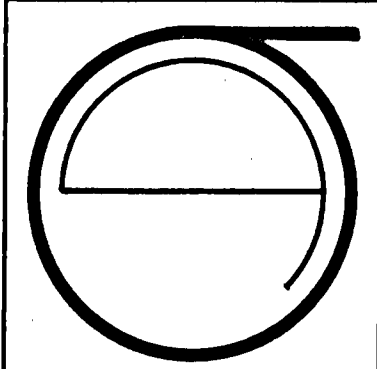


ECKER SQUARE OFFICE BUILDING



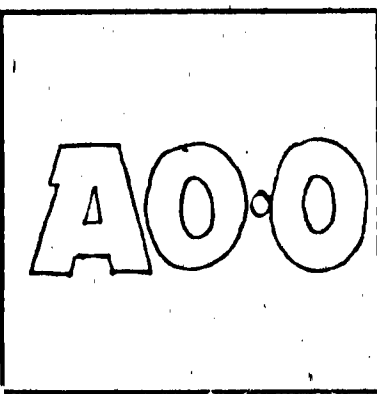
JORGE DE QUESADA INC.
 ARCHITECTURE
 PLANNING
 CONSTRUCTION MANAGEMENT
 1700 MONTGOMERY STREET, SAN FRANCISCO
 SUITE 105
 CALIFORNIA 94111
 TEL: (415) 434-8880



JOB NUMBER: 80-12
 DRAWN BY:
 CHECKED BY:
 DATE OF ISSUE: 4-18-81
 REVISIONS:
 DID PACKAGE #2
 6-15-81
 9-11-81

DATE PERMIT ADOPTED
 #5 (1-21-82)
 FINAL

SHEET TITLE:
 COVER SHEET
 JH
 C-3844



DRAWING INDEX
ARCHITECTURAL DRAWINGS *only*

- A0.0 COVER SHEET
- A0.1 SYMBOLS & ABBREVIATIONS, VICINITY MAP
- A2.1 GROUND FLOOR PLAN
- A2.2 UPPER GROUND FLOOR PLAN
- A2.3 TYPICAL FLOOR PLAN
- A2.4 PENTHOUSE PLAN
- A2.5 ROOF PLAN
- A2.6 GROUND FLOOR CORE PLAN - VAULT/BASEMENT PLAN
- A2.7 MEZZANINE FLOOR PLAN - UPPER GROUND FLOOR CORE PLAN
- A2.8 TYPICAL FLOOR CORE PLAN
- A2.9 ELEVATOR MACHINERY ROOM FLOOR PLAN
 BOILER ROOM FLOOR PLAN
- A2.10 REFLECTED CEILING PLAN OVER PLAZA
- A3.1 EXTERIOR ELEVATIONS
- A3.2 DETAIL ELEVATION - STAIR SECTION
- A3.3 STAIR SECTIONS
- A3.4 EAST ELEVATION DETAIL - SECTION
- A3.5 DETAIL SECTION
- A3.6 GROUND FLOOR LOBBY ELEVATIONS
 AND ELEVATOR ELEVATIONS
- A3.7 PENTHOUSE ELEVATION
- A4.1 G.R.C. PANEL DETAILS
- A4.2 G.R.C. PANEL DETAILS
- A4.3 G.R.C. PANEL DETAILS & SCHEDULE
- A4.4 LOBBY DETAILS
- A4.5 COLUMN DETAILS
- A4.6 COLUMN DETAILS
- A4.7 WINDOW AND LOUVER DETAILS
- A4.8 ROOF DETAILS
- A4.9 ROOF DETAILS
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- A5.2 STAIR DETAILS
- A5.3 WALL PARTITION DETAILS
- A5.4 DOOR DETAILS - DOOR SCHEDULE
- A5.5 ~~TOILET ELEVATIONS - DETAILS (VOID)~~
- A5.6 DETAILS - ROOM FINISH SCHEDULE
- A5.7 DETAILS

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- S.2 TYPICAL DETAILS
- S.3 BASEMENT, FOUNDATION, GROUND FLOOR & MEZZANINE FLOOR PLANS
- S.4 2nd FLOOR, 3rd through 18th FLOOR PLANS, SECTIONS & DETAILS
- S.5 ROOF PLANS & ELEVATOR MACHINERY PLATFORM
- S.6 MOMENT FRAME ELEVATIONS
- S.7 MOMENT FRAME ELEVATION & COLUMN ELEVATIONS
- S.8 STEEL DETAILS
- S.9 SECTIONS & DETAILS
- S.10 PILE & PILE CAP DETAILS
- S.11 GRADE BEAM ELEVATIONS, SECTIONS, & DETAILS
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- S.14 VAULT PLAN SECTIONS & DETAILS
- S.15 & S.16 G.R.C. PANEL CONNECTIONS

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- M-1 HVAC SCHEDULE
- M-2 HVAC BASEMENT, GROUND &
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- M-3 HVAC TYPICAL FLOOR PLAN
- M-3A HVAC TYPICAL FLOOR PLAN
 CHANGES
- M-3B HVAC TYPICAL FLOOR PLAN
- M-4 HVAC PENTHOUSE ROOF PLAN
- M-5 HVAC MAIN RF. & ELEV. MACHINERY
 ROOM PLAN & SECTIONS
- M-5A ELEVATOR MACH. ROOM & BOILER
 ROOM FLR. PLANS - PENETRATIONS
- M-6 DUCT & PIPING RISERS
- M-7 HVAC CONTROL & SYSTEM
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- E-1 GROUND FLOOR & BASEMENT PLANS
- E-2 UPPER PLAZA & MEZZANINE PLANS
- E-3 TYPICAL FLOOR & ROOF PLANS
- E-4 CORE AREA PLANS
- E-5 STAIR LIGHTING & FLOOR DUCT DETAILS
- E-6 BUSDUCT DETAILS
- E-7 LIFE SAFETY RISER DIAGRAM
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- E-9 SWITCHBOARD & MCC DIAGRAMS
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- P-1 GROUND FLOOR PLAN & SCHEDULES
- P-2 BASEMENT PLAN, GROUND FLOOR CORE PLAN AND MEZZANINE
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- P-3 ROOF PLAN, TYPICAL FLOOR PLAN & DETAILS
- P-4 TYPICAL CORE PLAN
- P-5 PIPING DIAGRAMS
- P-6 PLAZA DRAINAGE

CONSULTANTS

STRUCTURAL ENGINEER
RAJ DESAI ASSOCIATES INC.
 1045 Sansome Street
 San Francisco CA94111
 (415) 397 - 5365

MECHANICAL PLUMBING & ELECTRICAL ENGINEER
O'KELLY & SCHOENLANK
 595 Mission Street
 San Francisco CA94105
 (415) 981 - 0862

LANDSCAPE ARCHITECT
ANTHONY M. GUZZARDO & ASSOCIATES
 836 Montgomery Street
 San Francisco CA94133
 (415) 433 - 4672

SOILS ENGINEER
LEE & PRASZKER
 147 Natoma Street
 San Francisco CA94105
 (415) 392 - 4866

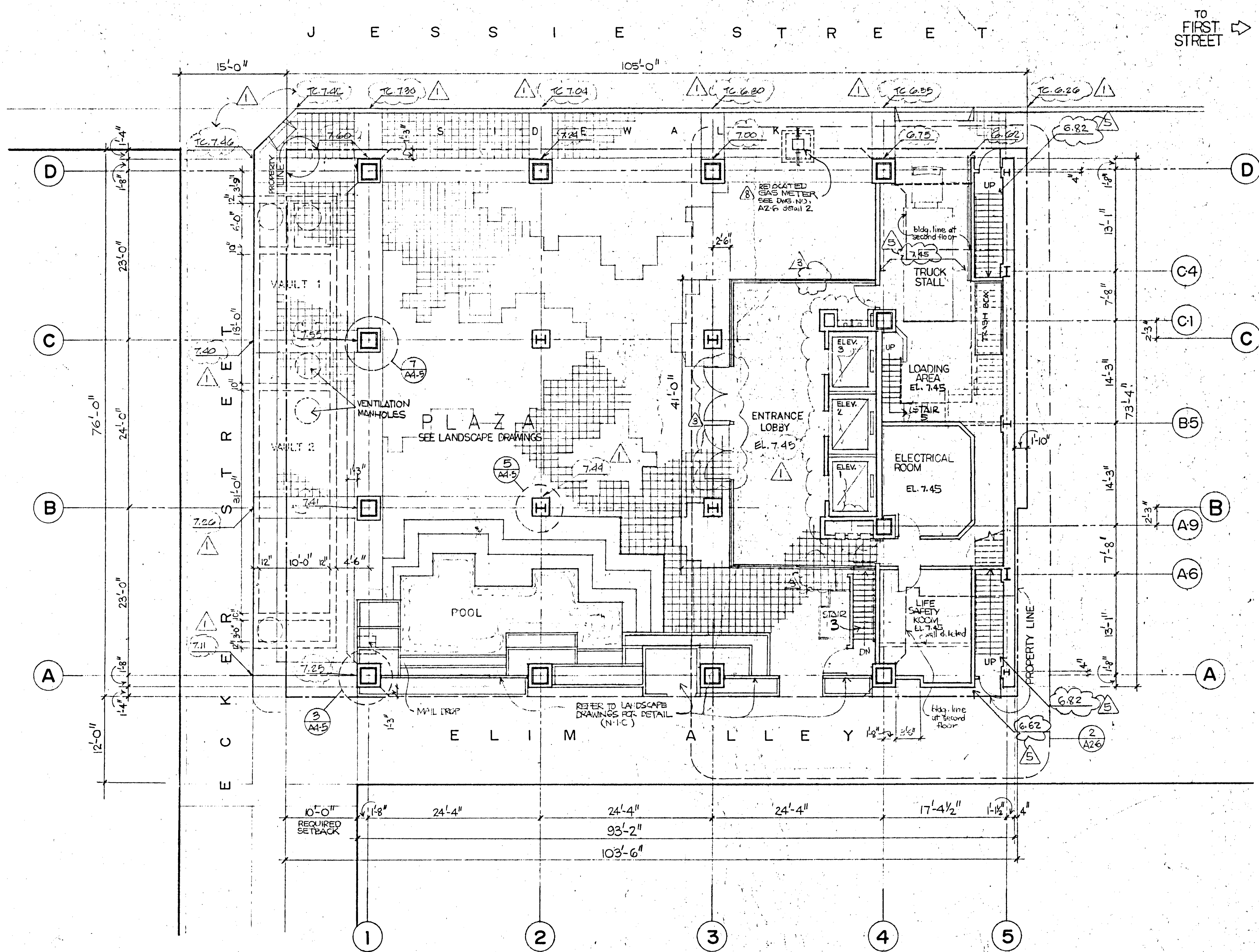
INTERIOR DESIGN
GENSLER & ASSOCIATES ③
 22 Fourth Street
 San Francisco CA94103
 (415) 433-3700

LAND SURVEYOR
CHIN & HENSOLT
 246 First Street
 San Francisco CA94105
 (415) 495 - 7010

GENERAL CONTRACTOR
PERINI CORPORATION
 460 Davis Court
 San Francisco CA94111
 (415) 981 - 8880

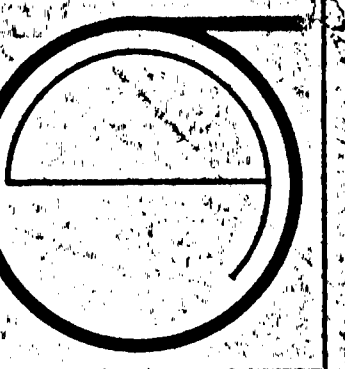
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PERINI LAND & DEVELOPMENT CO.
 1 Maritime Plaza
 San Francisco CA94111
 (415) 981 - 8880

ARCHITECT
JORGE DE QUESADA INC.
 1700 Montgomery Street
 San Francisco CA94111
 (415) 434 - 3690



NOTE:

- NO OCCUPANCY AT GROUND FLOOR EXCEPT THE LOBBY, TRUCK STALL, STAIRS, ELECTRICAL, LIFE SAFETY & GAS METER ROOMS.
- AUTOMATIC FIRE SPRINKLER SYSTEM (INDEPENDENT DELUGE TYPE) TO BE INSTALLED ALONGSIDE JESSIE, ECKER & ELIM STREETS ON THE GROUND FLOOR ELEVATION AT MIDPOINT AND BELOW THE 2ND. FLR. SLAB TO BE ACTIVATED BY SMOKE DETECTORS.
- ELEVATION OF SIDEWALK SHOWN IS THE BRICK PAVERS' FINISH ELEVATION. SLAB UNDER BRICK PAVERS IS 2 1/4" ELEVATION.



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 DATE OF ISSUE: 4-28-81

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 BID PACKAGE #2
 6-15-81
 7-28-81
 9-11-81
 GAS METER RELOCATED 10-6-81
 11-30-81
 4-28-82

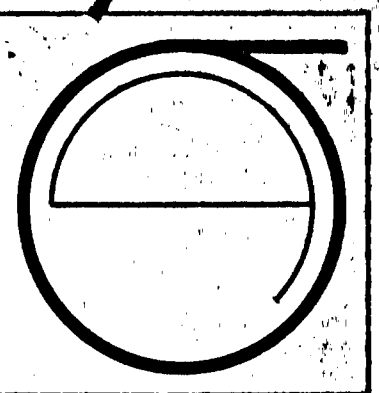
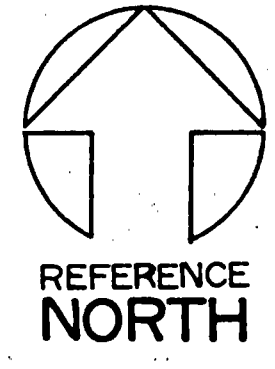
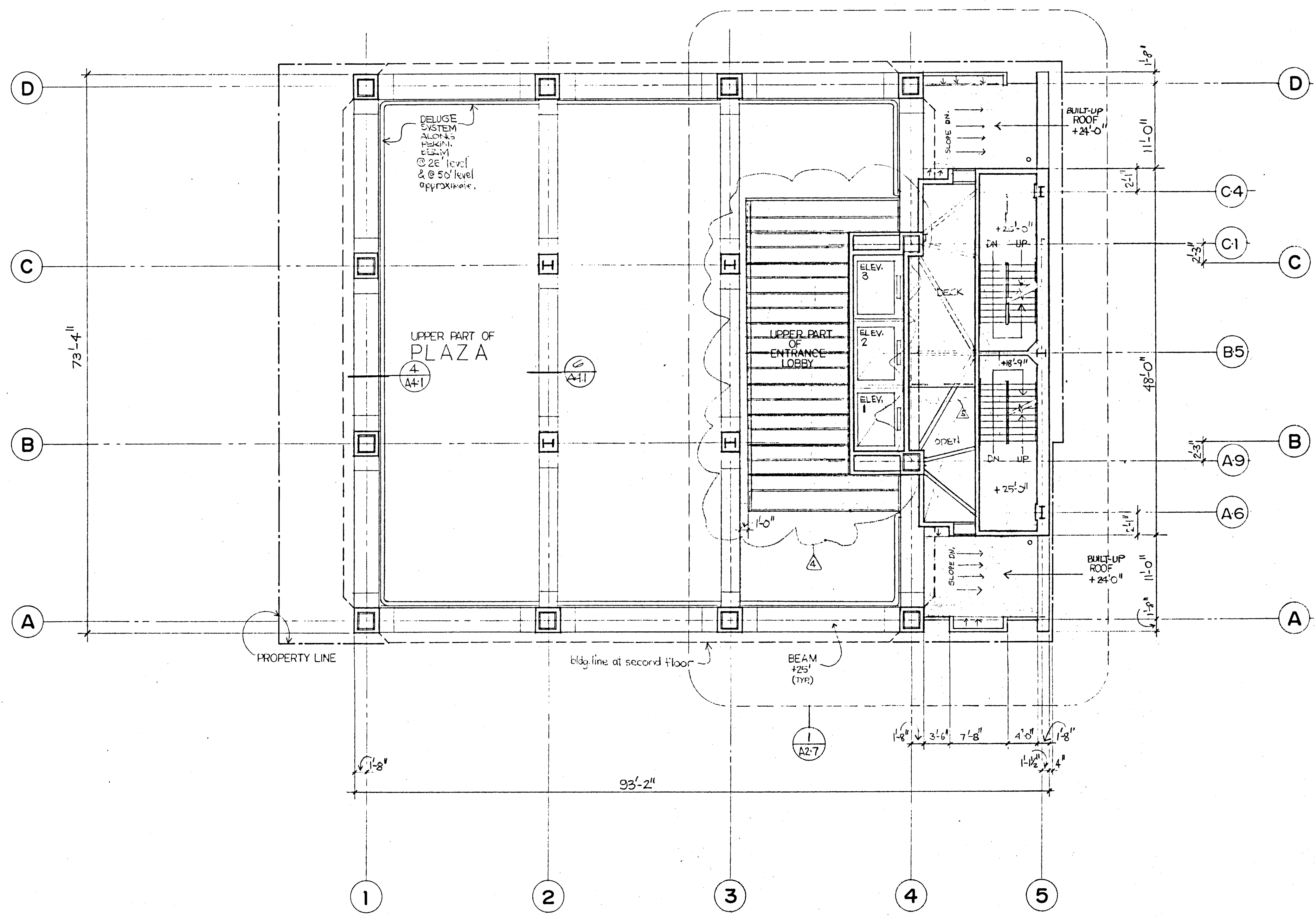
SITE PERMIT ADDRESS OF FOR CONSTRUCTION OF

SITE PERMIT 2-10-81

SHEET TITLE:
 GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

A2/1



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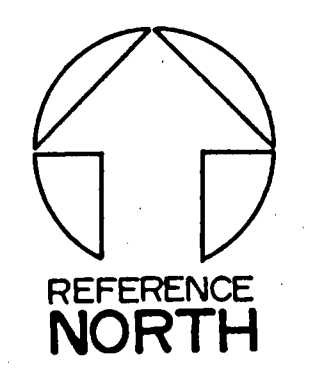
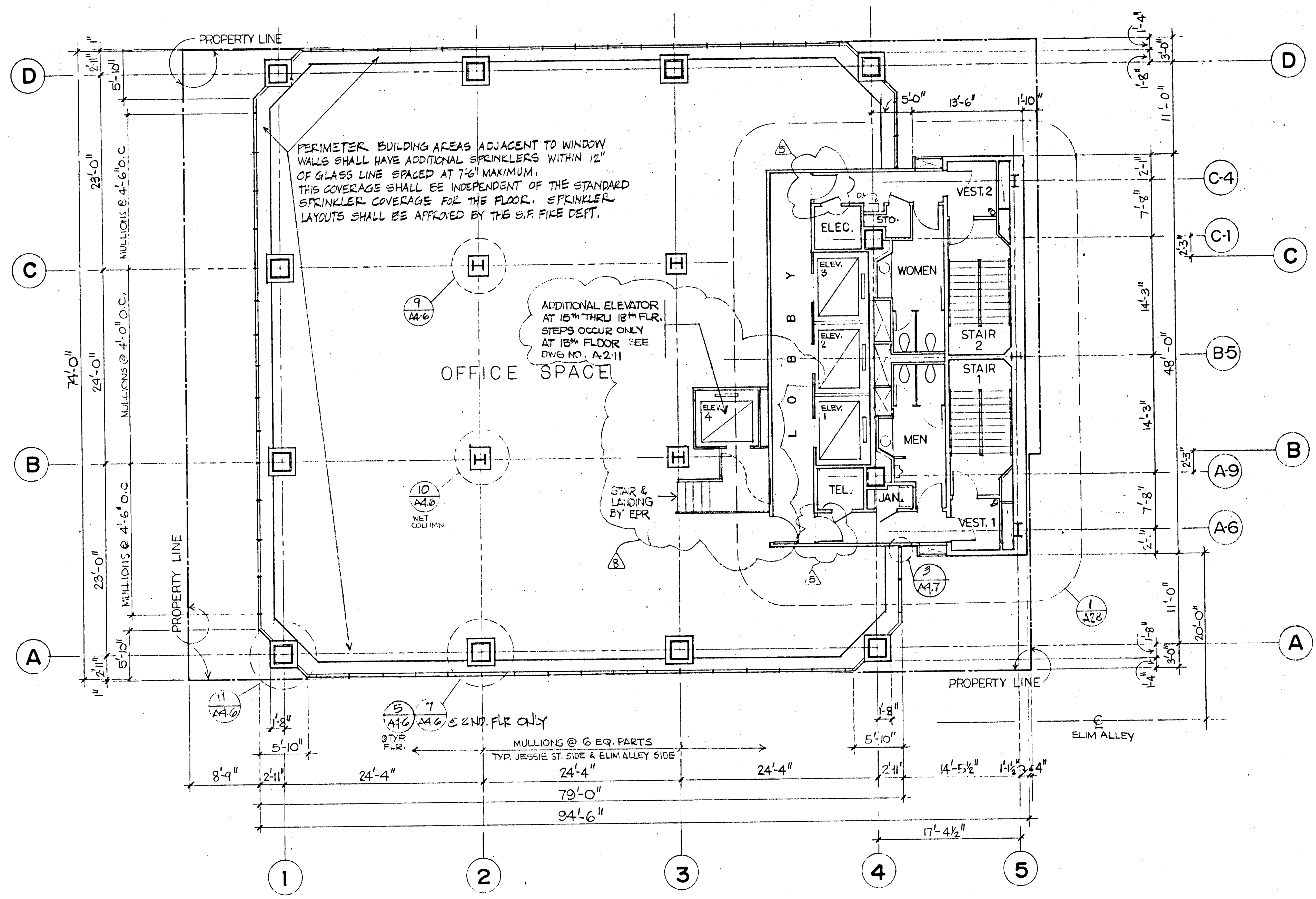
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 DRAWN BY: NAT
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 REVISIONS:
 BID PACKAGE # 2
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 11-9-81
 2-02-82
 03-17-82

SITE PERMIT ACQUISITION FOR CONSTRUCTION OF

SHEET TITLE:
 UPPER GROUND FLOOR PLAN AT 25' LEVEL
 C-3844
 SCALE 1/8" = 1'-0"

A222



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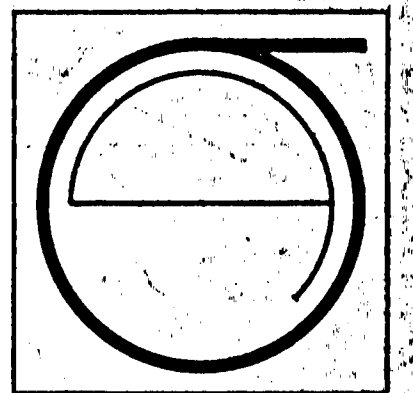
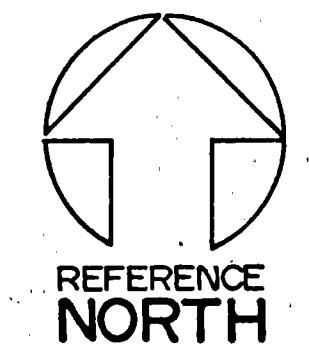
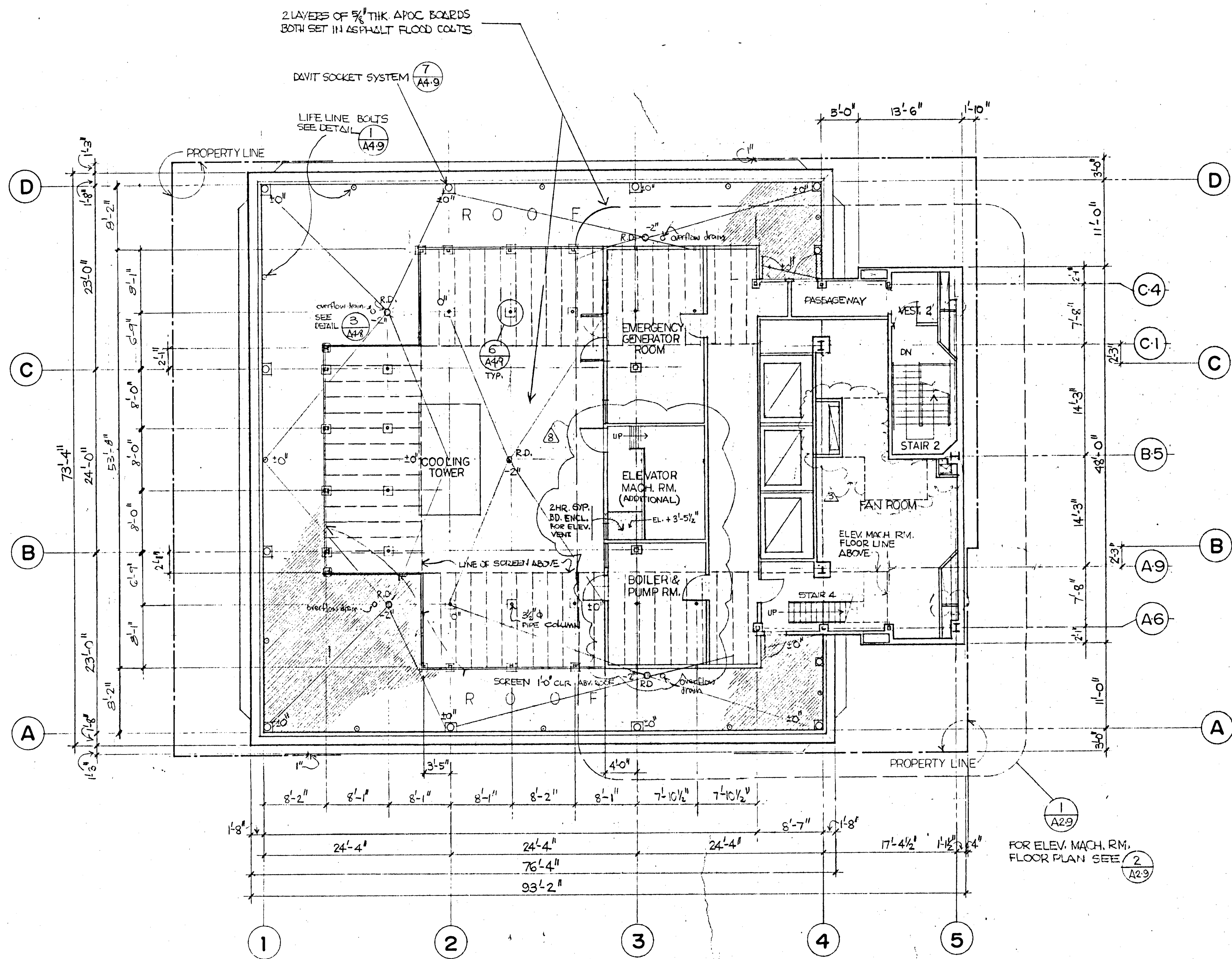
REVISIONS:
 BID PACKAGE #2
 2-15-81
 ELEV. ADDITION
 4-23-82

CITY PERMIT
 2-10-81

SHEET TITLE:
TYPICAL FLOOR PLAN
 2nd THRU 18th FLOORS

SCALE 1/8" = 1'-0"

A203



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ECKER SQUARE

JOB NUMBER: 80-12
 DRAWN BY: NAT
 CHECKED BY:
 DATE OF ISSUE: 4-16-81

- REVISIONS:
- 6-15-81 BID PACKAGE #2
 - 8-11-81 2 HR ENCLOSURE ADDED
 - 11-30-81 DELETED
 - 2-2-82
 - 03-17-82
 - 4-23-82

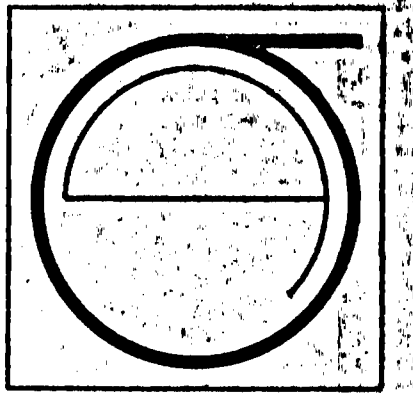
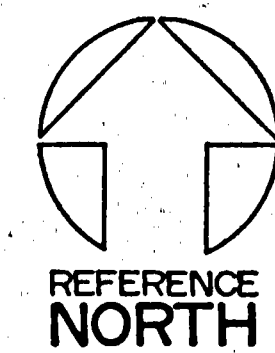
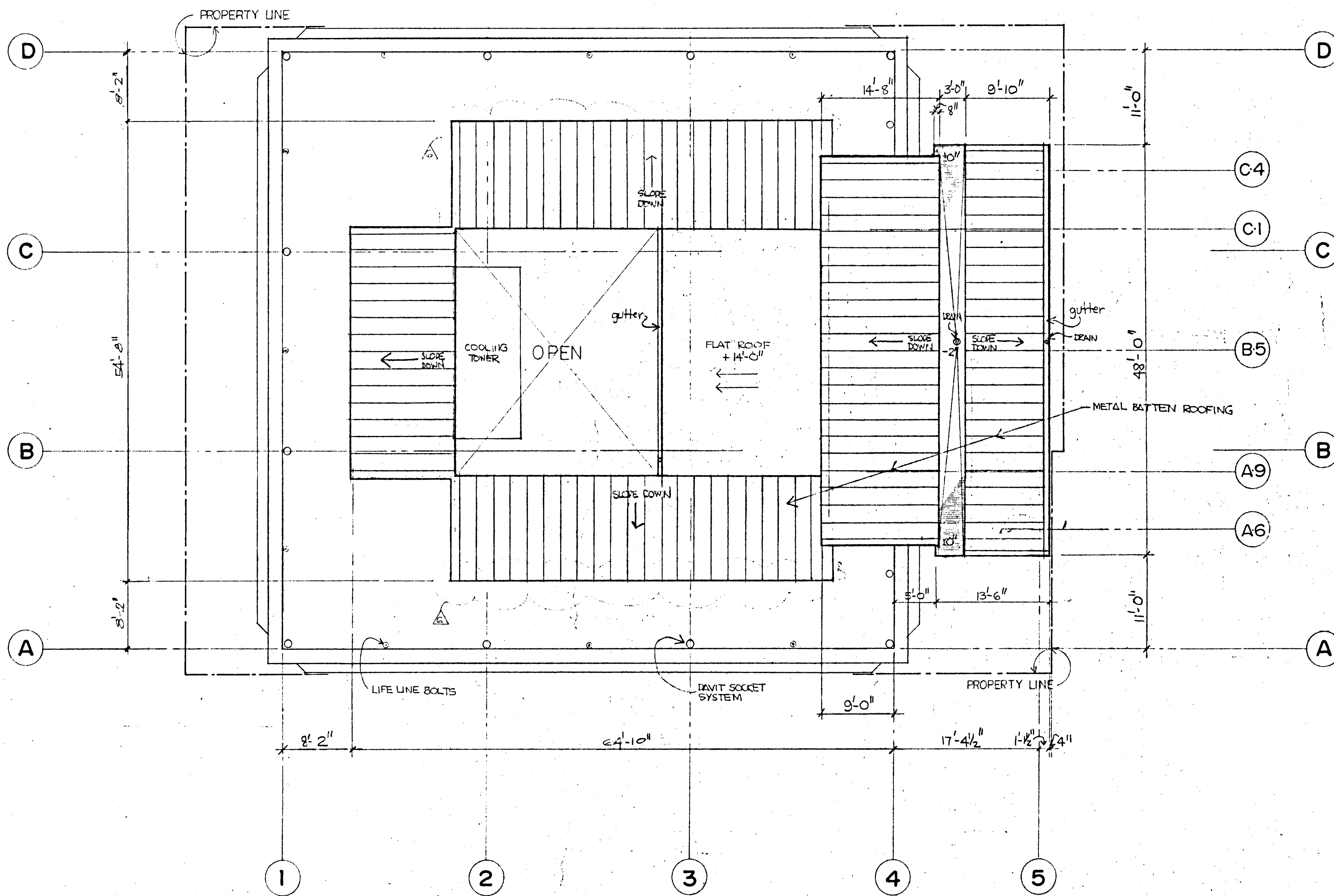
DATE	DESCRIPTION

SITE PERMIT
 2-10-81

SHEET TITLE:
PENTHOUSE PLAN

SCALE: 1/8" = 1'-0"

A2.4



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 DATE OF ISSUE: 4-16-81

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 11-30-84
 A 2-2-82
 A 03-17-82

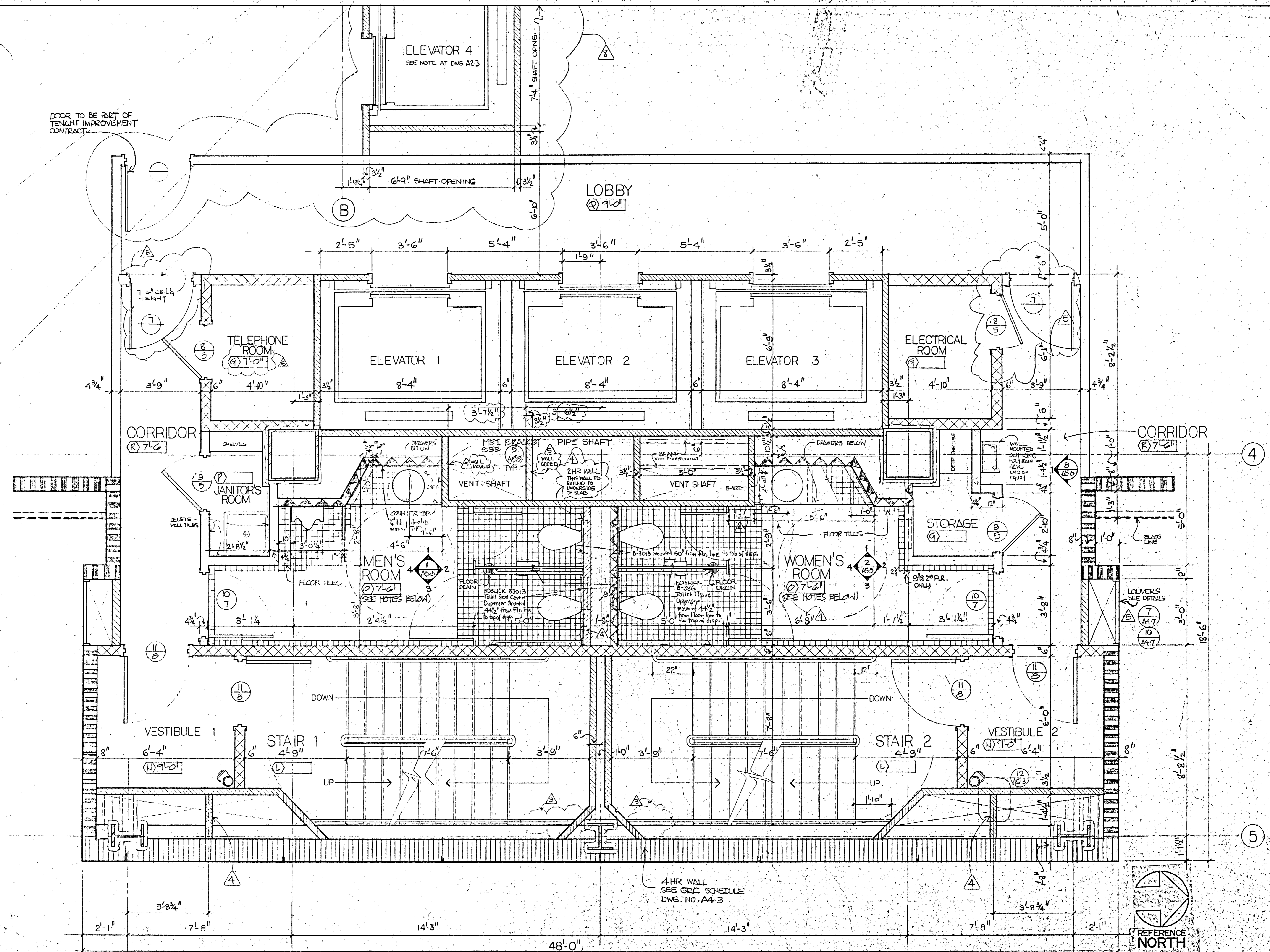
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 FOR CONSTRUCTION OF

SITE PERMIT
 2-10-74

SHEET TITLE:
 ROOF PLAN

[Signature]
 C-3241
 SCALE 1/8" = 1'-0"

A2-5



DOOR TO BE PART OF
TENANT IMPROVEMENT
CONTRACT.

ELEVATOR 4
SEE NOTE AT DWG A2.3

LOBBY
② 910

TELEPHONE ROOM
④ 710

ELEVATOR 1
8'-4"

ELEVATOR 2
8'-4"

ELEVATOR 3
8'-4"

ELECTRICAL ROOM
④

CORRIDOR
⑧ 710

CORRIDOR
⑧ 710

JANITOR'S ROOM
⑥

MEN'S ROOM
② 710
SEE NOTES BELOW

WOMEN'S ROOM
② 710
SEE NOTES BELOW

STORAGE
⑨

VESTIBULE 1
④ 910

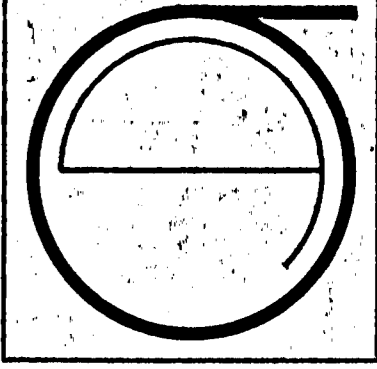
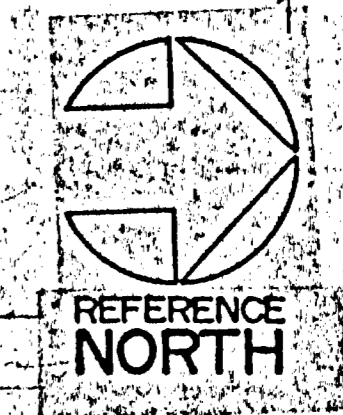
STAIR 1
④ 910

STAIR 2
④ 910

VESTIBULE 2
④ 910

4 HR WALL
SEE GRC SCHEDULE
DWG. NO. A4.3

NOTE:
SEE REVISED INTERIOR PAINTINGS
NO. A-3 BY GENSLER ASSOCIATES
FOR TOILET ELEVATION & DETAILS



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JOB NUMBER: 80-12
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REVISIONS:
BID PACKAGE #2
6-15-81
HARDWARE GROUP
ADDED

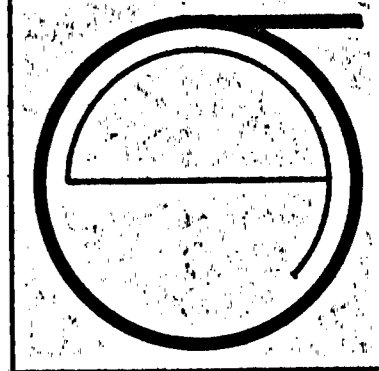
6-26-81
EXTENDED
HANDRAIL 9-11-81
11-9-81
11-30-81
4-23-82

PERMIT ADDRESS:
FOR CONSTRUCTION OF:
#51 (1-21-82)
FINAL

SHEET TITLE:
TYPICAL FLOOR
CORE PLAN

SCALE 1/2" = 1'-0"

A208



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ECKER SQUARE

JOB NUMBER: 80-12
 DRAWN BY:
 CHECKED BY:
 DATE OF ISSUE: 4-6-81

REVISIONS:
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 6-19-81
 HARDWARE GROUPS
 ADDED 6-20-81
 2 HR. ENCLOSURE
 ADDED 9-11-81
 11-9-81
 2-2-82
 3-17-82
 4-23-82

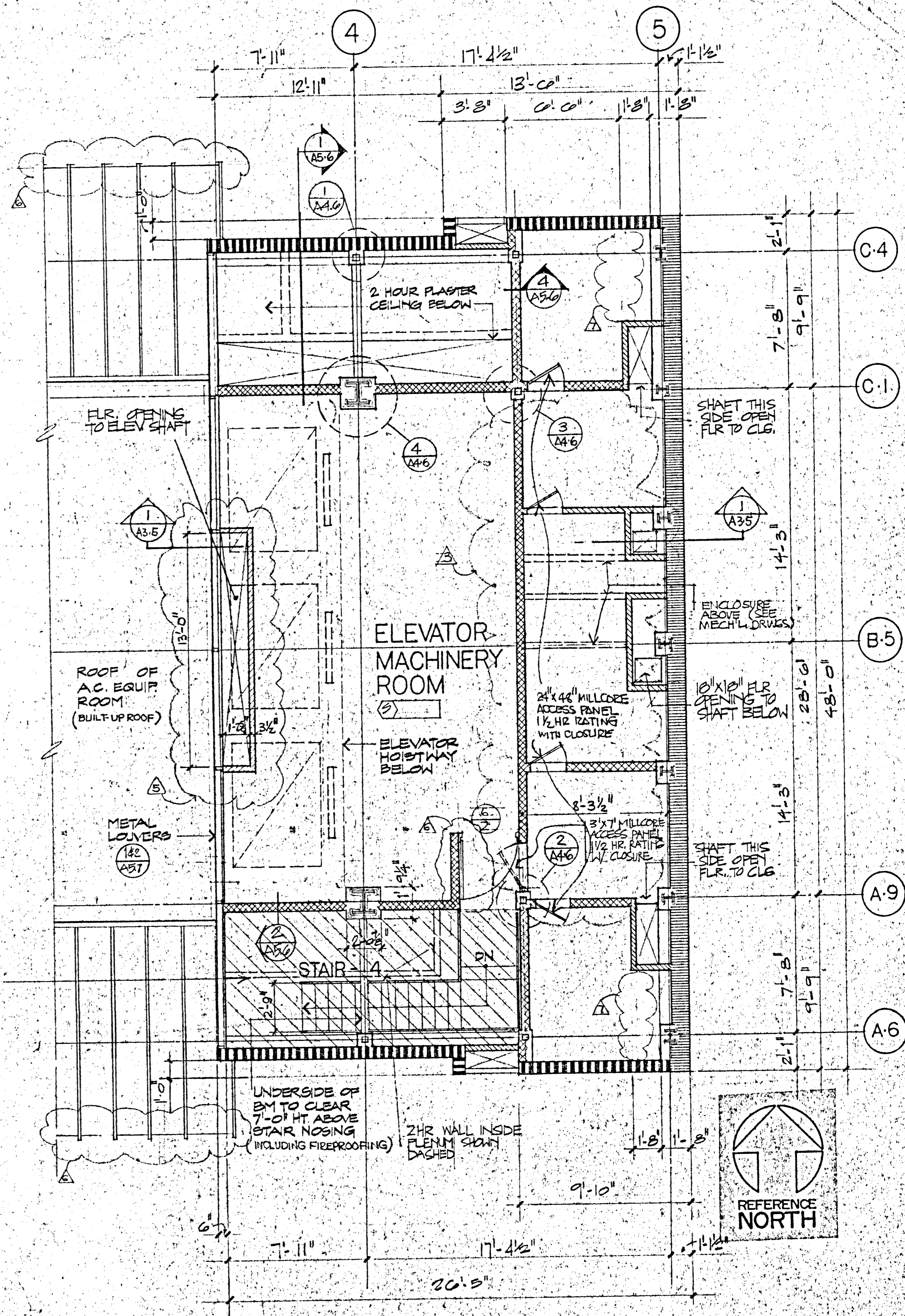
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 FOR CONSTRUCTION OF

SHEET TITLE:
 ELEV. MACH.
 ROOM PLAN
 BOILER ROOM
 FLOOR PLAN

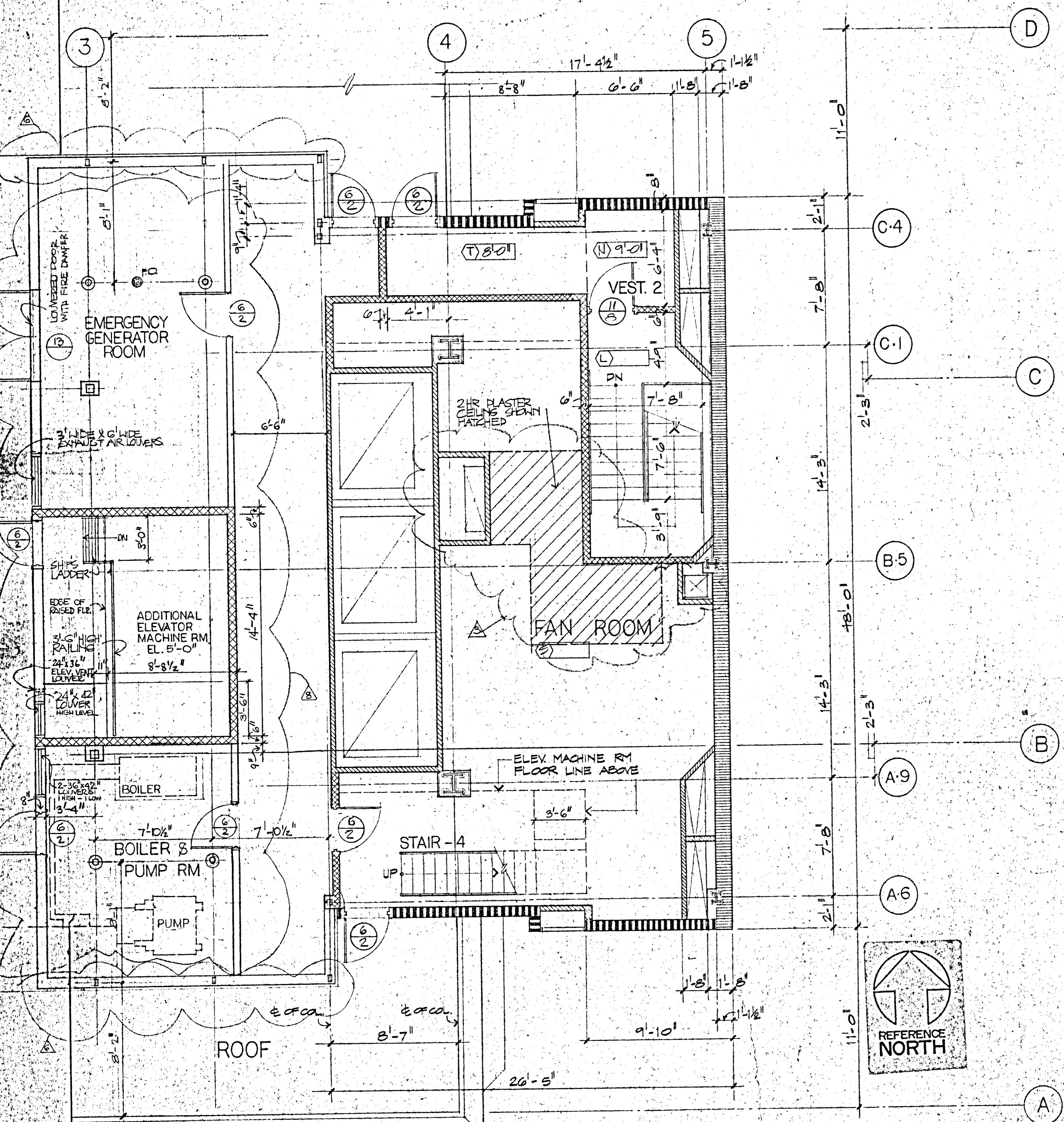
J. de Q.
 C-3844
 SCALE: AS NOTED

A29

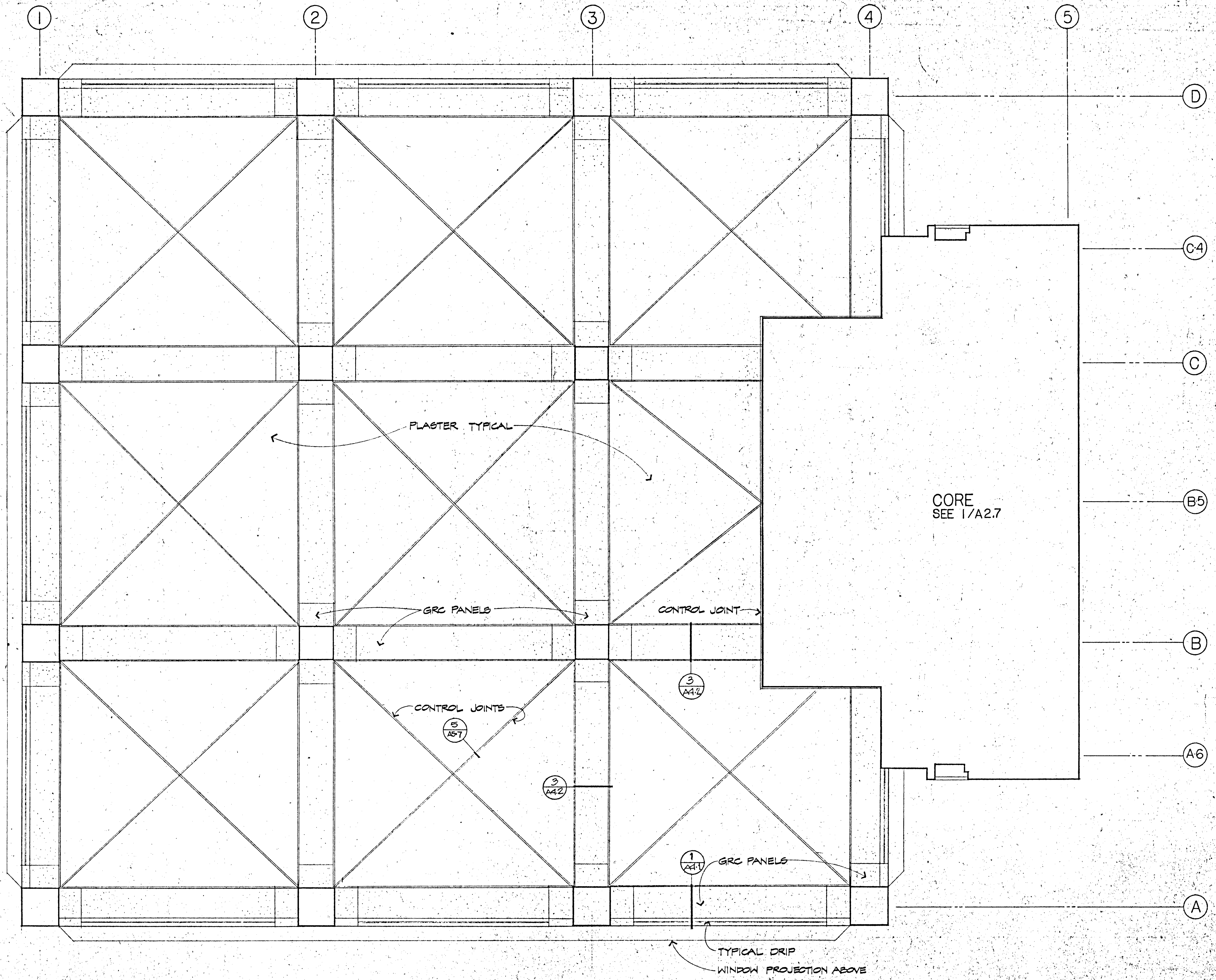
MARCH 17, 1982



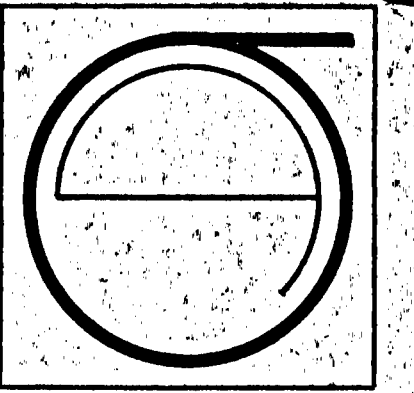
2 ELEVATOR MACHINERY ROOM FLOOR PLAN
 1/4" = 1'-0"



1 BOILER ROOM FLOOR PLAN
 1/4" = 1'-0"



1 REFLECTED CEILING PLAN ABOVE PLAZA
 A2-10 1/4" = 1'-0"



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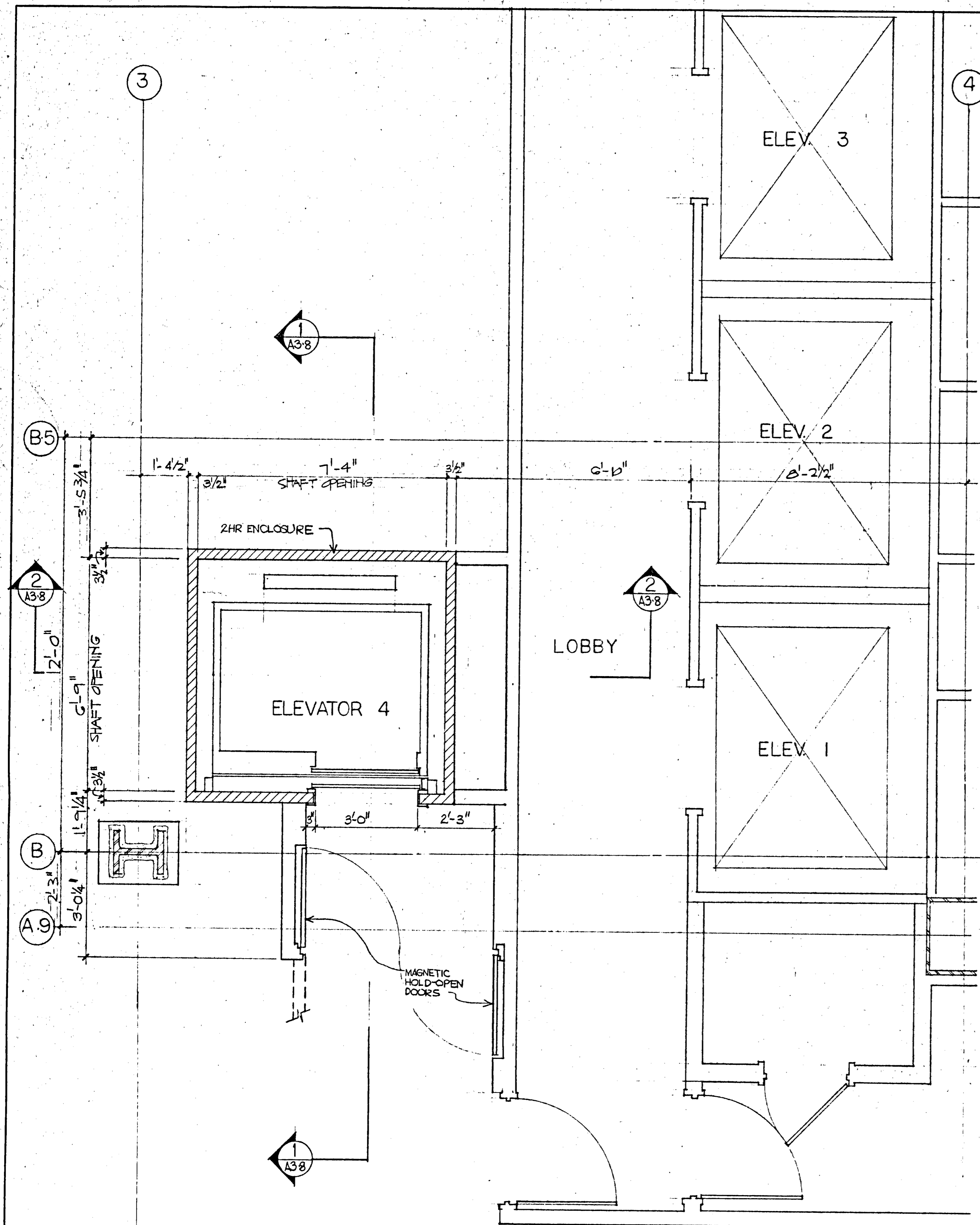
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 REVISIONS:
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 6-15-81

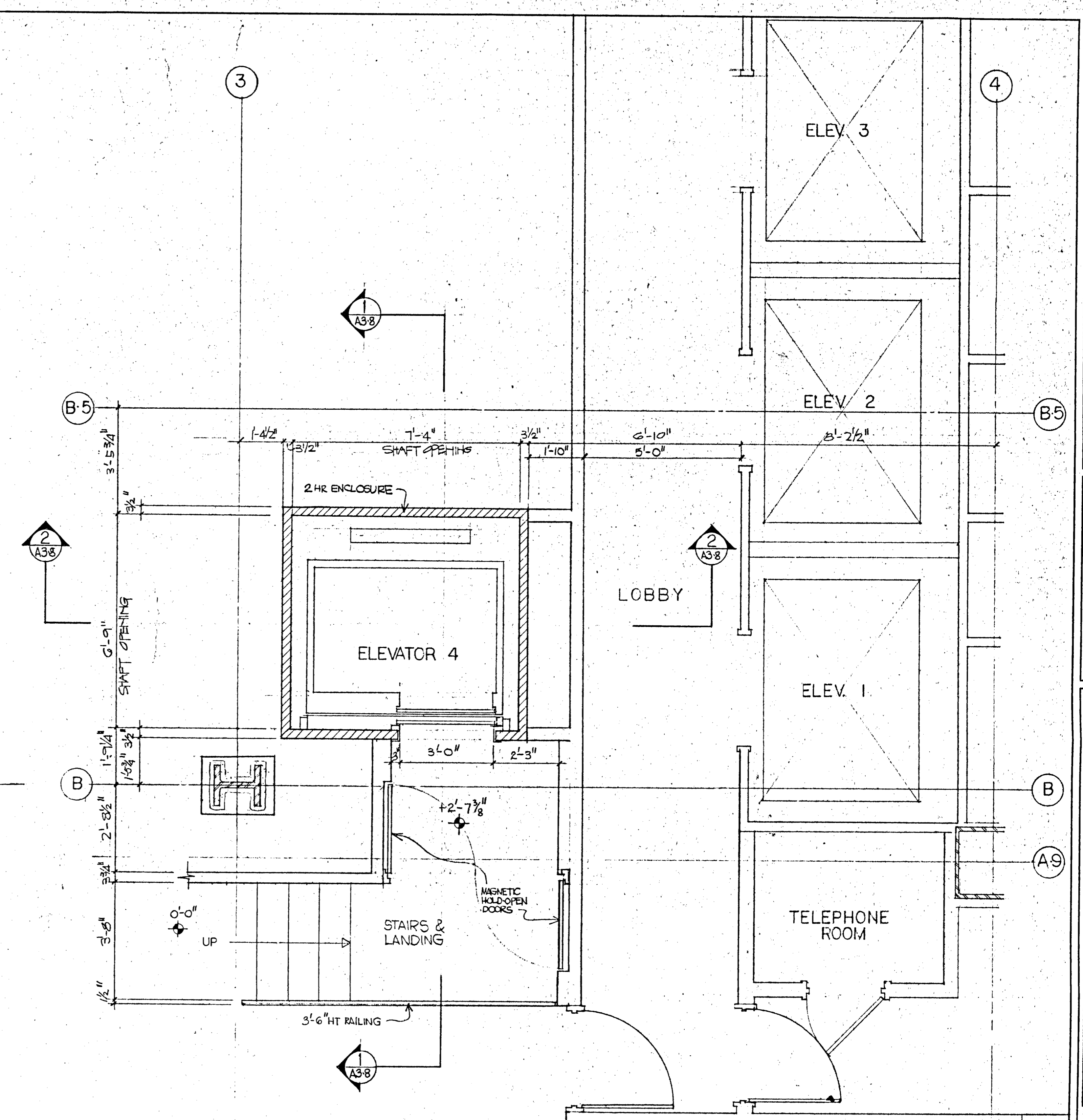
SITE PERMIT ADDENDUM
 FOR CONSTRUCTION OF
 # 5 (1-21-82)
 FINAL

SHEET TITLE:
 REFLECTED CEILING
 PLAN OVER PLAZA
 C-3844
 SCALE 1/4" = 1'-0"

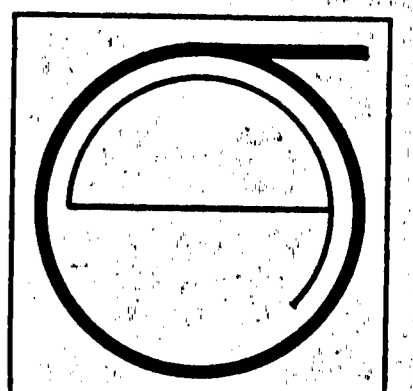
A210



2 TYP. FLR. PLAN (16TH. THRU 18TH FLOOR)
A211 1/2" = 1'-0"



1 DET. PLAN OF ELEVATOR AT 15TH FLOOR
A211 1/2" = 1'-0"



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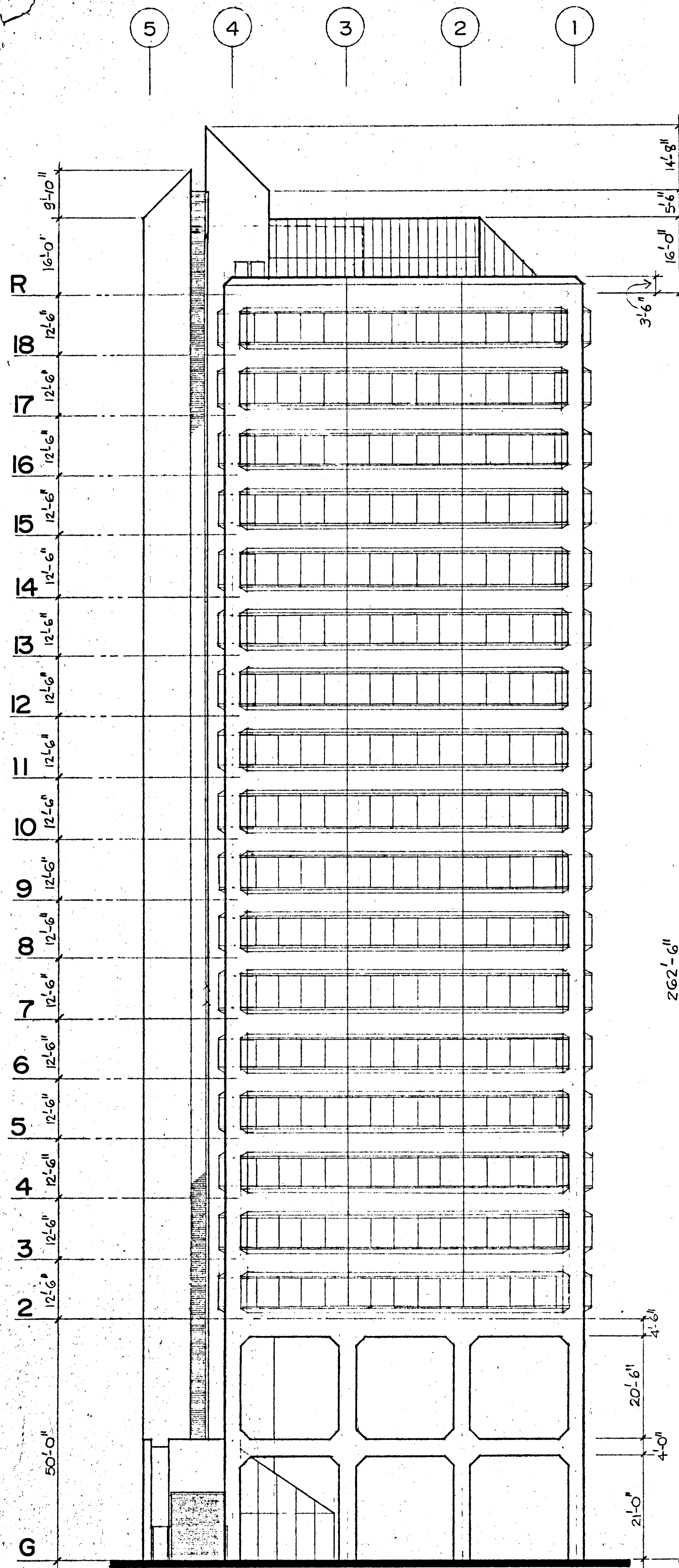
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REVISIONS:
4-23-92

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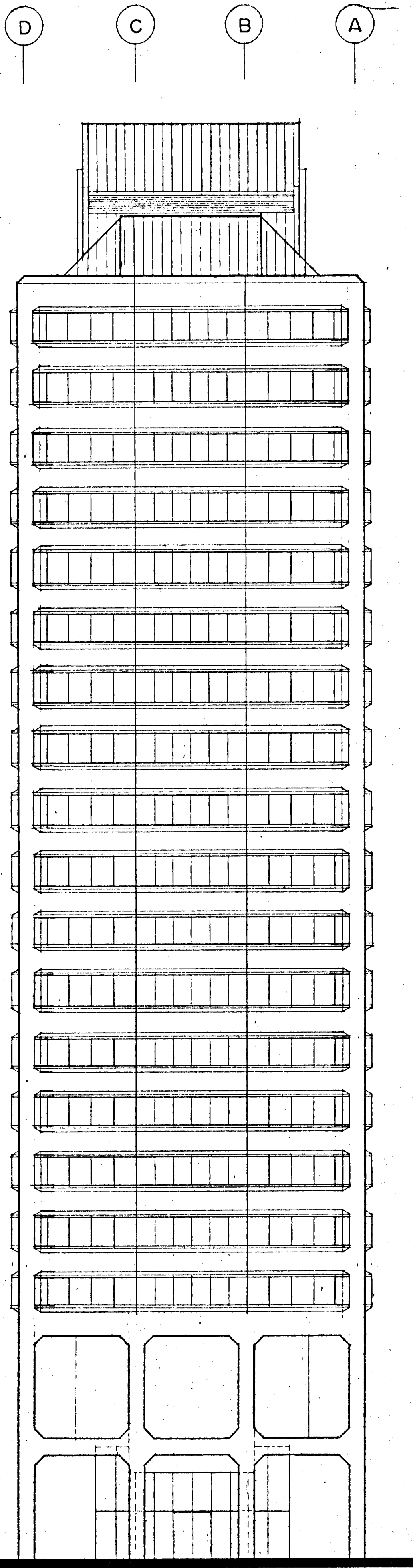
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ADDITIONAL
ELEVATOR
FLOOR
PLANS
JH
C-3844

SHEET No.:
A2-11



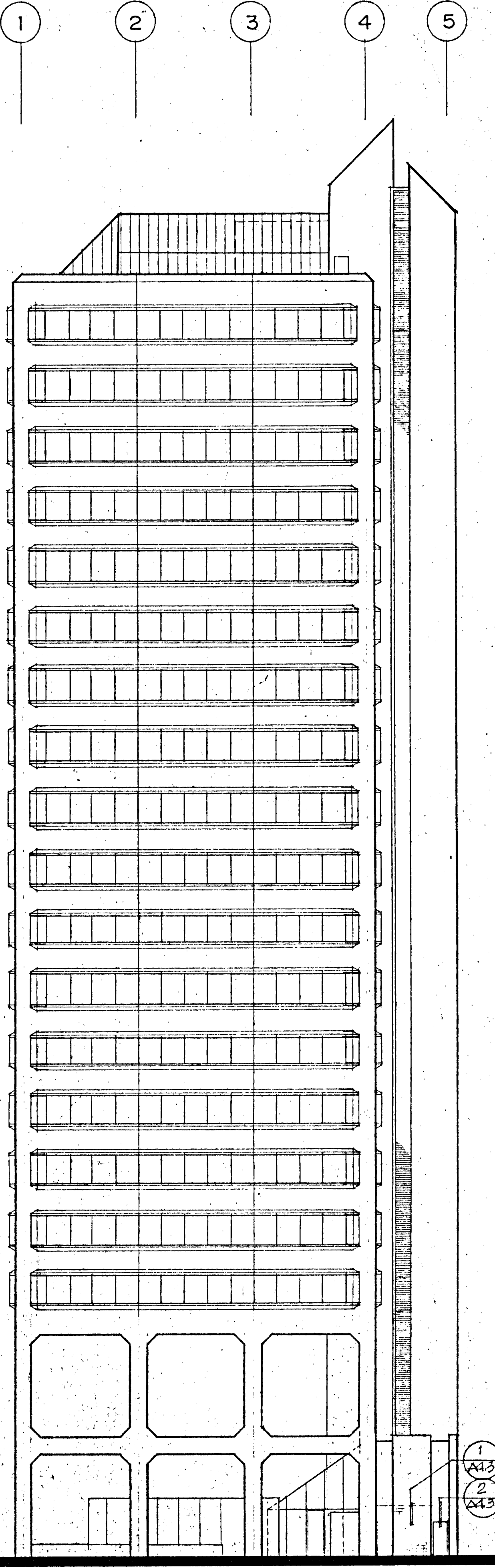
1 JESSIE STREET ELEVATION
NORTH ELEVATION

A3-1



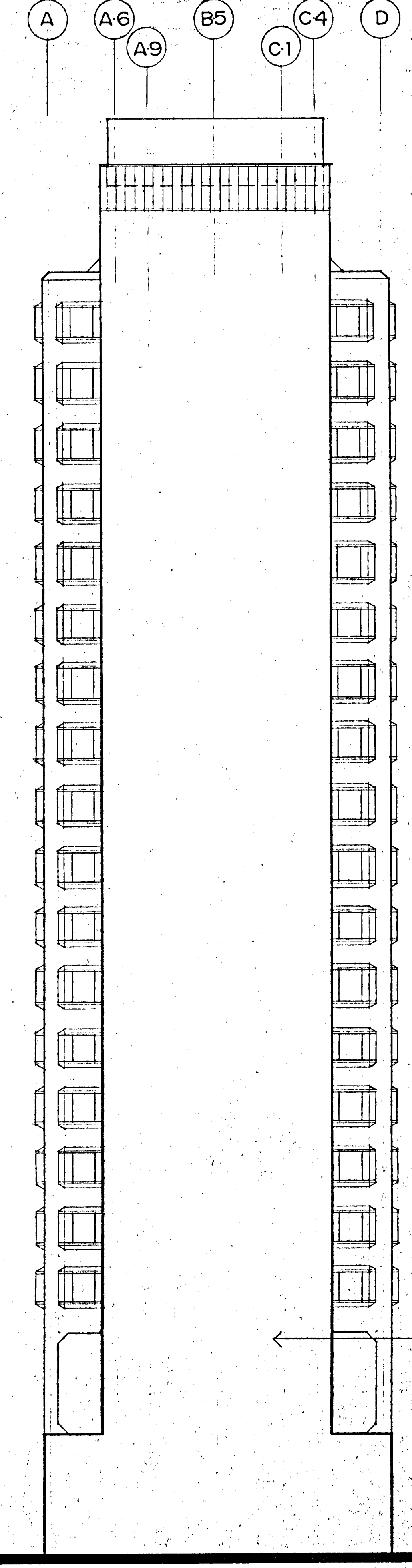
2 ECKER STREET ELEVATION
WEST ELEVATION

A3-1



3 ELIM ALLEY ELEVATION
SOUTH ELEVATION

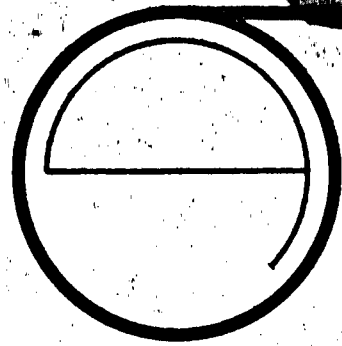
A3-1



4 EAST ELEVATION

A3-1

SEE DETAIL ELEVATION
1
A3-4
FOR PANEL ARRANGEMENT



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JOB NUMBER: 80-12
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6-15-81

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5 (1-21-82)
FINAL

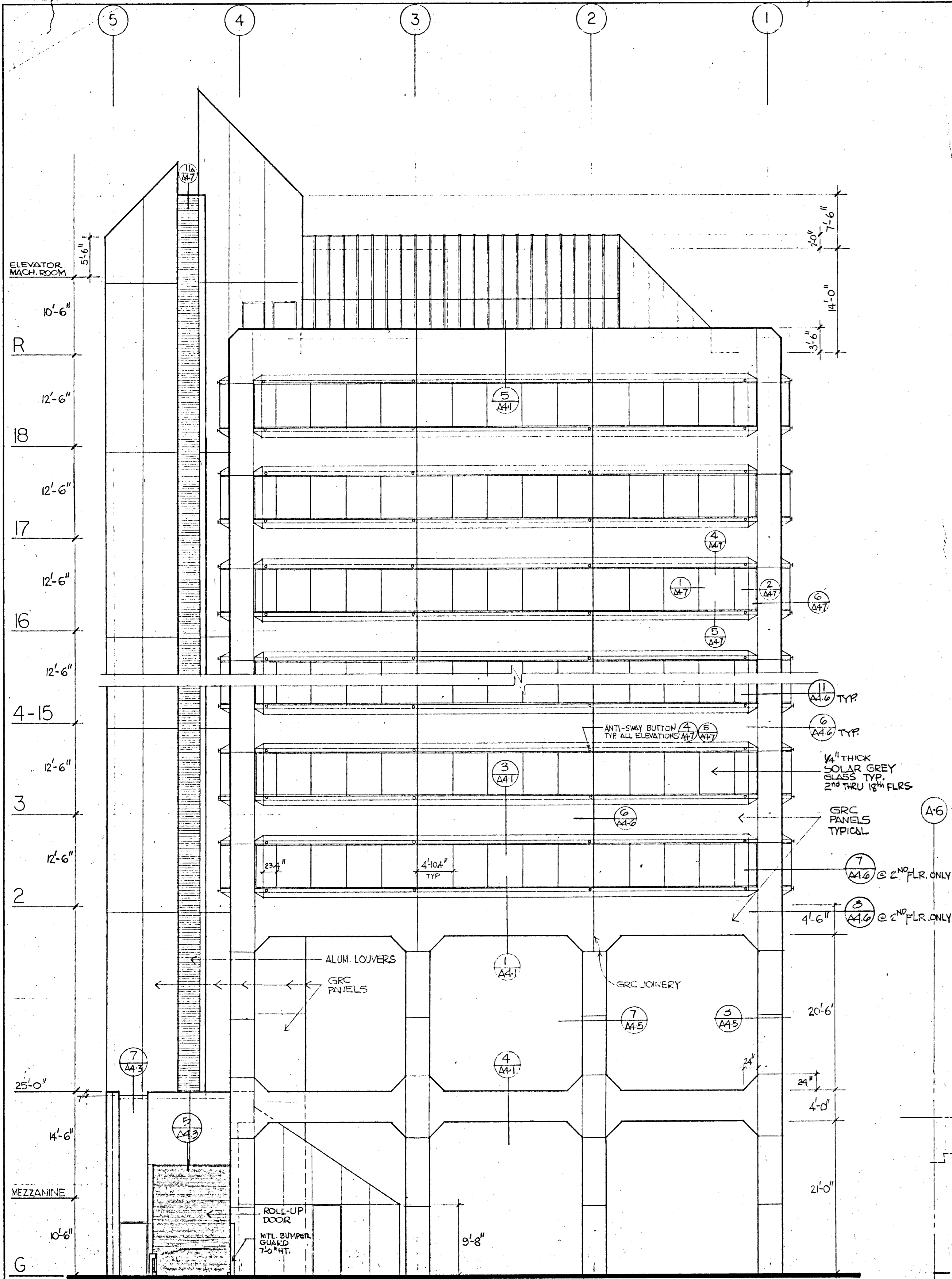
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2-10-81

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EXTERIOR ELEVATIONS

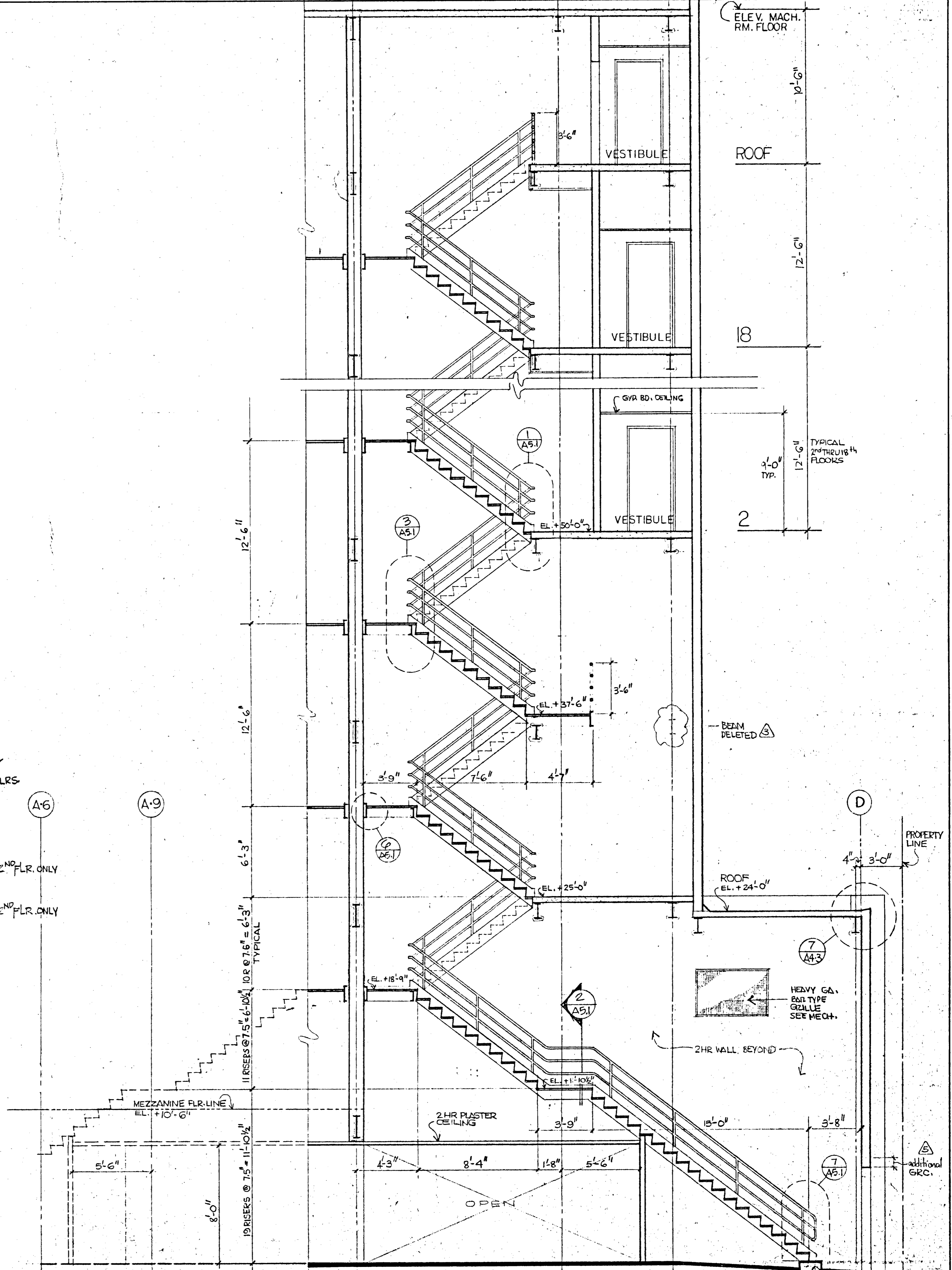
J. J. J.
C-3844

SCALE 1/16" = 1'-0"

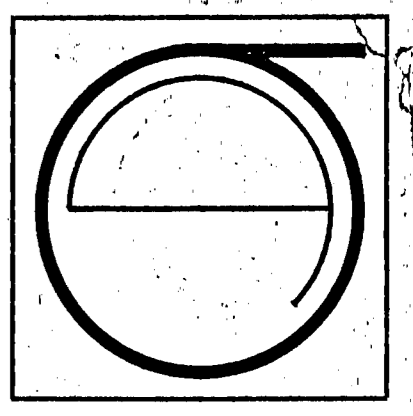
A3-1



1
A32
DETAIL ELEVATION AT JESSIE STREET
1/8" = 1'-0"



2
A32
DETAIL SECTION OF STAIR 2 (STAIR 1 SIM. UNLESS SHOWN)
1/4" = 1'-0"



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CALIFORNIA 94111
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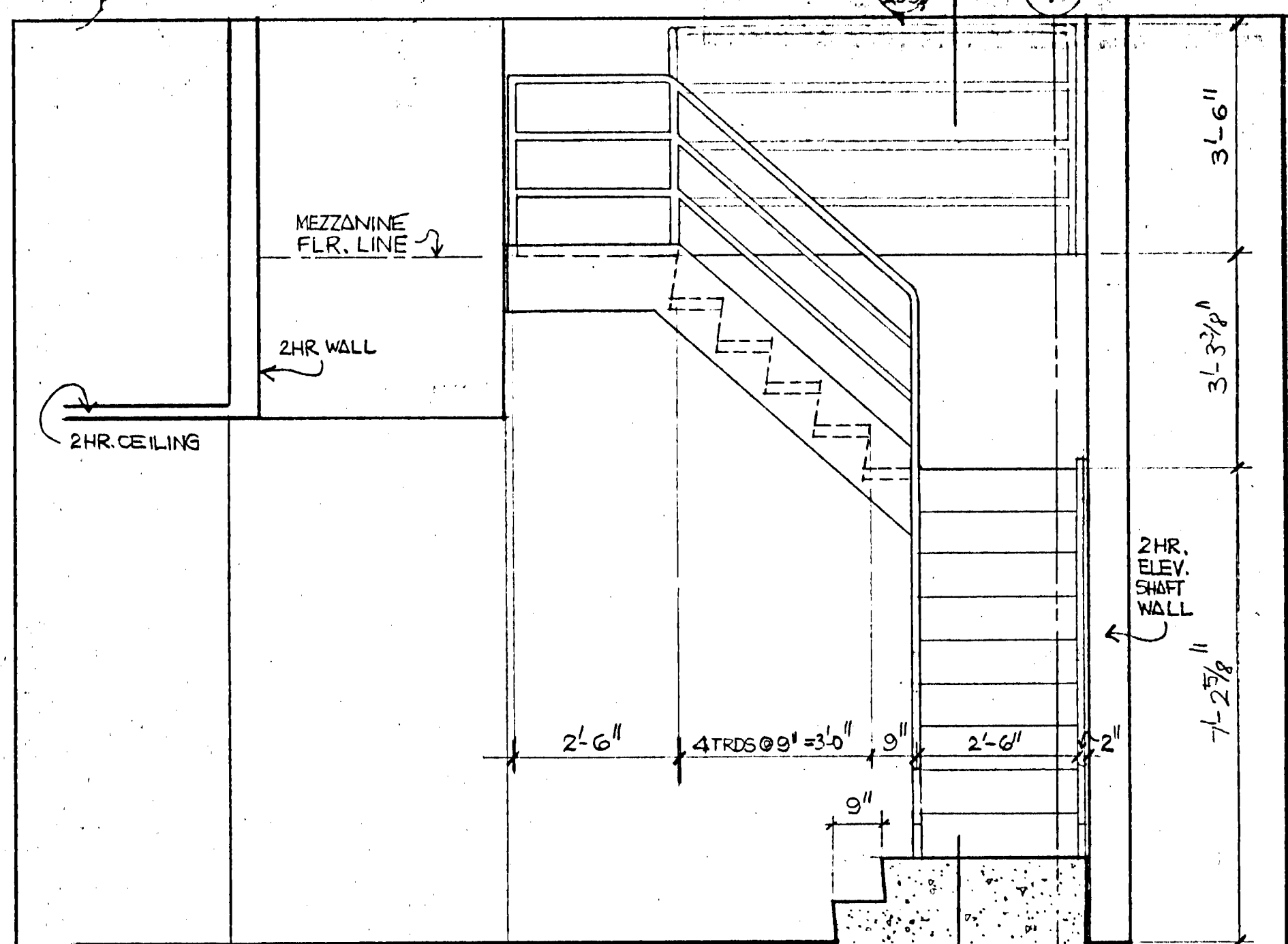
ECKER SQUARE

JOB NUMBER: 80-12
DRAWN BY: NAT
CHECKED BY:
DATE OF ISSUE: 4-16-81
REVISIONS:
BID PACKAGE #2
6-15-81
9-11-81
11-30-81

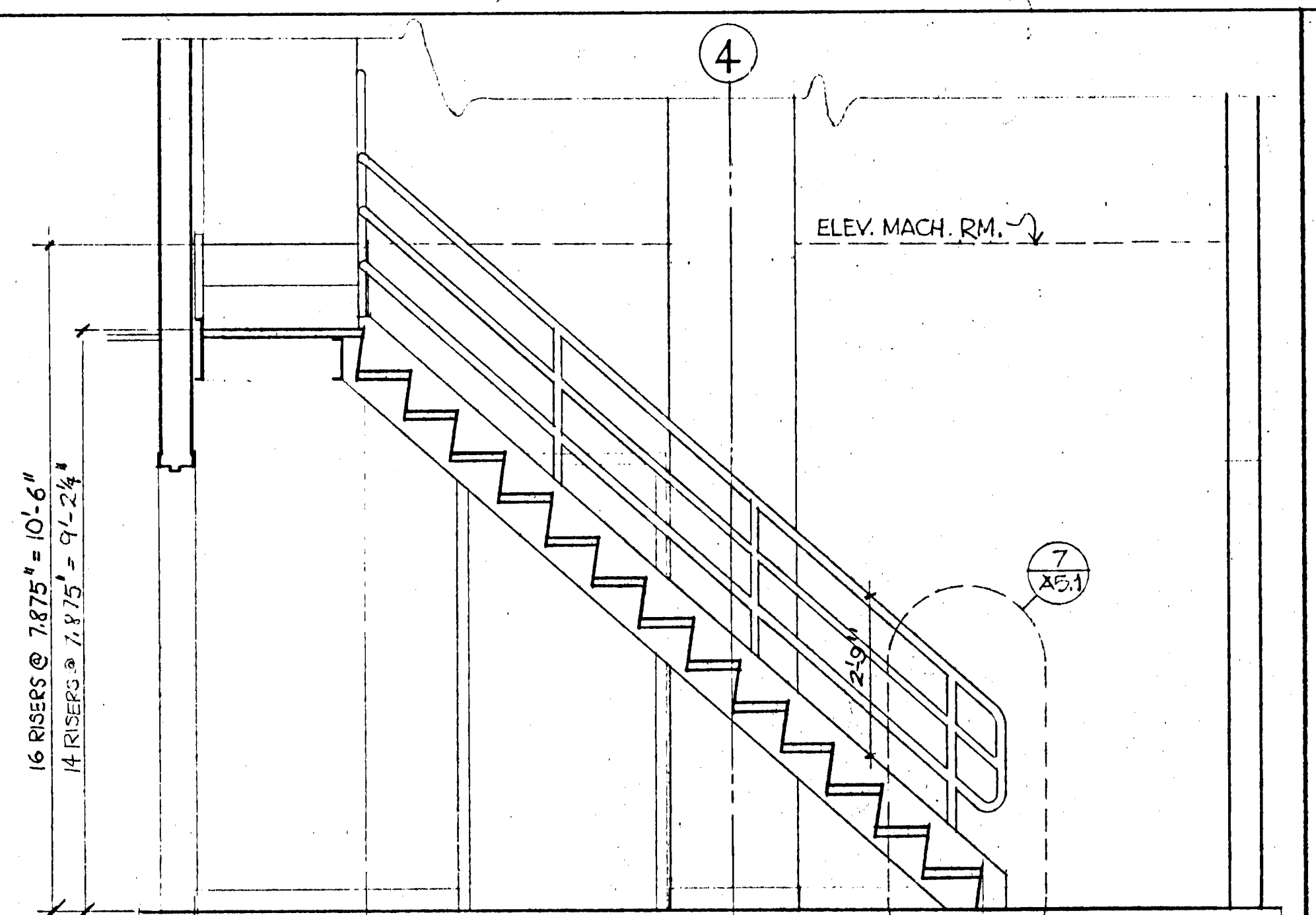
SCALE PER ARCHITECT'S
INDICATION OF
#5 (1-21-82)
FINAL

SHEET TITLE:
DETAIL ELEVATION
STAIR SECTION
C-3844
SCALE AS NOTED

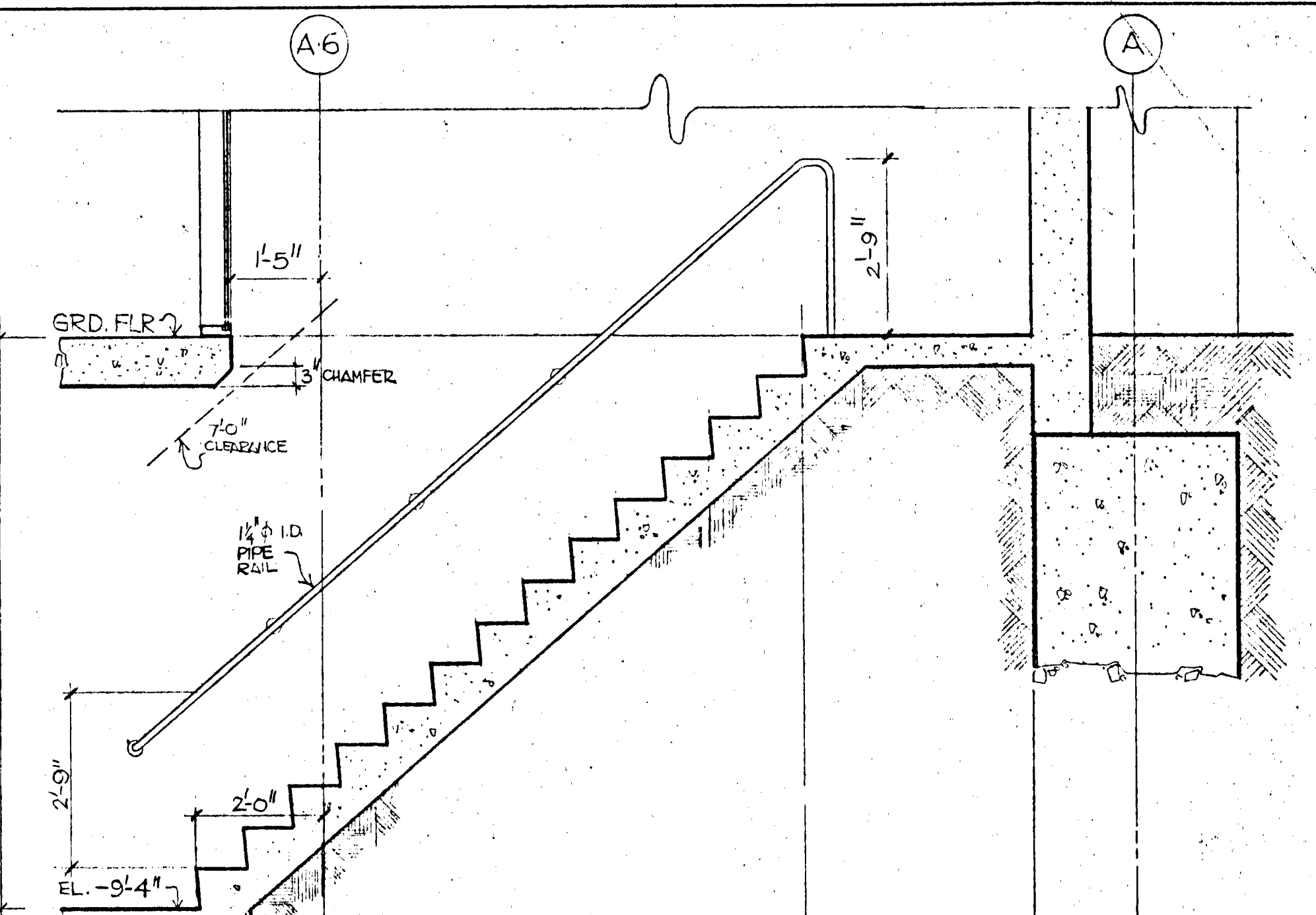
A3-2



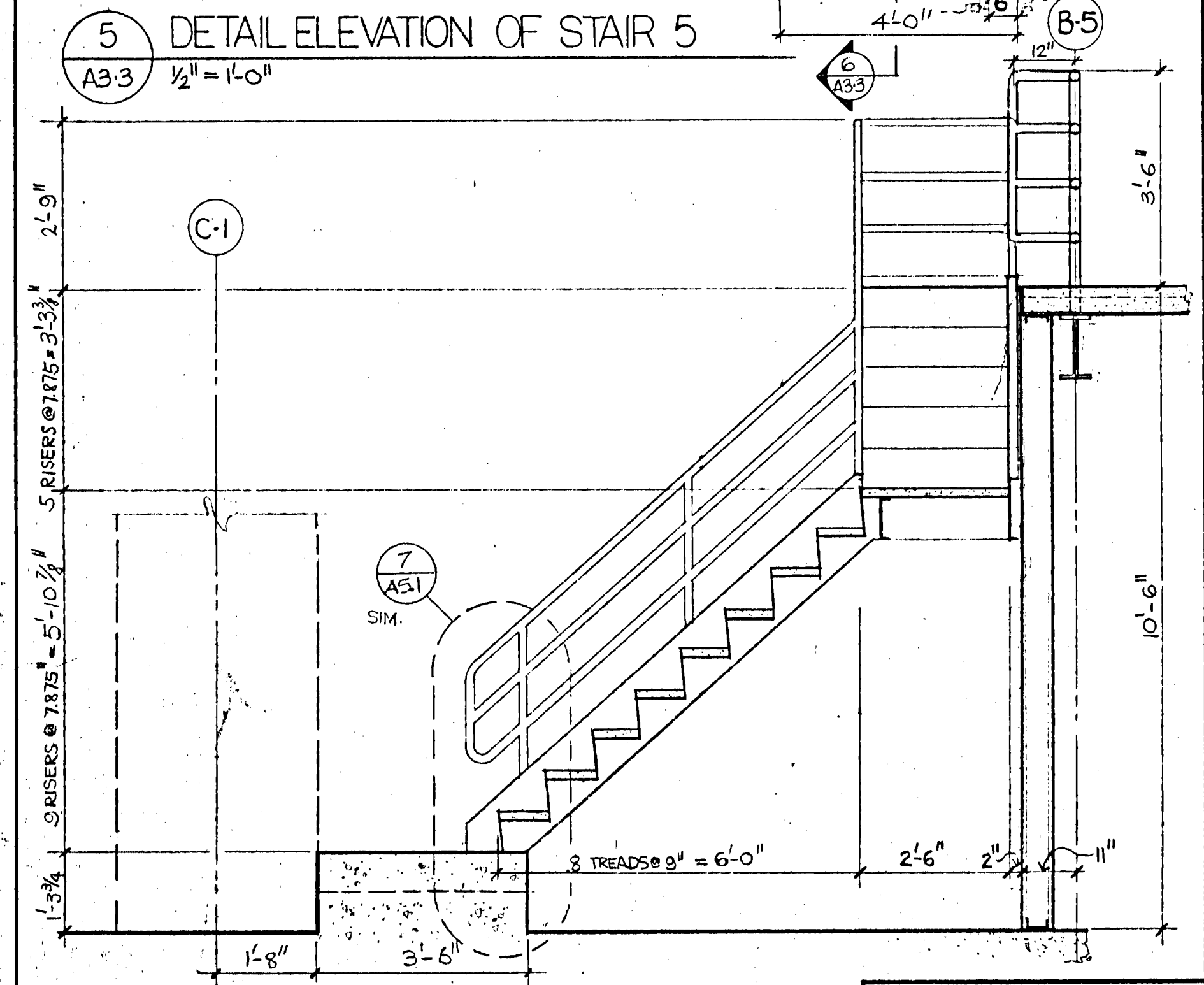
5 DETAIL ELEVATION OF STAIR 5
A3.3 1/2" = 1'-0"



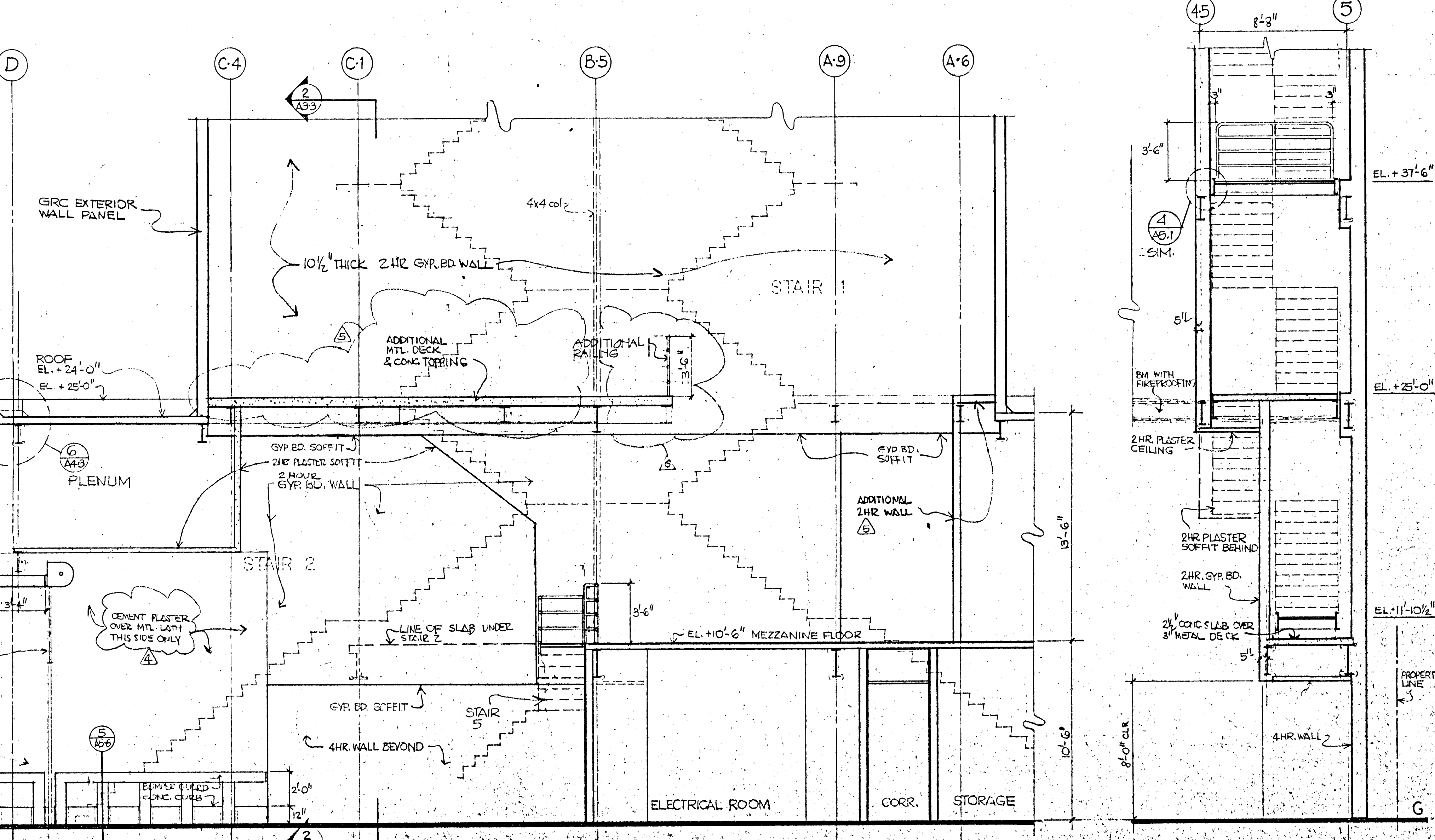
4 DETAIL SECTION OF STAIR 4
A3.3 1/2" = 1'-0"



3 DETAIL SECTION OF STAIR 3
A3.3 1/2" = 1'-0"

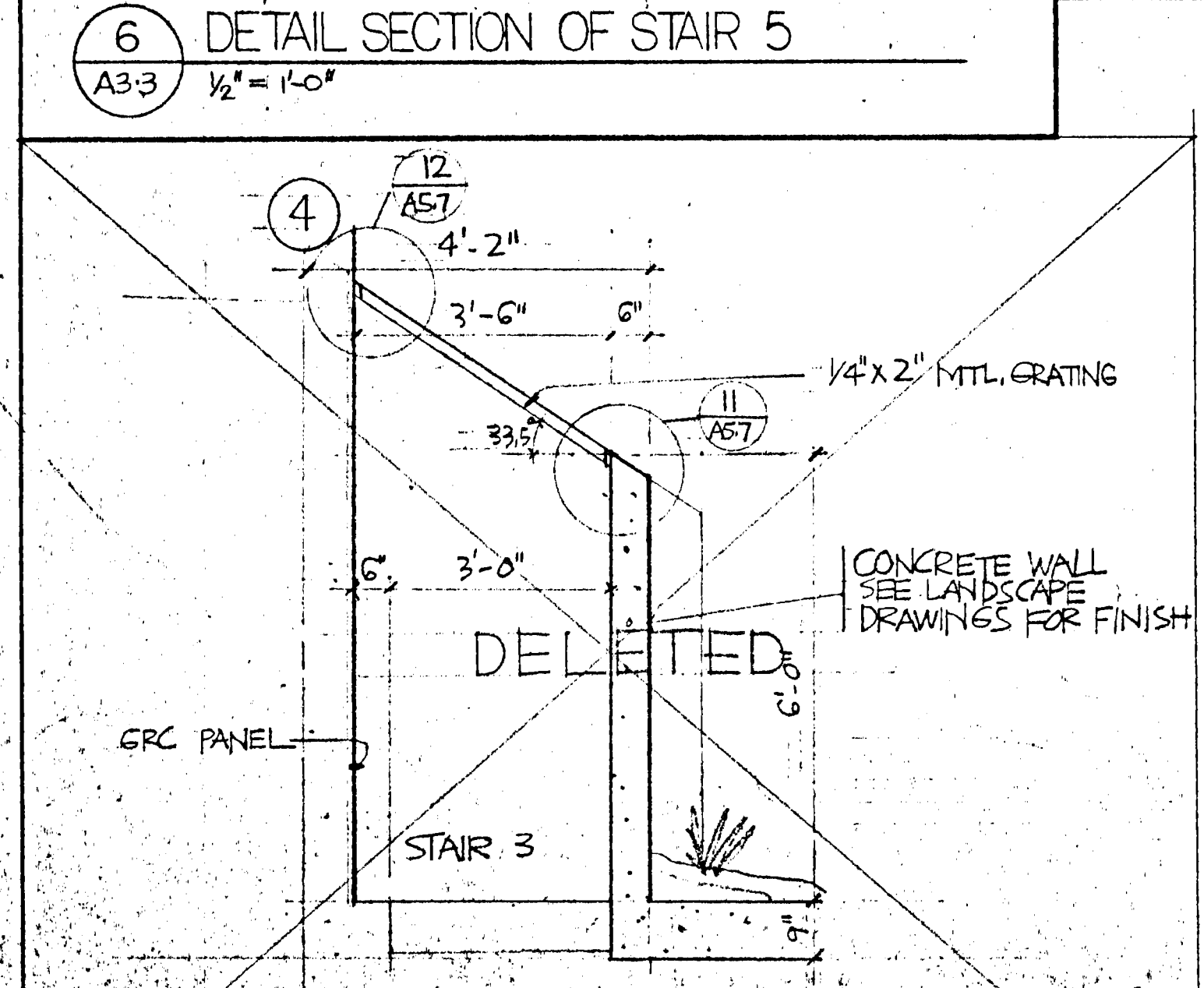


6 DETAIL SECTION OF STAIR 5
A3.3 1/2" = 1'-0"

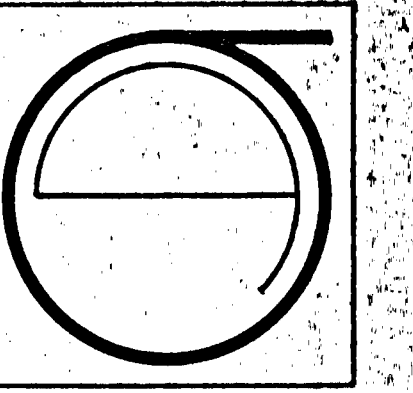


1 DETAIL ELEVATION OF STAIRS 1 & 2
A3.3 1/4" = 1'-0"

2 DETAIL SECTION OF STAIR 2
A3.3 1/4" = 1'-0"



7 DETAIL ELEVATION OF STAIR 3
A3.3 1/2" = 1'-0"



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ECKER
SQUARE

JOB NUMBER: 80-12
DRAWN BY: NAT
CHECKED BY:
DATE OF ISSUE: 4-1-81

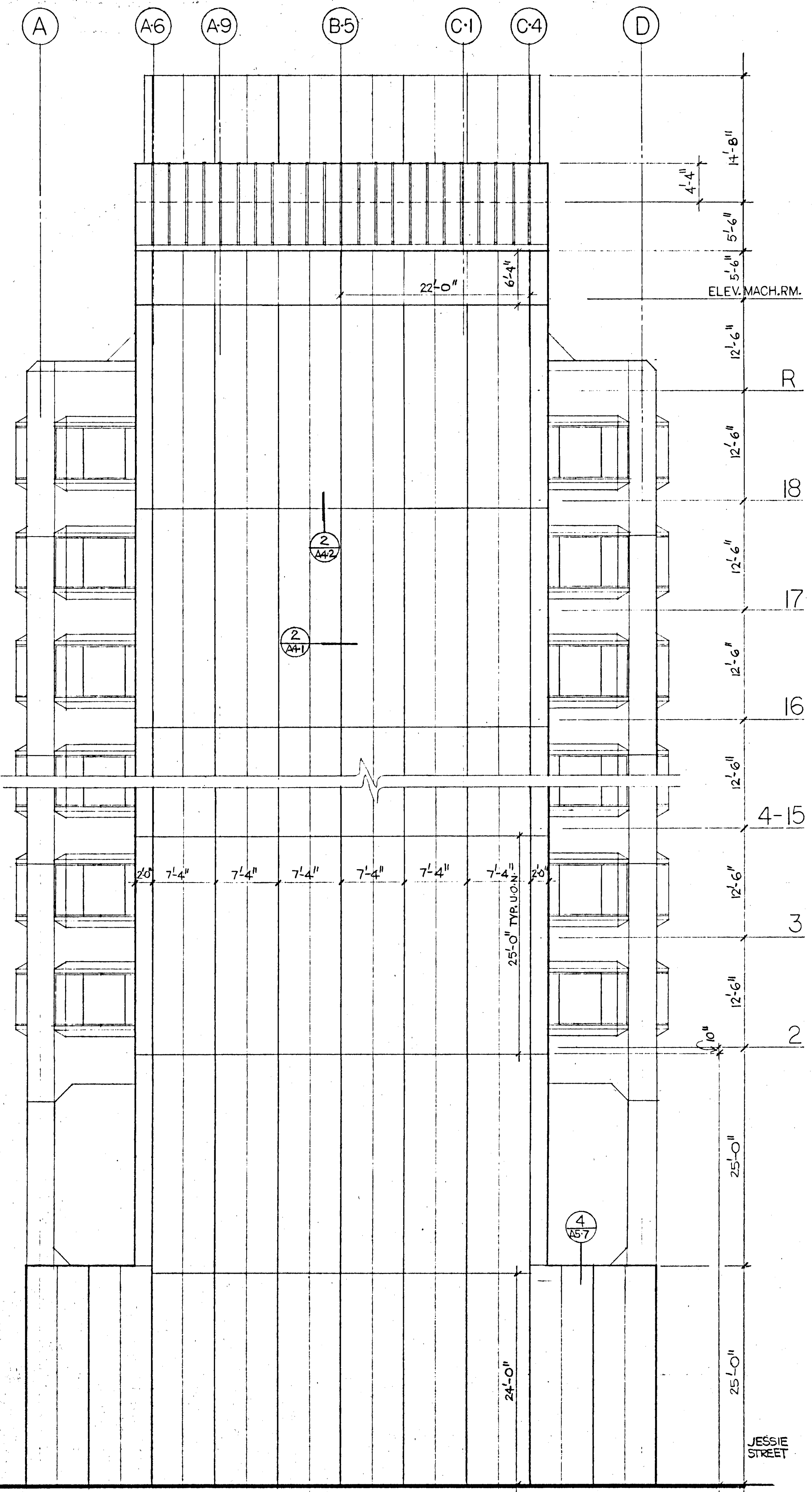
REVISIONS:
BID PACKAGE # 2
6-15-81
67-24-81
11-9-81
11-30-81
2-02-82
03-17-82

PERMIT AGENCY OF
FOR CONSTRUCTION OF

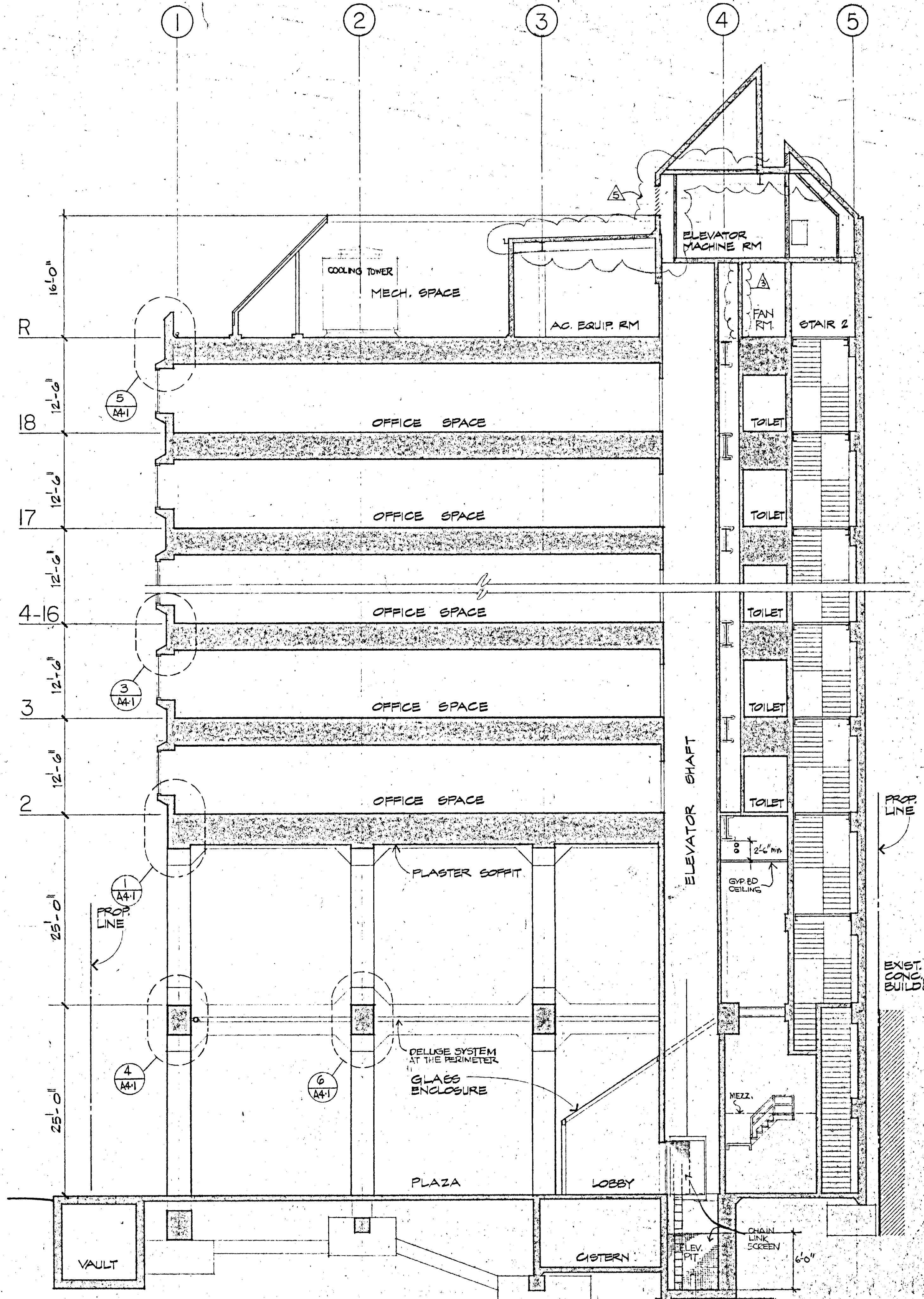
SHEET TITLE
STAIR SECTIONS

SCALE AS NOTED

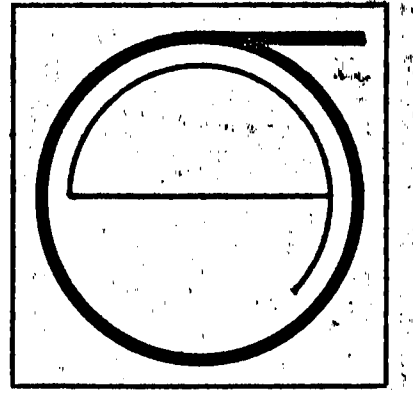
A3.03



1 EAST ELEVATION DETAIL
1/8" = 1'-0"



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



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ECKER SQUARE

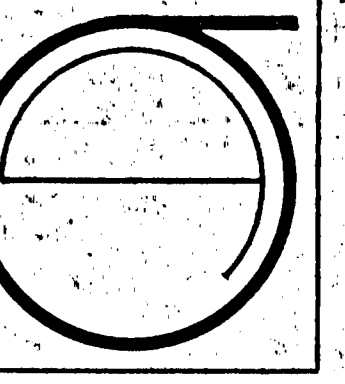
JOB NUMBER: 80-12
DRAWN BY: NAT
CHECKED BY:
DATE OF ISSUE: 4-16-81

REVISIONS:
BID PACKAGE #2
6-15-81
2 HR ENCLOSURE
ADDED 9-11-81
11-30-81

SITE PERMIT ADDRESS:
FOR CONSTRUCTION OF:
#5 (1-21-82)
FINAL

SHEET TITLE:
EAST
ELEVATION
DETAIL
SECTION
C-3844
SCALE AS NOTED

A34



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SUITE 100, ROOM 9411
TEL: (415) 434-3690

ECKER SQUARE

JOB NUMBER: 80-12
DRAWN BY:
CHECKED BY:
DATE OF ISSUE: 4-14-81

REVISIONS:
BID PACKAGE #2
6-15-81
2 HR ENCLOSURE
ADDED 9-11-81
11-30-81
2-02-82
4-23-82

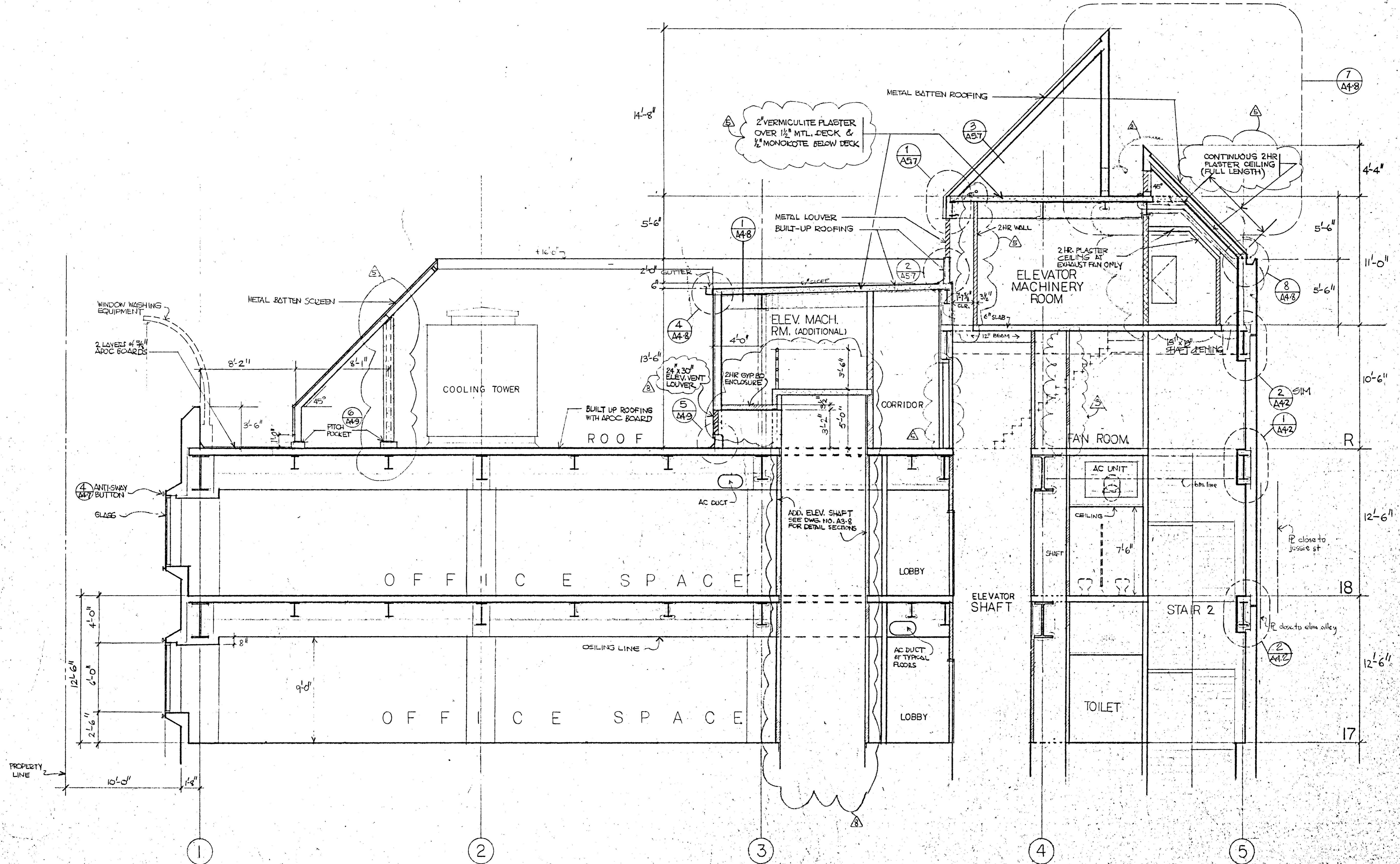
PERMIT ADDRESS
FOR CONSTRUCTION OF

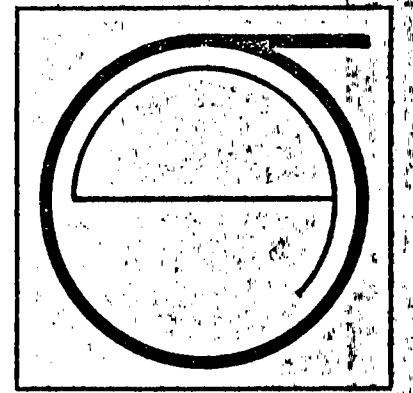
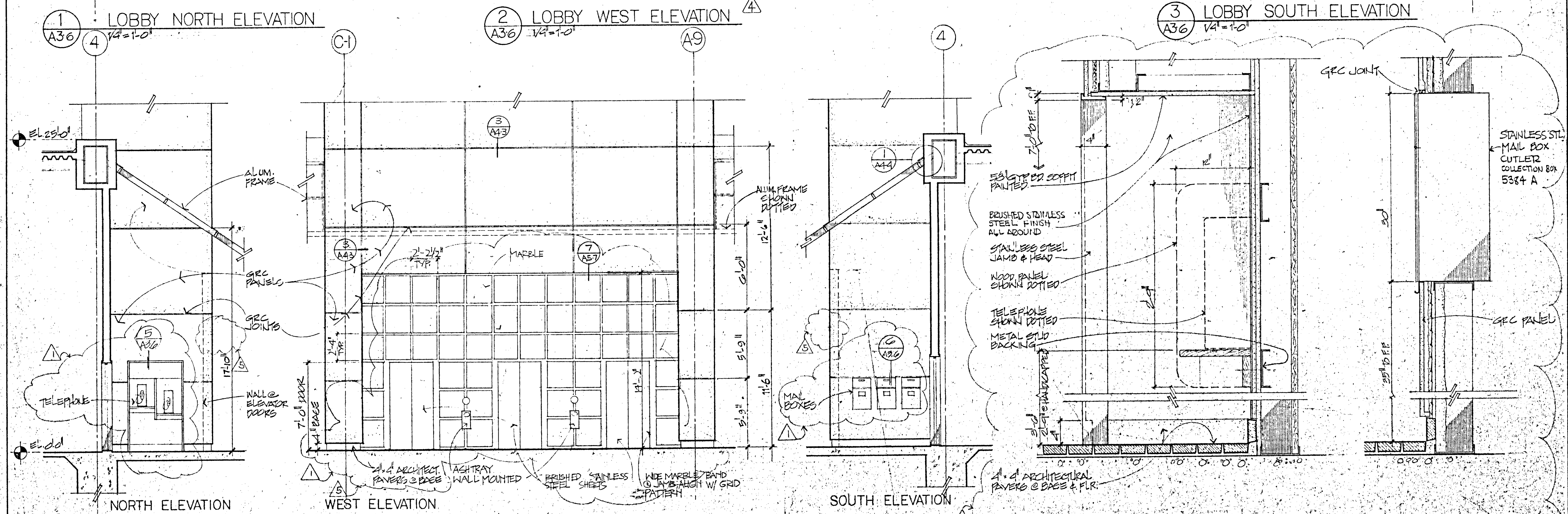
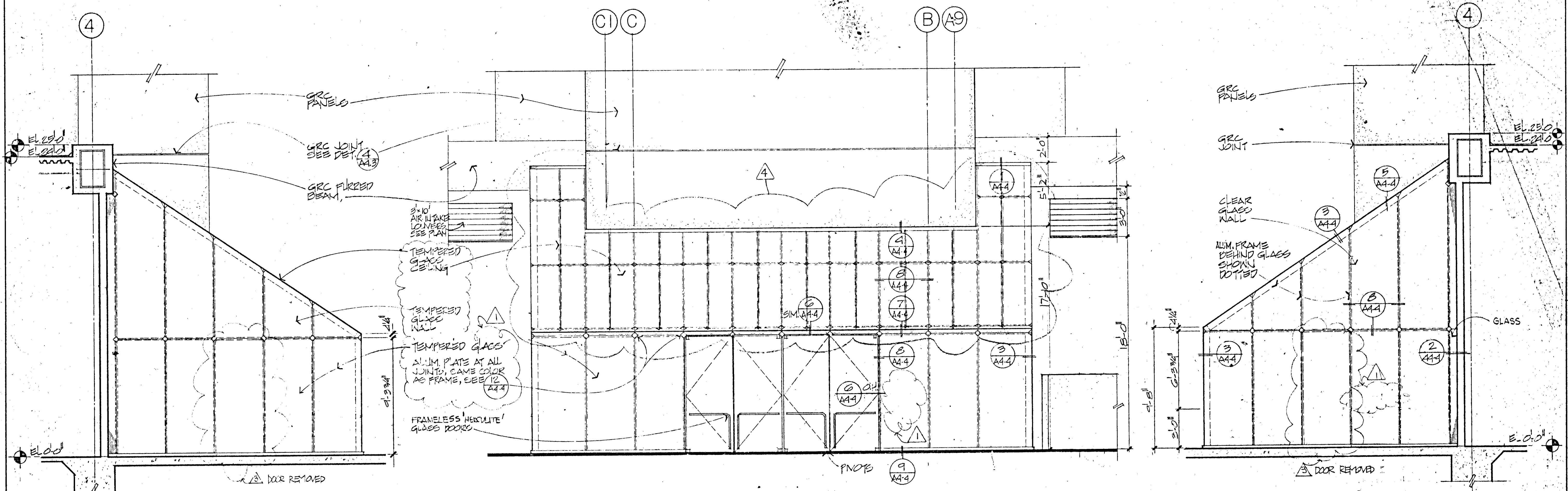
SHEET TITLE:
DETAIL SECTION

JL
C-2344

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

A305





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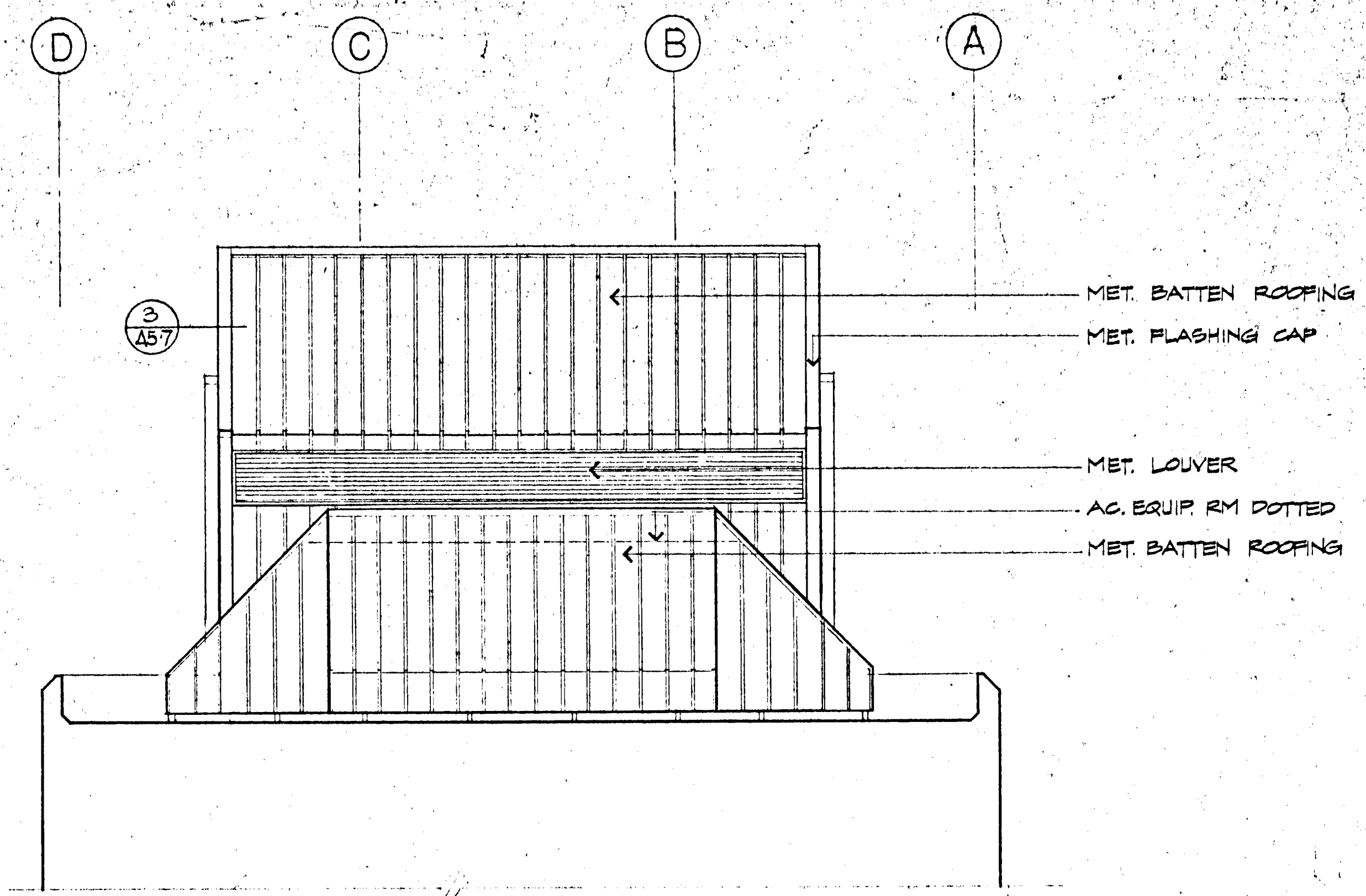
ECKER SQUARE

JOB NUMBER: 80-12
 DRAWN BY: FAA
 CHECKED BY:
 DATE OF ISSUE:
 4-16-81
 REVISIONS:
 BID PACKAGE #2
 6-15-81
 6-28-81
 7-29-81
 9-11-81
 11-9-81
 11-30-81
 2-02-82

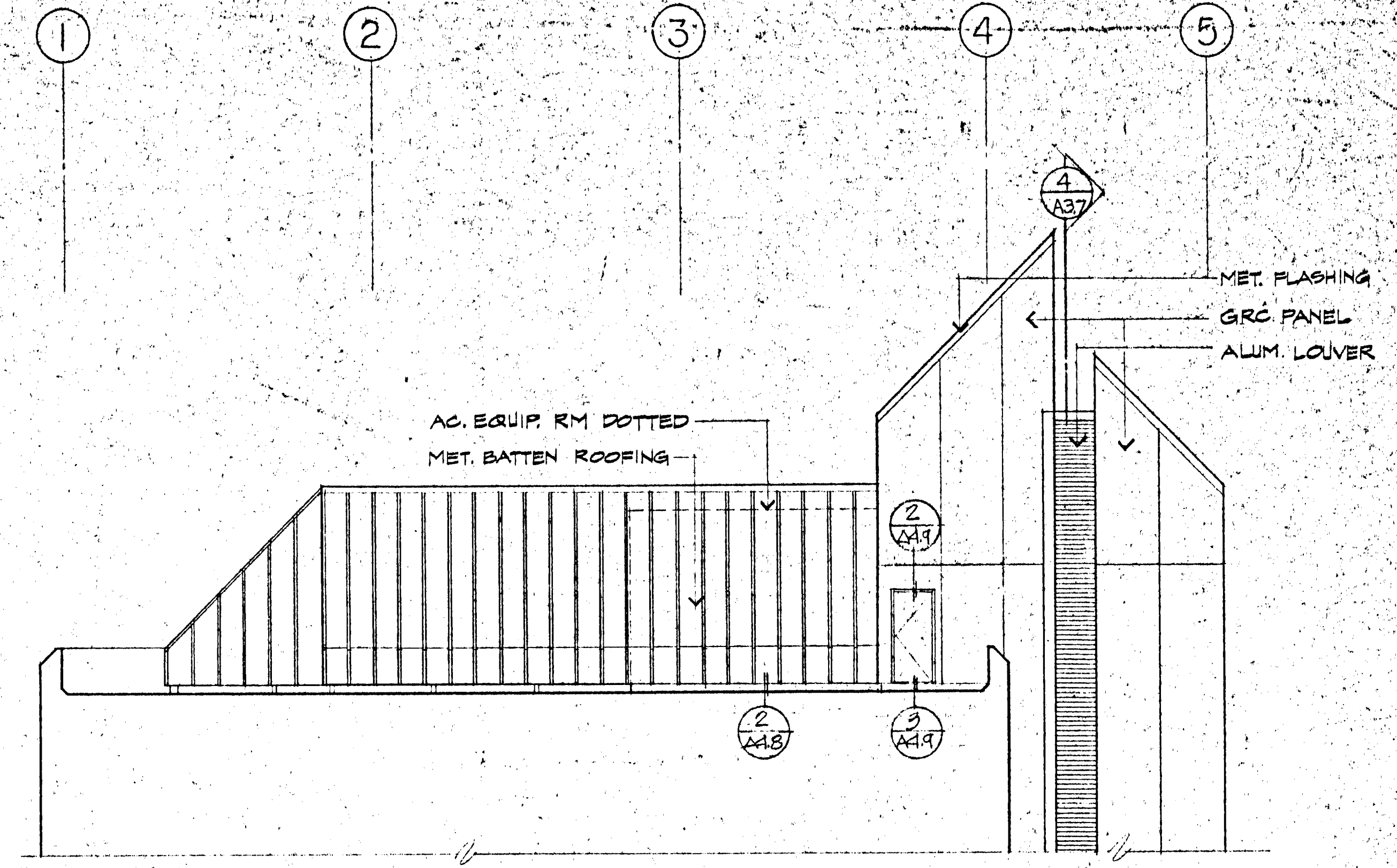
PERMIT ADDRESS IN
 FOR REGISTRATION OF
 #5: (1-21-82)
 FINAL

SHEET TITLE:
 GROUND FLOOR LOBBY ELEVATIONS AND ELEVATOR ELEVATIONS
 SCALE AS SHOWN

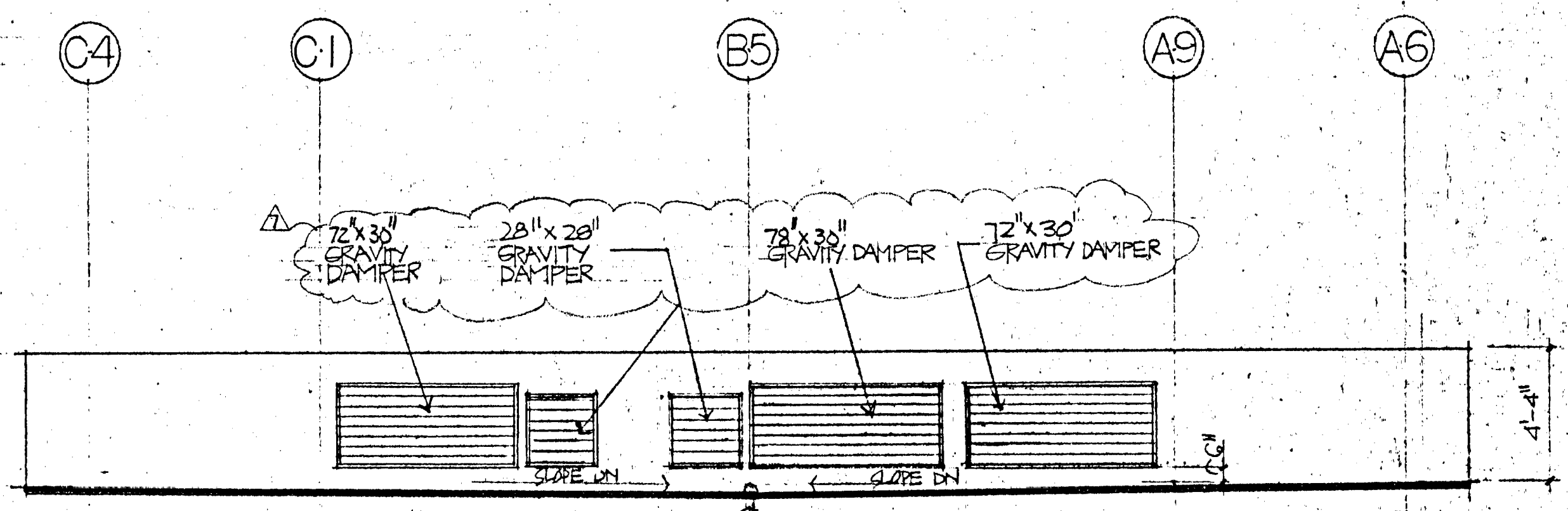
A36



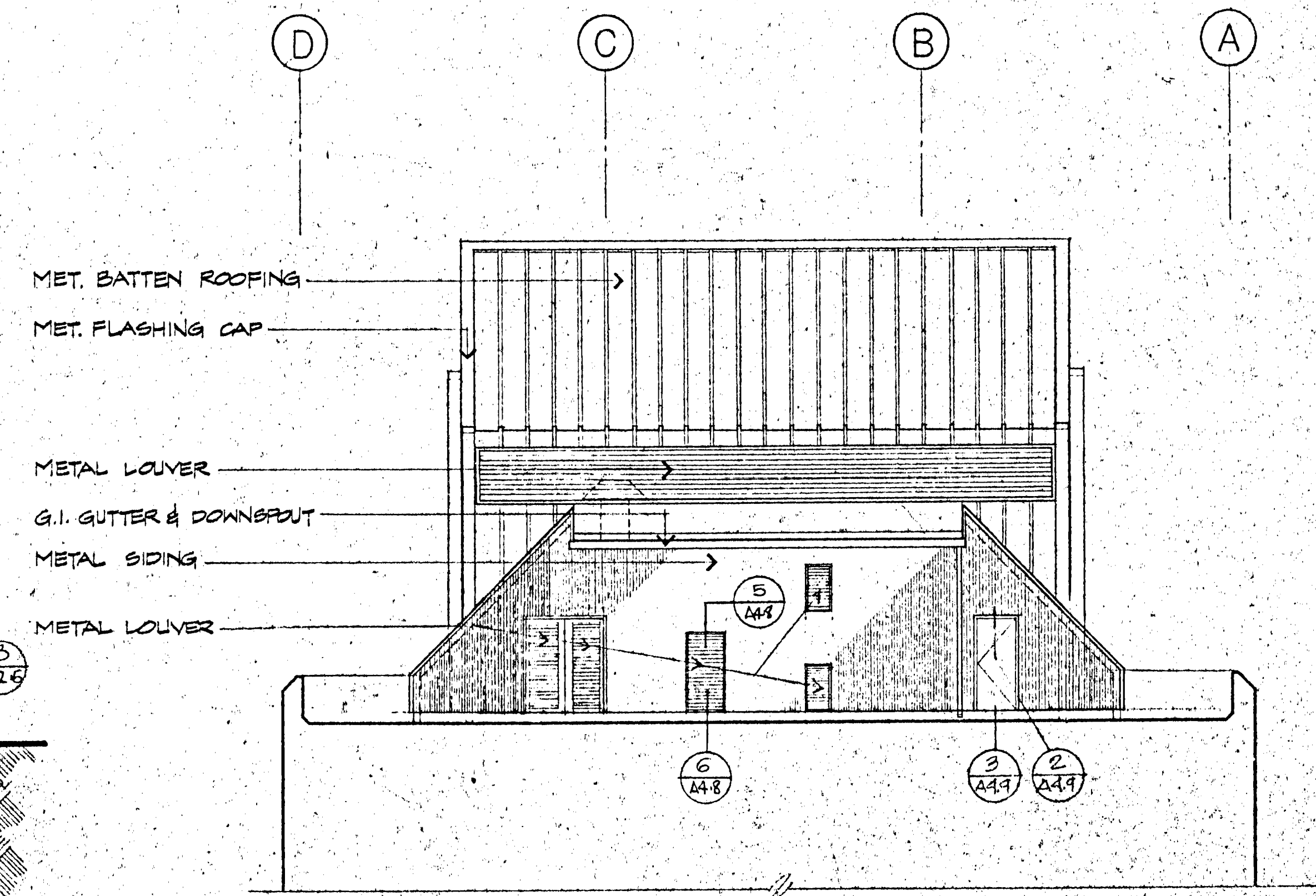
1 ECKER STREET ELEVATION (WEST) Δ
 1/8" = 1'-0"



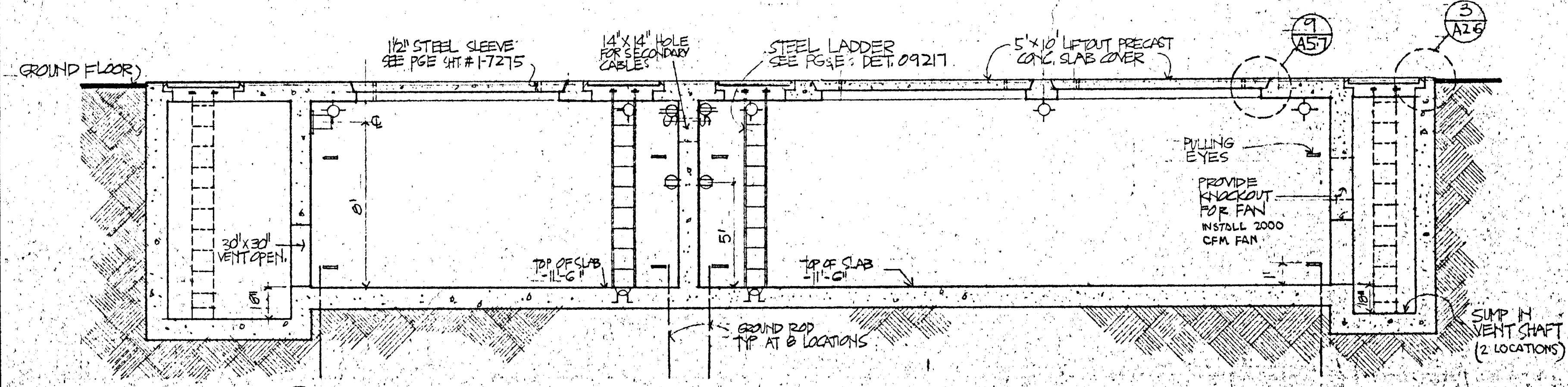
2 ELIM ALLEY ELEVATION (SOUTH) Δ
 1/8" = 1'-0"



4 ELEVATION OF UPPER ROOF Δ
 1/4" = 1'-0"

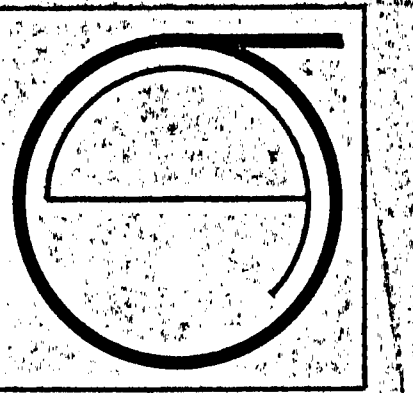


3 ECKER STREET SECTION (WEST) Δ
 1/8" = 1'-0"



5 VAULT SECTION Δ
 1/4" = 1'-0"

NOTE: SEE 1-A34 FOR EAST ELEVATION, AND 1-A32 FOR NORTH ELEVATION - JESSIE ST. ELEVATION.



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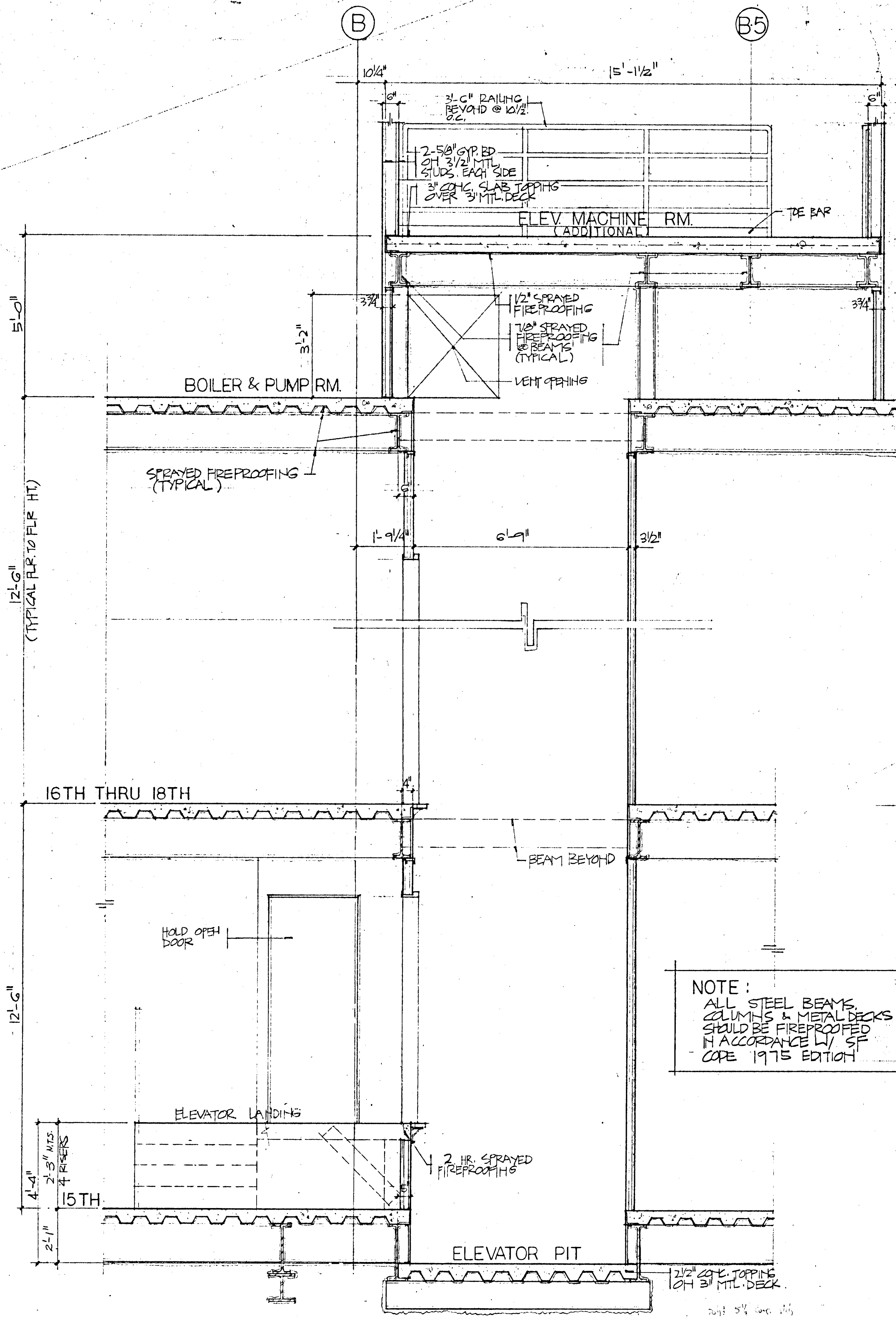
ECKER SQUARE

JOB NUMBER: 80-12
 DRAWN BY:
 CHECKED BY:
 DATE OF ISSUE:
 4-16-81
 REVISIONS:
 BID PACKAGE # 2
 6-15-81
 MINIMUM LOUVERS ADDED
 VAULT SECTION
 ADDED 9-11-81
 11-30-81
 1-19-82
 2-02-82
 03-17-82

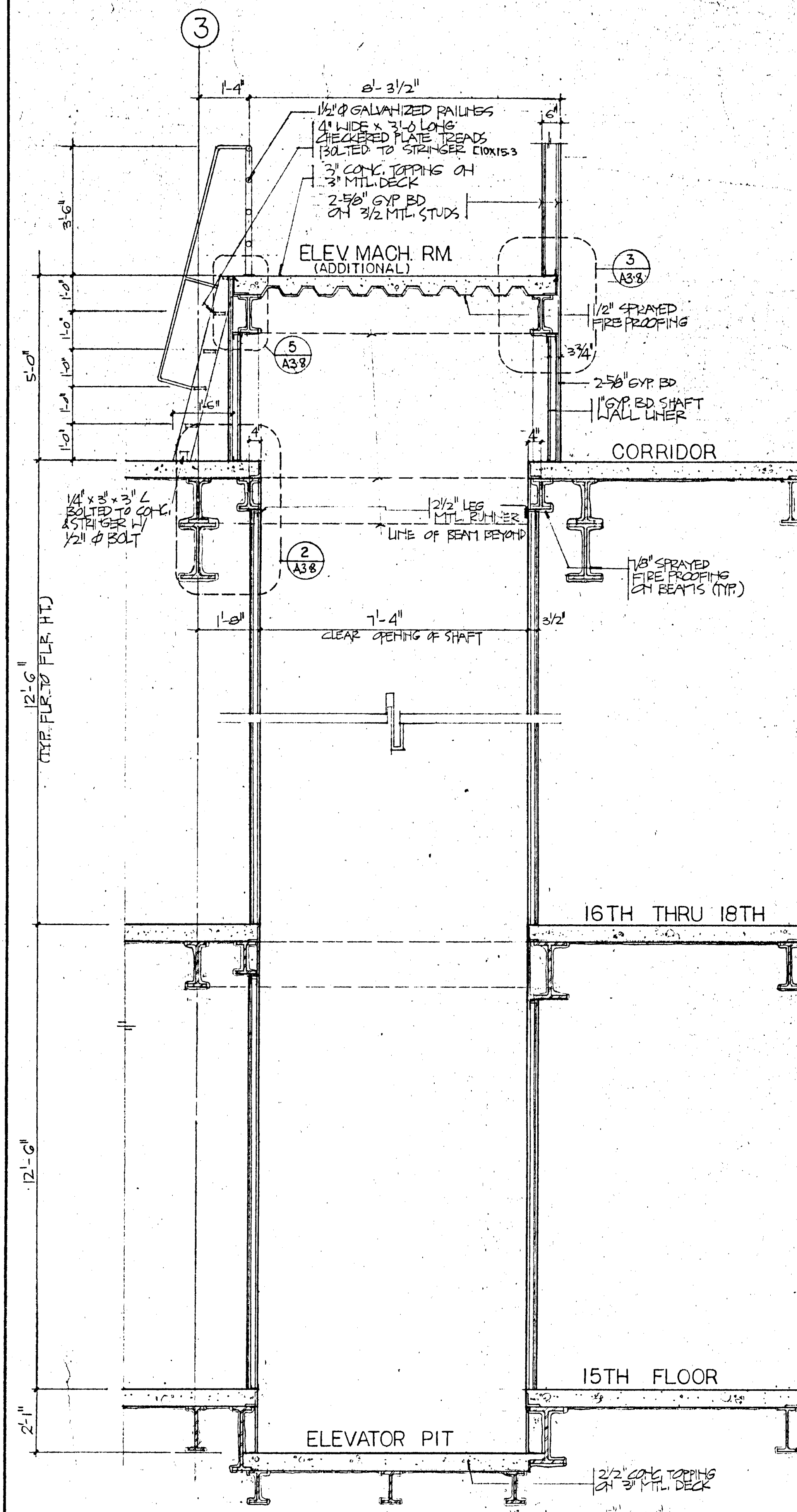
SITE PERMIT, ADDENDUM OF
 FOR CONSTRUCTION

SHEET TITLE:
 PENTHOUSE
 ELEVATION
 VAULT
 SECTION
 C-3244
 SCALE AS NOTED

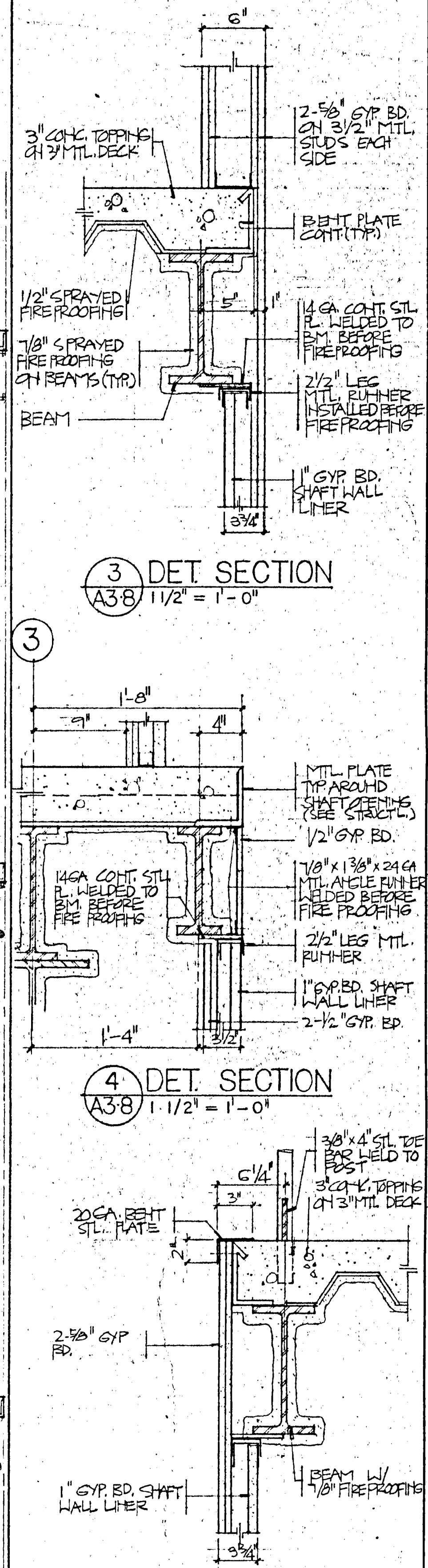
A37



1 SECTION THRU NEW ELEVATOR SHAFT
A38

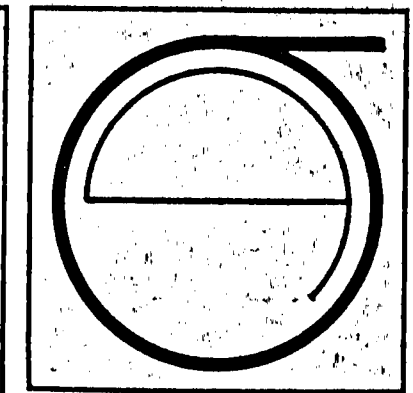


2 SECTION THRU NEW ELEVATOR SHAFT
A38 1/2\"/>



5 DET. SECTION
A38 1 1/2\"/>

NOTE:
ALL STEEL BEAMS,
COLUMNS & METAL DECKS
SHOULD BE FIREPROOFED
IN ACCORDANCE W/ SF
CODE 1975 EDITION



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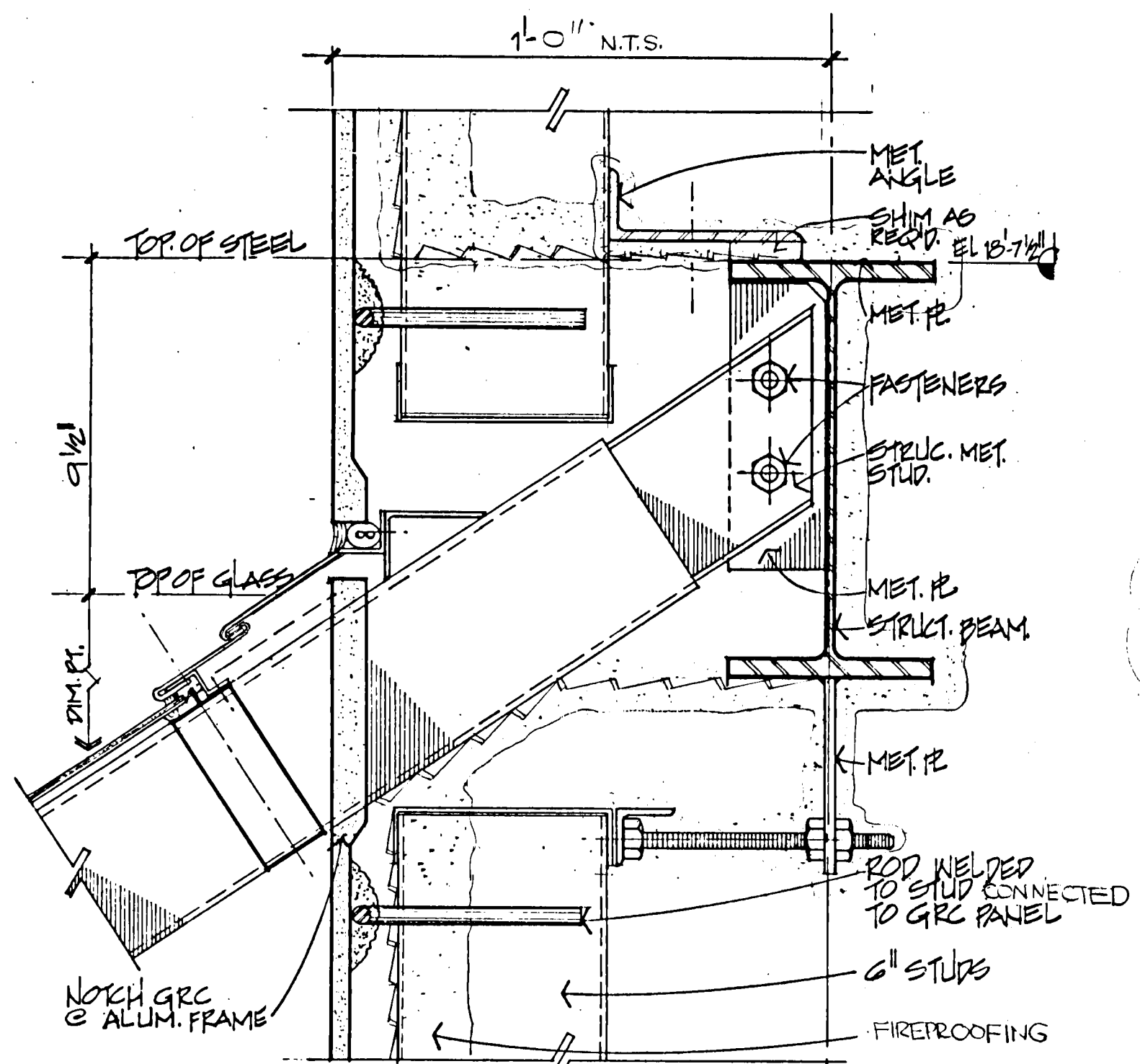
**ECKER
SQUARE**

JOB NUMBER: 80-12
DRAWN BY: L. LIM
CHECKED BY:
DATE OF ISSUE:
REVISIONS:
4-23-82

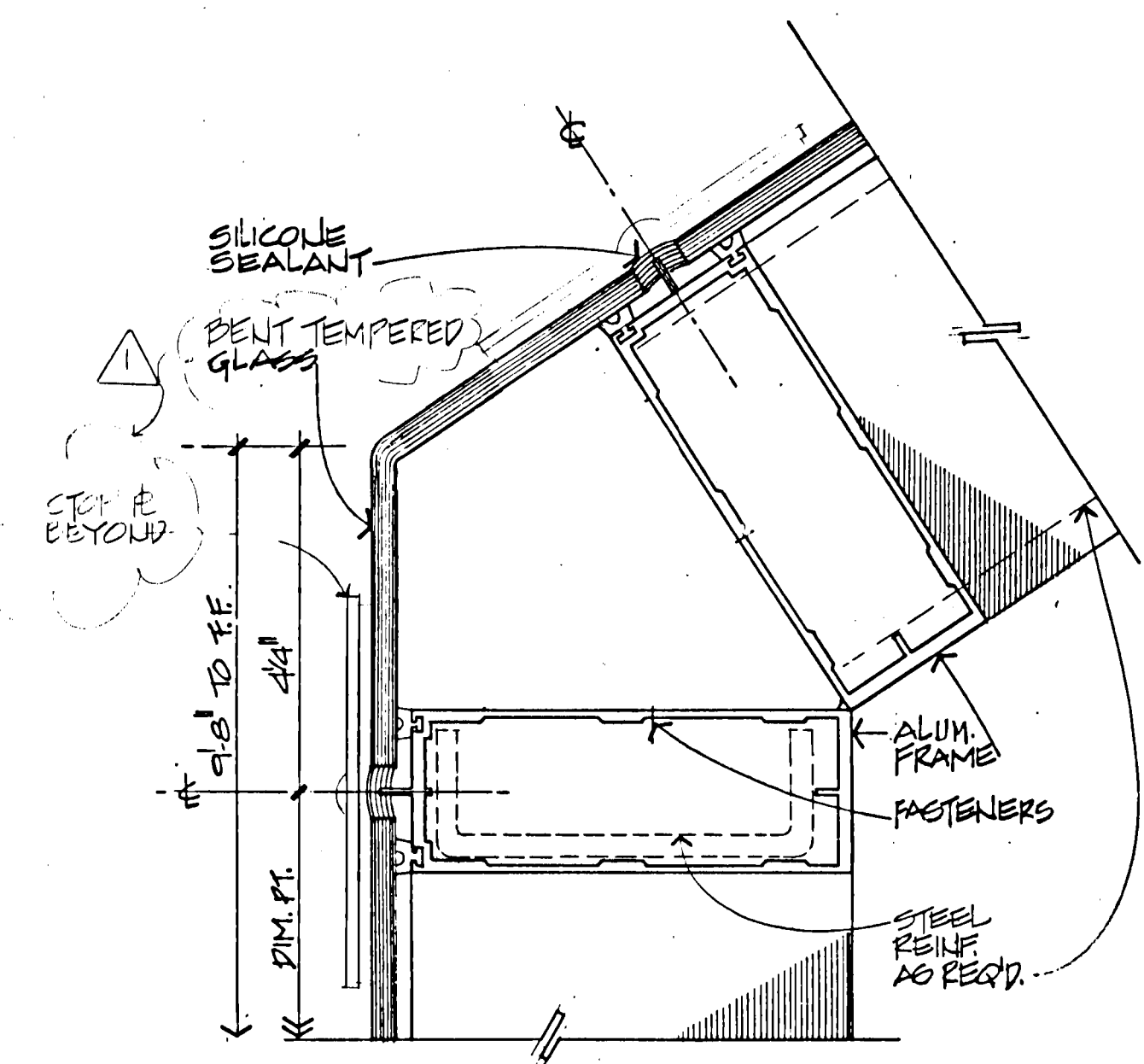
SITE PERMIT APPLICATION OF
FOR CONSTRUCTION OF

SHEET TITLE:
DETAIL
SECTIONS
OF ADDI-
TIONAL
ELEVATOR
SCALE AS NOTED

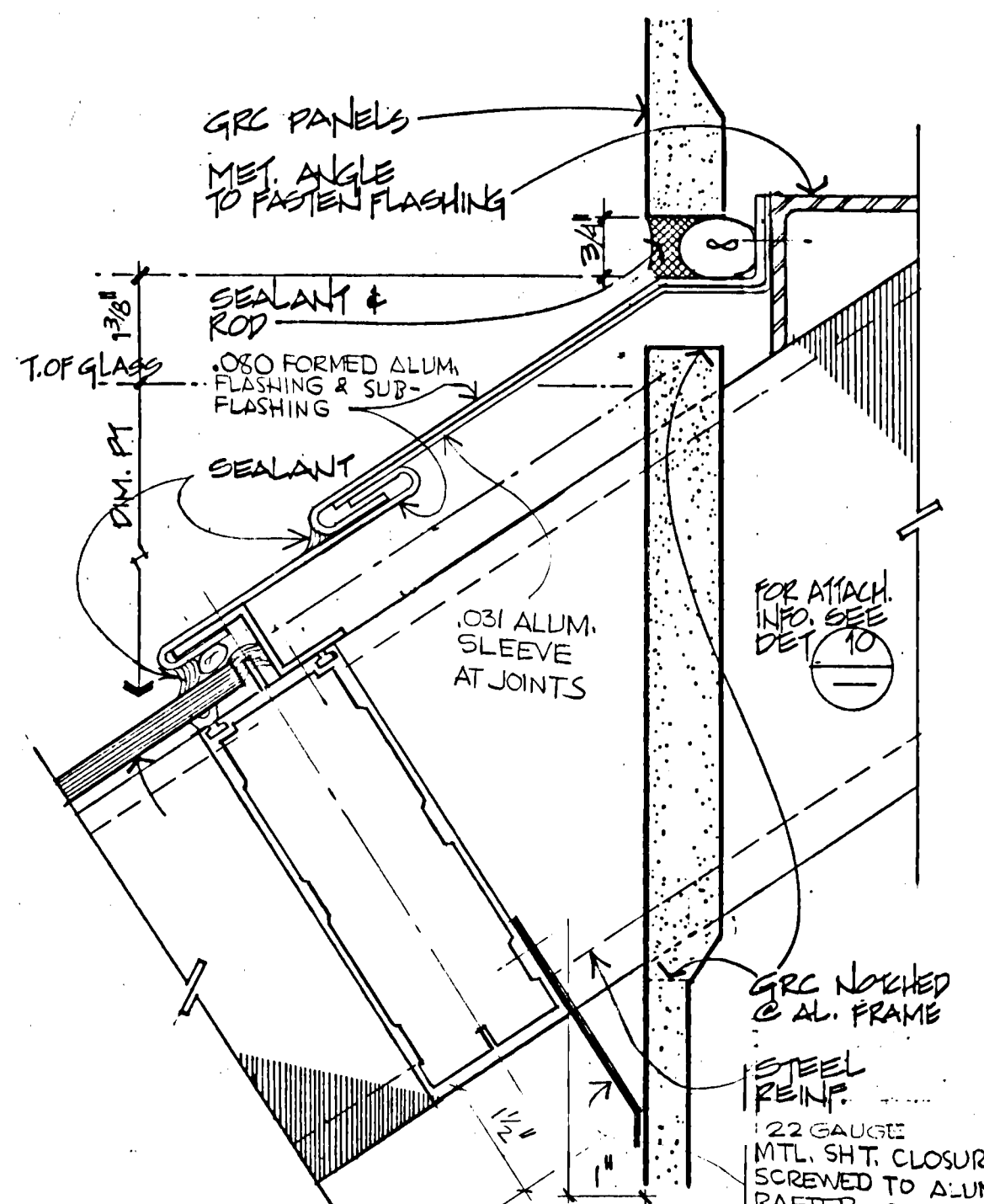
SHEET No.:
A3-8



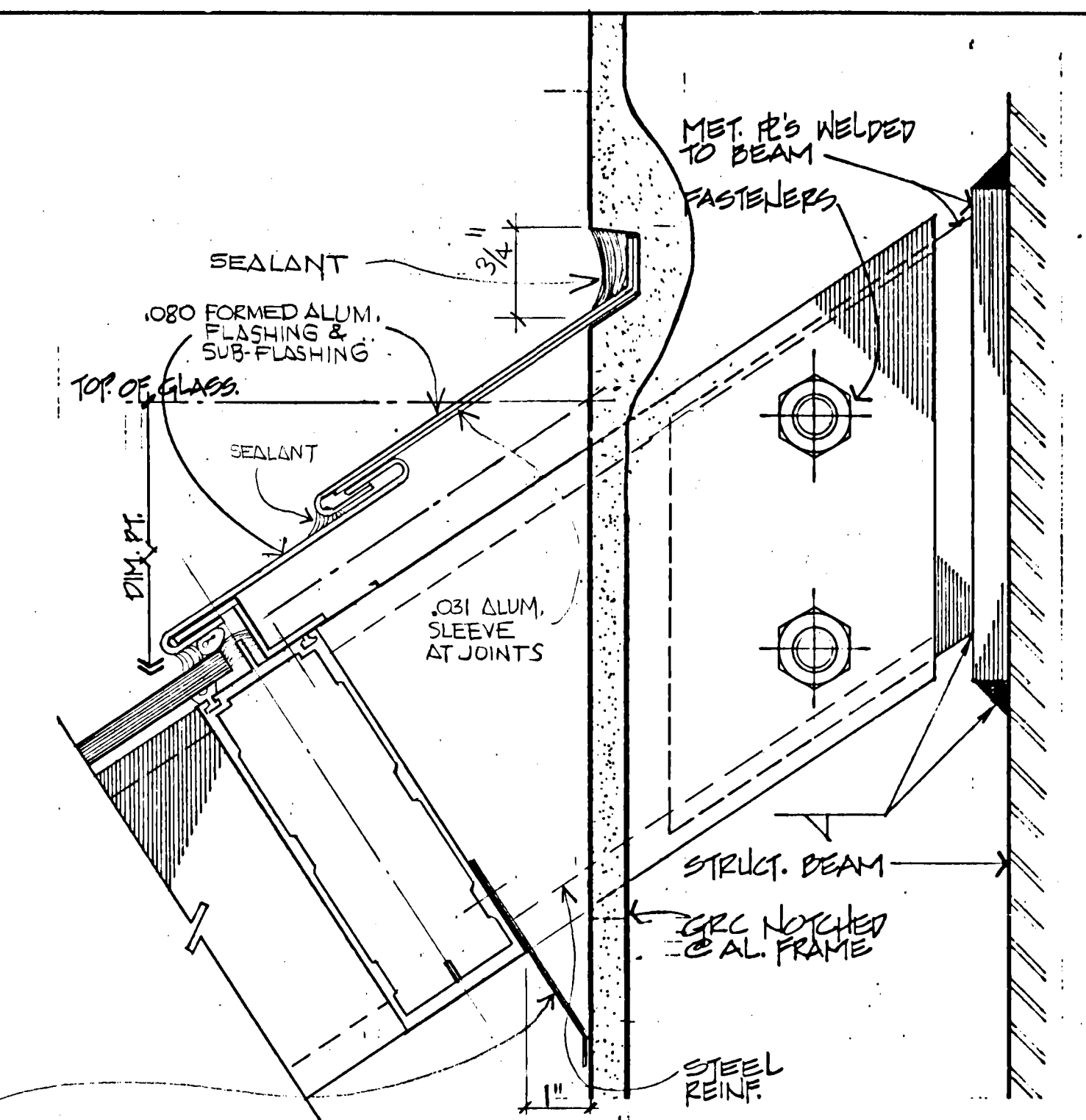
10 DETAIL @ ATTACHMENT
A4-4 3" = 1'-0"



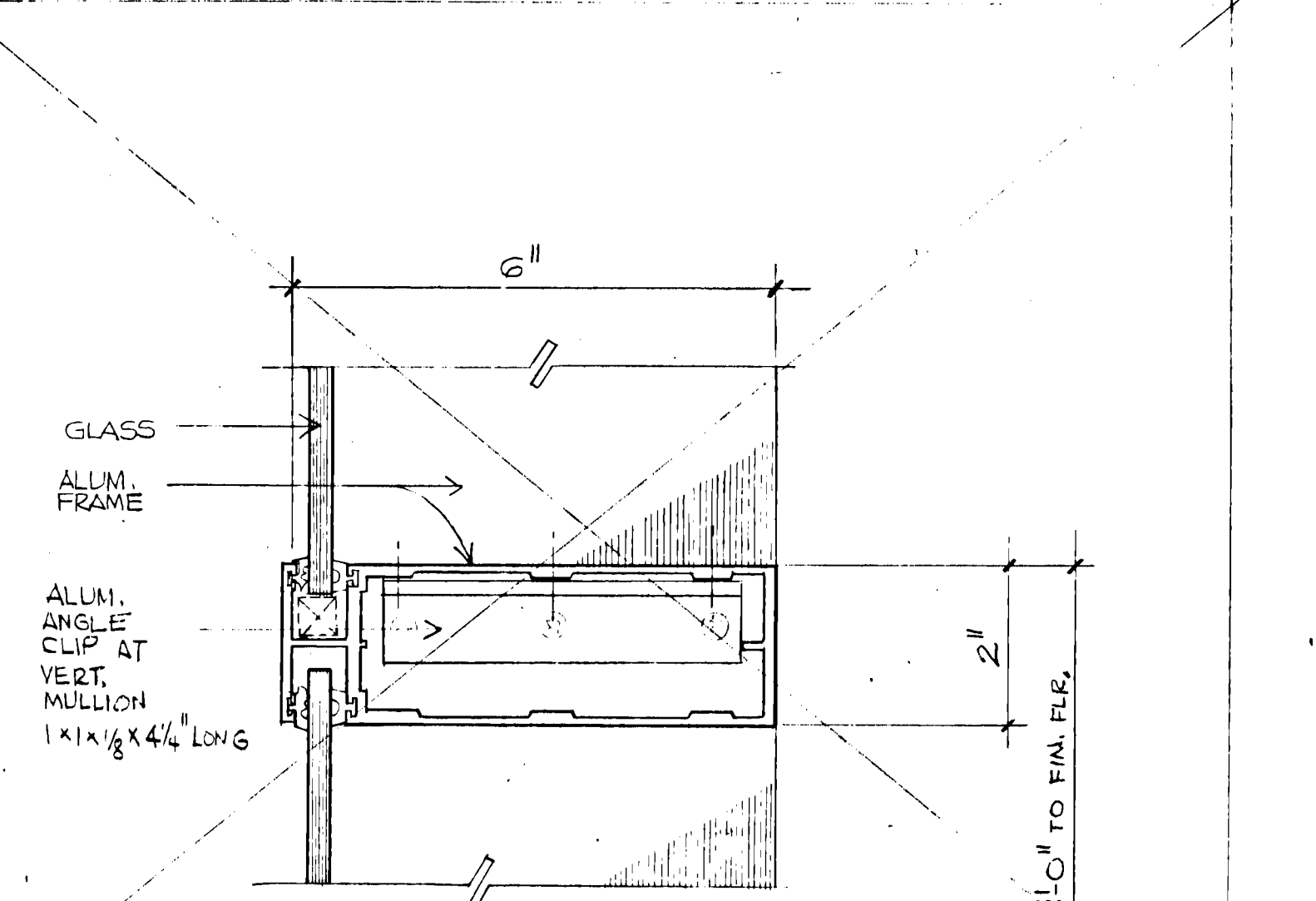
7 HORIZONTAL BREAK DETAIL
A4-4 1/2" = 1'



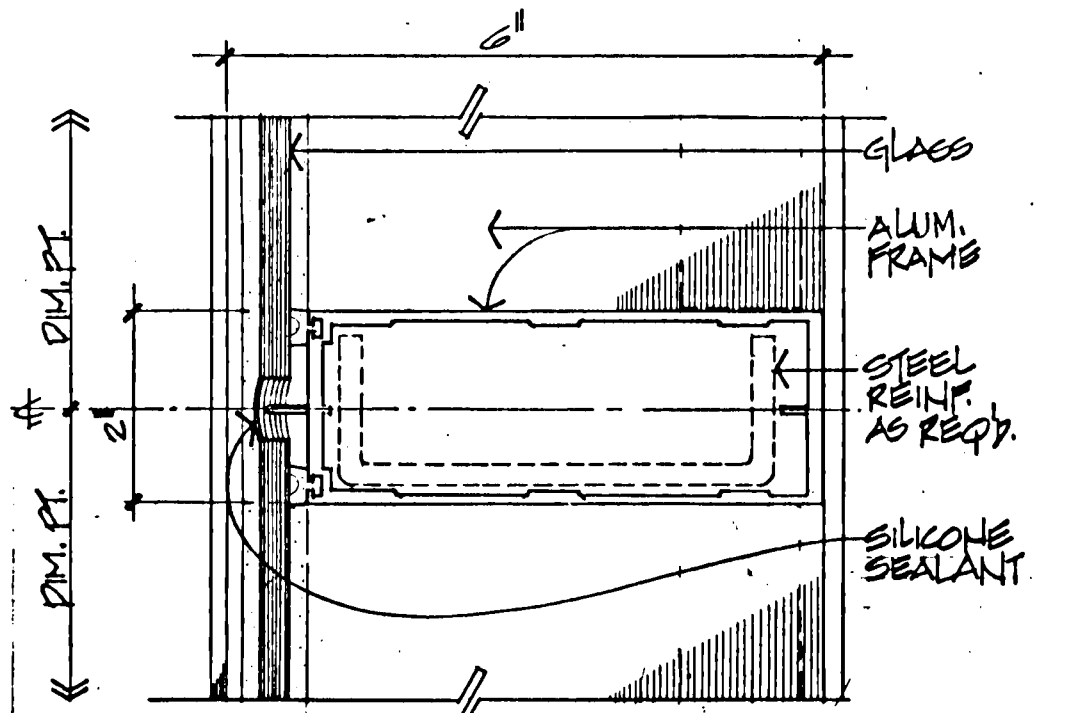
4 JOINT @ GRC PANEL WALL
A4-4 1/2" = 1'



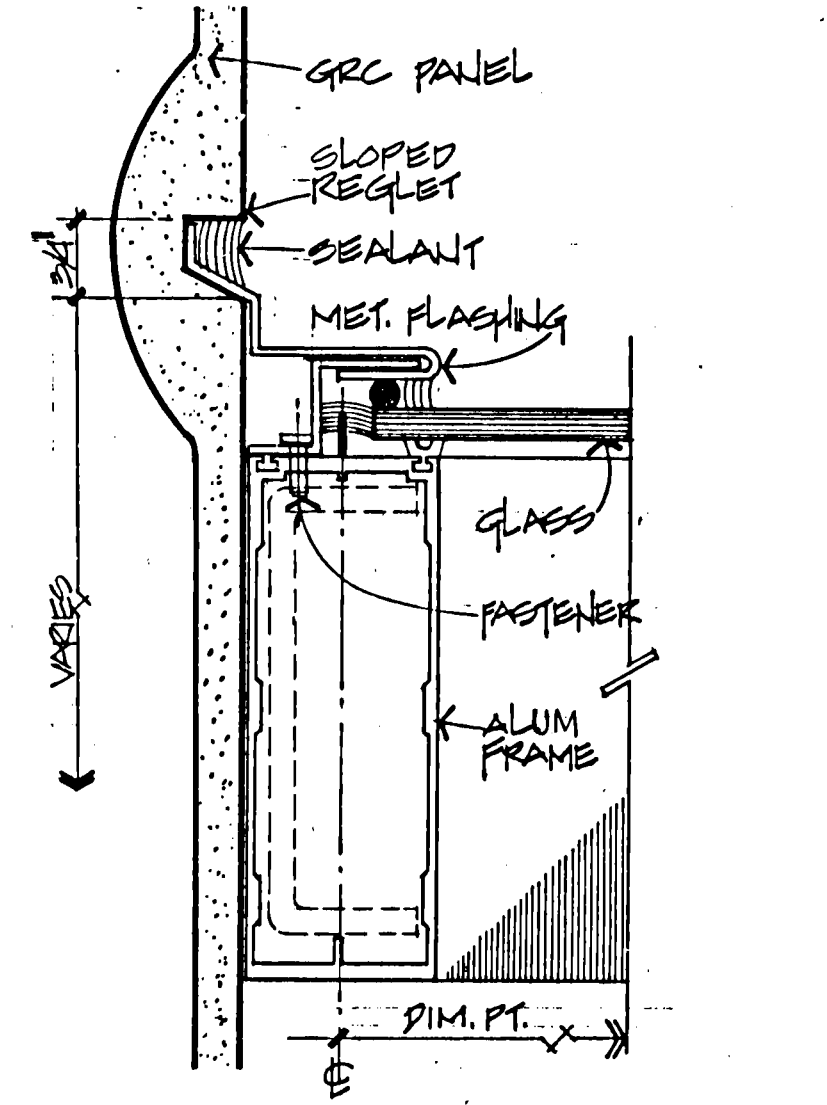
1 JOINT DET. @ EL. 25'-0" BEAM
A4-4 1/2" = 1'



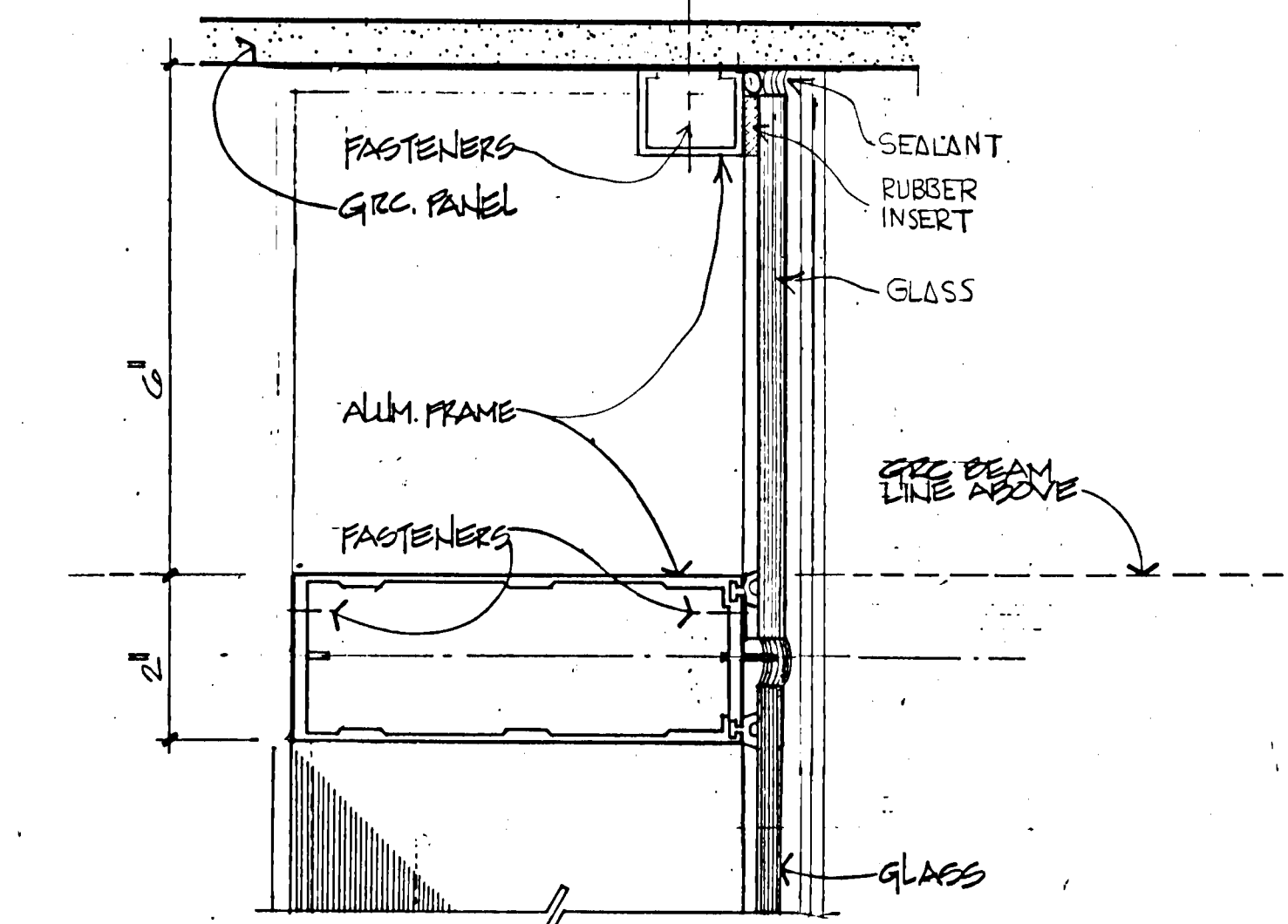
11 INTEGRAL MUNTIN DETAIL
A4-4 1/2" = 1'



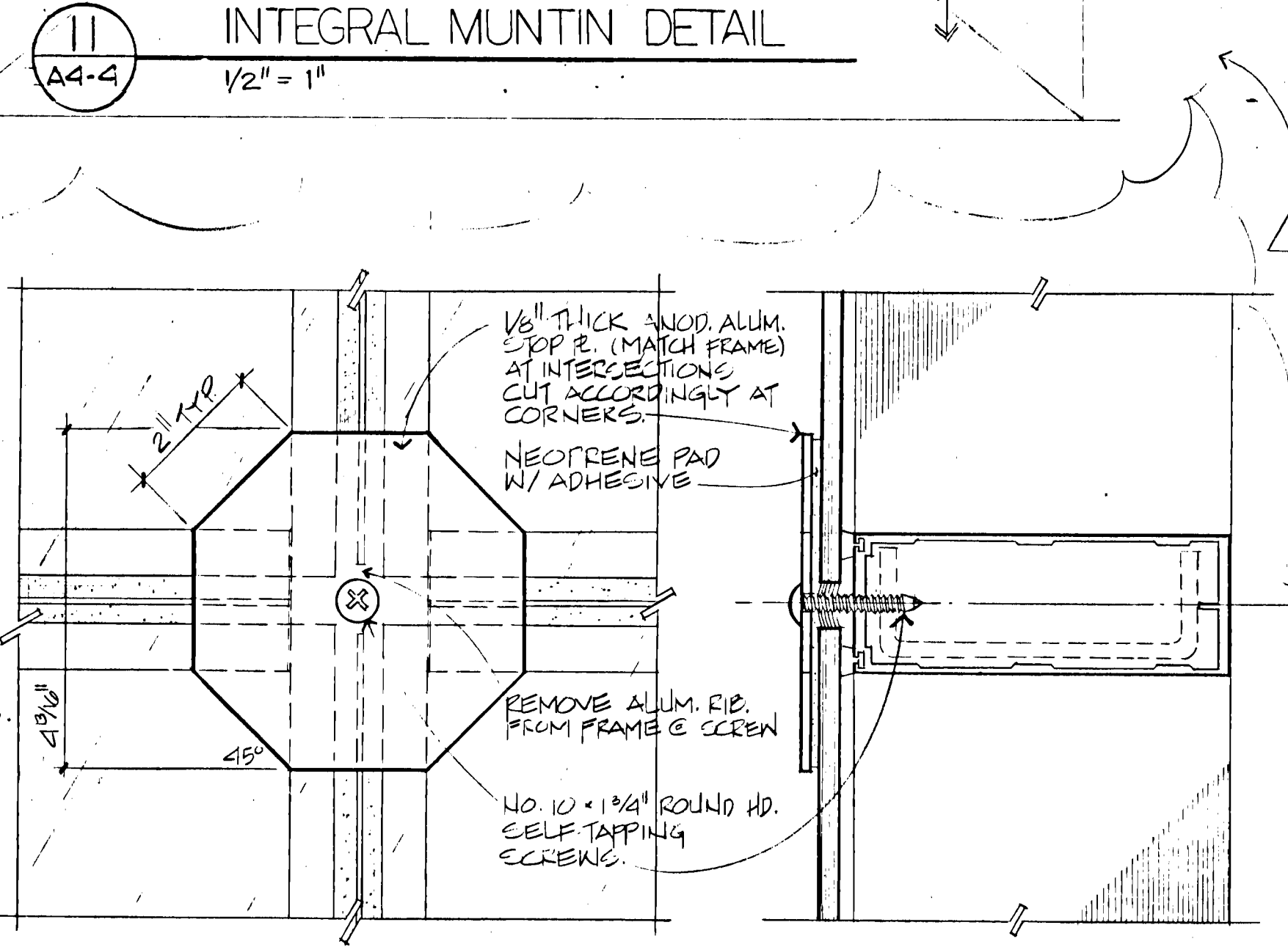
8 MULLION DETAIL
A4-4 1/2" = 1'



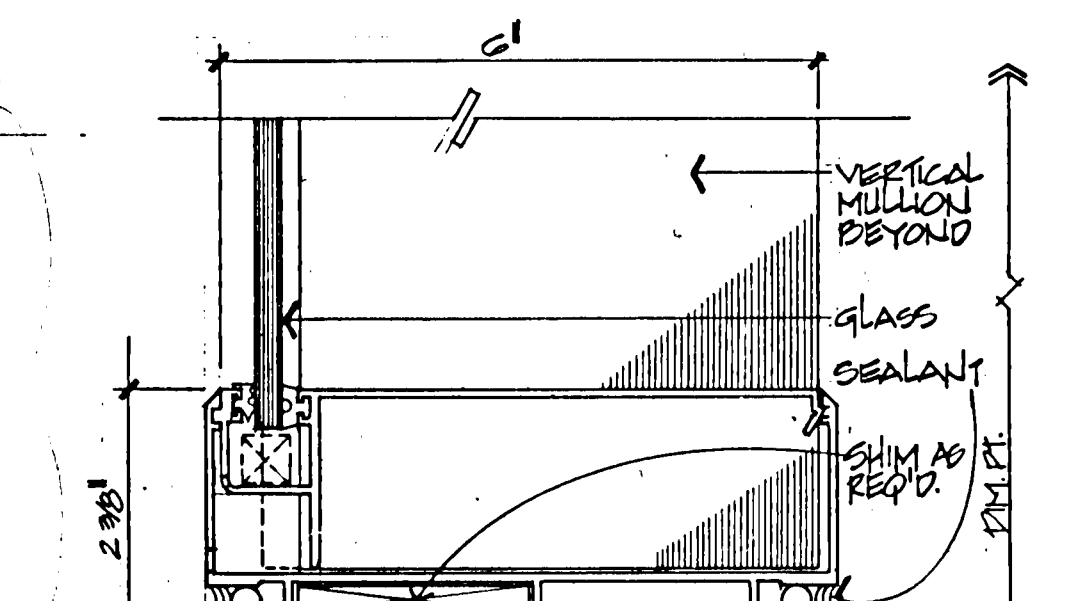
5 SLOPE JOINT @ GRC
A4-4 1/2" = 1'



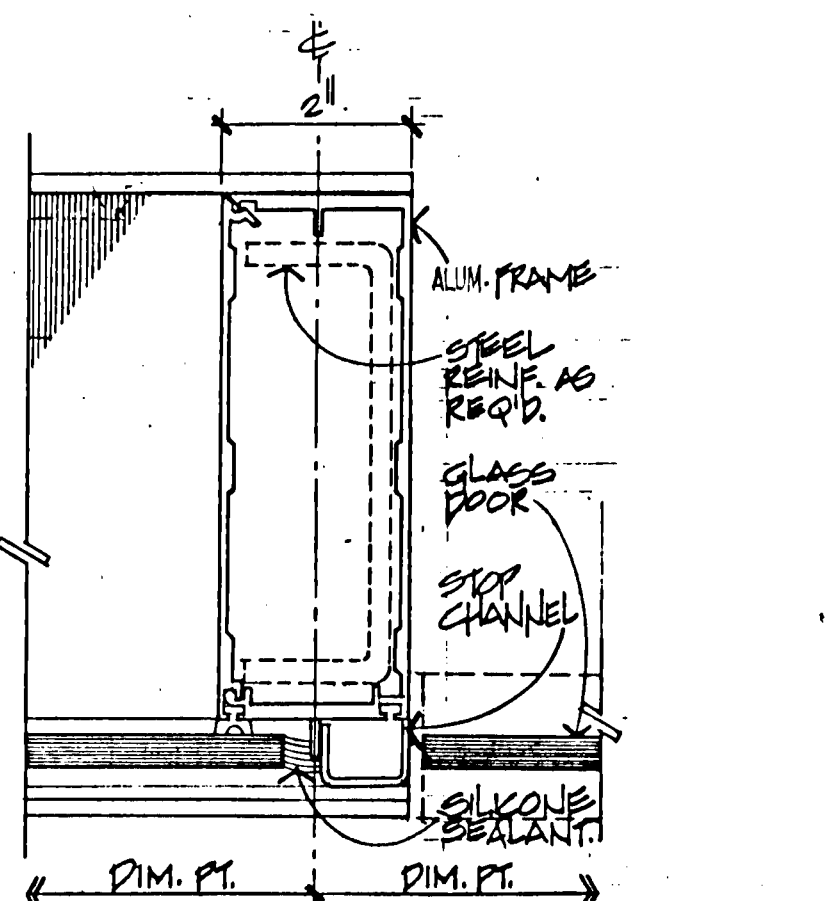
2 ALUMINUM COVER DET.
A4-4 1/2" = 1'



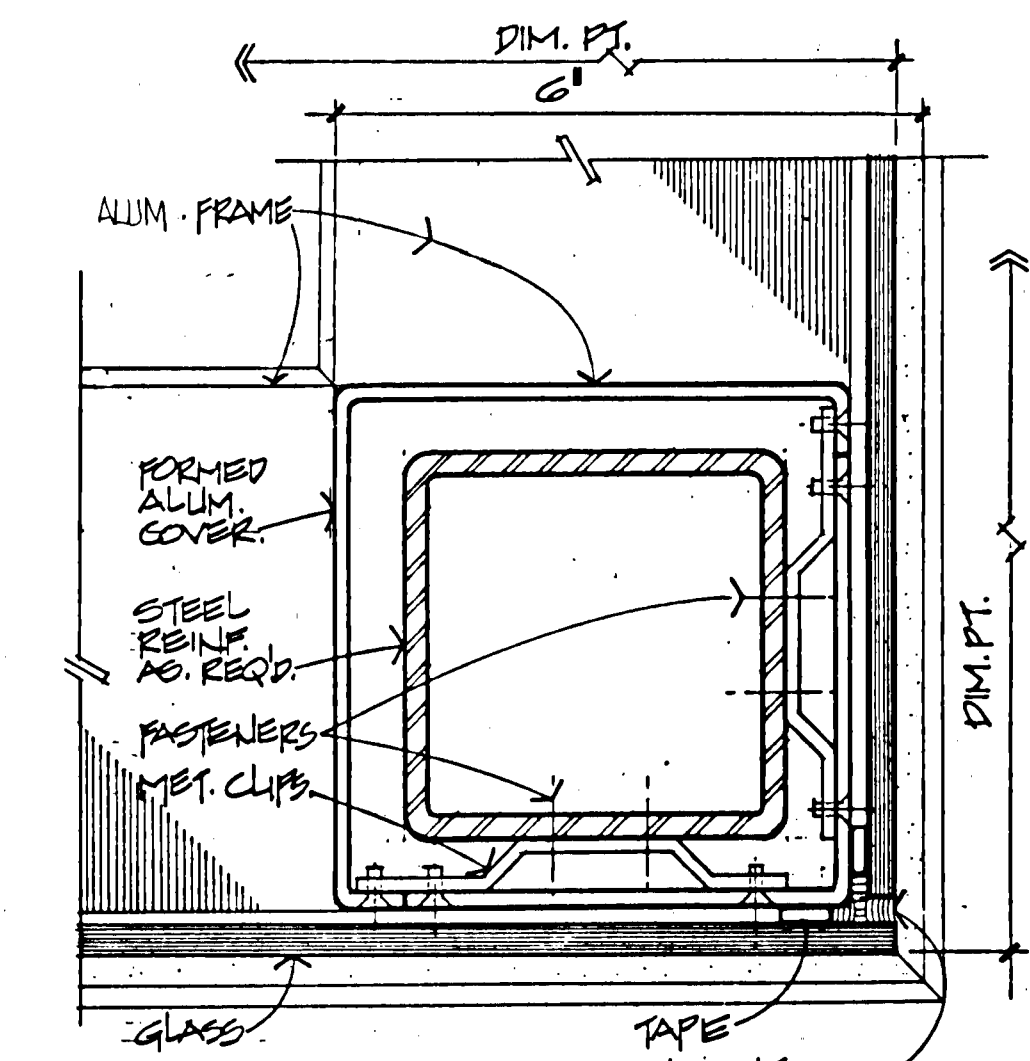
12 ALUM. STOP PLATE AT INTERSECTION (TYP.)
A4-4 1/2" = 1'



9 SILL DETAIL
A4-4 1/2" = 1'

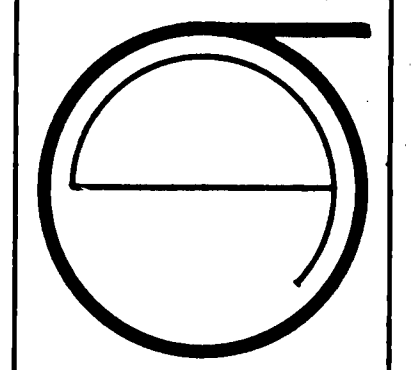


6 DOOR JAMB DET.
A4-4 1/2" = 1'



3 CORNER DETAIL
A4-4 1/2" = 1'

SHEET NOTES:
FOR DET. LOCATION
SEE EHT. A3.0.



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ECKER
SQUARE

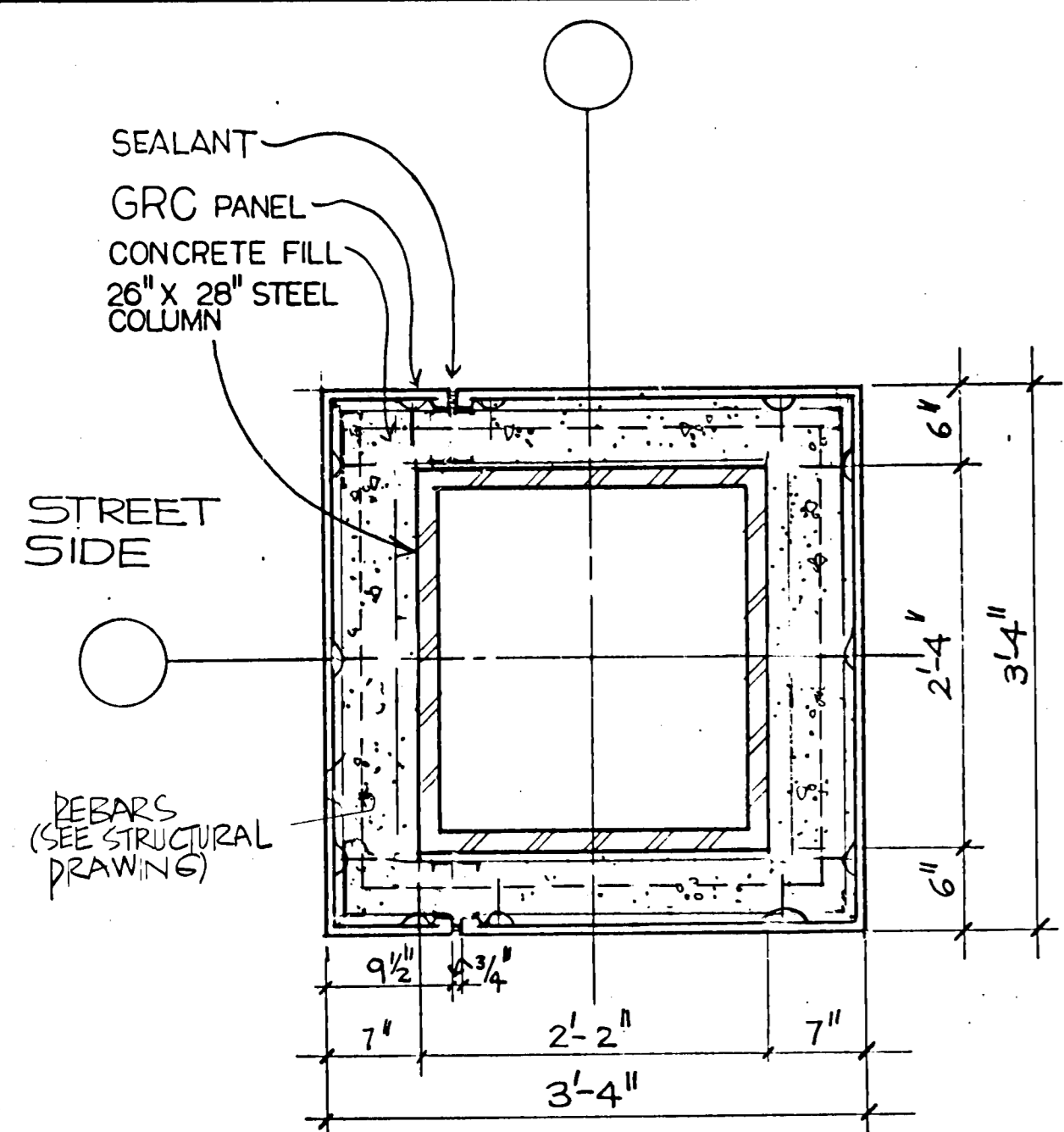
JOB NUMBER: 80-12
DRAWN BY: FAA
CHECKED BY:
DATE OF ISSUE:
4-16-81
REVISIONS:
BID PACKAGE # 2
6-15-81
APPENDUM # 1
6-26-81

SITE PLAN ACCESSION OF
#5 (1-21-82)
FINAL

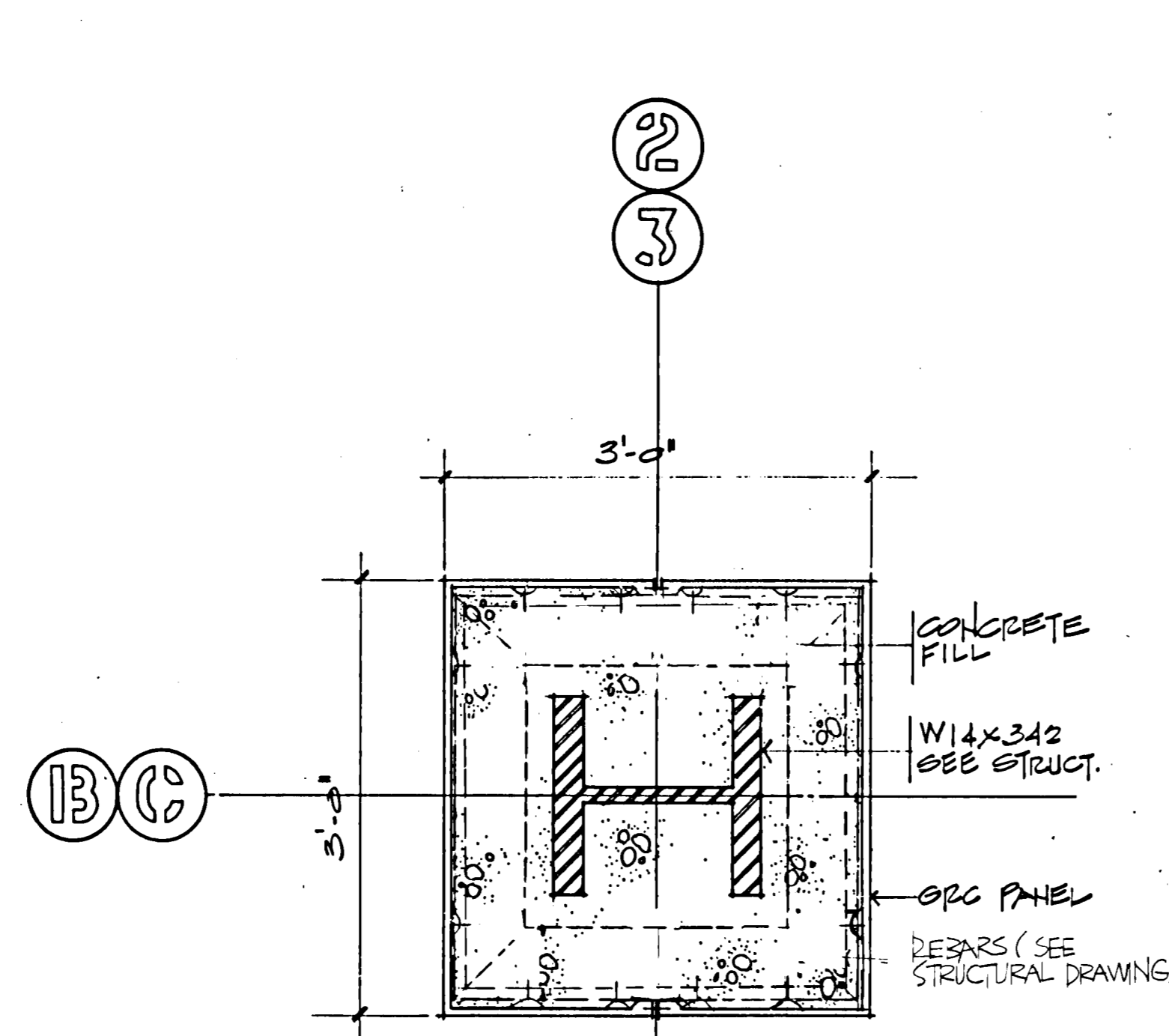
SHEET TITLE:
LOBBY DETAILS

C-3844
SCALE AS SHOWN

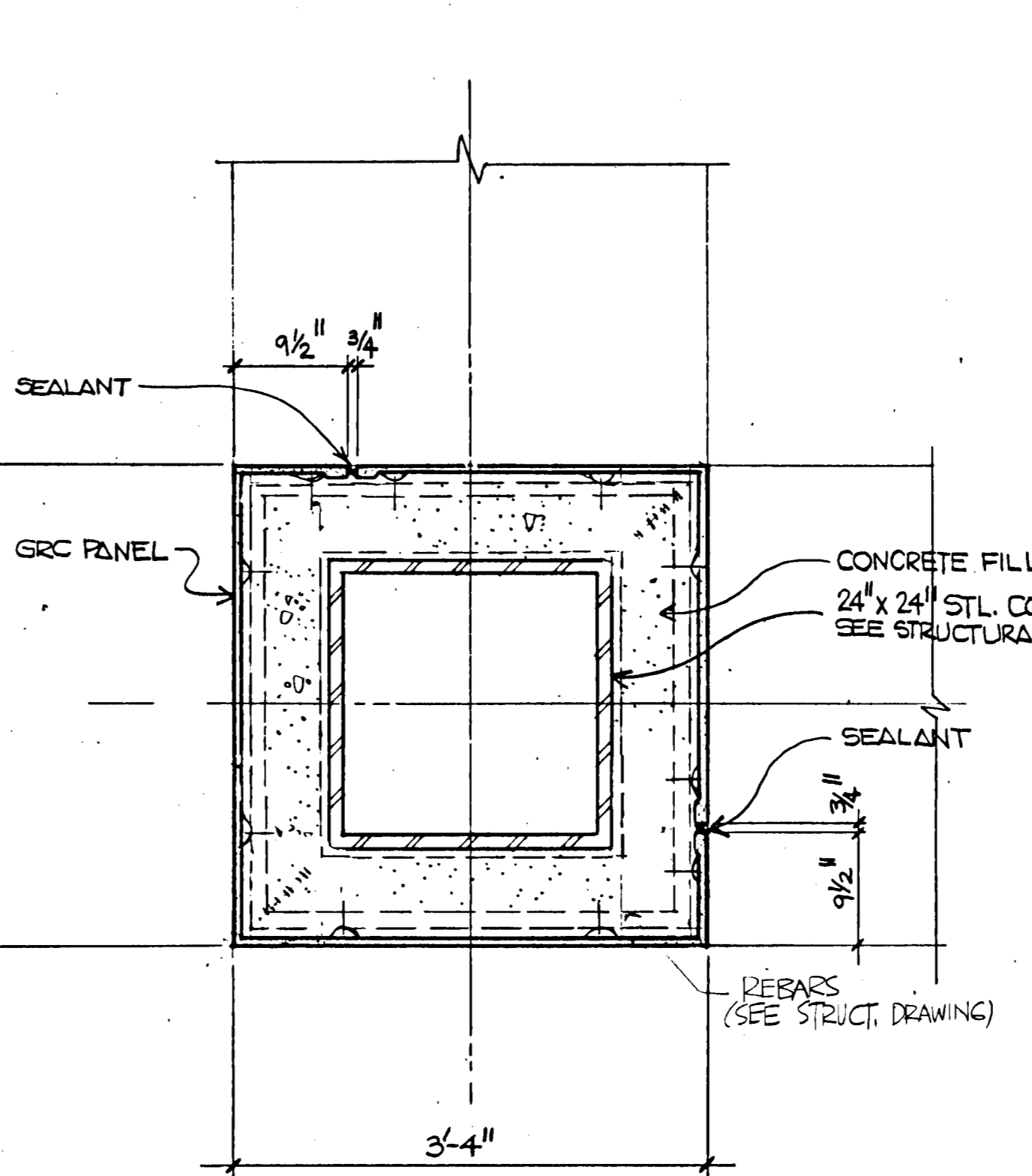
A4-4



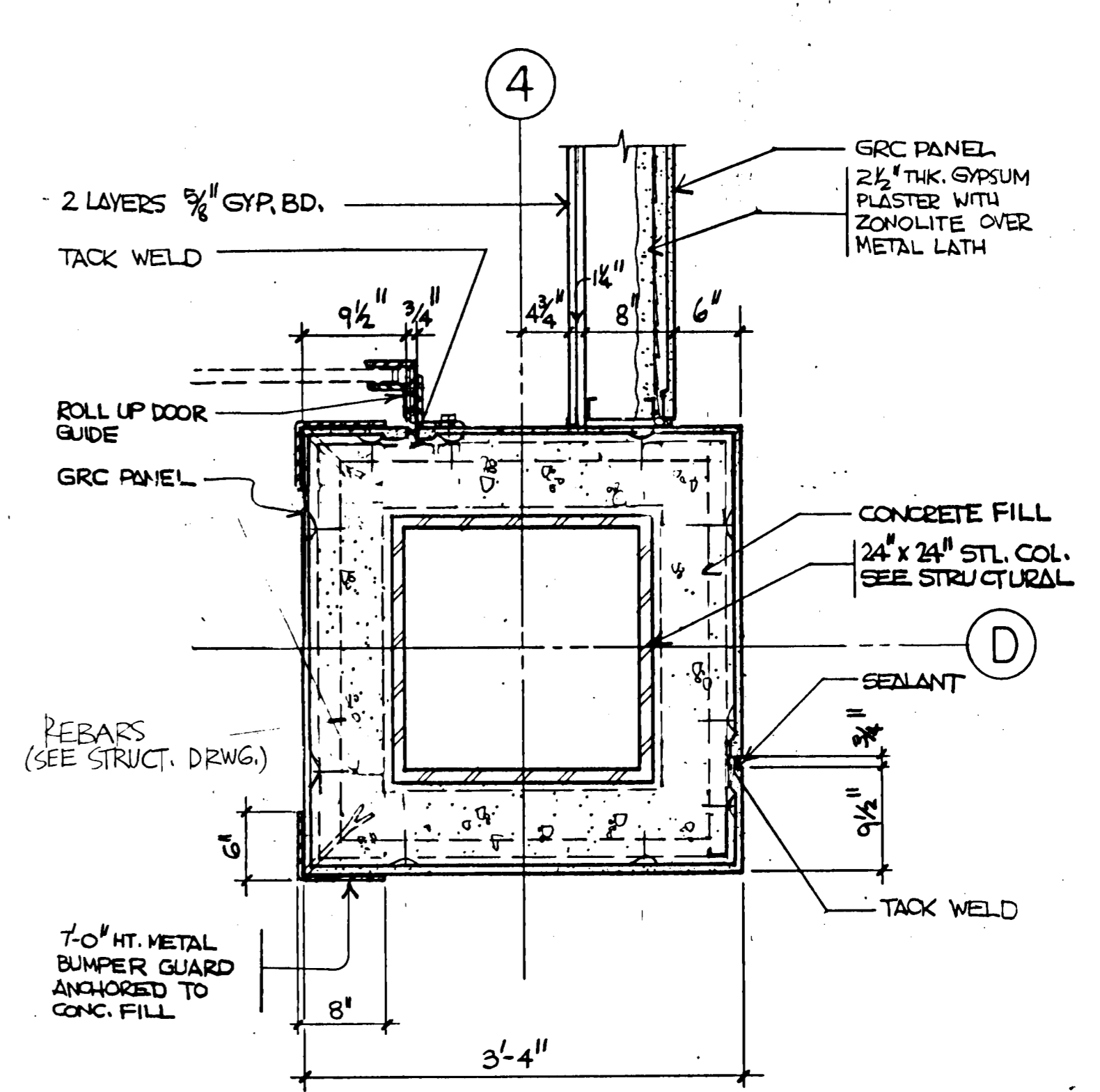
7 DETAIL PLAN OF GROUND FLOOR COLUMN (PERIMETER COLUMN) 1" = 1'-0"



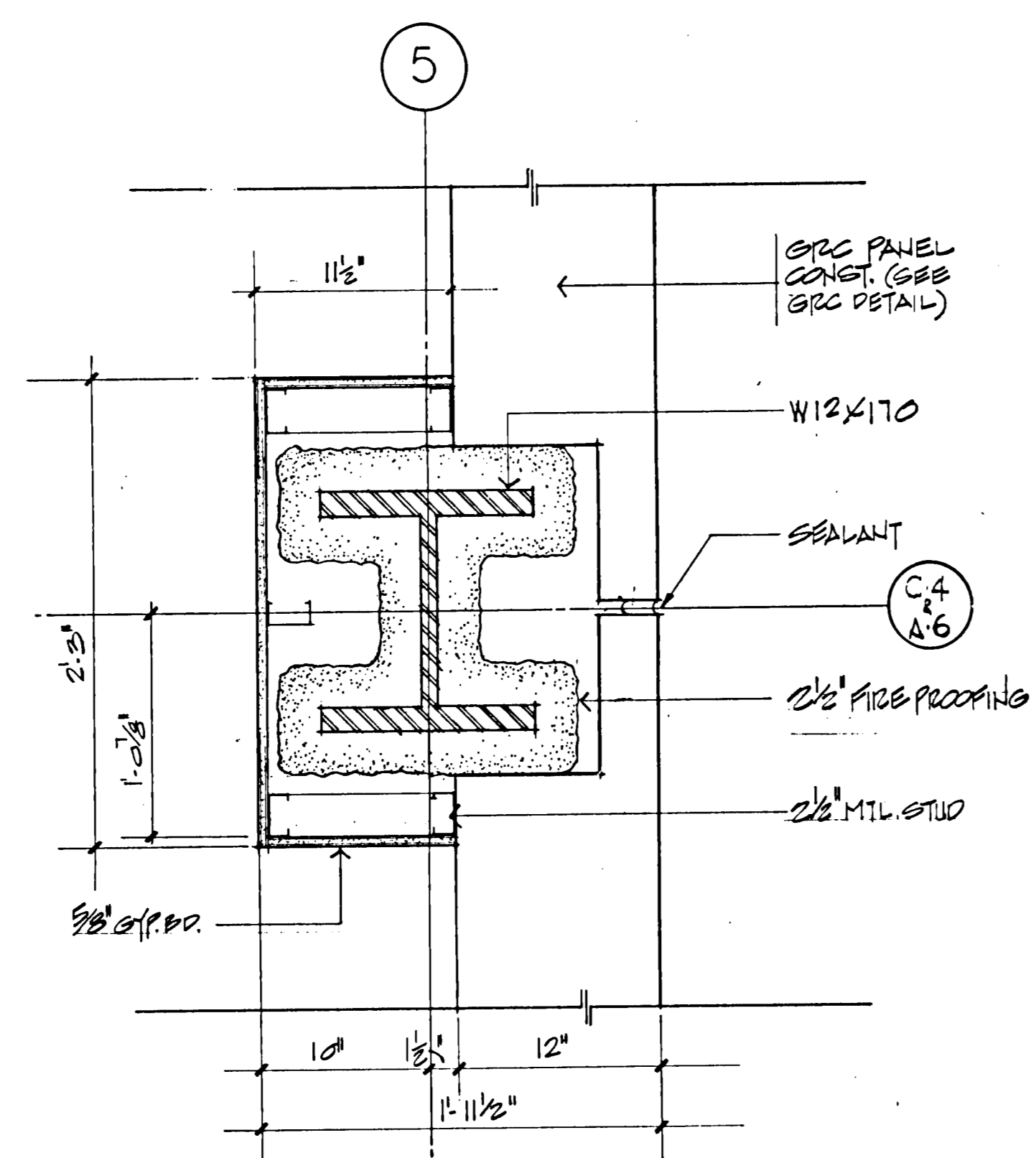
5 GROUND FLOOR COLUMN DETAIL PLAN 1" = 1'-0"



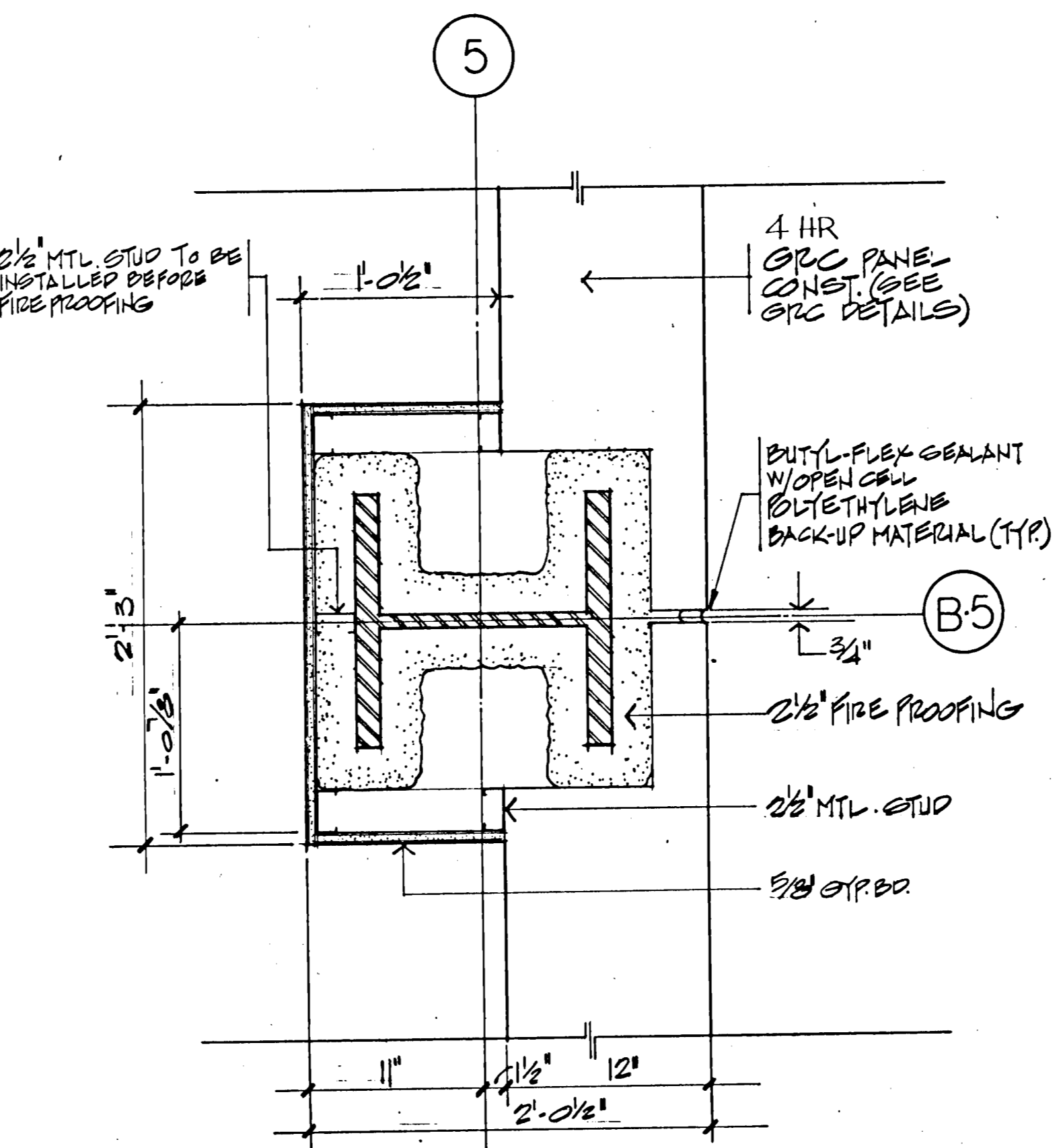
3 GRD. FLR. CORNER COLUMN DETAIL 1" = 1'-0"



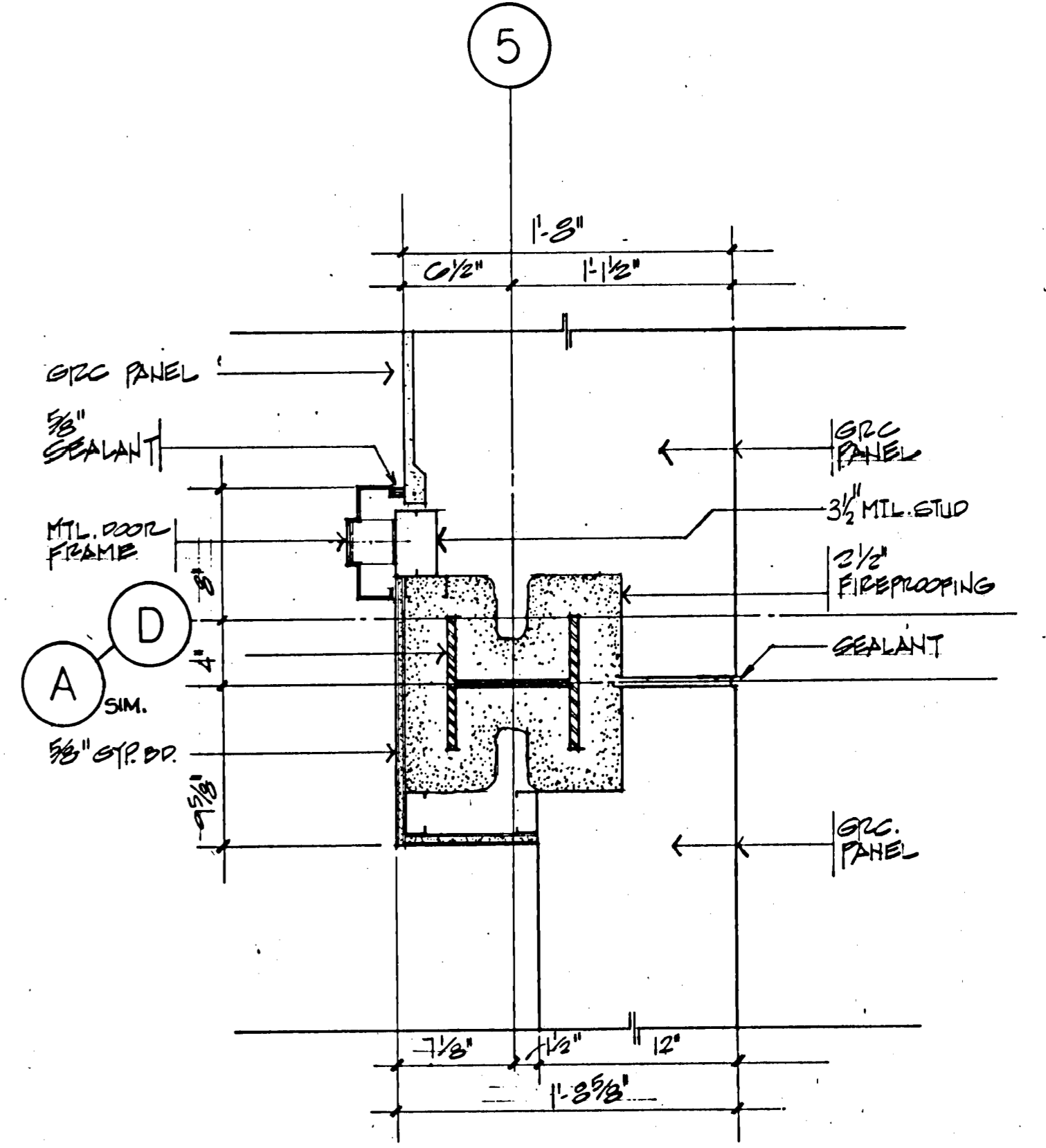
1 GRD. FLR. COL. DETAIL SHOWING BUMPER GUARD 1" = 1'-0"



6 GRD. FLR. COLUMN ALONG GRID LINE 5 1 1/2" = 1'-0"

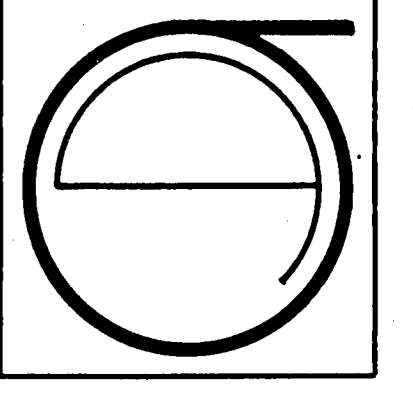


4 GRD. FLR. COLUMN ALONG GRID LINE 5 1 1/2" = 1'-0"



2 GRD. FLR. COLUMN ALONG GRID LINE 5 1 1/2" = 1'-0"

SHEET NOTES:
FOR DET. LOCATION SEE SH. A2.1 & A2.6
A3.2



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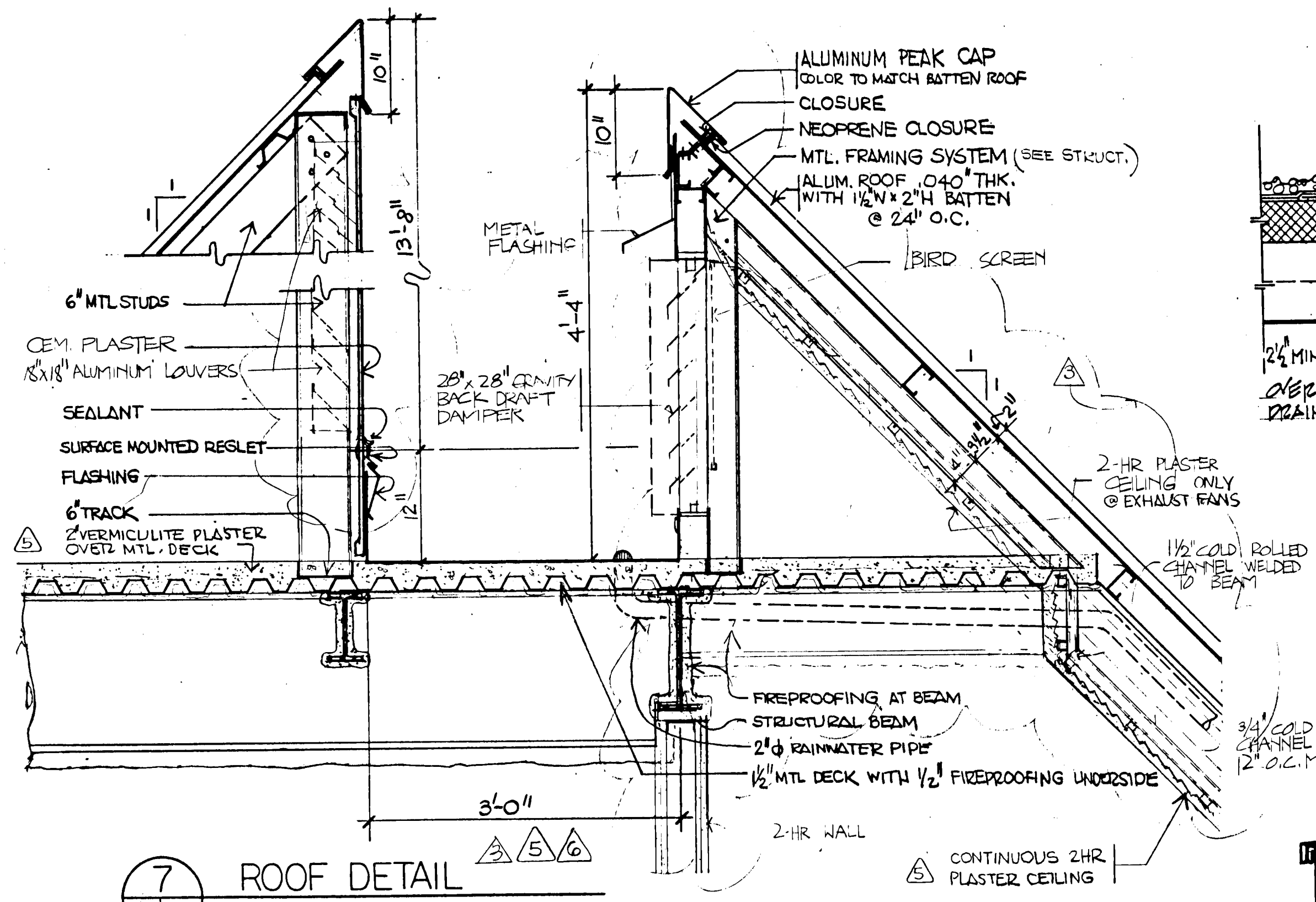
ECKER SQUARE

JOB NUMBER: 80-12
DRAWN BY:
CHECKED BY:
DATE OF ISSUE:
4-16-81
REVISIONS:
BID PACKAGE # 2
6-15-81
7-24-81
GRC PANEL SUPPORT

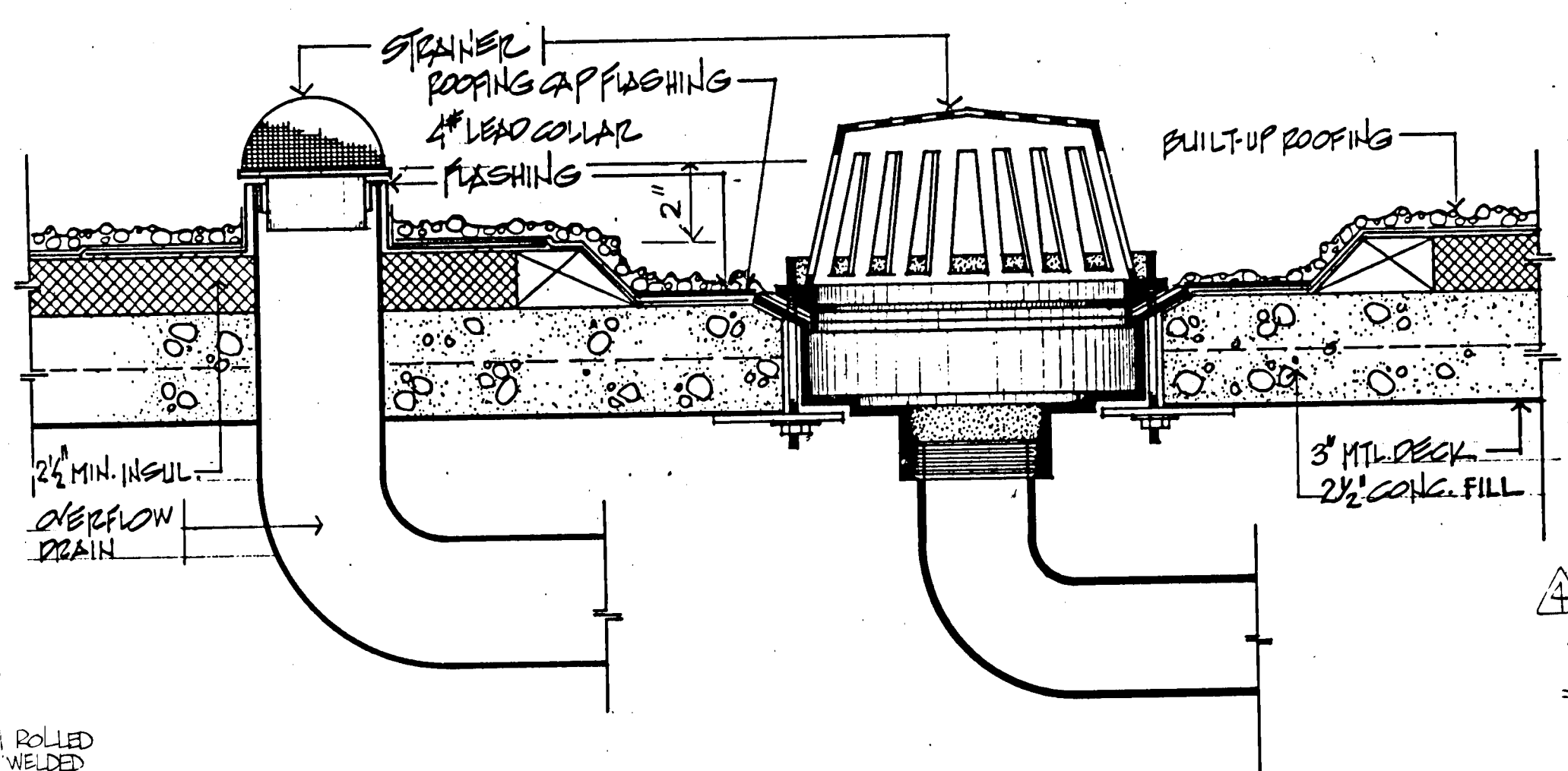
SHEET TITLE:
COLUMN DETAILS

SCALE AS NOTED

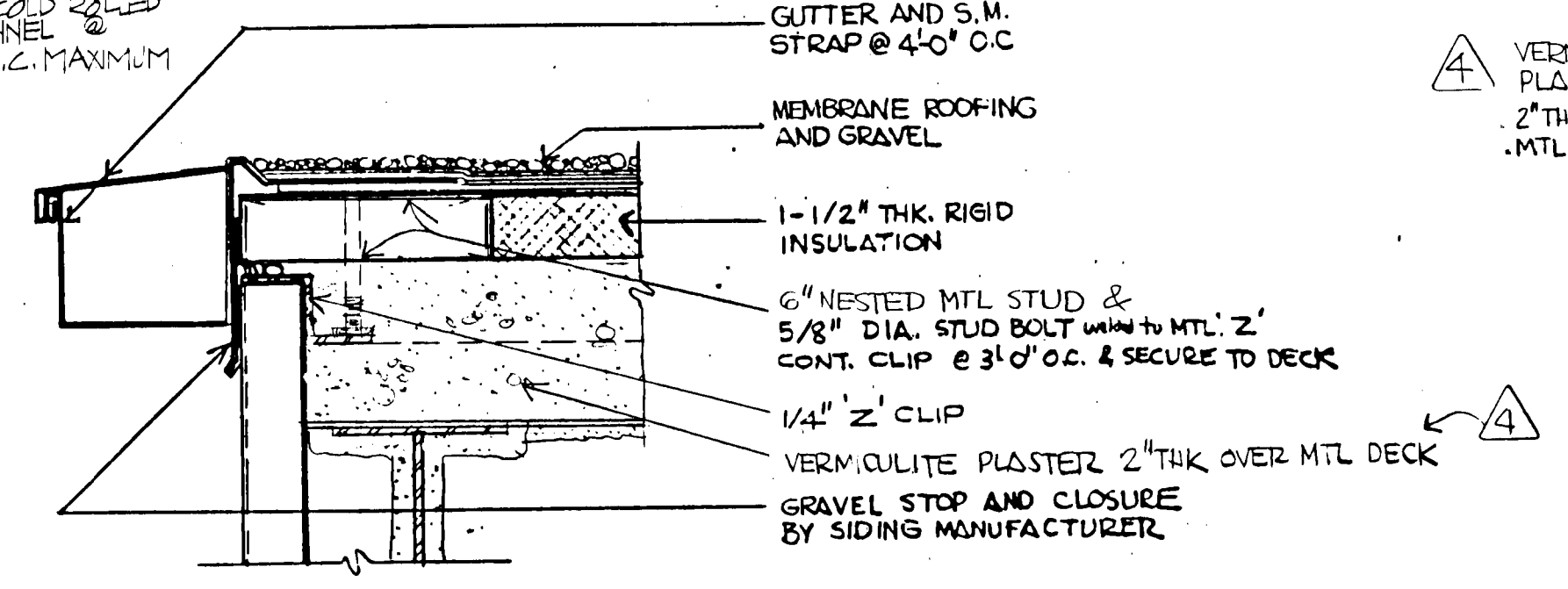
A4-5



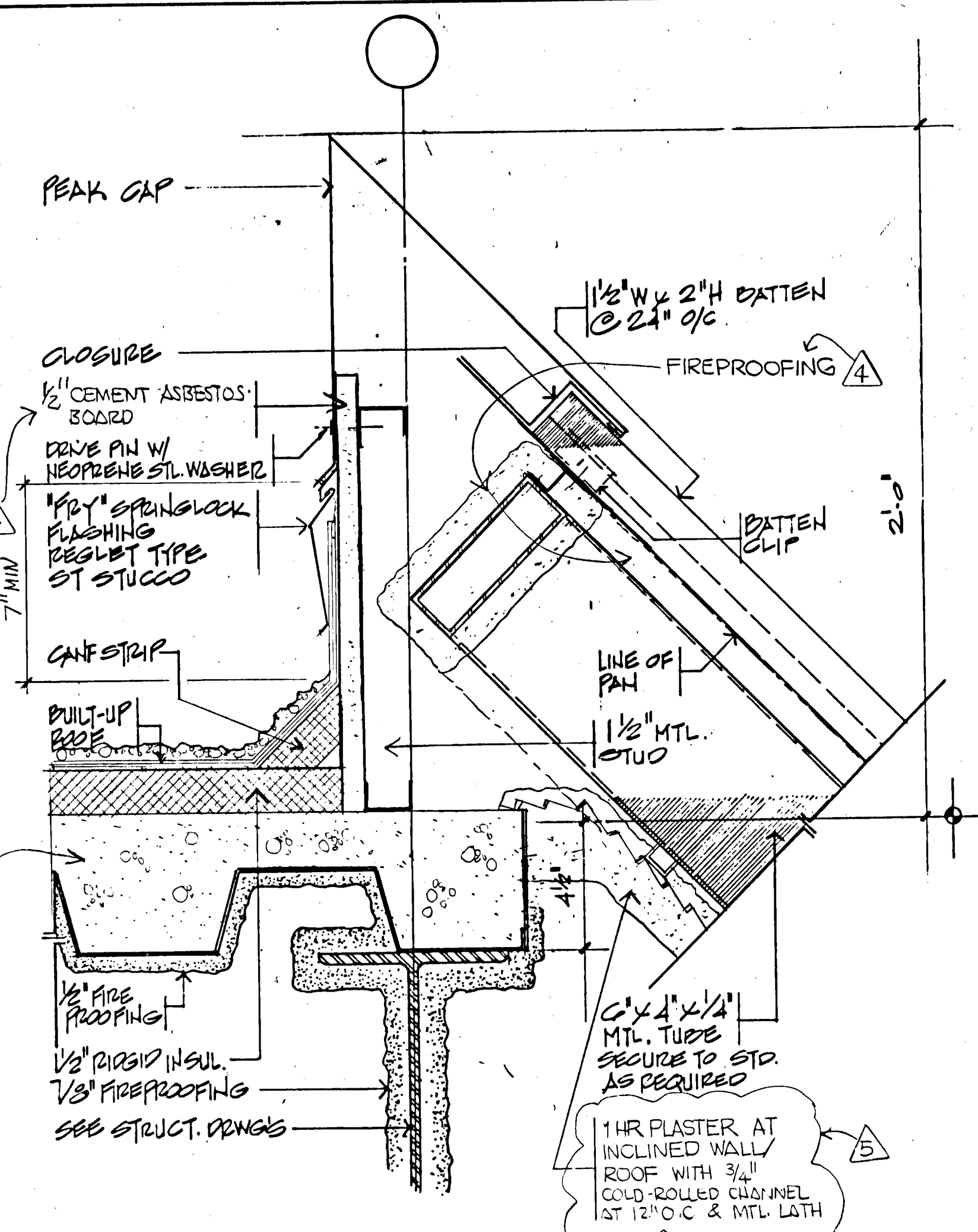
7 ROOF DETAIL
1" = 1'-0"



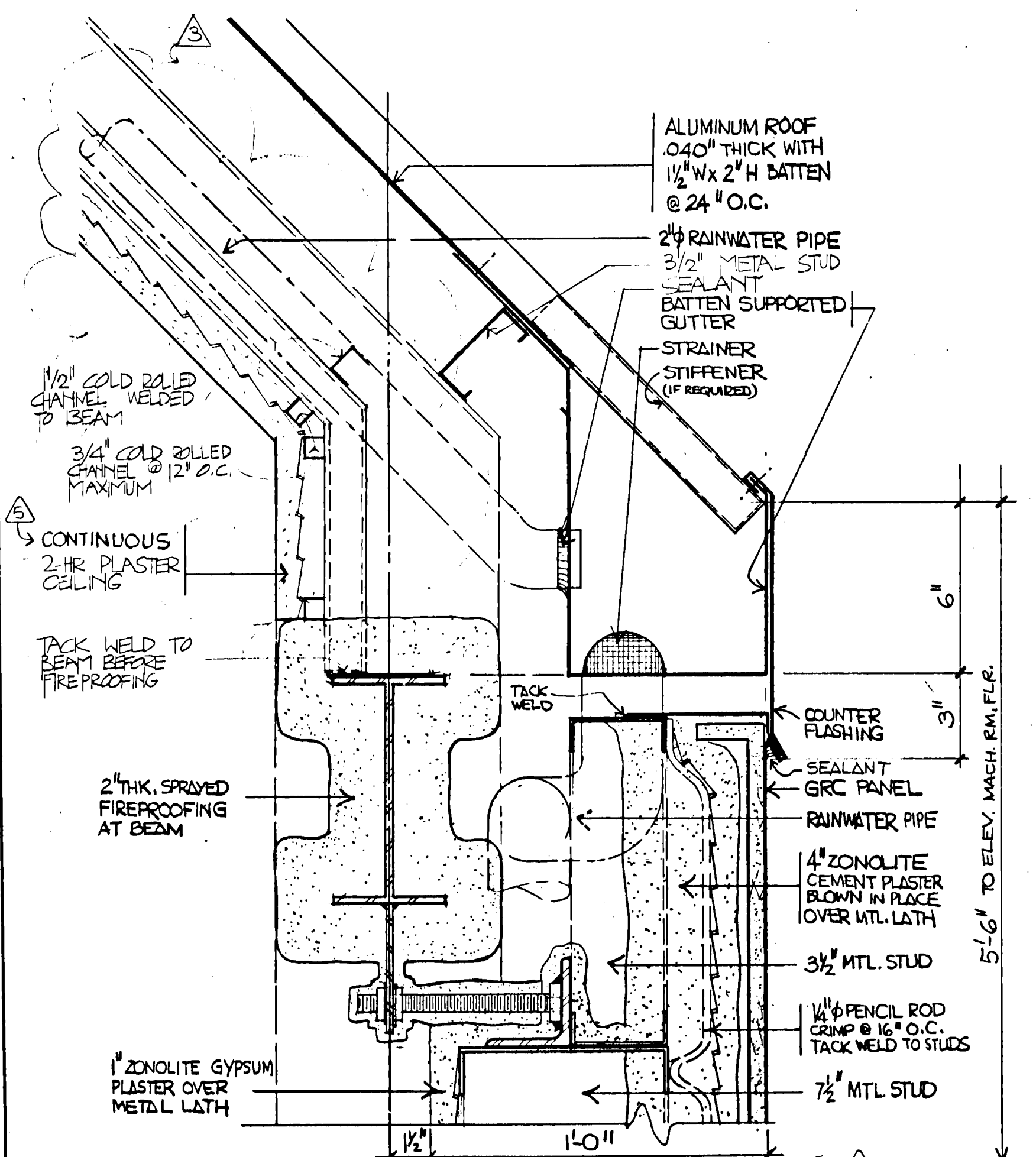
3 ROOF DRAIN DETAIL
1/2" = 1'-0"



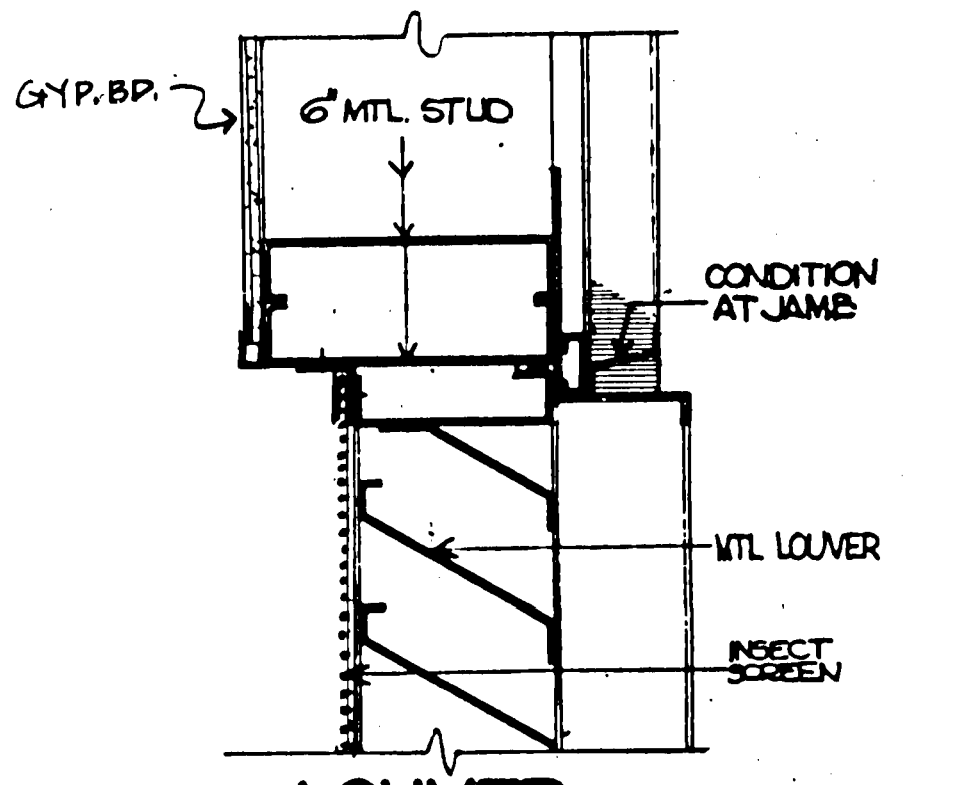
4 GUTTER/FASCIA DETAIL
3" = 1'-0"



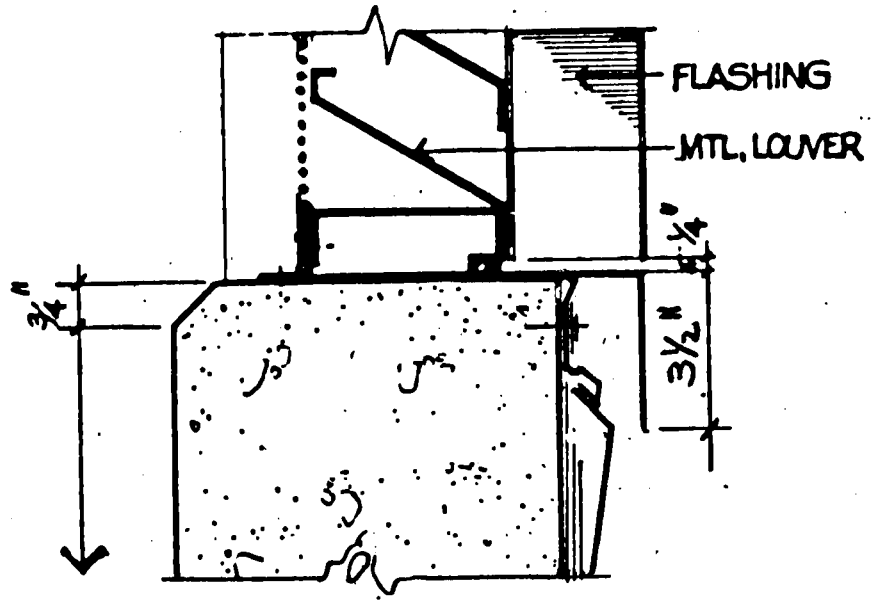
1 AC. EQMT. RM. ROOF DETAIL
3" = 1'-0"



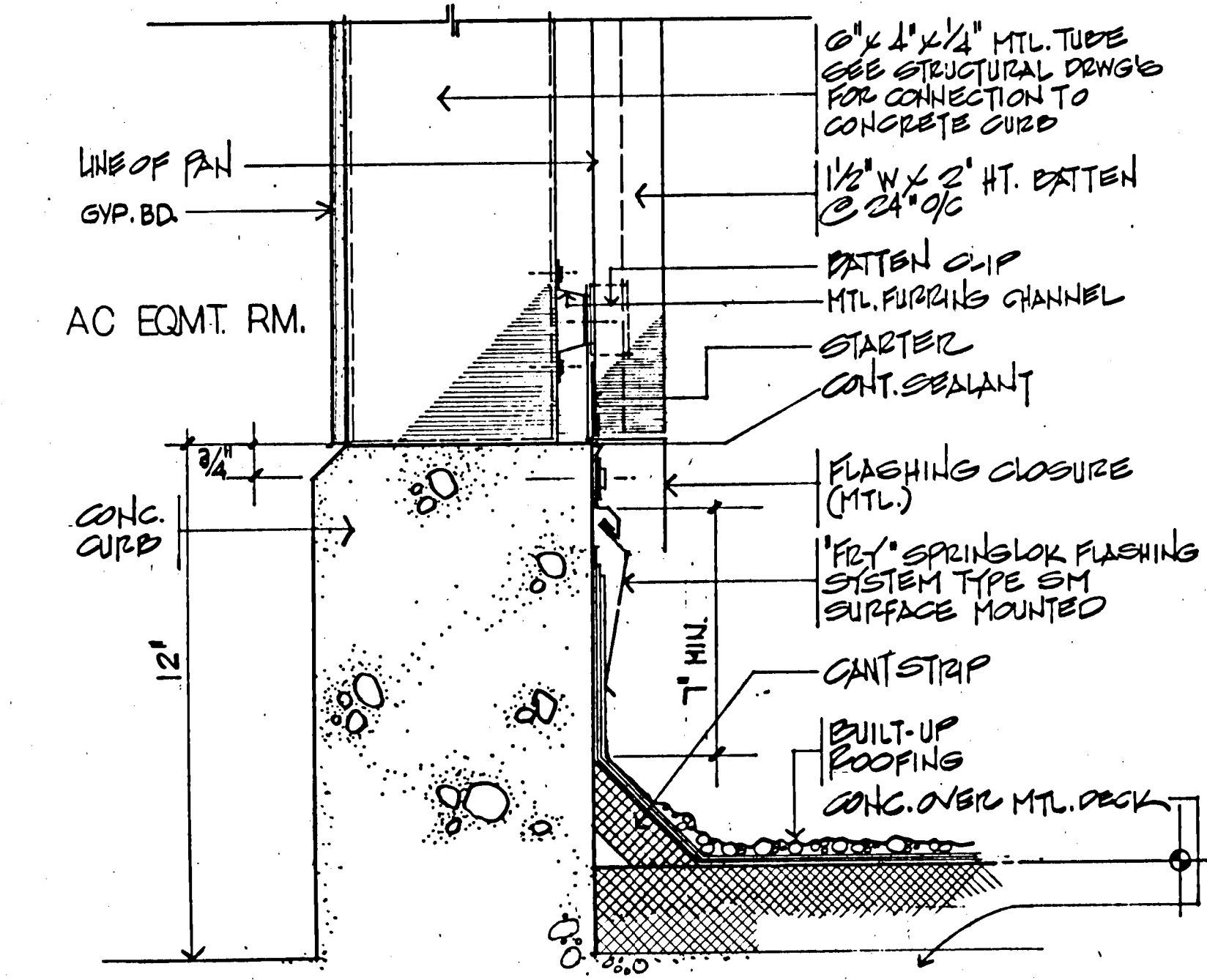
8 GRC PANEL/GUTTER DETAIL
3" = 1'-0"



5 LOUVER HEAD DETAIL
3" = 1'-0"

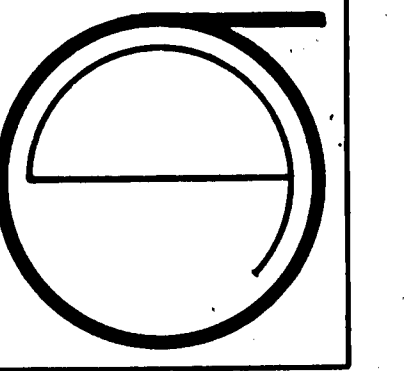


6 LOUVER SILL DETAIL
3" = 1'-0"



2 SILL & BATTEN SYSTEM DETAIL
3" = 1'-0"

SHEET NOTES:
FOR DET. LOCATION SEE SH. A3.5, A3.7.



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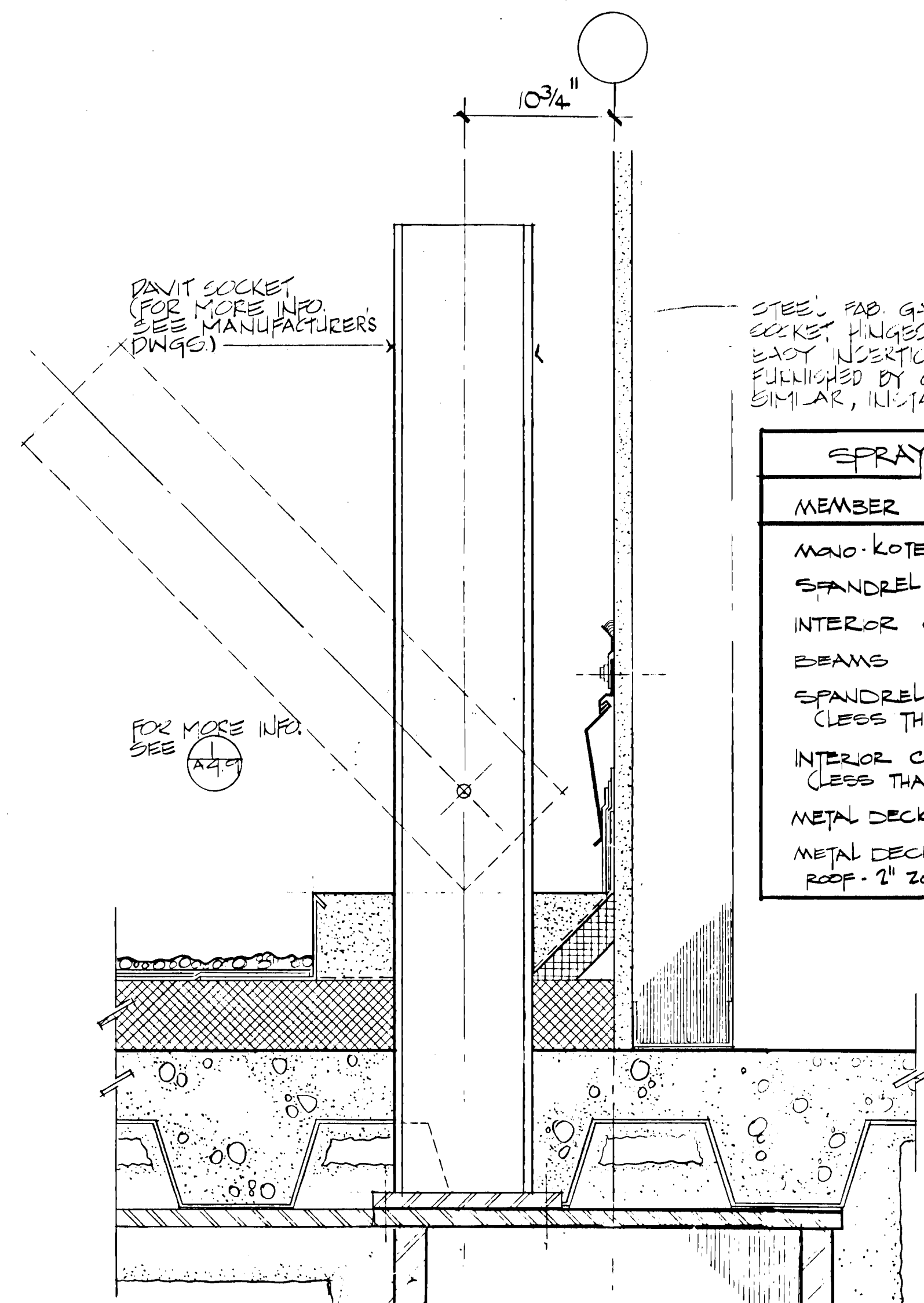
ECKER
SQUARE

JOB NUMBER: 80-12
DRAWN BY:
CHECKED BY:
DATE OF ISSUE:
4-16-81
REVISIONS:
EID PACKAGE #2
6-15-81
2-HR ENCLOSURE
ADDED 9-11-81
11-9-81
11-30-81
1-19-82
03-17-82

SEE PROJECT ARCHITECTURE FOR CONSTRUCTION OF

SHEET TITLE:
ROOF DETAILS
C-3844
SCALE AS NOTED

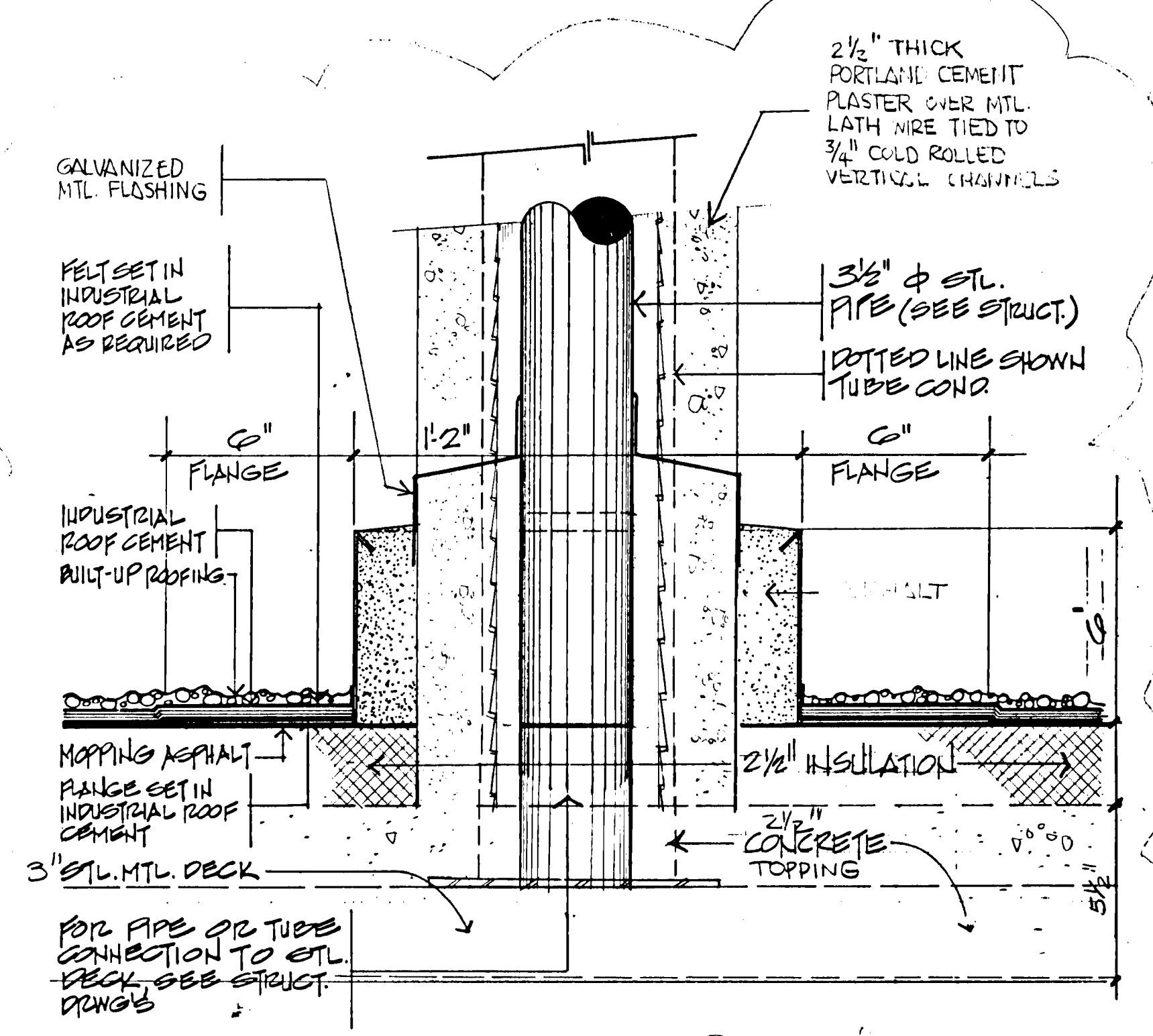
A4-8



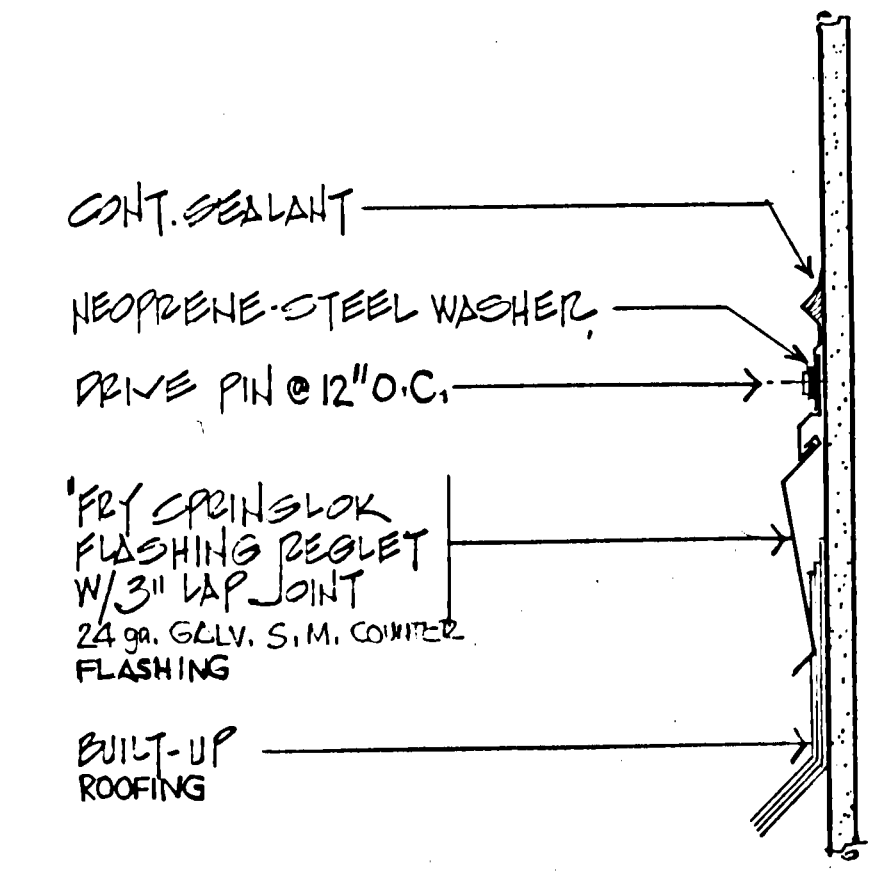
SPRAY FIREPROOFING SCHEDULE

MEMBER	THICKNESS	RATE	S.F. APPROVAL NO.
MAJO-KOTE 5	GENERAL APPROVAL		100VI.19
SPANDREL GIRDERS	2"	4 HRS.	144VI.1
INTERIOR GIRDERS	1 1/4"	3 HRS.	134VI.2A
BEAMS	7/8"	2 HRS.	124VI.2B
SPANDREL COLUMNS (LESS THAN 228#)	2 1/2"	4 HRS.	146VI.2
INTERIOR COLUMNS (LESS THAN 228#)	1 7/8"	3 HRS.	135VI.1
METAL DECK - PROTECTED	3/8"	2 HRS.	124VI.2B
METAL DECK (PENTHOUSE ROOF - 2" ZONOLITE FILL)	3/8"	1 HR.	100VI.12

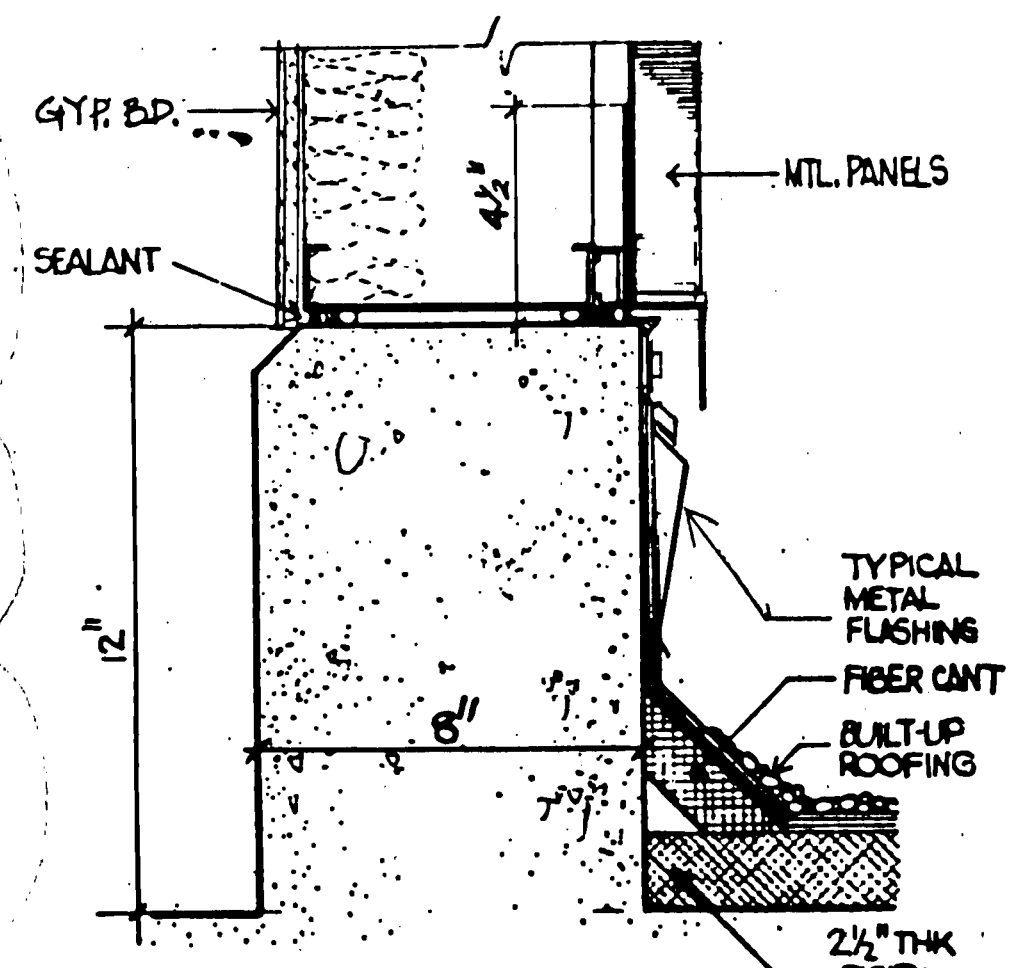
7 DAVIT SOCKET DET.
A4.9 3"=1'-0"



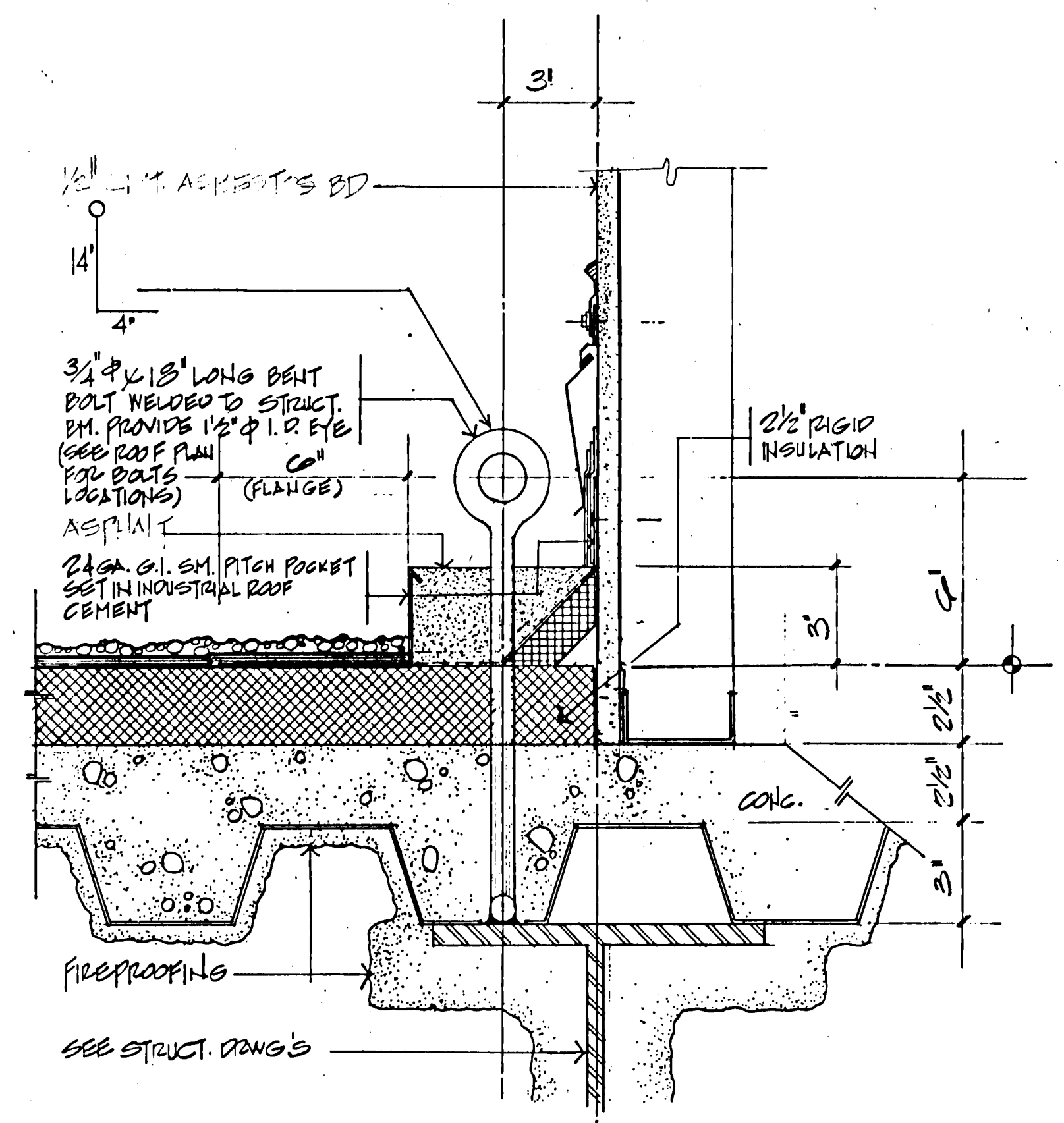
6 PITCH POCKET DETAIL
A4.9 3"=1'-0"



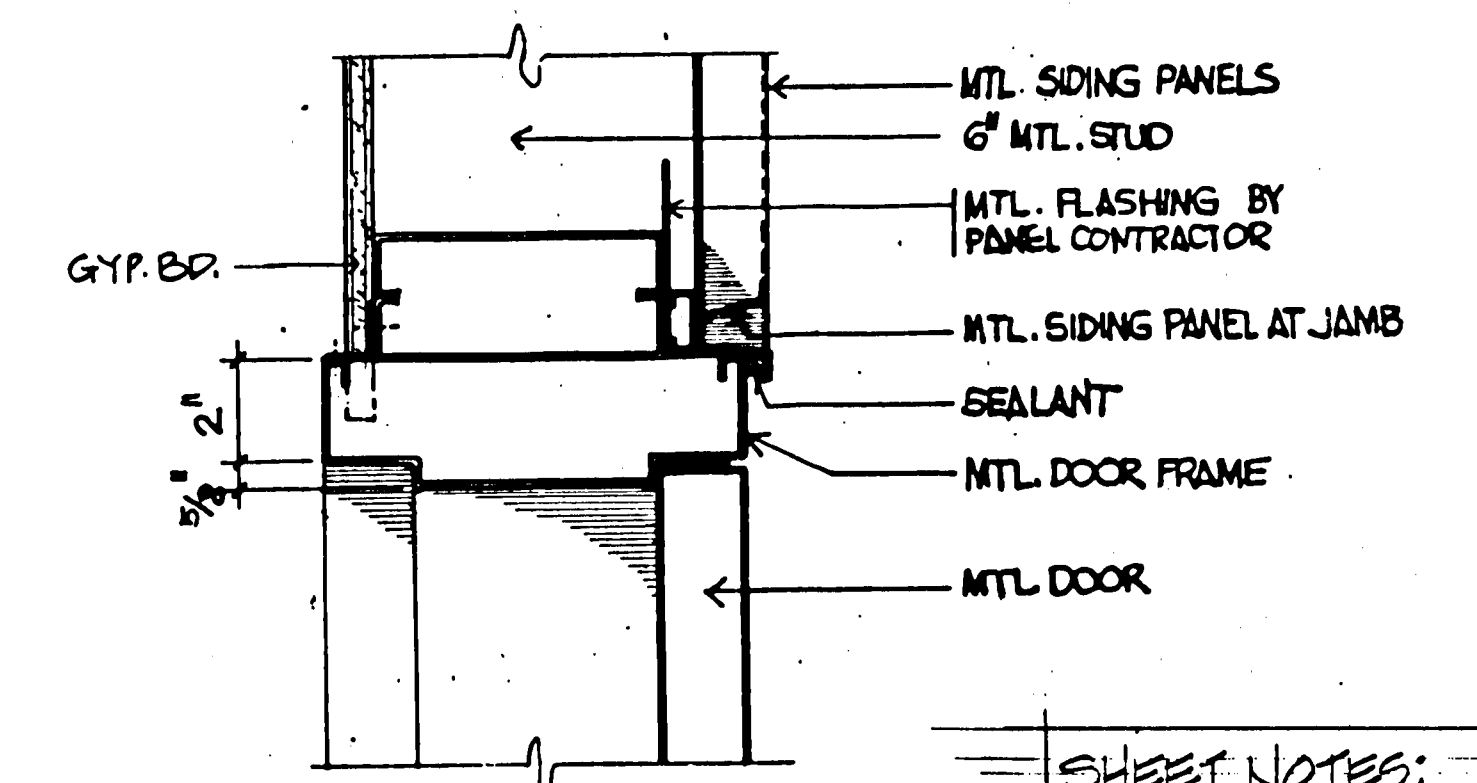
4 FLASHING DETAIL
A4.9 3"=1'-0"



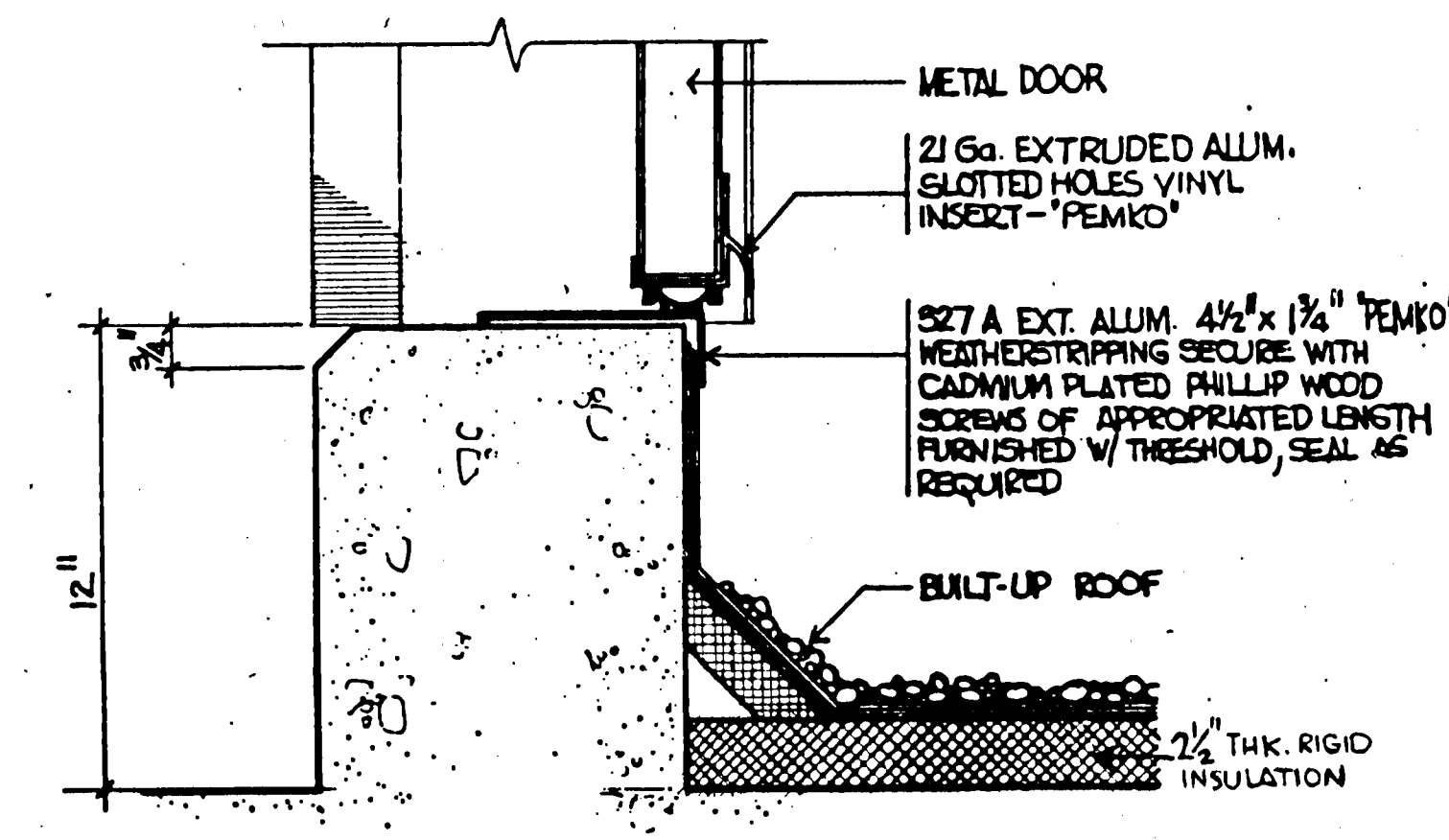
5 SILL DETAIL
A4.9 3"=1'-0"



LIFELINE BOLT DETAIL
3"=1'-0"

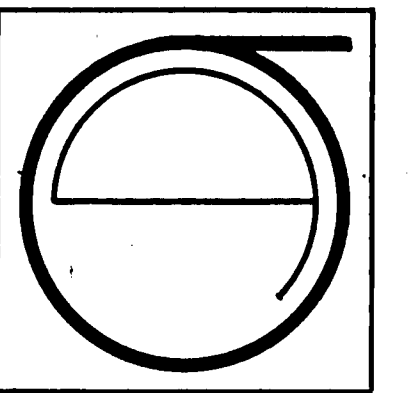


2 DOOR HEAD DETAIL
A4.9 (JAMB SIM.) 3"=1'-0"



3 THRESHOLD DETAIL
A4.9 3"=1'-0"

SHEET NOTES:
FOR DETAIL LOCATION SEE SH. A2.4, A2.5, A2.7.



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ECKER SQUARE

JOB NUMBER: 80-12
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CHECKED BY:
DATE OF ISSUE: 4-16-81

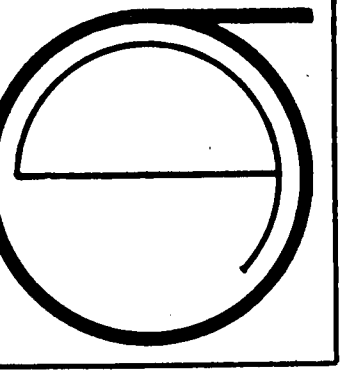
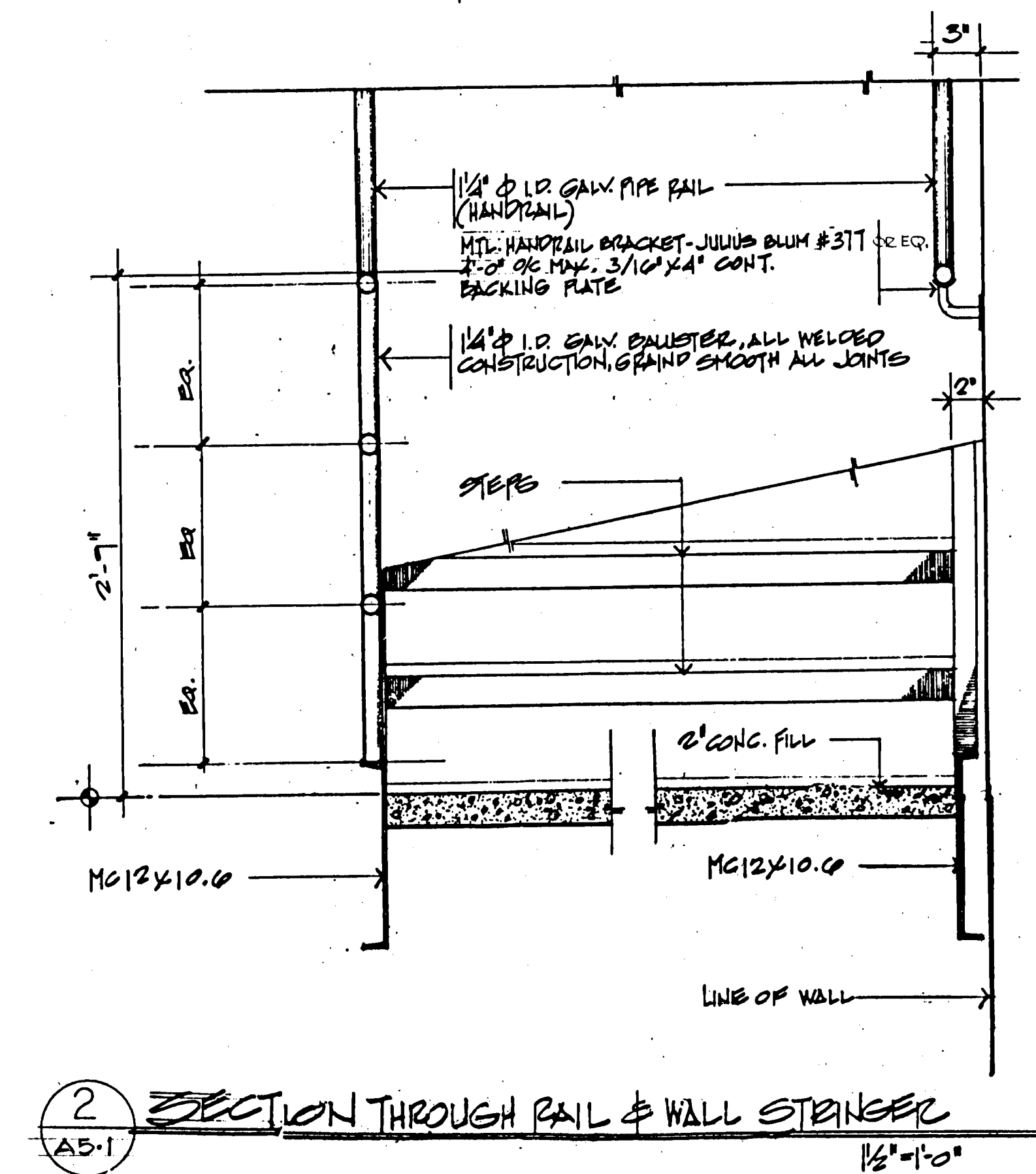
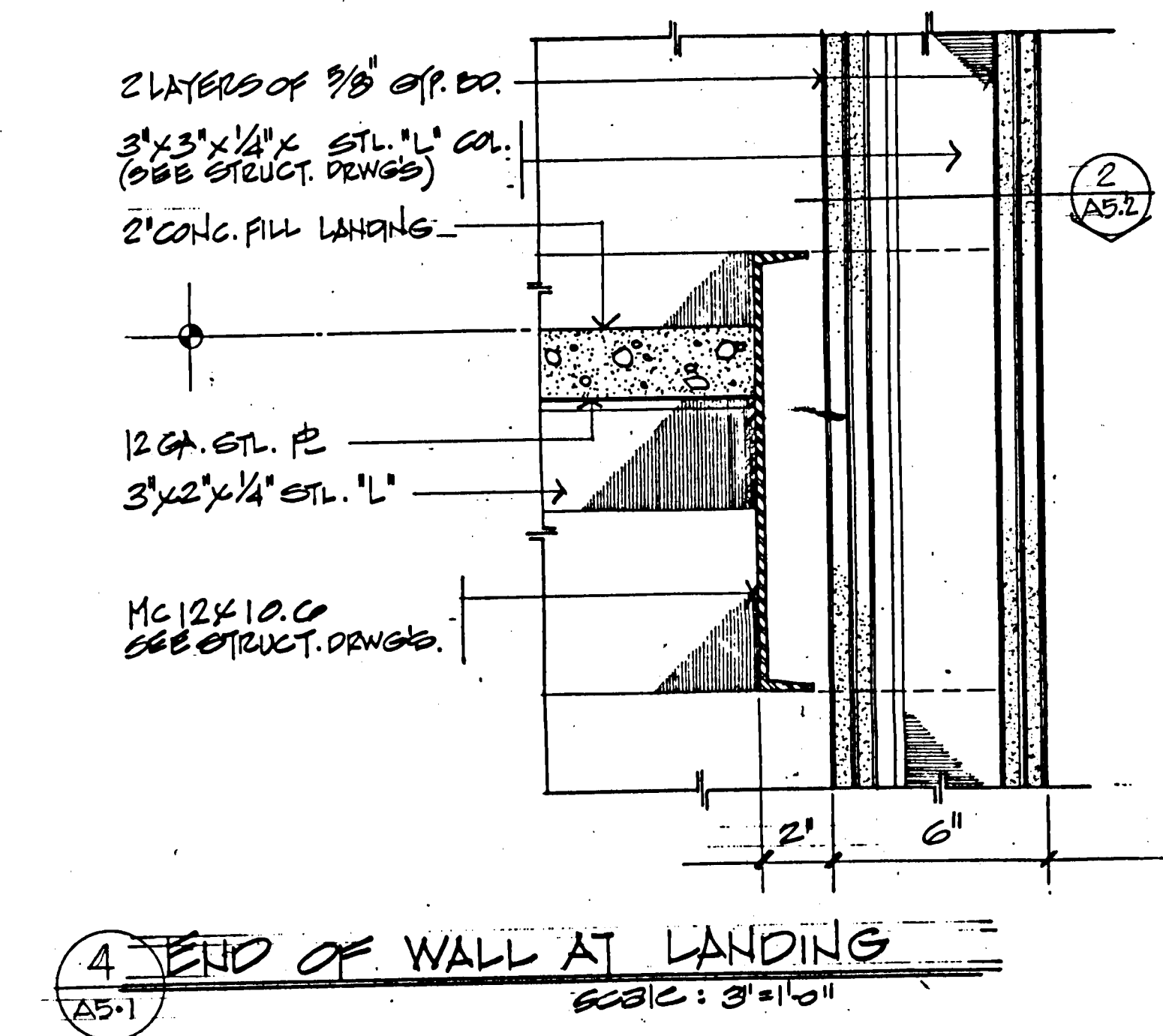
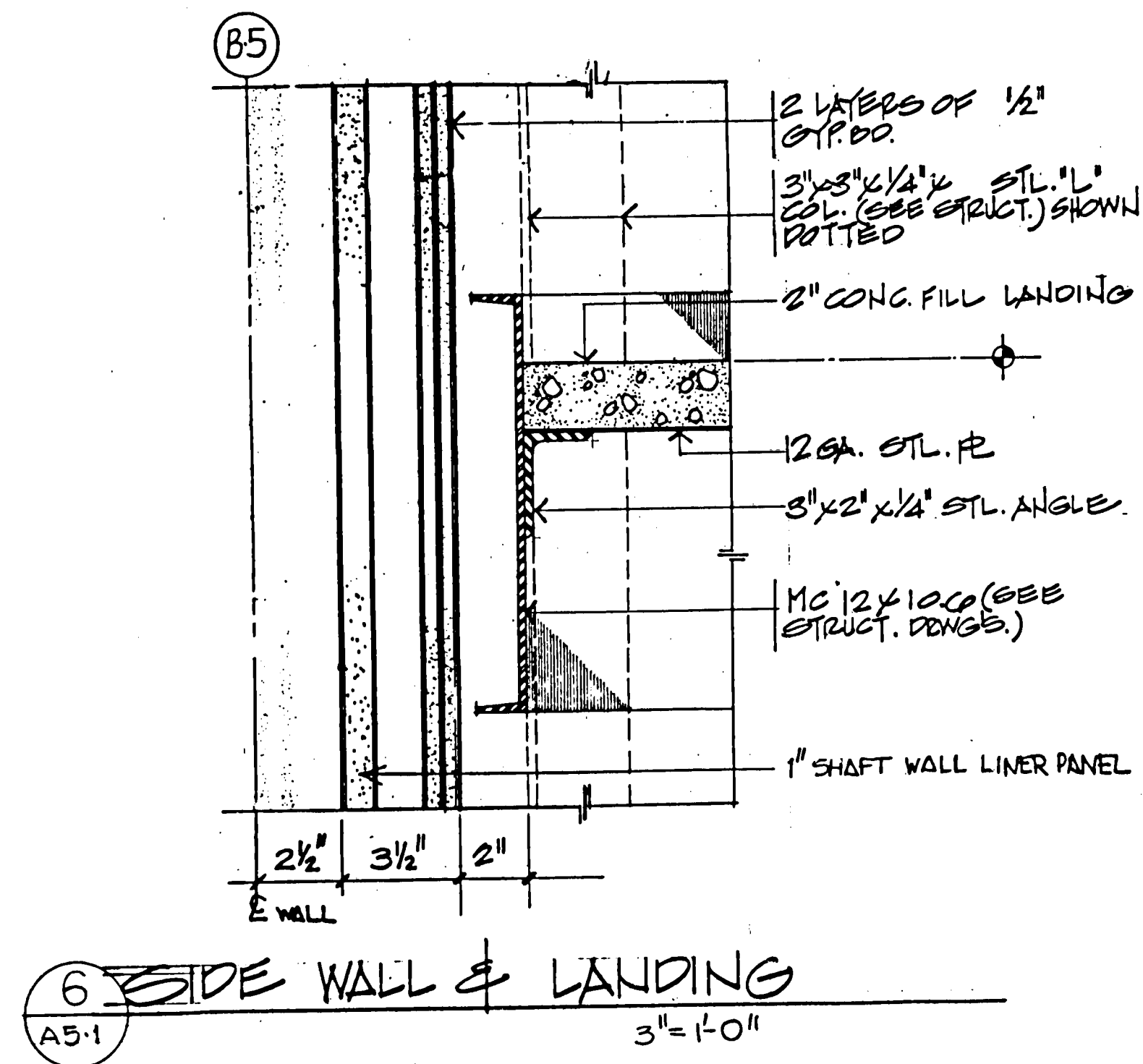
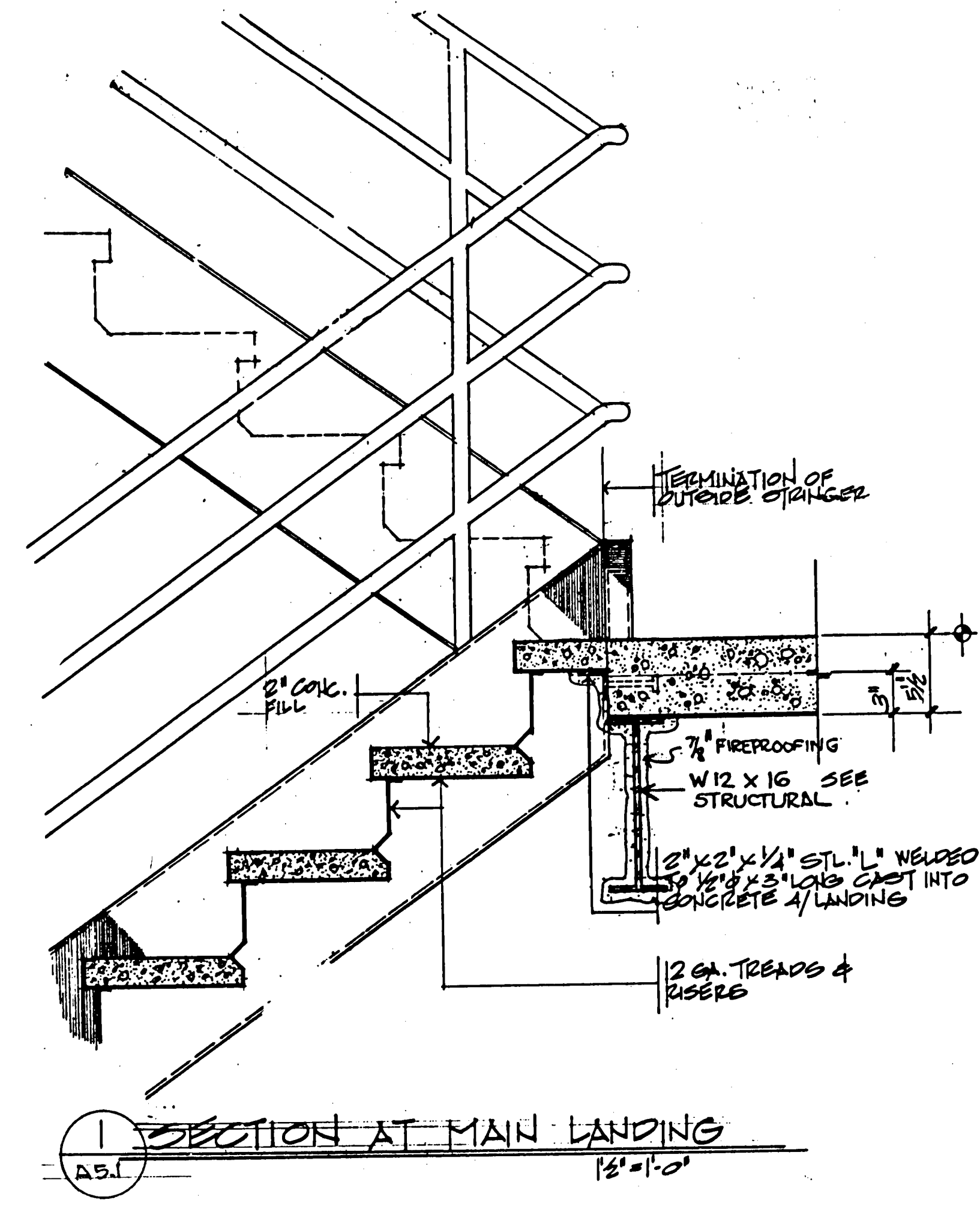
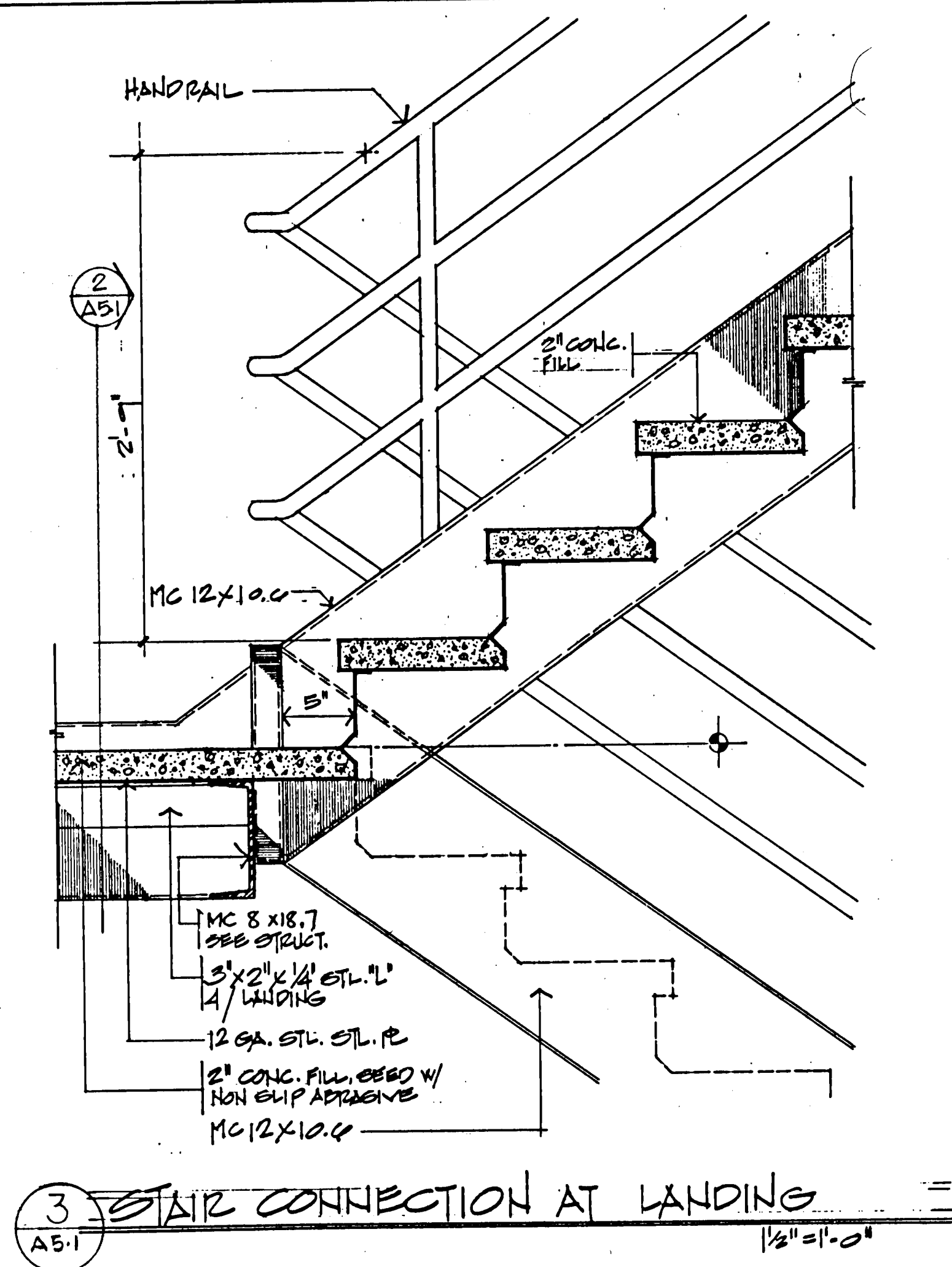
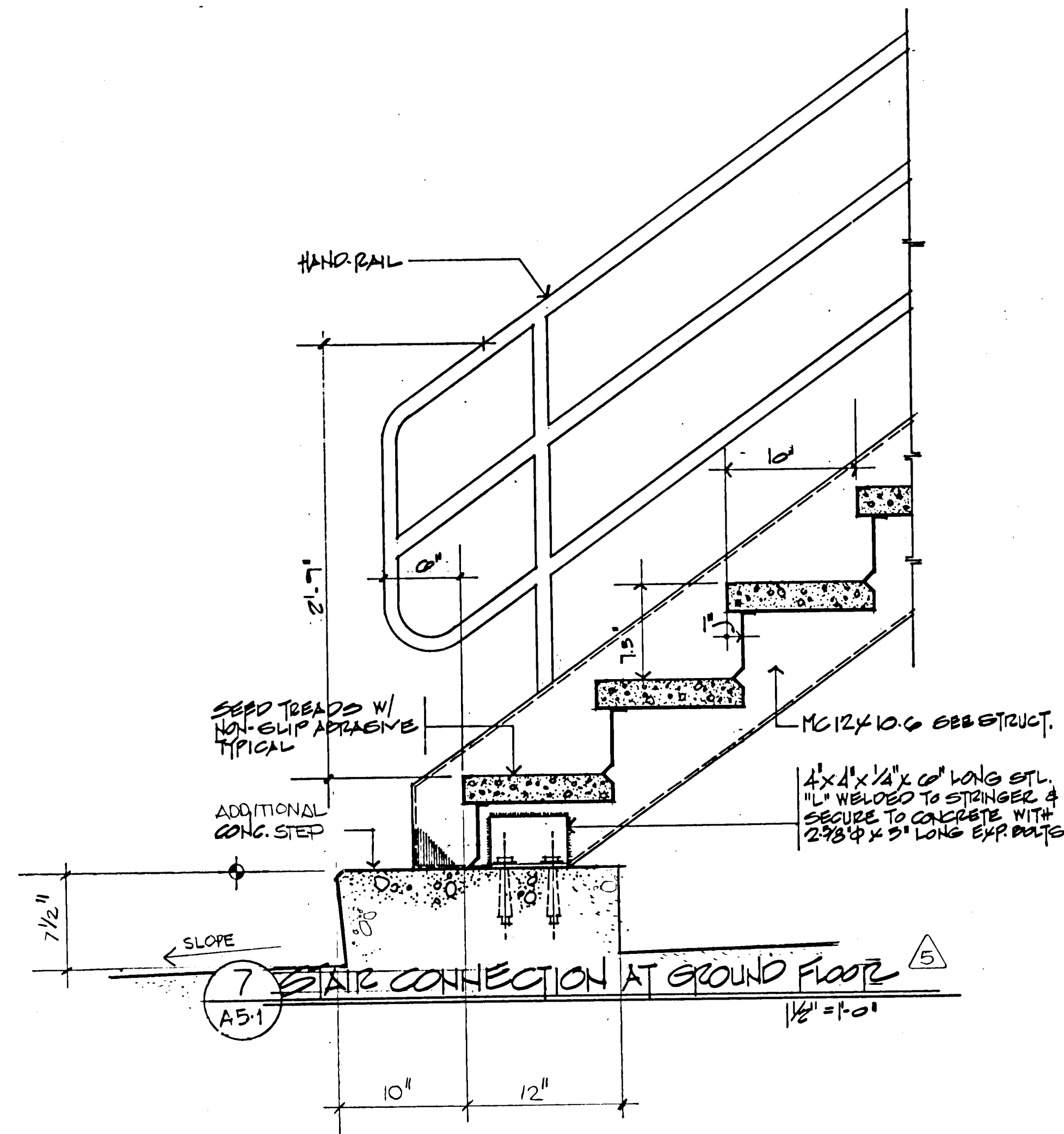
REVISIONS:
BID PACKAGE #2
5-15-81
11-9-81

DATE OF ISSUE: 4-16-81
#5 (1-21-82)
FINAL

SHEET TITLE:
ROOF DETAILS

SCALE AS NOTED

A4.9



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 DATE OF ISSUE:
 4-16-81
 REVISIONS:
 BID PACKAGE #12
 6-15-81
 11-30-81

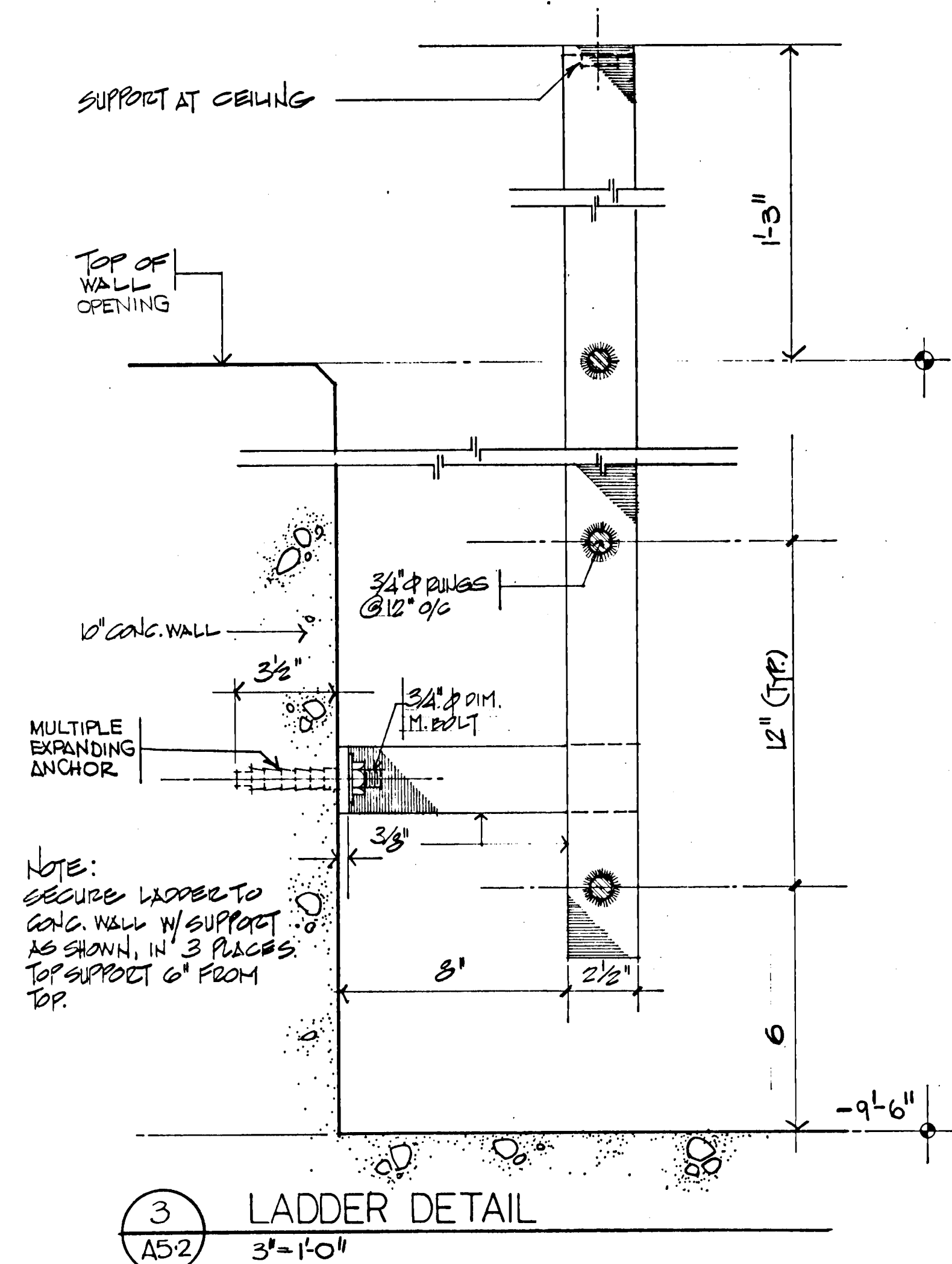
SHEET NOTES:
 FOR DET. LOCATION SEE SH. A3.2, A3.3.

FOR PROJECT # 80-12
 #5 (1-21-82)
 FINAL

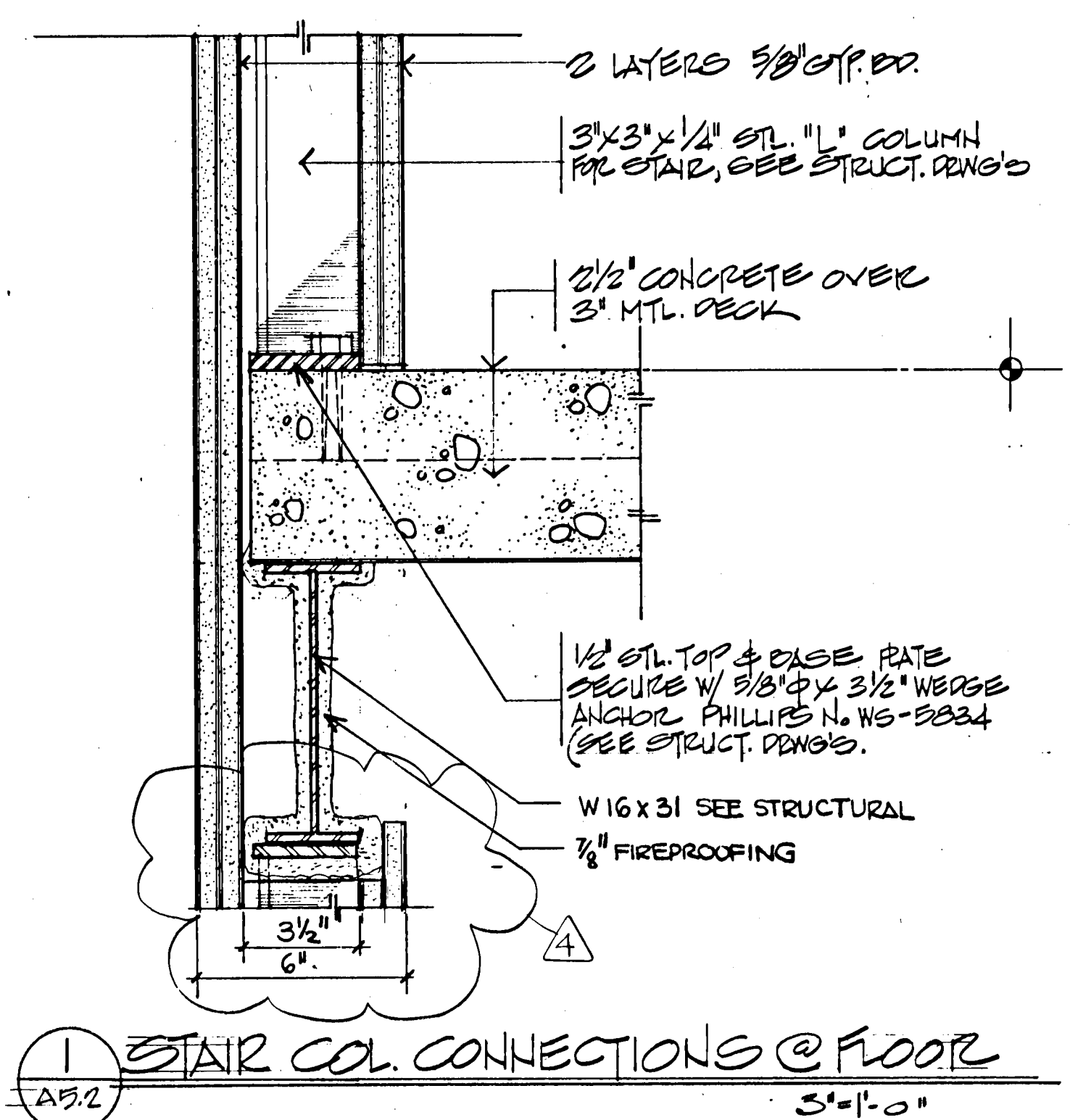
SHEET TITLE:
 STAIR DETAILS

SCALE AS NOTED

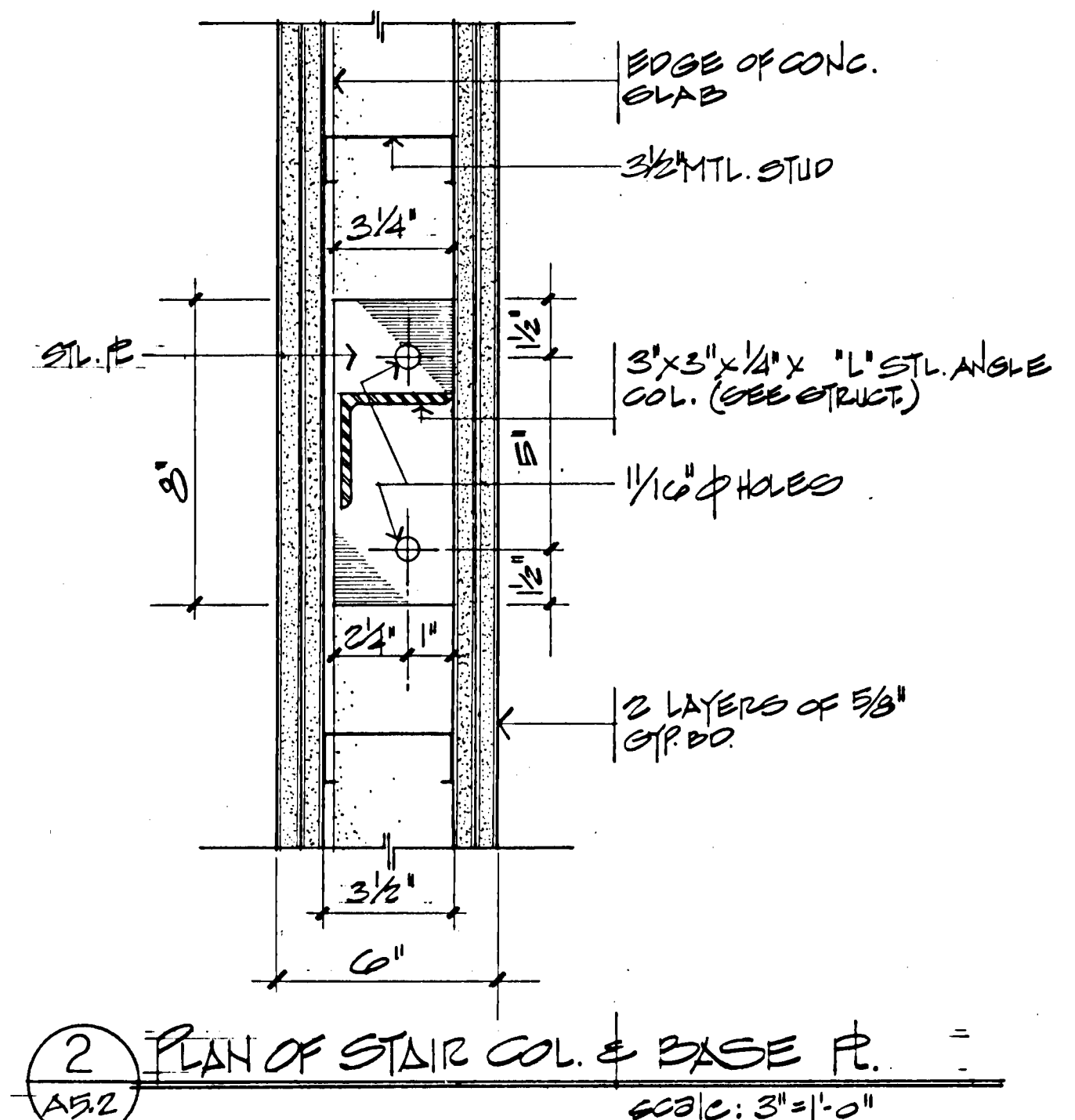
A5-1



3 LADDER DETAIL
3'-1'-0"

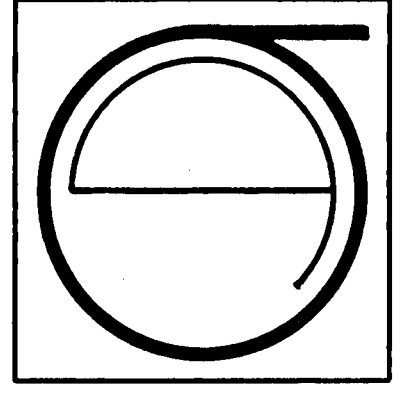


1 STAIR COL. CONNECTIONS @ FLOOR
3'-1'-0"



2 PLAN OF STAIR COL. & BASE PL.
3'-1'-0"

SHEET NOTES:
FOR DET. LOCATION SEE SH. A2.0, A5.1



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ECKER
SQUARE

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REVISIONS:
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6-15-81
A 11-9-81

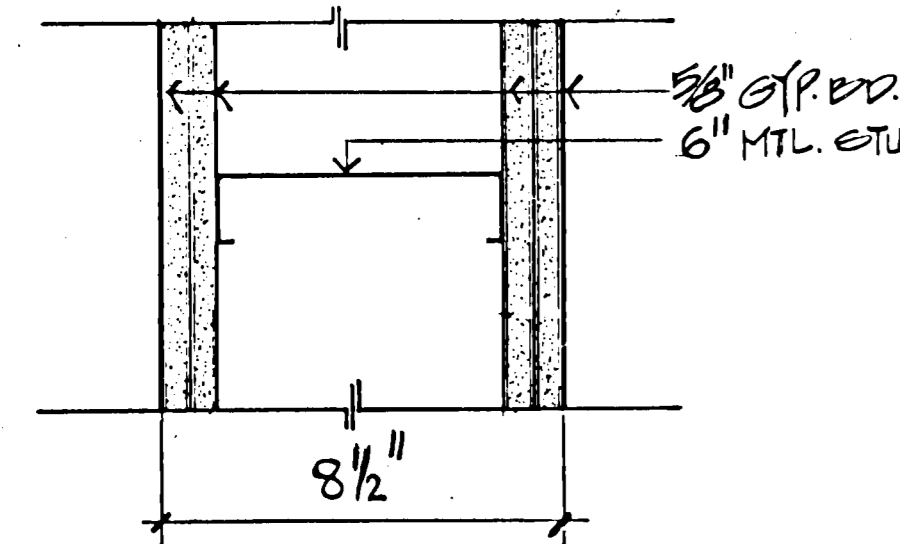
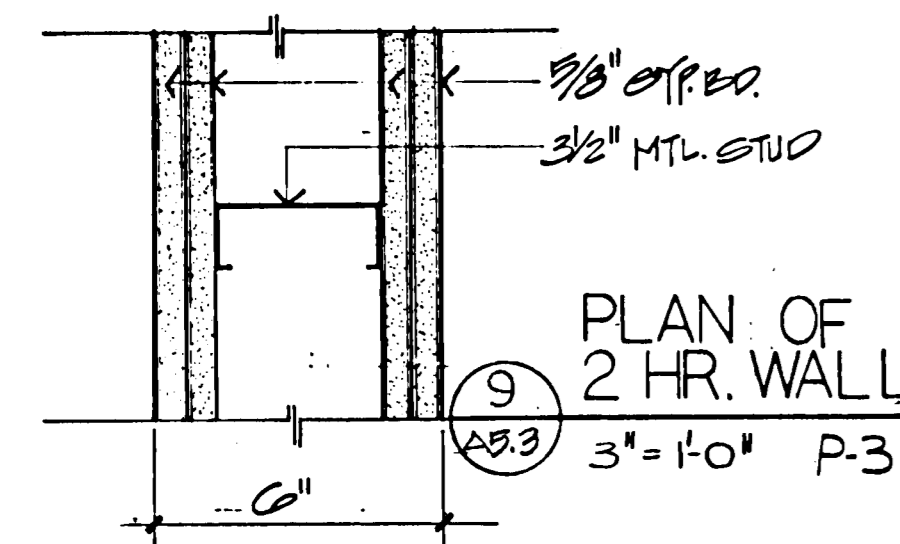
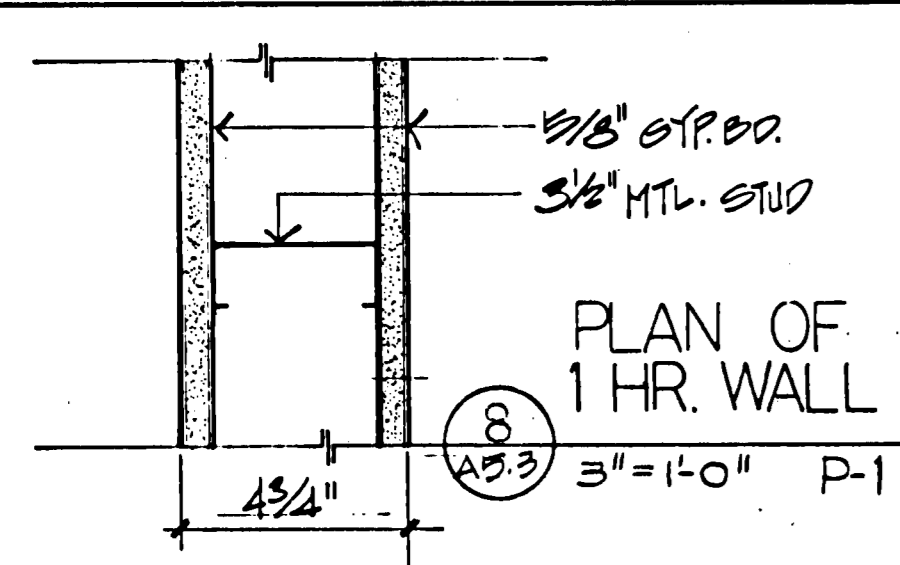
#5 (1-21-82)
FINAL

SHEET TITLE:
STAIR
DETAILS

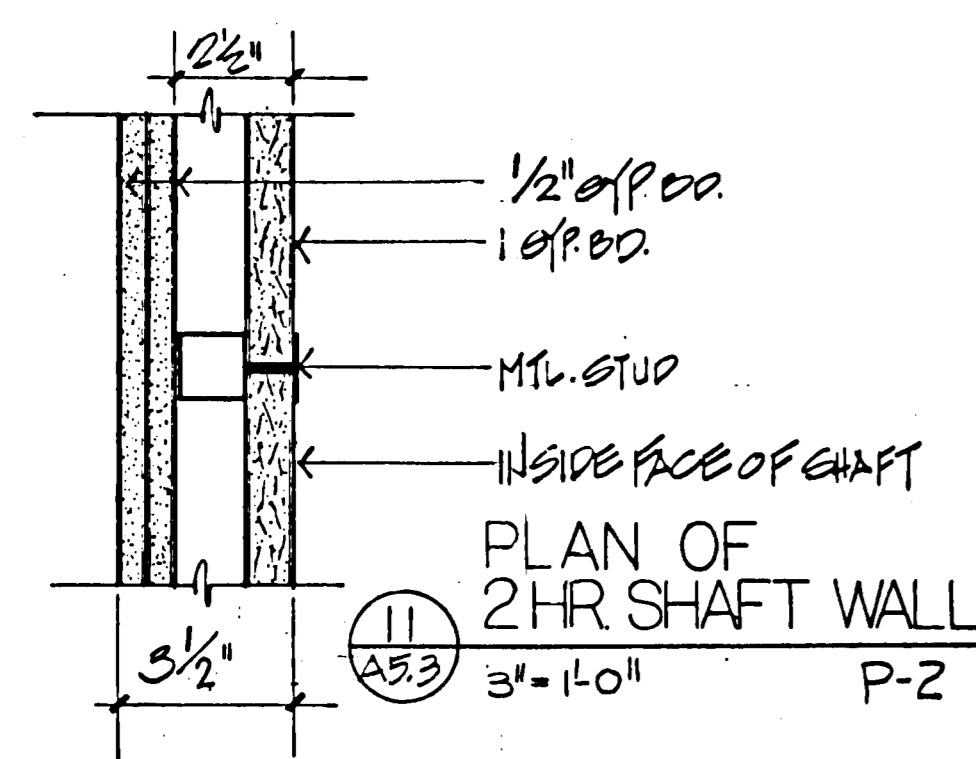
C-3844

SCALE AS NOTED

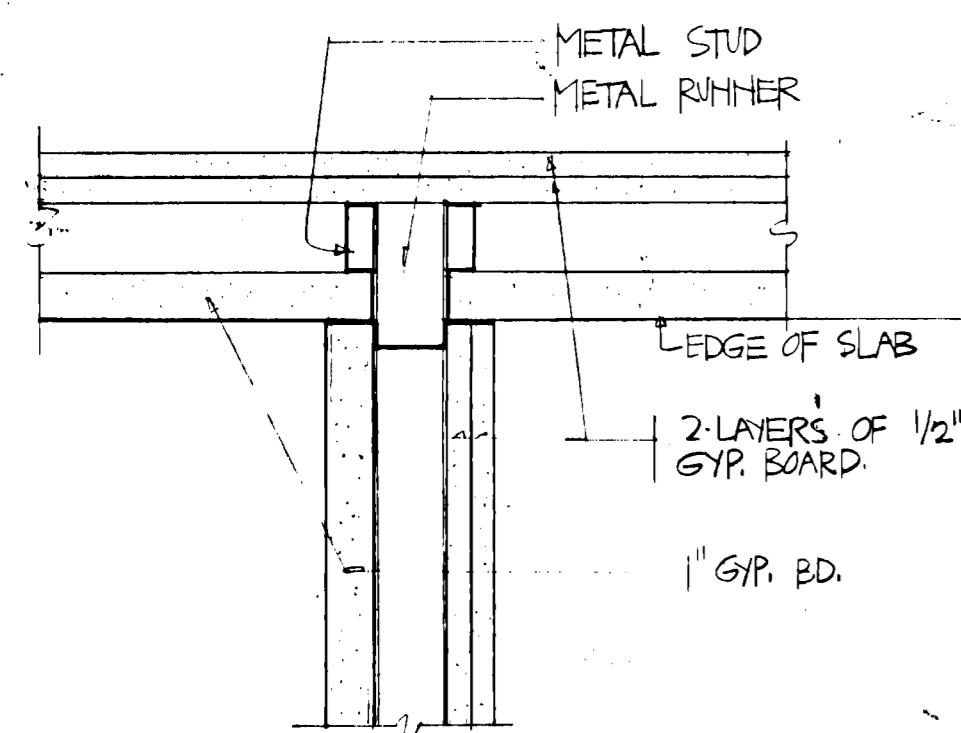
A52



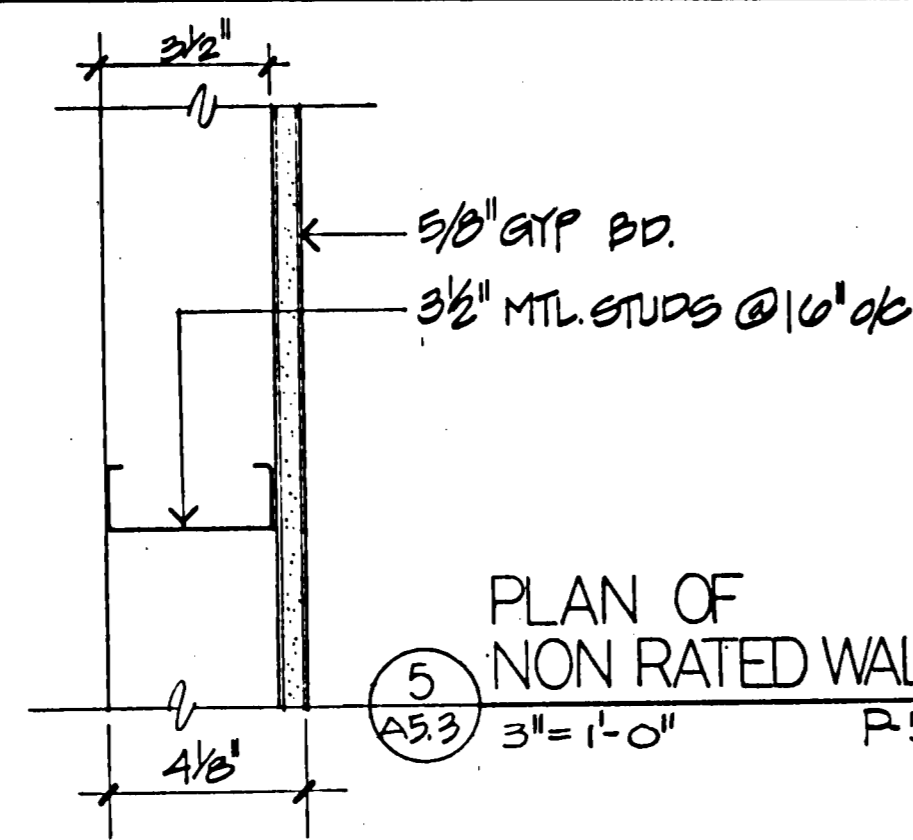
PLAN OF 2 HR WALL
3'-10" P-7



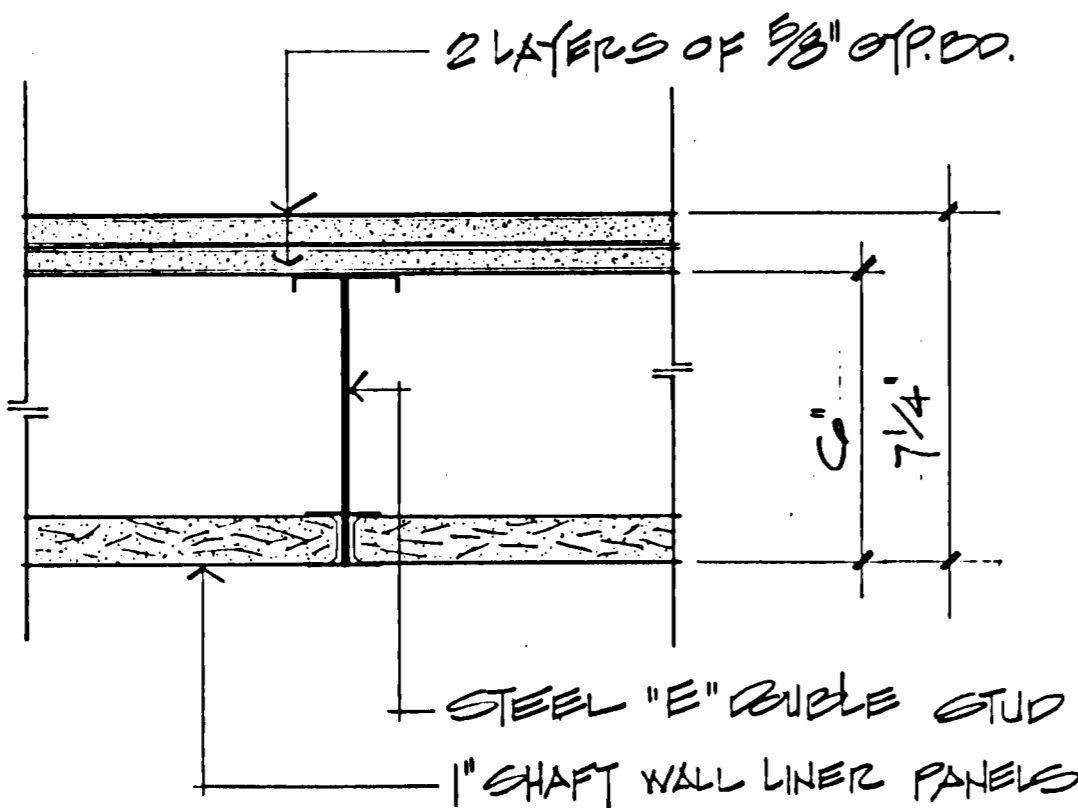
PLAN OF 2 HR SHAFT WALL
3'-10" P-2



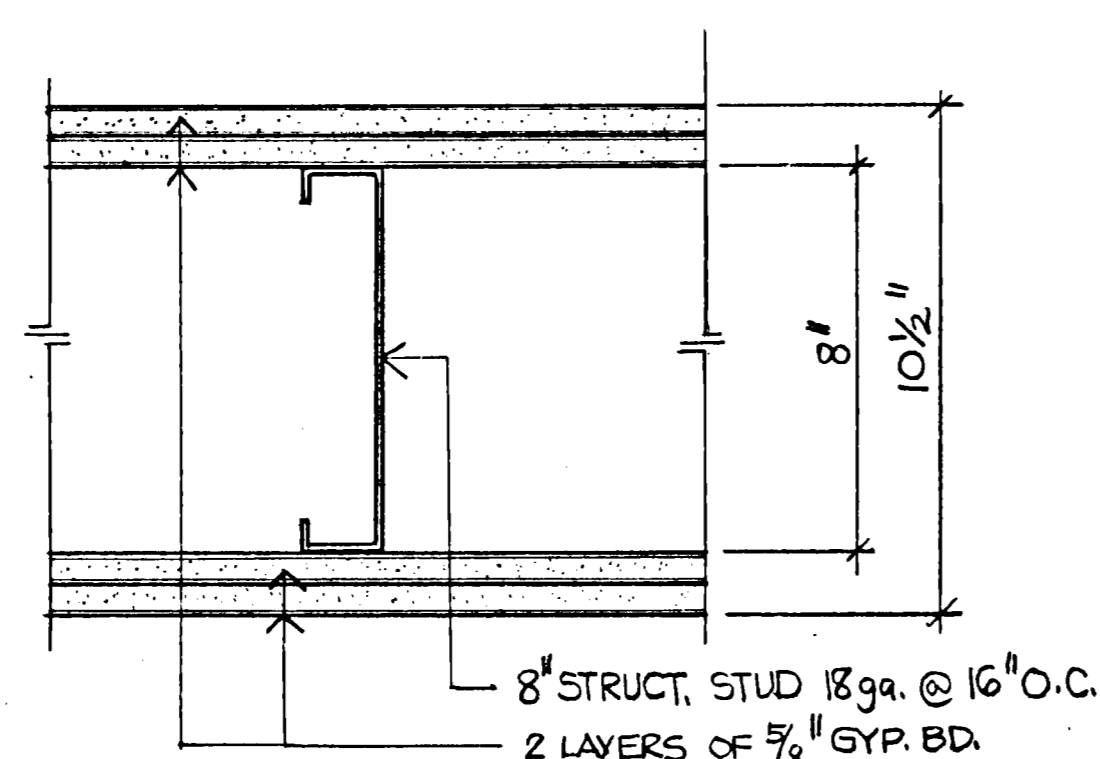
PLAN OF 2 HR WALL
3'-11-0"



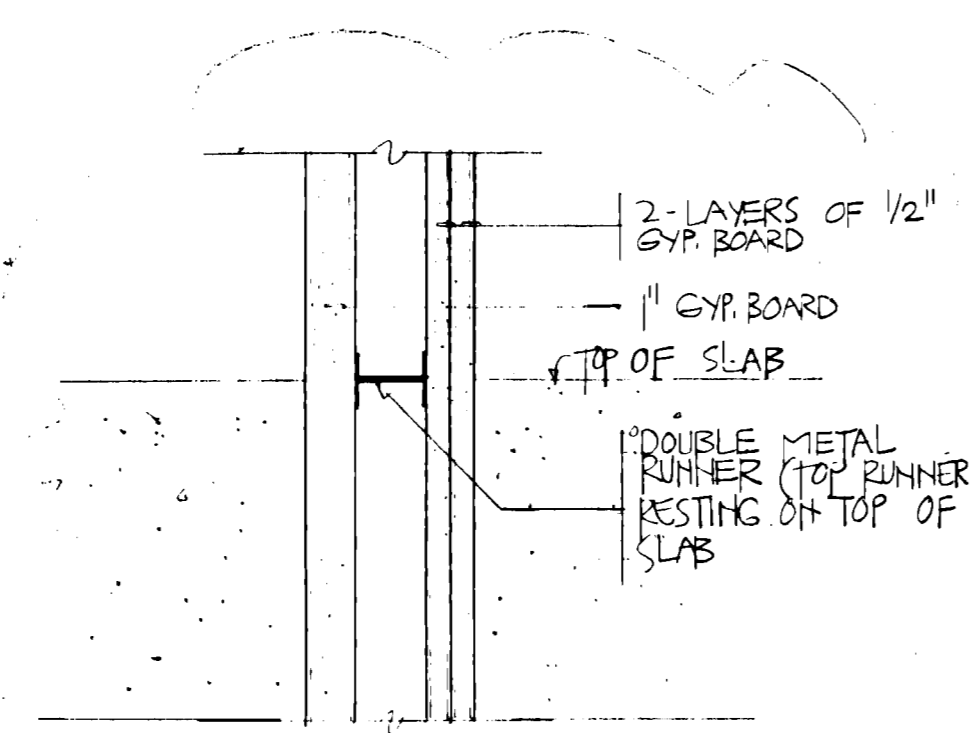
PLAN OF NON RATED WALL
3'-1-0" P-5



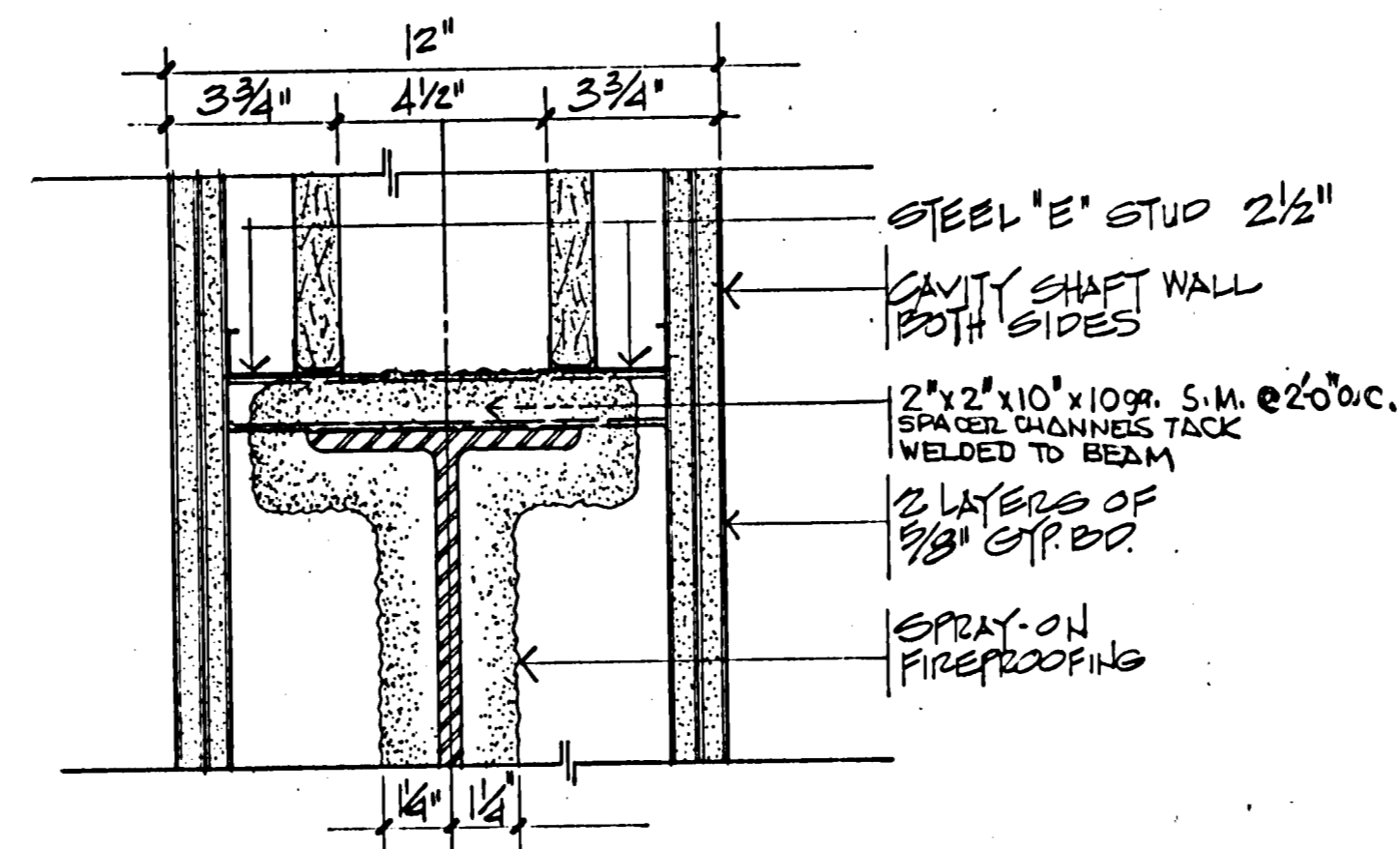
PLAN OF 2 HR. SHAFT WALL
3'-1-0" P-4



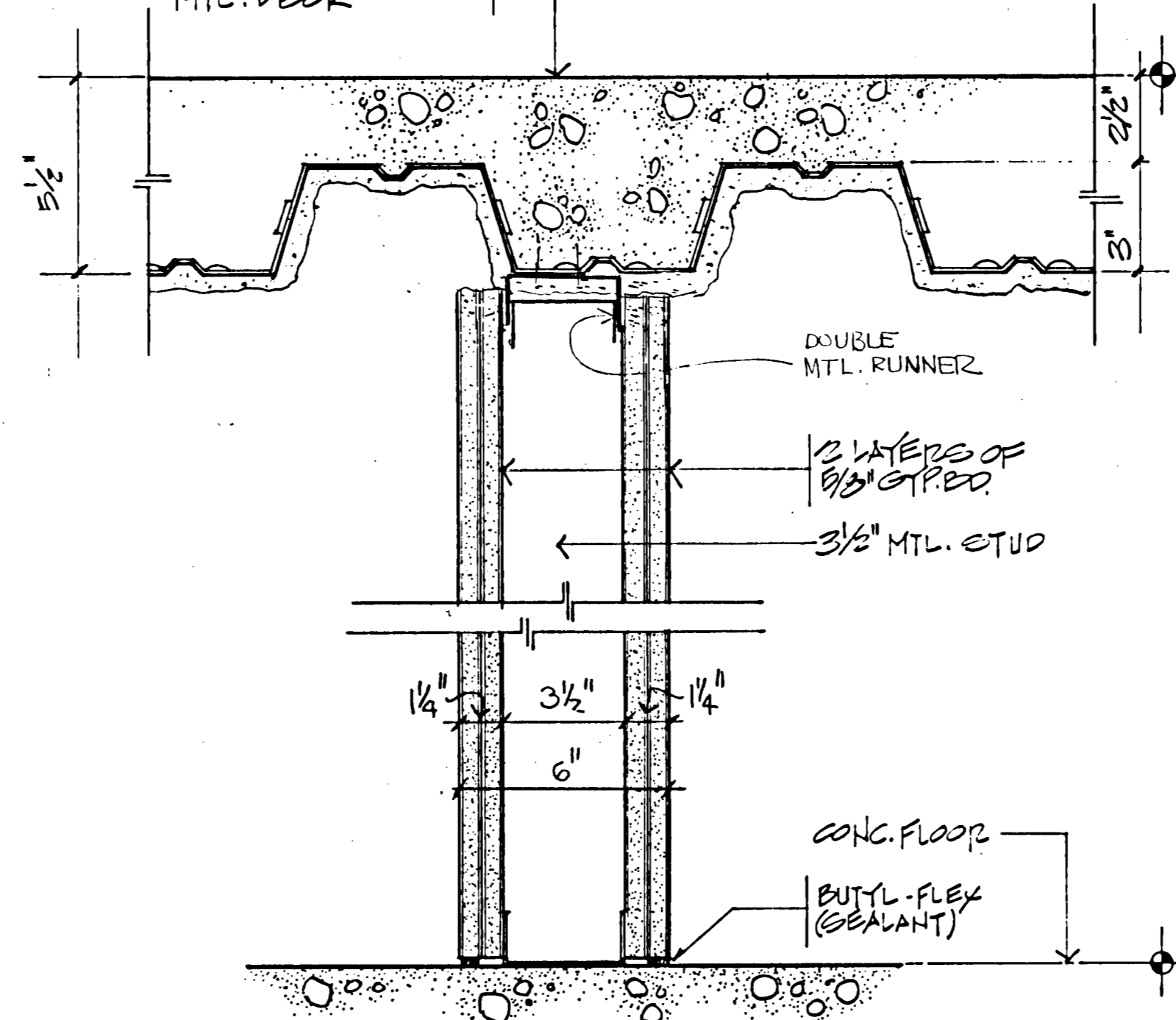
PLAN OF 2 HR. WALL
3'-1-0" P-6



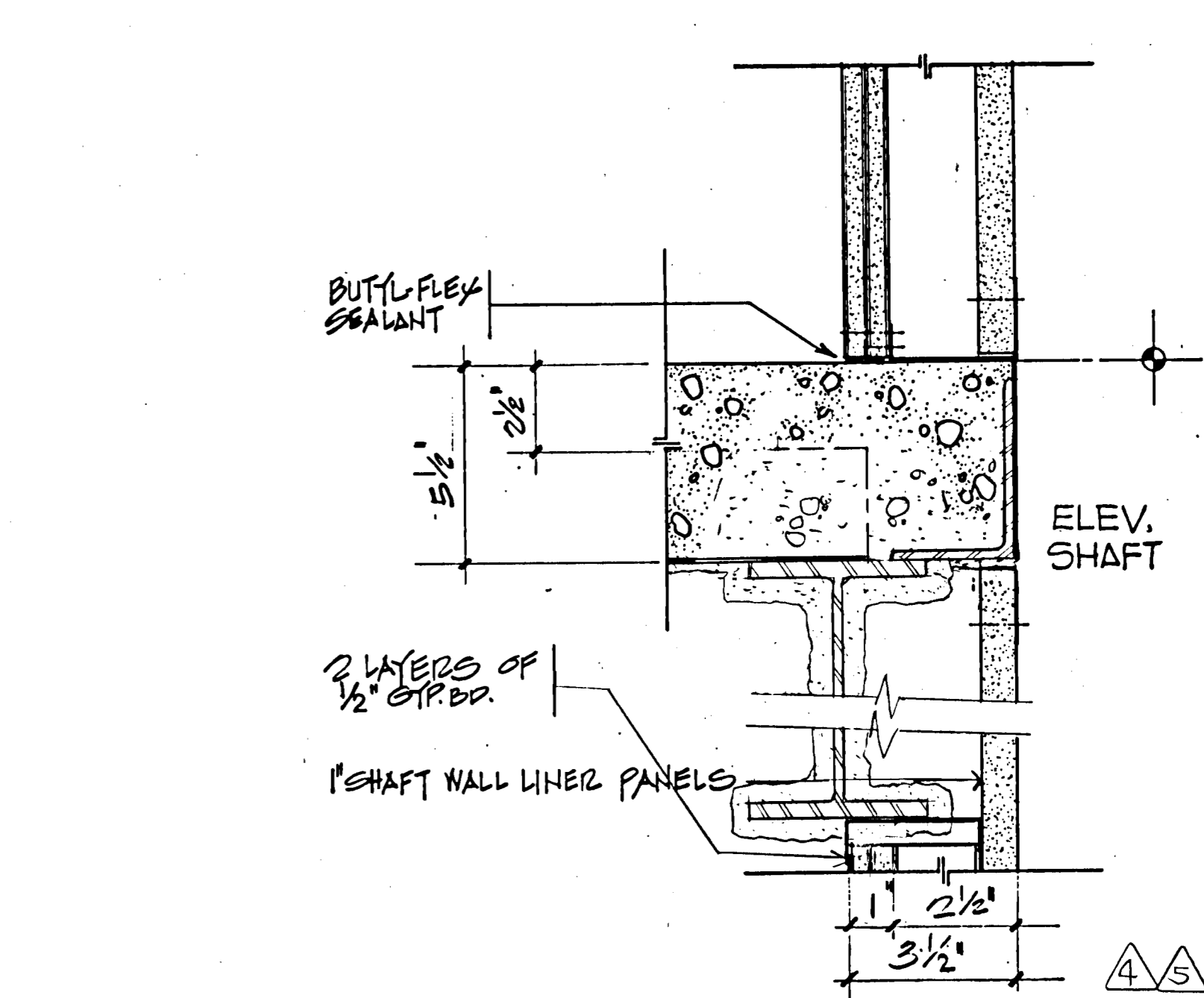
SECTION OF 2 HR WALL
3'-1-0"



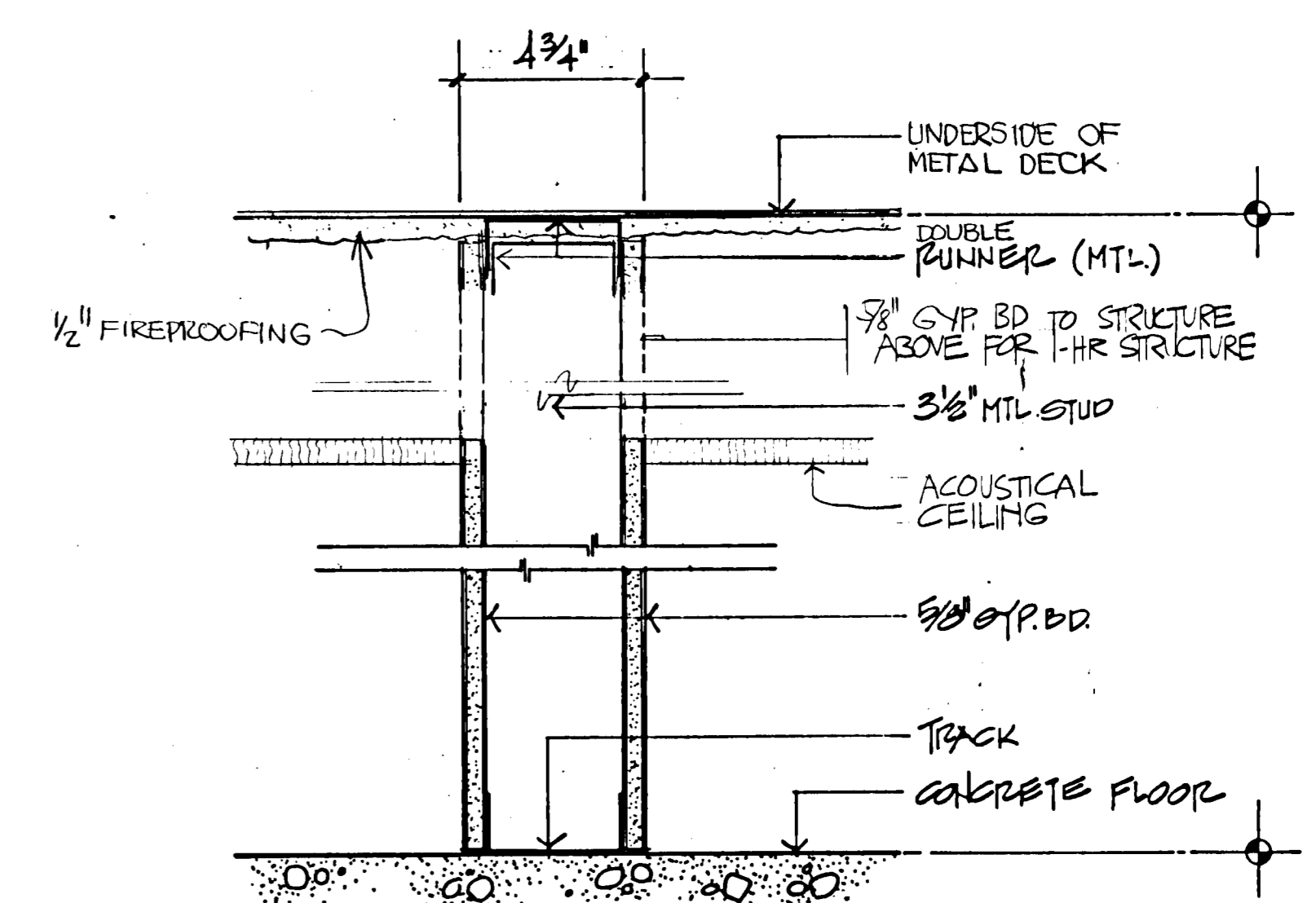
SECTION OF 4 HR WALL BETWEEN STAIRS 1 & 2
3'-1-0" P-2



SECTION OF 2 HR WALL
3'-1-0" P-3



SECTION OF 2 HR SHAFT WALL
3'-1-0" TYPICAL FLOOR P-2



SECTION OF WALL
3'-1-0"

PARTITION SCHEDULE		SYMBOLS SHOWN ON		1/4 SCALE PLANS				
TYPE & (STC)	SYMBOL	FIRE RATING	STUD INFORMATION	SURFACE	OVERALL THICK	SOUND INSULATION	DETAILS	REMARKS
			TYPE WIDTH GAUGE SPACING OC					
P-1	[Symbol]	1HR	C 3 1/2" 25 24"	1 LAYER 5/8" GYP. BD. BOTH SIDES	4 3/4"	NONE	8 (A5-3)	
P-2	[Symbol]	2HR	CH 2 1/2" 25 24"	2 LAYERS 1/2" GYP. BD. INTERIOR SIDE 1 LAYER 5/8" GYP. BD. SHAFT SIDE	3 1/2"	NONE	11 (A5-3)	
P-3	[Symbol]	2HR	C 3 1/2" 25 24"	2 LAYERS 5/8" GYP. BD. BOTH SIDES	6"	NONE	9 (A5-3)	* 16 ga. @ GRD. FLR.
P-4	[Symbol]	2HR	double E 6" 16 24"	2 LAYERS 5/8" GYP. BD. INTERIOR SIDE 1 LAYER 5/8" GYP. BD. SHAFT SIDE	7 1/4"	NONE	6 (A5-3)	
P-5	[Symbol]	NONE	C 3 1/2" 25 24"	1 LAYER 5/8" GYP. BD. ONE SIDE	4 1/8"	NONE	5 (A5-3)	USE WATER RES. GYP. BD. IN ALL TOILETS & JANITOR CLOSETS
P-6	[Symbol]	2HR	STUCT 8" 18 16"	2 LAYERS 5/8" GYP. BD. BOTH SIDES	10 1/2"	NONE	7 (A5-3)	
P-7	[Symbol]	2HR	STUCT 6" 16 24"	2 LAYERS 5/8" GYP. BD. BOTH SIDES	8 1/2"	NONE	10 (A5-3)	

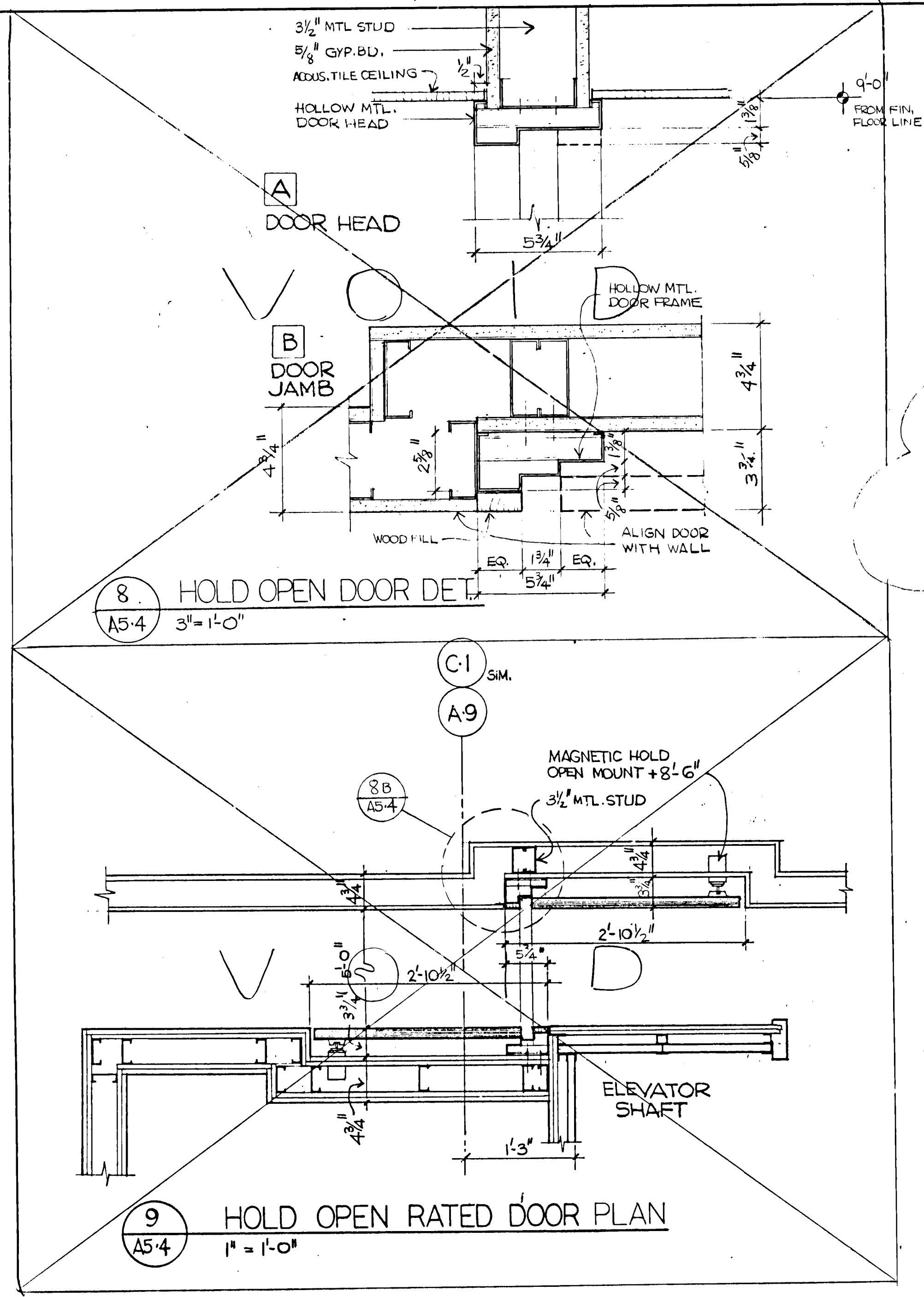
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ECKER SQUARE

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11-30-81
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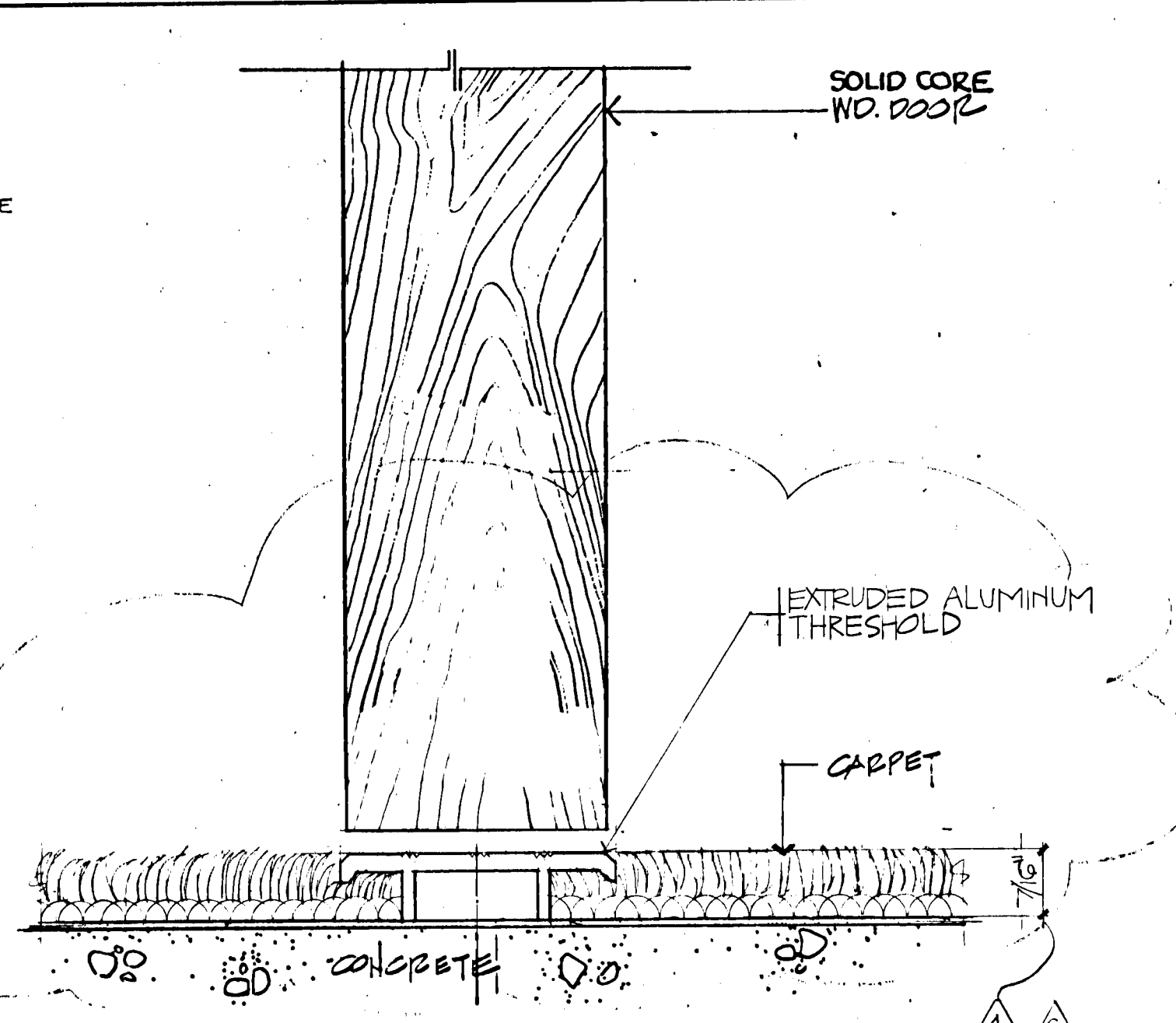
SHEET TITLE:
WALL PARTITION DETAILS
C-3 844
SCALE AS NOTED

A5-3

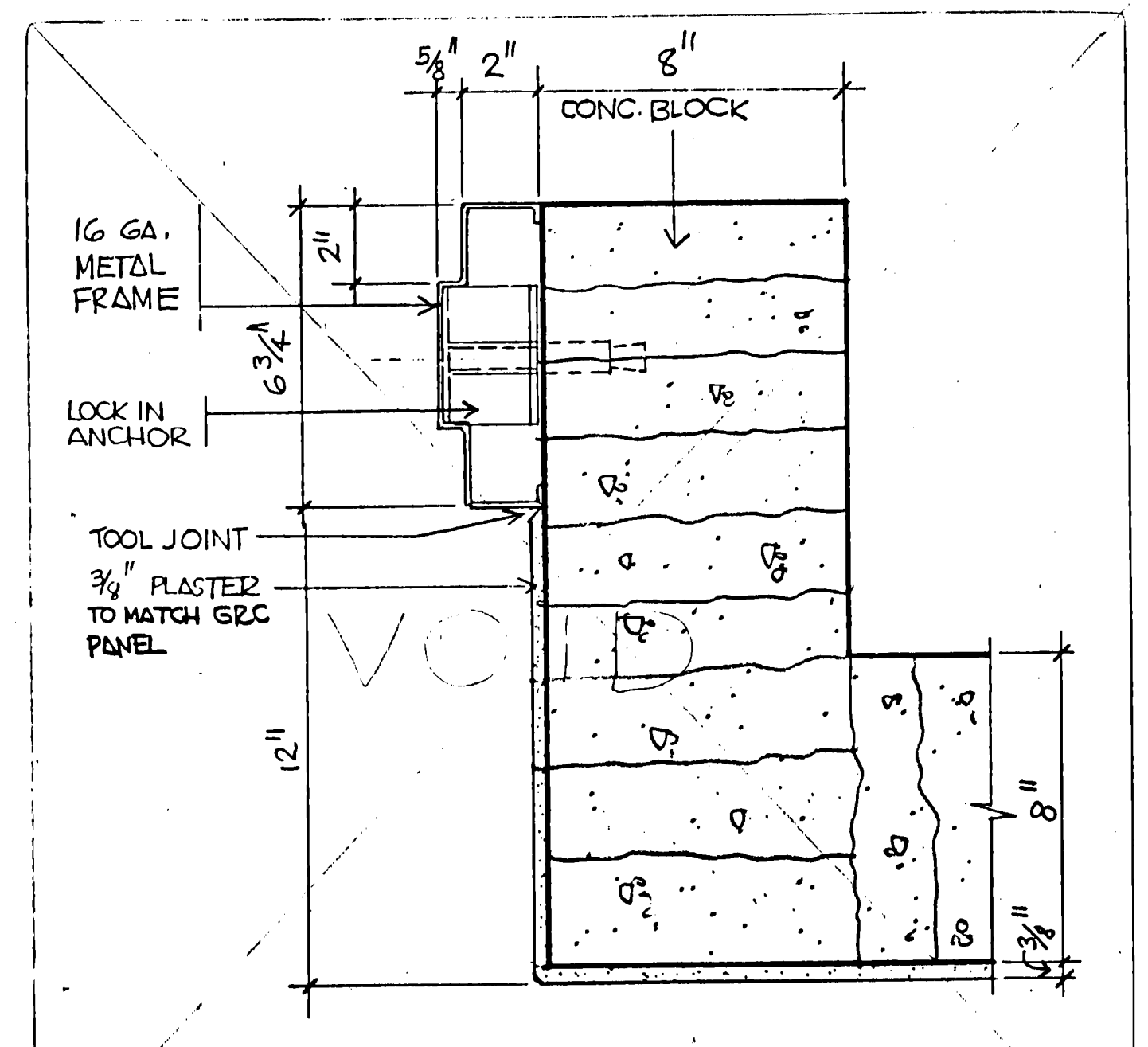


8 HOLD OPEN DOOR DET. 3\"/>

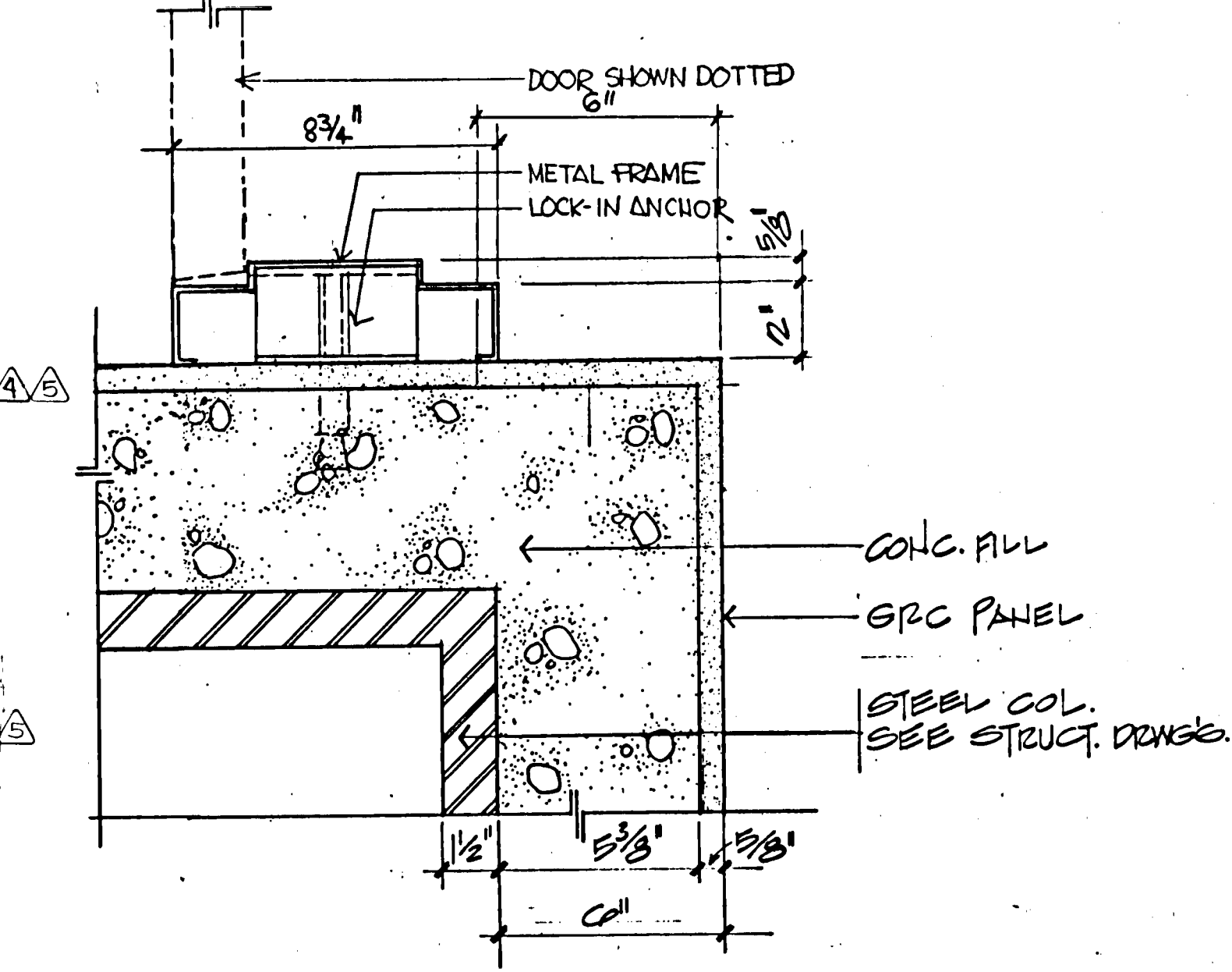
9 HOLD OPEN RATED DOOR PLAN 1\"/>



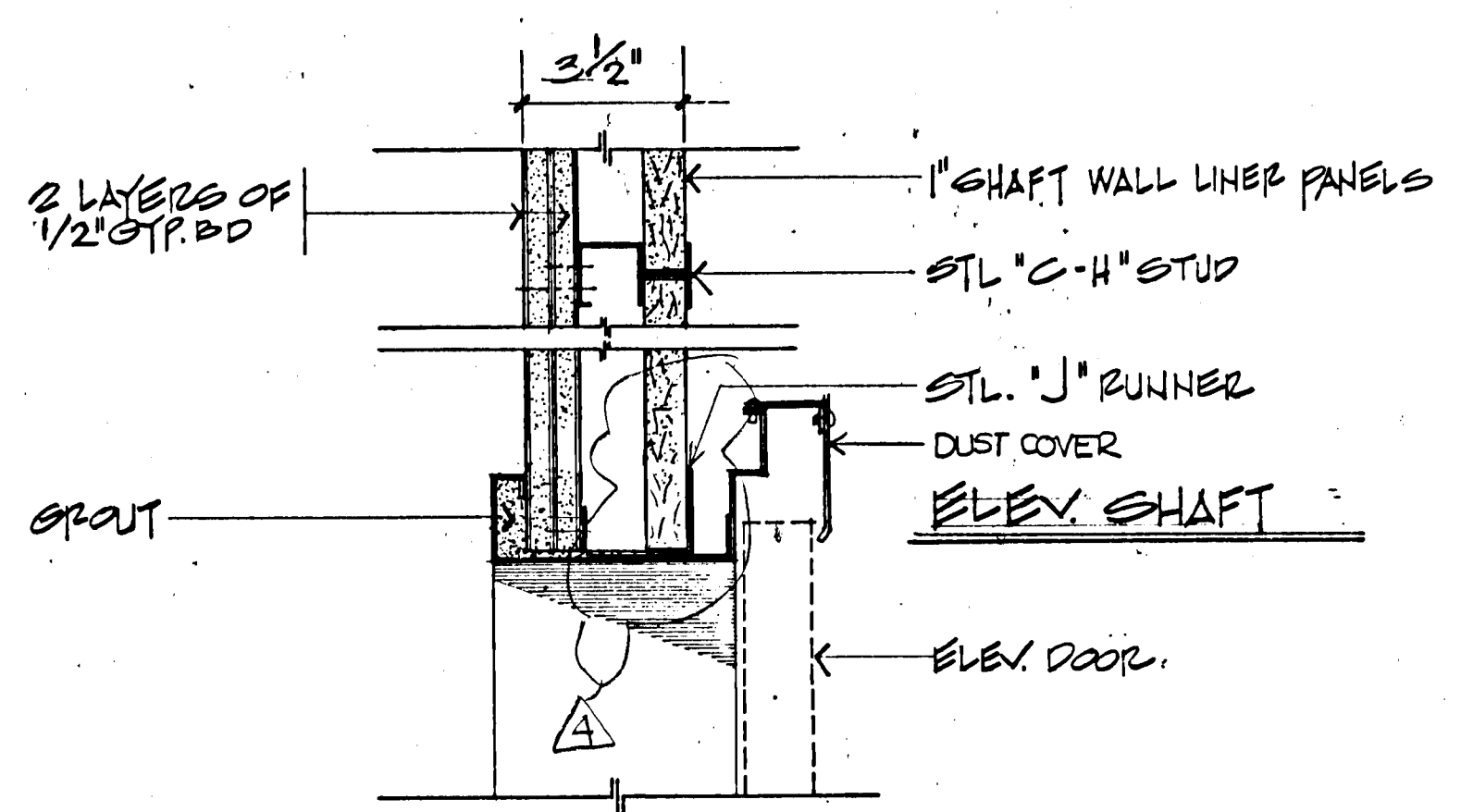
5 FIRE DOOR THRESHOLD DETAIL FULL SIZE



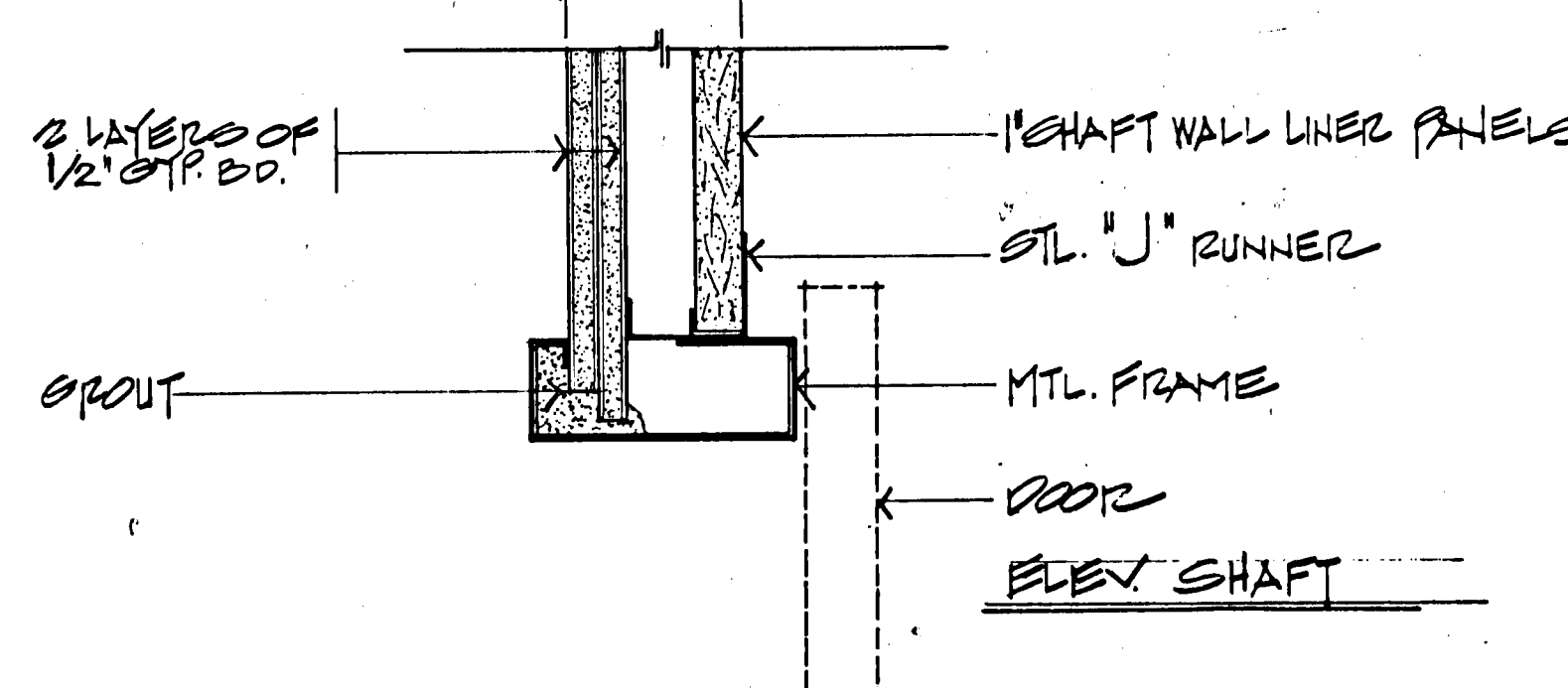
6 JAMB ON CONC. BLOCK DETAIL PLAN GROUND FLOOR



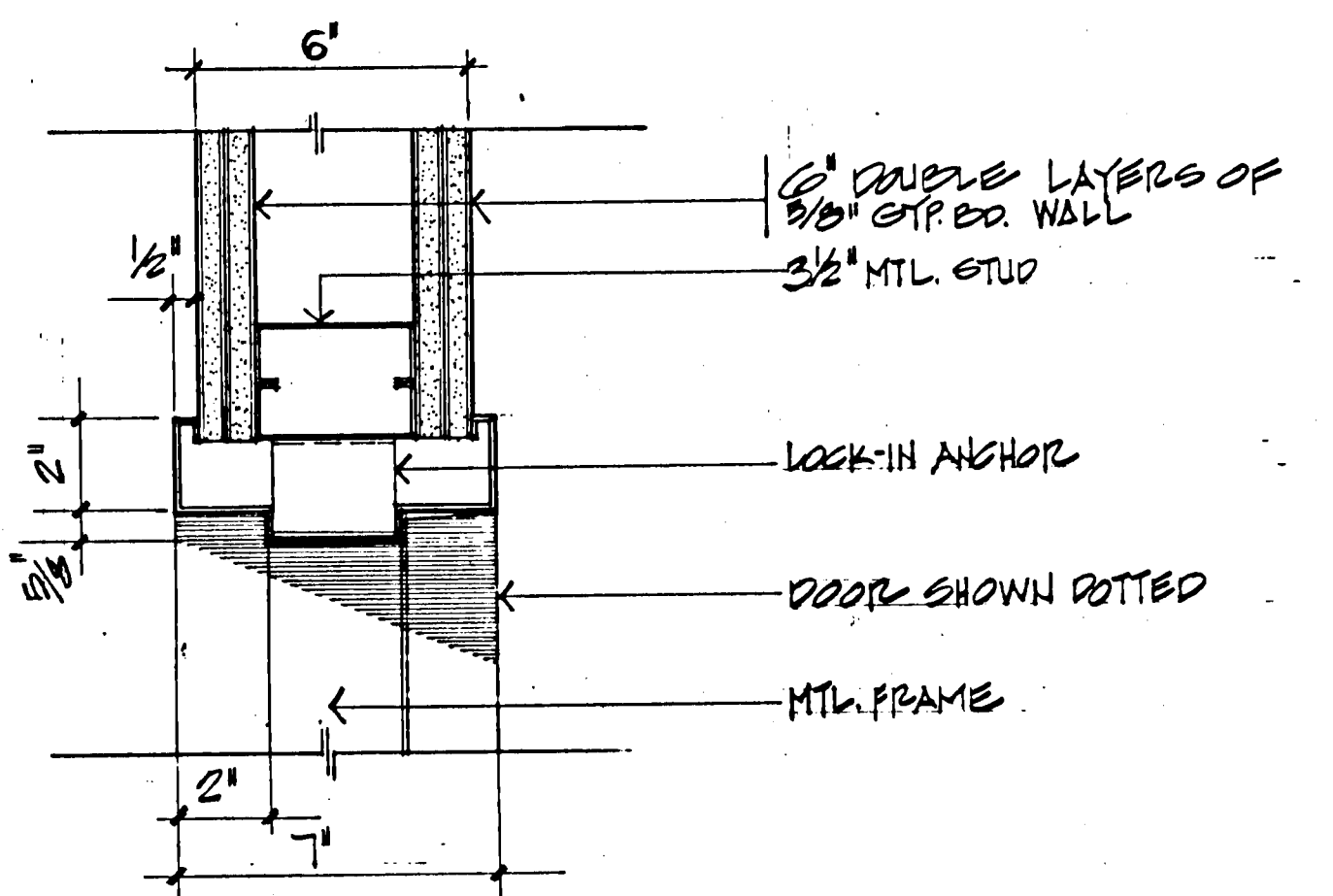
7 GRD. FLR. DOOR JAMB AT C-1 & A-9



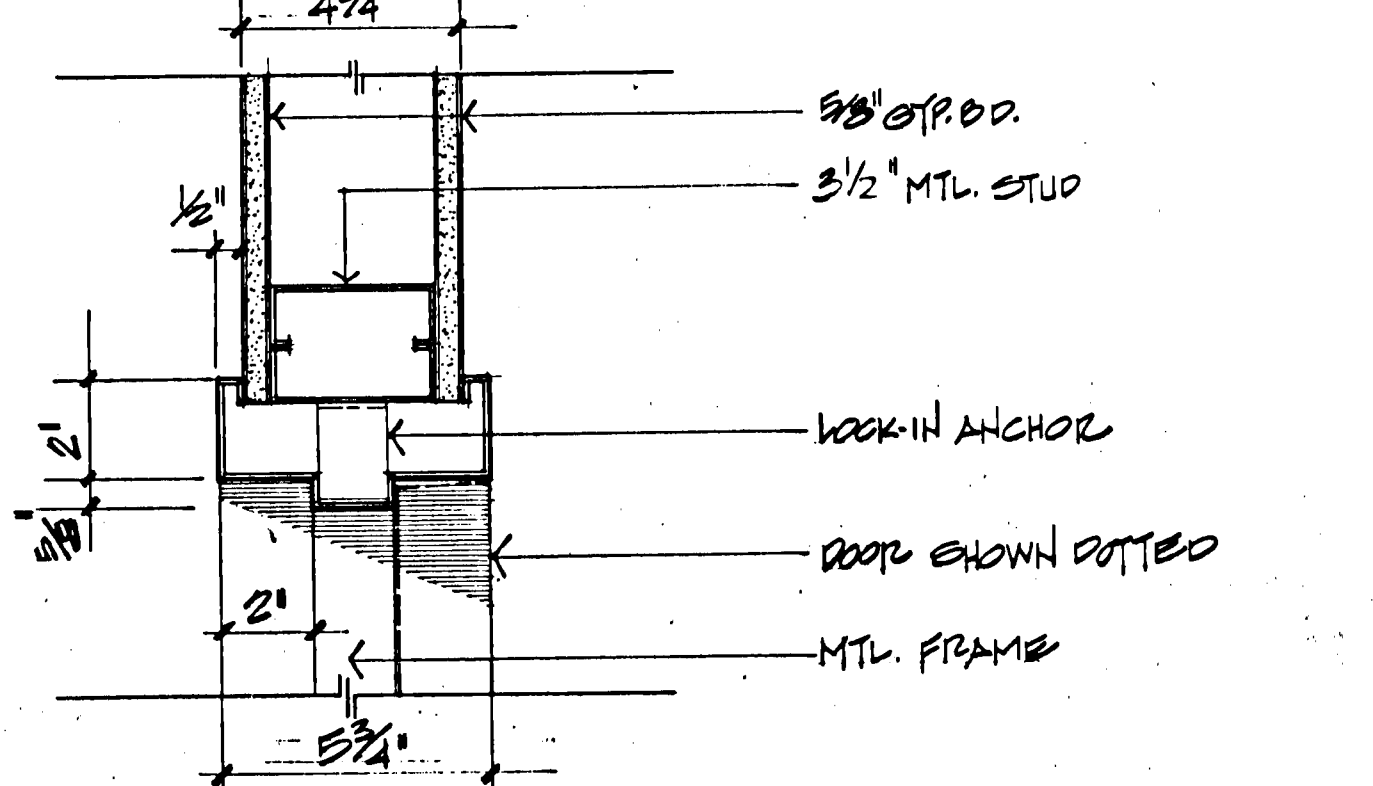
1 ELEVATOR DOOR HEAD TYPICAL FLOOR



2 ELEVATOR DOOR JAMB TYPICAL FLOOR



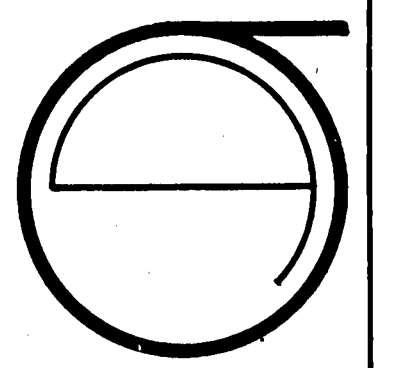
3 DOOR HEAD/JAMB



4 DOOR HEAD/JAMB

DOOR SCHEDULE SHOWN ON 1/4\"/>									
TYPE	MATERIAL	WIDTH	HT.	THICK JAMB	HEAD LABEL	FINISH	REMARKS	DOOR TYPE	
1	GLASS	PAIR 3'-11"	9'-2 1/2"	3/4"	(6) (A4.4)	NONE	FACTORY	FRAMELESS	HERCULITE DOORS
2	GLASS	3'-10"	9'-2 1/2"	3/4"	(6) (A4.4)	NONE	FACTORY	FRAMELESS	HERCULITE DOOR
3	S.C. WOOD	3'-0"	7'-0"	1 3/4"	(3) (A5.4)	1 1/2"	ENAMEL PAINT		
4	METAL	3'-9"	7'-0"	1 3/4"	(4) (A4.2)	1 1/2"	ENAMEL PAINT		
5	METAL	13'-5 1/2"	14'-0"	1/2"	(4) (A4.2)	NONE	FACTORY		ROLL-UP METAL DOOR
6	METAL	3'-0"	7'-0"	1 3/4"	(6) (A5.4)	1 1/2"	ENAMEL PAINT		
7	S.C. WOOD	3'-0"	7'-4"	1 3/4"	(4) (A5.4)	3/4"	ENAMEL PAINT		SMOKE DETECTOR AND MAGNETIC HOLD OPENS
8	S.C. WOOD	2'-6"	7'-0"	1 3/4"	(3) (A5.4)	1 1/2"	ENAMEL PAINT		
9	S.C. WOOD	2'-6"	7'-0"	1 3/4"	(4) (A5.4)	3/4"	ENAMEL PAINT		
10	S.C. WOOD	3'-0"	7'-0"	1 3/4"	(4) (A5.4)	3/4"	ROSEWOOD VENEER		
11	S.C. WOOD	3'-0"	7'-0"	1 3/4"	(3) (A5.4)	1 1/2"	ENAMEL PAINT		
12	METAL	PAIR 3'-7 1/2"	6'-0"				ENAMEL PAINT		PRIMER PAINT FOR ALL FERROUS METL. SEE LANDSCAPE DWGS FOR DETAILS.
13	METAL	PAIR 3'-0"	7'-0"	1 3/4"	(6) (A5.4)				LOUVERS AT BOTH DOORS

SHEET NOTES:
FOR DET.'S LOCATION SEE SH. A2.6



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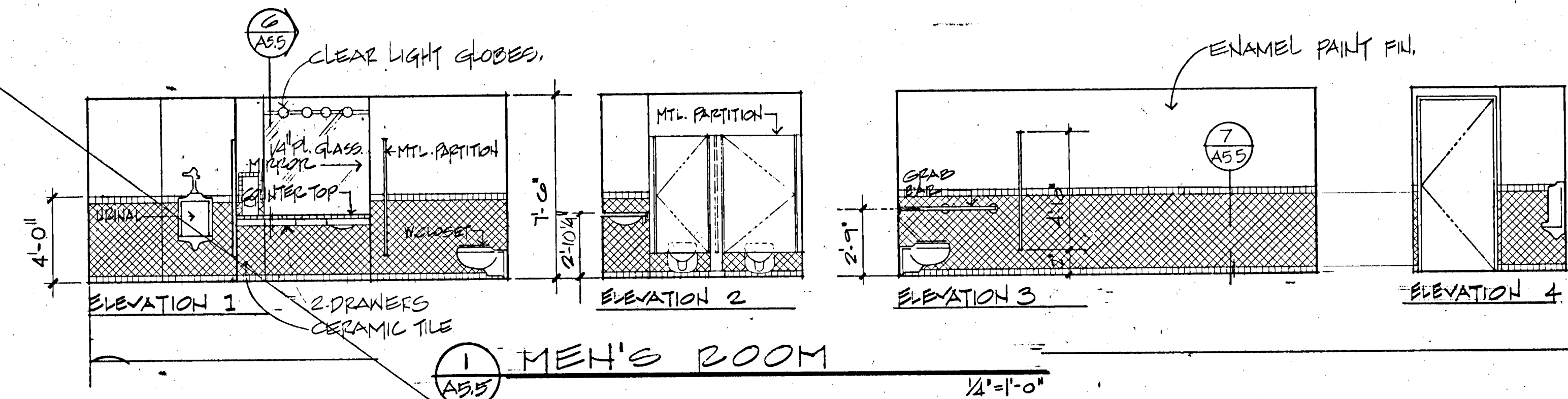
ECKER SQUARE

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DATE OF ISSUE:
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11-30-81
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03-17-82

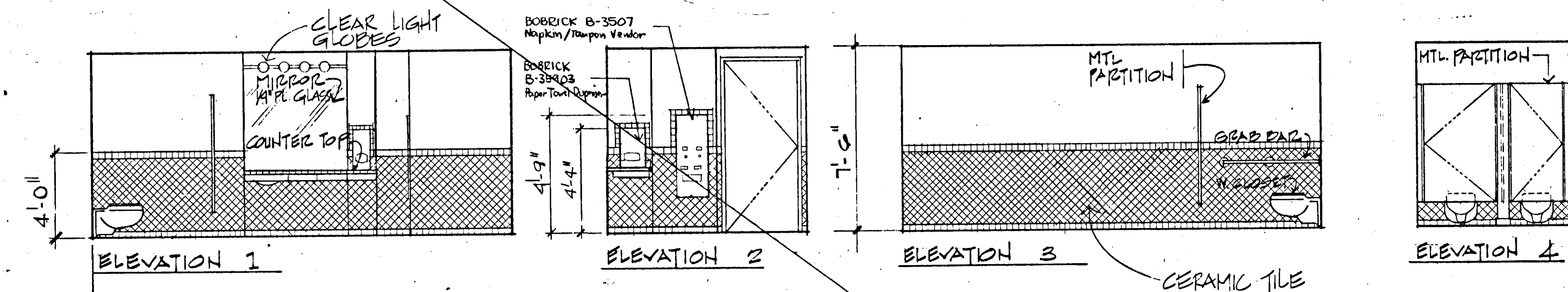
SITE	PERMIT	APPROVAL
PCB	NO. 100000000	

SHEET TITLE:
DOOR DETAILS
DOOR SCHEDULE
SCALE AS NOTED

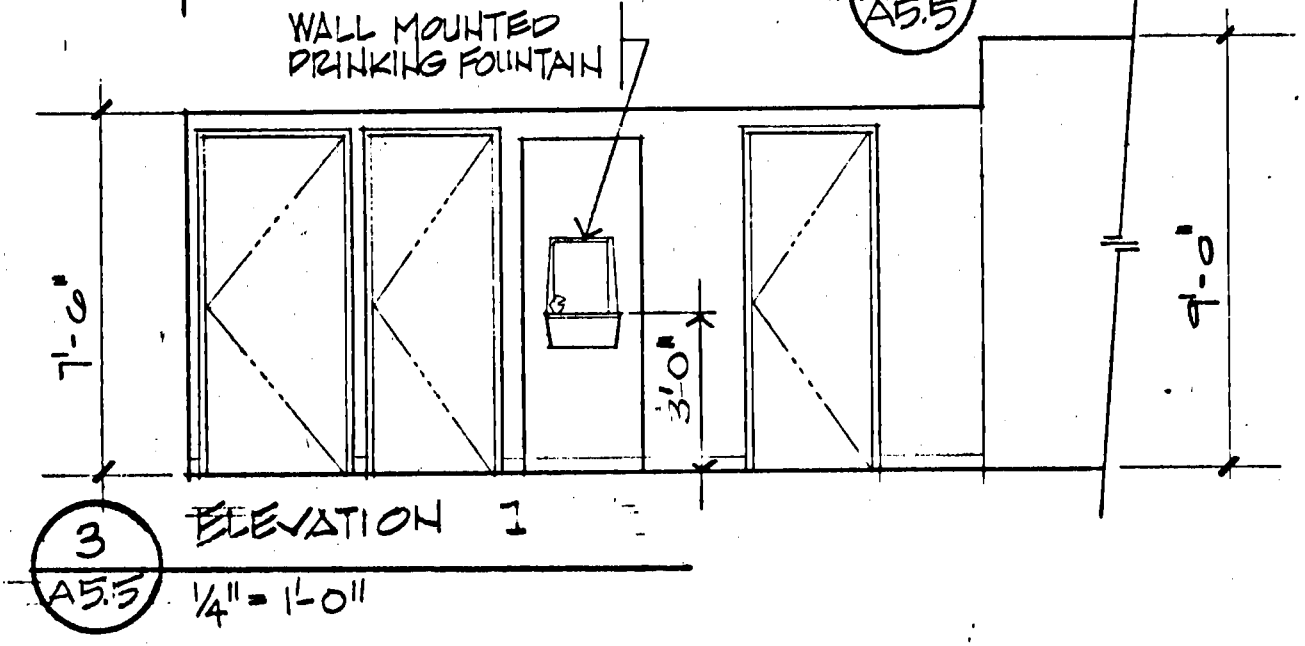
A5-4



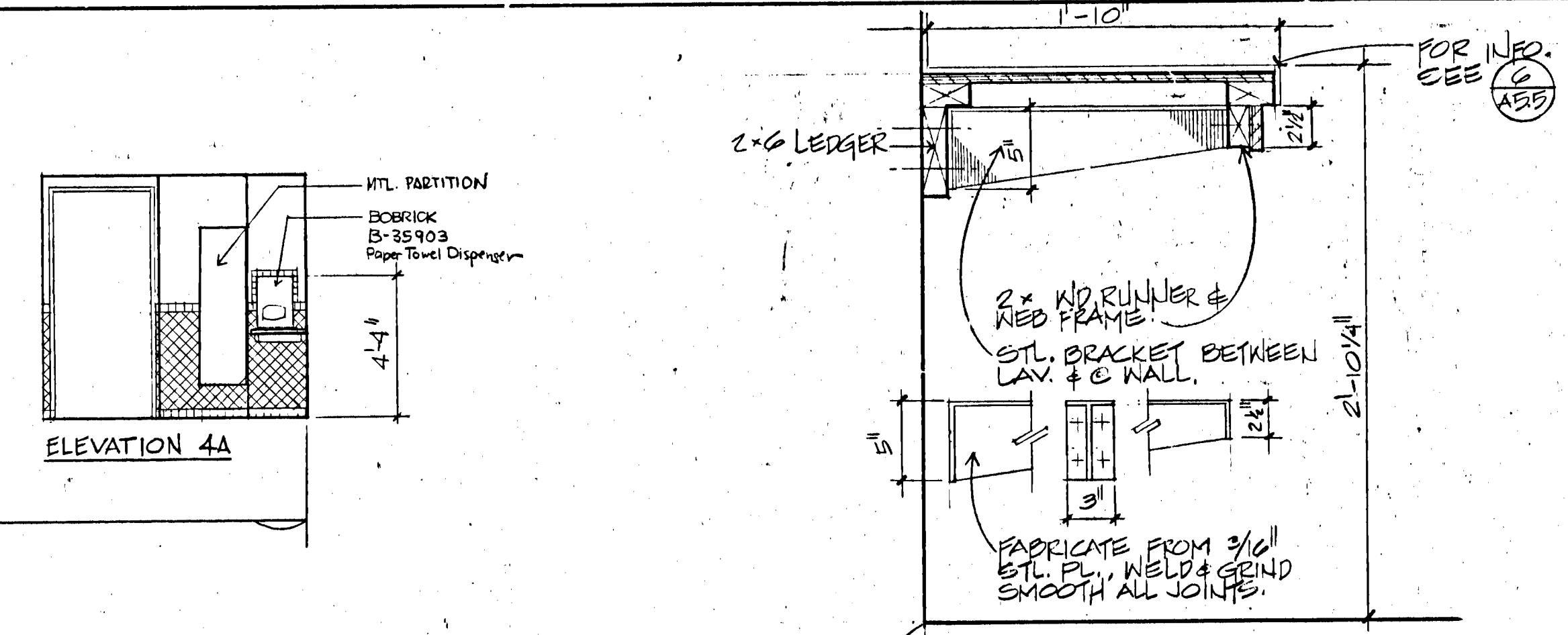
1 MEN'S ROOM
1/4" = 1'-0"



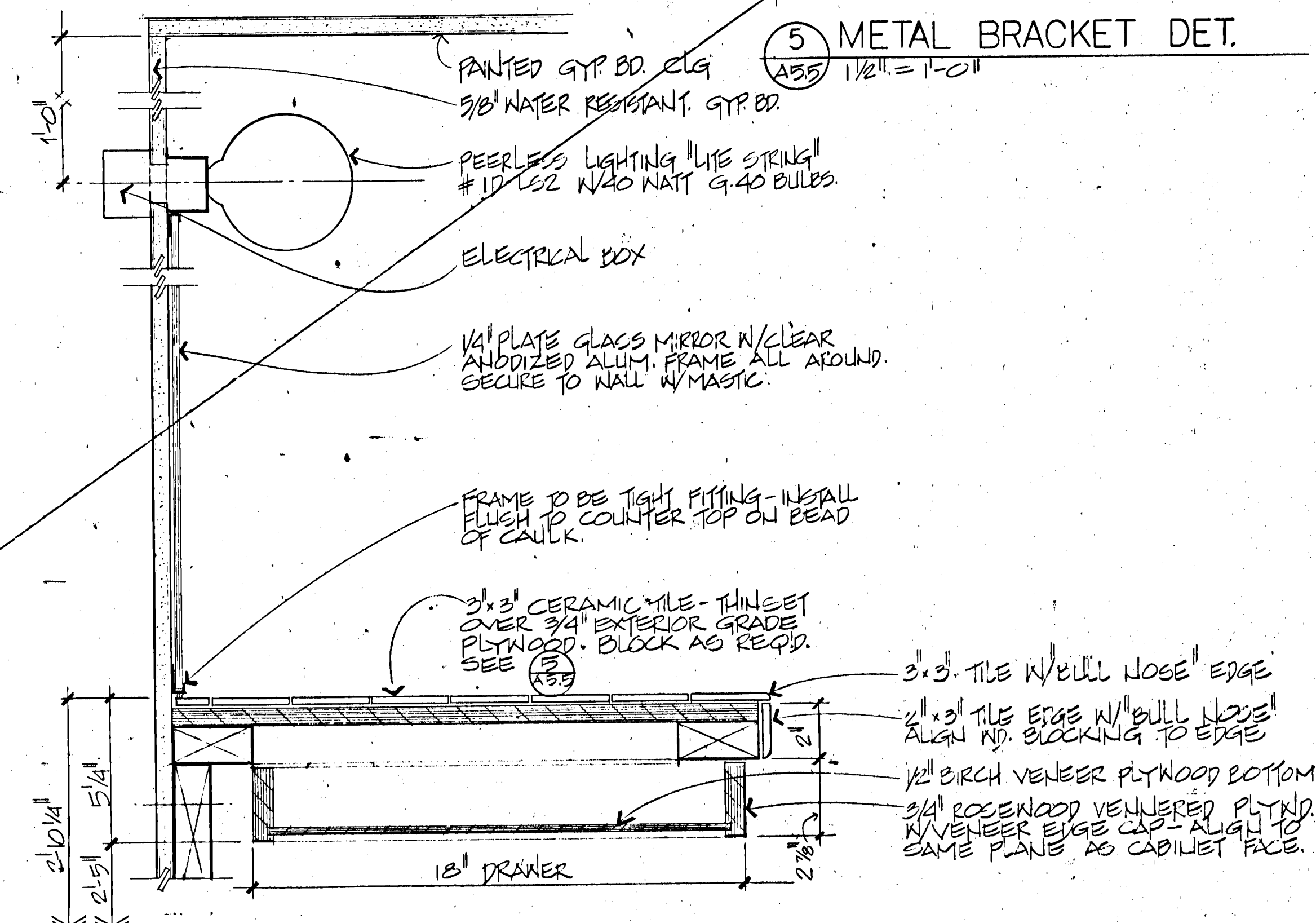
2 WOMEN'S ROOM
1/4" = 1'-0"



3 ELEVATION 1
1/4" = 1'-0"



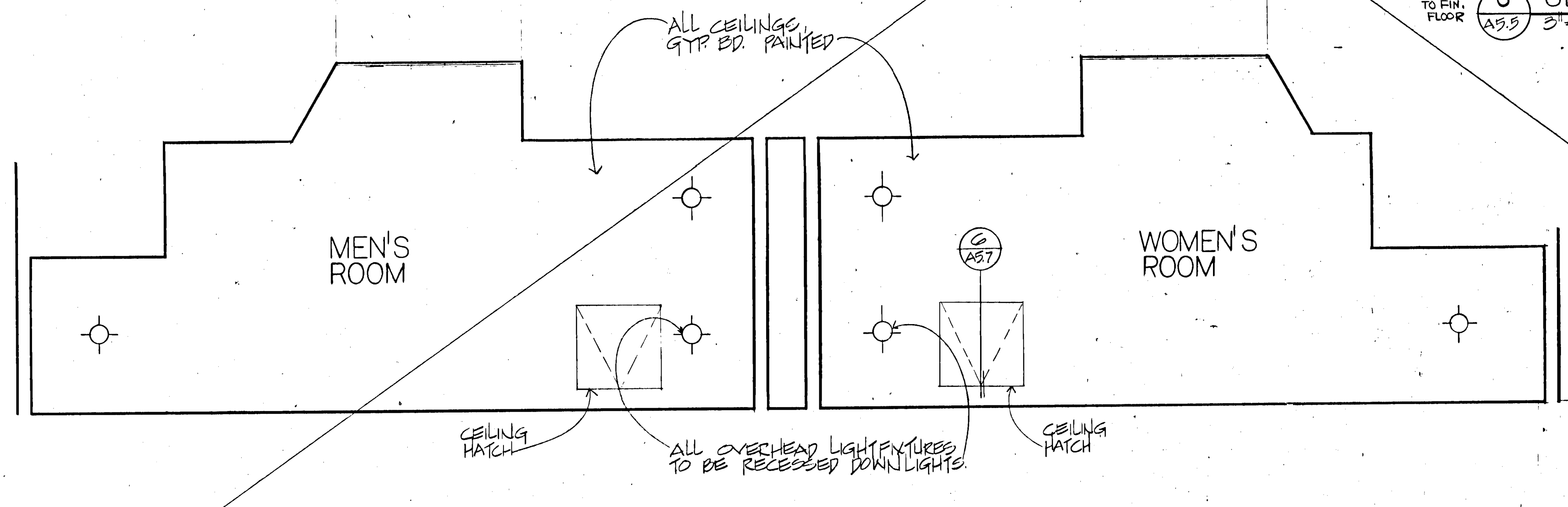
5 METAL BRACKET DET.
1/2" = 1'-0"



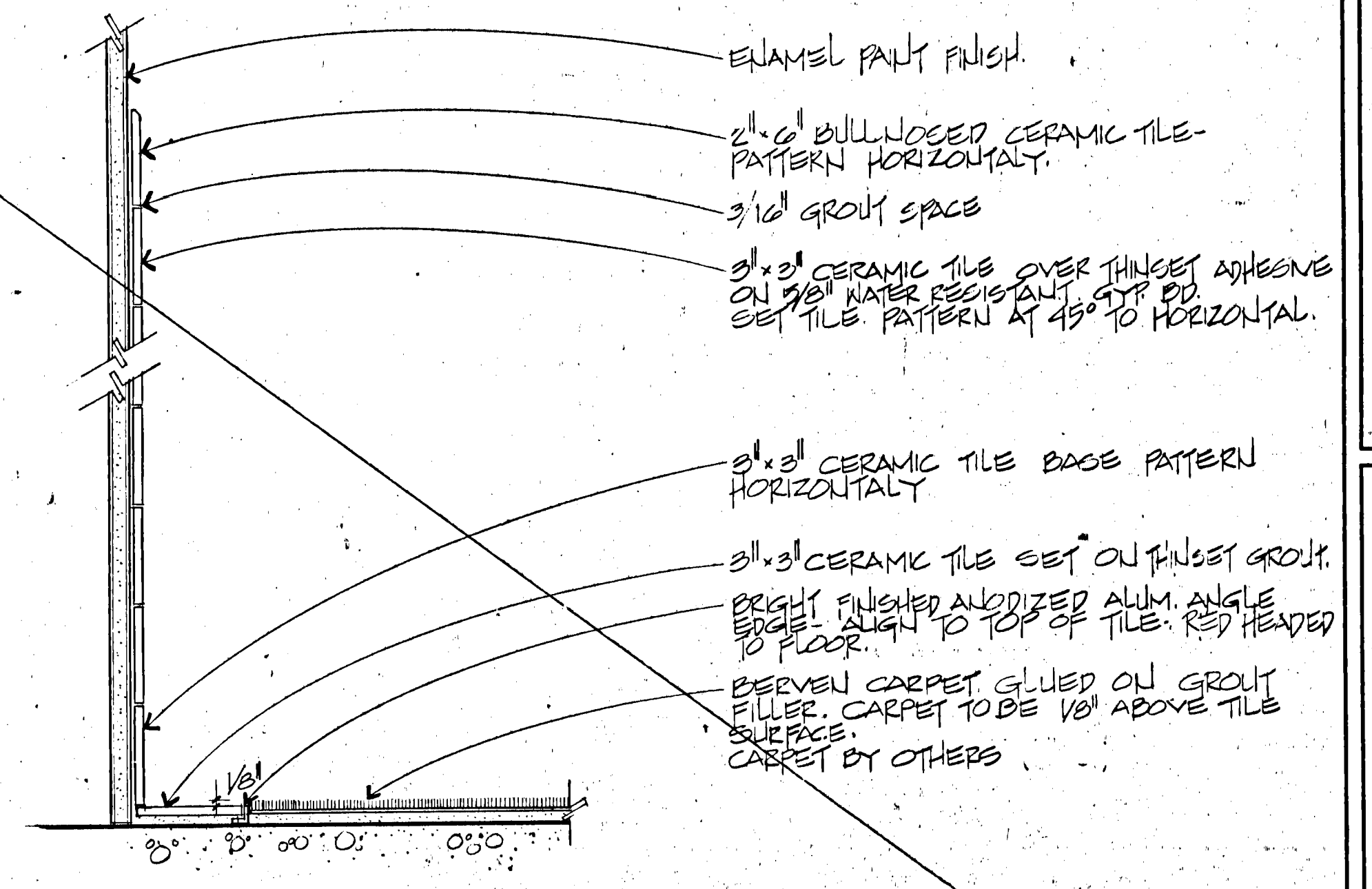
6 SECTION DET. @ COUNTER TOP
3/8" = 1'-0"

VOID

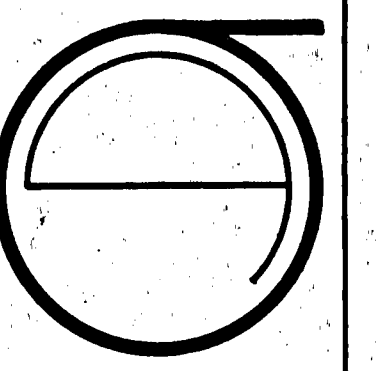
SEE REVISED INTERIOR DRAWING TO A-3 FOR TOILET ELEVATIONS & DETAILS.



4 TYP. BATH ROOM REFLECTED CEILING PLAN
1/2" = 1'-0"



7 WAINSCOT DET.
3/8" = 1'-0"



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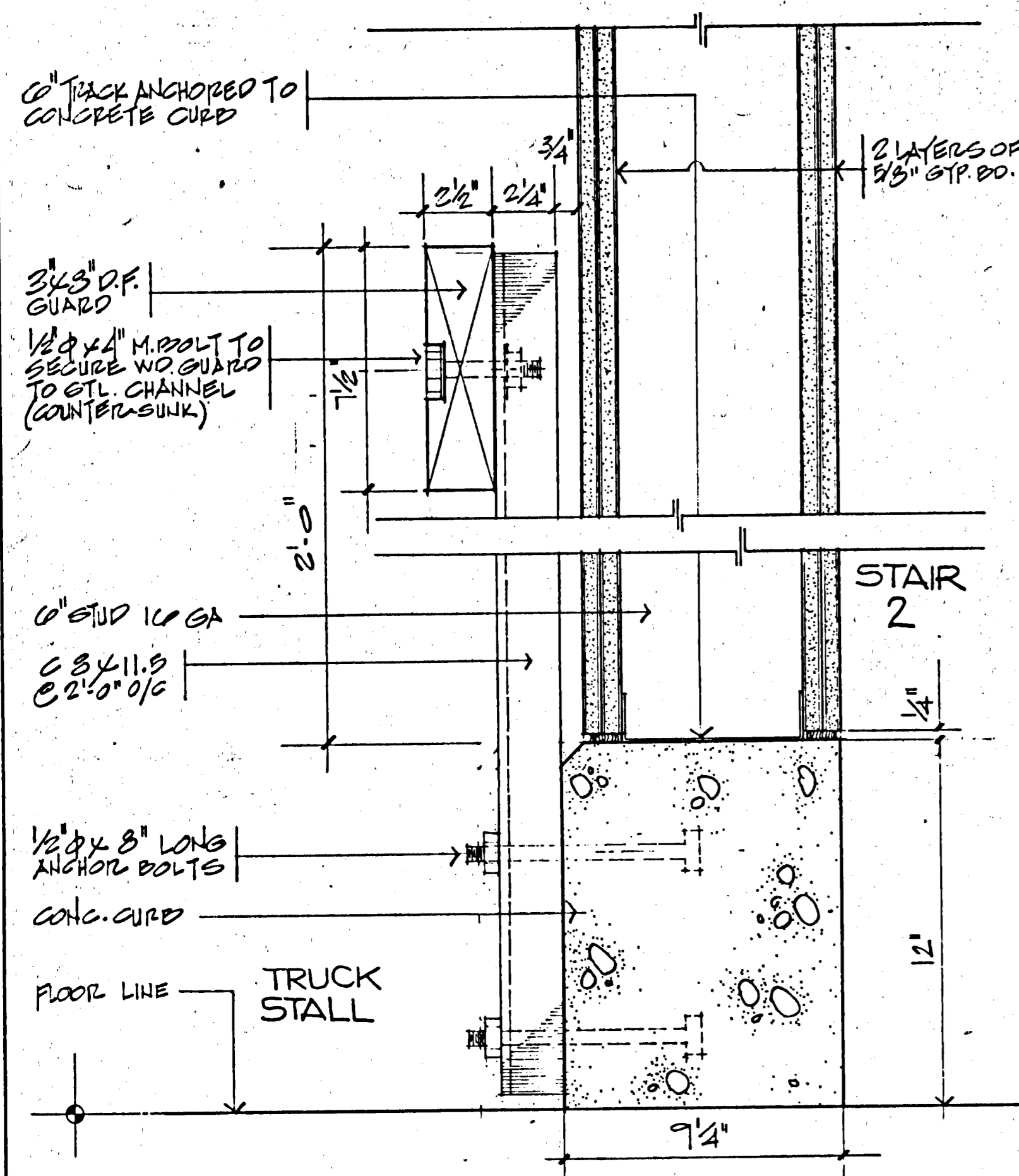
ECKER
SQUARE

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DATE OF ISSUE:
4-16-81
REVISIONS:
BID PACKAGE #2
6-15-81

SITE PERMIT APPLICATION OF:
FOR CONSTRUCTION OF:
#4 (10-80-81)
LIFE SAFETY

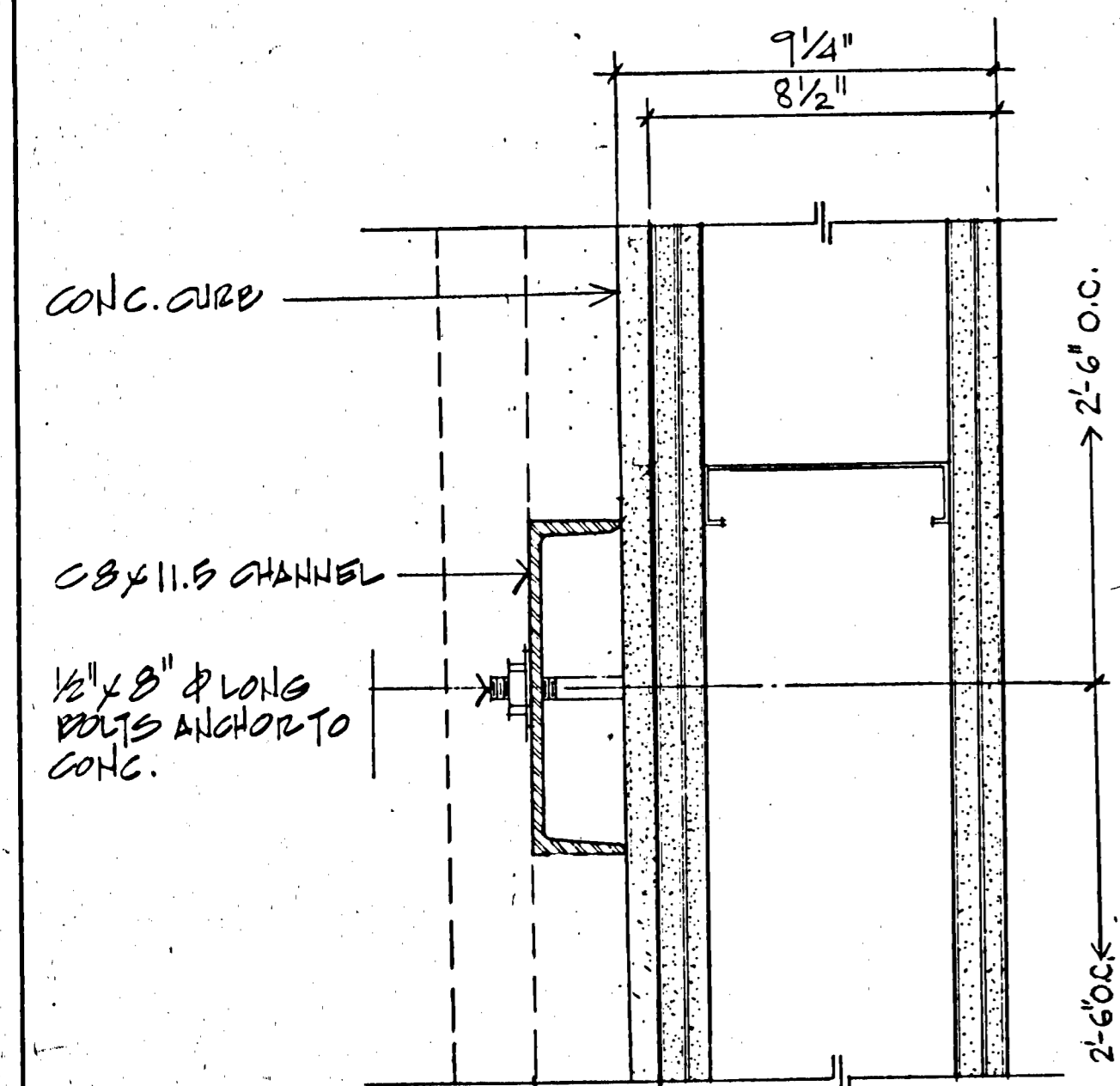
SHEET TITLE:
TOILET
ELEVATIONS &
REFLECTED
CLG. PLAN
C-3844
SCALE AS NOTED

A5-5

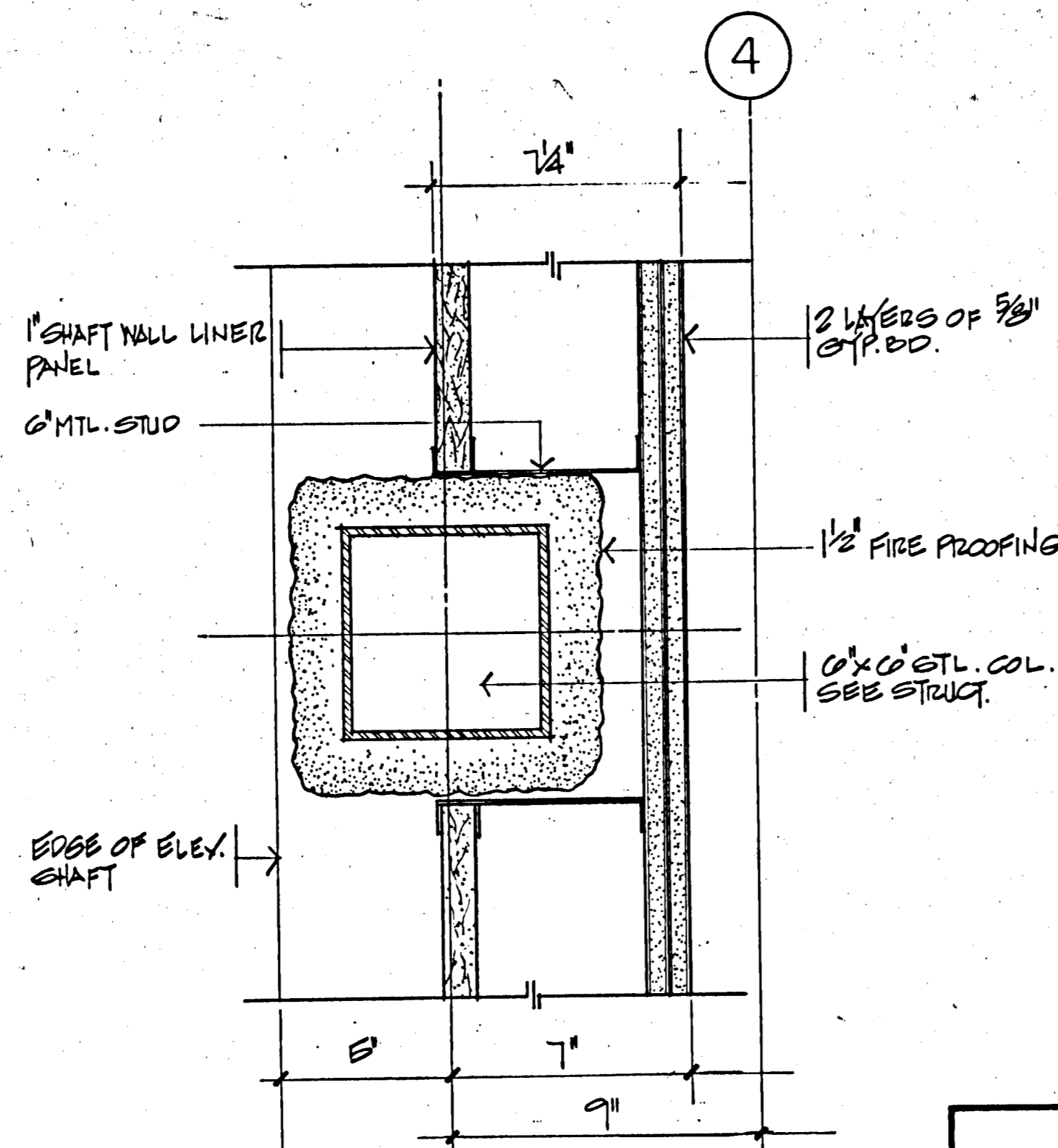


5 BUMPER GUARD SECTION
3" = 1'-0"

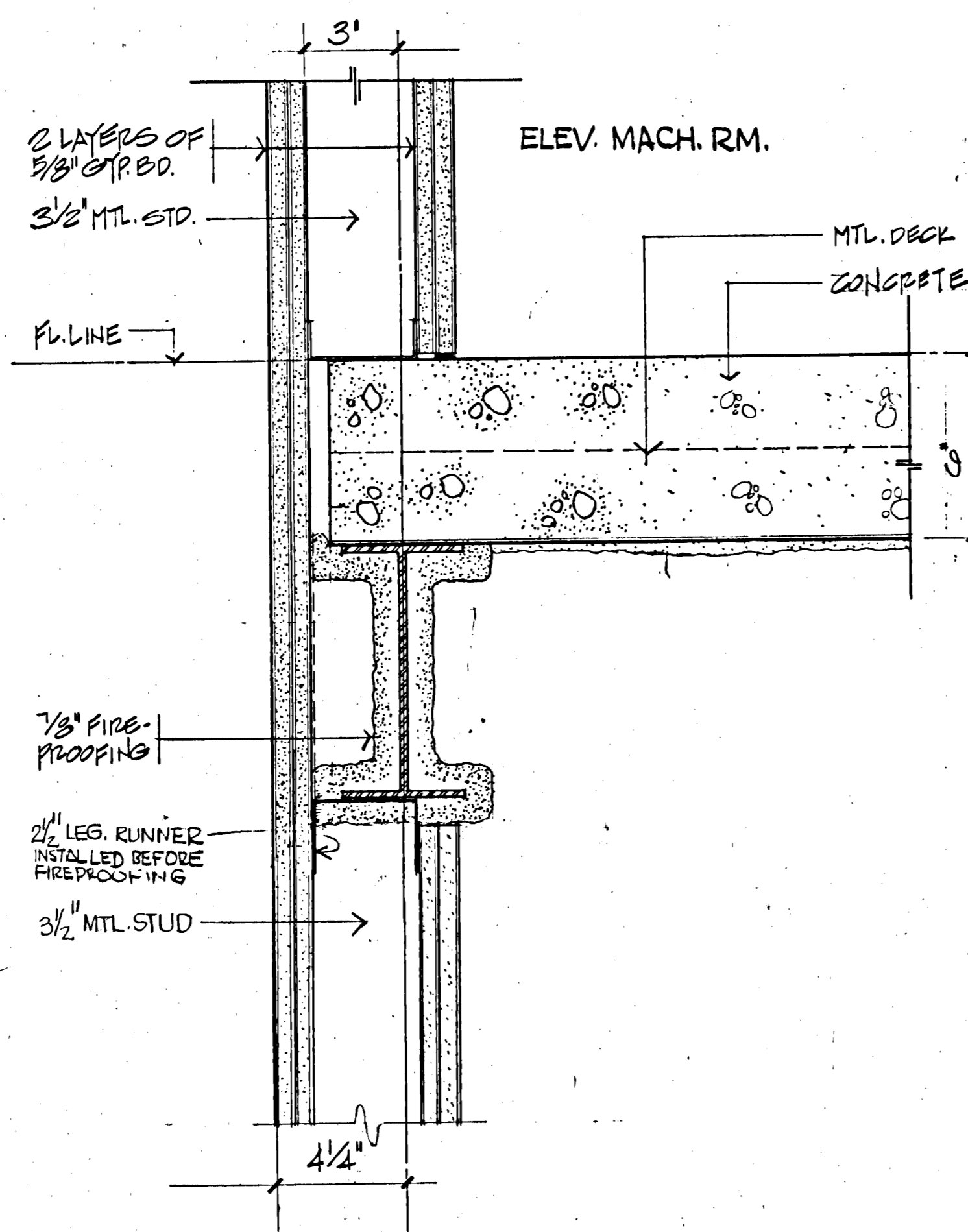
ROOM NAME SCHEDULE			
ROOM	FLOOR	ROOM	FLOOR
A	BASEMENT	M	STAIR 1 & 2
B	BASEMENT	N	MEZZANINE FLOOR
C	BASEMENT	O	VEST. 1 & 2
D	BASEMENT	P	TOILETS (MEN'S & WOMEN'S)
E	BASEMENT	Q	JANITOR'S ROOM
F	BASEMENT	R	ELEVATOR LOBBY
G	BASEMENT	S	CORRIDOR
H	BASEMENT	T	FAN RM & STAIR 4, ELEV. MACH. RM.
J	GROUND		PASSAGEWAY
K	GROUND		TRUCK STALL



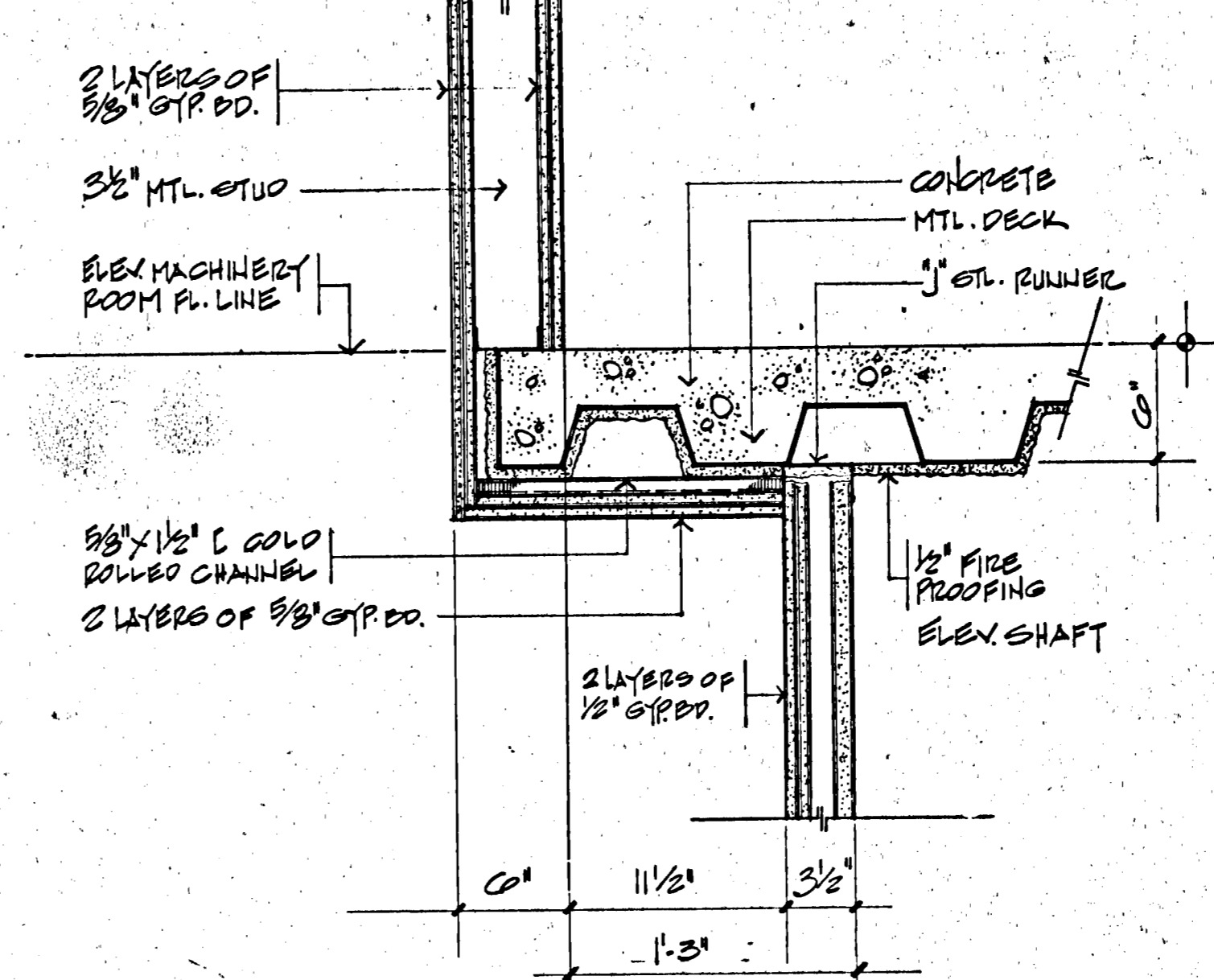
6 BUMPER GUARD PLAN
3" = 1'-0"



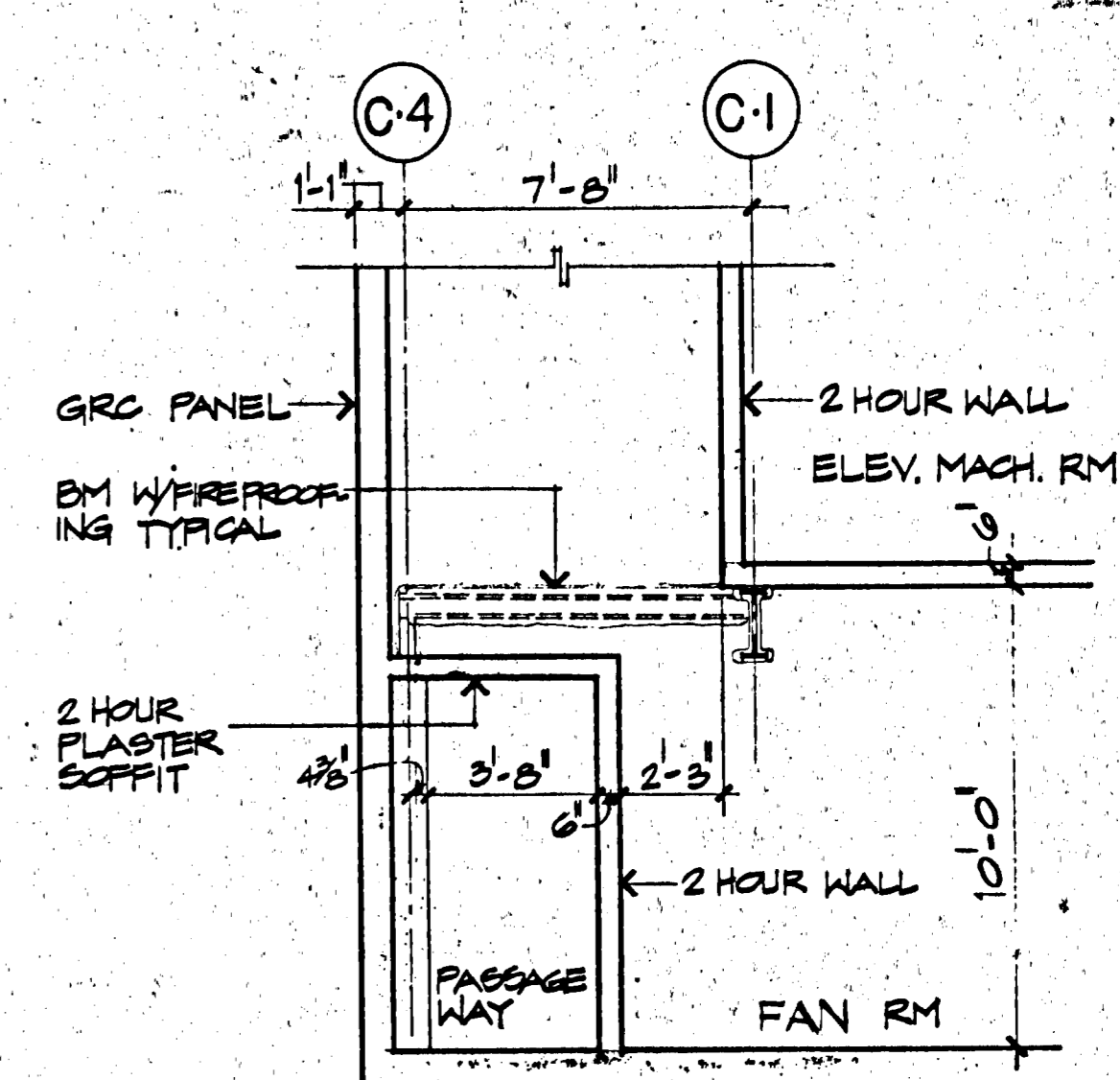
3 GRD. FLR. SHAFTWALL DETAIL
3" = 1'-0"



4 DETAIL SECTION @ ELEV. MACH. RM.
3" = 1'-0"



2 DETAIL SECTION @ ELEV. MACH. RM.
1 1/2" = 1'-0"



1 SECTION @ PASSAGEWAY
1 1/4" = 1'-0"

ROOM #	ROOM FINISH SCHEDULE												REMARKS												
	FLOOR				BASE				WALLS					CEILING											
	CONCRETE	WOOD	CERAMIC TILE	V/A TILE	WOOD	RUBBER	CERAMIC TILE	GYP BOARD	WOOD	CONCRETE	CERAMIC TILE	CONC. BLOCK		GLASS & ALUM.	GYP BOARD	WOOD	CONCRETE	CERAMIC TILE	CONC. BLOCK	GLASS & ALUM.	GYP BOARD	ACoustic TILE	CONCRETE	METAL	
A	U																								APPLY WATERPROOFING INSIDE CISTERN
B	U																								
C	U																								
D	U																								SLOPING GLASS AND ALUM. ROOF
E	U																								
F	U																								
G	U																								
H	U																								
J	U																								
K	U																								
L	U																								
M	U																								
N	U																								
O	U																								PAINT ALL FERROUS METAL
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Q	U																								
R	U																								
S	U																								
T	U																								

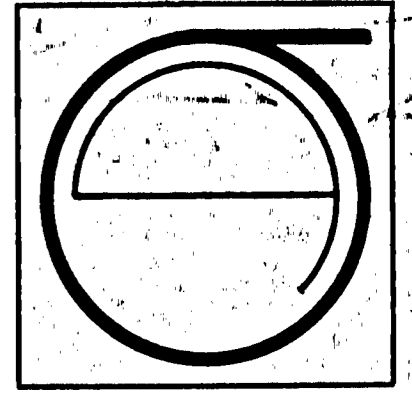
FOOTNOTES:

PAINT TYPE 1 FLAT 2 SEMI GLOSS 3 HIGH GLOSS 4 TRANSPARENT LAQUER 5 STAIN AND LACQUER 6 FIRE TAPE ONLY 7 WATERPROOF GYP. BD. SEMI-GLOSS

VINYL FABRIC A D O O B

OTHERS U UNFINISHED P PREFINISHED PC PRIME COATED T CONCRETE DUSTPROOF HARDENER STEEL TROWEL FINISH

SEE ROOM NAME SCHEDULE AT EXTREME LEFT SIDE OF THIS SHEET



JORGE DE QUESADA INC.
ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT
1700 MONTGOMERY STREET, SAN FRANCISCO
SUITE 1000 A 94111
TEL: (415) 434-3800

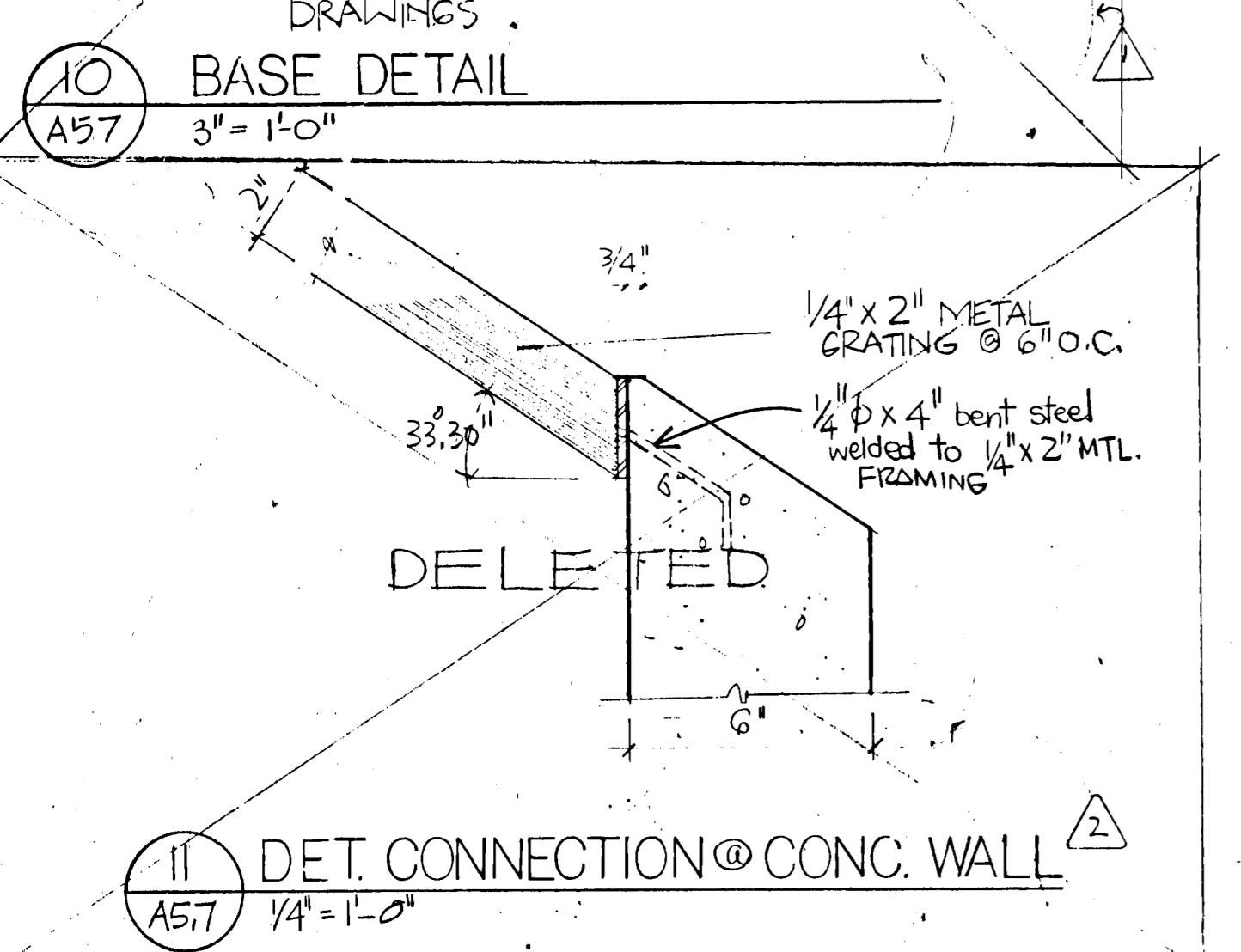
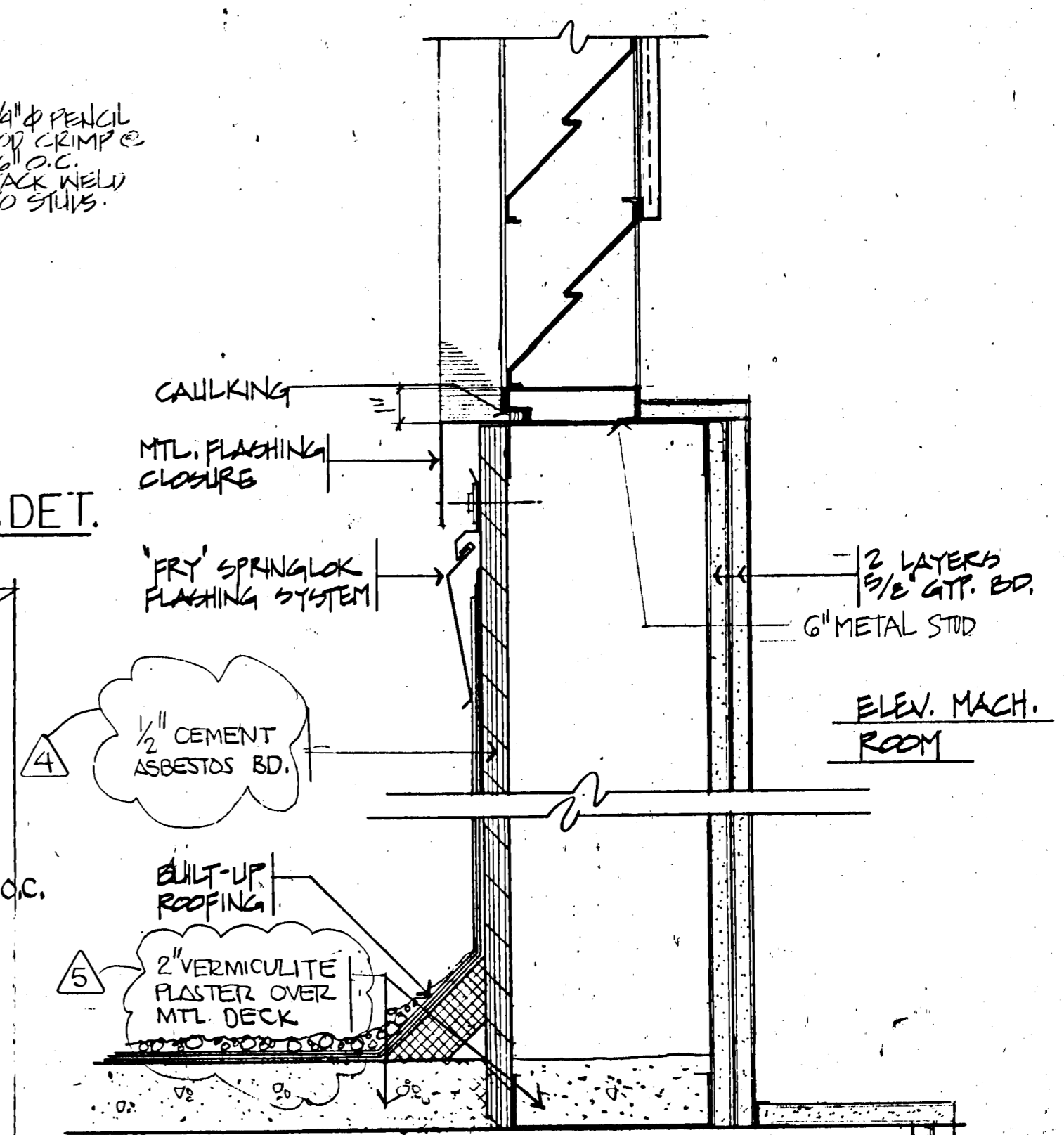
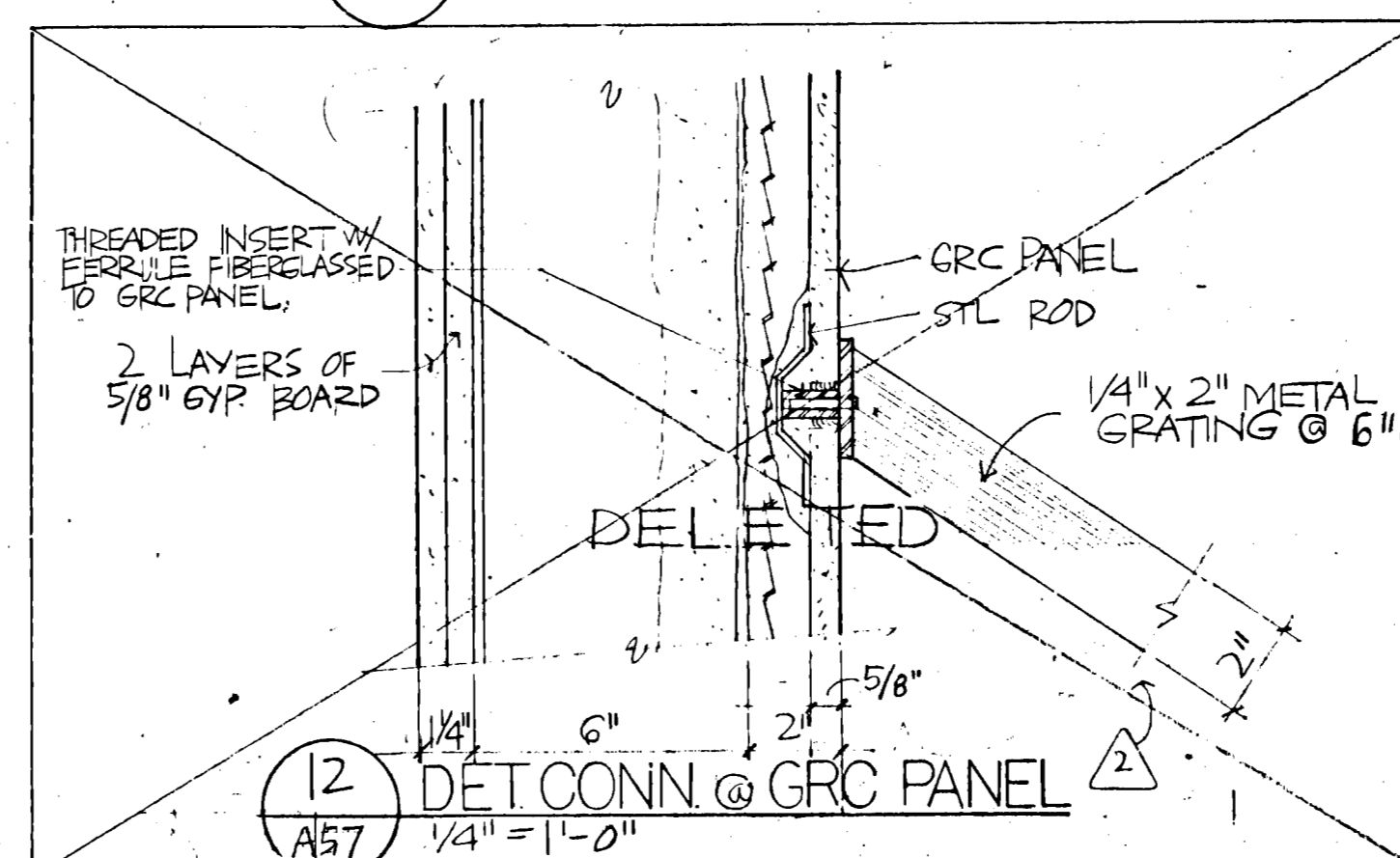
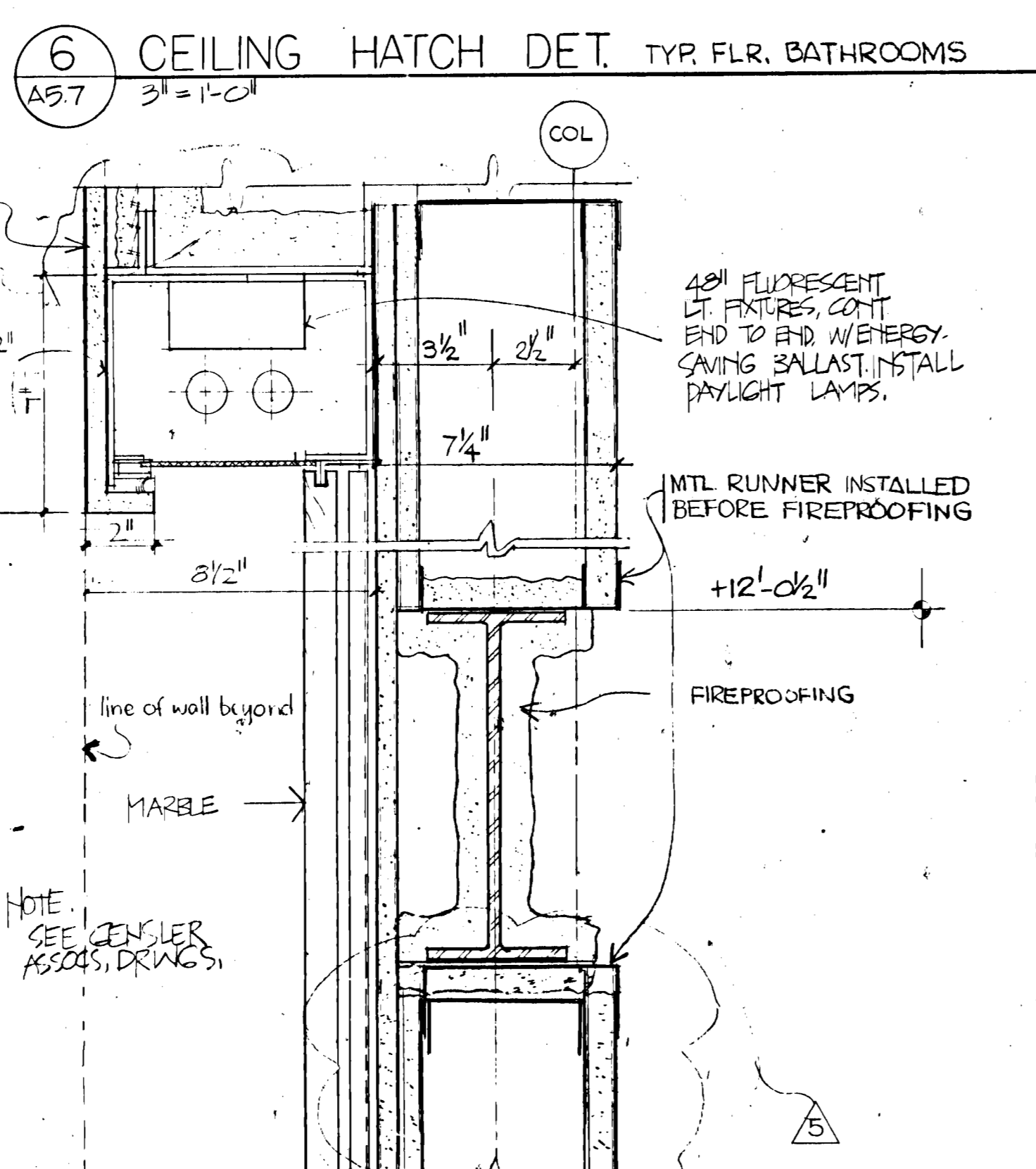
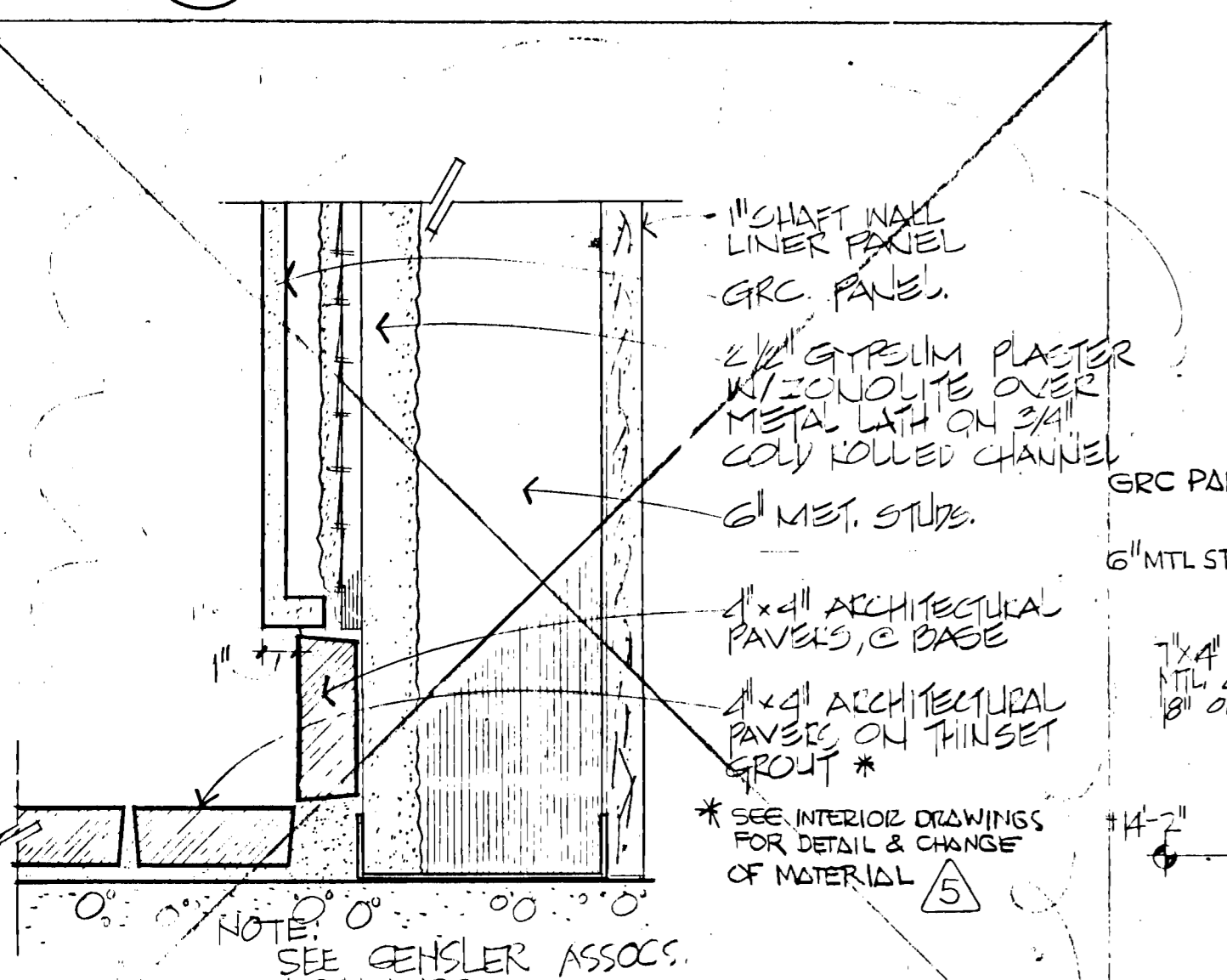
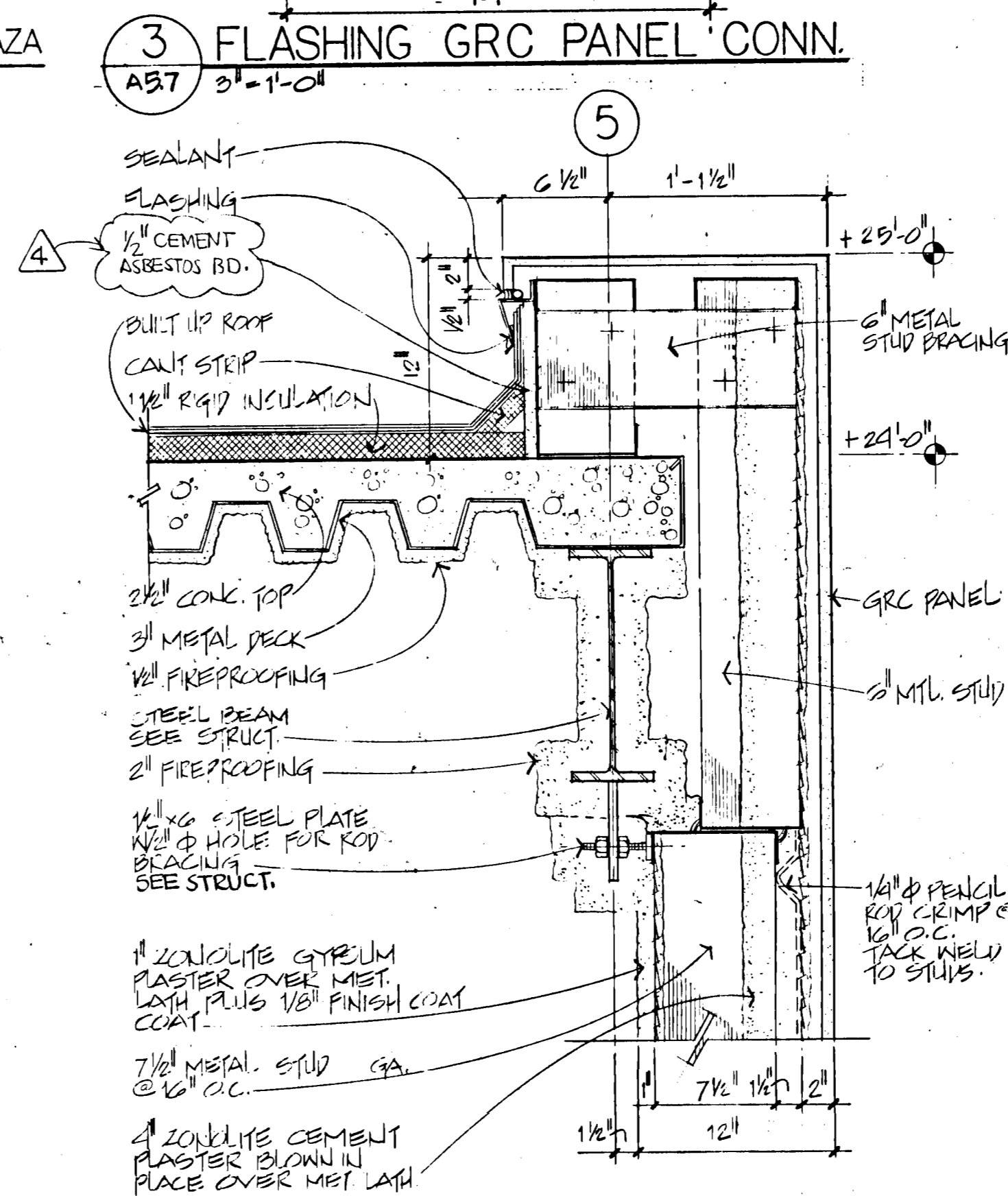
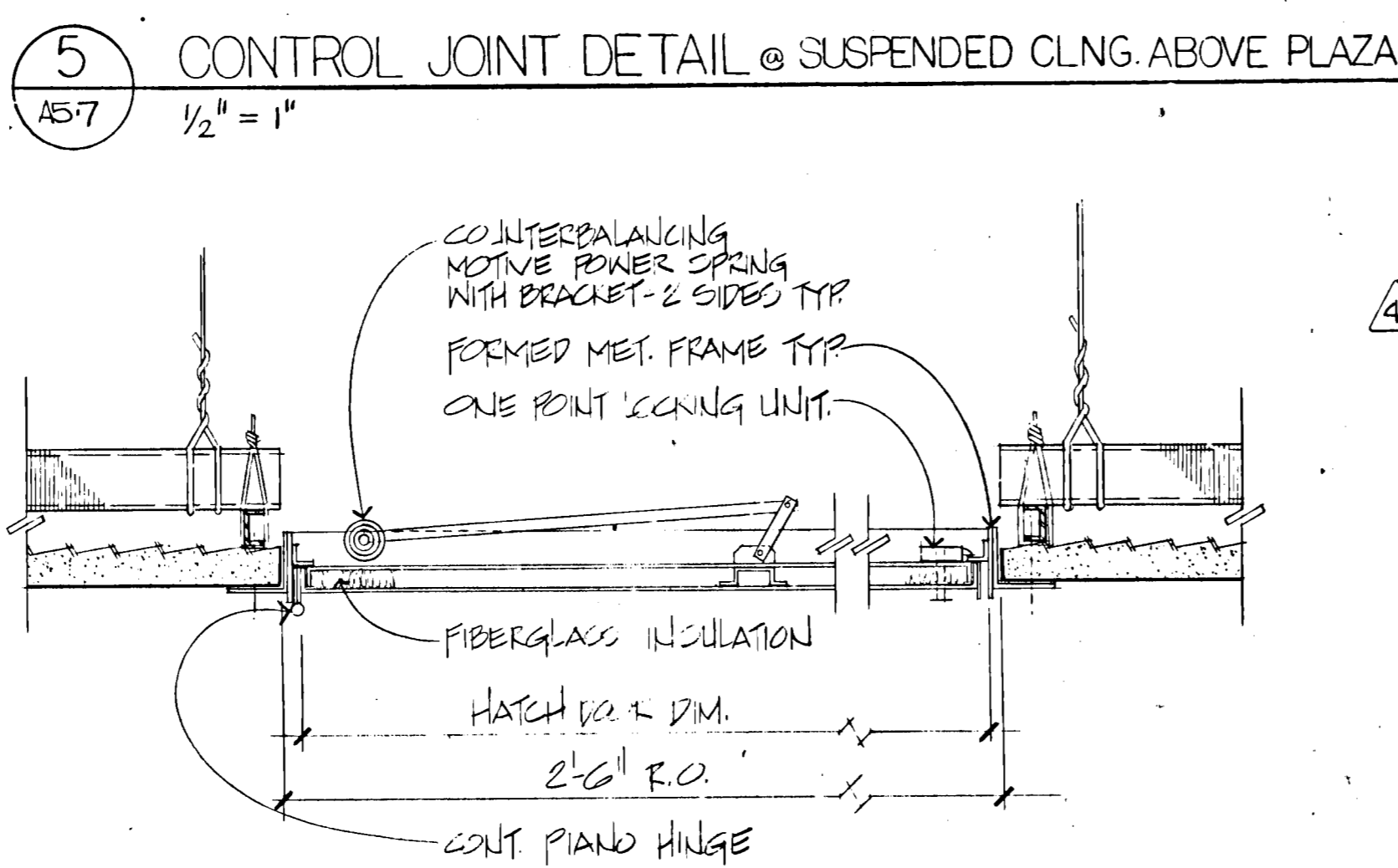
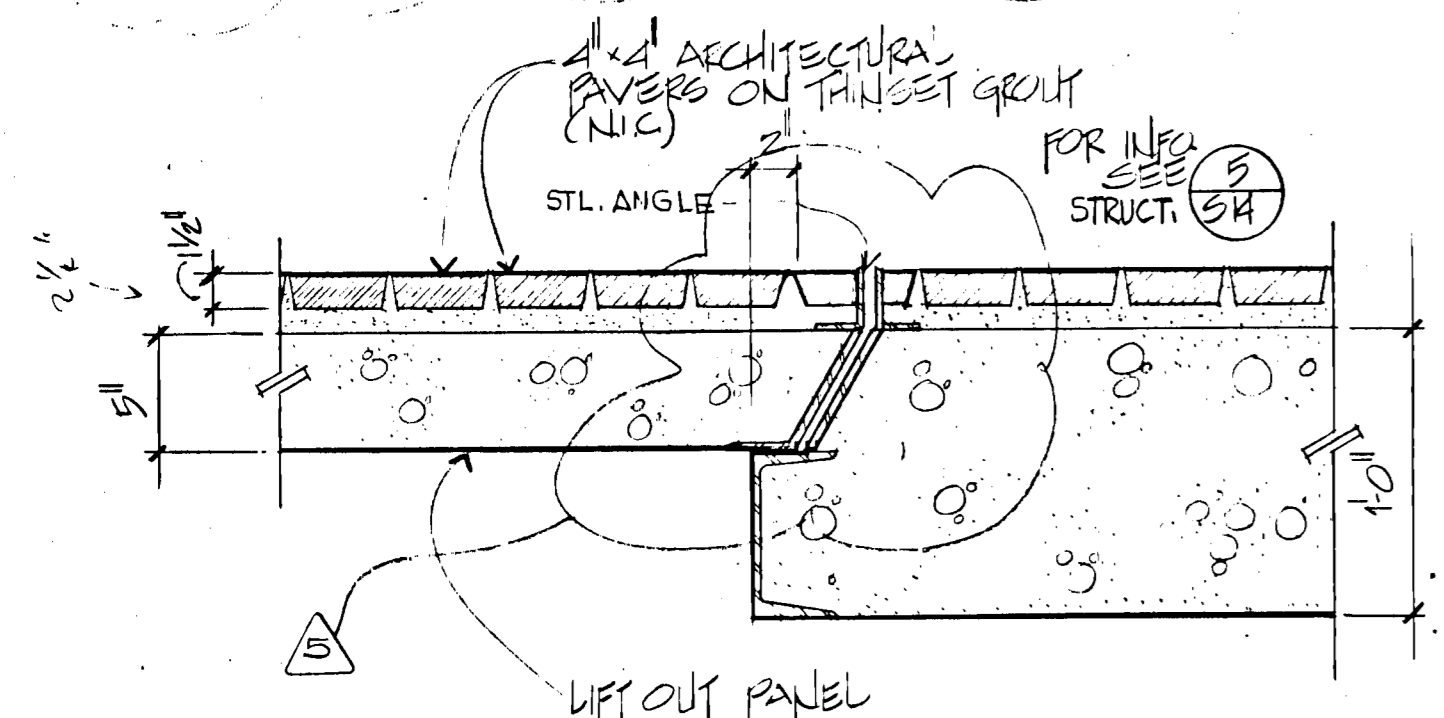
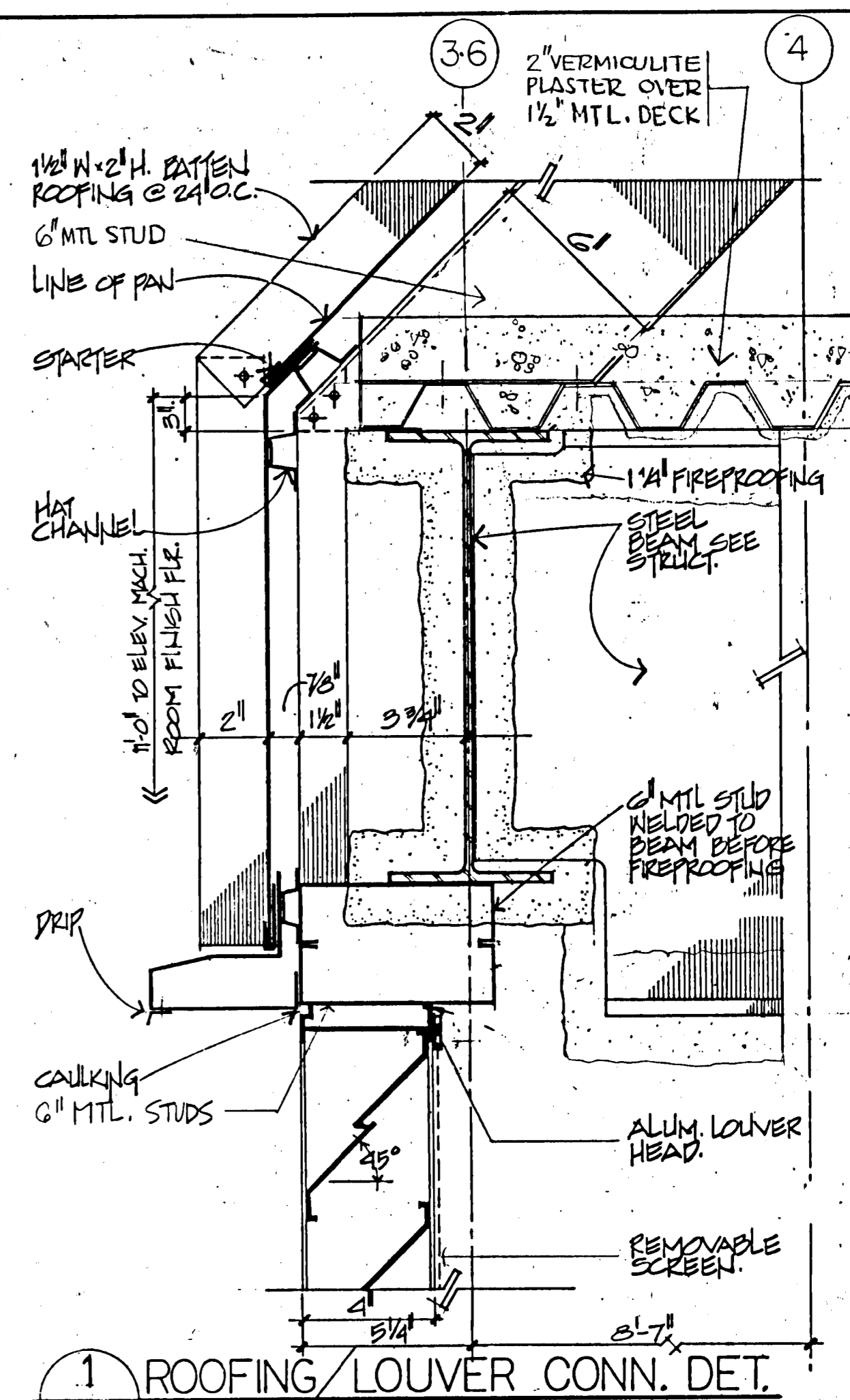
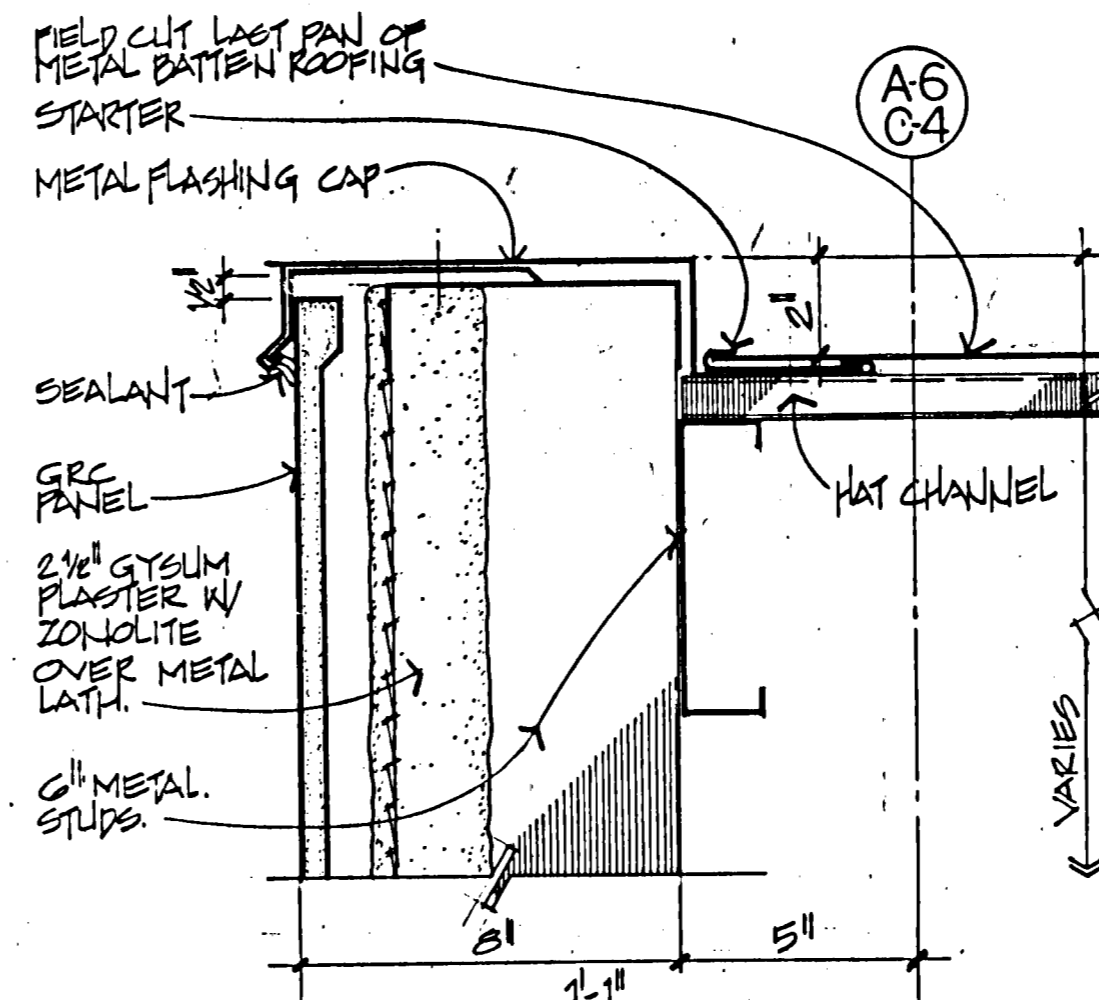
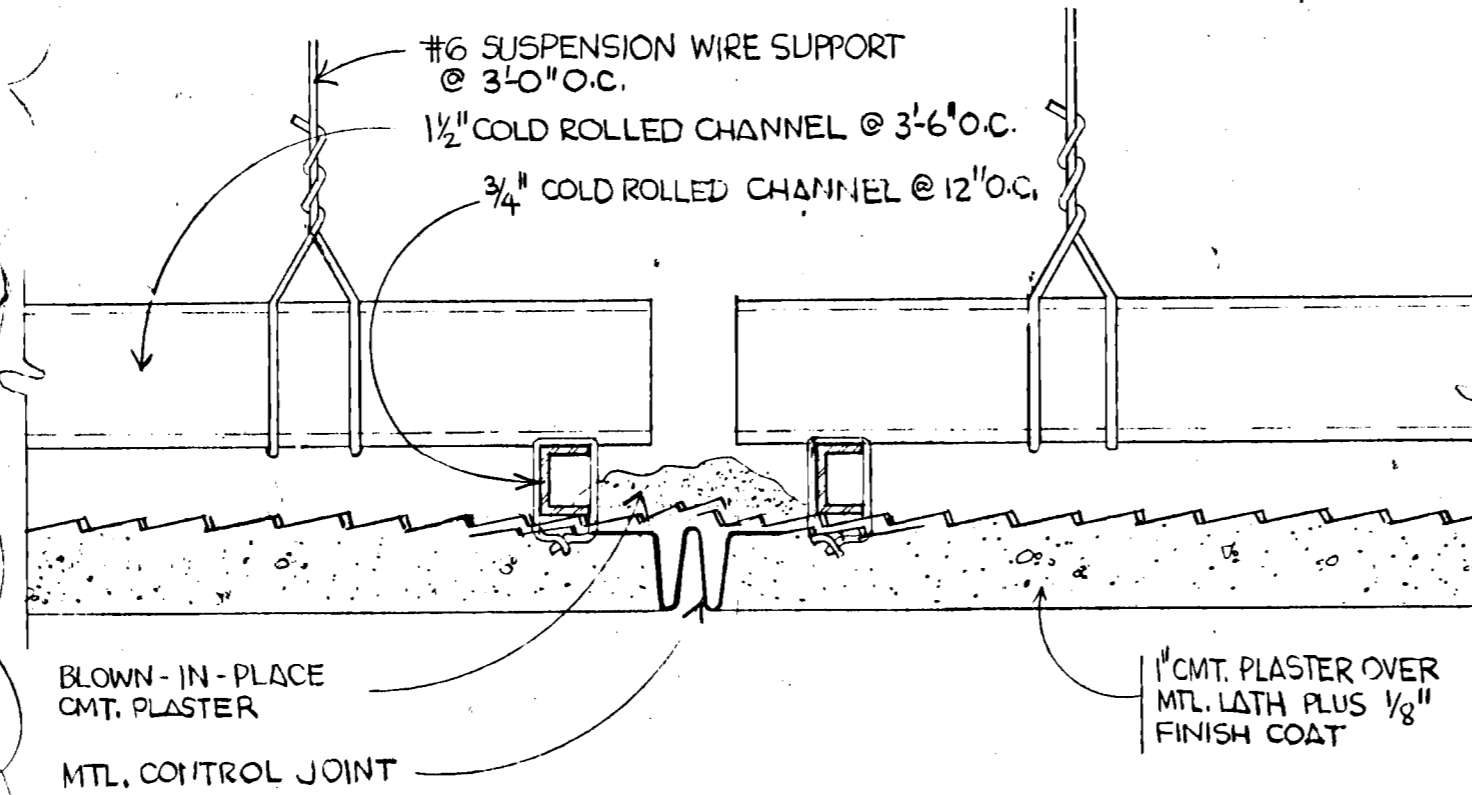
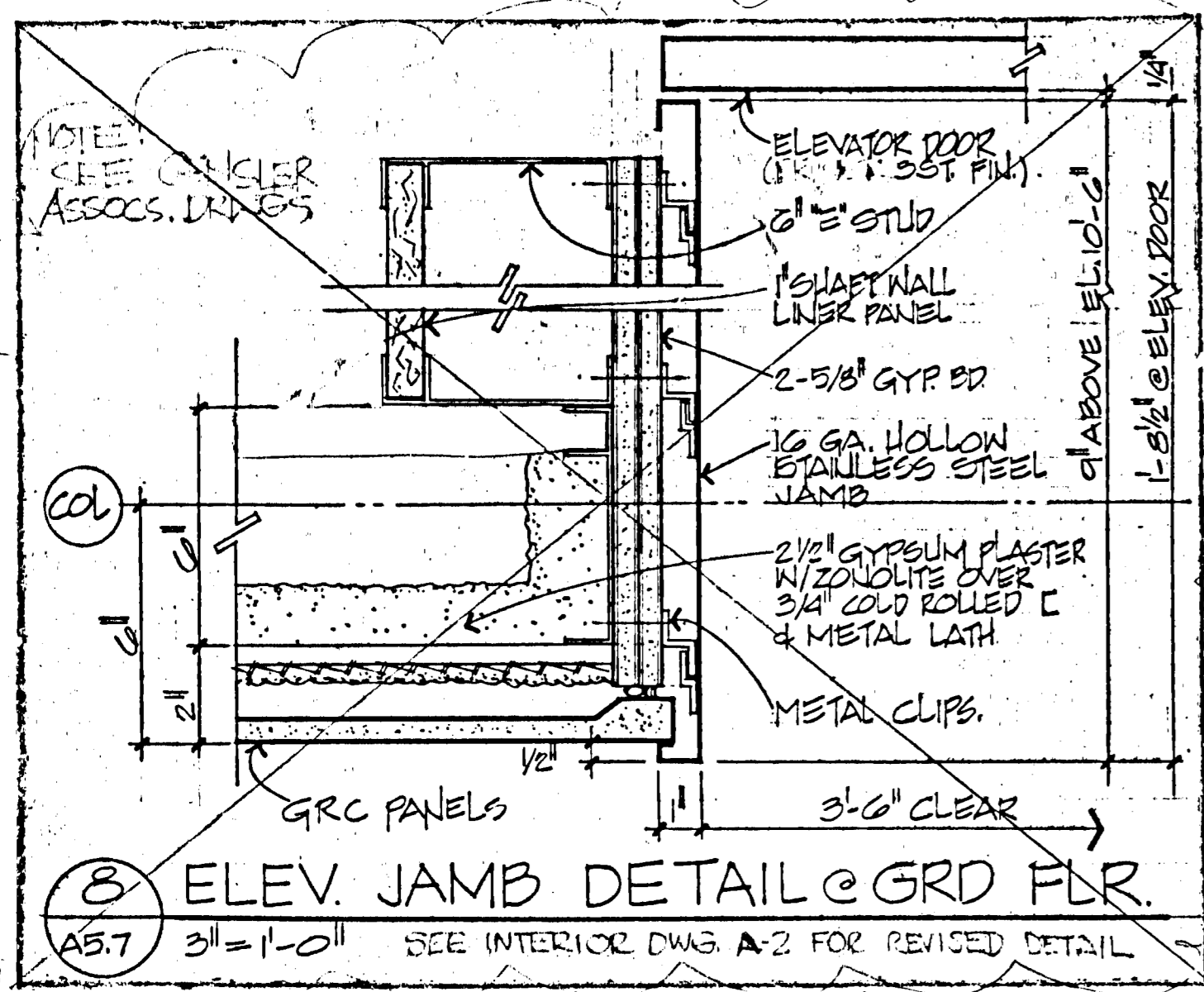
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4-16-81
REVISIONS:
BID PACKAGE #2
6-15-81
TILES @ JAN'S RM
DELETED
10-6-81

SITE PERMIT ADDENDUM
FOR CONSTRUCTION OF
#5 (1-21-82)
FINAL

SHEET TITLE:
DETAILS
ROOM
FINISH
SCHEDULE
C-3844

A56



SHEET NOTES:
 FOR DET. LOCATION SEE SH. A3.5, A3.4, A2.10, A5.5, A3.6

JORGE DE QUESADA INC.
 ARCHITECTURE
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ECKER SQUARE

JOB NUMBER: 80-12
 DRAWN BY:
 CHECKED BY:
 DATE OF ISSUE:
 4-16-81
 REVISIONS:
 BID PACKAGE # 2
 6-15-81
 APPENDIX NO. 1
 6-26-81
 07-24-81
 GRC PANEL CONN.
 2-HR ENCLOSURE
 ADDED 9-11-81
 11-9-81
 11-30-81
 2-02-82
 05-17-82

SHEET TITLE:
DETAILS

J. De Quesada
 C-3044

A5.7

(A)

GENERAL

- The Contractor shall verify all dimensions prior to starting construction and the Architect shall be notified of any discrepancies or inconsistencies.
- All dimension to take precedence over scale shown on plans, sections and DETAILS.
- Notes and details on drawings shall take precedence over General notes and Typical Details. In the event that certain features of the Construction are not shown or called for, then their construction shall be of the same character as for similar conditions shown or noted. All omissions and/or conflicts between various elements of these drawings and/or specifications and shop drawings shall be brought to the attention of the structural engineer before proceeding with the work involved.
- All phases of work to conform to minimum standards of the S.F. Building Code, 1975 EDITION.
- See Architectural drawings for the following:
 - Size and location of all door and window openings.
 - Size and location of all interior and exterior non-bearing partitions.
 - Size and locations of all concrete curbs, floor drains, slopes, depressed areas, etc.
 - Size and location of all floor and roof openings.
 - Floor and roof finishes.
 - Stair details.
- See mechanical, plumbing and electrical drawings for the following information:
 - Pipe runs, sleeves, hangers, trenches, wall and slab openings, etc.
 - Electrical conduit runs, boxes, outlets in walls and slabs.
 - Concrete inserts for electrical, mechanical or plumbing fixtures.
 - Machine or equipment bases, anchor bolts for motor mounts.
 - Underground concrete ducts, trenches, pits or manholes.
- The contract structural drawings and specifications represent the finished structure. Unless otherwise indicated, they do not indicate the method of construction. The Contractor shall provide all measures necessary to protect the structure, workmen or other persons during construction. Such measures shall include but not be limited to bracing, shoring for earth banks, forms, scaffolding, planking, safety nets, support and bracing for cranes and gin poles, etc.

Contractor at his own expense shall engage properly qualified persons to determine where and how temporary precautionary measures shall be used and inspect same in the field. Observation visits to the site by the Structural Engineer or his field Representative shall not include inspection of the above items.
- Openings, pockets, etc. shall not be placed in slabs, decks, beams, joists, columns, walls, etc. unless specifically detailed on the structural drawings. Notify the Structural Engineer when other drawings show openings, pockets, etc. but not likewise shown on the structural drawings.
- All ASTM Specifications noted on these drawings shall be of the latest revision.
- Equivalent materials substituted shall be approved by the local Building Department and the Architect before use. Any material designated with a "brand name" may be substituted with its equal if the so called equivalent is first approved by the Architect and local Building Department.
- All heavy equipment pieces, such as computers, safes, file cabinets, etc. with a unit load higher than the design load shall not be placed on any floor without the approval of the Structural Engineer.
- Contractor shall investigate site during clearing and earthwork operations for filled excavations or buried structures such as cesspools, cisterns, foundations, etc. If any such structures are found, Structural Engineer shall be notified immediately.
- Construction materials shall be spread out if placed on framed floors or roof. Load shall not exceed design live load for each particular level.
- Contractor shall protect the adjoining property during excavation. Protection shall be such that any earth or structure of the adjoining property will not cave or settle. Contractor shall conform to the requirements of Section 2903 of the S.F. Building Code.
- All mechanical and electrical equipment on grade to be placed on thickened pad. See Typical Detail.
- Where temporary loads are called for on drawings, temporary items supporting such loads shall have a strength greater than these loads times an appropriate factor of safety.

(B)

FOUNDATION

- Foundation design based on soil investigation by LEE AND PRASZKER Associates Foundation Report dated MARCH 9, 1981.
- Contractor to provide for de-watering of excavation from either surface water, ground water or seepage.
- Contractor shall provide and install all cribbing, sheathing and shoring required to safely retain the earth banks.
- Excavations for footings and/or drilled piers shall be approved by the Foundation Engineer prior to placing the concrete and reinforcing. Contractor to notify Foundation Engineer when excavation is ready for inspection. Foundation Engineer to submit letter of compliance to the Architect.
- Contractor shall protect all utility lines, etc. encountered during excavation and backfilling. See drawings by others.
- All excavations shall be properly backfilled but not before concrete has attained full design strength.
- Contractor to brace or protect from lateral loads the pit walls until attaching floors are completely in place and have attained full strength.
- Bottom of footings shall be placed and foundation estimated according to elevations shown on drawings. Should soil encountered at this level not be satisfactory, footing bot oms shall be lowered until such soil is encountered for footing placement. Footing bottom elevations shall be altered if directed by Foundation Engineer. In no case shall bottom of footing be placed less than "-0" below lowest adjacent grade.

- Soil bearing value: 12" SQ PILE
 - Load Load: 100 TON
 - Dead + Live Load: 100 TON
 - One third increase may be taken for Dead + Live + Seismic

(C)

CONCRETE

- Concrete mix to be designed or approved by a recognized testing laboratory and copies of design sent to the Architect. Compressive strength test reports shall be submitted to the Building Dept. and Architect. Structure is designed by Ultimate Strength Design.
- The maximum size aggregate in foundation and mass concrete work shall be 1/2" Ø.
- The maximum size aggregate in slabs on grade, walls and slabs greater than 8" shall be 3/4" Ø.
- The maximum size aggregate in columns, beams and walls and slabs less than 8" shall be 3/4" Ø.
- Refer to architectural drawings for clips, grooves, grounds, etc. to be cast in concrete and concrete finishes.
- In slabs, splices of reinforcing shall not be made at points of maximum stress without the approval of the Architect. Splices where permitted shall provide sufficient lap. (See S-2 for splice lengths) to transfer the stress between bars by load and shear.
- Calcium chloride admixture is not permitted.
- Portland Cement shall conform to A.S.T.M. C-150, Type 2.
- Aggregate (stone concrete) shall conform to A.S.T.M. C-33.
- Non-shrink grout and drypack shall have a compressive strength of 4000 psi in 7 days.
- All reinforcing bars, anchor bolts and other concrete inserts shall be well secured in position prior to placing concrete.
- Concrete strengths for form stripping shall be determined from concrete samples that are cured under job site conditions.
- If columns and walls are placed with floors two hours must elapse between end of column or wall pour and beginning of floor pour.
- Sleeve plumbing openings and PVC conduits through concrete walls and slabs before placing concrete and bend reinforcing around sleeves. Coring not permitted in floor, roof slabs, columns, and walls, unless permitted by Structural Engineer.
- Concrete mixing operations, etc. shall conform to ASTM C-94.
- Slump: The maximum slump shall not exceed 3" for footings, slabs on earth and mass concrete; and 4" for other concrete. During air temperature above 80° F, a maximum of 5" slump is permissible, provided the mix design is revised accordingly by the Testing Laboratory. Measure slump in accordance with "Method of Test for Slump of Portland Cement Concrete", A.S.T.M. Designation C-143.
- Ultimate compressive strength at 28 days shall be as follows:

Foundation	4000 PSI
Slab on grade	3000 PSI
CONCRETE OVER METAL DECK GRADE BEAMS	4000 PSI

- Projecting corners of slabs, beams, walls, columns, etc. shall be formed with a 3/4" chamfer unless otherwise indicated on architectural drawings.
- Hanger inserts in concrete slabs shall be placed so that 3/4" concrete coverage occurs between insert and top of slab.
- Dowels between footings and concrete walls shall be the same grade, size and spacing as the vertical wall reinforcement.
- Dowels between a footing and column shall be the same grade, size and number as the vertical reinforcement in the column.
- Curing compounds used on concrete that are to receive a resilient tile finish shall not interfere with installation of the tile. Spray curing compound on all exposed concrete surface including foundations but excluding slab soffit.
- Form removal: Forms to remain in place until strengths and ages listed below are attained.

Poured Slabs	Minimum Strength	or	Minimum Age
Poured Slabs	2,600 psi	or	7 days
Poured Beams	2,600 psi	or	15 days
Columns	2,000 psi	or	5 days
Walls and Beam Sides	1,600 psi	or	3 days

- Conduit or pipe size (O.D.) shall not exceed 30% of slab thickness unless specifically detailed otherwise. All conduits or pipes larger than 1" Ø (nominal diameter) or 30% of slab thickness shall be placed under the slab. Conduits can be grouped in pairs. Minimum clear distance between single conduits or pairs shall be 6 inches.
- FILL OVER DECK SHALL BE REINFORCED WITH 6x6#8-WWP UNLESS OTHERWISE NOTED. NO CONDUITS ALLOWED IN FILL.
- SHRINKAGE IN CONCRETE SHALL NOT EXCEED 0.05% PER ASTM C157 (28 DAYS DRYING AFTER 7 DAYS MOIST CURE).

(D)

REINFORCING STEEL

- Reinforcing bars shall be deformed bars conforming to ASTM A-615-77, WITH SUPPLEMENT (S.) GRADE 60 EXCEPT, FOR #9 BARS TO BE WELDED TO STEEL COLS. WITH ADDITIONAL REQUIREMENT OF MAX. CARBON EQUIVALENT = 0.55% SHALL BE CALCULATED ACCORDING TO SEC. 1.2.4 OF AWS D1.4-77, OR CONFORMING TO ASTM A-706
- SPRAL IN CONCRETE PILES ASTM A-82
- Clear coverage of concrete over outer reinforcing bars shall be as follows:
 - Concrete poured directly against earth, 3" clear.
 - Structural slabs, 3/4" clear (top and bottom).
 - Concrete formed against earth, 2" clear.
 - Walls interior face, 3/4" clear, weather face, 1-1/2" clear.
 - Beams and columns, 1-1/2" clear to face of tie or spiral unless otherwise noted.
- All reinforcing bar bends to be made cold. Offset slope shall be 1:8 maximum in column vertical reinforcing
- Minimum lap of welded wire fabric shall be 6" or one full mesh plus 2".
- Tolerance in placing R/F shall be (a) ±1/4" for location shown in cross-section (b) ±2 from location for end of bars.
- Placement of reinforcing to be such that adequate space is provided between bars to allow passage of concrete, vibrator, etc. Provide additional stirrups or transverse rebars to maintain top reinforcing bars at correct location in beams and slabs.
- Spirals shall start at top of footing and terminate at the bottom reinforcing of slabs. Spiral shall resume at top of finish floor slab of next level above.
- Contractor shall not place any reinforcing until approved shop drawings are received on the job.
- For Beams and Slabs the minimum clear distance between parallel bars shall be the diameter of the bar, 1-1/3 times the aggregate size, but in no case less than 1". For columns the minimum clear distance between bars shall be 1-1/2 bar diameters but in no case less than 1-1/2 inches.
- Bars may be in contact when forming a lapped splice. See Dwg. S-2 for splice length schedule. STAGGER SPLICES IN ADJ. HORIZ. BARS BY 4-0"
- Welding, including tack welding, of rebars is not permitted EXCEPT WELDING OF #9 BAR (IN GR. BM.) TO STEEL COL. WHICH SHALL CONFORM TO AWS D1.4-77.

(E)

STRUCTURAL STEEL

- Fabrication and erection shall conform to the most stringent requirements of the latest edition of
 - AISC Specification for the Design, Fabrication and Erection of Structural Steel for Buildings
 - UBC Standards & S.F. BLDG. CODE
- All steel shall be ASTM A-36 except
 - Bolts shall be 7/8" Ø ASTM A325 F W/O THREADS IN SHEAR PLANE
 - ASTM A-572 GR. 50, FOR COLS, BMS, GIRTERS & PLATES W/ASTERICK(*)
 - ASTM A-572 GR. 42, FOR COLS W/TWO ASTERICKS(**)
 - A500 GR. B FOR STRUCT. TUBING (TS)
 Submit mill test reports.
- Mill columns at bearing ends. Finish base plates per p.5-57 AISC 1989. Deburr holes for HSB.
- Welding shall be done by licensed welders. Welders shall be prequalified for welding procedures to be employed. Use E-70 series electrodes as min.
- Attention is specifically called to "tolerances" in paragraph (h), section 7. of AISC Code of Standard Practice. In addition CENTER LINES OF ALL COLUMNS AT ROOF SHALL BE WITHIN 1" OF PLUMBNESS OVER CORRESPONDING POINTS AT FOUNDATION. THE CENTERLINES OF BEAMS SHALL BE LOCATED WITHIN THE SAME TOLERANCE AS COLUMNS. TOP OF BEAMS SHALL BE WITHIN 1/4" FROM THE ELEVATIONS SHOWN ON THE DRAWINGS.
- Erection procedures shall take into consideration butt-welded column-beam connections by compensating for weld metal shrinkage so that final structure conforms to tolerances specified.
- Sheared edges of beams and columns in moment frames shall be finished smooth by grinding, chipping or planing.
- Submit shop drawings before fabrication. Show welding sequence.
- Galvanize steel exposed to weather or soil.
- Replace columns if lamellar tearing discovered during inspection cannot be corrected to the satisfaction of Structural Engineer and Building Department.
- Support steel members when field welding, until steel temperature has returned to air temperature.
- Pretension tie-rods with 3000 lbs.
- STRUCTURAL STEEL SUBCONR. SHALL BE RESPONSIBLE FOR REPAIR OF LAMELLAR TEAKING.
- MILL WELD 3/16" FILLET.
- COORDINATE DET. & DIM. @ PANEL CONN WITH PANEL SHOP DRAWINGS.

(F)

SPR. PANEL

- SUBMIT CALCULATIONS AND SHOP DRAWINGS HAVING A STAMP OF CIVIL ENGINEER REGISTERED IN STATE OF CALIF.
- COORDINATE DET. OF PANEL CONN. W/ STRUCT. STEEL SUB.

(G)

METAL DECK

- Metal deck shall conform to ASTM A446, Grade A and shall be galvanized according to ASTM A525, class G-60.
- Metal deck shall be type (manufactured by H.H. Robertson) shown on drawings or equivalent. MIN. 3 SPANS CONT.
- Minimum lap of deck over supports shall be 2". (NON CELLULOR DECK)
- Weld deck with net 1/2" diameter fusion welds to
 - supporting beams at EACH VALLEY, PER UNIT.
 - Beams parallel to deck spans at 12" WITH CONCRETE @ 30" MAX.
 - Weld seams of deck WITH CONCRETE @ 30" MAX. BUTTUP punch seams at 12" (PENTHOUSE ROOF)
- Weld washers will be required if according to inspection agency deck is not being welded correctly during initial ten fusion welds.
- Provide 14 gage accessories, such as closures, cover plates, etc. to obtain a concrete-tight deck.
- Notify Structural Engineer for openings larger than 12" that are without edge beams.
- Contact Architect for galvanized vent clips at roof.
- Submit shop drawings before fabrication.
- ALL SHEAR STUDS SHALL BE NELSON SHEAR CONNECTIONS (WELDED THROUGH METAL DECK) CONFORMING TO ASTM A-108.
- SUBMIT FOR REVIEW SHOP DRAWINGS SHOWING LAYOUT OF SHEAR STUDS IN RELATION WITH METAL DECK LAYOUT, INCLUDING STUDS REQUIRED FOR PANEL CONN.
- COORDINATE DET & DIM @ PANELS WITH PANEL SUB

(H)

MASONRY

- Block masonry units shall be Grade N lightweight units conforming to ASTM C-90 latest revision.
- Use open end blocks.
- Mortar and grout shall have a minimum compressive strength of 2000 psi at 28 days.
- See "Reinforcing Steel Section" of General Notes for ASTM specification of reinforcing steel.
- Cold Weather: All masonry shall be protected against freezing for at least 48 hours after being laid.
- Minimum lap of reinforcing steel shall be 48 bar diameters or 2'-0" minimum. Provide 3/4" minimum clearance from block masonry cells.
- High lift grouting of block masonry: Provide clean-out openings at the bottom of the wall in every cell to be filled. Lift not to exceed 8'-0". Common bond construction.
- Minimum grouting: Fill all cells.
- Submit shop drawings before fabrication of reinforcing.

(I)

CONTINUOUS INSPECTION

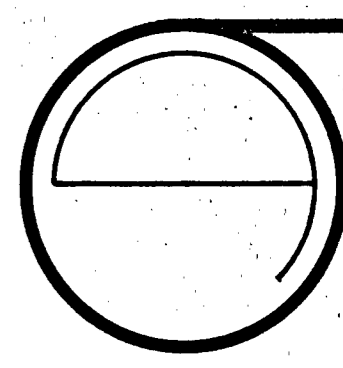
- Continuous inspection by a qualified inspection agency is required for the following (as minimum):
 - concrete of strength greater than 2500 psi.
 - reinforcing placement
 - structural steel welding.
 Employ ultrasonic, radiography or similar nondestructive testing at stiffener plates, web doubler plates, column splices, butt-welded beam-column joints or similar details. Check column flanges at beam-column joints for lamellar tearing.
 - Installation of high strength bolts, (BY CALIBRATED WRENCH)
 - Welding of metal deck
 - Installation of Nelson shear connectors. (BY BEND TESTING); ALSO THREADED
 - Welding of rebars to columns at grade beams. NELWELD AT PANEL CONN.
 - ALL PILE DRIVING (SEE SOIL REPORT).
 - INSTALLATION OF DOWELS AT PILE HEAD
 - INSTALLATION OF ANCHOR BOLTS.
 - WELDING AT PANEL CONN.
 - TENSION IN TIERS RODS

A.B.	ANCHOR BOLT	GR.	GRADE
ADD.	ADDITIONAL	HDR.	HEADER
ALT.	ALTERNATE	HK.	HOOK
BLK.	BLACK	J.H.	JOIST HANGER
BM.	BEAM	JST.	JOIST
BOT.	BOTTOM	M.B.	MACHINE BOLT
B.	BOTTOM	MISC.	MISCELLANEOUS
BRG.	BEARING	NF	NEAR FACE
CAMB.	CAMBER	NIC	NOT IN CONTRACT
CL.	CENTER LINE	NTS	NOT TO SCALE
CLR.	CLEAR	O.C.	ON CENTER
COMB.	COMBINATION	PERP.	PERPENDICULAR
COMPR.	COMPRESSIBLE	PL.	PLATE
CONT.	CONTINUOUS	PVMT.	PAVEMENT
CONST. JT.	CONSTRUCTION JOINT	R/F	REINFORCING
CONTR. JT.	CONTROL JOINT	REDWOOD	REDWOOD
DBL	DOUBLE	SAD	SEE ARCH. DRAWING
DEPR.	DEPRESS	SEP	SEE MECHANICAL DRAWING
EF	EACH FACE	EW	SEE MECHANICAL DRAWING
EW	EACH WAY	SIM	SIMILAR
ES	EACH SIDE	SL	SLOPE
EL.	ELEVATION	SPL	SPLICE
ENG.	ENGINEERED	STL	STEEL
EXP. JT.	EXPANSION JOINT	T	TOP
EXT.	EXTERIOR	T&B	TOP & BOTTOM
FF	FAR FACE	TEMP	TEMPERATURE
FL.	FLOOR	TN	TOE NAIL
F.O.S.	FACE OF STUD	TOW	TOP OF WALL
GLB.	GLUED LAMINATED BEAM	UON	UNLESS OTHERWISE NOTED
P.I.P.	POUR IN PLACE	W/	WITH
PC	PRECAST	WWP	WELDED WIRE FABRIC

APPROVED
JUL 13 1982

RAJ DESAI
REGISTERED CIVIL ENGINEER

RAJ DESAI ASSOCIATES, INC.
STRUCTURAL ENGINEERS
1045 SANSOME STREET
SAN FRANCISCO, CALIF 94111
PHONE 415-397-9305



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SQUARE

JOB NUMBER:
DRAWN BY:
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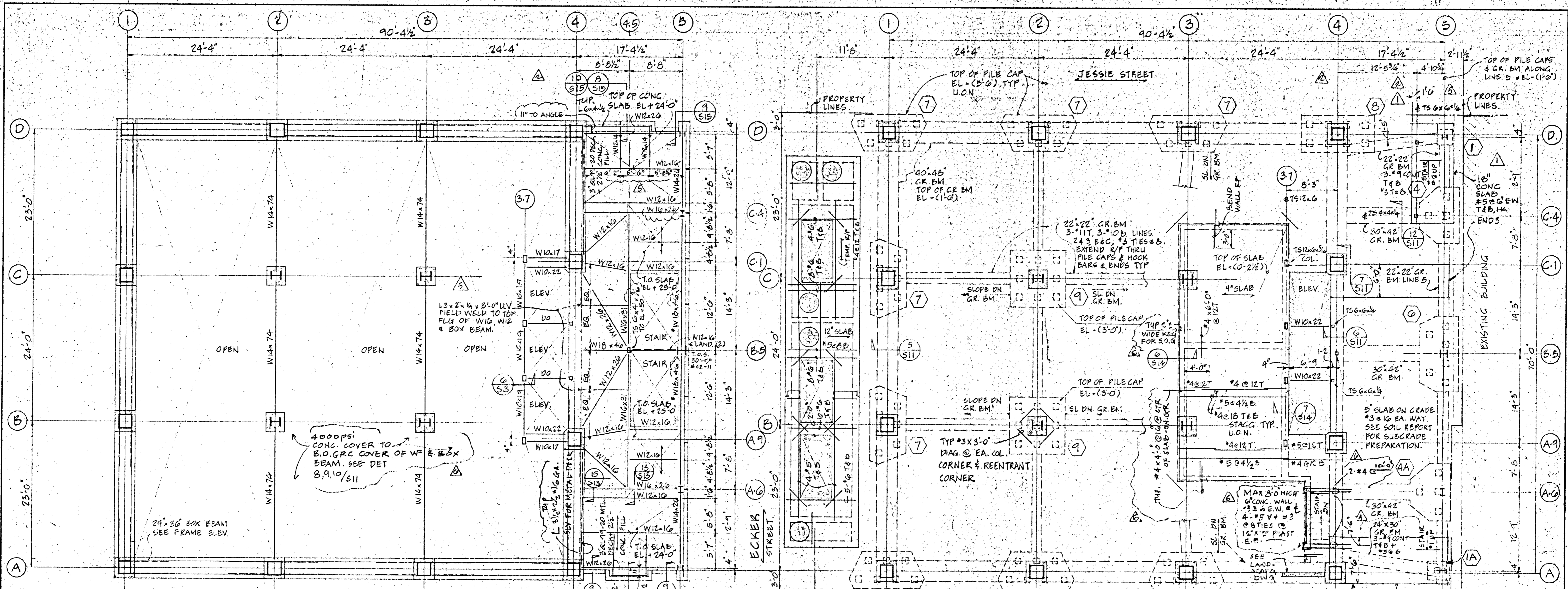
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FOR CONSTRUCTION OF
#5 1/2" DIA
FINAL

APPROVED
JUL 13 1982

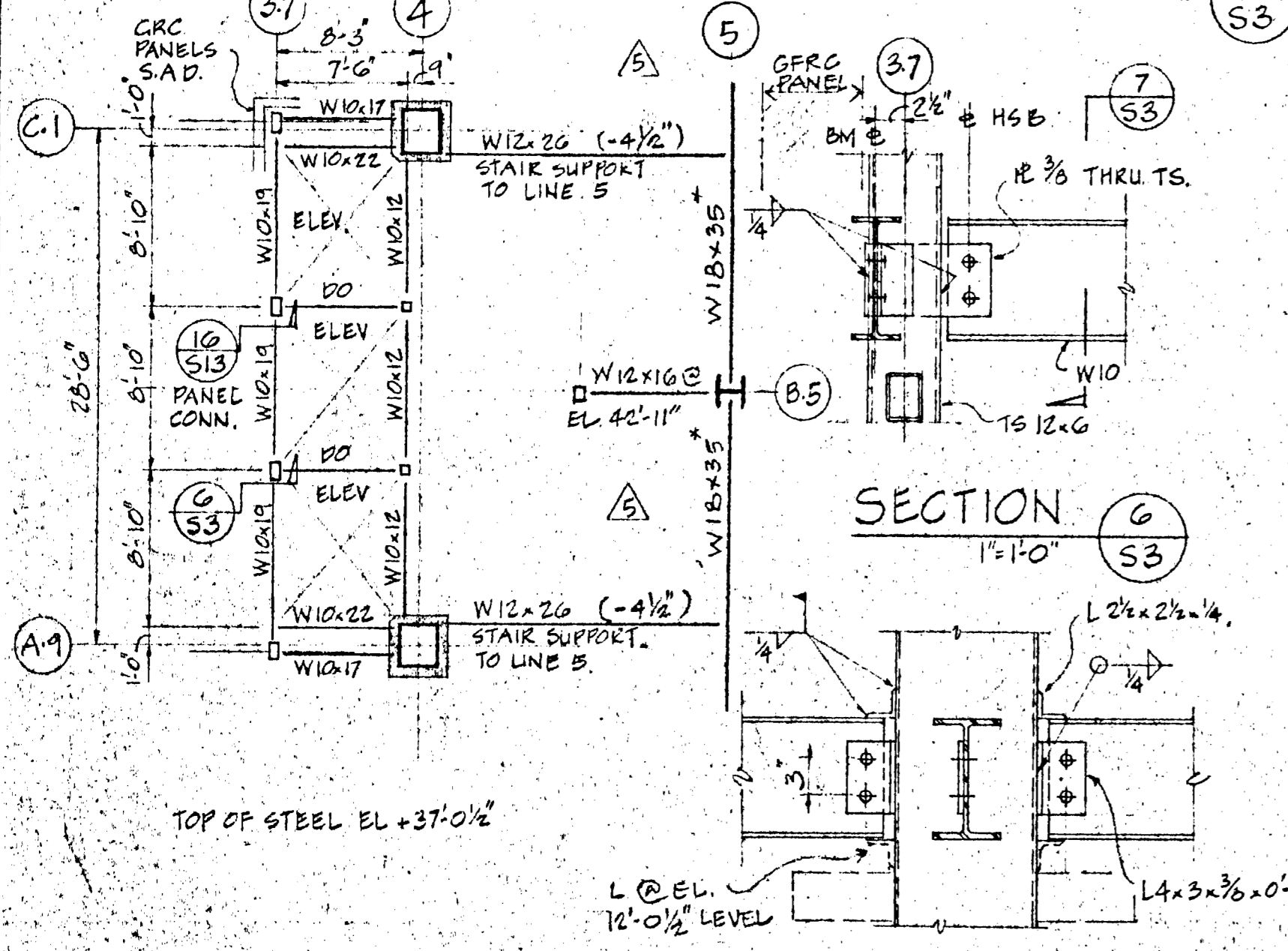
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NOTES

S 1

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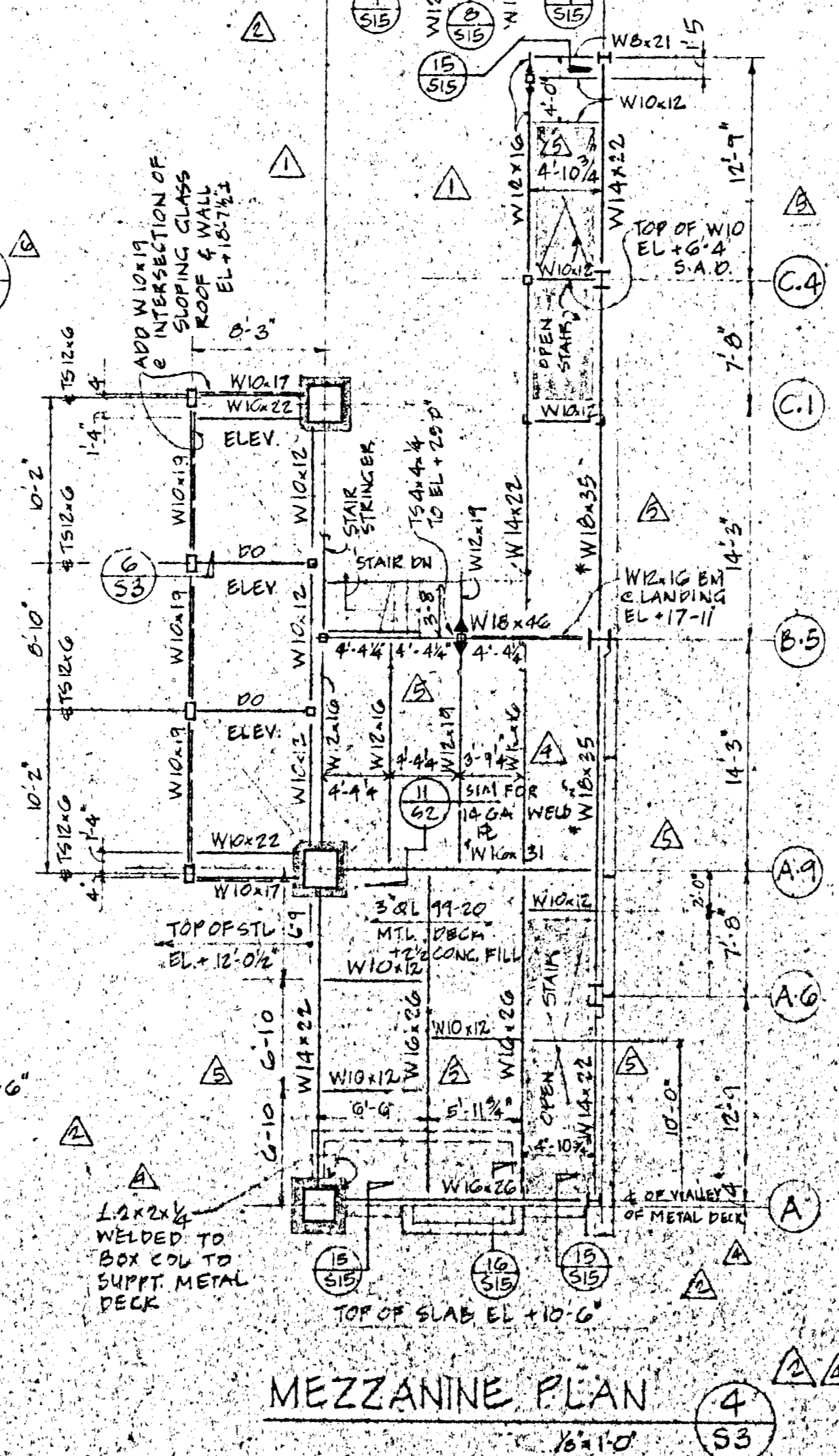
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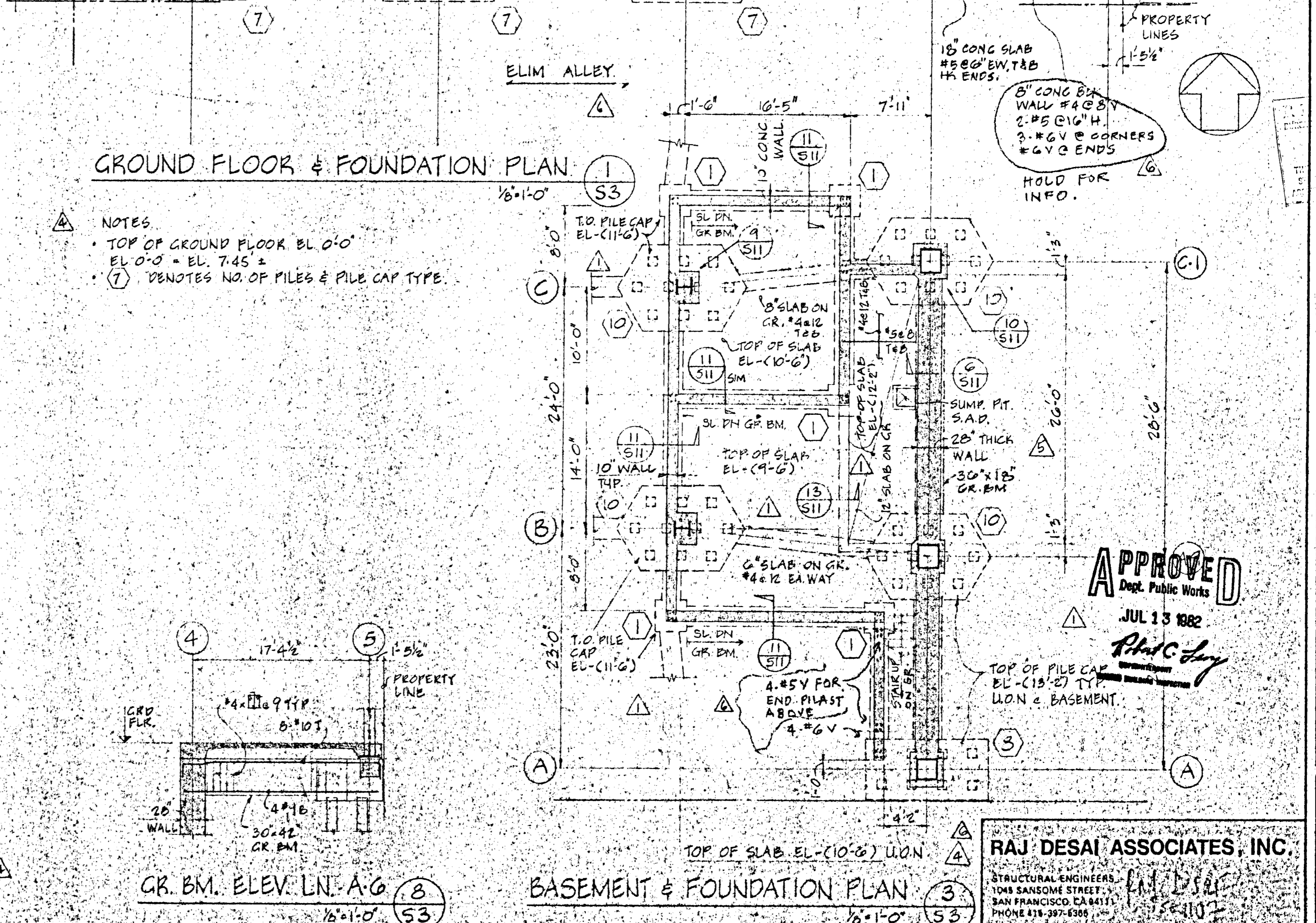
PARTIAL PLAN

SECTION 6

SECTION 7



MEZZANINE PLAN

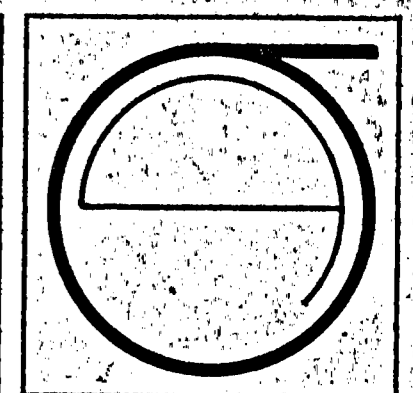


GROUND FLOOR & FOUNDATION PLAN

- NOTES
- TOP OF GROUND FLOOR EL 0.0' EL 0.0 = EL. 7.45 ±
 - (7) DENOTES NO. OF PILES & PILE CAP TYPE.

APPROVED
 Dept. Public Works
 JUL 13 1982
PhoC Day

RAJ DESAI ASSOCIATES, INC.
 STRUCTURAL ENGINEERS
 1043 SANSOME STREET
 SAN FRANCISCO, CA 94111
 PHONE 415-397-8388



JORGE DE QUESADA INC.
 ARCHITECTURE
 PLANNING
 CONSTRUCTION MANAGEMENT
 1700 MONTGOMERY STREET, SAN FRANCISCO
 SUITE 1015
 CALIFORNIA 94111
 TEL: (415) 434-3690

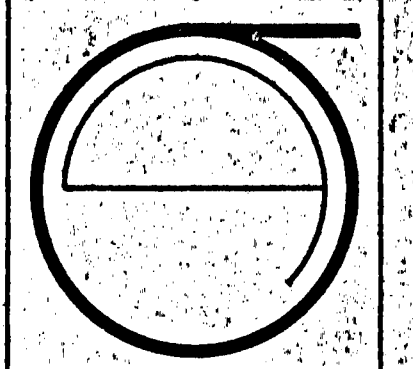
ECKER SQUARE

JOB NUMBER:
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 DATE OF ISSUE: 4-16-81
 BID PACKAGE # 1
 REVISIONS:
 5-1-81 APPENDUM #1
 6-1-81
 7-22-81
 9-14-81
 11-9-81
 11-30-81

SITE PERMIT APPENDUM OF
 FOR CONSTRUCTION OF
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 FINAL

SHEET TITLE:
 BASEMENT
 FOUNDATION
 GROUND FLOOR
 & MEZZANINE
 FLOOR PLANS

S 3



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 ARCHITECTURE
 PLANNING
 CONSTRUCTION MANAGEMENT
 1700 MONTGOMERY STREET, SAN FRANCISCO
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 CALIFORNIA 94111
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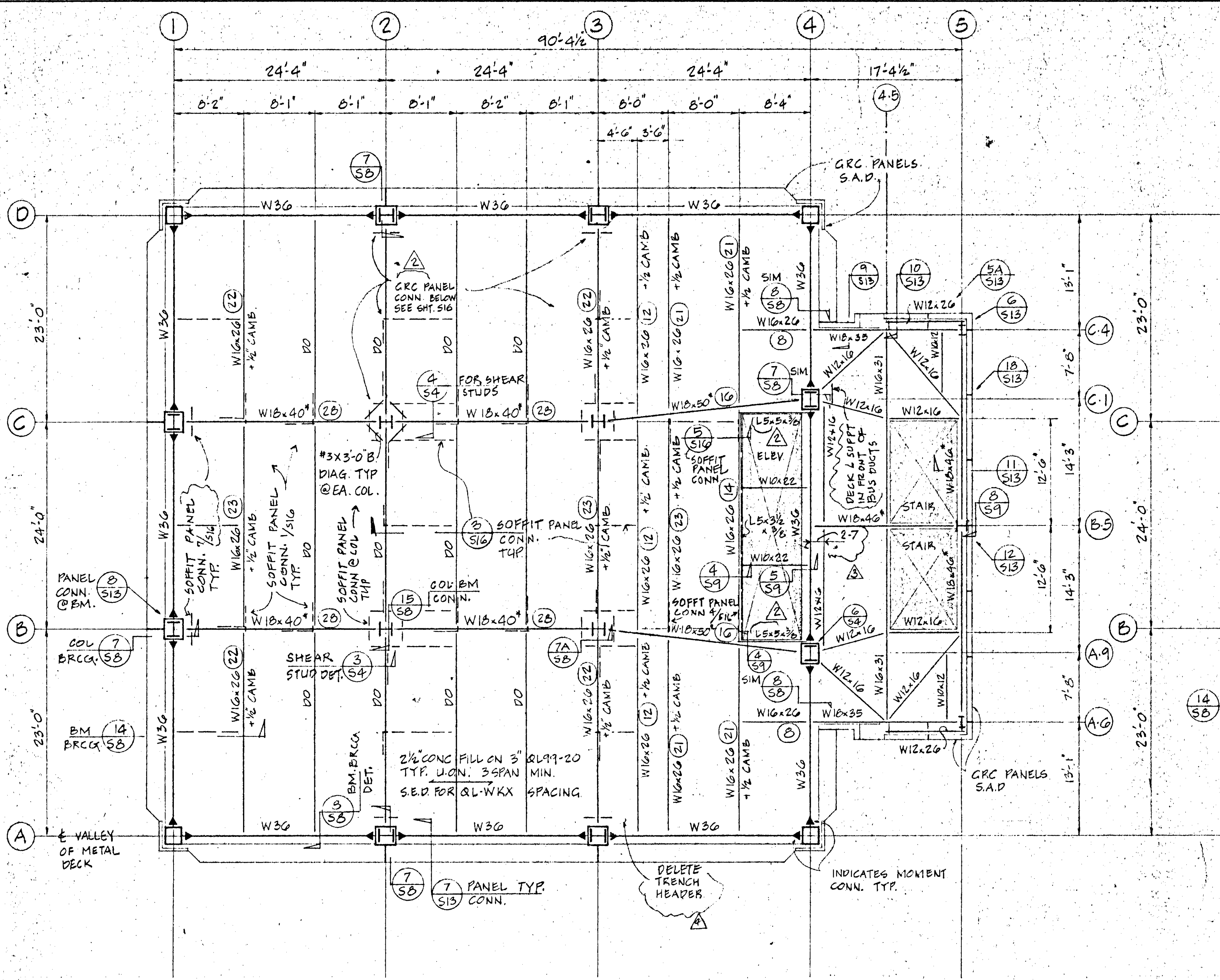
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 6-1-81
 6-15-81
 9-14-81
 11-9-81

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 CITY AND COUNTY OF SAN FRANCISCO
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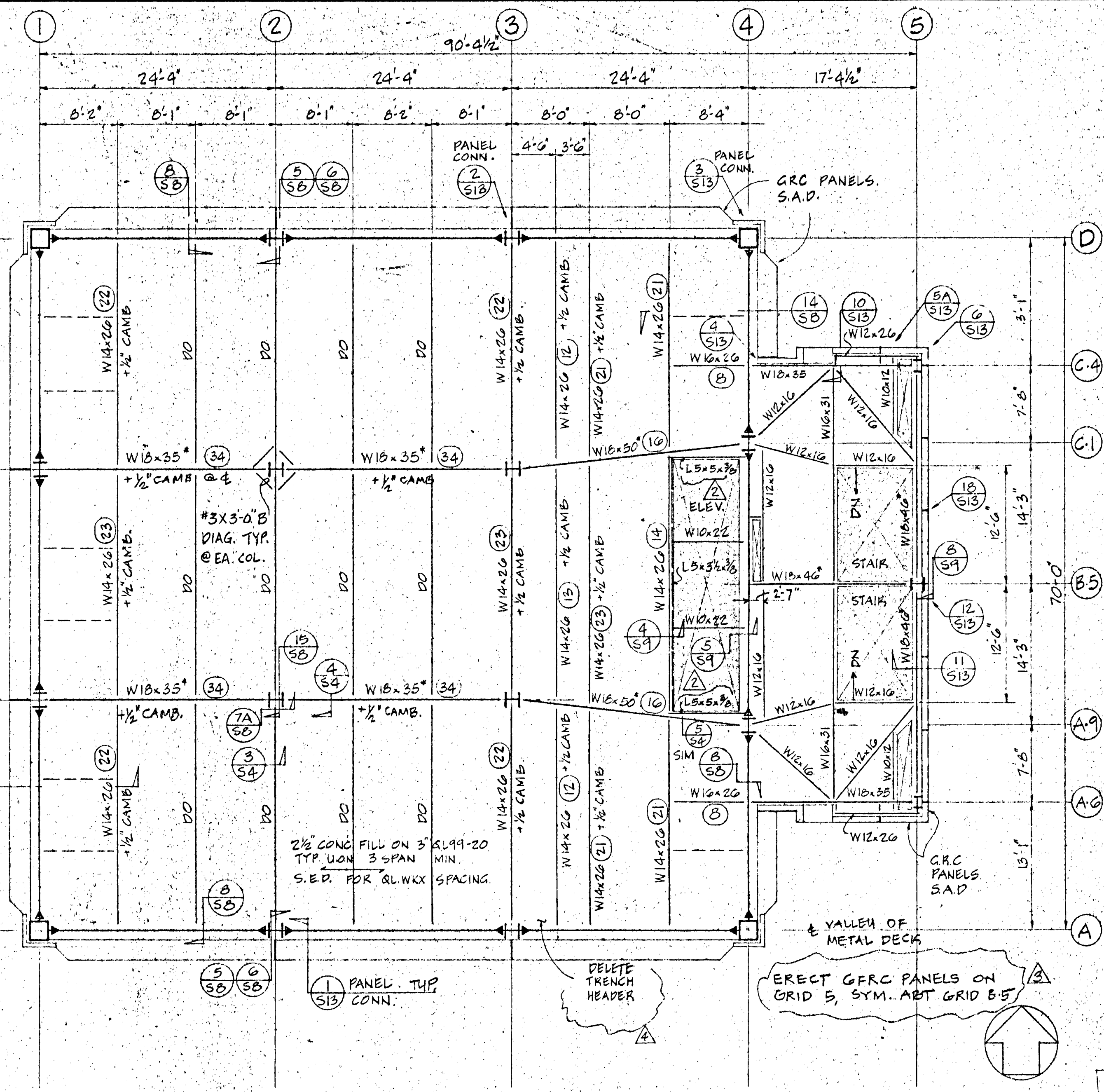
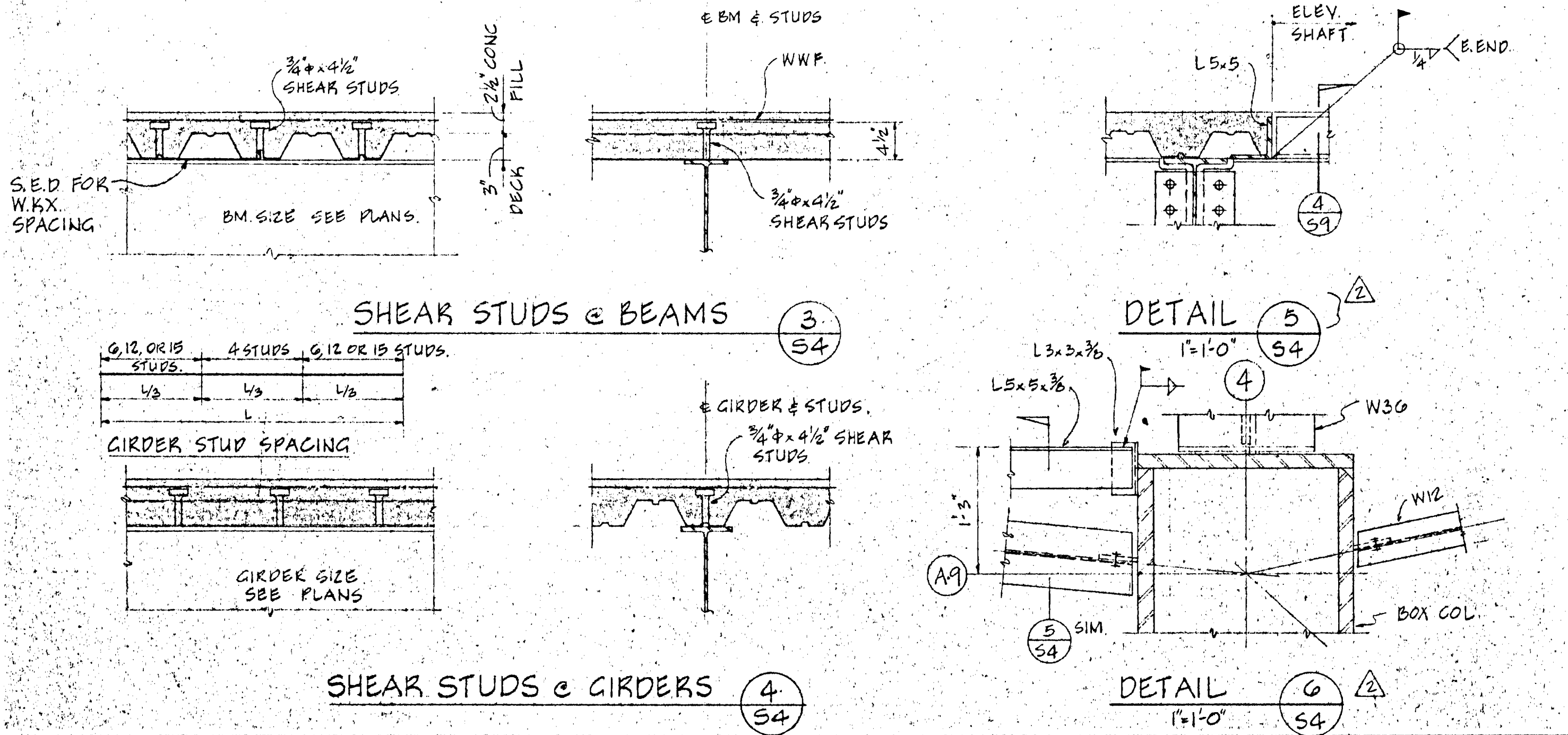
SHEET TITLE:
 2ND FLR, 3RD
 THRU 18TH
 FLR. PLANS
 SECTIONS
 & DETAILS

S 4



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

- NOTES**
- TOP OF 2ND FLR. EL. +50'-0"
 - (22) DENOTES NO OF 3/4"x4 1/2" SHEAR STUDS
 - * DENOTES ASTM A572 GR. 50 STL.
 - LL = 80 PSF (REDUCED PER CODE) + 20 PSF PARTITIONS.



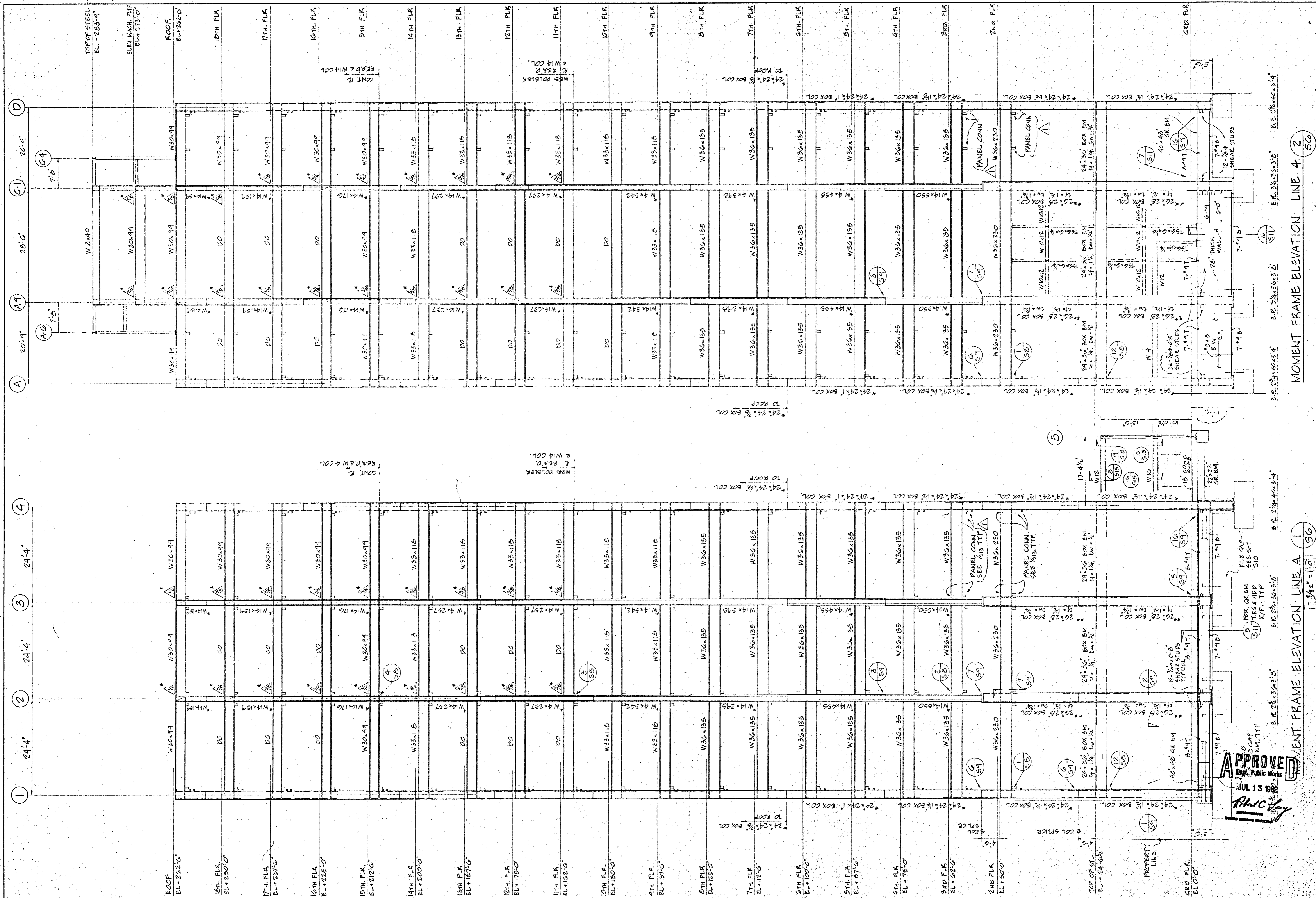
TYPICAL FLOOR PLAN (3RD THRU 18TH FLR.)
 1/8" = 1'-0"

- NOTES:**
- TOP OF 3RD FLR. EL. +62'-6"
 - TOP OF 4TH FLR. EL. +75'-0"
 - TOP OF 5TH FLR. EL. +87'-0"
 - TOP OF 6TH FLR. EL. +100'-0"
 - TOP OF 7TH FLR. EL. +112'-0"
 - TOP OF 8TH FLR. EL. +125'-0"
 - TOP OF 9TH FLR. EL. +137'-0"
 - TOP OF 10TH FLR. EL. +150'-0"
 - TOP OF 11TH FLR. EL. +162'-6"
 - TOP OF 12TH FLR. EL. +175'-0"
 - TOP OF 13TH FLR. EL. +187'-0"
 - TOP OF 14TH FLR. EL. +200'-0"
 - TOP OF 15TH FLR. EL. +212'-6"
 - TOP OF 16TH FLR. EL. +225'-0"
 - TOP OF 17TH FLR. EL. +237'-0"
 - TOP OF 18TH FLR. EL. +250'-0"

(22) DENOTES NO OF 3/4"x4 1/2" THRU DECK SHEAR STUDS
 * DENOTES ASTM A572 GR 50 STL.
 LL = 80 PSF (REDUCED PER CODE) + 20 PSF PARTITIONS

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 RAJ DESAI
 JUL 13 1982
 RAJ DESAI ASSOCIATES, INC.

RAJ DESAI ASSOCIATES, INC.
 STRUCTURAL ENGINEERS
 1006 SANSOME STREET
 SAN FRANCISCO, CA 94111
 PHONE 415 397-8305



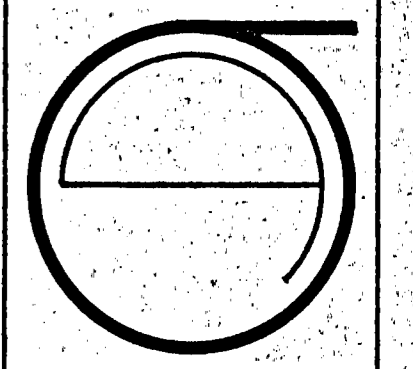
MOMENT FRAME ELEVATION LINE 4 (2) (50)

MOMENT FRAME ELEVATION LINE A (1) (50)

- ▲ DENOTES THICK. OF A572 GR 50
ADD WEB DOUBLER PLATE.
- ALL COLS: A-572 GR. 50. U.G.N.
- ** DENOTES A572 GR 42
- ALL BEAMS, BASE PL. CONT. PL.
CONN. PL. SHALL BE A-36

RAJ DESAI ASSOCIATES, INC.
 STRUCTURAL ENGINEERS
 1045 SANSOME STREET
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 RAJ DESAI



JORGE DE QUESADA INC.
 ARCHITECTURE
 PLANNING
 CONSTRUCTION MANAGEMENT
 1700 MONTGOMERY STREET, SAN FRANCISCO
 SUITE 100
 CALIFORNIA 94111
 TEL: (415) 443-9886

ECKER SQUARE

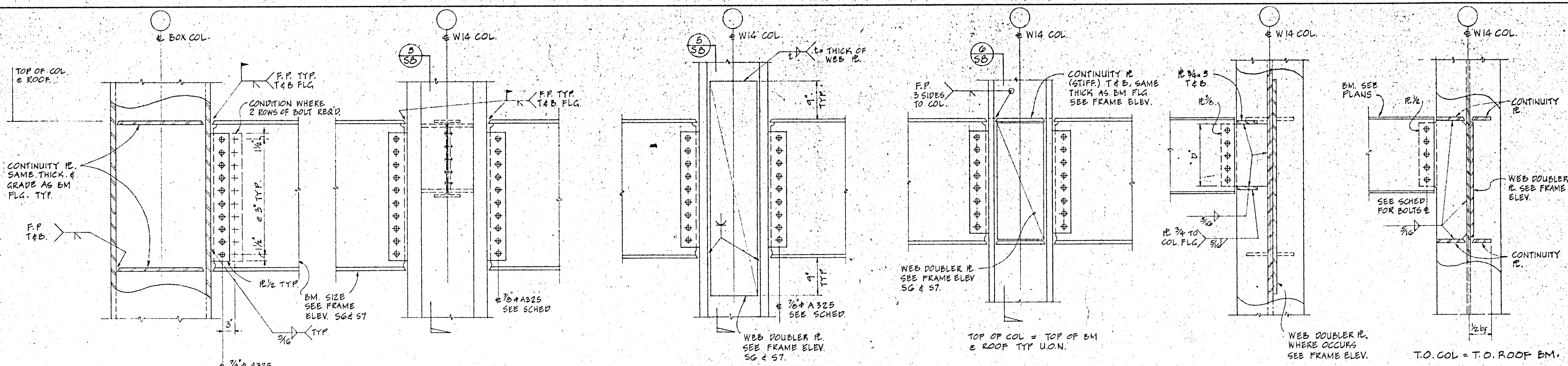
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DIVISION
 110001022
 3167

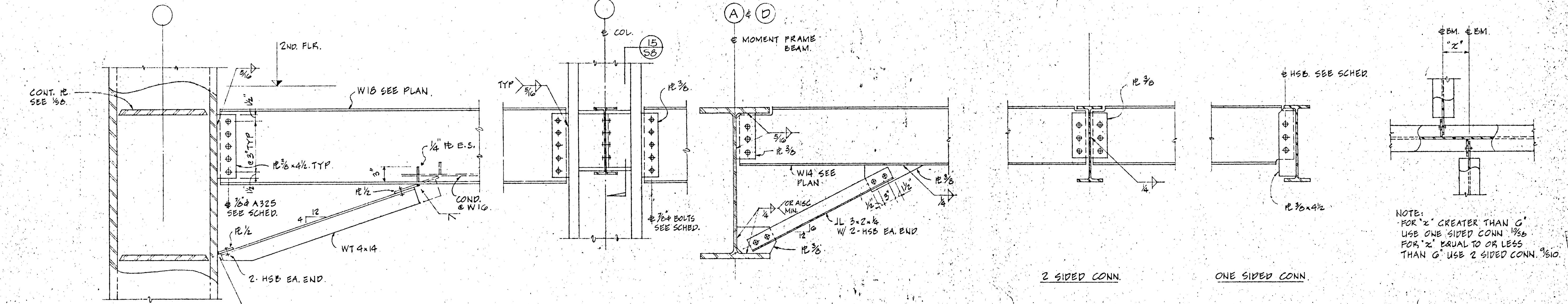
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SHEET TITLE
 MOMENT FRAME ELEVATIONS

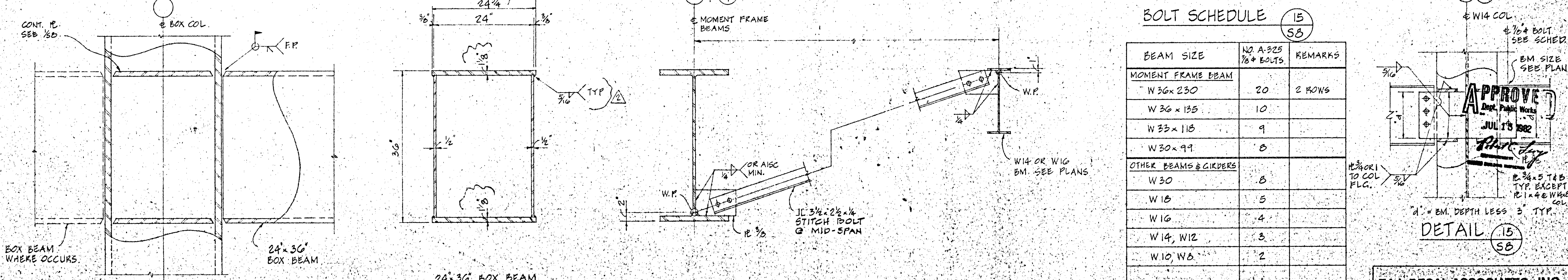
S G



MOMENT CONN. BEAM TO BOX COL. (1) SB
 MOMENT CONN. BEAM TO W14 COL. (2) SB
 MOMENT CONN. BEAM TO W14 COL. (3) SB
 MOMENT CONN. BEAM TO W14 COL. (4) SB
 DETAIL (5) SB
 DETAIL (6) SB



COL. BRACE @ 2ND. FLR. ONLY SECTION (7) SB
 DETAIL (7A) SB
 SECTION (8) SB
 DETAIL (9) SB
 DETAIL (10) SB
 DETAIL (11) SB

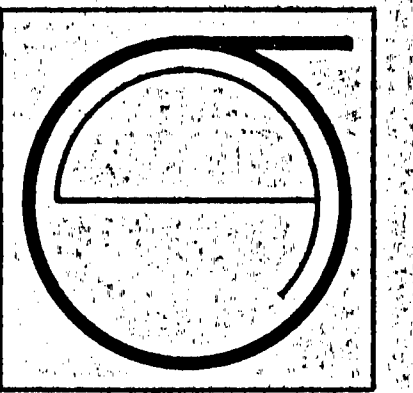


DETAIL (12) SB
 DETAIL (13) SB
 SECTION (14) SB
 BOLT SCHEDULE (15) SB

BEAM SIZE	NO A-325 7/8" BOLTS	REMARKS
MOMENT FRAME BEAM		
W 36 x 230	20	2 ROWS
W 36 x 135	10	
W 33 x 118	9	
W 30 x 99	8	
OTHER BEAMS & GIRDERS		
W 30	8	
W 18	5	
W 16	4	
W 14, W 12	3	
W 10, W 8	2	

APPROVE
 JUL 19 1982
 RAJ DESAI

RAJ DESAI ASSOCIATES, INC.
 STRUCTURAL ENGINEERS
 1040 SANSOME STREET
 SAN FRANCISCO, CA 94111
 PHONE 415 397-8398



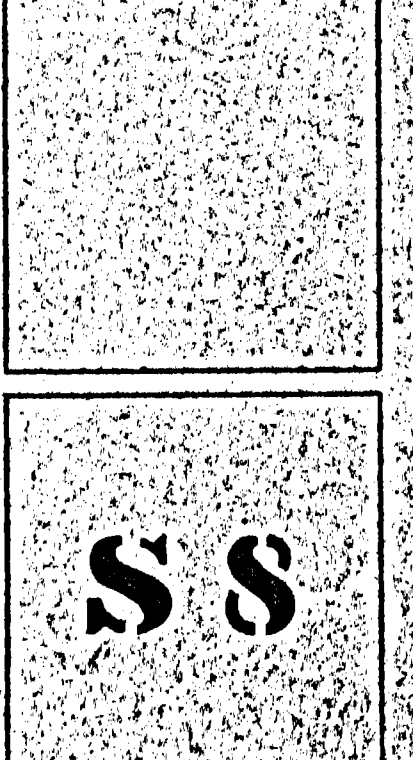
JORGE DE QUESADA INC.
 ARCHITECTURE
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 CONSTRUCTION MANAGEMENT
 1700 MONTGOMERY STREET, SAN FRANCISCO
 SUITE 100
 CALIFORNIA 94111
 TEL. (415) 441-0000

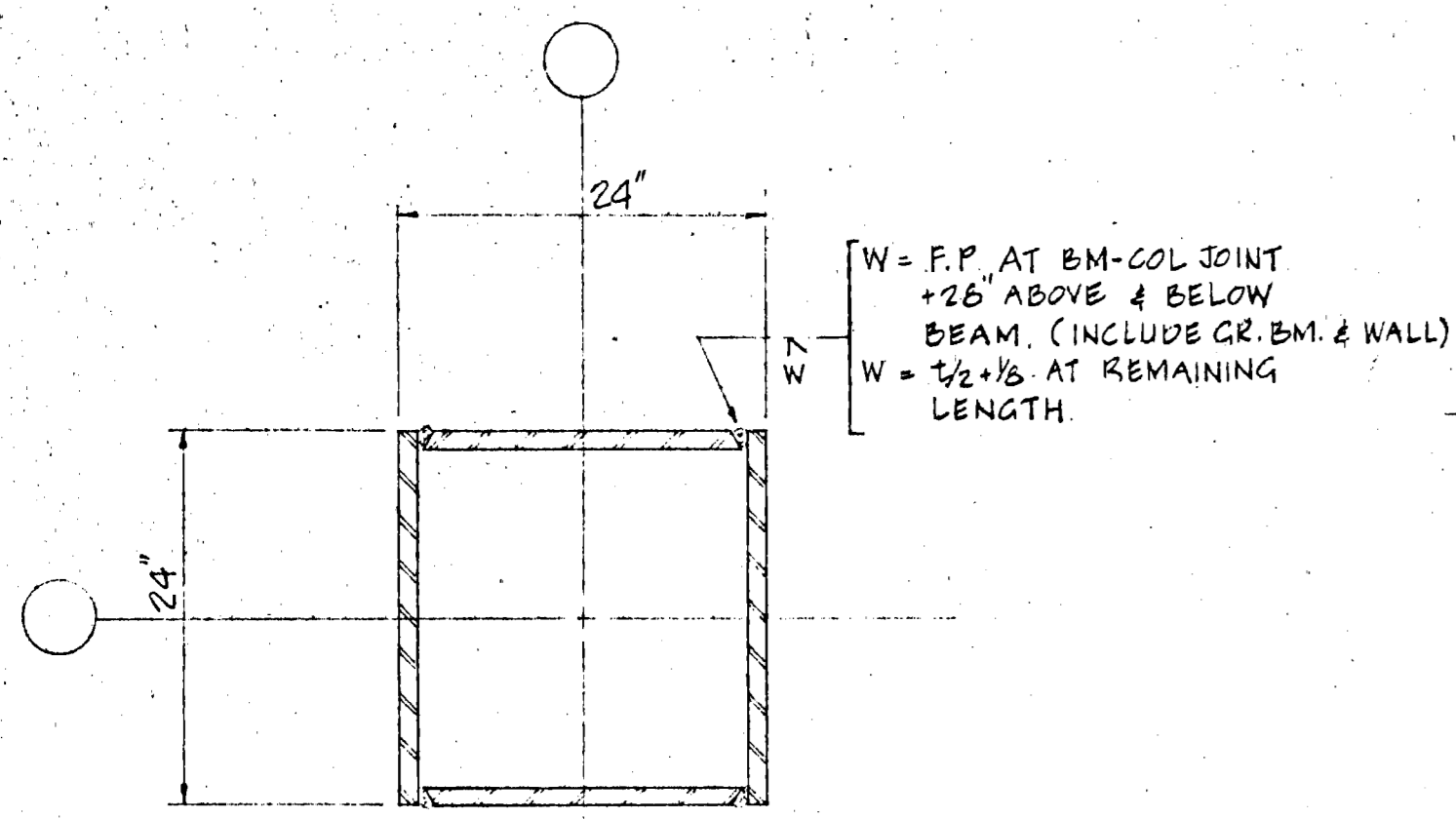
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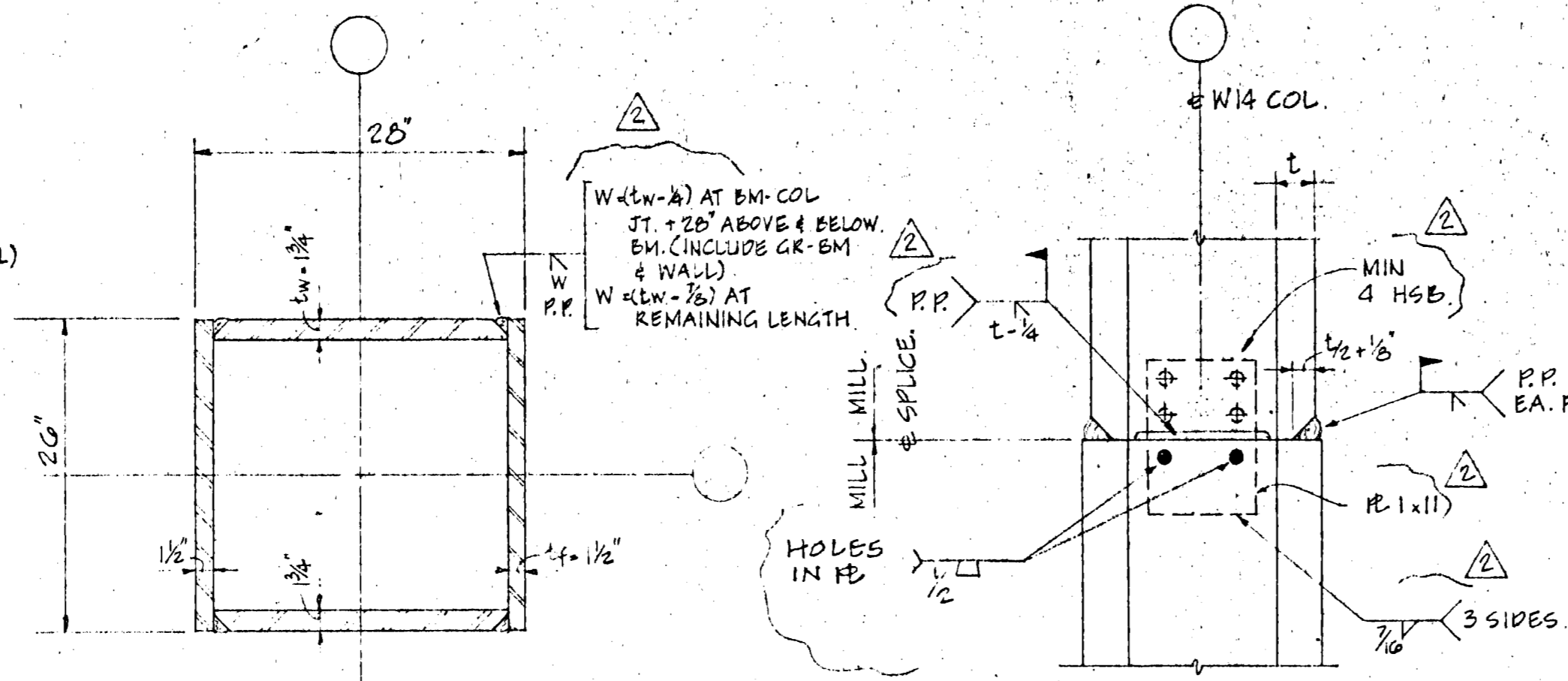
PERMIT ADDENDUM OF:
 CONSTRUCTION OF:
 #5 1/21/82
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SHEET TITLE:
 STEEL DETAILS

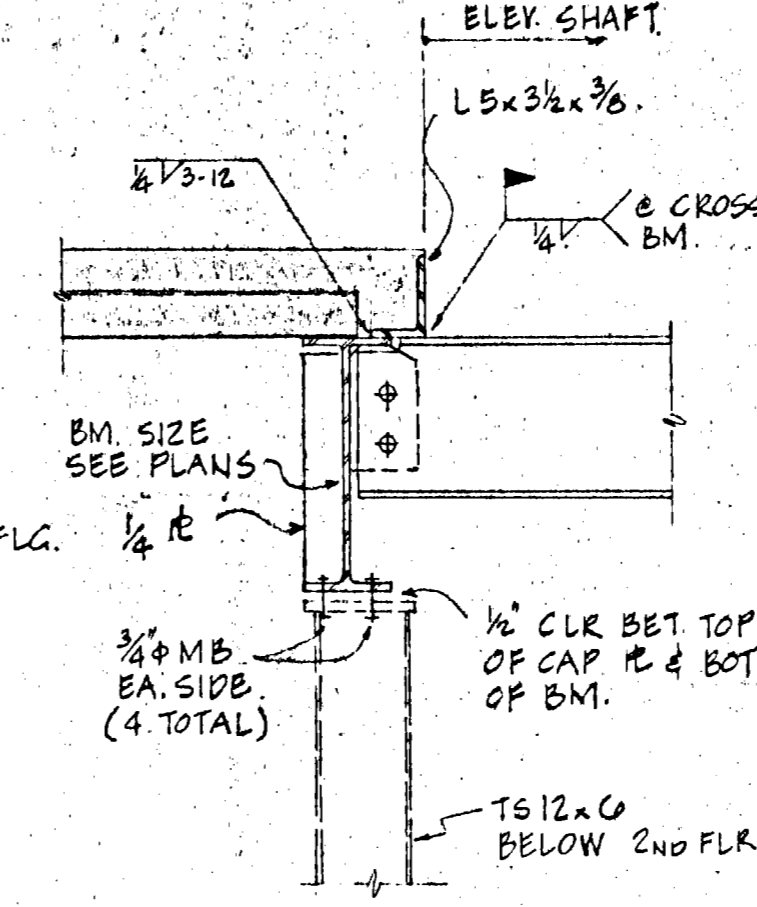




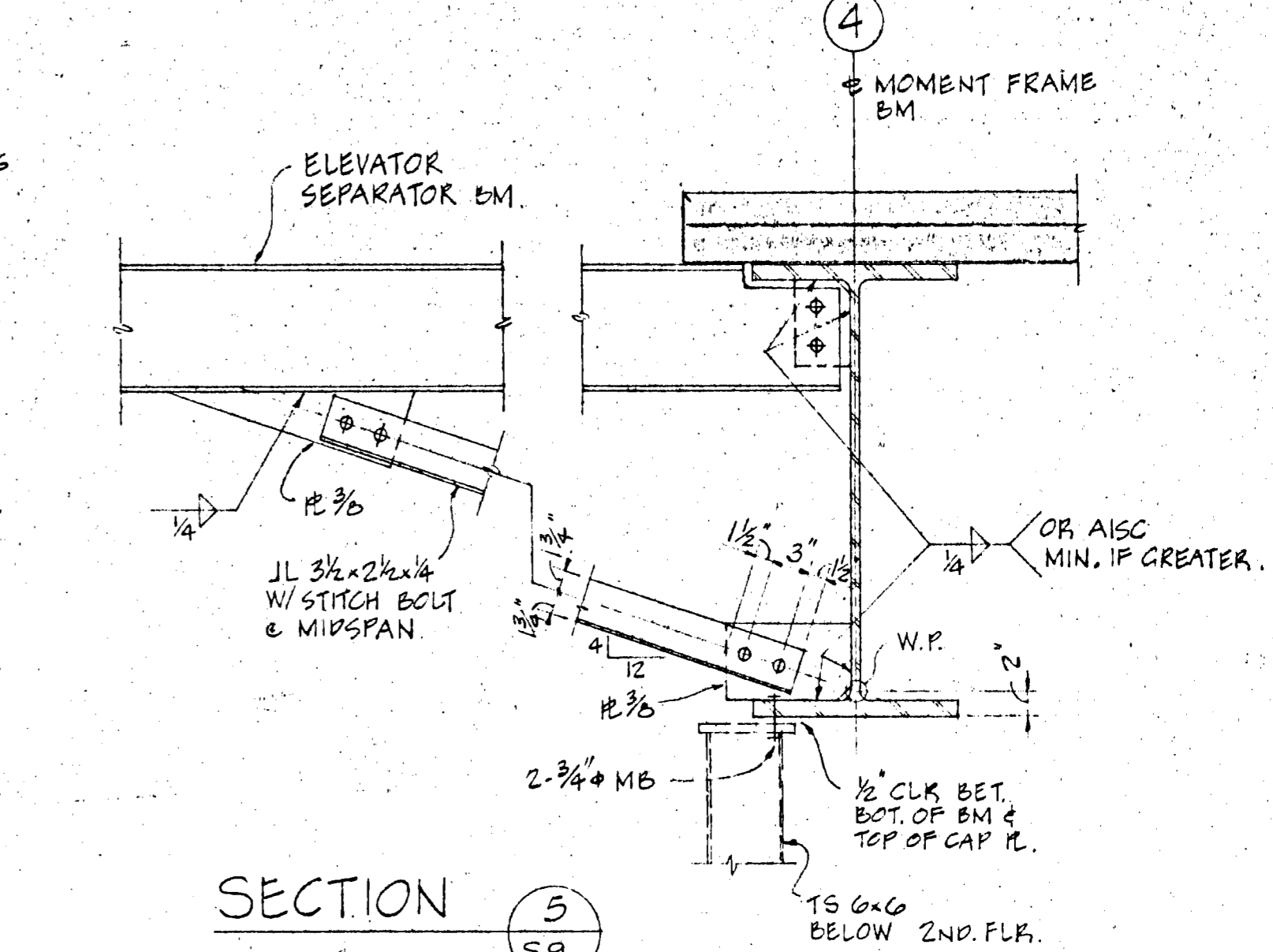
DETAIL 1
S9



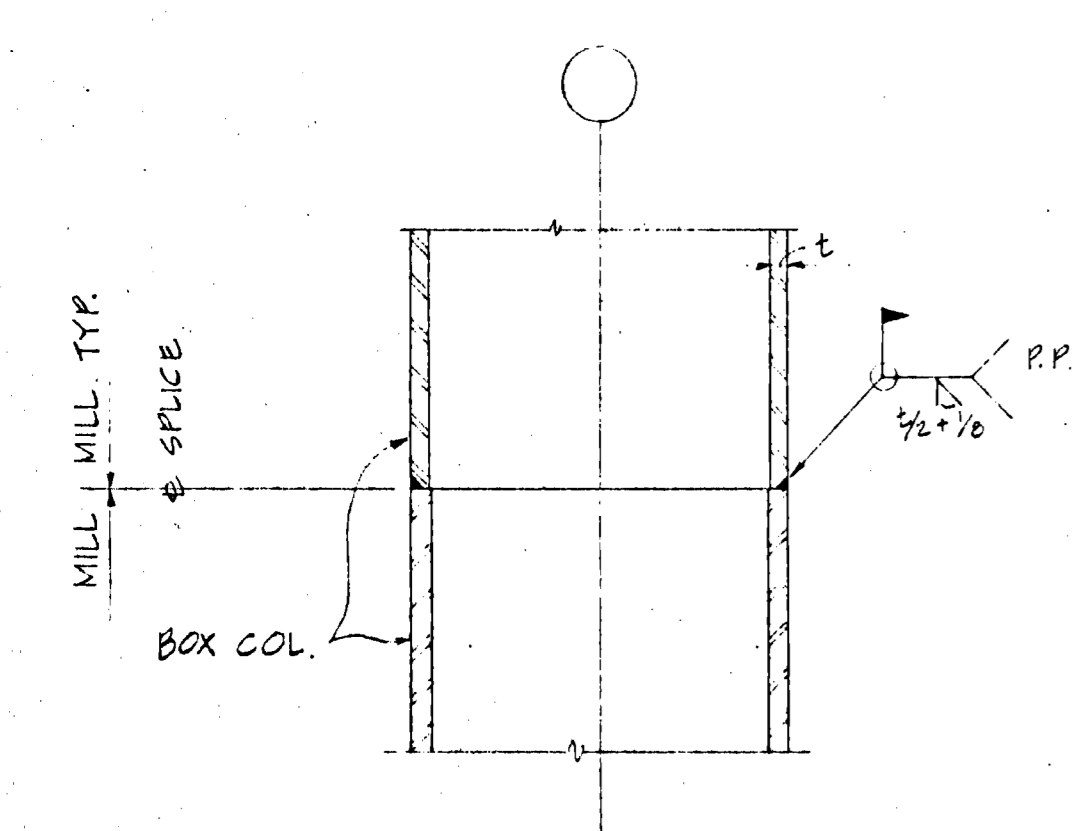
DETAIL 2
S9



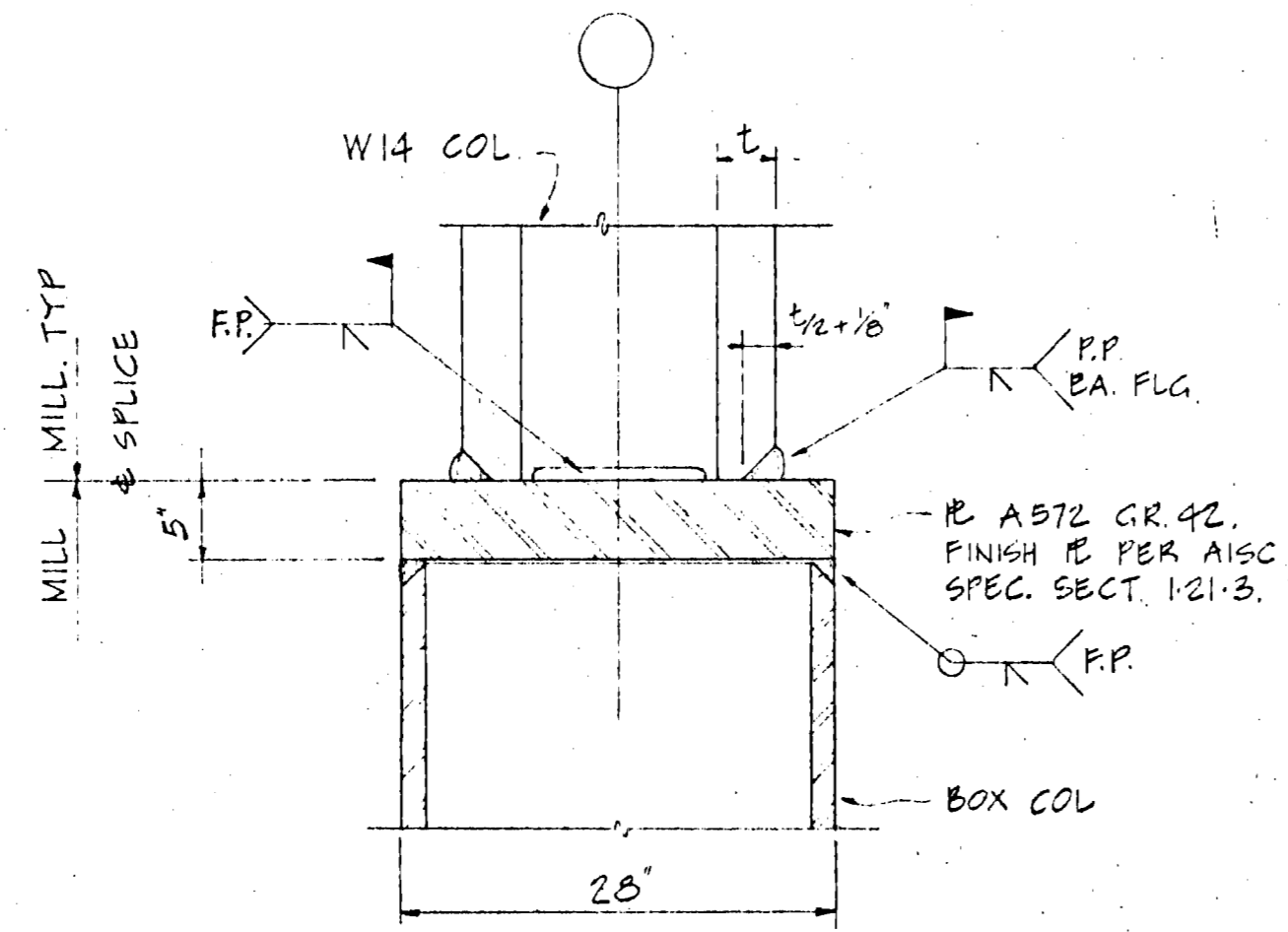
SECTION 4
S9



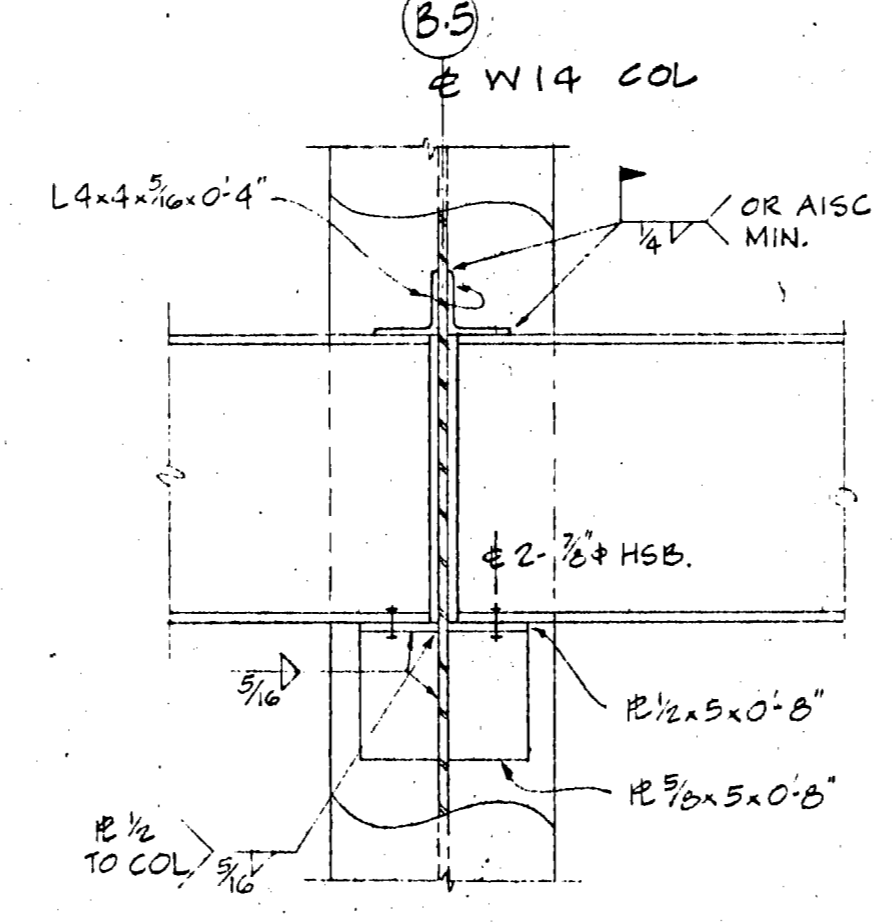
SECTION 5
S9



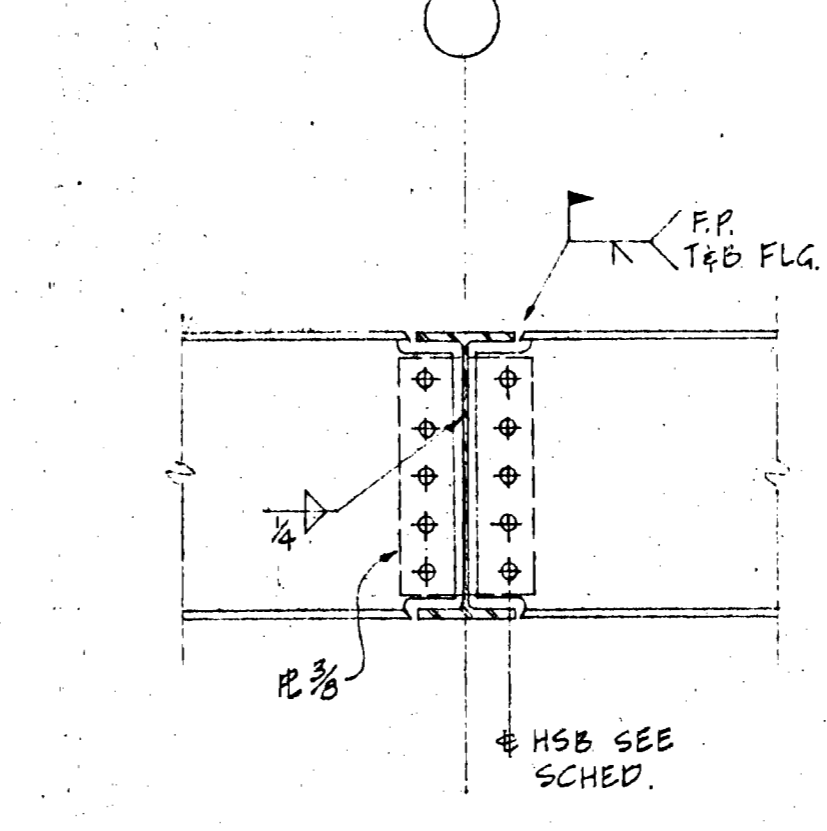
TYP. BOX COL. SPLICE
DETAIL 6
S9



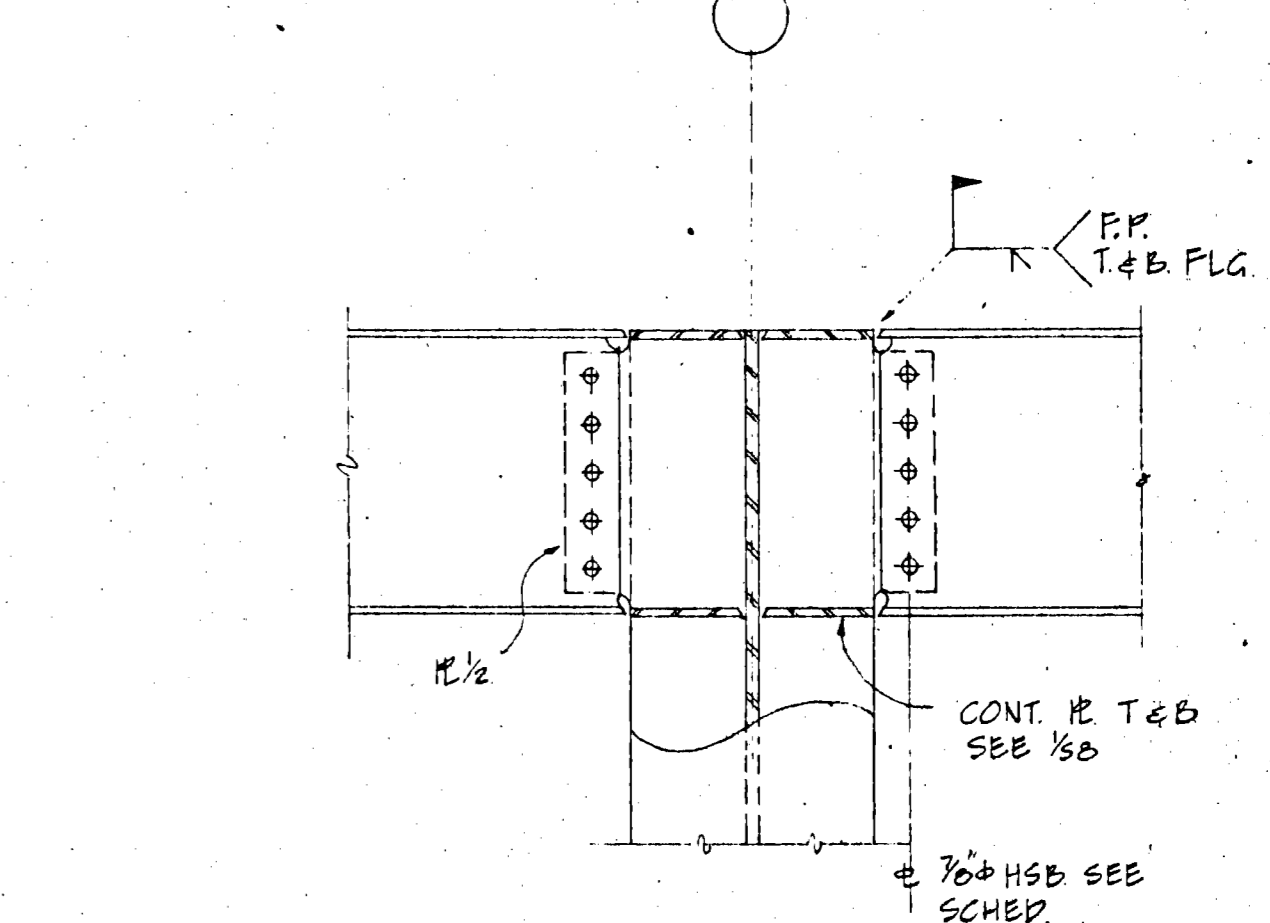
DETAIL 7
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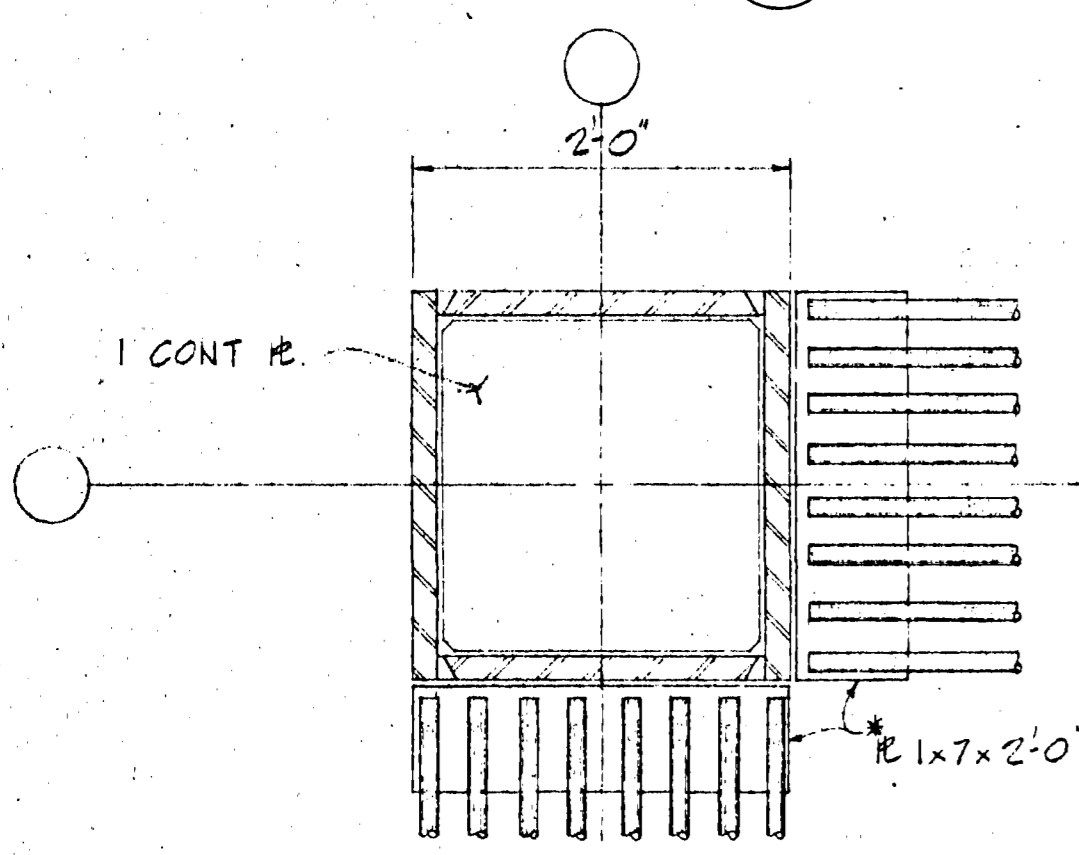
DETAIL 8
S9



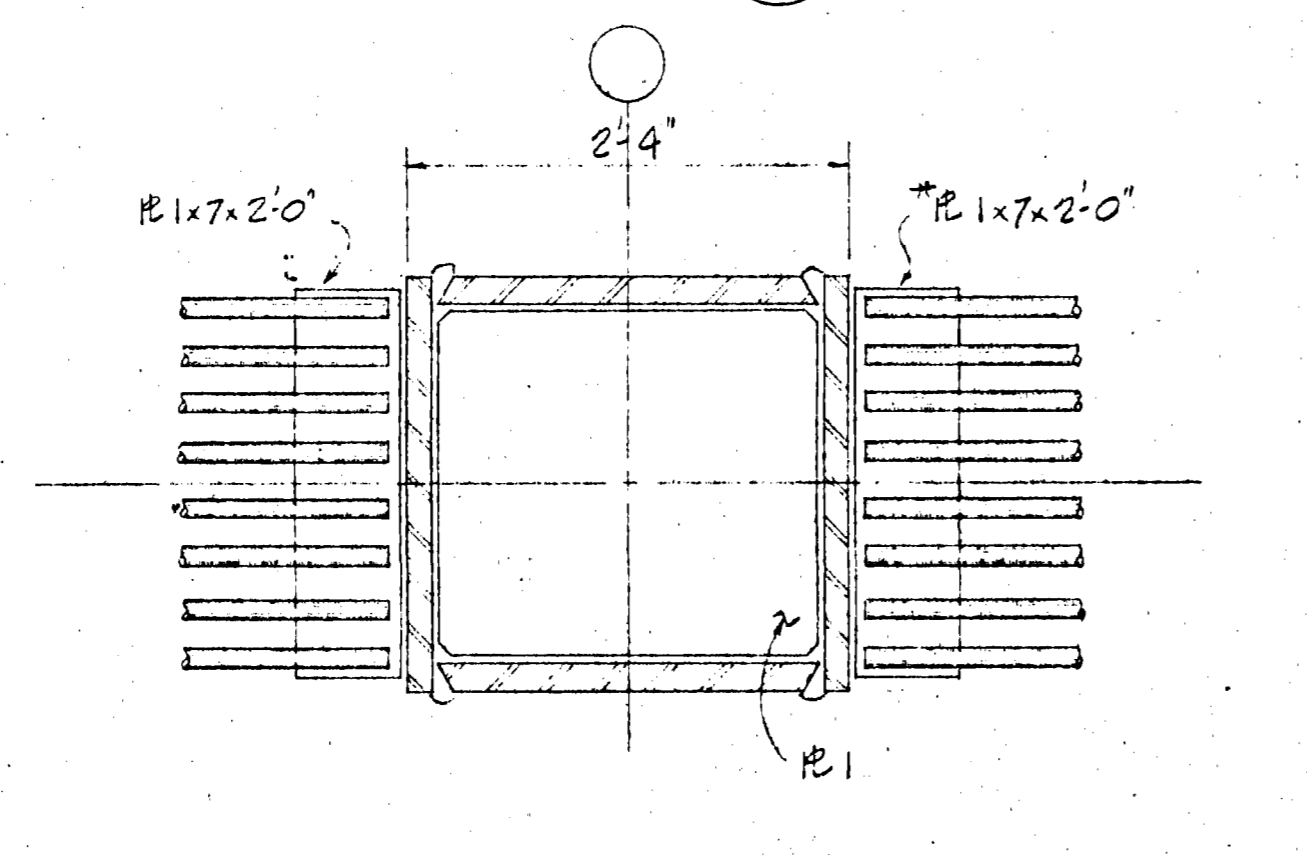
SECTION 9
S9



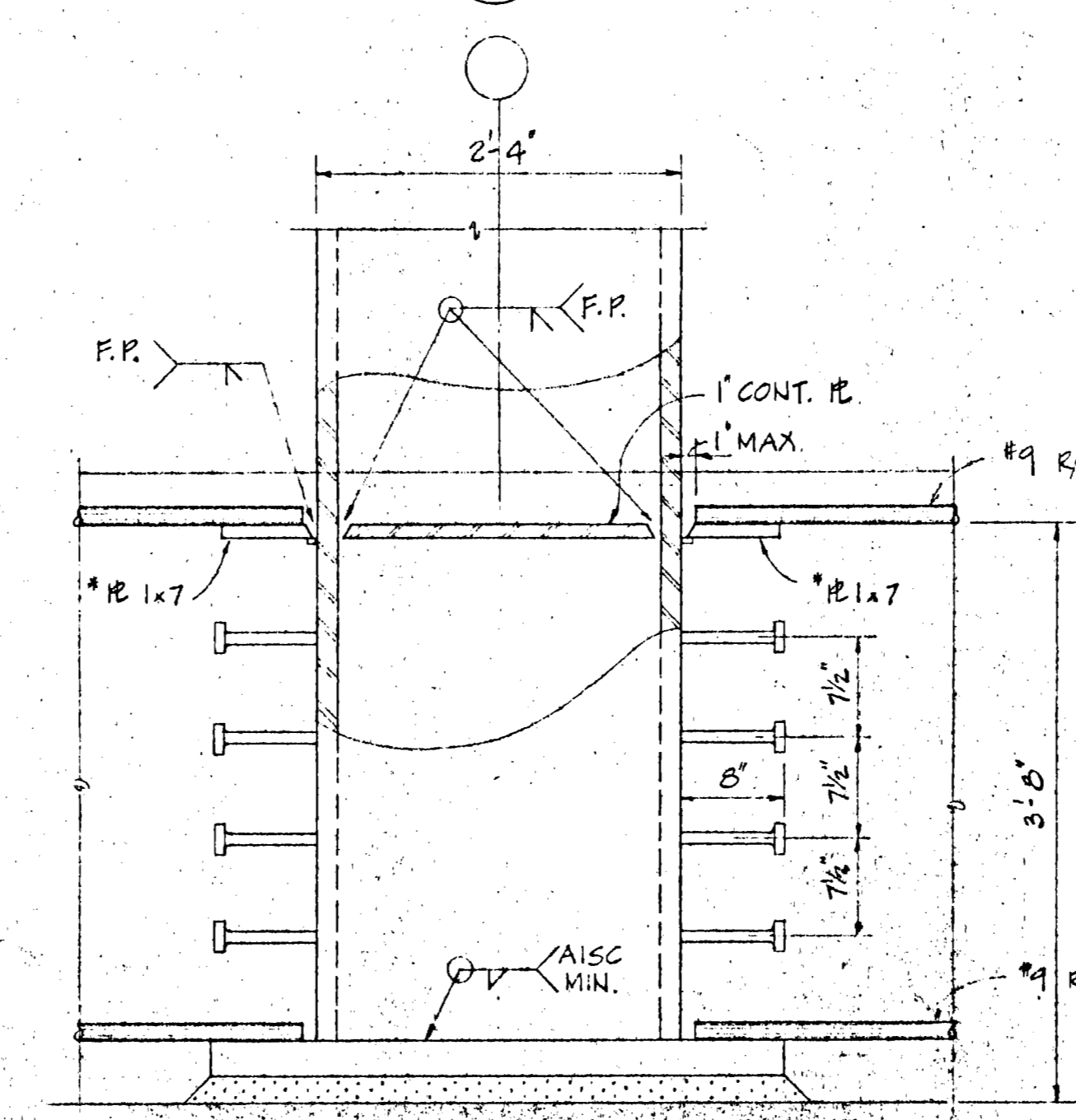
SECTION 10
S9



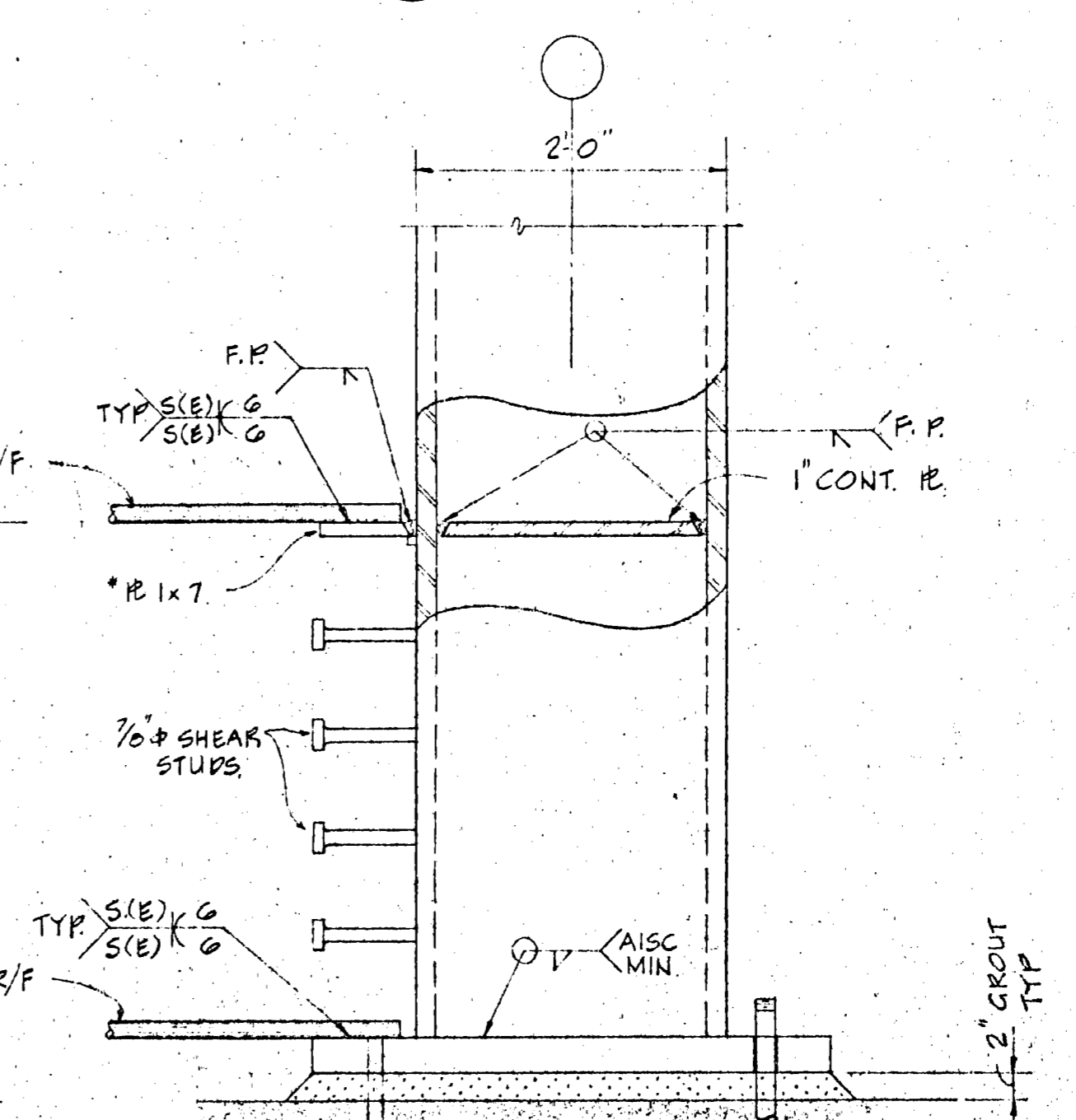
DETAIL 11
S9



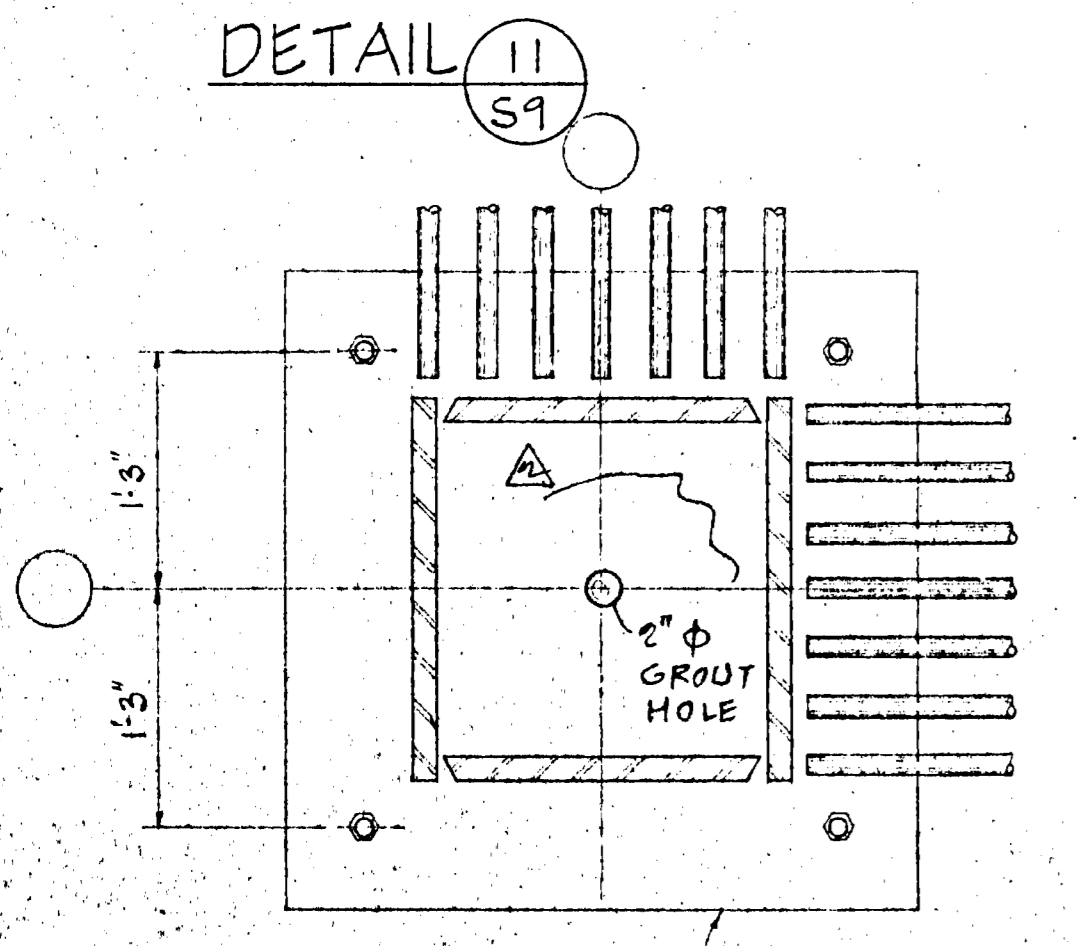
DETAIL 12
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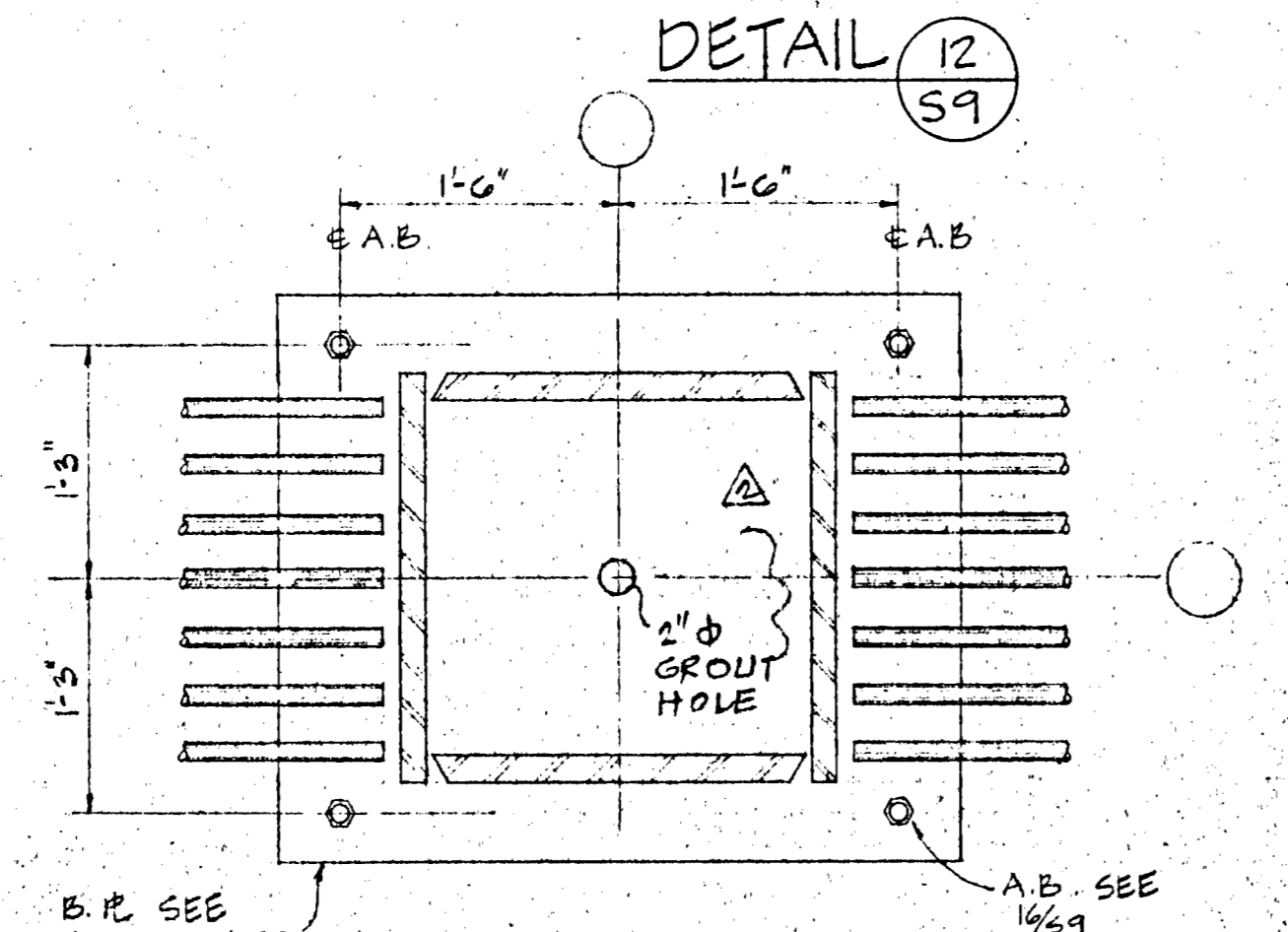
SECTION 15
1'-1\"/>



SECTION 16
1'-1\"/>



DETAIL 13
S9



DETAIL 14
S9

REVISIONS:	DATE OF ISSUE:
ADD. #1	5-1-81
	6-1-81
	6-15-81
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	11-30-81

SITE PERMIT ADDENDUM OF CONSTRUCTION OF #5 1/21/82 FINAL

APPROVED
Dept. Public Works
JUL 13 1982
Raj Desai

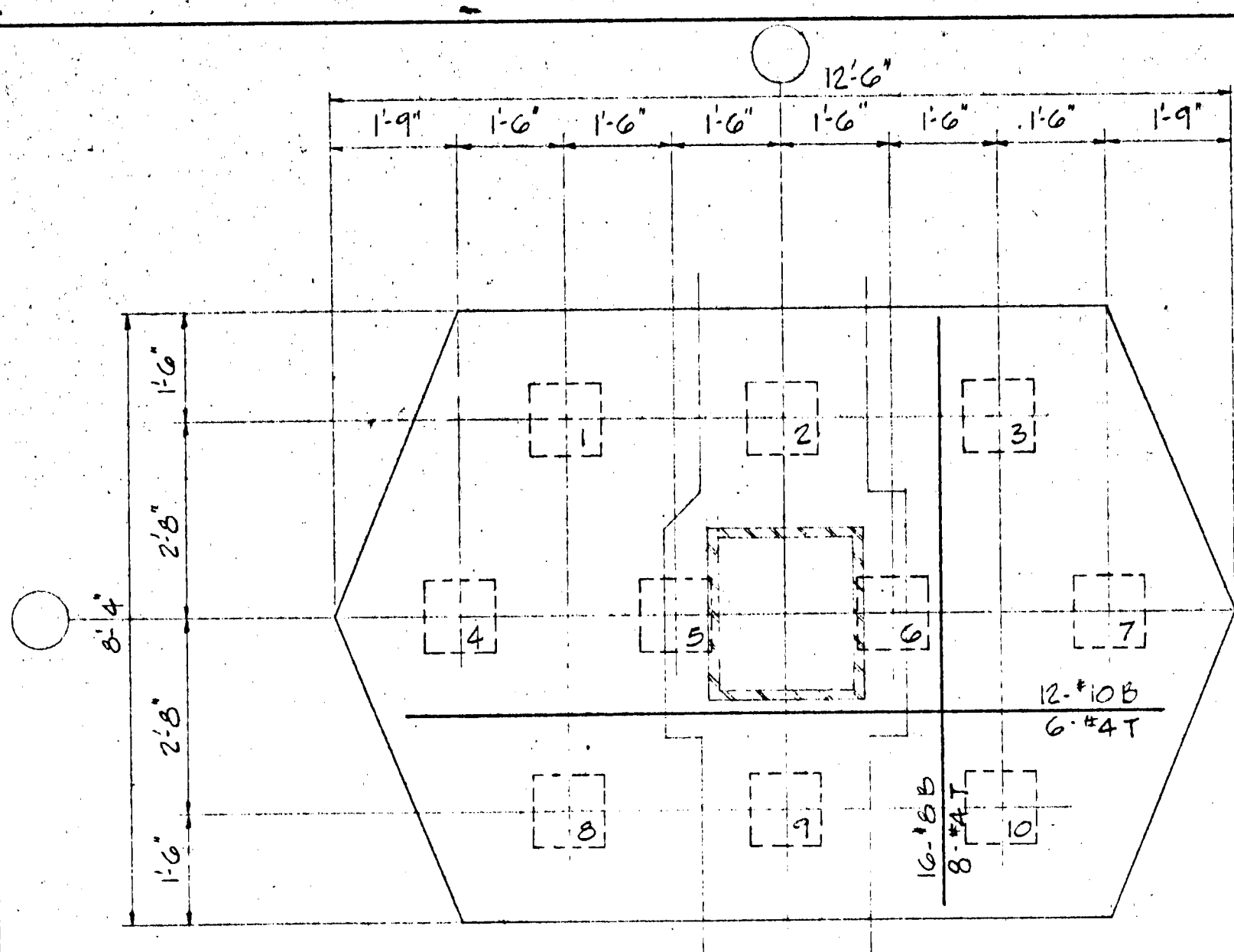
RAJ DESAI ASSOCIATES, INC.
STRUCTURAL ENGINEERS
1040 SANSOME STREET
SAN FRANCISCO, CA 94111
PHONE 415-297-5365

JORGE DE QUESADA INC.
ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT
1700 MONTGOMERY STREET, SAN FRANCISCO
SUITE 105
SUNLIGHT SQUARE
TEL: (415) 442-8888

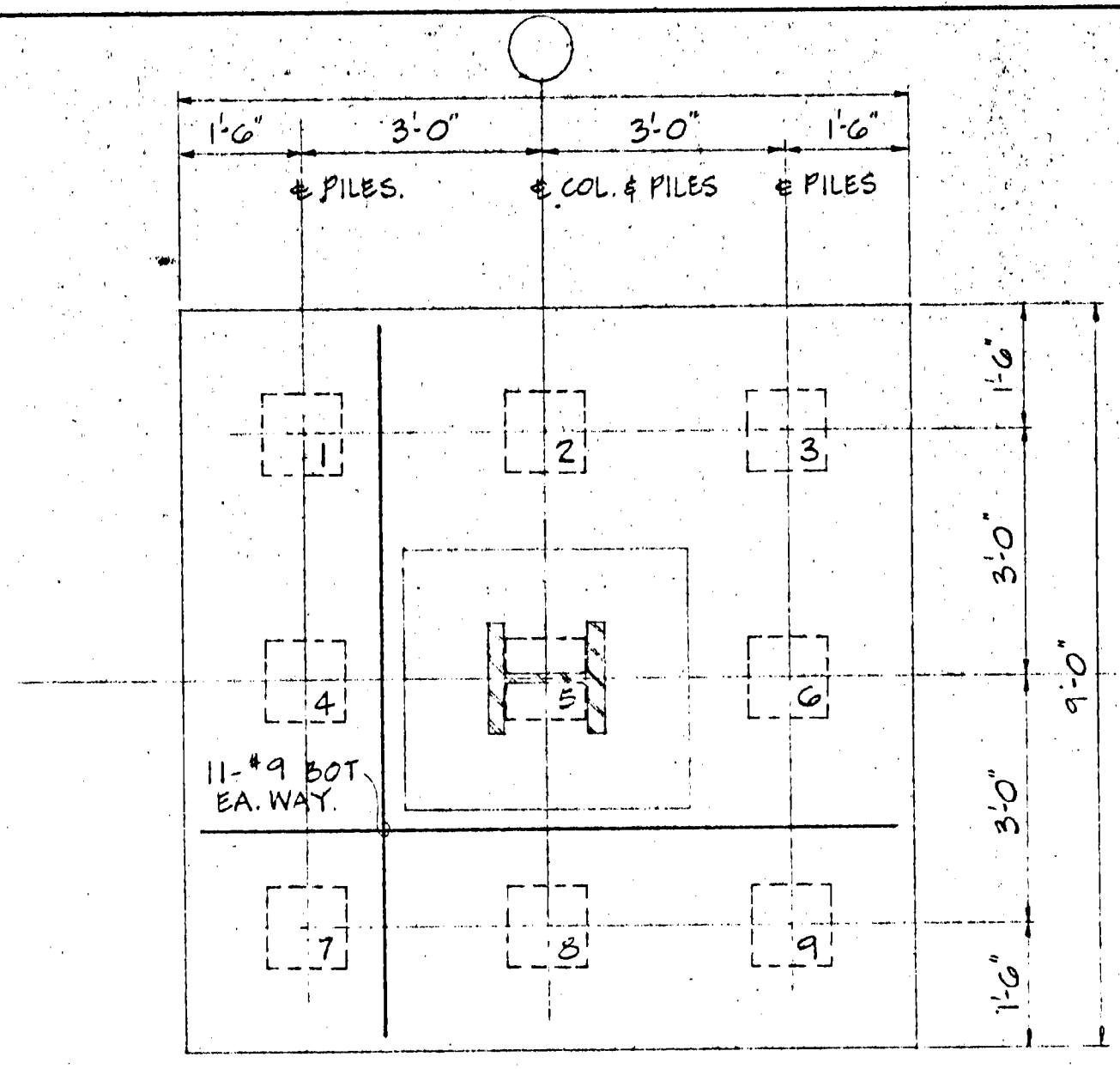
ECKER SQUARE

SHEET TITLE
SECTIONS & DETAILS

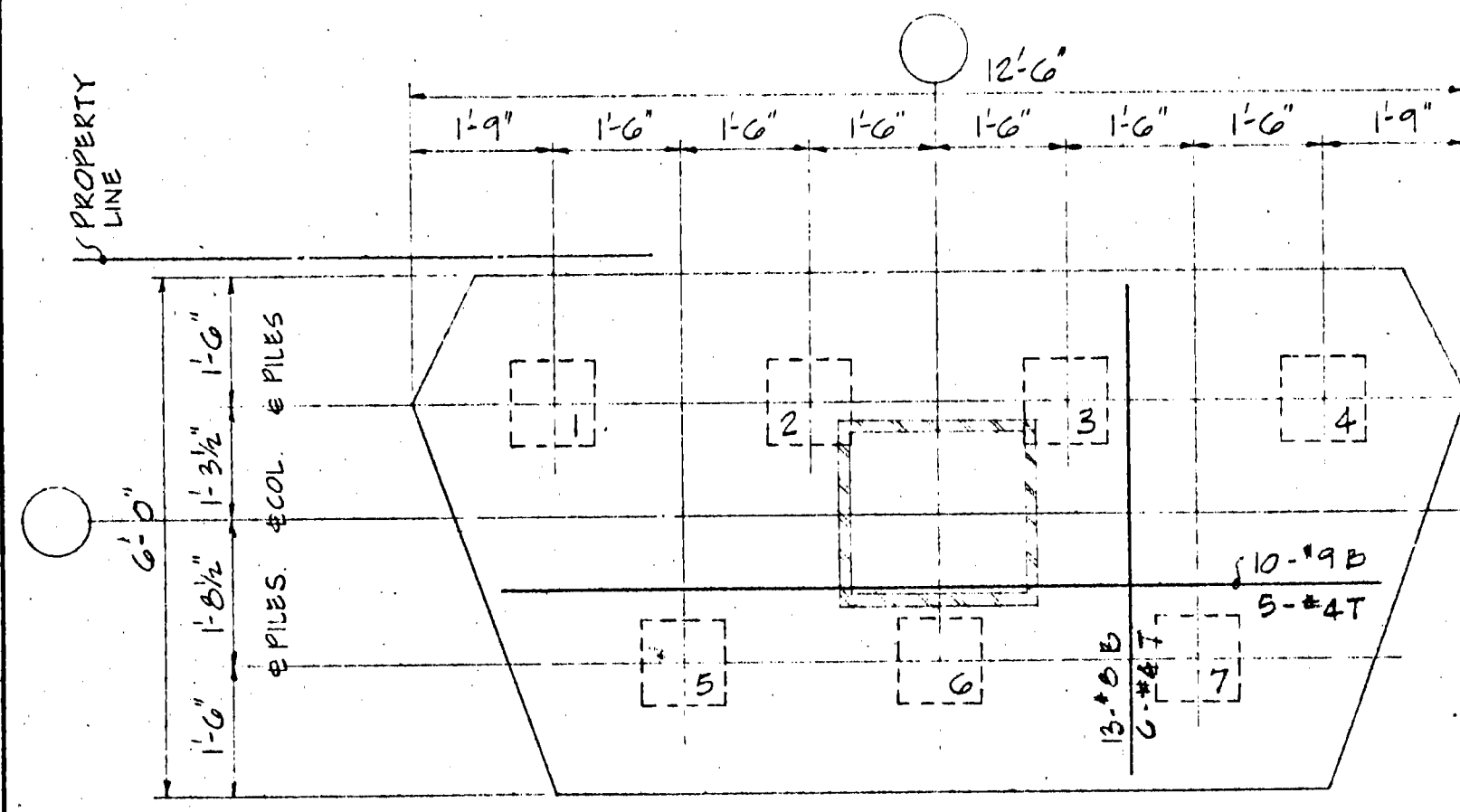
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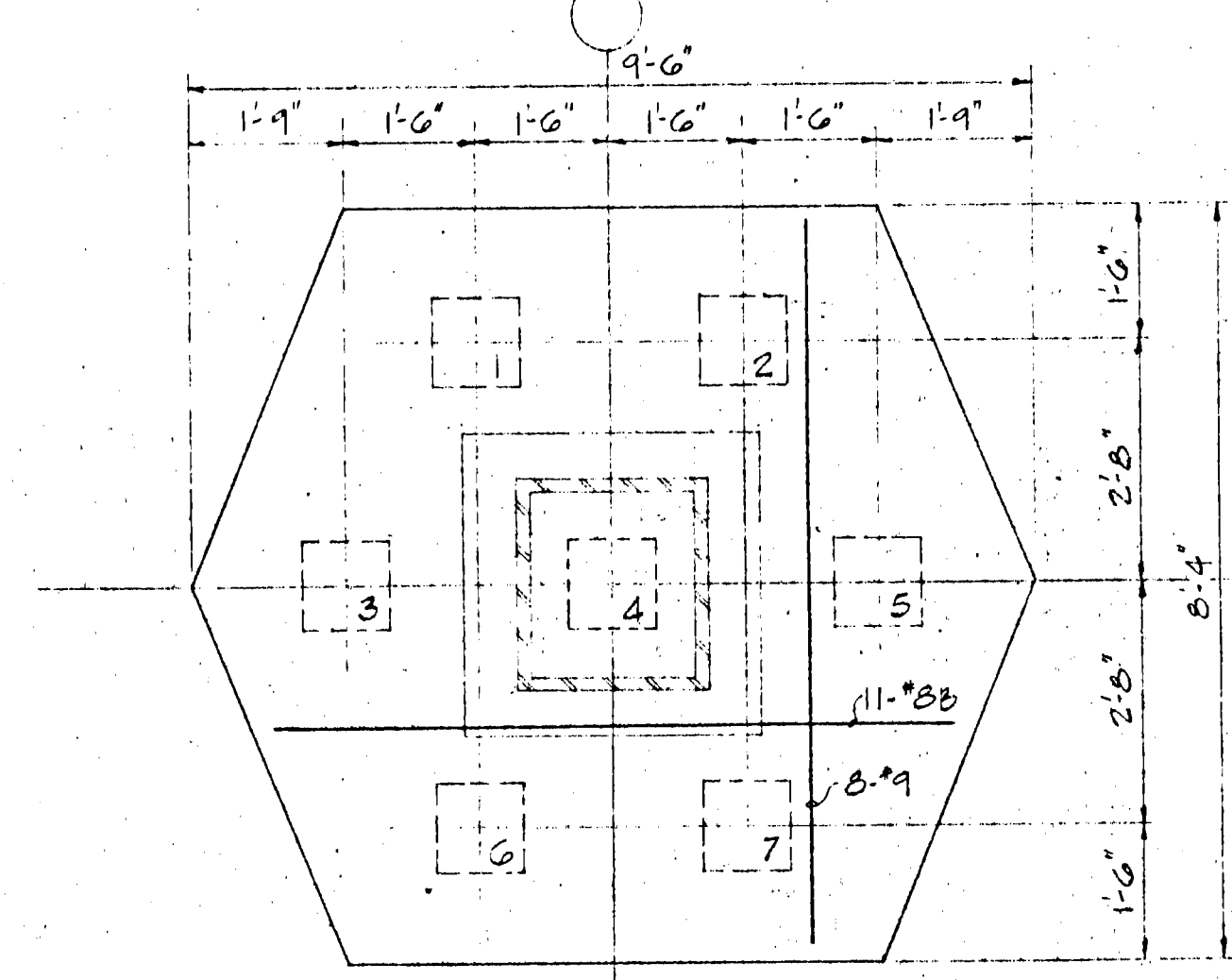
T = 4'-3"
PILE CAP TYPE 10



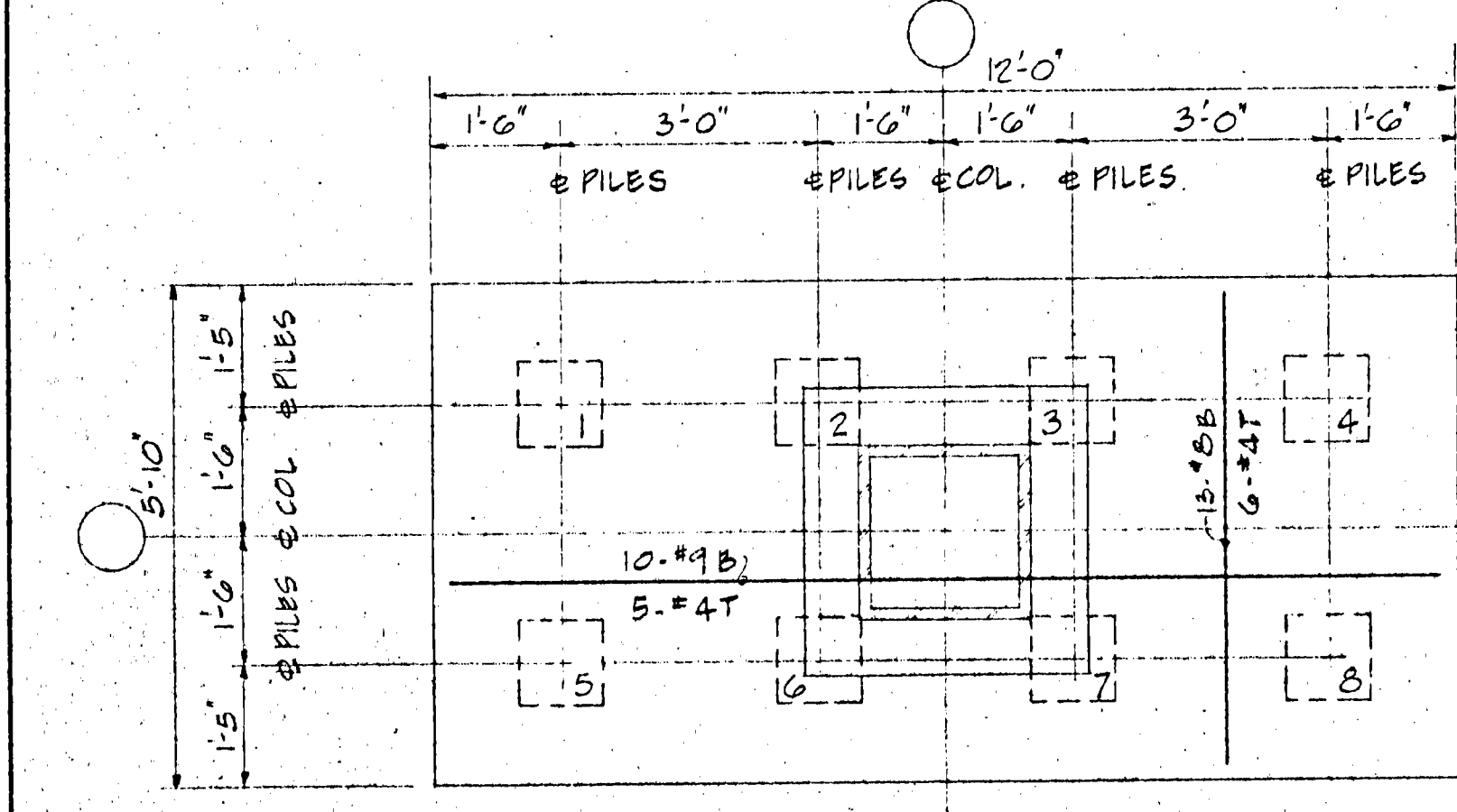
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PILE CAP TYPE 9



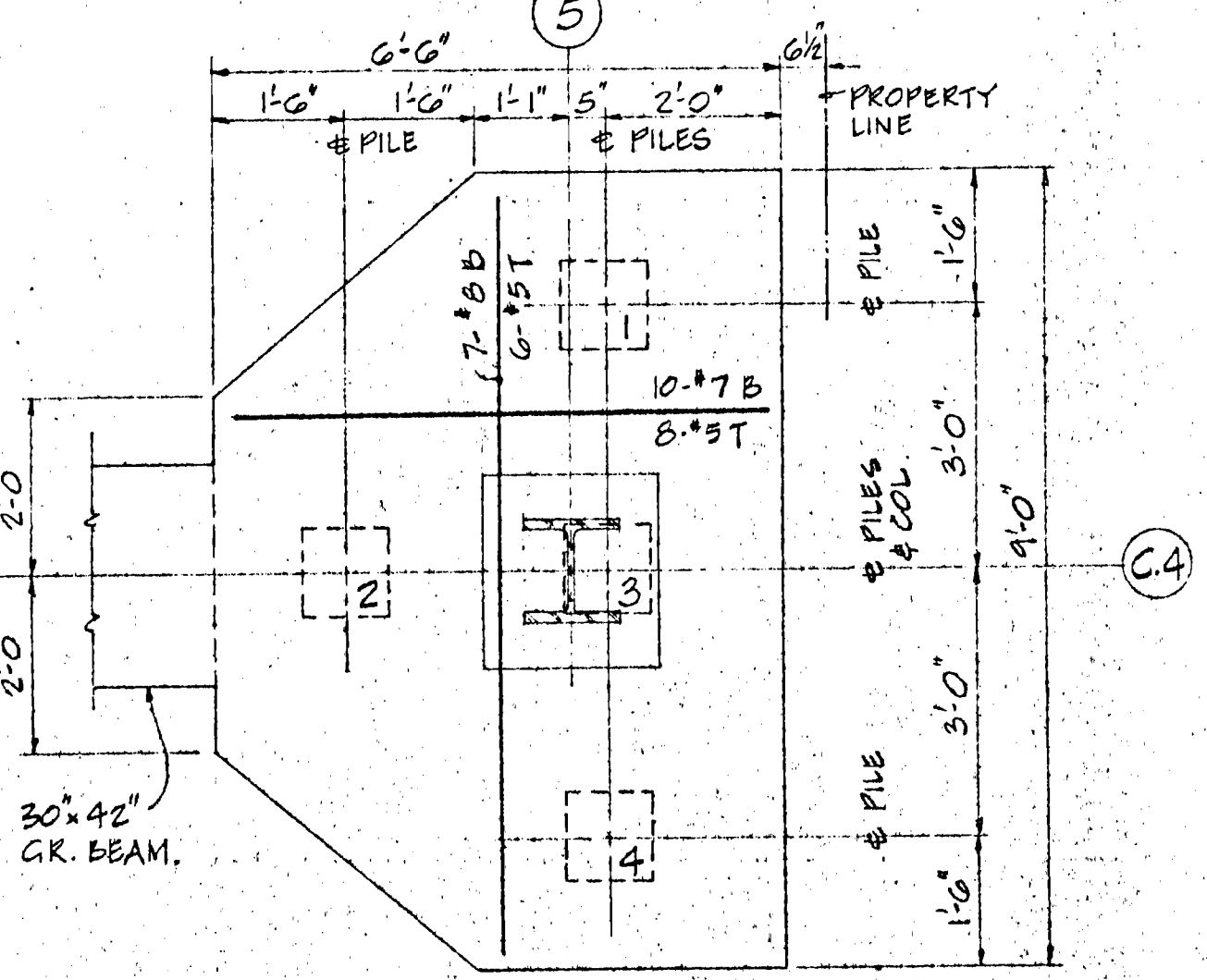
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PILE CAP TYPE 7



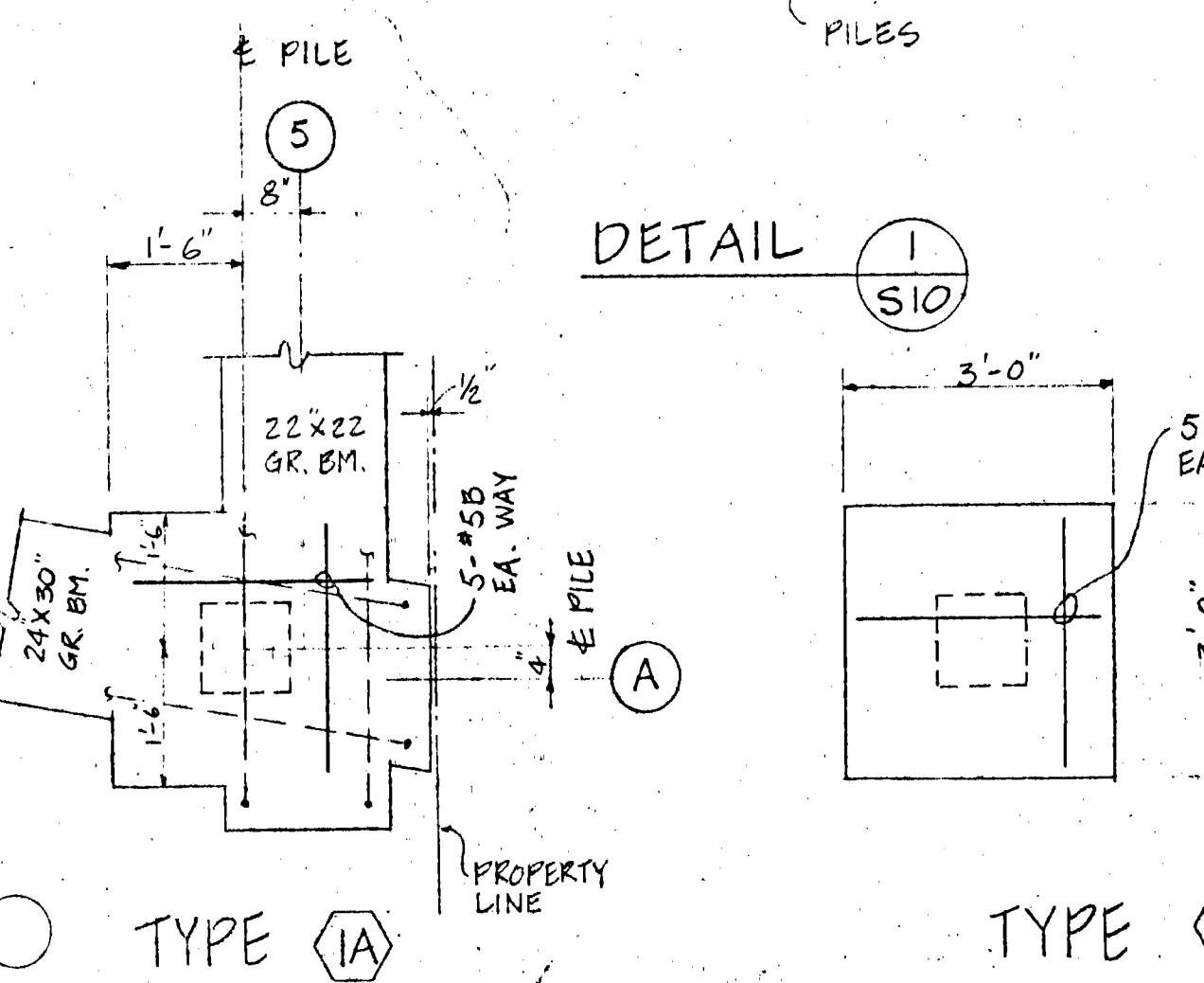
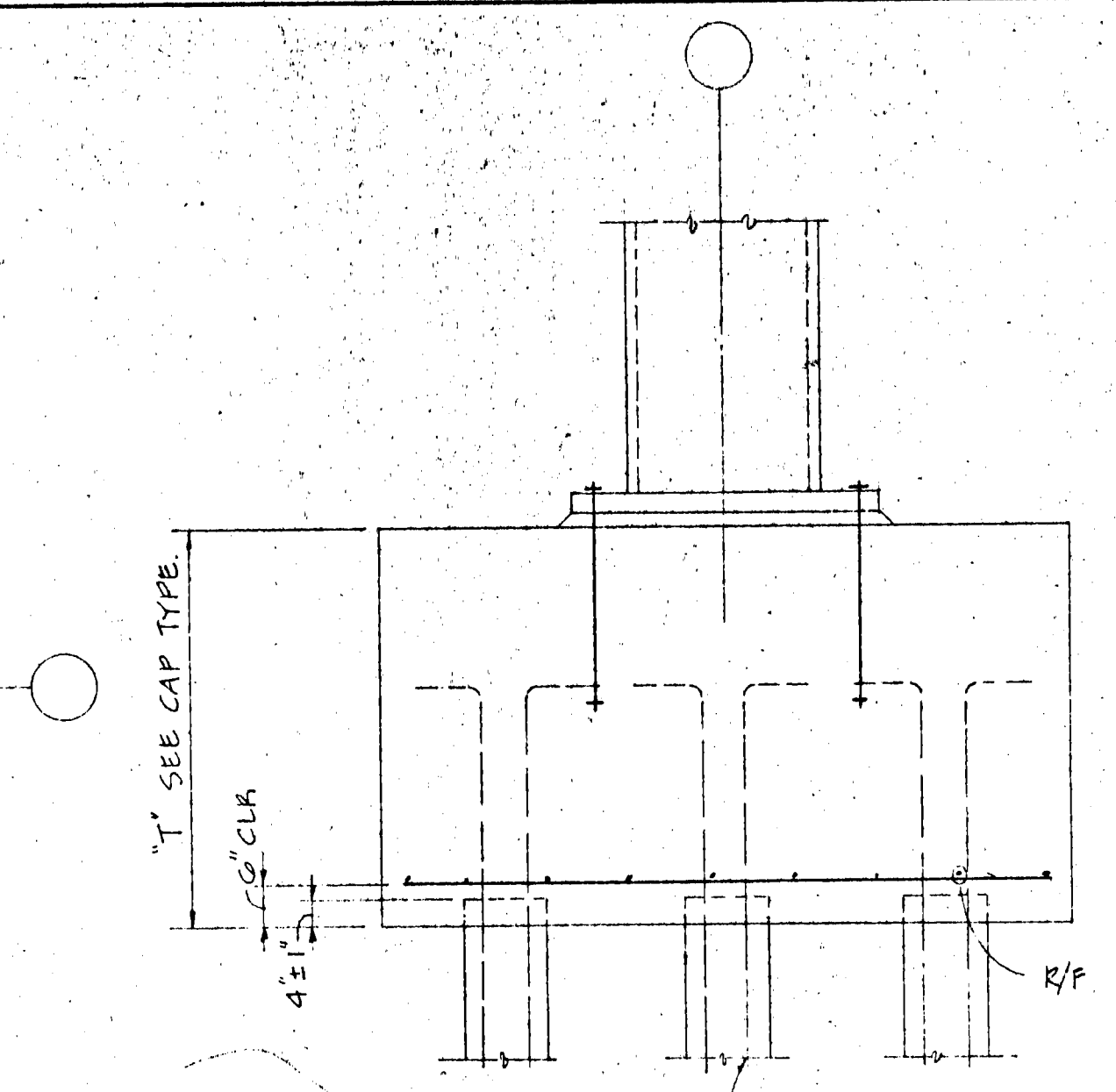
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PILE CAP TYPE 7A



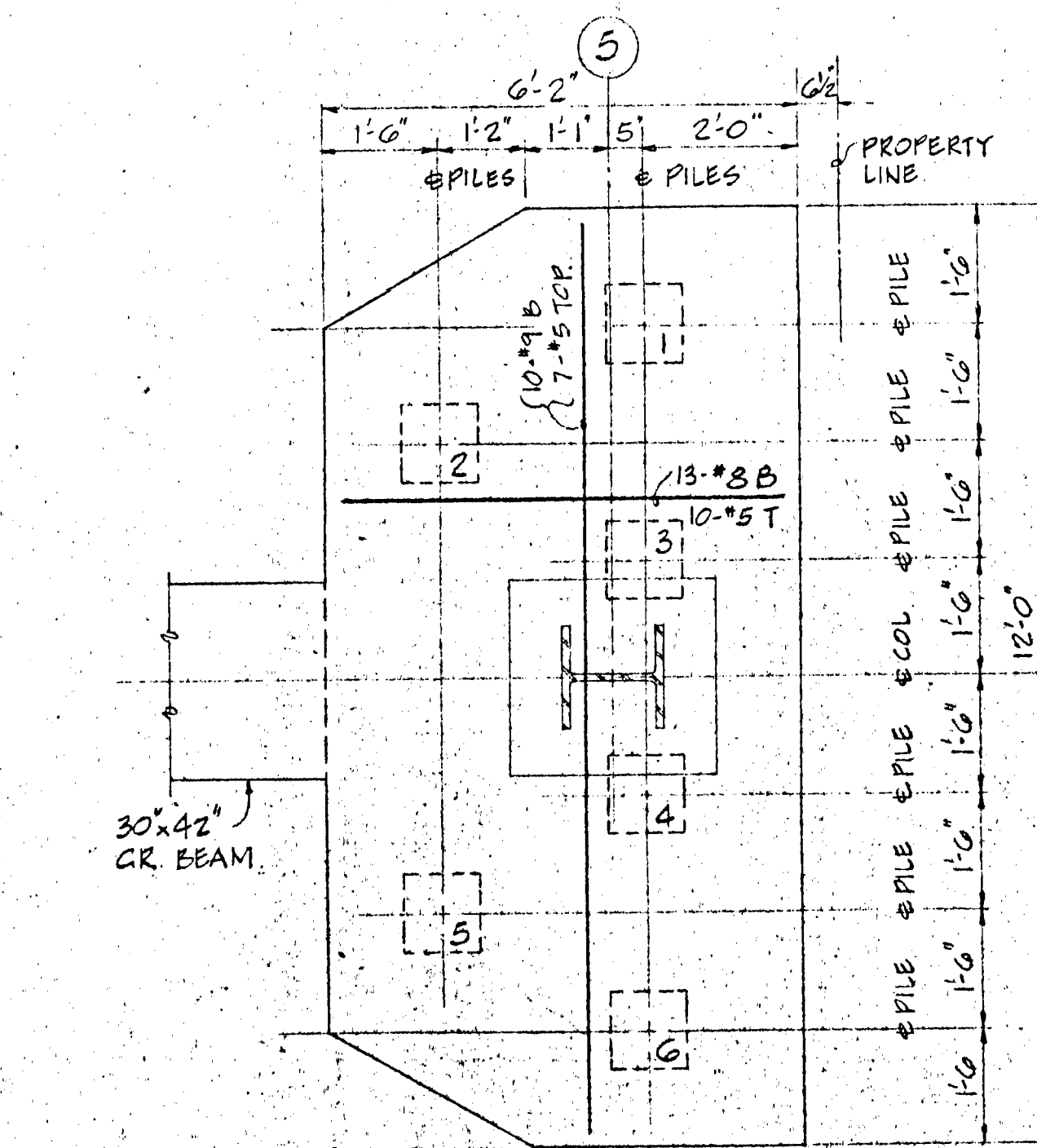
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PILE CAP TYPE 8



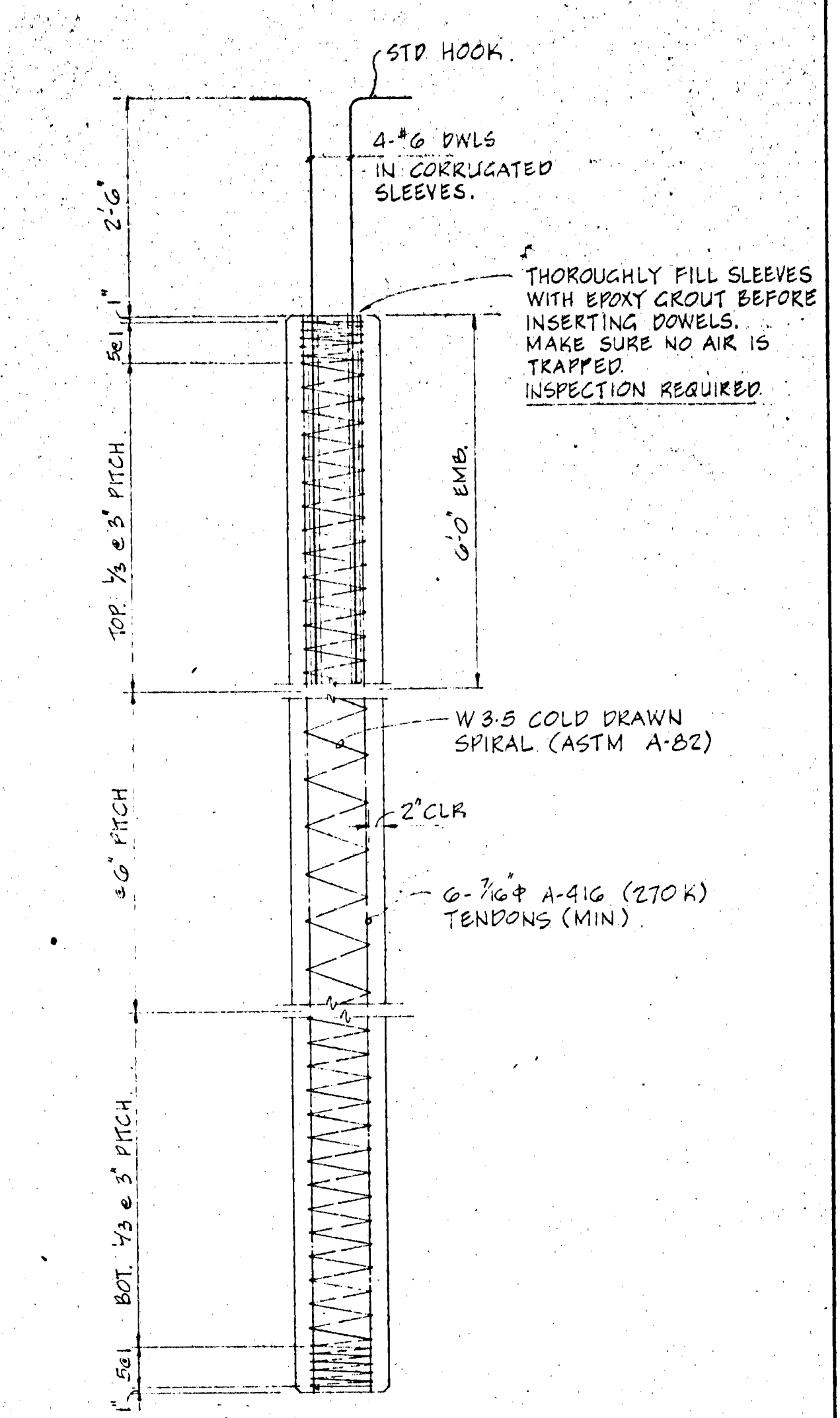
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PILE CAP TYPE 4



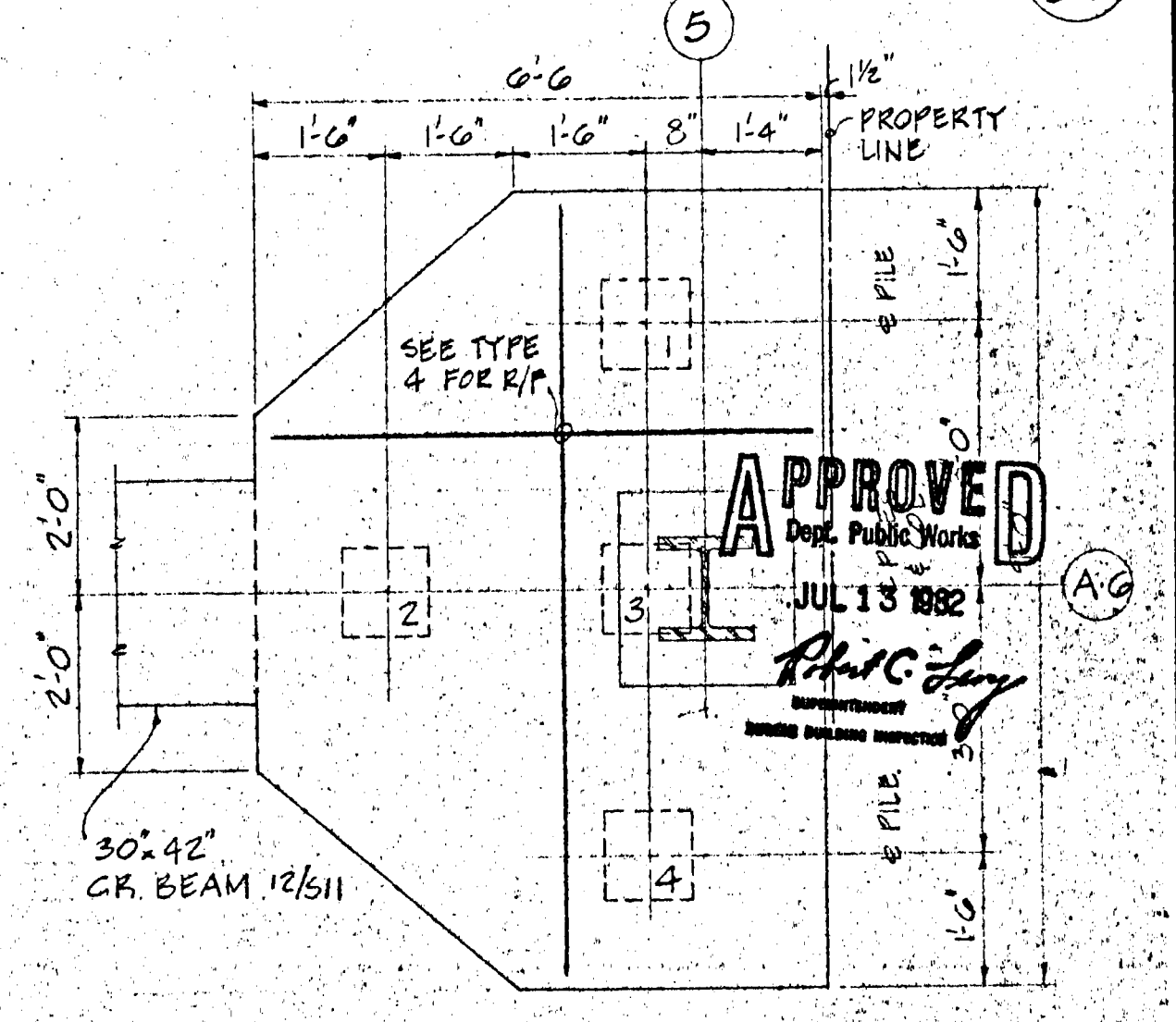
T = 3'-0"
PILE CAP TYPE 1 & 1A



T = 4'-0"
PILE CAP TYPE 6

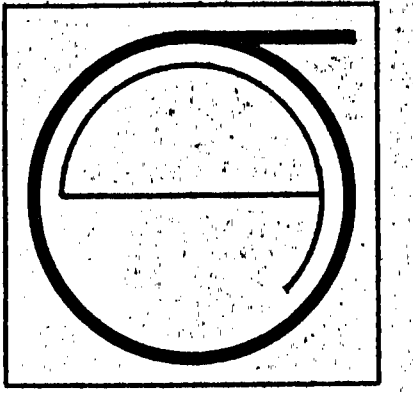


PRECAST PRESTRESSED PILE DET. 2



T = 4'-0"
PILE CAP TYPE 4A

RAJ-DESAI ASSOCIATES, INC.
STRUCTURAL ENGINEERS
1046 BANSOME STREET
SAN FRANCISCO, CA 94111
PHONE 415-382-5385



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ARCHITECTURE
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1700 MONTGOMERY STREET, SAN FRANCISCO
SUITE 105
CALIFORNIA 94111
TEL: (415) 434-3800

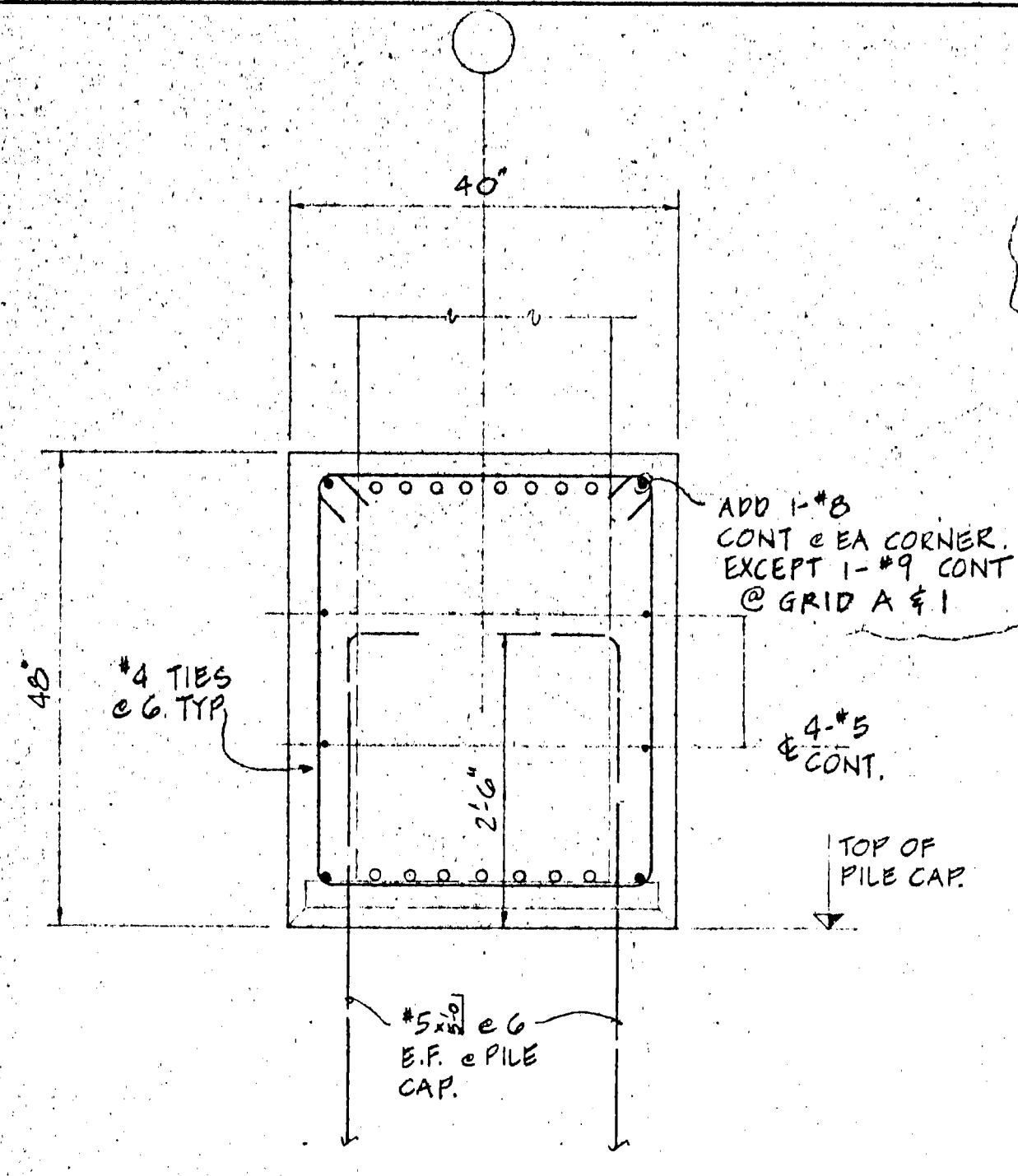
ECKER
SQUARE

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ADD. #1 5-1-81
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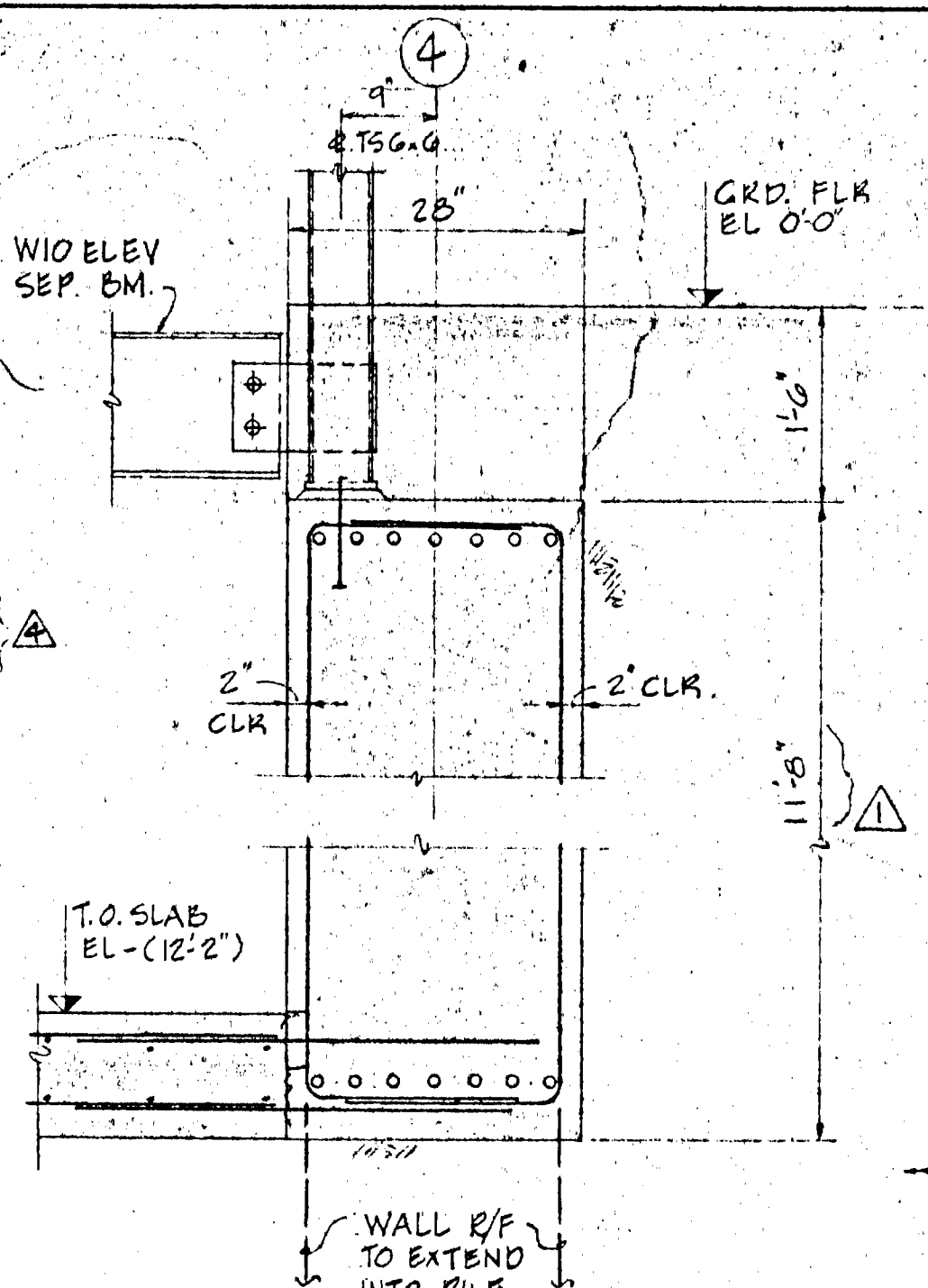
SITE PERMIT ADDENDUM
FOR CONSTRUCTION OF:
#5 1/21/82
FINAL

SHEET TITLE
PILE & PILE
CAP DETAILS

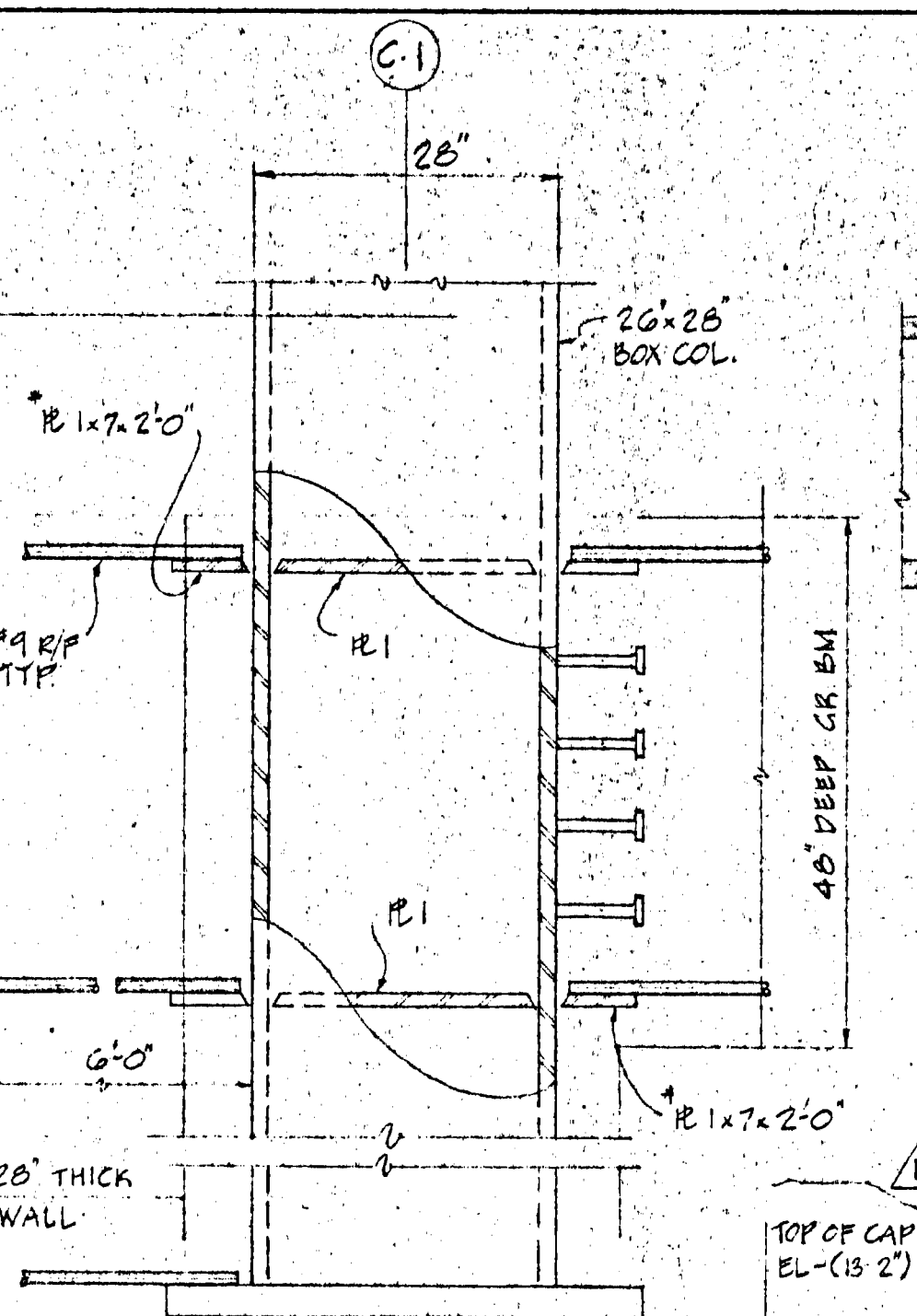
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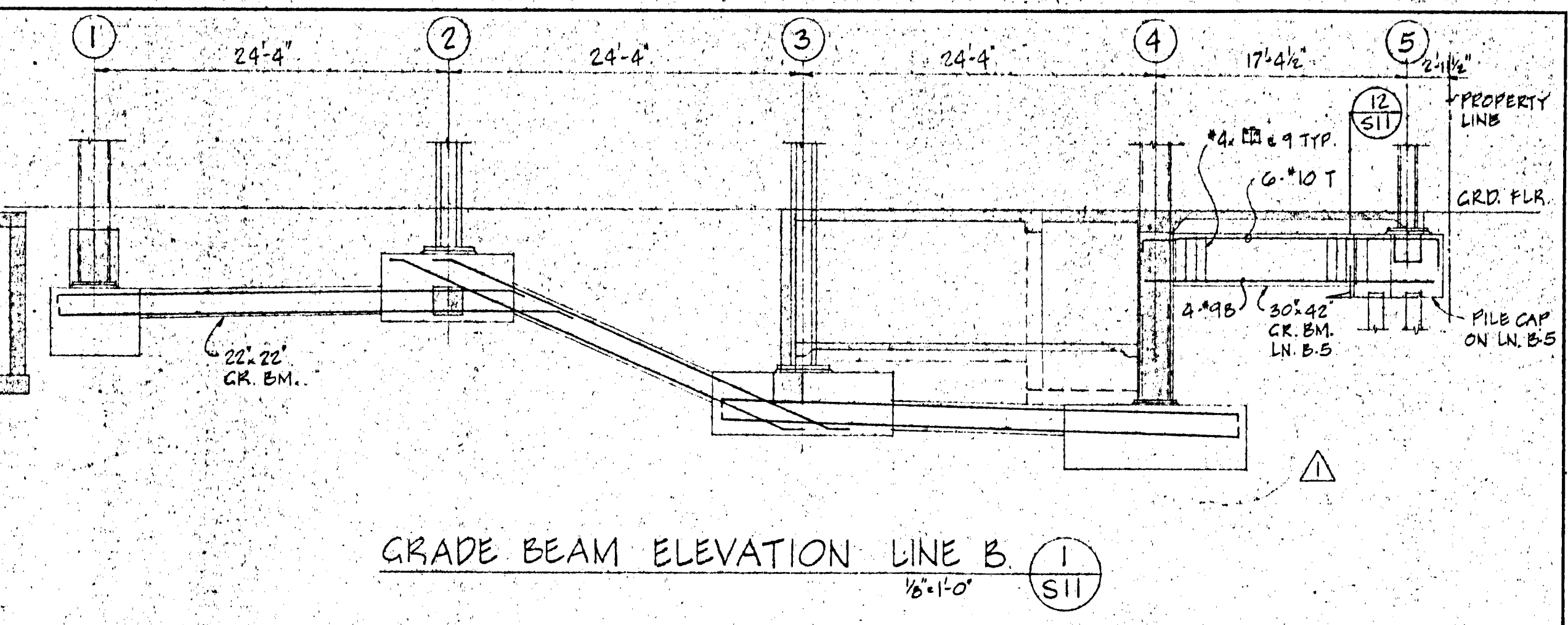
SECTION 5
3/4" = 1'-0" S11



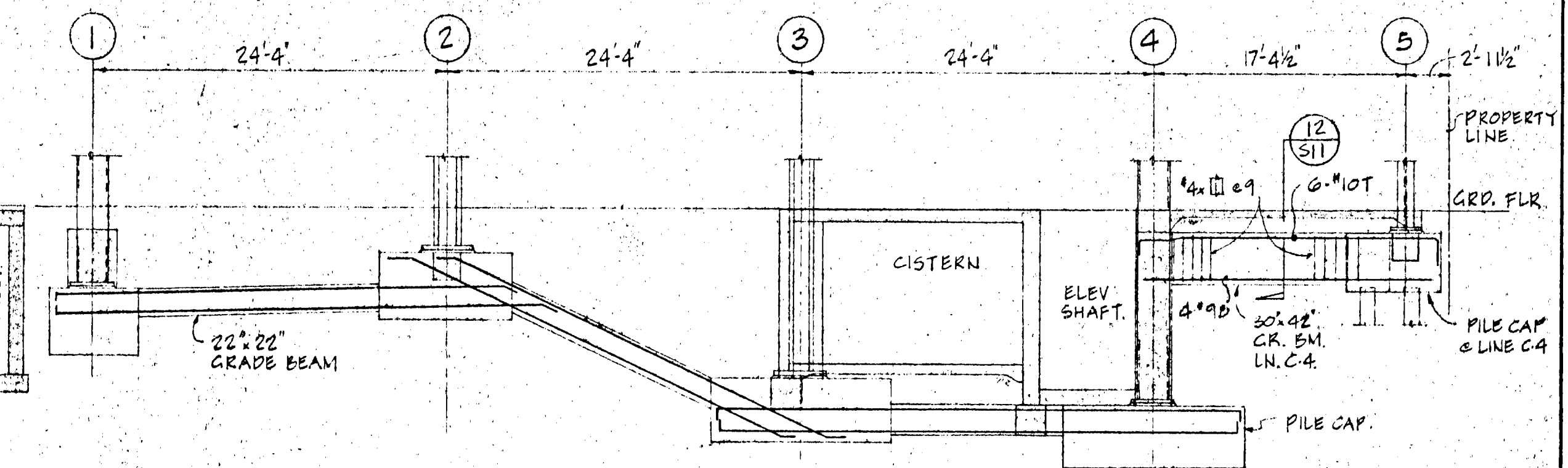
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3/4" = 1'-0" S11



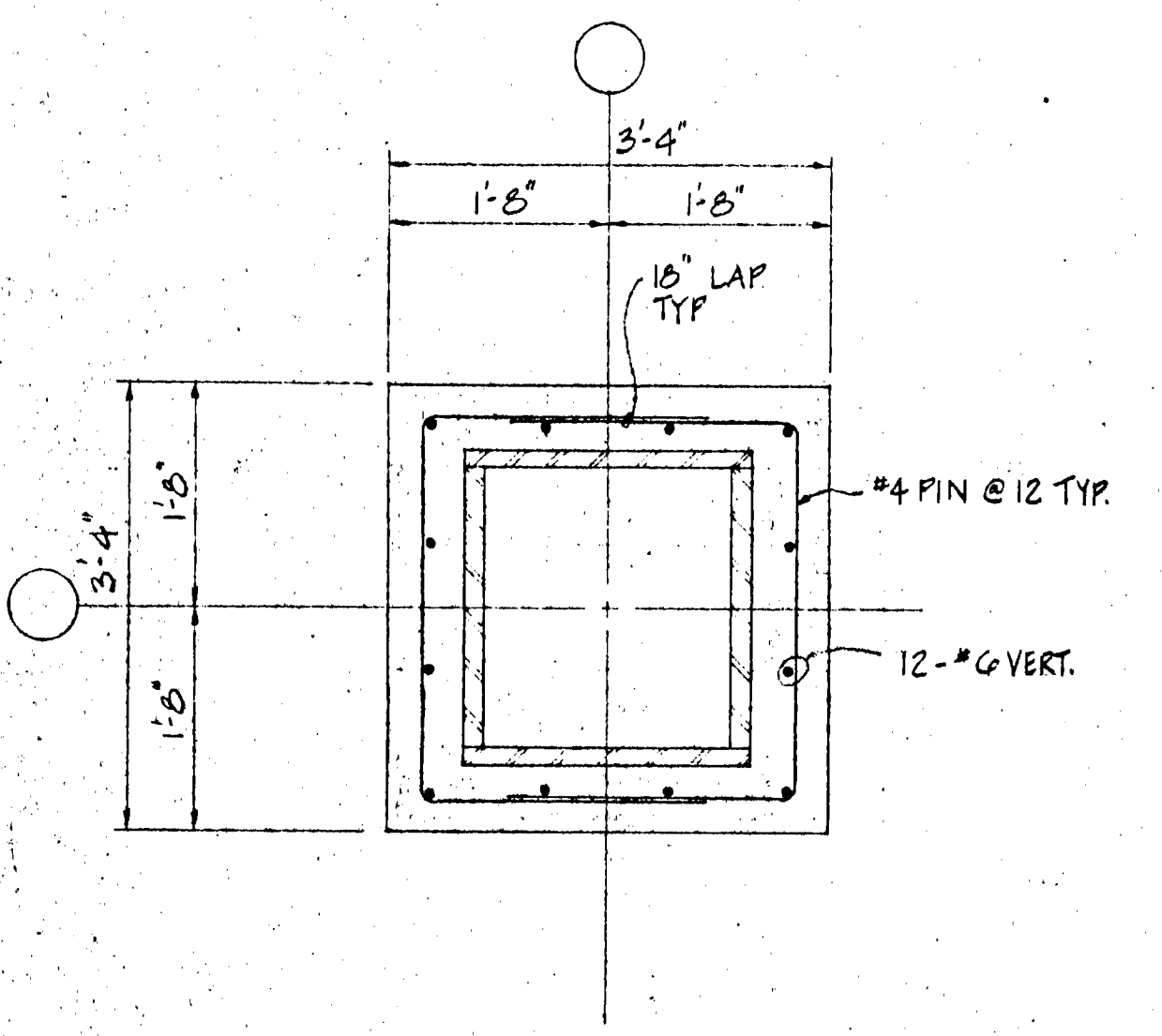
SECTION 7
3/4" = 1'-0" S11



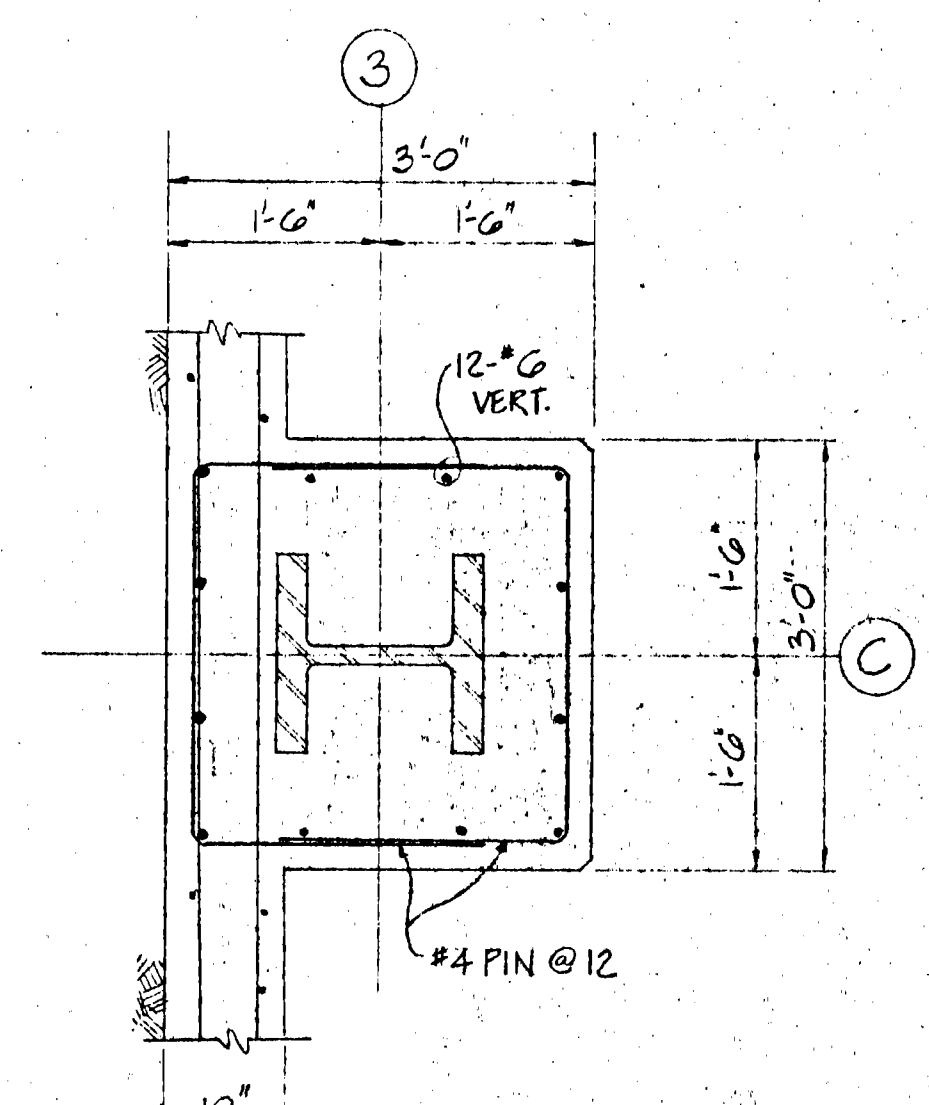
GRADE BEAM ELEVATION LINE B
1/8" = 1'-0" S11



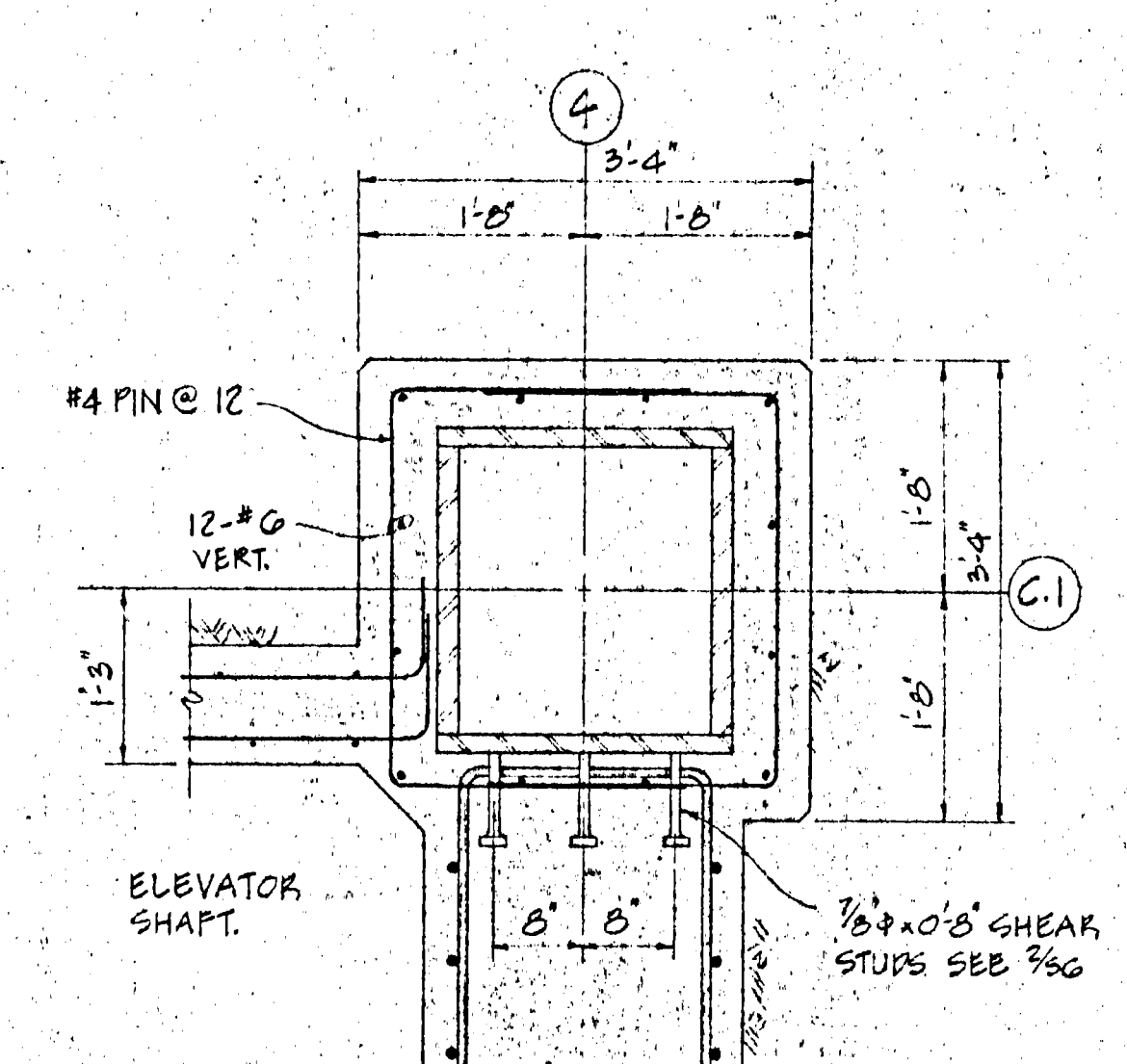
GRADE BEAM ELEVATION LINE C
1/8" = 1'-0" S11



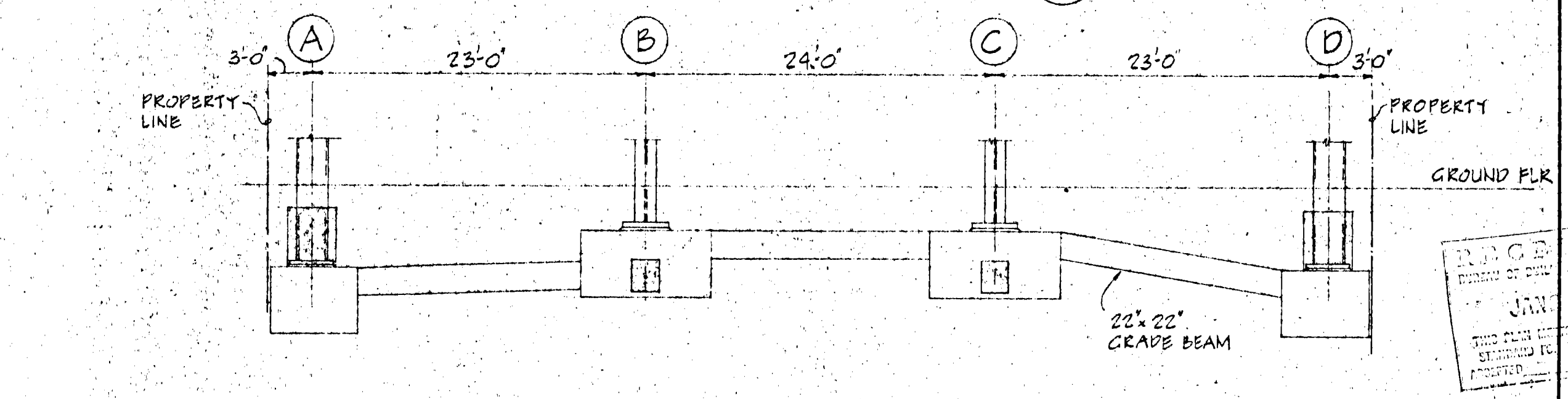
PLAN SECTION 8
3/4" = 1'-0" S11



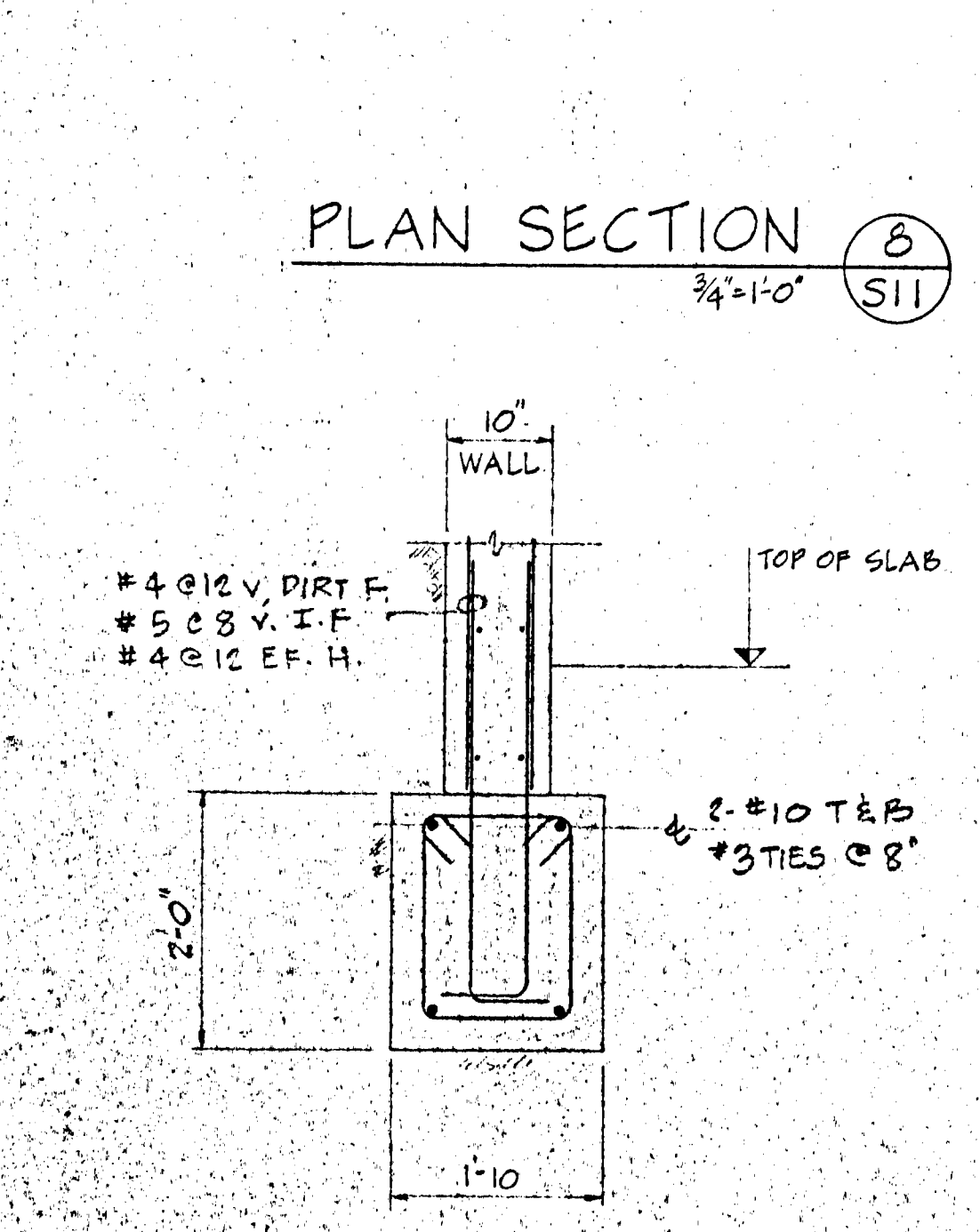
PLAN SECTION 9
3/4" = 1'-0" S11



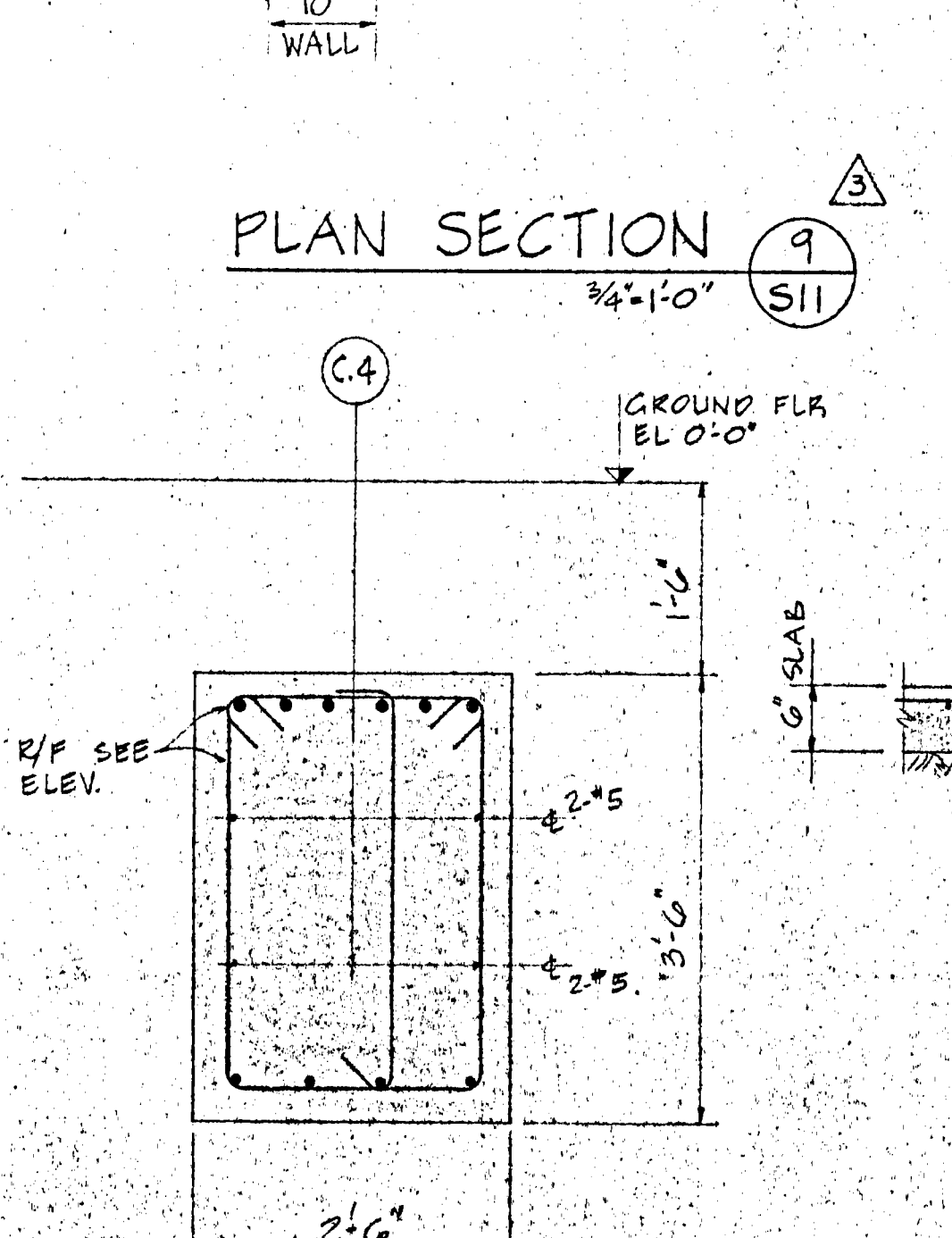
PLAN SECTION 10
3/4" = 1'-0" S11



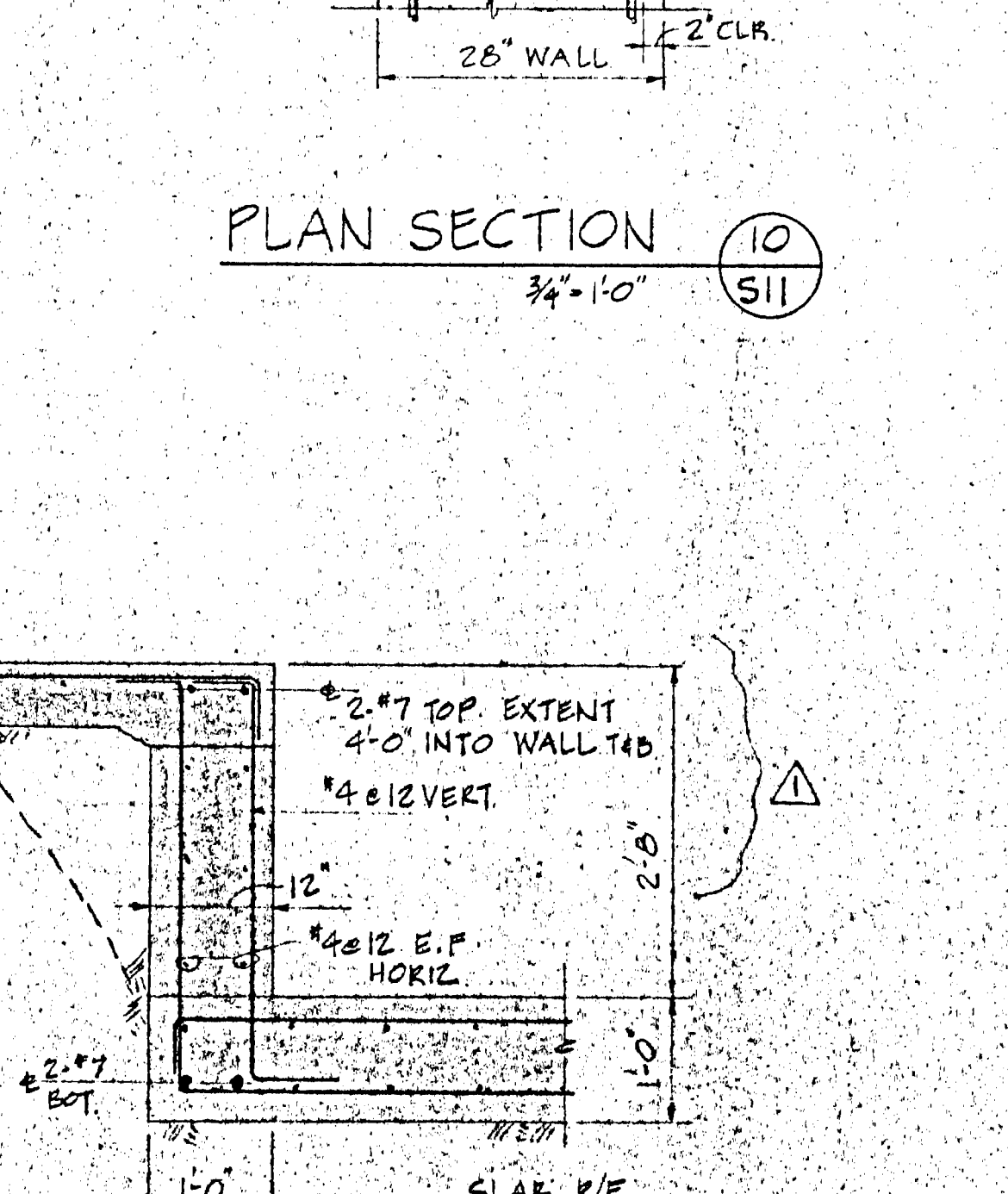
GRADE BEAM ELEVATION LINE 2
1/8" = 1'-0" S11



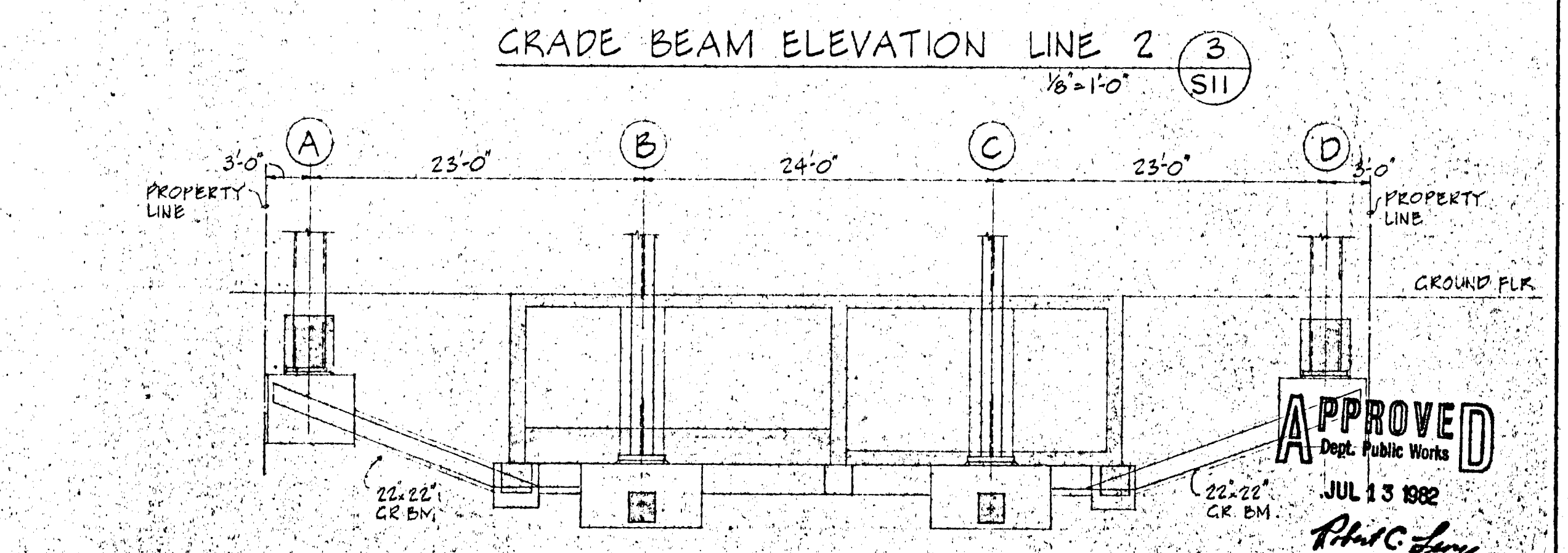
SECTION 11
3/4" = 1'-0" S11



SECTION 12
3/4" = 1'-0" S11



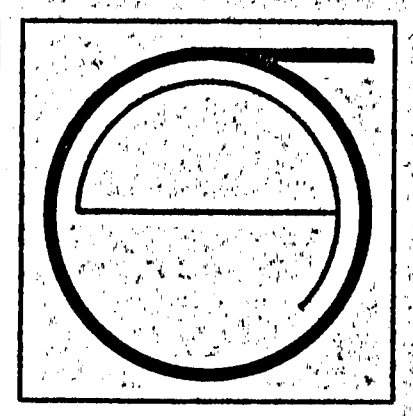
SECTION 13
3/4" = 1'-0" S11



GRADE BEAM ELEVATION LINE 3
1/8" = 1'-0" S11

APPROVED
Dept. Public Works
JUL 13 1982
Raj Desai

RAJ DESAI ASSOCIATES, INC.
STRUCTURAL ENGINEERS
1046 PANORAMA STREET
SAN FRANCISCO, CA 94115
PHONE 415-587-1500



JORGE DE QUESADA INC.
ARCHITECTURE
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CONSTRUCTION MANAGEMENT
1705 MONTGOMERY STREET, SAN FRANCISCO
CALIFORNIA 94111
TEL: (415) 434-8880

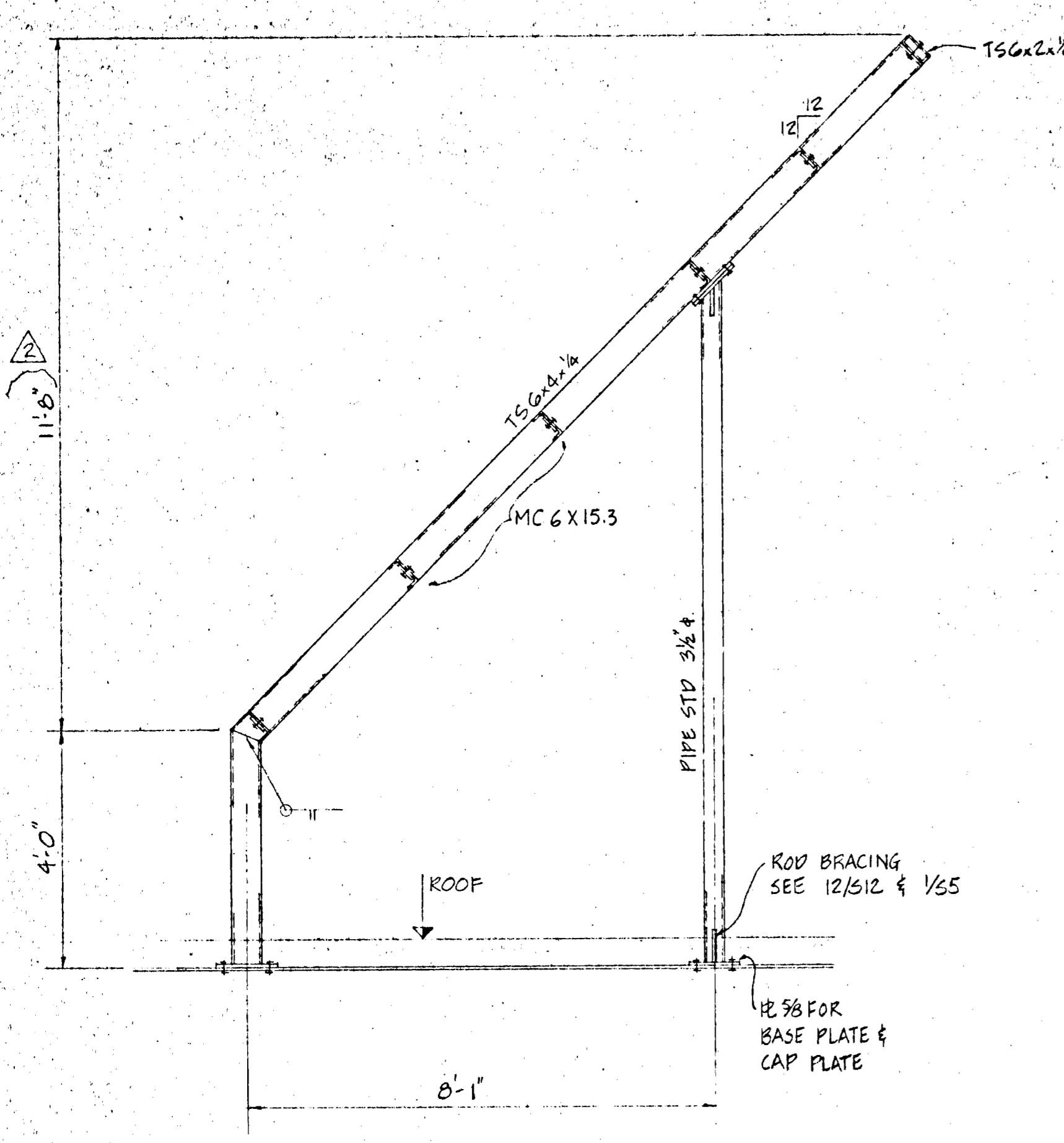
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11-30-81

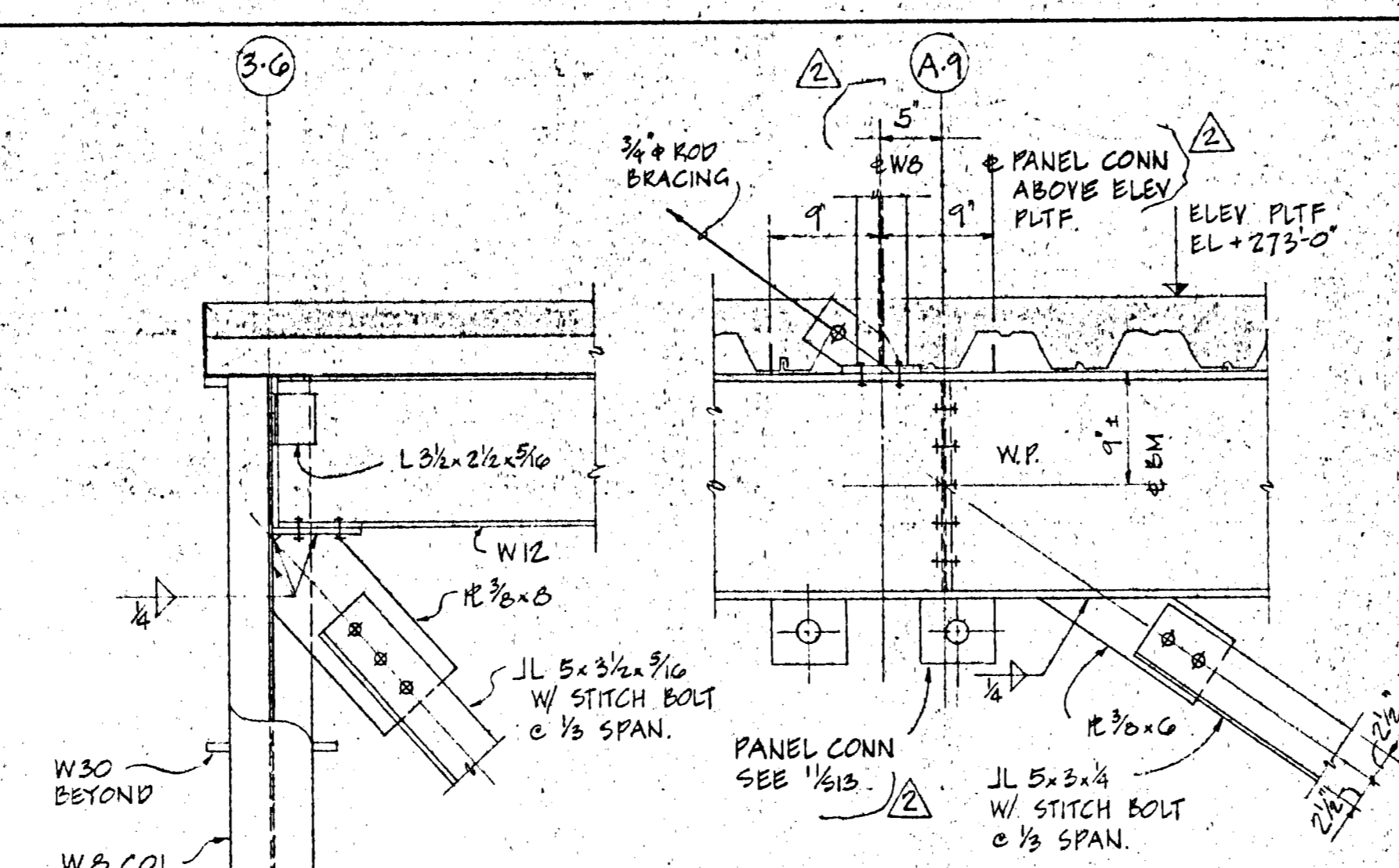
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FOR CONSTRUCTION OF
#5-1/21/82
FINAL

SHEET TITLE:
GRADE BEAM
ELEVATIONS
SECTIONS
& DETAILS

S 11

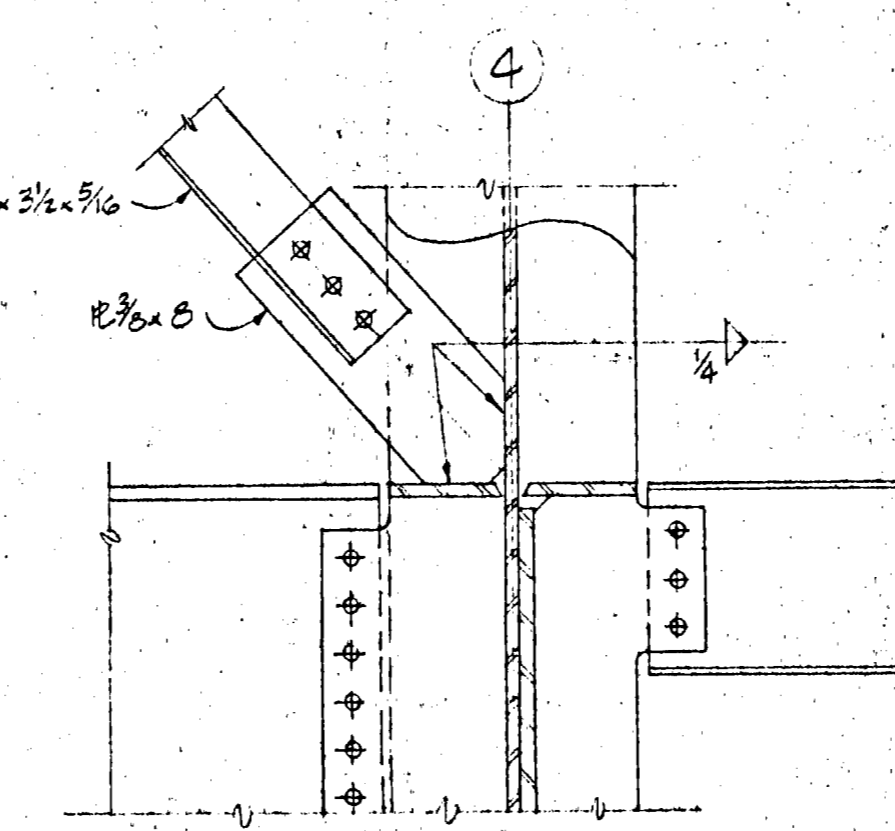
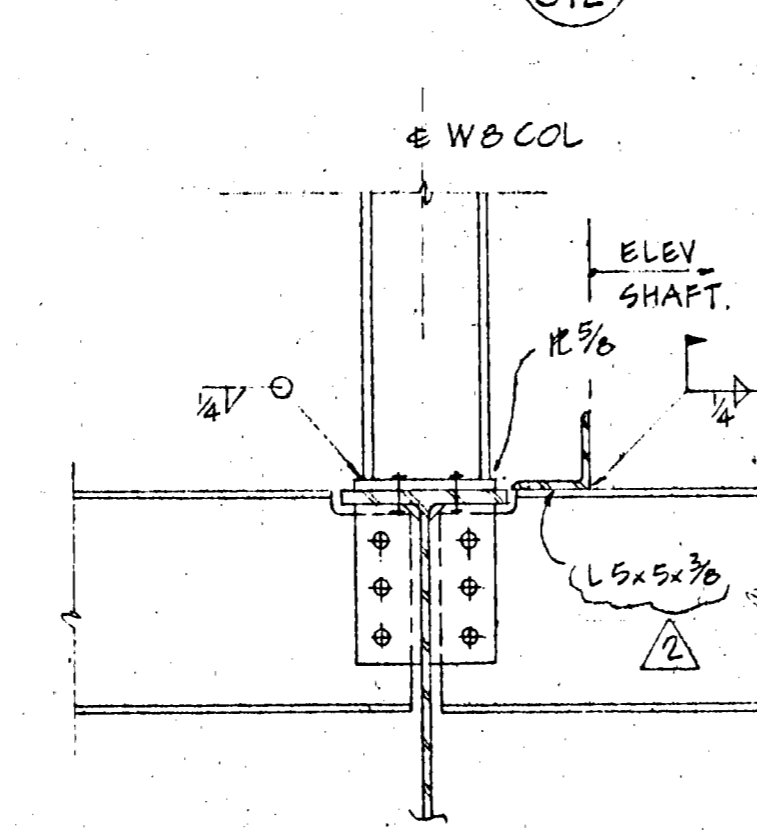


SECTION 1
1/2'-1'-0" S12

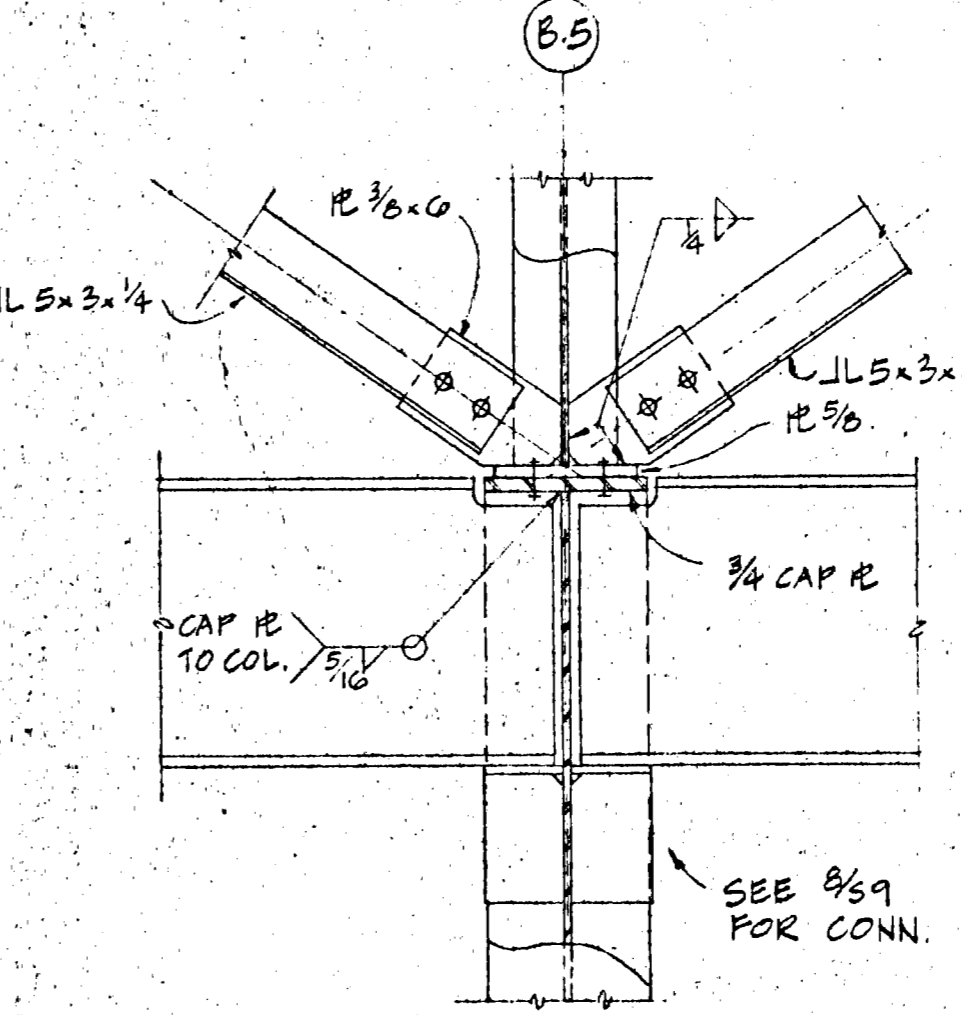


SECTION 3
1'-1'-0" S12

DETAIL 2
S12

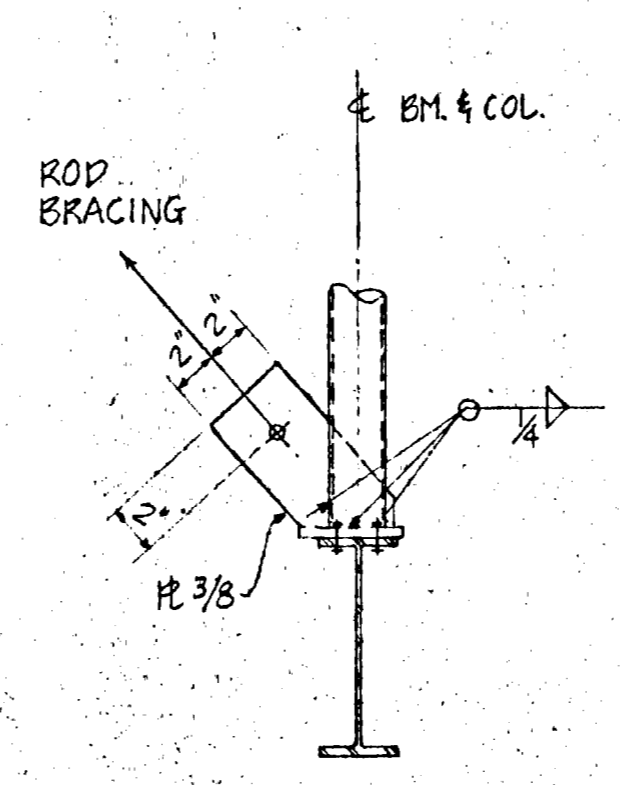


SECTION 4
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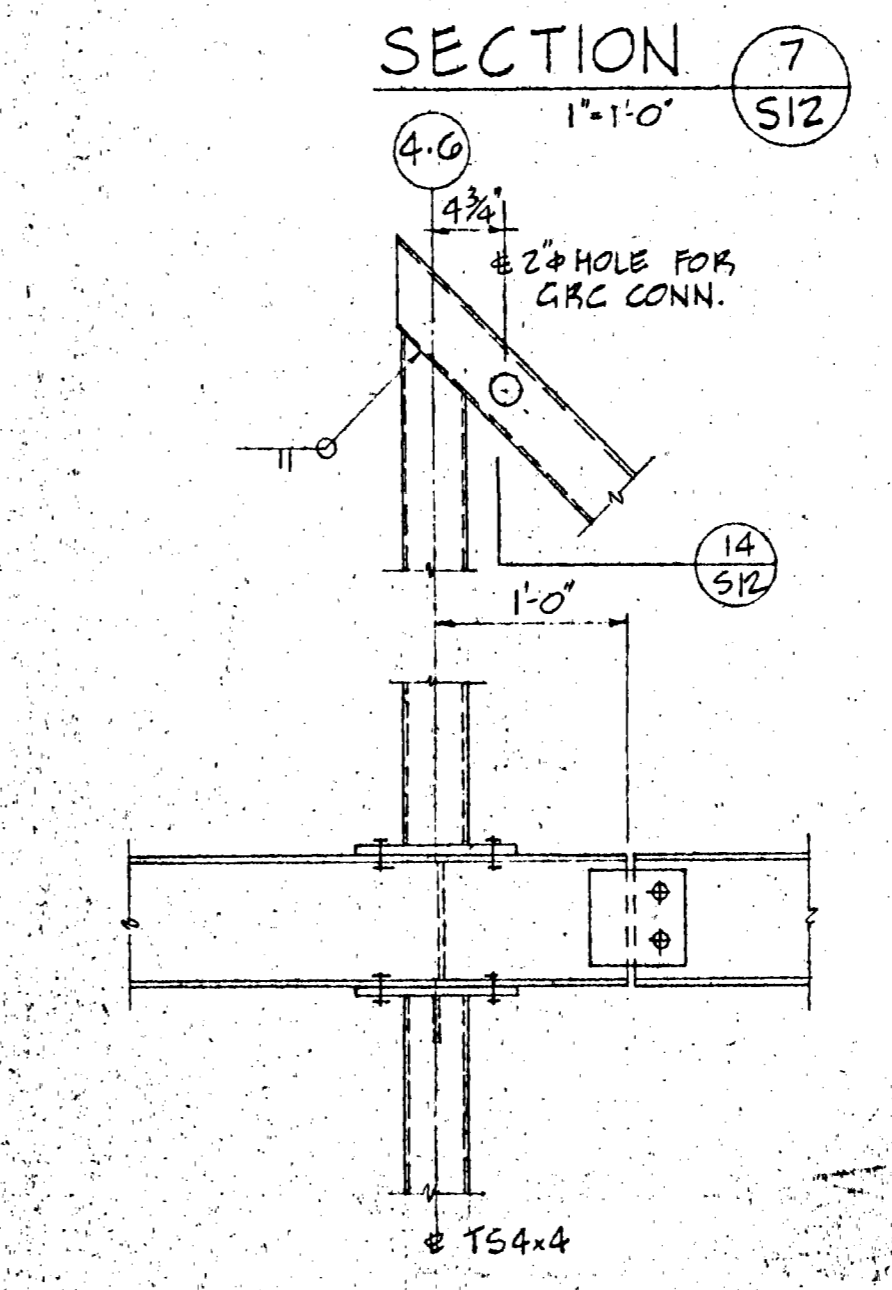
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SECTION 6
1'-1'-0" S12

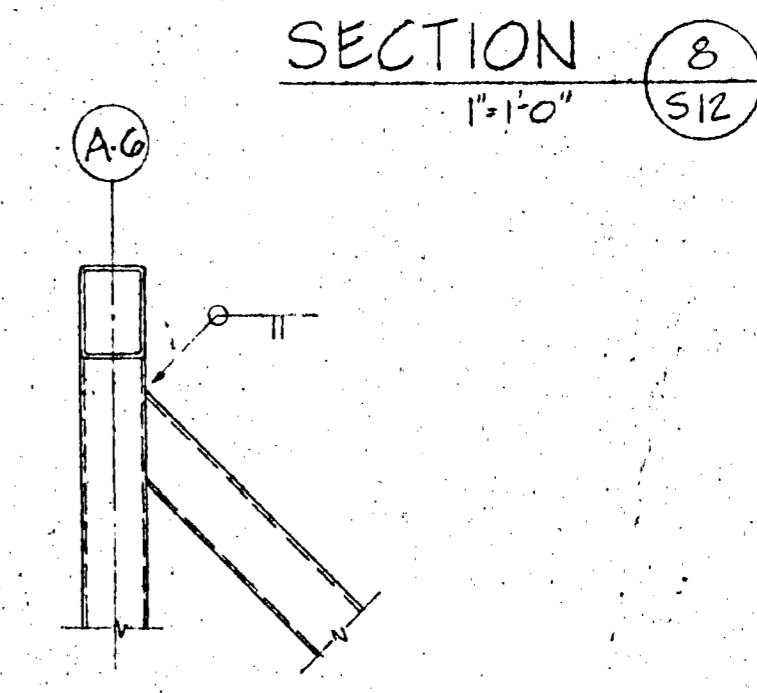


DETAIL 10
1'-1'-0" S12

DETAIL 12
1'-1'-0" S12

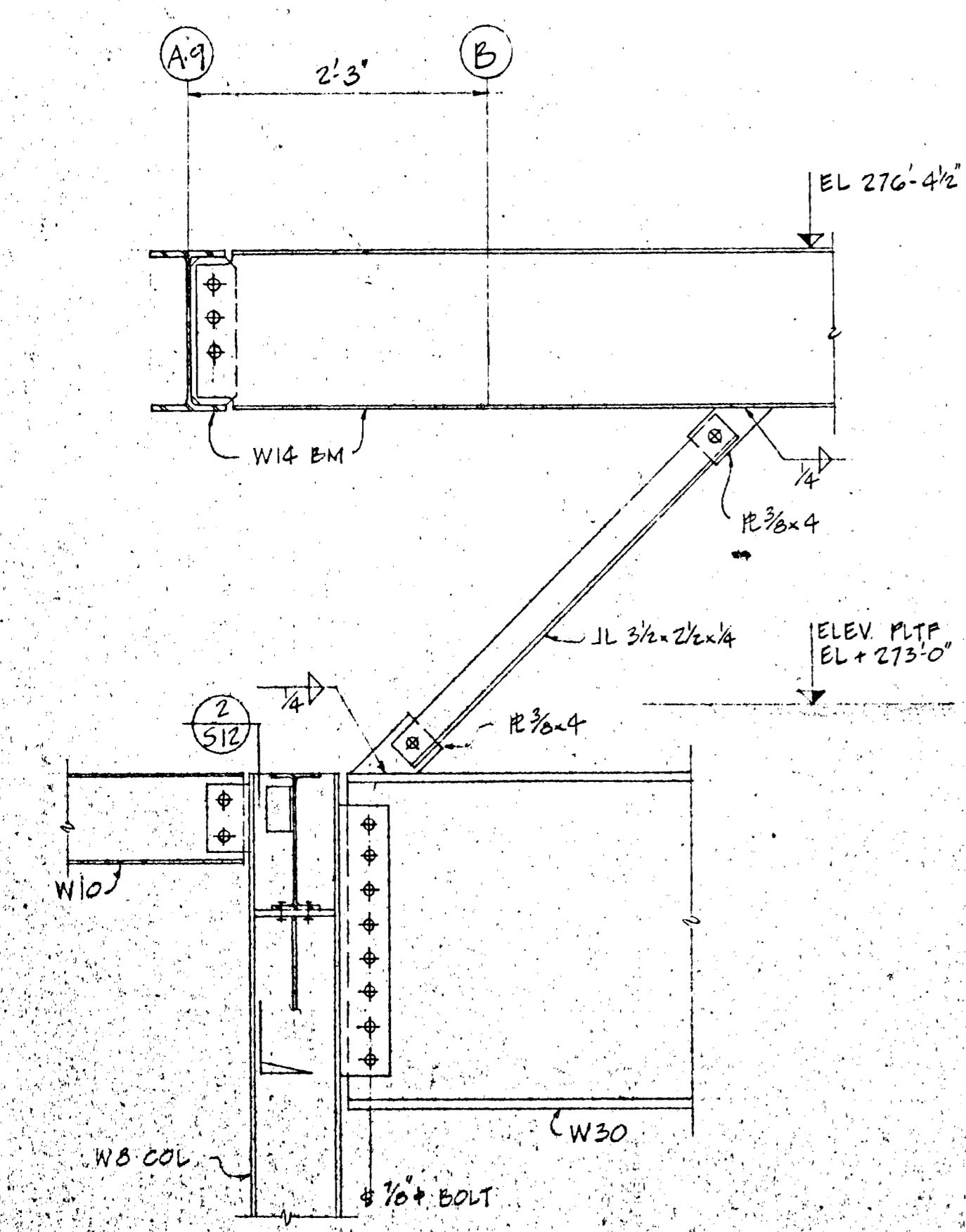


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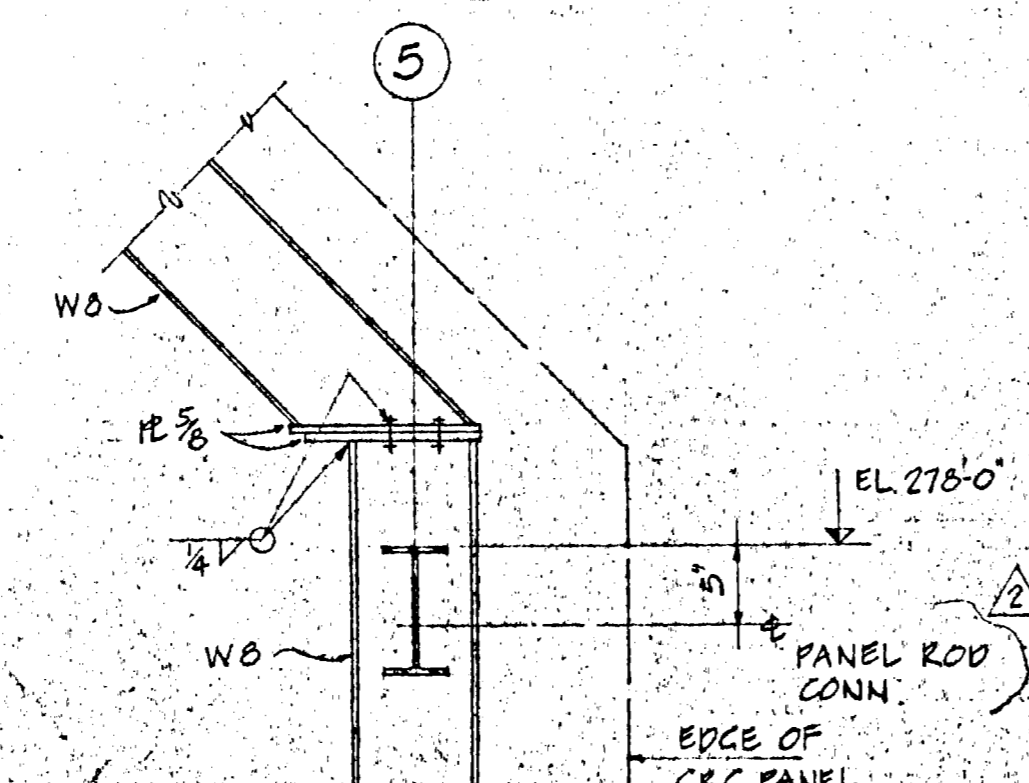


SECTION 8
1'-1'-0" S12

SECTION 14
1'-1'-0" S12



SECTION 9
1'-1'-0" S12

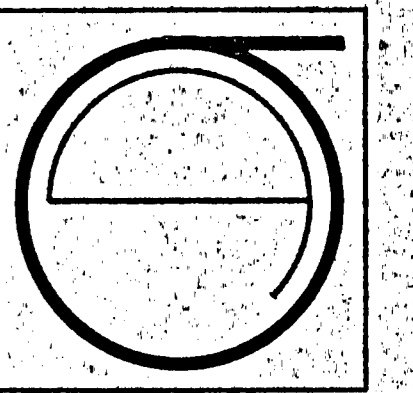


DETAIL 11
1'-1'-0" S12

SECTION 13
1'-1'-0" S12

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JUL 13 1982
Raj Desai

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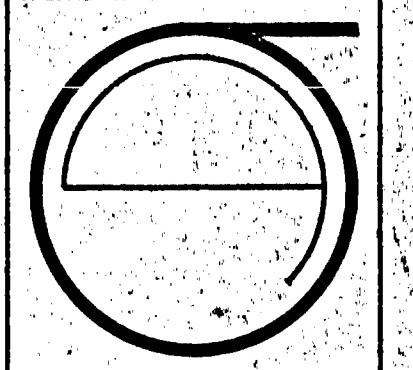
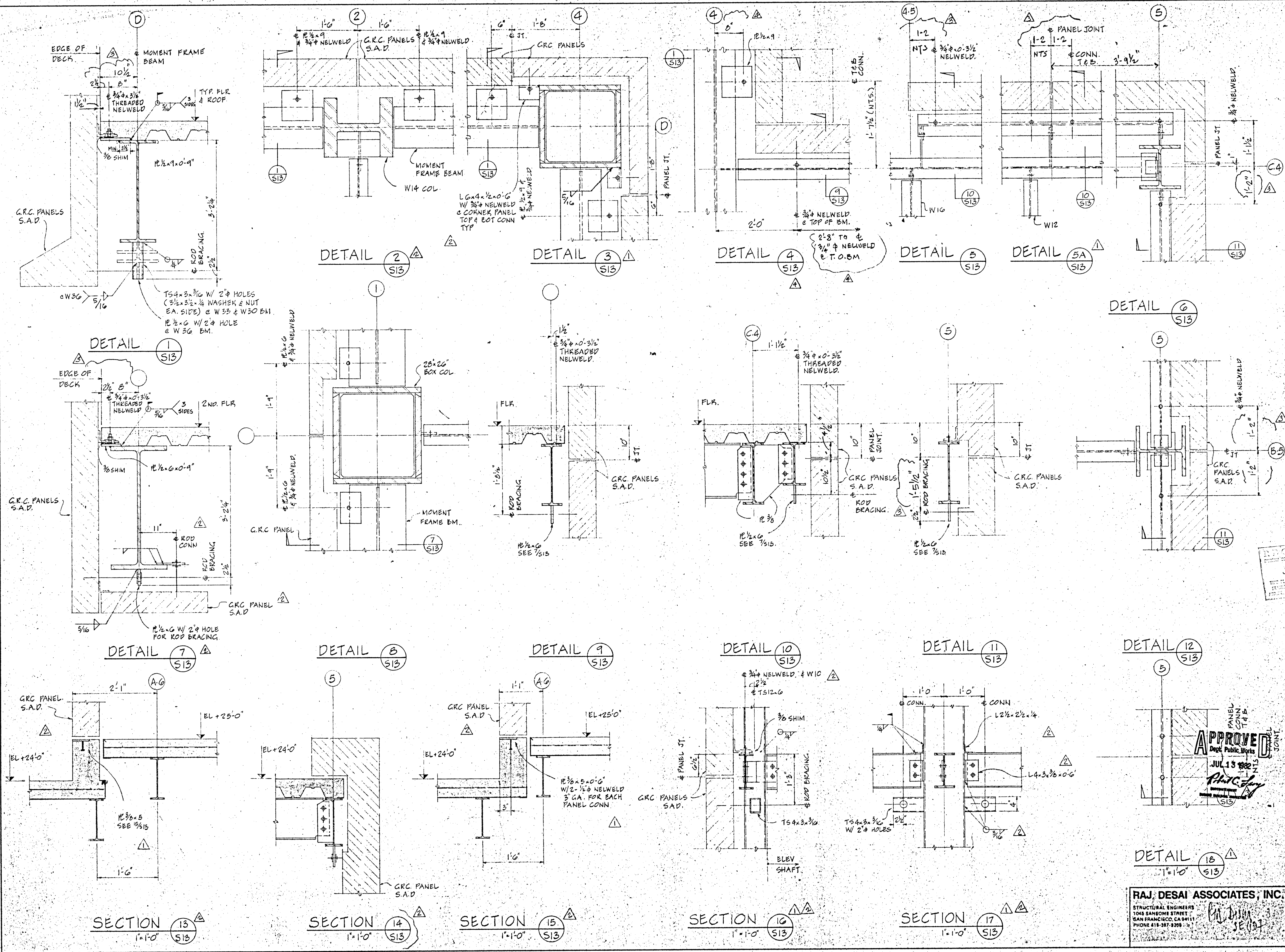
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6.15.81
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PERMIT ADDENDUM
FOR CONSTRUCTION OF
#5 1/21/82
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SHEET TITLE:
SECTIONS & DETAILS

S 12



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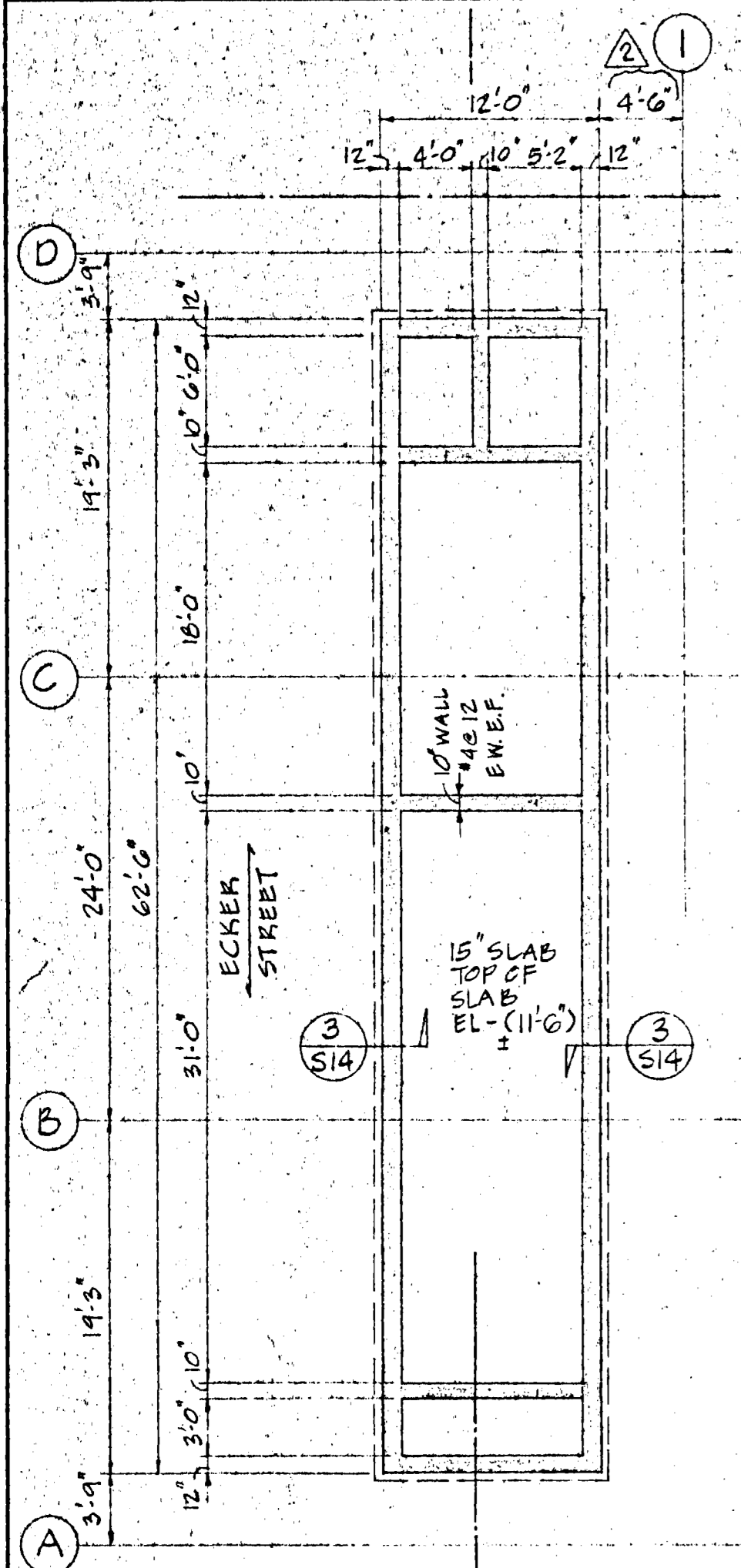
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 #5 11-9-81
 #6 11-30-81

SITE PERMIT ADDENDUM FOR CONSTRUCTION OF #5 3/21/82 FINAL

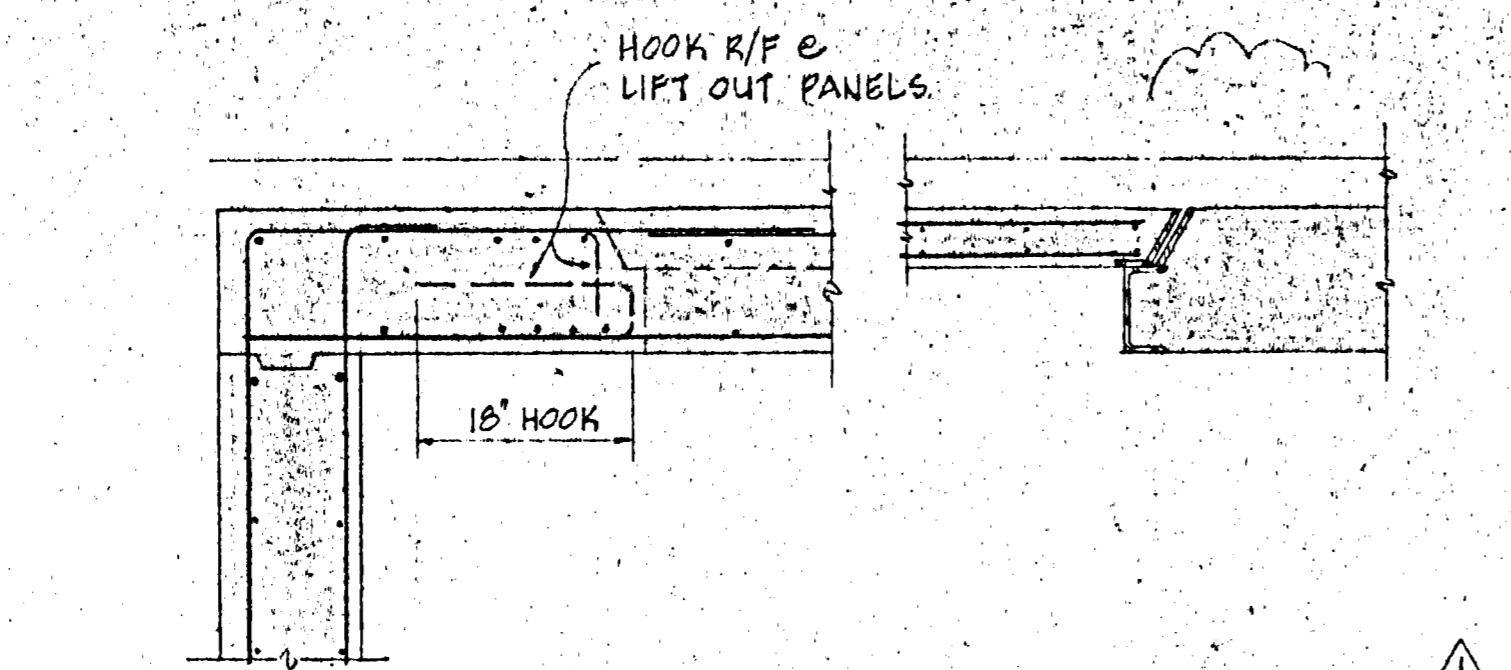
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R.H.C. Day

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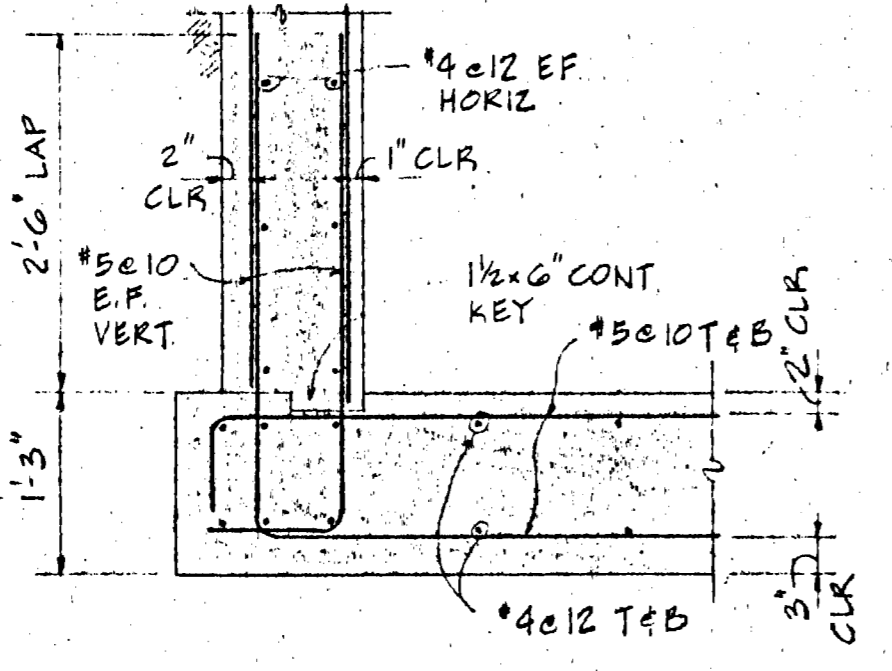
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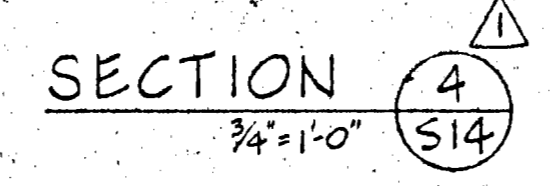
VAULT PLAN
BSMT. 1/8"=1'-0" (1) S14



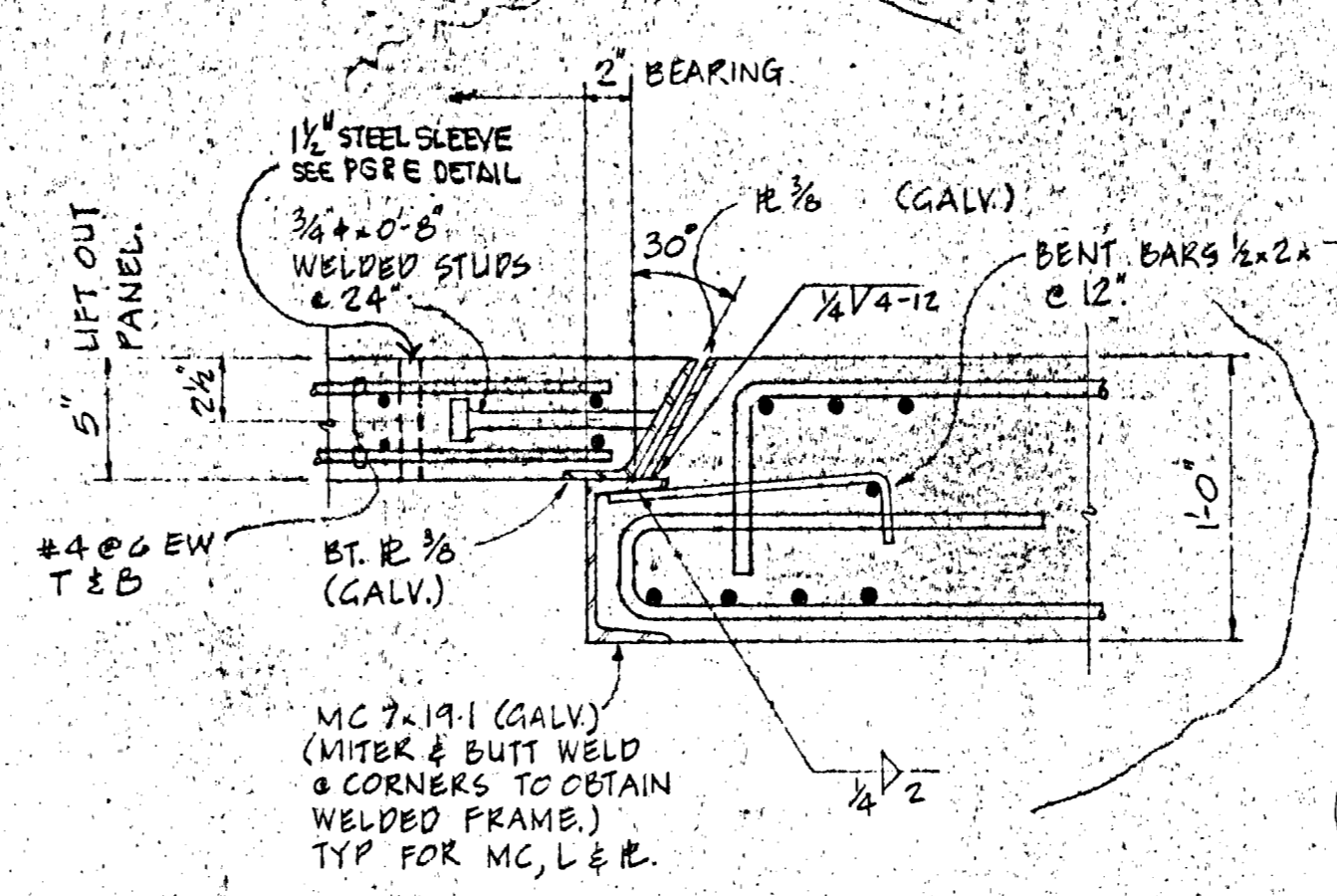
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3/4"=1'-0" (2) S14



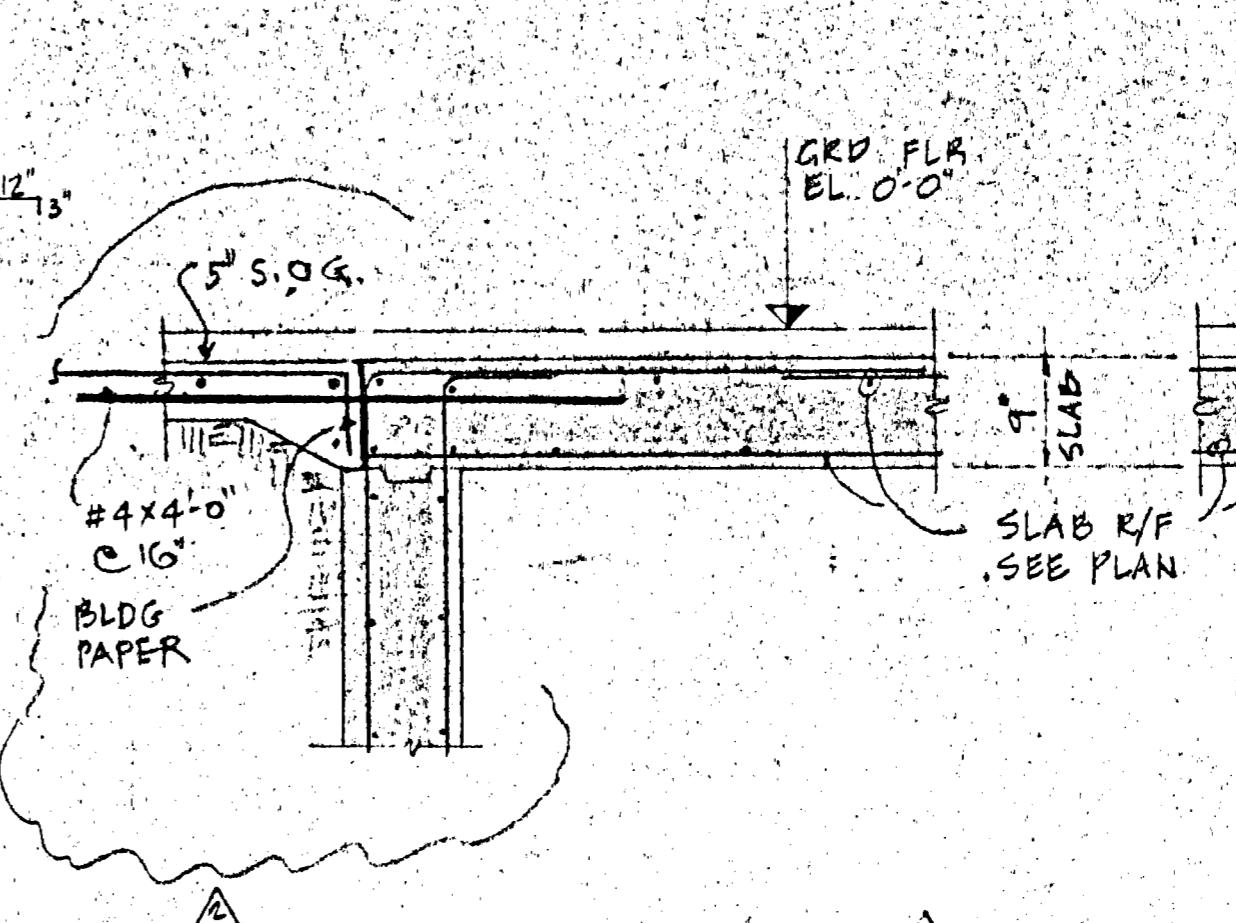
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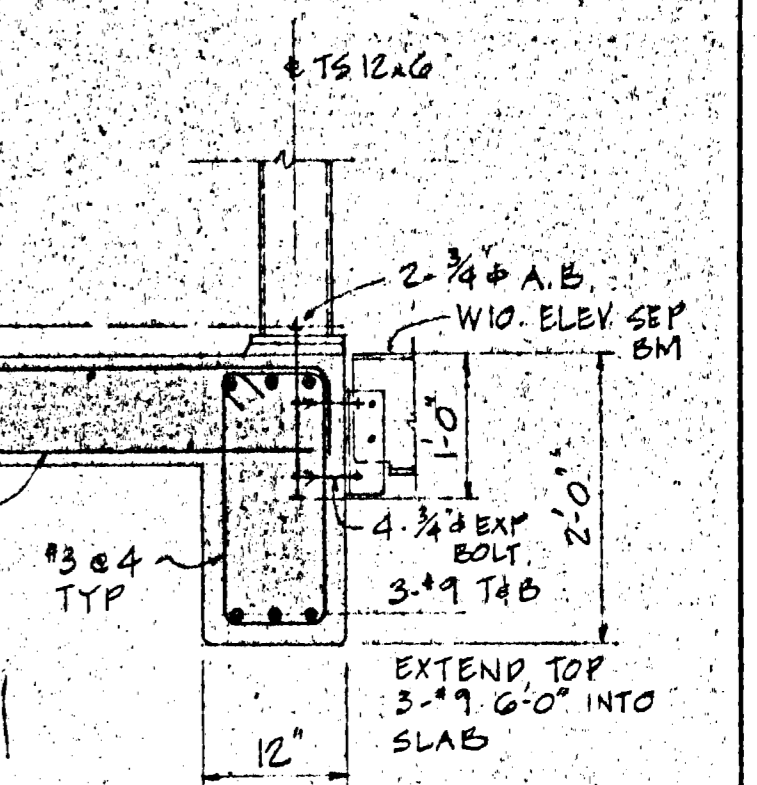
SECTION 4
3/4"=1'-0" (4) S14



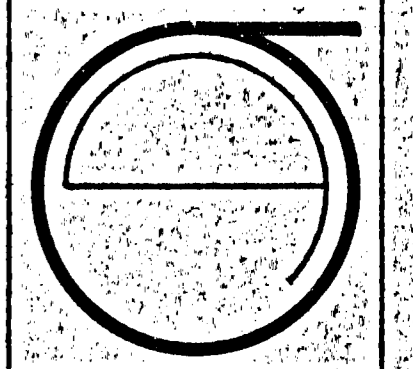
DETAIL 5
1/2"=1'-0" (5) S14



SECTION 6
3/4"=1'-0" (6) S14



SECTION 7
3/4"=1'-0" (7) S14



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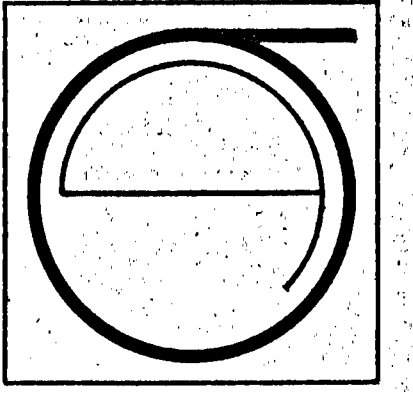
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JUL 13 1982
Rita C. Long
SAN FRANCISCO

SHEET TITLE:
VAULT PLAN SECTIONS & DETAILS

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S 14



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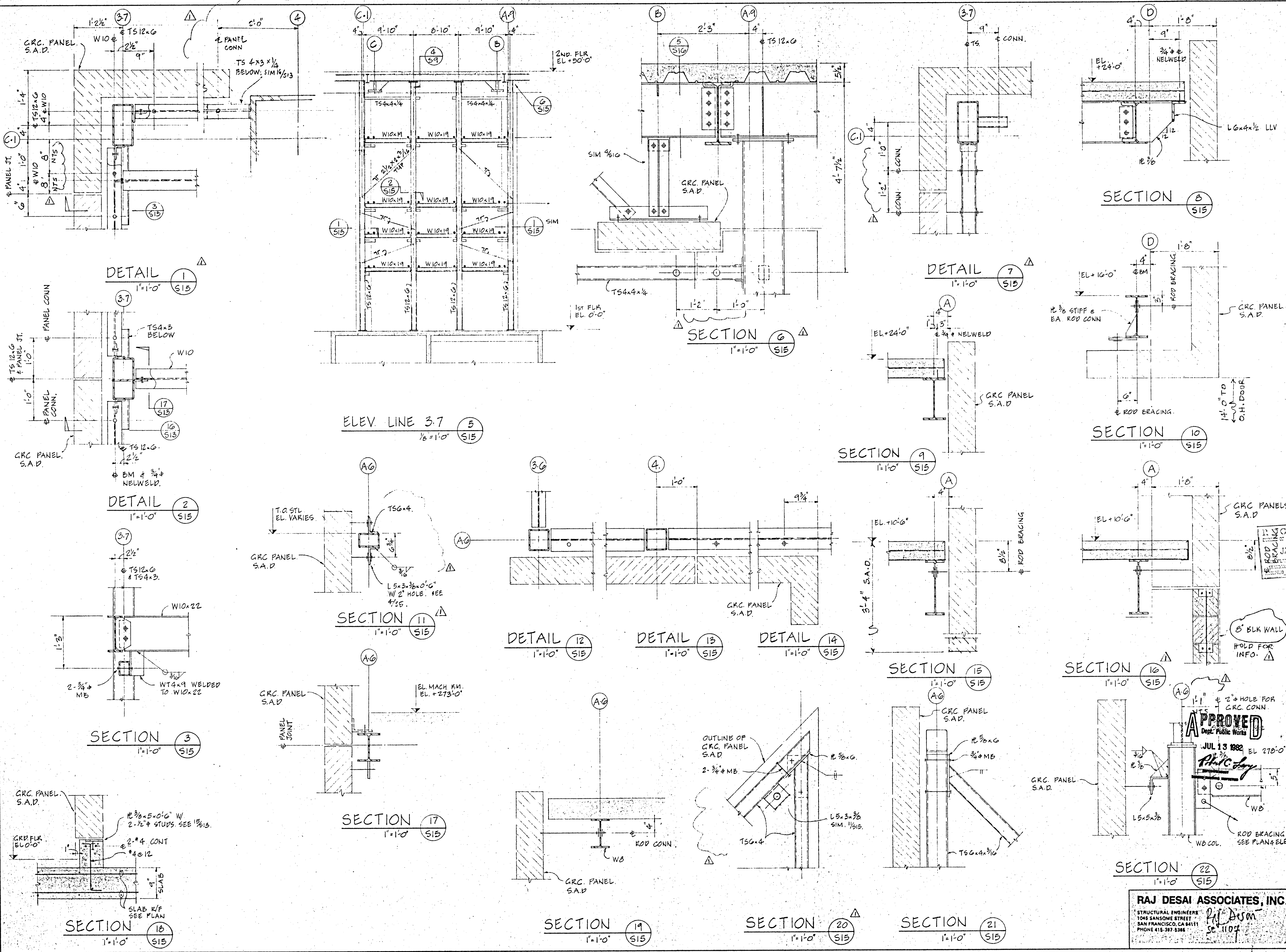
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 REVISIONS:
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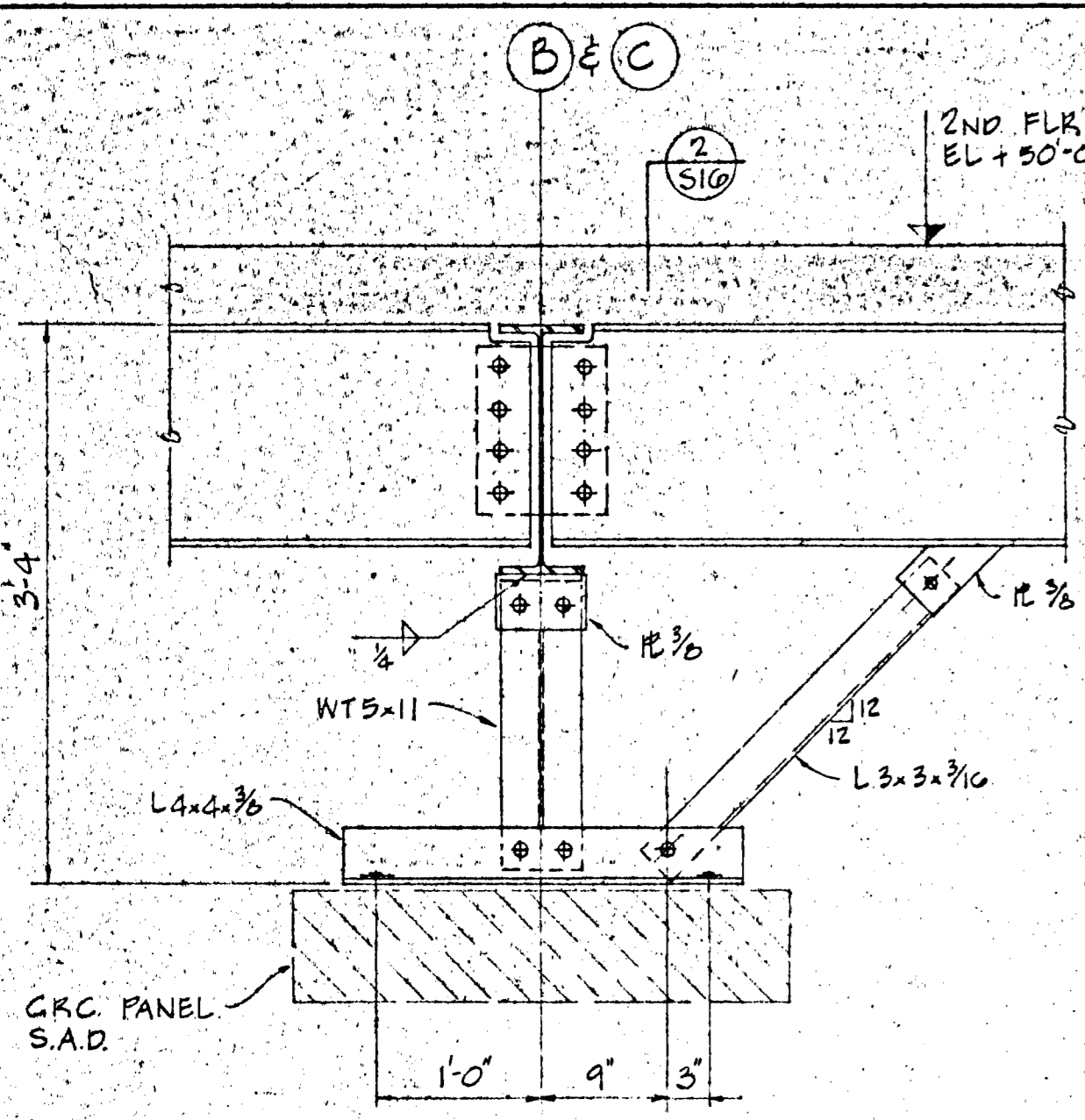
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 FOR CONSTRUCTION OF:
 # 5 1/2/82
 FINAL

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 GRC. PANEL CONN.

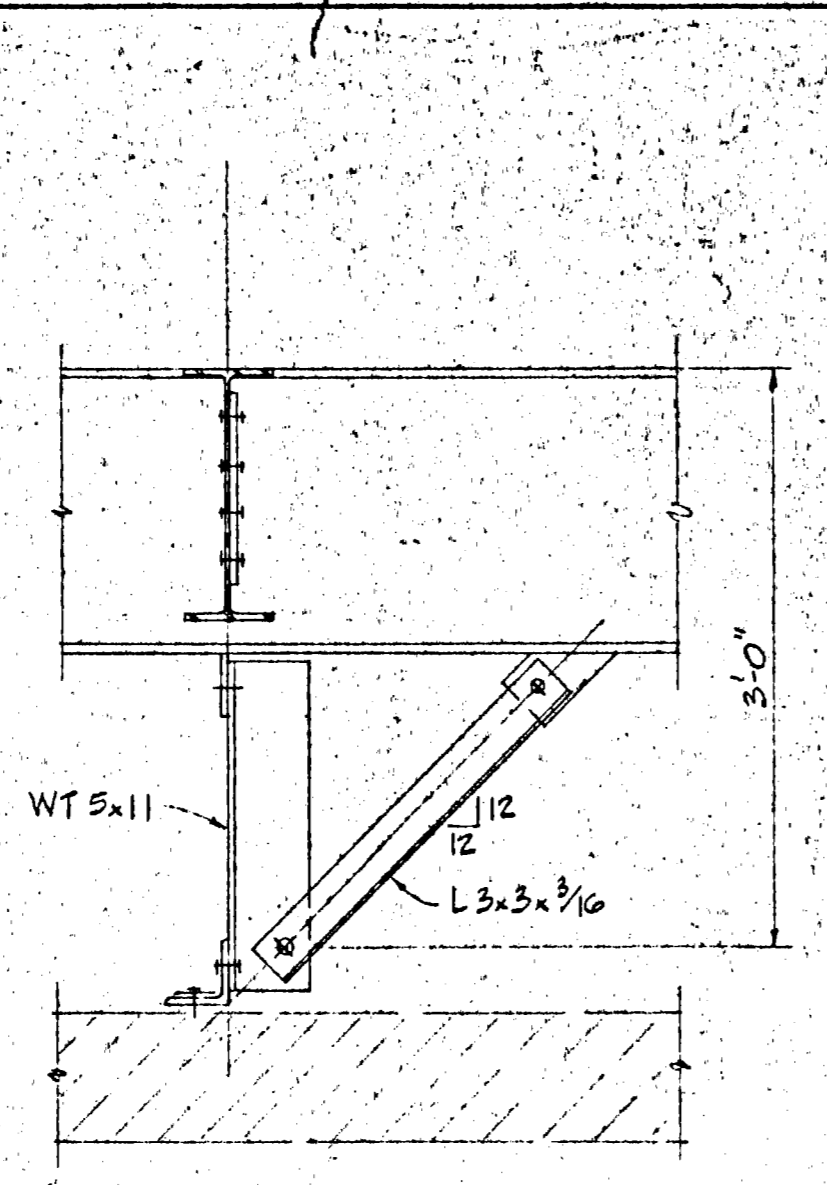
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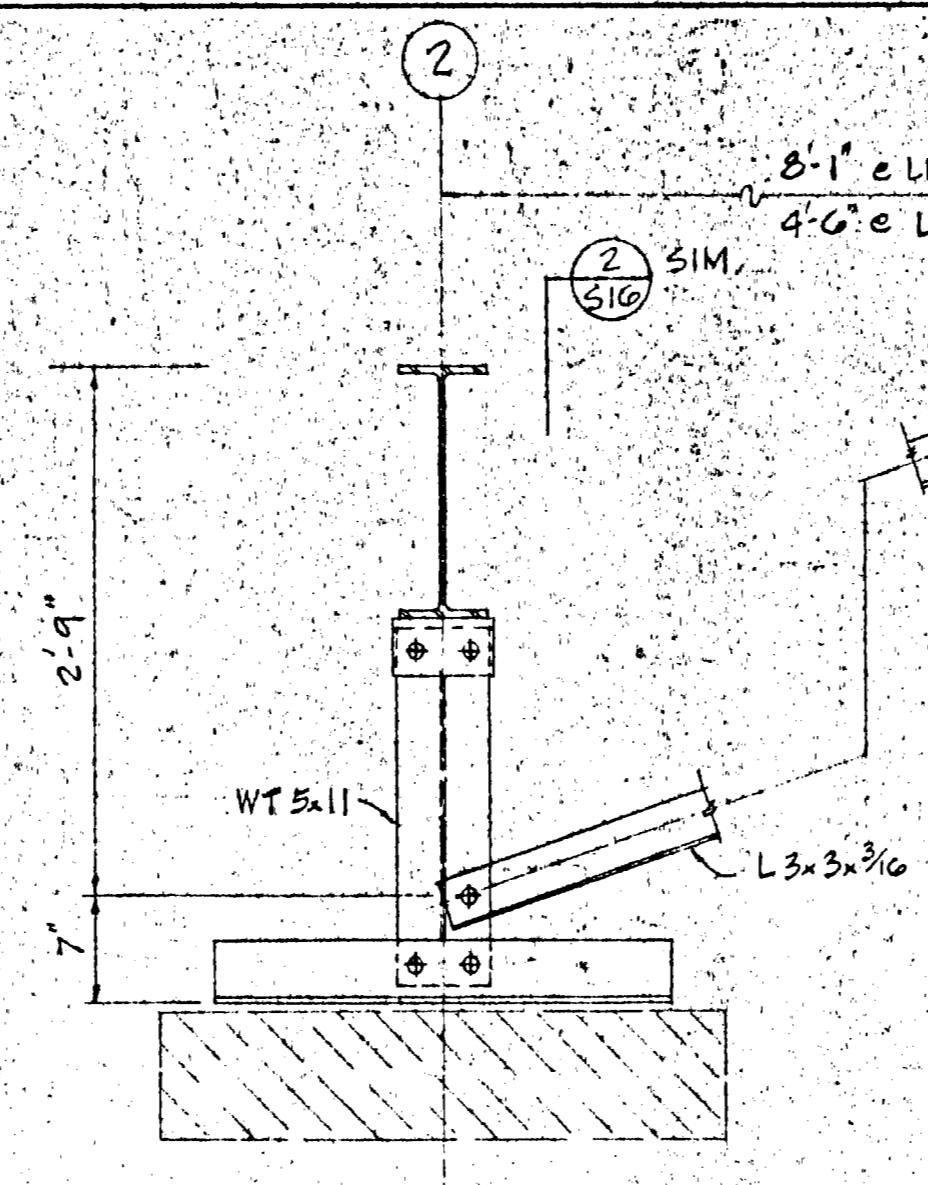
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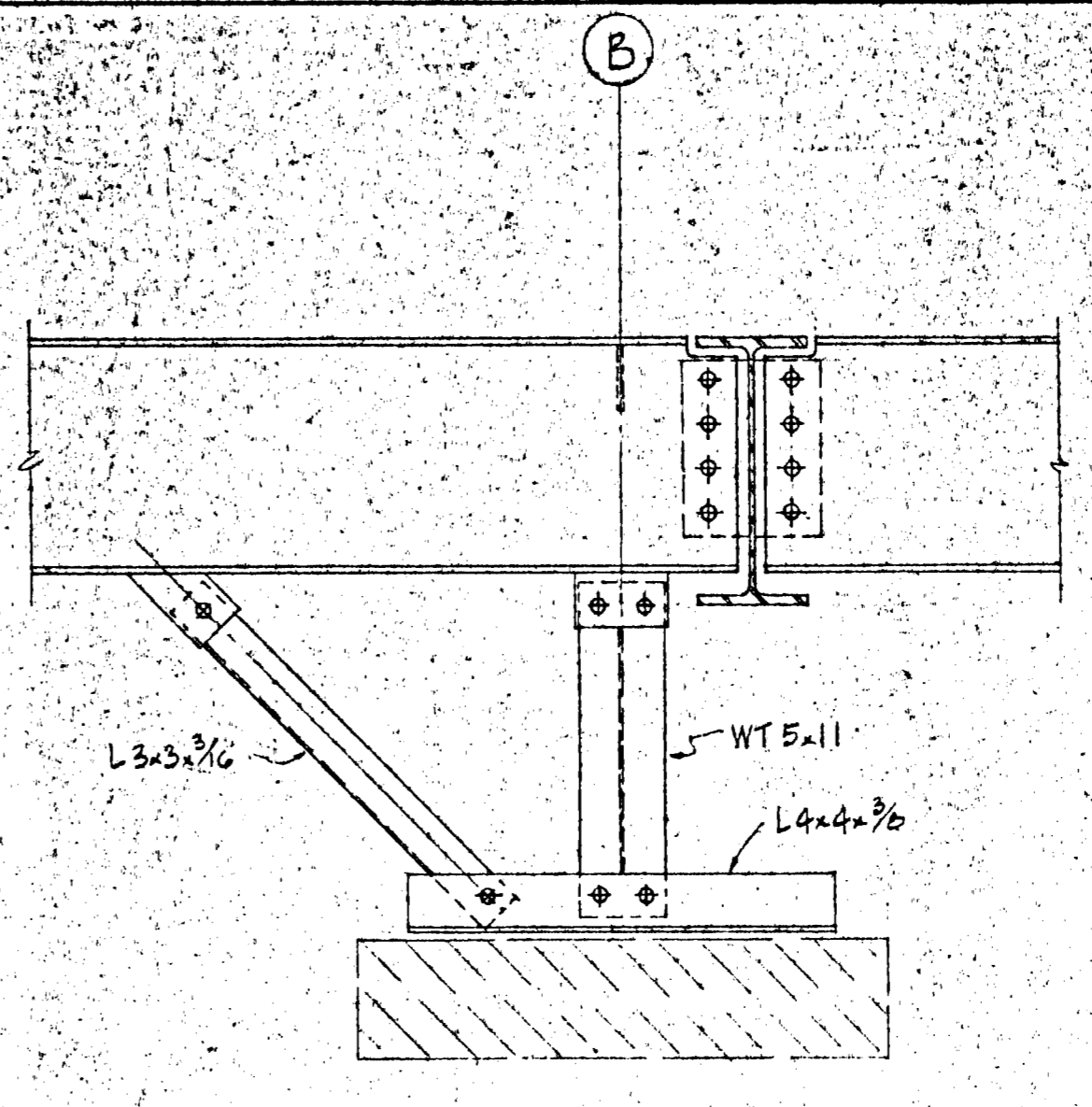
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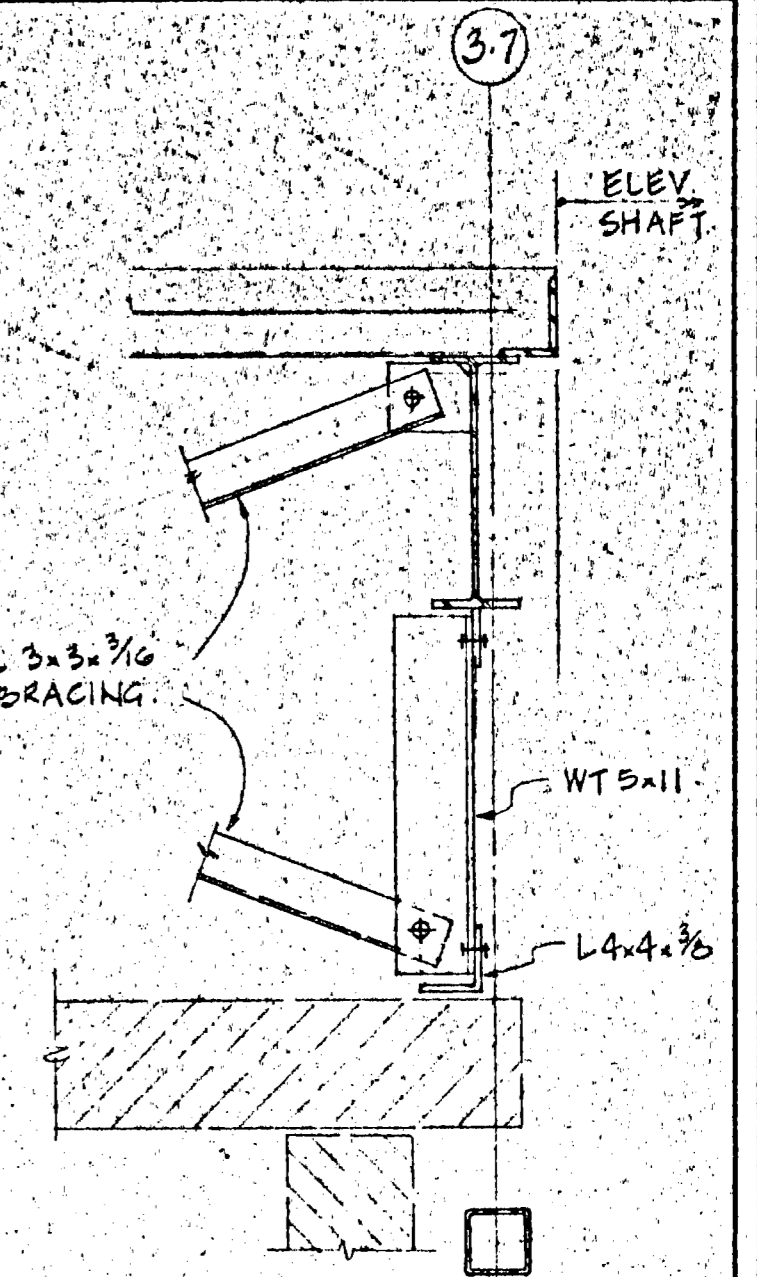
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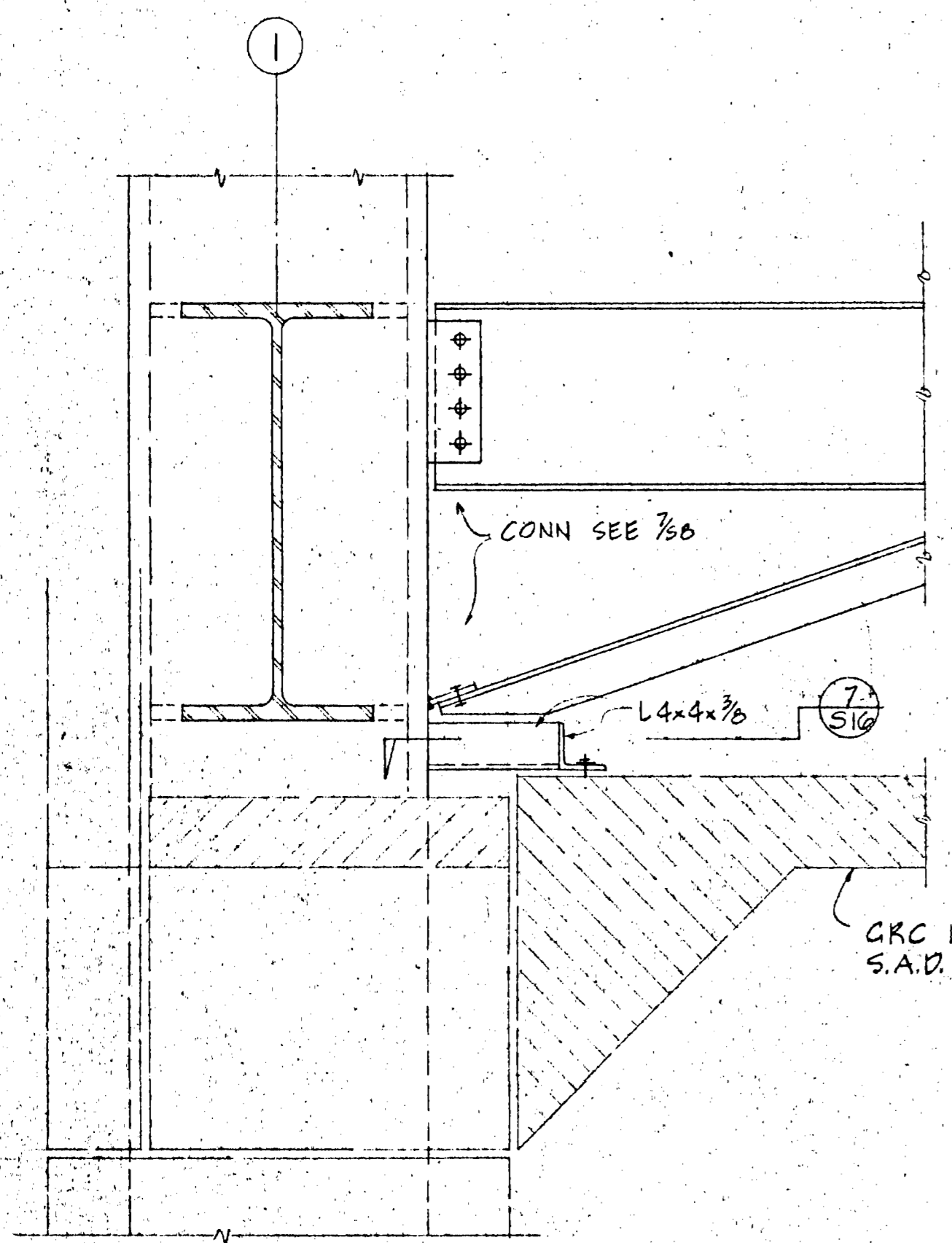
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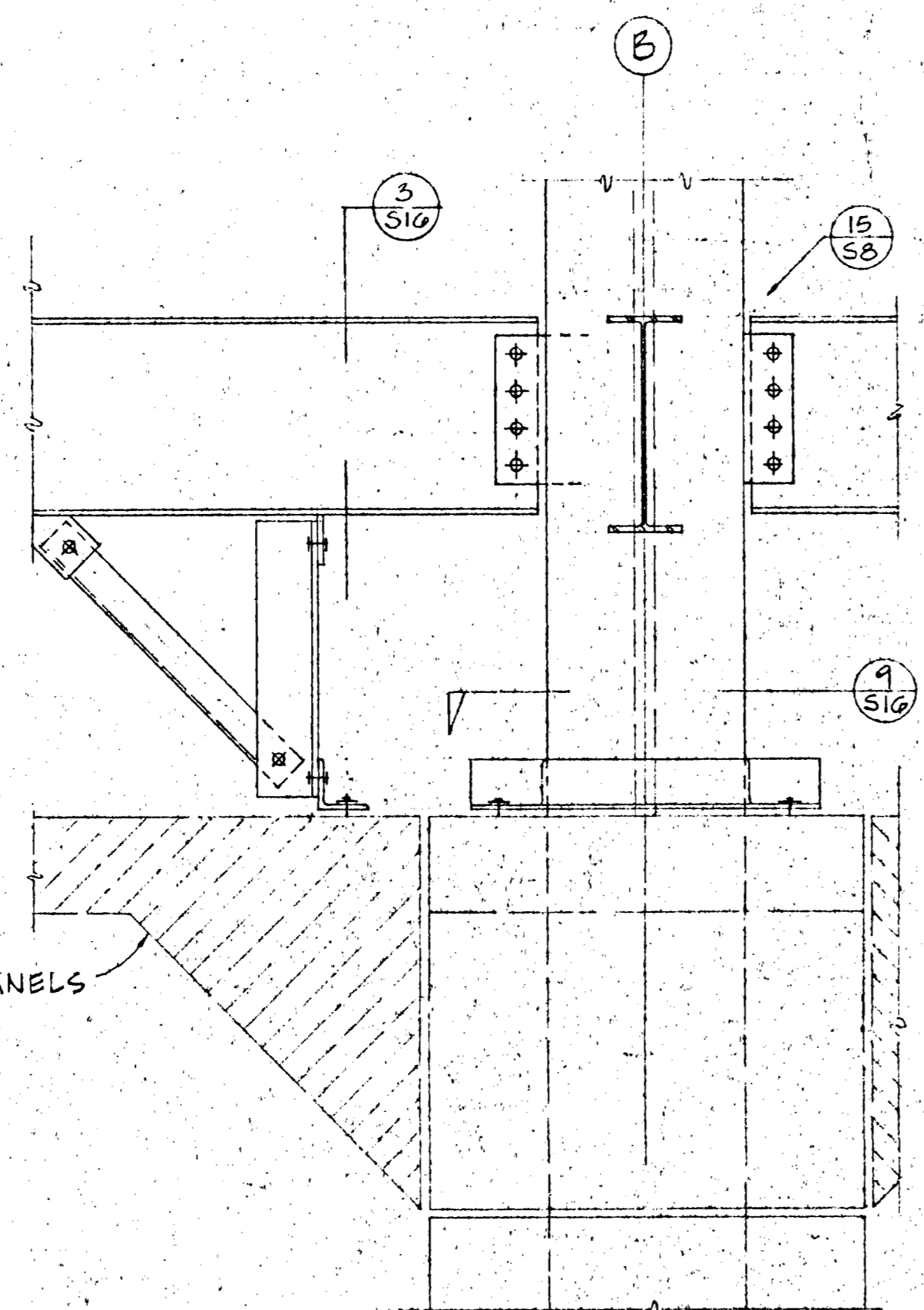
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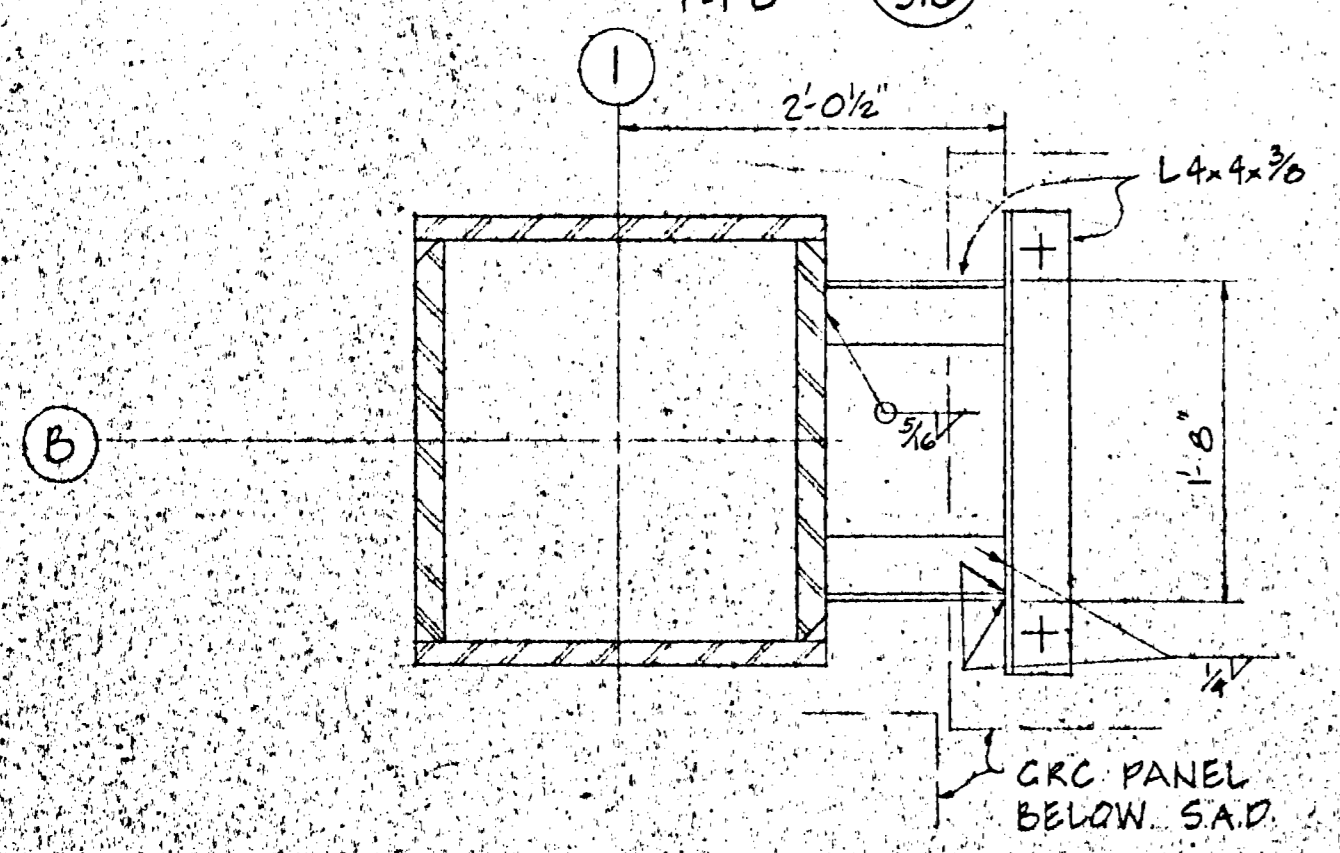
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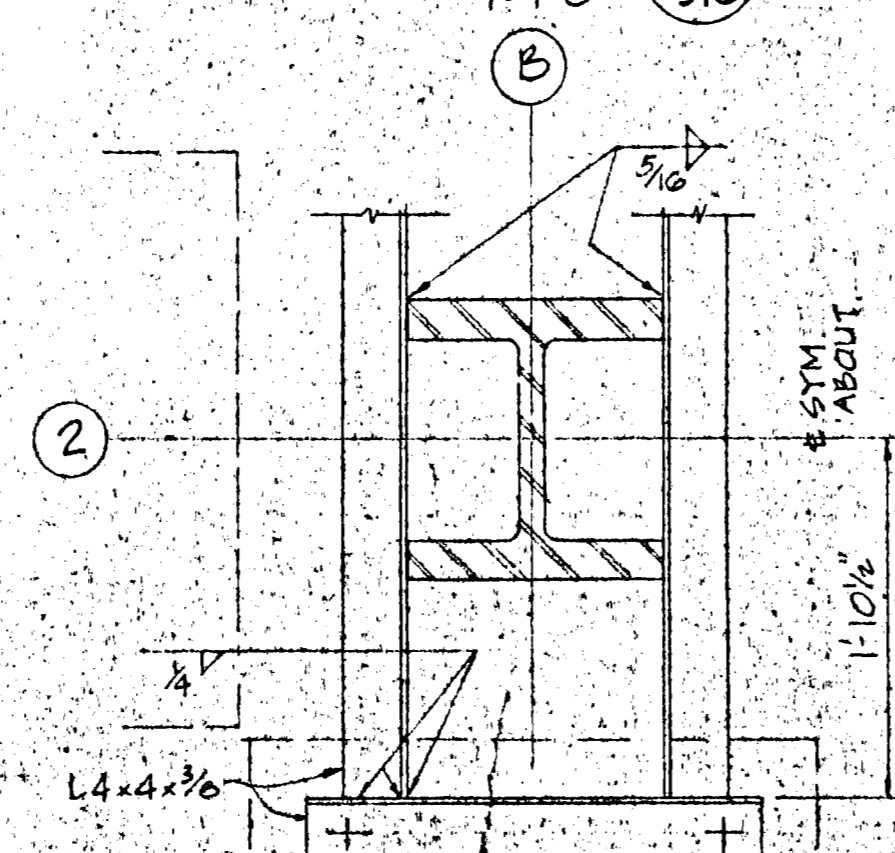
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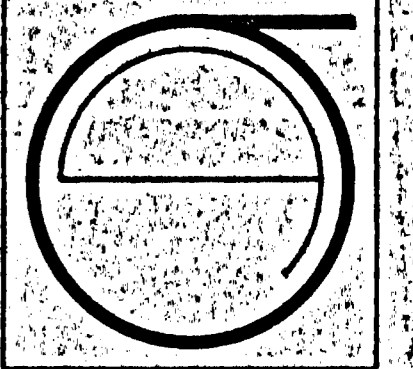
SECTION 8
1'-1'-0" SIG



SECTION 7
1'-1'-0" SIG



SECTION 9
1'-1'-0" SIG



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SHEET TITLE:
GRC PANEL
CONN.

RAJ DESAI ASSOCIATES, INC.
STRUCTURAL ENGINEERS
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SAN FRANCISCO, CA 94111
PHONE 415-897-8268

S 16

COOLING TOWER									
PLAN MARK	MFR. MODEL #	DESCRIPTION	ELECTRICAL					OPER. WT. lbs.	
			ITEM	QUANT	HP	VOLTS	Φ		HZ.
CT 1	B.A.C. #VXI-105-1	CLOSED CIRCUIT TOWER TO DELIVER 650 GPM FROM 95°F TO 85°F AT 4°F E.W.B. UNIT PRESSURE DROP 8.4 PSIG.	FAN PUMP	1	30	460	3	60	20,000*

REMARKS:
1) UNIT ON RAIL TYPE ISOLATORS WITH SEISMIC RESTRAINTS.

BOILER					
PLAN MARK	MFR. MODEL #	DESCRIPTION	CAP. MSH.		OPER. WT. lbs.
			INPUT	OUTPUT	
B 1	RAYPAK RAYTHERM T1239	COPPER FIN TUBE BOILER - NAT. GAS - ELECTRIC IGNITION. TO MEET ALL STATE & LOCAL CODES. E.W.T. 85°F. L.W.T. 115°F. MIN. FLOW RATE 40 GPM MAX. 110V. CONTROLS.	1239	992	1200*

REMARKS:

PUMPS										
PLAN MARK	MFR. MODEL #	DESCRIPTION	PERFORMANCE			ELECTRICAL			OPER. WT. lbs.	
			GPM	HEAD FT.	HP	RPM	VOLTS	Φ		HZ.
P 1/2 2 OF 2	PACO 3012-1	END SUCTION, CLOSE COUPLED, TYPE L CENTRIFUGAL PUMP BRONZE FITTED, MECH. SEALS.	325	90	15	1750	460	3	60	SEE NOTE #1

REMARKS:
1. PUMPS ON (1) COMMON CONC. INERTIA BASE, 2" DEFLECTION SPRING ISOLATORS & SEISMIC RESTRAINTS. TOTAL ASSEMBLY WT. 2000*
2. PUMPS ARRANGED FOR PARALLEL PUMPING. SYSTEM: 650 GPM @ 90FT.

EXPANSION TANK	
AMERICAN TURE PRESSURIZED DIAPHRAGM-TYPE EXP. TANK, VERTICAL, MODEL # SX-60V CHARGE TO 12 PSIG. OPER. WT. 160 lbs.	

NOTES:

- TRANSVERSE JOINTS ON AIR SUPPLY DUCTS ARE TO BE SEALED. LONGITUDINAL JOINTS MUST BE SEALED ON DUCTS OPERATING ABOVE .75 INCHES WATER PRESSURE.
- DUCT INSULATION IS REQUIRED ON SUPPLY DUCTS WHERE BENEFICIAL. MINIMUMS: AIR CONDITIONING R-6 OUTSIDE, R-2 INSIDE. HEATING R-2 OUTSIDE & INSIDE.
- DUCT INSULATION & PLENUM WALLS TO BE UL-723.
- DUCT LINER TO BE AEROFLEX MANUFACTURED BY OWENS/CORNING FIBERGLAS, COMPLYING WITH NFPA 70 & UL-723.
- FLEXIBLE DUCT TO BE GENFLEX TYPE IL-1 MANUFACTURED BY GENERAL ENVIRONMENT CORP. LISTED & LABELED UL-181.

FANS												
PLAN MARK	MFR. MODEL #	TYPE	LOCATION	SERVICE	PERFORMANCE			ELECTRICAL			REMARKS	OPER. WT. lbs.
					CFM	S.P.	RPM	HP	VOLTS	Φ		
SF-1	POWERLINE 345BIC8Q	IN-LINE CENT. B.D.	MEZZ.	STAIR#1 SUPPLY	15,000	.75	635	7 1/2	460	3	60	520
SF-2	Do.	IN-LINE CENT. B.D.	MEZZ.	STAIR#2 SUPPLY	15,000	.75	635	7 1/2				520
SF-3	TWINCITY FCV-222	UTILITY, FC. S.W.S.I., B.D.	ELEV. MACH. RM. FL.	VEST.#1 SUPPLY	6000	1.0	534	3				360
SF-4	Do.	UTILITY, FC. S.W.S.I., B.D.	ELEV. MACH. RM. FL.	VEST.#2 SUPPLY	5,950	1.0	523	3				360
O.S.F-1	Do.	UTILITY, FC. S.W.S.I., B.D.	FAN RM. ROOF	O.S.A. FOR TYP. FL.	5,525	.75	586	1 1/2				365
EF-1	POWERLINE 365BIC8R	IN-LINE CENT. B.D.	ELEV. MACH. RM. FL.	EXH. FOR TYP. FL.	15,300	1.50	750	10				625
EF-2	D.O. 24BV8F	PROP. B.D.	ELEV. MACH. RM. FL.	STAIR#2 EXH.	2,500	.40	935	1/2				75
EF-3	D.O. 24BV8F	PROP. B.D.	ELEV. MACH. RM. FL.	STAIR#1 EXH.	2,500	.40	935	1/2				75
EF-4	TWINCITY FCV300	UTILITY, FC. S.W.S.I., B.D.	ELEV. MACH. RM. FL.	VEST.#1 EXH.	12,750	1.60	430	10				420
EF-5	Do.	UTILITY, FC. S.W.S.I., B.D.	ELEV. MACH. RM. FL.	VEST.#2 EXH.	13,200	1.65	500	10				420
EF-6	POWERLINE 30BV8H	PROP. B.D.	ELEV. MACH. RM. FL.	ELEV. MACH. VENT.	5,500	.35	740	3/4	460	3	60	115
EF-7	POWER LINE 20BT8D	PROP. B.D.	B-SMT.	PUMP RM	1030	.50	1422	1/3	115	1	60	125
EF-EV1	1 LG PTD 163	TUBE AXIAL	ELECTR. VALVE	VALVE VENT	2000	.38	1723	1/3	115	1	60	70

REMARKS:

HEAT PUMPS															
PLAN MARK	MFR. MODEL #	QUANT.	PERFORMANCE				ELECTRICAL			OPER. WT. lbs.					
			NOM. CAP. MSH. TOTAL	HTG. MSH. TOTAL	CFM	E.S.P.	G.R.M.	ΔP FT.	FLA.		VOLTS	Φ	HZ.		
HP-1	TRANE WPHA 40	34	40	35	43	28	1200	.5	7.6	10	9.0	460	3	60	250
HP-2	Do.	17	47	40	54	36	1600	.5	10.0	12	10.6	460	3	60	360
HP-3	Do.	17	62	58	78	43	2000	.5	12.6	9.5	15.3	460	3	60	400

REMARKS:

PIPING SYMBOL LIST		
PLAN MARK	ABBREVIATION	EXPLANATION
Δ	A.A.V.	Automatic Air Vent
∩	B.V.	Butterfly Valve
∩	Ch.V.	Check Valve
∩	C.W.	Cold Water Makeup
∩	G.V.	Gate Valve
∩	H.W.R.	Hot Water Return Piping
∩	H.W.S.	Hot Water Supply Piping
∩	P.P.	Pete's Plug
∩	P.G.	Pressure Gauge
∩	Red.	Reducer
∩	Str.	Strainer
∩	C.V.	Temperature Control Valve
∩	TH.	Thermometer
∩	U.	Union
∩	S.O.V.	Shut Off Valve (G.V. U.O.N.)
∩	C.W.S.	Condenser Water Supply
∩	C.W.R.	Condenser Water Return
∩	L.	Liquid Line
∩	S.	Suction Line
∩	H.G.	Hot Gas Line
∩	TXV	Thermostatic Expansion Valve
∩	CH.S.	Chilled Water Supply
∩	CH.R.	Chilled Water Return
∩	PSI	Pounds per Square Inch
∩	P.	Pneumatic
∩	M.	Main Control Air (20 PSI U.O.N.)
∩	D.	Drain Line
∩	L.L.S.	Liquid Line Solenoid
∩	P.R.V.	Pressure Reducing Valve
∩	PVC	Plastic Piping
∩	B.I.	Black Iron Piping
∩	CU	Copper Piping
∩	G.P.	Galvanized Piping
∩	INS	Insulation
∩	BAL.V	Balancing Valve

Use of conn. to Mech. Equip. by Elec. Contractor
Use of conn. to Mech. Equip. by Pump Contractor

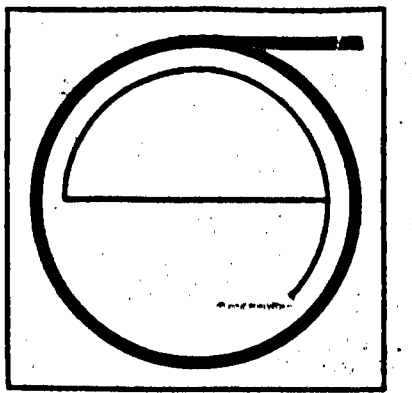
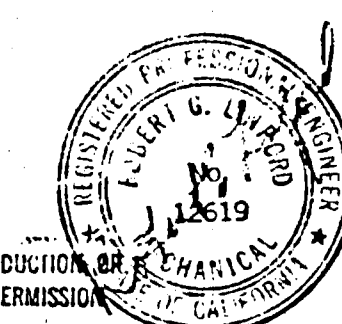
HVAC SYMBOL LIST		
Plan Symbol	Abbreviation	Description
∩	S.M.	Sheet Metal Duct
∩		Sheet Metal Duct with 1" duct liner-- Dimensions shown are outside dimension of metal duct
∩	V.D.	Manual Volume Damper
∩		Flex Duct
∩	F.G.	Fiberglass Duct
∩	STAT	Room Thermostat
∩	CFM	Cubic Feet Per Minute
∩	C.L.	Center Line
∩	A.F.F.	Above Finish Floor
∩	B.O.D.	Bottom of Duct (Above finish floor unless otherwise noted)
∩	B.O.P.	Bottom of Pipe (Above finish floor unless otherwise noted)
∩	B.F.	Bottom Flat Duct Transition
∩	Clg.	Ceiling
∩	C.A.P.	Ceiling Access Panel
∩	D.L.	Door Louver
∩	D.A.P.	Duct Access Panel
∩		Duct or Pipe Drop
∩		Duct or Pipe Riser
∩	Ea.	Each
∩	E.A.	Exhaust Air
∩	F.D.	Fire Damper
∩	O.B.D.	Opposed Blade Damper
∩	O.A.	Outdoor Air
∩	R.A.	Return Air
∩	RF.	Roof
∩	RM.	Room
∩	S.A.	Supply Air
∩	T.F.	Top Flat Duct Transition
∩	T.V.	Turning Vanes
∩	U.C.	Under Cut Door
∩	U.G.D.	Underground Duct
∩	LARGO	Linford Air & Refrigeration Co.
∩	U.O.N.	Unless Otherwise Noted
∩	B.D.	Back Draft Damper
∩	EL.	Elevation (Above finish floor U.O.N.)
∩	G.C.	General Contractor
∩	E.C.	Electrical Contractor Conn. to HVAC Equipment
∩	P.C.	Plumbing Contractor Conn. to HVAC Equipment
∩	N.I.M.C.	Not in Mechanical Contract
∩	F & I	Furnished and Installed by LARCO
∩	F.O.	Furnished Only by LARCO, Installed by Others
∩	T.D.	Transite Duct
∩	D.D.	Deca-Duct
∩	AL	Aluminum Spiral Duct
∩	N.C.I.D.	Net Clear Inside Dimensions

SEEN CORPORATION
Date 2-16-82
Eckert

APPROVED
JUL 13 1982

I have reviewed the current California Energy Conservation Standards for Non-residential Buildings. In my professional judgment, the designs in this set of plans and specifications conforms with the following divisions of those regulations:

- Division 4, Building Envelope (or alternative division 2 or 3).
- Division 5 & 6 HVAC Systems and Equipment.



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TEL: (415) 434-3650

ECKER SQUARE

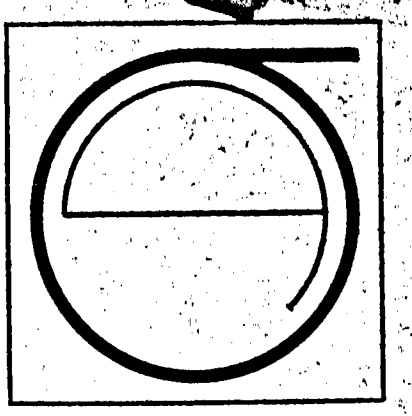
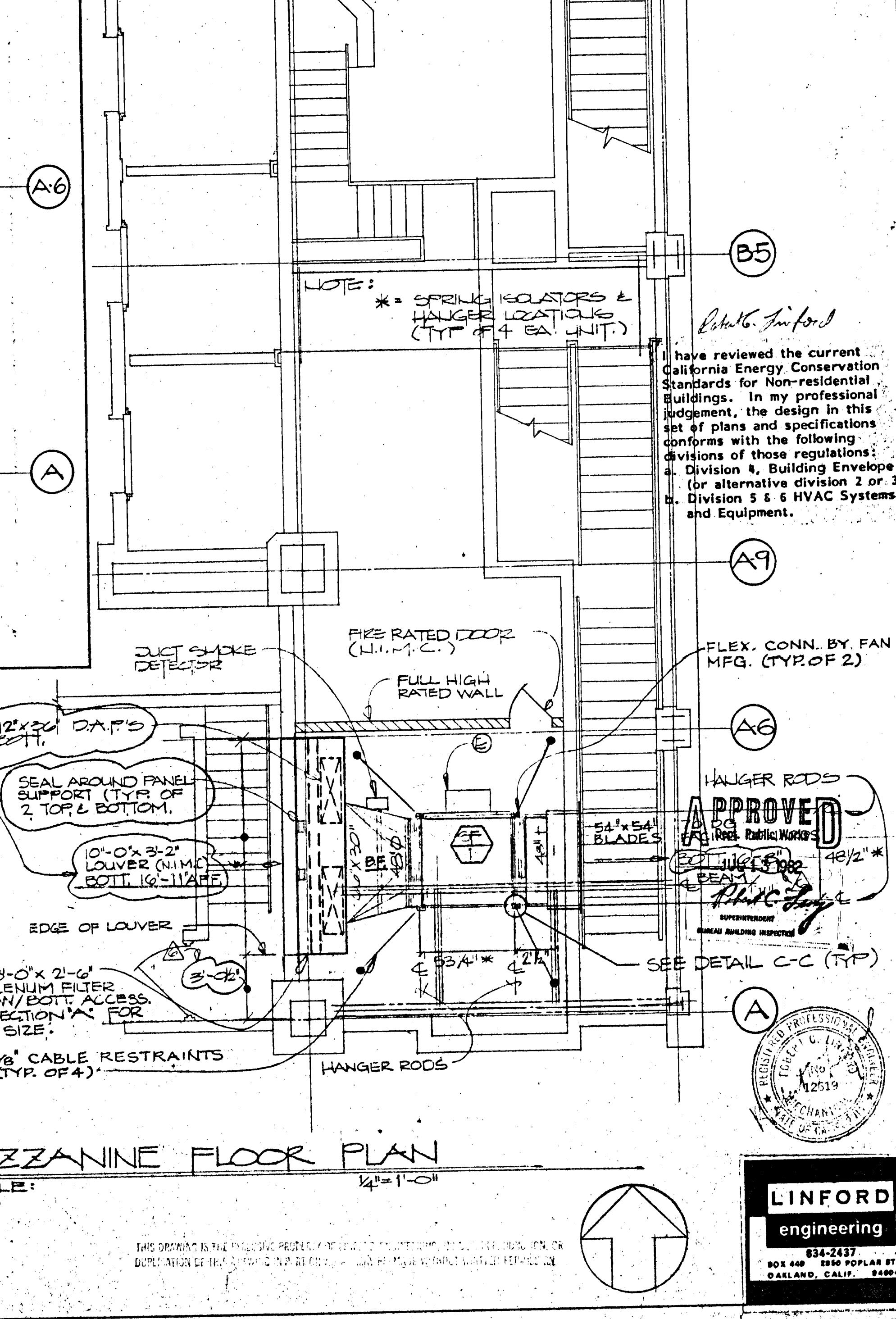
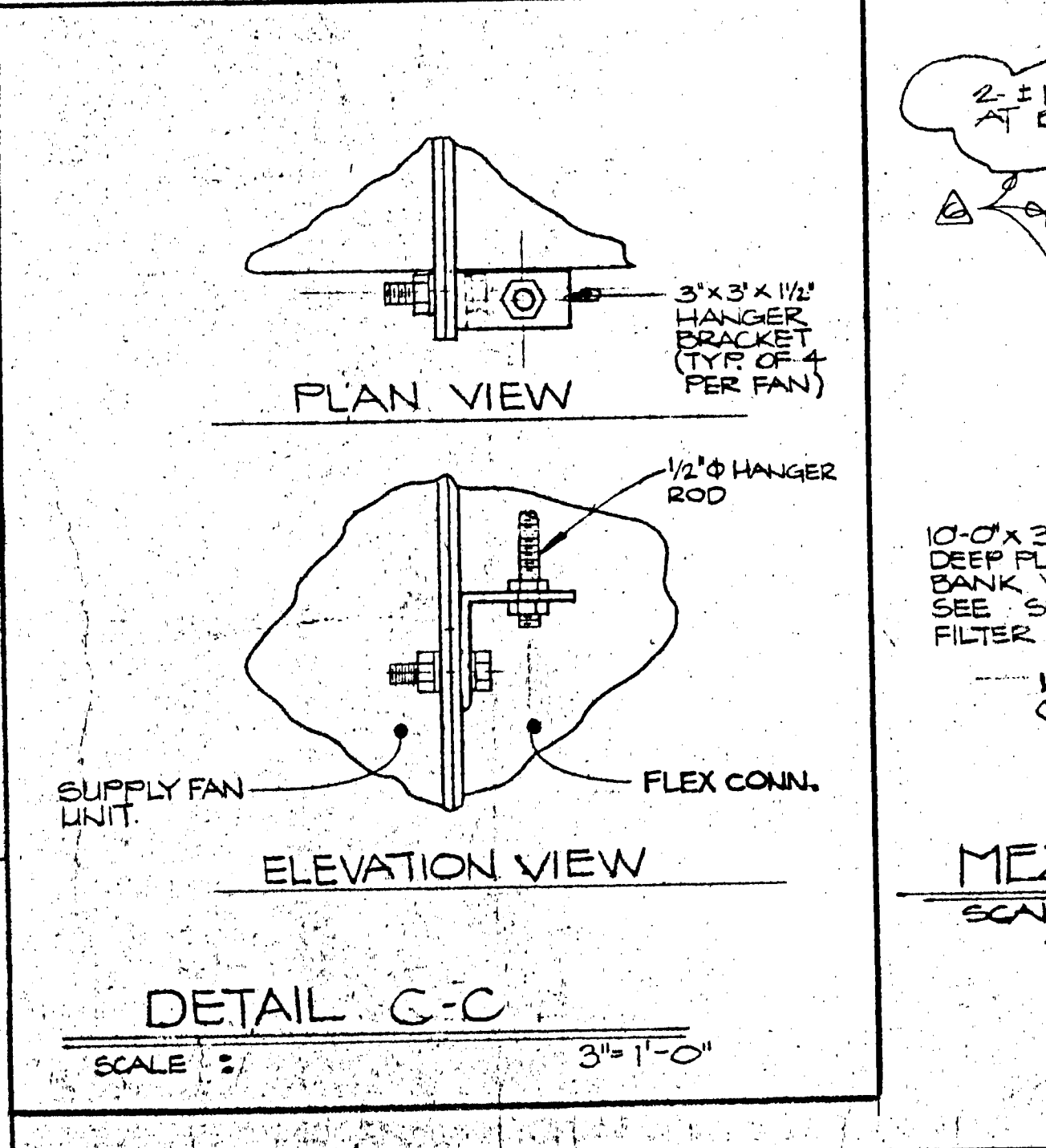
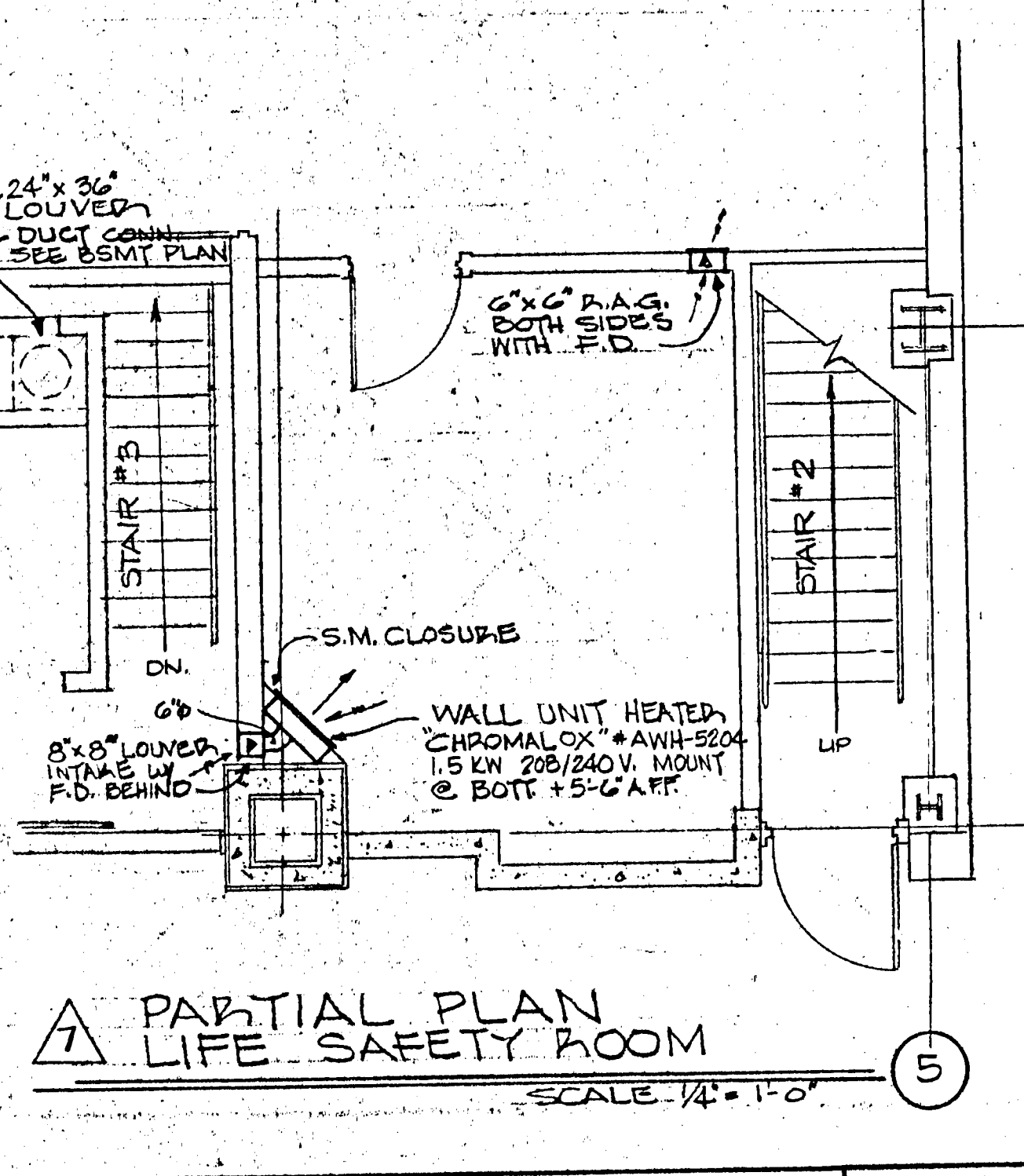
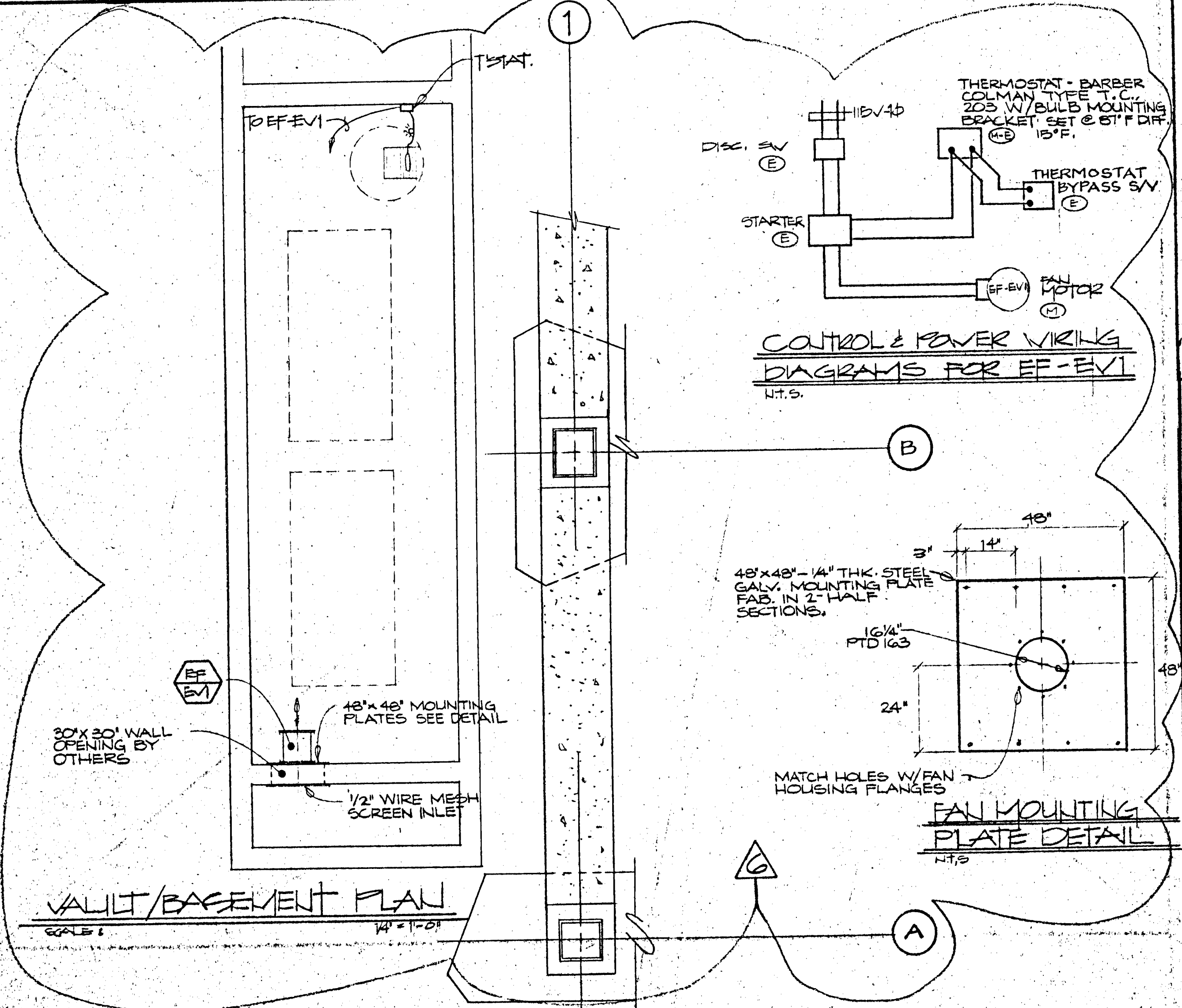
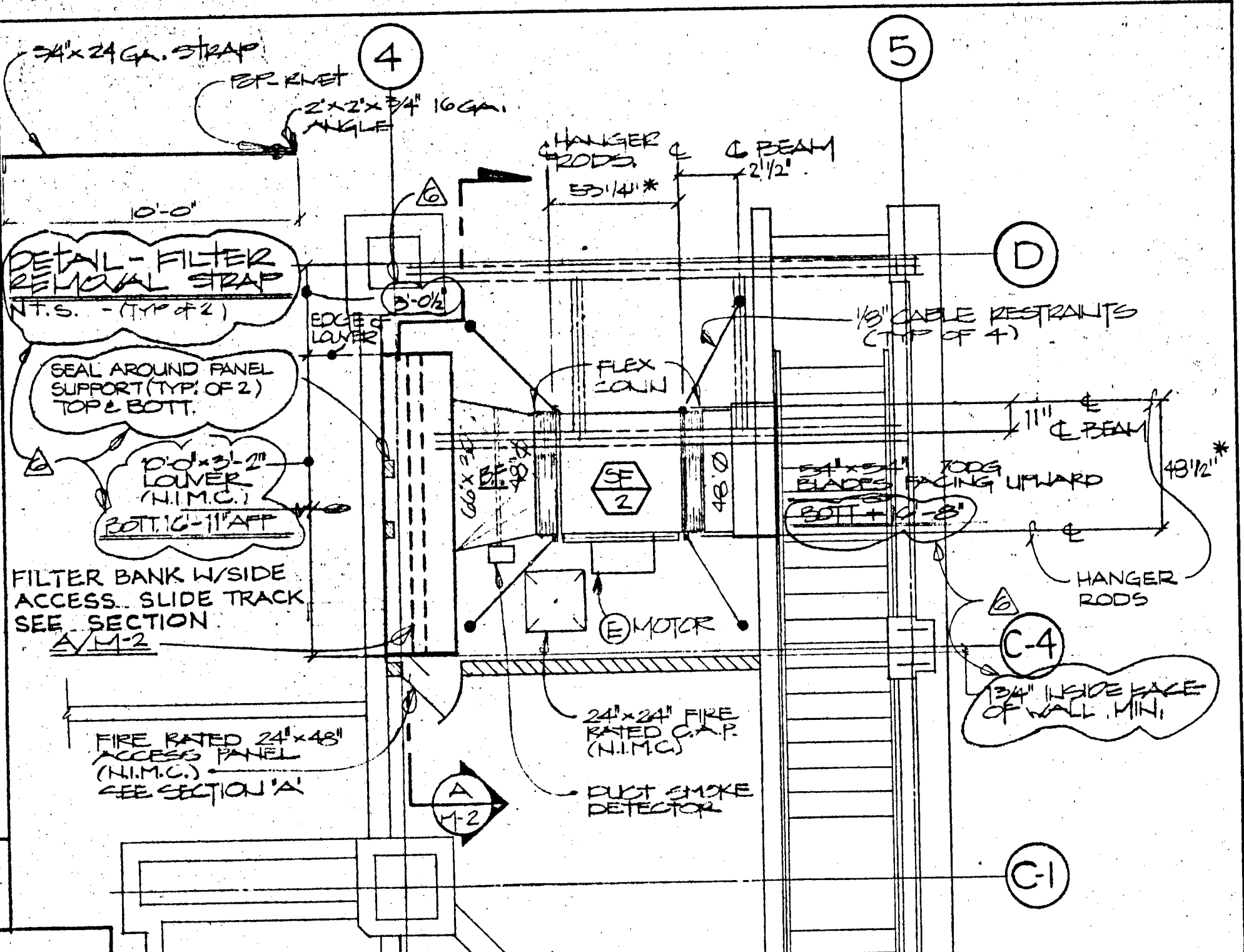
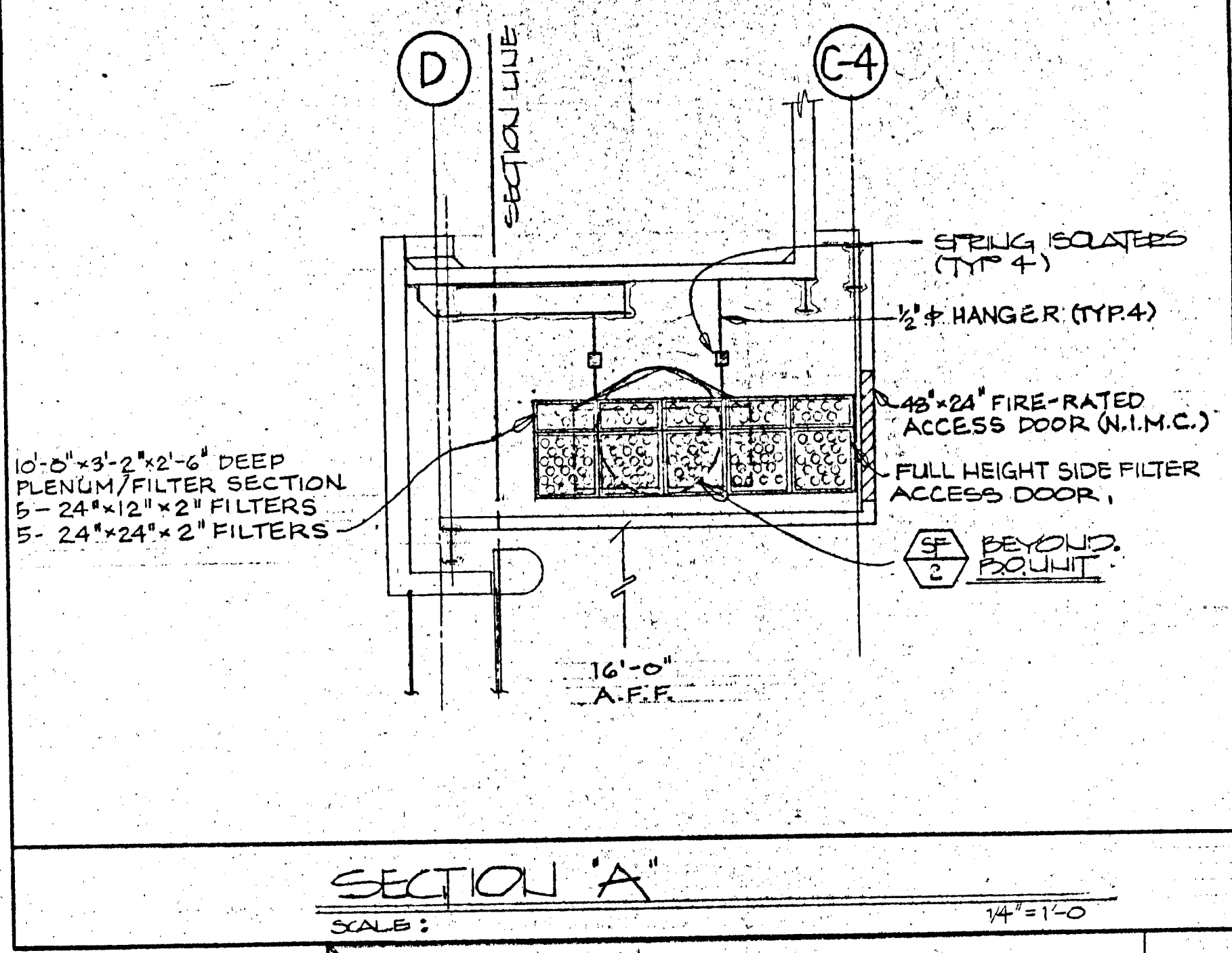
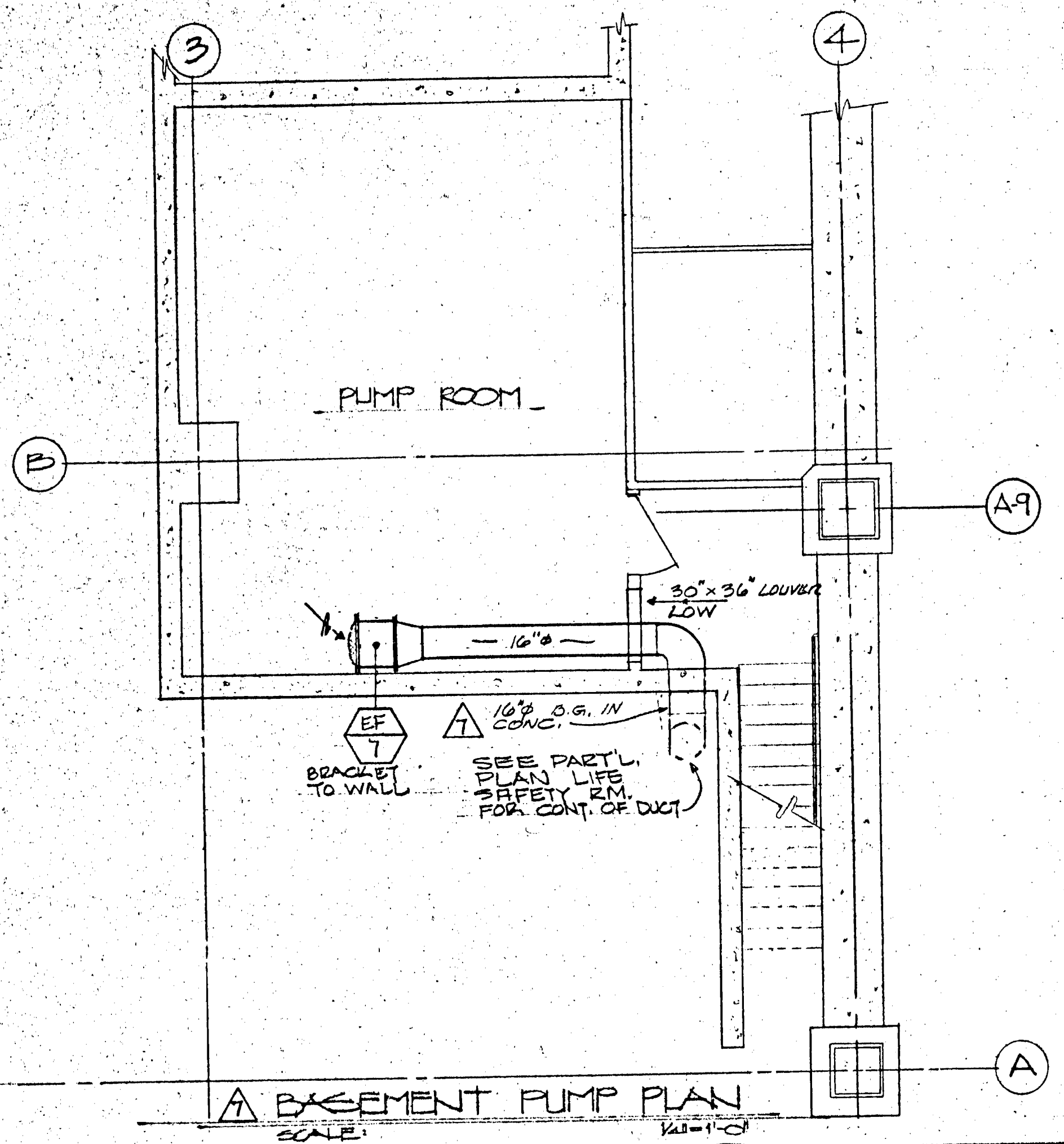
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DRAWN BY: V.H.
CHECKED BY:
DATE OF ISSUE: 9/2/81
REVISIONS:
Δ NOV. 13 1981
Δ NOV. 20 1981
Δ DEC. 14 1981
Δ DEC. 23 1981
Δ FEB. 2 1982
Δ MAR. 17, 1982

SHEET TITLE:
HVAC SCHEDULE

RECEIVED
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SHEET No. 1
M-1

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ECKER
SQUARE

JOB NUMBER: 914
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CHECKED BY:
DATE OF ISSUE: 1-21-82

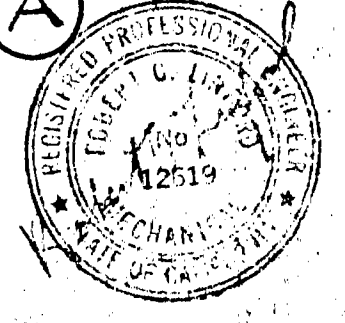
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 Δ MAR 17, 1982

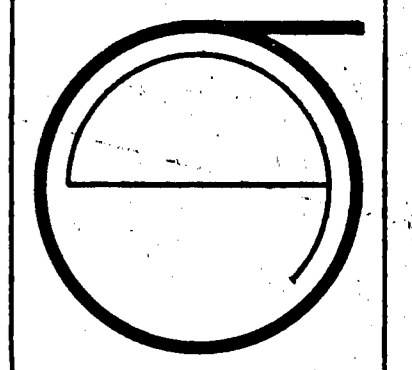
#5
FINAL

SHEET TITLE:
HVAC -
BASEMENT
GROUND
&
MEZZANINE
FLOOR PLAN

SHEET No.:
M-2

LINFORD
engineering
834-2437
803 4th 2500 POPLAR ST.
OAKLAND, CALIF. 94604





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 CALIFORNIA 94111
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ECKER SQUARE

JOB NUMBER: 914
 DRAWN BY: V.H.
 CHECKED BY:
 DATE OF ISSUE:

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 Δ MAR. 17, 1982

#5
 FINAL



SHEET TITLE:

H.V.A.C.
 TYPICAL
 FLOOR
 PLAN
 SCALE:
 1/2" = 1'-0"

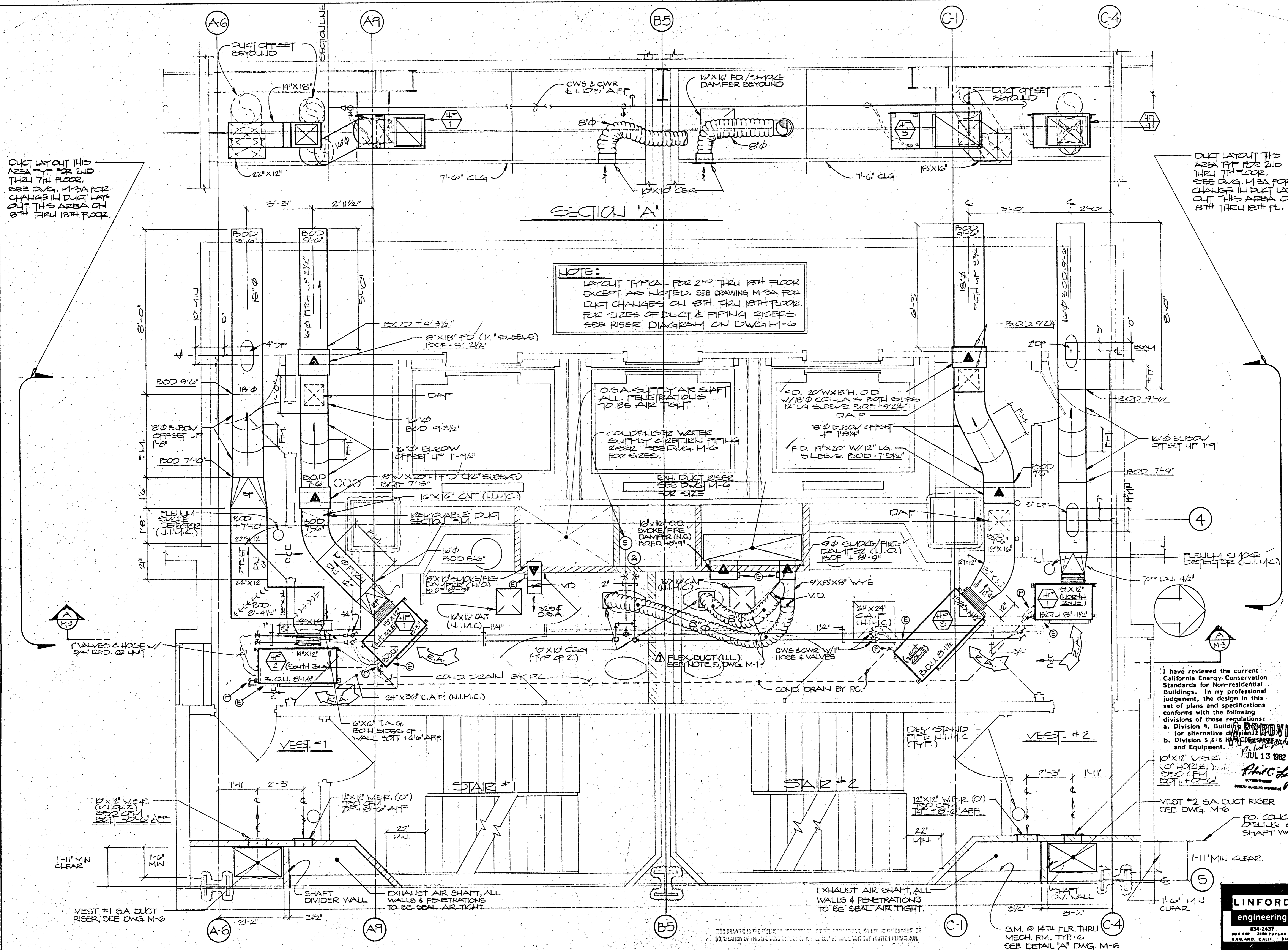
SHEET No.:

M-3

DUCT LAYOUT THIS AREA TYP FOR 2ND THRU 7TH FLOOR. SEE DWG. M-3A FOR CHANGE IN DUCT LAYOUT THIS AREA ON 8TH THRU 18TH FLOOR.

DUCT LAYOUT THIS AREA TYP FOR 2ND THRU 7TH FLOOR. SEE DWG. M-3A FOR CHANGE IN DUCT LAYOUT THIS AREA ON 8TH THRU 18TH FLOOR.

NOTE:
 LAYOUT TYPICAL FOR 2ND THRU 18TH FLOOR EXCEPT AS NOTED. SEE DRAWING M-3A FOR DUCT CHANGES ON 8TH THRU 18TH FLOOR. FOR SIZES OF DUCT & PIPING RISERS SEE RISER DIAGRAM ON DWG. M-6



I have reviewed the current California Energy Conservation Standards for Non-residential Buildings. In my professional judgement, the design in this set of plans and specifications conforms with the following divisions of those regulations:
 a. Division 4, Building Envelope
 for alternative design.
 b. Division 5 & 6 HVAC, Heating, Cooling and Equipment.

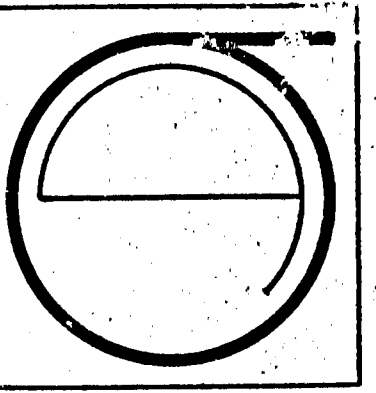
APPROVED
 JUL 13 1982
Phicley
 REGISTERED MECHANICAL ENGINEER
 STATE OF CALIFORNIA

VEST #2 SA DUCT RISER
 SEE DWG. M-6

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 256 POPLAR ST.
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S.M. @ 14TH FLR. THRU MECH. RM. TYP. 6
 SEE DETAIL 'A' DWG. M-6



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ECKER SQUARE

JOB NUMBER: 914
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 CHECKED BY:
 DATE OF ISSUE:
 REVISIONS:
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 Δ DEC. 14, 1981
 Δ DEC. 15, 1981
 Δ DEC. 23, 1981
 Δ FEB. 2, 1982

SITE PERMIT ACCENDUM OF:
 FOR CONSTRUCTION OF:
 #5
 FINAL

SHEET TITLE:
 H.V.A.C. TYPICAL FLOOR PLAN DUCT CHANGES

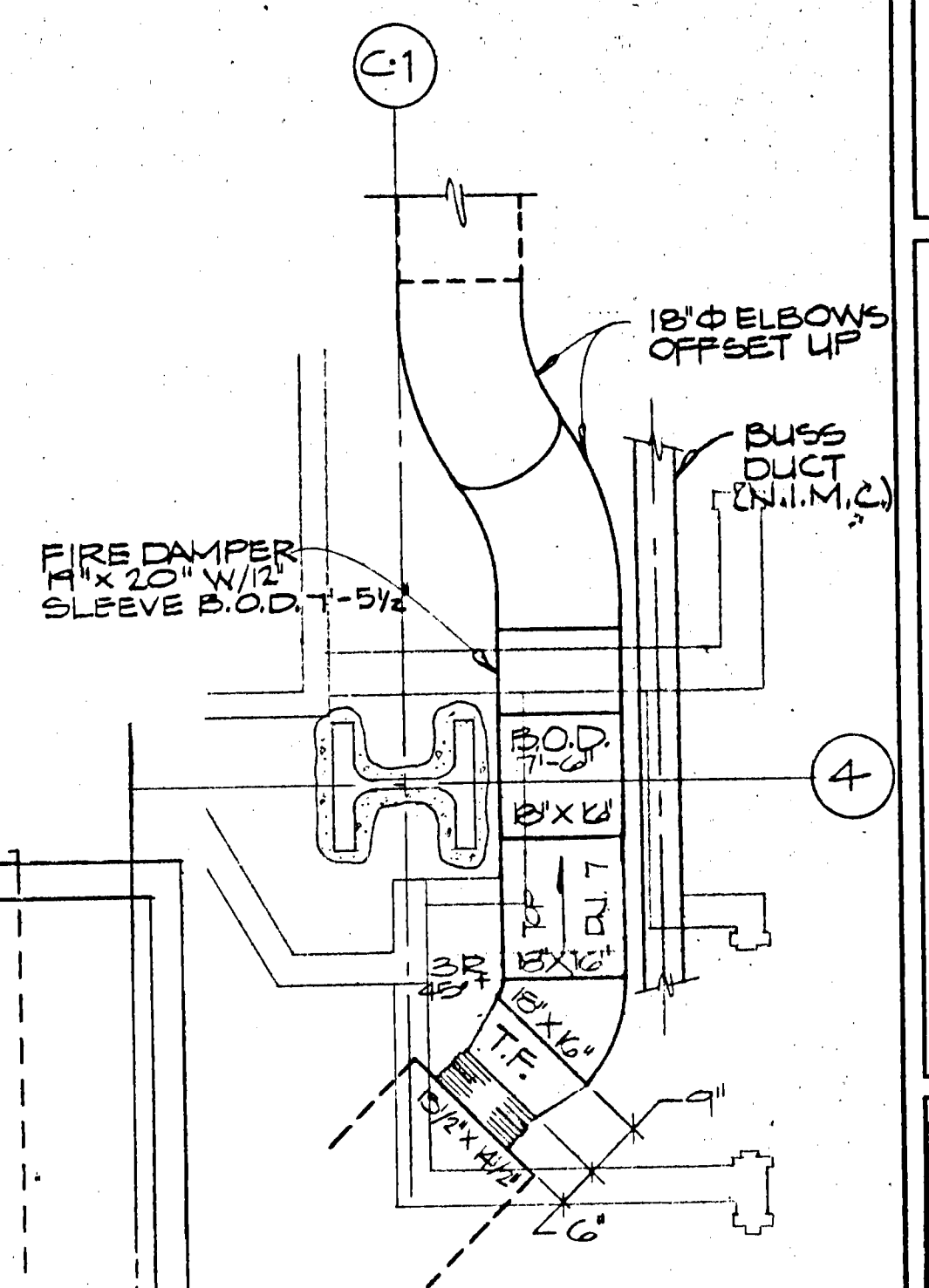
SCALE: 1/2" = 1'-0"

SHEET No.:
M-3A

NOTES:

- THIS DWG. LIST THE CHANGES ONLY IN THE DUCT WORK FROM THE HEAT PUMP UNITS ON THE 8TH THRU 18TH FLOOR. SEE DRAWING M-3 FOR BALANCE OF H.V.A.C. SYSTEM, TYPICAL ALL FLOORS 2ND THRU 18TH.
- SEE RISER DIAGRAMS FOR SIZE OF DUCT & PIPING RISERS.

Robert Linford
 I have reviewed the current California Energy Conservation Standards for Non-residential Buildings. In my professional judgement, the design in this set of plans and specifications conforms with the following divisions of those regulations:
 a. Division 4, Building Envelope (or alternative division 2 or 3)
 b. Division 5 & 6 HVAC Systems and Equipment.



DUCT CHANGES - 2ND FLOOR ONLY
 SCALE: 1/2" = 1'-0"

DUCT CHANGES
 8TH FLOOR THRU 18TH FLOOR (TYP OF 11)
 16" B.O.D. 7'-9" 1'-9" NOTCH NOT REQ'D @ BEAM

DUCT CHANGES
 8TH THRU 13TH FLOOR (TYP OF 6)
 14TH THRU 18TH FLOOR (TYP OF 5)

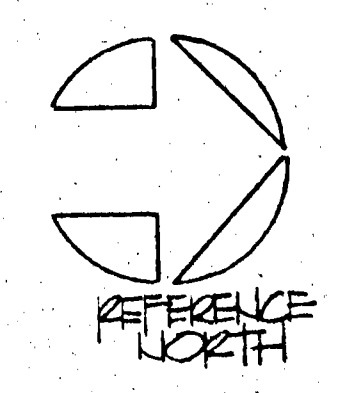
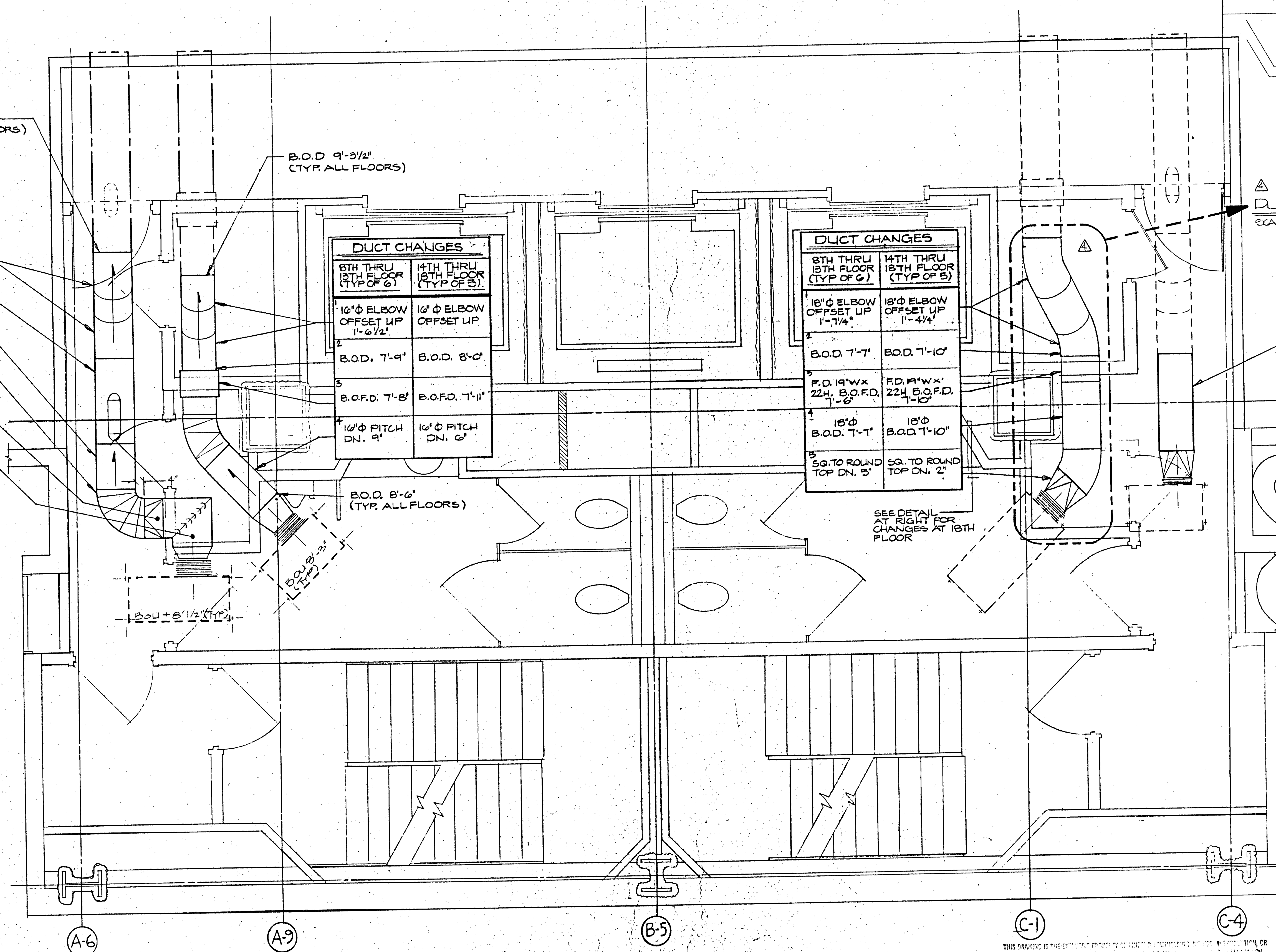
18" Ø ELBOW OFFSET UP 1'-7/4"	18" Ø ELBOW OFFSET UP 1'-4 1/4"
B.O.D. 7'-7"	B.O.D. 7'-10"
F.D. 19" X 22" B.O.F.D. 7'-6"	F.D. 19" X 22" B.O.F.D. 7'-10"
18" Ø B.O.D. 7'-1"	18" Ø B.O.D. 7'-10"
SQ. TO ROUND TOP DN. 5"	SQ. TO ROUND TOP DN. 2"

DUCT CHANGES
 8TH THRU 13TH FLOOR (TYP OF 6)
 14TH THRU 18TH FLOOR (TYP OF 5)

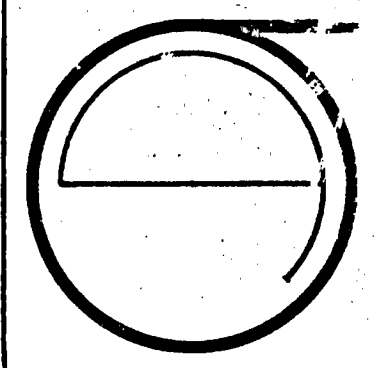
16" Ø ELBOW OFFSET UP 1'-6 1/2"	16" Ø ELBOW OFFSET UP
B.O.D. 7'-9"	B.O.D. 8'-0"
B.O.F.D. 7'-8"	B.O.F.D. 7'-11"
16" Ø PITCH DN. 9"	16" Ø PITCH DN. 6"

DUCT CHANGES
 8TH THRU 13TH FLOOR (TYP OF 6)
 14TH THRU 18TH FLOOR (TYP OF 5)

18" Ø ELBOW OFFSET UP 1'-9"	18" Ø ELBOW OFFSET UP 1'-8"
18" Ø B.O.D. 7'-9" W/ 2" DP X 18" LG. TOP CUTOUT	18" Ø B.O.D. 7'-10" NO TOP CUT REQ'D
18" Ø OFFSET DN. 5"	18" Ø OFFSET DN. 4"
18" Ø ADJ. ELBOW	18" Ø ADJ. ELBOW
18" X 14" SQ. TO RD. 8 1/2" LG.	18" X 14" SQ. TO RD. 8" X 8 1/2" LG.
18" X 14" ELBOW W/T.V. B.O.D. 7'-8 1/4"	18" X 14" ELBOW W/T.V. B.O.D. 7'-8 1/4"



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 OAKLAND, CALIF. 94612



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 DATE OF ISSUE:

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 Δ DEC. 3, 1981
 Δ DEC. 11, 1981
 Δ DEC. 23, 1981

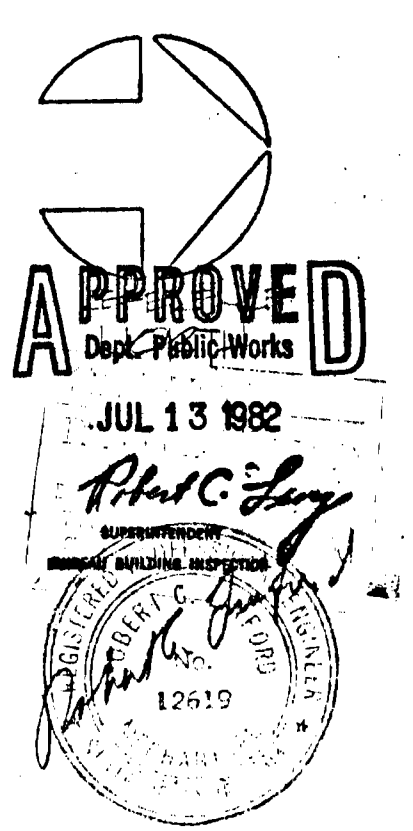
SITE PERMIT APPLICATION
 FOR CONSTRUCTION OF:
 #5
 FINAL

SHEET TITLE:
 HVAC
 TYPICAL
 FLOOR PLAN:
 "INSERTS,
 SLEEVES
 & PENETRATIONS"
 3RD FLOOR
 FLOOR SLAB

SCALE: 1/2" = 1'-0"

SHEET No.:

M-3.B

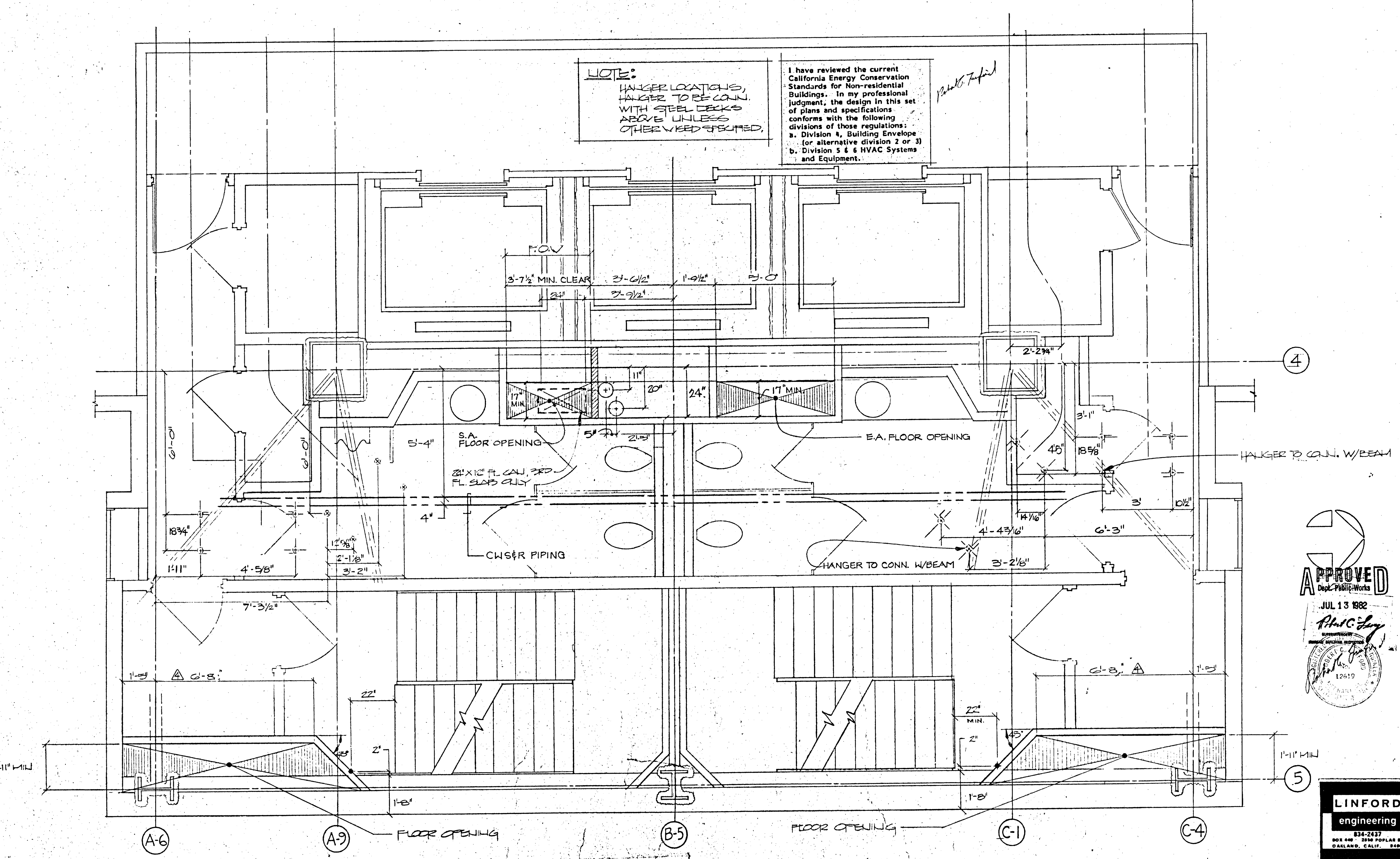


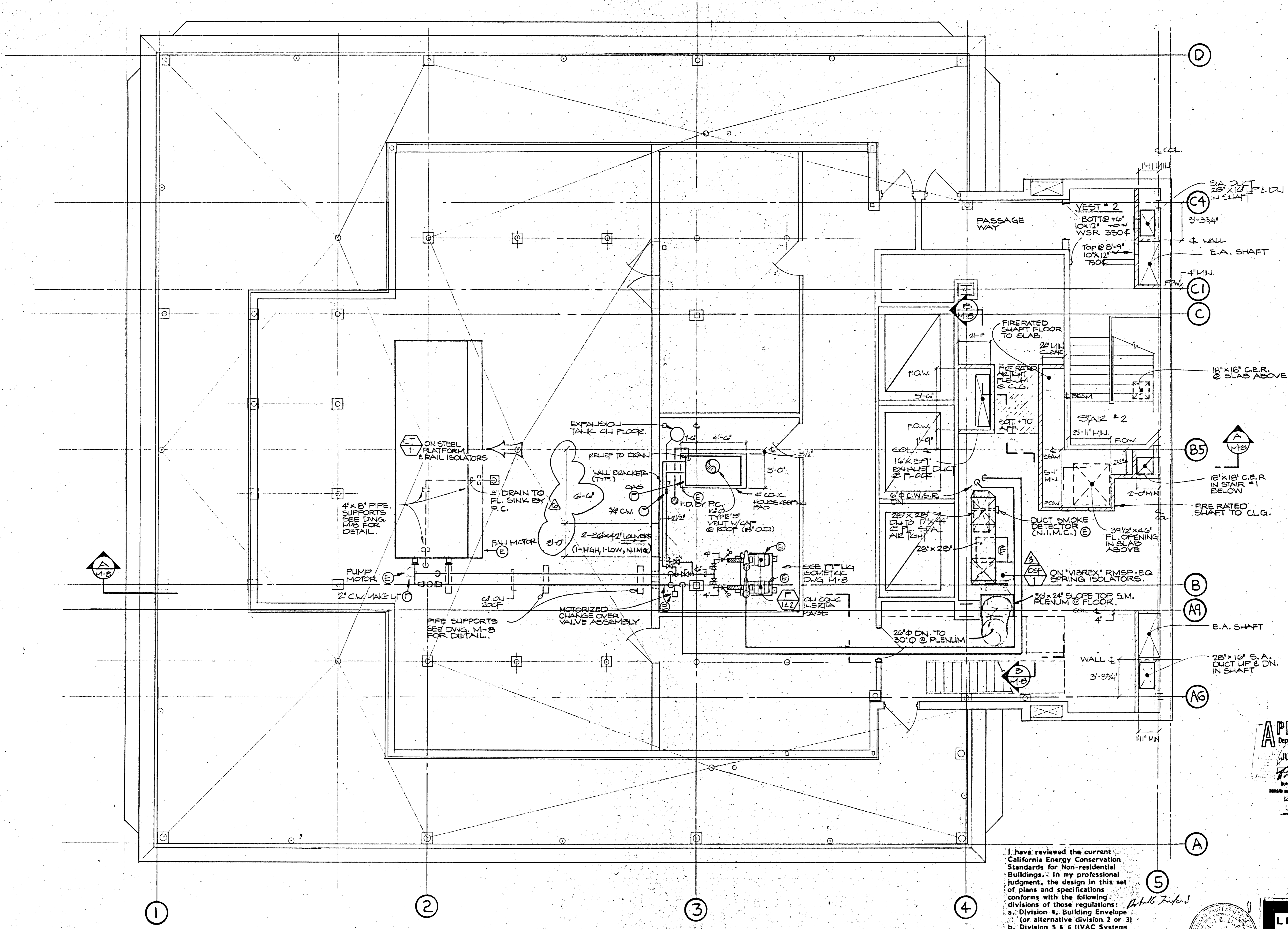
LINFORD
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 834-2437
 2024B - 2500 POPLAR ST.
 OAKLAND, CALIF. 94606

NOTE:
 HANGER LOCATIONS,
 HANGER TO BE CONN.
 WITH STEEL DECKS
 ABOVE UNLESS
 OTHERWISE SPECIFIED.

I have reviewed the current
 California Energy Conservation
 Standards for Non-residential
 Buildings. In my professional
 judgment, the design in this set
 of plans and specifications
 conforms with the following
 divisions of those regulations:
 a. Division 4, Building Envelope
 for alternative division 2 or 3)
 b. Division 5 & 6 HVAC Systems
 and Equipment.

Philip C. Long



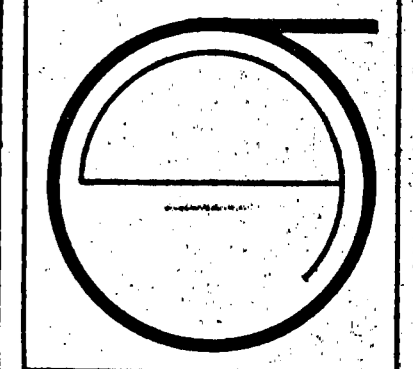
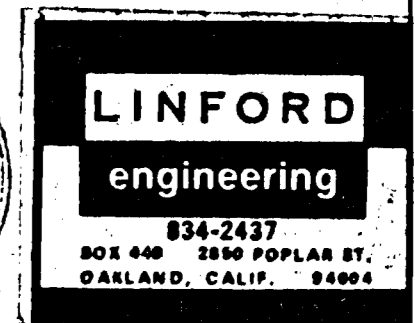
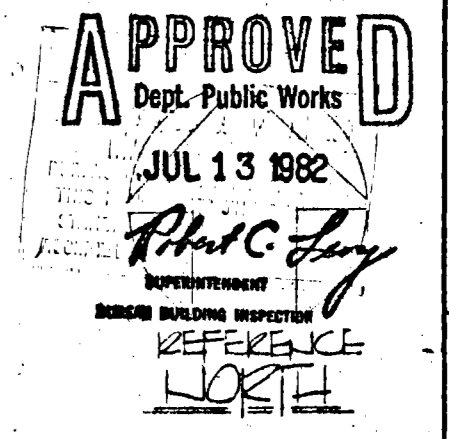


I have reviewed the current California Energy Conservation Standards for Non-residential Buildings. In my professional judgment, the design in this set of plans and specifications conforms with the following divisions of those regulations:

- a. Division 4, Building Envelope (or alternative division 2 or 3)
- b. Division 5 & 6 HVAC Systems and Equipment.

Paul B. Jander

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JOB NUMBER: 914
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 DATE OF ISSUE: 9/2/81

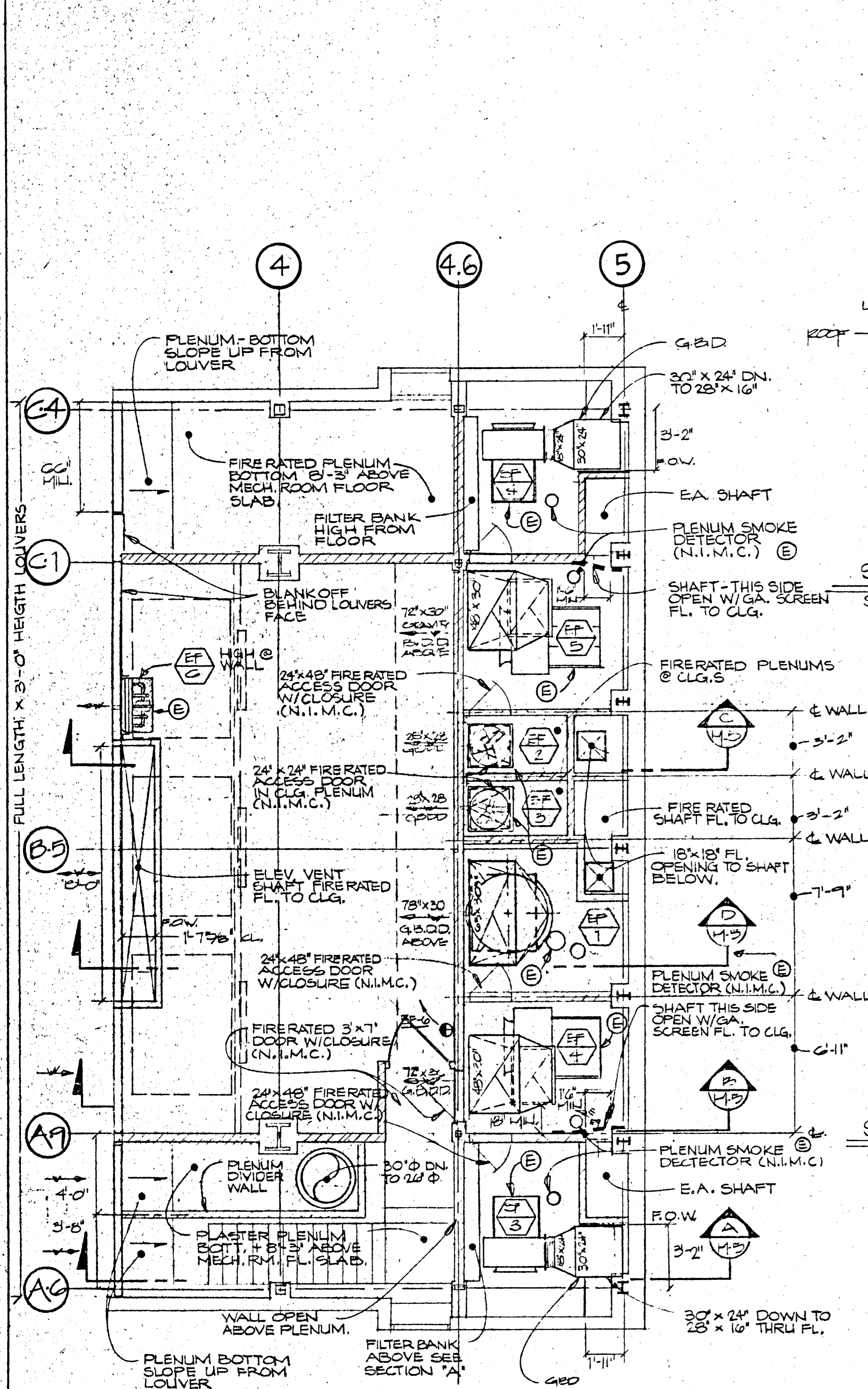
REVISIONS:
 ▲ NOV. 30 1981
 ▲ DEC. 14 1981
 ▲ DEC. 23 1981
 ▲ FEB. 2 1982

SCALE: AS SHOWN
 1/8" = 1'-0"
 #5
 FINAL

SHEET TITLE:
H.V.A.C. PENTHOUSE FLOORPLAN

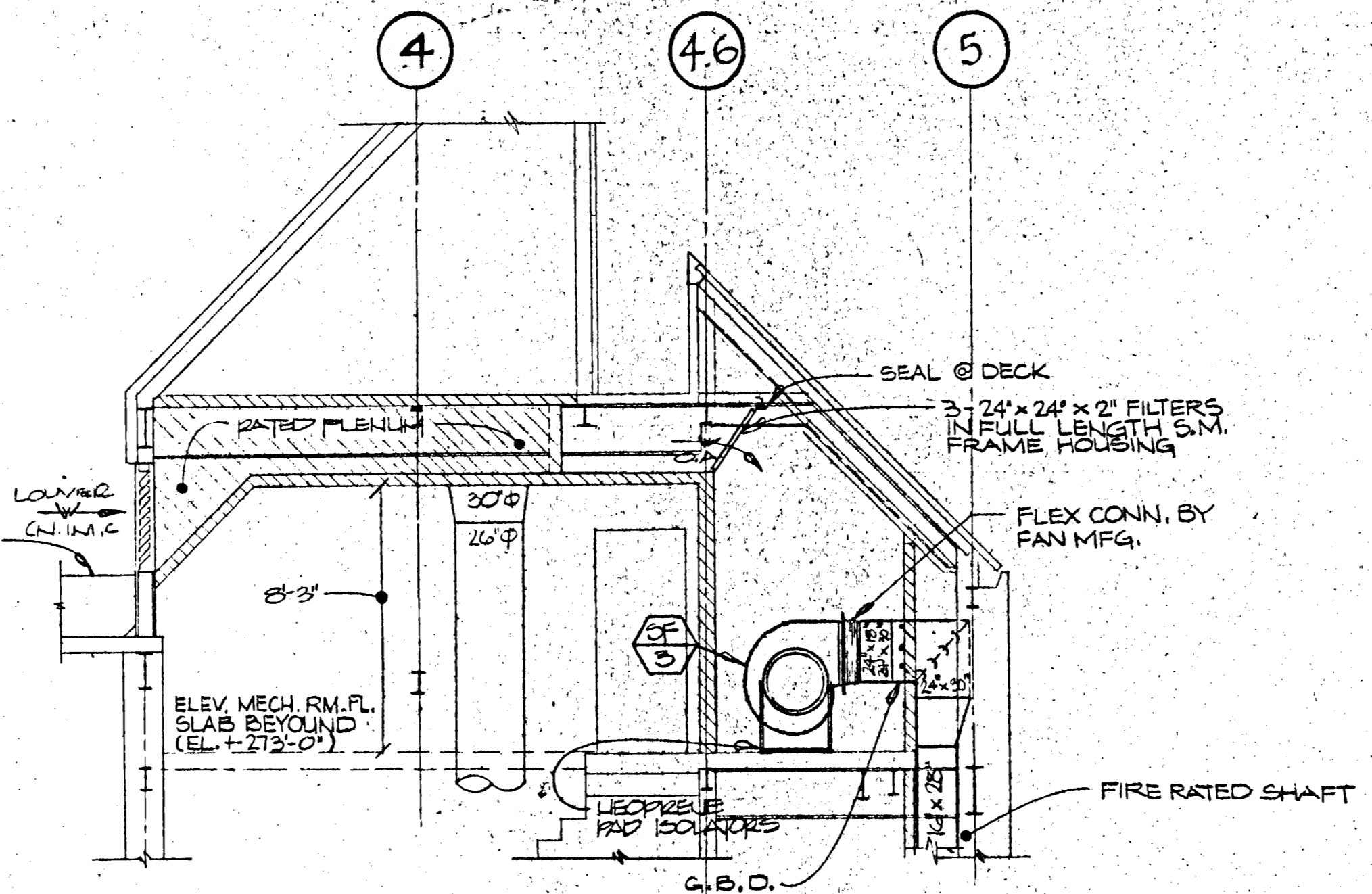
SHEET No.:

M-4

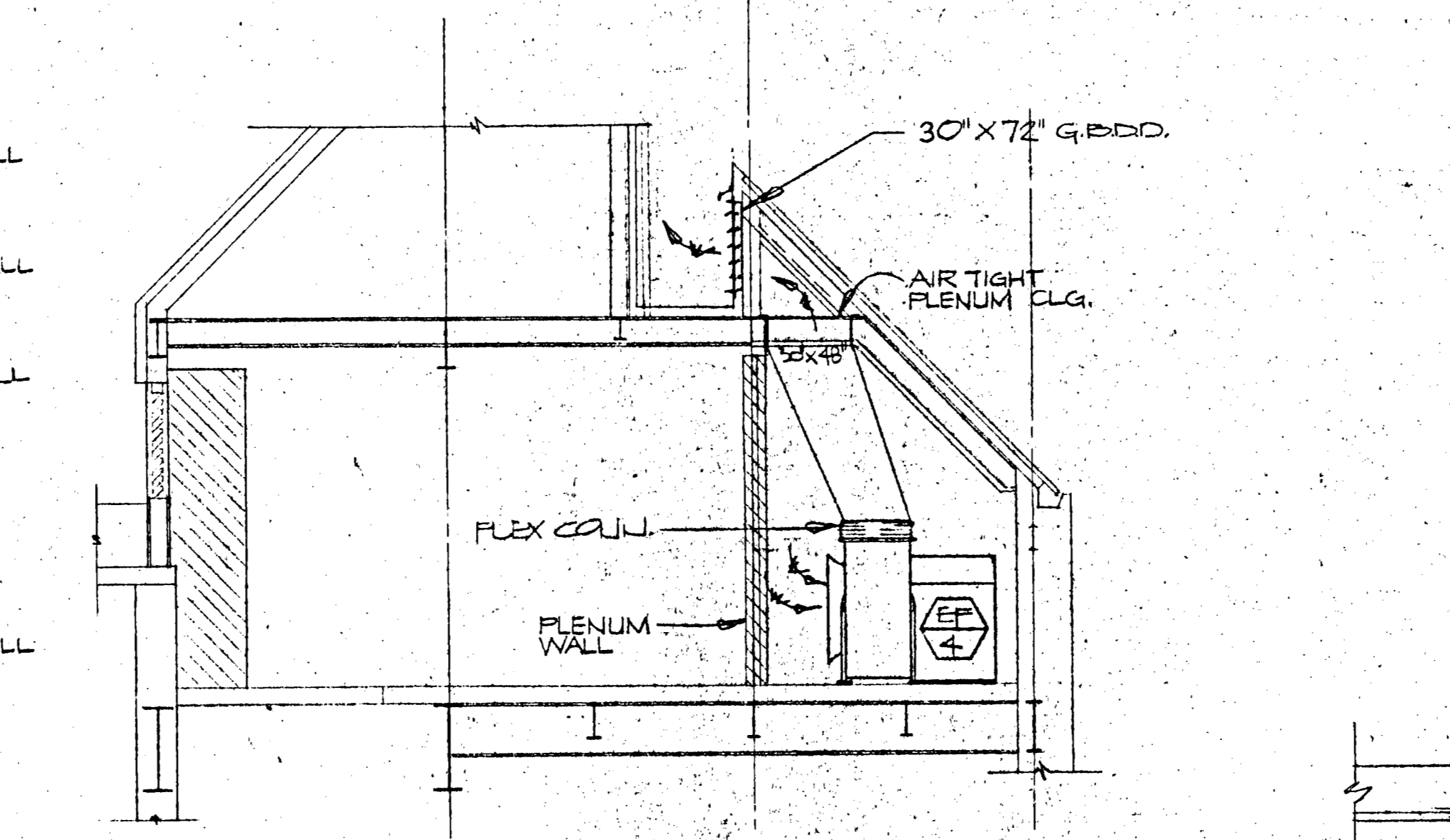


1 ELEVATOR MACHINE ROOM
SCALE: 1/4" = 1'-0"

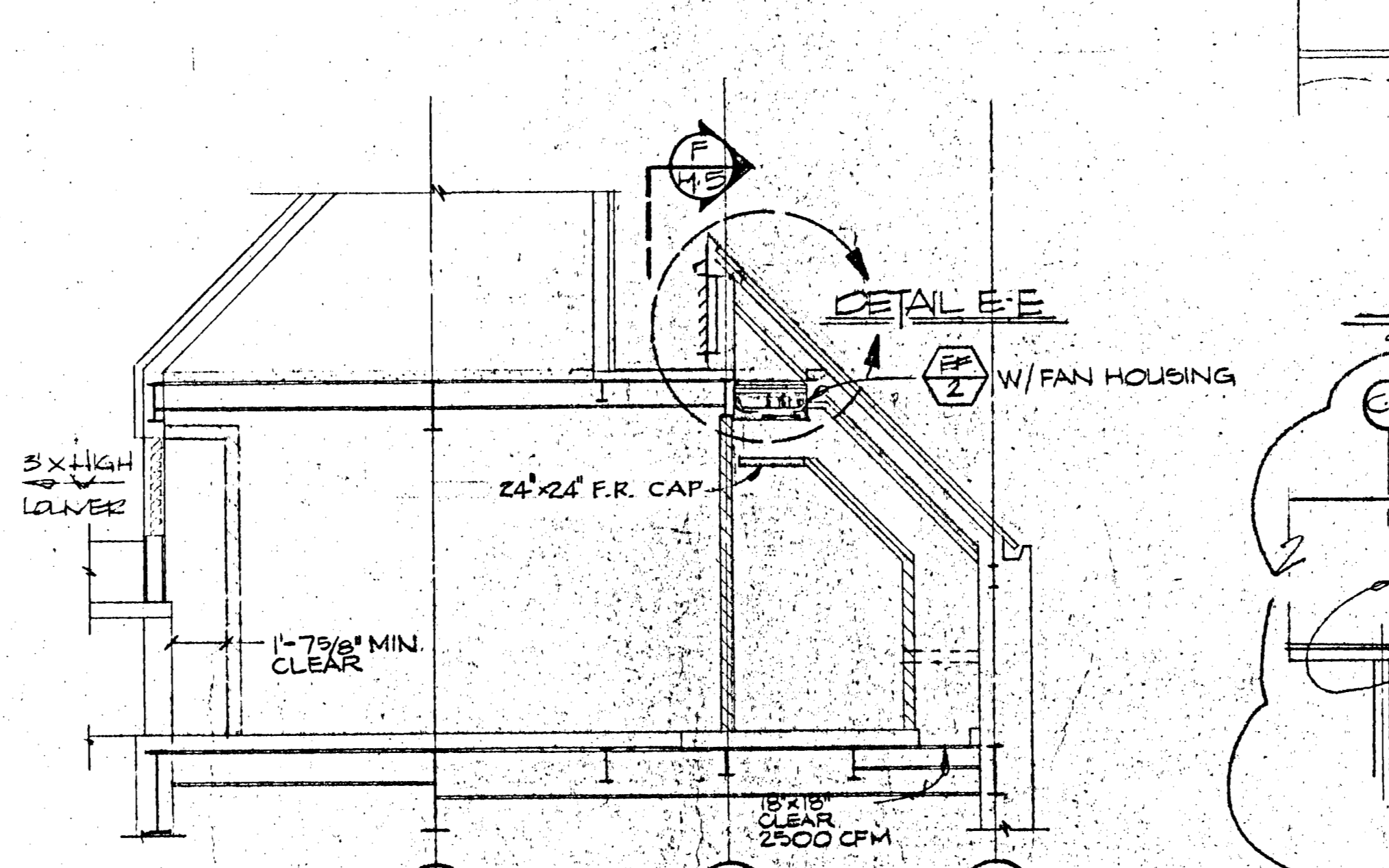
I have reviewed the current California Energy Conservation Standards for Non-residential Buildings. In my professional judgement, the design in this set of plans and specifications conforms with the following divisions of those regulations:
 a. Division 4: Building Envelope (or alternative division 2 or 3)
 b. Division 5 & 6 HVAC Systems and Equipment.
R.H.S. 2.7.1



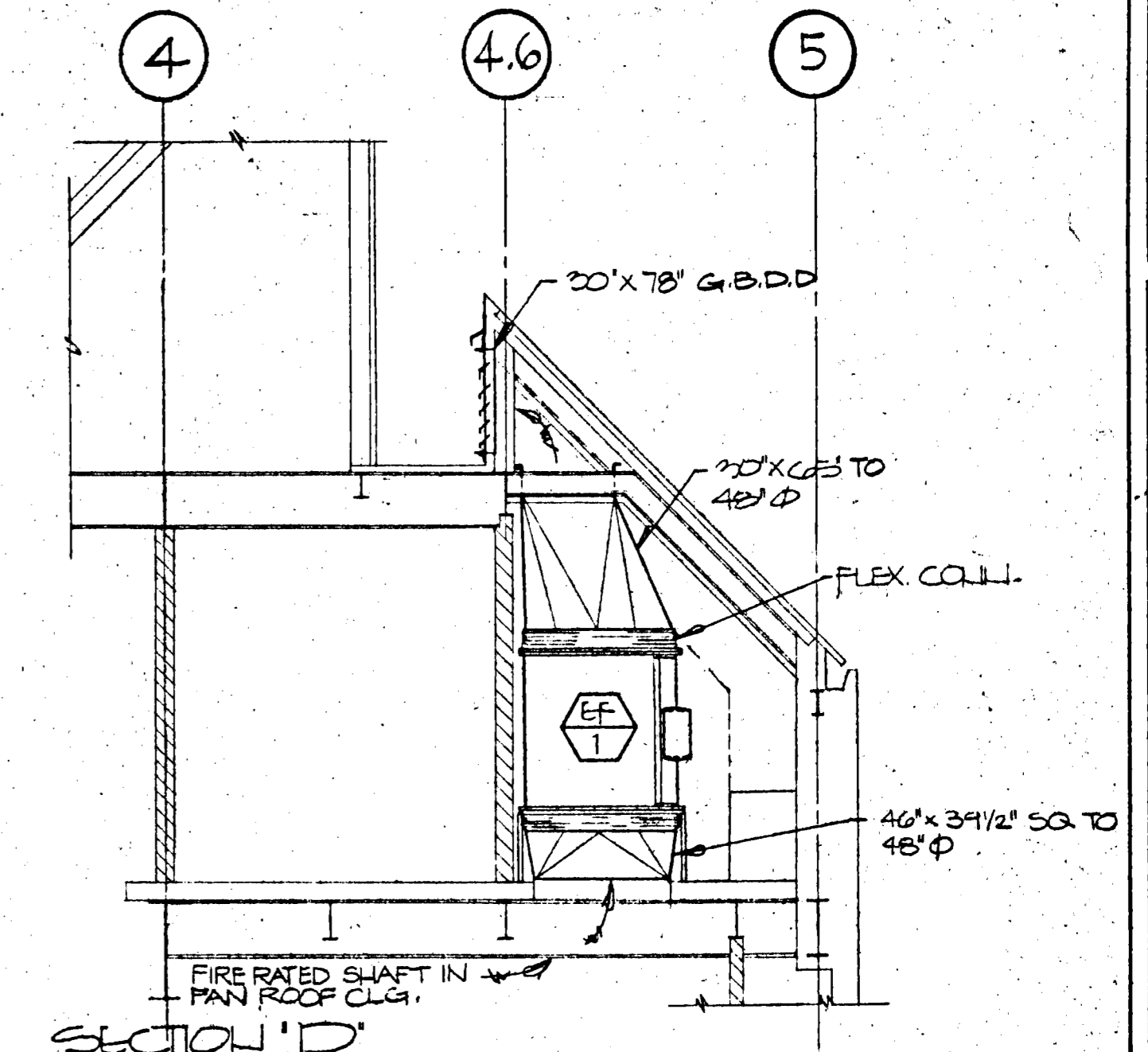
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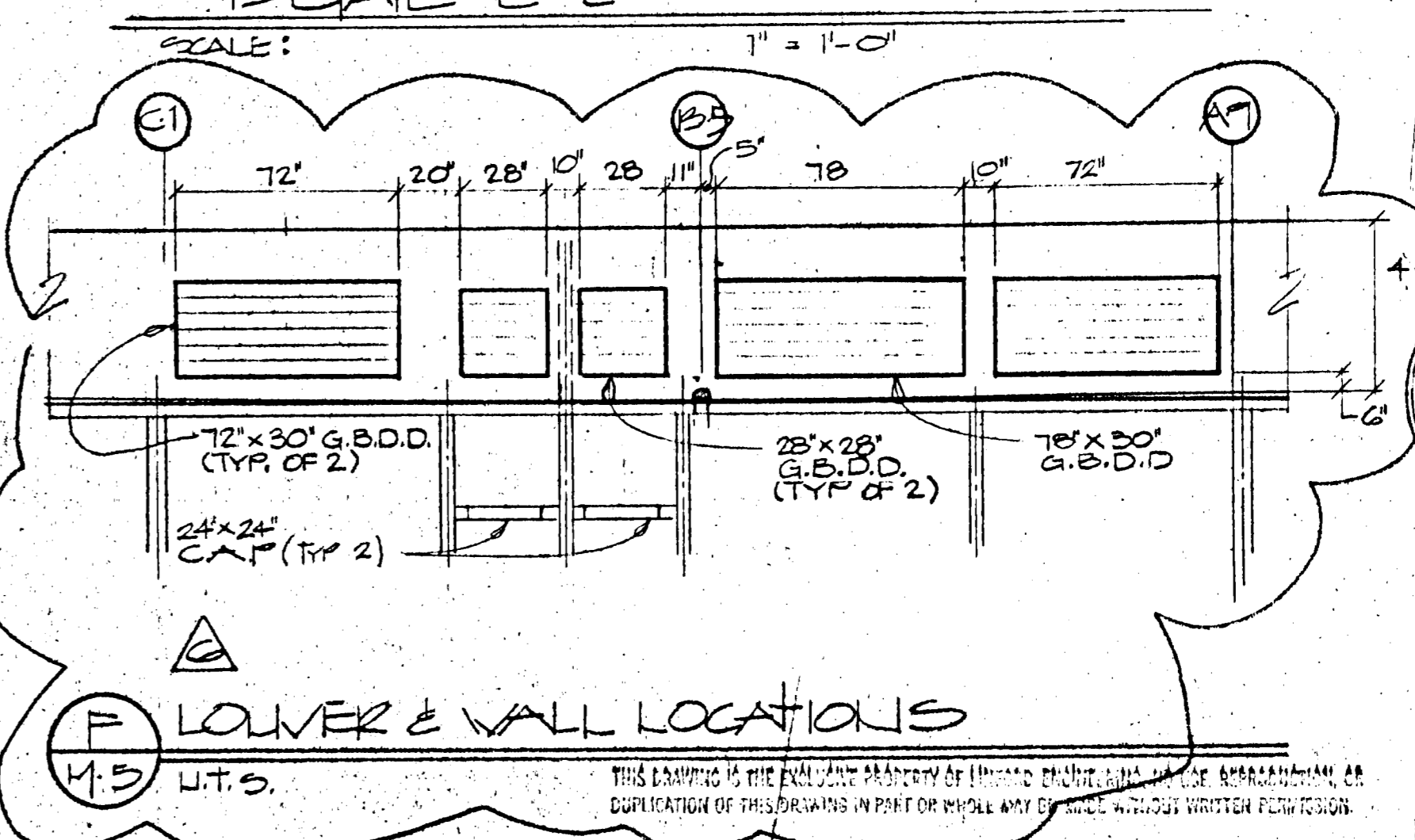
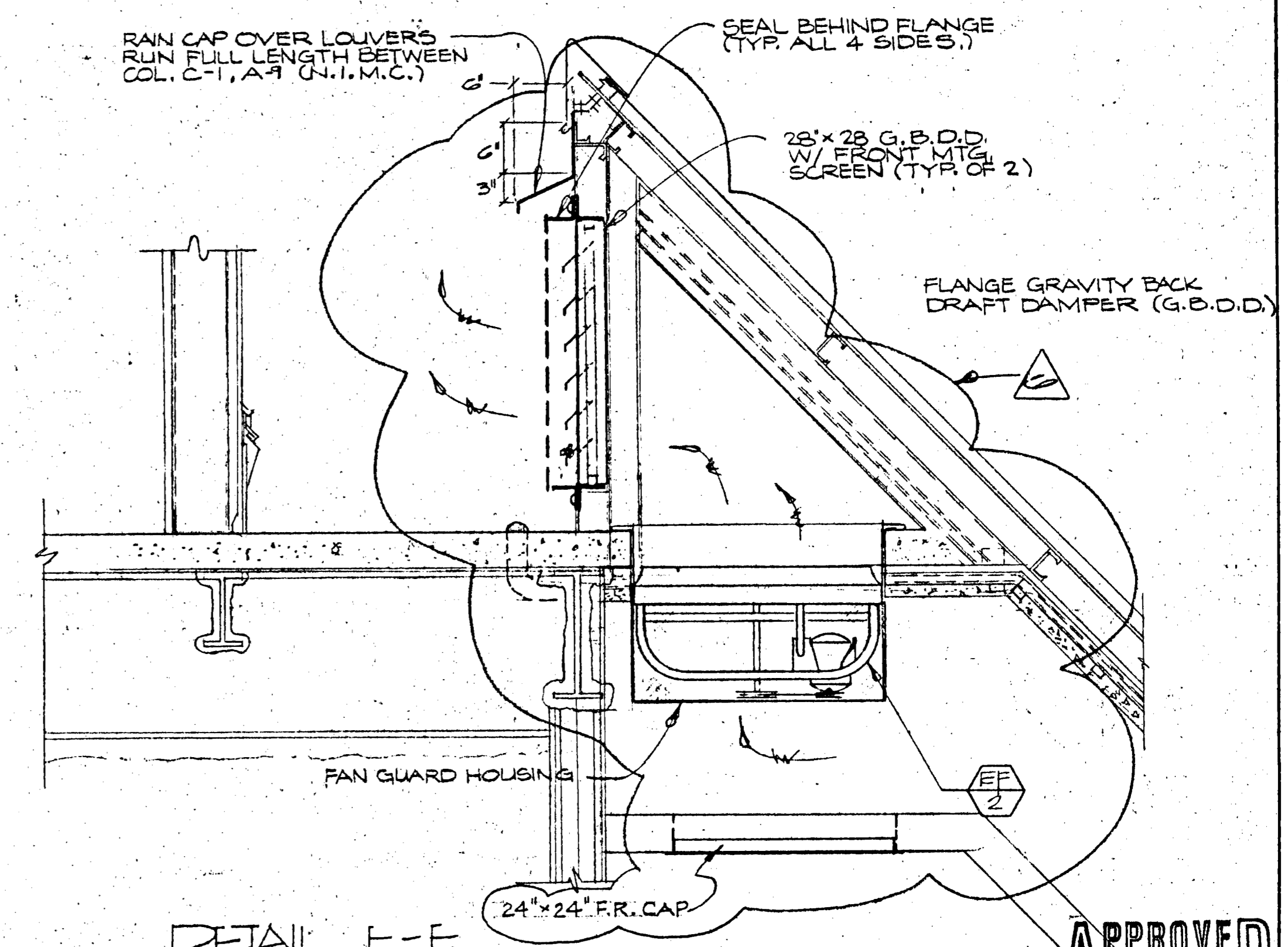
SECTION "B"
SCALE: 1/4" = 1'-0"



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



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

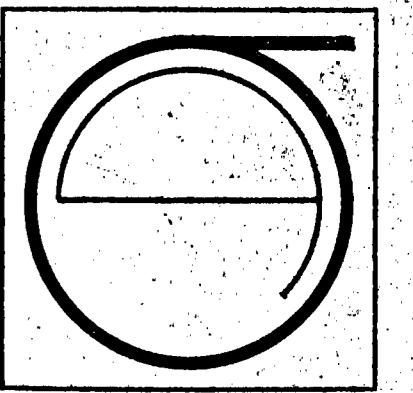


DETAIL F F LOWER & WALL LOCATIONS
SCALE: 1/4" = 1'-0"

APPROVED
 Dept. Public Works
 JUL 13 1982
R.H.S. 2.7.1

REGISTERED PROFESSIONAL ENGINEER
 ROBERT G. LINDFORD
 No. 18619
 State of California
 Mechanical
 1978

LINFORD
 engineering
 834-2437
 202 446 2840 POPLAR ST.
 OAKLAND, CALIF. 94604



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 SUITE 248
 CALIFORNIA 94111
 TEL: (415) 449-8888

ECKER
 SQUARE

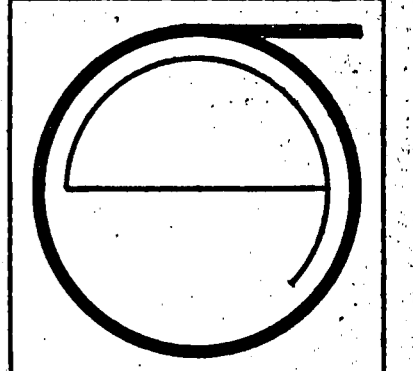
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 CHECKED BY:
 DATE OF ISSUE:
 REVISIONS:
 Δ NOV. 20, 1981
 Δ DEC. 14, 1981
 Δ DEC. 23, 1981
 Δ FEB. 2, 1982

SHEET TITLE:
 H.V.A.C.
 PARTIAL
 ROOF & ELEV.
 MACH. RM.
 PLAN &
 SECTIONS

SHEET No. 5
 FINAL

SHEET No. 5
 M-5

U.C.I.D. = NET CLEAR I.D. OPENING.



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ECKER
SQUARE

JOB NUMBER: 914
DRAWN BY: L.H.
CHECKED BY:
DATE OF ISSUE:
DEC. 14, 1981
REVISIONS:
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B FEB. 2, 1982

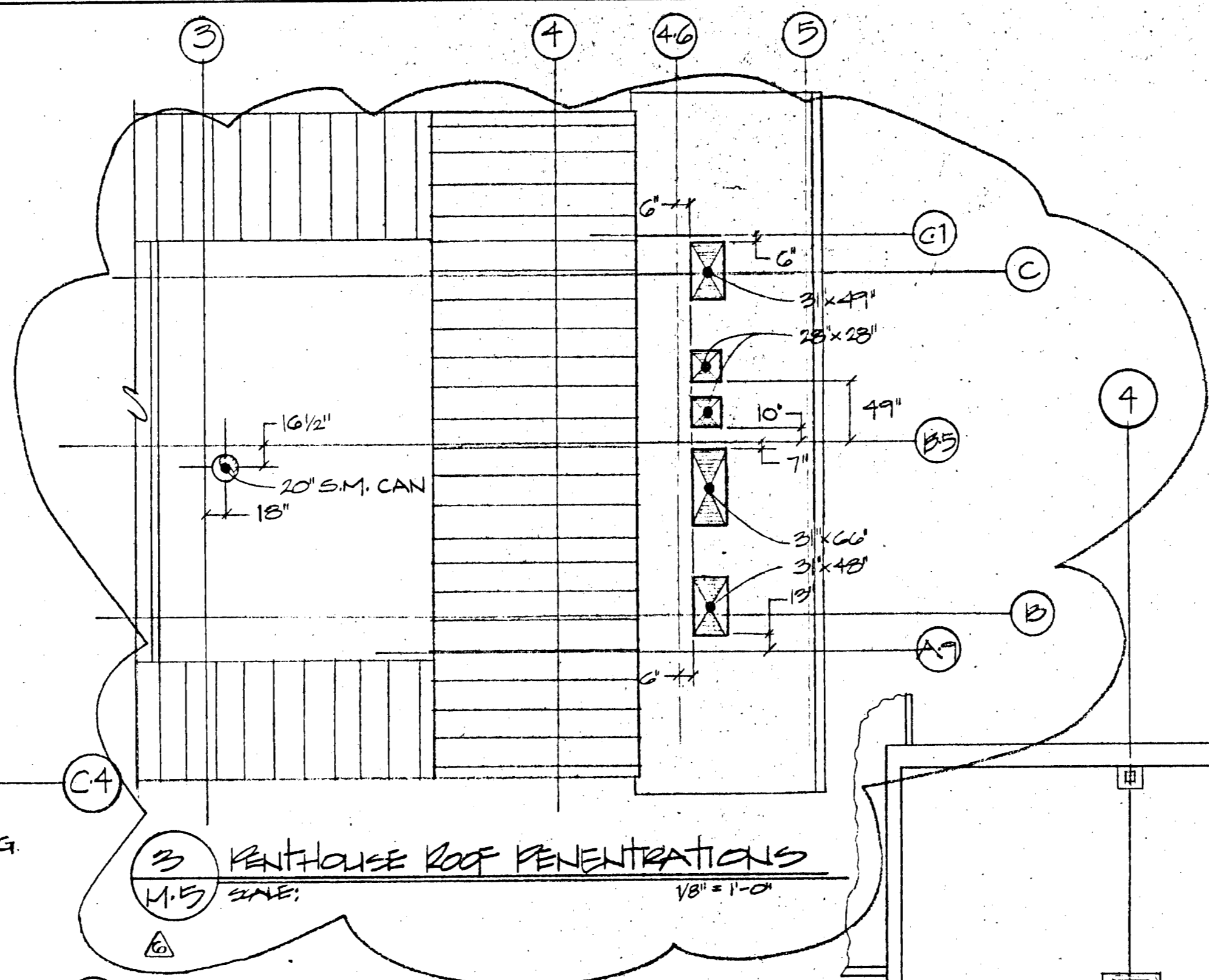
SHEET TITLE:
ELEV. MACH.
ROOM &
BOILER RM.
FLOOR PLANS
'PENETRATIONS'

APPROVED
JUL 13 1982
PHILIP LAY
REGISTERED PROFESSIONAL ENGINEER
No. 16606

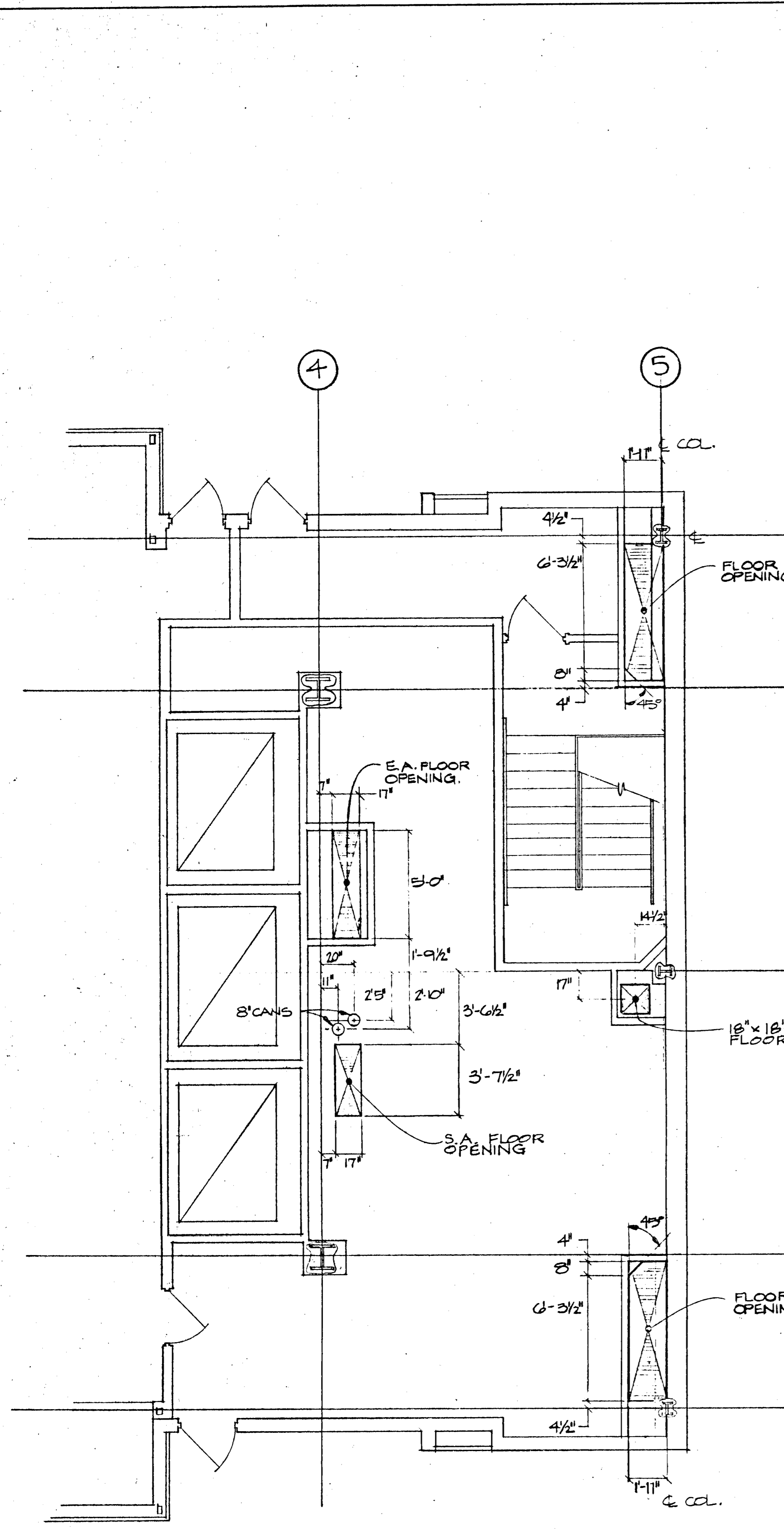
SHEET No.:

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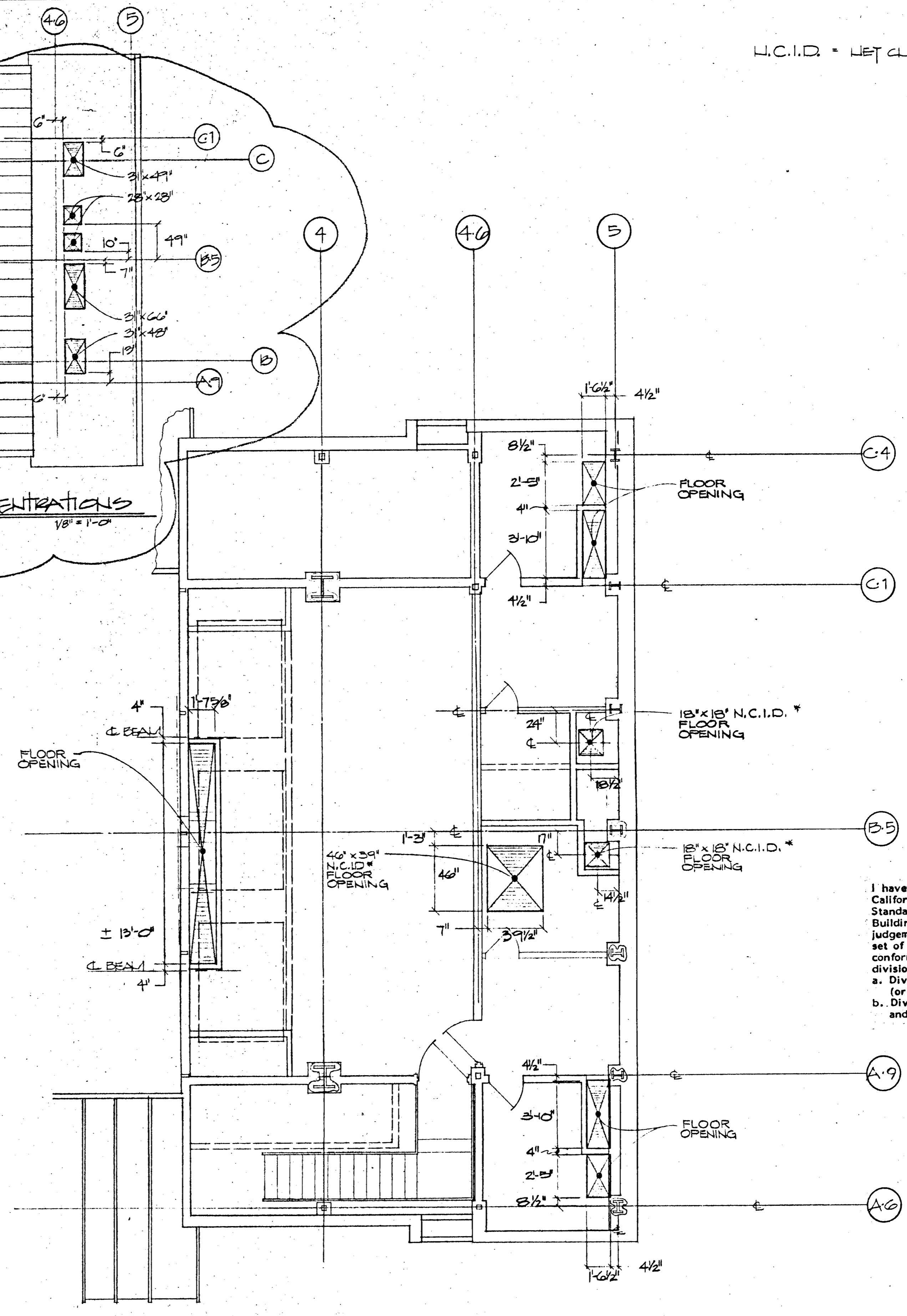
M-5.A



3 PENTHOUSE ROOF PENETRATIONS
1/8" = 1'-0"



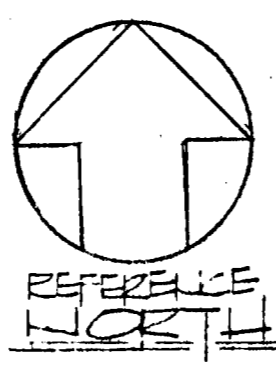
1 BOILER ROOM FLOOR PLAN
1/4" = 1'-0"



2 ELEVATOR MACHINERY ROOM FLOOR PLAN
1/4" = 1'-0"

I have reviewed the current California Energy Conservation Standards for Non-residential Buildings. In my professional judgement, the design in this set of plans and specifications conforms with the following divisions of those regulations:
a. Division 4, Building Envelope (or alternative division 2 or 3)
b. Division 5 & 6 HVAC Systems and Equipment.

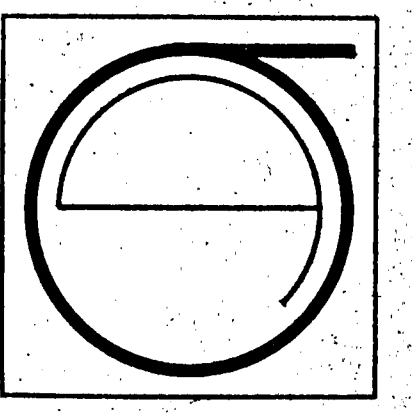
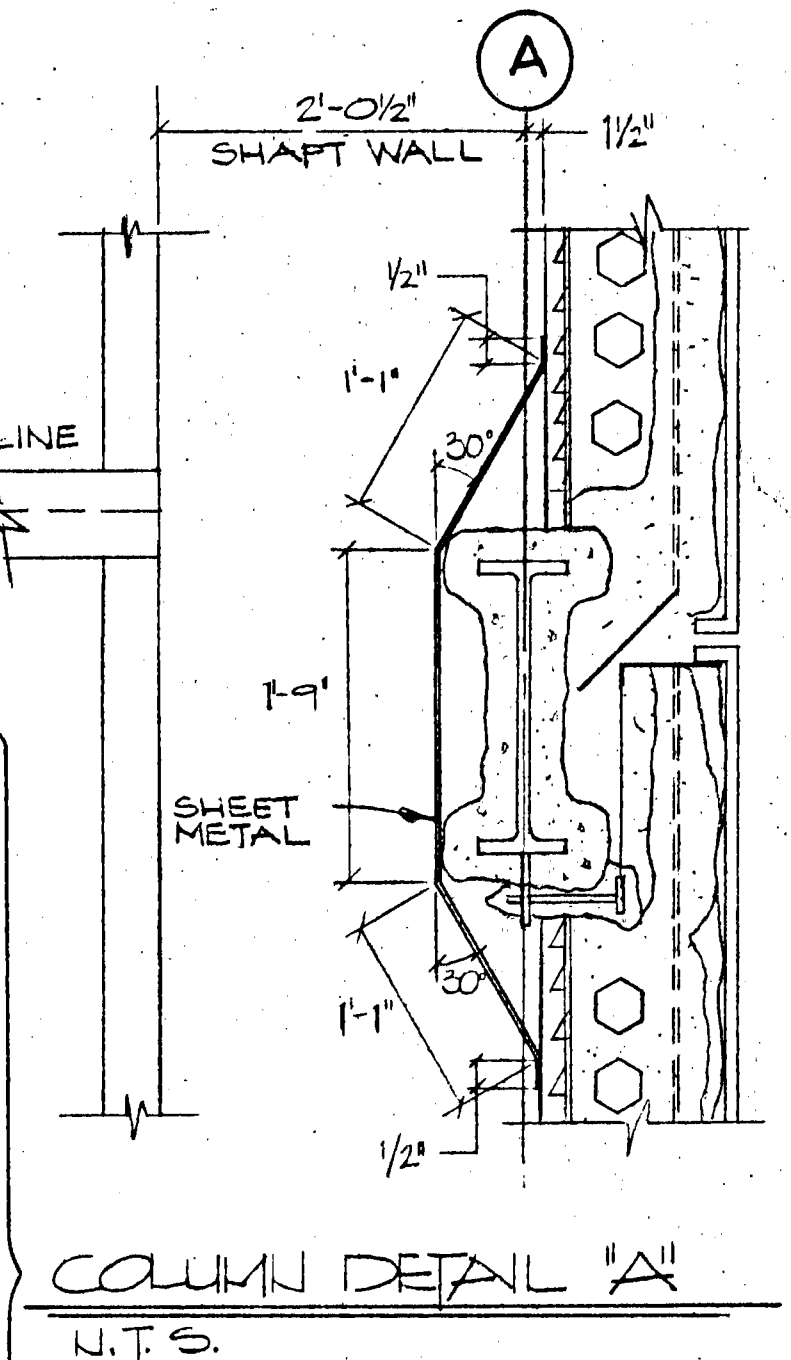
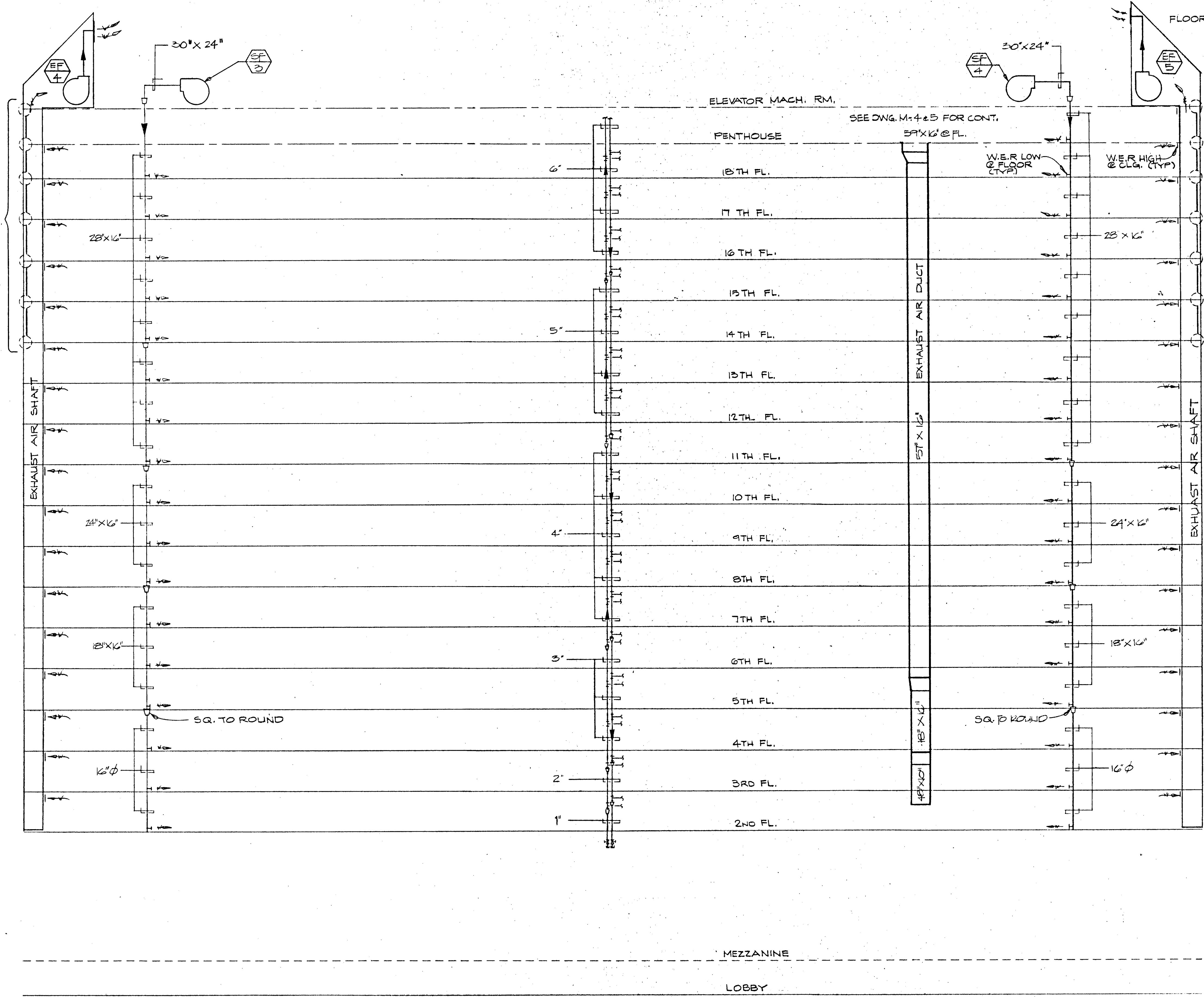
Refer to Section 1



REFERENCE NORTH

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SEE DETAIL 'A'



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SUITE 248
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TELE (415) 434-3886



JOB NUMBER: 914
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CHECKED BY:
DATE OF ISSUE:
REVISIONS:
△ NOV 30 1981
△ DEC. 14 1981
△ DEC. 23, 1981

#5
FINAL

APPROVE
Dept. Public Works

I have reviewed the current JUL 13 1982 California Energy Conservation Standards for Non-residential Buildings. In my professional judgement, the design in this set of plans and specifications conforms with the following divisions of those regulations:
a. Division 4, Building Envelope (or alternative division 2 or 3)
b. Division 5 & 6 HVAC Systems and Equipment.
12/14/82 [Signature]

SHEET TITLE:
DUCT & PIPING RISERS

SHEET No.:

M-6

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OAKLAND, CALIF. 94608

DESCRIPTION OF SYSTEM OPERATION

- I. NORMAL WEEK DAY OPERATION** (Excluding Holidays)
- A. Core system activated 20 minutes prior to activation of heat pump systems.
 - B. Heat pumps are sequenced on, per floor (4 units per floor), or groups of floors up to a maximum of five (5) floors per group. Each floor or groups of floor should be programmed to go on a minimum of one hour prior to occupancy.
- II. EVENINGS, WEEKENDS, AND HOLIDAYS**
- Core system off, except as noted in operation B or C below.
- B. SYSTEM NIGHT SET BACK:**
- All heat pump units serving the interior zone (HP-1 near col. 4/A-9) on the 2nd thru 18th floors shall be activated along with the core system whenever the night set back thermostat, located on the 3rd floor, or first finished tenant space, calls for heating set point at 67° F. When thermostat is satisfied, units and core system will cycle off.
- C. OFF HOURS OR WEEKEND OPERATION:**
- The heat pump systems may be operated on each floor or group of floors by overriding the normal programmed schedule from the control system on the ground floor. The core system will also be activated.
- III. FIRE CONTROL MODE**
- Heat pump units (four per floor), under a fire mode, are to be turned off. At the life safety panel, the units on each floor can be turned back on regardless of system mode. SEE LIFE SAFETY DRAWINGS.

I have reviewed the current California Energy Conservation Standards for Non-residential Buildings. In my professional judgement, the design in this set of plans and specifications conforms with the following divisions of those regulations:

- a. Division 4, Building Envelope (or alternative division 2 or 3)
- b. Division 5 & 6 HVAC Systems and Equipment.

John K. Linford

LIFE SAFETY SYSTEM FANS

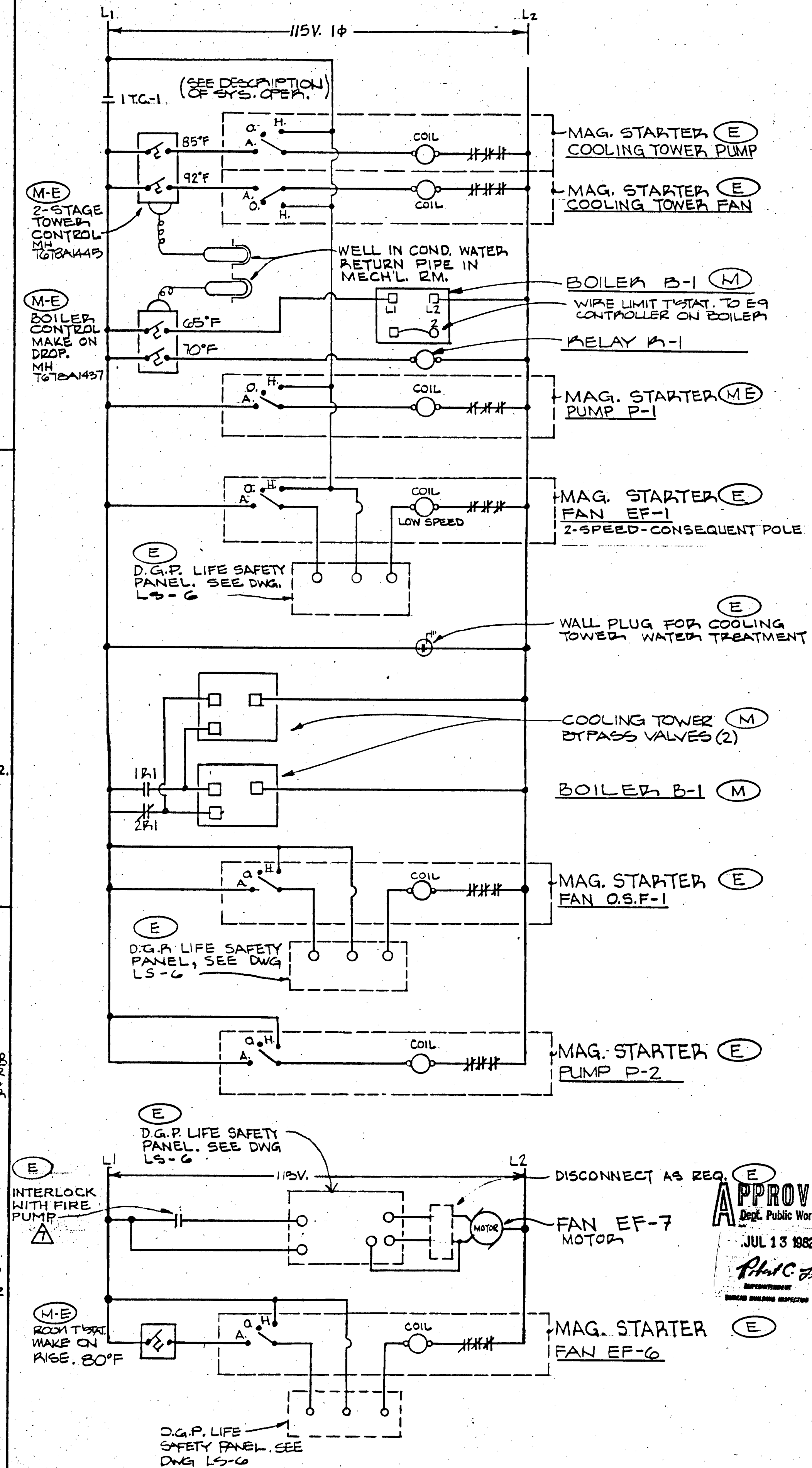
ALL CONTROLS AND WIRING FOR LIFE SAFETY SYSTEM (N.I.M.C.) NOT IN MECHANICAL CONTRACT. SEE LIFE SAFETY DRAWINGS LS-1 THRU LS-7 FOR CONTROLS.

PLAN MARK	FAN LOCATION	SERVICE	REMARKS
SF-1	MEZZ.	STAIR #1 SUPPLY	
SF-2	MEZZ.	STAIR #2 SUPPLY	
SF-3	ELEV. MACH. RM.	VEST. #1 SUPPLY	
SF-4	ELEV. MACH. RM.	VEST. #2 SUPPLY	
OSF-1	FAN ROOM	TYP. FL. SUPPLY	SEE HVAC CORE CONTROL DIAGRAM TO RIGHT. HIGH SPEED FAN OPERATION
EF-1	ELEV. MACH. RM.	TYP. FL. EXHAUST	
EF-2	"	STAIR #2 EXHAUST	
EF-3	"	STAIR #1 EXHAUST	
EF-4	"	VEST. #1 EXHAUST	
EF-5	ELEV. MACH. RM.	VEST. #2 EXHAUST	

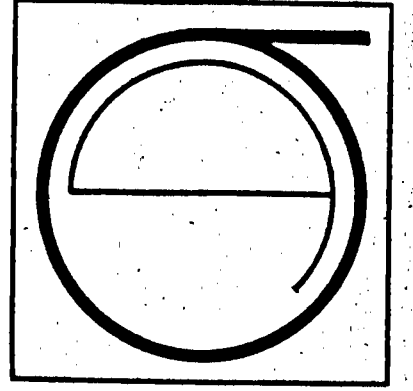
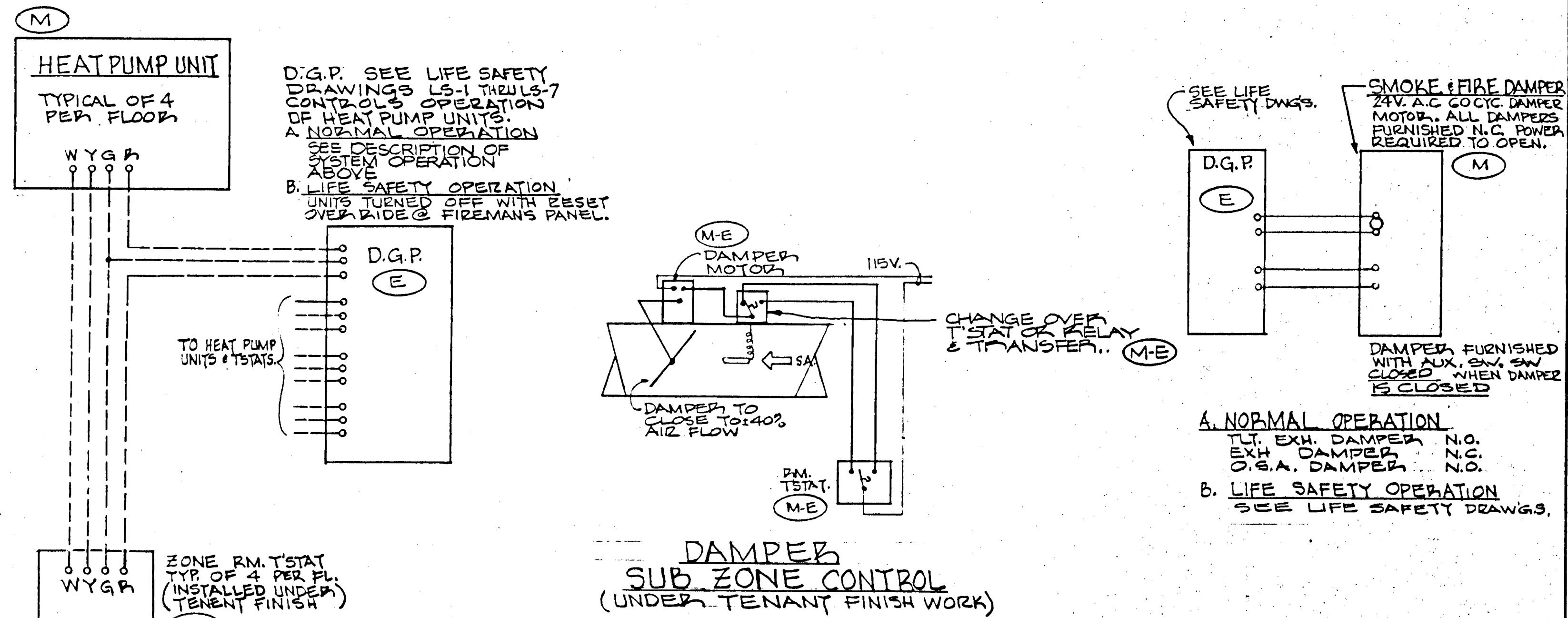
SYMBOL LIST AND GEN. NOTES

- | PLAN MARK | DESCRIPTION |
|-----------|---|
| (M) | FURNISHED AND INSTALLED BY LINFORD CO. |
| (M-E) | FURNISHED BY LINFORD CO. INSTALLED BY ELECTRICAL AND/OR LIFE SAFETY CONTRACTOR. |
| (E) | FURNISHED AND INSTALLED BY ELECTRICAL AND/OR LIFE SAFETY CONTRACTOR. |
- NOTES:**
- ALL LINE VOLTAGE & LIFE SAFETY SYSTEM WIRING FURNISHED AND INSTALLED BY ELECTRICAL AND/OR LIFE SAFETY CONTRACTOR.
 - ALL CONDUIT & FITTINGS FOR LOW VOLTAGE H.V.A.C. CONTROL WIRING FURNISHED & INSTALLED BY ELECTRICAL CONTRACTOR.
 - ALL CONTROLS FOR LIFE SAFETY SYSTEM INCLUDING PLENUM AND DUCT SMOKE DETECTORS NOT IN MECHANICAL CONTRACT.

H.V.A.C. CORE CONTROLS



H.V.A.C. CONTROLS FOR TYPICAL FLOORS 2ND THRU 18TH FL. SMOKE DAMPERS



JORGE DE QUESADA INC.
ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT
1700 MONTGOMERY STREET, SAN FRANCISCO
SUITE 240
CALIFORNIA 94111
TELE (415) 434-3690

ECKER SQUARE

JOB NUMBER: 914
DRAWN BY:
CHECKED BY:
DATE OF ISSUE: 12-14-81

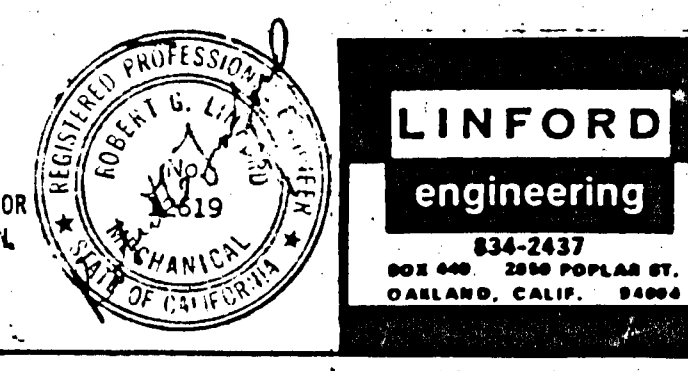
REVISIONS:
DEC. 23 1981
FEB. 2 1982
MAR. 17, 1982

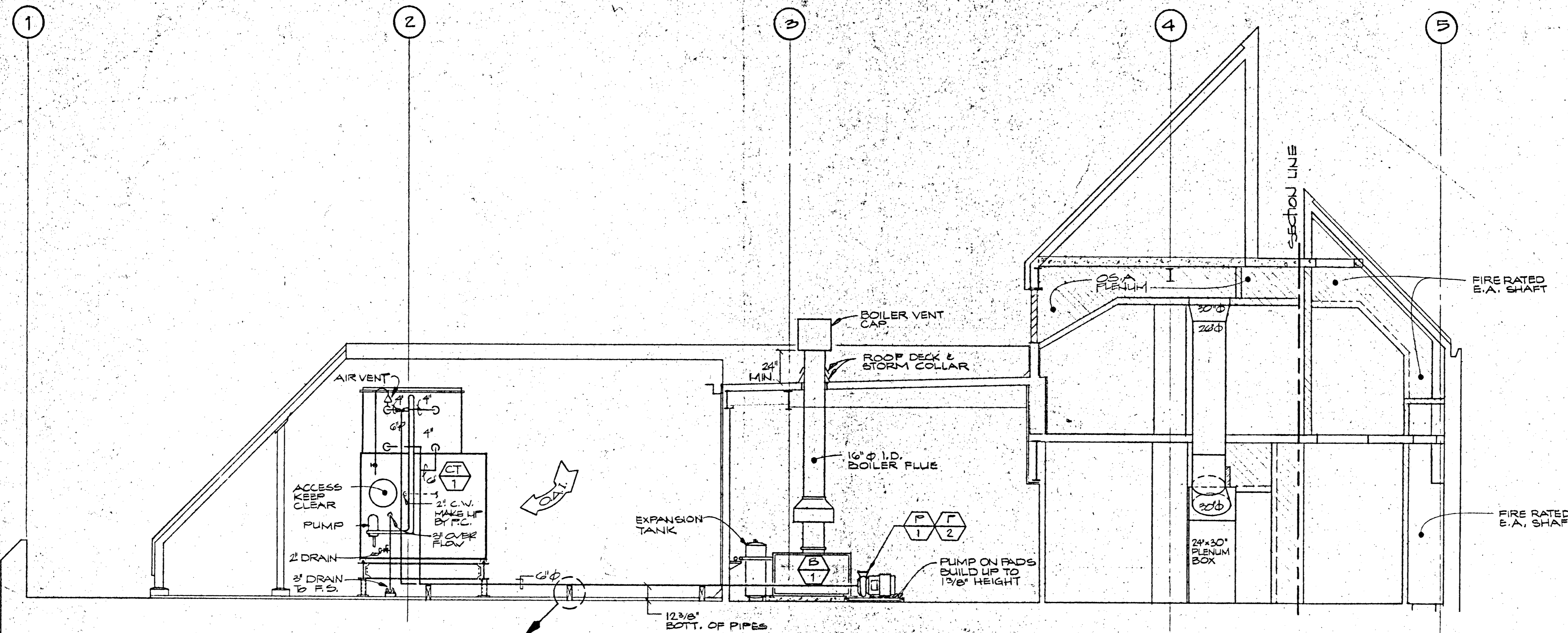
APPROVED
JUL 13 1982
PHILIP C. LINDY
REGISTERED PROFESSIONAL ENGINEER
CALIFORNIA LICENSE NO. 4419

SHEET TITLE:
H.V.A.C. CONTROL SYSTEMS

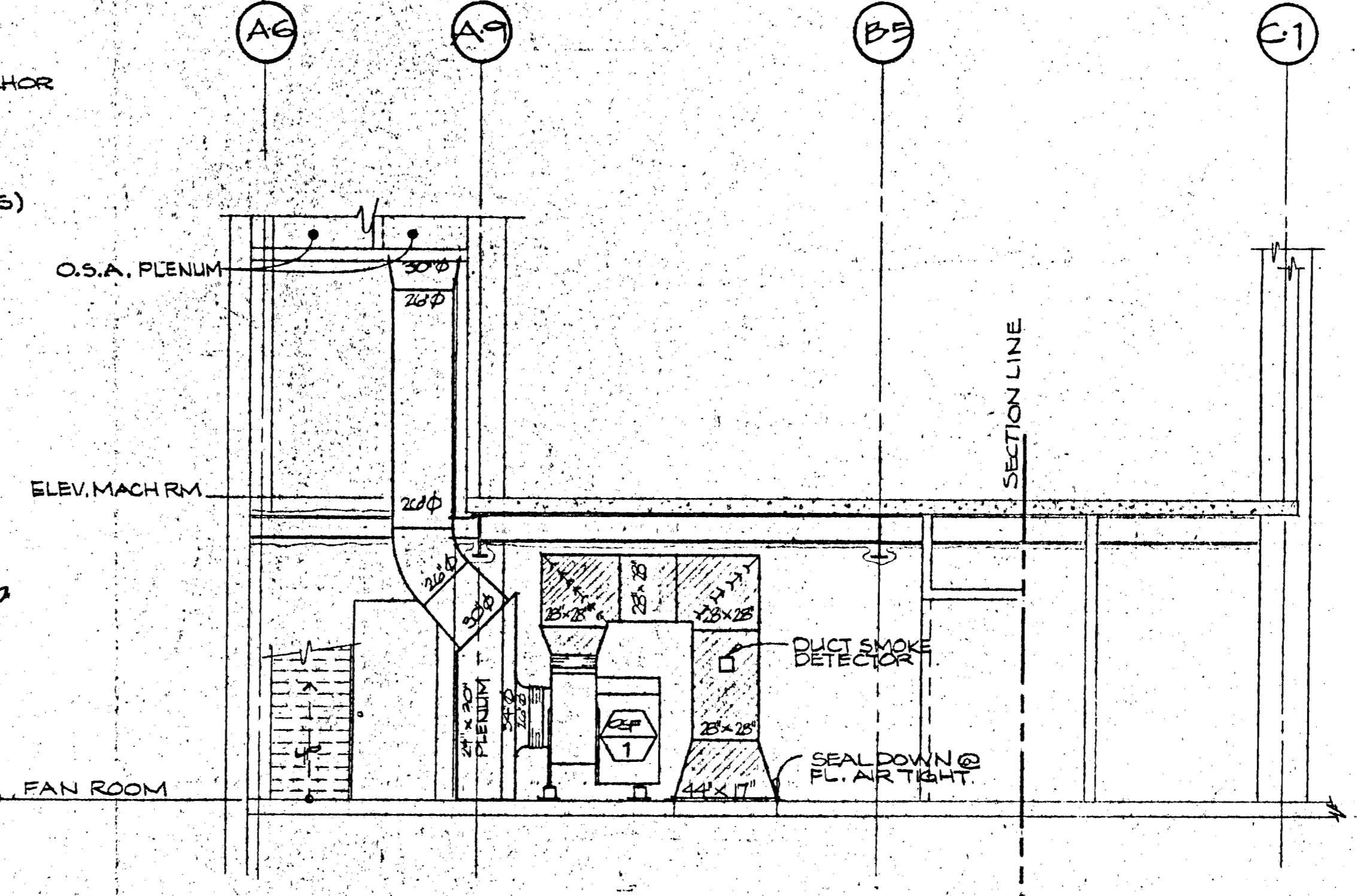
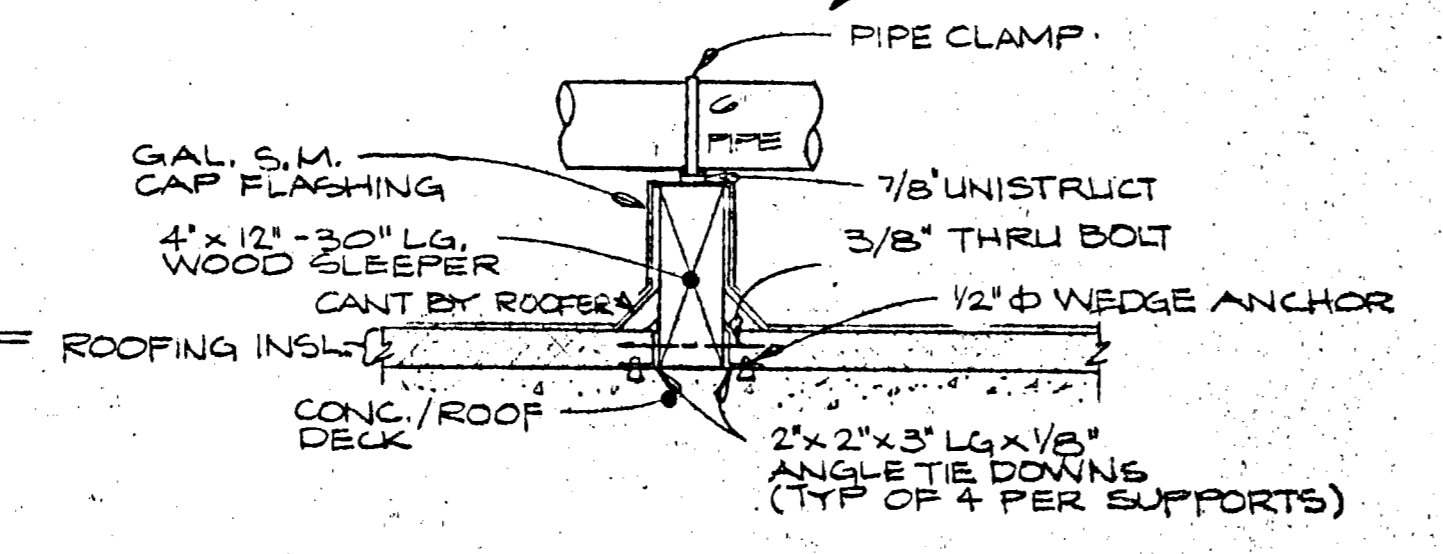
SHEET No.:
M-7

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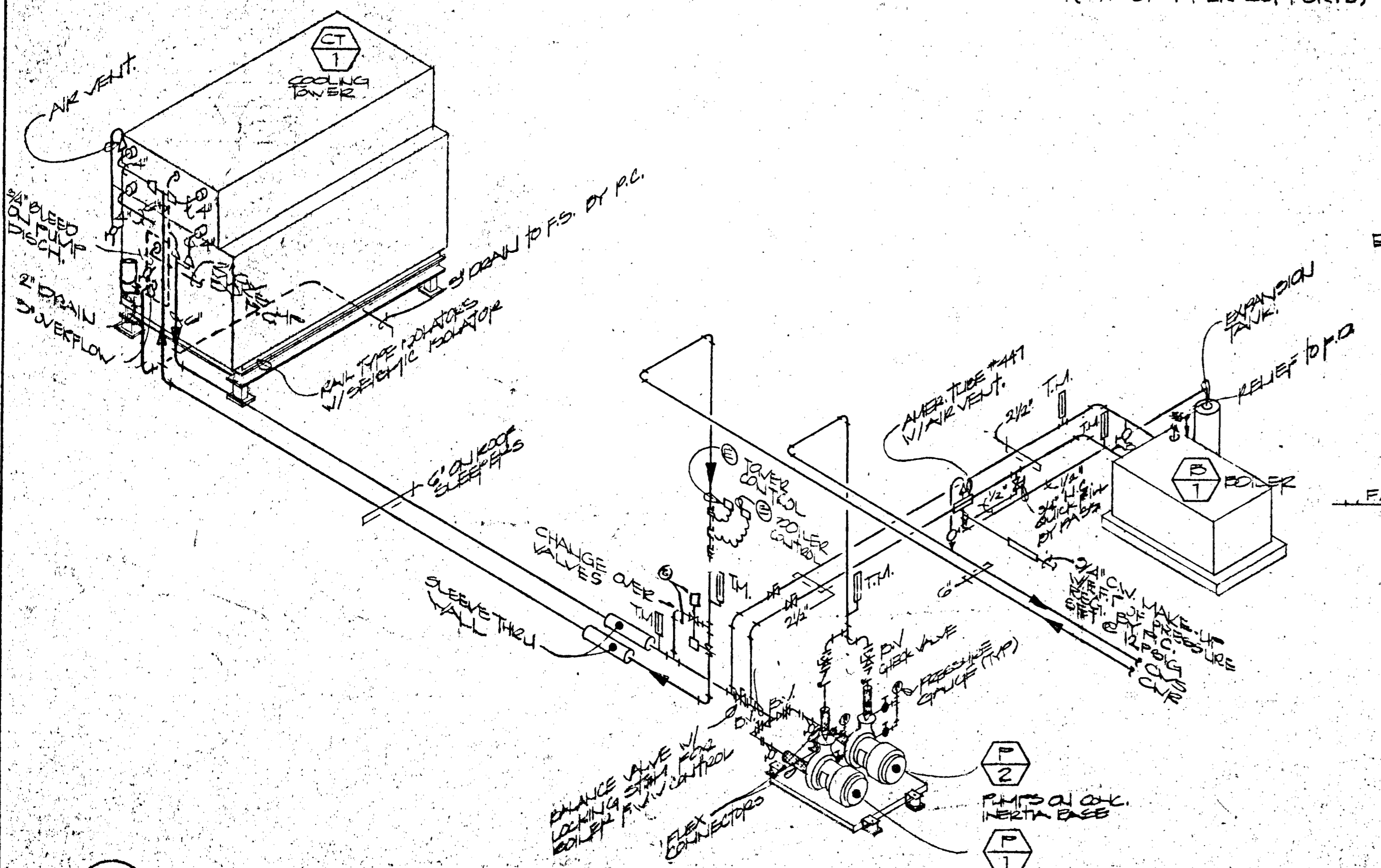




A SECTION
 1-8 SCALE: 1/4" = 1'-0"



B SECTION
 1-8 SCALE: 1/4" = 1'-0"



1 COOLING TOWER PIPING DIAGRAM
 1-4 M.F.S.

JORGE DE QUESADA INC.
 ARCHITECTURE
 PLANNING
 CONSTRUCTION MANAGEMENT
 1700 MONTGOMERY STREET, SAN FRANCISCO
 SUITE 2000, 94111
 TEL: (415) 434-3800

ECKER SQUARE

JOB NUMBER: 914
 DRAWN BY: V.H.
 CHECKED BY:
 DATE OF ISSUE:

REVISIONS:
 A DEC. 25 1982

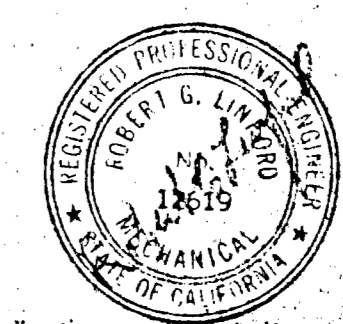
SHEET TITLE:
 #5 FINAL

I have reviewed the current California Energy Conservation Standards for Non-residential Buildings. In my professional judgement, the design in this set of plans and specifications conforms with the following divisions of those regulations:
 a. Division 4, Building Envelope (for alternative design)
 b. Division 5 & 6 Mechanical and Equipment
 Robert G. Linford
 REGISTERED PROFESSIONAL ENGINEER
 JUL 13 1982
 R.G. Linford
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA

SHEET TITLE:
 PENTHOUSE
 ELEVATOR
 MACHINE RM.
 SECTION

SHEET No.:

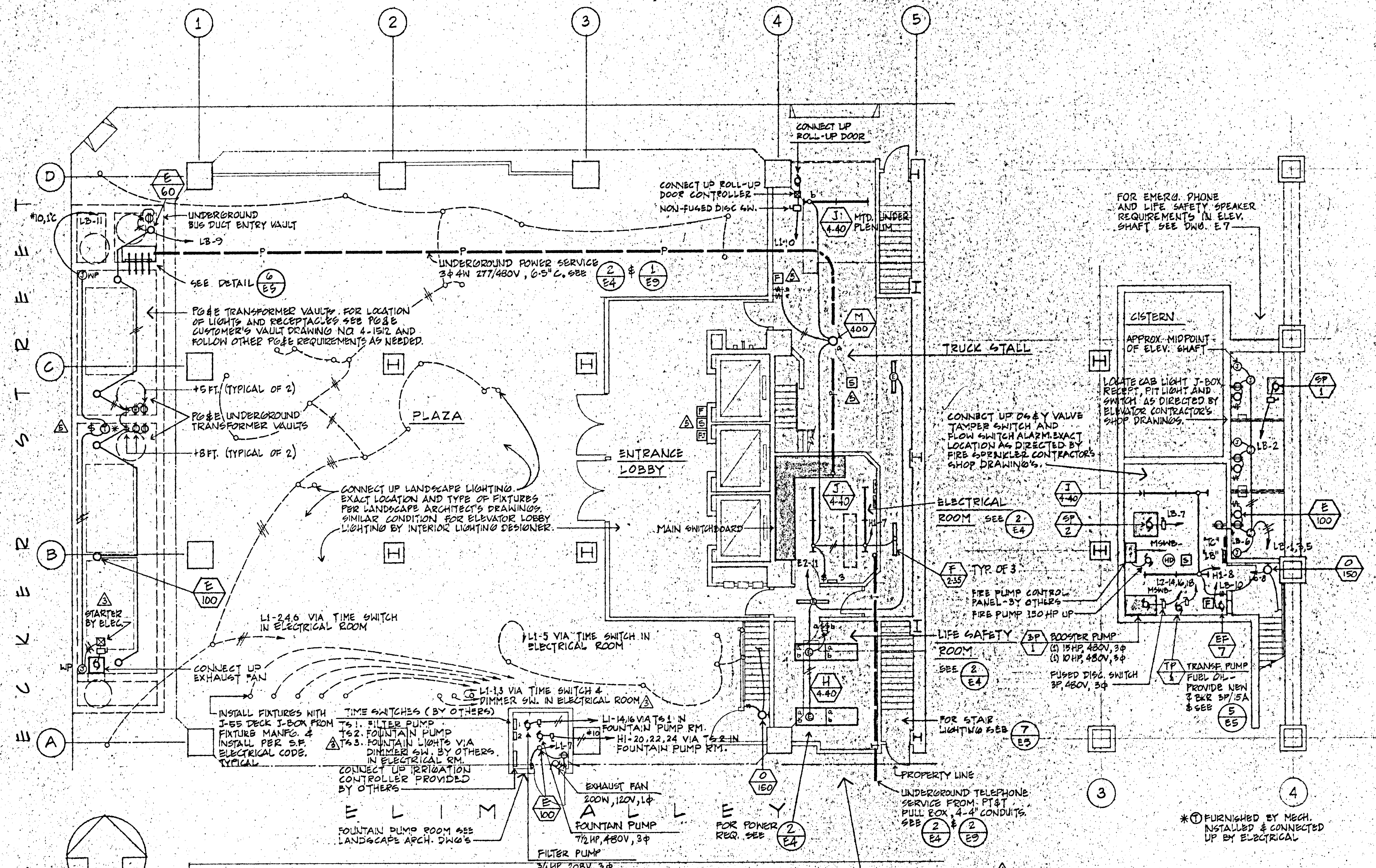
M-8



LINFORD
 engineering
 834-2437
 802 4th - 2800 POPLAR ST.
 OAKLAND, CALIF. 94612

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J E S S I E S T R E E T



1 GROUND FLOOR - LIGHTING & POWER
E1 SCALE: 1/8" = 1' - 0"

2 BASEMENT - LIGHTING & POWER
E1 SCALE: 1/8" = 1' - 0"

NOTE: FOR POWER & SIGNAL IN CORE AREA, SEE E4

LEGEND

- 2 - #12 WIRE IN 1/2" CONDUIT CONCEALED IN WALL OR CEILING A LARGER NUMBER OR SIZE IS INDICATED AS FOLLOWS: #6, 10, 3 - #6 WIRES IN 1" CONDUIT ETC.
- DITTO, UNDERGROUND OR UNDERFLOOR
- HOMERUN TO PANELBOARD
- EMPTY TELEPHONE CONDUIT WITH PULLWIRE
- FLUORESCENT LIGHTING FIXTURE
- ⊙ FLUORESCENT FIXTURE ON EMERGENCY SYSTEM
- |—|— FLUORESCENT STRIP LIGHTING FIXTURE
- INCANDESCENT LIGHTING FIXTURE
- WALL MOUNTED INCANDESCENT FIXTURE
- ⊗ RECESSED INCANDESCENT FIXTURE
- ⊙ WALL MOUNTED EXIT FIXTURE
- ⊙ JUNCTION BOX
- ⊙ SINGLE POLE, DOUBLE POLE OR 3 POLE WALL SW + 40" U.O.N.
- ⊙ DUPLEX RECEPTACLE + 15" U.O.N.
- ⊙ WALL MOUNTED TELEPHONE OUTLET + 15" U.O.N.
- ⊙ MOTOR CONNECTION
- ⊙ MOTOR DISCONNECT SWITCH
- ⊙ LIFE SAFETY, FIRE ALARM HORN
- ⊙ FIRE ALARM MANUAL PULL STATION
- ⊙ SMOKE DETECTOR
- ⊙ DUCT SMOKE DETECTOR
- ⊙ DOOR HOLDER
- ⊙ SUPERVISED 06 & Y VALVE TAMPER SWITCH
- ⊙ SUPERVISED FLOW SWITCH
- ⊙ HEAT DETECTOR
- ⊙ PAIRING SPEAKER
- ⊙ STAIRWELL SPEAKER
- ⊙ PUBLIC EMERGENCY PHONE
- ⊙ FIREMAN'S PHONE JACK
- ⊙ FIRE ALARM CABINET
- ⊙ DATA GATHERING PANEL
- ⊙ TERMINAL CABINET
- ⊙ FAN INTERFACE RELAY PANEL
- ▬ MAIN SWITCHBOARD
- ▬ PANELBOARD
- ▬ TRANSFORMER
- ▬ WEATHERPROOF
- ▬ TELEPHONE TERMINAL BOARD
- U.O.N. UNLESS OTHERWISE NOTED
- ⊙ 1 E5 ← DETAIL DESIGNATION DRAWING NUMBER
- ⊙ A 2-35 ← FIXTURE DESIGNATION NUMBER OF LAMPS & TYPE
- ⊙ AL 1 ← MECHANICAL EQUIPMENT DESIGNATION. SEE MECH. DRAWINGS FOR EXACT LOCATIONS.

APPROVED
JUL 13 1982
Professional Engineer
No. 15774
State of California

APPROVED
JUL 13 1982
Professional Engineer
No. 15774
State of California

JORGE DE QUESADA INC.
ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT
170 MONTGOMERY STREET, SAN FRANCISCO
CALIFORNIA 94111
TELE (415) 434-3800

ECKER SQUARE

JOB NUMBER:
DRAWN BY: RAN/DC
CHECKED BY:
DATE OF ISSUE: 6/15/81

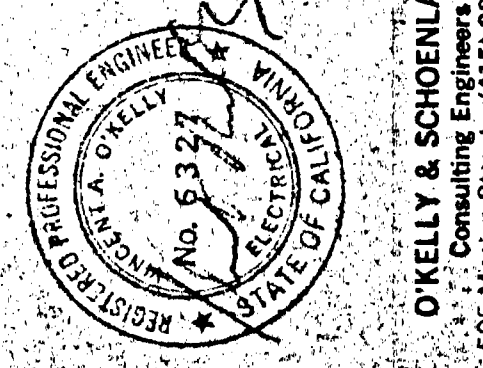
REVISIONS:
A OCT 17 1981 EJM CHANGES TO DATE
B OCT 20 1981 RAN CLARIFIED LOCATION OF FOUNTAIN TIME SW & CHANGED NUMBER OF BLDG SERVICE CONDUITS
C NOV 30 1981 BSMT RM MADE SMALLER
D MAR 18 1982 RAN ADDED LIFE SAFETY & STARTER IN VAULT PER P08E

SITE PERMIT APPLICATION FOR CONSTRUCTION OF #5 FINAL

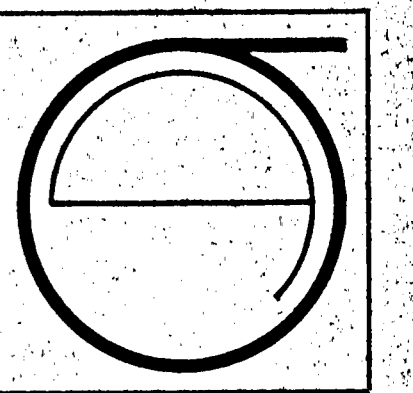
SHEET TITLE:
GROUND FLOOR & BASEMENT PLANS

O'KELY & SCHOENLANK
Professional Engineers
No. 15774
State of California
SAN FRANCISCO, CALIFORNIA 94105

I HAVE REVIEWED THE CURRENT CALIFORNIA ENERGY CONSERVATION STANDARDS FOR NON-RESIDENTIAL BUILDINGS. IN MY PROFESSIONAL JUDGEMENT THE DESIGN IN THIS SET OF PLANS & SPECIFICATIONS CONFORMS WITH THE FOLLOWING DIVISIONS OF THOSE REGULATIONS. DIVISION 9



E 1



JORGE DE QUESADA INC.
 ARCHITECTURE
 PLANNING
 CONSTRUCTION MANAGEMENT
 1700 MONTGOMERY STREET, SAN FRANCISCO
 SUITE 105, 94111 CALIFORNIA
 TEL: (415) 441-0868

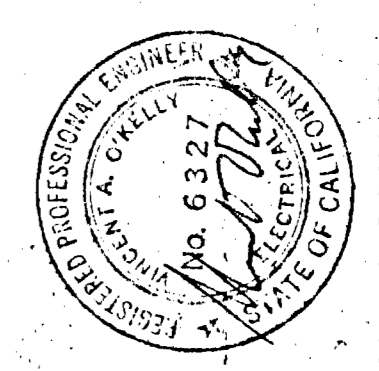
ECKER SQUARE

JOB NUMBER:
 DRAWN BY: RAN/DC
 CHECKED BY:
 DATE OF ISSUE: 6/15/81

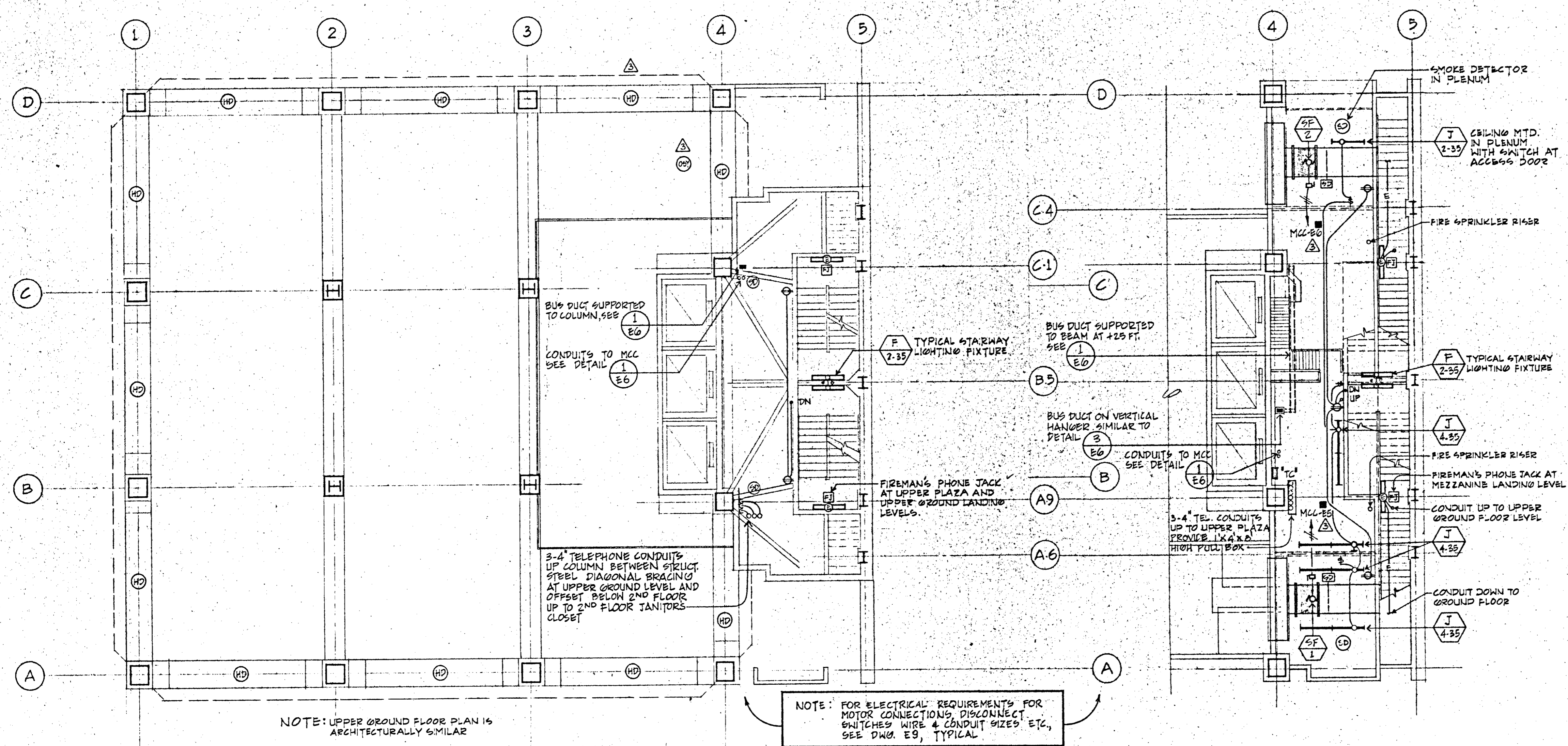
REVISIONS:
 OCT. 19 1981 RAN CHANGED TO DATE
 MAR. 18, 1982 RAN CLARIFIED HUBBELL NPS DELETED FIXTURES C & D AND ADDED F & Q BY INTERIOR ARCH. CHANGED FIXTURE "N" ADDED HEAT DETECTORS PER LIFE SAFETY

SHEET TITLE:
 UPPER PLAZA & MEZZANINE PLANS
 #5 FINAL

APPROVED
 Dept. Public Works
 JUL 13 1982
RAN/DC

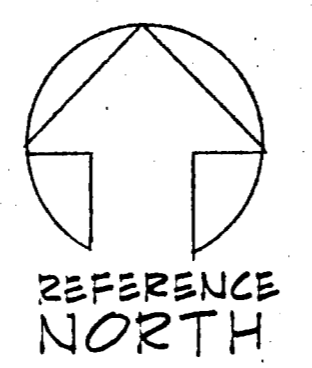


O'KELLY & SCHOENLANK
 Consulting Engineers
 595 Mission Street
 SAN FRANCISCO, CALIFORNIA 94105

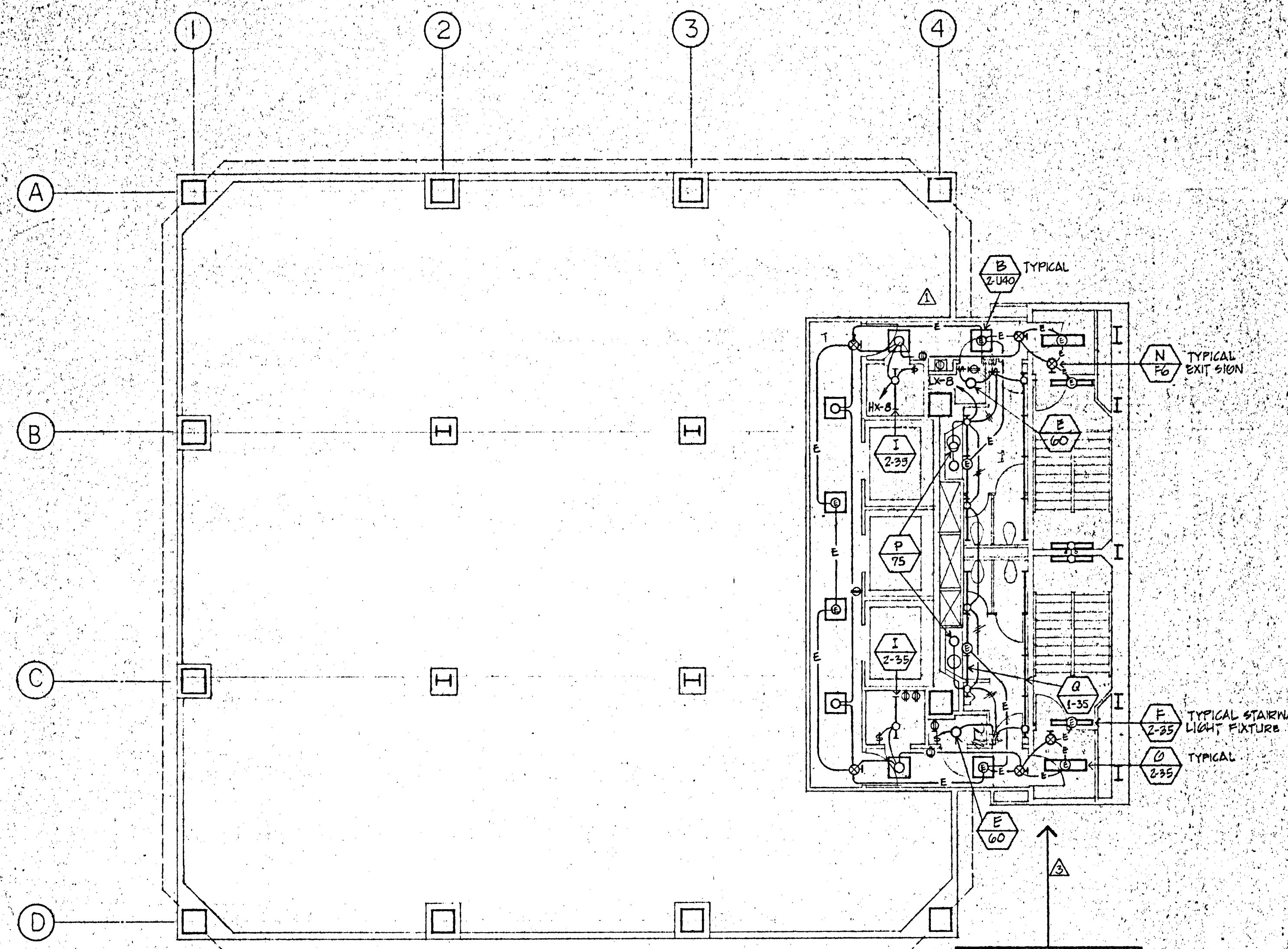


1 UPPER PLAZA LEVEL - LIGHTING & POWER
 E2 SCALE: 1/8" = 1'-0"

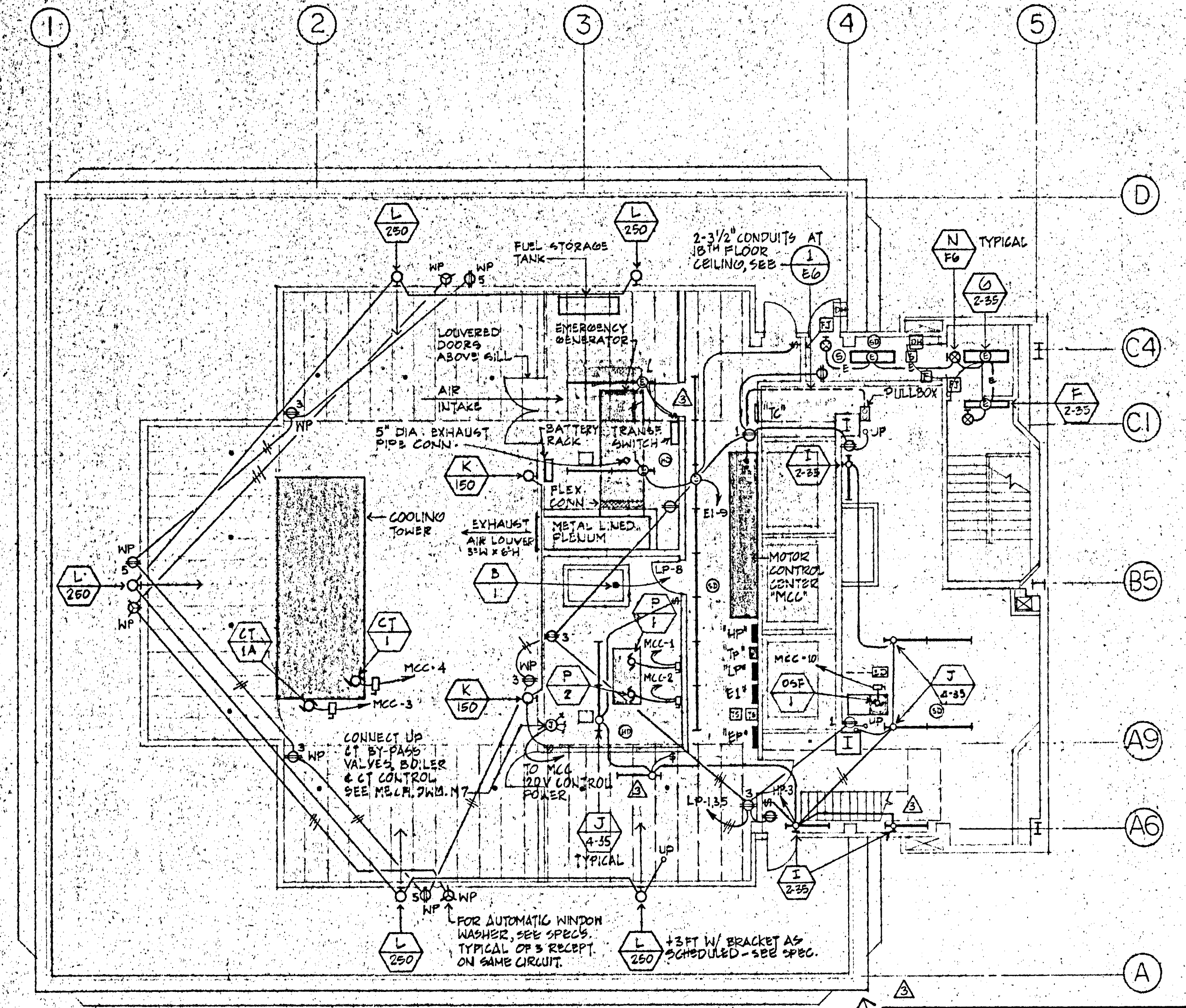
2 MEZZANINE FLOOR PLAN - LIGHTING & POWER
 E2 SCALE: 1/8" = 1'-0"



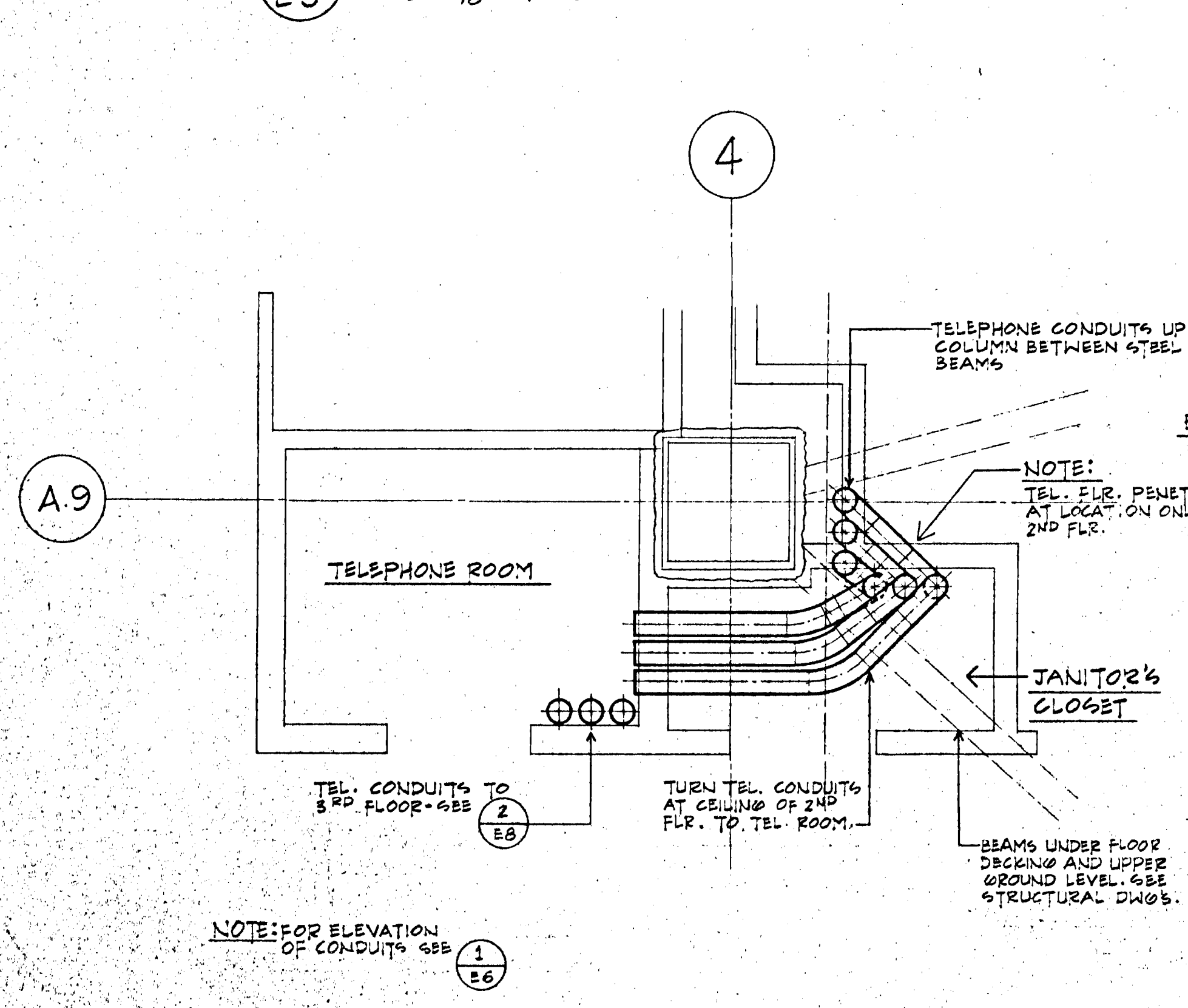
LIGHTING FIXTURE SCHEDULE			LIGHTING FIXTURE SCHEDULE		
TYPE	DESCRIPTION	MFG. & CAT. NO.	TYPE	DESCRIPTION	MFG. & CAT. NO.
A	FLUORESCENT, 4'x6" LONG WALL MTD. OPEN ND RECT. DOWNLIGHT WITH WHITE ACRYLIC DIFFUSER, EXTRUDED ALUMINUM HOUSING, 2-F35T12RS LN/NMI ENERGY EFFICIENT LAMPS & BALLAST, 277 VOLT.	PERLEB99 # 3db-LL60-4/277V	M	METAL HALIDE, SURFACE MTD. FIXTURE, ALUMINUM REFLECTOR, 277 VOLT.	HUBBEL "ECONOBAY" ND-0400H-104/277V
B	FLUORESCENT, 2'x2' RECESSED CEILING MTD. "PARABOLIM" REFLECTOR, 2-F35T12RS LN/NMI ENERGY EFFICIENT LAMPS & BALLAST, 277 VOLT.	COLUMBIA LIGHTING INC. #4544F-43-222-1/277V	N	EXIT SIGN, 6"X6" FACE SURFACE WALL MTD. DOWNLIGHT FIXTURE, GREEN LETTERS ON WHITE BACKGROUND, 2 CIRCUIT 277/277 VOLT APPLICATION, 2-F35T12RS LN/NMI ENERGY EFFICIENT LAMPS.	PRESCOLITE # 742-2 2-CIRCUIT UNIVERSAL MOUNT
C	INCANDESCENT, RECESSED DOWNLIGHT, BLACK ALZAK REFLECTOR WITH 150W R30 LAMP	PRESCOLITE #79834	O	INCANDESCENT, SURFACE MOUNTED 6" CYLINDER DOWNLIGHT FIXTURE GROOVED BLACK BAFFLE, MEDIUM BRONZE FINISH, 150W LAMP.	MARCO #B301004
D	INCANDESCENT, SURFACE MTD. OVER THE MIRROR "LITE STRING" FIXTURE WITH 4-LAMP 0-30 DECORATIVE LAMPS. EXACT LENGTH OF FIXTURE SHALL BE VERIFIED WITH INTERIOR LIGHTING DESIGNER.	PEERLESS "LITE STRING" #152	P	INCANDESCENT, RECESSED DOWNLIGHT, BLACK MILLIGROOVE BAFFLE, PERATED WITH 1-75W R30 GPOT.	PRESCOLITE #1227-952
E	INCANDESCENT, KEYLESS PORCELAIN LAMPHOLDER WITH 60W LAMP OR 100W LAMP AS NOTED.	AH & H	Q	FLUORESCENT, PERIMETER WALL/SLOT SYSTEM 4 FT LONG MTD. IN CONTIGUOUS ROWS WITH STRAIGHT EXTENDING AS NEEDED, 1-F35T12RS LN/NMI ENERGY EFFICIENT LAMPS & BALLAST, 120V. SEE INTERIOR ARCH. FOR BAFFLE PAINT FINISH.	LITECONTROL # 85 14 RS-F/XX
F	FLUORESCENT, 4'x6" x4' LONG SURFACE WALL MTD. FIXTURE, OPAL ACRYLIC LENS, 2-F35T12RS LN/NMI ENERGY EFFICIENT LAMPS & BALLAST, 277 VOLT.	GLOBE #NDT7312-4R/277V			
G	FLUORESCENT, 1'x4' RECESSED MTD. FIXTURE, K-12 PRISMATIC LENS, HINGED DOOR, FRAME 2-F35T12RS LN/NMI ENERGY EFFICIENT LAMPS & BALLAST, 277 VOLT.	GLOBE #0Y66102-4R/277V			
H	FLUORESCENT, SAME AS FIXTURE "G" ABOVE EXCEPT 2'x4' FIXTURE WITH 4 LAMPS AND 2-CIRCUIT SWITCHING, 277 VOLT.	GLOBE #0Y66204-4R/277V			
I	FLUORESCENT, 4 FT LONG OPEN STRIPLIGHT WALL OR CEILING MTD., 2-F35T12RS LN/NMI ENERGY EFFICIENT LAMPS & BALLAST, 277 VOLT.	GLOBE #1602-4R/277V			
J	FLUORESCENT, SAME AS FIXTURE "I" EXCEPT 5 FT LONG CHANNEL WITH 4 LAMPS, 277 VOLT.	GLOBE #1602-8R/277V			
K	METAL HALIDE, SURFACE WALL MTD. FIXTURE, ALUMINUM REAR HOUSING, PRISMATIC LENS IN POLYCARBONATE DOOR, 175 MH LAMP, 277 VOLT.	HUBBEL "PERIMALITER" PVL-0175H-118/277V			
L	METAL HALIDE, SURFACE WALL MOUNTED FIXTURE, 250 MH LAMP, 277 VOLT, MTD. ON TKN-1 BRACKET WITH 1 FT LONG 2" EXTENSION PIPE.	HUBBEL "MAGNULITER" MV2-0250H-118/277V WITH TKN-1 BRACKET			



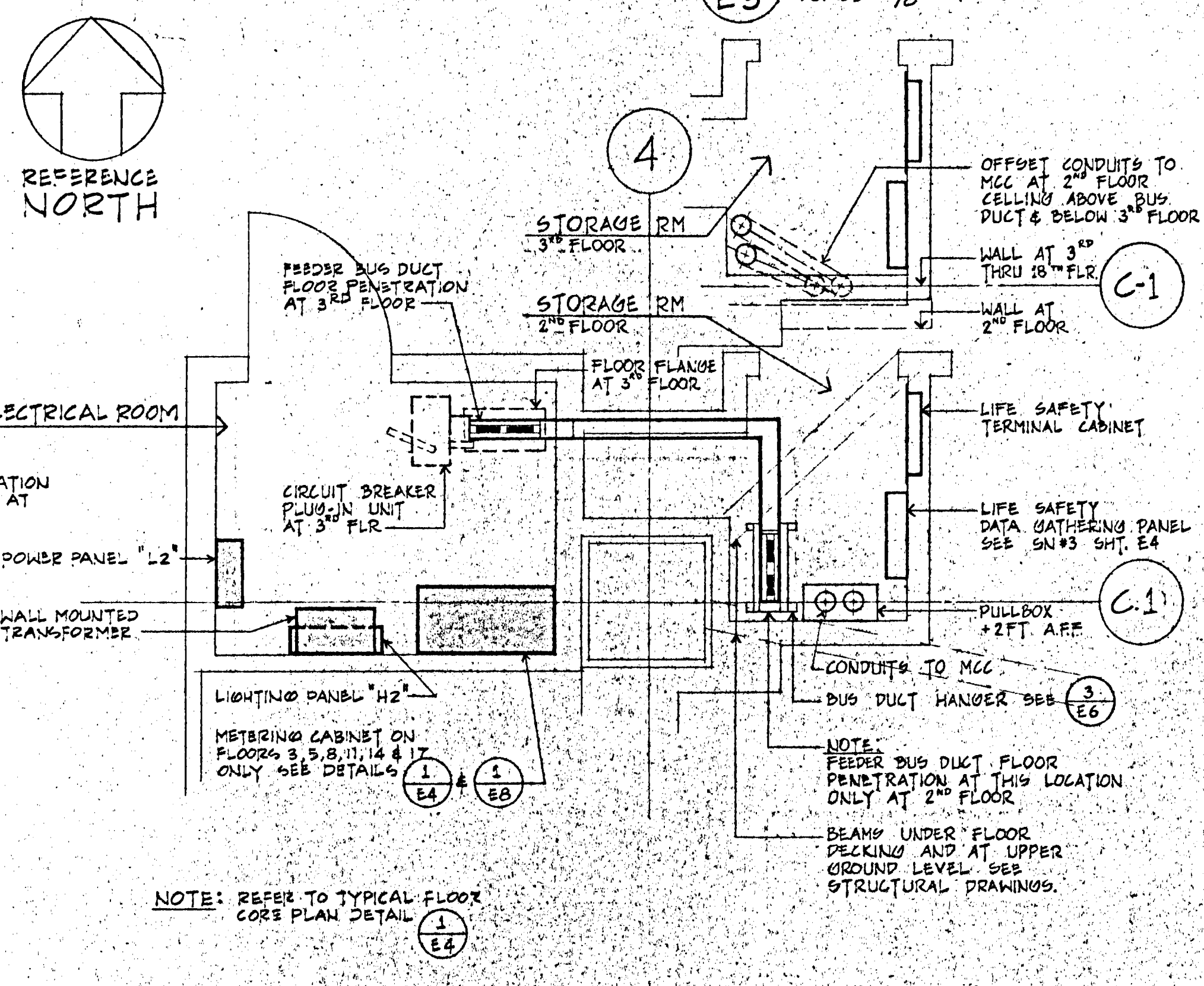
1 TYPICAL FLOOR PLAN - LIGHTING & POWER
E3 SCALE: 1/8" = 1'-0"



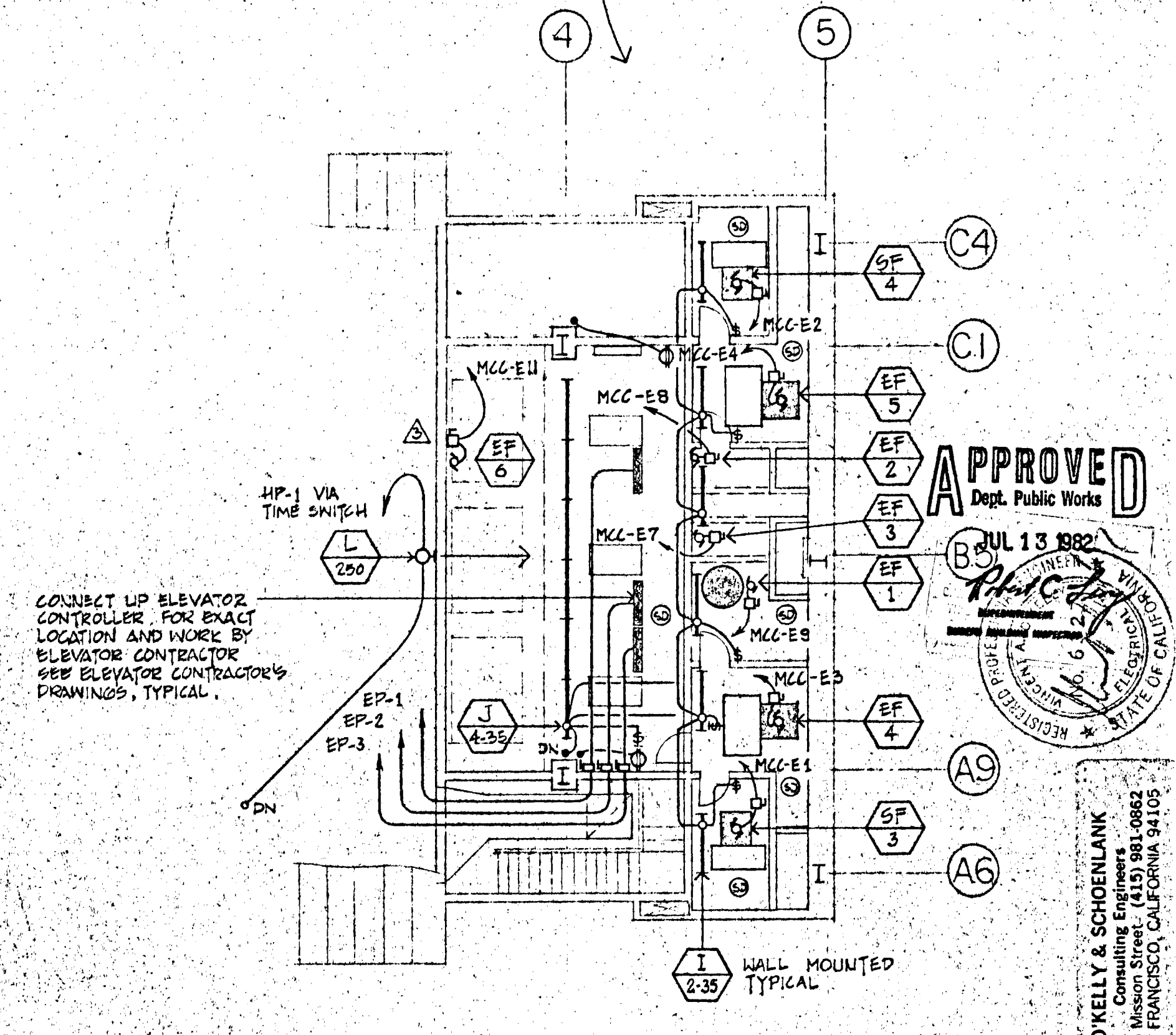
2 PENTHOUSE FLOOR PLAN - LIGHTING & POWER
E3 SCALE: 1/8" = 1'-0"



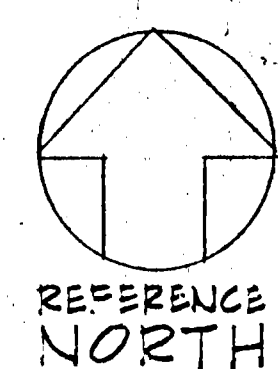
3 TEL. CONDUITS AT 2ND FLR. PENETRATION
E3 SCALE: 1/2" = 1'-0"



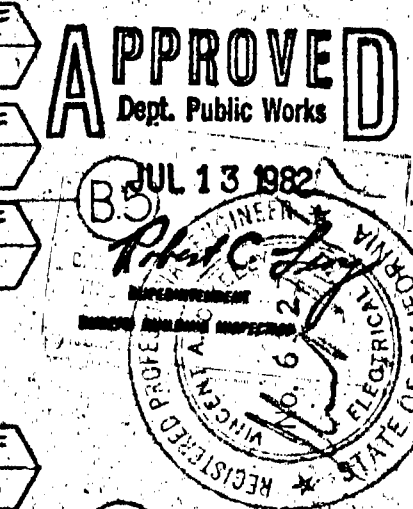
4 BUS DUCT AT 2ND FLOOR PENETRATION
E3 SCALE: 1/2" = 1'-0"



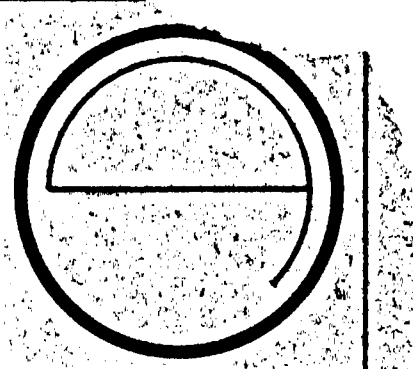
5 ELEV. MACH. RM. PLAN - LIGHTING & POWER
E3 SCALE: 1/8" = 1'-0"



REFERENCE NORTH



O'KELLY & SCHOENLANK
Consulting Engineers & Architects
605 MARKET STREET, SUITE 1000
SAN FRANCISCO, CALIFORNIA 94105



JORGE DE QUESADA INC.
ARCHITECTURE
CONSTRUCTION MANAGEMENT
1700 MONTGOMERY STREET, SAN FRANCISCO
SUNNYVALE, CALIFORNIA 94111
TEL: (415) 434-3500

ECKER SQUARE

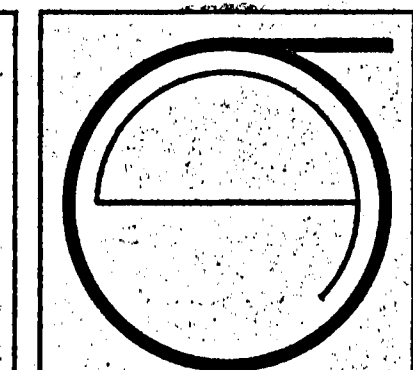
JOB NUMBER:
DRAWN BY: RdN/DC
CHECKED BY:
DATE OF ISSUE: 6/15/81

REVISIONS:
A 6/26/81 RdN
APPENDIX #1
OCT 19 1981 RdN
CHANGES TO DATE
MAR 18 1982 RdN
MECH RELOCATIONS
CLARIFIED HOMERUN CONN.
ADDED 17 FIXTURES
CORE LIGHTING CHANGED
BY INTERIOR MECH.

SITE PERMIT APPLICATION
FOR CONSTRUCTION PERMIT
#5 FINAL

SHEET TITLE
TYPICAL FLOOR
& ROOF PLANS

E 3



JORGE DE QUESADA INC.
 ARCHITECTURE
 PLANNING
 CONSTRUCTION MANAGEMENT
 1700 MONTGOMERY STREET, SAN FRANCISCO
 SUITE 108
 CALIFORNIA 94111
 TEL: (415) 434-8686

**ECKER
 SQUARE**

JOB NUMBER:
 DRAWN BY: RDN/DC
 CHECKED BY:
 DATE OF ISSUE: 6/15/81

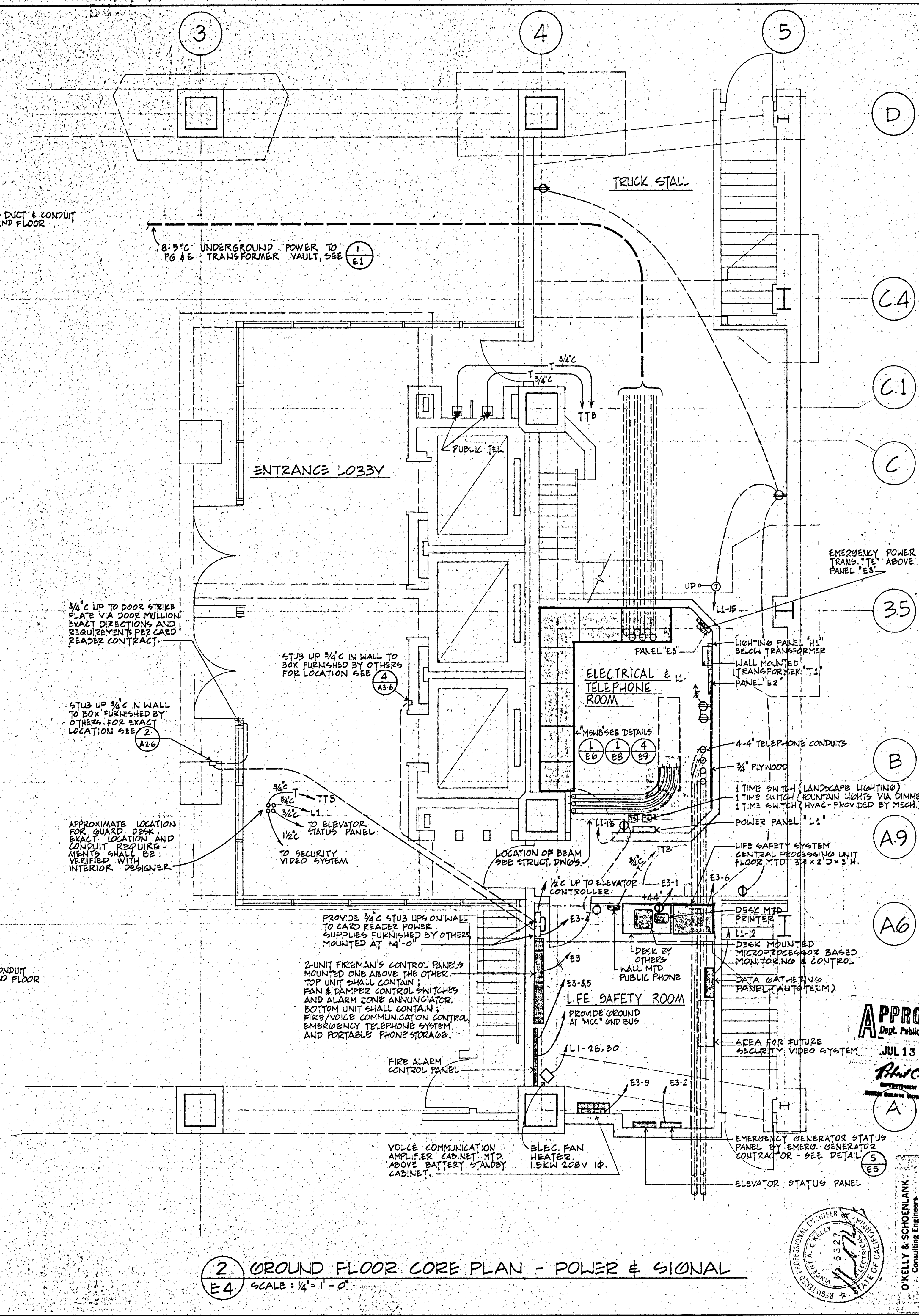
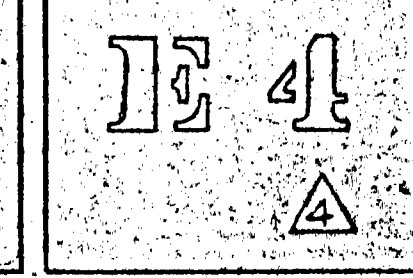
REVISIONS:
 Δ 4/26/81 RDN
 APPENDIX #1
 Δ OCT. 19, 1981 RDN
 CHANGES TO DATE
 Δ OCT. 23, 1981 RDN
 CLAR. FOUNTAIN TS
 Δ MAR. 18, 1982
 MECHANICAL/LIFE
 SAFETY RELOCATION &
 CHANGES.

SITE PERMIT APPLICATION
 FOR CONSTRUCTION OF
 #5
 FINAL

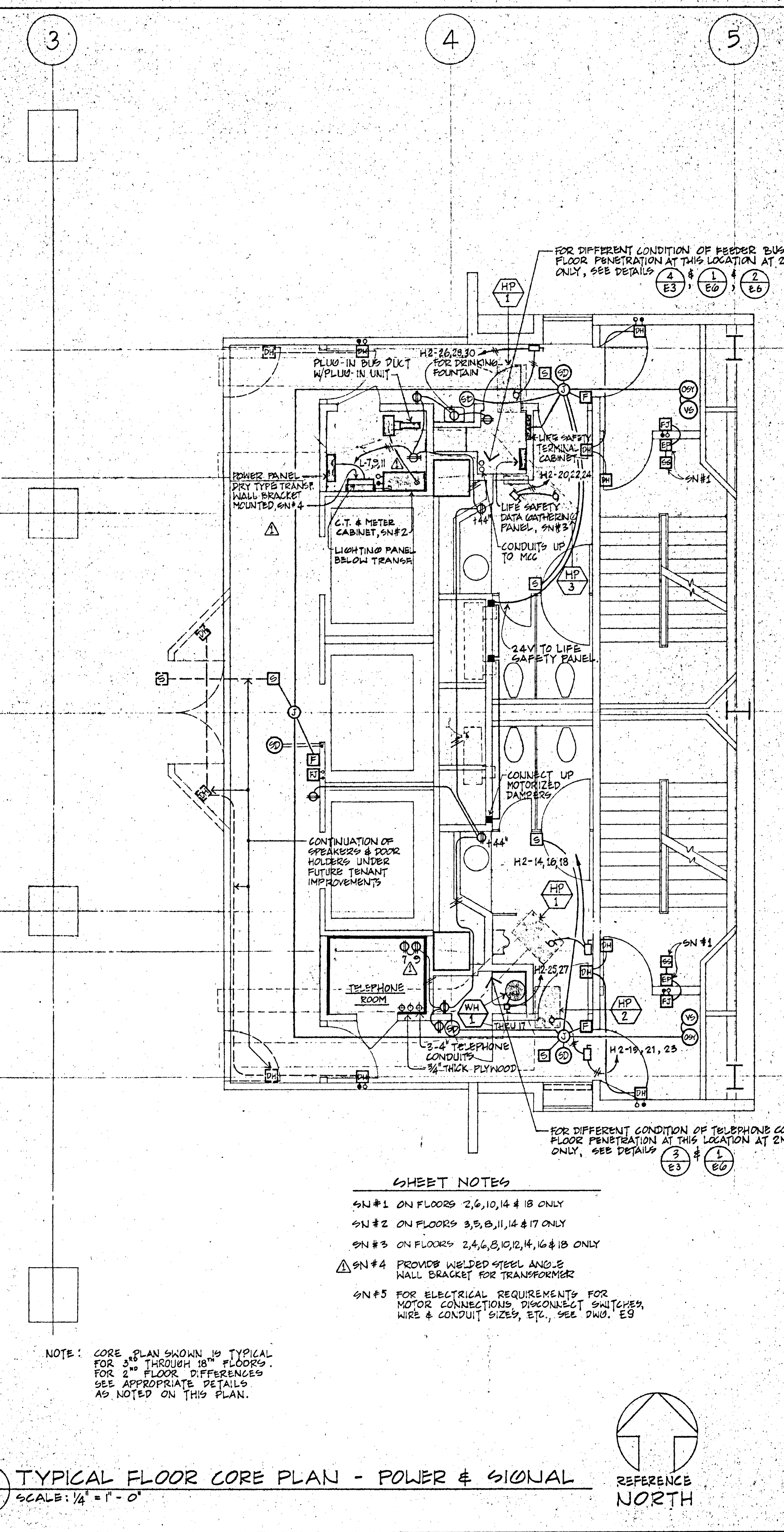
SHEET TITLE:
 GROUND FLOOR
 & TYPICAL FLOOR
 CORE PLANS

APPROVED
 Dept. Public Works
 JUL 13 1982
Rhic
 SUPERVISOR

O'NEILLY & SCHOENLANK
 Consulting Engineers
 595 Mission Street, (415) 981-0862
 SAN FRANCISCO, CALIFORNIA 94105



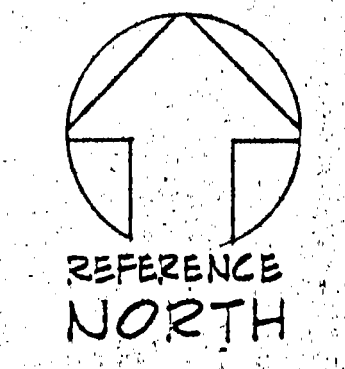
2 GROUND FLOOR CORE PLAN - POWER & SIGNAL
E4 SCALE: 1/4" = 1'-0"

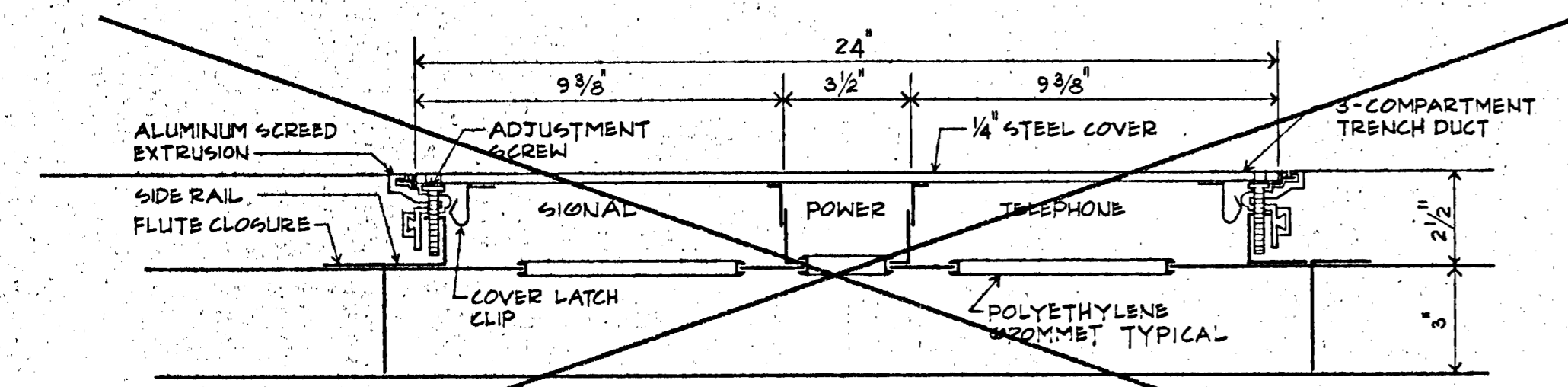


1 TYPICAL FLOOR CORE PLAN - POWER & SIGNAL
E4 SCALE: 1/4" = 1'-0"

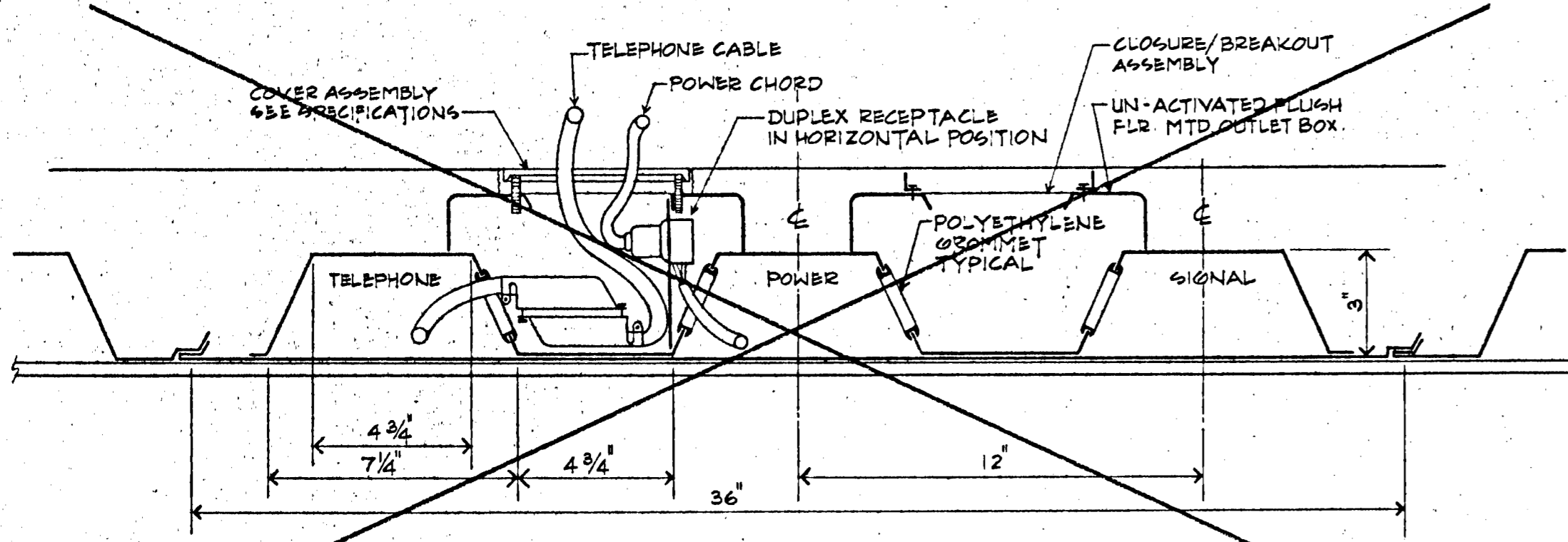
SHEET NOTES
 SN #1 ON FLOORS 2, 6, 10, 14 & 18 ONLY
 SN #2 ON FLOORS 3, 5, 8, 11, 14 & 17 ONLY
 SN #3 ON FLOORS 2, 4, 6, 8, 10, 12, 14, 16 & 18 ONLY
 Δ SN #4 PROVIDE WELDED STEEL ANGLE WALL BRACKET FOR TRANSFORMER
 SN #5 FOR ELECTRICAL REQUIREMENTS FOR MOTOR CONNECTIONS, DISCONNECT SWITCHES, WIRE & CONDUIT SIZES, ETC., SEE DWG. E3

NOTE: CORE PLAN SHOWN IS TYPICAL FOR 3RD THROUGH 18TH FLOORS. FOR 2ND FLOOR DIFFERENCES SEE APPROPRIATE DETAILS AS NOTED ON THIS PLAN.

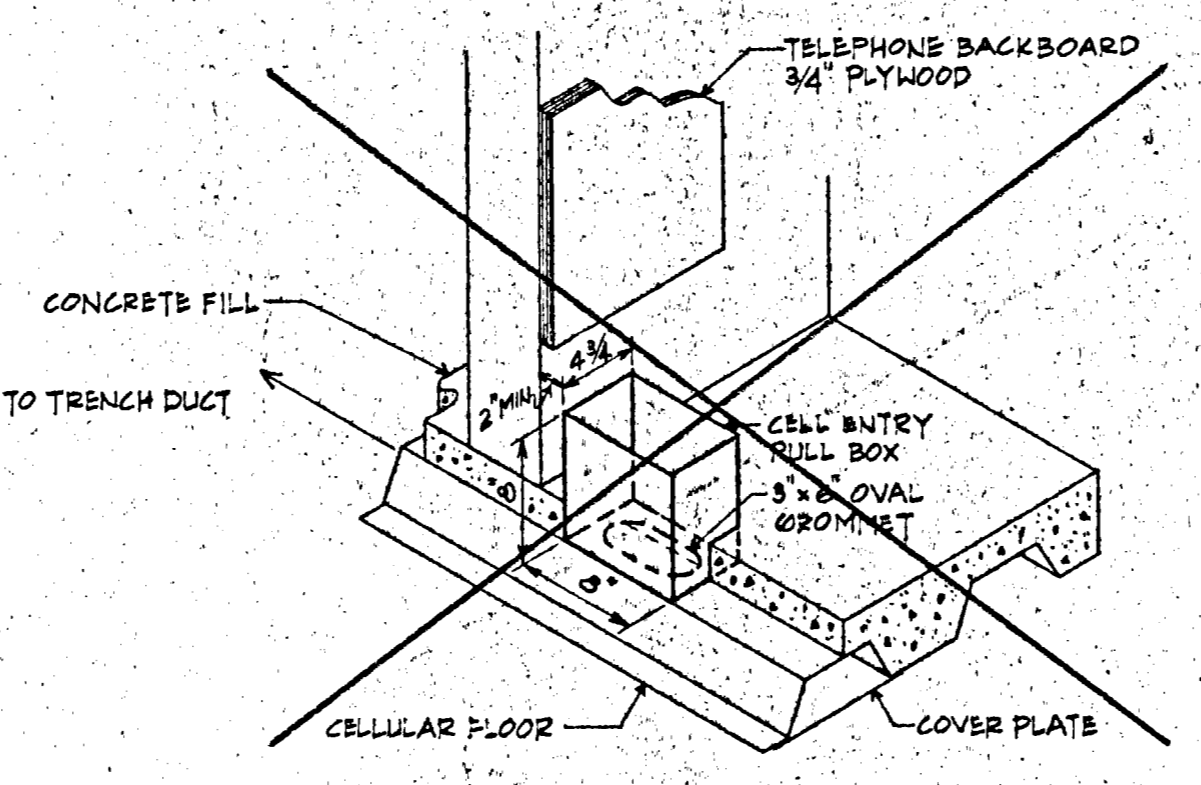




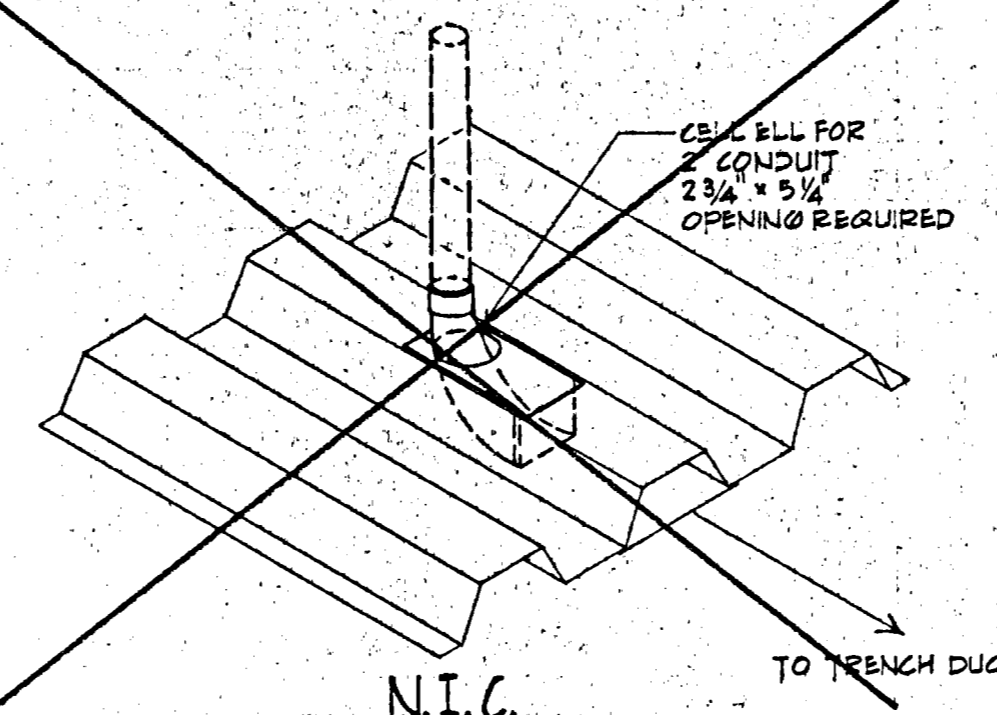
1 3-COMPARTMENT TRENCH DUCT
E5 SCALE: 1" = 4"



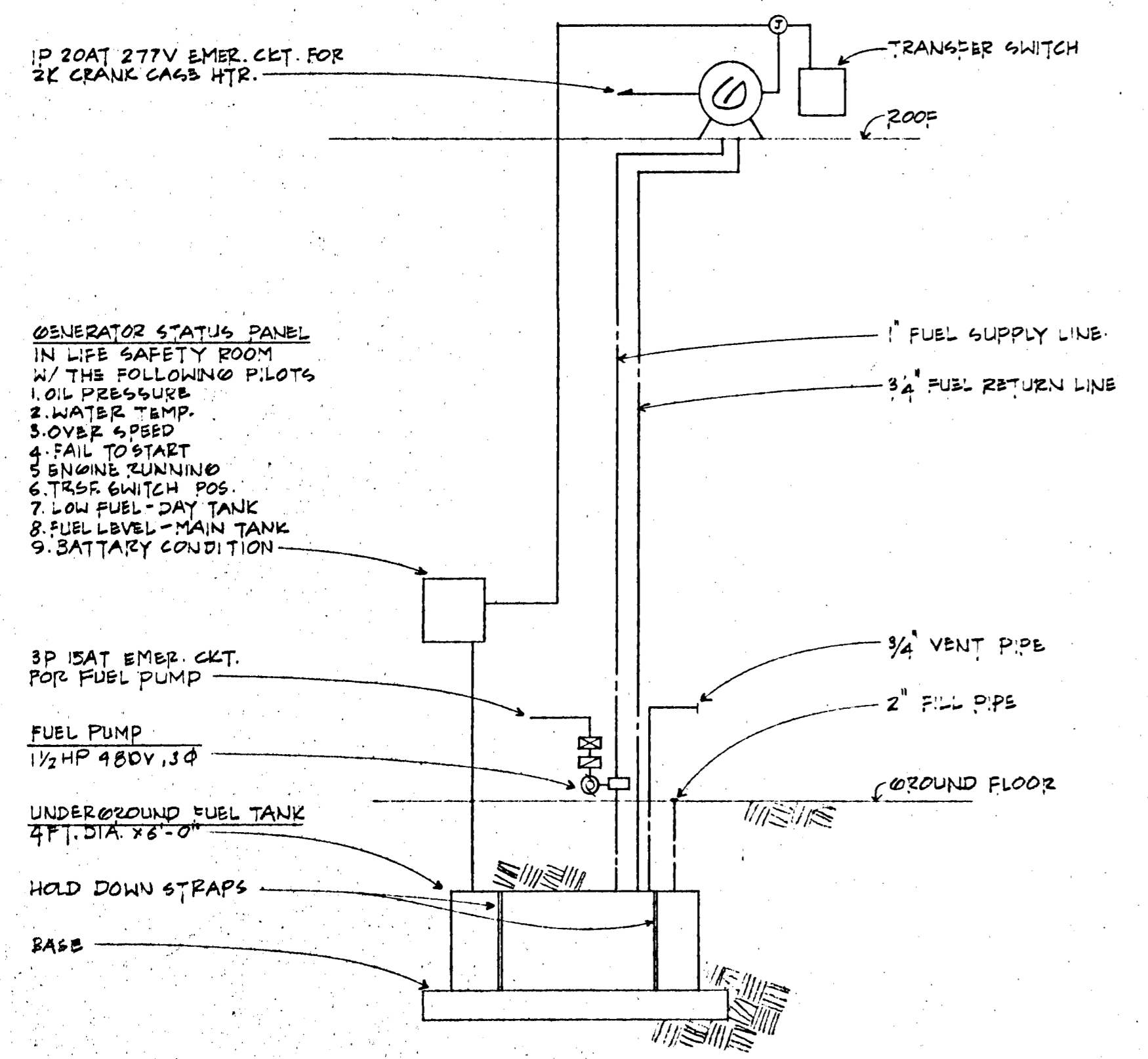
2 3-CELL UNDERFLOOR DUCT WITH OUTLETS
E5 SCALE: 1" = 4"



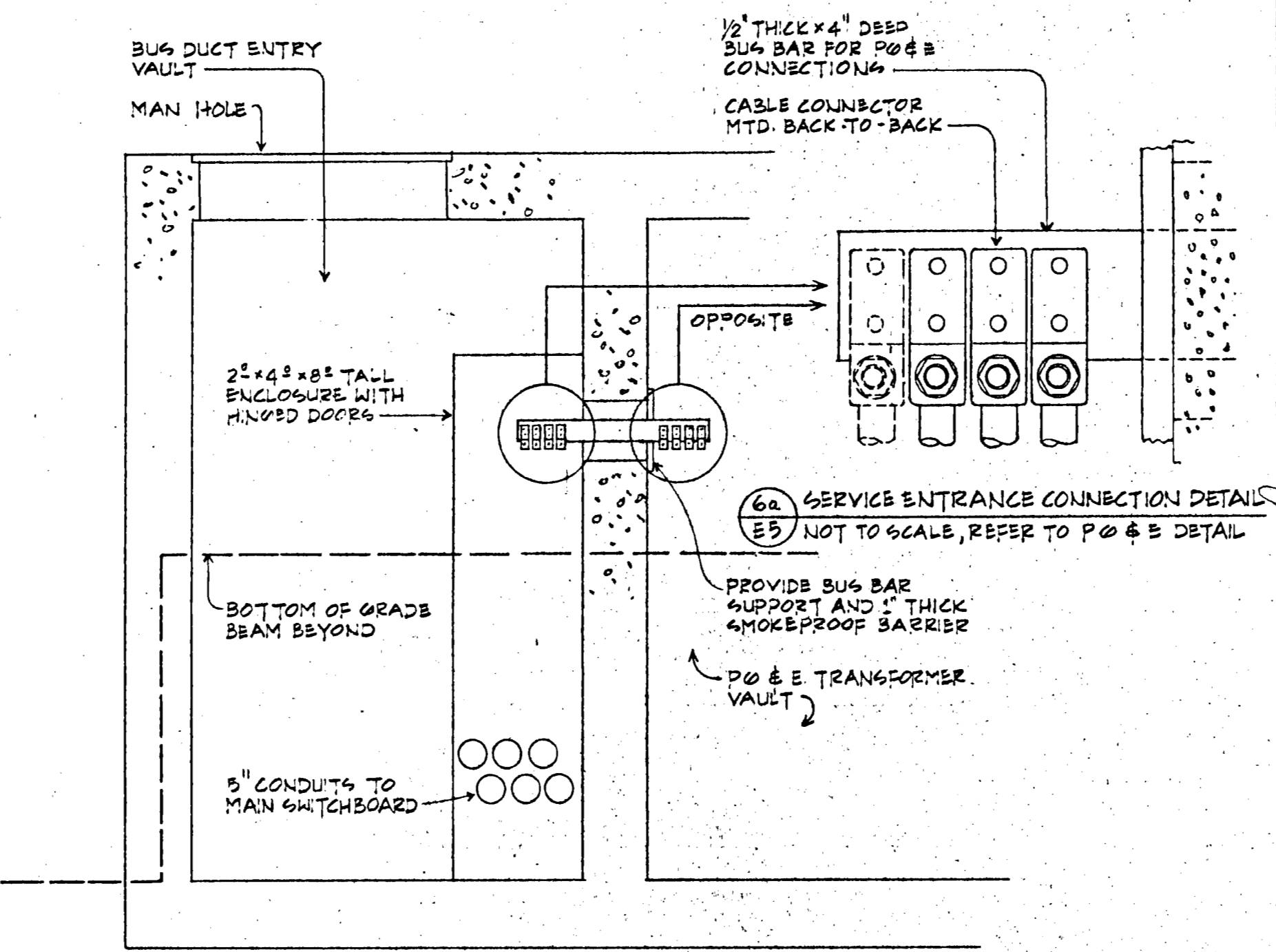
3 CELL ENTRY PULL BOX DETAIL
E5 SCALE: 1" = 1'-0"



4 CELL ENTRY DETAIL
E5 SCALE: 1" = 1'-0"

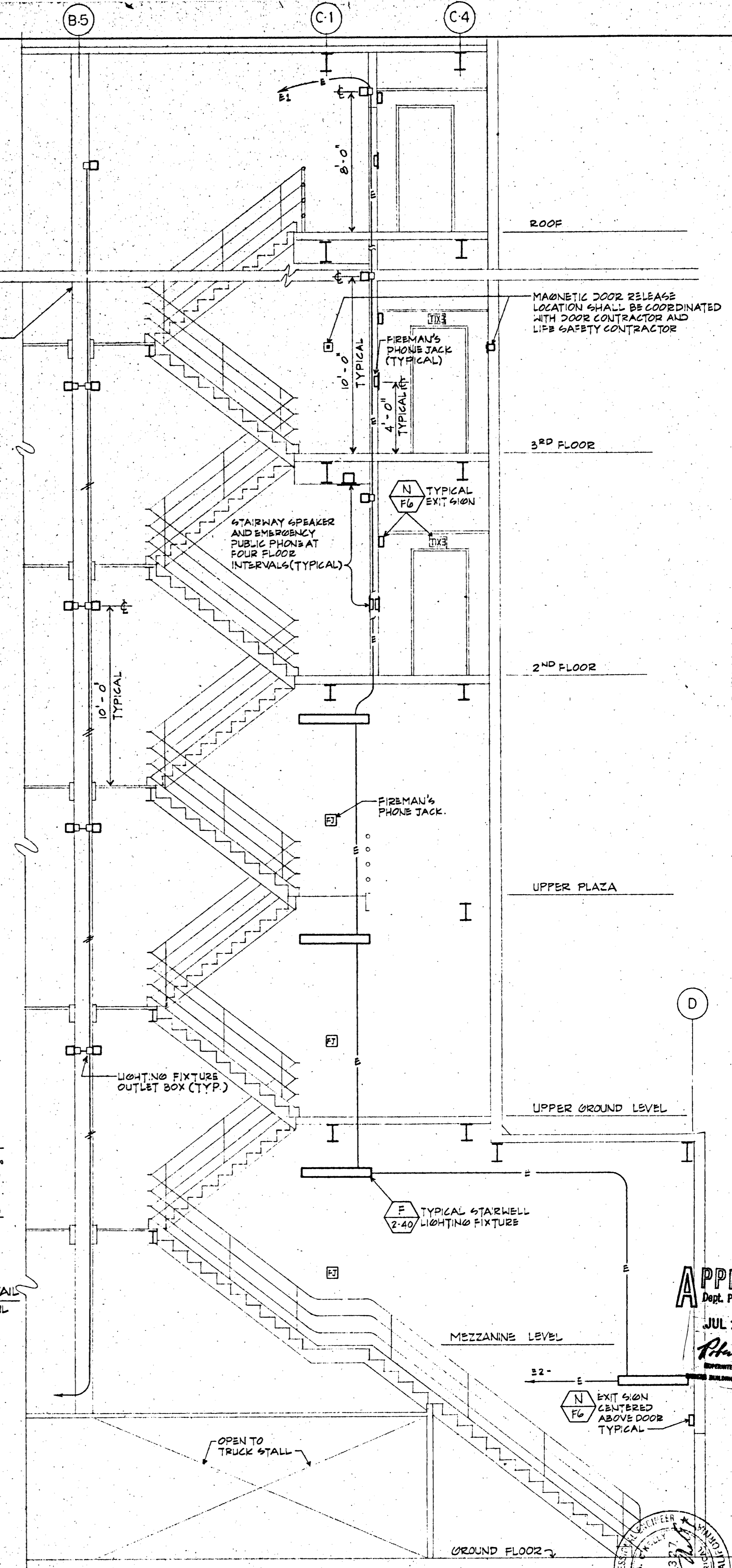


5 EMERGENCY GENERATOR SCHEMATIC DIAGRAM
E5 NOT TO SCALE



6 BUS DUCT ENTRY VAULT DETAIL
E5 SCALE: 1/2" = 1'-0"

NOTES:
STAIRWAY 1 UP TO 18TH FLOOR ONLY



7 PARTIAL SECTION AT STAIR 2 (STAIR 1 SIM.)
E5 SCALE: 1/4" = 1'-0"

APPROVED
JUL 13 1982
PHILIP L. LEE
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

O'KELLY & SCHOENLANK
Consulting Engineers
595 Mission Street (415) 981-0852
SAN FRANCISCO, CALIFORNIA 94105

JORGE DE QUESADA INC.
ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT
1700 MONTGOMERY STREET, SAN FRANCISCO
SUITE 100, ROOM 4811
TEL: (415) 442-8880

ECKER SQUARE

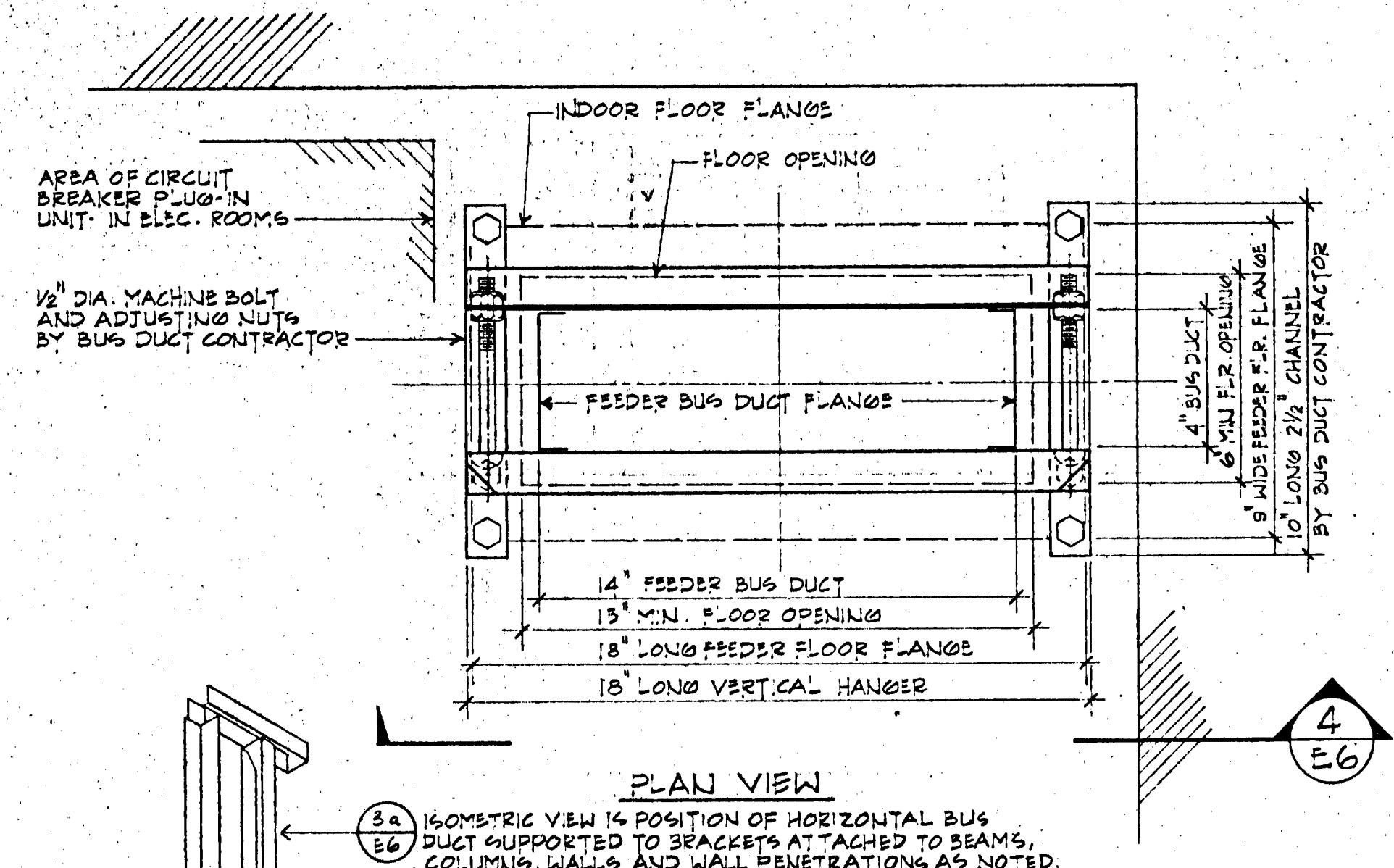
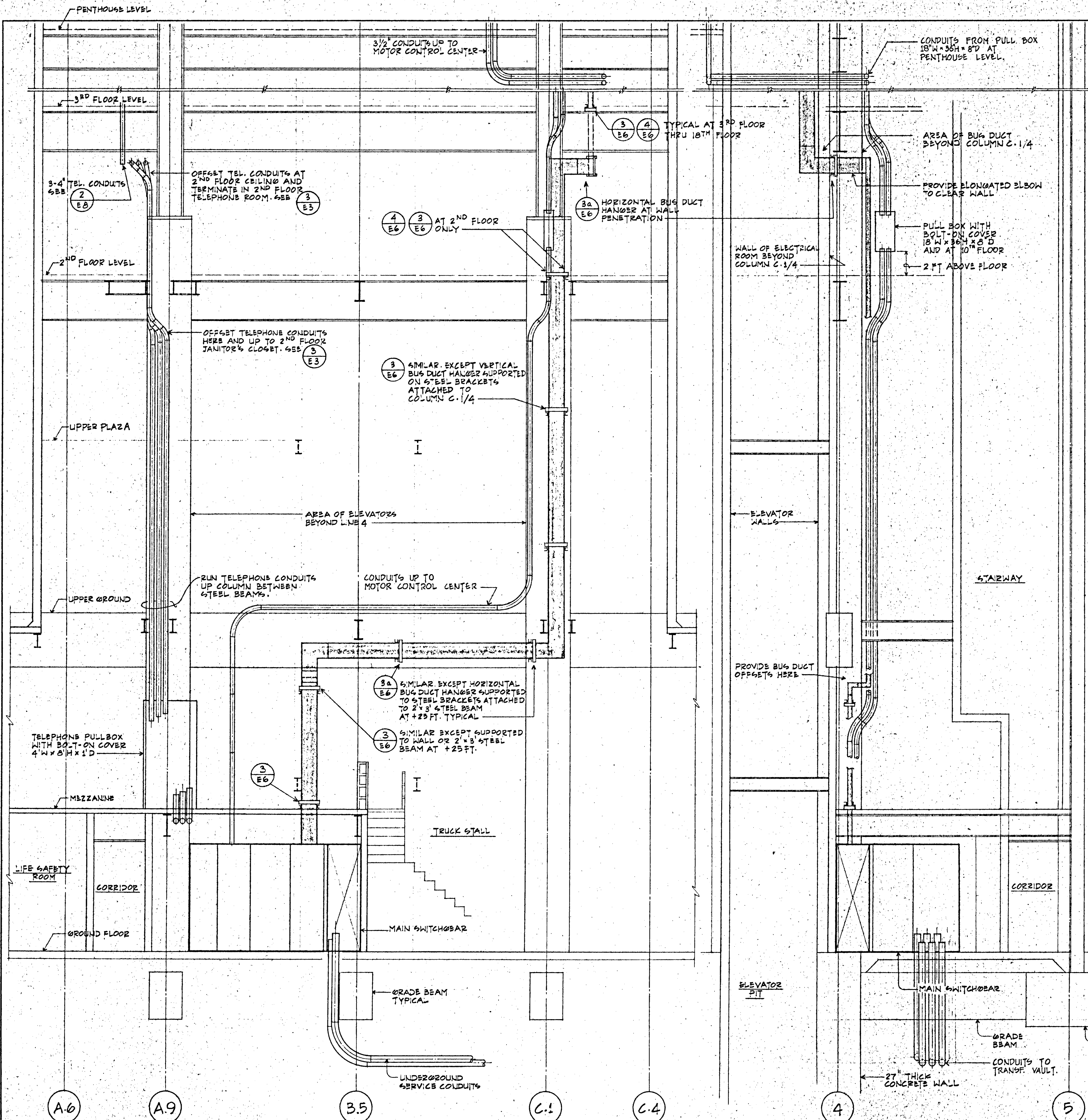
JOB NUMBER:
DRAWN BY: RDN/DC
CHECKED BY:
DATE OF ISSUE: 6/15/81

REVISIONS:
1. OCT. 15, 1981 RDN CHANGES TO DATE
2. OCT. 30, 1981 ADD DETAIL 5/E5

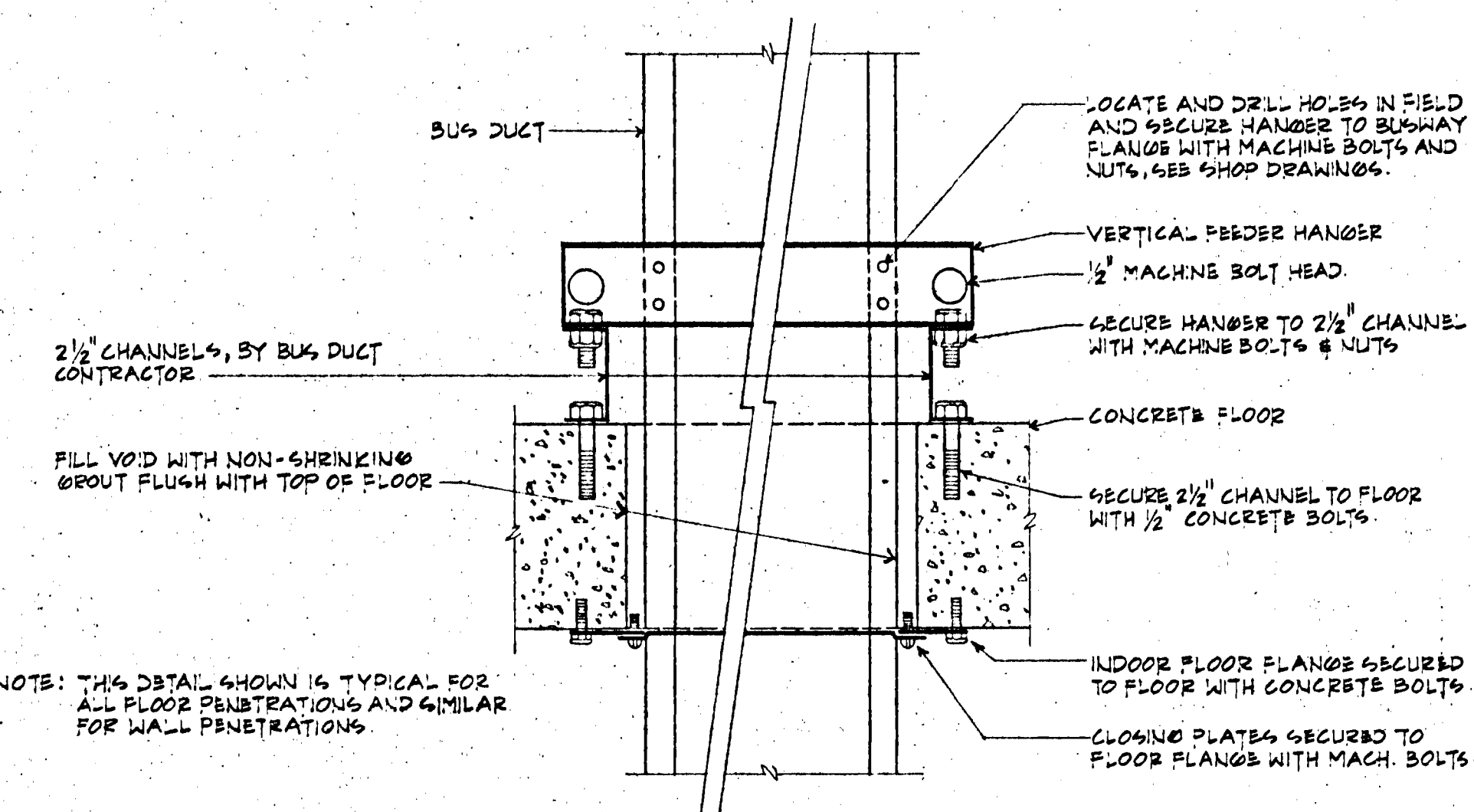
SEE FIRST SHEET FOR SCHEDULE OF WORK
#5 FINAL

SHEET TITLE:
STAIR LIGHTING, FLOOR DUCT DETAILS

115



3 VERTICAL BUS DUCT HANGER AT FLOOR PENETRATION
E6 SCALE: 3" = 1'-0"

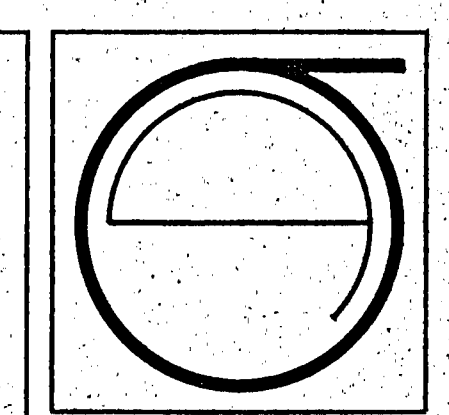


4 SECTION OF VERTICAL BUS DUCT HANGER
E6 SCALE: 3" = 1'-0"

1 ELEVATION OF BUS DUCT AT LINE 4
E6 SCALE: 1/4" = 1'-0"

2 SECTION OF BUS DUCT AT LINE C1
E6 SCALE: 1/4" = 1'-0"

NOTE: FOR EXACT ROUTING AND SUPPORTS TO STRUCTURE OF BUILDING OF BUS DUCT AND CONDUITS SEE SHOP DRAWINGS.



JORGE DE QUESADA INC.
ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT
1700 MONTGOMERY STREET, SAN FRANCISCO
SUITE 105
CALIFORNIA 94111
TEL: (415) 634-3680

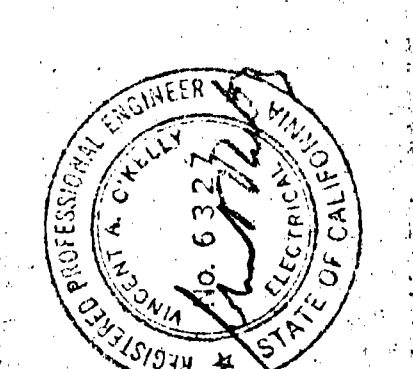
ECKER SQUARE

JOB NUMBER:
DRAWN BY: R/JN/DC
CHECKED BY:
DATE OF ISSUE: 6/16/82

REVISIONS:
OCT. 19, 1981 R/JN CHANGED TO DATE

316 PERMIT APPLICATION
FOR CONSTRUCTION
#5
FINAL

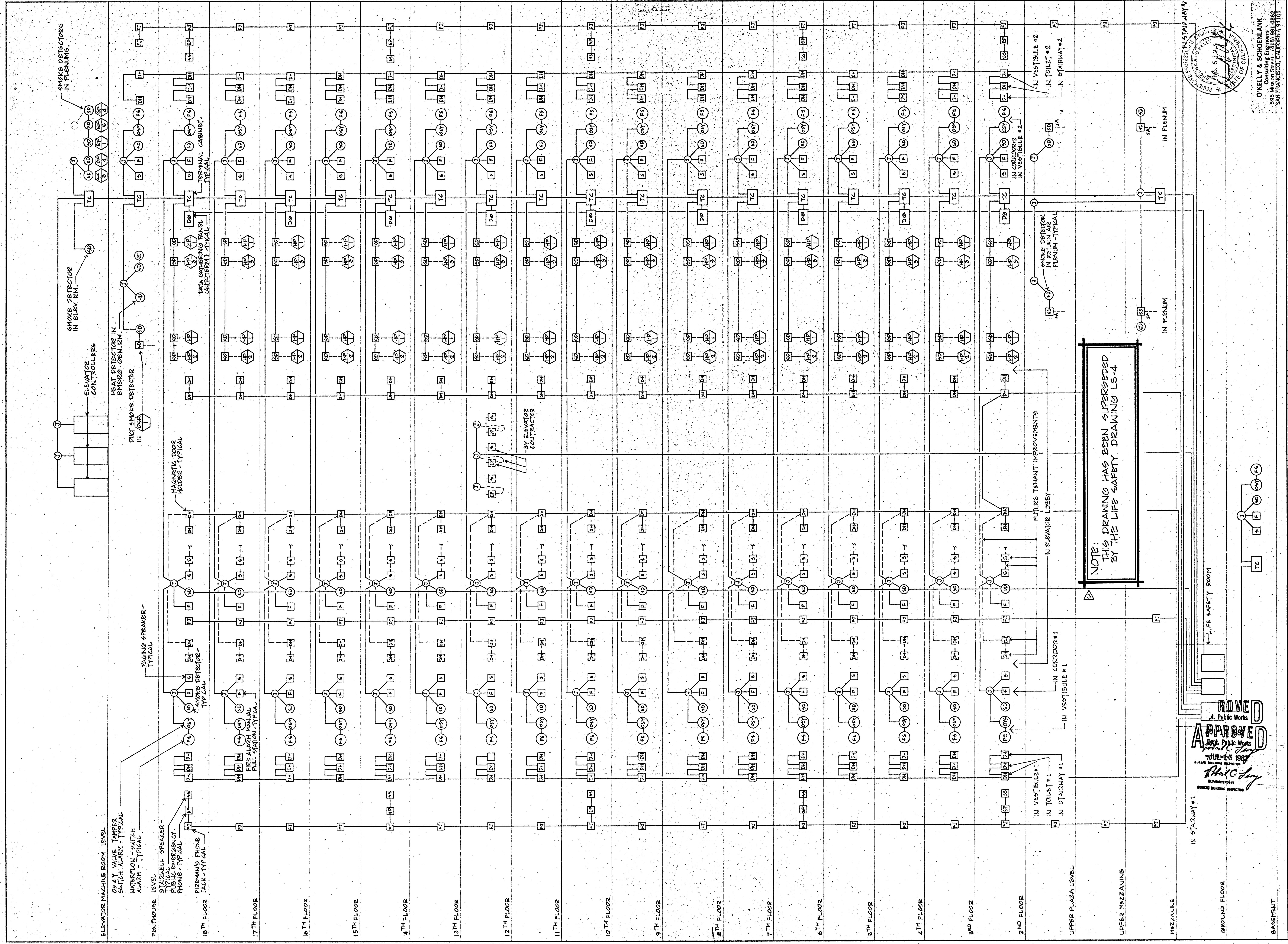
APPROVED
Dept. Public Works
JUL 13 1982
Richard C. Long
SUPERVISOR
BUILDING DEPARTMENT



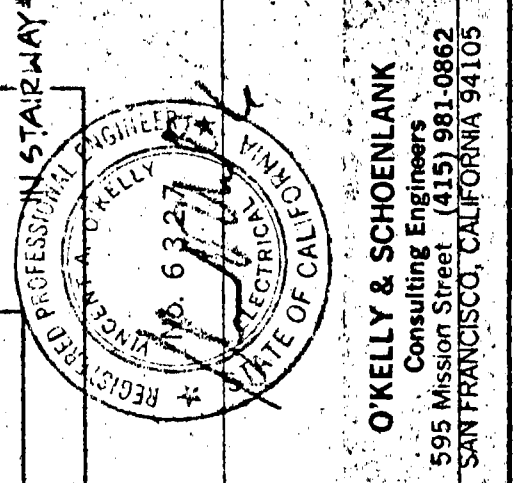
O'KELLY & SCHOENLANK
Consulting Engineers
595 Mission Street, (415) 961-0862
SAN FRANCISCO, CALIFORNIA 94105

SHEET TITLE:
BUS DUCT
DETAILS

1 E 6



NOTE:
THIS DRAWING HAS BEEN SUPERSEDED
BY THE LIFE SAFETY DRAWING LS-4



O'KELLY & SCHOENLANK
595 Mission Street, Suite 1415
SAN FRANCISCO, CALIFORNIA 94105
TEL: (415) 981-0882

JORGE DE QUESADA INC.
ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT
1700 MONTGOMERY STREET, SAN FRANCISCO
CALIFORNIA 94111
TEL: (415) 434-3890

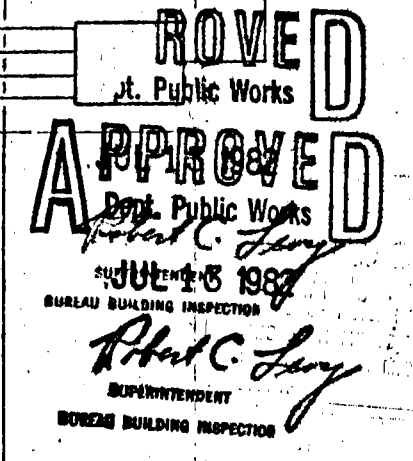
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JOB NUMBER:
DRAWN BY: RAN/DC
CHECKED BY:
DATE OF ISSUE: 6/10/81

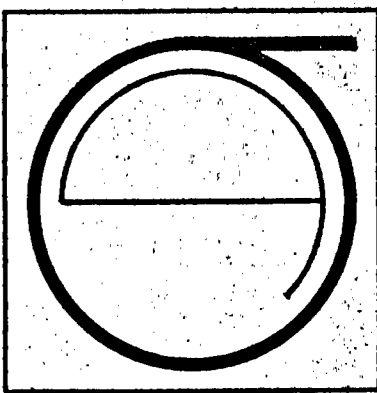
REVISIONS:
 △ OCT. 19, 1981 RAN
 CHANGES TO DATE
 △ MAR 18, 1982 RAN
 ADDED NOTE "SUPERSEDED"

#5
FINAL

SHEET TITLE:
LIFE SAFETY
RISER DIAGRAM



APPROVED
RAN/DC
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING
STATE OF CALIFORNIA
LICENSE NO. 45183



JORGE DE QUESADA INC.
 ARCHITECTURE
 PLANNING
 CONSTRUCTION MANAGEMENT
 1700 MONTGOMERY STREET, SAN FRANCISCO
 SUITE 105
 CALIFORNIA 94111
 TEL: (415) 434-3880

ECKER SQUARE

JOB NUMBER:
 DRAWN BY: RDN / DC
 CHECKED BY:
 DATE OF ISSUE: 6/15/81

REVISIONS:
 Δ 9/26/81 RDN
 ADDENDUM #1
 Δ OCT. 19, 1981 RDN
 CHANGES TO DATE
 Δ OCT. 29, 1981 RDN
 SIZED T2 TRANSF.
 AND CHANGED NUMBER
 OF BLDG SERVICE CONDUITS
 Δ MAR 16 1982 RDN
 CLARIFIED SIZE OF TRANSF.
 & WIRE SIZES.

SITE PERMIT APPROVAL
 CITY OF SAN FRANCISCO
 #5
 FINAL

SHEET TITLE:
 POWER AND
 TELEPHONE
 RISER DIAGRAMS

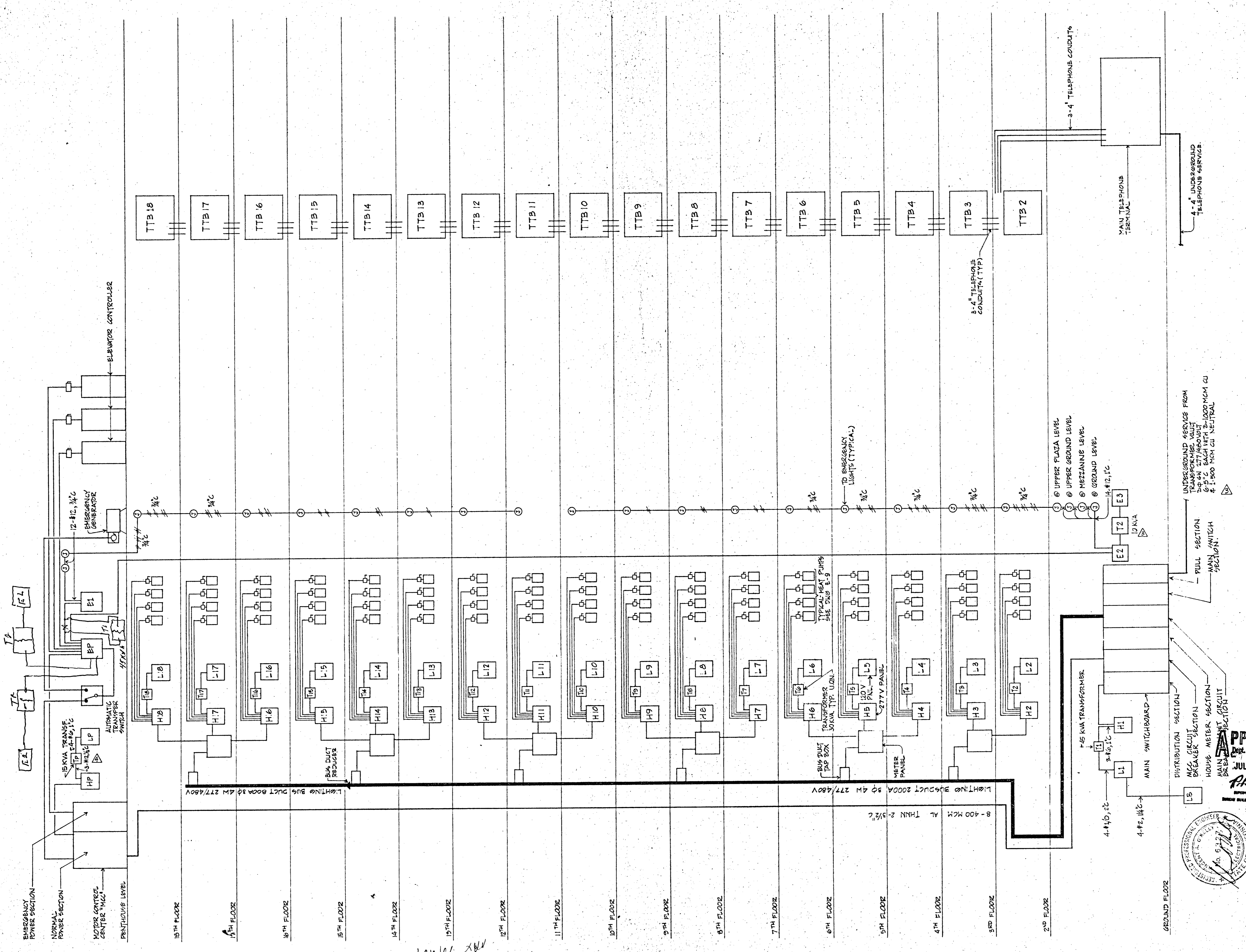
APPROVED
 JUL 15 1981
 PROFESSIONAL ENGINEER
 PHILIP C. SCHOENLANK
 No. 6771
 STATE OF CALIFORNIA

O'KELY & SCHOENLANK
 Consulting Engineers
 505 MARKET STREET, SUITE 100
 SAN FRANCISCO, CALIFORNIA 94105

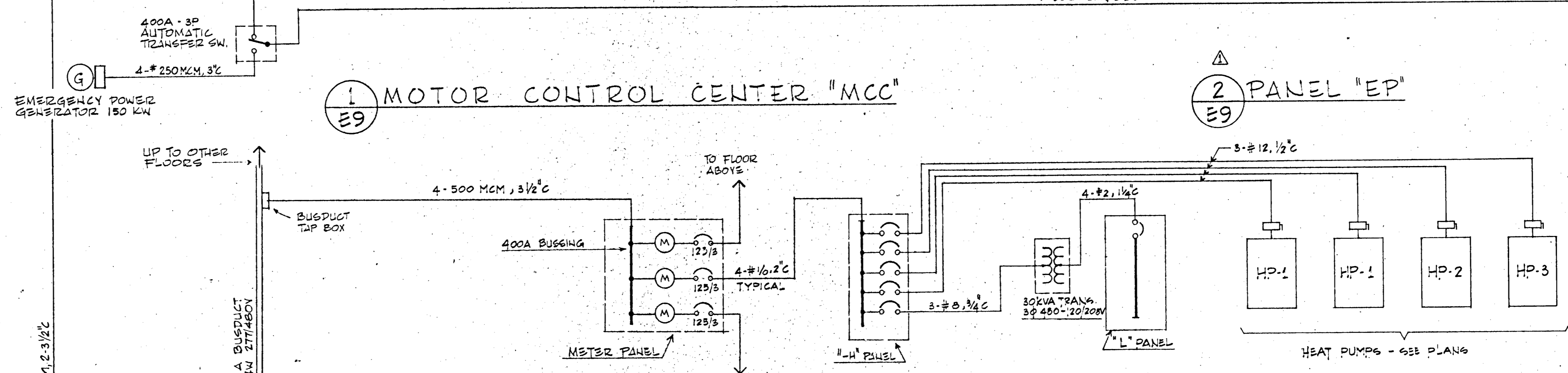
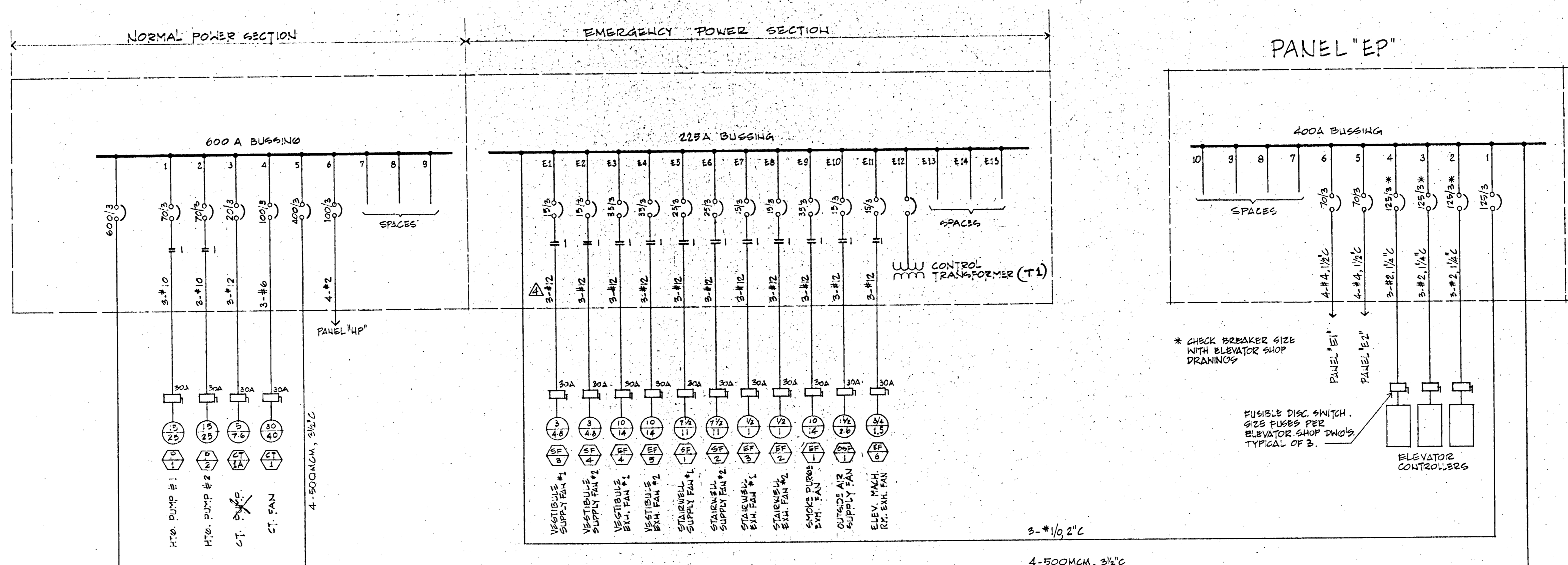
2 TELEPHONE RISER DIAGRAM
 E8 NOT TO SCALE

NOTE: FOR NUMBER OF WIRES AND WIRE SIZE SEE DETAILS ON DRAWING E9

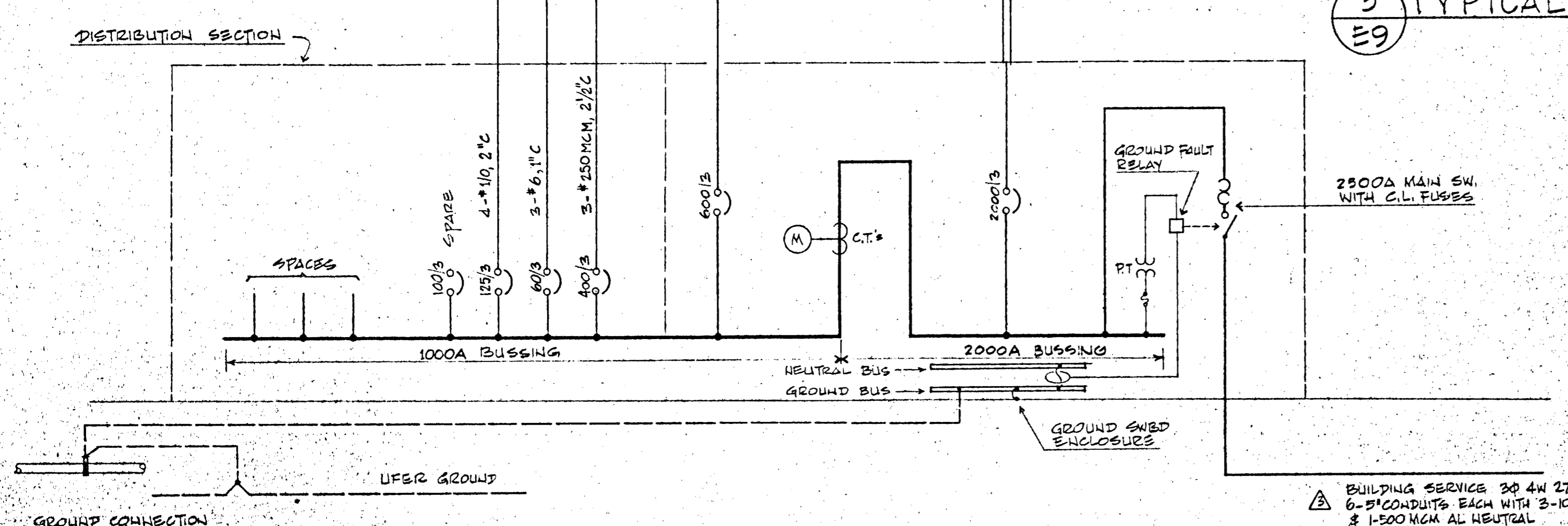
1 TELEPHONE RISER DIAGRAM
 E8 NOT TO SCALE



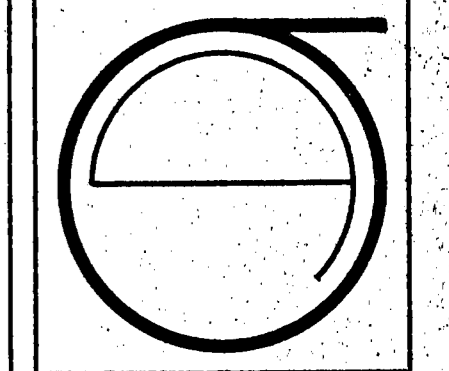
1/2" = 1' / 1/4" = 1' / 1/8" = 1'



3 TYPICAL FLOOR POWER DISTRIBUTION



4 MAIN SWITCHBOARD



JORGE DE QUESADA INC.
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 SUITE 105
 CALIFORNIA 94111
 TEL (415) 434-8590

ECKER
 SQUARE

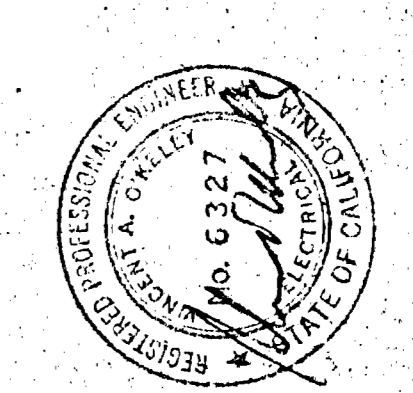
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 DRAWN BY:
 CHECKED BY:
 DATE OF ISSUE: 6/15/81

REVISIONS:
 Δ 6/26/81 RDN
 ADDENDUM #1
 Δ OCT. 19, 1981 RDN
 CHANGES TO DATE
 Δ OCT. 29, 1981 RDN
 CHANGED NUMBER OF
 BLDG SERVICE CONDUITS
 Δ MAR 18, 1982 RDN
 SHOWN SIZE OF WIRE

SITE PLAN APPROVED
 FOR CONSTRUCTION GC
 #5
 FINAL

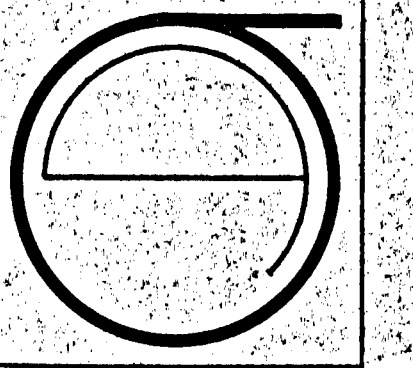
APPROVED
 Dept. Public Works
 JUL 13 1982
 RHC
 REGISTERED ELECTRICAL ENGINEER

SHEET TITLE:
 SWITCHBOARD
 &
 MCC DIAGRAMS



O'REILLY & SCHOENLANK
 595 Mission Street, Suite 1411
 SAN FRANCISCO, CALIFORNIA 94105

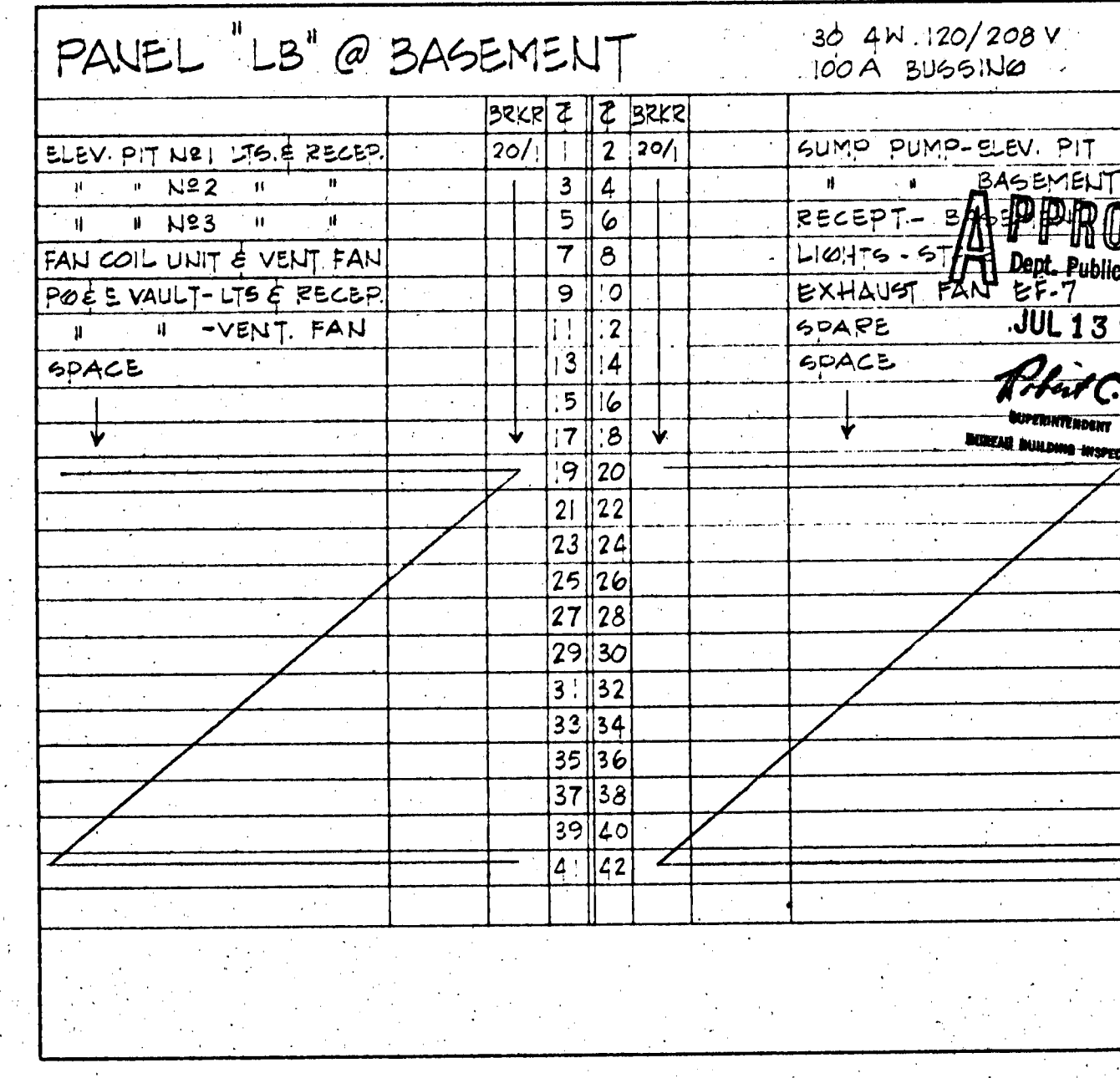
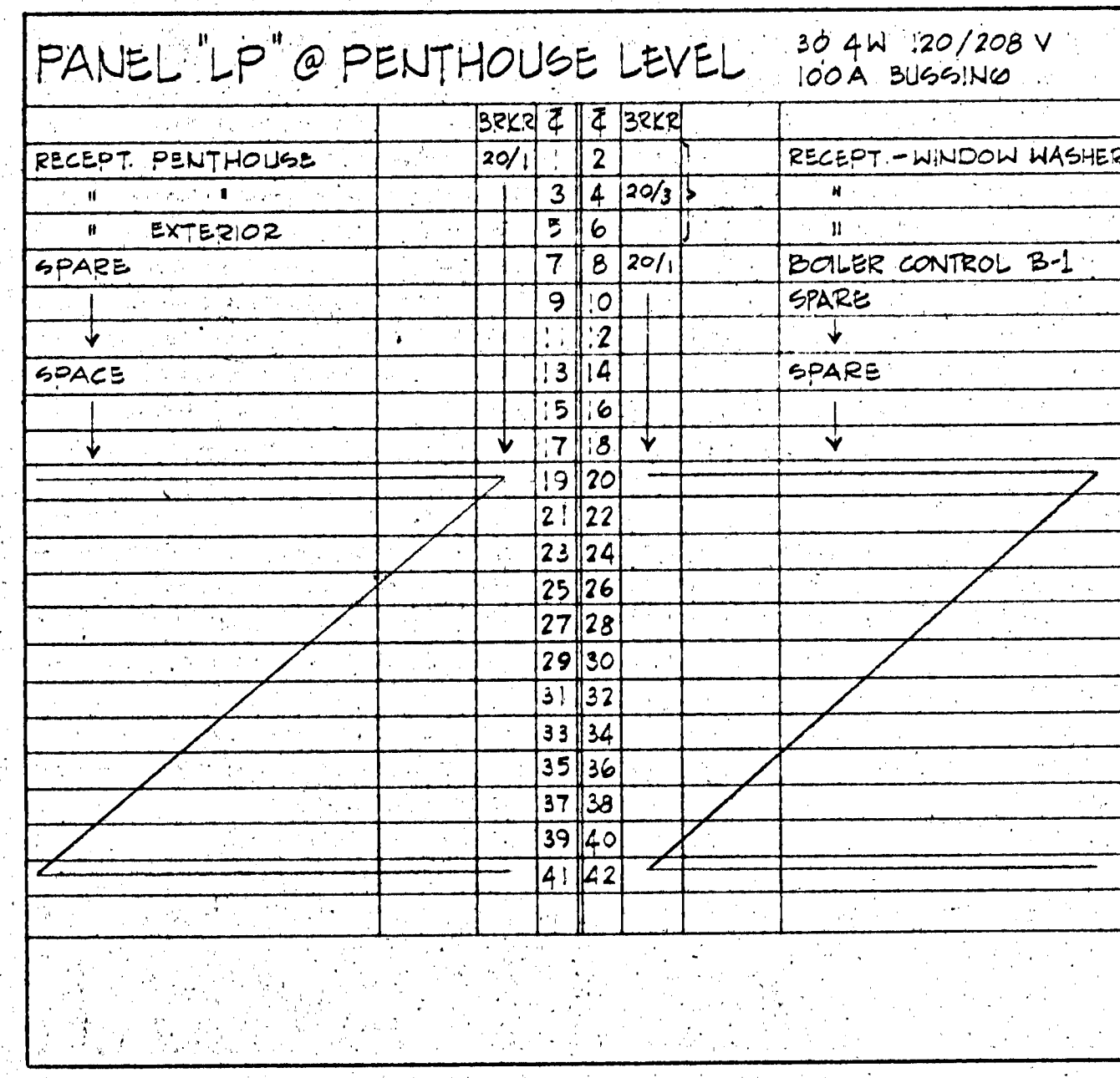
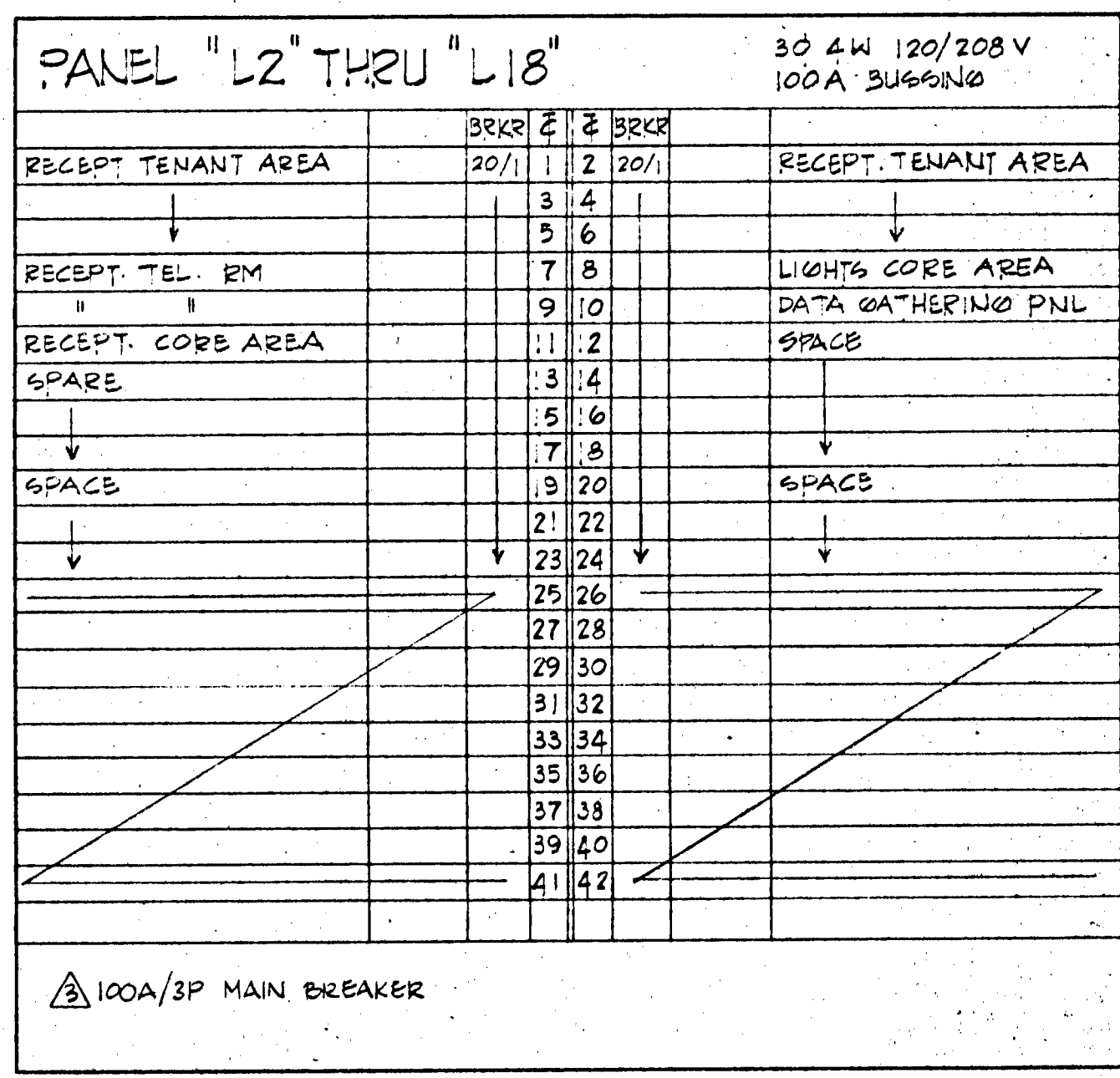
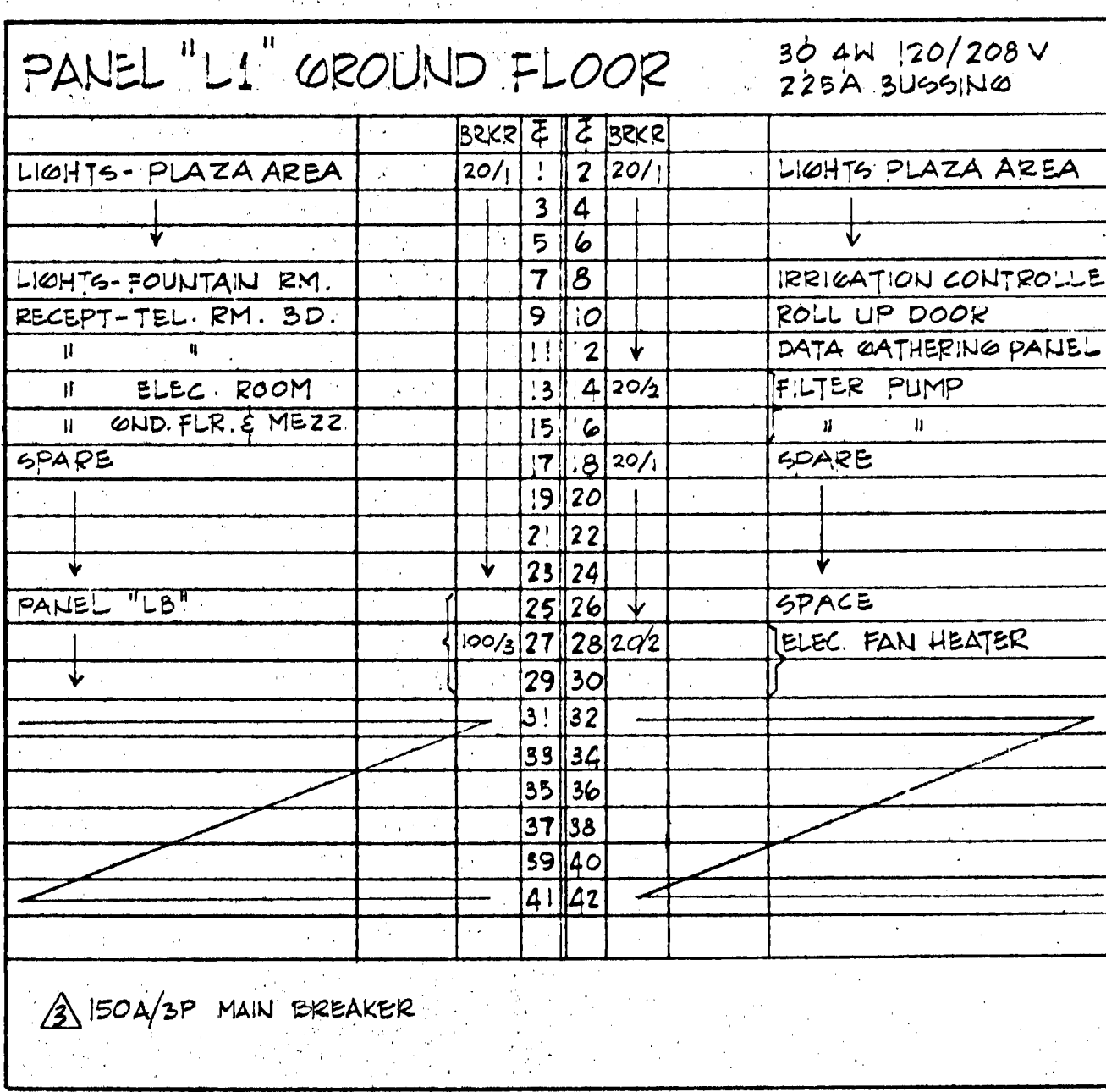
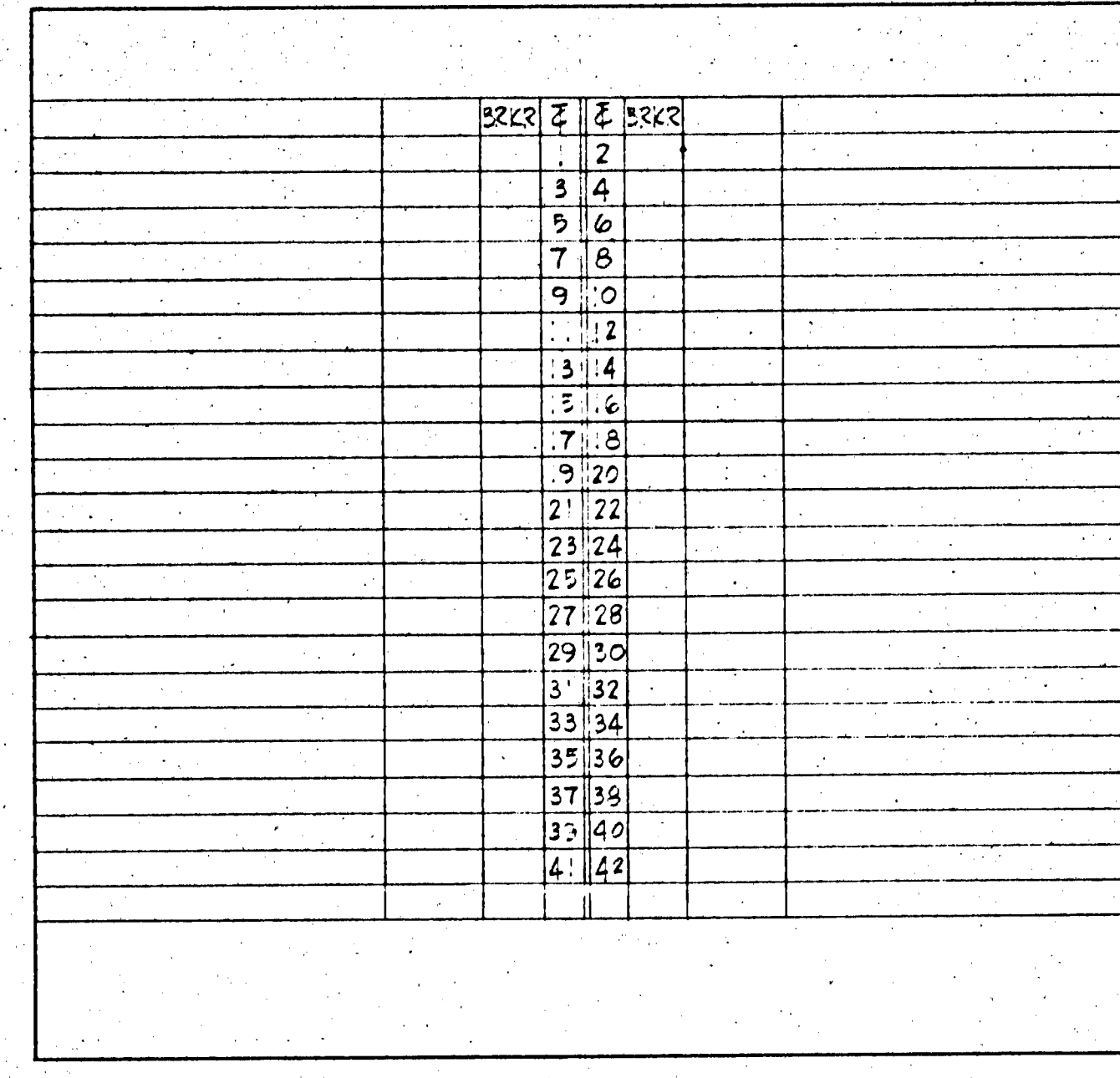
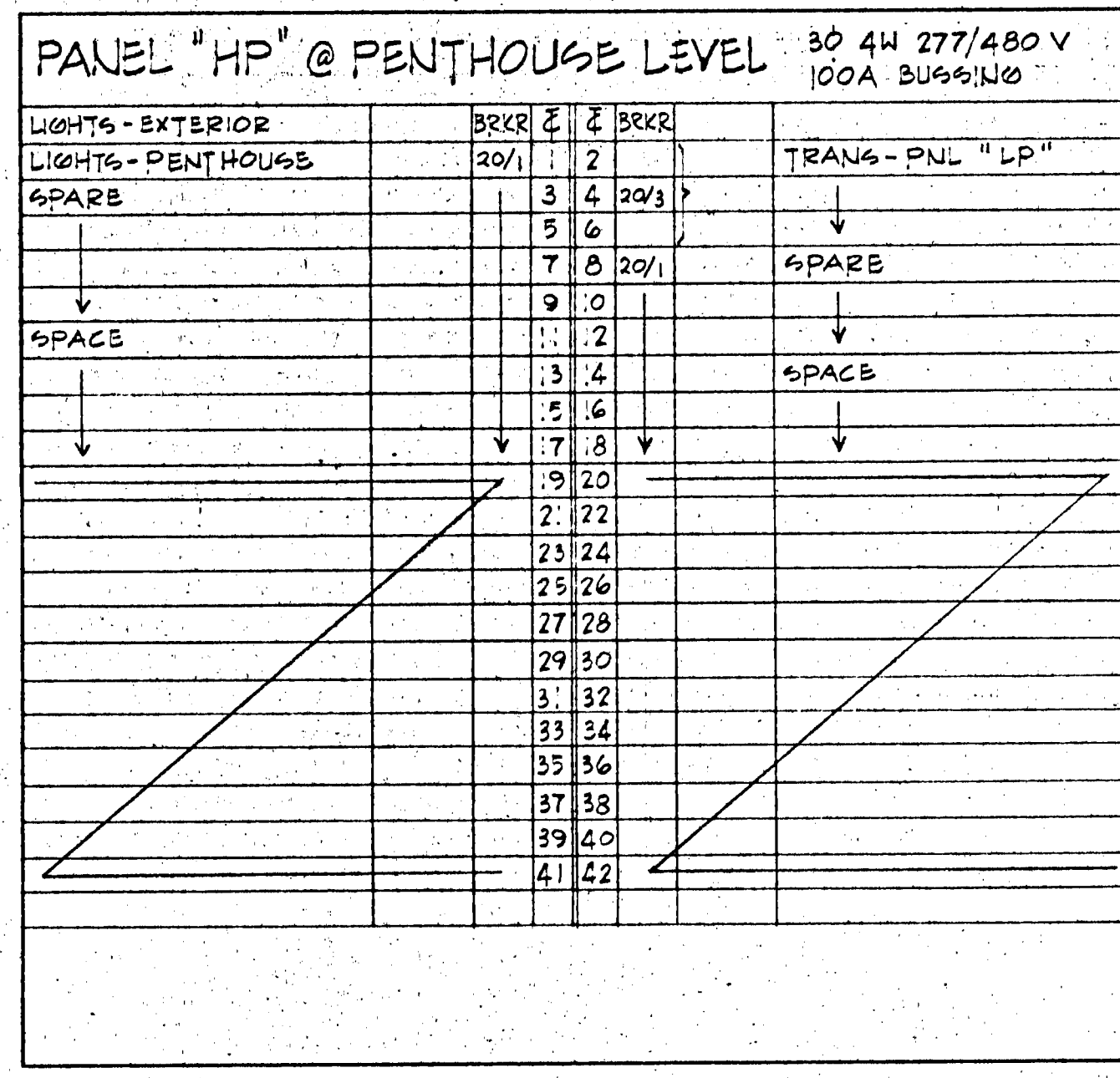
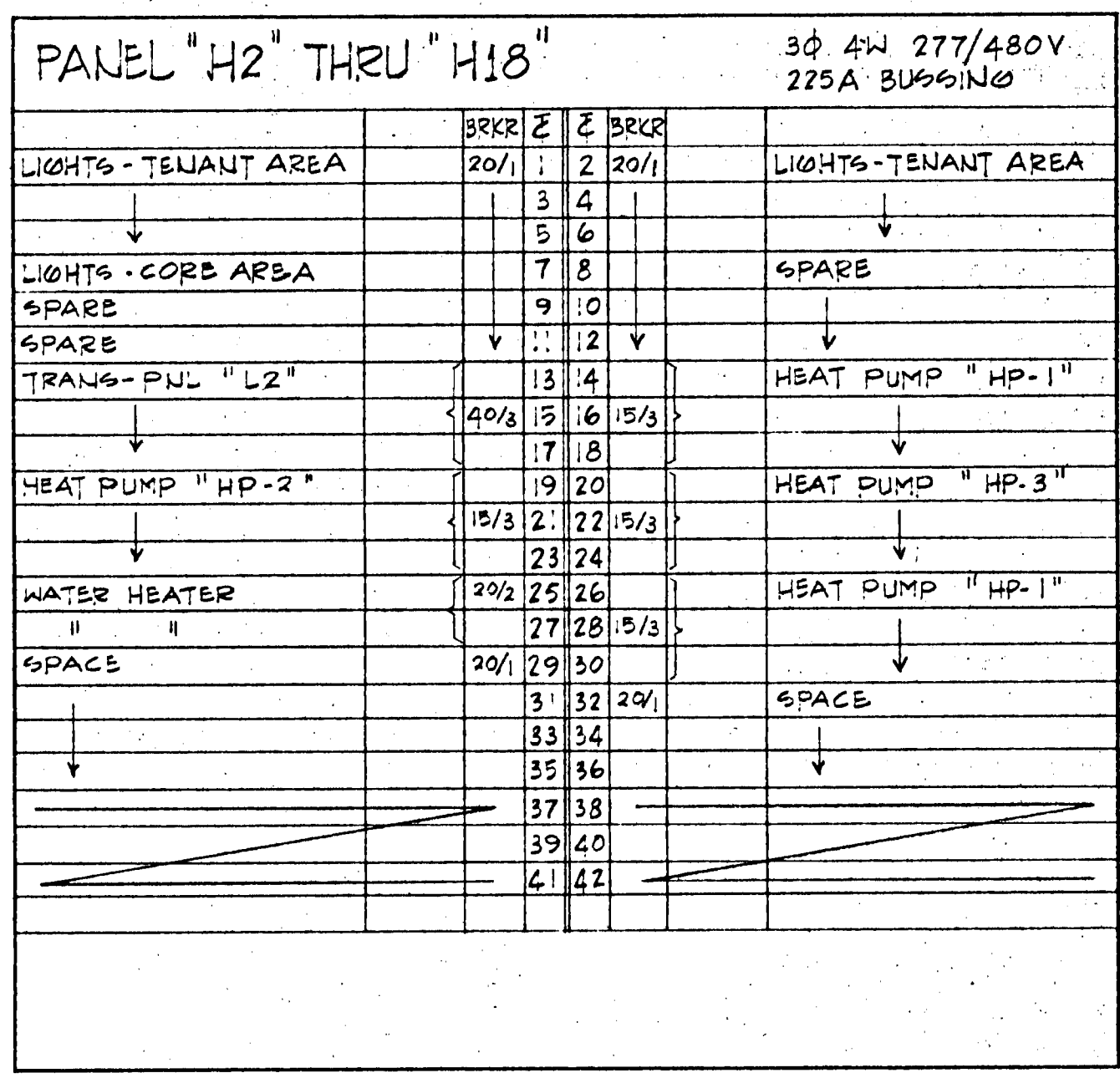
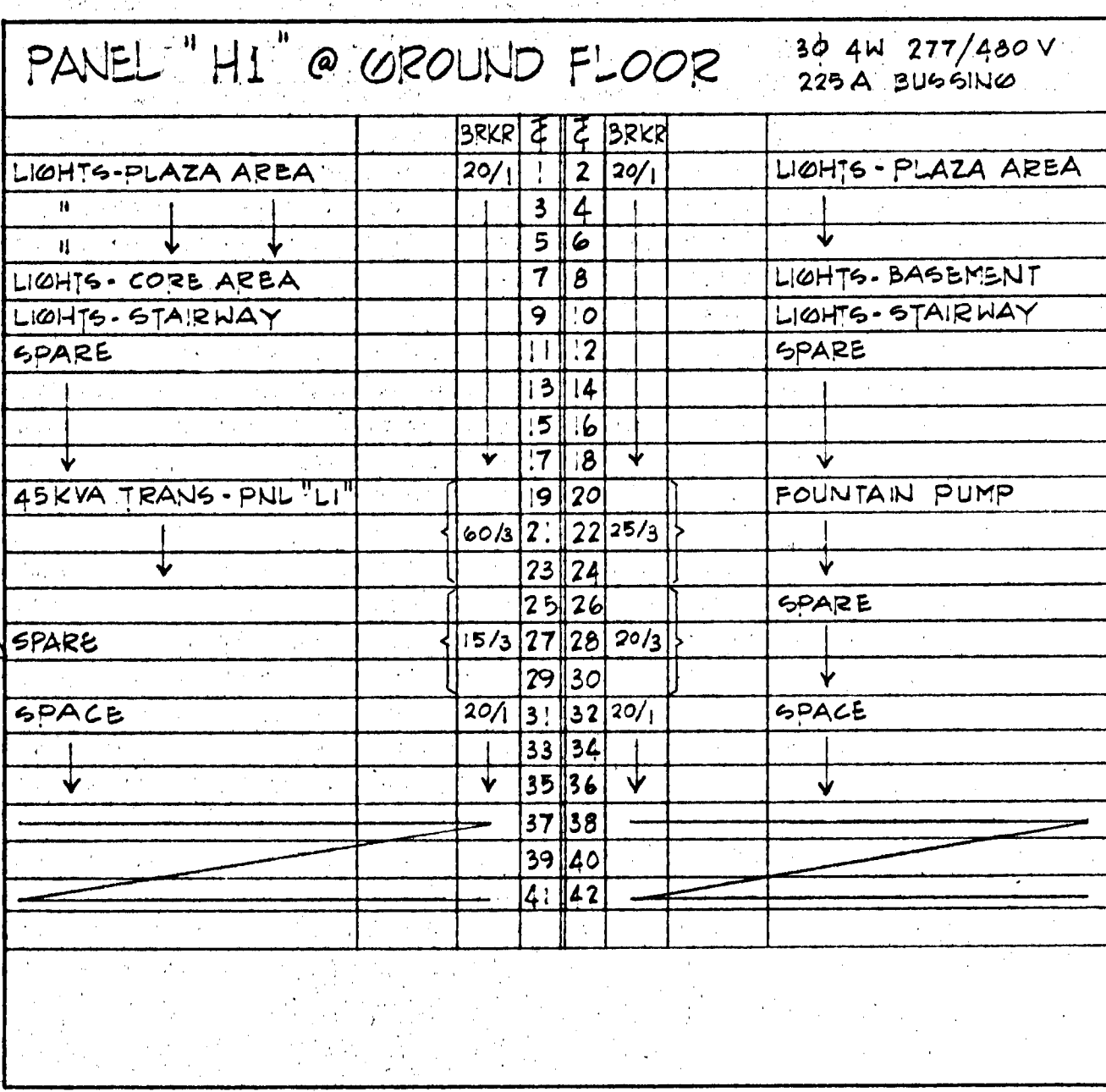
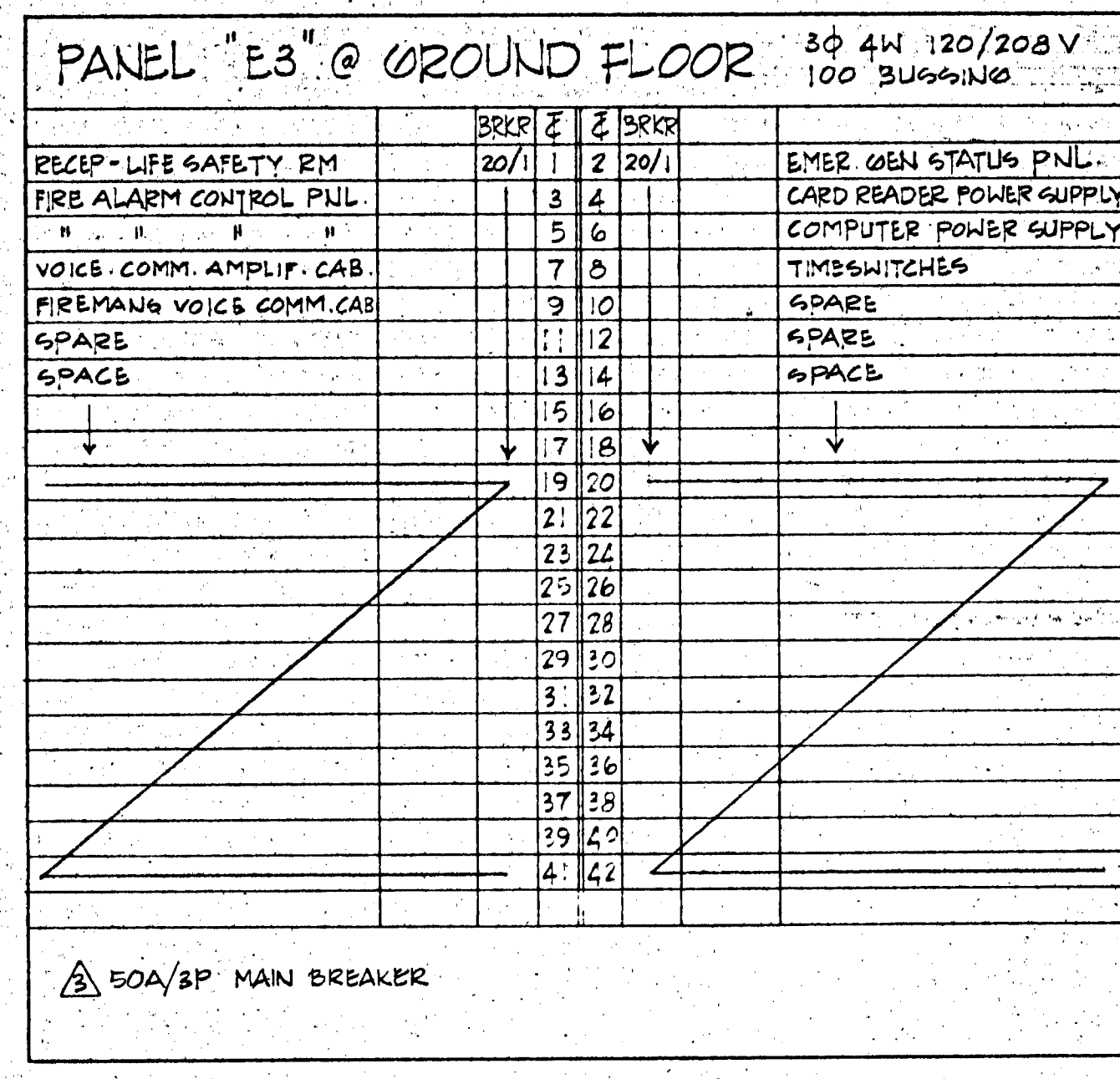
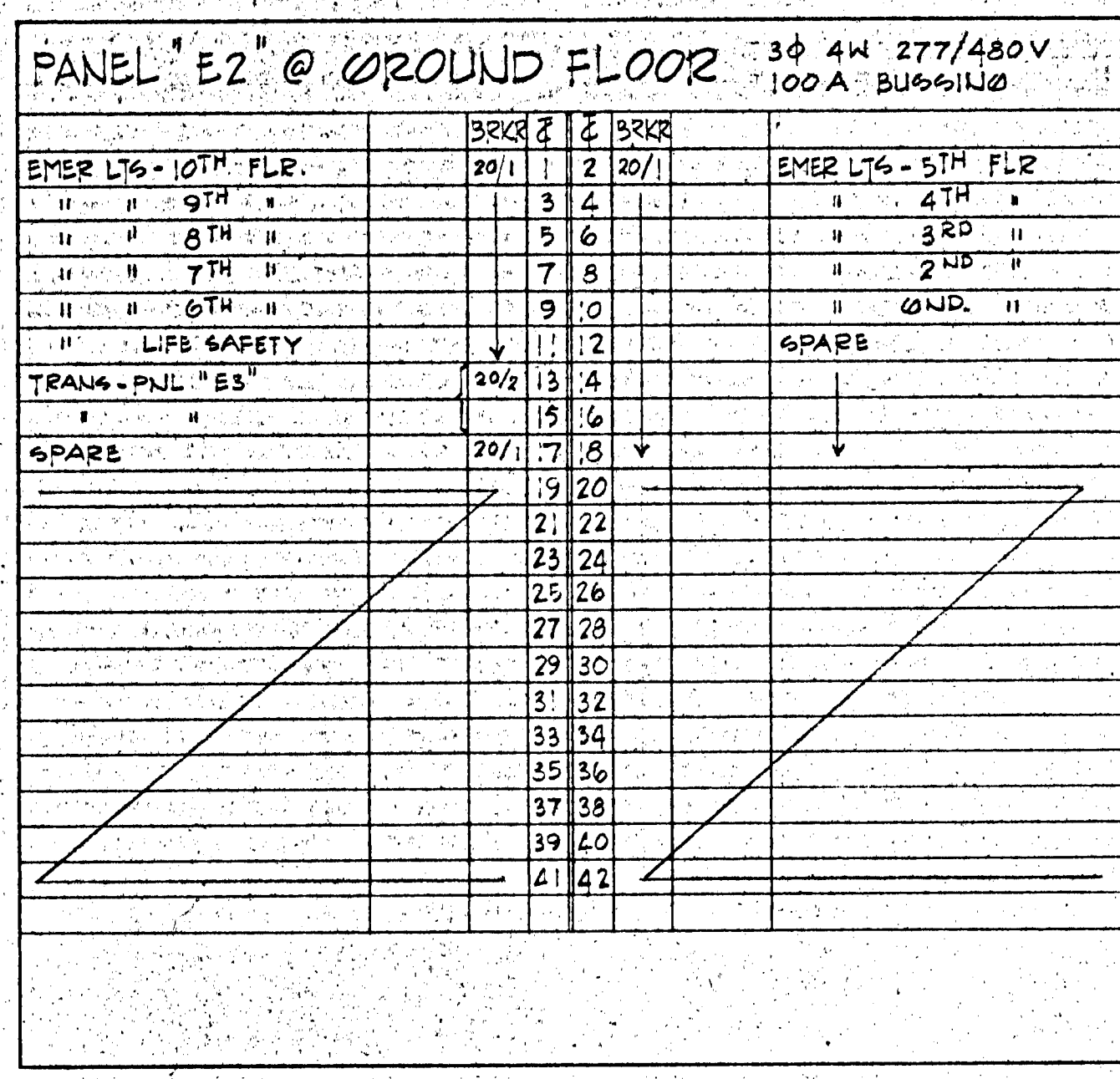
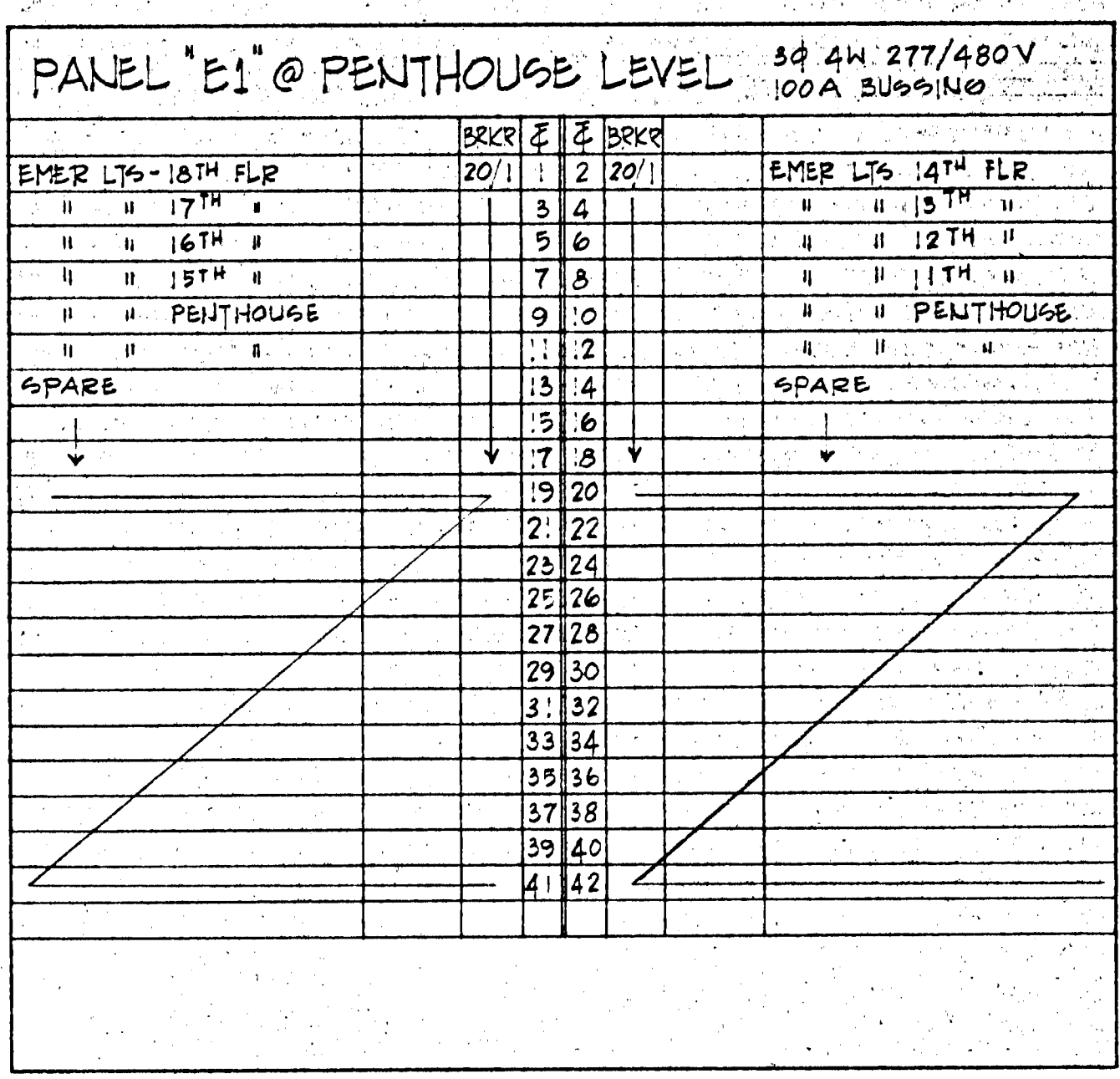
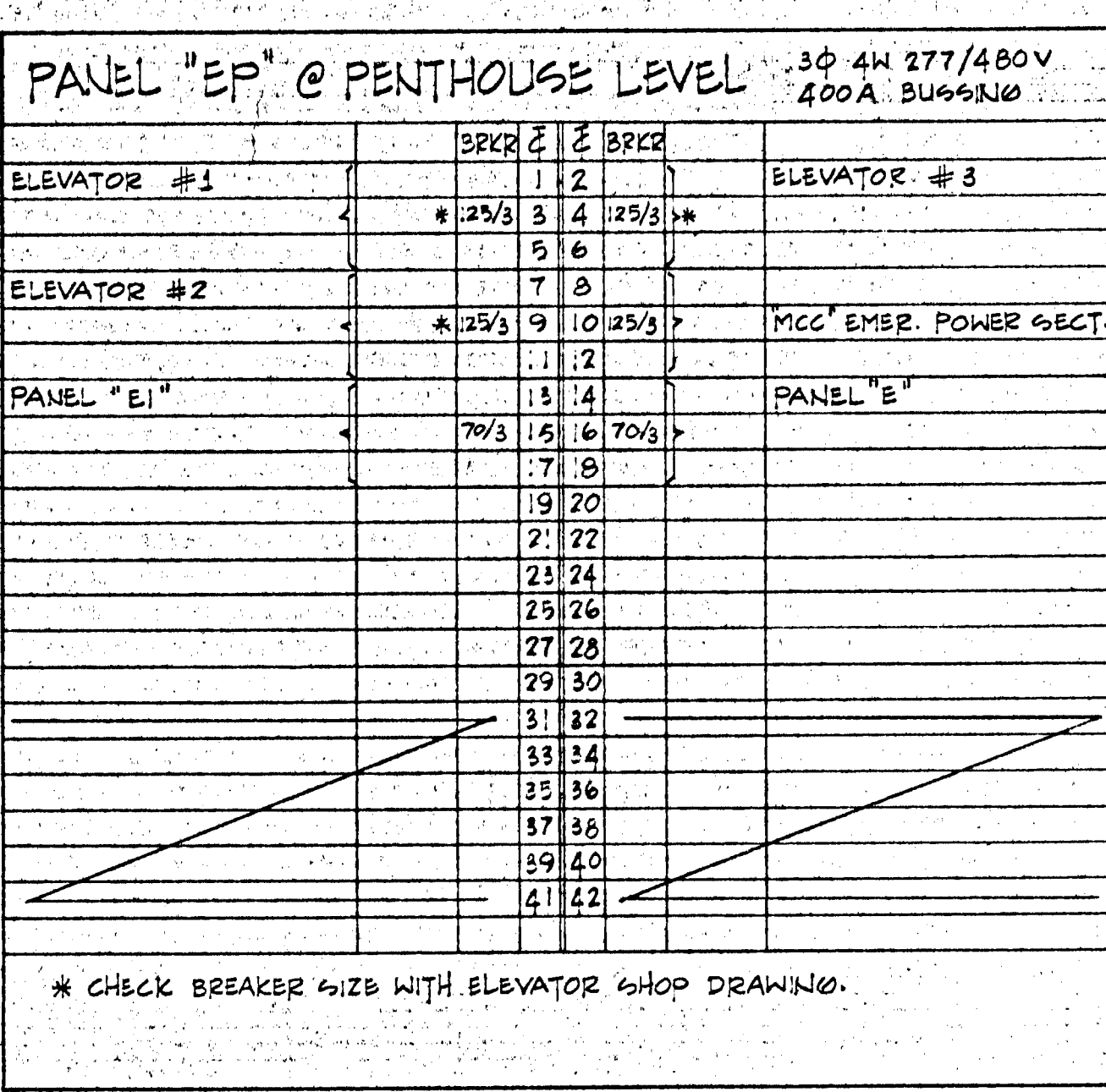
12 9



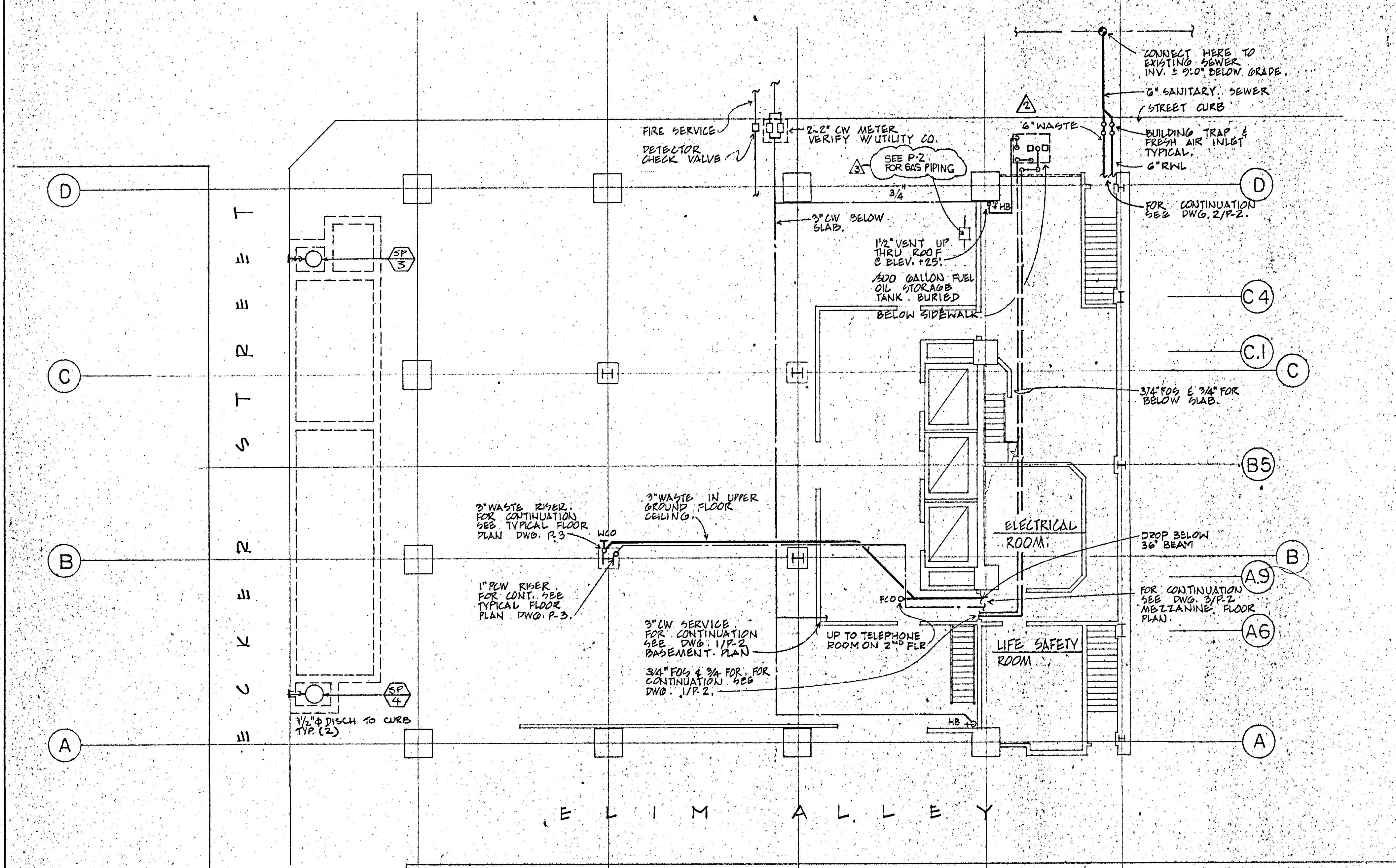
JORGE DE QUESADA INC.
 ARCHITECTURE
 PLANNING
 CONSTRUCTION MANAGEMENT
 1700 MONTGOMERY STREET, SAN FRANCISCO
 CALIFORNIA 94111
 TEL: (415) 634-3680

ECKER SQUARE

JOB NUMBER:
 DRAWN BY: DC
 CHECKED BY:
 DATE OF ISSUE: 10/19/81
 REVISIONS:
 OCT. 19, 1981 RAIN CHANGES TO DATE
 OCT. 23, 1981 RAIN ADDED MAIN BREAKERS
 MAR 18, 1982 RAIN CLARIFIED CONNECTIONS DELETED HEAT PUMP HP-1 ADDED ELEC. FAN HTR.



J E S S I E S T R E E T



LEGEND

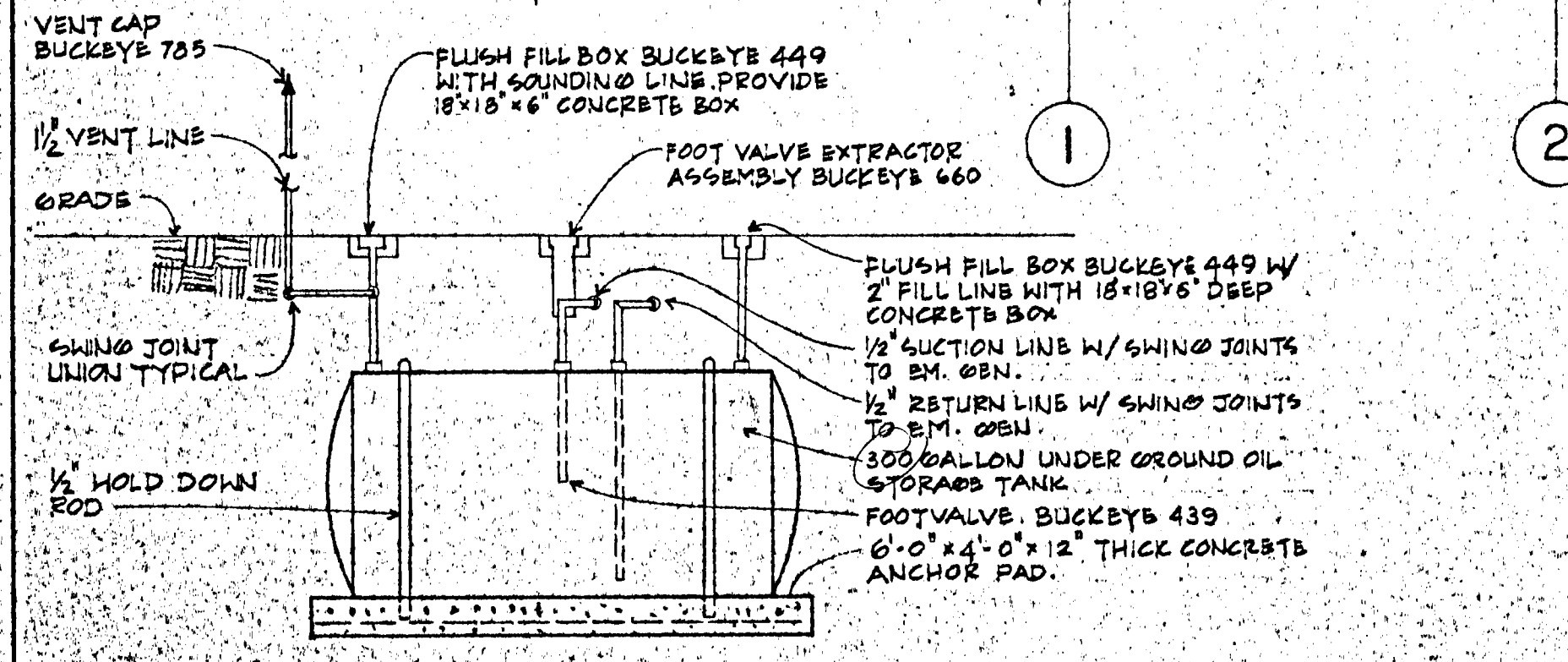
SYMBOL	ABBR	DESIGNATION
---	6/W	6" WASTE PIPING ABOVE FLOOR
---	6/W	6" SOL/WASTE PIPING BELOW FLOOR
---	V	VENT PIPING
---	CW	COLD WATER-DOMESTIC
---	HW	HOT WATER-DOMESTIC
---	DHW/R	HOT WATER RETURN-DOMESTIC
---	PCW	BOOSTER PUMP COLD WATER
---	FOG	FUEL OIL SUPPLY
---	FOR	FUEL OIL RETURN
---		REDUCER OR INCREASER
---	RWL	RAIN WATER LEADER
---	SD	STORM DRAIN & SIZE
---	RD	ROOF DRAIN & SIZE
---	FCO/COO	FLOOR CLEANOUT/GRADE CLEANOUT
---	CO/WCO	CLEANOUT/WALL CLEANOUT
---	FD	FLOOR DRAIN & SIZE
---	SA	WATER HAMMER ARRESTER
---	BC	BALANCING COCK
---	GV	GATE VALVE
---	BOP	BOTTOM OF PIPE

PLUMBING FIXTURE SCHEDULE

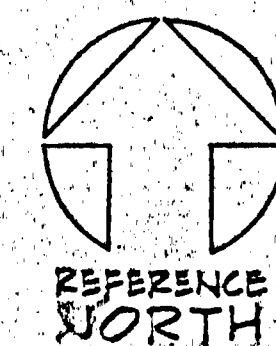
ITEM	DESCRIPTION	MIN CONNECTION SIZES			
		6/W	VENT	CW	HW
P-1	WATER CLOSET	4"	2"	1"	-
P-2	URINAL	2"	1/2"	3/4"	-
P-3	LAVATORY	1/2"	1/2"	1/2"	1/2"
P-4	SERVICE SINK	3"	2"	1/2"	1/2"
P-5	DRINKING FOUNTAIN	1/2"	1/2"	1/2"	-
HB	HOSE BIBB	-	-	3/4"	-
FD	FLOOR DRAIN	2"	1/2"	-	-

EQUIPMENT SCHEDULE

- GP 1 SUMP PUMP 81.0 GPM @ 20' HEAD, 1750 RPM, 1/2 HP MOTOR, 14" / 120V / 60 SUBMERSIBLE TYPE UNIT SHALL BE PACO M9-5 OR EQUAL
- GP 2 SUMP PUMP SAME AS GP-1, BASEMENT RM.
- SF 1 SUMP PUMP SAME AS SF-1, OR EQUAL BARNES SSB-41D
- SB 4 PGE TRANSF. VAULT INSTALLED PER PGE DWG. STD 05443B SHT. 4
- WH 1 ELEC. WATER HEATER 5 GALLON STORAGE, 3KW, 30/180V/160 UNIT SHALL BE COMMERCIAL TYPE NATIONAL NDC OR EQUAL
- TP 1 TRANSFER FUEL OIL PUMP 3/4" GPM @ 150 PSI, 1800 RPM, 3/4 HP MOTOR, 30" / 180V / 160 UNIT SHALL BE ROPER SERIES A OR EQUAL. LOCATION IN BASEMENT ROOM SERVICE EMERGENCY GENERATOR.
- BP 1 BOOSTER PUMP CAPACITY: 140 GPM @ 112.6 PSI HEAD, 3500 RPM, 1/2 HP MOTOR, 30" / 180V / 160 W/ 1/2" PFLV LEAD PUMP 10 HP, 30" / 180V / 160 W/ 1/2" PFLV UNIT SHALL BE DUPLEX, PACOFLO I OR EQUAL

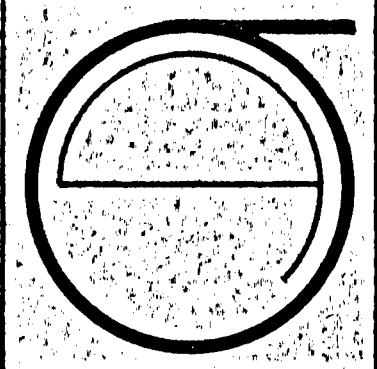


GROUND FLOOR PLAN
SCALE: 1/8" = 1' - 0"



WATER FLOW RATES
FIRE SERVICE DEMAND: 750 GPM
DOMESTIC SERVICE DEMAND: 225 GPM

DIESEL OIL STORAGE TANK INSTALLATION DETAIL
NOT TO SCALE



JORGE DE QUESADA INC.
ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT
1700 MONTGOMERY STREET, SAN FRANCISCO
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CALIFORNIA 94111
TELE (415) 454-8888

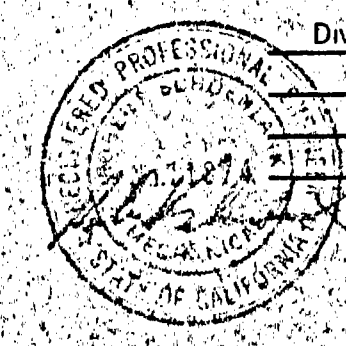
ECKER
SQUARE

JOB NUMBER:
DRAWN BY: HD/DC
CHECKED BY:
DATE OF ISSUE: 6/15/81

REVISIONS:
6/26/81
ADDENDUM #1
10/30/81
RELOCATE FUEL OIL TANK
11/25/81

REVISIONS:
6/26/81
ADDENDUM #1
10/30/81
RELOCATE FUEL OIL TANK
11/25/81

APPROVED
Dist. Public Works



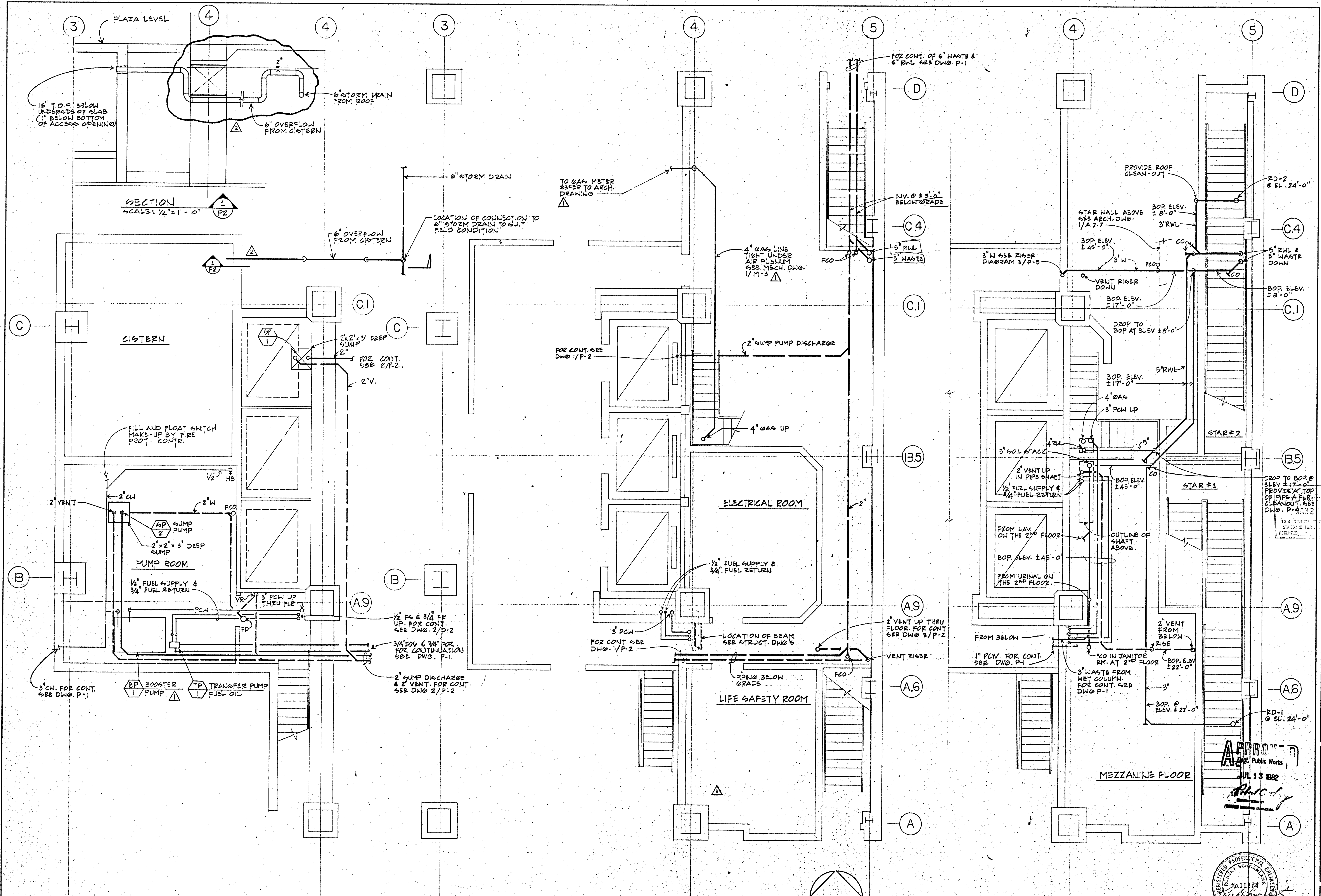
Division(s) Designer Date License
7/1/81 7/1/81 11874

O'KELLY & SCHOENLANK
Consulting Engineers
505 Mission Street (415) 881-0852
SAN FRANCISCO, CALIFORNIA 94105

ENERGY CONSERVATION DESIGN COMPLIANCE
I have reviewed the current State Energy Conservation Regulations for non-residential buildings. In my professional judgement the design in this set of plans and specifications conforms with the following Divisions of those Regulations:
Division(s) Designer Date License
7/1/81 7/1/81 11874

SHEET TITLE:
PLUMBING
GROUND
FLOOR PLAN
& SCHEDULES

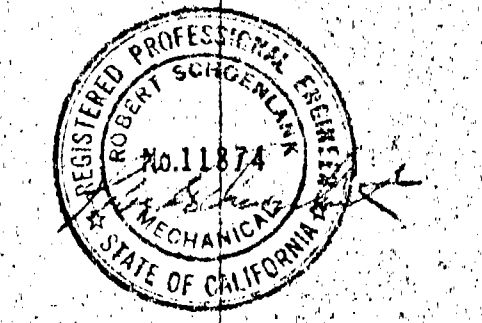
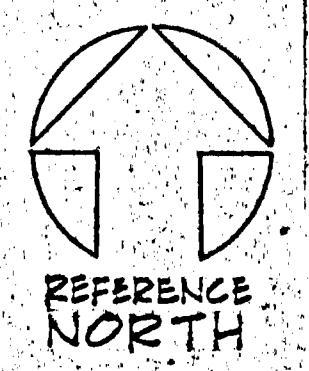
P 1



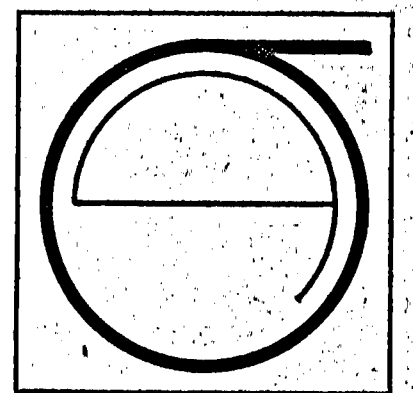
1 BASEMENT PLAN
P.2 SCALE: 1/4" = 1'-0"

2 GROUND FLOOR CORE PLAN
P.2 SCALE: 1/4" = 1'-0"

3 MEZZANINE FLOOR PLAN
P.2 SCALE: 1/4" = 1'-0"



O'KELLY & SCHOENLANK
Consulting Engineers
595 Mission Street (415) 981-0862
SAN FRANCISCO, CALIFORNIA 94105



JORGE DE QUESADA INC.
ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT
1700 MONTGOMERY STREET, SAN FRANCISCO
SUITE 105 CALIFORNIA 94111
TELE: (415) 434-3880

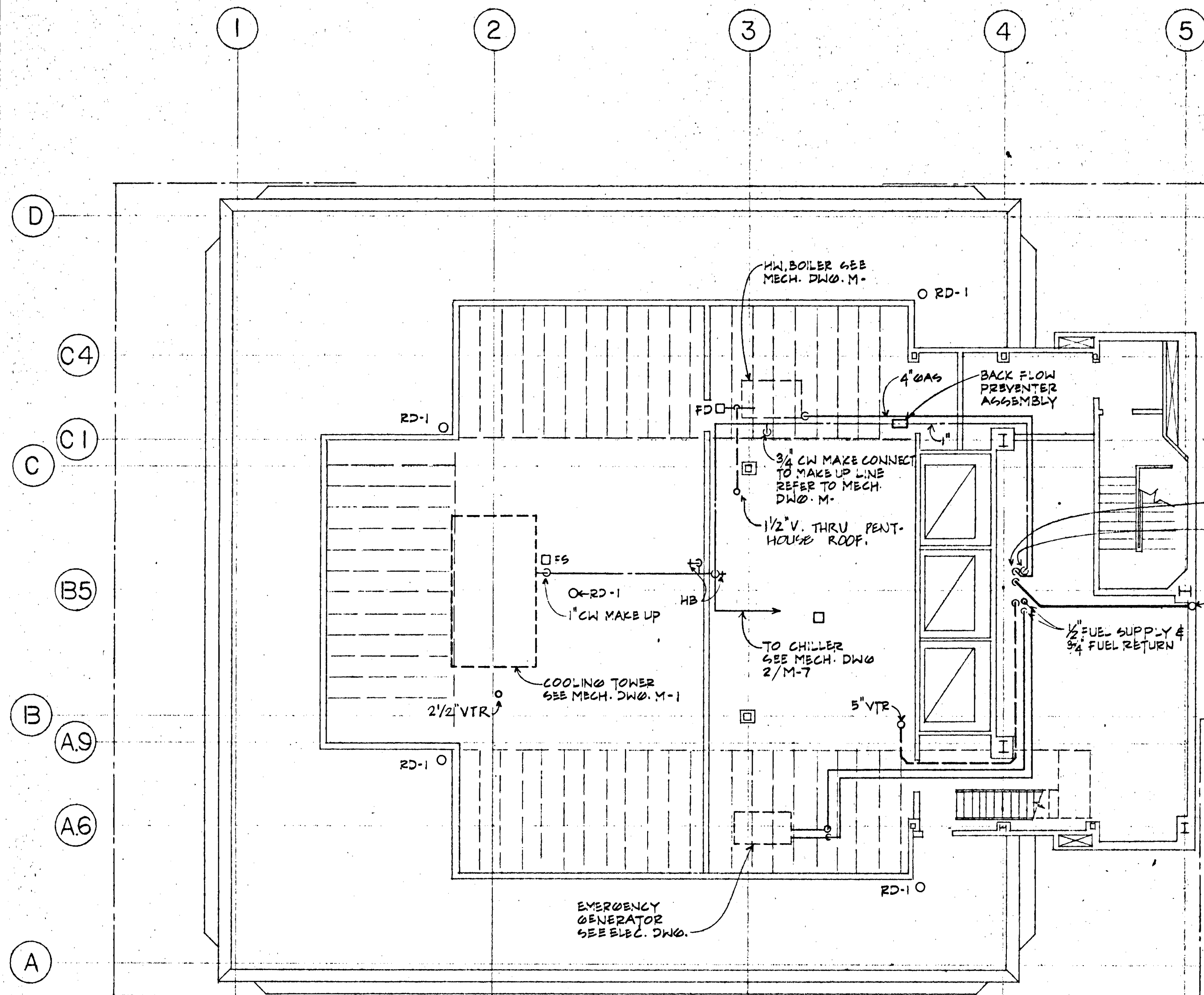
ECKER
SQUARE

JOB NUMBER:
DRAWN BY: HD/DC
CHECKED BY:
DATE OF ISSUE: 6/19/81
REVISIONS:
1-30-81 REVISION OF ONE SERVICE & ONE EASTER SYSTEM
12-18-81

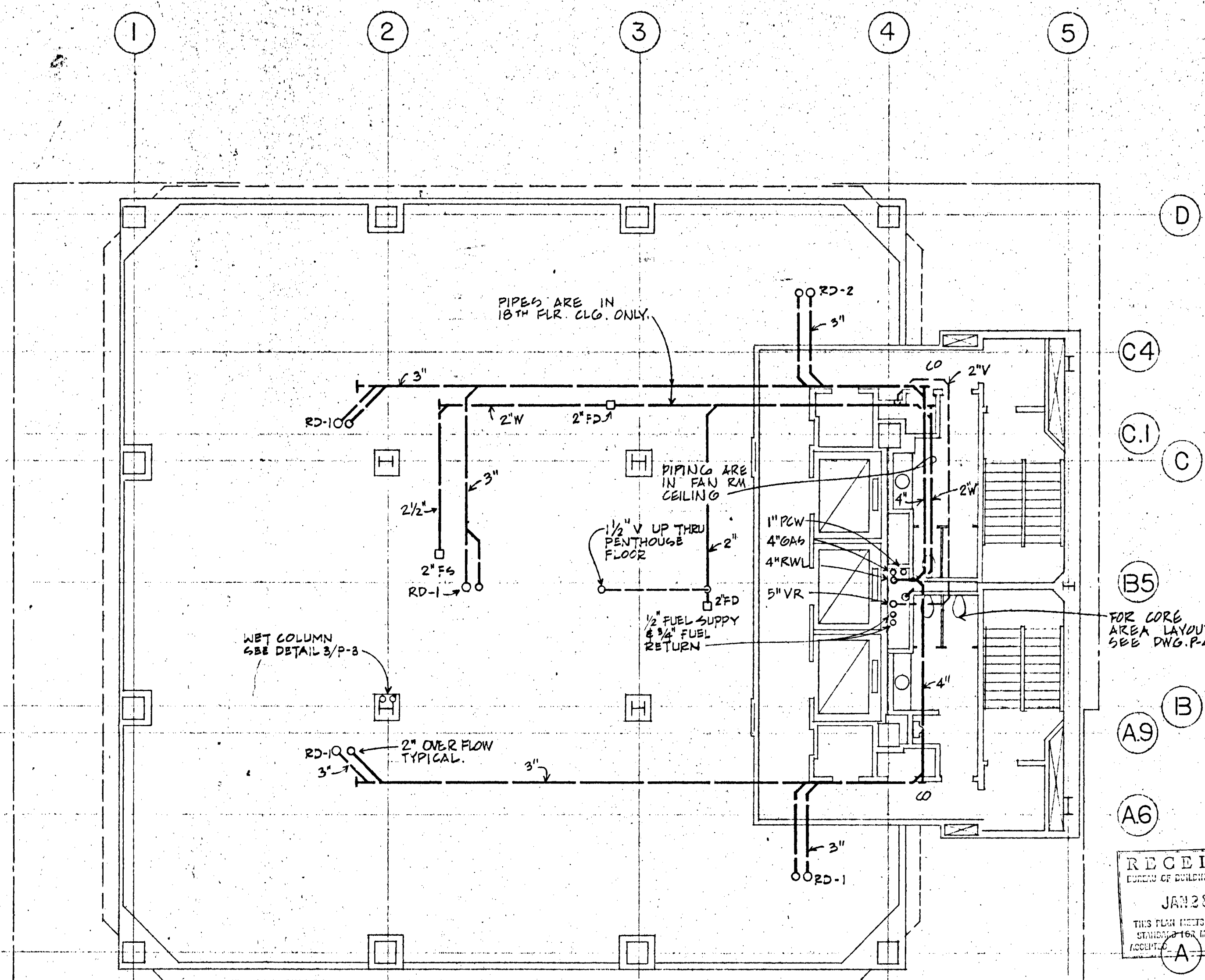
SITE PREPARED BY: ARCHITECTURE
FOR CONSTRUCTION OF:
5 (1-21-82)
FINAL

SHEET TITLE:
BASEMENT PLAN
GROUND FLOOR
CORE PLAN &
MEZZANINE
FLOOR PLAN

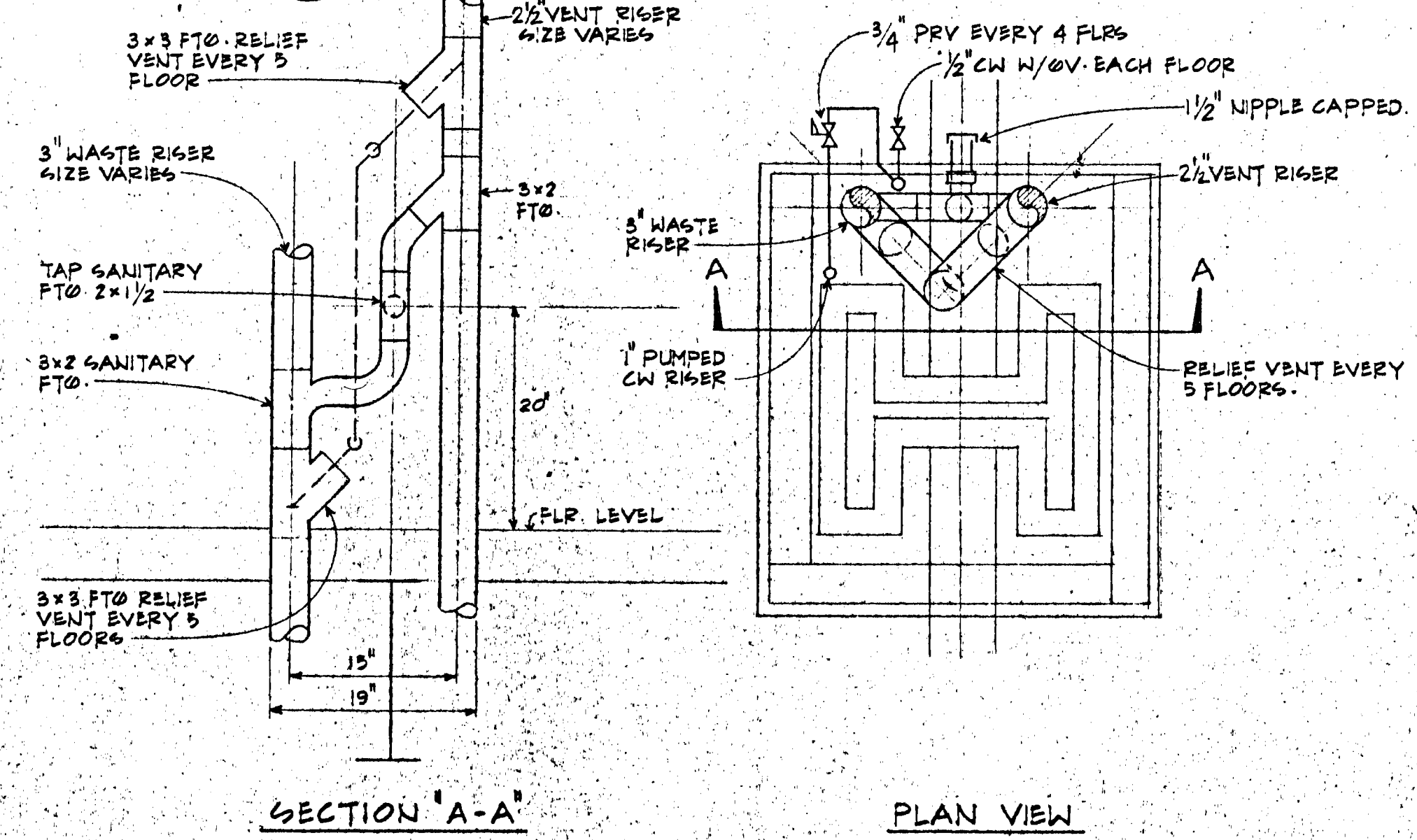
1 P.2



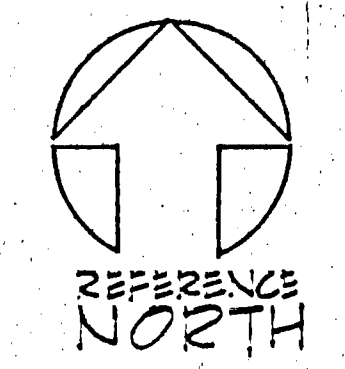
1 ROOF PLAN - PLUMBING
P.3 SCALE: 1/8" = 1'-0"



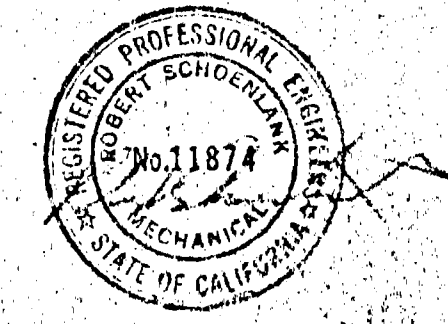
2 TYPICAL FLOOR PLAN - PLUMBING
P.3 SCALE: 1/8" = 1'-0"



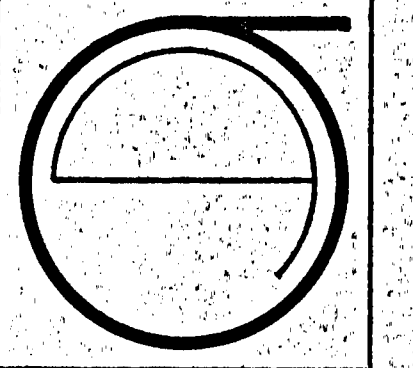
3 TYPICAL DETAIL - WET COLUMN - 2/B
P.3 SCALE: 1/4" = 1'-0"



APPROVED
Dept. Public Works
JUL 13 1982
Phuc Lay
REGISTERED PROFESSIONAL ENGINEER
MECHANICAL
STATE OF CALIFORNIA



O'KELLY & SCHOENLANK
Consulting Engineers
695 Mission Street (415) 981-0862
SAN FRANCISCO, CALIFORNIA 94105



JORGE DE QUESADA INC.
ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT
1700 MONTGOMERY STREET, SAN FRANCISCO
SUITE 1800, CALIFORNIA 94111
TEL: (415) 434-3850

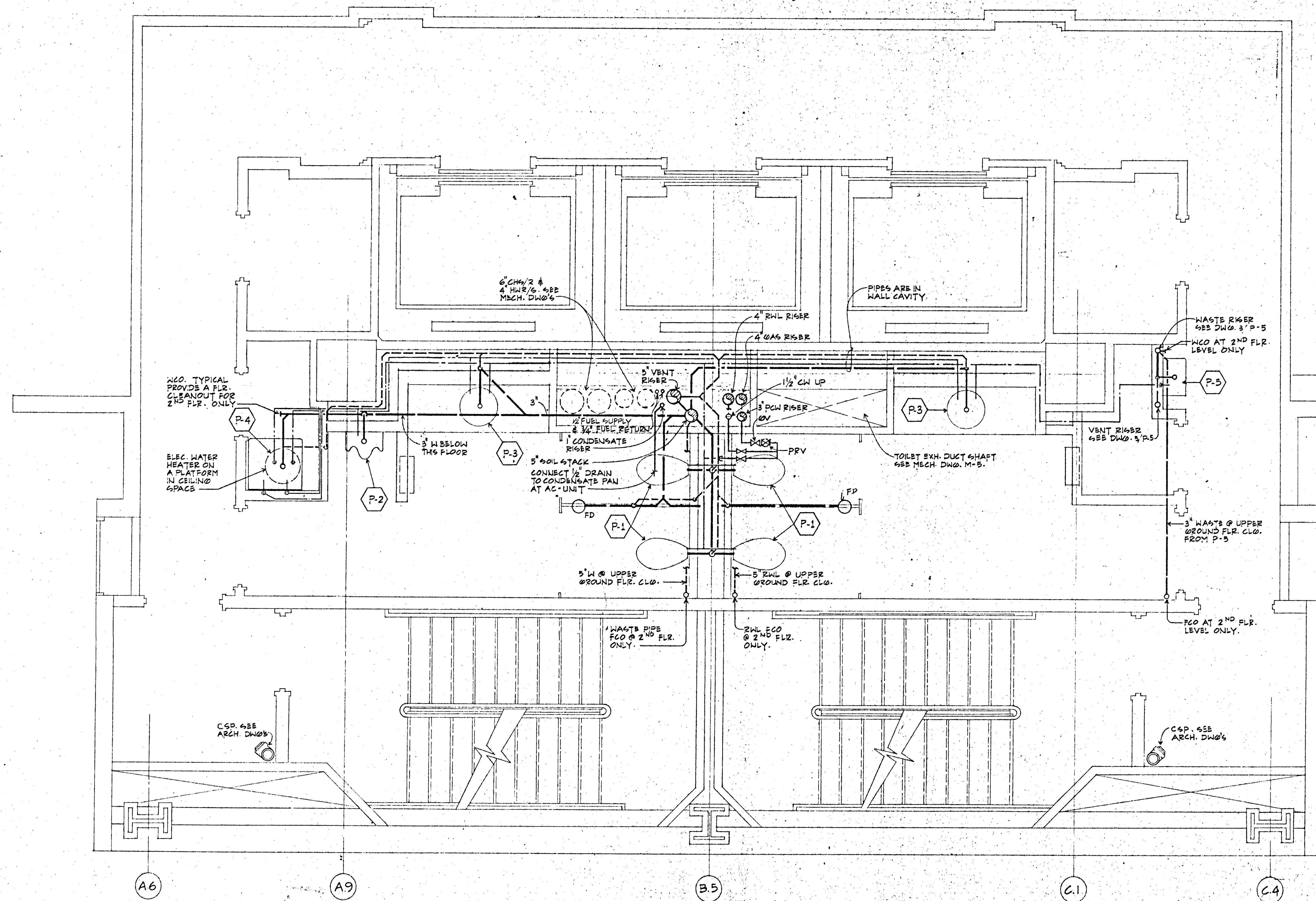
ECKER SQUARE

JOB NUMBER:
DRAWN BY: HD/DC
CHECKED BY:
DATE OF ISSUE: 6/13/81
REVISIONS:
JAN 29 1982
THIS PLAN MUST BE STAMPED FOR RECORD.

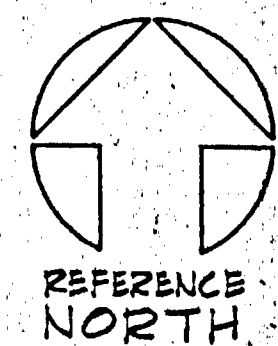
SITE PERMIT ARCHITECT
FOR CONSTRUCTION OF
#5 (1-21-82)
FINAL

SHEET TITLE:
PLUMBING -
ROOF PLAN &
TYPICAL FLOOR
PLAN AND
DETAILS.

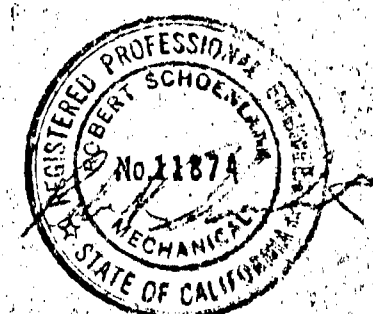
1 of 3



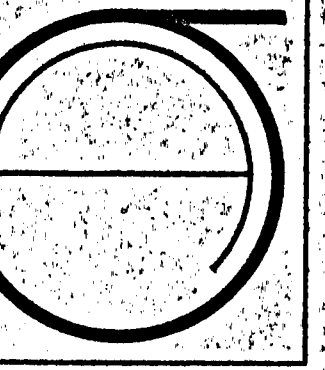
TYPICAL CORE PLAN - PLUMBING
SCALE: 1/2" = 1'-0"



SHEET NOTES
1. FOR PIPE RISER DIAGRAMS SEE DWG. P-5



O'KELLY & SCHOENLANK
Consulting Engineers
995 Mission Street (415) 981-0862
SAN FRANCISCO, CALIFORNIA 94105



JORGE DE QUESADA INC.
ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT
1700 MONTGOMERY STREET, SAN FRANCISCO
SUITE 105
CALIFORNIA 94111
TEL: (415) 434-3800

ECKER
SQUARE

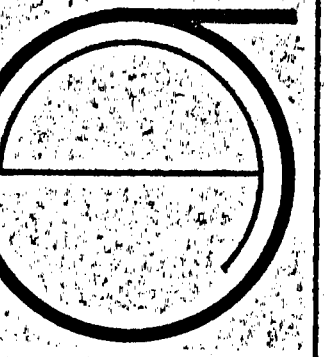
JOB NUMBER:
DRAWN BY: HP/DC
CHECKED BY:
DATE OF ISSUE: 6/15/81

RECEIVED
BUREAU OF BUILDING DEPT.
JAN 28 1982
THIS PLAN MEETS THE
STANDARD FOR RECORD
DRAWING

SITE PLAN ARCHITECTURE
FOR CONSTRUCTION OF:
#5 (1-21-82)
FINAL

SHEET TITLE:
TYPICAL
CORE PLAN
PLUMBING

10 41



JORGE DE QUESADA INC.

ARCHITECTURE
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CONSTRUCTION MANAGEMENT

1700 MONTGOMERY STREET, SAN FRANCISCO
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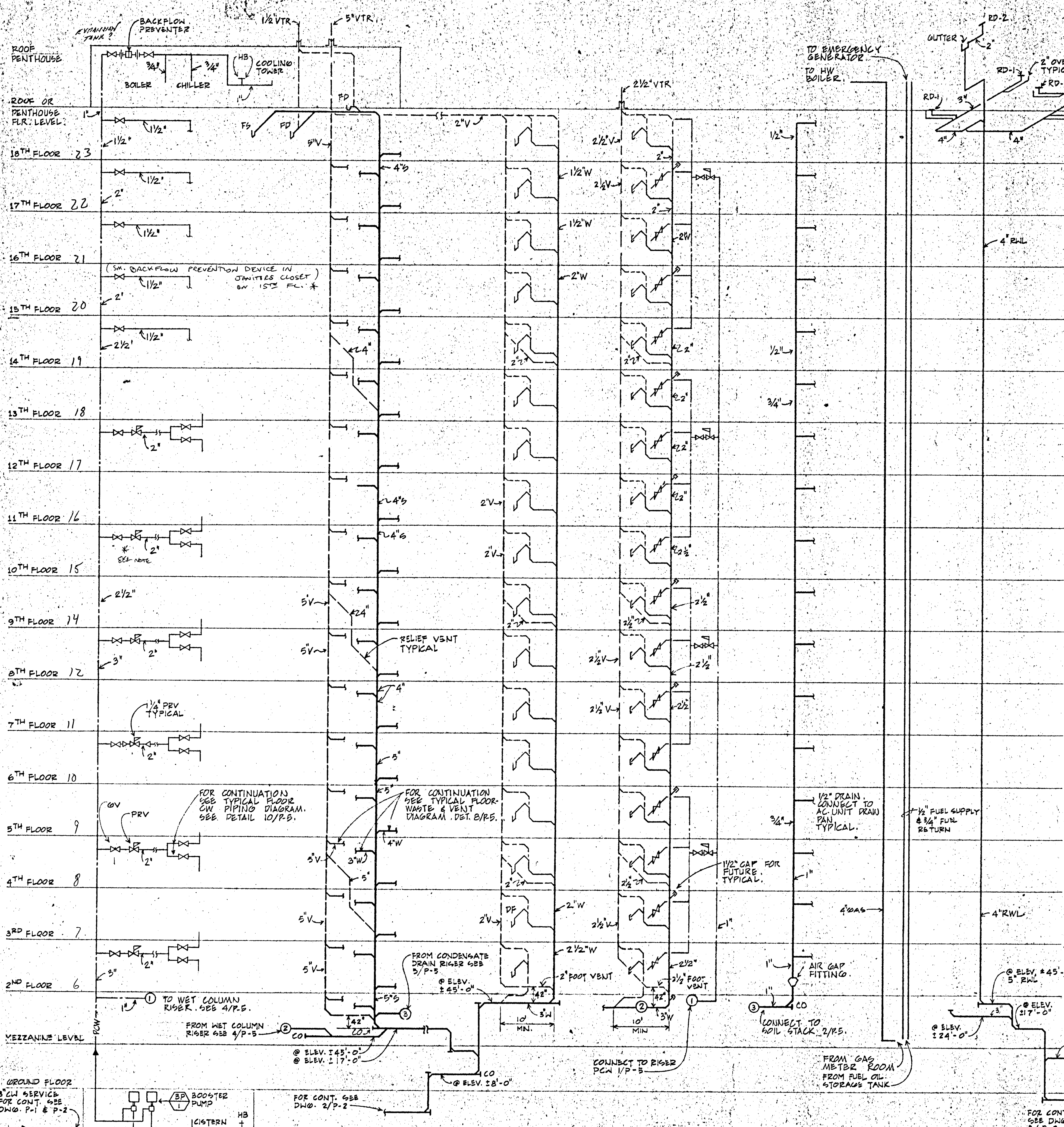
ECKER
SQUARE

JOB NUMBER:
DRAWN BY: HD/PC
CHECKED BY:
DATE OF ISSUE: 6/15/81
REVISIONS:
THIS PLAN IS TO BE ACCORDANT WITH THE STANDARD SPECIFICATIONS FOR THE CITY OF SAN FRANCISCO
#5 (1-21-82)
FINAL

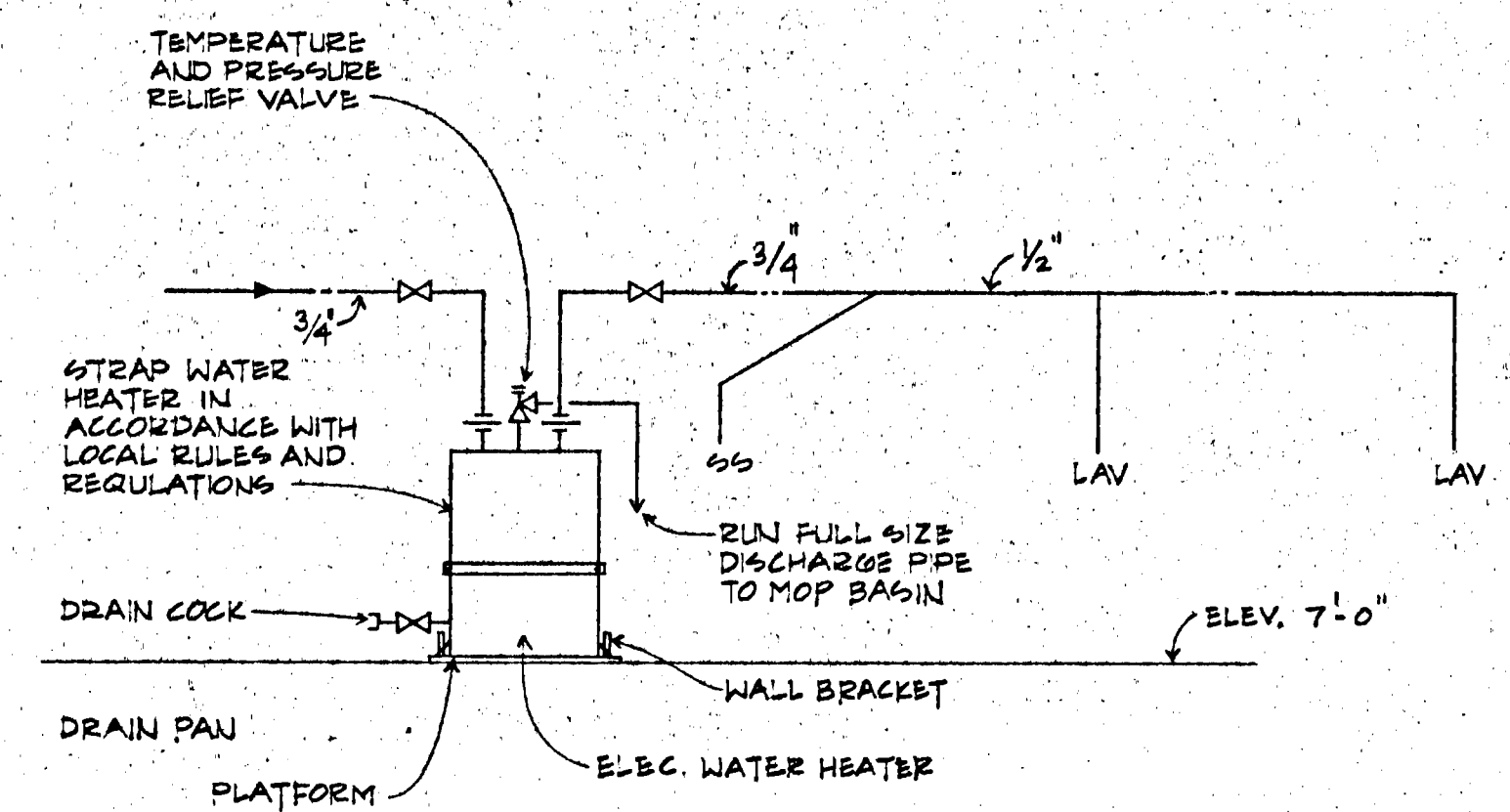
SHEET TITLE:
PIPING
DIAGRAMS

APPROVED
JUL 13 1982
O'Kelly & Schoenlank
Consulting Engineers
555 Mission Street, (415) 981-0862
SAN FRANCISCO, CALIFORNIA 94105

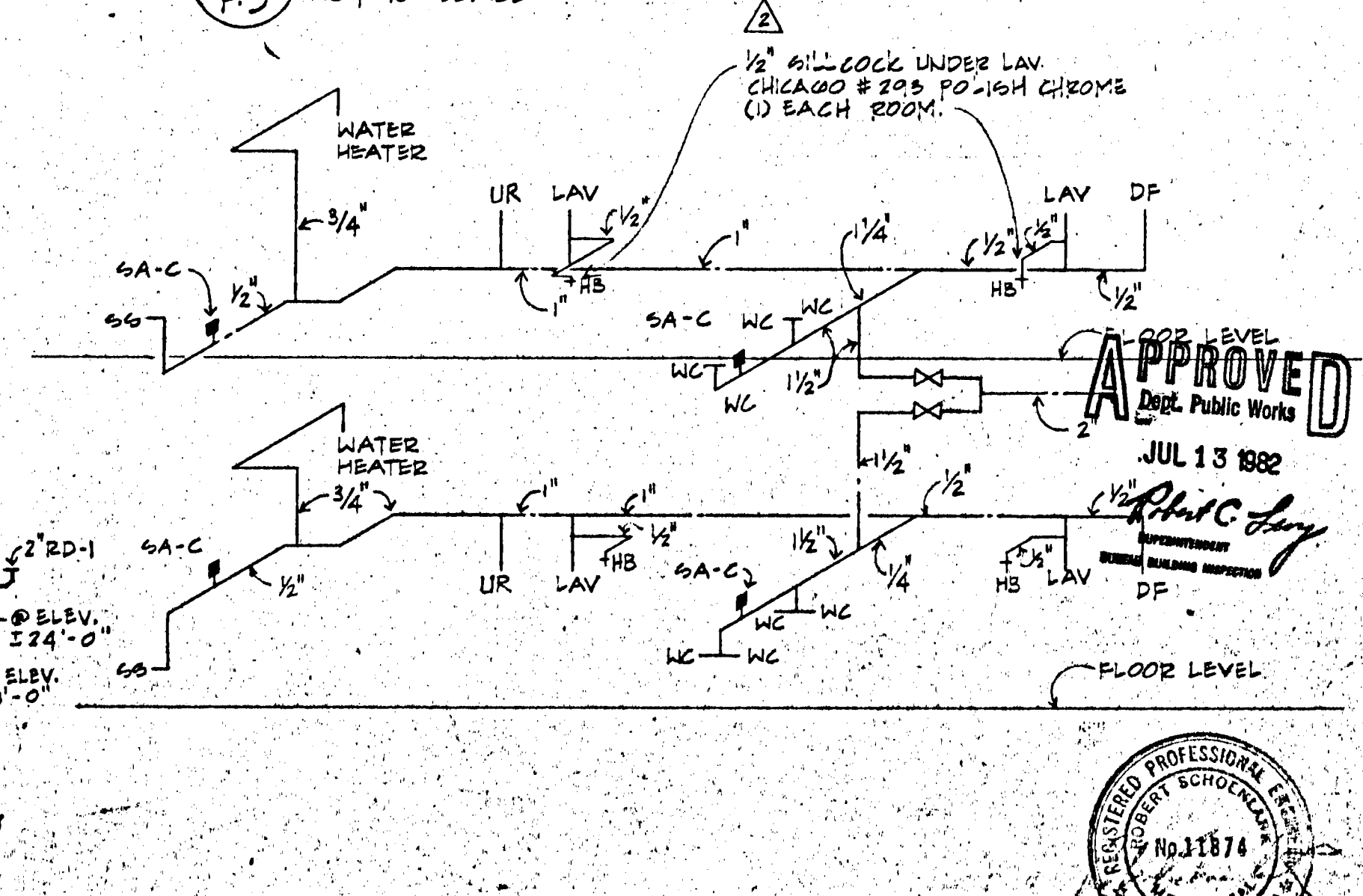
105



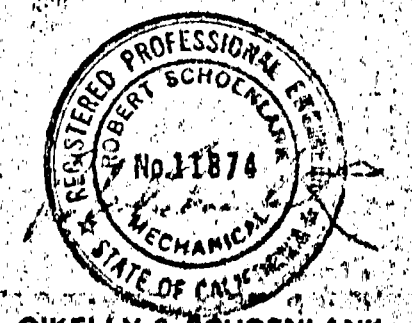
8 TYPICAL FLOOR - WASTE & VENT DIAGRAM
P.5 NOT TO SCALE



9 TYPICAL FLOOR - HW PIPING DIAGRAM
P.5 NOT TO SCALE

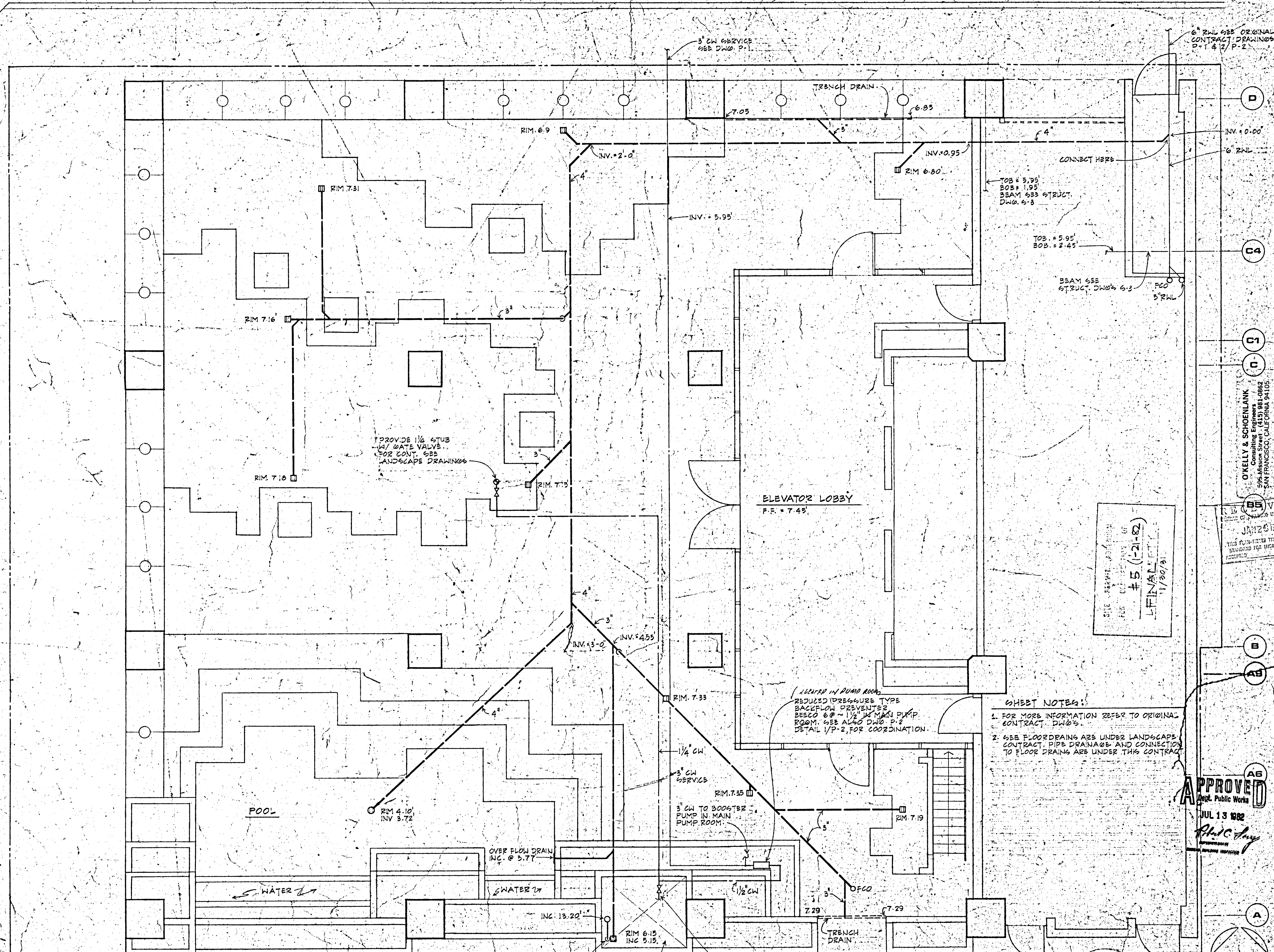


- 1 COLD WATER RIGER DIAGRAM P.5
- 2 SOIL/WASTE & VENT RIGER P.5
- 3 DF WASTE & VENT RIGER P.5
- 4 WET COLUMN WASTE & VENT RIGER P.5
- 5 CONDENSATE DRAIN RIGER P.5
- 6 GAS & FUEL OIL RIGER P.5
- 7 RWL RIGER P.5
- 10 TYPICAL FLOOR - CW PIPING DIAGRAM P.5 NOT TO SCALE



JESSIE STREET

ECKER STREET



PARTIAL GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLANTER DRAIN RUN
2" WASTE DOWN INTO
PUMP ROOM TO FLOOR
DRAIN W/ SEDIMENT
BUCKET AND STRAINER.

PUMP ROOM
ELEV. 6.20'
TOP OF C/O. 12.70'

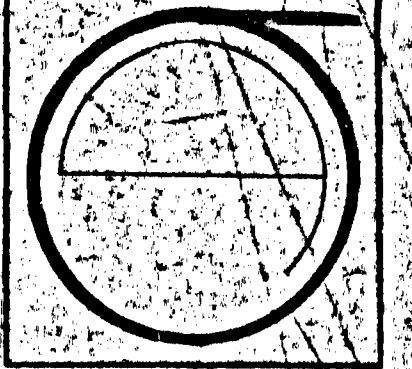
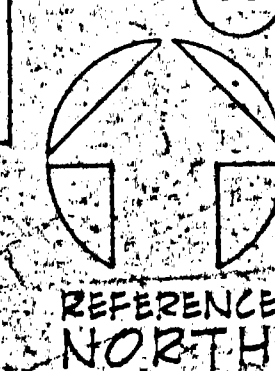
1/2" STD. W/ GATE VALVE IN
PUMP ROOM. FOR CONT. SEE
LANDSCAPE DRAWINGS.

LOCATED IN PUMP ROOM
REDUCED PRESSURE TYPE
BACKFLOW PREVENTER
BEING 6" - 1/2" W/ MAIN PUMP
ROOM. SEE ALSO DWG. P-2
DETAIL 1/P-2 FOR COORDINATION.

- SHEET NOTES:**
1. FOR MORE INFORMATION REFER TO ORIGINAL CONTRACT DWGS.
 2. SEE FLOOR DRAINING ARE UNDER LANDSCAPE CONTRACT. PIPE DRAINAGE AND CONNECTION TO FLOOR DRAINS ARE UNDER THIS CONTRACT.

SITE PREPARED BY
FOR CITY RECORDS OF
#5 (-21-82)
FINALITY
11/30/75

APPROVED
Dept. Public Works
JUL 13 1982
[Signature]
CITY ENGINEER



JORGE DE QUESADA INC.
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**ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.**
LANDSCAPE ARCHITECTS
LAND PLANNERS
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA 94111
TEL: (415) 398-1100

ECKER SQUARE
PERINI LAND & DEVELOPMENT
SAN FRANCISCO, CALIFORNIA

PLAZA DRAINAGE

SCALE 1/4" = 1'-0"
DATE 6-26-82