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Table with columns: ISSUED FOR, REV, DATE. Contains planning revision and application dates.

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

ABBREVIATIONS, LEGENDS, & NOTES

PROJECT NUMBER: GF0.2
SHEET NUMBER

PROJECT DESCRIPTION

NEW 10,150 SQUARE FOOT FIRE STATION TO REPLACE EXISTING RESTAURANT AT 71 CAMARITAS AVENUE. THE NEW FIRE STATION WILL CONSIST OF A TWO-STORY OFFICE AND LIVING QUARTERS BUILDING WITH A 3-BAY APPARATUS GARAGE, AS WELL AS PUBLIC AND SECURE PARKING.

PLANNING CODE SUMMARY

Table with columns: APN, LOT SIZE, ZONING MAP, APPLICABLE CODE, ZONING MAP, etc.

FORM-BASED ZONING REQUIREMENTS

Table with columns: FLOOR AREA RATIO, RESIDENTIAL DENSITY, BUILD TO AREAS & SETBACKS, etc.

BUILDING TYPES REQUIREMENTS

EXEMPT AS A CIVIC BUILDING

ALLOWED USES

PUBLIC SAFETY FACILITIES

SCREENING

ROOF MOUNTED EQUIPMENT & DUCTS

SCREENING

TRASH & REUSE COLLECTION AREAS

SCREENING

SCREENING

SITE & BUILDING STANDARDS

ONSITE PARKING & LOADING

NUMBER OF SPACES

PARKING SETBACK TO PROPERTY LINE

CURB CUTS

BICYCLE PARKING

EV CHARGING STATION

ONSITE LOADING

*DENOTES NON-COMPLIANCE. PLANNING APPLICATION WILL INCLUDE REQUEST FOR ZONING VARIANCE.

BUILDING CODE SUMMARY

APPLICABLE CODES
2025 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATION (CCR)
2025 CALIFORNIA BUILDING CODE
2025 GREEN BUILDING STANDARDS CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA REFERENCED STANDARDS CODE
NFA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2016 EDITION
NFA 14, STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2013 EDITION
NFA 20, STANDARD FOR INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION, 2016 EDITION
NFA 30, FLAMMABLE AND COMBUSTIBLE LIQUID CODE, 2012 EDITION
NFA 72, NATIONAL FIRE ALARM AND SIGNALING CODE, 2016 EDITION
NFA 80, FIRE DOORS AND OTHER OPENING PROTECTIVES, 2016 EDITION
NFA 1221 STANDARD FOR THE INSTALLATION, MAINTENANCE, AND USE OF EMERGENCY SERVICES COMMUNICATIONS SYSTEMS
ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

ACCESSIBILITY REQUIREMENTS GOVERNED BY AMERICANS WITH DISABILITIES ACT (ADA), TITLE II, ADAAG 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

BUILDING TYPE
OCCUPANCY CLASSIFICATION
BUSINESS GROUP B CBC 304.1
RESIDENTIAL GROUP R-3 CBC 310.4
LOW HAZARD STORAGE GROUP S-2 CBC 311.3

TYPE OF CONSTRUCTION: V-8

FIRE PROTECTION SYSTEM: S (WITHOUT AREA INCREASE)
THE BUILDING WILL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CBC 903.3.1.1.

BUILDING HEIGHT AND AREA
ALLOWABLE HEIGHT AND AREA ARE BASED ON THE MOST RESTRICTIVE OCCUPANCY, GROUP R-2 PER CBC 508.3.2

ALLOWABLE HEIGHT (CBC TABLE 504.3)
60 FT PROPOSED HEIGHT: 26'-0" FT

ALLOWABLE STORIES (CBC TABLE 504.4)
3 STORIES PROPOSED STORIES: 2 STORIES

ALLOWABLE AREA (CBC TABLE 506.2)
UNLIMITED (SM SPRINKLERED BLDG) PROPOSED AREA: 10,150 SF

OCCUPANCY SEPARATION AND FIRE RESISTANCE RATINGS
BUILDING OCCUPANCIES WILL BE NONSEPARATED PER CBC 508.3.

RESIDENTIAL AREAS ARE CONSIDERED A SINGLE COMMON DWELLING UNIT.

PER CBC 3.3 EXCEPTION 2 IN NONSEPARATED OCCUPANCY BUILDINGS, GROUP R-3 SHALL BE SEPARATED FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN ACCORDANCE WITH SECTION 420.5.

PER CBC 420.2 WALLS SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

FIRE RESISTIVE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER CBC TABLE 601:
BUILDING ELEMENT RATING REQ. FOR TYPE V-8

EXTERIOR WALL FIRE SEPARATION DISTANCE RATING REQ. FOR GROUPS B, R, S-2, TYPE V-8

CORRIDOR FIRE RESISTANCE RATING PER CBC TABLE 1020.2

MAXIMUM DISTANCE TO FIRE EXTINGUISHER: 75 FT PER CBC TABLE 906.3.1

MAXIMUM EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2

CORRIDOR FIRE RESISTANCE RATING PER CBC TABLE 1020.2

PER CBC 1020.1 EXCEPTION 2 A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS CONTAINED WITHIN A DWELLING UNIT OR SLEEPING UNIT IN AN OCCUPANCY IN GROUP R.

MAXIMUM DEAD END CORRIDOR LENGTH PER CBC 1020.4 EXCEPTION 2: 50 FT

SLEEPING ROOMS SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING PER CBC 1031. THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQ. FT. MINIMUM DIMENSIONS SHALL BE 24 IN. HIGH AND 20 IN. WIDE. BOTTOM OF OPENING SHALL BE NO GREATER THAN 44 IN. MEASURED FROM FINISH FLOOR.

ACCESSIBILITY
RESIDENTIAL PORTIONS OF THE BUILDING INCLUDING DORMS AND BATHROOMS WILL COMPLY WITH CBC 11B-2333 PUBLIC HOUSING FACILITIES.

PUBLIC PORTIONS OF THE BUILDING INCLUDING ADMINISTRATIVE AREAS, PUBLIC RESTROOM, DAY ROOM, DINING AND KITCHEN WILL COMPLY WITH CBC CHAPTER 11B ACCESSIBILITY TO PUBLIC BUILDINGS; PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS AND PUBLIC HOUSING.

PLUMBING FIXTURE CALCULATIONS (CALIFORNIA PLUMBING CODE CHAPTER 4)

TOTAL OCCUPANCY = 30, 50% MEN = 15, 50% WOMEN = 15

TABLE 422.1 MINIMUM PLUMBING FACILITIES

MINIMUM TOTAL: 3 URINALS, 3 LAVATORIES, 3 BATHSHOWER, 2 OTHER

TOTAL PROVIDED: 4 UNISEX, 1 URINAL, 4 UNISEX, 3 UNISEX, 2 KITCHEN SINKS, 1 AUTO CLOTHES WASHER, 2 SERVICE SINKS, 1 LAUNDRY SINK

PER SECTION 422.2 SEPARATE FACILITIES EXCEPTIONS 1-3 SEPARATE TOILET FACILITIES ARE NOT REQUIRED FOR (1) RESIDENTIAL INSTALLATIONS, (2) IN OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 10 OR LESS, (3) IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS.

PER SECTION 415.2 DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS.

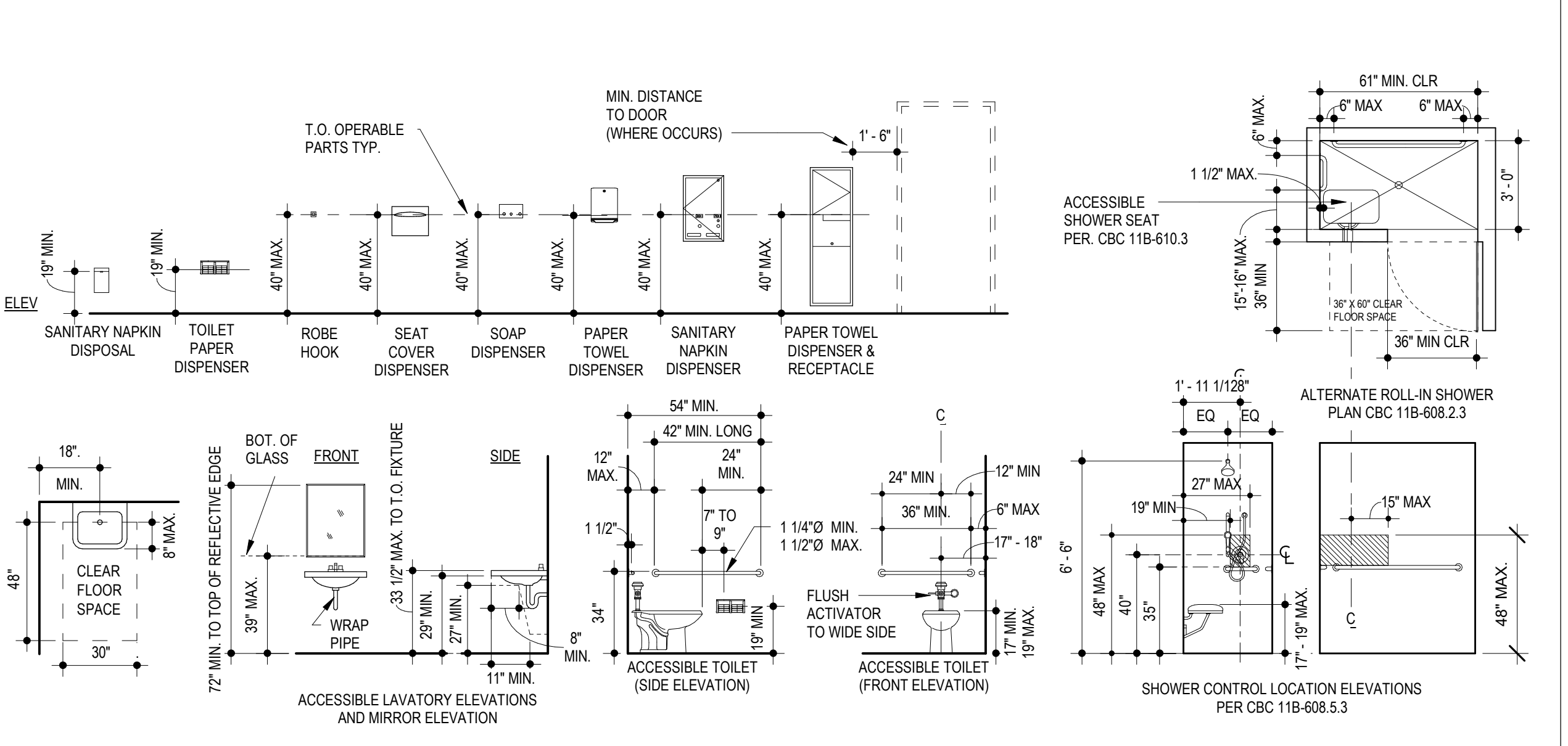
GENERAL NOTES

- 1. WRITTEN DIMENSIONS ON THESE DRAWINGS HAVE PRECEDENCE. DO NOT SCALE DRAWINGS. DETAIL SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB. NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ARCHITECT'S ATTENTION AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
4. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED. SUBJECT TO REVIEW BY THE ARCHITECT. NOTES OF ONE DRAWING OR DETAIL APPLY TO ALL OTHER SIMILAR DRAWINGS OR DETAILS. PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF ALL APPLICABLE STATE AND LOCAL CODES, LAWS, ORDINANCES AND STATUTES. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS IS TO BE CONSTRUED AS REQUIRING OR PERMITTING WORK CONTRARY TO THESE RULES, REGULATIONS AND CODES.
5. AS A GENERAL GUIDE, DIMENSIONS ARE TAKEN TO FACE OF STUD AND CENTER LINE OF STRUCTURAL COLUMN GRID LINES, UNLESS OTHERWISE NOTED ON THE DRAWINGS. CLEAR DIMENSIONS ARE TO FACE OF FINISH.
6. ELEVATIONS AND DATUM ARE POINTS OF REFERENCE IN THE WORK.
7. CONTRACTOR SHALL BE FAMILIAR WITH THE CONSTRUCTION DOCUMENTS, VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS, AND NOTIFY THE ARCHITECT OF ANY PERCEIVED DISCREPANCIES BETWEEN THE PLANS AND THE SITE. CONDITIONS BEFORE COMMENCING ANY WORK. CONTRACTOR TO VERIFY THAT THERE ARE NO CONDITIONS PREVAILING THAT WILL PREVENT A NORMAL, UNINTERRUPTED CONSTRUCTION PROCESS.
8. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL WORK INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, FIRE PROTECTION, TELEPHONE AND LIGHTING (INCLUDING PIPING, DUCTWORK AND CONDUIT) AND THAT ALL CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
9. "TYPICAL," (TYP.) MEANS IDENTICAL FOR ALL SIMILAR LOCATIONS.
10. "SIMILAR," (SIM.) MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION WITH DRAWINGS.
11. THE CONTRACTOR SHALL ASSIST IN THE COORDINATION OF "NIC" ITEMS INCLUDING, NIC EQUIPMENT INSTALLATION, TELEPHONE WORK, FIRE ALERT, SECURITY, AND OTHER LOW VOLTAGE, ETC.
12. ALL SUSPENDED ACUSTIC, GYPSUM BOARD & WOOD SLAT CEILINGS ARE DESIGN BUILD & SHALL BE BRACED IN COMPLIANCE WITH THE REQUIREMENTS OF ALL APPLICABLE SEISMIC AND BUILDING CODES. SUBMIT ICC REPORTS, ALL CONNECTION DETAILS, STRUCTURAL CALCULATIONS AND OTHER ITEMS DEMONSTRATING COMPLIANCE.
13. THE CONTRACTOR SHALL PROVIDE SOLID WOOD BLOCKING, AS REQUIRED IN WALLS BEHIND ALL MOUNTED ITEMS OF CASEWORK, ACCESSORIES, ETC.
14. DIMENSIONS OF, AND TO, EXTERIOR OPENINGS ARE FACE OF STUD OF THE ROUGH OPENING.
15. VERTICAL MEASUREMENTS AND SPOT ELEVATIONS ON ARCHITECTURAL DRAWINGS ARE DRAWN IN REFERENCE TO CIVIL DRAWINGS TOP OF SLAB AT FIRST FLOOR. SEE CIVIL DRAWINGS FOR BASIS OF BEARINGS AND BENCHMARK.
16. CONTRACTOR TO PROVIDE FIRE BLOCKING AND DRAFT STOPPING WITHIN CONCEALED SPACES AS REQUIRED BY THE BUILDING CODE.
17. DURING CONSTRUCTION, AN ACCESSIBLE ROUTE SHALL BE REQUIRED BETWEEN THE BOUNDARY OF THE AREA OF CONSTRUCTION AND THE ENTRANCE TO OTHER CITY FACILITIES IN THE VICINITY, WHERE NO OTHER CITY FACILITIES ARE ADJACENT TO THIS CONSTRUCTION SITE. AN ACCESSIBLE ROUTE MUST BE PROVIDED FOR PEDESTRIANS WHO TRAVEL AROUND THE CONSTRUCTION SITE.
18. DEFERRED SUBMITTAL ITEMS LISTED ON SHEET A-001 ARE DEPICTED IN THE CONTRACT DOCUMENTS TO SHOW DESIGN INTENT AND RELATIONSHIPS WITH OTHER BUILDING COMPONENTS AND SYSTEMS. CONTRACTOR SHALL PROVIDE COMPLETE DESIGN AND STRUCTURAL CALCULATIONS FOR DEFERRED SUBMITTALS IN THE PROJECT SCHEDULE. IF THE CONTRACTOR PROPOSED DEVIATIONS FROM THE SHOWN DESIGN INTENT, THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL EFFORT, MATERIALS AND DESIGN AT NO ADDITIONAL COST.
19. CONTRACTOR SHALL ASSURE THAT ALL DEFERRED SUBMITTALS ARE COMPLETE AT AN EARLY STAGE OF THE PROJECT IN ORDER NOT TO IMPACT THE PROJECT SCHEDULE. CITY WILL NOT BE RESPONSIBLE FOR CONTRACTOR SUBMITTING LATE OR INCOMPLETE DEFERRED SUBMITTALS THAT MAY CAUSE REPEATED REVIEWS BY THE DESIGN TEAM, BUILDING OFFICIAL AND/OR FIRE DEPARTMENT (I.E. AHJ) FOR APPROVAL. CONTRACTOR TO ESTIMATE IN THE SCHEDULE AT LEAST 20 DAYS REVIEW PERIOD OF A DEFERRED SUBMITTAL BY THE BUILDING OFFICIAL AND/OR FIRE DEPARTMENT (I.E. AHJ) FOR APPROVAL.
20. THE CONTRACTOR SHALL VERIFY ALL AREAS THAT WILL REQUIRE PATCHING AFTER DEMOLITION. CONTRACTOR HAS COMPLETED DEMOLITION WORK AND INCLUDE ALL SURFACES THAT WILL REQUIRE REPAIR, PATCHING, ETC. IN THEIR BID.

DEFERRED SUBMITTAL

- CONTRACTOR SHALL PROVIDE COMPLETE DESIGN AND STRUCTURAL CALCULATIONS FOR DEFERRED SUBMITTALS. CONTRACTOR TO INCORPORATE THE REVIEW AND APPROVAL TIME FOR DEFERRED SUBMITTALS IN THE PROJECT SCHEDULE. DEFERRED SUBMITTALS SHALL BE SUBMITTED ACCORDING TO SPECIFICATION REQUIREMENTS, INCLUDING SUBMISSION TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW AND COORDINATION. AFTER REVIEW AND COORDINATION, A SUBMITTAL SHALL BE MADE TO THE CITY AND APPROVAL AGENCIES FOR REVIEW AND APPROVAL, WHICH SHALL INCLUDE A LETTER STATING THAT THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE WITH NO EXCEPTIONS. ALL OF THIS IS TO BE DONE PRIOR TO INSTALLATION.
1. FIRE SPRINKLER SYSTEM SHOP DRAWINGS, CALCULATIONS AND EQUIPMENT DATA. PER 2025 CALIFORNIA BUILDING CODE AND REQUIRED TO MEET NFPA 13(CFC) SECTION 903 W/ APPLICABLE SSF AMENDMENTS / ORDINANCES.
2. FIRE UNDERGROUND SERVICES LINES, CONNECTIONS AND FIRE HYDRANTS DATA, FIRE FLOW AND EQUIPMENT PERMIT. SYSTEM SHALL BE DESIGNED AND INSTALLED PER NFPA 24 & SSF REQUIREMENTS.
3. FIRE ALARM, INCLUDING SENSORS, ALARM DEVICES SMOKE CONTROL SYSTEMS AND MONITORING EQUIPMENT SHOP DRAWINGS AND EQUIPMENT DATA AS INDICATED IN TECHNICAL MANUAL / SPECIFICATIONS PER NFPA 72 AND CFC / SECTION 907 WITH APPLICABLE SSF AMENDMENTS.
4. AUTOMOTIVE FUEL STORAGE AND DISPENSING SHOP DRAWINGS AND EQUIPMENT DATA AS WELL AS LEAK DETECTION ALERTING, EMERGENCY SHUT-OFF AND VEEDEER ROOT FUEL MANAGEMENT / MONITORING SYSTEM.
5. GENERATOR AND ASSOCIATED EQUIPMENT OPERATIONS PERMIT. PERMIT SUBMITTAL TO HAZARDOUS WASTE DIVISION OF THE SSF, P.D., P886-C, BUREAU OF FIRE PREVENTION AND BAQADM.
6. CALCULATIONS AND DETAILS FOR THE FUEL PIPE SUPPORTS, FUEL OIL TANK AND GENERATOR EQUIPMENT PADS, SEISMIC AND ANCHORAGE CALCULATIONS.
DEFERRED SUBMITTALS SHALL BE SUBMITTED ACCORDING TO THE SPECIFICATION REQUIREMENTS, AND INCLUDE STRUCTURAL CALCULATIONS STAMPED/SIGNED BY A LICENSED CA ENGINEER WHERE APPLICABLE. SUBMIT FULLY COORDINATED DEFERRED SUBMITTALS TO THE DESIGN TEAM FOR REVIEW AFTER DESIGN TEAM REVIEW AND APPROVAL, WHICH SHALL INCLUDE A LETTER STATING THAT THE REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE WITH NO EXCEPTIONS. THEY SHALL BE SUBMITTED TO SSF, PDI, AHJ AND THE FIRE MARSHAL, (WHERE REQUIRED). ALL TO BE COMPLETED PRIOR TO FABRICATION AND INSTALLATION. THE FOLLOWING ARE AT COST TO THE GENERAL CONTRACTOR AND/OR THEIR SUB-CONTRACTORS FROM THE ALLOCATED ALLOWANCE AMOUNT IDENTIFIED IN DIVISION 01 22 00.
1. PHOTOVOLTAIC PANELS, SYSTEMS, SECONDARY SUPPORT SYSTEM AND RELATED INFRASTRUCTURE: PENDING PG&E AND SOUTH SAN FRANCISCO PWD APPROVAL. SEE ALSO ELECTRICAL DRAWINGS.
2. NON-STRUCTURAL COMPONENTS WITH A WEIGHT OF 400 LBS. OR MORE, A CENTER OF MASS OVER 4 FT ABOVE ADJACENT GRADE ARE REQUIRED TO COMPLY WITH ASCE 7-16 INCLUDING BUT NOT LIMITED TO: ELECTRICAL SWITCHGEAR, MECHANICAL, ROOF TOP EQUIPMENT, MECHANICAL EXHAUST SYSTEMS, HOT WATER HEATER, WALL-CEILING MOUNTED HVAC EQUIPMENT, METAL STORAGE CABINETS, BRACING REED, FOR OWNER PROVIDED FIRE GENERATOR AT'S EQUIPMENT AND OTHER RELATED ELECTRICAL PANELS TO BE MOUNTED ON HSS POLES OR CMU SITE WALLS.
3. ELECTRICAL WORK THAT REQUIRES PG&E APPROVAL PRIOR TO ACQUISITION BY CONTRACTOR
4. WOOD JOISTS
5. SHOP FABRICATED WOOD TRUSSES
6. CURTAIN WALL/STOREFRONT GLAZING IN EXCESS OF TEN (10) FEET
7. OVERHEAD SECTIONAL AND 4-FOLD APPARATUS BAY DOORS
8. CUSTOM SLIDING STEEL SITE GATE, CMU SITE WALLS / CMU TRASH ENCLOSURE AND ASSOCIATED FIXTURES, HSS PARTIAL COLUMNS AND ALL CUSTOM SITE STEEL FENCING AND ASSOCIATED FOOTINGS
9. SUSPENDED GYPSUM BOARD CEILINGS AND SOFFITS, ACUSTIC TILE CEILINGS AND WOOD SLAT CEILINGS
10. SITE LIGHT POLES, FLAGPOLE, BOLLARD LIGHT FIXTURE FOOTINGS, MOUNTING POLES FOR SECURITY CARD READERS AND SIM, REQUIRED HARDWARE

ASSESSIBILITY MOUNTING REQUIREMENTS



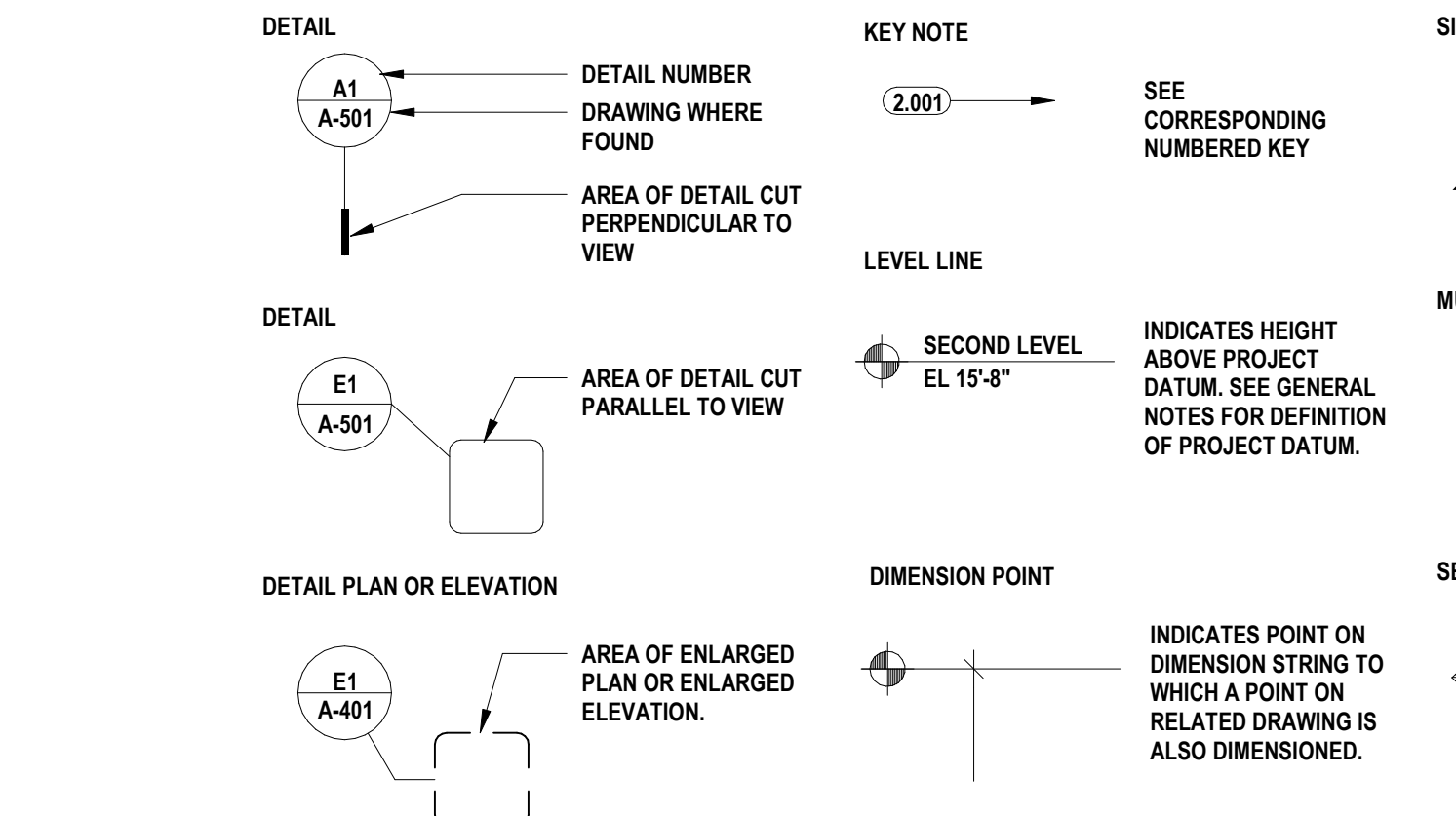
ABBREVIATIONS

Table with columns: Symbol, Abbreviation, Description. Includes symbols for angles, dimensions, materials, and construction details.

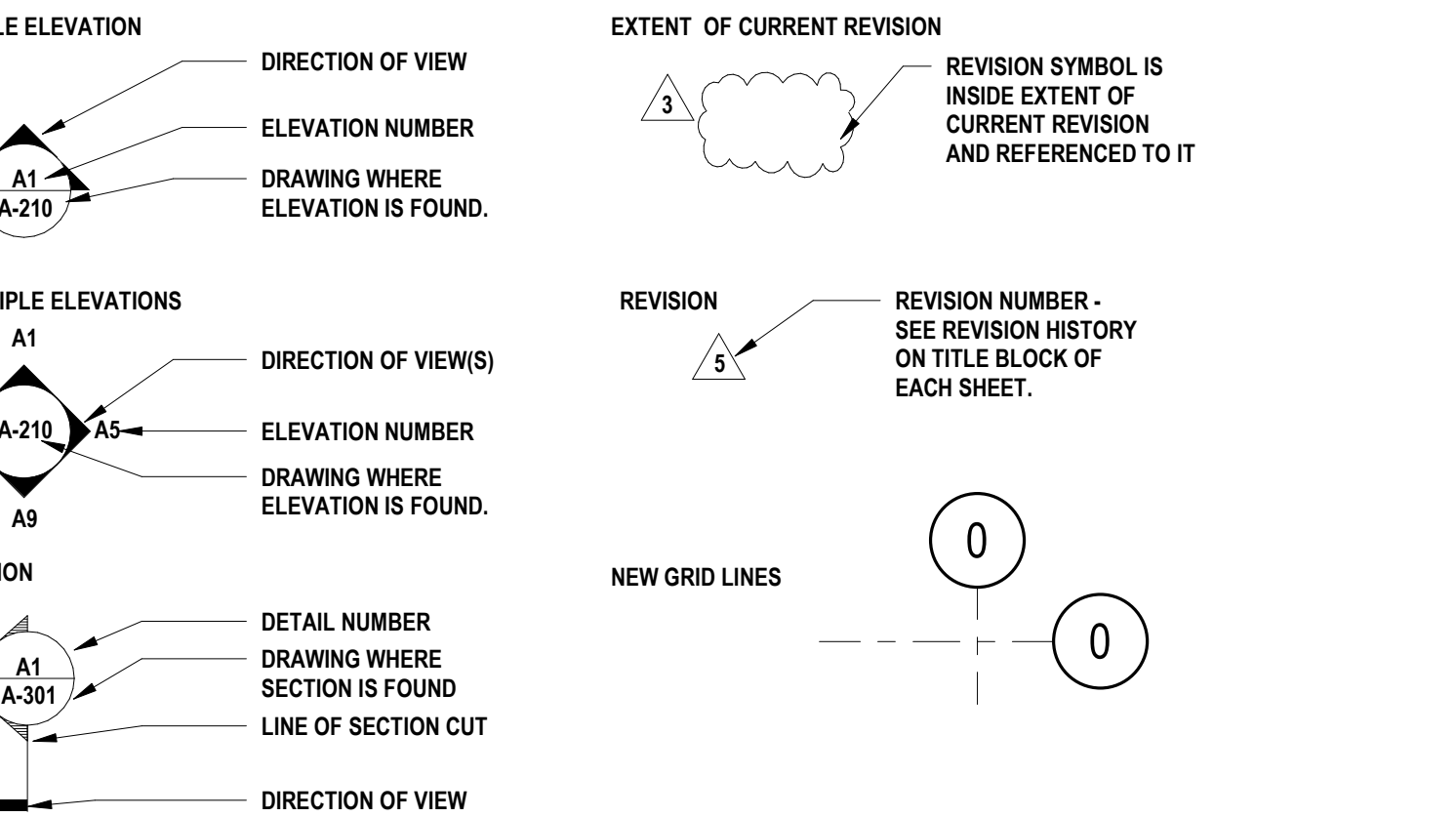
SECTIONAL MATERIAL SYMBOLS

Table with columns: Material Name, Symbol. Lists materials like glazing, blocking, plywood, steel, aluminum, tile, solid wood, etc.

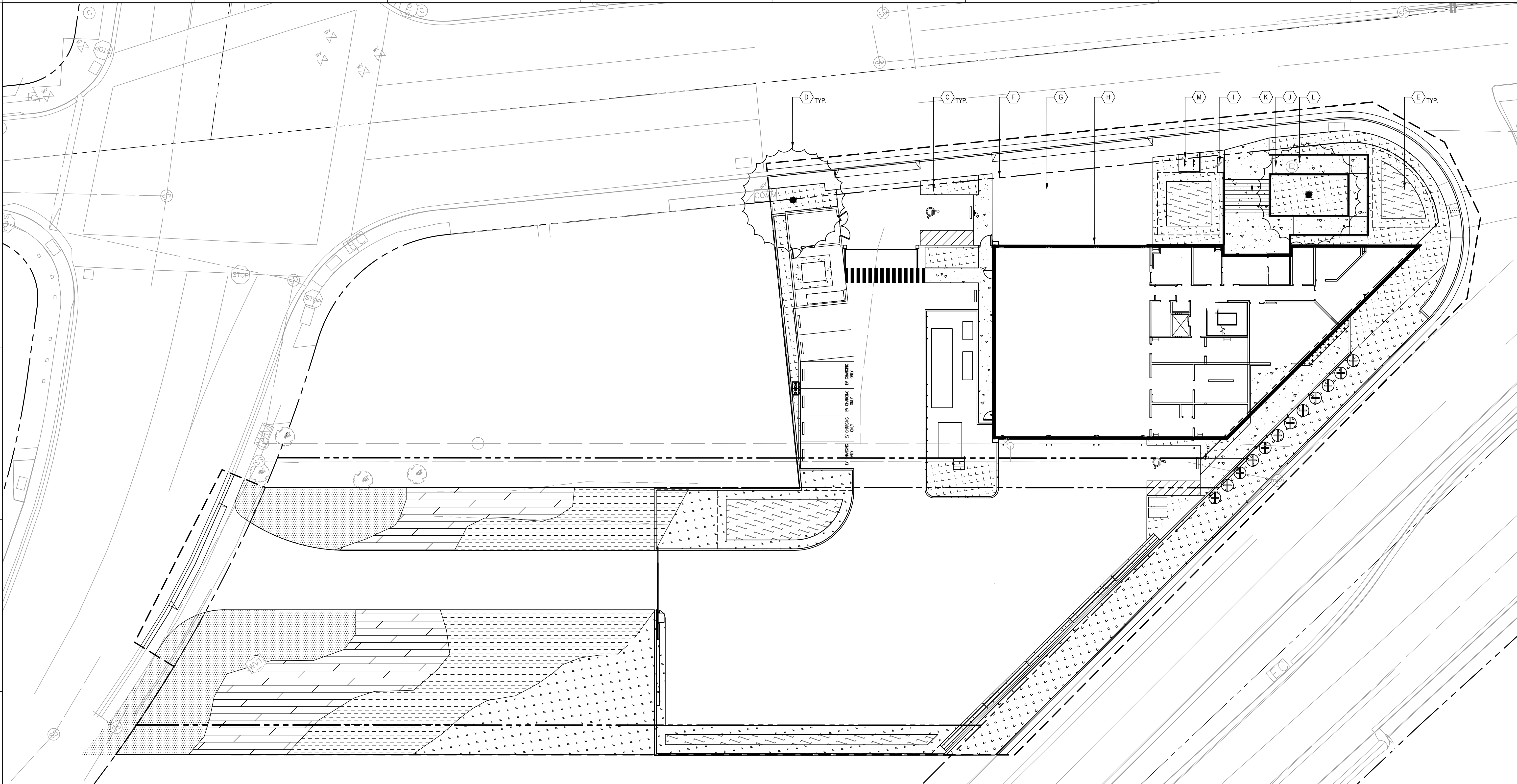
DRAWING SYMBOLS



DRAWING SYMBOLS



4/3/2026 3:25:14 PM
PLOT DATE



1 LANDSCAPE SITE PLAN

SCALE: 1/16" = 1'

SHEET NOTES

- SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE, UTILITY, AND OTHER SITE INFORMATION NOT SHOWN IN LANDSCAPE DRAWINGS.
- CONTRACTOR TO PROTECT EXISTING TREES OUTSIDE AND ADJACENT TO LIMIT OF WORK DURING CONSTRUCTION. TREES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND.

KEYED NOTES

- (C) NEW PLANTING
- (D) NEW TREE
- (E) BIORETENTION TREATMENT AREA, SEE CIVIL DRAWINGS (SCD)
- (F) PROPERTY LINE
- (G) NEW VEHICULAR CONCRETE PAVEMENT, SCD
- (H) FIRE STATION 63, SEE ARCHITECTURE DRAWINGS
- (I) BENCH
- (J) LIGHT DUTY CONCRETE PAVEMENT
- (K) CAST IN PLACE STAIR WITH SS HANDRAIL
- (L) CAST IN PLACE RAMP WITH SS HANDRAIL
- (M) BIKE RACK

PLANTING NOTES

- INDEPENDENT OF NUMERIC QUANTITIES ON DRAWINGS OR IN THE PLANT SCHEDULE, DETERMINE THE PLANT MATERIAL QUANTITIES REQUIRED BY THE PLANS. SPACE PLANT MATERIALS AS SHOWN ON PLANS AND INDICATED IN PLANT SCHEDULE. PLANT MATERIALS SHALL CONFORM TO PLANT SCHEDULES AND SIZES SHALL BE THE MINIMUM INDICATED ON THE PLANT SCHEDULE OR LARGER. INSTALLATION OF LARGER PLANTS AT NO ADDITIONAL COST TO OWNER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ANLA STANDARDS FOR NURSERY STOCK.
- PRIOR TO INSTALLATION, DEMARCATÉ LAYOUT OF ALL PLANTING BEDS, SEED AREAS, AND INDIVIDUAL TREES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND COLLEGE'S GROUND SUPERVISOR. INCLUDE PERENNIAL GROUPINGS BY SPECIES FOR INTERNAL BED LAYOUTS. FLAGGING OR STAKES MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. THE LANDSCAPE ARCHITECT WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAY MAKE MINOR ADJUSTMENTS AS NECESSARY. SUCH ADJUSTMENTS WILL BE AT NO ADDITIONAL COST TO THE OWNER.
- SEEDING APPLIES TO ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES EVEN IF ACTIVITIES EXTEND BEYOND THE APPROXIMATED SEEDING LIMITS INDICATED ON THE DRAWINGS. REPAIR ANY DISTURBED AREAS TO THE SAME CONDITION AS ORIGINALLY FOUND AND TO THE OWNER'S SATISFACTION. IN AREAS WHERE LAWN IS DISTURBED BEYOND THE LIMITS OF CONSTRUCTION, REPLACE LAWN WITH NEW LAWN SEED (INCLUDING TOPSOIL, SEED AND MULCH) AT NO ADDITIONAL COST TO THE OWNER. REFER TO SPECIFICATIONS FOR SEED MIXES.
- MINIMIZE CULTIVATION WITHIN THE DRIP LINES OF EXISTING TREES. PREPARE SOIL FOR SEEDING BY MINIMIZING DISTURBANCE TO 4-INCH DEPTH. HAND CULTIVATE WHEN ENCOUNTERING ROOTS. NO HEAVY EQUIPMENT ALLOWED WITHIN DRIP LINE OF EXISTING TREES.
- SNOW-CUT PLANTING BED EDGES UNLESS LABELED OTHERWISE.
- MULCH PLANTING BEDS PER SPECIFICATIONS. KEEP MULCH 4 INCHES FROM TREE TRUNKS AND SHRUB CROWNS.
- CONTACT "811" UNDERGROUND UTILITIES LOCATION CENTER PRIOR TO INSTALLATION OF PLANT MATERIAL AND IRRIGATION SYSTEM.
- LEGALLY DISPOSE OF DEBRIS ASSOCIATED WITH PLANTING OFF-SITE.

IRRIGATION NOTES

- IRRIGATION TO BE PRIMARILY DRIP IRRIGATION SYSTEM WITH A SMART ET CONTROLLER.
- ALL PLANTING WILL BE IRRIGATED WITH AN AUTOMATICALLY CONTROLLED DRIP SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA.
- THE ELECTRICAL SERVICE REQUIRED FOR THE IRRIGATION CONTROLLER WILL BE PROVIDED UNDER THE ELECTRICAL CONTRACT WORK.
- THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
- AT THE END OF THE REQUIRED CONTRACTOR MAINTENANCE PERIOD, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE EFFICIENT USE OF WATER.
- CONTRACTOR TO MAINTAIN IRRIGATION FOR ANY EXISTING TREES AND PLANTING TO REMAIN. CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION FOR ALL PROPOSED TREES UNTIL PERMANENT IRRIGATION IS INSTALLED.

COMMUNITY CIVIC CAMPUS
PHASE 3 - FIRE STATION 63
CITY OF SOUTH SAN FRANCISCO
71 CARMITAS AVENUE
SOUTH SAN FRANCISCO, CA 94080

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ISSUED FOR	REV	DATE
PLANNING REVISION 2	7	2026-03-10
PLANNING REVISION 1	5	2026-01-22
PLANNING APPLICATION	3	2025-11-21

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

PROJECT NORTH

SCALE: 1/16" = 1'-0"

LANDSCAPE PLAN

SHEET NUMBER
L1.0

PLANT SCHEDULE

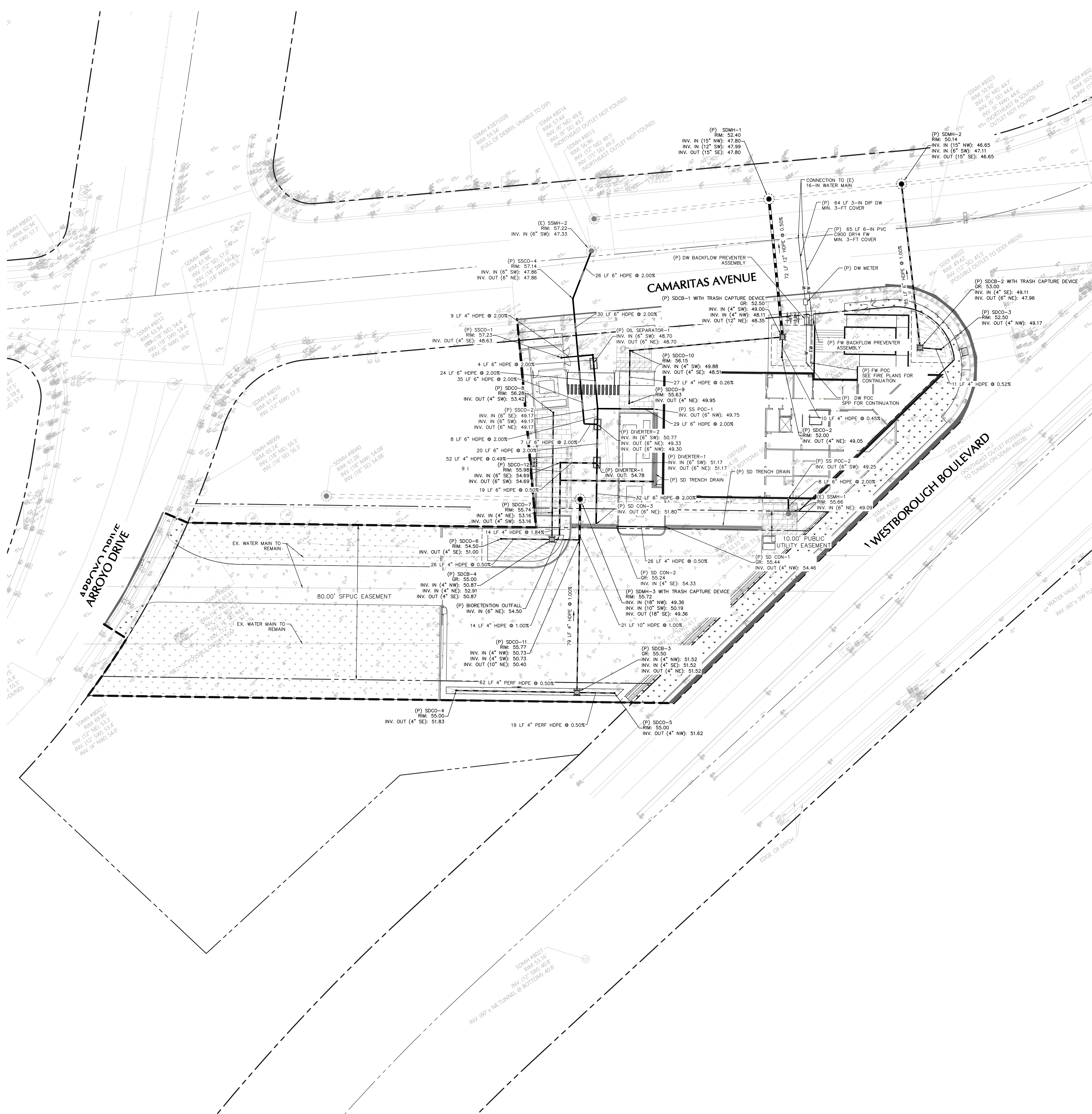
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MATURE HEIGHT	FORM	WUCOLS	MATURE WIDTH
(Symbol)	QA	2	QUERCUS AGRIFOLIA / COAST LIVE OAK	30-60'	48" BOX	VL	30-50'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	FORM	WUCOLS	SPACING
CONTINUATION OF WESTBOROUGH PLANTING						
(Symbol)	AU	ALLIUM UNIFOLIUM / ONELEAF ONION	36" HT.	1 GAL	VL	36" o.c.
(Symbol)	CT2	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	36" HT.	1 GAL	L	48" o.c.
(Symbol)	EC	ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY	18" HT.	1 GAL	VL	48" o.c.
(Symbol)	LB2	LUPINUS BICOLOR / MINIATURE LUPINE	18" HT.	1 GAL	L	48" o.c.
(Symbol)	MC2	MELICA CALIFORNICA / MELIC	36" HT.	1 GAL	L	12" o.c.
MIX 1						
(Symbol)	CD3	CLINOPODIUM DOUGLASSII / YERBA BUENA	6" HT.	1 GAL	L	48" o.c.
(Symbol)	LI	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAY RUSH	36" HT.	1 GAL	L	36" o.c.
(Symbol)	LMR	MUHLENBERGIA RIGENS / DEER GRASS	3" HT.	1 GAL	L	48" o.c.
(Symbol)	SS2	SALVIA SPATHACEA / HUMMINGBIRD SAGE	3" HT.	1 GAL	M	48" o.c.
MIX 2						
(Symbol)	EA	ERICAMERA ARBORESCENS / GOLDENFLEECE	4" HT.	5 GAL	VL	60" o.c.
(Symbol)	ES	ERIOGONUM UMBELLATUM / SULFURFLOWER BUCKWHEAT	18" HT.	1 GAL	L	36" o.c.
(Symbol)	EL	ERIOPHYLLUM LANATUM / WOOLLY SUNFLOWER	24" HT.	1 GAL	L	36" o.c.
MIX 3						
(Symbol)	AL	ARTEMISIA LUDOVICIANA / WHITE SAGEBRUSH	3" HT.	1 GAL	VL	36" o.c.
(Symbol)	LB	LUPINUS BICOLOR / MINIATURE LUPINE	18" HT.	1 GAL	L	12" o.c.
(Symbol)	SG	SALVIA OFFICINALIS / GARDEN SAGE	36" HT.	1 GAL	L	36" o.c.
(Symbol)	SB2	STACHYS BYZANTINA / LAMB'S EAR	18" HT.	1 GAL	L	60" o.c.
MIX 4						
(Symbol)	EH	ERLOBIUM CANUM / CALIFORNIA FUCHSIA	3" HT.	5 GAL	L	48" o.c.
(Symbol)	KE	KNIPHOFIA 'EMBER GLOW' / EMBER GLOW RED HOT POKER	2" HT.	1 GAL	L	24" o.c.
(Symbol)	SA	SEDUM 'X' AUTUMN JOY' / AUTUMN JOY SEDUM	3" HT.	1 GAL	L	36" o.c.
STORMWATER						
(Symbol)	JAM	ACHILLEA MILLEFOLIUM / COMMON YARROW	18" HT.	1 GAL	L	36" o.c.
(Symbol)	JP	JUNCUS PATENS / CALIFORNIA GRAY RUSH	2" HT.	1 GAL	L	24" o.c.
(Symbol)	MC	MIMULUS CARDINALIS / SCARLET MONKEYFLOWER	2" HT.	1 GAL	L	36" o.c.
(Symbol)	SB	SISYRINCHIUM BELLUM / BLUE-EYED GRASS	2" HT.	1 GAL	M	24" o.c.
(Symbol)	WF	WOODWARDIA FIMBRATA / GIANT CHAIN FERN	5" HT.	5 GAL	M	72" o.c.
VINE						
(Symbol)	CC	FICUS PUMILA / CREEPING FIG	CLIMBING	1 GAL	M	36" o.c.

Plot Date: 9/26/2025 3:25:33 PM Author

PROJECT NUMBER 00100509



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- (P) FIRE WATER LATERAL
- (P) DOMESTIC WATER
- (P) SANITARY SEWER LATERAL
- (P) STORM DRAIN LATERAL
- BIORETENTION
- (E) WATER LINE
- (E) SANITARY SEWER LINE
- (E) STORM DRAIN LINE

ABBREVIATIONS

- DW DOMESTIC WATER
- FW FIRE WATER
- INV INVERT
- LH LINEAR FEET
- MH MANHOLE
- POC POINT OF CONNECTION
- SD STORM DRAIN
- SFPUC SAN FRANCISCO PUBLIC UTILITY COMMISSION
- SPP SEE PLUMBING PLANS
- SS SANITARY SEWER

UTILITY NOTES

- THRUST BLOCKS SHALL BE PROVIDED ON ALL WATER LINES AT ALL BENDS GREATER THAN 11.25 DEGREES, AND AT ALL CROSSES, TEES, WYES, AND CAPS PER CAL WATER DETAILS. ALL JOINTS SHALL BE MECHANICALLY RESTRAINED.
- ALL ON-SITE CATCH BASINS TO BE MARKED WITH THE WORDS "NO DUMPING! FLOWS TO BAY."
- ALL UTILITY TRENCHES AND TRENCH REPAIR PER CITY STANDARDS. RESTORATIONS MUST BE PERPENDICULAR AND PARALLEL TO STREET FOR ANGLED TRENCHES. LOCATOR WIRE SHALL BE PROVIDED FOR ALL UTILITIES.
- PROVIDE MINIMUM 1-FT VERTICAL CLEARANCE BETWEEN THE OUTSIDE DIAMETERS OF SANITARY SEWER AND WATER LINES AT CROSSING. WATER SHALL BE ABOVE SEWER.
- SEE PLUMBING PLANS FOR SETTLEMENT JOINT AND CONTINUATION AT ALL POINTS OF CONNECTION TO THE BUILDING.
- ALL SS AND SD PIPES SHALL BE MADE OF HIGH DENSITY POLYETHYLENE PIPE SDR 17 CONFORMING TO 345434C D, OR E PER ASTM D3350.
- ALL WATER PIPES SHALL BE MADE OF CLASS 53 DUCTILE IRON PIPE OR EQUIVALENT PVC C900 DR14 PIPE. ALL DUCTILE IRON FITTINGS SHALL BE EPOXY COATED; BOLTS SHALL BE STAINLESS STEEL AND BE COATED WITH MASTIC. CORROSION PROTECTION IN ACCORDANCE WITH AWWA C105 OR CORROSION ENGINEER.



CITY OF SOUTH SAN FRANCISCO
 CALIFORNIA
 COMMUNITY CIVIC CAMPUS
 PHASE 3 - FIRE STATION 63
 CITY OF SOUTH SAN FRANCISCO
 71 CAMARITAS AVENUE
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135 Main Street
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 www.langan.com

ISSUED FOR	REV	DATE
PLANNING REVISION 2	7	2025-03-10
PLANNING REVISION 1	5	2025-01-22
PLANNING APPLICATION	3	2025-11-21

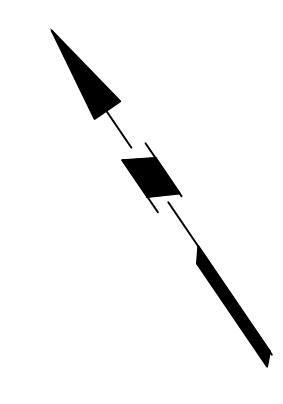
SEALS AND SIGNATURES

**NOT FOR
 CONSTRUCTION**

SHEET TITLE
UTILITY PLAN

PROJECT NUMBER
C5.00

SHEET NUMBER





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SHEET TITLE
STORMWATER PLAN

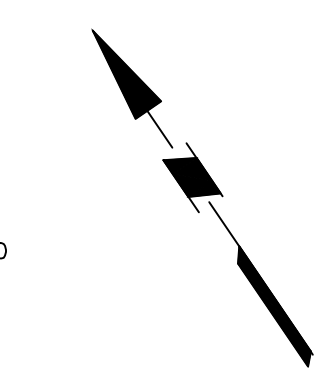
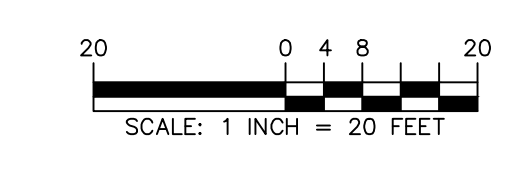
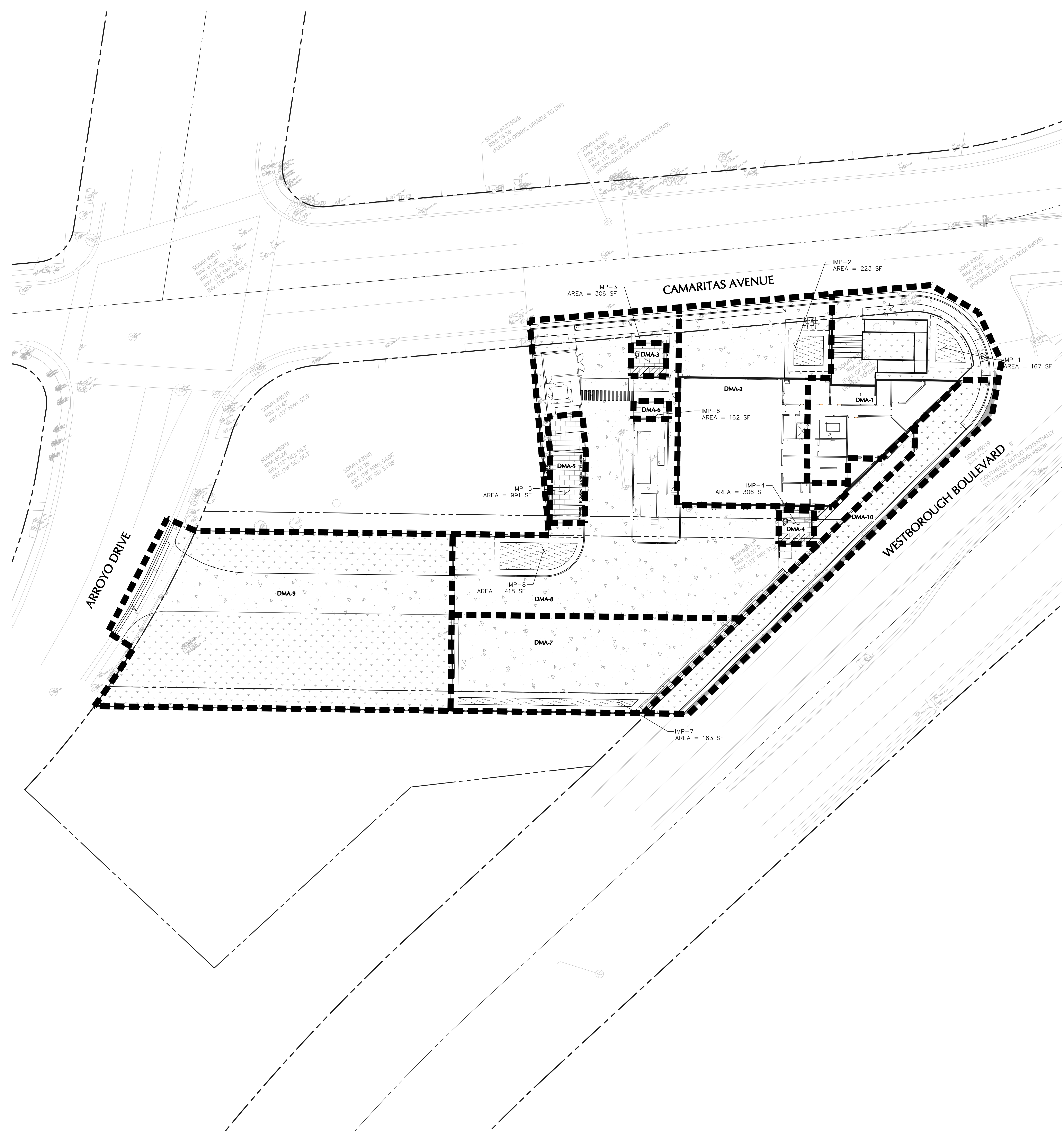
PROJECT NUMBER
C6.00

SHEET NUMBER

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	BIORETENTION

DMA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 0.1 * PERVIOUS AREA (SF)	BMP AREA NEEDED = 0.03 * EFFECTIVE IMPERVIOUS AREA (SF)	BMP AREA PROVIDED (SF)	BMP TYPE
DMA-1	6,193	5,090	1,103	5200	156	167	BIORETENTION
DMA-2	7,580	6,855	725	6928	208	223	BIORETENTION
DMA-3	306	0	306	30.6	0.9	306	PERMEABLE PAVEMENT
DMA-4	306	0	306	30.6	0.9	306	PERMEABLE PAVEMENT
DMA-5	991	0	991	99.1	3.0	991	PERMEABLE PAVEMENT
DMA-6	162	0	162	16.2	0.5	162	PERMEABLE PAVEMENT
DMA-7	6,009	4,962	1,047	5067	152	163	BIORETENTION
DMA-8	15,109	12,781	2,328	13014	390	418	BIORETENTION
DMA-9	14,941	4,129	10,812	5210	156	156	SELF-RETAINING
DMA-10	3,964	615	3,349	950	28	28	SELF-RETAINING



Author
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ARCHITECTS**

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Oakland, CA 94607

GENERAL NOTES

- SEE ENLARGED PLANS FOR ITEMS NOT CALLED OUT HERE
- SEE AF2.1.1 & AF2.2.1 FOR DIMENSIONS AND WALL TYPES
- SEE AF2.1.2 FOR SLAB EDGE, DEPRESSIONS AND CURB PLAN
- SEE AF3.1 & AF3.2 FOR REFLECTED CEILING PLAN
- SEE AF3.3 FOR ROOF PLANS
- SEE AF3.4 FOR TYP. INTERIOR / EXTERIOR FLOORING TRANSITIONS
- SEE AF9.2 FOR ROOM FINISH SCHEDULE, INTERIOR & EXTERIOR FINISH LEGENDS
- SEE AF9.3 FOR DOOR SCHEDULE
- SEE AF9.5 FOR WINDOW SCHEDULE
- SEE AF9.4 FOR FF&E PLAN
- REFER TO INTERIOR ELEVATIONS FOR ALL WALL MOUNTED ITEMS AND OTHER FINISHES
- REFER TO STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR OTHER SCOPE

KEYNOTES

- 05.004 CUSTOM STEEL CANOPY, 8" C-CHANNELS AT PERIMETER, CORRUGATED METAL ROOFING, STEEL CABLE BRACING, INTERNAL GUTTER, FLUSH METAL SOFFIT PANELS BELOW, EXPOSED PORTIONS OF STEEL WHPC
- 05.005 4" DIA. GALV. STEEL BOLLARD, PTD
- 05.027 FIRE POLE MODEL 19, BRONZE, 3" DIA. WIRECESSED 32" LANDING MAT
- 09.003 RECESSED ALUMINUM WALK-OFF MAT (WM-1)
- 09.016 RECESSED ATHLETIC RUBBER FLOOR (PLAE STEALTH 2.0 ACHIEVE)
- 10.031 SAFETY STRIPPING
- 11.008 ALERT MONITOR, FF&E
- 22.001 WALL-MOUNTED HAND-WASHING SINK, SPD
- 22.006 FLOOR AREA DRAIN, SPD
- 22.021 BOTTLE FILLING STATION, SPD
- 22.026 FIRE SPRINKLER RISER, SPD
- 22.036 TRENCH DRAIN, SPD
- 22.041 DRAIN, SPD
- 26.031 DOOR CONTROL PANEL, SED
- 26.032 OVERHEAD ELECTRIC REEL, SED
- 26.041 FUEL ALARM CONTROL PANEL, SED
- 26.042 ELECTRICAL PANEL, SED

LEGEND

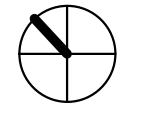
- PARTITION & DOOR
- 1R PARTITION
- 2R PARTITION
- PARTITION TAG, SEE AF9.1
- KEYNOTE
- APP BAY
- ROOM NAME / NUMBER
- WINDOW / STOREFRONT / CURTAIN WALL TAG, SEE AF9.5
- DOOR TAG, SEE AF9.3
- FIRE EXTINGUISHER CABINET
- DOOR LANDING, MAX. SLOPE 1.5% IN ANY DIRECTION.
- WHEELCHAIR TURNAROUND CLEARANCE
- RECESSED CARPET TILE WALK-OFF MAT (WM-1)
- RECESSED ALUMINUM WALK-OFF MAT (RC-1), PROVIDE DRAINAGE UNDERNEATH AS REQUIRED
- STAINLESS STEEL CORNER GUARDS & END-WALL GUARDS

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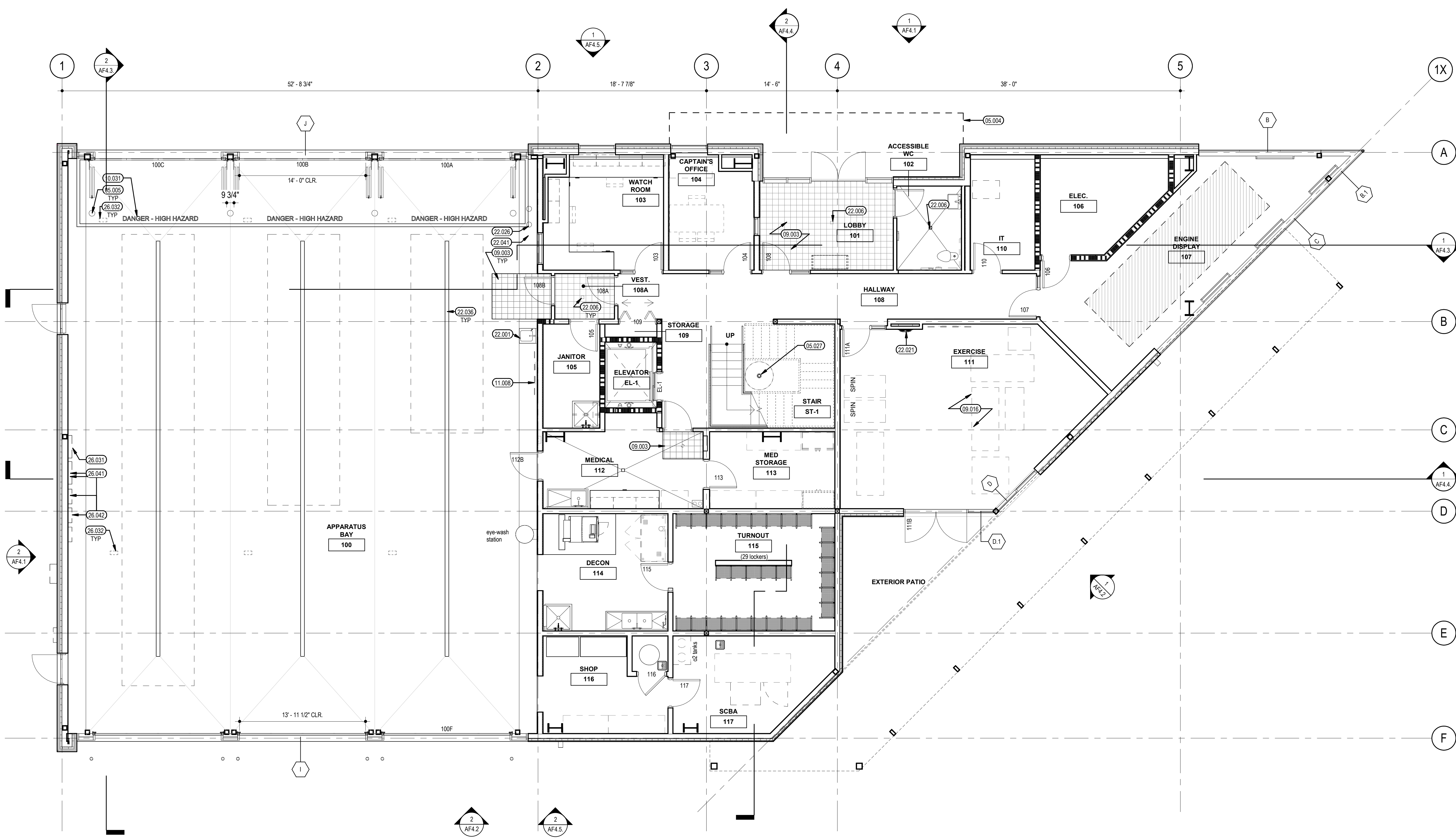
PROJECT NORTH



SHEET TITLE
LEVEL 1 - FLOOR PLAN

PROJECT NUMBER
22707.00

SHEET NUMBER
AF2.1



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



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- SEE AF4.1 FOR TYP. INTERIOR / EXTERIOR FLOORING TRANSITIONS
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- 05.021 EXTENDED ROOF AND BRISE SOLEIL ALONG EAST WALL
- 22.021 BOTTLE FILLING STATION, SPD

LEGEND

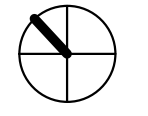
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PROJECT NORTH

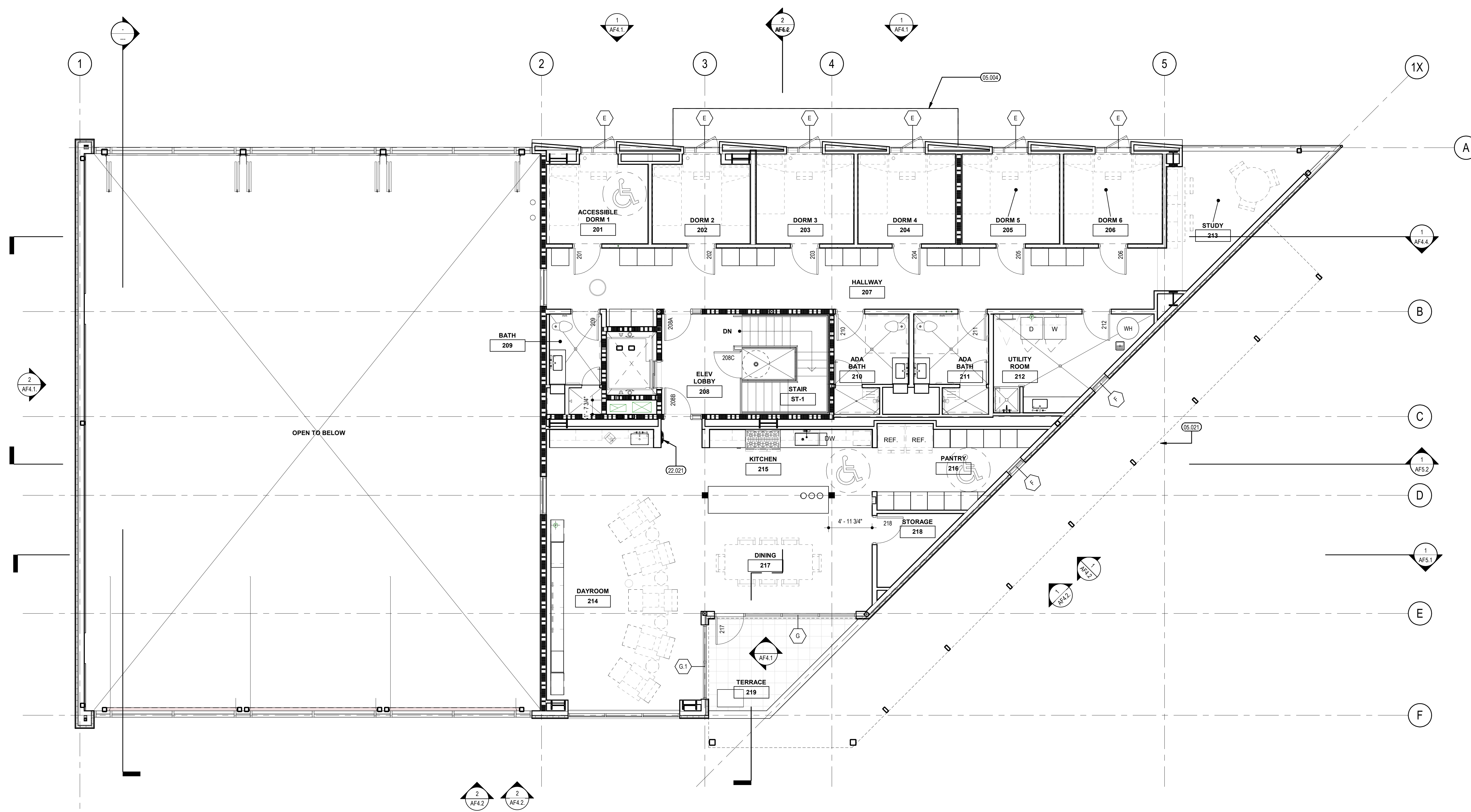


SHEET TITLE
LEVEL 2 - FLOOR PLAN

PROJECT NUMBER 22707.00

AF2.2

SHEET NUMBER



LEVEL 2 - FLOOR PLAN 1
RE: 1/-A-132 3/16" = 1'-0"

