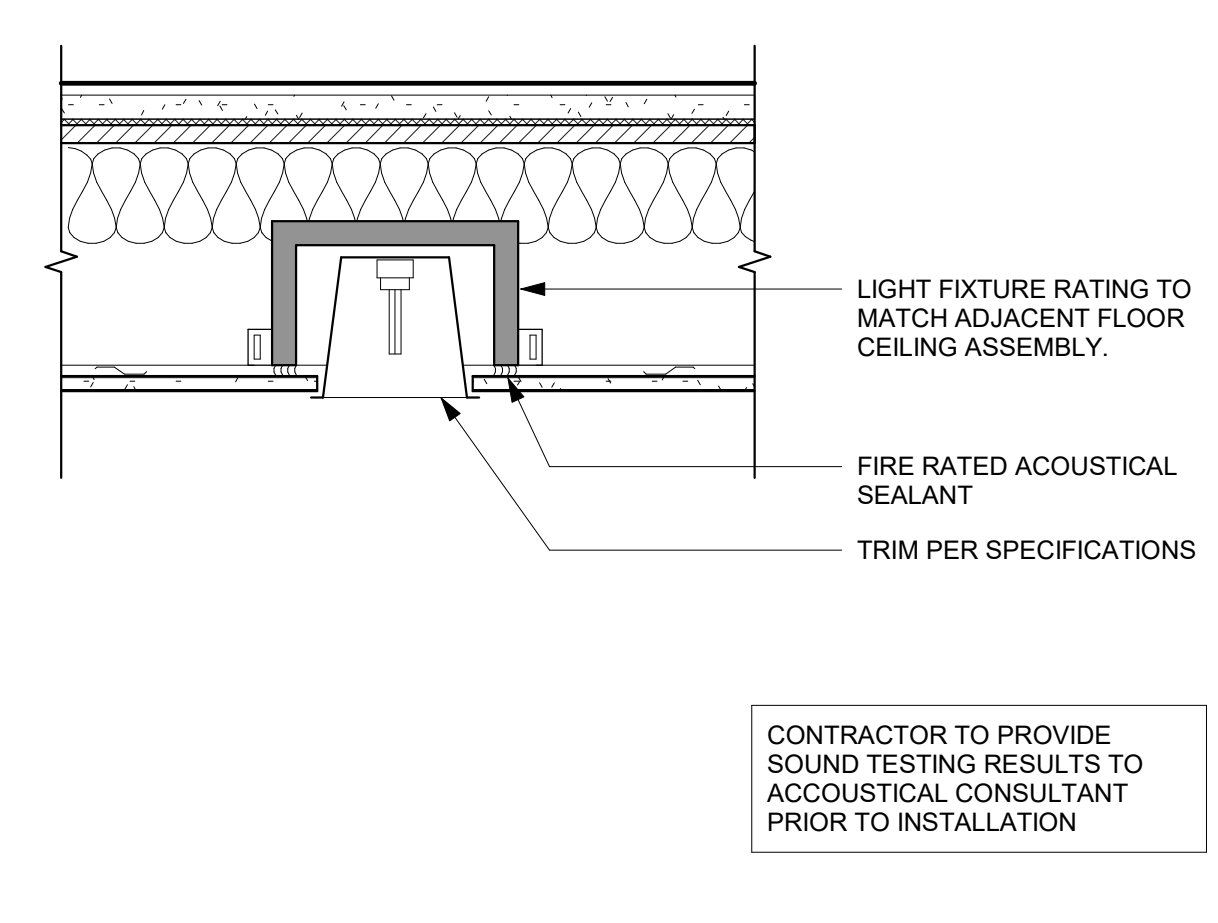
STANDPIPE AT CORRIDOR ELEVATION

1 1/2" = 1'-0"



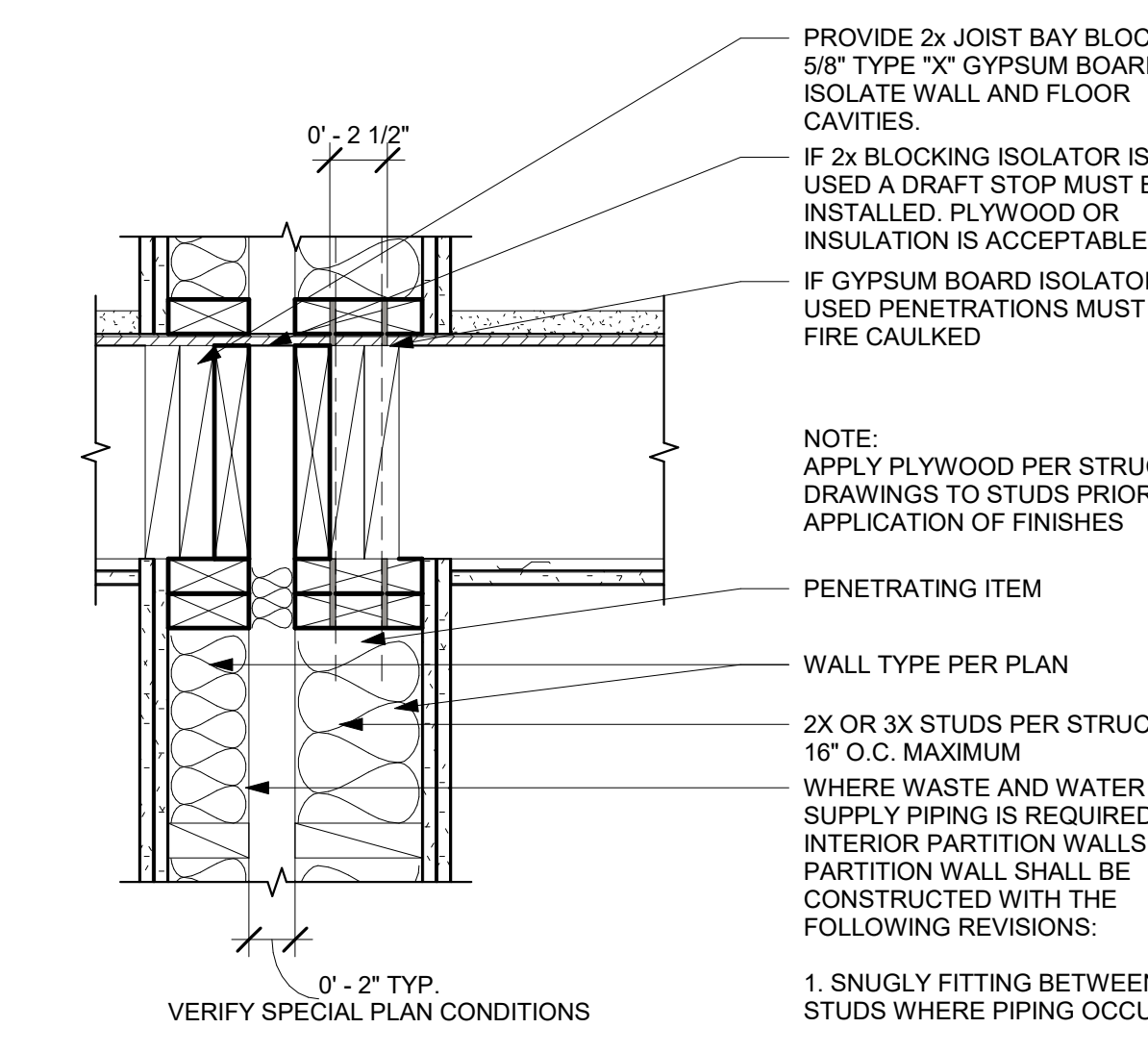
RETURN AIR LOCK BLOCKOUT

1 1/2" = 1'-0"



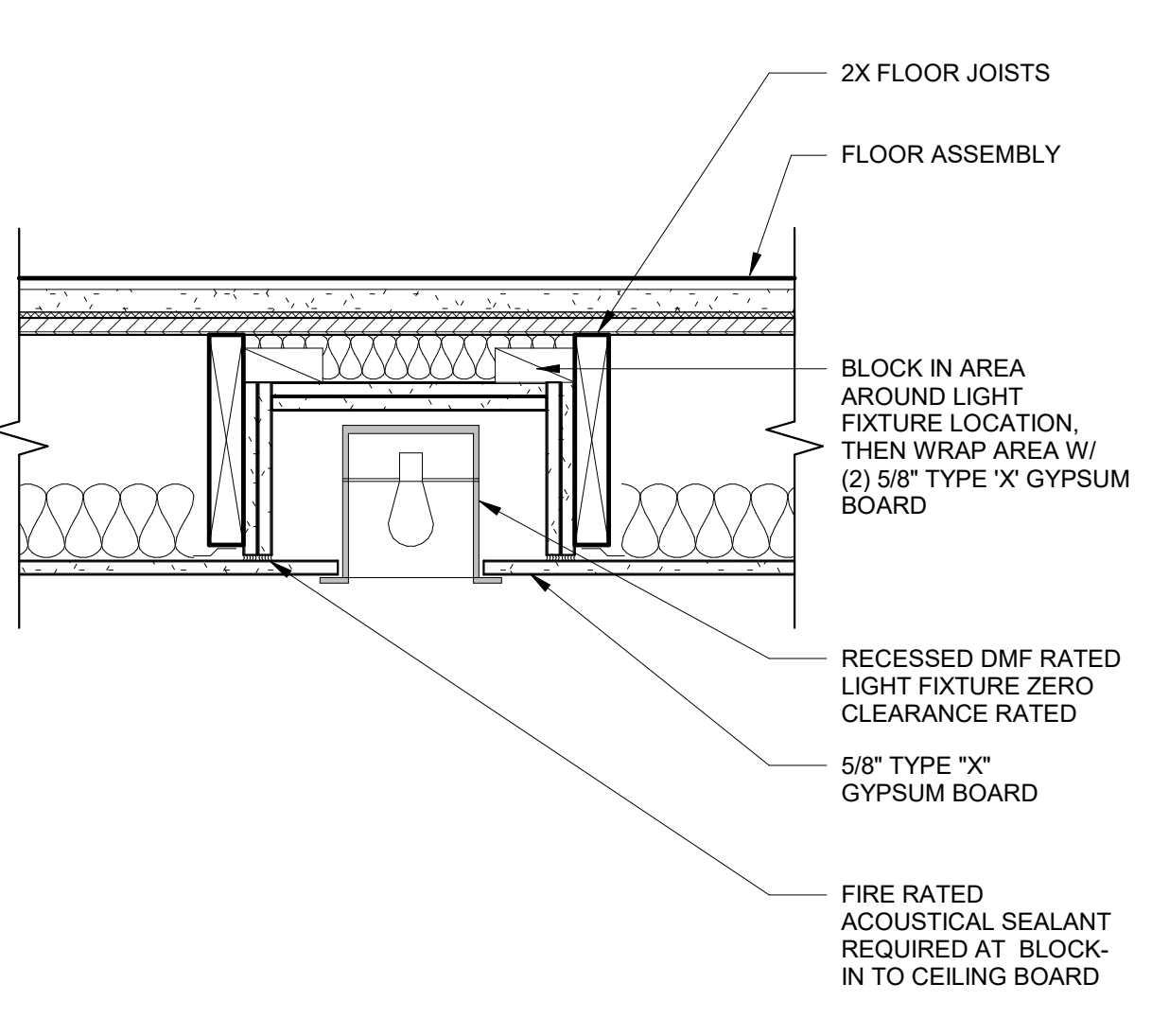
FIRE-RATED LIGHT FXTR IN RATED CLG

1 1/2" = 1'-0"



FIRE STOPPING AT DUCT PNTRTNS

1 1/2" = 1'-0"



RECESSED CAN LIGHT AT UNIT

1 1/2" = 1'-0"

PROJECT ADDRESS:
THE MADISON
200 N. CABRILLO,
SANTA ANA, CA 92701

ARCHITECT:
TAG design works
140 WEST HUNTINGTON
SUITE 308
ARCADIA, CALIFORNIA 91006
PHN: (626) 446-5300



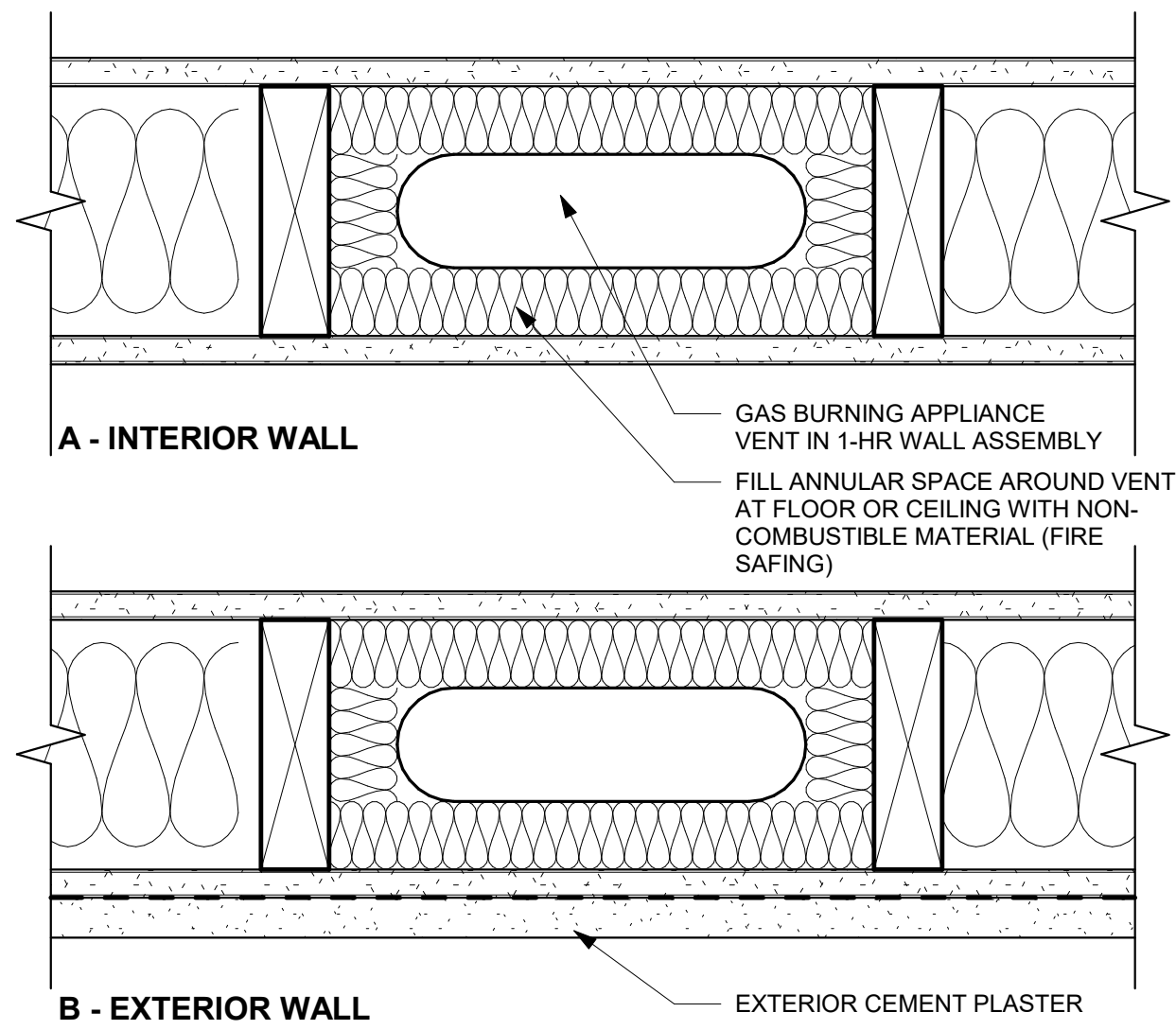
Job No.:
Drawn:
Checked:
BID Date:

Date	Issues / Revisions:
3/28/2022	DD SET
4/22/2022	100% DD

SHEET TITLE:
PENETRATION ASSEMBLIES

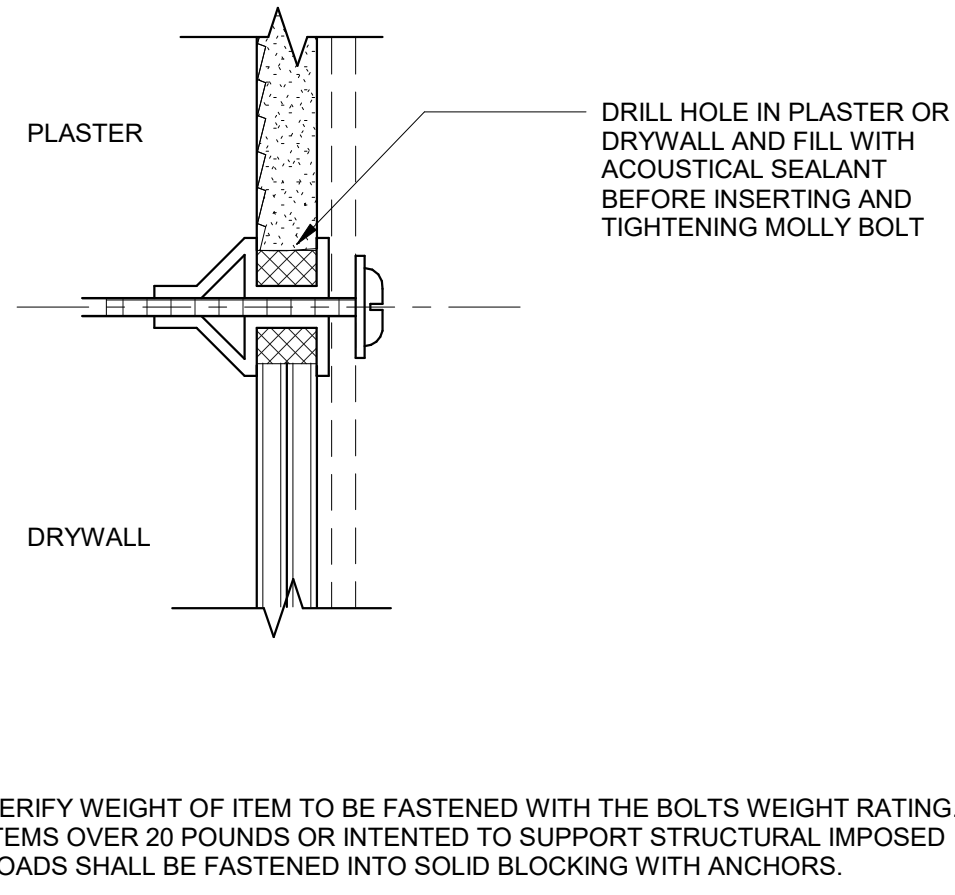
SHEET #
A7.53

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NON - COMBUSTIBLE PIPE AT WALL

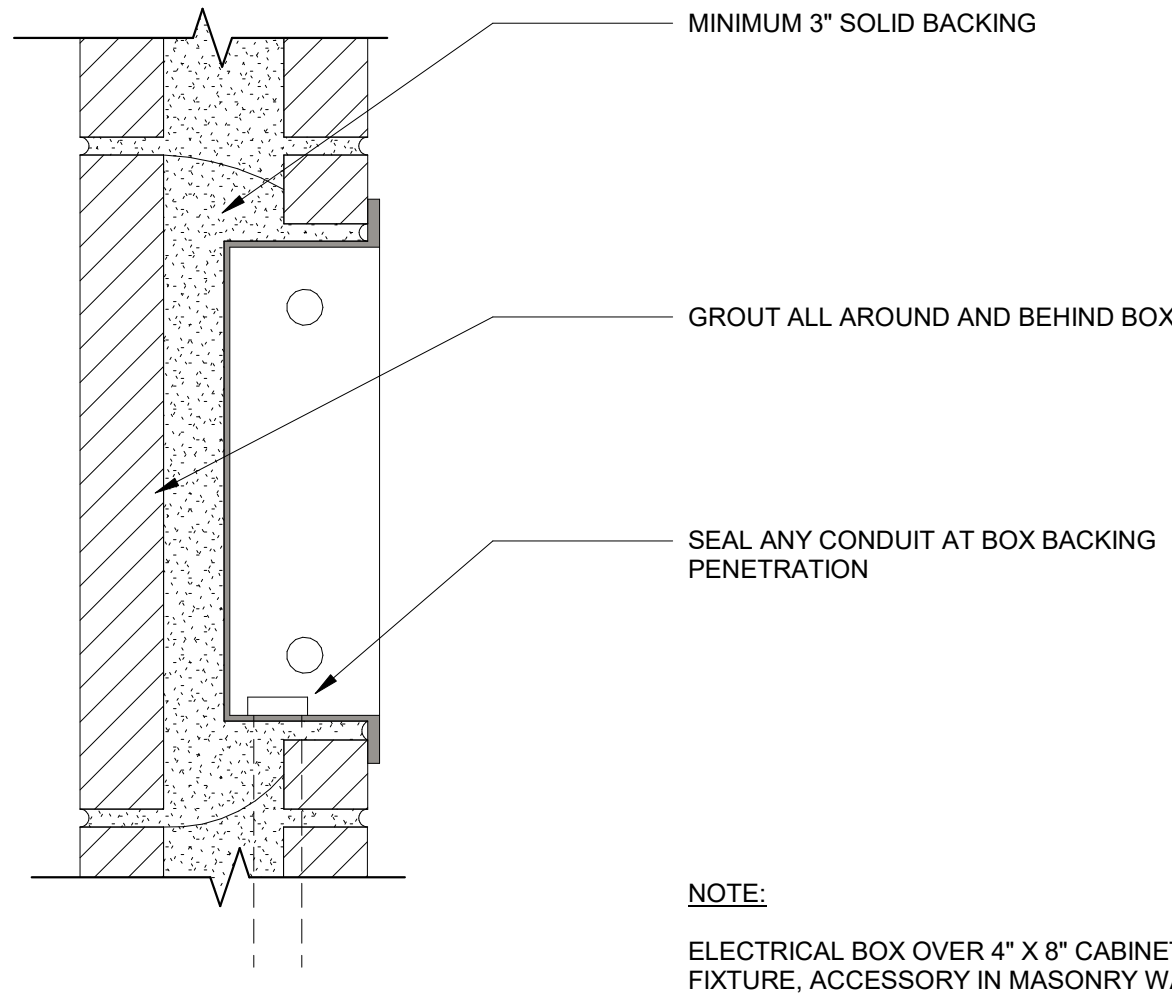
3" = 1'-0"



WALL SURFACE FINISH MOUNTED FOR ELEMENT

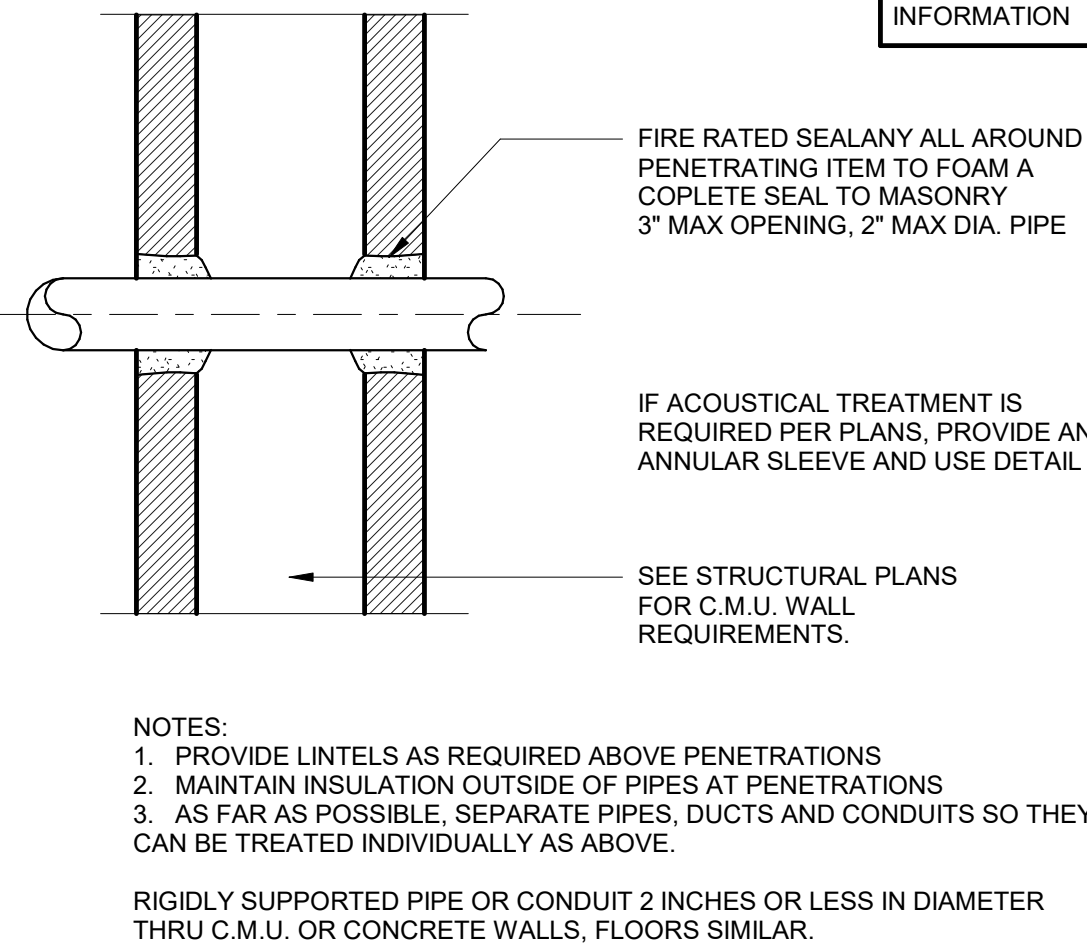
NON-STRUCTURAL MOLLY BOLT THRU

3" = 1'-0"



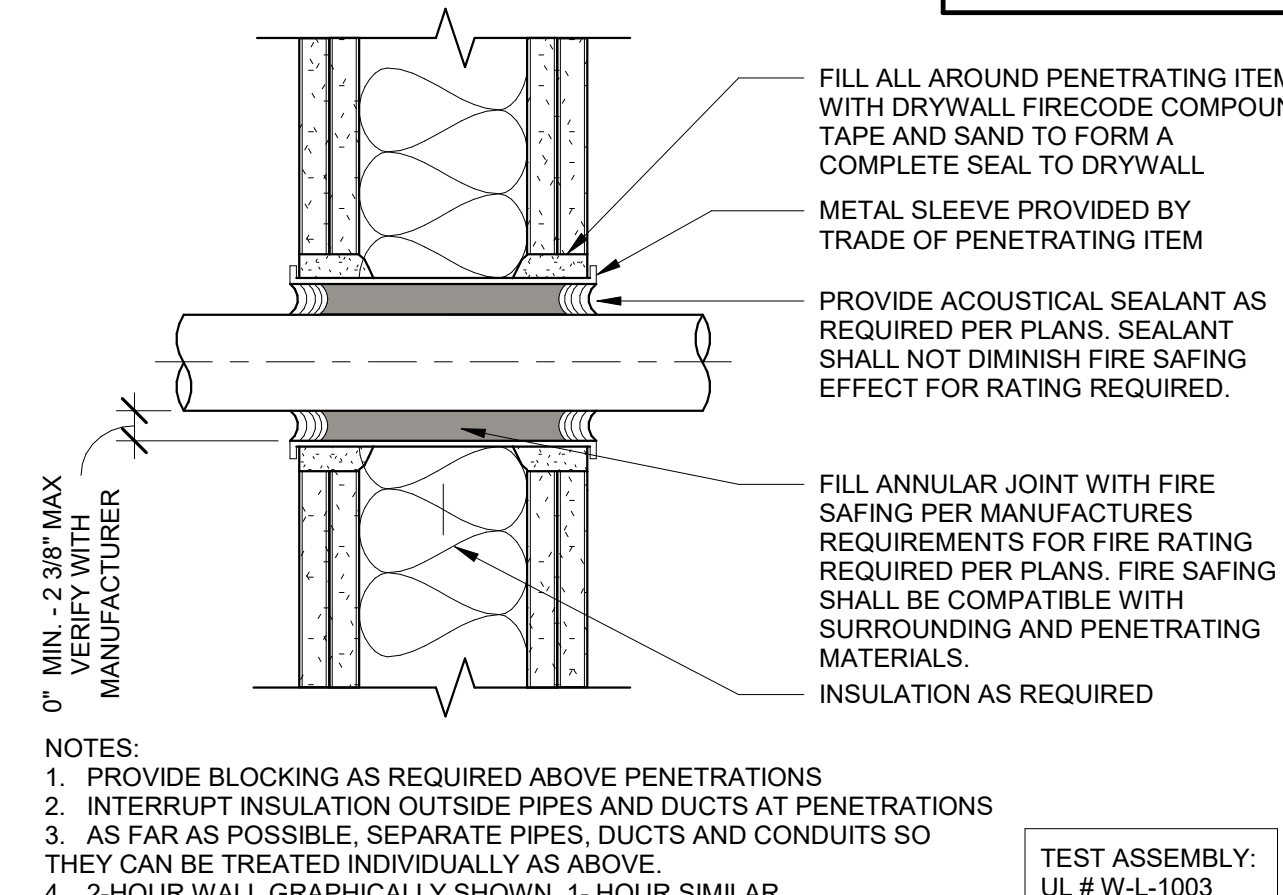
FIXTURE PEN. IN RATED CMU WALL

3" = 1'-0"



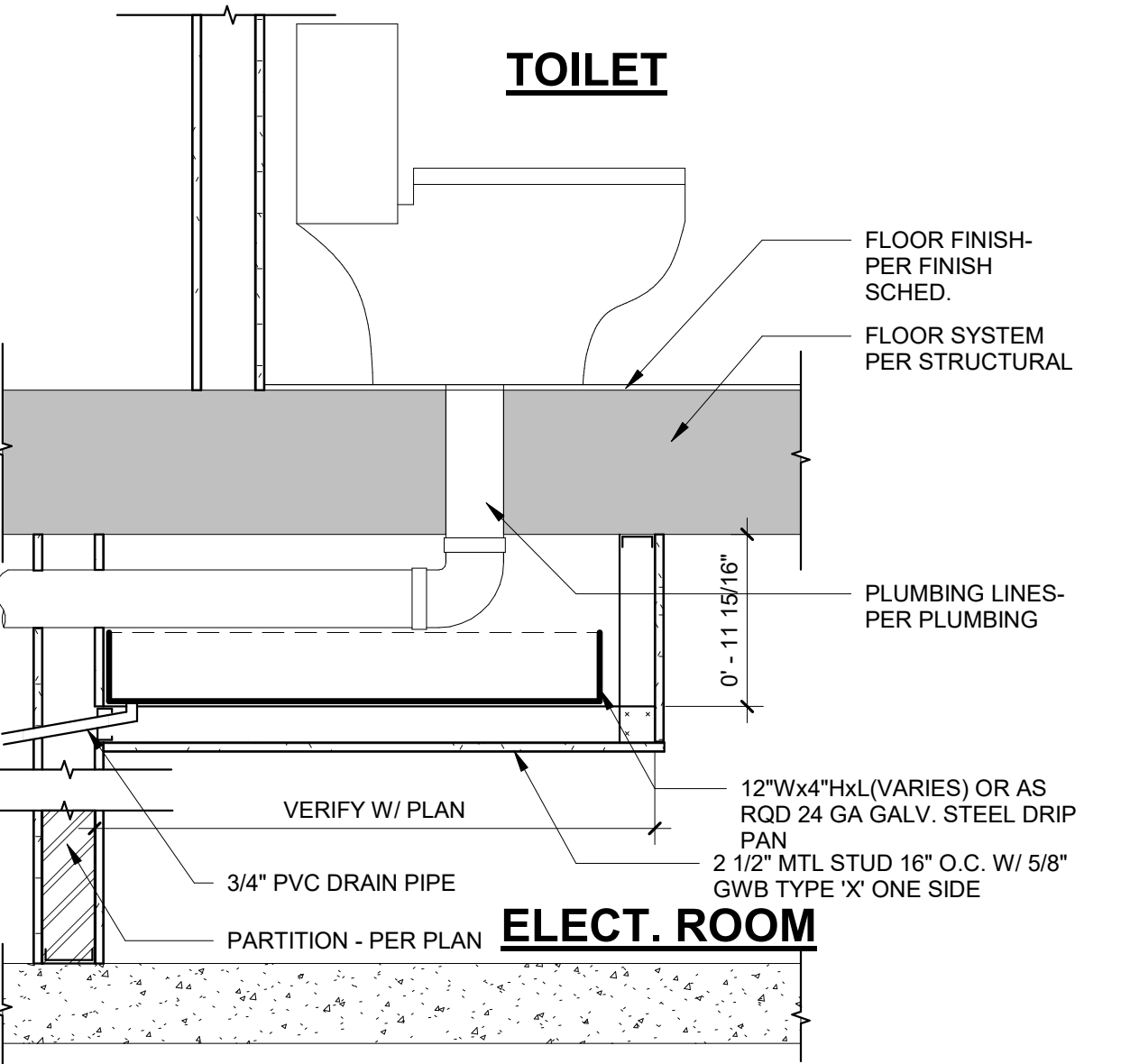
2" MAX PENETRATION THRU CMU WALL

3" = 1'-0"



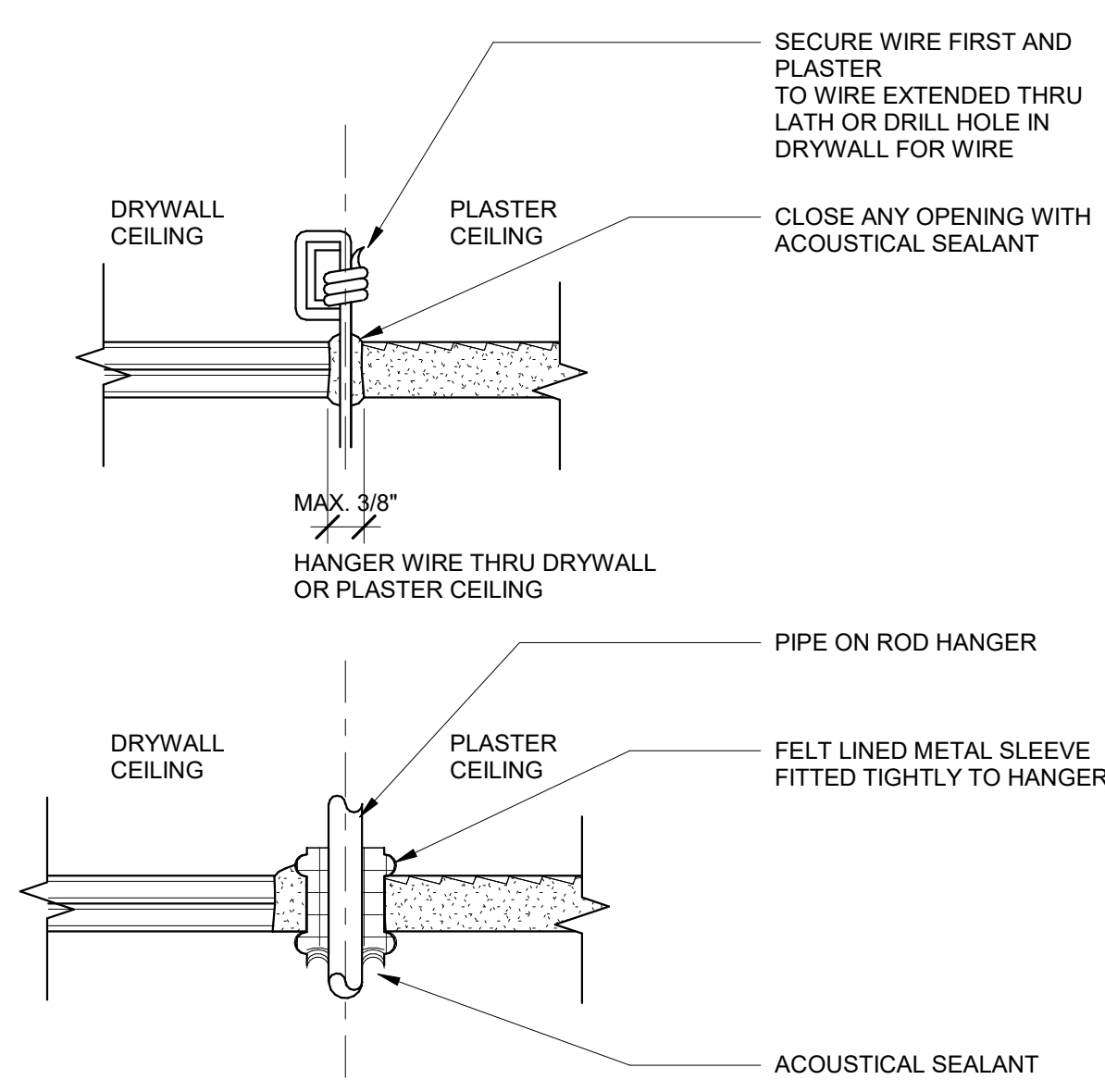
2" MIN PENETRATION THRU G.B. CONST.

3" = 1'-0"



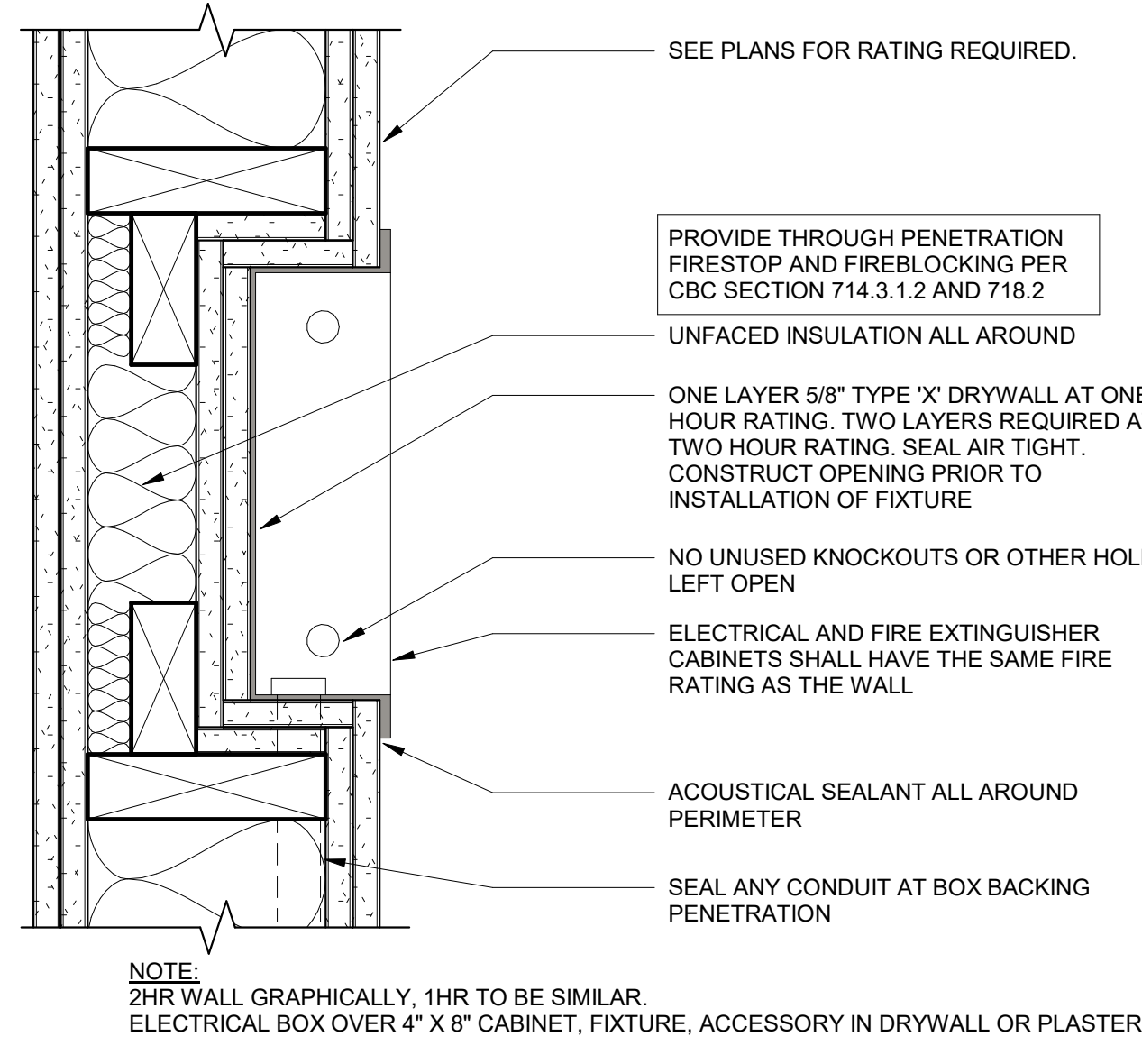
PLUMB. PENETRATION AT ELEC. RM

1" = 1'-0"



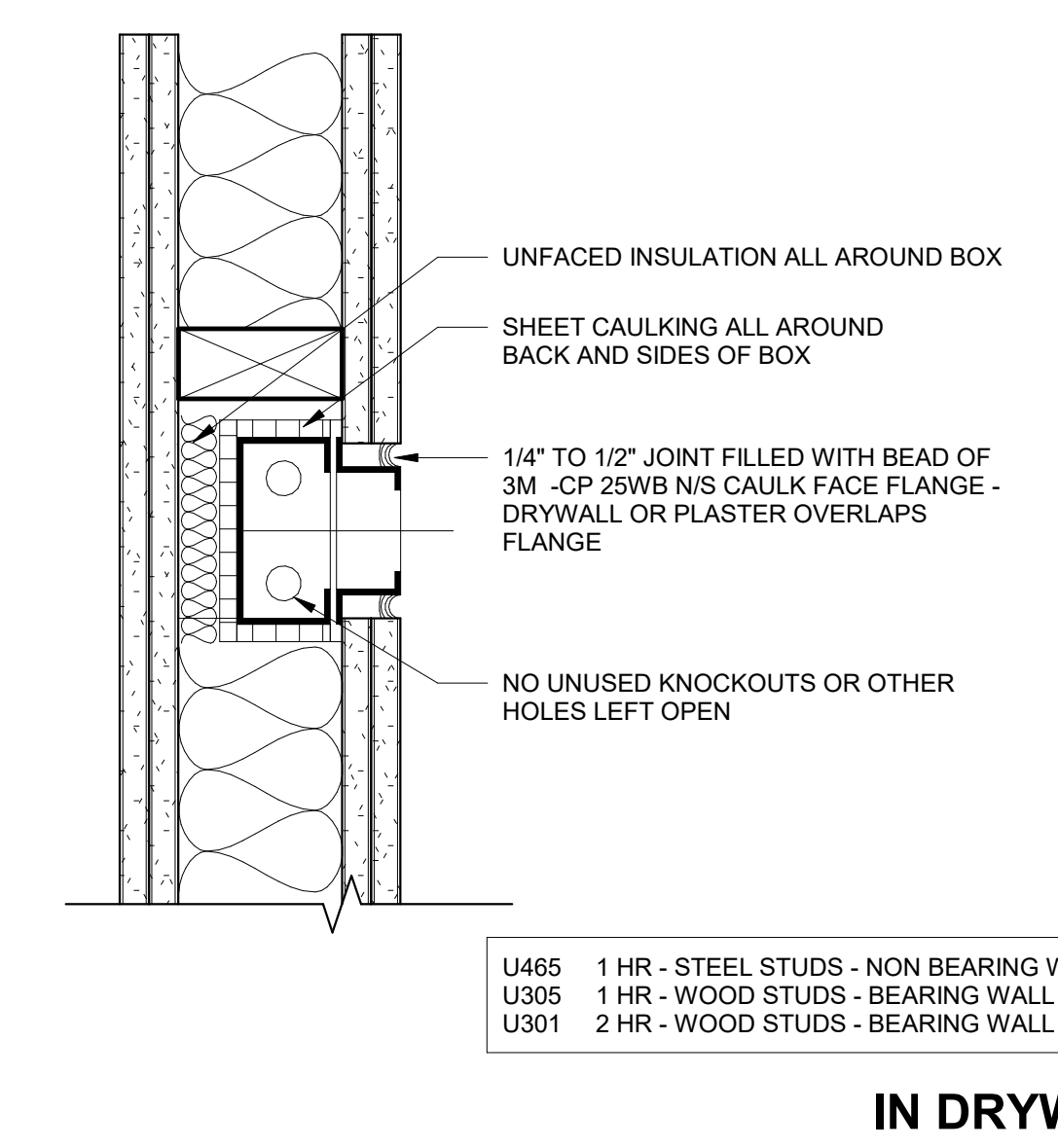
NON - RATED HANGER PEN AT CLG

3" = 1'-0"



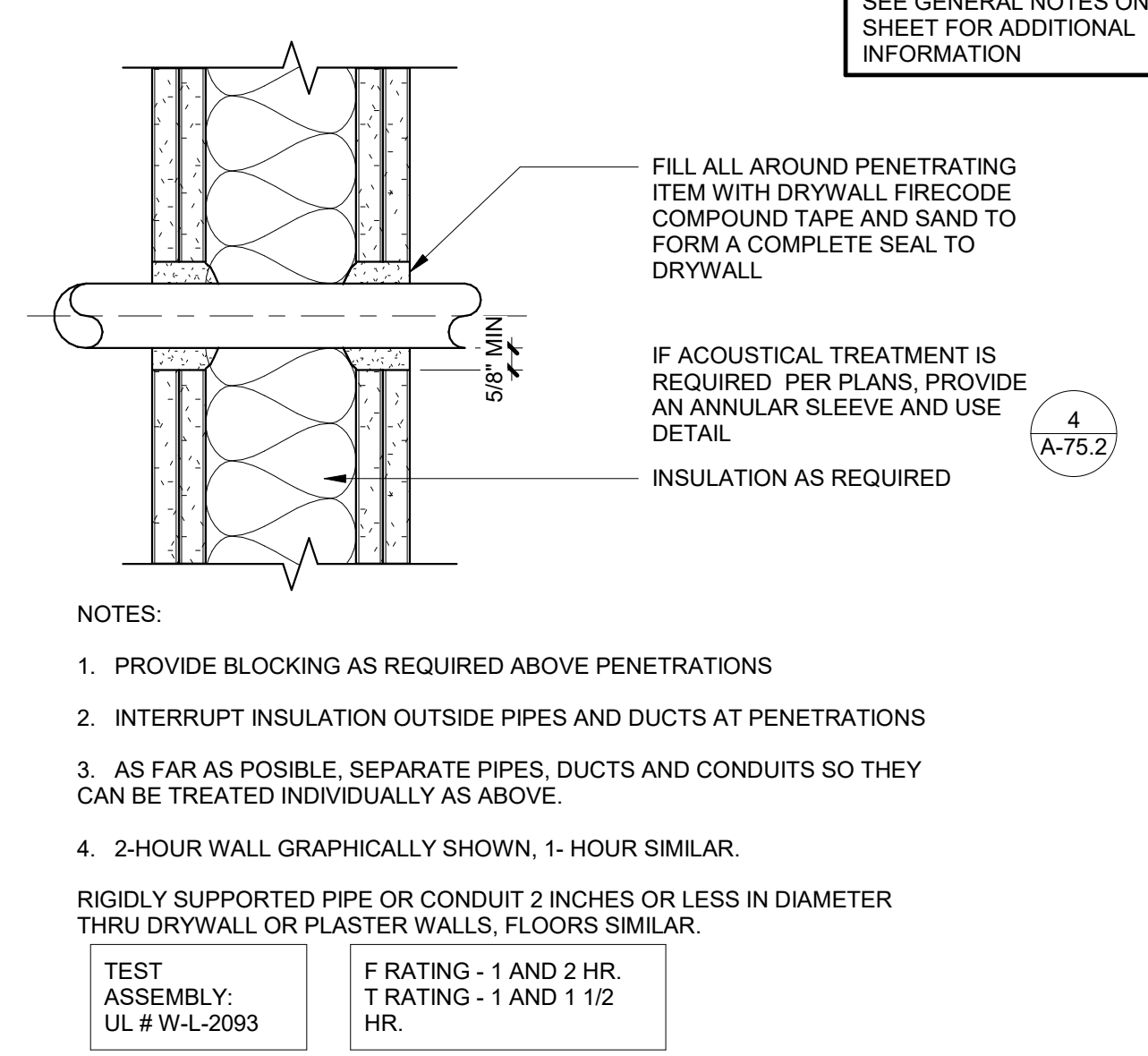
FIXTURE PENETRATION IN RATED WALL

3" = 1'-0"



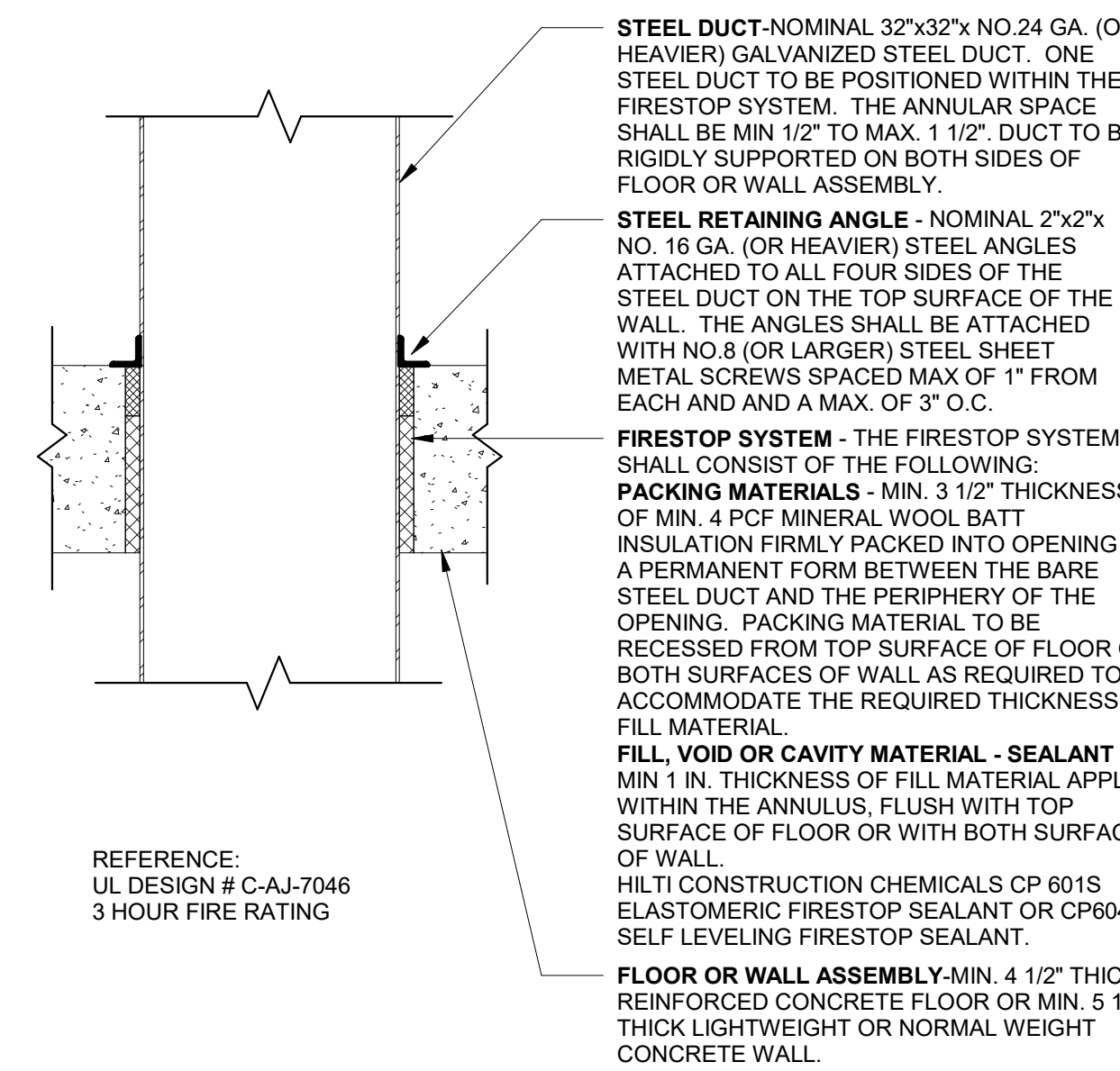
ELECTRICAL BOX UP TO 16 SQ. IN.

3" = 1'-0"



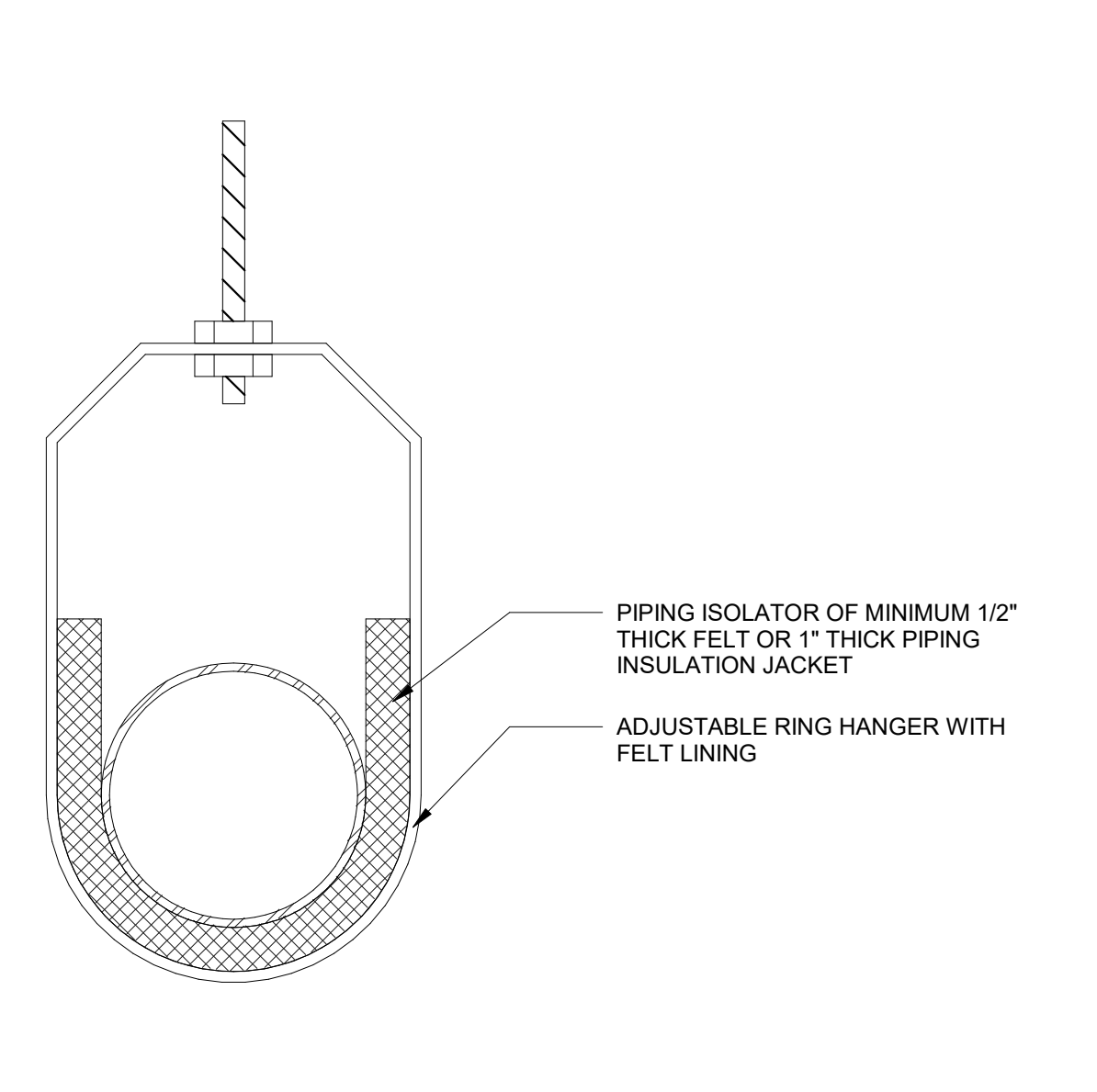
2" MAX PENETRATION THRU GYP BD

3" = 1'-0"



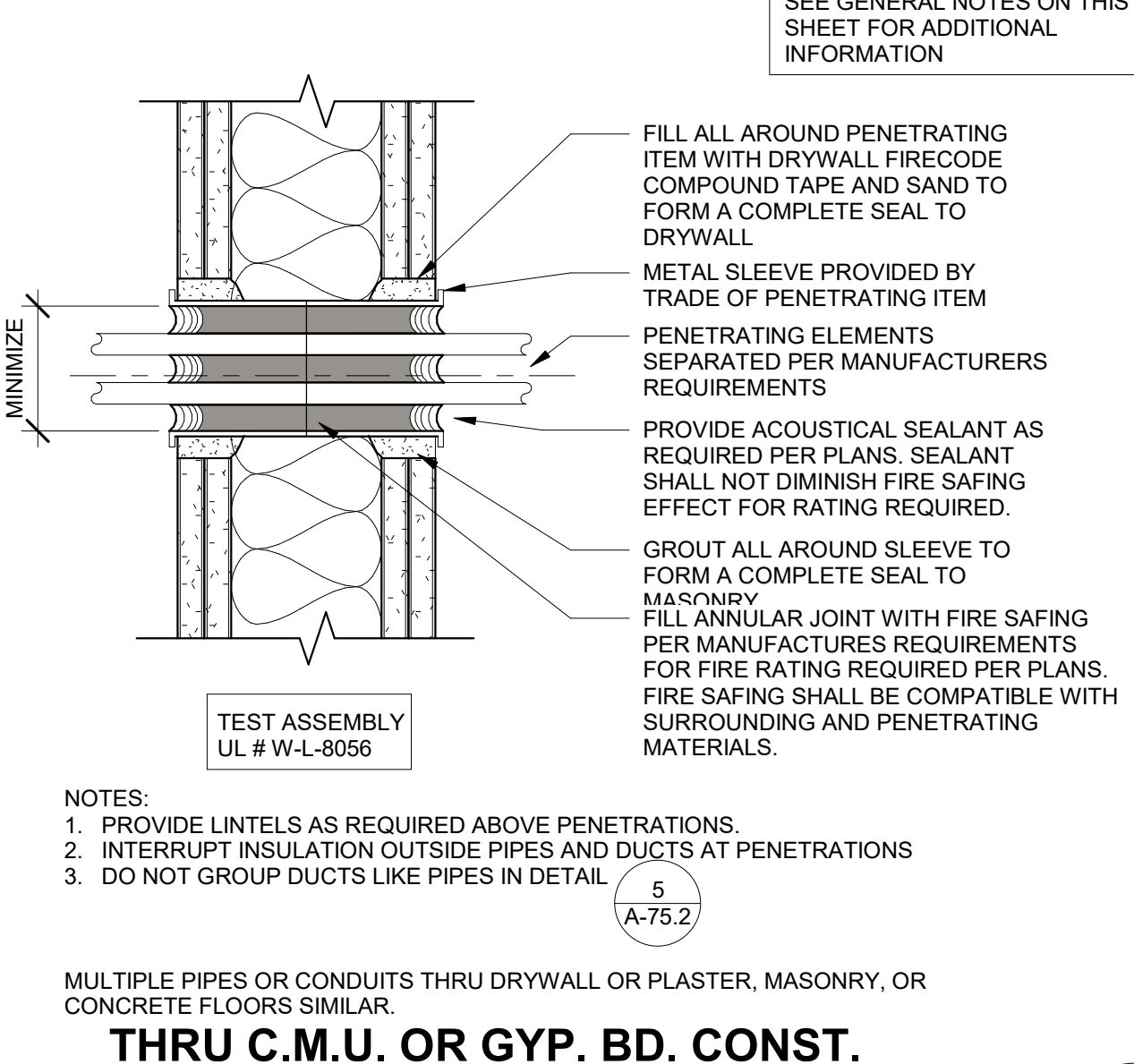
MECHANICAL DUCT PENETRATION

1" = 1'-0"



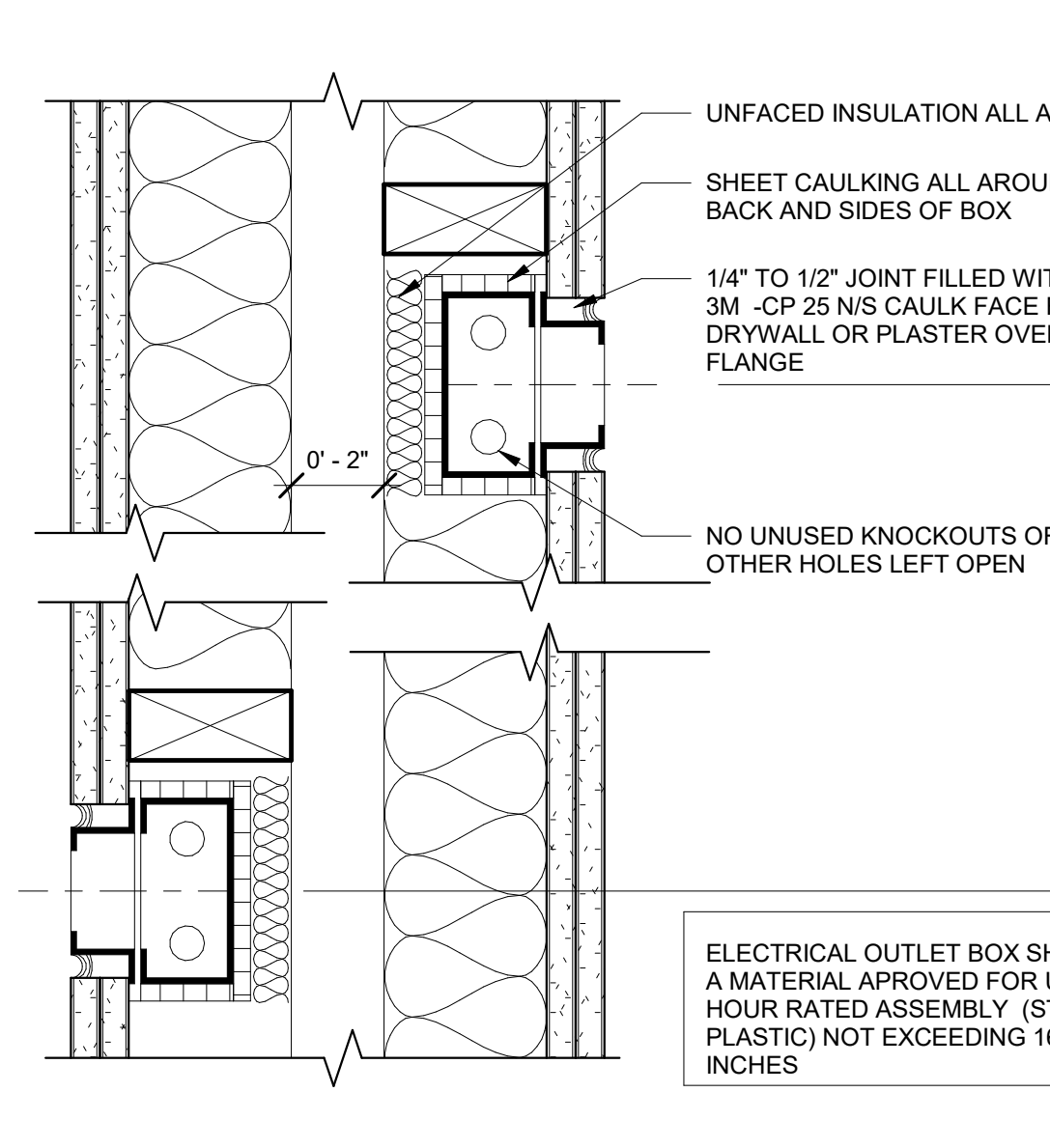
SUSPENDED PIPE HANGER

6" = 1'-0"



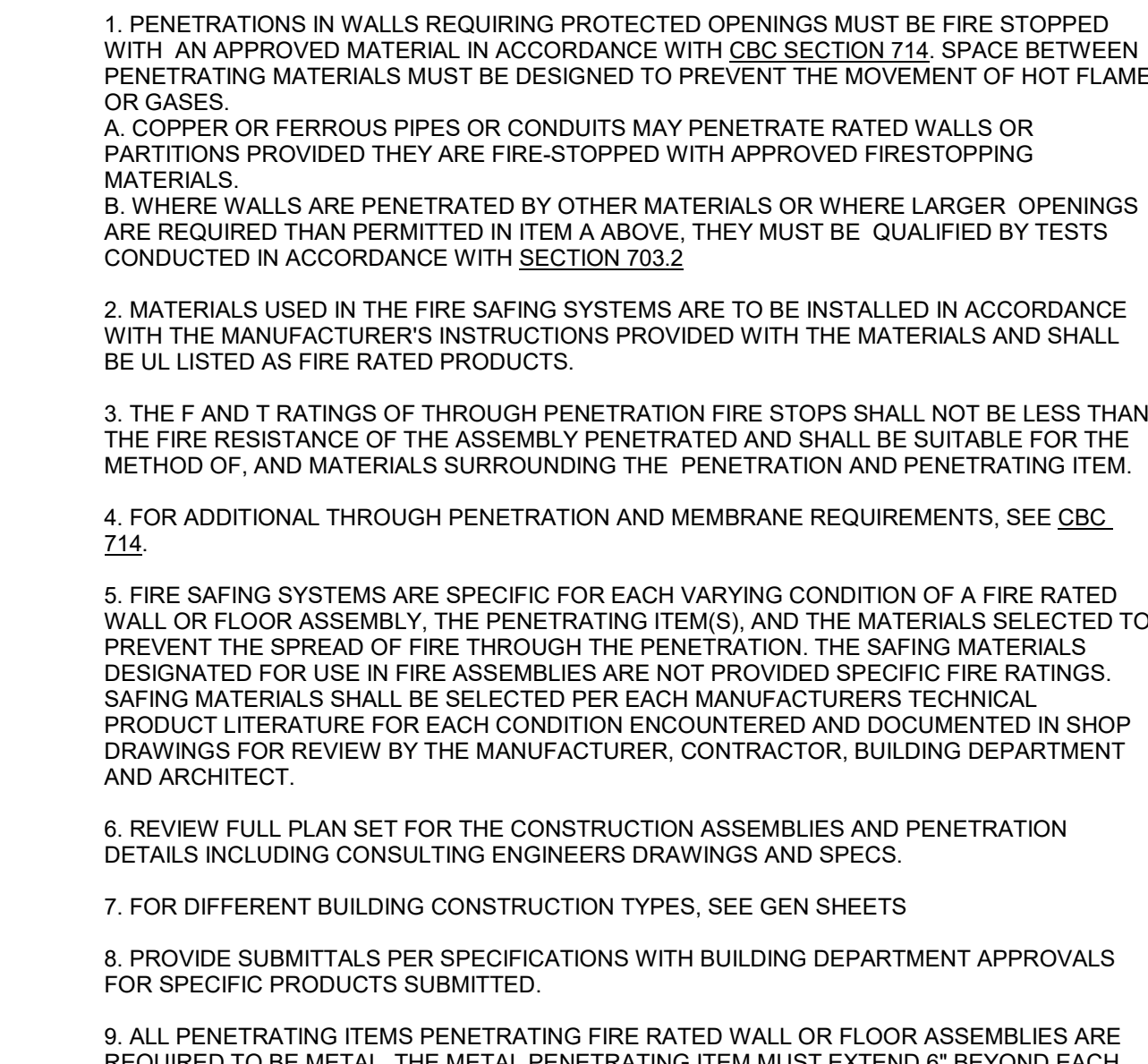
PIPE PENETRATION AT DRY WALL

3" = 1'-0"



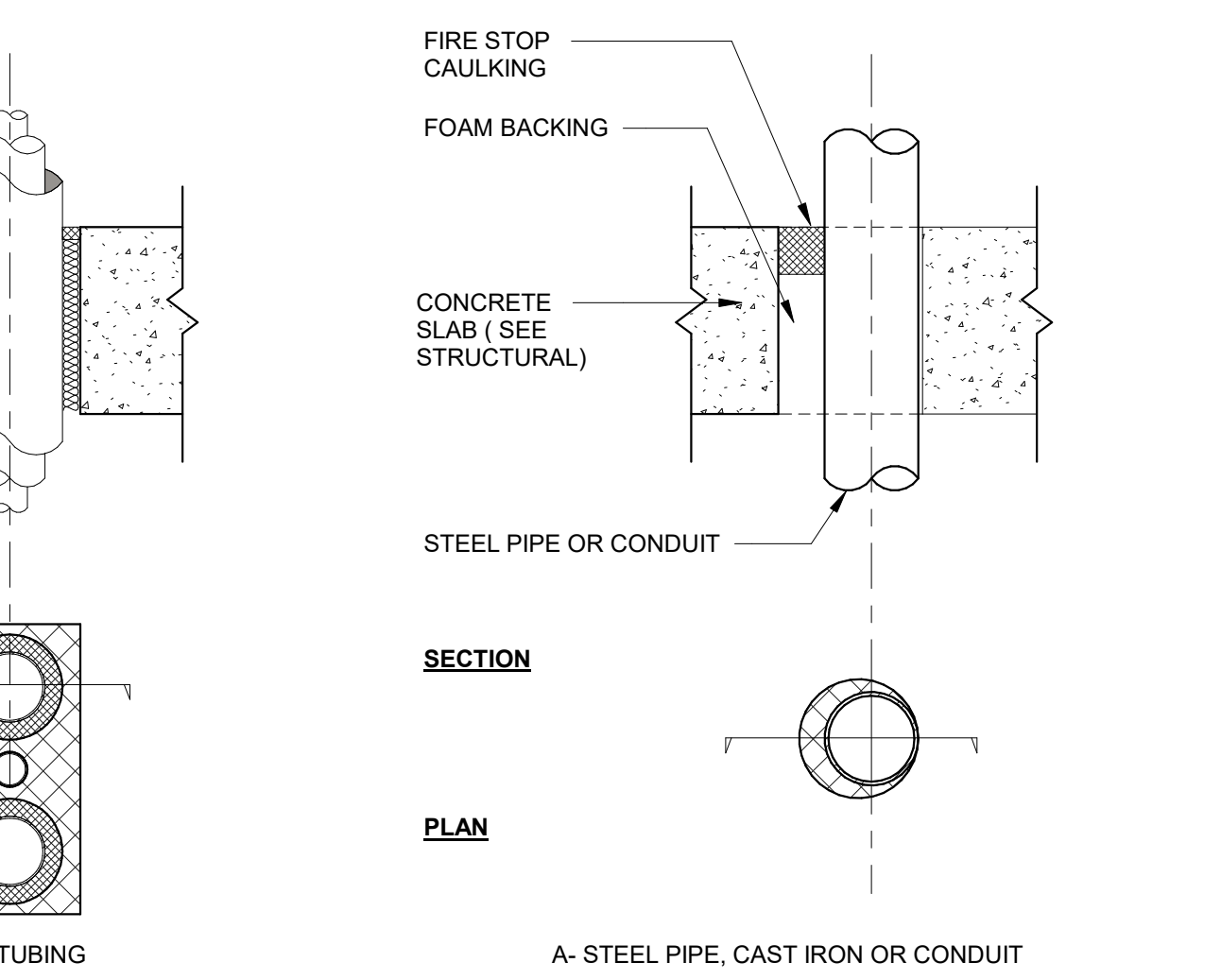
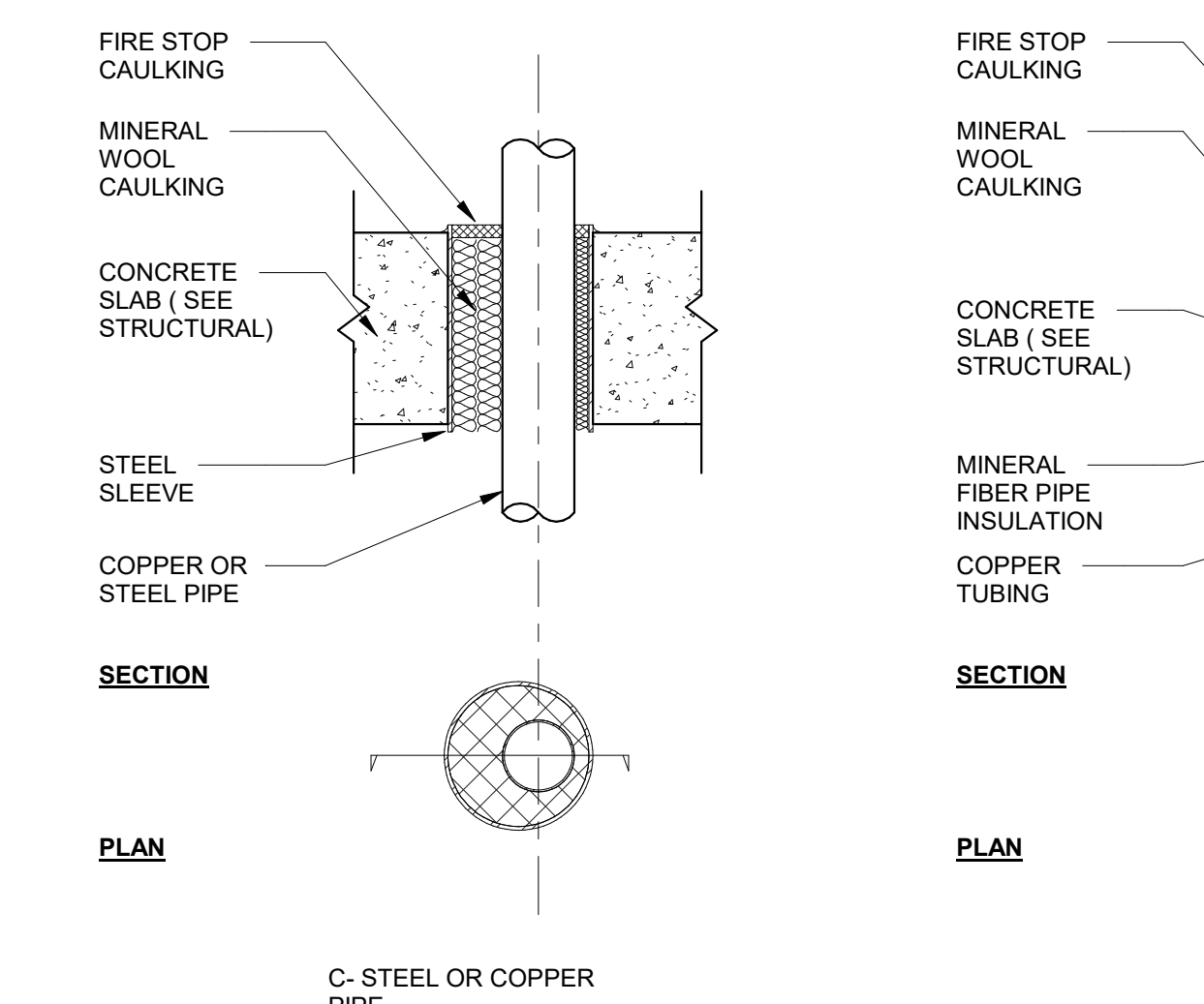
STAG PEN. AT 2-HR PARTY WALL

3" = 1'-0"



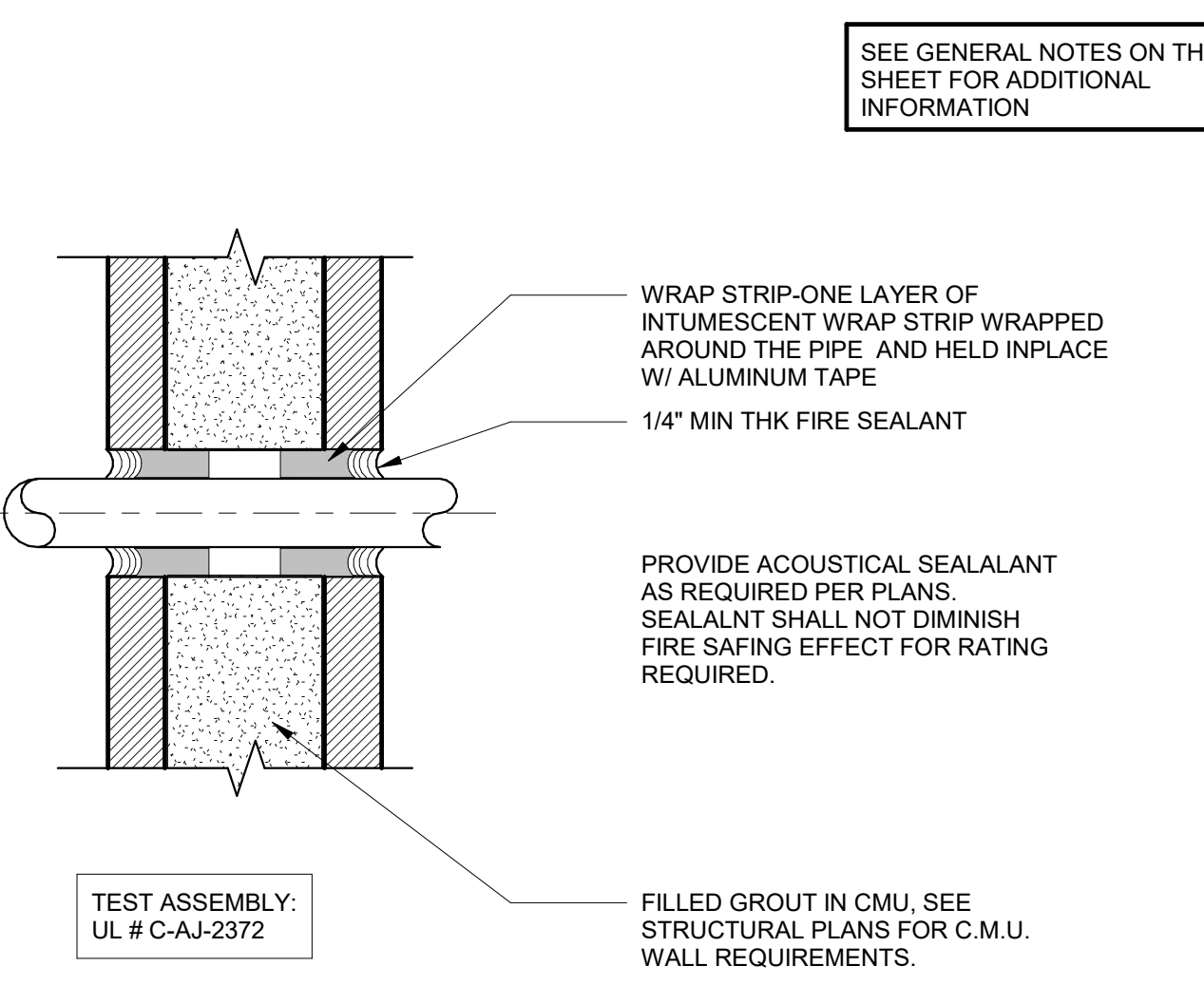
2" MIN PENETRATION THRU CMU WALL

3" = 1'-0"



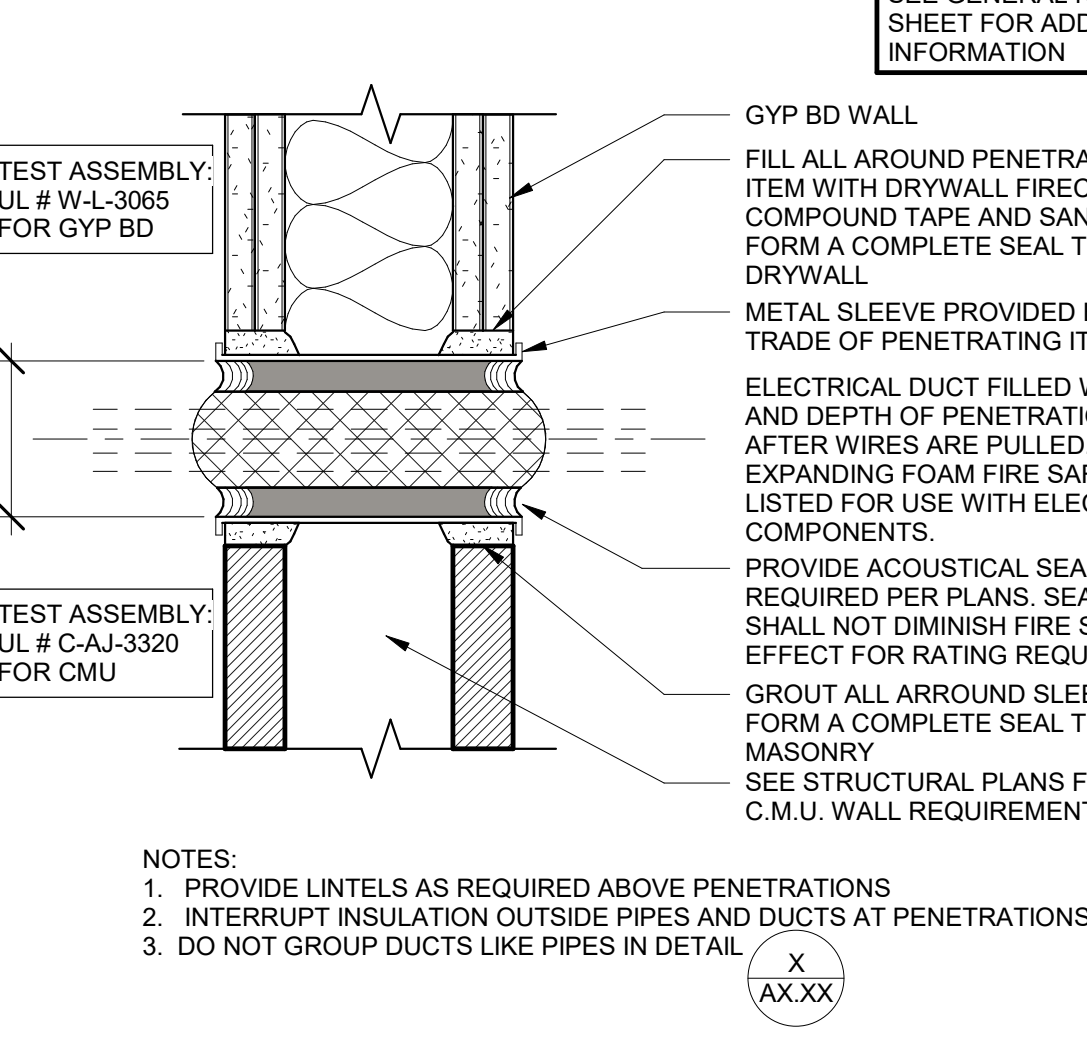
FIRE STOPPING AT 3-HR PODIUM SLAB

1" = 1'-0"



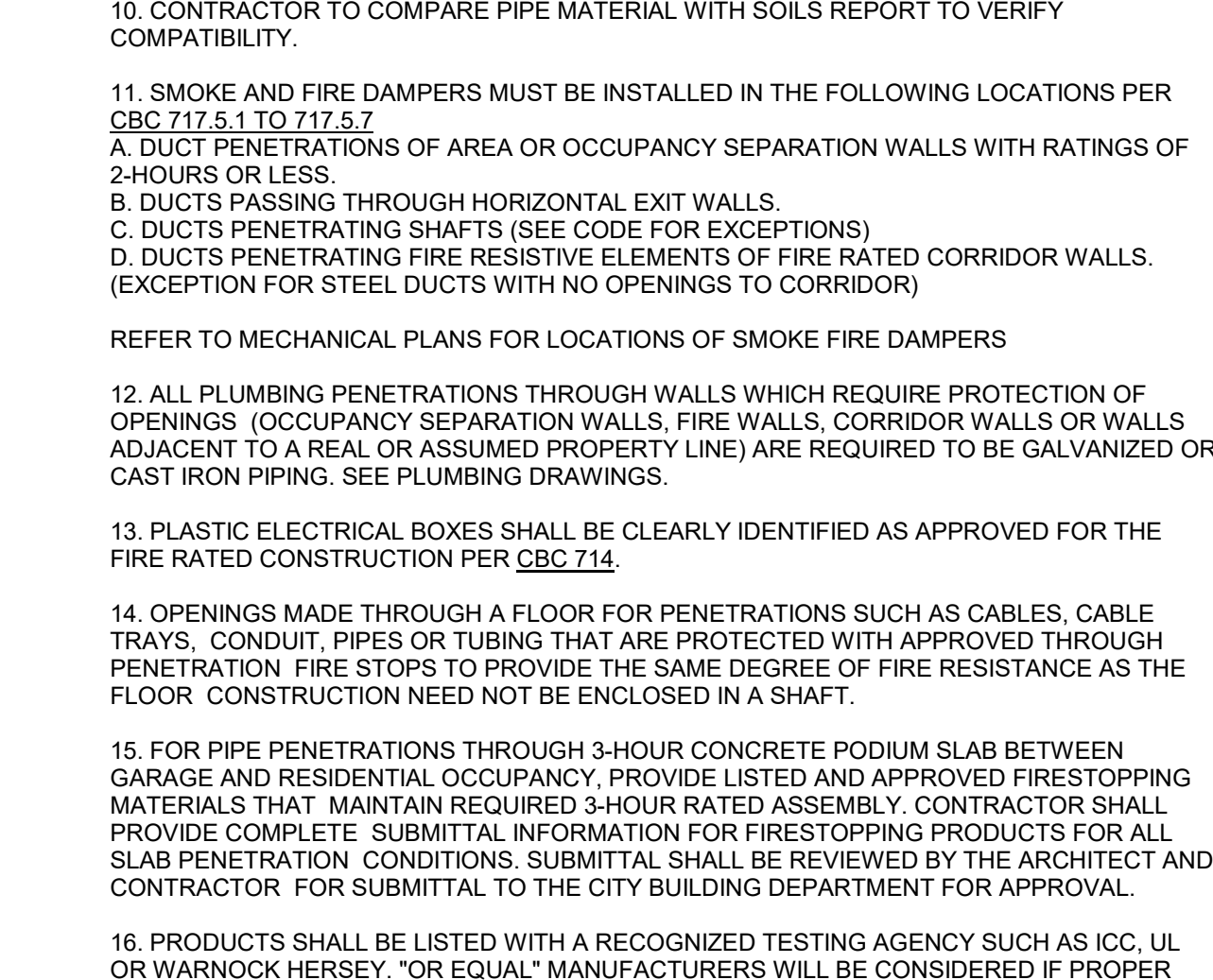
2" MIN PENETRATION THRU CMU WALL

3" = 1'-0"



ELECTRICAL DUCT PENETRATION

3" = 1'-0"



GENERAL NOTES

12" = 1'-0"

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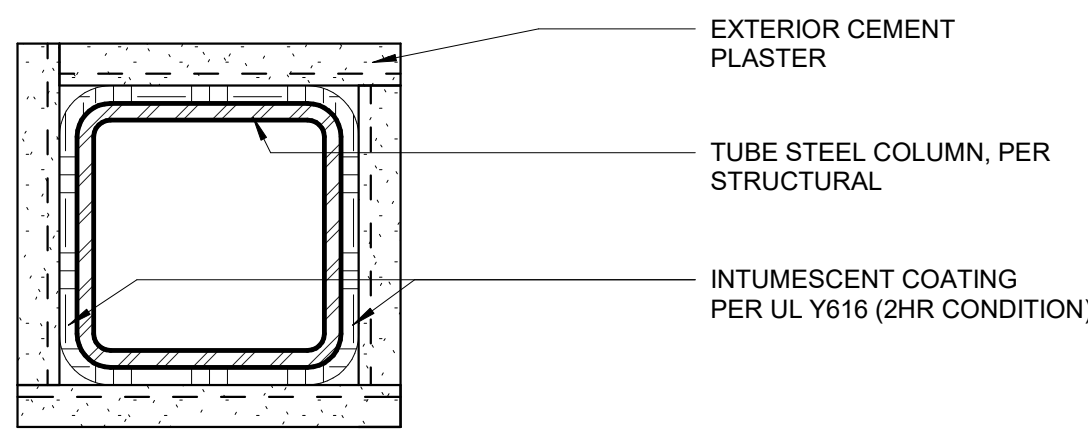
SHEET TITLE:

PENETRATION ASSEMBLIES

SHEET #

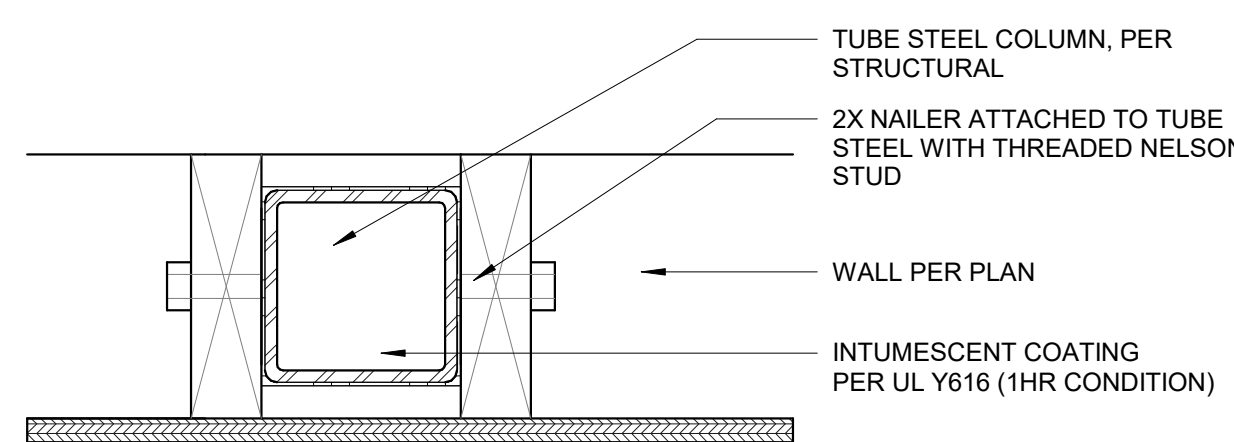
A7.54

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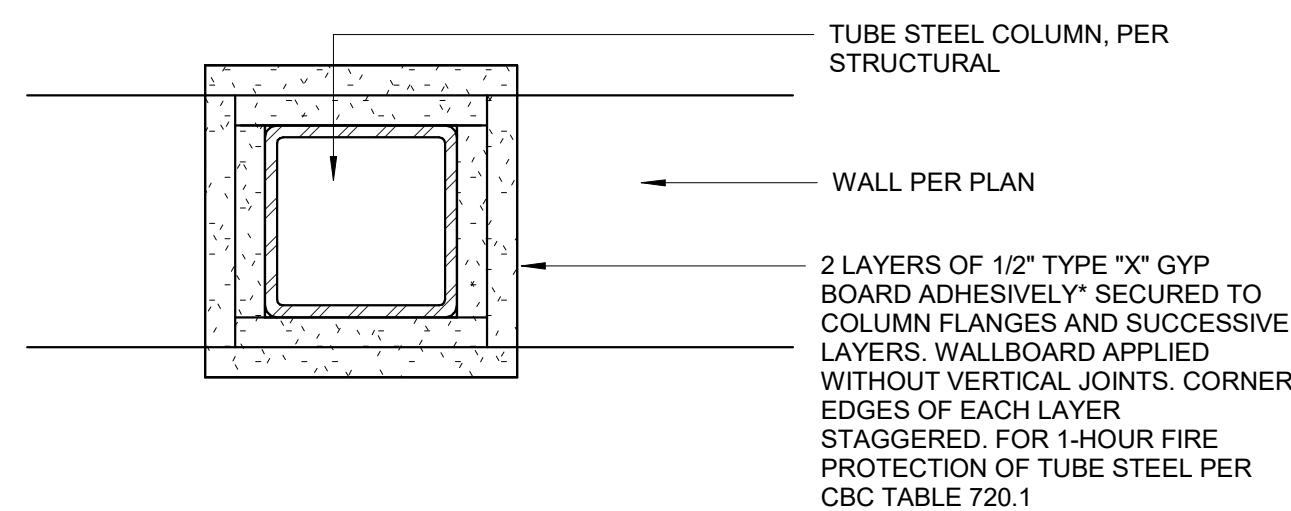
2HR DETAIL AT CORNER
CONDITION ONLY

D



ALTERNATE DETAIL AT
EXTERIOR SHEAR WALL
ONLY

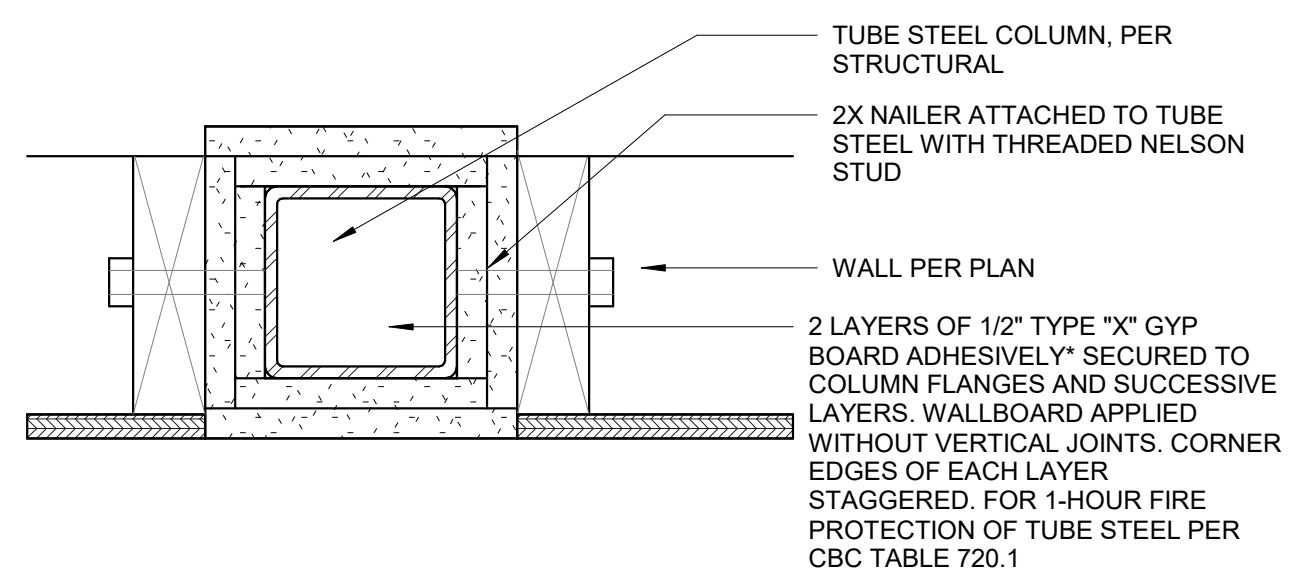
C



REFERENCE C.B.C.
TABLE 721.1 (1) ITEM NUMBER 1-7.1

AT NON-SHEAR WALLS

B



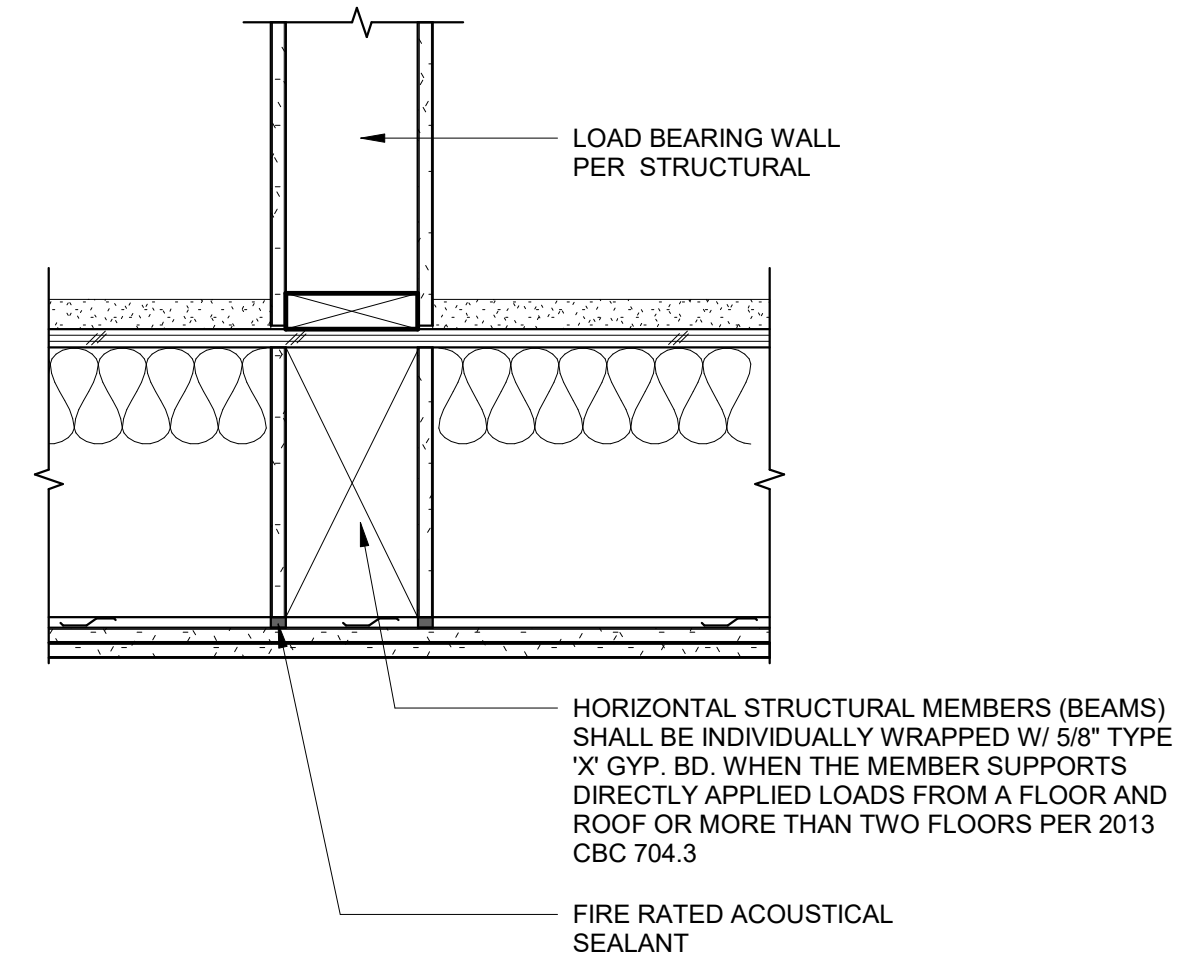
AT SHEAR WALLS

A

1-HR COLUMN PROTECTION AT WALL
3" = 1'-0"

17

*1-HR PROTECTION AT BEAM
1 1/2" = 1'-0"

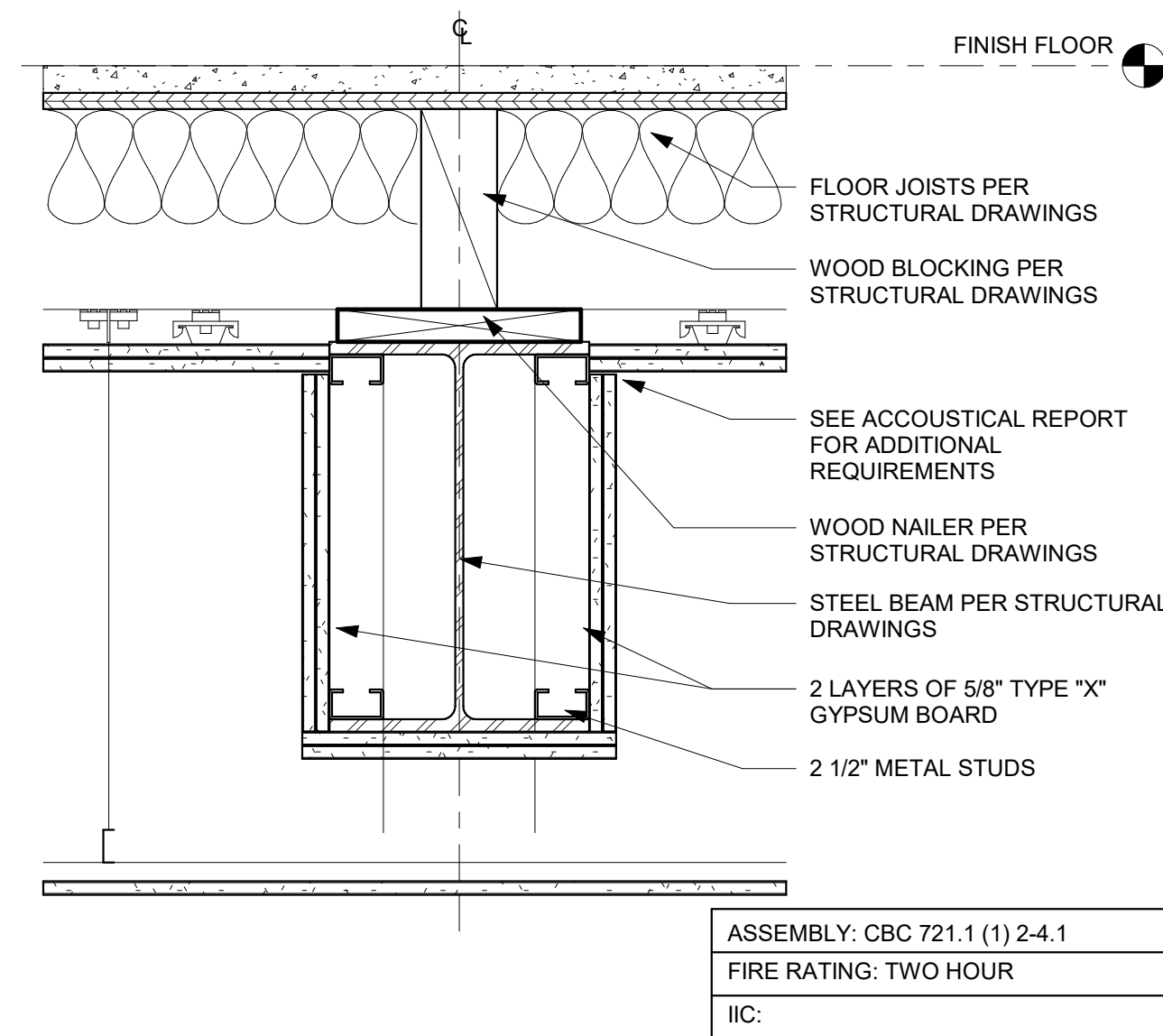


1-HR PROTECTION AT WOOD BEAM

1 1/2" = 1'-0"

13

STEEL COLUMN & BEAM PROTECTION
1:5

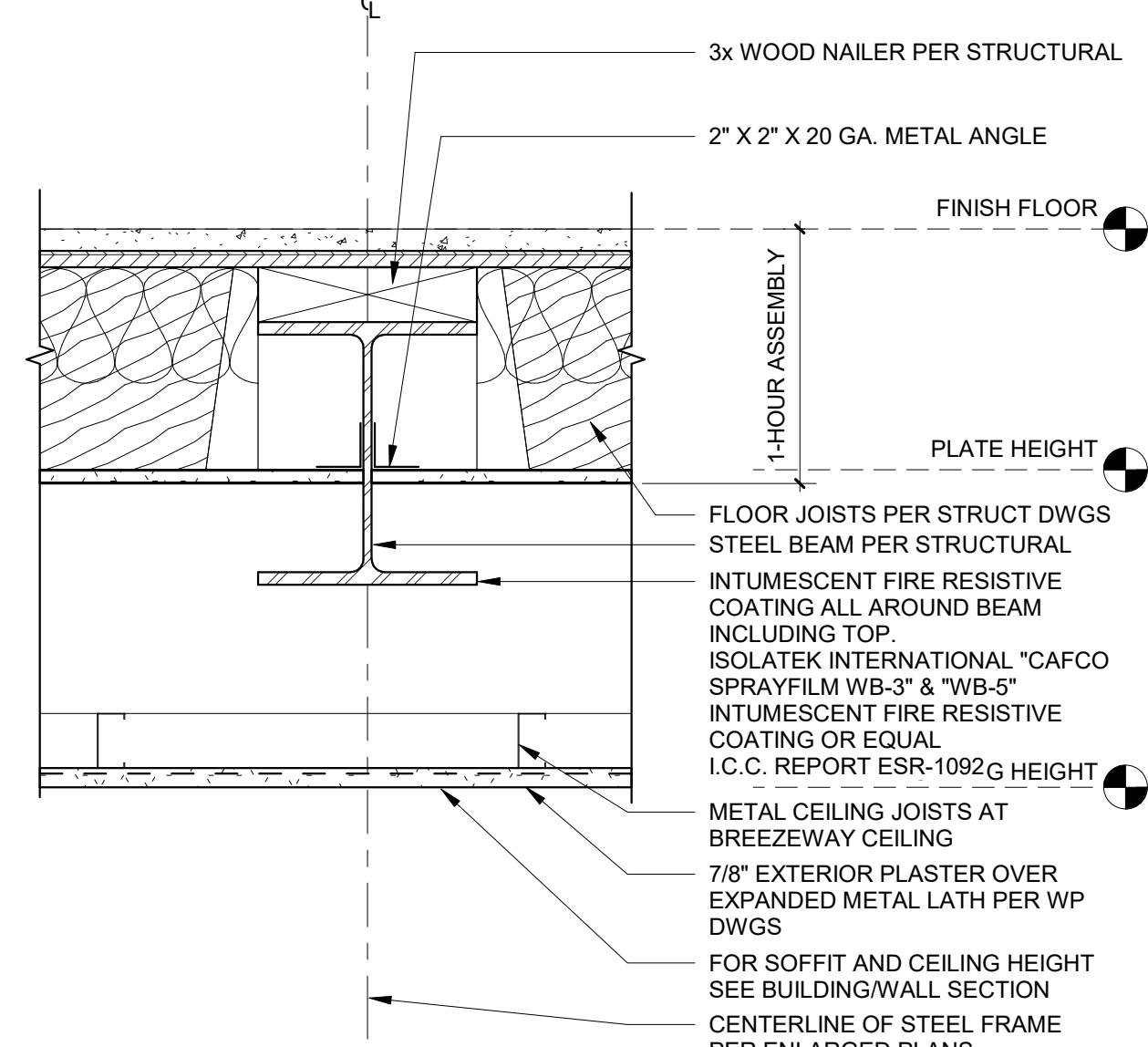


2-HR DROPPED BEAM

1 1/2" = 1'-0"

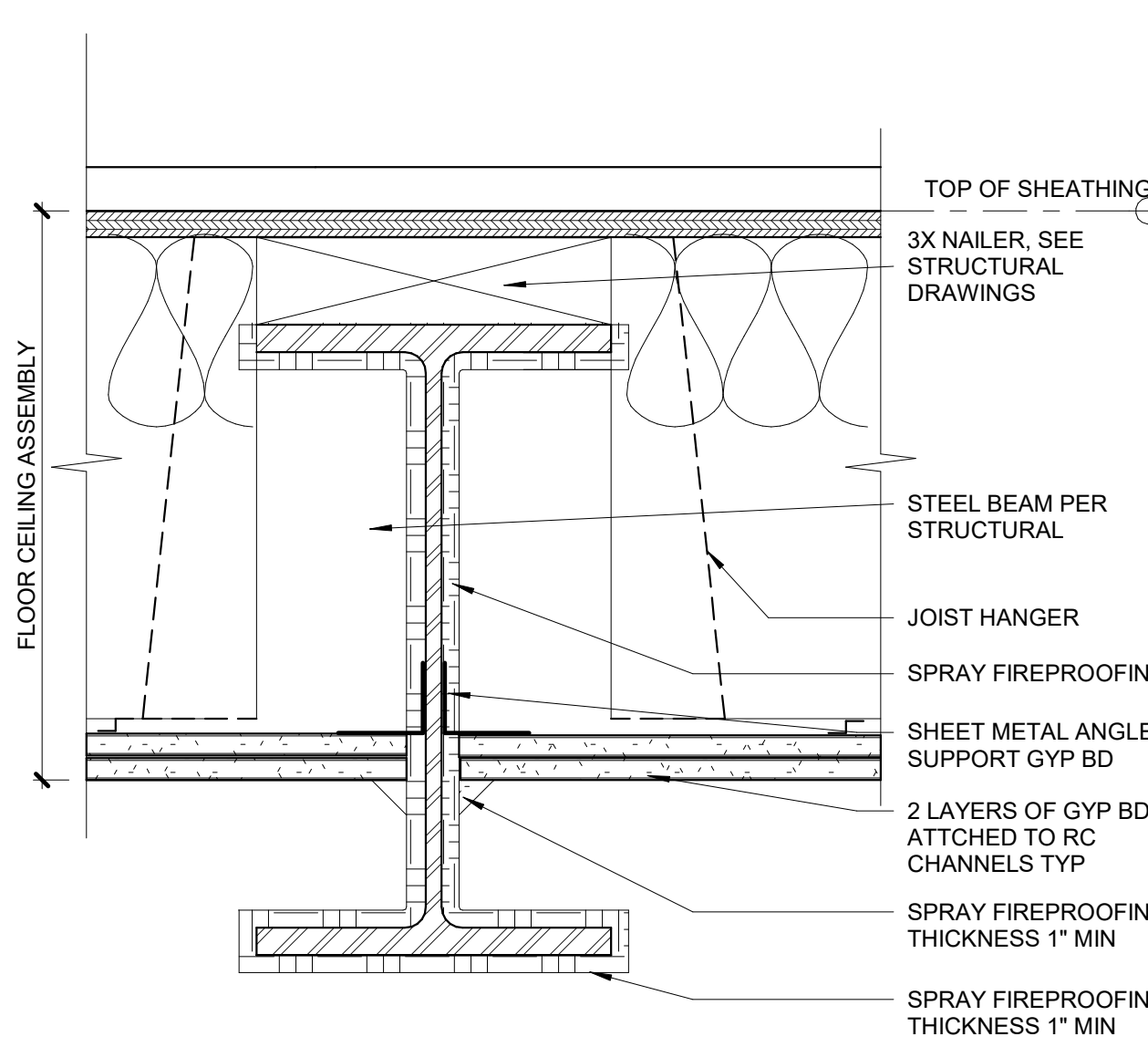
12

1-HR BEAM PROTECTION WITH SOFFIT
1 1/2" = 1'-0"

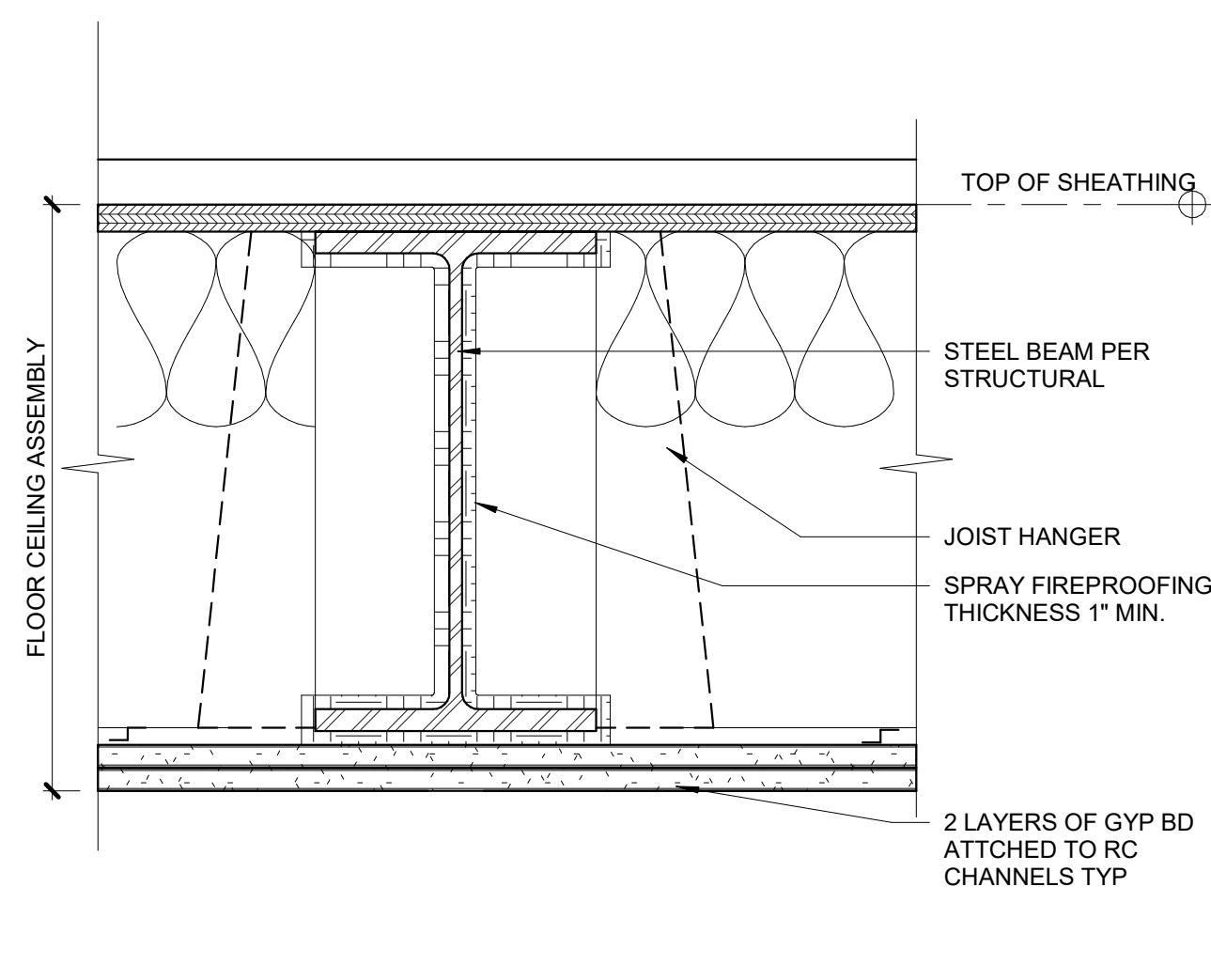


8

BEAM INTERFACE WITH FLOOR/CLG ASSY
1:5



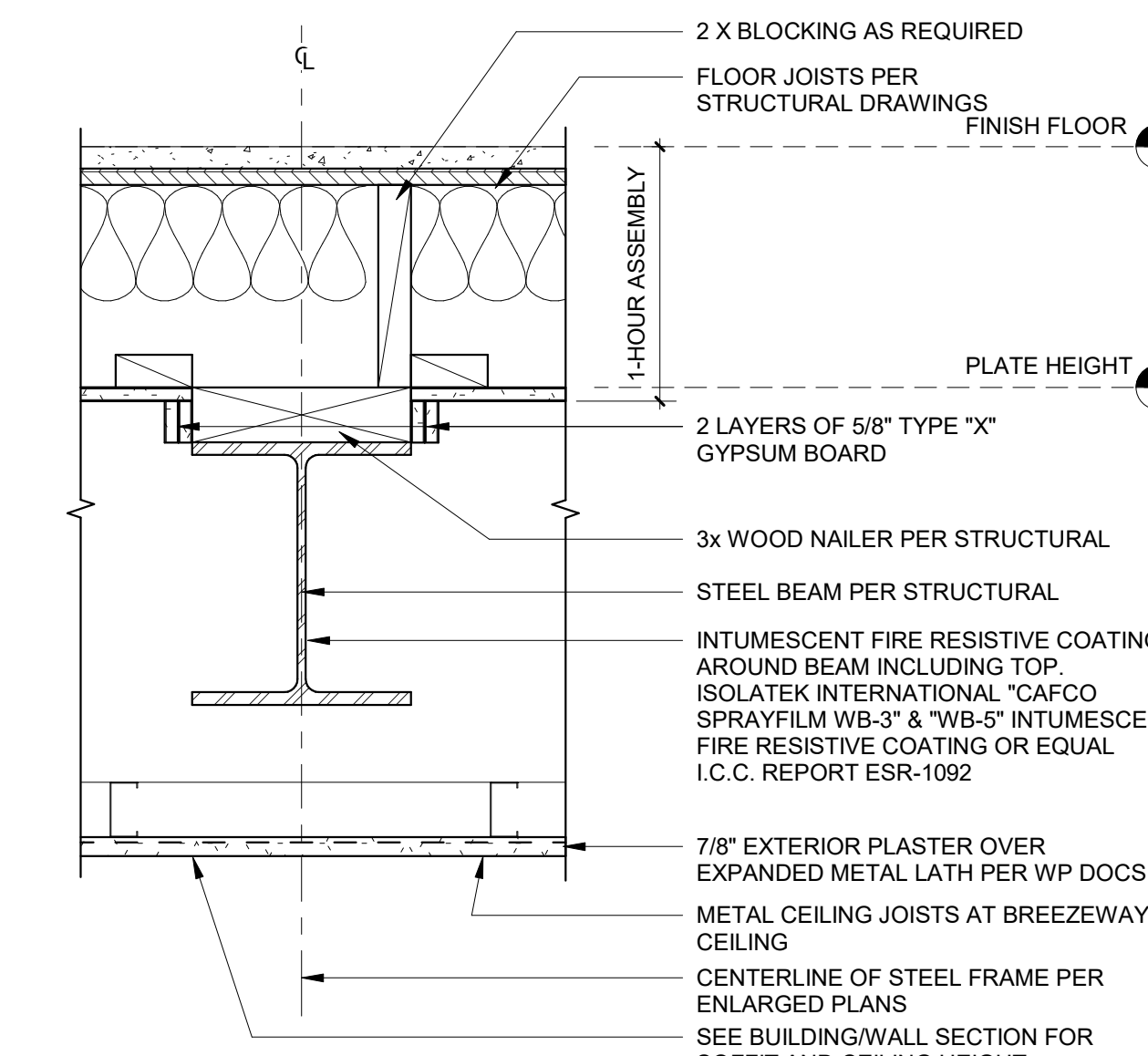
4



BEAM W/O NAILER @ FLOORING/CLG ASSY
1:5

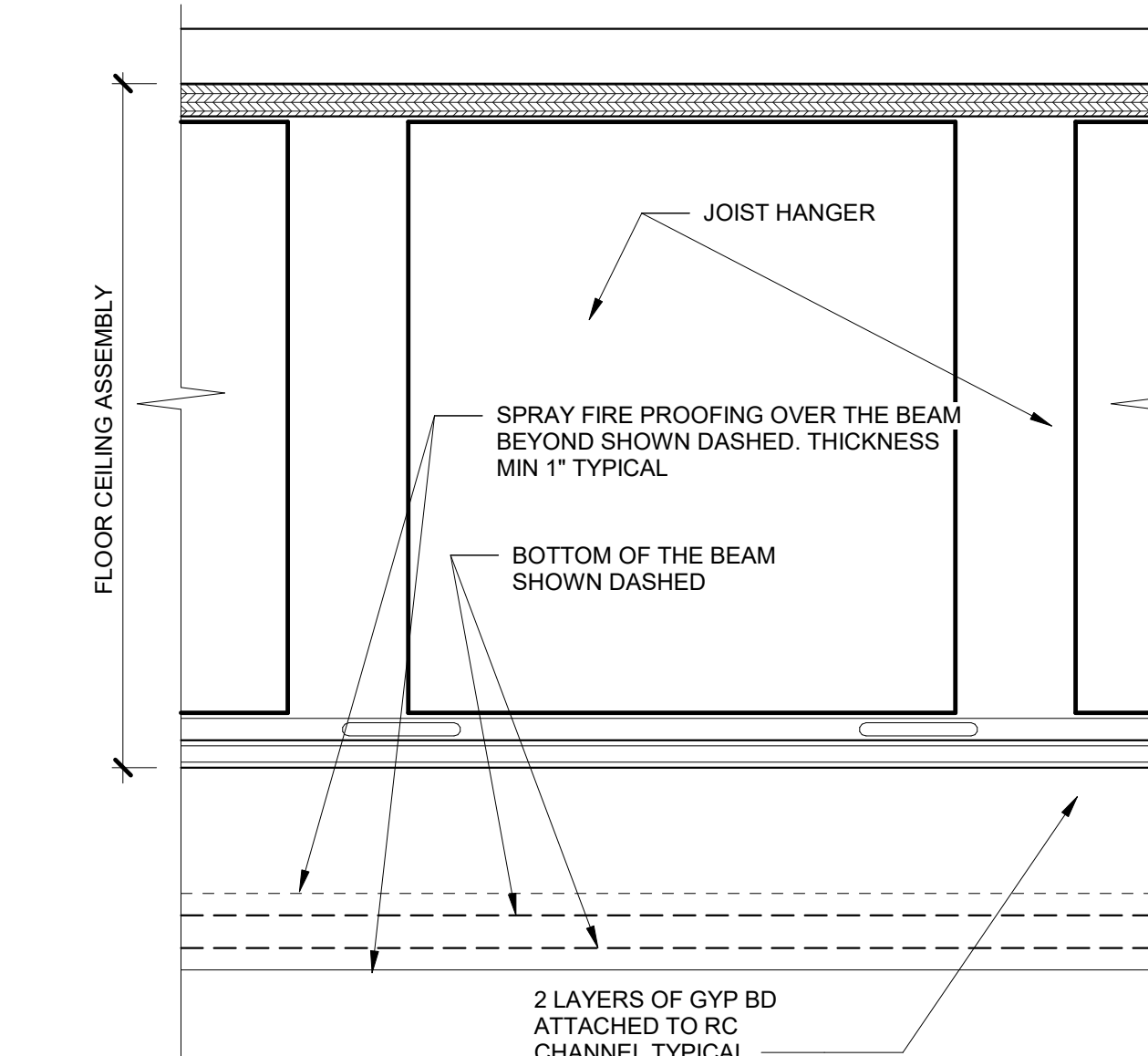
11

1-HR DROPPED BEAM WITH SOFFIT
1 1/2" = 1'-0"

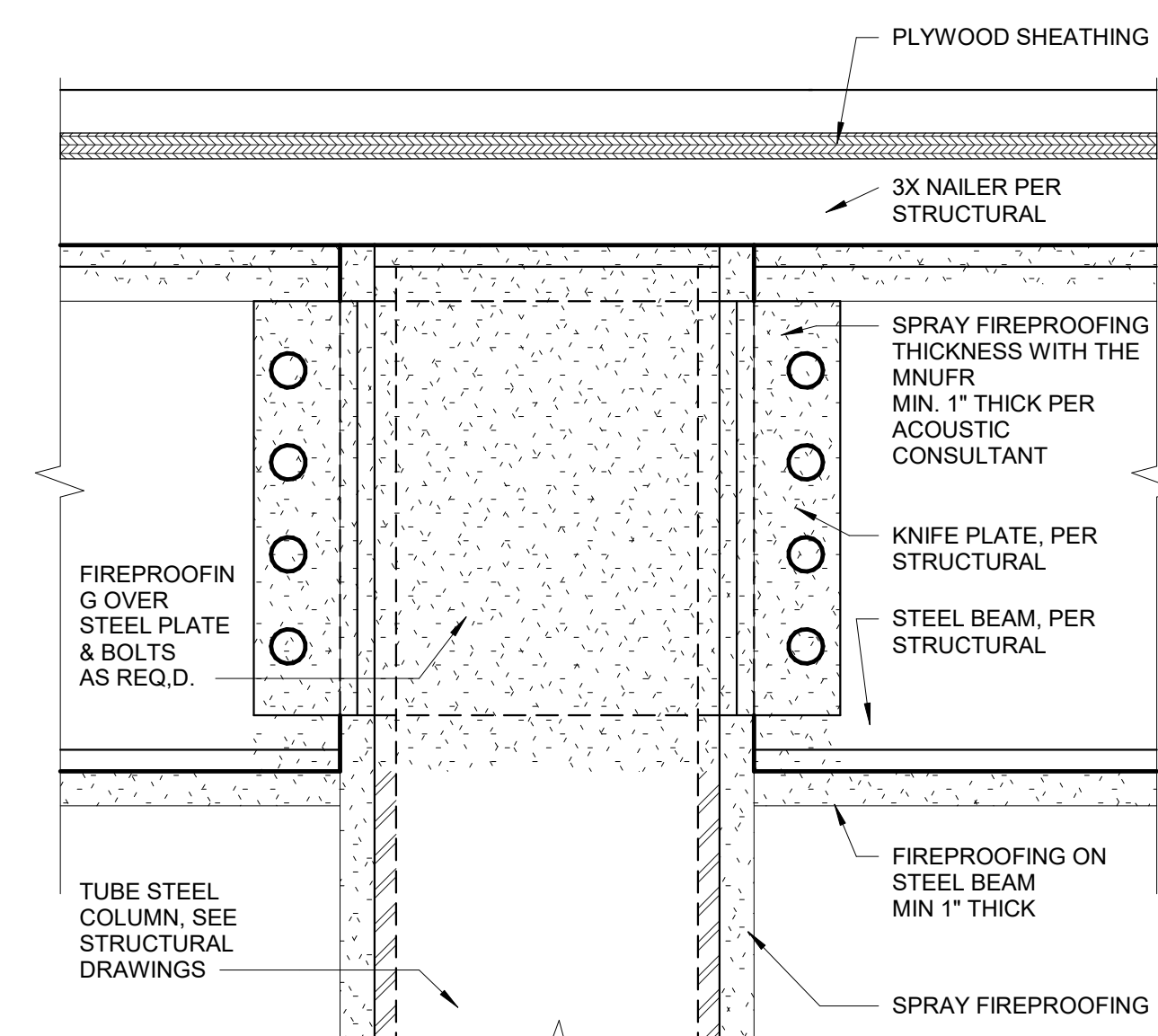


7

STEEL BEAM INTERFACE WITH FLOOR/CLG
3" = 1'-0"



3

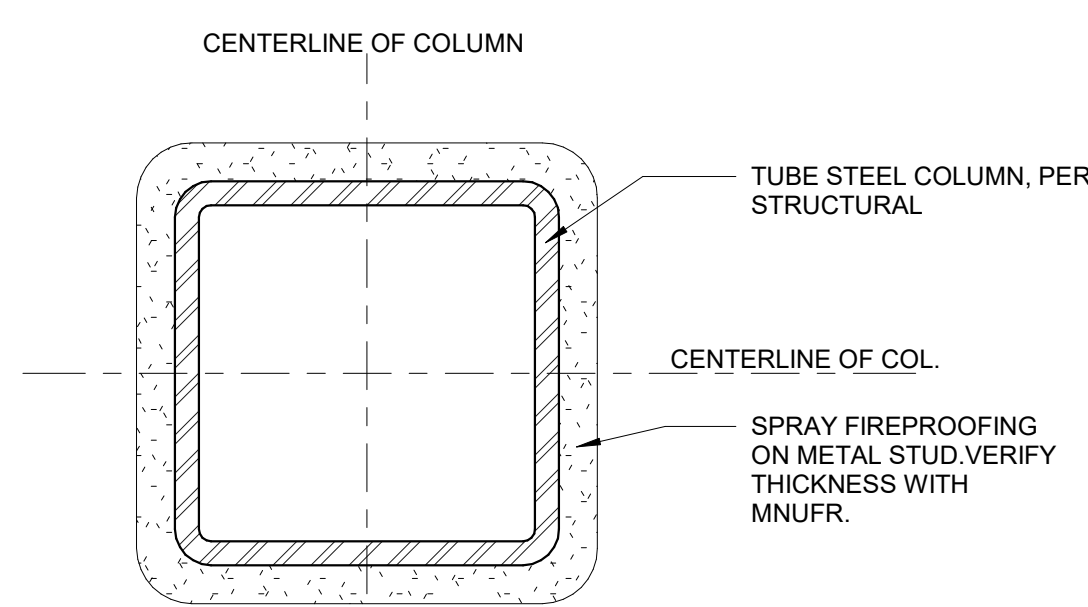


1-HR PROTECTION AT WOOD BEAM

1 1/2" = 1'-0"

14

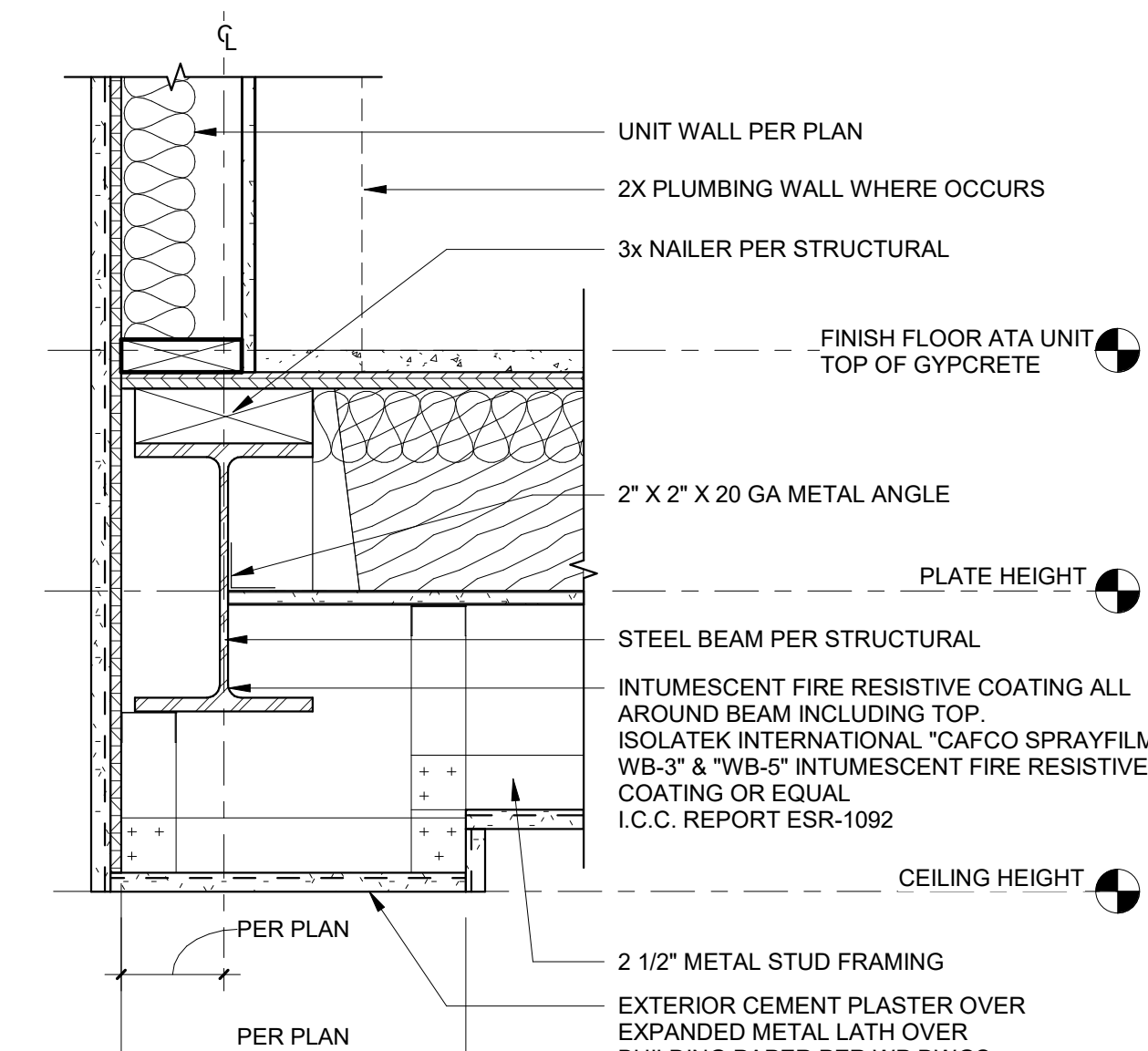
SECTION



PLAN

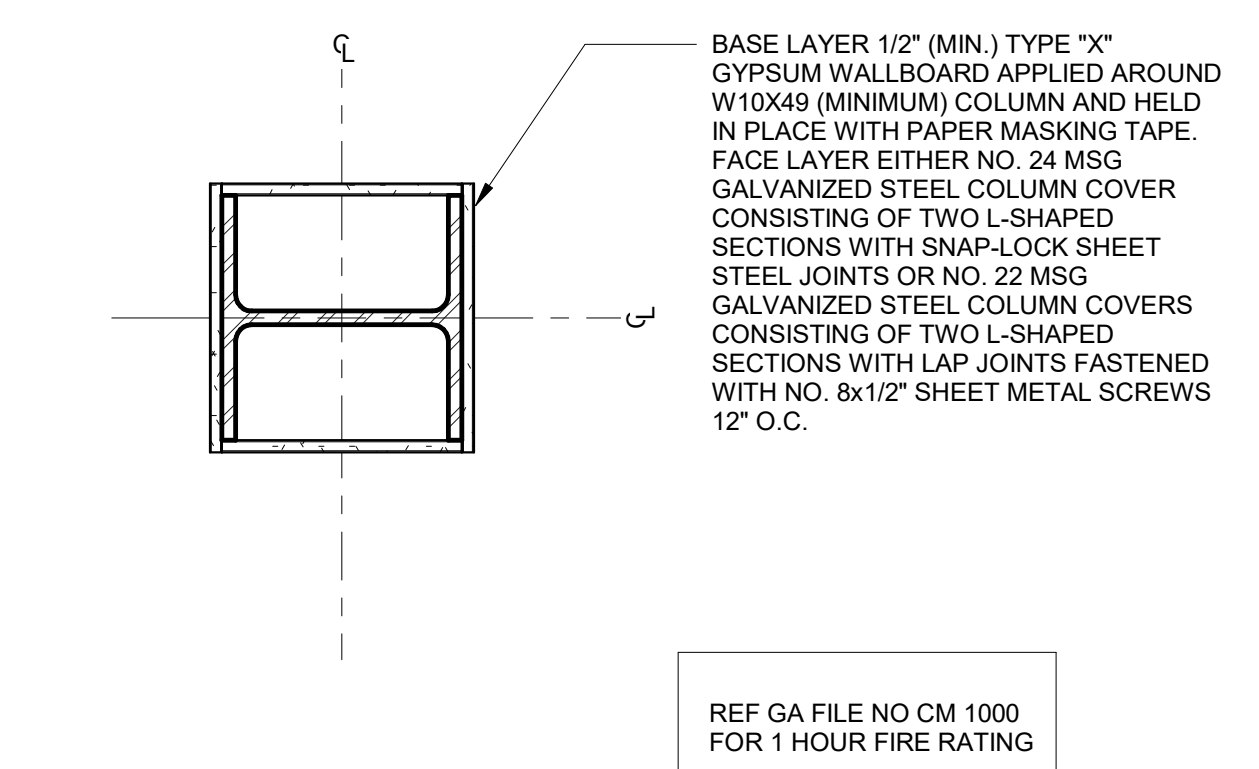
9

1-HOUR DROPPED BEAM PROTECTION
1 1/2" = 1'-0"



6

1-HR GYPSUM BOARD COLUMN
PROTECTION
1 1/2" = 1'-0"



2

NOTES:

1. STRUCTURAL COLUMNS PER CBC 722.5.1.1
2. HORIZONTAL STRUCTURAL MEMBERS WHICH SUPPORT A LOAD OF MORE THAN ONE STORY REQUIRE AN ADDITIONAL FIRE PROTECTION PER CBC 722.5.2
3. SEE STRUCTURAL PLANS FOR STEEL BEAM AND COLUMN SIZES AND LOCATIONS
4. VERIFY ALL COATING THICKNESS REQUIREMENTS WITH COATING MANUFACTURER
5. SPECIAL INSPECTION IS REQUIRED FOR ALL SPRAYED APPLIED FIRE PROTECTION
6. FOR FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS, SEE SHEET

SPRAY APPLIED FIRE PROTECTION @ COLUMN:
GRACE CONSTRUCTION PRODUCTS "MONOKOTE MK-6" THERMAL BARRIER, OR EQUAL
I.C.C. REPORT ESR-1186

OR
ISOLATEK INTERNATIONAL "CAFCO" SPRAYFILM WB-3 & "WB-5" INTUMESCENT FIRE RESISTIVE COATING, OR EQUAL
I.C.C. REPORT ESR-1092

SPRAY APPLIED FIRE PROTECTION @ BEAM:
ISOLATEK INTERNATIONAL "CAFCO" SPRAYFILM WB-3 & "WB-5" INTUMESCENT FIRE RESISTIVE COATING, OR EQUAL
I.C.C. REPORT ESR-1092
ALTERNATE TO SPRAY-ON FIREPROOFING:
TYPE "X" GYP. BOARD FIRE PROTECTION ON STEEL. REFER TO 2013 CBC 721.5.2.2

SPRAY APPLIED FIRE PROTECTION @
STEEL
12" = 1'-0"

5

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SHEET TITLE:

**FIRE
PROOFING
DETAILS**

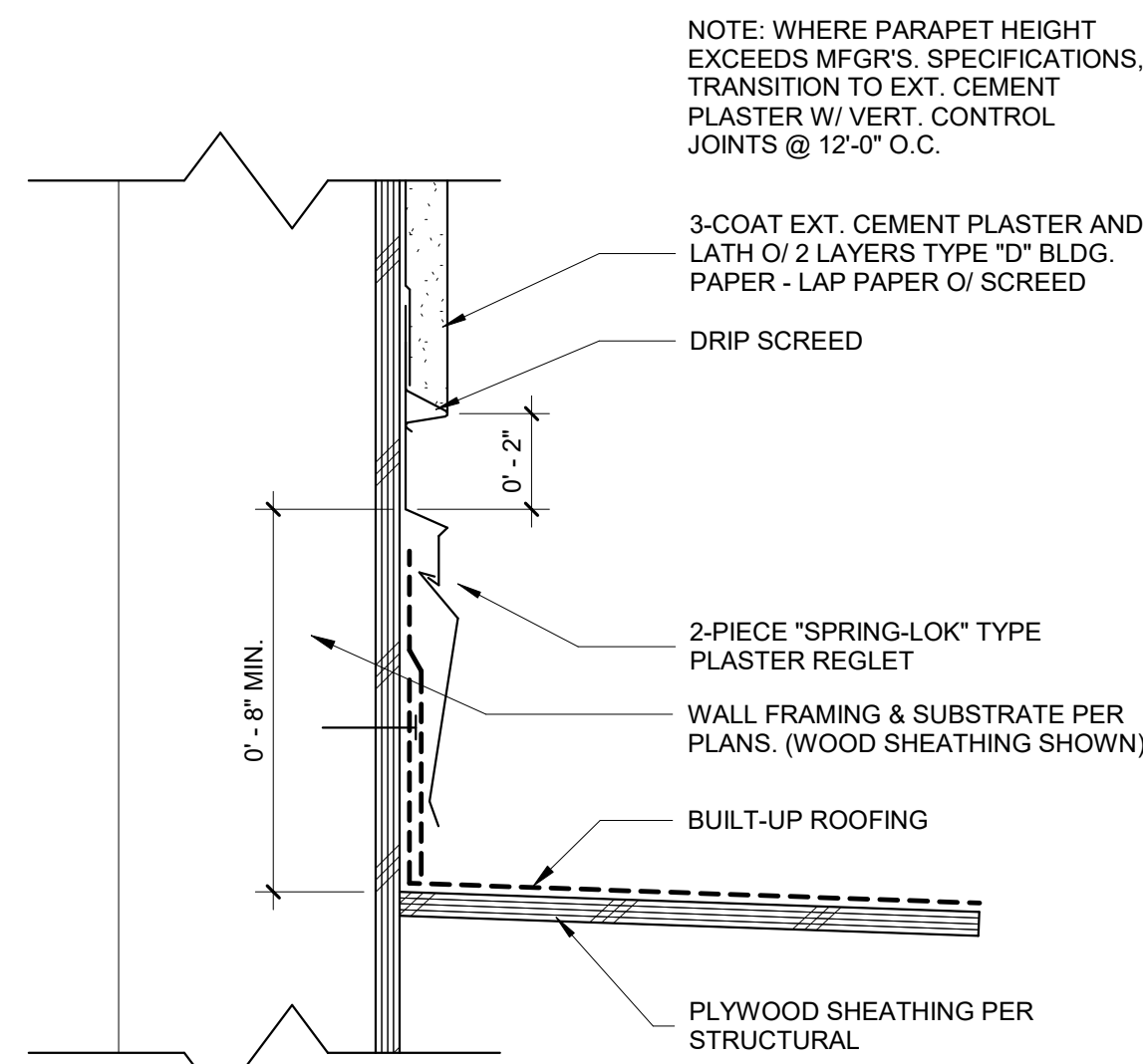
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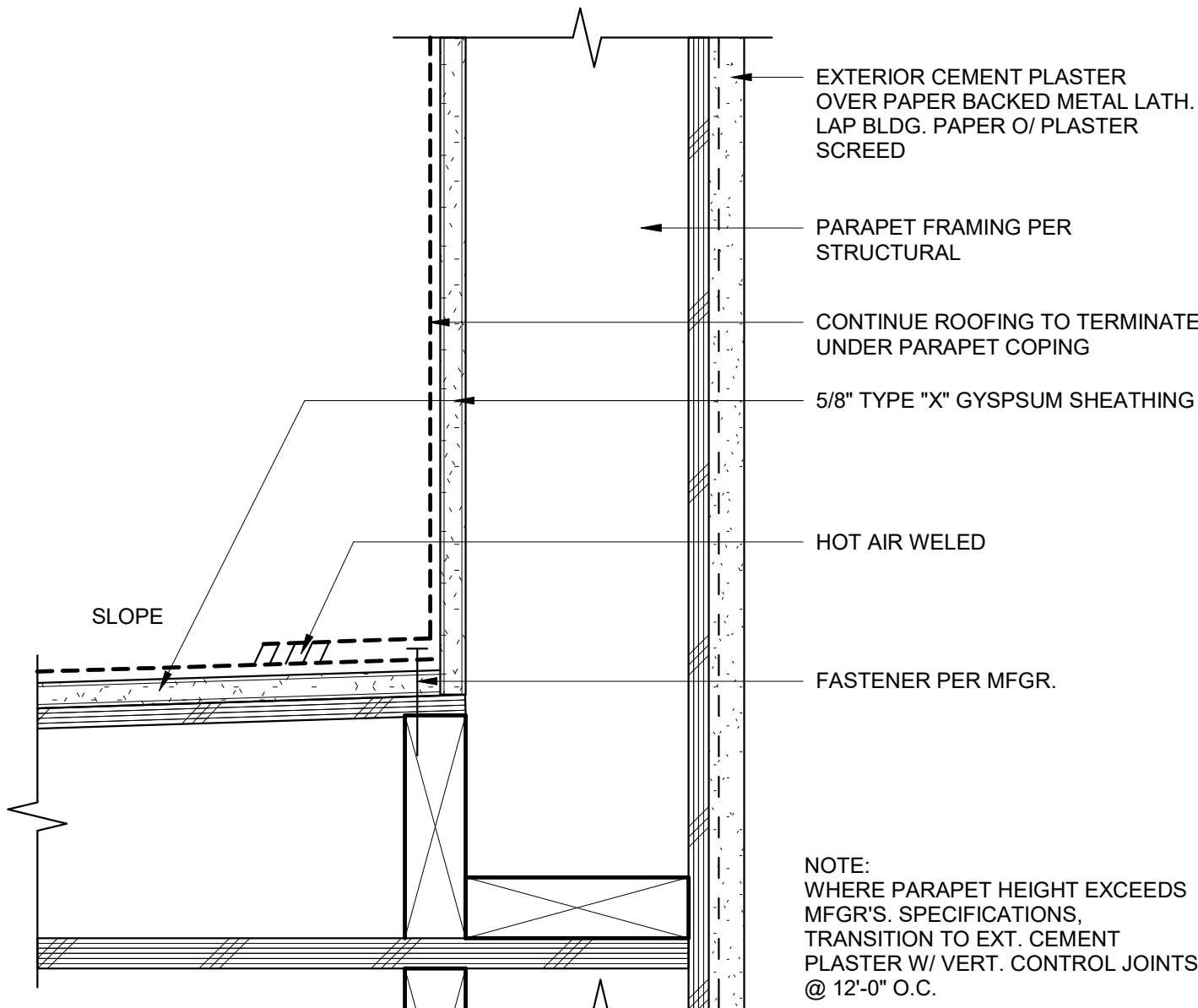
ROOFING TERMINATION @ PLASTER1

3" = 1'-0"



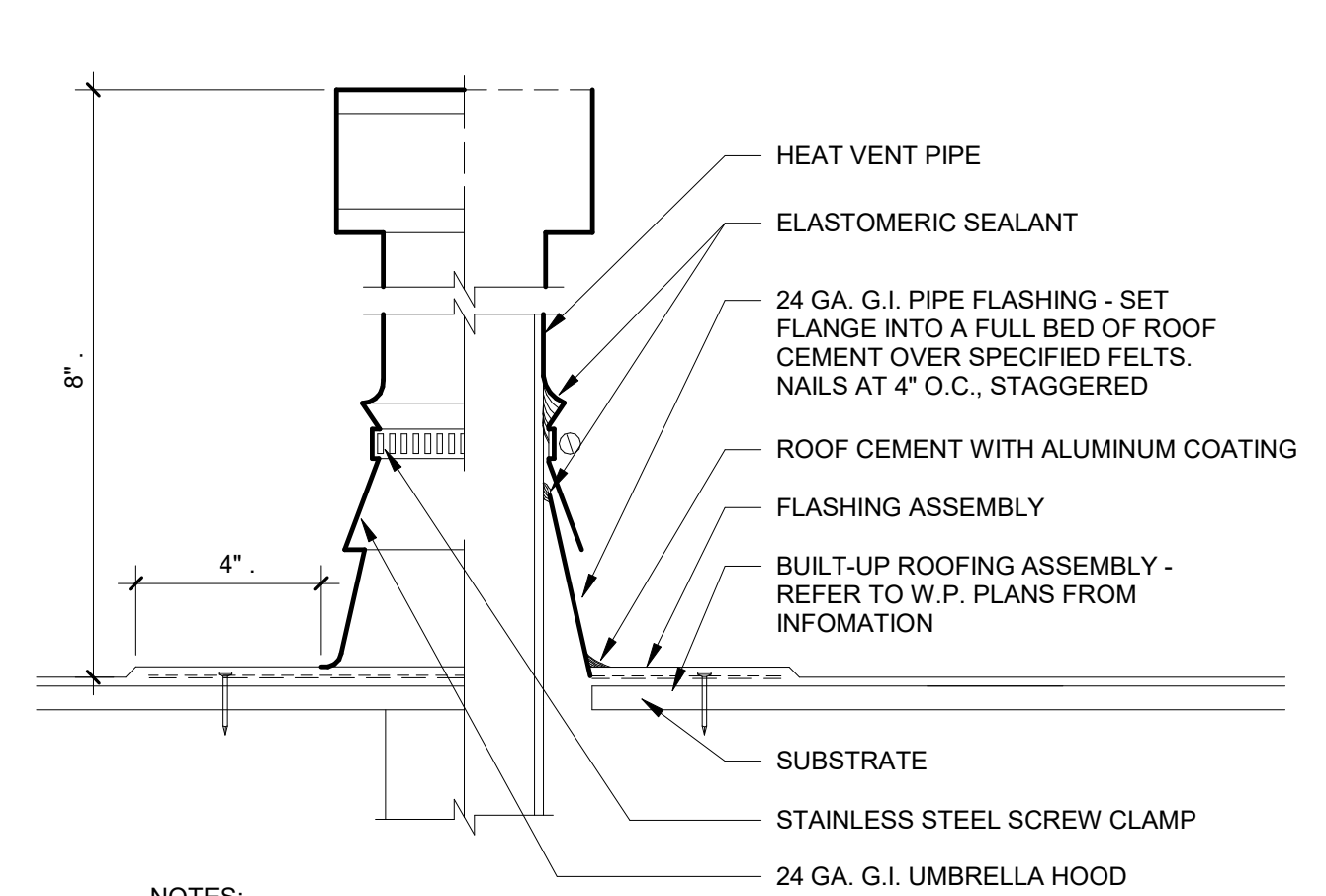
11 PARAPET / WALL BASE

3" = 1'-0"



8 VENT AT ROOF

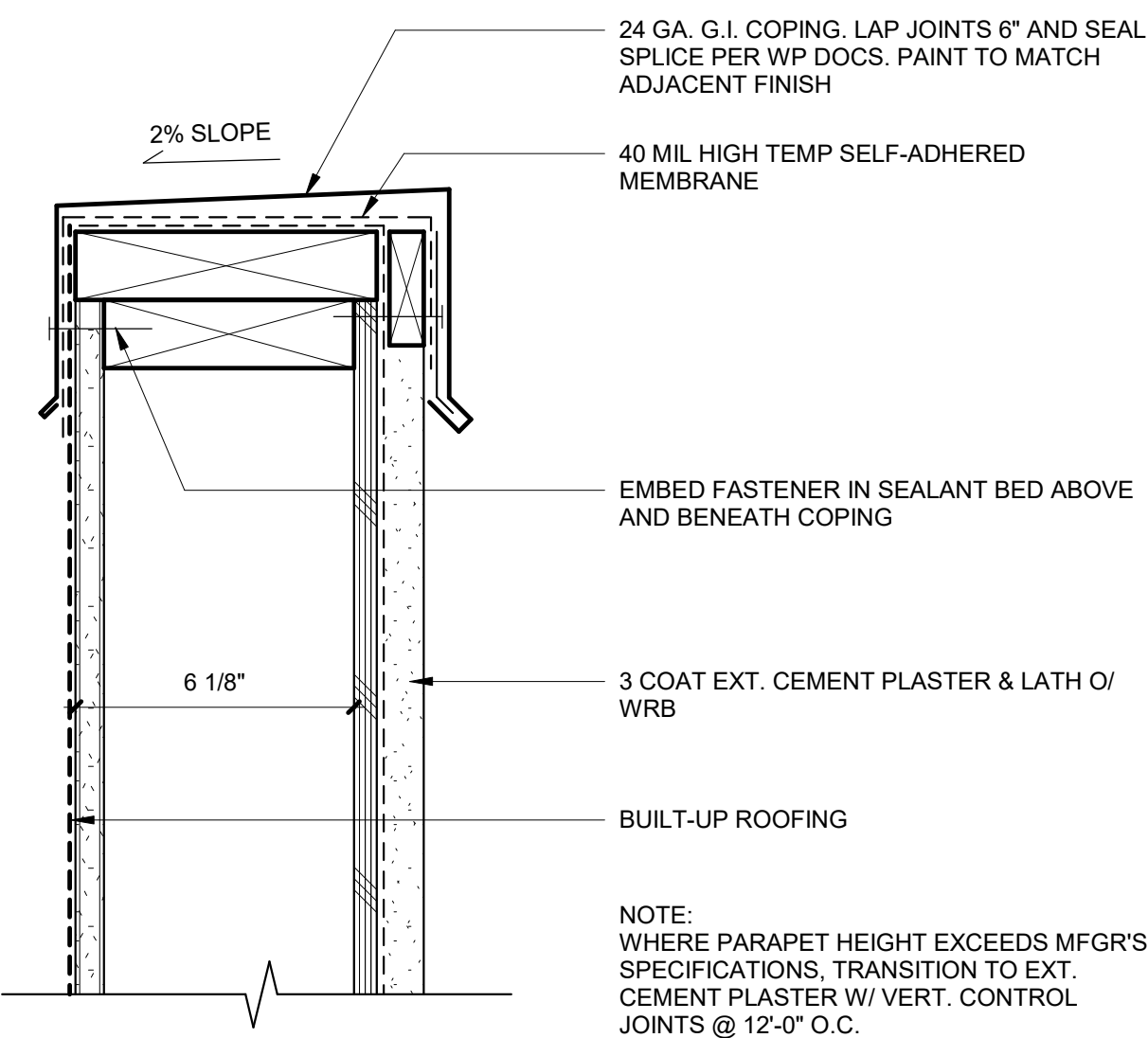
3" = 1'-0"



4

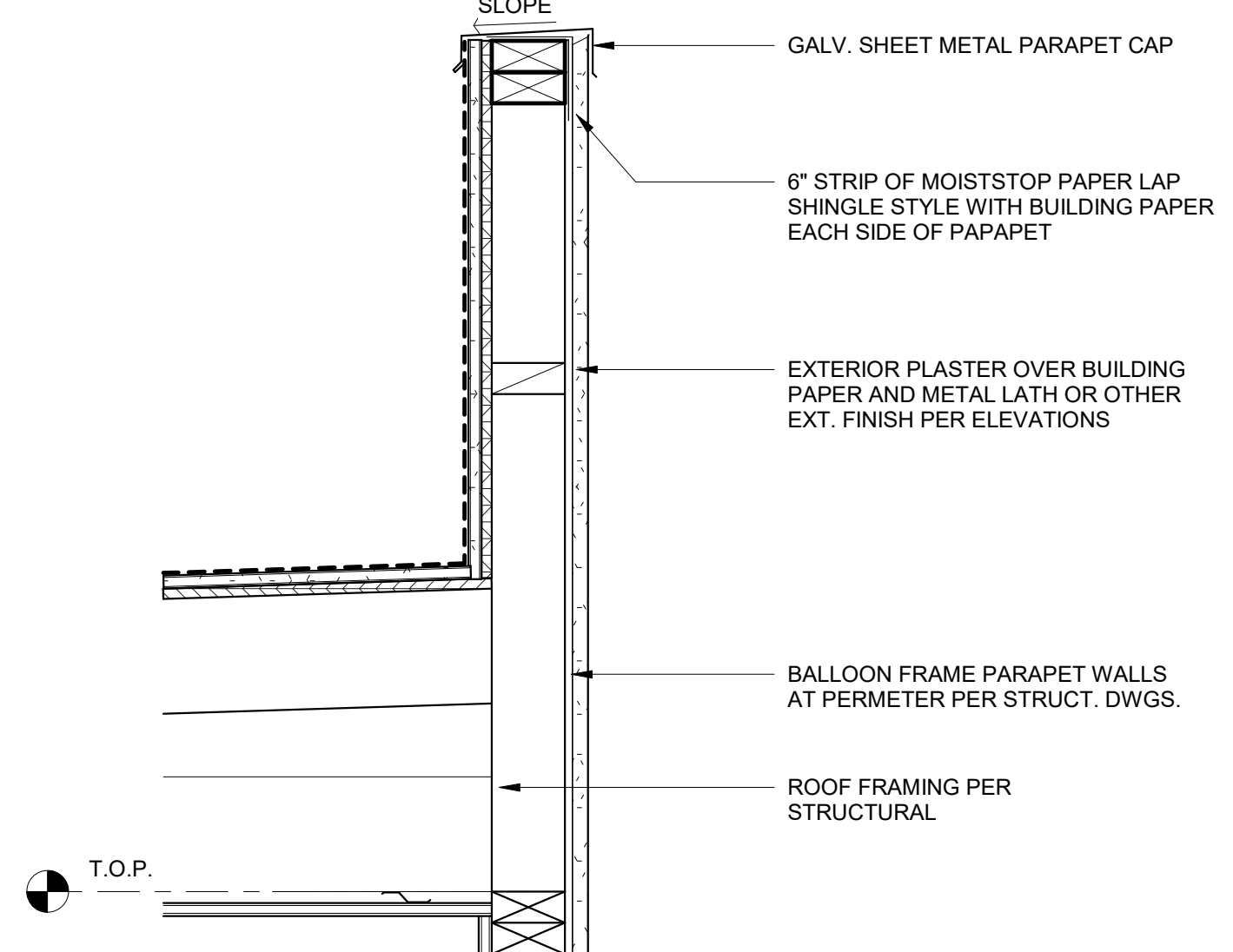
PARAPET COPING, TYP.

3" = 1'-0"

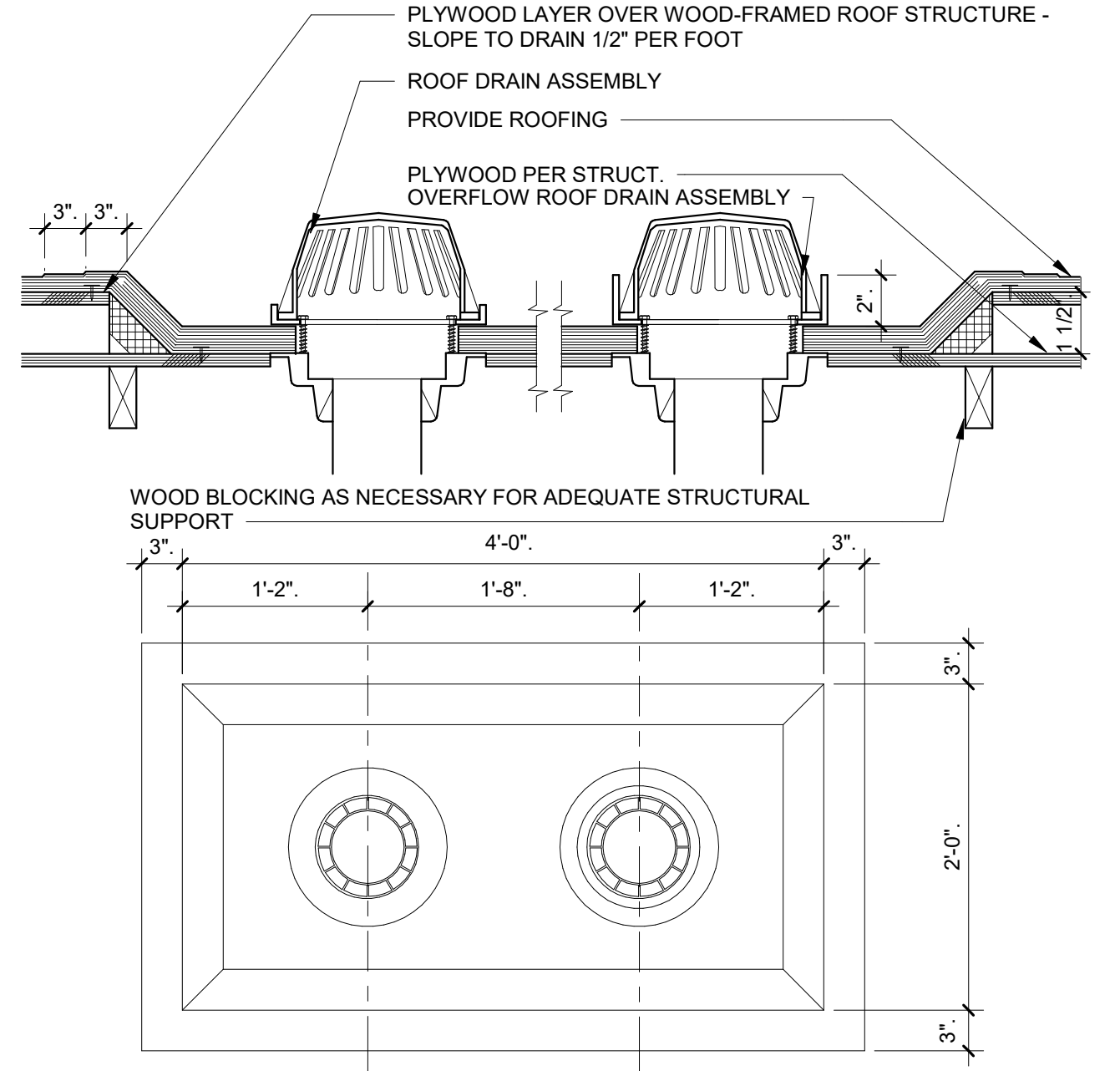


10 PARAPET W/COPING

1 1/2" = 1'-0"

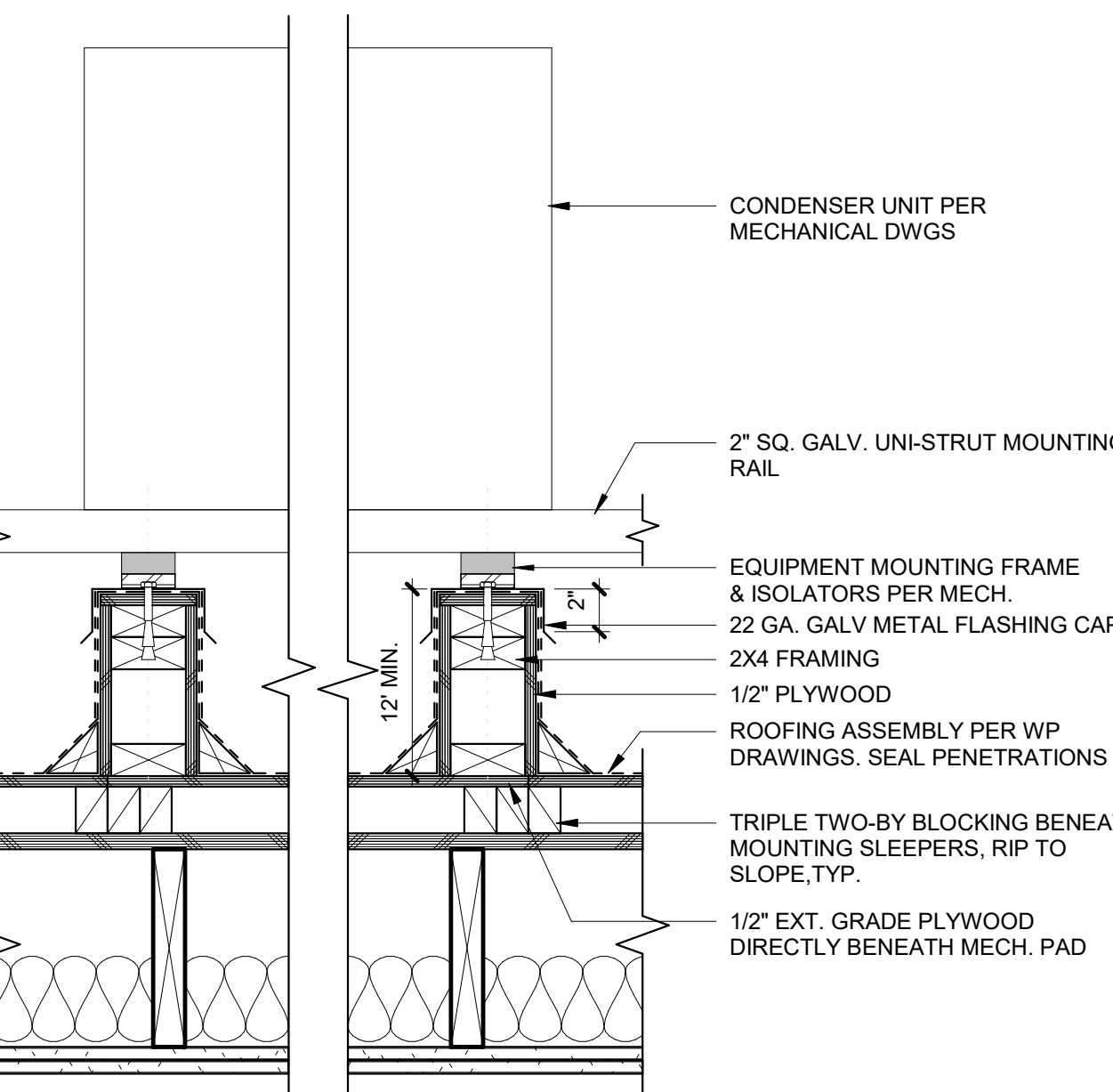


7

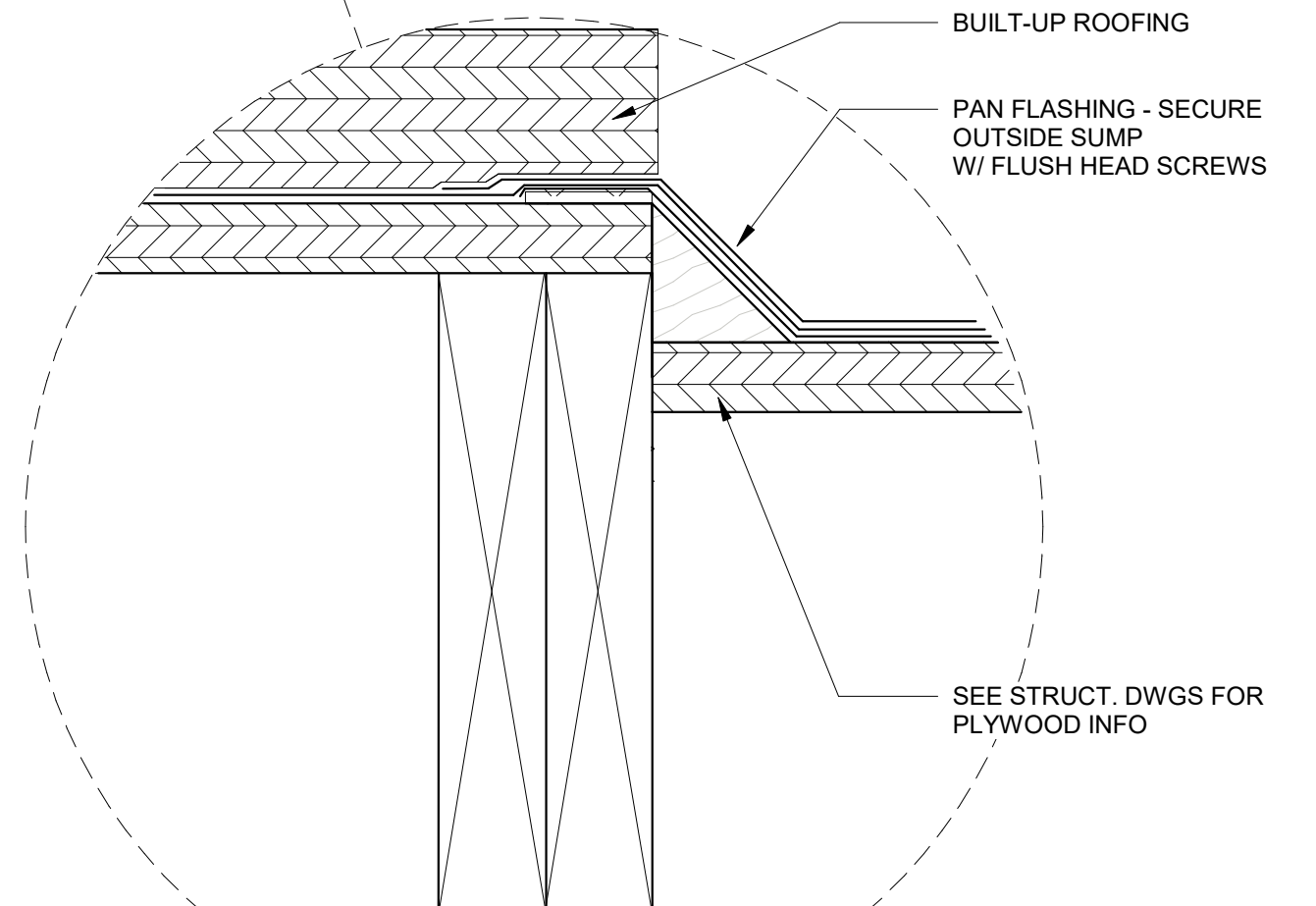
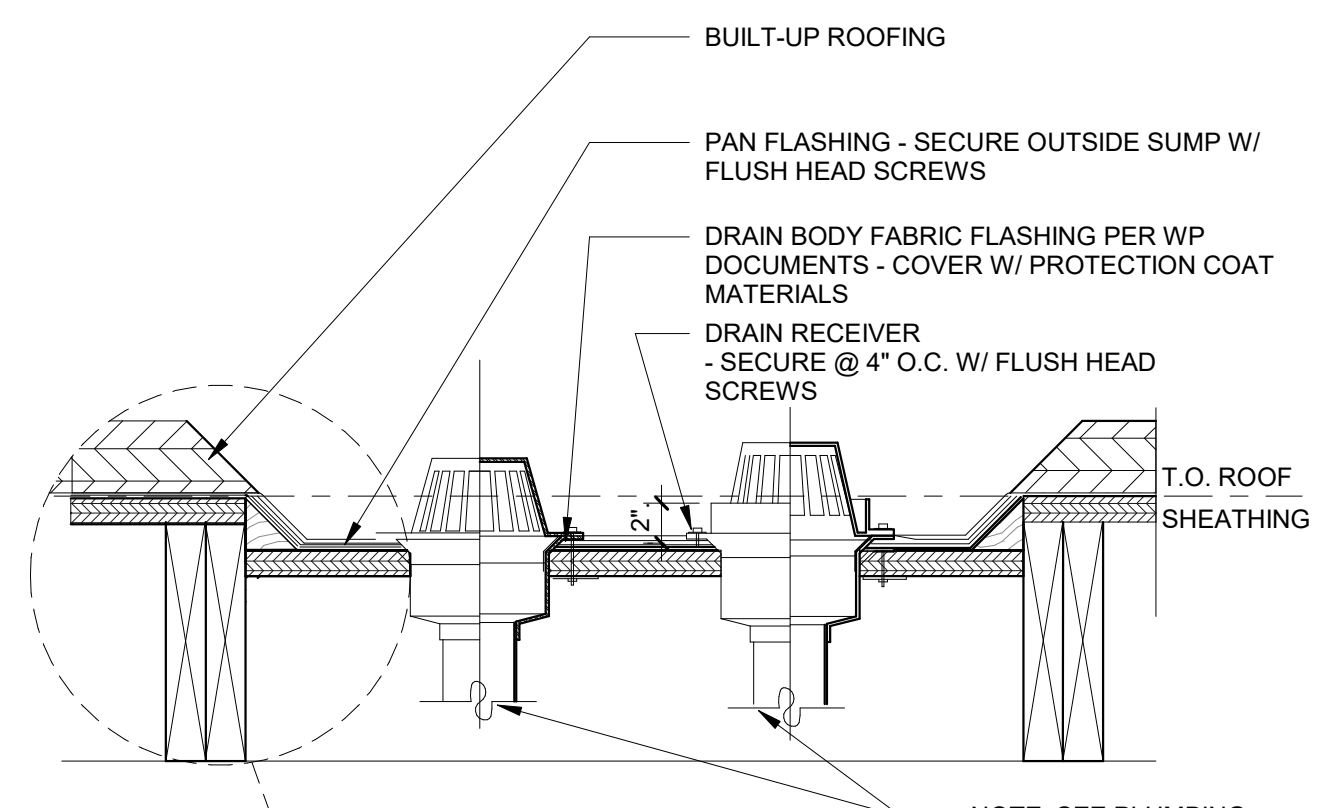
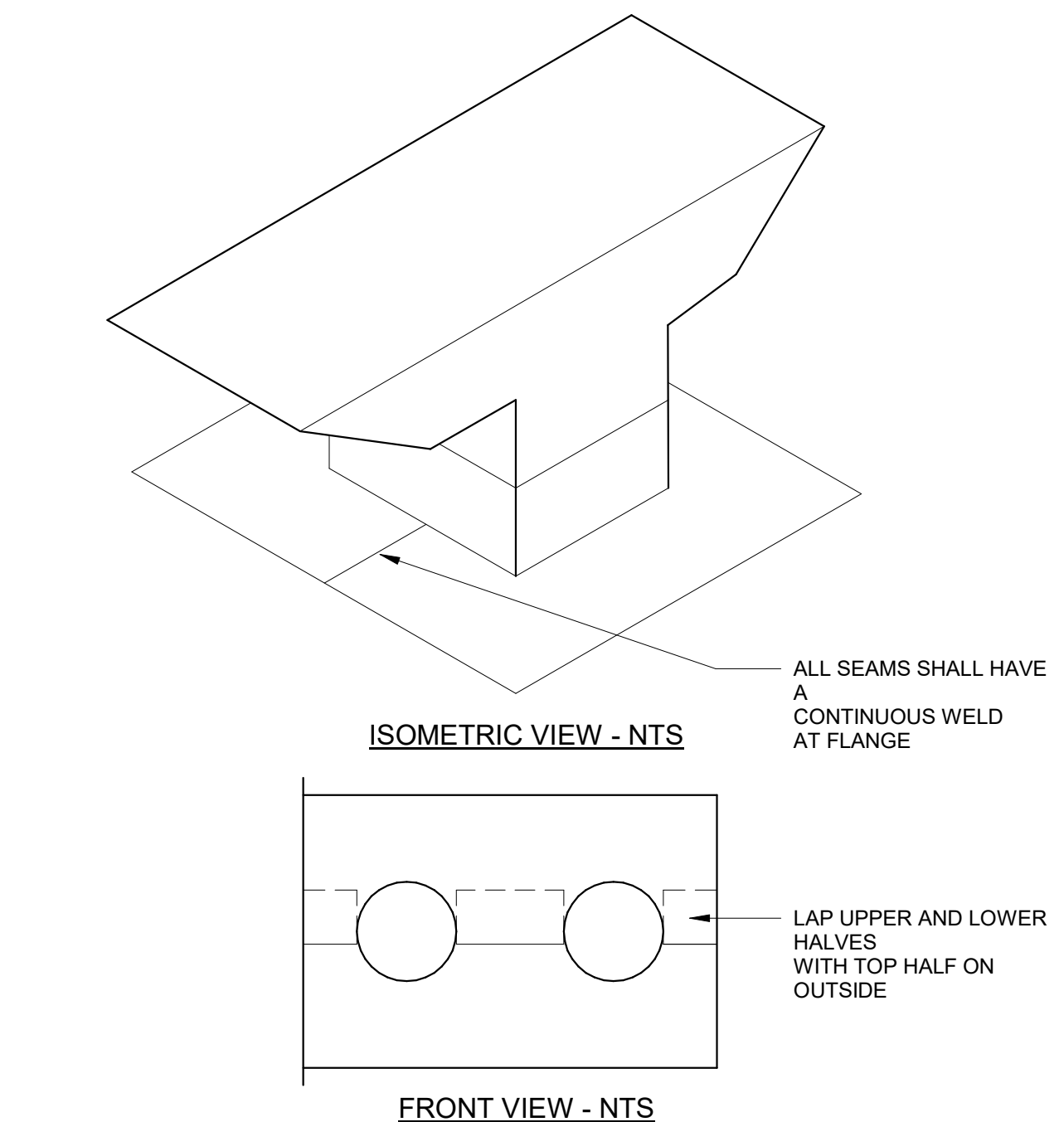


MECHANICAL EQUIPMENT PLATFORM

1 1/2" = 1'-0"



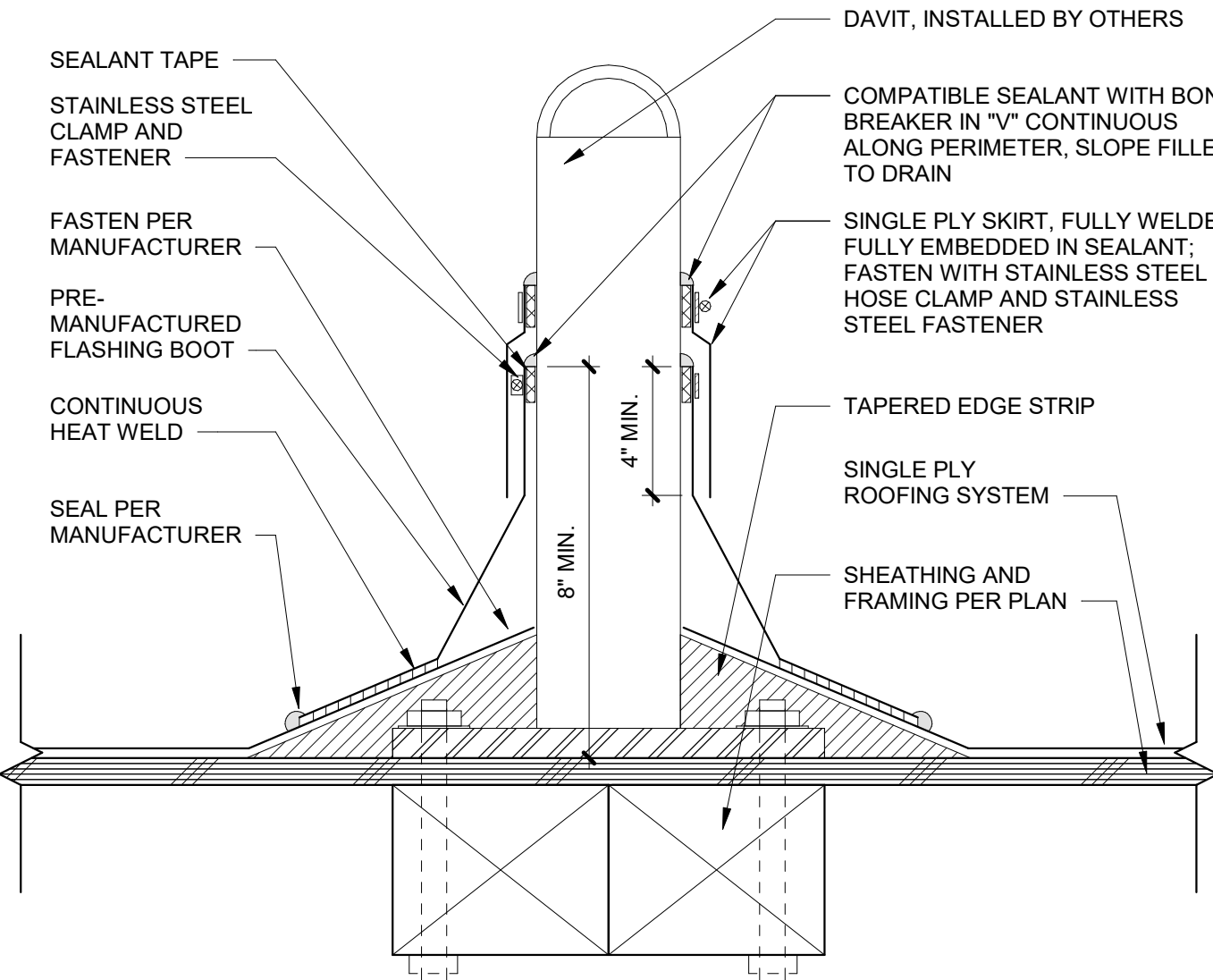
17



- NOTES:
1. STEEL CLAMPING RINGS MUST BE USED ON ALL ROOF AND OVERFLOW DRAINS. IF THE DRAIN SUMP IS RECESSED BELOW THE DECK MORE THAN FOUR INCHES, PLYWOOD OR WOOD CANT STRIP SHALL BE INSTALLED TO MEET FLUSH WITH THE TOP OF THE SUMP.
 2. THE PLYWOOD CANT SHALL BE INSTALLED AT A 45 DEGREE ANGLE, WITH THE TOP AND BOTTOM EDGES MITERED TO FIT FLUSH WITH THE SUBSTRATE.
 3. AFTER COMPLETE INSTALLATION OF THE ROOF SYSTEM, CONTRACTOR SHALL INSPECT AND TEST ALL ROOF DRAINS TO ASSURE THAT NO CLOGGING OF THE DRAINAGE SYSTEM IS PRESENT. THE ROOF DRAIN LEADER SHOULD BE IN SUCH CONDITION THAT THE FULL DIAMETER OF THE DRAIN LEADER IS CLEAR.

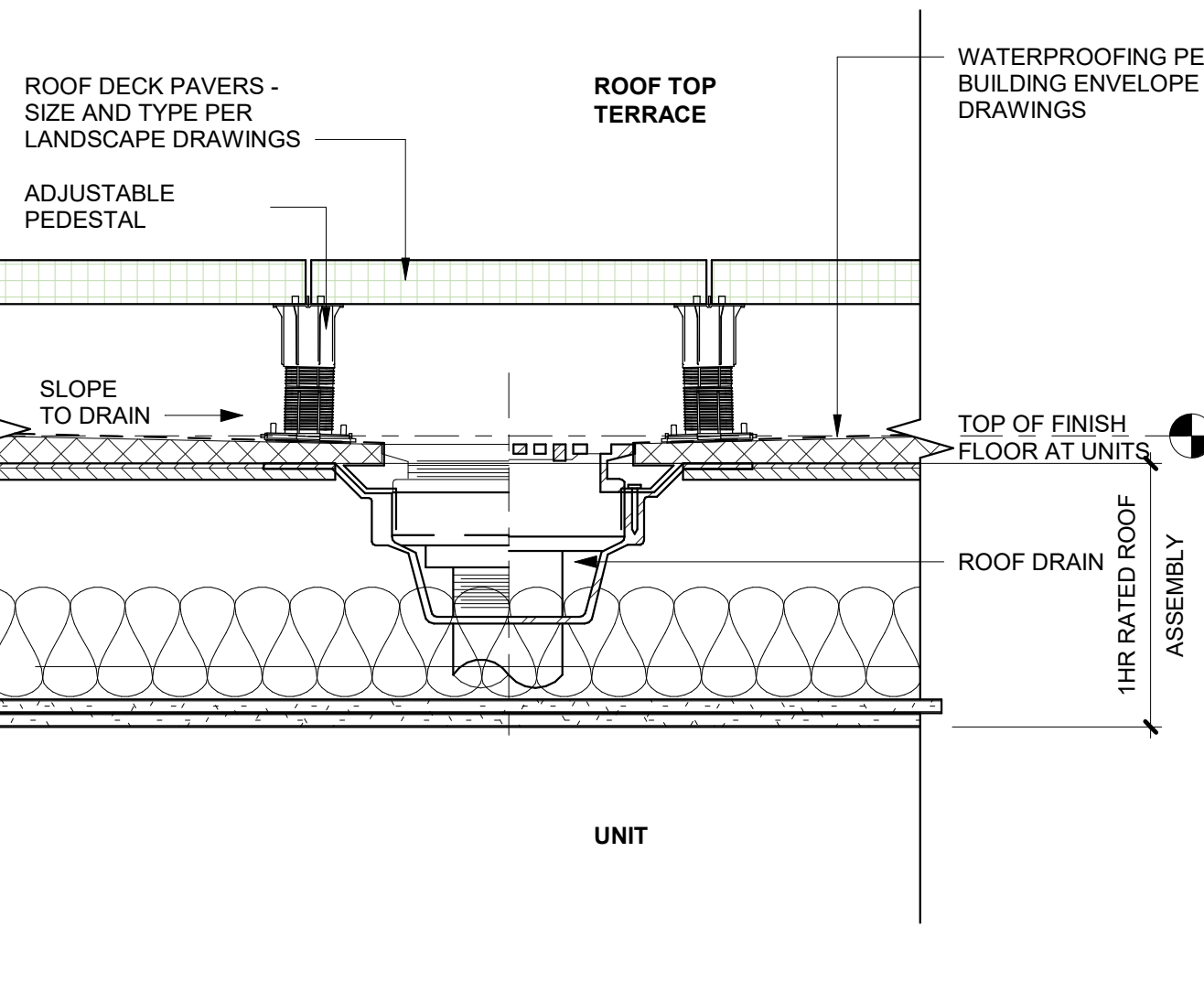
FALL PROTECTION ANCHOR

3" = 1'-0"



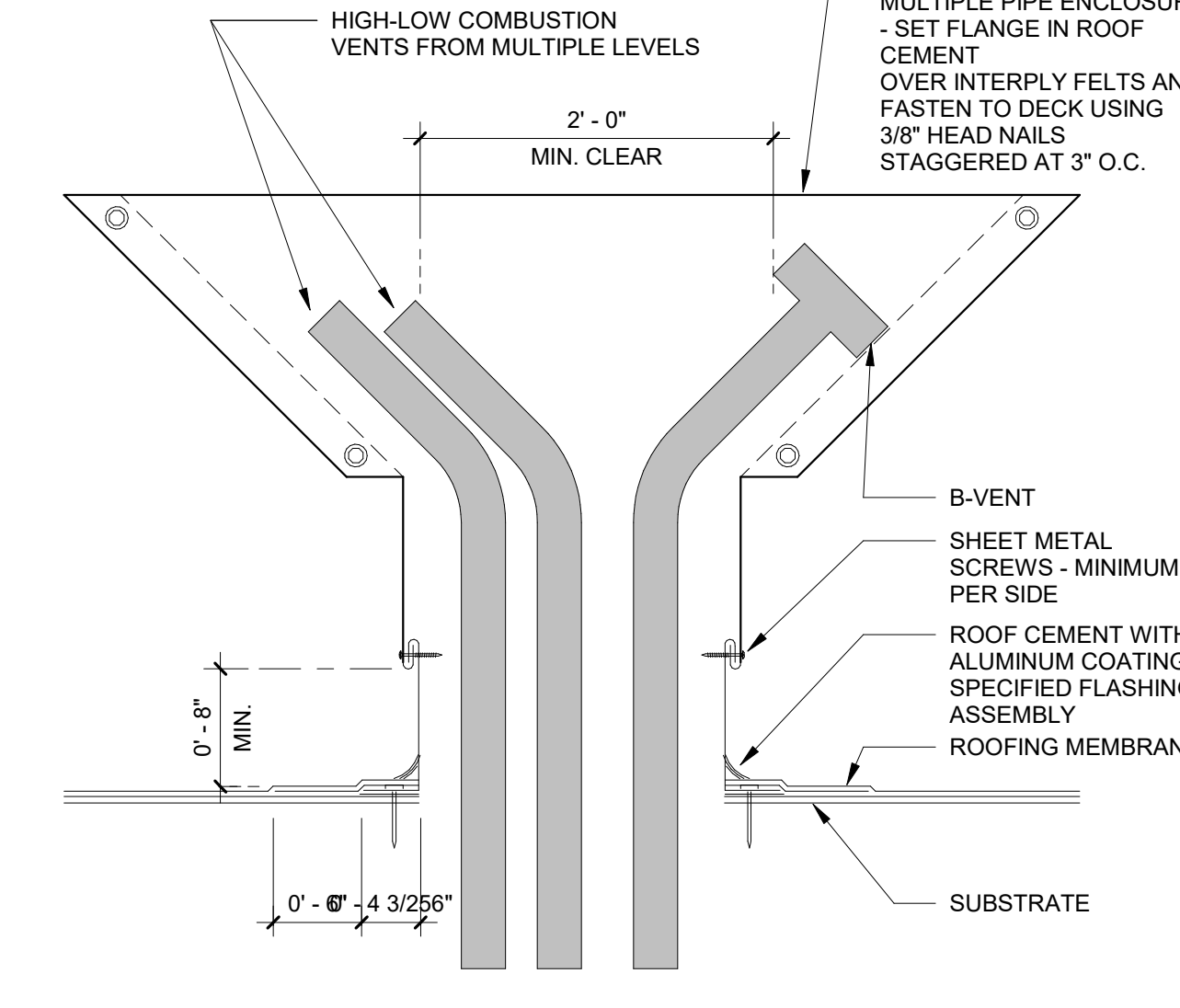
18 DRAIN AT ROOF PAVERS

1 1/2" = 1'-0"



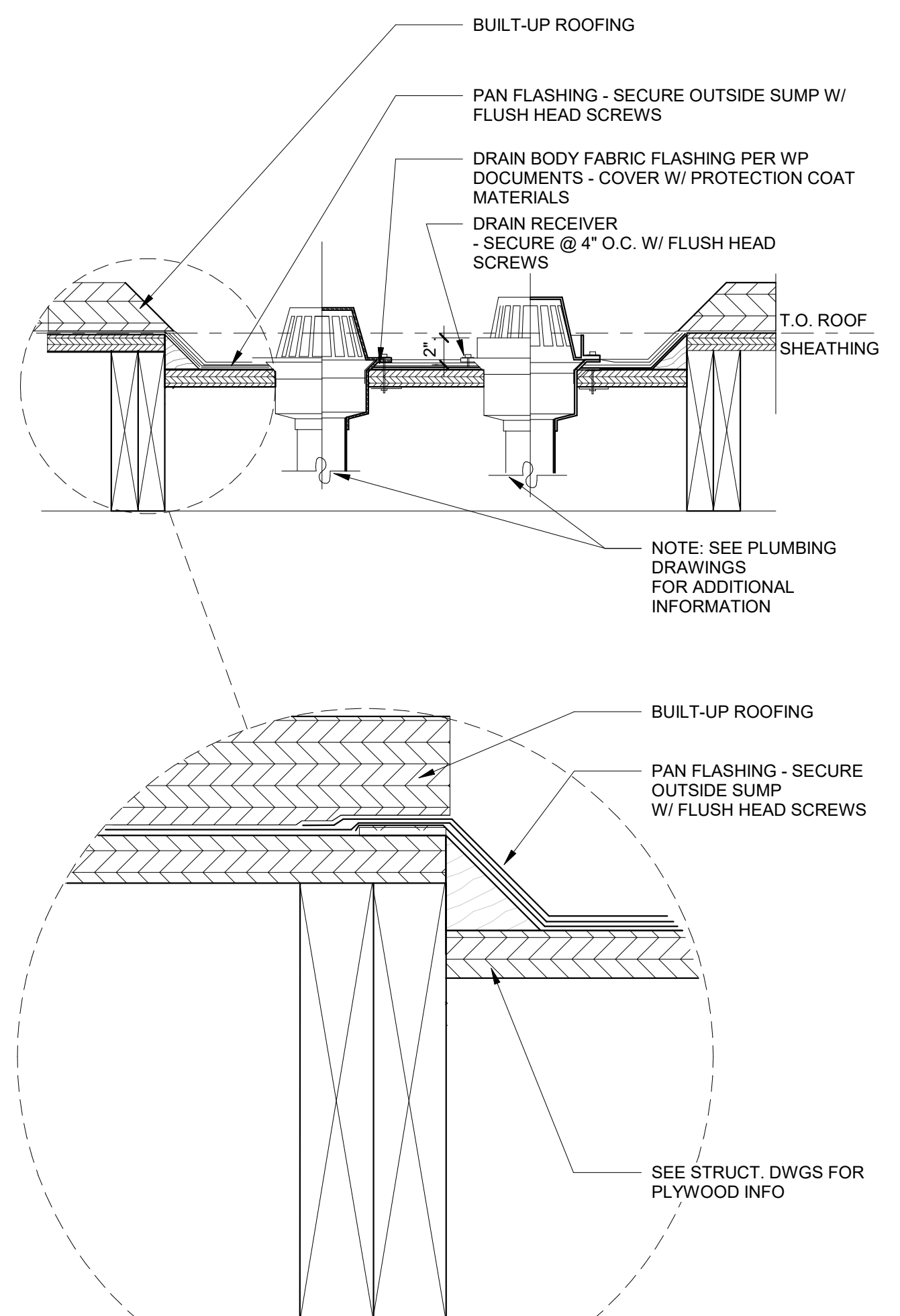
19 MULTIPLE PIPE PENETRATIONS

1" = 1'-0"



5 ROOF DRAIN

3/4" = 1'-0"



1

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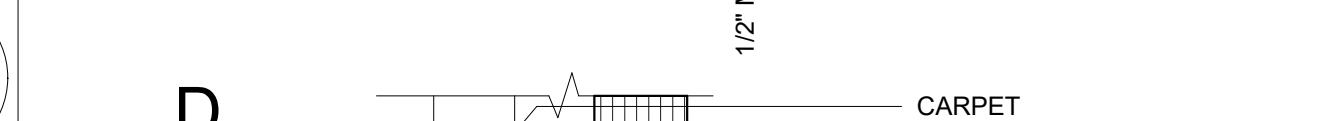
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SHEET TITLE:

**ROOF
DETAILS,
DRAINS,
SCUPPERS**


SHEET #

A7.91



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SHEET TITLE:

DOOR DETAILS

SHEET #

A8.11