

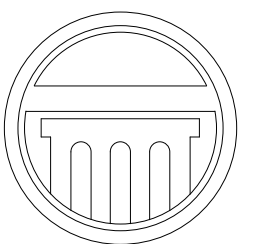
Iglesia Ni Cristo

Architectural Design Review Submittal

Front Facade

409 Third Avenue

Redwood City, CA. 94063



**APEX
ARCHITECTURE**

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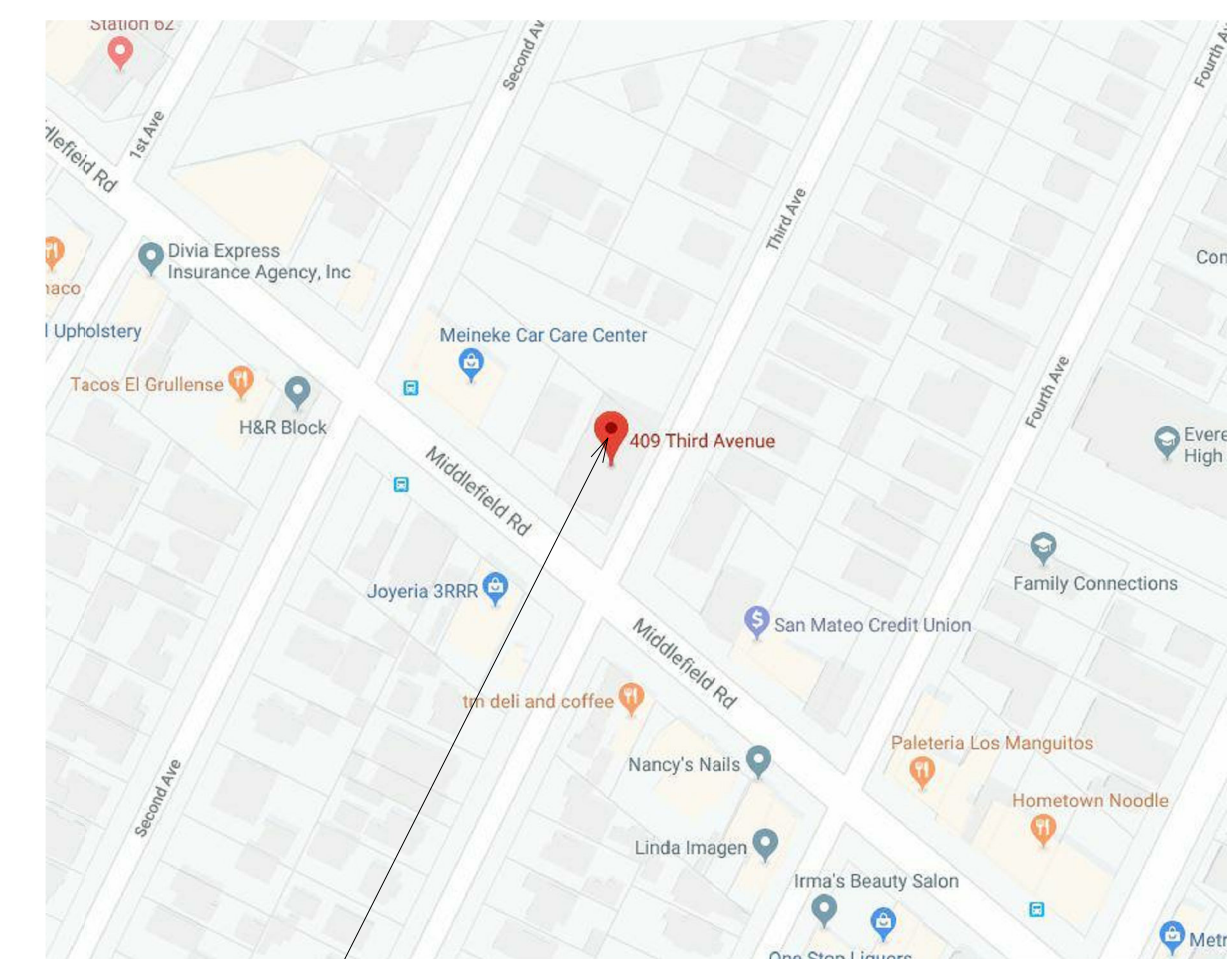


IGLESIA NI CRISTO
409 THIRD AVE
REDWOOD CITY, CA

LIST OF CONSULTANTS ARCHITECTURAL

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ARCHITECT: STEVEN A. TORRES II

VICINITY MAP



PROJECT LOCATION



LIST OF SHEETS

T-1	TITLE SHEET
A1.5	EXISTING SITE PLAN
A3	FLOOR PLAN
A5	EXTERIOR ELEVATIONS
A5.5	EXTERIOR ELEVATIONS

PROJECT DATA

PROJECT DESCRIPTION	ADDITION OF TWO NEW TOWERS TO THE FRONT FACADE. NEW PAINT AND TRIM WORK AT FRONT FACADE.
OCCUPANCY GROUP	A3
CONSTRUCTION TYPE	TYPE VB
FIRE SPRINKLERS	NO
EXISTING SUITE S.F.	5,254
NEW ADDITION S.F.	0

BUILDING CODE COMPLIANCE

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA ELECTRIC CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA GREEN CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA HISTORICAL CODE
2016 CALIFORNIA EXISTING BUILDING CODE
2016 CALIFORNIA REFERENCED STANDARD CODE

GENERAL NOTES

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO THE BEGINNING OF CONSTRUCTION AND REPORT IMMEDIATELY ANY DISCREPANCIES TO THE ARCHITECT

NO CONTINUOUS CONSTRUCTION OBSERVATION BY THE DESIGNER IS TO BE PROVIDED UNDER THE TERMS OF THIS CONTRACT. NO "AS-BUILT" DRAWINGS OR PLAN AMENDMENTS FOR ANY REASON ARE INCLUDED IN

TITLE SHEET

APEX PROJECT:
DATE 3-10-2020

REV.# DATE ISSUED DESCRIPTION

T-1

Copyright APEX

ABBREVIATIONS

A.B.	ANCHOR BOLT	FDN.	FOUNDATION	OPNG.	OPENING
A/C	AIR CONDITIONING	F.E.	FIRE EXTINGUISHER	OPP	OPPOSITE
ACJST	ACOUSTICAL	FEC.	FIRE EXTINGUISHER	(P)	PROPOSED
A.F.F.	ABOVE FINISH FLOOR	FINL	CABINET	PNT	PANT
A.H.U.	AIR HANDLING UNIT	FIXT.	FIXTURE	PARTN	PARTITION
ALT.	ALTERNATE	FL	FLOOR	PC	PIECE/PRECAST
ALUM.	ALUMINUM	FLUOR.	FLOOR	PL., P	PLATE
ANOD.	ANODIZED	F/O	FLUORESCENT	PLAS.	PLASTER, PLASTIC
APPL.	APPLIQUE	F.S.	FACE OF	PLWD.	PLYWOOD
APPROX.	APPROXIMATELY	FT	FLOOR SINK	PNL	PANEL
ARCH.	ARCHITECTURAL	FTG.	FOOT, FEET	PTD.	PAINTED
#	AT	FTG.	FOOTING	PSF.	POUNDS PER SQUARE FOOT
A.S.L.	ABOVE SEA LEVEL	GALV.	GALV. GYPSUM ASSOC.	PT	POUNDS PER SQUARE INCH
B.D.	BOARD	G.B.	GALVANIZED	PT	PRESSURE TREATED
BLDG.	BUILDING	G.C.	GRAB BAR	PR	PAIR
BLK.	BLOCK	G.C.	GENERAL CONTRACTOR	QUAN.	QUANTITY
BLKG.	BLOCKING	GEN.	GENERAL	R	RISER
BM.	BEAM	GL.	GLASS/GLAZING GLUE	RAG	RETURN AIR
B.O.S.	BOTTOM OF STEEL	GTP, BD.	GYPSUM BOARD	RA	RETURN AIR GRILL
BRS.	BEARING	H.	GYPSUM WALL BOARD	RAD	RADIUS
BS	BOTH SIDES	H.C.	HIGH	R.D.	ROOF DRAIN
BOT.	BOTTOM	HDW.	HOSE BIB	REC	RECESSED
B.U.R.	BUILT UP ROOF	HW.	HANDICAPPED	REF	REFERENCED
C.I.	CAST IRON	HORIZ.	HARDWARE	REFR.	REFRIGERATOR
C.J.	CONTROL JOINT	H.P.	HOLLOW METAL	REQD.	REINFORCING
C.T.	CERAMIC TILE	H.T.	HORIZONTAL	REIL.	REQUIRED
CAB.	CABINET	H.V.A.C.	HIGH POINT	RESIL.	RESILIENT
C.D.	CEILING DIFFUSER	HV	HEIGHT	Rh	REVISION, REVERSE
CEM.	CEMENT(ITIOUS)	HW	HEATING VENTILATING & AIR CONDITIONING	RH	RIGHT HAND
CER.	CERAMIC	IN	HOT WATER	R.O.	ROUGH OPENING
CFM	CUBIC FEET PER MINUTE	INCAND.	INCANDESCENT	R.O.M.S.	REQUIREMENTS
CG	CORNER GUARD	INCL	INCH	R.T.U.	ROUGH OPENING
CJ	CONTROL JOINT	INSUL.	INSULATION	R.W.L.	ROUGH OPENING
CK	CAULK	INT.	INTERIOR, INTERMEDIATE	SC	RAIN WATER LEADER
CL	CENTER LINE	JB	JUNCTION BOX	SCHD	SCHEDULE
CLG.	CEILING	JT.	JUNCTION BOX	SEC	SEALANT
CMU.	CONCRETE MASONRY UNIT	LAM.	LAMINATED	SEC	SECTION
CO	CLEAN OUT	LAV	LABORATORY	SF	SQUARE FEET, STOREFRONT
COL.	COLUMN	LBS	LAMINATED	SHT.	SHEET
CONC.	CONCRETE	LAVT	LABORATORY	SHTG	SHEET
CONSTR.	CONSTRUCTION	LG.	POUNDS	SIM.	SIMILAR
CONT.	CONTINUOUS	LH.	LINEAR FEET	S.M.S.	SIMILAR
CONTR.	CONTRACTOR	LLV	LEFT HAND	S.S.	SQUARING
CPT.	CARPET	L.P.	LONG LEG HORIZONTAL	SPEC'S	SPECIFICATIONS
CR	CHAIRRAIL	LT	LONG LEG VERTICAL	SO	SQUARE
CSK	COUNTERSUNK	LGT.	LONG LEG VERTICAL	STD.	STANDARD
C.U.	CONDENSING UNIT	LW	LOW POINT	STL	STEEL
CW	COLD WATER	MAS.	MATERIAL	STOR	STORAGE
D	DEPTH, DEEP	MED.	MEDIUM	STRUC.T.	STRUCTURAL
DELL	DEMOLITION	MFR.	MEMBRANE	SUSP.	SUSPENDED
DEMO	DEMOLITION	MNL.	MEZZANINE	T	TREAD
DET.	DETAIL	M.L.D.G.	MANUFACTURER	T&B	TOP & BOTTOM
DF	DRINKING FOUNTAIN	M.O.	MISCELLANEOUS	T.O.M.	TOP OF MASONRY
DIA.	DIAMETER	MOD	MODIFIED	T.O.S.	TOP OF STEEL
DIAG.	DIAGONAL	M.R.G.B.	MASONRY OPENING	TH	THICKNESS
DIFF.	DIFFUSER	MTD	MODIFIED	UC	UNDERCUT
DIM.	DIMENSION	MTL	MOISTURE RESISTANT	UL	UNDERCUT
DN.	DOWN	MULL	MULLION	UL	UNDERCUT
D.O.	DOWN OPENING	MULK	MOUNTED	UL	UNDERCUT
D.S.	DOWNSPOUT	(P)	METAL	UL	UNDERCUT
DTL.	DETAIL	N	MULLION	UL	UNDERCUT
DR.	DRAWING	NAT	NATURAL	UL	UNDERCUT
DWG.	DRAWING	N.L.C.	NEW	UL	UNDERCUT
(E)	EXISTING	NO., #	NUMBER	UL	UNDERCUT
EA.	EAST	NO.	NUMBER	UL	UNDERCUT
E.B.	EXPANSION BOLT	O/A	OWNER FURNISHED	UL	UNDERCUT
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	OFCI	OWNER FURNISHED CONTRACTOR TO INSTALL	UL	UNDERCUT
E.J.	EXPANSION JOINT	OD	OVERHEAD	UL	UNDERCUT
EL.	ELEVATION (FLOOR)	O.F.D.	OVERALL	UL	UNDERCUT
ELEV.	ELEVATION	O/H	OWNER FURNISHED CONTRACTOR TO INSTALL	UL	UNDERCUT
ELEC.	ELECTRICAL	O/O	OVERFLOW DRAIN	UL	UNDERCUT
EMER.	EMERGENCY	OC	OVERHEAD	UL	UNDERCUT
ENG.	ENGINEER	OD	OVERHEAD	UL	UNDERCUT
EQ.	EQUAL	OD	OVERHEAD	UL	UNDERCUT
EQUIP.	EQUIPMENT	OD	OVERHEAD	UL	UNDERCUT
E/W	EACH WAY	OD	OVERHEAD	UL	UNDERCUT
EW	ELECTRIC WATER HEATER	OD	OVERHEAD	UL	UNDERCUT
EXH.	EXHAUST	OD	OVERHEAD	UL	UNDERCUT
EXIST.	EXISTING	OD	OVERHEAD	UL	UNDERCUT
EXT.	EXTERIOR	OD	OVERHEAD	UL	UNDERCUT
F.D.	FLOOR DRAIN	OD	OVERHEAD	UL	UNDERCUT

1. THIS ELECTRONIC FILE IS SOLELY FOR THE USE OF THE ARCHITECT FOR THE DEVELOPMENT OF HIS/HER ARCHITECTURAL DRAWINGS TO OBTAIN BUILDING PERMITS.
2. THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. RW ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.
3. THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY AT THE TIME THE SURVEY WORK WAS COMPLETED.
4. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
5. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
6. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
8. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY RW ENGINEERING, INC.. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

NOTES

SITE BENCHMARK:

SET NAIL
ELEVATION=33.03 NAVD 1988

BASIS OF BEARINGS:

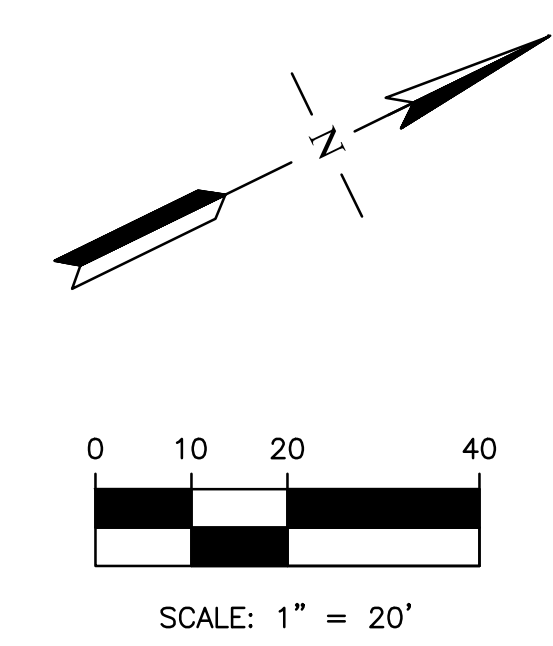
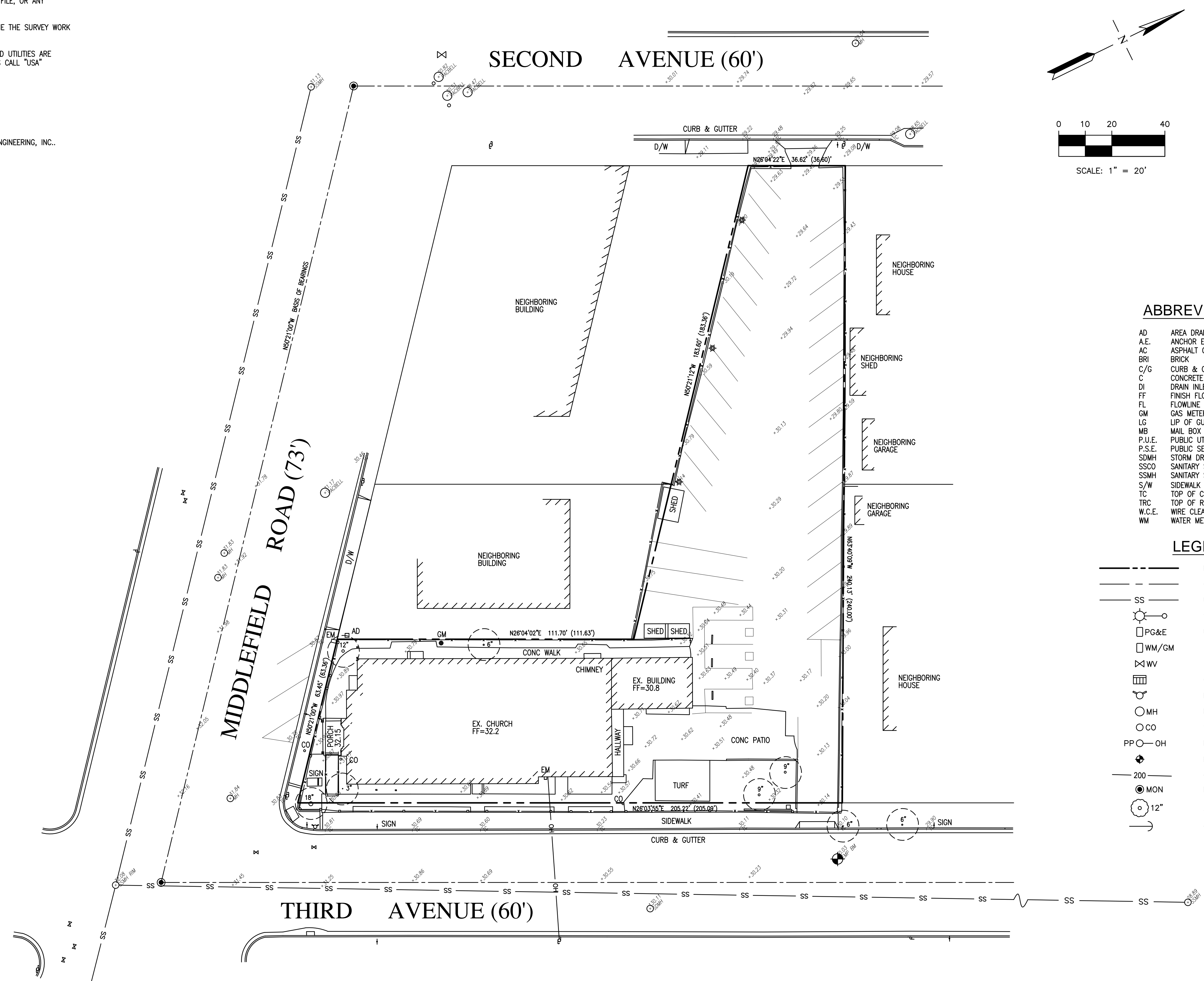
THE BEARING S50°21'00"E OF THE CENTERLINE OF MIDDLEFIELD ROAD STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED FOR RECORD IN BOOK 14 OF MAPS AT PAGES 146, SAN MATEO COUNTY RECORDS.

REFERENCES:

R1 NORTH FAIR OAKS (5 MAPS 21)

SITE DATA:

409 3RD AVENUE
REDWOOD CITY, CA
LOT 22, 44, 45, 52 & 53, BLOCK 2, NORTH FAIR OAKS
APN: 060-056-180 & 060-056-240
AREA=22,513 S.F.±



ABBREVIATION

- AD AREA DRAIN
- A.E. ANCHOR EASEMENT
- AC ASPHALT CONCRETE
- BRI BRICK
- C/G CURB & GUTTER
- C CONCRETE
- DI DRAIN INLET
- FF FINISH FLOOR GRADE
- FL FLOWLINE
- GM GAS METER
- LG LIP OF GUTTER
- MB MAIL BOX
- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- SDMH STORM DRAIN MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- S/W SIDEWALK
- TC TOP OF CURB
- TRC TOP OF ROLLED CURB
- W.C.E. WIRE CLEARANCE EASEMENT
- WM WATER METER

LEGEND

- PROPERTY LINE
- - - CENTERLINE
- SS UTILITY LINE-TYPE AS NOTED
- ☉ STREET LIGHT
- ☐ PG&E UTILITY BOX-TYPE AS NOTED
- ☐ WM/GM WATER/GAS METER
- ☐ WV WATER VALVE
- ☐ CUB CURB CATCH BASIN
- ☐ FIRE HYDRANT
- MH MANHOLE-TYPE AS NOTED
- CO SANITARY SEWER CLEANOUT
- PP-○ OH POWER POLE W/ OVERHEAD WIRE
- ◆ BENCHMARK
- 200- CONTOUR LINE
- MON MONUMENT
- 12" TREE-TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN
- GUY WIRE

NO.	REVISION	DATE	BY

RW ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS

RW

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(P) (408) 262-1899
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rweengineering@gmail.com

LEARNED LAND SURVEYOR
ROBERT Y. MANDY
NO. 6931
RENEWAL DATE:
09-30-20

409 THIRD AVENUE
REDWOOD CITY, CA

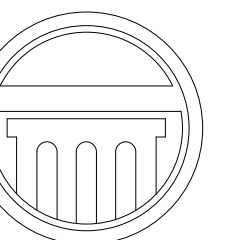
SAN MATEO COUNTY

APN: 060-056-180 & 240

TOPOGRAPHIC MAP

DATE: 2/8/20
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET NO.

SU-1
OF 1 SHEETS



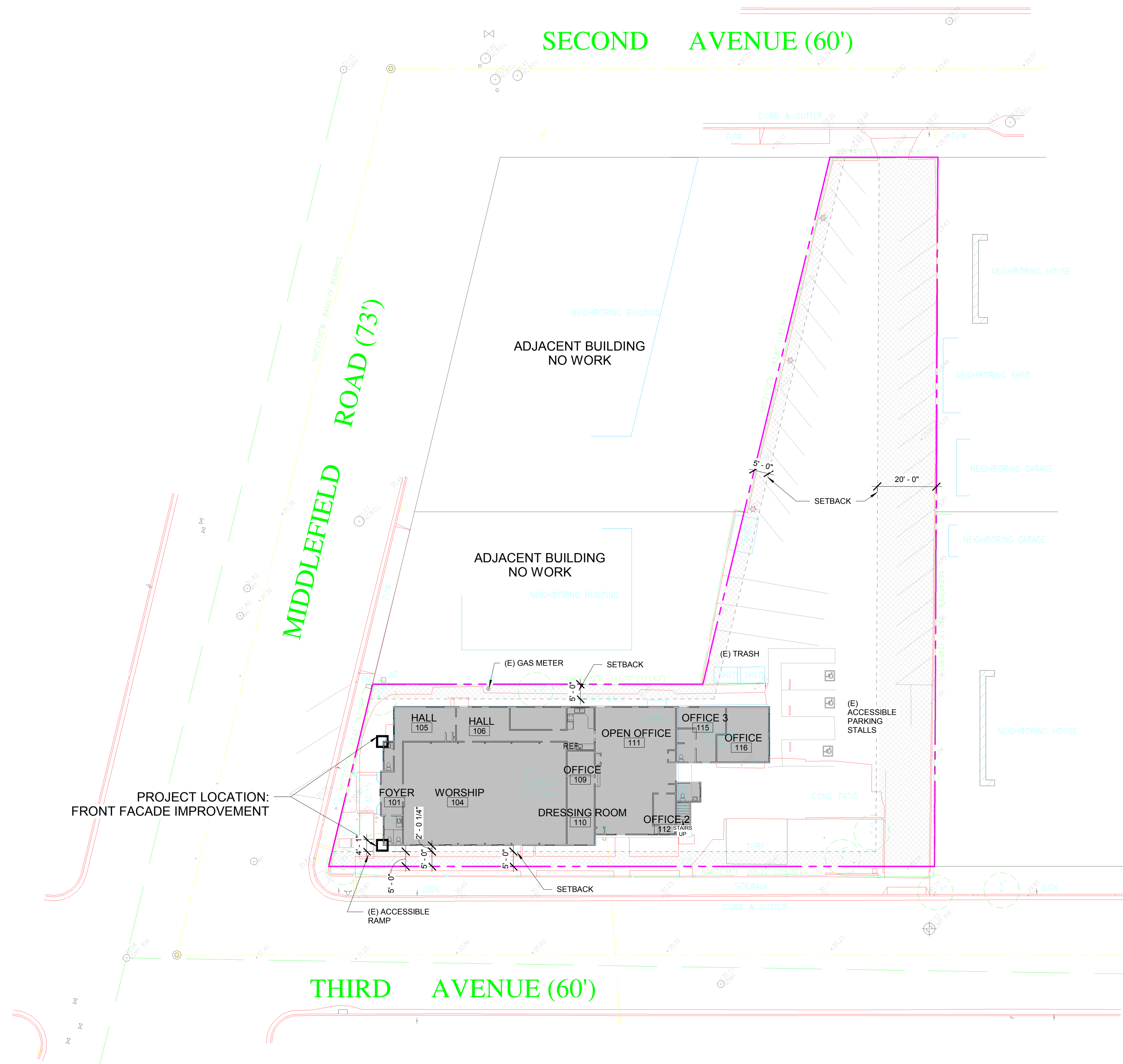
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PROJECT LOCATION:
FRONT FACADE IMPROVEMENT

LEGEND

	PROPERTY LINE
	CENTERLINE
	UTILITY LINE-TYPE AS NOTED
	STREET LIGHT
	UTILITY BOX-TYPE AS NOTED
	WATER/GAS METER
	WATER VALVE
	CURB CATCH BASIN
	FIRE HYDRANT
	MANHOLE-TYPE AS NOTED
	SANITARY SEWER CLEANOUT
	POWER POLE W/ OVERHEAD WIRE
	BENCHMARK
	CONTOUR LINE
	MONUMENT
	TREE-TRUNK DIAMETER IN INCHES
	SPECIES NOTED WHEN KNOWN
	GUY WIRE

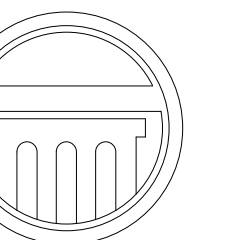
EXISTING SITE PLAN
SCALE: 1" = 20'-0"

EXISTING SITE PLAN

APEX PROJECT:
DATE 3-10-2020

REV.#	DATE ISSUED	DESCRIPTION

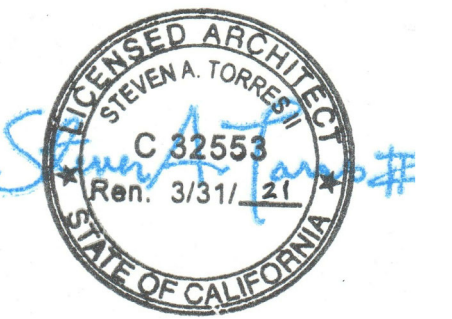
A1.5



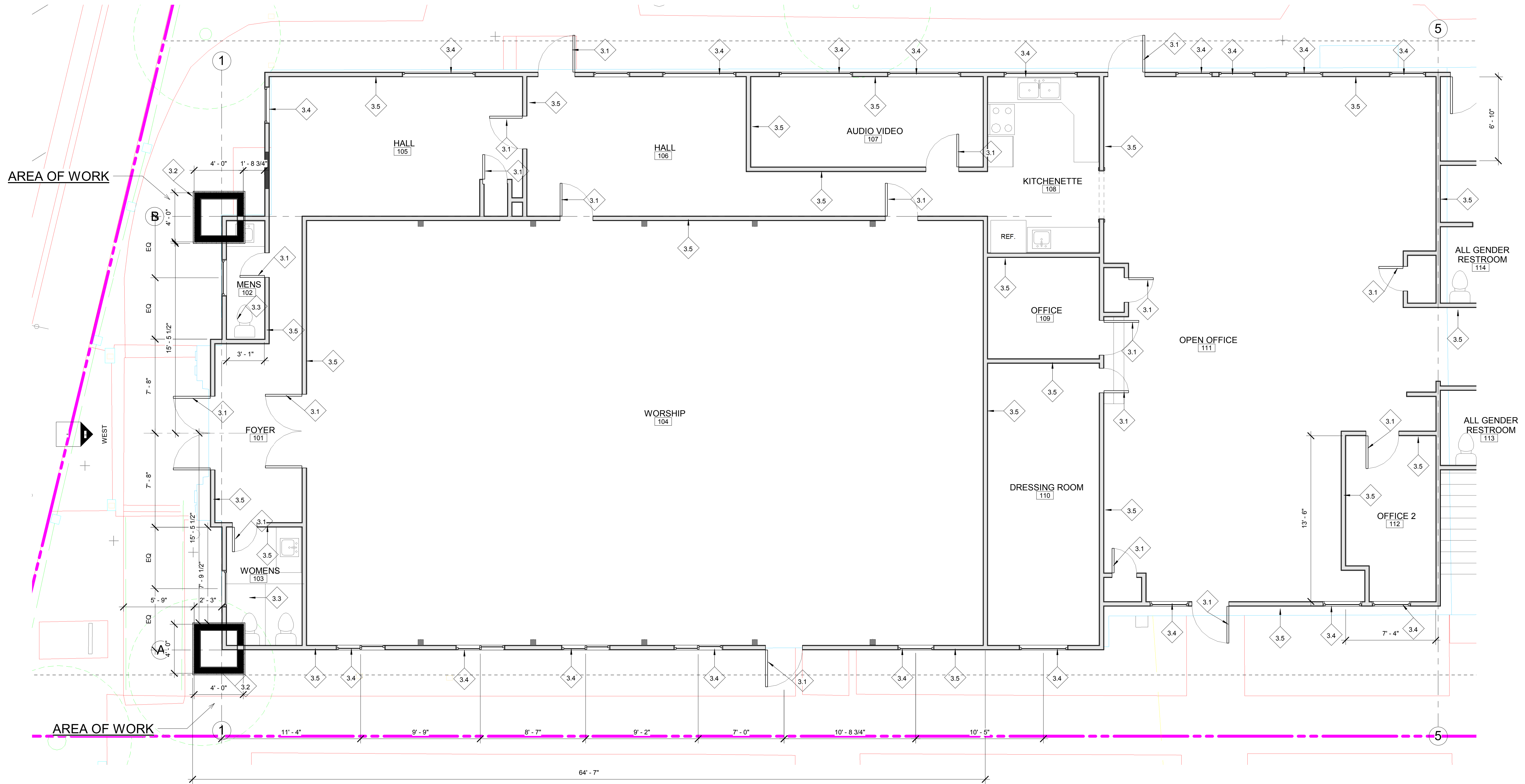
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REDWOOD CITY, CA



FLOOR PLAN1
SCALE: 1/4" = 1'-0"

3 - REMODEL FLOOR PLAN NOTES

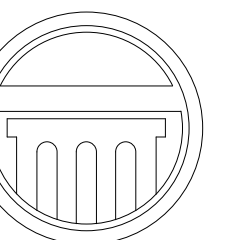
- 3.1 EXISTING DOORS TO REMAIN
- 3.2 NEW WOOD FRAMING AT NEW DECORATIVE TOWERS
- 3.3 EXISTING RESTROOM TO REMAIN
- 3.4 EXISTING WINDOWS TO REMAIN
- 3.5 EXISTING WALLS TO REMAIN

FLOOR PLAN

APEX
PROJECT:
DATE 3-10-2020

REV.#	DATE ISSUED	DESCRIPTION

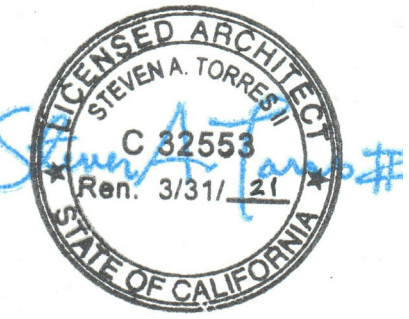
A3



**APEX
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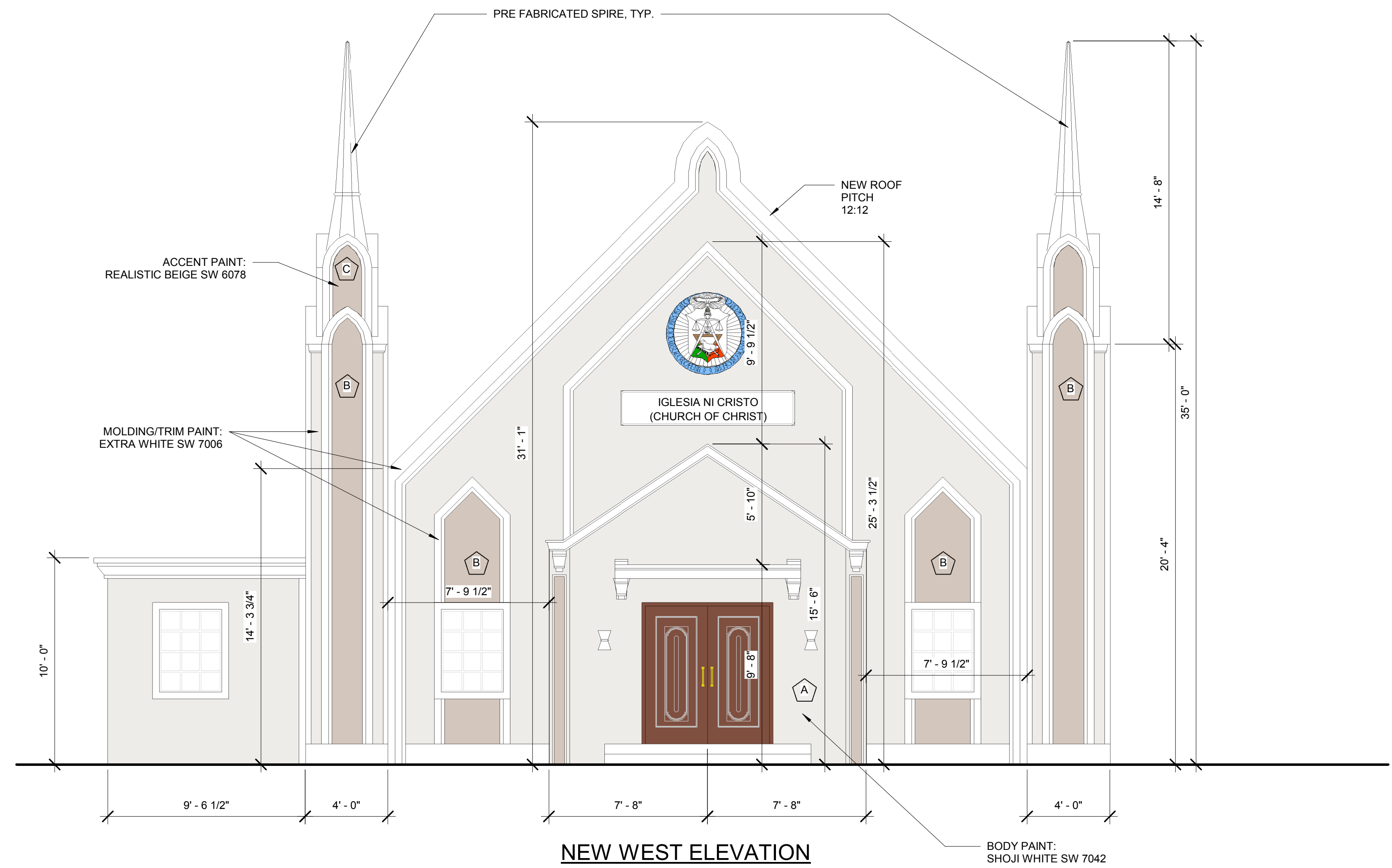
Steven Anthony Torres II
Architect # C32553



IGLESIA NI CRISTO
409 THIRD AVE
REDWOOD CITY, CA



EXISTING WEST ELEVATION



NEW WEST ELEVATION

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

EXTERIOR FINISH SCHEDULE

- A** PAINTED EXTERIOR STUCCO (BODY COLOR)
MANF: SHERWIN WILLIAMS OR EQUAL
COLOR: SW 7042 SHOJI WHITE
- B** PAINTED EXTERIOR STUCCO (TRIM)
MANF: SHERWIN WILLIAMS OR EQUAL
COLOR: SW 7006 EXTRA WHITE
- C** PAINTED EXTERIOR STUCCO (ACCENT)
MANF: SHERWIN WILLIAMS OR EQUAL
COLOR: SW 6078 REALISTIC BEIGE



NEW SOUTH ELEVATION

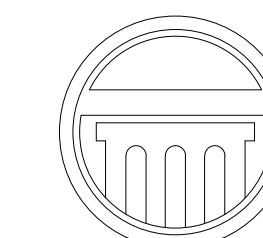
**EXTERIOR
ELEVATIONS**

APEX
PROJECT:
DATE 3-10-2020

REV.# DATE ISSUED DESCRIPTION

REV.#	DATE ISSUED	DESCRIPTION

A5



**APEX
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PROPERTY OWNER

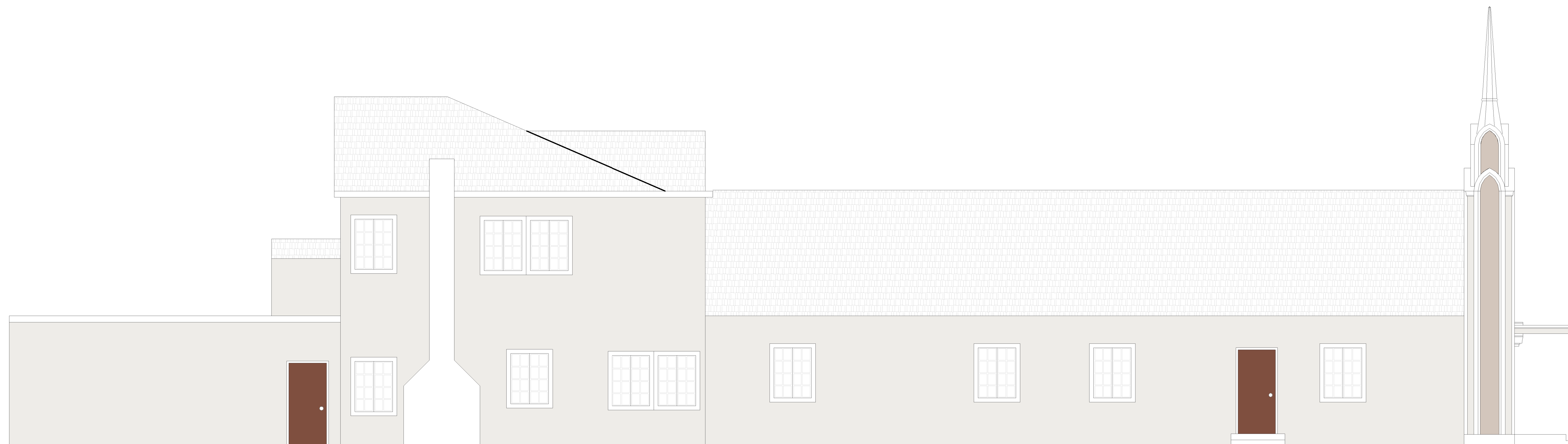
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CONTRACTOR

tbd

IGLESIA NI CRISTO

409 THIRD AVE
REDWOOD CITY, CA



EXTERIOR ELEVATIONS



REV.#	DATE ISSUED	DESCRIPTION
▲		
▲		

APEX PROJECT-

DATE: 3-10-2020

- EXTERIOR ELEVATIONS 2

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

A5.5