



City Council Chambers
555 Santa Clara Street
Vallejo, California 94590

AGENDA
City of Vallejo
Architectural Heritage and Landmarks Commission

REGULAR MEETING
THURSDAY, JANUARY 17, 2013
7:00 p.m.

Steve Swanson (Chair)
Gabriel Laraque (Vice Chair)
Wendell Quigley
Pearl Jones Tranter
John Glidden
Frank Malifrando
Brendan Riley

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Architectural Heritage and Landmarks Commission without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Agenda Items. Those wishing to address the Architectural Heritage and Landmarks Commission (AHLC) on a scheduled agenda item should fill out a speaker card and give it to the Secretary. Speaker time limits for scheduled agenda items are five minutes for designated spokespersons for a group and three minutes for individuals.

Disclosure Requirements. Government Code Section 84308(d) sets forth disclosure requirements that apply to persons who actively support or oppose projects in which they have a "financial interest," as that term is defined by the Political Reform Act of 1974. If you fall within that category, and if you (or your agent) have made a contribution of \$250 or more to any commissioner within the last twelve months to be used in a federal, state, or local election, you must disclose the fact of that contribution in a statement to the Commission.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the AHLC will be available for public inspection at City Hall, 555 Santa Clara St., 2nd Floor, or the Vallejo Public Library, 505 Santa Clara St. at the same time that the public records are distributed or made available to the AHLC. Such documents may also be available on the City of Vallejo website at www.ci.vallejo.ca.us subject to staff's ability to post the documents prior to the meeting.

Appeal Rights. The applicant or any party adversely affected by the decision of the Architectural Heritage and Landmarks Commission may, within ten days after the rendition of the decision of the Architectural Heritage and Landmarks Commission, appeal in writing to the City Council by filing a written appeal with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Architectural Heritage and Landmarks Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Architectural Heritage and Landmarks Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within two hundred or five hundred feet of the project boundary, whichever was the original notification boundary.

The Council may affirm, reverse or modify any decision of the Architectural Heritage and Landmarks Commission which is appealed. The Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

If any party challenges the Architectural Heritage and Landmarks Commission's actions on any of the following items, they may be limited to raising only those issues they or someone else raised at the hearing described in this agenda or in written correspondence delivered to the Secretary of the Commission.

If you have questions regarding any of the following agenda items, please call the AHLC Secretary, Bill Tuikka at 707-648-5391 or e-mail at btuikka@ci.vallejo.ca.us

Architectural Heritage and Landmarks Commission Agenda
January 17, 2013

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES** (no minutes presented for this meeting)
5. **WRITTEN COMMUNICATIONS** (no written communication from the public)
6. **SECRETARY'S REPORT**
7. **REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE COMMISSION**
8. **REPORT OF THE CITY COUNCIL LIAISON**
9. **COMMITTEE REPORTS**
10. **MARE ISLAND UPDATE** (Lennar Mare Island Staff)
11. **COMMUNITY FORUM**

Anyone wishing to address the Commission on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Commission to resolve, is requested to submit a completed speaker card to the Secretary. When called upon, each speaker should step to the podium, state his/her name and address for the record. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300. The Commission may take information but may not take action on any item not on the agenda.

12. **CONSENT CALENDAR AND APPROVAL OF THE AGENDA**

Approval of the Agenda. The Commission may adopt the agenda as presented or may rearrange the order of items. Pursuant to the Brown Act, the Commission may not add items to the agenda and the Commission may only discuss items on the agenda.

13. **PUBLIC HEARINGS**

- A. **985 Walnut Avenue** – (Quarters 17) - Certificate of Appropriateness #13-0002; a request to install an ADA accessible ramp to the rear entrance, install a wider ADA approved rear door, install ADA approved handrails on the front entrance, and rehabilitate a bathroom to meet ADA requirements. Quarters 17 is a City Landmark located within the National Historic Landscape District, Area A.

Recommendation: Approve Certificate of Appropriateness #13-0002, subject to the findings and conditions provided in the staff report.

14. **OTHER ITEMS**

- A. Future Workshops sponsored by Commission.
- B. Continued discussion regarding “trackers” sub-committee and code compliance
- C. City Website Suggestions
- D. Other future AHLC projects.

15. **ADJOURNMENT**

ARCHITECTURAL HERITAGE & LANDMARKS COMMISSION

STAFF REPORT

Date of Hearing: January 17, 2013

Agenda Item: 13 A

Application: Certificate of Appropriateness #13-0002 as governed by Chapter 16.38, Architectural Heritage and Historic Preservation, Vallejo Municipal Code.

Recommendation: **Approve** Certificate of Appropriateness #13-0002 subject to the findings and conditions contained in this staff report.

1. **LOCATION:** Quarters 17 – 985 Walnut Avenue, Reuse Area 6, Historic Core and Farragut Village on Mare Island

2. **APPLICANT:** Lennar Mare Island
690 Walnut Avenue
Vallejo, CA 94592

3. **PROPERTY OWNER:** Lennar Mare Island
690 Walnut Avenue
Vallejo, CA 94592

4. **PROJECT DESCRIPTION:**

The application is a request to construct exterior and interior handicap accessibility improvements at Quarters or Building 17 associated with the reuse of the building as an office.. Building 17 is a single-family, one-story building formerly used to house civilian employees and currently being used as an office. Reuse of the building as a public facility requires the provision of adequate handicap access to the building, per the American with Disabilities Act (ADA), and an off-street parking space.

The improvements involves the installation of a handicap ramp to the rear of the building, the striping of one handicap parking space in the rear of the property, and providing a pedestrian pathway from the ramp to the parking area. Additionally, a code compliant railing is proposed to be added to the front stairway. This application also includes the upgrade of the bathroom to meet wheelchair accessibility requirements, installing a wider door at the rear, and the addition of an ADA compliant counter in the kitchen.

5. RELATION TO CEQA:

The proposed project has been reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA). As conditioned, it has been determined to be exempt per Section 15331 (Class 31) because it consists of the rehabilitation of an historic property in a manner that is consistent with the Secretary of the Interior's Standards as described in Section 8 of this report

6. PUBLIC NOTICE:

The project was noticed on January 7, 2013 to all property owners within 500 feet.

7. STAFF ANALYSIS:

AHLC Jurisdiction

The project would affect the project site of Building 17, a City Landmark located in the Mare Island Historic District (District). The project site is also within the National Historic Landmark District (NHL), Area A. The Vallejo Municipal Code (VMC) refers projects located on Mare Island to the Mare Island Specific Plan Historic Project Guidelines. Pursuant to Section (4.4.1) of the Project Guidelines, a Certificate of Appropriateness (COA) from the Architectural Heritage and Landmarks Commission for construction or alteration within the project site of a landmark resource, including, but not limited to, landscaping, fencing, paving and grading.

Property Description

The subject building is located on the west side of Walnut Avenue between Connolly and Kansas Streets. The house, constructed in 1898, is one of four historic homes, (Building 17, 19, 29 and 131), built to house civilian employees. Building 17 is a small one-story rectangular wood framed building with a gable roof and horizontal siding. The vernacular (Victorian) architecture includes a wood columned open porch crossing the front façade and a centrally located front entrance.

The project involves modifications to the front porch and rear yard areas of the property. The building is set approximately 15 feet from the front sidewalk. A larger landscape strip containing palm trees is between the sidewalk and the street. The front landscaped area consists of lawn. Concrete paths provide exterior access from the front to the rear yard areas along the both sides of the property and to the front entrance. The rear and side yards are landscaped with lawn and are enclosed by a four-foot chain link fence.

The property includes two detached garages located approximately 50 feet from the primary building in the rear, with access from the building provided via a three-foot path. Vehicular access to the rear alley is from Kansas Street.

Project Description

Wheelchair Accessible Ramp

The applicant proposes to install a wood framed handicap ramp on the southwest (rear) side of the building. The ramp would be an unenclosed structure with a 1:12 rise, and a clear inside width of 48 inches and two switchbacks. A four-foot wooden guard rail is proposed with 2" x 2" wood pickets and 4" x 4" wooden posts for the wood section of the ramp in order to be consistent with the railing material on the porches. The wooden rail would be painted to match the existing railing along the porch areas. Weather-resistant non-skid paint is to be applied to the wood deck. The second switchback of the proposed ramp would be constructed on grade and is proposed to have a simple metal guardrail. (See attached plans for details.)

The applicant also proposes to install a code compliant railing at the front stairway. (See Sheet AD1 which shows a simple metal handrail.). Interior improvements to the building are also required, per ADA. This work consists of changes to the bathroom that involve removing the bathtub to create adequate wheelchair space and installing a wider rear entrance/exit door that matches the style of the existing door.

Accessible Parking

One Accessible parking space would be provided in the rear of the property between the detached garages. This involves striping the space and providing a new four-foot wide concrete pathway from the terminus of the concrete ramp. An existing deteriorated concrete path would be removed.

Secretary of the Interior's Standards

the proposed project must be reviewed for compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards). The treatment that would apply to this project is Rehabilitation, as this is the only treatment that allows alterations to historic properties. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The following Rehabilitation Standards apply:

1. *A property would be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The installation of a wheelchair accessible ramp at the rear, the installation of front stair railings, the installation of a wider rear door, and the conversion of the bathroom for wheelchair accessibility of Building 17 is a modest change to the

building exterior to accommodate required code compliance for a commercial use at this location. It would not affect the overall distinctive features, spaces and spatial relationships that characterize the property. The installation is seen as an attachment to the building and would ultimately not affect the historic character of the building.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The project involves the removal of the existing (non-historic) back porch to be replaced with a new landing for a wheelchair ramp, and the replacement of the rear entrance door with a similar style but wider door to accommodate wheelchair accessibility. The replacement materials would be compatible with the existing building materials. The concrete steps would remain in place in front. The applicant proposes to replace an existing deteriorated concrete path in the rear yard and replace it with a four-foot path, providing access from the new handicap space to the building.

3. *Each property would be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, would not be undertaken.*

The installation of a wheelchair accessibility ramp and code compliant stair railings would not create a false sense of historical development as it is evident that accessibility features are not part of the original construction.

4. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property would be preserved.*

The project does not require the removal of materials, features, and finishes that characterize the buildings. A condition of approval will require that a detailed plan showing the interior modifications be presented to the Secretary of the Commission in order to maintain consistency with the existing interior materials.

5. *New additions, exterior alterations, or related new construction would not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and would be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

As wheelchair ramps were not a feature of the Quarters, it would be differentiated from the original structure. However, both the ramp and platform would be painted to match the existing exterior railing along the other porches on the building. The scale of the ramp would be compatible with the existing building.

10. *New additions and adjacent or related new construction would be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The removal of any of the project components, including the handicap ramp and parking spaces, would not impair the form and integrity of the historic properties and surrounding environment. The improvements are intended to be temporary and are designed to be removed in the future without affecting the historic property.

In addition to reviewing the Secretary of the Interior's Standards, staff has reviewed other buildings on Mare Island and determined that the correct ADA solution for this property would be not to install the pipe railing, but instead install a wood railing with similar details to the porch railing with an attached code compliant pipe handrail, similar to the neighboring building (see attached pictures).

Conclusion

Installation of the handicap improvements is necessary to reuse the building as proposed and provide ADA accessibility. Although the proposed handicap ramp is not characteristic of the architectural style of Building 17, staff believes the structure and other additional handicap improvements are an appropriate solution for providing ADA access to the building and parking for reuse of the building as an office. The overall scope of work proposed by the applicant would not affect the historic nature of the district.

8. STAFF RECOMMENDATION:

Staff recommends that the Commission **APPROVE** Certificate of Appropriateness #13-0002 subject to the following:

Findings:

1. The proposed project shall not adversely affect the relationship and congruity between the subject property and its surroundings, including the existing buildings and landscaping on the property and other structures in the area per Section 7 of this report.
2. The proposed project would not adversely affect the special character of the district per Section 7 of this report.
3. The proposed project is consistent with the Secretary of Interior Standards.

9. CONDITIONS OF APPROVAL

1. The applicant shall present a detailed plan showing the interior finishes and rear door style before application for a building permit.

10. STANDARD PROJECT REQUIREMENTS

1. Applicant shall submit 3 sets of construction plans to the Building Division for review and approval. The project is to be designed to meet the requirements of the Uniform Building Code (as adopted) and/or the State Historic Building Code.
2. All contractors and subcontractors on the project shall obtain City of Vallejo business licenses.
3. Construction-related activities shall be limited to between the hours of 7 a.m. and 6 p.m., Monday through Saturday. No construction is to occur on Sunday or federal holidays. Construction equipment noise levels shall not exceed the City's maximum allowable noise levels.
4. The conditions herein contained shall run with the property and shall be binding on the applicant and all heirs, executors, administrators, and successors in interest to the real property that is the subject of this approval.
5. The applicant shall defend, indemnify, and hold harmless the City of Vallejo and its agents, officers, and employees from any claim, action, or proceeding against the City and its agents, officers, and employees to attack, set aside, void, or annul this approval by the City. The City may elect, at its discretion, to participate in the defense of any action.

11. EXPIRATION

Approval of the Certificate of Appropriateness shall expire automatically eighteen months after the date of approval by the Architectural Heritage and Landmarks Commission unless authorized construction has commenced prior to the expiration date, except that upon written request prior to expiration, the Secretary may extend the approval for an additional twelve months. If the Secretary denies the application for extension, the applicant may appeal to the Commission within ten days after the secretary has denied the extension.

The applicant or any party aggrieved by a determination of the Architectural Heritage and Landmarks Commission may appeal the action to the City Council. Such appeal must be filed in writing with the City Clerk within ten (10) calendar days after the action by the Architectural Heritage and Landmarks Commission. Such appeal shall not be

timely filed unless it is actually received in the Office of the City Clerk no later than the close of business on the tenth day. The City Council may affirm, reverse, or modify any decision of the Architectural Heritage and Landmarks Commission that is appealed. The City Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

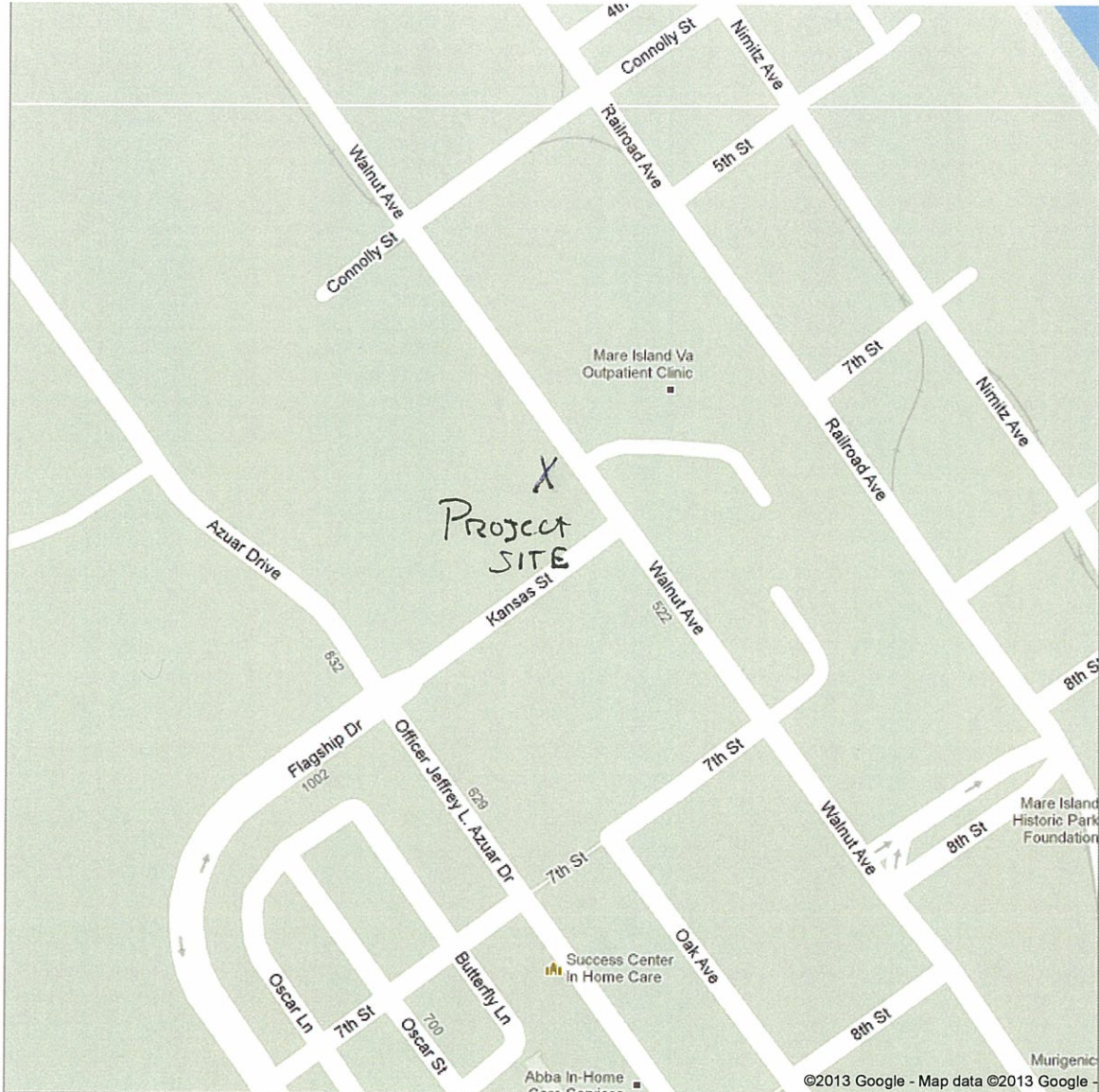

ATTACHMENTS:

- A. Location Map
- B. Photographs of Building 19 and Adjacent Buildings
- C. Site Plan and Details of Proposed Accessible Improvements



Address **985 Walnut Ave**
Vallejo, CA 94592

Get Google Maps on your phone
Text the word "GMAPS" to 466453





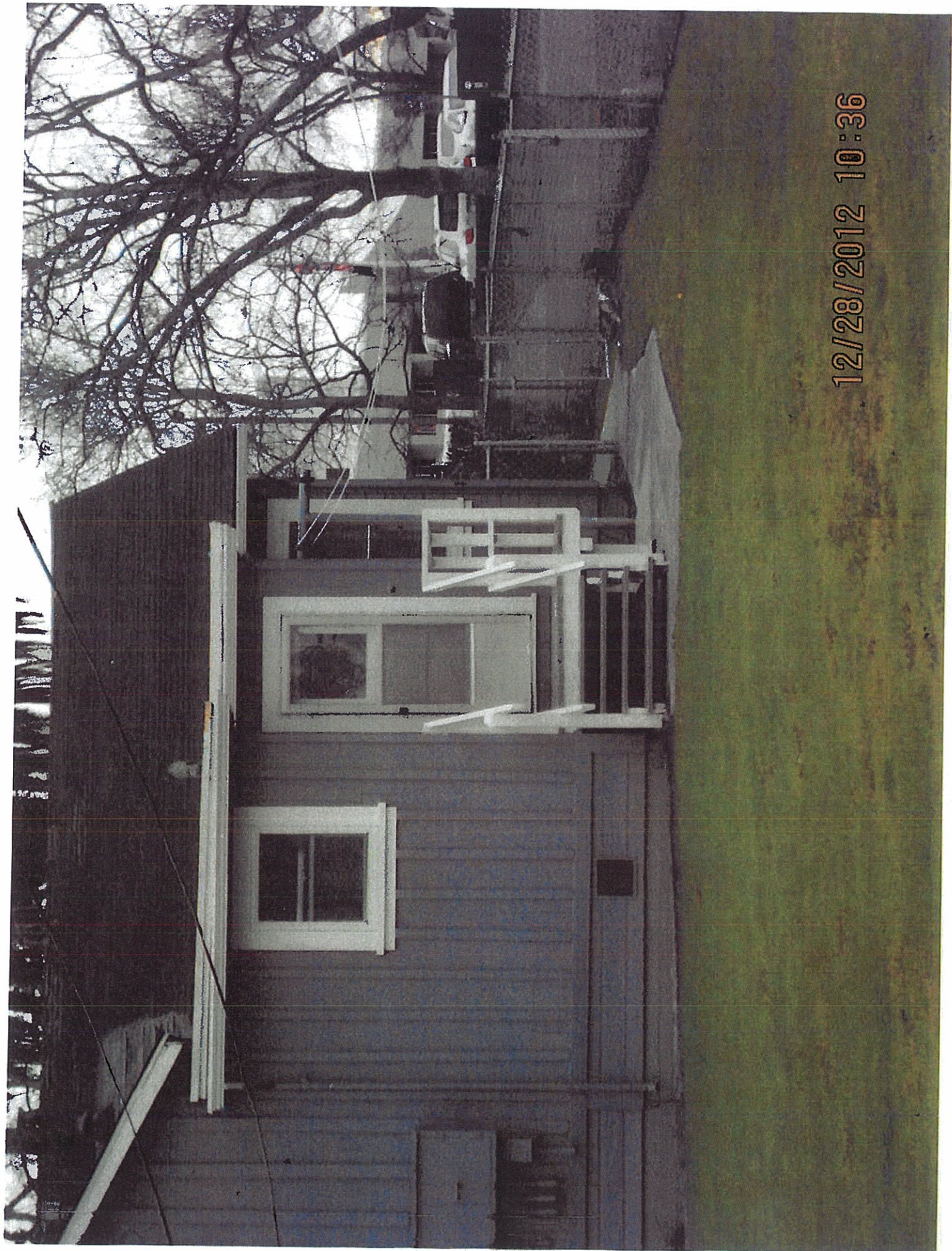
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QUARTERS 17

985

QUARTERS 17



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CENTERS 19-



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QUARTET 19

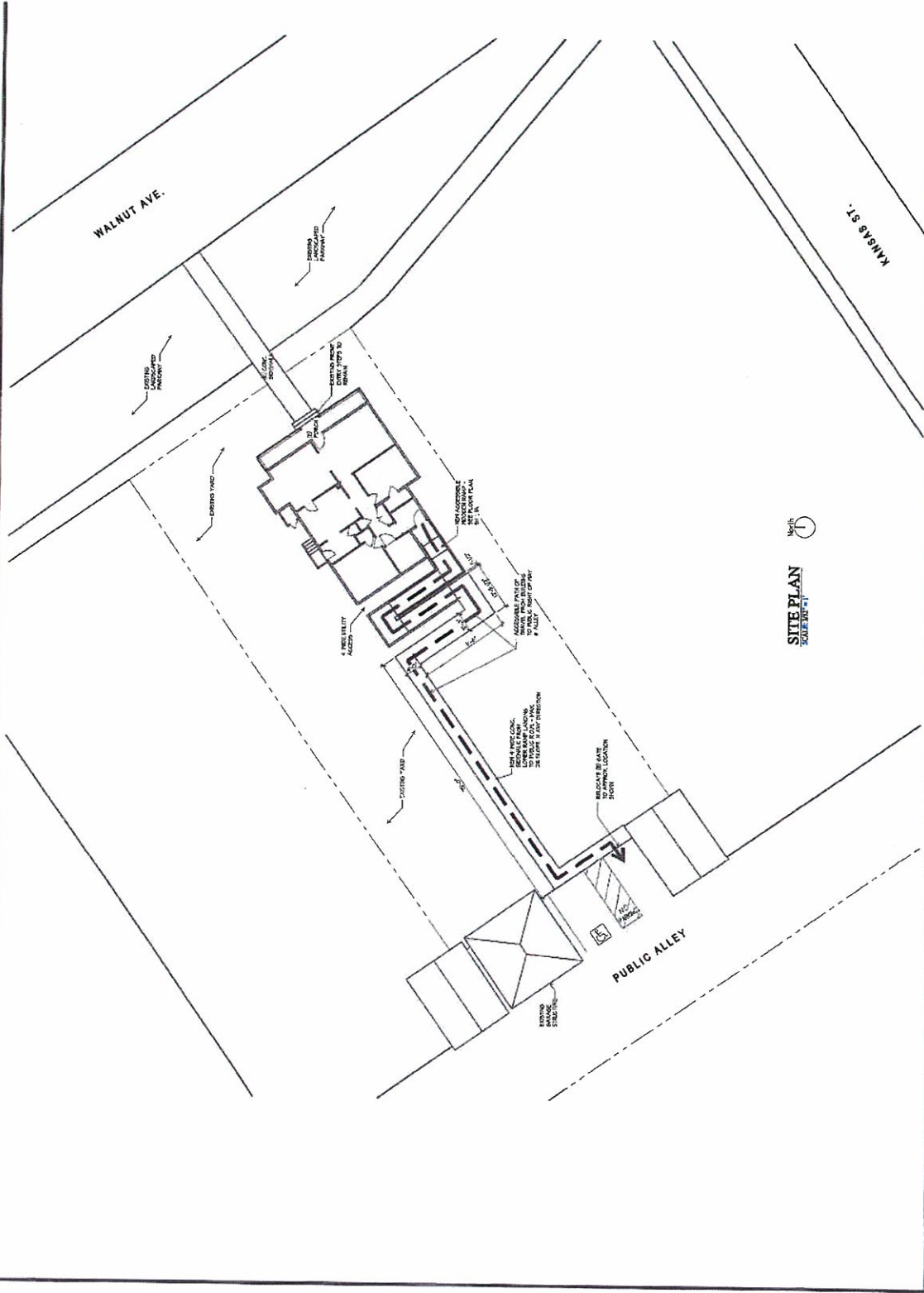
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SDG Architects, Inc.
Architecture / Planning

3801 Walnut St., Ste. 120
Berkeley, CA, 94710
PH: (510) 841-8000
FAX: (510) 841-8000

**QUARTERS
NO. 17
MORRISLAND, CA**



SITE PLAN

REVISIONS

DATE	BY	DESCRIPTION
10/15/01	AS	ISSUED FOR PERMITS
10/15/01	AS	ISSUED FOR PERMITS
10/15/01	AS	ISSUED FOR PERMITS
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**PLAN - SHEET
ASI**

DO NOT SCALE THESE DIMENSIONS. DIMENSIONS SHOWN ON THIS PLAN TAKE PRECEDENCE OVER DIMENSIONS SHOWN ON ANY OTHER DRAWINGS. DIMENSIONS SHOWN ON THIS PLAN TAKE PRECEDENCE OVER DIMENSIONS SHOWN ON ANY OTHER DRAWINGS.

**SITE PLAN
SCALE 1/8" = 1'-0"**



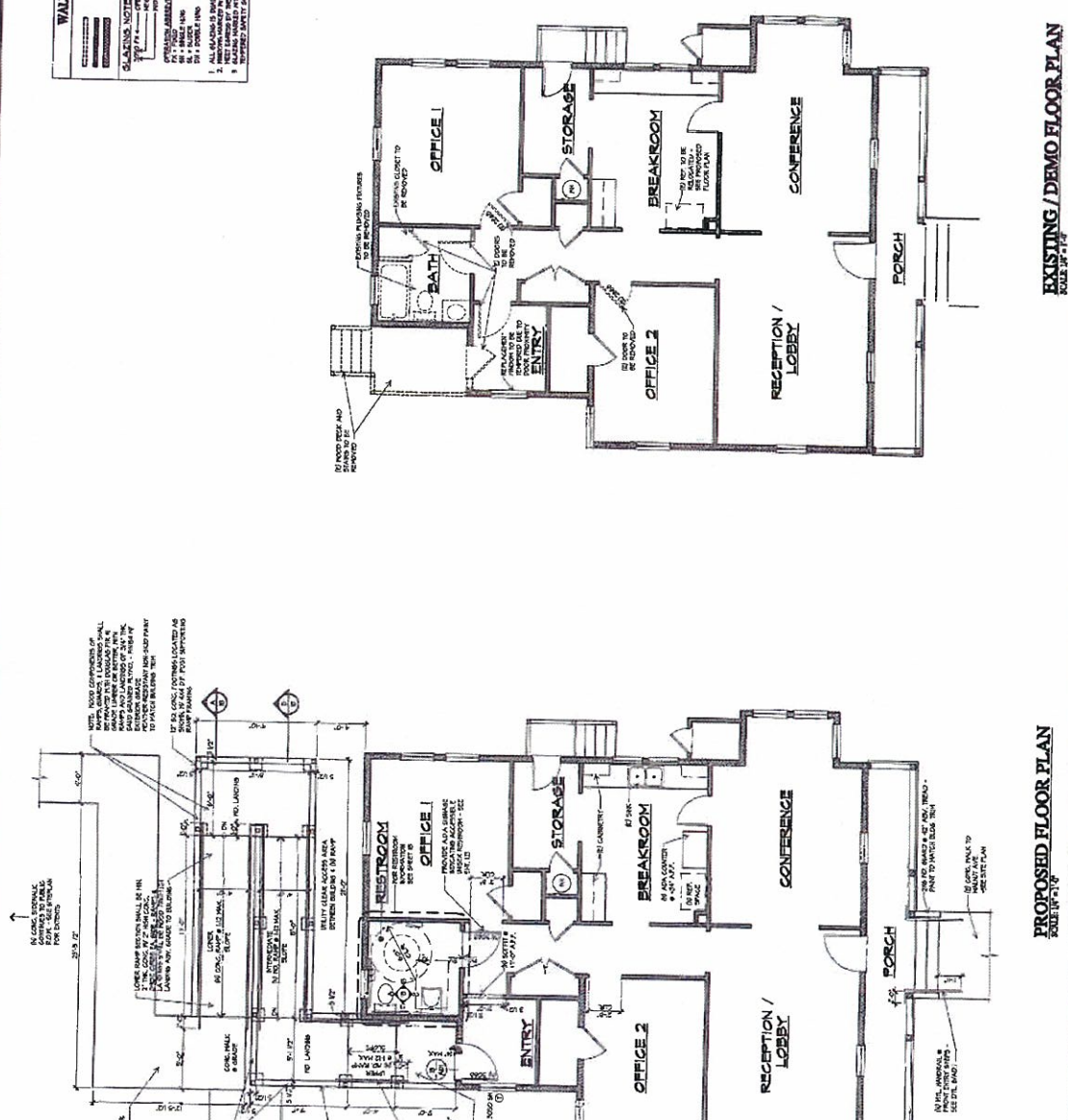
SDG Architects, Inc.
Architecture / Planning
3841 Wilshire Blvd., 210
Beverly Hills, CA 90210
TEL: (310) 274-2200
FAX: (310) 274-2200

**QUARTERS
NO. 17
MALIBU, CA**

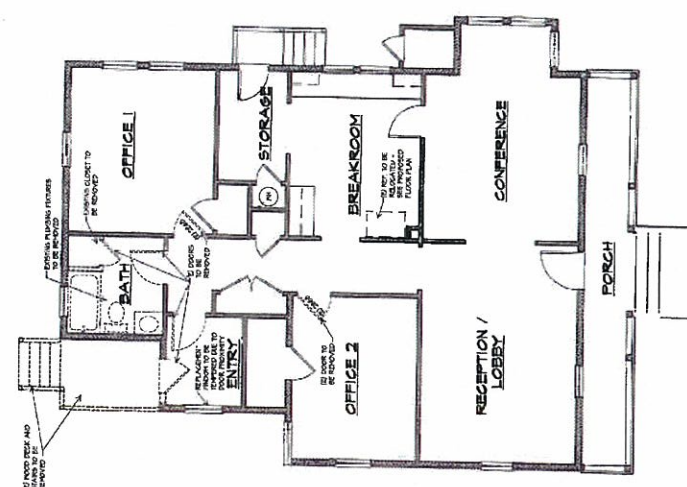
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- CLADDING NOTES:**
1. CLADDING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 2. CLADDING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 3. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS WATER RESISTIVE BARRIER (WRB).
 4. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS INSULATION LAYER.
 5. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS AIR AND MOISTURE BARRIER (AMB).
 6. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS SOUND BARRIER (SB).
 7. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS SOUND INSULATION LAYER (SIL).
 8. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS SOUND ATTENUATION BARRIER (SAB).
 9. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS SOUND ABSORPTION BARRIER (SAB).
 10. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS SOUND REFLECTION BARRIER (SRB).
 11. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS SOUND TRANSMISSION BARRIER (STB).
 12. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS SOUND DIFFUSION BARRIER (SDB).
 13. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS SOUND SCATTERING BARRIER (SSB).
 14. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS SOUND ABSORPTION AND REFLECTION BARRIER (SAR).
 15. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS SOUND ABSORPTION AND TRANSMISSION BARRIER (SAT).
 16. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS SOUND ABSORPTION AND DIFFUSION BARRIER (SAD).
 17. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS SOUND ABSORPTION AND SCATTERING BARRIER (SAS).
 18. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS SOUND ABSORPTION AND TRANSMISSION AND DIFFUSION BARRIER (SATD).
 19. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS SOUND ABSORPTION AND TRANSMISSION AND SCATTERING BARRIER (SATSD).
 20. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS SOUND ABSORPTION AND DIFFUSION AND SCATTERING BARRIER (SADD).
 21. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS SOUND ABSORPTION AND TRANSMISSION AND DIFFUSION AND SCATTERING BARRIER (SATDSD).
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 23. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS SOUND ABSORPTION AND TRANSMISSION AND DIFFUSION AND SCATTERING AND REFLECTION AND TRANSMISSION BARRIER (SATDSDRT).
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 26. CLADDING SHALL BE INSTALLED OVER A CONTINUOUS SOUND ABSORPTION AND TRANSMISSION AND DIFFUSION AND SCATTERING AND REFLECTION AND TRANSMISSION AND DIFFUSION AND SCATTERING AND REFLECTION BARRIER (SATDSDRTSDR).
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IN CASE OF CONFLICT, THE NOTES SHALL PREVAIL OVER THE DRAWING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND UTILITIES PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SERVICES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL ACCESSWAYS AND EGRESS ROUTES CLEAR AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL EXISTING STRUCTURE AND UTILITIES TO ORIGINAL OR BETTER CONDITION AFTER COMPLETION OF WORK. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS OF ALL WORK DONE AND SUBMIT THEM TO THE ARCHITECT UPON COMPLETION OF PROJECT.



**PROPOSED FLOOR PLAN
SUBSET 17-17**



**DEMO. & PROPOSED
FLOOR PLANS**

REVISIONS

NO.	DATE	BY	CHKD.	APP.
1	09/03/20	JL	ML	ML
2	09/03/20	JL	ML	ML
3	09/03/20	JL	ML	ML
4	09/03/20	JL	ML	ML
5	09/03/20	JL	ML	ML
6	09/03/20	JL	ML	ML
7	09/03/20	JL	ML	ML
8	09/03/20	JL	ML	ML
9	09/03/20	JL	ML	ML
10	09/03/20	JL	ML	ML

**EXISTING / DEMO FLOOR PLAN
SUBSET 17-17**

PLAN - SHEET
1A

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**QUARTERS
NO. 17**
HAWTHORNE, CA

**INTERIOR
ELEVATIONS,
RESTROOM DETAILS,
RAMP SECTIONS**

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	10/20/17	JK	AS NOTED
2	10/20/17	JK	AS NOTED

**PLAN - SHEET
1B**

RESTROOM GENERAL NOTES

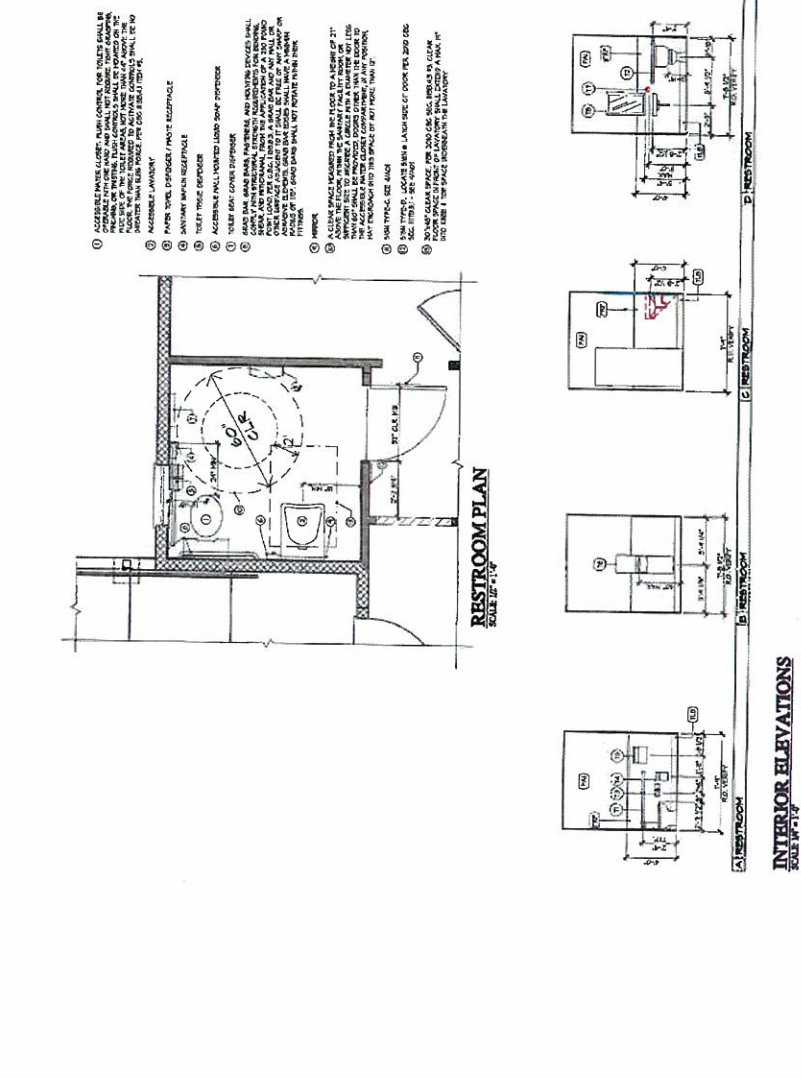
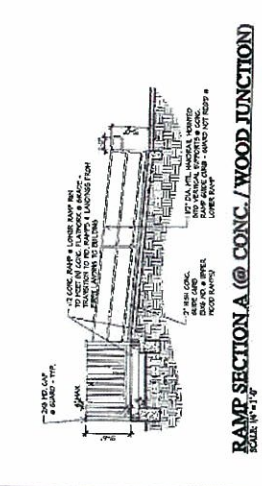
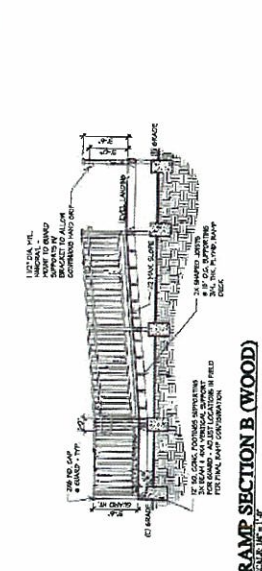
- ① COLOR OF PAINT TO BE SELECTED BY OWNER.
- ② GRANITE SHALL BE SELECTED BY OWNER. GRANITE SHOULD BE QUOTE BY OWNER. GRANITE SHOULD BE QUOTE BY OWNER. GRANITE SHOULD BE QUOTE BY OWNER. GRANITE SHOULD BE QUOTE BY OWNER.
- ③ SEE DETAIL, JOINER FOR MORE ON ACCESSORY FIXTURES.
- ④ THE DRAINAGE SHALL BE TO THE RESTROOM. GRANITE SHALL BE QUOTE BY OWNER. GRANITE SHALL BE QUOTE BY OWNER. GRANITE SHALL BE QUOTE BY OWNER.
- ⑤ SEE DETAIL, JOINER FOR MORE ON ACCESSORY FIXTURES.
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INTERIOR FINISH NOTES

- ① GRANITE SHALL BE QUOTE BY OWNER. GRANITE SHALL BE QUOTE BY OWNER. GRANITE SHALL BE QUOTE BY OWNER. GRANITE SHALL BE QUOTE BY OWNER.
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Restroom Accessory Schedule

ITEM	DESCRIPTION	QUANTITY	UNIT
1	TOILET	2	EA
2	WATER CLOSET	2	EA
3	VANITY	2	EA
4	WATER CLOSET	2	EA
5	WATER CLOSET	2	EA
6	WATER CLOSET	2	EA
7	WATER CLOSET	2	EA
8	WATER CLOSET	2	EA
9	WATER CLOSET	2	EA
10	WATER CLOSET	2	EA



INTERIOR ELEVATIONS
SCALE 1/4" = 1'-0"

A RESTROOM, B RESTROOM, C RESTROOM, D RESTROOM

