GUIDEPOST MONTESSORI

11 PROFESSIONAL CENTER PKWY, SAN RAFAEL, CA 94903

ABBREVIATIONS

A.B.	Anchor Bolt	EA.	Each	INT.	Interior	R.W.L.	Rain Water Leader
A.C.	Asphalt Concrete or Air Conditioning	EXP.JT.	Expansion Joint	JAN.	Janitor	S.	South or Shelf
ACOUS.	Acoustical	EL.	Elevation	JT.	Joint	S.C.	Solid Core
A.D.	Area Drain	ELEC.	Electrical	KIT.	Kitchen	SCHED.	Schedule
ADD.	Added/Additional	ELEV.	Elevator or Elevation	LAB.	Laboratory	S.D.	Smoke Detector
ADJ.	Adjustable or Adjacent	EMER.	Emergency	LAM.	Laminate	SECT.	Section
AFC	Arc Fault Circuit	ENCL.	Enclosure	LAV.	Lavatory	SHR.	Shower
ALUM.	Aluminum	E.P.B.	Electrical Panelboard	LT.	Light	SHT.	Sheet
ARCH.	Architectural	EQ.	Equal	MAX.	Maximum	SHTG.	Sheathing
ASPH.	Asphalt	EQUIP.	Equipment	M.B.	Machine Bolt	SIM.	Similar
BD.	Board	EXP.	Expansion or Exposed	M.C.	Medicine Cabinet	SL.	Sliding
BLDG.	Building	EXST.	Existing	MECH.	Mechanical	SPEC.	Specification
BLK.	Block	EXT.	Exterior	MEMB.	Membrane	SQ.	Square
BLKG.	Blocking	F.A.	Fire Alarm	MET.	Metal	S.S.	Stainless Steel
BM.	Beam	F.A.U.	Forced Air Unit	MFR.	Manufacturer	S.C.D.	See Civil Drawing
BOT.	Bottom	F.D.	Floor Drain	MIN.	Minimum	S.E.D.	See Electrical Dwg
BRKT.	Bracket	FDN.	Foundation	MIR.	Mirror	S.L.D.	See Landscape Dwg
B.U.	Built-Up	F.E.	Fire Extinguisher	MISC.	Miscellaneous	S.M.D.	See Mechanical Dwg
CAB.	Cabinet	F.E.C.	Fire Extinguisher Cab.	M.O.	Masonry Opening	S.S.D.	See Structural Dwg
CEM.	Cement	F.F.	Finish Floor	M.R.	Moisture Resistant	STD.	Standard
CER.	Ceramic	F.H.C.	Fire Hose Cabinet	MTD.	Mounted	STL.	Steel
CLG.	Ceiling	FIN.	Finish	MUL.	Mullion	STOR.	Storage
CLKG.	Caulking	FL.	Floor	(N)	New	STRL.	Structural
CL.	Closet	FLASH.	Flashing	N.	North	SUSP.	Suspended
CLR.	Clear	FLUOR.	Fluorescent	N.I.C.	Not In Contract	SYM.	Symmetrical
CNTR.	Counter	F.O.C.	Face of Concrete	NO.	Number	T.	Tile, Top or Tread
C.O.	Cased Openings	F.O.F.	Face of Finish	NOM.	Nominal	T. & G.	Tongue and Groove
COL.		F.O.S.	Face of Stud	N.T.S.	Not To Scale	T.B.	Towel Bar
CONC.	Concrete	FP.	Fireplace	O.C.	On Center	T.C.	Top of Curb
CONN.	Connection	FPR.	Fireproof	O.D.	Outside Diameter (Dim.)	TEL.	Telephone
CONST.	Construction	FT.	Foot or Feet	OFF.	Office	TER.	Terrazzo
CONT.	Continuous	FTG.	Footing	OPNG.	Opening	THK.	Thick
CORR.	Corridor	FURR.	Furring	OPP.	Opposite	THR.	Threshold
CTR.	Center	G.	Gas	OSB.	Oriented Strand Board	TN.	Toenail
CTSK.	Countersunk	GA.	Gauge	O/	Over	T.O.	Top of
D.	Dryer	GALV.	Galvanized	PAN.	Pantry	T.P.	Top of Plate
DBL.	Double	G.B.	Grab Bar	PL.	Plate	T.O.P.	Top of Pavement
DEPT.	Department	G.D.	Garbage Disposal	PLYWD.	Plywood	T.V.	Television
DET.	Detail	G.F.I.	Ground Fault Interrupter	PRCST.	Pre-Cast	T.O.W.	Top of Wall
D.F.	Drinking fountain or Douglas Fir	GL.	Glass	PT.	Point	T/U/P	Touch-Up & Paint Wall
DIA.	Diameter	GND.	Ground	PTN.	Partition	TYP.	Typical
DIM.	Dimension	GR.	Grade	R.	Riser or right	UNF.	Unfinished
DISP.	Dispenser	G.S.M.	Galvanized Sheet Metal	RAD.	Radius	U.O.N.	Unless Otherwise Noted
DN.	Down	GYP.	Gypsum	R.A.	Return Air Grill	UR.	Urinal
DR.	Door	H.B.	Hose Bibb	R.D.	Roof Drain	VERT.	Vertical
DS.	Downspout	H.C.	Hollow Core	REF.	Reference	VEST.	Vestibule
DW.	Dishwasher	HD.	Head	REFR.	Refrigerator	W	West, Washer or Water
DWG.	Drawing	HDR.	Header	REG.	Register	W/	With
DWR.	Drawer	HDWD.	Hardwood	REINF.	Reinforced	W.C.	Water Closet
E.	East	HDWE.	Hardware	REQ.	Required	WD.	Wood
(E)	Existing	H.M.	Hollow Metal	RESIL.	Resilient	WND.	Window
		HORIZ.	Horizontal	RTNG.	Retaining (Wall)	WP.	Waterproof
		H.R.	Hand Rail	RM.	Room	WSCT.	Wainscot
		HT.	Height	R.O.	Rough Opening	WT.	Weight
		INSUL.	Insulation	RSN.	Resawn		
				RWD.	Redwood		

SYMBOLS

DETAIL / TITLE
- DETAIL/TITLE NUMBER
- SHEET NUMBER

EXTERIOR ELEVATIONS
- ELEVATION NUMBER
- SHEET NUMBER

INTERIOR ELEVATIONS
- ELEVATION NUMBER
- SHEET NUMBER

NORTH ARROW

DOOR ID
SEE DOOR SCHED.

WINDOW ID
SEE WINDOW SCHED.
NOTE: SEE ELEC. DWGS FOR ADD. SYMBOLS

REVISION (NO.)

CENTERLINE

DIAMETER

PROPERTY LINE OR PLATE

PROJECT INFO

PROJECT DESCRIPTION 38°00'36.5"N 122°32'24.7"W

ADDRESS: 11 PROFESSIONAL CENTER PKWY
SAN RAFAEL, CA 94903
APN: 155-072-05

ZONING: O

CONSTRUCTION TYPE: TYPE V-B SPRINKELERED

OCCUPANCY GROUP: E OCCUPANCY W/ B AS ACCESSORY TO E.
E - CHILDCARE
B - BUSINESS

BUILDING CODE: STRUCTURAL: 2019 CBC
NON-STRUCTURAL: 2019 CRC
OTHER APPLICABLE CODES:2019 CMC, 2019 CPC, 2019 CEC, 2019 CEES, 2019 CGBS, 2019 CFC

SCOPE OF WORK: **CHANGE OF USE OF (E) SPACE FROM OFFICE TO CHILDCARE CENTER. MODIFY (E) PARKING AND ADA PATH OF TRAVEL. INSTALL FOUR NEW ACCESS DOORS AND LANDINGS/RAMPS. CREATE NEW CHILDREN PLAY AREAS WITH FENCING.**

LOT INFORMATION

GROSS LOT AREA:	0.93 ACRES (40,510 S.F.)
AVERAGE LOT SLOPE	8.62
FRONT SETBACK:	20'-0"
SIDE SETBACK:	6'-0"
REAR SETBACK:	20'-0"

PARKING REQUIREMENTS

1 SPACE PER 5 CHILDREN	105 CHILDREN (105/5 = 21 SPACES)
ACCESSIBLE PARKING SPACES REQ'D:	2 TOTAL (1 VAN)
TOTAL PARKING SPACES REQ'D:	21
TOTAL PARKING SPACES PROVIDED:	29
BICYCLE SPACES REQ'D:	6

BUILDING INFORMATION

(E) BUILDING SQUARE FOOTAGE (MAIN FLR.):	7,547 S.F
(E) BUILDING SQUARE FOOTAGE (BASEMENT):	903 S.F
(E) BUILDING SQUARE FOOTAGE TOTAL:	**8,450 S.F**
LOT COVERAGE:	40% MAX. (19% ACTUAL)
MINIMUM LANDSCAPING:	25% (30% ACTUAL)

DEFERRED SUBMITTALS

FIRE SPRINKLERS, ACCESS CONTROL SYSTEM, ALARMS AND SECURITY WILL BE DEFERRED UNDER SEPARATE PERMIT.

FIRE SPRINKLERS ARE DESIGN BUILD CONTRACTORS & WILL PROVIDE SEPARATE PERMITS.

LANDSCAPE MANAGEMENT PLAN WILL BE DEFERRED UNDER SEPARATE PERMIT.

BUILDING TO BE EQUIPPED WITH EMERGENCY VOICE/ ALARM COMMUNICATION SYSTEM

PROJECT DIRECTORY

OWNER: HIGHER GROUND EDUCATION
CONTACT: MATTHEW KNOPF
10 ORCHARD, STE. 200
LAKE FOREST, CA 92630
P: 847-830-3276
E: mknopf@tohigherground.com

ARCHITECT: DORMAN ASSOCIATES, INC.
CHRIS DORMAN, AIA
229 FLAMINGO ROAD
MILL VALLEY, CA 94941
P:415.380.7914
F: 415.380.7915

STRUCTURAL ENGINEER: MATT FRANZ
ZFA STRUCTURAL ENGINEER
1390 EL CAMINO REAL SUITE 100
SAN CARLOS, CA 4070

CIVIL ENGINEER: TIM SCHRAM
ADOBE ASSOCIATES INC.
1220 N. DUTTON AVE,
SANTA ROSA, CA 95401
P:707.541.23200

SIGNAGE CONSULTANT: SEAN BOURGUIGNON
SIGNTECH ELECTRICAL ADVERTISING INC.
4444 FEDEAL BLVD.
SAN DIEGO, CA 92102
P: 619.527.6114

TRAFFIC CONSULTANT: BEN HUIE, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
P: 925-398-4871

ELECTRICAL ENGINEER: GERALD GONZALES
BELDEN CONSULTING ENGINEERS
5860 W/. LAS POSTAS BLVD., SUITE 15
PLEASANTON, CA 94588
P: 959.621.5312

MECHANICAL ENGINEER: MARLON YOLANGCO
BELDEN CONSULTING ENGINEERS
5860 W/. LAS POSTAS BLVD., SUITE 15
PLEASANTON, CA 94588
P: 959.621.5312

PLUMBING ENGINEER: MIKE WALSH
BELDEN CONSULTING ENGINEERS
5860 W/. LAS POSTAS BLVD., SUITE 15
PLEASANTON, CA 94588
P: 959.621.5312

DRAWINGS INDEX

ARCHITECTURAL INDEX

SHEET #	DRAWING
A1.1	COVER SHEET
A1.2	(E)/ SITE DEMO PLAN
A1.3	PROPOSED SITE PLAN
A1.4	GENERAL NOTES
A1.5	GENERAL NOTES
A1.6	PLANNING CONDITIONS OF APPROVAL & CHECKLIST
A1.7	ADA DETAILS
A1.9	CHILDCARE CODE AND FIRE LIFE SAFETY PLAN
A1.9	CODE ANALYSIS AND SIGNAGE DESIGN
A1.10	CALGREEN MANDATORY MEASURES CHECKLIST
A1.11	CALGREEN MANDATORY MEASURES CHECKLIST
A1.12	CALGREEN MANDATORY MEASURES CHECKLIST
A2.1	(E)/DEMO FLOOR PLAN
A2.2	PROPOSED FLOOR PLAN
A2.3	PROPOSED ROOF PLAN
A2.4	REFLECTED CEILING PLAN
A3.1	DEMO/EXISTING ELEVATIONS
A3.2	PROPOSED ELEVATIONS
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS
A4.3	WALL SECTIONS
A5.1	DOOR & WINDOW SCHEDULE
A5.2	FF&E SCHEDULES
A5.3	INTERIOR ELEVATIONS @NIDO, CHILDREN'S, / GENDER NEUTRAL RESTROOMS
A5.4	INTERIOR ELEVATIONS @ TODDLER, CHILDREN'S RESTROOMS
A5.5	INTERIOR ELEVATIONS @ CHILDREN'S TOILET, GENDER NEUTRAL RESTROOM/FOOD PREP.
A7.1	TYPICAL INTERIOR DETAILS
A7.2	SITE DETAILS
A7.3	A.C.T. & FINISH DETAILS
A7.4	DOOR AND WINDOW DETAILS
A7.5	CABINET DETAILS
A7.6	CABINET DETAILS
A7.7	INTERIOR- RECEPTION DETAILS
L1	LANDSCAPE PLAN

SURVEYOR SHEETS

SHEET #	DRAWING
1	RECORD OF SURVEY
2	RECORD OF SURVEY

CIVIL SHEETS

SHEET #	DRAWING
C1.0	DETAIL SHEET
C1.0	TITLE SHEET
C2.0	DEMOLITION PLAN
C3.0	OVERALL SITE PLAN
C4.0	GRADING & DRAINAGE PLAN
C5.0	UTILITY PLAN

STRUCTURAL SHEETS

SHEET #	DRAWING
S0.1	GENERAL NOTES
S0.2	STRUCTURAL SPECIFICATIONS
S1.1	TYPICAL CONCRETE DETAILS
S1.2	TYPICAL WOOD DETAILS
S1.3	TYPICAL WOOD DETAILS
S1.4	STEEL FRAMING DETAILS
S1.5	TYPICAL MODERNIZATION DETAILS
S2.1	FOUNDATION AND FIRST FLOOR FRAMING PLAN
S2.2	ROOF FRAMING PLAN
S4.1	FOUNDATION DETAILS
S5.1	FRAMING DETAILS

ELECTRICAL SHEETS

SHEET #	DRAWING
E1.0	SPECIFICATIONS SYMBOLS AND SHEET INDEX
E1.1	SINGLE LINE DIAGRAM AND PANEL SCHEDULES
E1.2	LIGHTING FIXTURE SCHEDULE AND DETAILS
E2.0	DEMOLITION PLAN
E3.0	LIGHTING PLAN
E3.1	POWER AND DATA PLAN
E4.0	TITLE 24
E4.1	TITLE 24

PLUMBING SHEETS

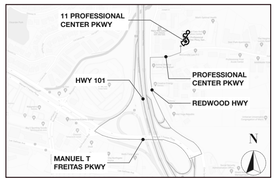
SHEET #	DRAWING
P0.1	NOTES, LEGEND AND SHEET INDEX
P0.2	PLUMBING SCHEDULES
P0.3	PLUMBING SPECIFICATION
P2.0	DEMO PLUMBING PLAN
P2.1	WASTE AND VENT PLUMBING PLAN
P2.2	HW AND CW WATER PLUMBING PLAN
P2.3	GAS PLUMBING PLAN
P2.4	ENLARGED PLUMBING PLANS
P2.5	ENLARGED PLUMBING PLANS
P2.6	ROOF PLUMBING PLAN
P3.0	GAS ISO PLAN
P4.1	PLUMBING DETAILS
P4.2	PLUMBING DETAILS

MECHANICAL SHEETS

SHEET #	DRAWING
M0.1	NOTES, LEGEND AND SHEET INDEX
M2.0	DEMOLITON PLAN
M3.0	MECHANICAL PLAN
M3.1	MECHANICAL ROOF PLAN

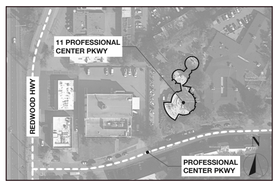
SUPPLEMENTAL DOCUMENTS:

- SIGNAGE ADDENDUM DWGS.



2 VICINITY MAP
NOT TO SCALE

N



1 SITE CONTEXT
NOT TO SCALE

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CHRIS DORMAN
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12-31-23
STATE OF CALIFORNIA

GUIDEPOST MONTESSORI
11 PROFESSIONAL CENTER PKWY
SAN RAFAEL, CA 94903
APN: 155-072-05

PERMIT SUBMITTAL

COVER SHEET

REVISIONS

DATE: 04/22/22

SHEET

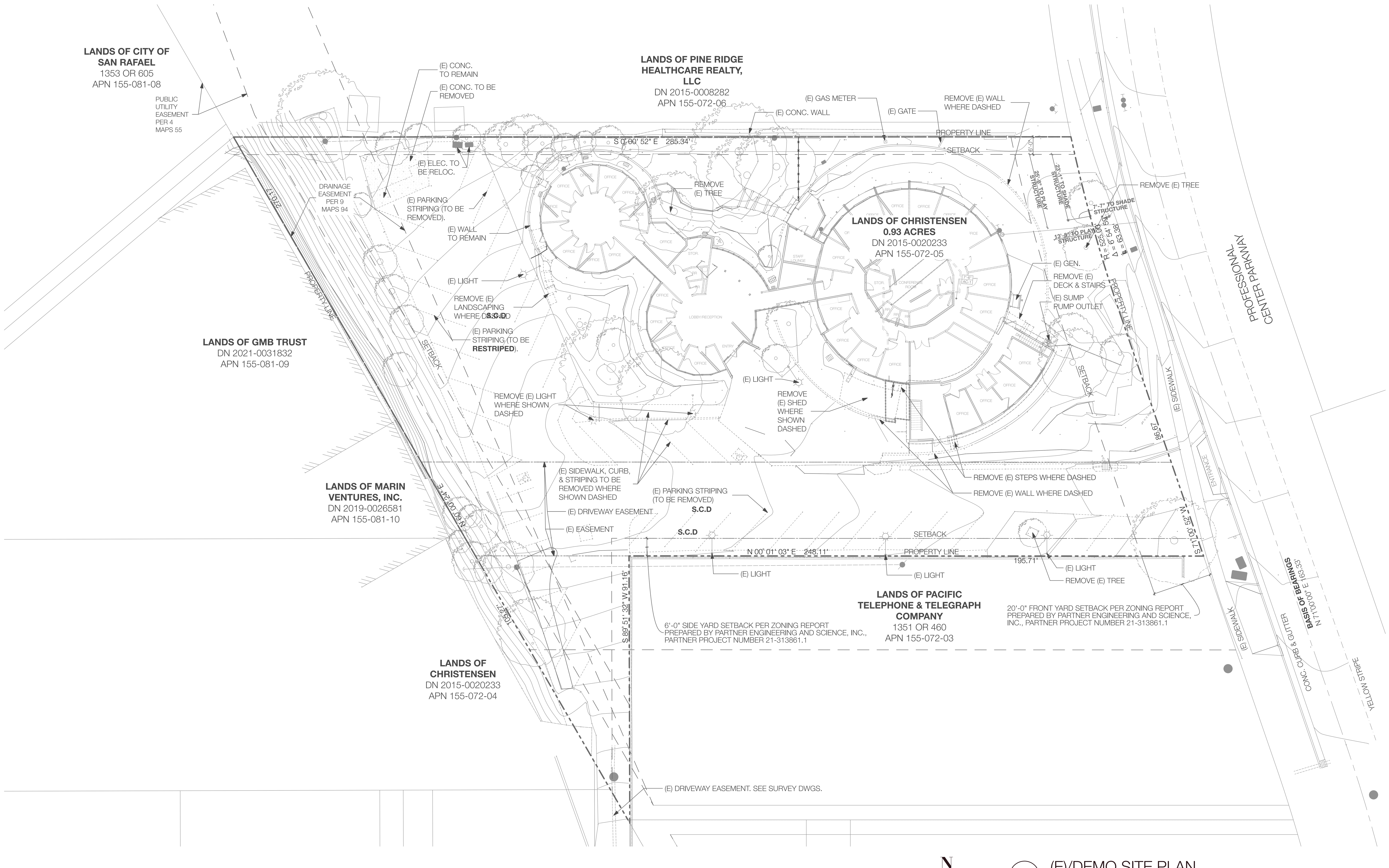
A1.1

SITE LEGEND:

PROPERTY LINE

SETBACK

EASEMENT



LANDS OF CITY OF SAN RAFAEL
1353 OR 605
APN 155-081-08
PUBLIC UTILITY EASEMENT PER 4 MAPS 55
LANDS OF PINE RIDGE HEALTHCARE REALTY, LLC
DN 2015-0008282
APN 155-072-06
(E) CONC. TO REMAIN
(E) CONC. TO BE REMOVED
(E) GAS METER
(E) CONC. WALL
(E) GATE
REMOVE (E) WALL WHERE DASHED
PROPERTY LINE
SETBACK
S 0°00' 52" E 285.34'
(E) ELEC. TO BE RELOC.
DRAINAGE EASEMENT PER 9 MAPS 94
(E) PARKING STRIPING (TO BE REMOVED).
(E) WALL TO REMAIN
REMOVE (E) TREE
LANDS OF CHRISTENSEN
0.93 ACRES
DN 2015-0020233
APN 155-072-05
REMOVE (E) TREE
7'-7" TO SHADE STRUCTURE
13'-3" TO PLAY STRUCTURE
(E) GEN.
REMOVE (E) DECK & STAIRS
(E) SUMP PUMP OUTLET
(E) LIGHT
REMOVE (E) LANDSCAPING WHERE DASHED
S.C.D
(E) PARKING STRIPING (TO BE RESTRIPED).
LANDS OF GMB TRUST
DN 2021-0031832
APN 155-081-09
PROPERTY LINE
SETBACK
PROFESSIONAL CENTER PARKWAY
(E) LIGHT
REMOVE (E) SHED WHERE SHOWN DASHED
REMOVE (E) LIGHT WHERE SHOWN DASHED
(E) SIDEWALK
LANDS OF MARIN VENTURES, INC.
DN 2019-0026581
APN 155-081-10
(E) SIDEWALK, CURB, & STRIPING TO BE REMOVED WHERE SHOWN DASHED
(E) PARKING STRIPING (TO BE REMOVED)
S.C.D
REMOVE (E) STEPS WHERE DASHED
REMOVE (E) WALL WHERE DASHED
(E) DRIVEWAY EASEMENT
(E) EASEMENT
S.C.D
SETBACK
N 00°01' 03" E 248.11'
PROPERTY LINE
195.71'
ENTRANCE
(E) LIGHT
(E) LIGHT
(E) LIGHT
REMOVE (E) TREE
LANDS OF PACIFIC TELEPHONE & TELEGRAPH COMPANY
1351 OR 460
APN 155-072-03
6'-0" SIDE YARD SETBACK PER ZONING REPORT PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC., PARTNER PROJECT NUMBER 21-313861.1
20'-0" FRONT YARD SETBACK PER ZONING REPORT PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC., PARTNER PROJECT NUMBER 21-313861.1
BASIS OF BEARINGS
(E) SIDEWALK
CONC. CURB & GUTTER
YELLOW STRIPE
LANDS OF CHRISTENSEN
DN 2015-0020233
APN 155-072-04
(E) DRIVEWAY EASEMENT. SEE SURVEY DWGS.
0 5' 10' 15' 20' 25'
N

1 (E)/DEMO SITE PLAN

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

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12-31-23
STATE OF CALIFORNIA

GUIDEPOST MONTESSORI

11 PROFESSIONAL CENTER PKWY
SAN RAFAEL, CA 94903
APN: 155-072-05

PERMIT SUBMITTAL

(E)/ SITE DEMO PLAN

REVISIONS

DATE: 4/22/22

SHEET

A1.2

SHEET NOTES:

1. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

SITE LEGEND:

PROPERTY LINE
SETBACK
EASEMENT
NEW FENCE

LANDS OF CITY OF SAN RAFAEL
1353 OR 605
APN 155-081-08

PUBLIC UTILITY EASEMENT PER 4 MAPS 55

LANDS OF PINE RIDGE HEALTHCARE REALTY, LLC
DN 2015-0008282
APN 155-072-06

(E) PLANTING AND LANDSCAPE TO REMAIN

7 / A7.2 PROPOSED DECK

(N) GATE.

2 / L1 (N) FENCE

PROPERTY LINE

SETBACK

S 0° 00' 52" E 285.34'

(N) CONC. LANDING

(N) PLAY AREA PATH. S.L.D.

(N) PARKING STRIPING, TYP.

11 / A7.2 PROPOSED DECK

PROPOSED GATE

(N) CURB SHOWN SHADED **S.C.D**

(N) PARKING STRIPING, TYP.

LANDS OF CHRISTENSEN
0.93 ACRES
DN 2015-0020233
APN 155-072-05

(N) PLAY AREA / PLAY STRUCTURE. S.L.D.

7'-7" TO SHADE STRUCTURE

23'-10" TO PLAY STRUCTURE

R = 525.00'
Δ = 9° 57' 59"
L = 93.38'

(N) CONC. PATH

(N) GATE

PROPERTY LINE

PROFESSIONAL CENTER PARKWAY

(N) SIGN. SEE ATTACHED SIGNAGE DWGS.

LANDS OF GMB TRUST
DN 2021-0031832
APN 155-081-09

PROPERTY LINE

SETBACK

(N) AC PAVING SHOWN SHADED. MATCH (E).

(N) PLAY AREA / PLAY STRUCTURE. S.L.D.

PROPOSED FENCE ON HEADER. S.L.D.

(N) PLAY AREA / PLAY STRUCTURE. S.L.D.

(N) PLAY AREA / PLAY STRUCTURE. S.L.D.

(N) PATH.

(E) WALL TO REMAIN

(N) BIKE STORAGE

SETBACK

(E) SIDEWALK

PROPOSED GATE

(N) SIDEWALK

(N) SIDEWALK

(N) FENCE 2 / L1

PARKING TOTAL: 29

(N) PARKING STRIPING, TYP.

(N) ADA RAMP 2 / A3 **S.C.D**

(N) ADA PARKING 2 / A3 **S.C.D**

PROPOSED BIORETENTION AREA, S.C.D.

ENTRANCE

LANDS OF MARIN VENTURES, INC.
DN 2019-0026581
APN 155-081-10

(E) EASEMENT

S 24° 00' 00" E

SETBACK

N 00° 01' 03" E 248.11'

PROPERTY LINE

195.71'

S 17° 00' 55" W

(N) AC PAVING SHOWN SHADED. MATCH (E)

(N) NO PARKING STRIPING

S 89° 51' 32" W 91.16'

125.01'

LANDS OF CHRISTENSEN
DN 2015-0020233
APN 155-072-04

6'-0" SIDE YARD SETBACK PER ZONING REPORT PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC., PARTNER PROJECT NUMBER 21-313861.1

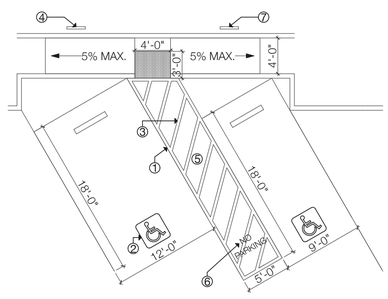
LANDS OF PACIFIC TELEPHONE & TELEGRAPH COMPANY
1351 OR 460
APN 155-072-03

20'-0" FRONT YARD SETBACK PER ZONING REPORT PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC., PARTNER PROJECT NUMBER 21-313861.1

(E) SIDEWALK

YELLOW STRIPE

BASIS OF BEARINGS
N 17° 00' 00" E 183.39'
CONC. CURB & GUTTER



DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE NOTES:

1. ON PARALLEL CURB RAMPS, DETECTABLE WARNINGS SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALK. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET THE SIDEWALK LESS THAN 2 INCHES MAXIMUM ON EACH SIDE. (11B-705.1.2.2, FIGURE 11B-406.3.2)

2. DETECTABLE WARNING SURFACES SHALL PROVIDE A 70% MINIMUM VISUAL CONTRAST WITH ADJACENT WALKING SURFACES. CONTRAST IN PERCENT SHALL BE DETERMINED BY:
CONTRAST PERCENT = [(B1-B2)/B1] X 100 WHERE
B1 = LIGHT REFLECTANCE VALUE (LRV) OF THE LIGHTER AREA AND
B2 = LIGHT REFLECTANCE VALUE (LRV) OF THE DARKER AREA
11B-705.1.1.3.2 (SEE EXCEPTION)

3. DETECTABLE WARNING SURFACES SHALL BE YELLOW AND APPROXIMATE FS 33538 FEDERAL STANDARD 595C. 11B-705.1.1.3.1

1. 4" WIDE PARKING STALL DESIGNATION STRIPE TO BE PAINTED BLUE.
2. INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON ASPHALT CONCRETE. REFER TO DETAIL 5/A1.7
3. 4" WIDE STRIPING DESIGNATING UNLOADING ACCESS AISLE. HATCHED LINES AT 36" MAX. ON CENTER WITH BLUE BORDER SHALL BE PAINTED BLUE OR WHITE.
4. VAN ACCESSIBLE PARKING STALL SIGNAGE.
5. SLOPE ON PARKING STALL PAVED AREA TO ACCESSIBLE BUILDING ENTRIES SHALL NOT EXCEED 1/4" PER FOOT MAX.
6. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN THE LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE NO LESS THAN 12" HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.
7. STANDARD ACCESSIBLE PARKING STALL

2 1/8" ADA PARKING

0 5' 10' 15' 20' 25'

N

1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

Dorman Associates
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PERMIT SUBMITTAL

PROPOSED SITE PLAN

REVISIONS

DATE: 4/22/22

SHEET

A1.3

COMPLIANCE WITH CODES AND AUTHORITIES

1. ALL WORK SHALL COMPLY WITH THE MINIMUM STANDARDS OF THE 2019 CALIFORNIA TITLE-24 BUILDING CODE - C.B.C., MOST CURRENT ADOPTED EDITION.
2. ALL WORK SHALL COMPLY WITH THE 2016 EDITION AN SUPPLEMENTS OF THE FOLLOWING STATE REGULATIONS, CODE AND AUTHORITIES. - MOST CURRENT ADOPTED EDITION.
    - A. CALIFORNIA STATE BUILDING CODE - TITLE 8, ADMINISTRATIVE CODE INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS.
    - B. CALIFORNIA STATE BUILDING CODE - TITLE 24, PART 2, CALIFORNIA ADMINISTRATIVE CODE - BARRIER FREE ACCESS OF THE PHYSICALLY HANDICAPPED.
    - C. CALIFORNIA STATE BUILDING CODE - TITEL 24, CALIFORNIA ADMINISTRATIVE CODE - ENERGY REGULATIONS.
3. ALL WORK SHALL COMPLY WITH THE CURRENT ADOPTED EDITIONS OF THE FOLLOWING REGULATIONS, CODE AND AUTHORITIES:
    - A. BUILDING INSPECTION DIVISION
    - B. PLANNING AND DEVELOPMENT
    - C. PUBLIC WORKS DEPARTMENT
    - D. FIRE DEPARTMENT
    - E. AMERICANS WITH DISABILITIES ACT - ADA
4. ALL WORK SHALL COMPLY WITH THE FOLLOWING EDITIONS OF THE MECHANICAL AND ELECTRICAL REGULATIONS CODES AND AUTHORITIES:
    - A. 2019 CALIFORNIA ELECTRIC CODE - C.E.C.
    - B. 2019 CALIFORNIA MECHANICAL CODE - C.M.C.
    - C. 2019 CALIFORNIA PLUMBING CODE - C.P.C.
    - D. 2019 CALIFORNIA FIRE CODE - C.F.C.
    - E. 2019 CALIFORNIA ENERGY CODE
5. ALL ADHESIVES, SEALANTS, AND CAULKS ARE TO COMPLY WITH VOC LIMITS IN SCAQMD RULE 1168, REGARDING VOC LIMITS AND CALIFORNIA CODE OF REGULATIONS TITLE 17 FOR AEROSOL ADHESIVES.
6. ALL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN THE AIR RESOURCES BOURD ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE AND CALIFORNIA CODE OF REGULATIONS TITLE 17 FOR AEROSOL PAINTS.

COMPLIANCE WITH PLAN DOCUMENTS

1. DIMENSIONS:
    - A. DIMENSIONS SHALL NOT BE SCALED FROM DRAWINGS.
    - B. ALL DIMENSIONS TO OPENINGS ARE TO THE ROUGH OPENING FACE UNLESS NOTED OTHERWISE.
    - C. ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FACE OF FRAMING UNLESS NOTED OTHERWISE.
    - D. CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FINISH FACE OF CEILING.
    - E. WHERE INDICATED, DIMENSIONS SHALL BE TO CENTER / GRID LINES.
    - F. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
    - G. ACCESSIBILITY DIMENSIONS SHALL BE MEASURED TO FACE OF WALL FINISH, CLEAR OPENING AND AS INDICATED ON ENLARGED PLAN AND MOUNTING HEIGHTS, TOILET ROOM AND STANDARD DETAILS DRAWING SHEET.
    - H. DIMENSIONING PROTOCOLS / HIERARCHY:
        - "ENLARGED PLANS" INCLUDE ALL DIMENSIONING ASSOCIATED WITH THE GRAPHICS SHOWN.
        - "PARTIAL DIMENSIONING PLANS" SHOW DIMENSIONS FOR ALL ITEMS NOT DIMENSIONED ON "ENLARGED PLANS"
        - OVERALL PLANS SHOW DIMENSIONS NOT INDICATED ON "PARTIAL DIMENSIONING PLANS".
2. WHERE NO SPECIFIC DETAIL SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OR CONSTRUCTIONS ON THE PROJECT AND IF NOT CLEAR, AN RFI SHALL BE ISSUED TO ARCHITECT FOR CLARIFICATION.
3. CONCRETE CONSTRUCTION SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE
4. STEEL CONSTRUCTION SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE
5. ALL INTERIOR FINISH MATERIALS SHALL HAVE A FLAME SPREAD CLASSIFICATION RATING PER C.B.C.
6. ALL REQUIRED EXITS SHALL BE OPENABLE FROM THE INSIDE AT ANY TIME BY TURNING OF THE LEVER OR PANIC DEVICE, WITHOUT THE USE OF A KEY OR ANY SPECIAL EFFORT OR KNOWLEDGE.
7. ILLUMINATED EXIT SIGNS SHALL BE INSTALLED AT HORIZONTAL EXITS, AND OTHER REQUIRED EXIT DOORWAYS IN ACCORDANCE WITH CALIFORNIA BUILDING CODE WHERE NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS WHEN TWO OR MORE EXITS ARE REQUIRED AND AT ROOMS SERVING AN OCCUPANT LOAD OF 50 OR MORE, REFER ALSO TO DRAWINGS.
8. DOOR SIZES INDICATED ON DOOR SCHEDULE ARE OPENING DIMENSIONS. ALLOWANCES FOR THRESHOLDS, FLOOR FINISHES, ETC. SHALL BE TAKEN OFF DOOR.
9. THE PRECISE DIMENSIONS AND LOCATIONS FOR ALL DOORS, LOUVERS AND WINDOW OPENINGS SHALL BE DETERMINED BY ARCHITECTURAL PLANS AND DETAILS. OTHER WALL AND FLOOR OPENINGS AS REQUIRED BY MECHANICAL OR ELECTRICAL SHALL BE VERIFIED FROM SHOP DRAWINGS, EQUIPMENT DATA, ETC. AS REQUIRED, AND IF NOT CLEAR, AN RFI SHALL BE ISSUED TO ARCHITECT FOR CLARIFICATION.
10. DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE LOCATED 6 INCHES FROM FINISH WALL TO FINISH JAMB UNLESS OTHERWISE NOTED (IF DOOR CLEARANCE REQUIREMENTS AT PULL SIDE AND PUSH SIDE OF STRIKE ARE NOT ACHIEVABLE, THE CONTRACTOR SHALL ISSUE A RFI FOR CLARIFICATION PRIOR TO PROCEEDING.)
11. THERE SHALL BE A LEVEL FLOOR OR LEVEL LANDING ON EACH SIDE OF THE DOOR REGARDLESS OF THE OCCUPANT LOAD. THE FLOOR OR LANDING SHALL NOT BE MORE THAN ONE QUARTER INCH LOWER THAN THE THRESHOLD OR DOORWAY.

COMPLIANCE WITH CODES AND AUTHORITIES CONTINUED

12. SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONS LOCATING LIGHT FIXTURES, DIFFUSERS AND WALL MOUNTED FIXTURES. REFER TO ARCHITECTURAL / INTERIOR ELEVATIONS FOR MOUNTING HEIGHTS - WALL FIXTURES THAT PROTRUDE BEYOND 4 INCHES OFF WALL SURFACE SHALL BE LOCATED WITH BOTTOM OF FIXTURE 80 INCHES CLEAR OF FINISH FLOOR. REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHTING FIXTURE TYPES, WIRING, ETC.
13. CEILING SUSPENSIONS SYSTEM SHALL PROVIDE FOR CEILING SYSTEM ONLY. ADDITIONAL INDEPENDENT FRAMING FOR LIGHTING FIXTURES, EXIT SIGNS, GRILLES AND AIR CONDITIONING DIFFUSERS SHALL BE REQUIRED. ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK IS PROHIBITED.
14. PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING AND FRAMING FOR FIRE SPRINKLERS, PIPING, LIGHT FIXTURES, ELECTRICAL UNITS, HVAC EQUIPMENT AND CEILING TRACKS AS REQUIRED FOR A COMPLETE INSTALLATION.
15. GYPSUM BOARD ON INTERIOR STUDS SHALL BE 5/8" THICK TYPE "X" OR TYPE "C" UNLESS NOTED OTHERWISE AND IN COMPLIANCE WITH PLAN DOCUMENTS "WALL TYPES" REQUIREMENTS AND SPECIFICATIONS.
16. HANDICAP ACCESSIBLE TOILET STALL DOOR OPENINGS SHALL BE 32 INCHES CLEAR WIDE FOR END DOORS AND 34 INCHES CLEAR WIDE FOR SIDE DOORS.
17. PROVIDE 48 INCHES CLEARANCE IN TOILET COMPARTMENTS FROM FRONT OF WATER CLOSET TO OPPOSITE FINISH WALL - END DOOR OPENINGS.
18. PROVIDE 60 INCHES CLEARANCE IN TOILET COMPARTMENTS FROM FRONT OF WATER CLOSET TO OPPOSITE FINISH WALL - SIDE DOOR OPENINGS.
19. MAINTAINING 36 INCHES MAXIMUM UNOBSTRUCTED WORKING SPACE IN FRONT OF ALL PANEL BOARDS AND CONTROL EQUIPMENT.

MECHANICAL AND PLUMBING

1. MECHANICAL AND PLUMBING SHALL COMPLY WITH THE MOST CURRENT ADOPTED EDITION ON THE CALIFORNIA MECHANICAL AND PLUMBING CODES AT TIME OF PERMIT ISSUANCE.
2. TOILET ROOMS SHALL BE EQUIPPED WITH A VENTILATION SYSTEM.
3. CEILING ACCESS PANELS SHALL BE PROVIDED BY THE MECHANICAL FIRE SPRINKLER AND PLUMBING CONTRACTORS AND BE LOCATED BELOW ALL VALVES, DUCTWORK, FIRE DAMPERS, ETC. AND AS REQUIRED AND AS DIRECTED BY THE ARCHITECT.
4. LOCATIONS OF ALL MECHANICAL ROOF OPENINGS SHALL BE DETERMINED AND VERIFIED BY THE MECHANICAL AND GENERAL CONTRACTOR.
5. ELECTROLYSIS PROTECTIONS SHALL BE PROVIDED BETWEEN ALL DISSIMILAR METALS WHEREVER THE TWO ARE IN CONTACT.
6. ALL CONTINUOUSLY CIRCULATING HOT WATER AND CHILLED WATER PIPING SHALL BE INSULATED.

FIRE LIFE SAFETY NOTES

A. GENERAL:

1. THE UNDERGROUND FIRE SERVICE CONTRACTOR SHALL SUBMIT FOR REVIEW AND APPROVAL BY THE BUILDING DEPARTMENT AND FIRE DEPARTMENTS, SCHEMATIC DRAWINGS SHOWING INSTALLATION ARRANGEMENT OF UNDERGROUND EQUIPMENT AND PARTS LIST WITH U.L. LISTINGS PRIOR TO INSTALLATION.
2. PROVIDE AUDIBLE SPRINKLER FLOW ALARM ON THE EXTERIOR OF THE BUILDING IN LOCATIONS APPROVED BY THE FIRE DEPARTMENT AND ARCHITECT. PROVIDE AN APPROVED AUDIBLE SPRINKLER FLOW ALARM IN THE INTERIOR OF THE BUILDING AT LOCATIONS APPROVED BY THE FIRE DEPARTMENT AND ARCHITECT. LOCATIONS SHALL BE SPACES NORMALLY OCCUPIED BY OCCUPANTS. REFER TO CALIFORNIA FIRE CODE.
3. BUILDING SHALL BE SPRINKLERED IN ACCORDANCE WITH CURRENT ADOPTED EDITION OF NPA-13.
4. SEPARATE PERMIT IS REQUIRED FOR THE FIRE SPRINKLER AND FIRE ALARM SYSTEMS.
5. ALL PUBLIC FIRE HYDRANTS PER CIVIL DRAWINGS FOR THE LARGER BUILDING.
6. EGRESS GATES FROM PLAY YARDS TO BE EQUIPPED WITH PANIC HARDWARE.
7. ALL DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY/KEY CARD OR ANY SPECIAL EFFORT OR KNOWLEDGE.
8. INSTALL A FIRE DEPARTMENT KNOX LOCK BOX AT BUILDING ENTRY. LOCK BOX TO BE SIZED TO STORE BRASS KEYS AND KEY CARDS. SEE PLANS FOR MORE INFORMATION.
9. SITE ADDRESS TO BE PROMINENTLY POSTED NEXT TO THE ENTRY DOOR TO THE PROPERTY.
10. FIRE DEPARTMENT ACCESS ROADS SHALL BE MARKED BY STRIPING, SIGNS OR OTHER APPROVED NOTICES.
11. EXIT SIGNS, EMERGENCY LIGHTING, FIRE EXTINGUISHERS, FIRE DEPT. LOCK BOX AND ADDRESS POSTING LOCATIONS TO BE FIELD VERIFIED BY FIRE INSPECTOR.

B. EXTERIOR:

1. FIRE HYDRANTS SHALL BE INSTALLED AND CHARGED PRIOR TO ANY COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE.
2. ALL FIRE HYDRANTS SHALL BE PRIMED AND PAINTED PER CITY STANDARDS. PAINT COLOR SHALL CONFORM TO CITY OF SAN FRANCISCO GUIDELINES.

C. INTERIOR:

1. ALL WORK SHALL COMPLY WITH THE FOLLOWING BUILDING SECURITY STANDARDS:
    - A. GENERAL REQUIREMENTS
        1. SECURITY AND LOCKING DEVICES SHALL NOT CREATE HAZARDS TO LIFE BY OBSTRUCTING EGRESS PATHS.
        2. ALL AUTOMATIC FIRE SPRINKLER SYSTEM WORK, INCLUDING THE FIRE ALARM SYSTEM IS TO BE ENGINEERED, FURNISHED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
        3. FIRE SPRINKLER CONTRACTOR SHALL SUBMIT FIRE SPRINKLER DRAWINGS AND CALCULATIONS FOR APPROVAL AND PERMIT PRIOR TO COMMENCING THE WORK.

E. PORTABLE FIRE EXTINGUISHERS

1. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN OCCUPANCIES AND LOCATIONS AS HEREIN INDICATED AND SET FORTH IN THE CODE AND AS REQUIRED BY THE FIRE DEPARTMENT. THE MAXIMUM TRAVEL DISTANCE TO THE FIRE EXTINGUISHER SHALL NOT EXCEED 75 FEET ALONG AN UNOBSTRUCTED PATH OF TRAVEL. THE MINIMUM RATING CLASSIFICATION FOR THE FIRE EXTINGUISHER SHALL NOT BE LESS THAN 2A-10BC. ALL PORTABLE FIRE EXTINGUISHERS SHALL HAVE A SERVICE TAG AFFIXED TO THEM SHOWING THAT THE EXTINGUISHER HAS BEEN SERVICED BY A QUALIFIED INDIVIDUAL. ALL FIRE EXTINGUISHERS SHALL BE ATTACHED TO A BRACKET OR WITHIN AN APPROVED CABINET. MAXIMUM DISTANCE FROM THE FLOOR TO OPERABLE PARTS SHALL NOT EXCEED 48 INCHES. SIGNAGE SHALL BE POSTED ABOVE THE EXTINGUISHER AND SHALL READ "FIRE EXTINGUISHER".
2. REFER TO DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

BUILDING SECURITY STANDARDS

1. ALL WORK SHALL COMPLY WITH THE FOLLOWING BUILDING SECURITY STANDARDS:
    - A. GENERAL REQUIREMENTS:
        1. SECURITY AND LOCKING DEVICES SHALL NOT CREATE HAZARDS TO LIFE BY OBSTRUCTING:
            - A. EXITWAYS OR MEANS OF EGRESS
            - B. EXIT DOORS EQUIPPED WITH PANIC HARDWARE
        2. ASSEMBLIES AND SECURITY HARDWARE INSTALLED SHALL BE LABELED AND CERTIFIED AS MEETING U.B.C. STANDARDS 7-2 AND 10-4, OR OTHER APPROVED PERFORMANCE TESTING CRITERIA AS APPROVED BY AGENCY HAVING JURISDICTION.
        3. REQUIRED AREA LIGHTING AND ADDRESS IDENTIFICATION SHALL BE INSTALLED BEFORE FINAL INSPECTION IS CALLED FOR.
        4. ILLUMINATION PER CODE REQUIREMENTS SHALL BE PROVIDED ON ALL EXTERIOR DOORS DURING ALL HOURS OF DARKNESS. A MINIMUM OF 1 FOOT CANDLE TO BE PROVIDED ON ALL EGRESS PATHS INSIDE AND OUTSIDE OF THE BUILDING, WITHIN THE PLAY AREA. PROVIDE EMERGENCY BATTERY POWERED ILLUMINATION IF REQUIRED BY MOST CURRENT ADOPTED VERSION OF CFC FOR EGRESS PATHS IN THE PLAY AREA.
        5. WINDOW PROVISIONS:
            - A. GLAZING IN EXTERIOR DOORS OR WITHIN 40 INCHES OF ANY LOCKING MECHANISM SHALL BE TEMPERED SAFETY GLAZING.
            - B. GLAZING AND GLAZED ASSEMBLIES FOR ACCESSIBLE OPENINGS SHALL BE CERTIFIED AS MEETING TEST PROVISIONS OF U.B.C. STANDARD 24-1.
            - C. ALL GLAZING INSTALLED IN A HAZARDOUS LOCATION SHALL BE TEMPERED SAFETY GLASS.
            - D. GLAZING AND INSTALLATION SHALL BE IN COMPLIANCE WITH THE UNIFORM BUILDING CODE / CALIFORNIA BUILDING CODE INCLUDING CHAPTER 24.

FIRE PROTECTION WATER SUPPLY

1. CONTRACTOR SHALL INSTALL AND INSPECT FIRE PROTECTION WATER SYSTEM, PRIOR TO APPROVAL OF THE FOUNDATION. SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND ACCESSIBLE THROUGHOUT CONSTRUCTION. A STOP-WORK ORDER MAY BE PLACED ON THE PROJECT IF THE REQUIRED HYDRANT SYSTEMS ARE NOT INSTALLED, ACCESSIBLE, AND/OR FUNCTIONING.

2. MINIMUM FIRE-FLOW FOR THIS FACILITY/STRUCTURE SHALL BE 1,000 GALLONS PER MINUTE AT 20 PSI FOR 2 HOURS.

3. STANDARD HYDRANT(S) SHALL BE PROVIDED WITHIN 400-FT. OF ALL PORTIONS OF ALL STRUCTURES. THE NUMBER OF HYDRANTS SHALL BE DETERMINED BY TABLE CL02.L AND THE NUMBER NEEDED TO MEET THE DISTANCE REQUIREMENT. HYDRANT PLACEMENT SHALL BE APPROVED BY THE PLANNING OFFICE.

4. A SEPARATE PERMIT SHALL BE OBTAINED FROM THE FIRE MARSHAL'S OFFICE BY A STATE LICENSED CONTRACTOR PRIOR TO INSTALLATION OF HYDRANT SYSTEM AND ANY LISTED FIRE PUMP.

FIRE SPRINKLERS

1. THE BUILDING SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH NFPA 13.

2. THE FIRE SPRINKLER SYSTEM SHALL BE INSTALLED BY CONTRACTOR AND FINALIZED BY CITY OF SAN RAFAEL PLANNING OFFICE PRIOR TO OCCUPANCY. A SEPARATE PERMIT SHALL BE OBTAINED FROM THE FIRE MARSHAL'S OFFICE BY A STATE LICENSED C- 16 CONTRACTOR PRIOR TO INSTALLATION.

FIRE DEPARTMENT ACCESS

1.ALL ACCESS ROADS SHALL BE SERVICEABLE AND MAINTAINED THROUGHOUT CONSTRUCTION. A STOP-WORK ORDER MAY BE PLACED ON THE PROJECT IF REQUIRED DRIVING SURFACES ARE NOT INSTALLED, ACCESSIBLE, AND/OR MAINTAINED.

2. SHOULD ANY OF THE FIRE MARSHAL STANDARDS CONFLICT WITH ANY OTHER LOCAL, STATE OR FEDERAL REQUIREMENT, THE MOST RESTRICTIVE SHALL APPLY.

3. SEE CFMO-C7 (CONSTRUCTION SITE SAFETY PLAN) FOR MINIMUM REQUIREMENTS FOR ACCESS ROADS/DRIVEWAYS DURING CONSTRUCTION. A CONSTRUCTION SITE SAFETY PLAN SHALL BE SUBMITTED BY GENERAL CONTRACTOR. THE CONSTRUCTION SITE SAFETY PLAN IS A LIVING DOCUMENT AND SHALL BE UPDATED AS CONSTRUCTION DICTATES.

4. A NUMBER ADDRESS APPROVED BY THE BUILDING INSPECTION OFFICE SHALL BE PLACED ON THE BUILDING (OR AT THE ENTRANCE TO THE FACILITY) IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (REF; CFC SECTION 505.1)

GENERAL NOTES

1. PRIOR TO SUBMITTING COST PROPOSAL, THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS ON SITE AND REVIEW MODIFICATIONS REQUIRED TO SUIT EXISTING CONDITIONS, INCLUDING EXISTING BUILDING SHELL CONDITIONS AND EQUIPMENT WHICH MAY EFFECT THE WORK.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND AS REQUIRED BY THE CURRENT EDITION OF THE CBC, FEDERAL, STATE & LOCAL CODES AND ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION IN ADDITION TO ADA REQUIREMENTS.
3. CONTRACT DOCUMENTS ARE COMPLEMENTARY, WHAT IS CALLED FOR ON ANY DOCUMENT WILL BE BINDING AS IF CALLED FOR ON ALL DOCUMENTS. ALL WORK SHOWN OR REFERENCED ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DOCUMENTS.
4. THE CONTRACTOR SHALL EXAMINE, READ AND BE THOROUGHLY FAMILIAR WITH ALL OF THE CONTRACT DOCUMENTS. SHOULD THE CONTRACTOR FIND DISCREPANCIES IN, OR OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS, OR SHOULD BE IN DOUBT AS TO THEIR INTENT OR MEANING, HE SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION OR INTERPRETATION.
   IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE ARCHITECT. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION METHOD INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBED AN ALTERNATE METHOD AND/OR MATERIALS.
5. THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK UN UNCERTAINTY.
6. CONTRACTOR SHALL CONFIRM DURING THE PRICING PERIOD ON-SITE DELIVERY DATES OF ALL MATERIALS SPECIFIED IN THE CONTRACT DOCUMENTS AND IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF POTENTIAL DELAYS TO THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO ORDER MATERIALS IN SUFFICIENT TIME FOR ORDERLY INSTALLATION, THE ARCHITECT WILL NOT ENTERTAIN ANY REQUESTS FOR MATERIAL SUBSTITUTION.
7. THE CONTRACTOR SHALL SUBMIT TO THE OWNER AND TENANT FOR APPROVAL, A DETAILED CONSTRUCTION SCHEDULE SHOWING PHASING OF WORK AND MECHANICAL OR ELECTRICAL DISRUPTIONS TO BUILDING SERVICES.
8. THE GENERAL CONTRACTOR SHALL CONFINE HIS OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER AND SHALL NOT BE UNREASONABLE ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION.
9. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING FINISHED AREAS IN OR OUTSIDE OF THE JOB SITE. THE BUILDING REFUSE FACILITIES SHALL NOT BE USED FOR THIS PURPOSE WITHOUT PERMISSION FROM BUILDING OWNER. CONTRACTOR SHALL LEAVE THE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY MANNER READY FOR MOVE IN AT THE END OF THE PROJECT. THIS SHALL INCLUDE CLEANING OF ALL INTERIOR AND EXTERIOR GLASS AND FRAMES, BOTH NEW AND EXISTING.
10. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT PRIOR TO ANY EXCAVATING.
11. THE CONTRACTOR SHALL COORDINATE THE REMOVAL, ABANDONMENT AND/OR LOCATIONS OF EXISTING UTILITIES ABOVE OR BELOW GRADE WITH THE RESPECTIVE UTILITY COMPANIES.
12. CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS, AND REPORT TO ARCHITECT OR TENANT REPRESENTATIVE ANY DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER COORDINATION.
13. ALL MECHANICAL, ELECTRICAL, AND PLUMBING LOCATIONS SHOWN ON PLANS ARE FOR DESIGN INTENT ONLY. ALL ELECTRICAL, MECHANICAL AND FIRE PROTECTION WORK IS TO BE DESIGN-BUILD. DESIGN-BUILD CONTRACTORS ARE TO SUBMIT DRAWINGS AND REQUIRED CALCULATIONS TO THE CITY FOR PLAN CHECK.
14. FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN THE STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS AND ALL OTHER ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND/OR CIVIL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH WORK.
15. THE CONTRACTOR, OR SUBCONTRACTORS, SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE WORK. THE CONTRACTOR SHALL REQUEST ALL INSPECTIONS REQUIRED BY LOCAL GOVERNMENTAL AGENCIES AND COORDINATE THE WORK ACCORDINGLY.
16. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
17. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PART FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OF ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.

18 THE CONTRACTOR SHALL PERFORM ALL WORK WITHIN THE STREET RIGHT-OF-WAYS ACCORDING TO THE APPROVED AGENCY STANDARD PLANS AND SPECIFICATIONS.

19. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACES, SHORES AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURES AND COMPONENTS, ADJACENT SOILS AND STRUCTURES, UTILITIES AND RIGHT-OF-WAYS MAY BE SUBJECT TO DURING CONSTRUCTION.
20. NO PORTION OF WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN APPROVED BY THE ARCHITECT. ALL SUCH PORTION OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES.
21. PROVIDE ALL NECESSARY BLOCKING, BACKING AND ANCHORAGE FOR CEILING AND WALL MOUNTED EQUIPMENT. I.E. LIGHT FIXTURES, GRAB BARS, RESTROOM ACCESSORIES, FIRE EXTINGUISHER CABINETS, HANDRAILS, GUARDRAILS, ETC.
22. VERIFY ALL NEW FINISHES WITH OWNERS BEFORE PROCEEDINGS. ALL COLORS, ETC. TO BE SELECTED BY OWNERS.

GENERAL NOTES (CONTINUED)

23. THE MAXIMUM FLAMESPREAD CLASSIFICATION OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS MUST NOT EXCEED THE LIMITS SET FORTH IN CBC SEC. 803.1 & TABLE 803.5. IN ADDITION, CARPETING OR SIMILAR MATERIAL HAVING A NAPPED, TUFTED, LOOPED OR SIMILAR SURFACE AS WALL OR CEILING FINISH MUST HAVE A CLASS A FLAMESPREAD CLASSIFICATION.
24. DIMENSIONS:
    - A. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.
    - B. ALL DIMENSIONS ARE TO THE ROUGH UNLESS OTHERWISE NOTED.
    - C. CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR SLAB TO FINISH FACE OF CEILING.
25. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT IN WRITING.
26. SIMILAR - MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTES. VERIFY DIMENSIONS AND/OR ORIENTATIONS ON PLANS AND/OR ELEVATIONS.
27. UNDERCUT ALL DOORS TO CLEAR TOP OF FLOOR FINISH AND/OR THRESHOLD .25 INCHES MAXIMUM AND IN COMPLIANCE WITH RATED DOOR/FRAME GUIDELINES.
28. PREPARE DOORS FOR HARDWARE SPECIFIED. TEST AND ADJUST DOORS FOR SMOOTH, QUIET OPERATION BEFORE FINAL INSPECTIONS TO CONFIRM MAXIMUM PRESSURE TO OPEN DOOR IS NOT EXCEEDED.
29. USE WATER RESISTANT GYPSUM WALLBOARD ON ALL WALL FACES WHICH ARE EXPOSED TO WATER OR MOISTURE, AS WELL AS THOSE USED FOR JANITOR AND TOILET WALLS, COORDINATE WITH SPECIFICATIONS.
30. GENERAL CONTRACTOR SHALL COMPLY WITH AND IMPLEMENT FIRE PREVENTION STANDARDS OF FIRE DEPARTMENT HAVING JURISDICTION.
31. ALL EXTERIOR WALLS SHALL BE INSULATED AND IN COMPLIANCE WITH SPECIFICATIONS AND PLAN DOCUMENTS, AND SHALL NOT FALL BELOW MINIMUM TITLE 24 REQUIREMENTS.
32. WHERE APPLICABLE, INTERIOR PARTITION FINISHES SHALL TERMINATE 6 INCHES ABOVE THE HIGHEST ADJACENT CEILING, UNLESS NOTED OTHERWISE.
33. ALL OPENINGS INTO 1 HOUR STAIR ENCLOSURES SHALL BE PROTECTED BY LABELED 'CLASS B' FIRE ASSEMBLY - 60 MINUTE RATING.
34. MECHANICAL AND PLUMBING SHALL COMPLY WITH THE MOST CURRENT ADOPTED EDITION OF THE CALIFORNIA MECHANICAL AND PLUMBING CODES AT TIME OF PERMIT ISSUANCE.
35. DEPRESS FLOOR SLABS AS REQUIRED FOR FLOOR CLOSURES.
36. FIRE EXTINGUISHERS SHALL BE LOCATED WITHIN A MAXIMUM AREA OF 3,000 SQ. FT. OF COVERAGE AND A MAX. TRAVEL DISTANCE OF 75'-0", UNLESS OTHERWISE REQUIRED BY STRICTER REGULATIONS SUCH AS LOCAL ORDINANCES.
37. PRESERVE AND MAINTAIN EXISTING EXITS DURING DEMOLITION AND CONSTRUCTION PHASES.
38. PROVIDE EXIT ILLUMINATION AND SIGNS PER CBC SEC. 1008 & 1013.
39. COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND SAFETY ORDERS OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
40. NOISE DURING DEMOLITION AND CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
41. GENERAL CONTRACTOR TO RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION WASTE IN ACCORDANCE WITH CGB CODE, SECTION 5.408.I.L, 5.408.1.2 OR 5.408.1.3; OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.
42. WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE THAT IS MORE STRINGENT, GENERAL CONTRACTOR TO SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN THAT:
    1. IDENTIFIES THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT USAGE, RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR
    2. DETERMINES IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
    3. IDENTIFIES FACILITIES WHERE CONSTRUCTION AND DEMOLITION WASTC MATERIAL COLLECTED WILL BE TA1-N.
    4. SPECIFIES THAT THE AMOUNT OF CONSTRUCTION AND DEMO- LITION MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.
43. OWNER TO UTILIZE A WASTE MANAGEMENT COMPANY THAT CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH CGB CODE SECTION 5.408.
44. GENERAL CONTRACTOR TO COMPLY WITH CGB SECTION 5.408.1.3 THAT THE COMBINED WEIGHT OF NEW CONSTRUCTION DISPOSAL THAT DOES NOT EXCEED TWO POUNDS PER SQUARE FOOT OF BUILDING AREA MAY BE DEEMED TO MEET THE 65 PERCENT MINIMUM REQUIREMENT AS APPROVED BY THE ENFORCING AGENCY.
45. GENERAL CONTRACTOR TO PROVIDE DOCUMENTATION TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH CGB SECTIONS 5.408.1..L THROUGH 5.408.1.3. THE WASTE MANAGEMENT PLAN SHALL HE UPDATED AS NECESSARY AND SHALL BE ACCESSIBLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.
46. GENERAL CONTRACTOR TO COMPLY WITH CGB SECTION 5.408.3: 100 PERCENT OF TREES, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING PRIMARILY FROM LAND CLEARING BE REUSED OR RECYCLED. FOR A PHASED PROJECT. SUCH MATERIAL MAY BE STOCK- PILED ON SITE UNTIL THE STORAGE SITE IS DEVELOPED.
47. JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.

GENERAL SIGNAGE

1. ALL SIGNS TO BE REVIEWED AND APPROVED BY A QUALIFIED SIGN CONSULTANT OR AGENCY SUCH AS THE LIGHTHOUSE OF THE BLIND PRIOR TO FABRICATION.

GENERAL ELECTRICAL NOTES

1. ALL OUTLETS AND SWITCH PLACEMENTS AT COMMON AREAS MUST BE COORDINATED BETWEEN ELECTRICAL CONTRACTORS AND THE MAYOR'S OFFICE ON DISABILITY PRIOR TO ROUGH IN.

2. ALL ELECTRICAL DEVICE BOXES FOR OUTLETS AND SWITCHES WILL BE PLACED NOT MORE THAN 48" TO TOP OF BOX AND NOT LESS THAN 15" TO BOTTOM OF BOX. THOSE DEVICES REQUIRING REACH OVER AN OBSTRUCTION MUST BE LOWERED TO 44" TO TOP OF BOX PER CBC 2019 11B-308.

3. AT COMMON AREAS, OUTLETS AND SWITCHES IN EACH KITCHEN COUNTER OR LAVATORY AREA SHALL BE REACHABLE AT FORWARD OR PARALLEL APPROACH. ALL OUTLETS LOCATED IN COUNTERTOPS SHALL BE PLACED SO THAT A REACH OF ONLY 24" MAXIMUM IS PROVIDED, MEASURED FROM THE FACE OF THE COUNTERTOP OR FACE OF APPLIANCE TO FACE OF THE OUTLET. PROVIDE DUPLICATE OUTLETS WITHIN REACH IN THE SAME COUNTER AREA (SUCH AS ON THE CASEWORK ON THE CABINET BELOW) IF NEW OUTLET PLACEMENT REQUIRED BY NEC IS INACCESSIBLE. ELECTRICAL CONTRACTOR MAY COORDINATE WITH MOD FOR ELECTRICAL DEVICE LOCATIONS IN SPECIFIC KITCHEN LAYOUTS PER CBC 2019 11B-308.

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PERMIT SUBMITTAL

GENERAL NOTES

REVISIONS

DATE: 4/22/22

SHEET

A1.4

ACCESSIBILITY NOTES

CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS

1. THE MINIMUM CLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE, STATIONARY WHEELCHAIR AND OCCUPANT IS 30-INCHES x 48-INCHES. THE MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT. CLEAR FLOOR OR GROUNF SPACE FOR WHEELCHAIRS MAY BE PART OF THE KNEE SPACE REQUIRED UNDER SOME OBJECTS.
2. PROVIDE AN ADDITIONAL 12-INCHES WIDTH ON ONE SIDE FOR ALCOVES GREATER THAN 15-INCHES DEEP AND DESIGNED FOR SIDE APPROACH.
3. PROVIDE AN ADDITIONAL 6-INCHES WIDTH ON ONE SIDE FOR ALCOVES GREATER THAN 24-INCHES DEEP AND DESIGNED FOR FRONTAL APPROACH.

HAZARDS AND PROTRUDING OBJECTS

1. OBJECTS PROJECTING FROM WALL WITH THEIR LEADING EDGES BETWEEN 27-INCHES AND 80-INCHES ABOVE THE FINISH FLOOR SHALL PROTRUDE NO MORE THAN 4-INCHES INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES.
2. OBJECTS MOUNTED WITH LEADING EDGES AT OR BELOW 27-INCHES ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT.
3. FREESTANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHAND 12-INCHES MAXIMUM FROM 27-INCHES TO 80-INCHES ABOVE THE GROUND OR FINISHED FLOOR.
4. PROTRUDING OBJECTS SHALL NOT REDUCE THE REQUIRED CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.
5. ANY OBSTRUCTION OVERHANGING A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80-INCHES ABOVE THE WALKING SURFACE AS MEASURED TO THE BOTTOM OF THE OBSTRUCTION.

PARKING

1. SURFACE SLOPES OF PARKING SPACES FOR THE PHYSICALLY DISABLED SHALL NOT EXCEED 1/4" PER FOOT (2% GRADIENT) IN ANY DIRECTION.
2. ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SEE DETAIL 3/A1.3.
3. ONE IN EVERY EIGHT REQUIRED ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE OF 96" WIDE MINIMUM AND SHALL HAVE AN ADDITIONAL "VAN ACCESSIBLE" SIGN MOUNTED BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL BE LOCATED SO A VEHICLE PARKED IN THE SPACE CANNOT OBSCURE THEM. SEE DETAIL 2/A1.3

RAMPS

1. ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH PROVISIONS SET FORTH IN CBC 11B-405.
2. HANDRAILS ARE REQUIRED ON BOTH SIDES OF THE RAMP, IF A RAMP RUN HAS A RISE GREATER THAN 6-INCHES OR HORIZONTAL PROJECTION GREATER THAN 72-INCHES.
3. PEDESTRIAN RAMPS SERVING PRIMARY ENTRANCES TO A BUILDING SHALL HAVE A MINIMUM WIDTH OF 36-INCHES.
4. ALL RAMPS IN AREAS ACCESSIBLE TO PERSONS WITH DISABILITIES ON A PATH OF TRAVEL OR SERVING EXITS SHALL HAVE A 1:12 MAXIMUM SLOPE WITH CROSS SLOPES NO GREATER THAN 1:50. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30-INCHES.
5. THE LANDING WIDTH SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.
6. THE LANDING LENGTH SHALL BE A MINIMUM OF 60-INCHES CLEAR. IF RAMP CHANGES DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60-INCHES x 60-INCHES.
7. IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY WITH PROVISIONS SET FORTH IN CBC 11B-405.7.5.

ACCESSIBLE ROUTE / SIDEWALKS / HALLS / CORRIDOR AND AISLES

1. AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH CBC 11B-206 SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING.
2. ACCESSIBLE ROUTE SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR ABRUPT CHANGES IN LEVEL EXCEEDING 1/2-INCH, CHANGE IN LEVEL UP TO 1/4-INCH MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGE IN LEVEL BETWEEN 1/4-INCH AND 1/2-INCH SHALL BE BEVELED WITH SLOPE NO GREATER THAN 1:2, AND SHALL BE A MINIMUM OF 36-INCHES IN WIDTH, EXCEPT AT THE DOOR.
3. SURFACE CROSS SLOPES OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1:50.
4. IF ACCESSIBLE ROUTE HAS LESS THAN 60-INCHES CLEAR WIDTH, AT TLEAST 60-INCHES x 60-INCHES PASSING SPACE SHALL BE LOCATED AT REASONABLE INTERVAL NOT TO EXCEED 200-FT. T-INTERSECTION OF TWO CORRIDORS OR WALKS IS AN ACCEPTABLE PASSING SPACE.
5. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. GRID OPENINGS WITHIN GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS SHALL BE LIMITED TO 1/2-INCH IN THE DIRECTION OF THE TRAFFIC FLOW.
6. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL, IT SHALL COMPLY WITH PROVISIONS OF PEDESTRIAN RAMPS.
7. AREA OF RESCUE ASSISTANCE TO COMPLY WITH PROVISIONS SET FORTH IN CBC 1007.8.
8. ACCESSIBLE ROUTES SHALL BE A FIRM STABLE SLIP RESISTANT SURFACE.
9. CURB RAMPS SHALL COMPLY WITH THE PROVISIONS OF CBC 11B-406.
10. THE WIDTH OF EXTERIOR ACCESSIBLE ROUTES MUST BE 48" CLEAR MINIMUM.

ENTRANCES / DOORS

1. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED VISIBLE FROM APPROACHING PEDESTRIAN WAYS.

ACCESSIBILITY NOTES (CONTINUED)

2. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 36-INCHES IN WIDTH, AND NOT LESS THAN 80-INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90-DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE OPEN DOORWAY IS NOT LESS THAN 32-INCHES.
3. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVITY BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
4. HARDWARE REQUIRED FOR ACCESSIBILITY DOOR PASSAGE SHALL BE MOUNTED BETWEEN 34 INCHES MINIMUM AND 44-INCHES MAXIMUM ABOVE FINISHED FLOOR.
5. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2-INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGES IN LEVEL BETWEEN 1/4-INCH AND 1/2-INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
6. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TI HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN, AT A SINGLE LOCATION, ONE OF EVERY EIGHT EXTERIOR DOOR LEAFS, OR FRACTION OF EIGHT, IS A POWERED DOOR, OTHER EXTERIOR DOORS AT THE SAME LOCATION, SERVING THE SAME INTERIOR SPACE, MAY HAVE A MAXIMUM OPENING FORCE OF 8.5 POUNDS. THE POWERED LEAFS SHALL BE LOCATED CLOSEST TO THE ACCESSIBLE ROUTE. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY NOT EXCEED 15 LBS.
7. MINIMUM MANEUVERING CLEARANCES AT DOORS THAT ARE NOT AUTOMATIC OR POWER-ASSISTED SHALL COMPLY WITH CBC 11B. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR.

ENTRANCES/DOORS (CONTINUED)

8. DOOR/GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. CBC 2019 11B-404.2.8.1
9. DOORS, GATES, AND SIDE LIGHTS ADJACENT TO DOORS OR GATES, CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 43 INCHES (1092 MM) MAXIMUM ABOVE THE FINISH FLOOR, WHEN THE BOTTOM EDGE OF THE LIGHT IS NOT GREATER THAN +66". CBC 2019 11B-404.2.11

SANITARY FACILITIES (GENERAL)

1. ALL DOORWAYS LEADING TO SANITARY FACILITIES SHALL HAVE 32-INCHES CLEAR, UNOBSTRUCTED OPENINGS.
2. ALL SINKS, FAUCETS, CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS.
3. TOILET ROOM FLOOR SHALL HAVE SMOOTH, HARD NONABSORBENT SURFACES WHICH EXTENDS UPWARD ONTO THE WALL AT LEAST 5-INCHES IN TOILET ROOMS.
4. WALLS WITHIN 2-FEET OF FRONT AND SIDE OF WATER CLOSETS AND URINALS SHALL HAVE A SMOOTH, HARD NON ABSORBENT FINISH TO A HEIGHT OF 4-FEET.

GRAB BARS

1. GRAB BARS SHALL BE LOCATED ON ONE SIDE AND THE BACK OF THE ACCESSIBLE TOILET STALL OR COMPARTMENT AND SHALL BE SECURELY ATTACHED 33-INCHES TO 36- INCHES ABOVE AND PARALLEL TO THE FLOOR, MEASURED TO THE TOP OF THE GRIPPING SURFACE
2. GRAB BARS AT THE SIDE SHALL BE AT LEAST 42-INCHES LONG WITH THE FRONT END POSITIONED 24-INCHES IN FRONT OF THE WATER CLOSET STOOL, AND THE BACK END LOCATED 12" MAXIMUM FROM BACK WALL. GRAB BARS AT THE BACK SHALL NOT BE LESS THAN 36-INCHES LONG.
3. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1-1/4-INCHES OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF THE GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2-INCHES.
4. A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. GRAB BAR EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8-INCH.
5. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
6. GRAB BARS SHALL BE DESIGNED TO SUPPORT A 250-POUND FORCE, AND TO COMPLY WITH THE PROVISIONS SET FOR IN CBC 2019 11B-604.5.

BUILDING SIGNAGE

1. SIGN WHICH DESIGNATES PERMANENT ROOMS AND SPACES OR PROVIDE DIRECTIONAL INFORMATION ABOUT FUNCTIONAL SPACES SHALL COMPLY WITH CBC 11B-703.

   EXCEPTION: BUILDING DIRECTORIES, MENUS, AND ALL OTHER SIGNS WHICH ARE TEMPORARY ARE NOT REQUIRED TO COMPLY.

TOILET ROOM FIXTURES AND ACCESSORIES

1. ALL ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS. PAPER DISPENSER, SOAP DISH, ETC. PROVIDED ON OR WITHIN WALLS SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
2. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17-INCHES AND A MAXIMUM OF 19-INCHES MEASURED TO THE TOP OF THE TOILET SEAT.
3. PROVIDE 17-INCHES MINIMUM AND 18-INCHES MAXIMUM FROM THE CENTERLINE OF THE WATER CLOSET TO THE ADJACENT WALL.
4. TOILET AND URINAL FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREA NO MORE THAN 44-INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.

ACCESSIBILITY NOTES (CONTINUED)

4. TOILET AND URINAL FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREA NO MORE THAN 44-INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.
5. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR SPACE 30-INCHES WIDE x 48-INCHES LONG IN FRONT OF THE URINAL. AT LEAST ONE URINAL WITH A RIM PROJECTING A MINIMUM OF 14-INCHES FROM THE WALL AND A MAXIMUM OF 17-INCHES ABOVE THE FLOOR SHALL BE INSTALLED. URINAL SHIELDS THAT DO NOT EXTEND BEYOND THE FRONT EDGE OF THE URINAL RIM MAY BE PROVIDED WITH 29-INCHES CLEARANCE BETWEEN THEM
6. A CLEAR FLOOR SPACE 30-INCHES WIDE x 48-INCHES LONG SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN FOR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOES SPACE UNDERNEATH THE LAVATORY.
7. LAVATORIES SHALL BE MOUNTED WITH A MINIMUM DISTANCE OF 18-INCHES FROM A WALL OR PARTITION TO THE CENTER LINE OF THE FIXTURE. LAVATORY SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34-INCHES ABOVE THE FINISHED FLOOR AND WITH A CLEARANCE OF AT LEAST 29-INCHES FROM FINISHED FLOOR TO THE BOTTOM OF COUNTER SURFACE.
8. LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 29-INCHES FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRON LIP EXTENDING A MINIMUM OF 30-INCHES IN WIDTH WITH 8-INCHES MINIMUM DEPTH AT THE TOP. TOE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MINIMUM OF 9-INCHES HIGH FROM THE FLOOR AND A MINIMUM OF 17-INCHES DEEP FROM THE FRONT OF THE LAVATORY.
9. THE FULL LENGTH OF HOT WATER AND DRAINPIPES UNDER LAVATORIES SHALL BE INSULATED WITH A PRE-FORMED COVER (WRAPS ARE NOT ACCEPTABLE). THERE SHALL BE NO SHARP ABRASIVE SURFACES UNDER LAVATORIES IR COUNTER.
10. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM OF THE REFLECTIVE EDGE NOT MORE THAN 40-INCHES FROM THE FLOOR.
11. LOCATE PAPER TOWEL DISPENSERS., SANITARY NAPKIN DISPENSERS, WASTER RECEPTACLES, HAIR DRYER UNIT, WALL-MOUNTED TELEPHONE SET, ETC. WITH ALL OPERABLE PARTS NO MORE THAN 40-INCHES HIGH FROM THE FLOOR.
12. LOCATE TOILET TISSUE DISPENSERS ON THE WALL WITHIN 7-INCHES MINIMUM ABD 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER.

ADDITIONAL REQUIREMENTS

1. ELECTRICAL RECEPTACLE OUTLETS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM. IF THE REACH IS OVER A PHYSICAL BARRIER OR AN OBSTRUCTIONS, RECEPTACLES SHALL BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN SECTION 1138A.3.
2. CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX NORE LESS THAN 15 INCHES MEASURED TO THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM. IF THE REACH IS OVER A PHYSICAL BARRIER OR AN OBSTRUCTIONS, SWITCHES AND CONTROLS SHALL BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN SECTION 1138A.3.
3. THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48-INCHES ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE, OR SIDEWALK.
4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS. THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B.

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A1.5

TO HELP US BETTER SERVE YOU, PLEASE CHECK ALL THAT APPLY TO YOUR PROJECT.		PL	DPW	FIRE	MMWD	SD	EH
☒	Were permits or approvals previously issued for this project by the City Planning Division, i.e., a Design Review Permit, Use Permit or Variance?	●					
☒	Is there construction work or are there improvements within the public right-of-way, i.e., a driveway curb cut, sidewalk, trenching for or installation of utility lines? If so, an encroachment permit may be required.		●			●	
☐	Will you be working within the FEMA 100- year flood zone?	●	●	●			
☒	Will you construct a new commercial building or expand an existing commercial building, or make tenant improvements?	●	●			●	
☒	Will the project require new water service or an enlarged service for a substantial residential or commercial remodel?				●		
☐	Will you add a new or expand an existing commercial kitchen for a restaurant or for food service use?	●		●		●	●
☐	Will you install or replace existing sewer or storm water lines?		●		●	●	
☐	Will the project use infrastructure for reclaimed water? (LGVSD)					●	
☐	Will you construct a new residential dwelling unit, make an addition to an existing dwelling or residential structure?	●	●	●		●	
☒	Are you adding an additional residential kitchen or new bathroom?	●	●	●			
☒	Will you perform site grading, make site drainage improvements or install erosion control measures?	●	●				
☒	If you're adding new or more landscape and irrigation where the proposed landscape area is equal to or greater than 500 square feet, please contact Marin Municipal Water District (MMWD).	●			●		
☐	**None apply to this project.**	X	X	X	X	X	X

From: Renee Nickenig <Renee.Nickenig@cityofsanrafael.org>
Date: Tuesday, December 21, 2021 at 5:33 PM
To: Matthew Knopf <mknopf@tohigherground.com>
Cc: Thomas P. Tunny <ttunny@reubenlaw.com>, Chris Dorman <cd@dormanassociates.com>, Jeff Ballantine <Jeff.Ballantine@cityofsanrafael.org>
Subject: RE: CA - 11 Professional - Planning Submittal (Notice List & Site Visit)

Hi Matt,

See below for the conditions that will be included for the Use Permit tomorrow.

The site visit went great and I was able to get what I needed. The only issue that has come up is regarding the main monument sign, which as proposed is too large for approval. This is separate from the Use Permit hearing tomorrow and the Design Review, so it will not impact either approval. If the hearing does not run the whole hour tomorrow we can get on a separate call to discuss the sign, and I will send the specifics.

Conditions of Approval for UP21-025 (draft):

1. Applicant Responsible for Compliance with Conditions. The applicant shall ensure compliance with all of the following conditions, including submittal to the project planner of required approval signatures at the times specified. Failure to comply with any condition may result in construction being stopped, issuance of a citation, and/or modification or revocation of the Use Permit.

2. Plans and Representations Become Conditions. All information and representations whether oral or written, including the building techniques, materials, elevations and appearance of the project, as presented for approval on plans, dated **September 3, 2021** and on file with the Community Development Department, Planning Division, shall be the same as required for the issuance of a building permit, except as modified by these conditions of approval. Minor modifications or revisions to the project shall be subject to review and approval by Planning staff. Modifications deemed not minor by the Community Development Director may require review and approval as an amendment to the Environmental and Design Review Permit by Planning staff.

3. Subject to All Applicable Laws and Regulations. The approved use is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Building Division, Public Works Department and other affected City divisions and departments.

4. Permit Validity. This Permit shall become effective on **Monday, January 3, 2022** and shall be valid for a period of two (2) years from the date of final approval, or **January 3, 2024,** and shall become null and void if a building permit is not issued or a time extension granted by **January 3, 2024**. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced. A permit for the use of a building or a property is exercised when, if required, a valid City business license has been issued, and the permitted use has commenced on the property.

5. This Use Permit (UP21-025) approves the operation of day care center for a maximum of 105 children ages six (6) weeks to six (6) years. It is estimated that there will be 18 full time employees. Should this proposed capacity change the Zoning Administrator will determine if the change can be approved at an administrative level or if a higher-level body review is necessary.

6. The Use Permit (UP21-025) is approved to operate Monday through Friday between 7:00 AM to 6:00 PM. Within that time children are expected to be dropped off between 7:30 AM to 10:00 AM, and be picked up between 12:00 PM to 12:30 PM, and 2:30 PM to 6:00 PM. Should these operating hours deviate, the Zoning Administrator will determine if the change can be approved at an administrative level or if a higher-level body review is necessary.

7. This permit is subject to review, imposition of additional conditions, or revocation if factual complaint is received by the Planning Division that the maintenance or operation of this establishment is violating any of these or other required conditions or is detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood or is detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

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SAN RAFAEL
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STATE OF CALIFORNIA

GUIDEPOST MONTESSORI
11 PROFESSIONAL CENTER PKWY
SAN RAFAEL, CA 94903
APN: 155-072-05

PERMIT SUBMITTAL

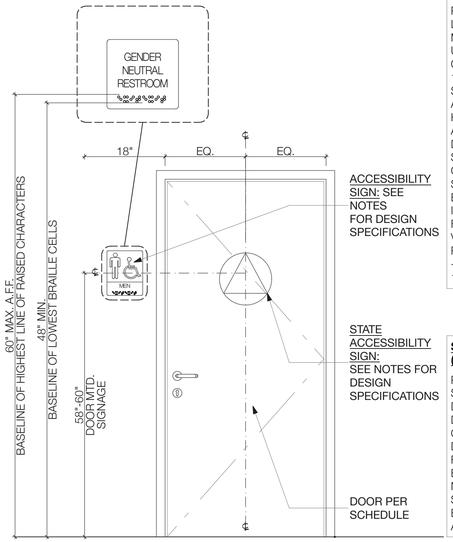
PLANNING CONDITIONS OF APPROVAL & CHECKLIST

REVISIONS

DATE: 4/22/22

SHEET

A1.6



ACCESSIBILITY SIGN (WALL MOUNT):

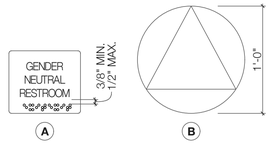
PER SECTION 11B-703.4 LETTERS TO BE RAISED 1/32" MINIMUM, SANS SERIF UPPERCASE ACCOMPANIED BY GRADE 2 BRAILLE PER CBC 1117B.5.6. RAISED CHARACTERS SHALL BE A MINIMUM OF 5/8" AND A MAXIMUM OF 2" HIGH. SIGN TO HAVE UNISEX AND WHEELCHAIR ACCESS PICTOGRAMS W/VERBAL DESCRIPTION BELOW. SIGN SHALL BE NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND. SYMBOLS TO BE 6" IN HEIGHT. CONFIRM DESIGN AND FINISHES WITH ARCHITECT. VERTICES/CORNERS SHALL BE RADIUSED BETWEEN 1/8" MIN. -1/4"MAX. AS PER CBC 11B-703.7.2.6.4

STATE ACCESSIBILITY SIGN (DOOR MOUNT):

PER SECTION 11B-703.4 SYMBOL SHALL BE 1/4" THICK AND DISTINCTLY DIFFERENT FROM THE DOOR COLOR AND CONTRAST. CENTER THE SYMBOL ON THE DOOR AT 5'-0" ABOVE FINISHED FLOOR. CHARACTERS AND BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. CONFIRM DESIGN AND FINISHES WITH ARCHITECT.

NOTE: FOR CODE COMPLIANCE ONLY. SEE HIGHER GROUNDS DESIGN DETAILS ON A1.9

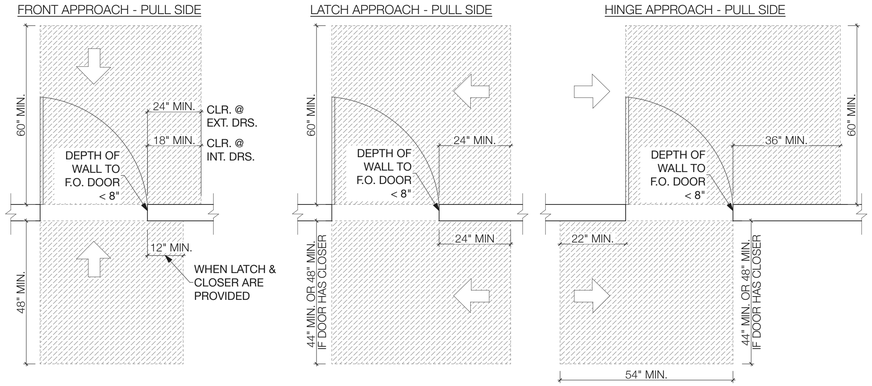
SIGNAGE @ GENDER NEUTRAL RESTROOMS



WALL MOUNTED SIGNAGE — DOOR MOUNTED SIGNAGE

SIGNAGE NOTE:
REFERENCE A1.8 FOR ADDITIONAL SIGN DESIGN INFORMATION

9 RESTROOM SIGNAGE
SCALE: 1 1/2"= 1'-0"



FRONT APPROACH - PUSH SIDE
DOOR PROVIDED W/ BOTH LATCH & CLOSER

LATCH APPROACH - PUSH SIDE
DOOR PROVIDED W/ BOTH LATCH (& CLOSER)

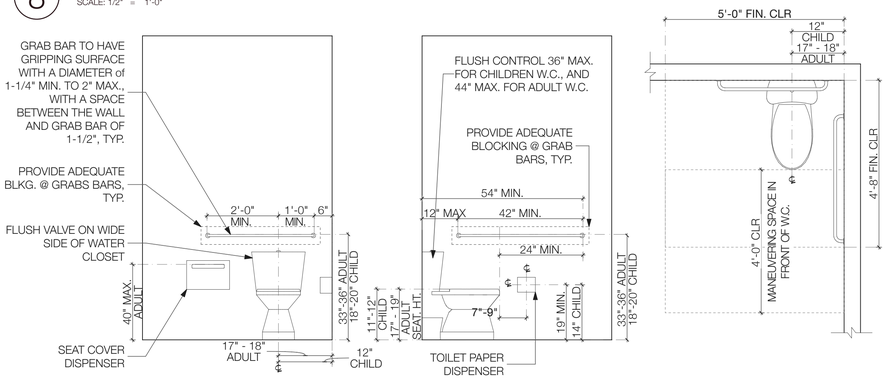
HINGE APPROACH - PUSH SIDE
DOOR PROVIDED W/ BOTH LATCH (& CLOSER)

MANEUVERING CLEARANCES AT SWINGING DOORS PER CBC 11B-404

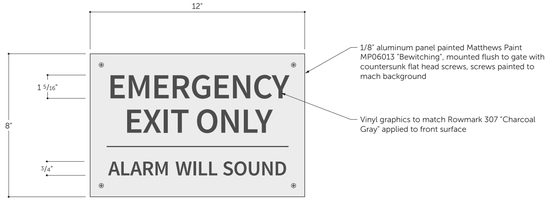
NOTE: DOOR CLEARANCES ARE CLEAR AND LEVEL LANDINGS WITH A SLOPE OF NO MORE THAN 2% IN ANY DIRECTION

MANEUVERING CLEARANCES AT DOORS TO EXTEND 27" ABOVE THE FINISH FLOOR PER CBC 11B-404.2.4

8 TYP. CLEARANCES @ SWINGING DOOR
SCALE: 1/2" = 1'-0"

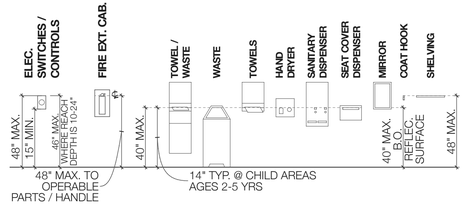


7 TYP. CLEARANCES @ WATER CLOSET
SCALE: 1/2" = 1'-0"

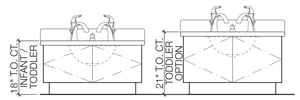


EMERGENCY EXIT ONLY SIGNS FOR EXTERIOR GATES

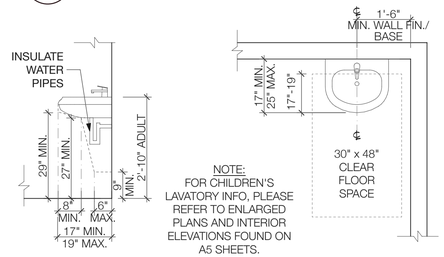
6 EMERGENCY EXIT ONLY
SCALE: 1/8" = 1'-0"



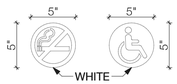
5 TYP. MOUNTING HTS.
SCALE: 1/4" = 1'-0"



4 CHILD SINK HEIGHTS
SCALE: 1/2" = 1'-0"

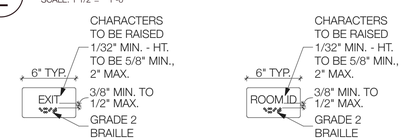


3 TYP. CLEARANCES @ LAVATORY
SCALE: 1/2" = 1'-0"



NO SMOKING DECAL — ADA DECAL

2 ENTRY DOOR DECALS
SCALE: 1 1/2"= 1'-0"



TACTILE EXIT SIGNAGE PLACED AT GRADE LEVEL EXIT DOORS, PER CBC 1011.4 & 11B-703. SEE ADJACENT NOTES FOR TACTILE DIRECTIONAL SIGNAGE. NOT THE ACTUAL DESIGN, SEE A1.9 FOR DESIGN DETAILS. USE THIS DIAGRAM AS REFERENCE FOR CODE REQUIREMENTS.

WHERE ROOM IDENTIFICATION SIGNAGE IS PROVIDED, ADDITIONAL TACTILE SIGNAGE SHALL BE PLACED TO IDENTIFY PERMANENT ROOMS TO COMPLY WITH CBC 11B-703. SEE ADJACENT NOTES FOR TACTILE IDENTIFICATION SIGNAGE. NOT THE ACTUAL DESIGN, SEE A1.9 FOR DESIGN DETAILS. USE THIS DIAGRAM AS REFERENCE FOR CODE REQUIREMENTS.

NOTE: FOR CODE COMPLIANCE ONLY. SEE HIGHER GROUNDS DESIGN DETAILS ON A1.9

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

ACCESSIBLE SIGNAGE

ALL SIGNS REQUIRING TACTILE CHARACTERS SHALL ADHERE BY THE FOLLOWING SPECIFICATIONS, PER CBC 11B-703:

1. RAISED CHARACTERS MUST USE SANS SERIF FONT, IN ALL UPPERCASE CHARACTERS. SIMPLE OR HEAVY SERIF FONTS OF ANY KIND ARE NOT ALLOWED. RAISED TEXT CHARACTERS MUST BE 5/8" TO 2" HIGH, AND MUST BE ACCOMPANIED BY CONTRACTED (GRADE 2) BRAILLE.
2. CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT WITH BRAILLE PLACED 3/8" MINIMUM AND 1/2" MAXIMUM DIRECTLY BELOW THE TACTILE CHARACTERS; FLUSH LEFT OR CENTERED. WHEN TEXT IS MULTI-LINED, ALL BRAILLE SHALL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT.
3. BRAILLE DOTS WITHIN CELLS SHALL COMPLY WITH CBC FIGURE 11B-703.3.1.
4. PICTORIAL SYMBOLS THAT IDENTIFY ROOMS AND SPACES MUST BE IN A 6" MINIMUM HIGH FIELD DIRECTLY ABOVE ACCOMPANYING RAISED TEXT AND GRADE 2 BRAILLE. CBC 11B-703.6
5. SIGNS INSTALLED ON POLES OR PYLONS, WHEN THE BOTTOM EDGE OF THE SIGN IS AT LESS THAN 80 INCHES A.F.F., PROVIDE 0.125 INCH RADIUS CORNERS AND EASED EDGES.

A. IDENTIFICATION SIGNS

1. SIGNS WHICH IDENTIFY PERMANENT ROOMS AND SPACES OF A BUILDING OR SITE SHALL COMPLY WITH CBC 11B-703
   - CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
   - CHARACTERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO OF BETWEEN 1:5 AND 1:10.
   - VISUAL CHARACTERS SHALL BE RAISED 1/32" MINIMUM, AND SHALL BE SERIF OR SANS SERIF UPPERCASE ACCOMPANIED BY GRADE 2 BRAILLE.

B. DIRECTIONAL SIGNS

1. SIGNS WHICH DIRECT TO OR GIVE INFORMATION ABOUT PERMANENT ROOMS AND FUNCTIONAL SPACES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH CBC 11B-703
   - CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
   - CHARACTERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO OF BETWEEN 1:5 AND 1:10. CBC 11B-703.5.5
   - CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. PER CBC TABLE 11B-703

C. ACCESSIBILITY SIGNS

1. WHEN SIGNS IDENTIFY, DIRECT TO OR GIVE INFORMATION ABOUT ACCESSIBLE ELEMENTS AND FEATURES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH CBC 11B-703
   - CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.

EXIT SIGNAGE

1. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN A CORRIDOR IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN. CBC 2019 1013.1.

EXCEPTIONS (PROJECT SPECIFIC):
EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS.

2. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. CBC 2016 1013.3.

EXCEPTION:
TACTILE EXIT SIGNS REQUIRED BY CBC 1013.4 NEED NOT BE PROVIDED WITH ILLUMINATION.

3. INTERNALLY ILLUMINATED EXIT SIGNS TO COMPLY WITH CBC 2019 1013.5.
4. EXTERNALLY ILLUMINATED EXIT SIGNS TO COMPLY WITH CBC 2019 1013.6.
5. TACTILE EXIT SIGNS REQUIREMENTS TO COMPLY WITH CBC 2019 1013.4.

PORTABLE FIRE EXTINGUISHERS

PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN OCCUPANCIES AND LOCATIONS AS HEREIN INDICATED AND SET FORTH IN THE CODE AND AS REQUIRED BY THE FIRE DEPARTMENT. THE MAXIMUM TRAVEL DISTANCE TO THE FIRE EXTINGUISHER SHALL NOT EXCEED 75 FEET ALONG AN UNOBSTRUCTED PATH OF TRAVEL. THE MINIMUM RATING CLASSIFICATION FOR THE FIRE EXTINGUISHER SHALL NOT BE LESS THAN 2A-10BC. ALL PORTABLE FIRE EXTINGUISHERS SHALL HAVE A SERVICE TAG AFFIXED TO THEM SHOWING THAT THE EXTINGUISHER HAS BEEN SERVICED BY A CALIFORNIA STATE LICENSED FIRE EXTINGUISHER CONCERN. ALL FIRE EXTINGUISHERS SHALL BE ATTACHED TO A BRACKET OR WITHIN AN APPROVED CABINET. MAXIMUM DISTANCE FROM THE FLOOR TO OPERABLE PARTS SHALL NOT EXCEED 48 INCHES. SIGNAGE SHALL BE POSTED ABOVE THE EXTINGUISHER AND SHALL READ "FIRE EXTINGUISHER". CBC 2019 SECTION 906.

ADDITIONAL FIRE NOTES

1. **ALL COMBUSTIBLE DECORATIVE MATERIALS NOT MEETING THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 SHALL NOT EXCEED 10 PERCENT OF THE AGGREGATE AREA OF WALLS AND CEILINGS AS DETERMINED BY PROCEDURES SET FORTH IN CHAPTER 8, 2019 CBC.**
2. **MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT THE FLOOR LEVEL PER 2019 CBC, 1008.2.1.**
3. **EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED, WITH AN EMERGENCY POWER SUPPLY PER 2019 CBC, SECTION 1008.3.4.**
4. **RADIATION-BASED EXIT SIGNS ARE NOT ACCEPTABLE. USE ONLY ELECTRICITY-BASED OR BATTERY-BASED EXIT SIGNAGE. CONFIRM FINAL SELECTION WITH ARCHITECT.**

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LICENSED ARCHITECT — CHRIS DORMAN — C 28300 — 12-31-23 — STATE OF CALIFORNIA

GUIDEPOST MONTESSORI
11 PROFESSIONAL CENTER PKWY
SAN RAFAEL, CA 94903
APN: 155-072-05

PERMIT SUBMITTAL

ADA DETAILS

REVISIONS

DATE: 4/22/22

SHEET

A1.7

2019 BUILDING CODE ANALYSIS

CODE ISSUE:	ITEM:	ANALYSIS:	SECTION REFERENCE:
TYPE OF CONSTRUCTION	BUILDING	TYPE I-A , SPRINKLERED METAL FRAME INTERIOR WALLS	CBC TABLE 601
CODE ISSUE:	ITEM:	ANALYSIS:	SECTION REFERENCE:
BASIC ALLOWABLE BUILDING AREA	TYPE V-B SPRINKLERED BUILDING TO BE EQUIPPED WITH EMERGENCY VOICE/ ALARM COMMUNICATION SYSTEM	OCCUPANCY = NON-SEPARATED E & B E OCC. = 38,000 S.F. ALLOWABLE B OCC. = 36,000 S.F. ALLOWABLE UNLIMITED ALLOWABLE BUILDING AREA. **PROPOSED TOTAL TENANT IMPROVEMENT S.F. 8,450 S.F. (GROSS S.F.)**	CBC SECTION 506
CODE ISSUE:	ITEM:	ANALYSIS:	SECTION REFERENCE:
OCCUPANCY CLASSIFICATION	**GUIDEPOST MONTESSORI** **ACTUAL FLOOR AREAS:**	NIDO CLASSROOM 467 S.F. TODDLER CLASSROOM #106 595 S.F. TODDLER CLASSROOM #107 580 S.F. CHILDREN'S HOUSE CLASSROOM #108 950 S.F. CHILDREN'S HOUSE CLASSROOM #114 878 S.F. CHILDREN'S HOUSE CLASSROOM #117 1036 S.F OFFICE 116 S.F. FOOD PREPARATION 82 S.F. STAFF LOUNGE 110 S.F. LOBBY AREA/ CHECK-IN 227 S.F. **TOTAL (USABLE PER CODE) 5,041 S.F.** *SQ. FOOTAGE FOR INFANT ROOM DOES NOT INCLUDE THE NAP AREA. NAP AREA IS USED BY THE SAME OCCUPANTS IN THE INFANT CLASSROOM.	
	OCCUPANCY GROUP	NON-SEPARATED GROUP E & B OCCUPANCY	CBC SECTION 305.2 CBC 508.3
		GROUP E - EDUCATIONAL (DAYCARE FOR MORE THAN 6 CHILDREN OVER THE AGE OF 2 YEARS, AND DAY CARE FOR MORE THAN 6 BUT NO MORE THAN 100 CHILDREN UNDER 2 YEARS OF AGE, WHERE THE ROOMS IN WHICH THE CHILDREN ARE CARED FOR ARE LOCATED ON A LEVEL OF EXIT DISCHARGE SERVING SUCH ROOMS AND EACH OF THESE CHILD CARE ROOMS HAS AN EXIT DOOR DIRECTLY TO THE EXTERIOR)	CBC SECTION 308.5.1
		GROUP B - BUSINESS	
	OCCUPANCY OF CHILDREN UNDER 2 YEARS OF AGE	INFANT/TODDLER/YOUNG PRESCHOOL CLASS RM. POD: INFANT/ NIDO AREA #113 13.34 CHILDREN UNDER 2 YEARS OF AGE TODDLER AREA #106,107 33.57 CHILDREN UNDER 2 YEARS OF AGE **TOTAL = 46.91 (~47) CHILDREN 2 YEARS OF AGE & UNDER**	CBC SECTION 308.5.1
	OCCUPANCY LOAD FACTORS OF BUILDING (BASED ON USE)	DAYCARE = 35 S.F./OCC. ASSEMBLY (UNCONCENTRATED) = 15 S.F./OCC. OFFICES & LOBBY AREA = 150 S.F./OCC. KITCHENS, COMMERCIAL = 200 S.F./OCC. MECH. / STORAGE = 300 S.F./OCC.	CBC TABLE 1004.5
	TOTAL OCCUPANT LOADS	CLASSROOM AREAS (E OCCUPANCY, DAYCARE USE) = 128.74 =~129 PPL OFFICE; LOBBY (B OCCUPANCY, BUSINESS USE) = 2.28 =~3 PPL STAFF LOUNGE (B OCCUPANCY, ASSEMBLY USE) =7.33 =~8 PPL FOOD PREPARATION (B OCCUPANCY, KITCHEN USE) = 0.41 =~1 PPL TOTAL OCCUPANT LOAD FOR E OCCUPANCY = 129 OCCUPANTS TOTAL OCCUPANT LOAD FOR B OCCUPANCY = 12 OCCUPANTS **TOTAL OCCUPANT LOAD = 141 OCCUPANTS**	

EXITS

CODE ISSUE:	ITEM:	ANALYSIS:	SECTION REFERENCE:
	MINIMUM OF TWO EXITS REQUIRED IN ADMIN AREA BASED ON OCCUPANT LOAD	ASSEMBLY & BUSINESS OCCUPANT LOAD OF 1-500	CBC SECTION 1006.3.2 AND CBC TABLE 1006.3.2
	MINIMUM OF TWO EXIT FOR INFANT/TODDLER CLASSROOM POD BASED ON AGE GROUP	DAYCARE MEANS OF EGRESS WHERE CARE IS PROVIDED FOR CHILDREN 2YRS OF AGE OR LESS SHALL NOT HAVE LESS THAN TWO EXITS	CBC SECT. 308.5.1
	MINIMUM OF ONE EXIT FOR PRESCHOOL CLASSROOM BASED ON OCC. LOAD	CLASSROOM (EDUCATIONAL) OCCUPANT LOAD OF LESS THAN 49 OCCUPANTS (TWO EXITS PROVIDED FOR PRESCHOOL CLASSROOMS)	CBC TABLE 1006.3.3 (2)
	MEANS OF EGRESS OTHER THAN STAIRWAYS TO HAVE .15" EXIT WIDTH PER OCCUPANT SERVED.	EA. GROUND FLR. EXIT DOOR (2 TOTAL) OCC. LOAD OF 50% GROUND FLR. 56 X 0.15 = 8.4" TOTAL EXIT WIDTH REQ'D. (32" MIN. REQ'D) MEANS OF EGRESS WIDTH PROVIDED: 2 EXIT DOORS, EA. @ 36" = 72" TOTAL	CBC SECTION 1005.3.2 EXCEP. 1
	EXIT PASSAGEWAY MINIMUM WIDTH	44" MINIMUM WIDTH DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-HALF	CBC TABLE 1020.2
	HARDWARE	GROUP 'E' OCCUPANCY PANIC HARDWARE ON EXIT DOORS ARE NOT REQUIRED IN SPACES WITH OCCUPANT LOAD OF 49 OR LESS. *PANIC HARDWARE IS REQUIRED FOR THE PLAY AREA EXT. EXIT GATES, SEE A1.9	CBC SECTION 1010.1.10
	EXIT SIGNS	EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT - ADMINISTRATIVE AREAS	CBC SECTION 1013.1 EXCEPTION 1
	EXIT ACCESS TRAVEL DISTANCE	WITH SPRINKLER SYSTEM - 250 FT. MAX.	CBC TABLE 1017.2
	FIRE-RATED CORRIDORS	A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN OCCUPANCY GROUPS E & B WITH SPRINKLER SYSTEM	CBC TABLE 1020.1

PLUMBING CALCULATIONS:

			SECTION REFERENCE:
	ADULT FIXTURES:	GROUP A, ASSEMBLY = 110 S.F. / 30 S.F. = 3.66 PPL (STAFF LOUNGE) GROUP B, ADMISTRATIVE = 425 S.F. / 200 S.F. = 2.13 PPL (LOBBY AREA, OFFICE, FOOD PREPARATION) TOTAL: 5.79 = 6 (ROUNDED UP)	2019 CPC TABLE A
CODE ISSUE: RESTROOM FIXTURES	ITEM: QUANTITIES: ONLY 1 ADULT ALL GENDER RESTROOM REQUIRED. 2 PROVIDED.	ANALYSIS: IN BUSINESS OCCUPANCIES WITH AN OCCUPANT LOAD OF 50 OR LESS, ONE TOILET FACILITY DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.	2019 CPC TABLE 422.1 2019 CPC 422.2 EXCEPTION 3
DRINKING FOUNTAIN	QUANTITIES: NO DRINKING FOUNTAIN IS REQUIRED.	DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS (ADMIN AREAS).	2019 CPC TABLE 422.1 2019 CPC 415.2
	CHILDREN FIXTURES:	GROUP E, CLASSROOMS = 4,506 S.F. / 50 S.F. = 90.12 PPL 92 OCCUPANTS	2019 CPC TABLE A

	MALE (46)	FEMALE (46)	UNISEX	TOTAL
REQUIRED WATER CLOSETS	0.92	1.53	-	3
REQUIRED LAVATORIES	1.15	1.15	-	3
PROVIDED WATER CLOSETS	-	-	9	9
PROVIDED LAVATORIES	-	-	5	5

2019 CPC TABLE 422.1

CODE ISSUE:	ITEM:	ANALYSIS:	SECTION REFERENCE:
CHILDREN RESTROOM FIXTURES	QUANTITIES 3 TOILETS & 3 FAUCETS ARE REQUIRED PER CALIFORNIA LICENSING 9 TOILETS AND 5 FAUCETS ARE PROVIDED	CALIFORNIA LICENSING (TITLE 22) IS MORE RESTRICTIVE THAN TITLE 24 IN TERMS OF PLUMBING FIXTURE COUNT FOR CHILDREN. ONE TOILET AND FAUCET IS REQUIRED PER EVERY 15 CHILDREN PER LICENSING - THEREFORE, 6 TOILETS AND 6 FAUCETS ARE PROVIDED IN THE PROJECT.	TITLE 22 CALIFORNIA CHILDCARE LICENSING REQUIREMENTS

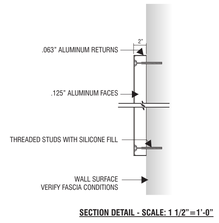
SCALE: 1 1/2" = 1'-0"

D

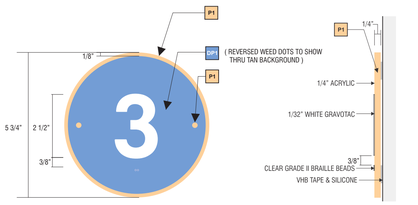
MANUFACTURE AND INSTALL ONE (1) NON ILLUMINATED RECEPTION SIGN
FACE: .125" THICK ALUMINUM
RETURNS: .063" THICK ALUMINUM
INSTALLATION: THREADED STUDS

DP1 DIGITAL PRINT TO MATCH PMS 7453C BLUE, SATIN LAMINATE (C-53 M-26 Y-0 K-0)

P1 PAINT TO MATCH (C-0 M-20 Y-43 K-0), SATIN FINISH



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



SCALE: 1:2 END VIEW SCALE: 1

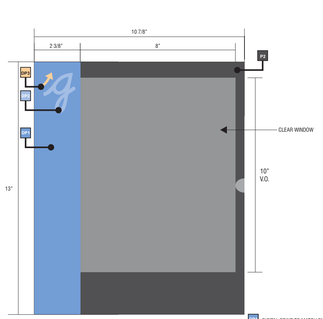
A GPM-ADA-PLQ-5x5

MANUFACTURE AND INSTALL SIX (6) NON ILLUMINATED PLAQUES

DP1 DIGITAL PRINT TO MATCH PMS 7453C BLUE, SATIN LAMINATE (C-53 M-26 Y-0 K-0) (REVERSED WEED DOTS TO SHOW THRU TAN BACKGROUND)

P1 PAINT TO MATCH (C-0 M-20 Y-43 K-0), SATIN FINISH

ADA 1/32" WHITE GRAVOTAC



SCALE: 1:2

F1 F2

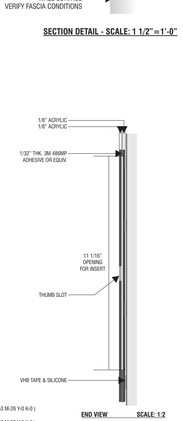
MANUFACTURE AND INSTALL TEN (10) NON ILLUMINATED PLAQUES W/ CHANGEABLE INSERT
(2) LAYERS 1/8" CLEAR ACRYLIC, MASKED AND PAINTED WITH DIGITALLY PRINTED GRAPHICS APPLIED FIRST SURFACE

DP1 DIGITAL PRINT TO MATCH PMS 7453C BLUE, SATIN LAMINATE (C-53 M-26 Y-0 K-0)

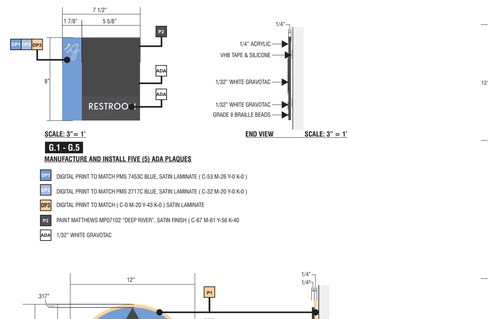
DP2 DIGITAL PRINT TO MATCH PMS 2717C BLUE, SATIN LAMINATE (C-32 M-20 Y-0 K-0)

DP3 DIGITAL PRINT TO MATCH (C-0 M-20 Y-43 K-0) SATIN LAMINATE

P2 PAINT MATTHEWS MP07102 "DEEP RIVER", SATIN FINISH (C-67 M-61 Y-56 K-40



END VIEW SCALE: 1:2



SCALE: 3" = 1' END VIEW SCALE: 3" = 1'

G.1 - G.5

MANUFACTURE AND INSTALL FIVE (5) ADA PLAQUES

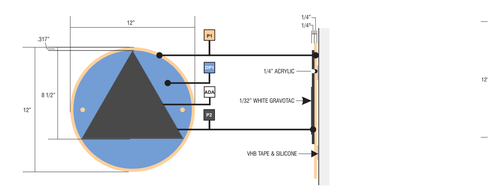
DP1 DIGITAL PRINT TO MATCH PMS 7453C BLUE, SATIN LAMINATE (C-53 M-26 Y-0 K-0)

DP2 DIGITAL PRINT TO MATCH PMS 2717C BLUE, SATIN LAMINATE (C-32 M-20 Y-0 K-0)

DP3 DIGITAL PRINT TO MATCH (C-0 M-20 Y-43 K-0) SATIN LAMINATE

P2 PAINT MATTHEWS MP07102 "DEEP RIVER", SATIN FINISH (C-67 M-61 Y-56 K-40

ADA 1/32" WHITE GRAVOTAC



SCALE: 3" = 1' END VIEW SCALE: 3" = 1'

H.1 - H.5

MANUFACTURE AND INSTALL FIVE (5) NON ILLUMINATED PLAQUES

DP1 DIGITAL PRINT TO MATCH PMS 7453C BLUE, SATIN LAMINATE (C-53 M-26 Y-0 K-0)

P1 PAINT TO MATCH (C-0 M-20 Y-43 K-0), SATIN FINISH

P2 PAINT MATTHEWS MP07102 "DEEP RIVER", SATIN FINISH (C-67 M-61 Y-56 K-40

ADA 1/32" WHITE GRAVOTAC

Signtech
4444 Federal Blvd San Diego, CA 92102
(619) 527-6100 signtech.com

1 GUIDEPOST MONTESSORI SIGNAGE DESIGN DETAILS
NOT TO SCALE

GUIDEPOST MONTESSORI
INTERIOR TYPICALS

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C 28300
12-31-23
STATE OF CALIFORNIA

GUIDEPOST MONTESSORI
11 PROFESSIONAL CENTER PKWY
SAN RAFAEL, CA 94903
APN: 155-072-05

PERMIT SUBMITTAL

CODE ANALYSIS AND SIGNAGE DESIGN

REVISIONS

DATE: 4/22/22

SHEET

A1.9

RESERVED FOR 2022 DA CHECKLIST

TACTILE SIGNAGE SCHEDULE

ID	TYPE	QTY	DETAIL
1	MAIN ENTRY DOOR DECALS	1	2/A1.8
2	TACTILE ENTRANCE	1	TBD
3	TACTILE EXIT	13	1/A1.8
4	ROOM IDENTIFICATION	15	1/A1.8
5	GENDER NEUTRAL RESTROOM WALL MOUNTED	2	9/A1.8
6	GENDER NEUTRAL RESTROOM DOOR MOUNTED	3	9/A1.8
7	TACTILE "EMERGENCY EXIT ONLY, ALARM WILL SOUND"	6	6/A1.8

LEGEND

EXIT — EXTERNALLY OR INTERNALLY ILLUMINATED EXIT SIGN

EXIT — EXTERNALLY OR INTERNALLY ILLUMINATED DIRECTIONAL EXIT SIGN

EXIT — EXTERNALLY OR INTERNALLY ILLUMINATED DIRECTIONAL EXIT SIGN

F.E. — FULLY/ SEMI RECESSED PORTABLE FIRE EXTINGUISHER CABINET W/ EXPOSED EDGES ROUNDED - CABINET TO BE LARSEN'S VERTICAL DUO, W/ CLEAR TEMPERED SAFETY GLASS, VERTICAL LETTERING IN RED, STAINLESS STEEL FINISH. PROVIDE HAGER WIRE PULL HANDLE FOR THE CABINET PER FINISH SCHEDULE ON A5.1 (HW-1). PROVIDE FIRE EXTINGUISHER SIGN ABOVE FIRE EXTINGUISHER CABINET PER LOCAL CODES FOR VISIBILITY. 6/A7.1 7/A7.1

ACCESSIBLE ROUTE OF TRAVEL

ACCESSIBLE ROUTE OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX, AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ACCESSIBLE ROUTE OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE ROUTE OF TRAVEL.

ACCESSIBLE SIGNAGE: SEE SHEET A1.8

ALL ENTRANCES AND EXITS IDENTIFIED WITH A TRIANGULAR SYMBOL (▲) ON THIS PLAN ARE ACCESSIBLE AND COMPLY WITH CBC 11B-206, INCLUDING:

A. 32" CLEAR OPENING MINIMUM
B. REQUIRED STRIKE EDGE CLEARANCE AT PULL SIDE OF DOOR (24" FOR FRONT AND LATCH, 36" FOR HINGE APPROACH)
C. LEVEL LANDINGS (2% SLOPE MAX)
D. ACCESSIBLE THRESHOLD, HARDWARE, CLOSER, KICK-PLATE
E. ISA ON EXTERIOR SIDE OF ENTRANCE
F. TACTILE EXIT SIGNAGE ON INTERIOR SIDE OF EXIT DOOR, AS REQUIRED
G.ACCESSIBLE ROUTE SURFACE IS SLIP-RESISTANT, STABLE & FIRM.

PRIMARY ACCESSIBLE PATH OF EGRESS IS SHOWN AS:

SECONDARY ACCESSIBLE PATH OF EGRESS IS SHOWN AS:

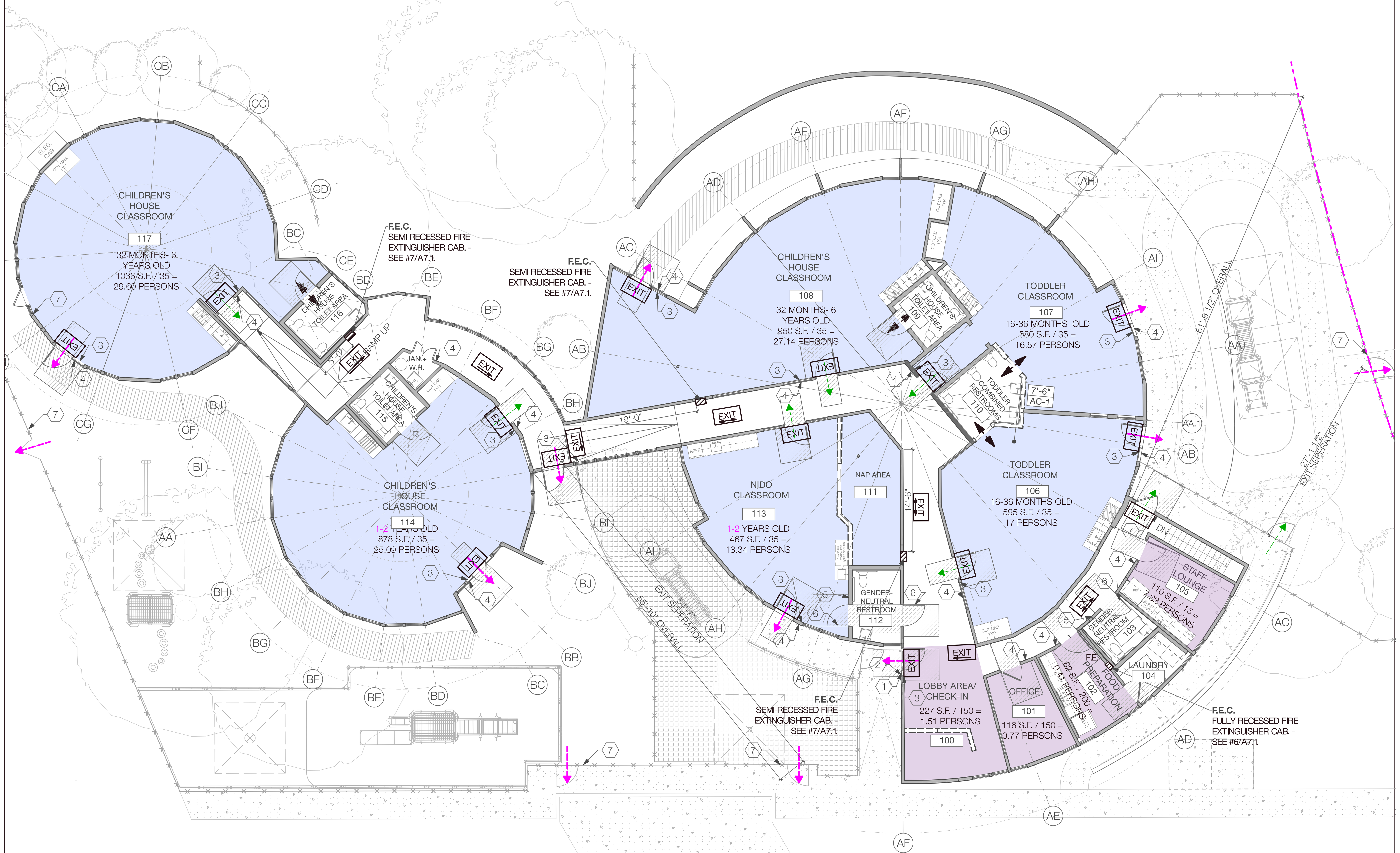
FOR MANEUVERING CLEARANCES @ DOORS SEE DET. 9/A1.8

FINGER GUARD LEGEND

1. SEE A5.1 FOR FINGER GUARD LOCATIONS
2. SEE A5.2 FOR FINGER GUARD PRODUCT SPECIFICATIONS

SECURITY NOTES

1. MAXIMUM ADA MOUNTING HEIGHTS FOR CARD READERS AND VIDEO DOORBELL AT 48" TO TOP OF DEVICE COVER PLATE. CG TO VERIFY CAMERA IN VIDEO DOORBELL WILL CAPTURE FACES PROPERLY WHEN MOUNTED AT THAT HEIGHT.
2. VIDEO DOOR STATION TO BE AIPHONE (MODEL PER WU YEE) SURFACE MOUNTED. PROVIDE AIPHONE MASTER MONITOR WITH HEADSET AS REQUIRED BY CHILDCARE PROVIDER.
3. PROVIDE AIPHONE WALL MOUNTED UNITS IN CLASSROOMS, LOCATION PER WU YEE, SEE ALSO ELEC. LOW VOLTAGE DWG.
4. DOOR RELEASE RELAY TO BE AIPHONE OR SIMILAR PRODUCT PER SECURITY CONSULTANT AND TO BE APPROVED BY ARCHITECT.
5. CONFIRM ALL AIPHONE MODELS WITH WU YEE OF SAN FRANCISCO AND ARCHITECT.



1 CODE ANALYSIS FLOOR PLAN

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

Dorman Associates
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SAN RAFAEL, CA 94903
APN: 155-072-05

PERMIT SUBMITTAL

CHILDCARE CODE AND FIRE LIFE SAFETY PLAN

REVISIONS

DATE: 4/22/22

SHEET

A1.9

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

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

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), including neighborhood electric vehicles (NEV), partial zero emission vehicle (PZEV), advanced technology PZEV (AT ZEV) or CNG fueled (original equipment manufacturer only) regulated under Health and Safety Code section 43800 and CCR, Title 13, Sections 1961 and 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing High-Occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES. In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as follows:

TABLE 5.106.5.2 - PARKING

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	3
25-50	6
51-75	9
76-100	12
101-150	18
151-200	21
201 AND OVER	AT LEAST 12% OF TOTAL[1]

1.Calculation for spaces shall be rounded up to the nearest whole number.

Note: Designated parking for clean air vehicles shall count towards the total parking spaces required by the local enforcing agencies.

5.106.5.2.1 - Parking stall marking. Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR / VAN POOL / EV

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) is/are installed, it shall be in accordance with the California Building Code, the California Electrical Code and as follows:

5.106.5.3.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. A listed raceway capable of accommodating a 208/240 -volt dedicated branch circuit.
3. The raceway shall not be less than trade size 1".
4. The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and listed suitable cabinet, box, enclosure or equivalent.
5. The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40-ampere dedicated branch circuit for the future installation of the EVSE.

5.106.5.3.2 Multiple charging space requirements. [N] When multiple charging spaces are required per Table 5.106.5.3.3 raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. The raceway(s) shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent.
3. Plan design shall be based upon 40-ampere minimum branch circuits.
4. Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage.
5. The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

5.106.5.3.3 EV charging space calculations. [N] Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.

Exceptions: On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions:

1. Where there is insufficient electrical supply.
2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

TABLE 5.106.5.3.3

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	2
26-50	4
51-75	7
76-100	9
101-150	13
151-200	18
201 AND OVER	10% of total[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.

5.106.5.3.4 [N] Identification. The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

5.106.5.3.5 [N] Future charging spaces qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.

Note: Future electric vehicle charging spaces shall count towards the total parking spaces required by the local enforcing agencies.

5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS[1,2]

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING 3					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting 3	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING 3 (G)					
Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4
Luminaire front hemisphere is 1-2 MH from property line	N/A	G0	G1	G1	G2
Luminaire front hemisphere is 0.5-1 MH from property line	N/A	G0	G0	G1	G1
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code.*

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight
Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.
Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
   Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: The surface parking area covered by solar photovoltaic shade structures, or shade structures, with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculations.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions: Walks, hardscape areas covered by solar photovoltaic shade structures, and hardscape areas covered by shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. ***California Energy Code [DSA-SS].*** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

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PERMIT SUBMITTAL

CALGREEN MANDATORY MEASURES CHECKLIST

REVISIONS

DATE: 4/22/22

SHEET

A1.10

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

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

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

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32^{0} Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I–joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS)}. One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^{3}/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lerigths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

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APN: 155-072-05

PERMIT SUBMITTAL

CALGREEN MANDATORY MEASURES CHECKLIST

REVISIONS

DATE: 4/22/22

SHEET

A1.11

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

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

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

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CALGREEN MANDATORY MEASURES CHECKLIST

REVISIONS

DATE: 4/22/22

SHEET

A1.12

Y	N/A	RESPON. PARTY
☐	☐	

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

Y	N/A	RESPON. PARTY
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TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

Y	N/A	RESPON. PARTY
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TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

Y	N/A	RESPON. PARTY
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5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

GENERAL DEMO NOTES

1. REMOVE INTERIOR WALLS WHERE SHOWN DASHED.
2. REMOVE DOORS WHERE SHOWN DASHED.
3. ALL DEMOLITION IS TO COMPLY WITH CITY CONSTRUCTION & DEMOLITION PRACTICES FOR REMOVAL AND RECYCLING OF MATERIALS.
4. **TAKE CARE TO AVOID REMOVING ANY STRUCTURAL MEMBERS.**
5. CONTRACTOR TO TAKE CARE IN REMOVING LEAD PAINT, AND CONTAINING DUST, PER CURRENT STATE REQUIREMENTS.

WALL LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

SHEET NOTES

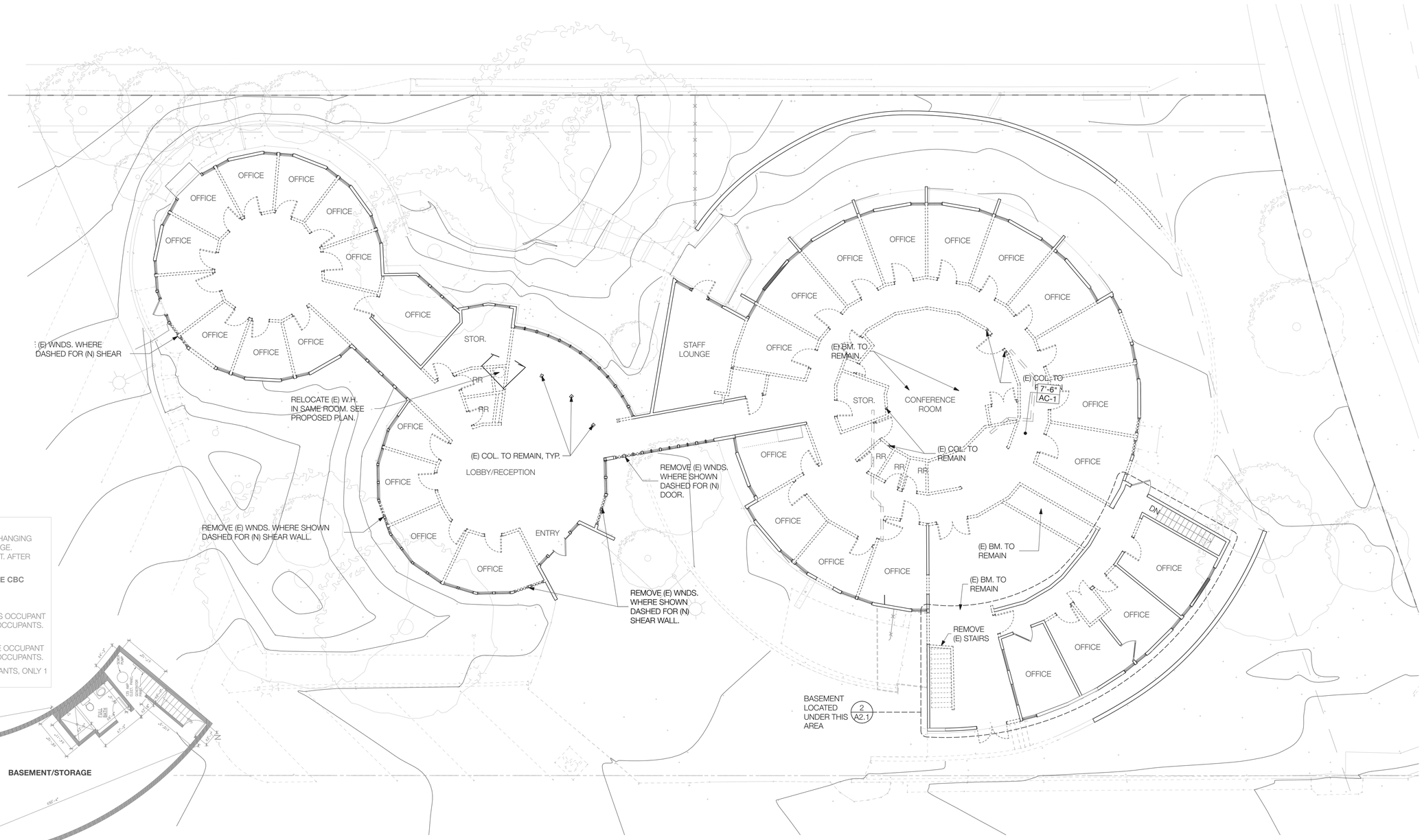
1. SEE (E)/DEMO SITE PLAN FOR MORE DEMO SCOPE/ INFORMATION

SITE LEGEND:

PROPERTY LINE

SETBACK

EASEMENT



BASEMENT PLAN NOTES:

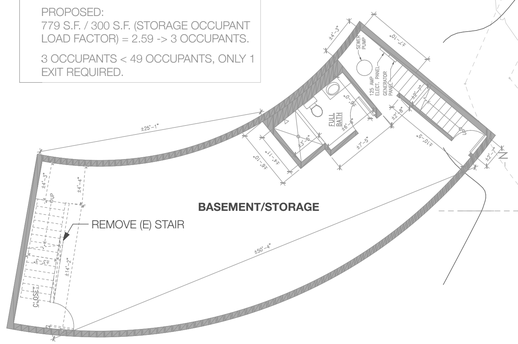
1. BASEMENT OCCUPANCY CHANGING FROM BUSINESS TO STORAGE. BASEMENT/STORAGE SQ. FT. AFTER STAIR REMOVAL = 779 S.F.

   LOAD FACTORS PER TABLE CBC 1004.5:

   EXISTING:
   723 S.F. / 150 S.F. (BUSINESS OCCUPANT LOAD FACTOR) = 4.82 -> 5 OCCUPANTS.

   PROPOSED:
   779 S.F. / 300 S.F. (STORAGE OCCUPANT LOAD FACTOR) = 2.59 -> 3 OCCUPANTS.

   3 OCCUPANTS < 49 OCCUPANTS, ONLY 1 EXIT REQUIRED.



2 (E)/DEMO BASEMENT PLAN
SCALE: 1/8" = 1'-0"

N

1 (E)/DEMO MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PERMIT SUBMITTAL

(E)/DEMO FLOOR PLAN

REVISIONS

DATE: 4/22/22

SHEET

A2.1

WALL LEGEND

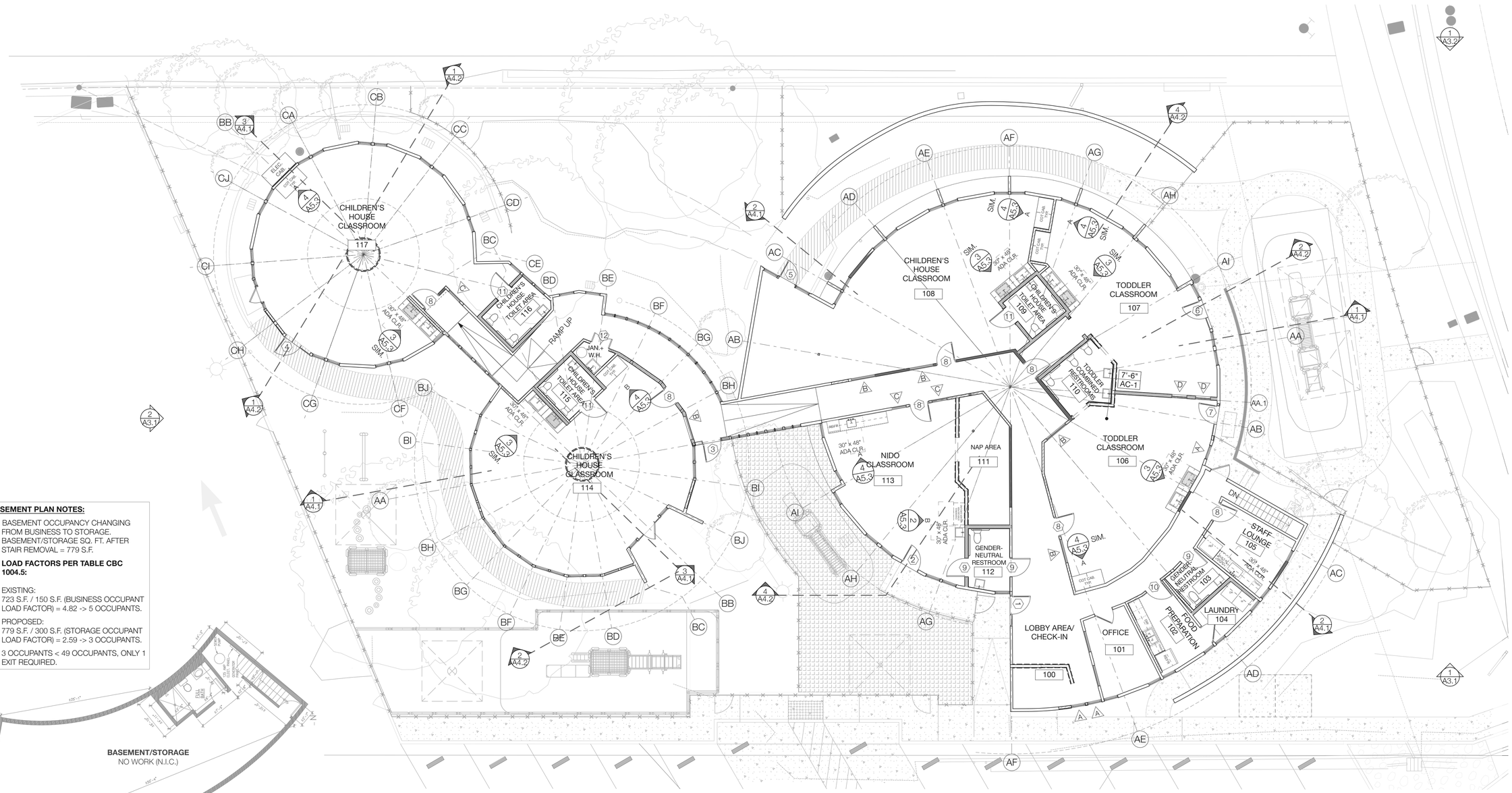
- EXISTING WALL
- NEW HALF HEIGHT WALL
- NEW EXTERIOR WALL, 2X6
- NEW PARTITION WALL 2X4

GENERAL NOTE

1. ALL NEW DOOR AND WINDOW TRIM TO MATCH EXISTING.

SITE LEGEND:

- PROPERTY LINE
- SETBACK
- EASEMENT
- NEW FENCE



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   LOAD FACTORS PER TABLE CBC 1004.5:

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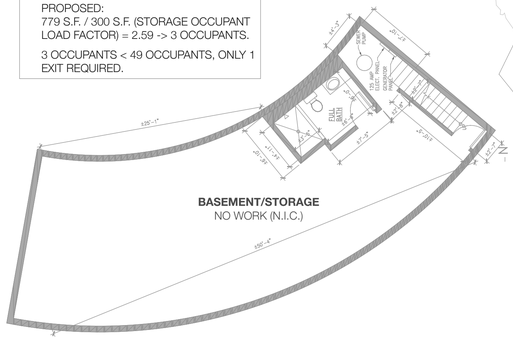

2 PROPOSED BASEMENT PLAN
SCALE: 1/8" = 1'-0"

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

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PROPOSED FLOOR PLAN

REVISIONS

DATE: 4/22/22

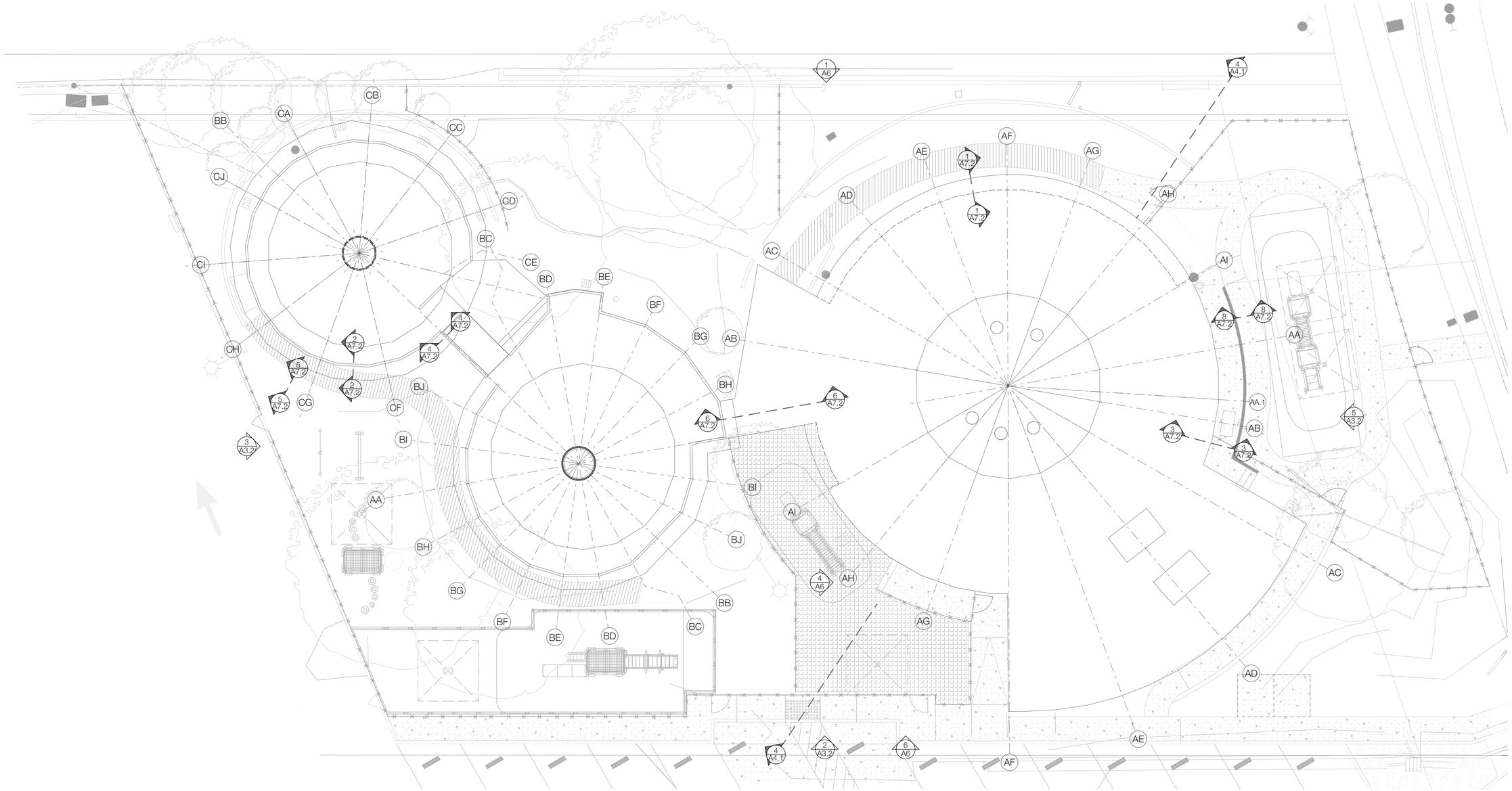
SHEET

A2.2

WALL LEGEND

- EXISTING WALL
- NEW HALF HEIGHT WALL
- NEW EXTERIOR WALL, 2X6
- NEW PARTITION WALL 2X4

NOTE: ROOF PLAN SHOWN FOR REFERENCE ONLY, NO SCOPE OF WORK PROPOSED



N

1 PROPOSED ROOF PLAN

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

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PROPOSED
ROOF PLAN

REVISIONS

DATE: 4/22/22

SHEET

A2.3

SHEET NOTES

1. ALL DIMENSIONS ARE TO FIN. FACE OF WALL OR SOFFIT, U.O.N.
2. SEE ON THE SAME SHEET FOR LIGHT FIXTURE SCHEDULE.
3. SEE SHEET A5.2 FOR INTERIOR FIN. SCHED.
4. SMOKE ALARMS AS PART OF ALARM SYSTEM IS REQUIRED IN INFANT NAP ROOM.

KEYNOTES

1. KEEP (E) GYP. REPAINT PER SCHEDULE
2. SLOPED CLG.
3. 8'-0" SOFFIT ALIGN W/ FACE OF CABINETRY BELOW. CONTRACTOR TO COORDINATE SOFFIT PROFILE.
4. 8'-0" SOFFIT TO ALIGN W/ HALF HT. WALL BELOW.
5. KEEP (E) LIGHT FIXTURES

REFLECTED CEILING NOTES

1. SEE ALL GENERAL AND FIRE PROTECTION NOTES
2. ALL SWITCHES TO BE IN GANG BOXES, TYP.
3. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICT OF LIGHT FIXTURE THROUGHOUT SPACE AS REQUIRED BY CODE.
4. PROVIDE NIGHT-LIGHT EMERGENCY FIXTURES WITH BATTERY BACK-UP THROUGHOUT SPACE AS REQUIRED BY CODE. CONFIRM ALL LOCATIONS AND TYPES WITH ARCHITECT.
5. ELECTRICAL DESIGN/BUILD CONTRACTOR TO PROVIDE OCCUPANCY SENSORS FOR ENERGY EFFICIENCY.
6. IF A DISCREPANCY IS FOUND, VERIFY WITH ARCHITECT PRIOR TO PROCUREMENT AND INSTALLATION

MECHANICAL NOTES

1. MECHANICAL AND PLUMBING SHALL COMPLY WITH THE MOST CURRENT ADOPTED EDITION OF THE CALIFORNIA MECHANICAL AND PLUMBING CODES AT TIME OF PERMIT ISSUANCE.

2. FIRE SMOKE DAMPERS SHALL BE PROVIDED FOR ALL DUCTS AND OPENINGS WHICH PENETRATE FIRE RATED WALLS OR FIRE RATED CEILINGS.

3. TOILET ROOMS SHALL BE EQUIPPED WITH A VENTILATION SYSTEM.

4. CEILING ACCESS PANELS SHALL BE PROVIDED BY THE MECHANICAL, FIRE SPRINKLER AND PLUMBING CONTRACTORS AND BE LOCATED BELOW ALL VALVES, DUCTWORK, FIRE DAMPERS, ETC. AND AS REQUIRED AND AS DIRECTED BY THE ARCHITECT.

5. LOCATIONS OF ALL MECHANICAL ROOF OPENINGS SHALL BE DETERMINED AND VERIFIED BY THE MECHANICAL AND GENERAL CONTRACTOR, ALL TO BE VERIFIED BY ARCHITECT.

6. ELECTROLYSIS PROTECTION SHALL BE PROVIDED BETWEEN ALL DISSIMILAR METALS WHEREVER THE TWO ARE IN CONTACT.

7. ALL CONTINUOUSLY CIRCULATING DOMESTIC HEATING, HOT WATER AND CHILLED WATER PIPING SHALL BE INSULATED.

8. ALL LIGHT FIXTURE AND VENTILATION FAN LOCATIONS AND PLACEMENTS TO BE BASED ON ARCHITECTURAL REFLECTED CEILING PLANS.

SMOKE ALARM NOTES

1. SMOKE ALARMS OR DETECTORS SHALL NOT BE LOCATED WITHIN UNFINISHED ATTICS OR IN OTHER SPACES WHERE TEMPERATURES CAN FALL BELOW 40 F OR ABOVE 100F .

2. WHERE MOUNTING SURFACES MAY BECOME CONSIDERABLY WARMER OR COOLER THAN THE ROOM, SUCH AS POORLY INSULATED CEILING BELOW AN UNFINISHED ATTIC OR AN EXTERIOR WALL, SMOKE ALARMS AND DETECTORS SHALL BE MOUNTED ON AN INSIDE WALL.

3. SMOKE ALARMS OR DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE EXCEPT IONIZATION SMOKE ALRMS WITH AN ALARM SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS,

4. SMOKE ALARMS AND DETECTORS SHALL NOT BE INSTALLED WITHIN A 36 INCH HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE THE DIRECT AIRFLOW FROM THOSE REGISTERS.

5. SMOKE ALARMS AND DETECTORS SHALL NOT BE INSTALLED WITHIN A 36 INCH HORIZONTAL PATH FROM THE TIP OF THE BLADE OF A CEILING-SUSPENDED (PADDLE) FAN.

6. SMOKE ALARMS AND DETECTORS SHALL BE INSTALLED AT THE HIGHEST POINT OF A COFFERED CEILING OR ON THE SLOPED PORTION OF CEILING WITHIN 12 INCHES VERTICALLY DOWN FROM THE HIGHEST POINT.

7. PROVIDE SMOKE DETECTOR FOR THE NAP AREA, SEE ADDITIONAL NOTES HEREIN.

ADDITIONAL NOTES

1. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.

2. SMOKE ALARMS AS PART OF ALARM SYSTEM IS REQUIRED IN INFANT NAP ROOM. SEE FIRE SAFETY DRAWINGS.

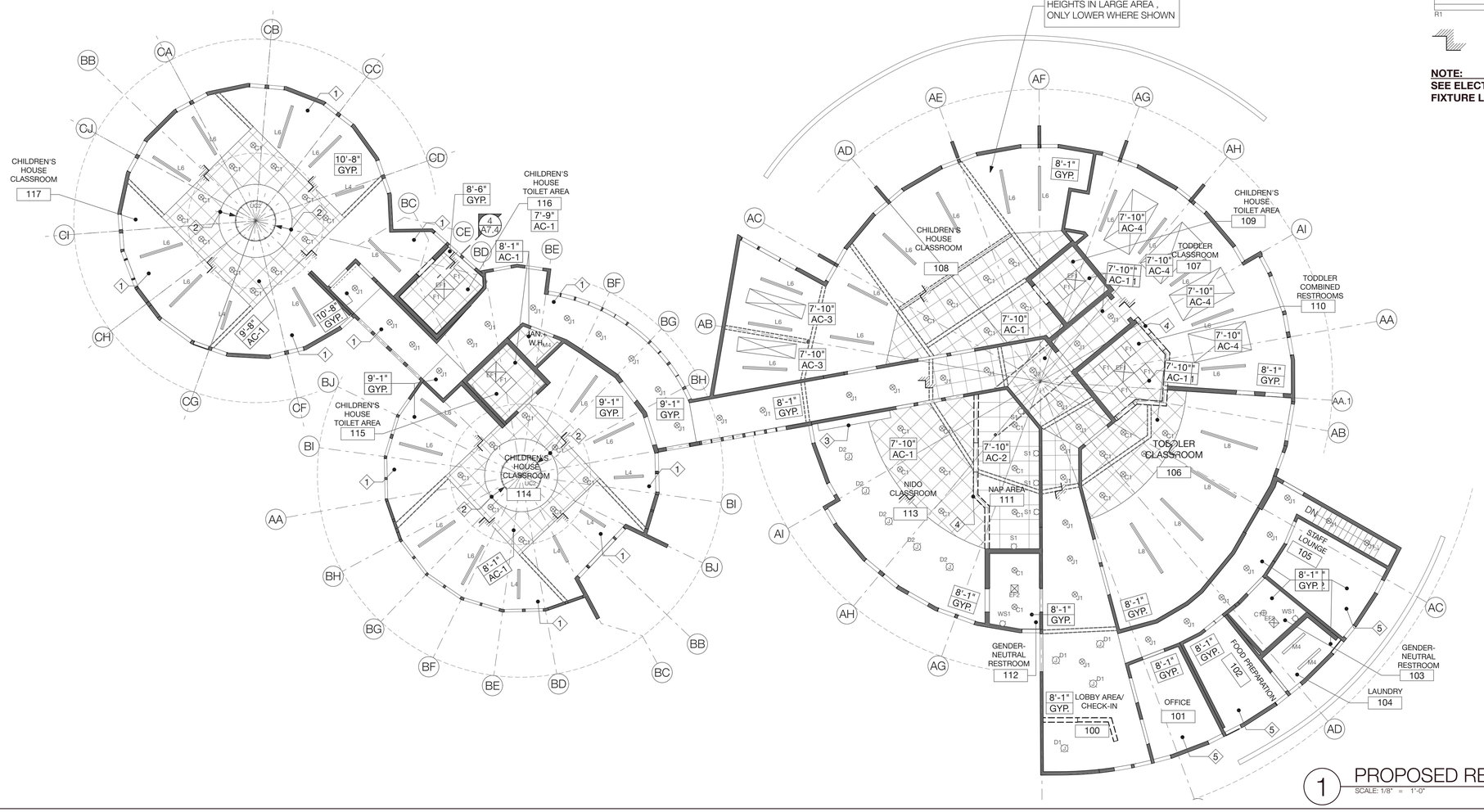
3. CENTER C1 LIGHTS IN ACOUSTIC CEILING TILE, U.O.N.

4. CENTER L4 IN ACOUSTIC CEILING TILE, U.O.N.

LIGHTING LEGEND

- D — PENDANT
- S — WALL SCONCE
- WS — WALL SCONCE SUITABLE FOR WET LOCATIONS
- C — RECESSED LED CAN LIGHT
- GYP — GYP. BD. CEILING, PAINTED P-1 , U.O.N.
- EF1 — 2x2 EXHAUST FAN / LIGHT COMBO
- EF2 — 2x2 EXHAUST FAN
- ILLUMINATED EXIT SIGNAGE
- SD — SMOKE DETECTOR - HARDWIRED W/ BATTERY BACK-UP
- TS — START POINT FOR ACOUSTIC CEILING TILE OR HARDIE CLG. PANEL
- F1 — LAY-IN LED FIXTURE
- L4 — 4' SUSPENDED LED FIXTURE
- L6 — 6' SUSPENDED LED FIXTURE
- UC1 — UNDER CABINET LED STRIP LIGHTING
- UC2 — CEILING COVE LED STRIP LIGHTING
- M4 — 4' LED LINEAR STRIP
- R1 — RECESSED LED FIXTURE
- STEP IN CEILING ELEVATION

NOTE:
SEE ELECTRICAL DRAWINGS FOR NEW LIGHT FIXTURE LAYOUT



1 PROPOSED REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

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REFLECTED CEILING PLAN

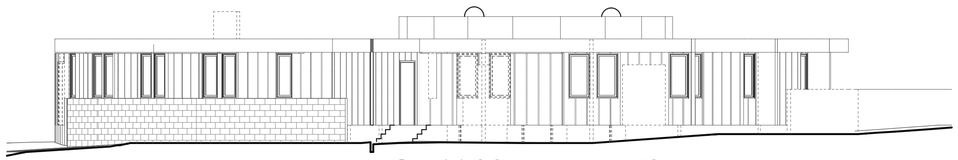
REVISIONS

DATE: 4/22/22

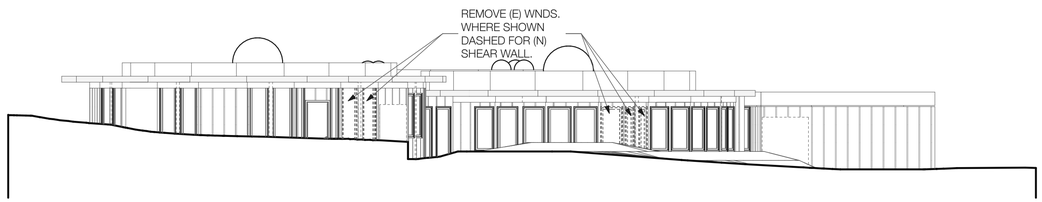
SHEET

A2.4

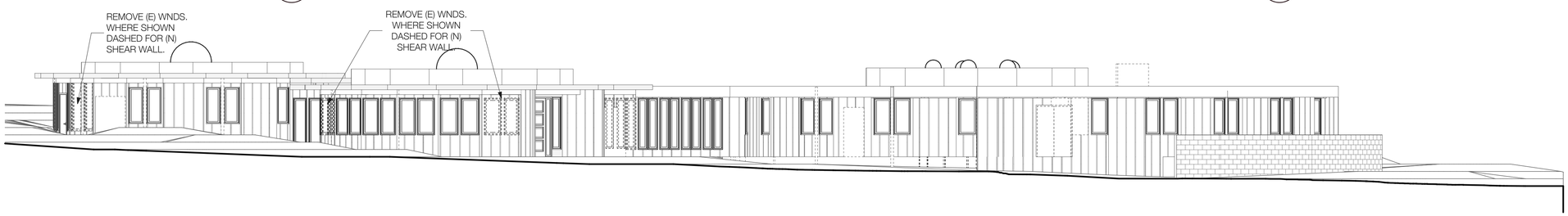
PHOTOS OF (E) BUILDING



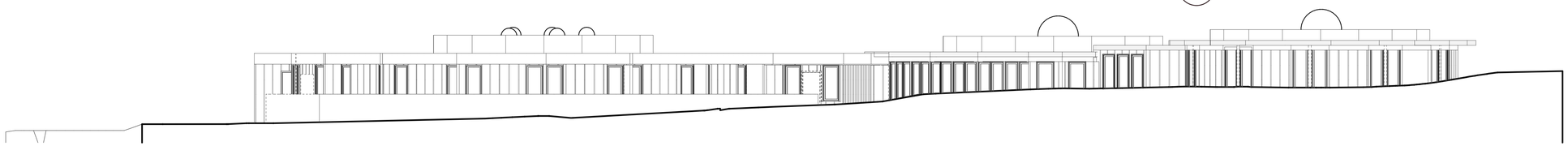
4 (E) SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 (E) NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 (E) WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 (E) EAST ELEVATION
SCALE: 1/8" = 1'-0"

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DEMO/EXISTING ELEVATIONS

REVISIONS

DATE: 4/22/22

SHEET

A3.1

EXTERIORS COLOR PALLETE

EP-1

SW 6233
Samovar Silver
Interior / Exterior
Location Number: 222-C2

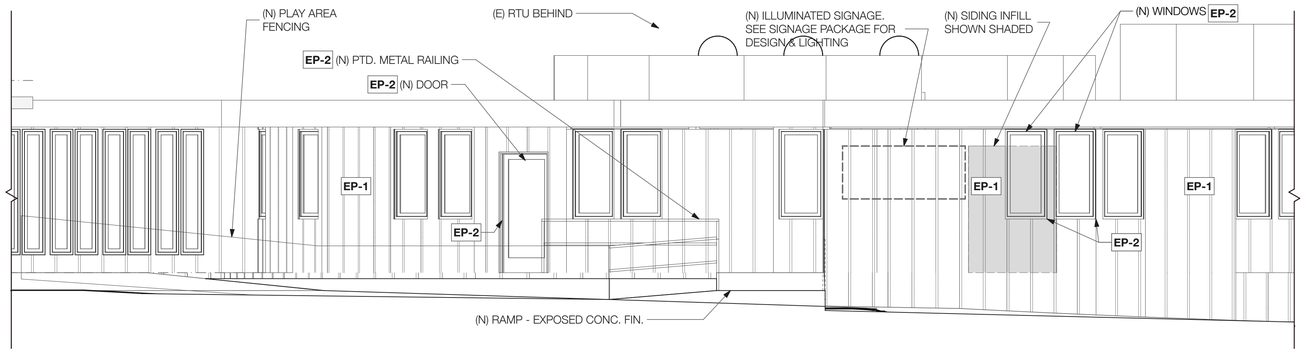
SW 6263 - SAMOVAR SILVER FOR THE TYP. EXTERIOR WALL PAINT COLOR

EP-2

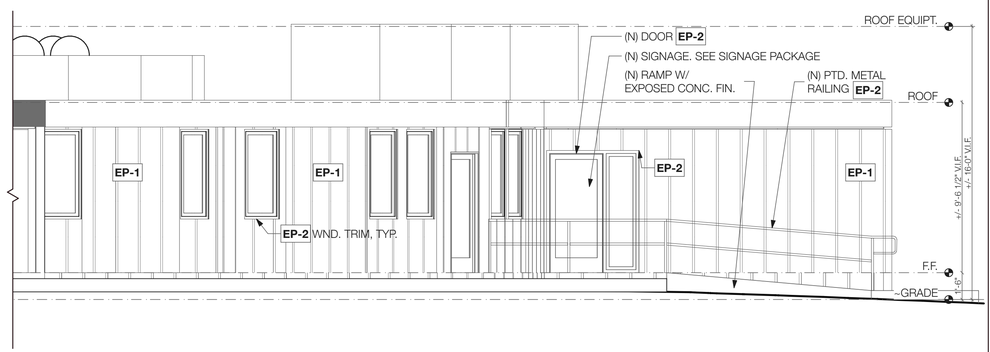
SHERWIN WILLIAMS PAINT COLOR TO MATCH (E)
DOOR/WND. TRIM; DOOR/WND. FRAMES; RETAINING WALLS; HANDRAILS

SHEET NOTES:

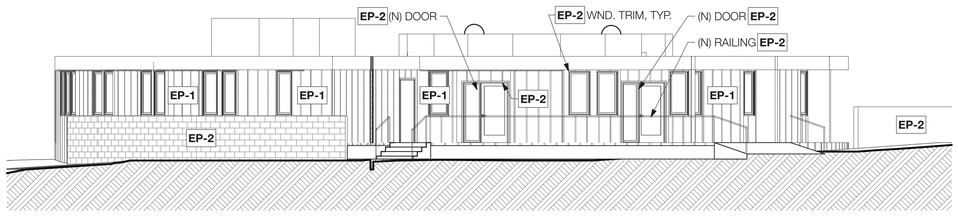
1. ALL (E) EXTERIOR WINDOWS TO REMAIN, U.O.N.
2. ALL (E) EXTERIOR SIDING AND TRIM TO REMAIN, U.O.N.
3. SEE DOOR AND WINDOW SCHEDULE FOR (N) DOOR AND WINDOW DIMENSIONS.



6 ENLARGED WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 ENLARGED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SOUTH ELEVATION
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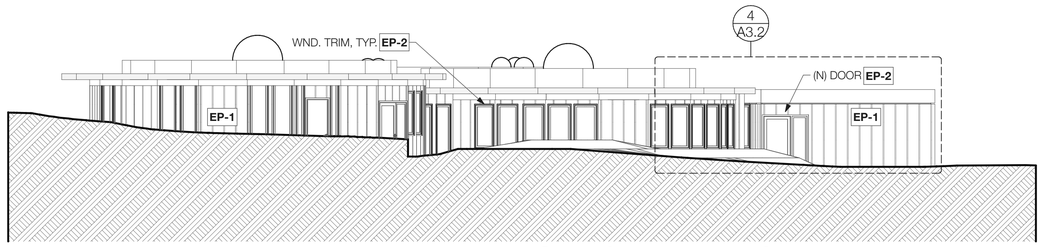
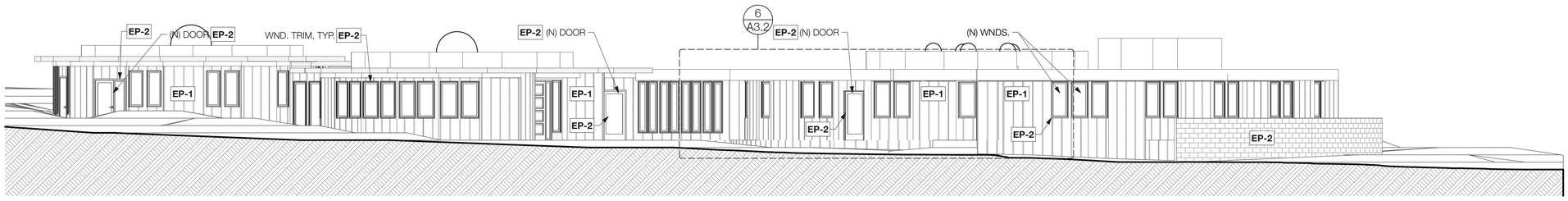
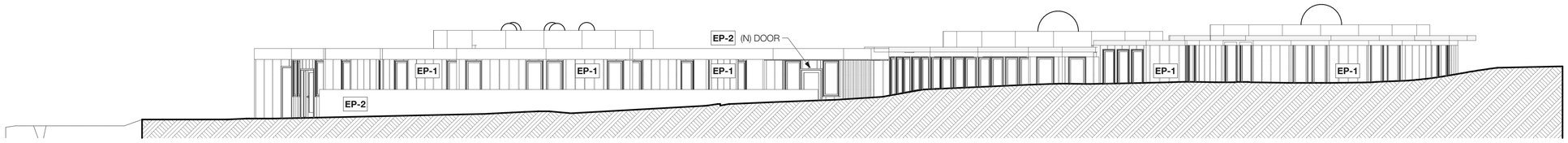


3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
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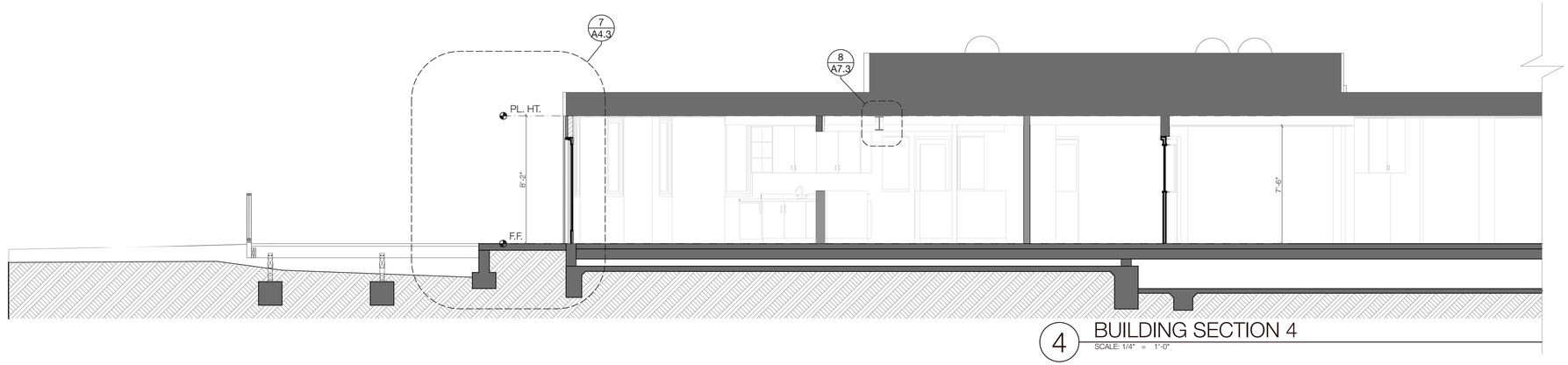
PROPOSED ELEVATIONS

REVISIONS

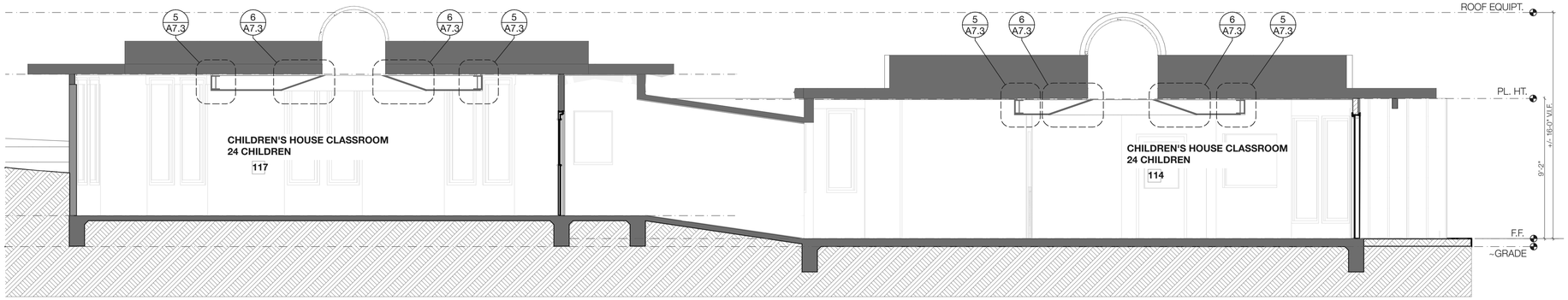
DATE: 4/22/22

SHEET

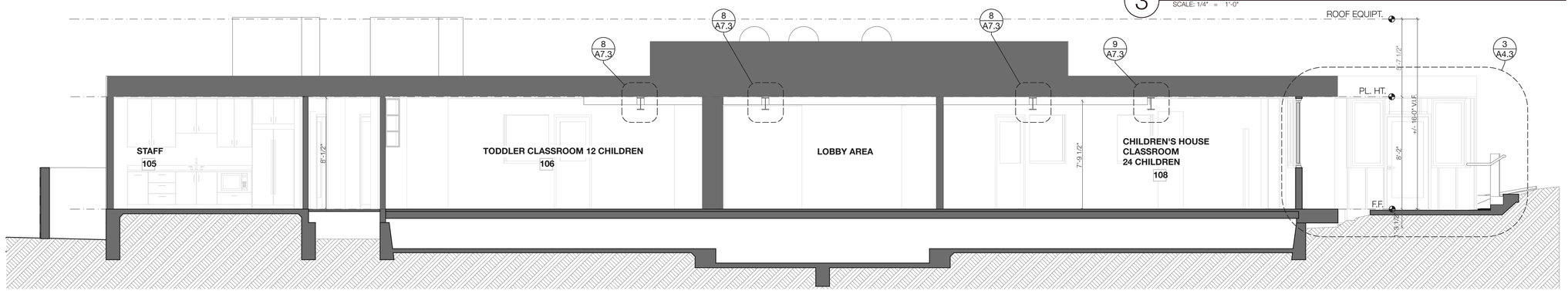
A3.2



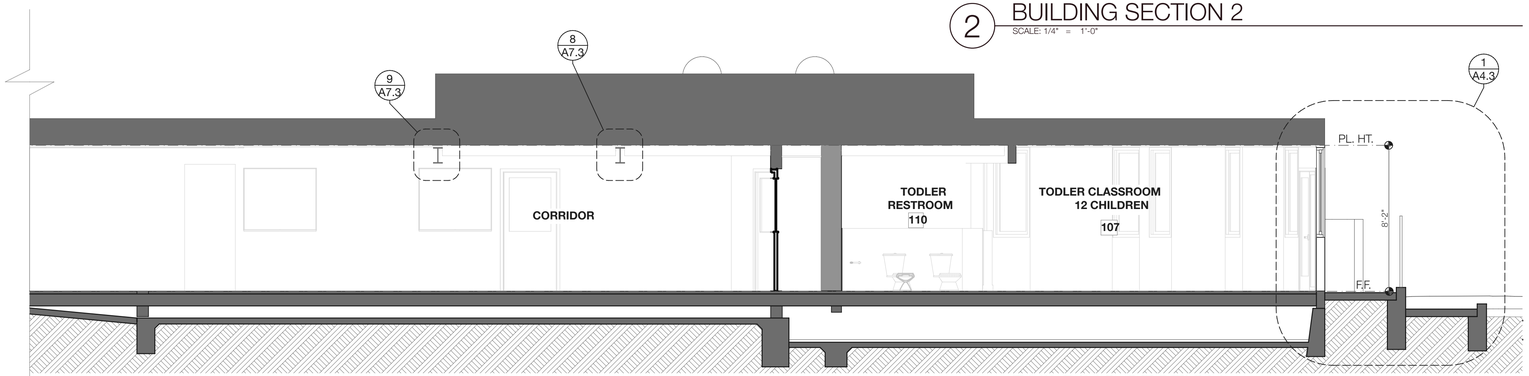
4 BUILDING SECTION 4
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION 3
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION 2
SCALE: 1/4" = 1'-0"



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

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SAN RAFAEL, CA 94903
APN: 155-072-05

PERMIT SUBMITTAL

BUILDING SECTIONS

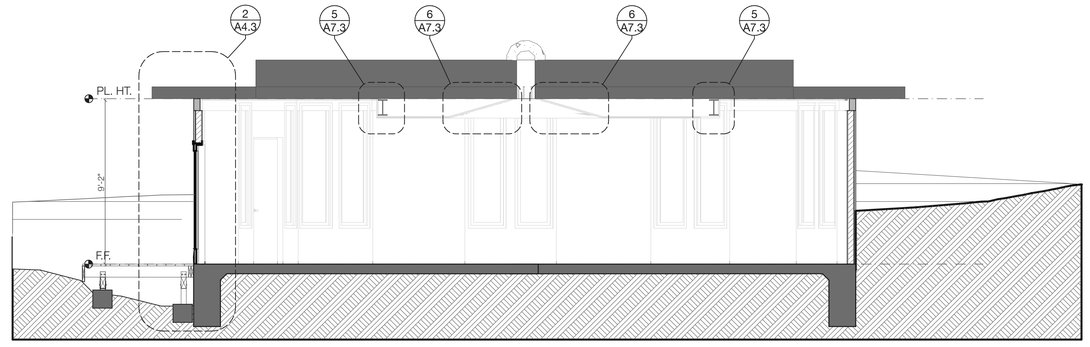
REVISIONS

DATE: 4/22/22

SHEET

A4.1

2 BUILDING SECTION 6
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION 5
SCALE: 1/4" = 1'-0"

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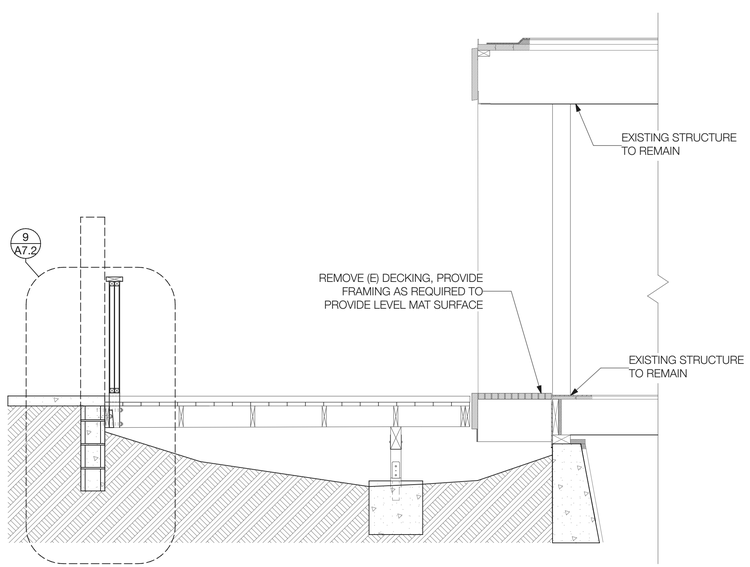
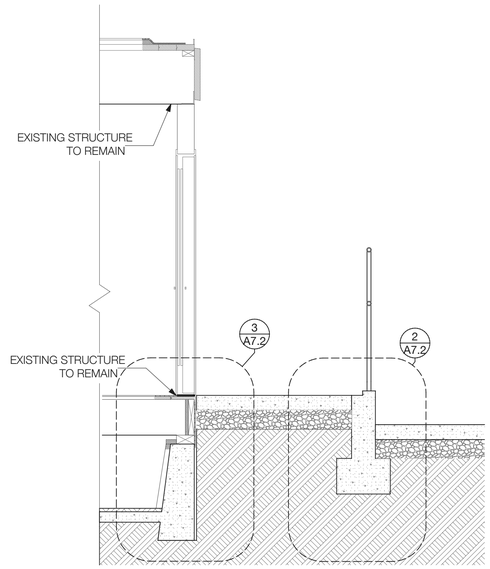
A4.2



6 WALL SECTION 6-1
SCALE: 1/2" = 1'-0"



4 WALL SECTION 6-2
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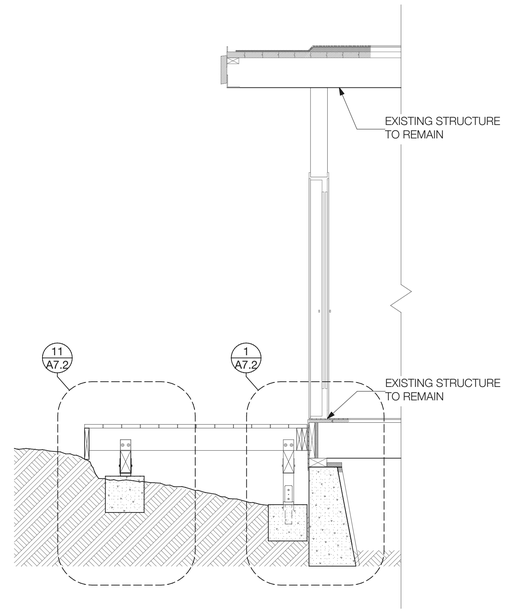

2 WALL SECTION 5
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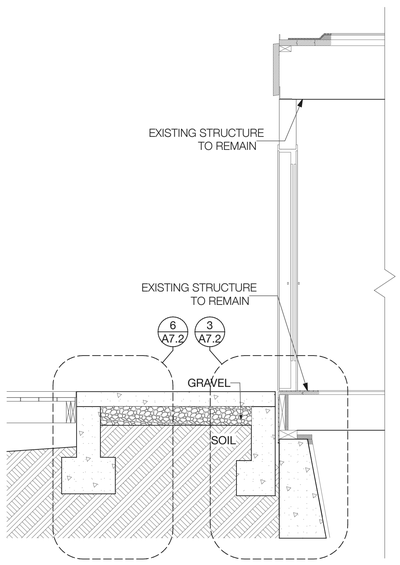
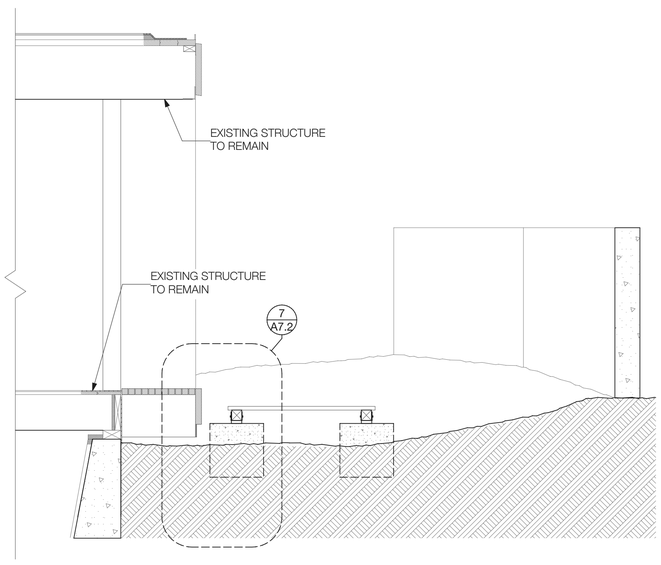
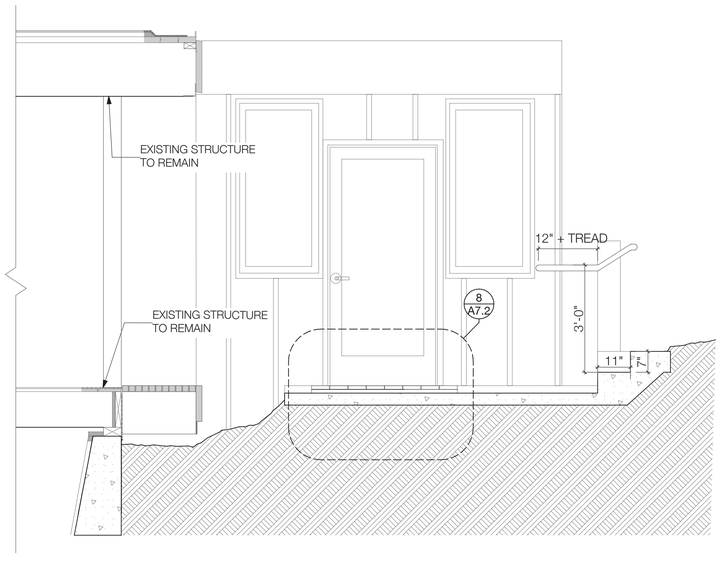


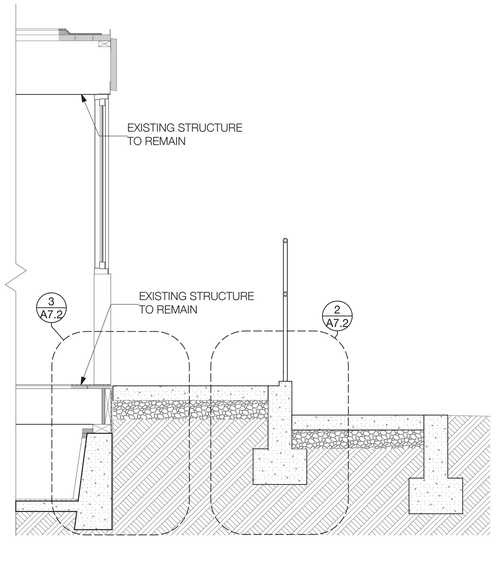
7 WALL SECTION 4-1
SCALE: 1/2" = 1'-0"



5 WALL SECTION 4-2
SCALE: 1/2" = 1'-0"



3 WALL SECTION 2-1
SCALE: 1/2" = 1'-0"



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

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A4.3

WINDOW NOTES

1. ALL WINDOW FINISHES TO BE OF SIMILAR KYNAR VALUE, ALL FINISHES TO MATCH EXTERIOR WINDOW FINISH.
2. DIMENSIONS SHOWN ARE ROUGH OPENING. VERIFY ROUGH OPENINGS AND WINDOW SIZES WITH MANUFACTURER AND LOCATION. NOTIFY ARCHITECT OF ANY NECESSARY ADJUSTMENTS IN ROUGH OPENING REQUIREMENTS PRIOR TO ANY MODIFICATIONS.
3. PROVIDE TEMPERED GLASS AT ALL WINDOWS LOCATED WITHIN 24" OF A DOOR, WHERE THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" FROM THE FLOOR, AND AS DESCRIBED IN CBC CHAPTER 24.
4. SEE WINDOW SCHEDULE FOR HEADER HEIGHTS.
5. SUBMIT WINDOW CUT SHEETS FOR ARCHITECT APPROVAL PRIOR TO ORDERING.
6. SEE 919-921 DETAIL SHEETS FOR TRIM CONDITIONS
7. OPERABLE WINDOWS WITH HEADS LOCATED MORE THAN 72" ABOVE FINISH GRADE OR OTHER SURFACE BELOW, ARE REQUIRED TO HAVE A SILL HEIGHT NO LESS THAN 24" ABOVE THE FLOOR OR PROVIDED WITH WINDOW GUARDS. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" SPHERE CANNOT PASS THROUGH. CBC 1405.12.2
8. SEE WINDOW DETAILS 919-921
9. ALL WINDOWS TO BE ADA COMPLIANT.

DOOR NOTES

1. COORDINATE HARDWARE REQUIREMENTS WITH DOOR MANUFACTURER.
2. WIDTH AND HEIGHT DIMENSIONS ARE TYPICALLY DOOR LEAF SIZE. COORDINATE FRAMING R.O. FOR ADJACENT DOOR AND WINDOW ASSEMBLIES TO ALIGN HEAD HEIGHT AS SHOWN OR NOTED ON THE DRAWINGS.
3. PROVIDE TEMPERED GLASS AT ALL DOORS WITH LIGHTS.
4. PROVIDE SILLS AND THRESHOLDS AT ALL EXTERIOR DOORS.
5. ALL DOORS SHALL BE INSTALLED USING WEATHERLAPPED ELASTOMERIC FLASHING AT THE HEAD AND JAMBS AND G.S.M. SADDLE FLASHING AS DESCRIBED IN THE DOOR DETAILS.
6. COORDINATE ALL DOORS AS REQUIRED TO ACCOMMODATE FLOOR FINISHES.
7. SUBMIT DOOR CUT SHEETS FOR ARCHITECT APPROVAL PRIOR TO ORDERING.
8. SUBMIT DOOR HARDWARE SCHEDULE TO ARCHITECT PRIOR TO ORDERING HARDWARE. ALL HARDWARE TO COMPLY WITH CBC SECTION 1010.1.9 TYPICAL, AND CBC SECTION 1010.1.10 WHERE APPLICABLE.
9. PRIME AND PAINT WITH 2 COATS ALL DOORS ACCORDING TO COLOR SELECTED BY DESIGNER.
10. PROVIDE WEATHERSTRIPPING AT ALL DOORS. ANY DAMAGED WEATHERSTRIPPING SHALL BE REMOVED & REPLACED.
11. PROVIDE DOORSTOP FOR EVERY DOOR AS APPLICABLE. DOORSTOPS SHOULD BE APPLIED TO WALLS BUT MAY BE APPLIED TO DOORS OR SCREWED TO FLOOR WHERE APPROPRIATE.
12. UNDERCUT ALL DOORS TO CLEAR TOP OF FLOOR FINISH AND / OR THRESHOLD .25 INCHES MAXIMUM.
13. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE.
14. OPENING HARDWARE IS LOCATED BETWEEN 34" TO 44" ABOVE THE FLOOR.
15. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRED TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE PER CBC 2019 11B-404.
16. SEE LIFE FIRE SAFETY SHEET FOR PANIC HARDWARE, ALARMS, CLOSERS AND ENTRY SECURITY REQUIREMENTS (PART OF THE SHELL BUILDING REQUIREMENTS).
17. ALL CLASSROOM DOORS TO BE EQUIPPED WITH THUMB-LOCK ON THE INSIDE (ALWAYS OPENS FROM INSIDE WITH THE HANDLE) AND KEYED ENTRY AND HANDLE FROM OUTSIDE.
18. (E) ENTRY DOORS TO GET NEW ACCESSIBLE HARDWARE, ADA THRESHOLDS AND ADA CLOSER
19. ALL DOORS EQUIPPED WITH A CLOSER WILL OPERATE AT A MAXIMUM OF 5 POUNDS OF FORCE PER CBC 2019 11B-404.2.9.
20. ALL DOOR AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM PER CBC 2019 11B-404.
21. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32" INCHES MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN AT 90 DEGREES PER CBC 2019 11B-404.

NOTE:

1. DOORS: ALL INTERIOR AND EXTERIOR DOORS TO BE SOLID WOOD, PAINT GRADE (PROVIDE CLEAR OR FROSTED TEMPERED GLASS WHERE REQUIRED)
   FRAMES: SOLID WOOD, PAINT GRADE, WITH ALL EASED AND ROUNDED EDGES ON THE TRIMS FOR SAFETY
2. FOR ADDITIONAL INFORMATION, SEE MATERIAL FINISHES AND MANUFACTURERS NOTES ON THIS SHEET.

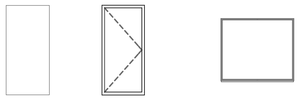
WINDOW SCHEDULE

ID	SIZE		HH	QTY	TYPE	TEMPERED	NOTES
	WIDTH	HEIGHT					
A	2'-4"	5'-0"	8'-0"	3	1	Y	MATCH (E) ADJ. WINDOW TYPE/APPEARANCE
B	4'-0"	3'-6"	6'-10"	5	2	Y	ALIGN T.O. WND. W/ ADJ. T.O. DOOR. B.O. WND. 40" ABOVE F.F.
C	2'-6"	3'-6"	6'-10"	3	2	Y	ALIGN T.O. WND. W/ ADJ. T.O. DOOR. B.O. WND. 40" ABOVE F.F.
D	2'-6"	5'-0"	6'-8"	2	2	Y	ALIGN T.O. WND. W/ ADJ. T.O. DOOR.
H	2'-5"	5'-0"	8'-0"	3			

DOOR SCHEDULE

ID	SIZE		QTY	NOTES	TYPE	HDWE	SELF-CLOSING	TEMPERED	FINGER GUARDS	PANIC HDWE
	WIDTH	HEIGHT								
1	3'-0"	6'-8"	1		A		Y	Y	BOTH SIDES	
2	3'-0"	6'-8"	1	CLOSER W/ HOLD-OPEN ARM	B		Y	Y	BOTH SIDES	
3	3'-0"	6'-8"	1	CLOSER W/ HOLD-OPEN ARM	B		Y	Y	BOTH SIDES	
4	3'-0"	6'-8"	1	CLOSER W/ HOLD-OPEN ARM	A		Y	Y	BOTH SIDES	
5	3'-0"	6'-8"	1	CLOSER W/ HOLD-OPEN ARM	B		Y	Y	BOTH SIDES	
6	3'-0"	6'-8"	1	CLOSER W/ HOLD-OPEN ARM	A		Y	Y	BOTH SIDES	
7	3'-0"	6'-8"	1	CLOSER W/ HOLD-OPEN ARM	A		Y	Y	BOTH SIDES	
8	3'-0"	6'-8"	7	NO FINGER GUARDS @ STAFF LOUNGE #105	C		N	Y	BOTH SIDES	
9	3'-0"	6'-8"	3	NO FINGER GUARDS @ ALL-GENDER RR #103	D		Y		PULL SIDE	
10	3'-0"	6'-8"	1		E		Y	Y	NONE	
11	3'-0"	3'-4 1/2"	3	NO FINGER GUARDS @ ALL-GENDER RR #103	F		N		BOTH SIDES	
12	3'-2"	6'-8"	1		G		N		PULL SIDE	

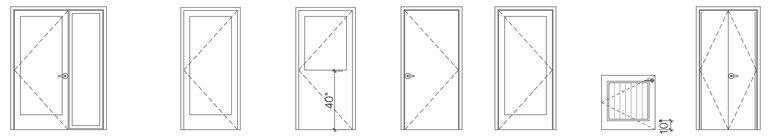
WINDOW TYPES



1
EXTERIOR WND. - MATCH (E) ADJ. WND. - TEMPERED

2
INTERIOR FIXED WND. - MATCH (E) INT. WNDS. - TEMPERED

DOOR TYPES



A — EXT. HOLLOW METAL FULL-LITE TEMPERED GLASS DOOR W/ TEMPERED GLASS SIDELIGHT

B — EXT. HOLLOW METAL FULL-LITE TEMPERED GLASS DOOR

C — INT. WD. DOOR W/ HALF-HEIGHT TEMPERED GLASS

D — INT. HALF-HT. WD. DOOR W/ SQUARE INSET

E — INT. WD. FULL LITE DOOR

F — INT. HALF-HT. WD. DOOR W/ SQUARE INSET

G — INT. WD. DBL. SWING DOOR.

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DOOR & WINDOW SCHEDULE

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A5.1

GENERAL FINISH NOTES

1. ALL CARPET, CARPET CUSHIONS, AND CARPET ADHESIVES TO BE CALGREEN COMPLIANT.
2. ALL INSTALLED COMPOSITE WOOD TO BE CALGREEN COMPLIANT.
3. ALL INSTALLED RESILIENT FLOORING TO BE CALGREEN COMPLIANT.
4. ALL FLOORING MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE ASTM STANDARD E648, AND HAVING A SPECIFIC OPTICAL DENSITY SMOKE RATING NOT TO EXCEED 450 PER ASTM E662.
5. ALL CARPET/CARPET TILES SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL PILE CUT, LEVEL CUT/ UNCUT PILE TEXTURE
6. NO MATERIAL CONTAINING PVC, LEAD, TROPICAL HARDWOODS OR VIRGIN REDWOODS IS ALLOWED ON THIS PROJECT.
7. ALL FINISH FLOORING TO BE SLIP RESISTANT AND HAVE A COEFFICIENT OF FRICTION OF .6 OR BETTER PER CBC 2019 11B-302.

PLUMBING SCHEDULE NOTES

1. ONLY FIXTURES AND FITTINGS COMPLIANT WITH THE MOST CURRENT VERSION OF CGB CODE AT THE TIME OF SUBMITTAL, SECTION 5.303.3 TO BE INSTALLED.

2. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA 2019 PLUMBING CODE AND IN CHAPTER 6 OF CGB CODE.

3. ADULT RESTROOM PLUMBING FIXTURES AND ACCESSORIES TO BE PROVIDED BY WARM SHELL.

4. FOR CHILDREN'S SINK FAUCETS, USE TEMPERATURE MIXING VALVES TO LIMIT TEMPERATURE TO 105 DEGREE MAX. PER LICENSING

FINISH LEGEND

ID	DESCRIPTION	MANUF.	STYLE / COLOR	NOTES	LOCATION	TEST/RATING
AC-1	ACOUSTIC CEILING TILE	ARMSTRONG	PATTERN: 2X4 CORTEGA - SECOND LOOK TEGULAR, 91/6" ANGLED TILE (#2778), MEDIUM TEXTURE, COLOR:WHITE (WH)	USE ARMSTRONG SEISMIC RX SUSPENSION SYSTEM (ESR-1308), SEE SHT. A7.4 FOR A.C.T. DETAILS	THROUGHOUT	CLASS A (25/450)
AC-2	ACOUSTIC CEILING TILE	ARMSTRONG	PATTERN: 2X4 CORTEGA - SECOND LOOK TEGULAR, 91/6" ANGLED TILE (#2778), MEDIUM TEXTURE, COLOR:WHITE (WH)	USE ARMSTRONG SEISMIC RX SUSPENSION SYSTEM (ESR-1308), SEE SHT. A7.4 FOR A.C.T. DETAILS	THROUGHOUT	CLASS A (25/450)
AC-3	SURFACE APPLIED ACOUSTIC PANELS	CARDINAL	PATTERN: 2'X8' - 1: THICK, COLOR: WHITE	SURFACE MOUNT TO EXISTING GY. BD. CEILING	THROUGHOUT	CLASS A (25/450)
AC-4	SURFACE APPLIED ACOUSTIC PANELS	CARDINAL	PATTERN: 4'X8' - 1: THICK, COLOR: WHITE	SURFACE MOUNT TO EXISTING GY. BD. CEILING	THROUGHOUT	CLASS A (25/450)
AL-1	ENTRANCE WALK OFF MAT	CONSTRUCTION SPECIALTIES	MODEL: PEDIMAT M1; FINISH: MONO TUFT HD INSERT IN PEWTER (9321)	MOUNTING OPTION: THRESHOLD OPTION, SAW CUTE AND GRIND SLAB AS REQ. FOR FLUSH CONDITION ADJ. FLOORING	MAIN ENTRANCE	ASTM E 84/NFPA 255; CLASS C MIN.
B-1	RUBBER BASE	MANNINGTON COMMERCIAL	4" H. BASE BURKE 317 GRIEGE		@ ALL WALL BASE LOCATIONS; AND AT BASE OF CABINETS	
CT-1	SOLID SURFACE COUNTERTOP, BACKSPLASH, AND WALL CAPS	WILSONART	BRONZE LEGACY, MATTE FINISH, 4656-60	1 1/2" THICK, DOUBLE RADIUS EDGE. CABINETS	COUNTERTOPS	
FL-1	LUXURY VINYL TILE	MOHAWK	SELECT STEP WOOD. P001S BARNWOOD CHESTNUT W/BURKE 317 GRIEGE 4-INCH RUBBER BASE		THROUGHOUT	
GYP	GYP BOARD CEILING - PAINTED	BY CONTRACTOR	PAINT TO MATCH GENERAL WALL PAINT IN FLAT FINISH		PER RCP	
HW-1	GENERAL CABINET HARDWARE	HAGER	STYLE: 305D 4" WIRE PULL FINISH: US26D SATIN CHROME		GENERAL CABINETRY	
P-1	CEILING PAINT	SHERWIN WILLIAMS	COLOR: SW7005 PURE WHITE	GENERAL CEILING PAINT. FLAT FINISH @ GYP. CEILINGS TYP.; SATIN FIN. @ WET LOCATIONS	ALL GYP. CEILING	
P-2	DOOR/TRIM PAINT	SHERWIN WILLIAMS	PURE WHITE SW7005		TBD	
P-3A	ACCENT PAINT #1	SHERWIN WILLIAMS	COLOR: SKYLINE STEEL 50% SW1015 FINISH: LOW-SHEEN EGG SHELL		TBD	
P-3B	ACCENT PAINT #2	SHERWIN WILLIAMS	COLOR: CASCADE GREEN 50% SW0066 FINISH: LOW-SHEEN EGG SHELL		TBD	
P-3C	ACCENT PAINT #3	SHERWIN WILLIAMS	COLOR: CASCADE GREEN 50% SW0066 FINISH: LOW-SHEEN EGG SHELL		TBD	
P-4	GENERAL WALL PAINT	SHERWIN WILLIAMS	COLOR: SHOJI WHITE SW7042 FINISH: LOW-SHEEN EGG SHELL		TBD	
PL-1	PLASTIC LAMINATE	WILSON ART	BEIGEWOOD #7850-60 FINISH: MATTE	ALL CABINETRY. CHEMPOINT CASCOPHEN® G1131A/G1131B RESORCINOL ADHESIVE, CABINET BASE TO MATCH	ALL INTERIOR CABINETRY	
SR-1	STAIR TREAD	FLEXCO	COLOR TO MATCH WALL BASE (B-1)			
WF-1	FIBER REINFORCED PANEL	CRANE	LINEN TEXTURE; COTTON WHITE, CLASS A	@ JANITOR'S CLOSET & RESTRROOMS, FRP ON ALL FOUR WALLS	JANITOR'S CLOSET, ALL RESTROOMS	
WT-1	WINDOW TREATMENT	SELECT WEAVE	COLOR: S1003 NEUTRAL/ PEARL GRAY | OPENNESS FACTOR: 1%. COMPOSITION: 25% POLYESTER/75% PVC (1% OPEN). VINYL ON POLYESTER	PROVIDE VALENCE.	ALL EXTERIOR WINDOWS IN CLASSROOMS	

ACCESSORY SCHEDULE

ID	TYPE	MANUF.	MODEL #	FINISH	NOTES	LOCATION
AS-1	AUTOMATIC SOAP DISPENSER - COUNTER/LAV. MTD.	BOBRICK	B826.18	STAINLESS STEEL		STAFF LOUNGE
AS-2	36" GRAB BAR	BOBRICK	B-6806 x 36	STAINLESS STEEL		GENDER NEUTRAL RESTROOMS #103,112. TODDLER COMBINED RESTROOMS #110. CHILDREN HOUSE TOILET AREA #109, #115, #116.
AS-3	42" GRAB BAR	BOBRICK	B-6806 x 42	STAINLESS STEEL		GENDER NEUTRAL RESTROOMS #103,112. TODDLER COMBINED RESTROOMS #110. CHILDREN HOUSE TOILET AREA #109, #115, #116.
AS-4	TOILET PAPER DISPENSER	BOBRICK	CONTURA SERIES MULTI-ROLL-B-4288	STAINLESS STEEL		TOILET AND RESTROOM AREAS
AS-5	HAND DRYER	BOBRICK	B-7128	STAINLESS STEEL		ADULT RESTROOMS
AS-6		B-4369	STAINLESS STEEL	RECESSED CONVERTIBLE PAPER TOWEL DISPENSER/ WASTE RECEPTACLE - CONTURA SERIES	BOBRICK	UNISEX RR #108
AS-6	SEAT COVER DISPENSER	BOBRICK	B-4221	STAINLESS STEEL		GENDER NEUTRAL RESTROOMS #103,112.
AS-7	PAPER TOWEL DISPENSER W/ TOWELMATE - CLASSIC SERIES	BOBRICK	B-4262	STAINLESS STEEL		AT EVERY SINK
AS-8	SOAP DISPENSER - CONTURA SERIES	BOBRICK	B-4112	STAINLESS STEEL		ALL CLASSROOMS, ALL RESTROOMS EXCEPT TODDLER CLASSROOM
AS-9	TEMPERED GLASS MIRROR	BOBRICK	B-2908 2436	TEMPERED GLASS MIRROR		GENDER NEUTRAL RESTROOMS #103,112.
AS-10	RECYCLING STATION KIT	2007918		RECYCLING STATION KIT	RUBBERMAID	SEE ENLARGED PLANS & ELEVATIONS A5.3 -A5.7
AS-11	TOT-LOKS	LOCK ASSEMBLY & MAGNETIC KEY	WHITE	TOT-LOKS	TOT-LOK	BASE CABINETS WHERE CHILDREN HAVE ACCESS, INCLUDING ALL BASE CABINETRY IN CLASSROOMS, TEACHER SUPPORT AND DIAPER/TOILET AREAS
AS-12	FINGER GUARD FOR DOORS	SEE NOTES	ALMOND FIN. FOR HALF-HT. DR.S TYP, COORDINATE FIN. FOR OTHER DR.S WITH ARCHITECT	FINGER GUARD FOR DOORS	FINGERSAFE	SEE DOOR SCHEDULE ON A5.1 FOR LOCATIONS

EQUIPMENT SCHEDULE

ID	TYPE	MANUF.	MODEL #	FINISH	NOTES	LOCATION
E1	COMMERCIAL DISHWASHER	NOBLE WAREWASHING	UH30-FND	STAINLESS STEEL	HIGH TEMPERATURE UNDERCOUNTER DISHWASHER	FOOD PREP
E2	UNDER COUNTER MICROWAVE	GE PROFILE	PEB9159SJSS	STAINLESS STEEL	PROVIDE 30" BUILT-IN TRIM KIT JX9153DJWW. MTG. HT. TO MEET MAX. ADA REAACH OF 48" A.F.F. & MIN. ADA REACH OF 15" A.F.F. TO ALL CONTROLS/ HANDLES. FOR ADA COMPLIANCE, THE MICROWAVE MUST BE INSTALLED NO HIGHER THAN 37".	STAFF LOUNGE
E3	UNDER COUNTER REFRIGERATOR	U-LINE	U-ADA24RS-13B	STAINLESS STEEL (LOCK)	24" SOLID DOOR REFRIGERATOR, DOOR TO BE FIELD REVERSIBLE	NIDO CLASSROOM
E4	COMMERCIAL REFRIGERATOR	AVANTCO REFRIGERATION	178A19RHC	STAINLESS STEEL	29" SOLID DOOR REACH-IN REFRIGERATOR	FOOD PREP
E5	SIDE-BY-SIDE REFRIGERATOR	SAMSUNG	RS27T5200SR	STAINLESS STEEL	27.4 CU. FT. LARGE CAPACITY, FINGERPRINT RESISTANT FINISH	STAFF LOUNGE
E6	FRONT LOAD WASHER	GE	GFW550SPNDG	GRAY	4.8 CU. FT. CAPACITY SMART FRONT LOAD ENERGY STAR WASHER WITH ULTRAVENT SYSTEM WITH ODORBLOCK AND SANITIZE W/OXI	LAUNDRY
E7	FRONT LOAD DRYER	GE	GFD85ESPNDG	GRAY	7.8 CU. FT. CAPACITY SMART FRONT LOAD ELECTRIC DRYER WITH STEAM AND SANITIZE CYCLE	LAUNDRY

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STATE OF CALIFORNIA

GUIDEPOST MONTESSORI
11 PROFESSIONAL CENTER PKWY
SAN RAFAEL, CA 94903
APN: 155-072-05

PERMIT SUBMITTAL

FF&E
SCHEDULES

REVISIONS

DATE: 4/22/22

SHEET

A5.2

SHEET NOTES

1. SEE SHEETS A1.3 & A1.4 FOR GENERAL NOTES, GENERAL ACCESSIBILITY AND ADA NOTES & DETAILS, AND REQUIRED MOUNTING HEIGHTS FOR EACH AGE GROUP.
2. INTERIOR DIMENSIONS TO FACE OF FINISH WALL.
3. SEE SHEET A5.1 FOR FINISH, PLUMBING FIXTURE, ACCESSORY, AND APPLIANCES AND EQUIPMENT SCHEDULES.
4. SEE SHEET A5.1 & A2.1 FOR ADDITIONAL FINISH NOTES
5. SEE SHEET A7.1 FOR HALF-HEIGHT WALL DETAIL.
6. FOR CABINET DETAILS SEE SHEET A7.2.
7. IF A DISCREPANCY IS FOUND REGARDING FINISH MATERIALS, VERIFY WITH ARCHITECT PRIOR TO PROCUREMENT AND INSTALLATION.
8. INTERIOR ELEVATIONS REPRESENT TYPICAL ELEVATIONS AND CONDITIONS, REFER TO PLANS FOR MORE INFORMATION.
9. CONTRACTOR TO PROVIDE ADEQUATE BLOCKING IN WALLS WHERE REQUIRED FOR INSTALLATION AND PROPER SUPPORT OF PLUMBING FIXTURES, ACCESSORIES, CABINETRY, LIGHTING FIXTURES, AND WALL-MOUNTED FURNITURE BY OWNER AND PER FURNITURE PLAN.
10. SEE DETAIL SHEETS A7.1& A7.2 FOR MORE INTERIOR DETAILS AND TYPICAL CONDITIONS.
13. ALL EXPOSED WALL CORNERS TO BE ROUNDED. SEE A2.1 FOR LOCATIONS. ROUNDED CORNER DETAILS PER A7.1 SHEET.

WALL LEGEND

NEW FULL-HEIGHT WALL

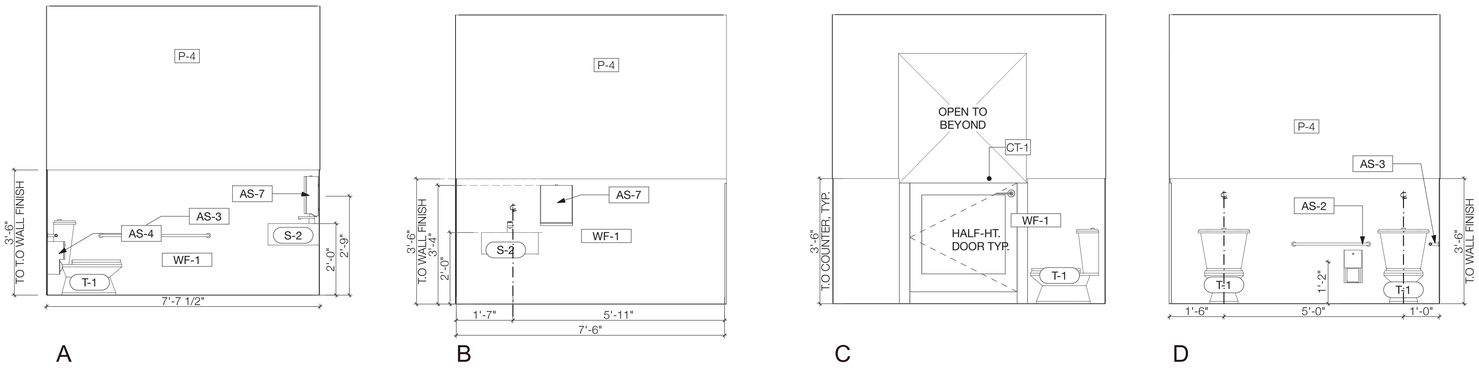
NEW HALF-HEIGHT WALL

EXISTING WALL -AS PART OF THE BASE BUILDING

TAG LEGEND

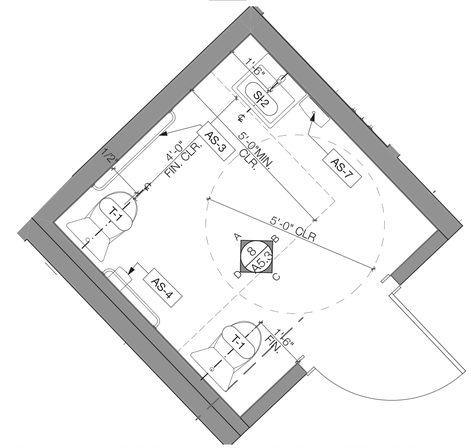
(SEE SHT. A5.1 FOR FINISH, EQUIP., PLUMBING & ACCESSORY SCHEDULES.)

- (X) PLUMBING FIXTURE
- (X) LIGHT FIXTURE
- AS-X ACCESSORY
- AP-X APPLIANCE
- X-X FINISHES



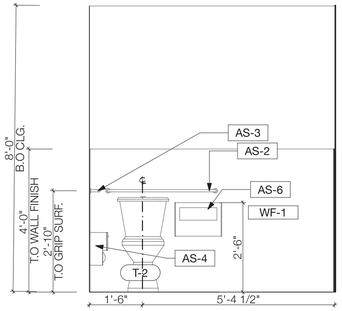
8 INTERIOR ELEVATIONS @ CHILDREN'S HOUSE TOILET AREA #115

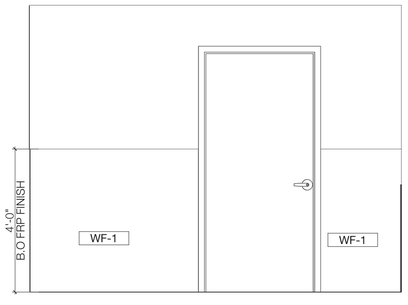
SCALE: 1/2" = 1'-0"

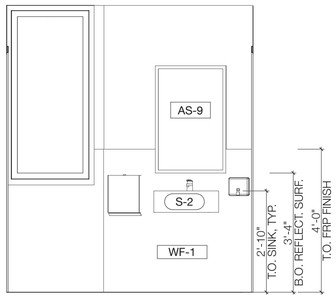


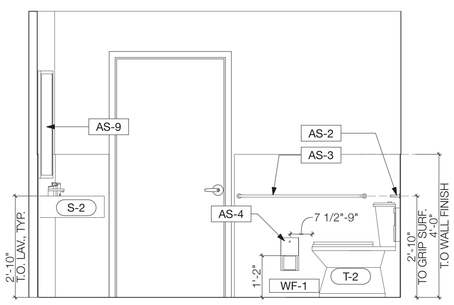
3 CHILDREN'S HOUSE TOILET AREA #115

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



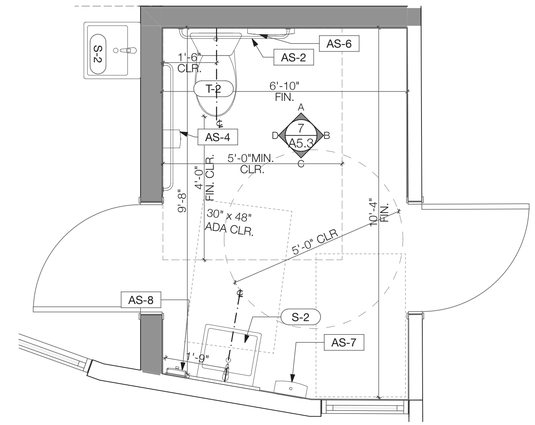






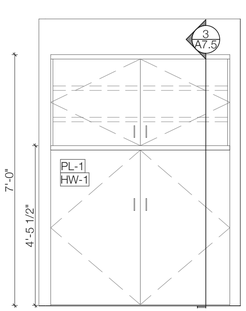
7 INTERIOR ELEVATIONS @ GENDER NEUTRAL RESTROOM #112

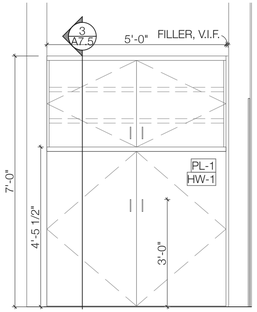
SCALE: 1/2" = 1'-0"



2 GENDER NEUTRAL RESTROOM #112

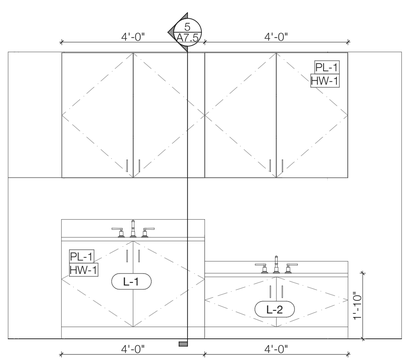
SCALE: 1/2" = 1'-0"





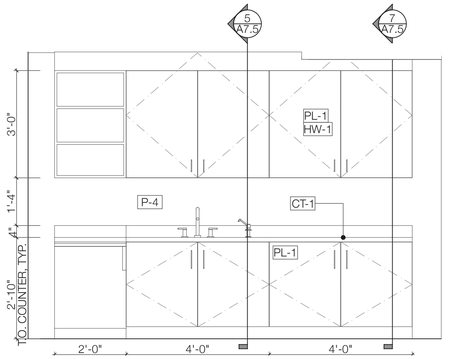
6 INTERIOR ELEVATIONS @ COT CABINETS

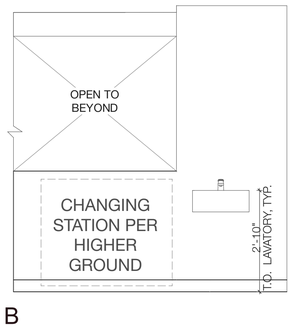
SCALE: 1/2" = 1'-0"



5 INT. ELEV. @ CLASSROOM #106

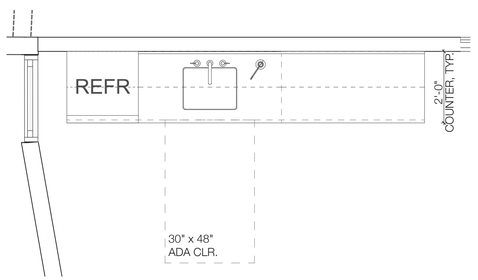
SCALE: 1/2" = 1'-0"





4 INTERIOR ELEVATIONS @ NIDO CLASSROOM #113

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



1 ENLARGED PLAN @ NIDO CLASSROOM #113

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

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PERMIT SUBMITTAL

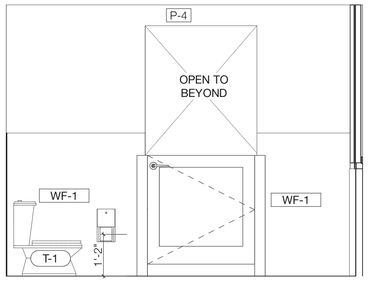
INTERIOR ELEVATIONS @NIDO, CHILDREN'S, / GENDER NEUTRAL RESTROOMS

REVISIONS

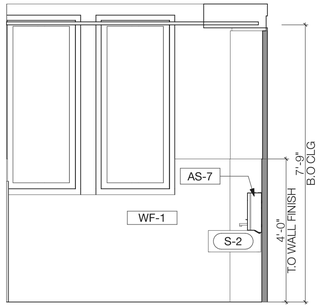
DATE: 4/22/22

SHEET

A5.3



A



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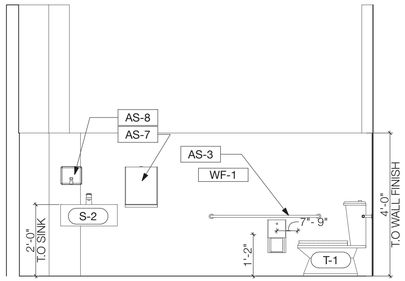

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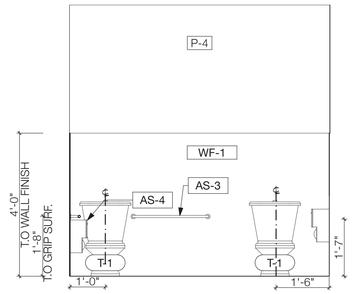
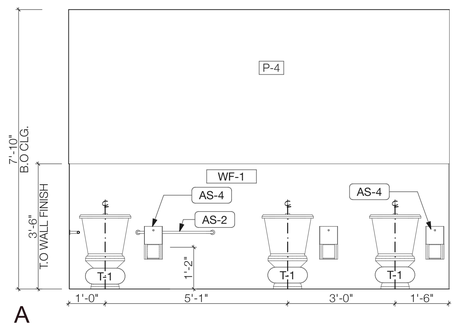


D

4 INTERIOR ELEVATIONS @ CHILDREN'S HOUSE TOILET AREA #116

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



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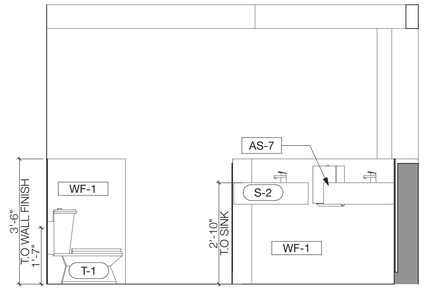

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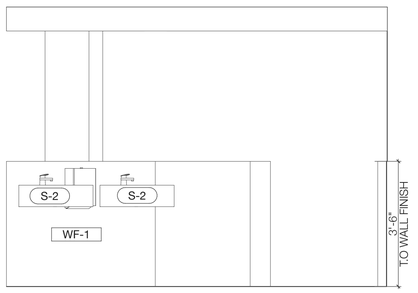
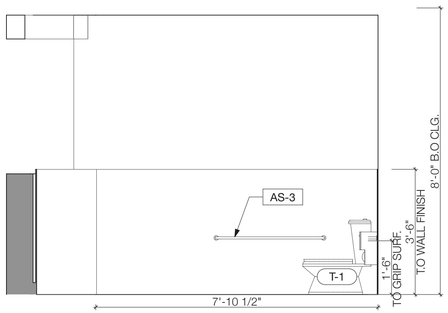


C



D

3 INTERIOR ELEVATIONS @ TODDLER COMBINED RESTROOMS #110

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

SHEET NOTES

1. SEE SHEETS A1.3 & A1.4 FOR GENERAL NOTES, GENERAL ACCESSIBILITY AND ADA NOTES & DETAILS, AND REQUIRED MOUNTING HEIGHTS FOR EACH AGE GROUP.
2. INTERIOR DIMENSIONS TO FACE OF FINISH WALL.
3. SEE SHEET A5.1 FOR FINISH, PLUMBING FIXTURE, ACCESSORY, AND APPLIANCES AND EQUIPMENT SCHEDULES.
4. SEE SHEET A5.1 & A2.1 FOR ADDITIONAL FINISH NOTES
5. SEE SHEET A7.1 FOR HALF-HEIGHT WALL DETAIL.
6. FOR CABINET DETAILS SEE SHEET A7.2.
7. IF A DISCREPANCY IS FOUND REGARDING FINISH MATERIALS, VERIFY WITH ARCHITECT PRIOR TO PROCUREMENT AND INSTALLATION.
8. INTERIOR ELEVATIONS REPRESENT TYPICAL ELEVATIONS AND CONDITIONS, REFER TO PLANS FOR MORE INFORMATION.
9. CONTRACTOR TO PROVIDE ADEQUATE BLOCKING IN WALLS WHERE REQUIRED FOR INSTALLATION AND PROPER SUPPORT OF PLUMBING FIXTURES, ACCESSORIES, CABINETRY, LIGHTING FIXTURES, AND WALL-MOUNTED FURNITURE BY OWNER AND PER FURNITURE PLAN.
10. SEE DETAIL SHEETS A7.1& A7.2 FOR MORE INTERIOR DETAILS AND TYPICAL CONDITIONS.
13. ALL EXPOSED WALL CORNERS TO BE ROUNDED. SEE A2.1 FOR LOCATIONS. ROUNDED CORNER DETAILS PER A7.1 SHEET.

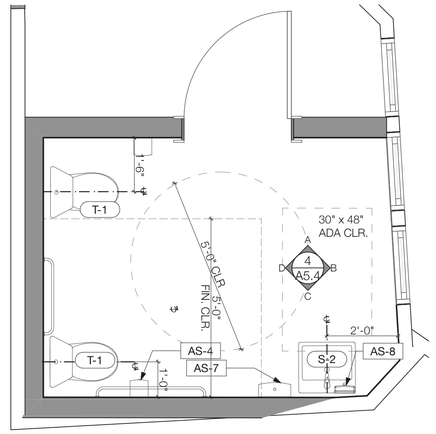
TAG LEGEND

(SEE SHT. A5.1 FOR FINISH, EQUIP., PLUMBING & ACCESSORY SCHEDULES.)

- (X) PLUMBING FIXTURE
- ⟨X⟩ LIGHT FIXTURE
- AS-X ACCESSORY
- ⟨AP-X⟩ APPLIANCE
- X-X FINISHES

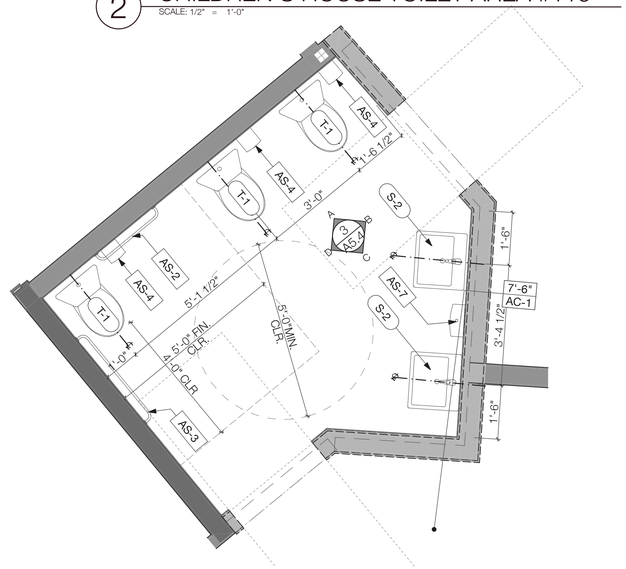
WALL LEGEND

- NEW FULL-HEIGHT WALL
- NEW HALF-HEIGHT WALL
- EXISTING WALL -AS PART OF THE BASE BUILDING



2 CHILDREN'S HOUSE TOILET AREA #116

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



1 TODDLER COMBINED RESTROOMS #110

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

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APN: 155-072-05

PERMIT SUBMITTAL

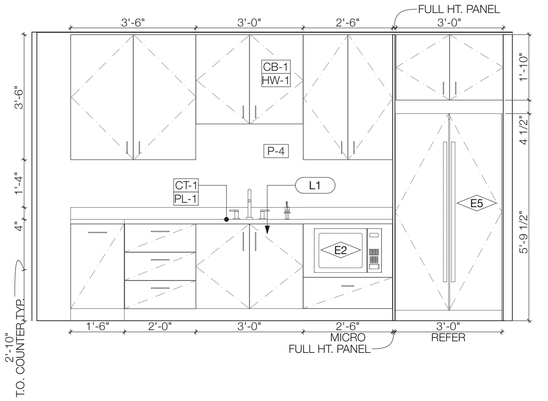
INTERIOR ELEVATIONS @ TODDLER, CHILDREN'S RESTROOMS

REVISIONS

DATE: 4/22/22

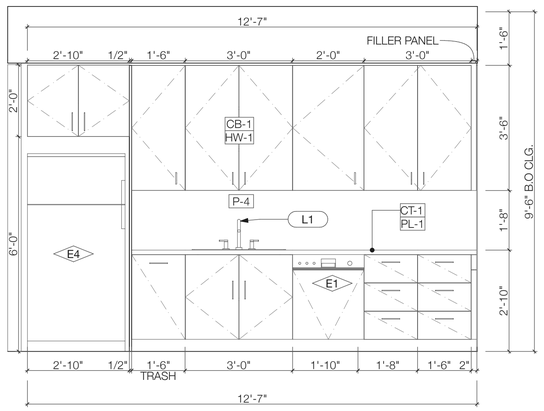
SHEET

A5.4



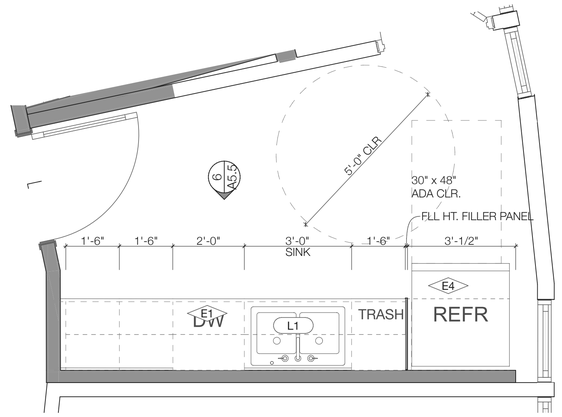
8 INTERIOR ELEVATION @STAFF LOUNGE

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



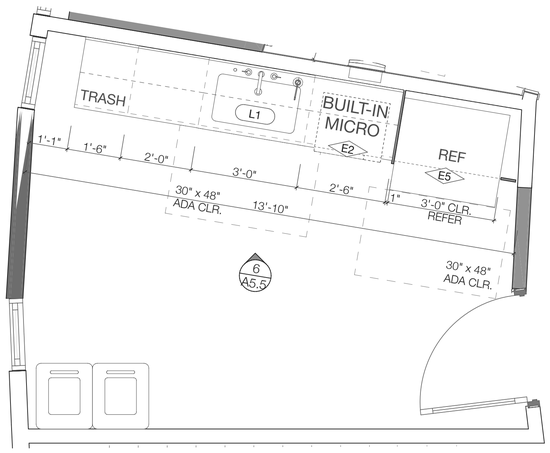
6 INTERIOR ELEVATION @FOOD PREPARATION

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



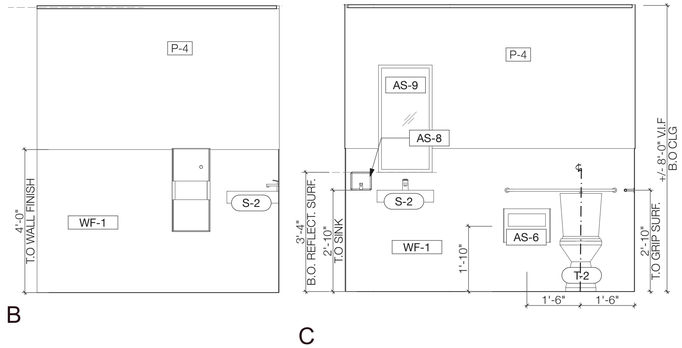
3 FOOD PREPARATION #102

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



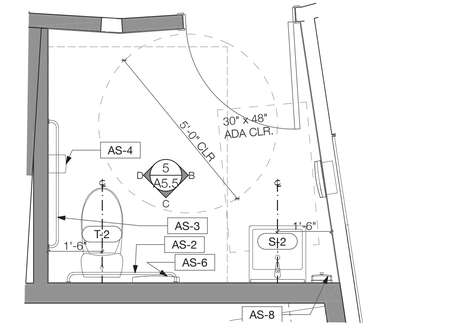
7 STAFF LOUNGE #105

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



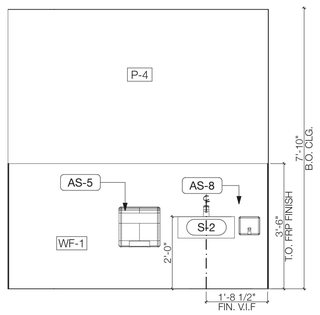
5 INTERIOR ELEVATIONS @ GENDER NEUTRAL RESTROOM #103

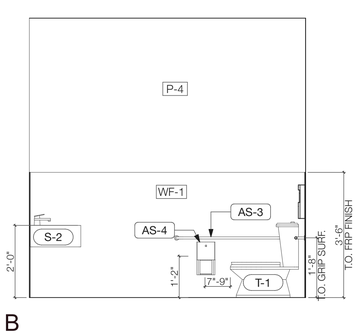
SCALE: 1/2" = 1'-0"

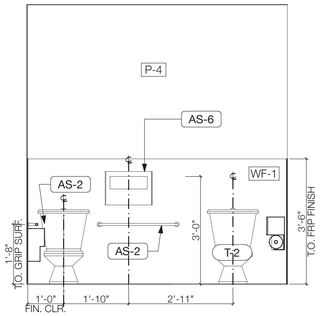


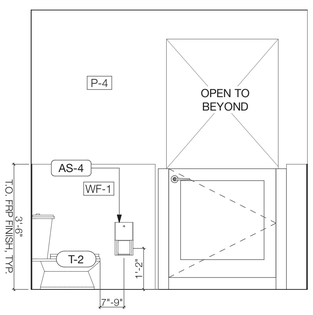
2 GENDER NEUTRAL RESTROOM #103

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



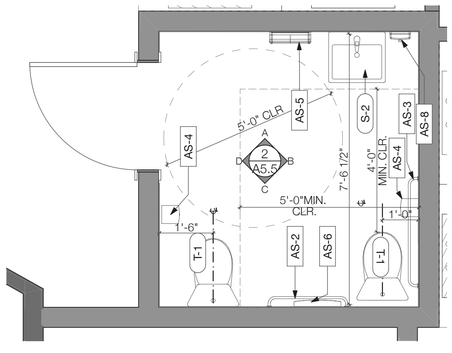






4 INTERIOR ELEVATIONS @ CHILDREN'S HOUSE TOILET AREA #109

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



1 CHILDREN'S HOUSE TOILET AREA #109

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

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APN: 155-072-05

PERMIT SUBMITTAL

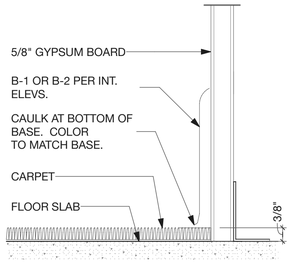
INTERIOR ELEVATIONS @ CHILDREN'S TOILET, GENDER NEUTRAL RESTROOM/ FOOD PREP.

REVISIONS

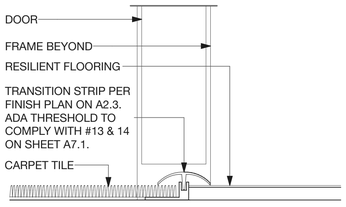
DATE: 4/22/22

SHEET

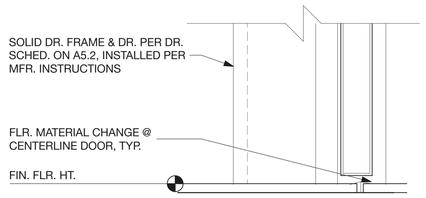
A5.5



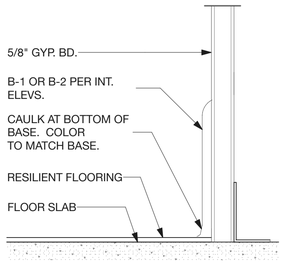
12 BASE/CARPET
SCALE: 6" = 1'-0"



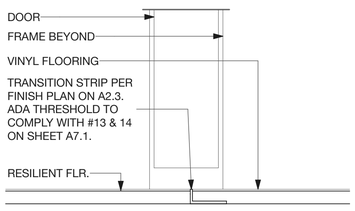
11 CARPET/RESILIENT TRANSITION
SCALE: 6" = 1'-0"



14 INT. SWING. DR. THRESH., TYP.
SCALE: 3" = 1'-0"



10 BASE/RES. FLR.
SCALE: 6" = 1'-0"



13 RESILIENT/RESILIENT TRANSITION
SCALE: 6" = 1'-0"

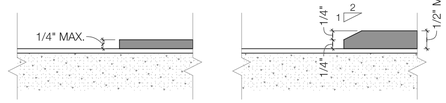
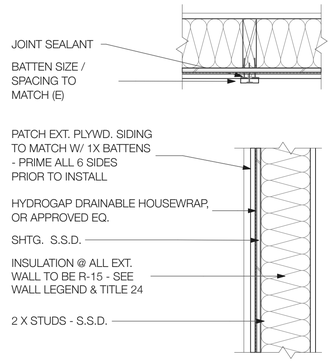


FIGURE 11B-303.2
VERTICAL CHANGE IN LEVEL

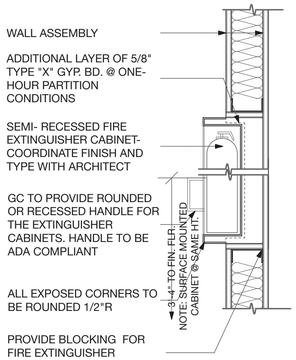
FIGURE 11B-303.3
BEVELED CHANGE IN LEVEL

9 BEVELED & VERT. CHANGE IN LVL
SCALE: 6" = 1'-0"

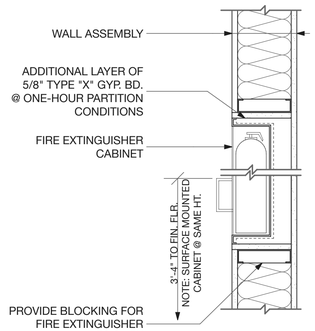


NOTE: ADD BATT INSULATION TO ALL EXTERIOR WALLS

8 EXT. WALL BD. BATTEN TO MATCH
SCALE: 1 1/2"= 1'-0"

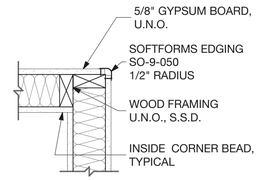


7 EXTINGUISHER CABINET- SEMI RECESSED
SCALE: 1 1/2"= 1'-0"



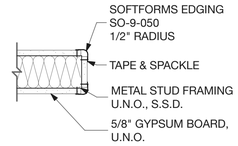
EXTINGUISHER CABINET
WE NEED TO ADAPT DETAILS FOR WOOD CONSTRUCTION

6 EXTINGUISHER CABINET- FULLY RECESSED
SCALE: 1 1/2"= 1'-0"



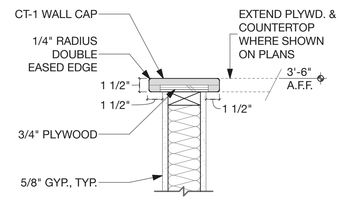
GYP. BD. @ OUTSIDE CORNER, TYP.
WE NEED TO ADAPT DETAILS FOR WOOD CONSTRUCTION

5 GYP. BD. @ OUTSIDE CORNER, TYP.
SCALE: 1 1/2"= 1'-0"

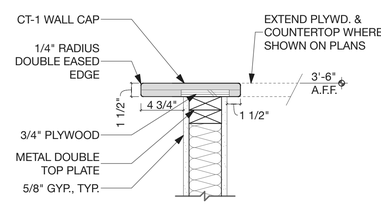


GYP. BD. @ END WALL, TYP.
WE NEED TO ADAPT DETAILS FOR WOOD CONSTRUCTION

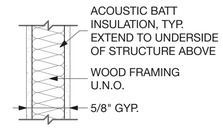
4 GYP. BD. @ END WALL, TYP.
SCALE: 1 1/2"= 1'-0"



3 LOW WALL CAP, TYP.
SCALE: 1 1/2"= 1'-0"



2 LOW WALL CAP, WIDE
SCALE: 1 1/2"= 1'-0"



1 INT. WALL, TYP.
SCALE: 1 1/2"= 1'-0"

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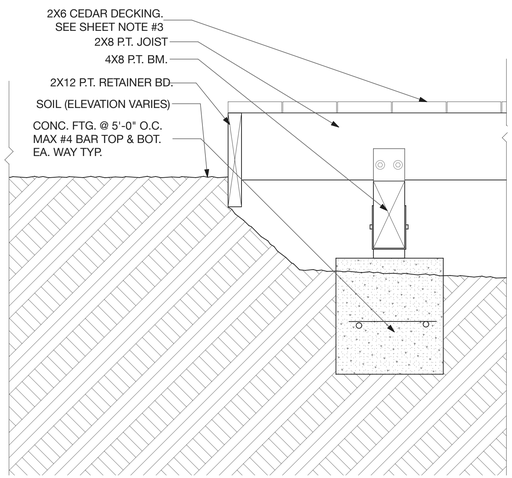
TYPICAL INTERIOR DETAILS

REVISIONS

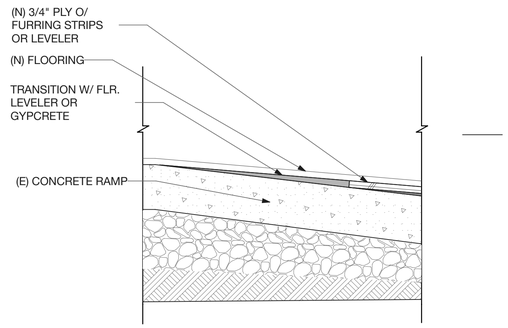
DATE: 4/22/22

SHEET

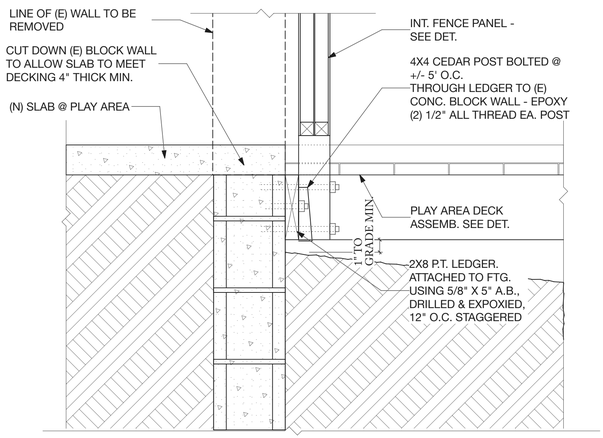
A7.1



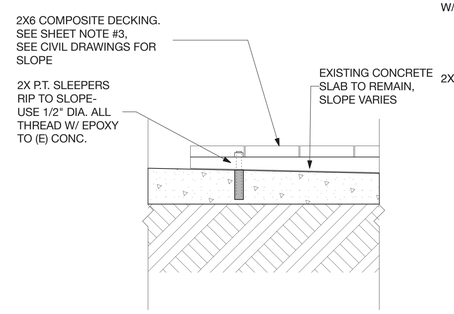
11 PLAY DECK @ WALL
SCALE: 1 1/2"= 1'-0"



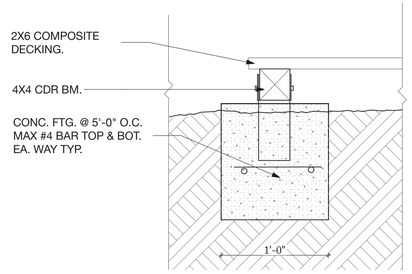
10 SECTION AT EXISTING INTERIOR RAMP
SCALE: 1 1/2"= 1'-0"



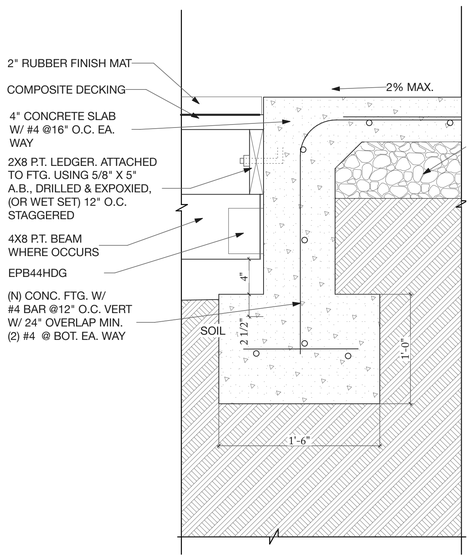
9 PLAY DECK @ WALL
SCALE: 1 1/2"= 1'-0"



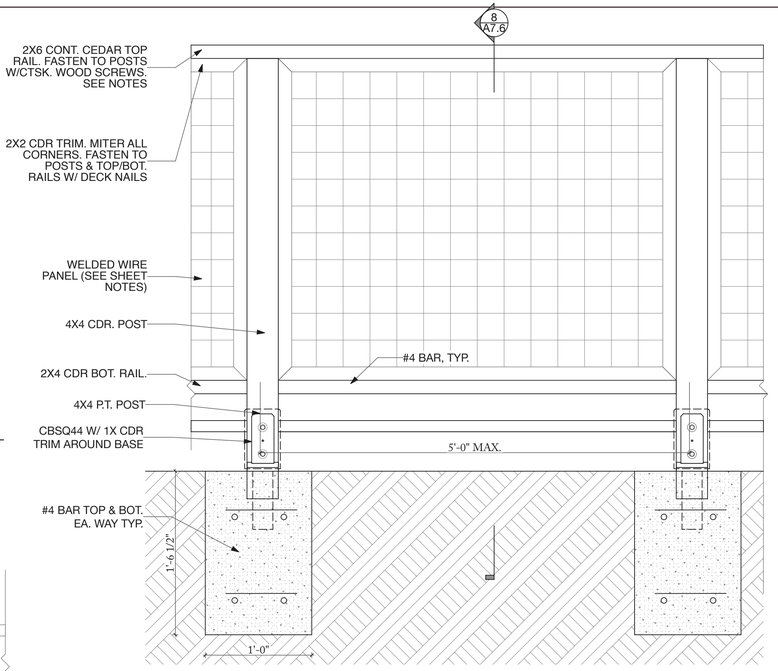
8 DECK(E) CONC. PATIO
SCALE: 1 1/2"= 1'-0"



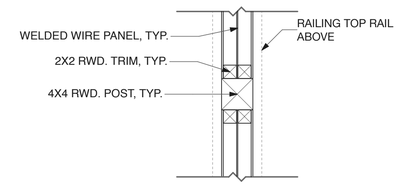
7 RAISED WALKWAY DECK TYP.
SCALE: 1 1/2"= 1'-0"



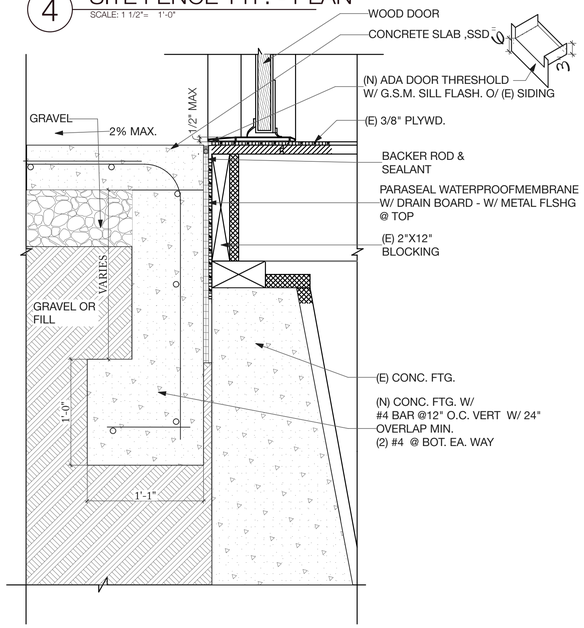
6 PLAY DECK TO CONC. WALK
SCALE: 1 1/2"= 1'-0"



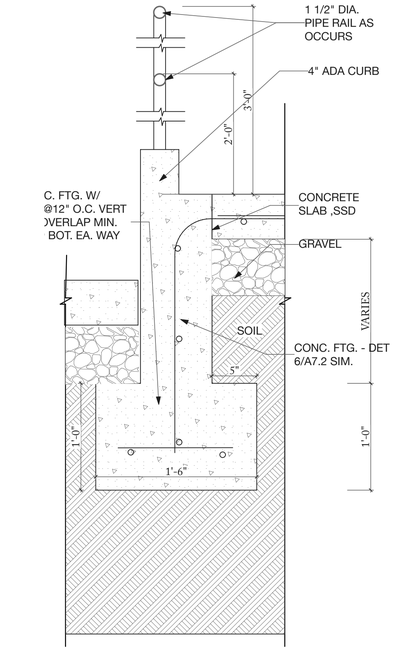
5 SITE FENCE TYP. - ELEVATION
SCALE: 1 1/2"= 1'-0"



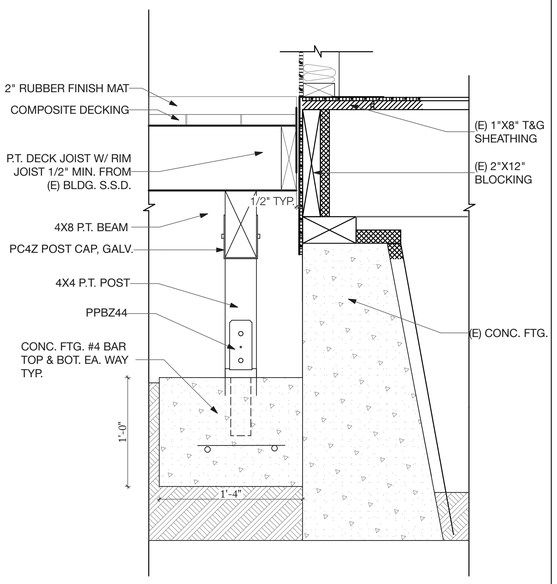
4 SITE FENCE TYP. - PLAN
SCALE: 1 1/2"= 1'-0"



3 DOOR THRESHOLD @ CONC. WALK
SCALE: 1 1/2"= 1'-0"



2 RAMP STEP @ PLAY AREA
SCALE: 1 1/2"= 1'-0"



1 PLAY DECK @ (E) WALL
SCALE: 1 1/2"= 1'-0"

SHEET NOTES:

1. USE CEDAR (CDR) WOOD AT ALL EXPOSED WOOD LOCATIONS AND IN THE PLAY AREAS.
2. USE 2 X 2 GLAV. WELDED WIRE PANEL FROM MCNICHOLS
3. ONLY USE PRESSURE TREATED WOOD UNDER PLAY DECKS THAT CANNOT BE ACCESSED BY CHILDREN

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PERMIT SUBMITTAL

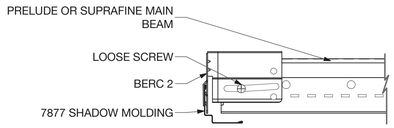
SITE DETAILS

REVISIONS

DATE: 4/22/22

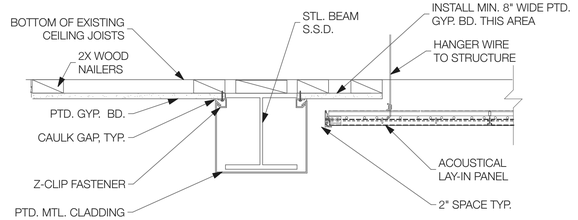
SHEET

A7.2



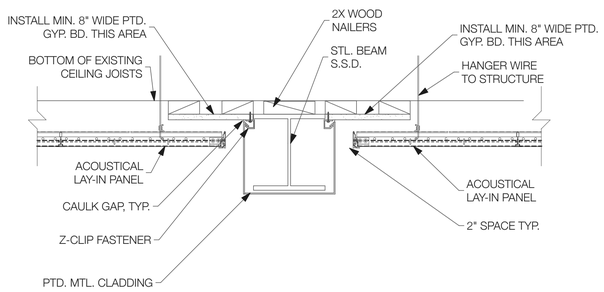
10 WALL INTERSECTION @ ACT CLG. (UNATTACHED END)

SCALE: 3" = 1'-0"



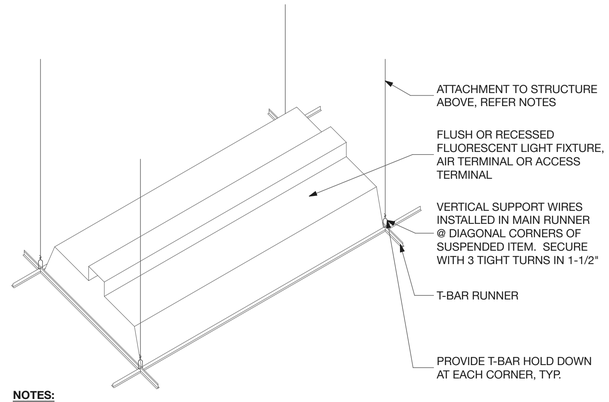
9 ACT TO GYP. CLG. @ BM. CLADDING

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



8 ACT CLG. @ BM. CLADDING

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



NOTES:

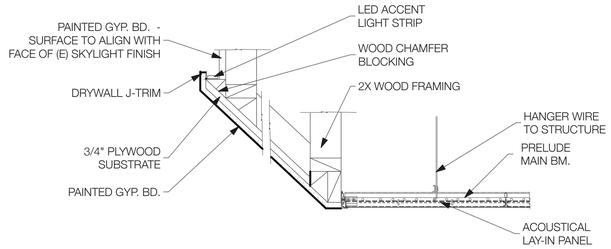
1. FIXTURES @ LESS THAN 56 LBS: INSTALL (2) #12 GA SAFETY WIRES (SLACK). ONE ON EACH END OF FIXTURE, DIAGONALLY OPPOSED AND CONNECTED TO STRUCTURE ABOVE.

2. FIXTURES @ 56 LBS OR GREATER: INSTALL (4) #12 GA SUPPORT WIRES (TAUT). ONE ON EACH CORNER OF FIXTURE CONNECTED TO STRUCTURE. WIRES SHALL SUPPORT (4) TIMES THE WEIGHT OF THE FIXTURE.

3. FIXTURES @ LESS THAN 56 LBS AND 4'-4" MIN IN SIZE: INSTALL (4) #12 GA SAFETY WIRES (SLACK) AT EACH CORNER OF THE FIXTURE.

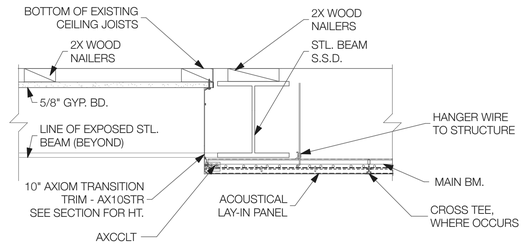
7 LAY-IN FIXTURE

SCALE: 3" = 1'-0"



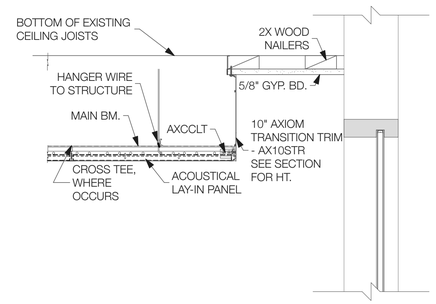
6 GYP. TO A.C.T. TRANSITION AT SLOPED CEILING

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



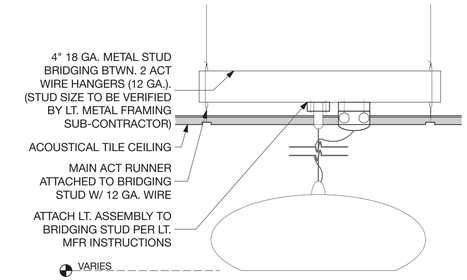
5 AXIOM 10" TRANSITION - GYP. -> A.C.T.

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



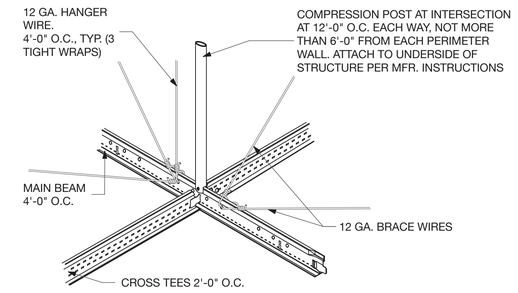
4 AXIOM 10" TRANSITION - A.C.T. -> GYP. @ WINDOW

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



3 PEND. LIGHT SUP. @ ACT CLG.

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



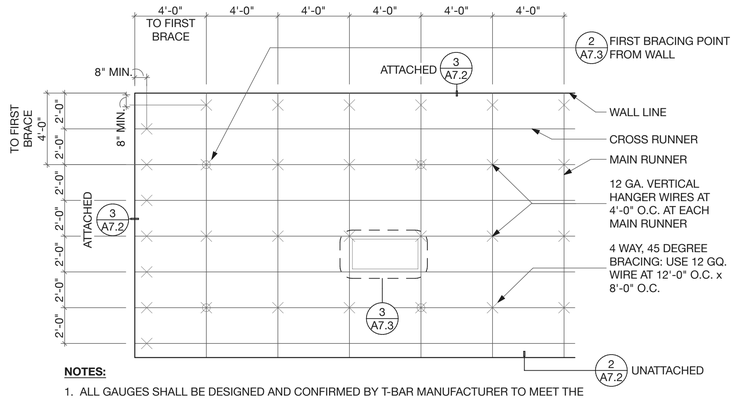
NOTE:
COMPRESSION STRUT SHALL NOT REPLACE VERTICAL HANGER WIRE.

COMPRESSION STRUT SCHEDULE

HEIGHT	NOMINAL EMT. DIA	AREA (SQ. IN.)	RADIUS OF GYRATION	WALL THICKNESS	OUTSIDE DIA (IN.)
(IN.) UP TO 3'-10"	1/2"	.045	.235	.021	.706
5'-0"	3/4"	.069	.309	.025	.922
6'-6"	1"	.096	.391	.027	1.163
8'-6"	1-1/4"	.151	.511	.033	1.51
9'-10"	1-1/2"	.174	.604	.033	1.74

2 COMPRESSION STRUT AND HANGER/SPRAY WIRES

SCALE: 3" = 1'-0"



NOTES:

1. ALL GAUGES SHALL BE DESIGNED AND CONFIRMED BY T-BAR MANUFACTURER TO MEET THE HEAVY DUTY CBC STANDARD.
2. INSTALL ARMSTRONG SEISMIC RX SUSPENSION SYSTEM (ICC-ESR-1308). USE ARMSTRONG BERC2 CLIPS, INSTALLED PER MFR'S INSTRUCTIONS (ATTACHED AT 2 ADJACENT WALLS; UNATTACHED AT OTHER WALLS).

1 DIAGRAMATC PLAN @ LAY-IN ACOUSTICAL CEILING

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

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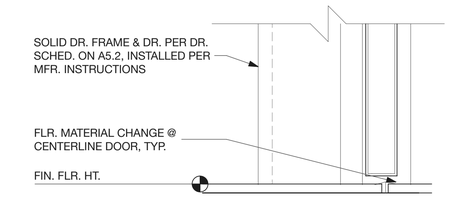
A.C.T. & FINISH DETAILS

REVISIONS

DATE: 4/22/22

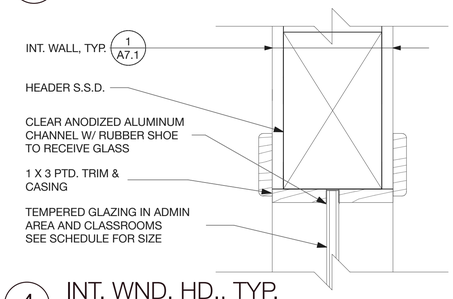
SHEET

A7.3



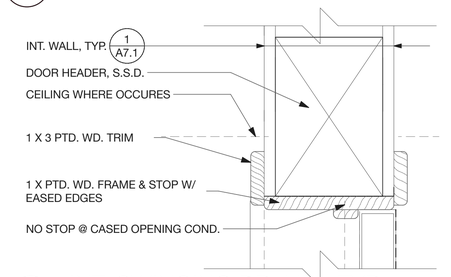
5 INT. SWINGING DR. JAMB, TYP.

SCALE: 3" = 1'-0"



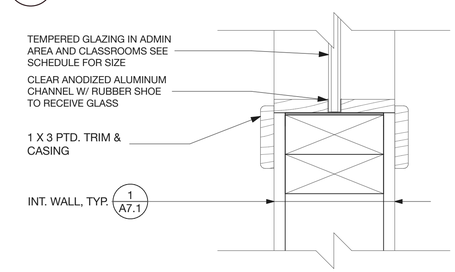
4 INT. WND. HD., TYP.

SCALE: 3" = 1'-0"



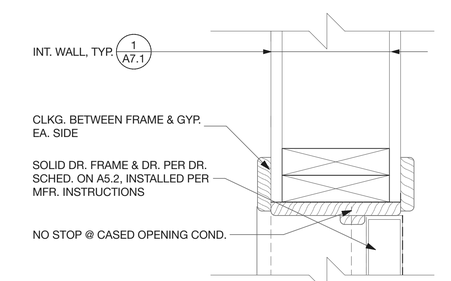
3 INT. SWINGING DR. HD., TYP.

SCALE: 3" = 1'-0"



2 INT. WND. SILL & JAMB

SCALE: 3" = 1'-0"



1 INT. SWINGING DR. JAMB, TYP.

SCALE: 3" = 1'-0"

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PERMIT SUBMITTAL

DOOR AND WINDOW DETAILS

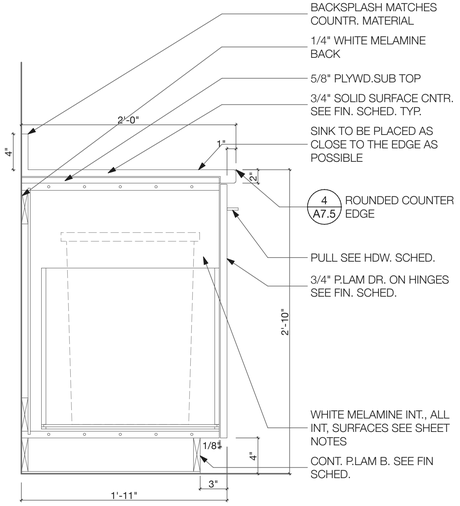
REVISIONS

DATE: 4/22/22

SHEET

A7.4

NOTES:
EASED EDGES 3MM PVC MATCHING FACE PLASTIC LAMINATE FACES. PLUS MINUS 1/16 TO 1/8 INCH RADIUS FRONT, BACK AND CORNERS.



BREAK ROOM AND CLASSROOM NOTES

PROVIDE CABINET PULLS ON ALL CABINETS AND DRAWERS: TBD

PLASTIC LAMINATE ON CABINET FRONTS AND COUNTERTOPS: WILSONART, BEIGEWOOD, MATTE FINISH, 7850-60 (CABINETS, LIGHT)

PROVIDE SELF, SOFT-CLOSING HARDWARE ON ALL DRAWERS AND DOORS.

GC IS RESPONSIBLE FOR PROVIDING POWER AND WATER (BUT NOT LIMITED) TO THE FOLLOWING APPLIANCES:

- REFRIGERATORS
- COFFEE MACHINES
- MICROWAVES
- DISHWASHER
- GARBAGE DISPOSAL

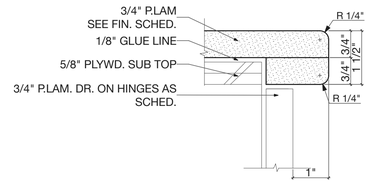
CLASSROOMS @ ADULT SINK: PROVIDE ELKAY CELEBRITY STAINLESS STEEL 25" X 21-1/4" X 5-3/8", SINGLE BOWL TOP MOUNT SINK

CLASSROOMS @ CHILD SINK: PROVIDE ELKAY ELKAY LUSTERTONE LRAD 191850, SINGLE BOWL TOP MOUNT SINK

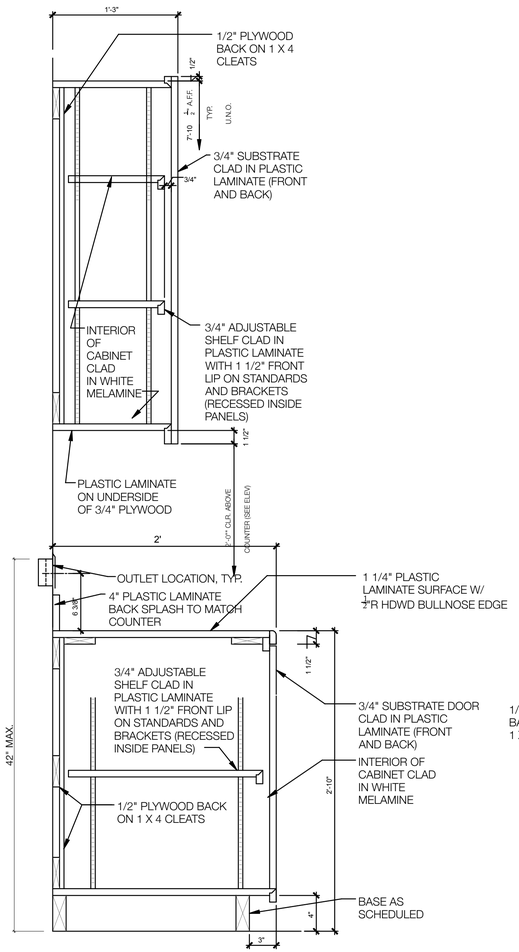
3 COMPARTMENT SINK: ONE PIECE, STAINLESS STEEL, SEAMLESS DEEP DRAWN SINK BOWL DESIGN. ELKAY LUSTERTONE CLASSIC STAINLESS STEEL 46" X 22" X 7-5/8" TRIPLE BOWL DROP-IN SINK MODEL(S) LTR4622 OR APPROVED EQUAL. MOUNTING CLIPS PROVIDED ACCOMMODATE ALL THICKNESS OF COUNTER.

CABINET & COUNTERTOP DETAIL NOTES

1. FINISHES FOR MILLWORK: SOLID SURFACE COUNTERTOPS AT DRY AND WET AREAS.
2. SOLID SURFACE EDGING AND BACK/SIDE SPLASH AT ALL COUNTERS ABUTTING TO WALLS. PROVIDE BACK/SIDE SPLASHES ALONG WALLS AT ALL WET COUNTERS.
3. EXTERIOR SURFACES AND EDGES, EXPOSED INTERIOR SURFACES, AND EXPOSED SHELVES (U.O.N) TO BE P-LAM PER FINISH SCHEDULE. WHITE MELAMINE WITHIN ENCLOSED INTERIOR AND CABINET SHELVES ONLY. SEE DETAILS ON A7.3 & A7.4 FOR MORE INFORMATION.
4. G.C. TO PROVIDE BACKING/BLOCKING AT LOCATIONS THAT RECEIVE WALL MOUNTED MILLWORK. PROVIDE ADDITIONAL FRAMING AS REQUIRED AT LOCATIONS THAT RECEIVE CEILING MOUNTED MILLWORK. COORDINATE WITH MILLWORK. COORDINATE WITH MILLWORK SUBCONTRACTOR.
5. PROVIDE SEISMIC BRACING FOR ALL WALL HUNG AND CEILING HUNG MILLWORK.
6. ALL MILLWORK WITH A SOFFIT ABOVE TO HAVE A 1" REVEAL TO MATCH CABINET P.LAM, BETWEEN TOP OF SOFFIT. SOFFIT HEIGHT TO BE AT 8'-1" A.F.F., U.O.N.
7. PROVIDE "TOT-LOCKS" AT CHILD ACCESSIBLE CABINETS AND DRAWERS IN ALL CLASSROOMS.
8. EASE ALL EXPOSED VERTICAL AND HORIZONTAL EDGES, TYP. SEE DETAILS ON A7.1 – A7.2 FOR RADIUS DIMENSION AT TYP. CONDITIONS.
9. REFER TO TOILET ACCESSORY SCHEDULE ON A5.2 FOR ACCESSORY INFORMATION.
10. COORDINATE ALL ELECTRICAL AND PLUMBING WORK WITH ASSOCIATED TRADES & SUBCONTRACTORS.
11. ANY DISCREPANCIES TO BE VERIFIED WITH THE ARCHITECT.



8 EDGE DETAIL

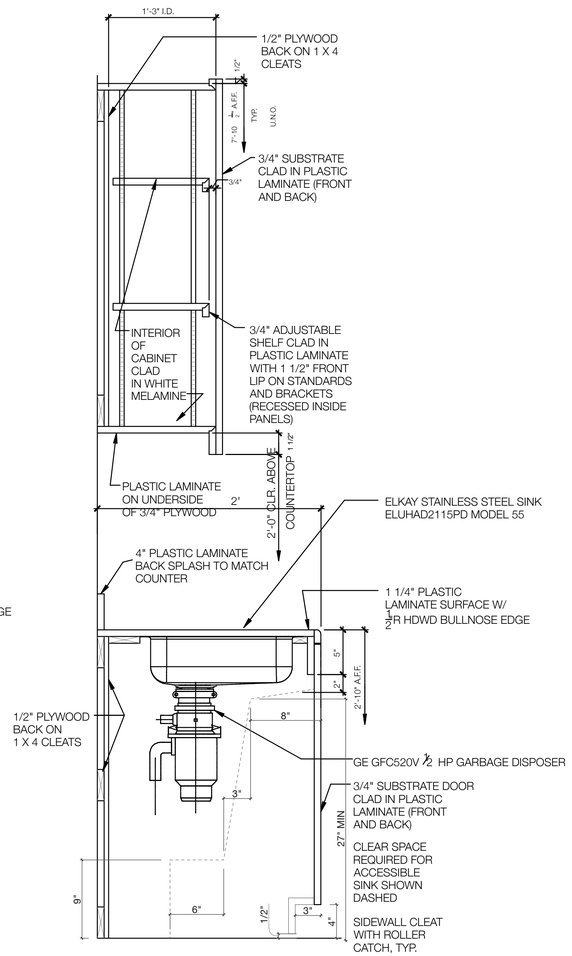


7 CABINET SECTION

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

6 CABINET W/ TRASH BIN DRAWER

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

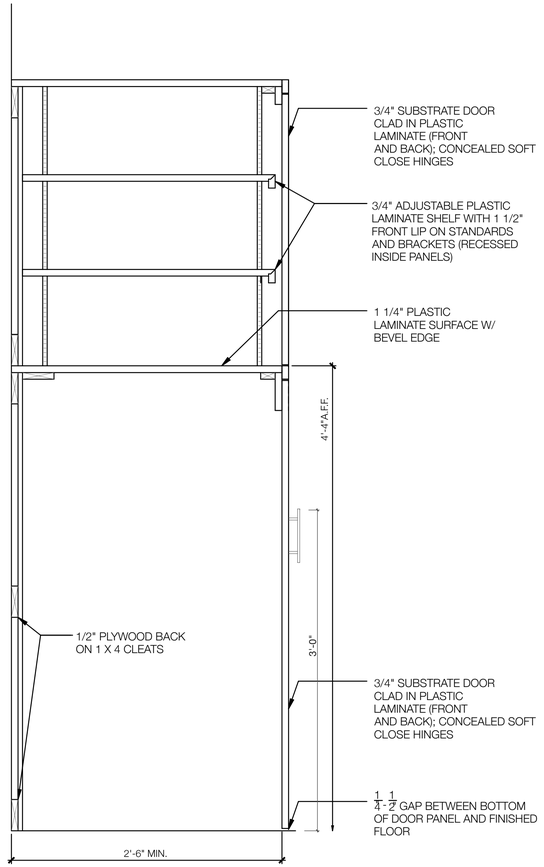


5 CABINET SECTION @ SINK

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

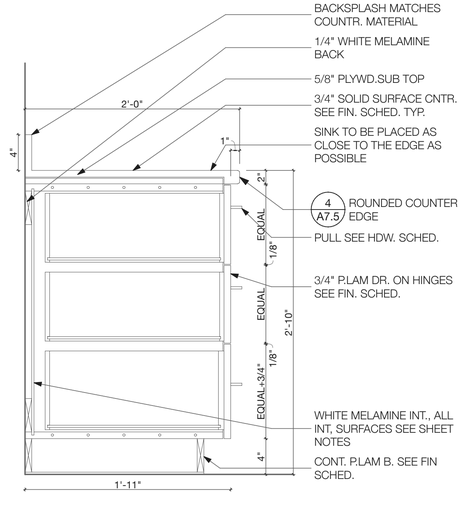
4 COUNTERTOP EDGE DETAIL

SCALE: 6" = 1'-0"



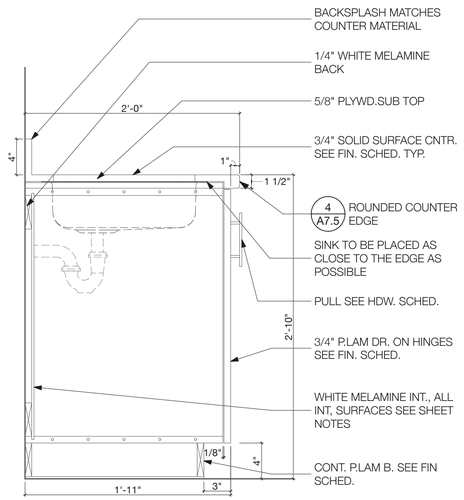
3 COT STOR. CAB. SECTION

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



2 CABINET MULTI-DRAWER

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



1 CABINET WITH SINK

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

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APN: 155-072-05

PERMIT SUBMITTAL

CABINET DETAILS

REVISIONS

DATE: 4/22/22

SHEET

A7.5

CABINET & COUNTERTOP DETAIL NOTES

1. FINISHES FOR MILLWORK: SOLID SURFACE COUNTERTOPS AT DRY AND WET AREAS.

2. SOLID SURFACE EDGING AND BACK/SIDE SPLASH AT ALL COUNTERS ABUTTING TO WALLS. PROVIDE BACK/SIDE SPLASHES ALONG WALLS AT ALL WET COUNTERS.

3. EXTERIOR SURFACES AND EDGES, EXPOSED INTERIOR SURFACES, AND EXPOSED SHELVES (U.O.N) TO BE P-LAM PER FINISH SCHEDULE. WHITE MELAMINE WITHIN ENCLOSED INTERIOR AND CABINET SHELVES ONLY. SEE DETAILS ON A7.3 & A7.4 FOR MORE INFORMATION.

4. G.C. TO PROVIDE BACKING/BLOCKING AT LOCATIONS THAT RECEIVE WALL MOUNTED MILLWORK. PROVIDE ADDITIONAL FRAMING AS REQUIRED AT LOCATIONS THAT RECEIVE CEILING MOUNTED MILLWORK. COORDINATE WITH MILLWORK. COORDINATE WITH MILLWORK SUBCONTRACTOR.

5. PROVIDE SEISMIC BRACING FOR ALL WALL HUNG AND CEILING HUNG MILLWORK.

6. ALL MILLWORK WITH A SOFFIT ABOVE TO HAVE A 1" REVEAL TO MATCH CABINET P.LAM, BETWEEN TOP OF SOFFIT. SOFFIT HEIGHT TO BE AT 8'-1" A.F.F., U.O.N.

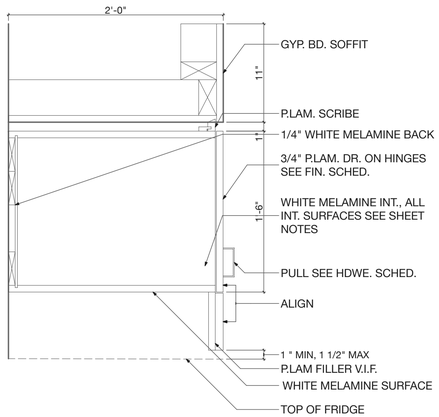
7. PROVIDE "TOT-LOCKS" AT CHILD ACCESSIBLE CABINETS AND DRAWERS IN ALL CLASSROOMS.

8. EASE ALL EXPOSED VERTICAL AND HORIZONTAL EDGES, TYP. SEE DETAILS ON A7.1 – A7.2 FOR RADIUS DIMENSION AT TYP. CONDITIONS.

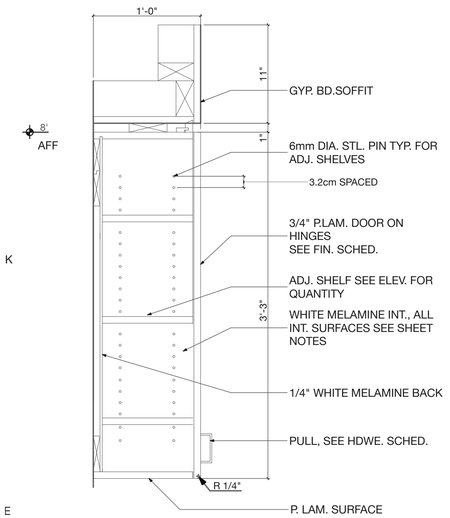
9. REFER TO TOILET ACCESSORY SCHEDULE ON A5.2 FOR ACCESSORY INFORMATION.

10. COORDINATE ALL ELECTRICAL AND PLUMBING WORK WITH ASSOCIATED TRADES & SUBCONTRACTORS.

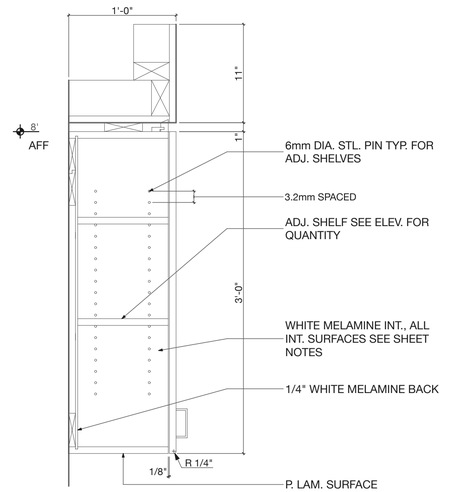
11. ANY DISCREPANCIES TO BE VERIFIED WITH THE ARCHITECT.



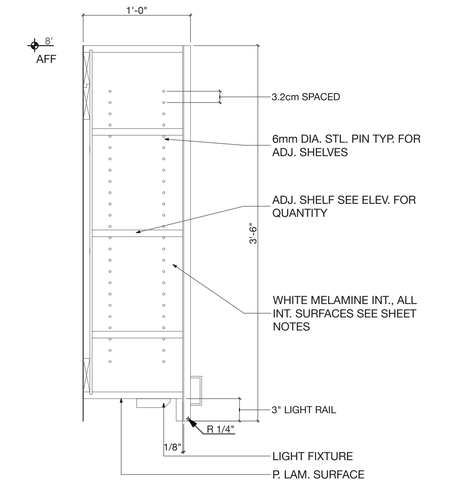
8 CAB. O/ REFR.
SCALE: 1 1/2"= 1'-0"



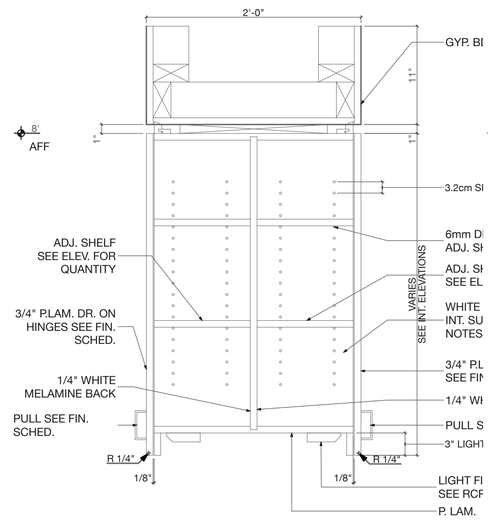
6 3'-6" UPPER CAB. W/O LIGHT
SCALE: 1 1/2"= 1'-0"



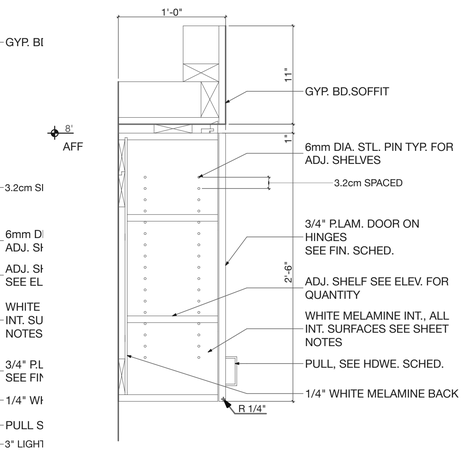
5 3' UPPER CAB. W/O LIGHT
SCALE: 1 1/2"= 1'-0"



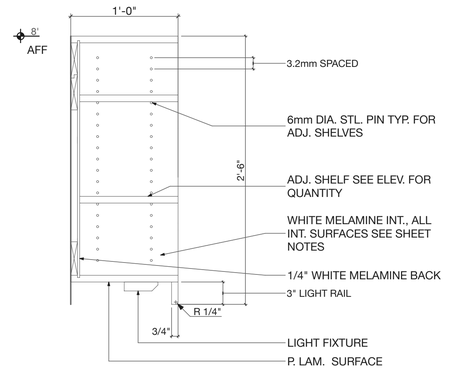
2 3'-6" UPPER CAB. W/ LIGHT
SCALE: 1 1/2"= 1'-0"



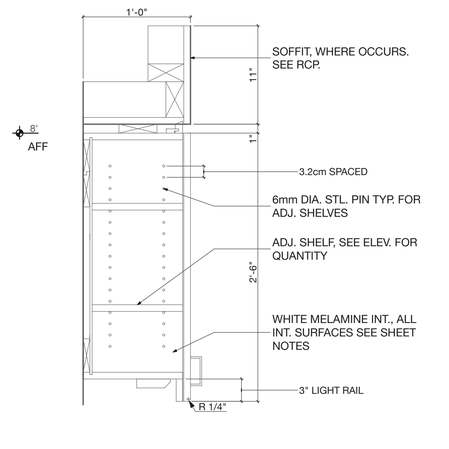
7 TOP CABINET BACK TO BACK
SCALE: 1 1/2"= 1'-0"



4 2'-6" UPPER CAB. W/O LIGHT
SCALE: 1 1/2"= 1'-0"



3 2'-6" OPEN UPPER CAB.
SCALE: 1 1/2"= 1'-0"



1 2'-6" UPPER CAB. W/ LIGHT
SCALE: 1 1/2"= 1'-0"

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PERMIT SUBMITTAL

CABINET DETAILS

REVISIONS

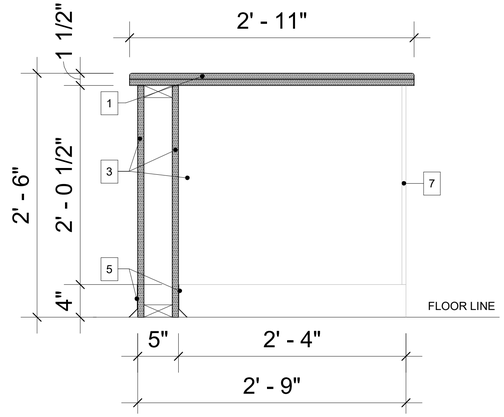
DATE: 4/22/22

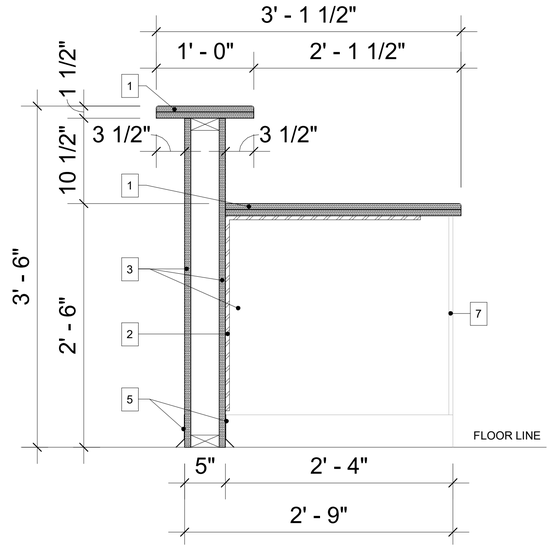
SHEET

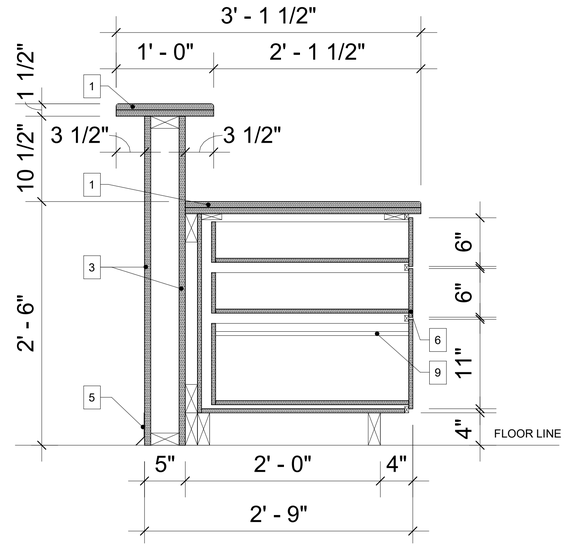
A7.6

KEYNOTE LEGEND

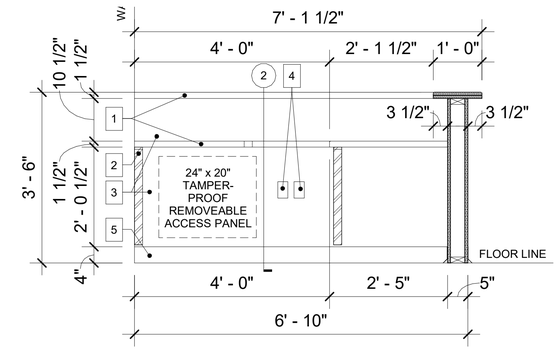
1. 1 1/2" PLASTIC LAMINATE WORK SURFACE COUNTERTOP, WILSONART, BRONZE LEGACY, MATTE FINISH, 4656-60
2. 24" X 24" STEEL ANGLE BRACKET
3. 3/4" GYP BOARD, PAINTED PER OUTLINE SPEC
4. POWER OUTLETS, REF. MEP
5. RUBBER BASE, REF. OUTLINE SPEC
6. LOCKABLE 3 DRAWER BASE CABINET, STUDIO TEAK LINEARITY FINISH, 7960K-18
7. PLASTIC LAMINATE EDGE PIECE, STUDIO TEAK LINEARITY FINISH, 7960K-18
8. PROVIDE CABLE ACCESS HOLE IN COUNTERTOP FOR EACH WORK STATION
9. ATTACHED FILE FOLDER RAILS



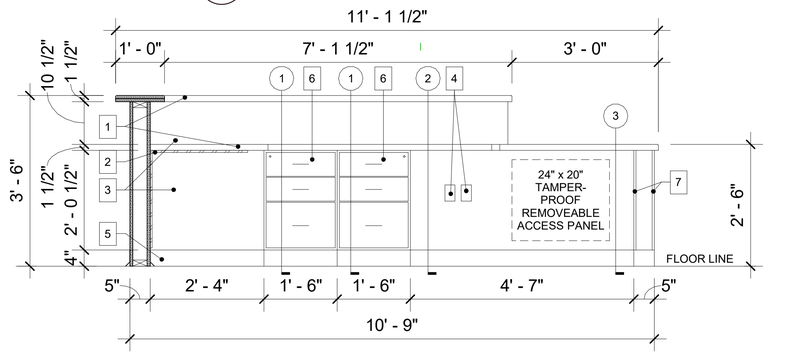




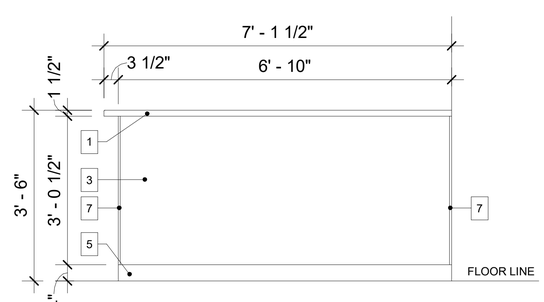
3 SECTION @ RECEPTION DESK
SCALE: 1 1/2"= 1'-0"



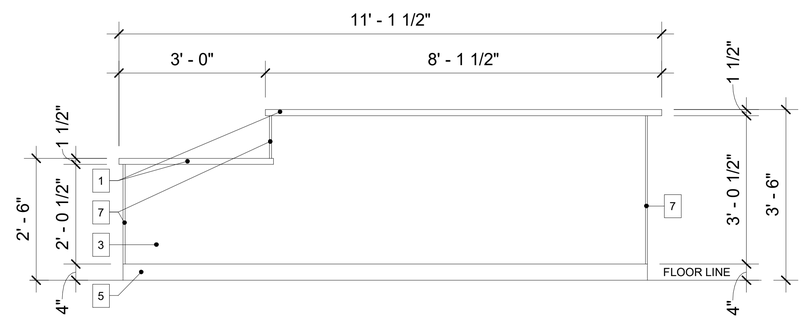
5 SECTION @ RECEPTION DESK
SCALE: 1 1/2"= 1'-0"



2 SECTION @ RECEPTION DESK
SCALE: 1 1/2"= 1'-0"



4 RECEPTION DESK ELEVATION
SCALE: 1 1/2"= 1'-0"



1 RECEPTION DESK ELEVATION
SCALE: 1 1/2"= 1'-0"

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APN: 155-072-05

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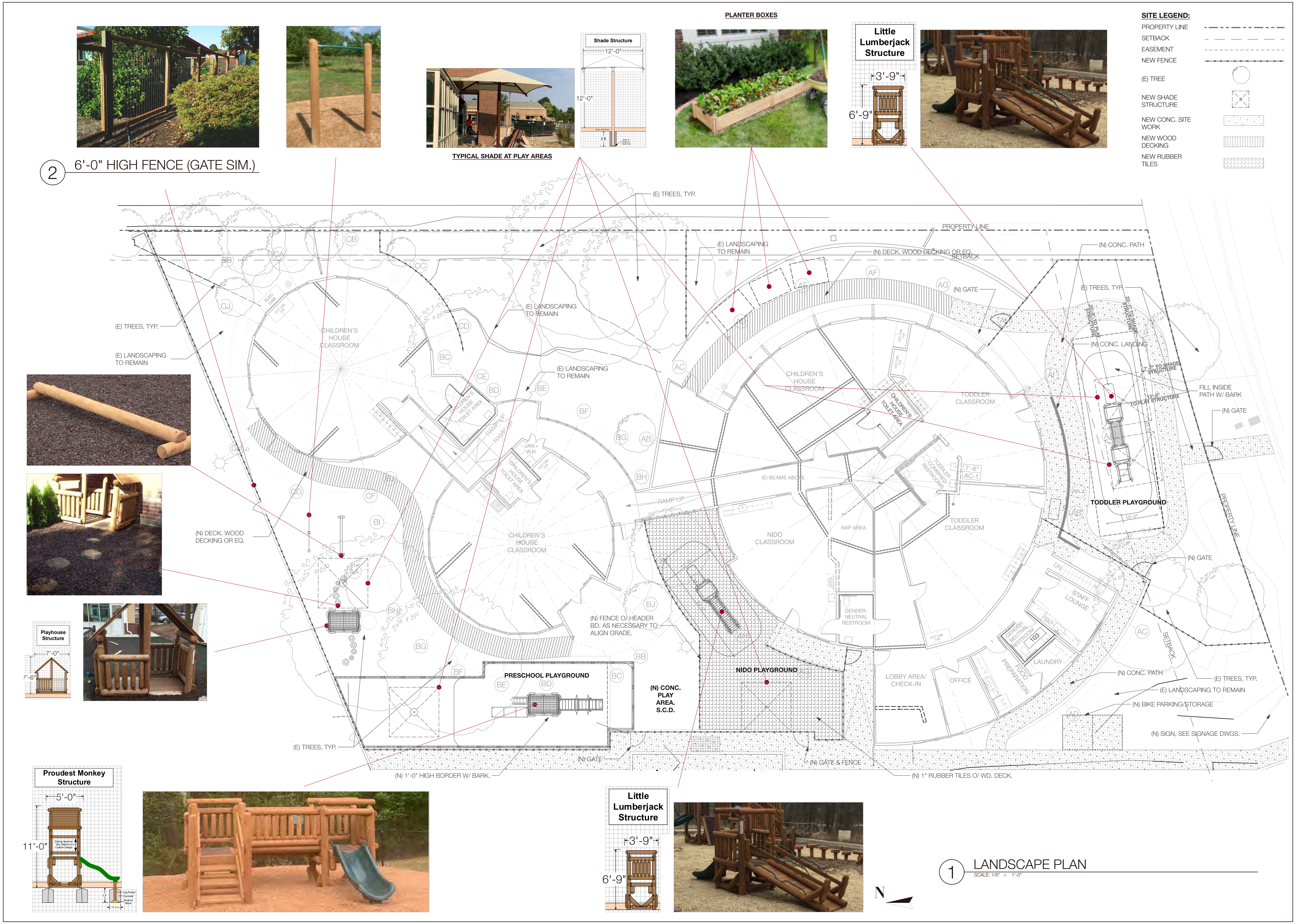
INTERIOR-
RECEPTION
DETAILS

REVISIONS

DATE: 4/22/22

SHEET

A7.7



2 6'-0" HIGH FENCE (GATE SIM.)
TYPICAL SHADE AT PLAY AREAS
Shade Structure
12'-0"
PLANTER BOXES
Little Lumberjack Structure
3'-9"
6'-9"
SITE LEGEND:
PROPERTY LINE
SETBACK
EASEMENT
NEW FENCE
(E) TREE
NEW SHADE STRUCTURE
NEW CONC. SITE WORK
NEW WOOD DECKING
NEW RUBBER TILES
(E) TREES, TYP.
PROPERTY LINE
(E) LANDSCAPING TO REMAIN
(N) DECK, WOOD DECKING OR EQ.
SETBACK
(N) CONC. PATH
(N) GATE
(N) CONC. LANDING
FILL INSIDE PATH W/ BARK
CHILDREN'S HOUSE CLASSROOM
TODDLER CLASSROOM
NIDO CLASSROOM
NAP AREA
TODDLER PLAYGROUND
(N) DECK, WOOD DECKING OR EQ.
(N) FENCE O/ HEADER BD. AS NECESSARY TO ALIGN GRADE.
PRESCHOOL PLAYGROUND
(N) CONC. PLAY AREA. S.C.D.
NIDO PLAYGROUND
GENDER-NEUTRAL RESTROOM
STAFF LOUNGE
LAUNDRY
FOOD PREPARATION
LOBBY AREA/ CHECK-IN
OFFICE
(E) LANDSCAPING TO REMAIN
(N) BIKE PARKING/STORAGE
(N) SIGN, SEE SIGNAGE DWGS.
(N) GATE & FENCE
(N) 1" RUBBER TILES O/ WD. DECK.
(N) 1'-0" HIGH BORDER W/ BARK.
Playhouse Structure
7'-0"
7'-6"
Proudest Monkey Structure
5'-0"
11'-0"
1 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"
N

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PERMIT SUBMITTAL

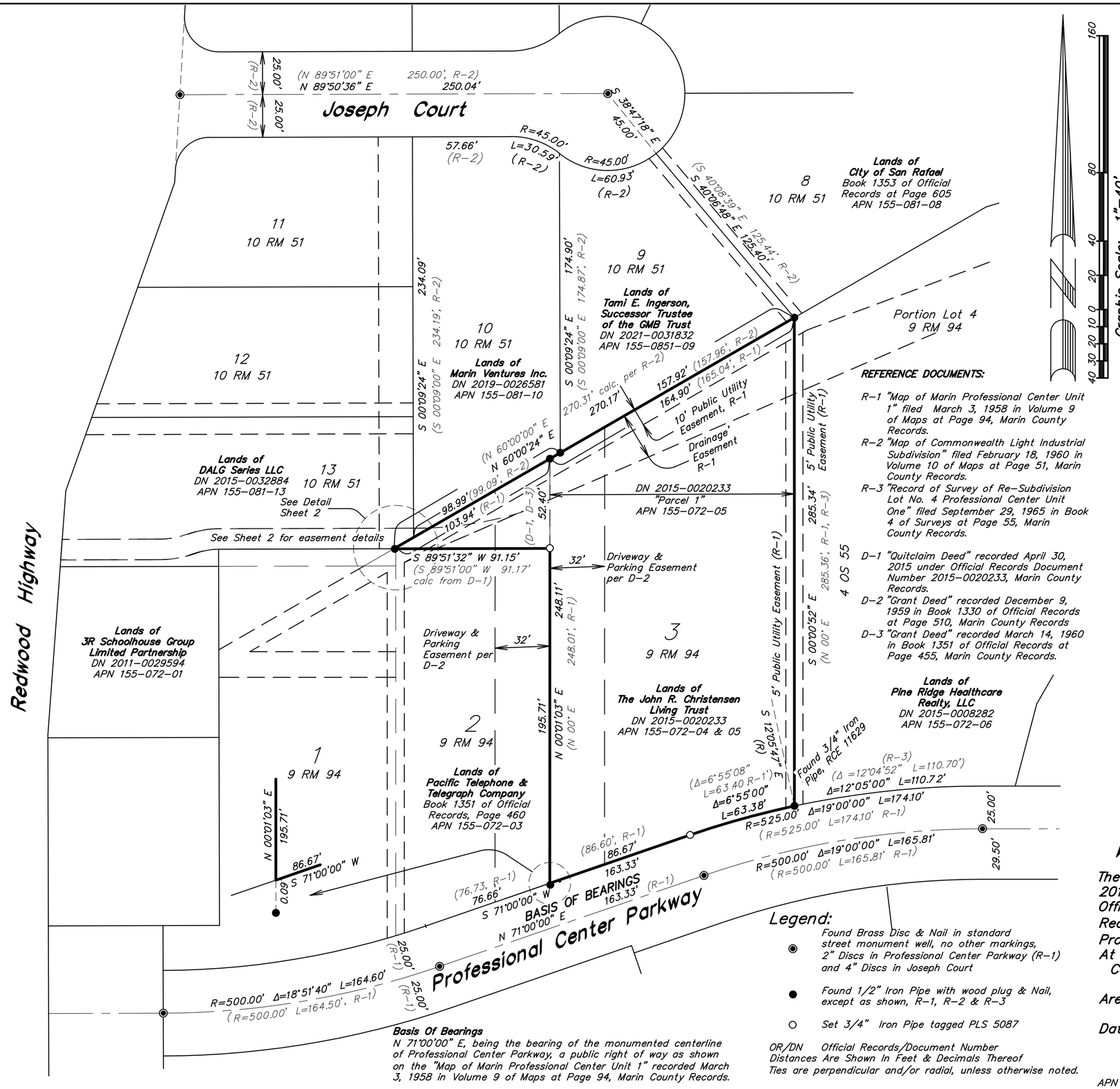
LANDSCAPE PLAN

REVISIONS

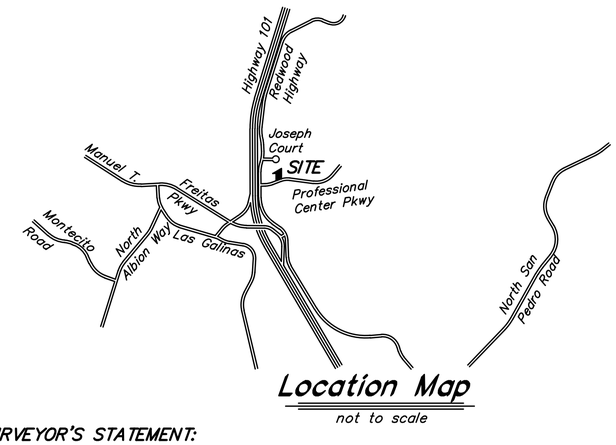
DATE: 04/22/22

SHEET

L1



Graphic Scale: 1"=40'



Location Map

not to scale

Legend:

- ◉ Found Brass Disc & Nail in standard street monument well, no other markings, 2" Discs in Professional Center Parkway (R-1) and 4" Discs in Joseph Court
- ● Found 1/2" Iron Pipe with wood plug & Nail, except as shown, R-1, R-2 & R-3
- ○ Set 3/4" Iron Pipe tagged PLS 5087

OR/DN Official Records/Document Number
Distances Are Shown In Feet & Decimals Thereof
Ties are perpendicular and/or radial, unless otherwise noted.

Basis Of Bearings
N 71°00'00" E, being the bearing of the monumented centerline of Professional Center Parkway, a public right of way as shown on the "Map of Marin Professional Center Unit 1" recorded March 3, 1958 in Volume 9 of Maps at Page 94, Marin County Records.

REFERENCE DOCUMENTS:

R-1 "Map of Marin Professional Center Unit 1" filed March 3, 1958 in Volume 9 of Maps at Page 94, Marin County Records.
R-2 "Map of Commonwealth Light Industrial Subdivision" filed February 18, 1960 in Volume 10 of Maps at Page 51, Marin County Records.
R-3 "Record of Survey of Re-Subdivision Lot No. 4 Professional Center Unit One" filed September 29, 1965 in Book 4 of Surveys at Page 55, Marin County Records.
D-1 "Quitclaim Deed" recorded April 30, 2015 under Official Records Document Number 2015-0020233, Marin County Records.
D-2 "Grant Deed" recorded December 9, 1959 in Book 1330 of Official Records at Page 510, Marin County Records
D-3 "Grant Deed" recorded March 14, 1960 in Book 1351 of Official Records at Page 455, Marin County Records.

SURVEYOR'S STATEMENT:

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act at the request of _____ in _____, 2021.

_____ Dated: _____
Paul M. Brown, PLS 5087

PROFESSIONAL LAND SURVEYOR * PAUL M. BROWN No. PLS 5087 * STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT:

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this_____ day of_____, 2021.

_____
By: Tracy W. Park, PLS 8176
County Surveyor, Marin County

_____
by: David O. Knell, PLS 5301
Deputy County Surveyor

PROFESSIONAL LAND SURVEYOR * DAVID O. KNELL No. PLS 5301 * STATE OF CALIFORNIA

RECORDER'S STATEMENT:

Filed this_____ day of_____, 2021 at_____,_____.M in Book_____ of Maps at Page(s)_____, at the request of the Marin County Department of Public Works.

_____ _____
Recorder Deputy
Fee Paid_____
Doc. No._____

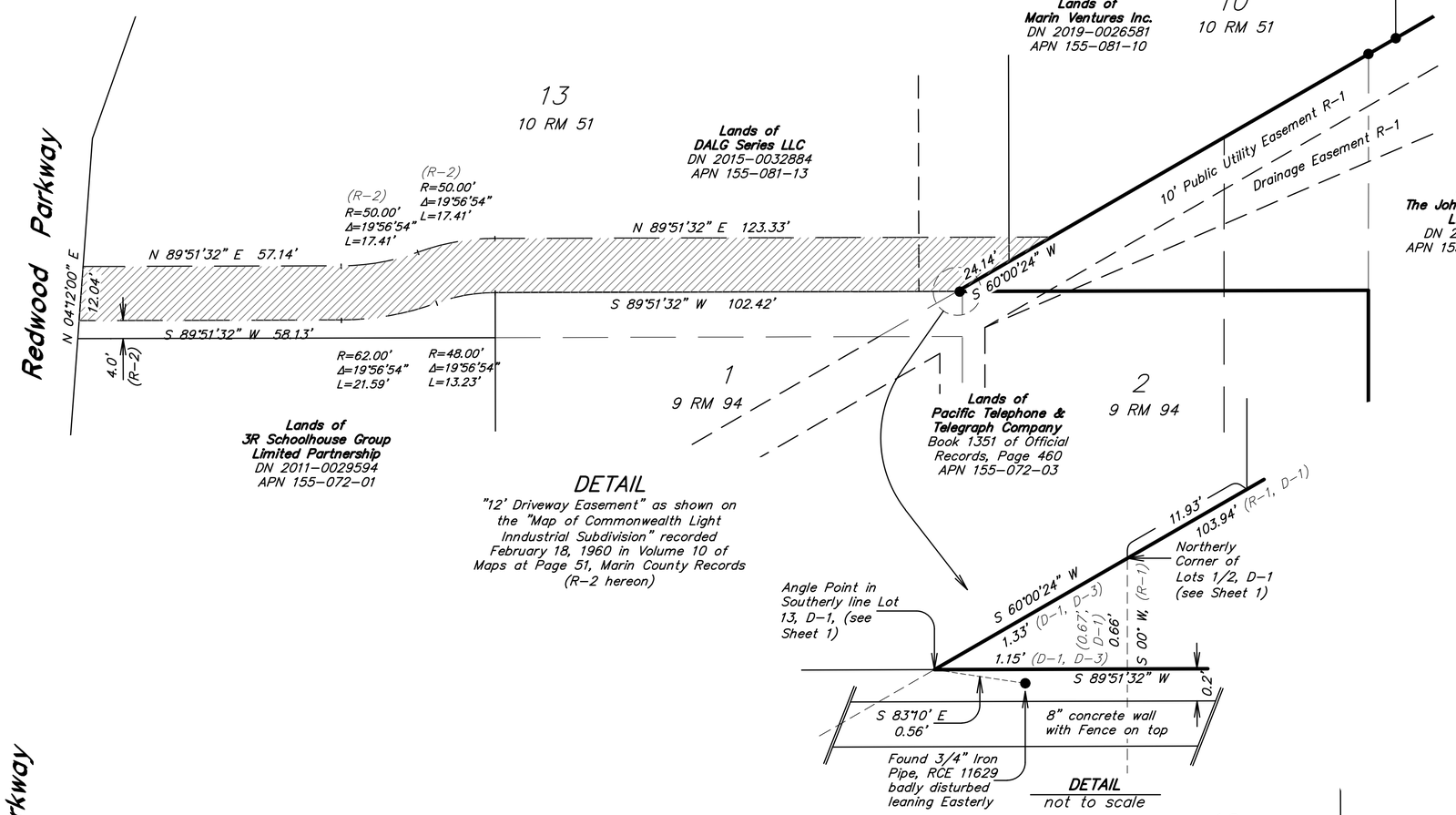
Exempt from SB2 Fee per Section 27388.1 (a)(2)(D)

Record of Survey

The Lands Of The John R. Christensen Living Trust Dated April 27, 2015 As Described By Quitclaim Deed Recorded April 30, 2015 Under Official Records Document Number 2015-0020233, Marin County Records; Being Lot 3 & Portions Of Lots 1 & 2, "Map of Marin Professional Center Unit 1" Filed March 3, 1958 In Volume 9 Of Maps At Page 94, Marin County Records; City of San Rafael, County of Marin, State of California

Area: 40,298 square feet; 0.93 Acres
Date of Field Survey: 08/10-12/2021; 10/20/2021

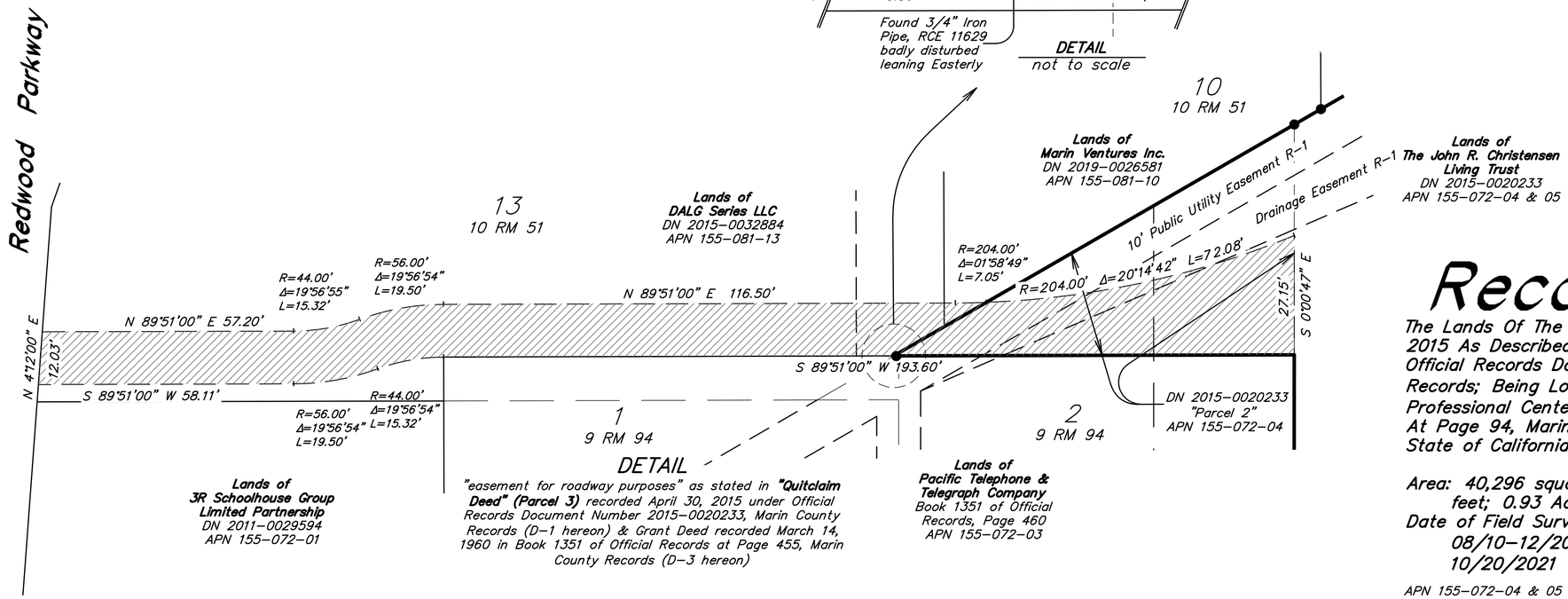
adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton, Ave., Santa Rosa, Ca. 95401
P (707) 541-2300; F (707) 541-2301



DETAIL

"12' Driveway Easement" as shown on the "Map of Commonwealth Light Inndustrial Subdivision" recorded February 18, 1960 in Volume 10 of Maps at Page 51, Marin County Records (R-2 hereon)

DETAIL
not to scale



DETAIL

"easement for roadway purposes" as stated in **"Quitclaim Deed" (Parcel 3)** recorded April 30, 2015 under Official Records Document Number 2015-0020233, Marin County Records (D-1 hereon) & Grant Deed recorded March 14, 1960 in Book 1351 of Official Records at Page 455, Marin County Records (D-3 hereon)

REFERENCE DOCUMENTS:

R-1 "Map of Marin Professional Center Unit 1" filed March 3, 1958 in Volume 9 of Maps at Page 94, Marin County Records.
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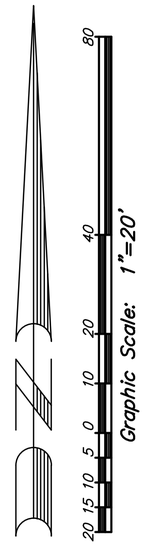

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OR/DN Official Records/Document Number
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GUIDEPOST MONTESSORI

11 PROFESSIONAL CENTER PARKWAY

SAN RAFAEL, CALIFORNIA

APN 155-072-05

GENERAL NOTES:

1. The project applicant shall obtain a permit, if needed, to exceed the City's maximum allowable construction noise level of 90 dBA. The on-site complaint and enforcement manager shall have and be trained in the use of a sound meter and shall monitor construction noise to assure that levels do not exceed 90 dBA in the method prescribed by the San Rafael Noise Ordinance.
2. The hours of construction activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays (interior only) in accordance with section 8.13.050 part A of the City's Noise Ordinance of the Municipal Code. Construction is not allowed on Saturdays, Sundays or holidays. The use of power tools shall be limited to 8:00 a.m. and 5:00 p.m. Monday through Friday.
3. To reduce daytime noise impacts due to construction, to the maximum feasible extent, the applicant shall develop a site-specific noise reduction program, subject to City review and approval, which includes the following measures:
   a) Signs shall be posted describing the permitted hours of construction in a conspicuous location near the property entrance legible from the edge of the roadway. The exact wording of the sign is prescribed by the City's Noise Ordinance.
   b) An on-site complaint and enforcement manager shall be designated to respond to and track complaints.
   c) A pre-construction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation and practices are completed prior to the issuance of a building permit (including construction hours, neighborhood notification, posted signs, etc.).
   d) Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, wherever feasible).
   e) Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed-air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.
   f) Stationary noise sources shall be located as far from the adjacent residences as possible, and they shall be muffled and enclosed within temporary sheds, or insulation barriers or other measures shall be incorporated to the extent feasible.

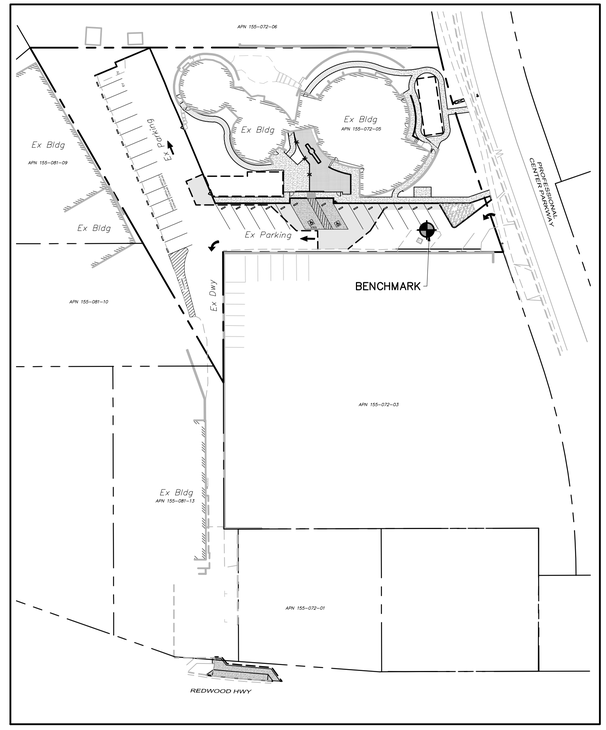
GRADING NOTES:

1. The owner shall retain the Geotechnical Engineer of record to provide observation and testing of site grading.
2. Pavement subgrade, the Class II Aggregate Base, shall have a relative compaction of at least 95%.
3. Where paving subgrade is in existing fills or stockpiled material, all fills should be excavated to firm native soils, replaced as engineered fill and compacted to at least 95 percent relative compaction. The upper 12 inches of roadway subgrade should be compacted to 95 percent relative compaction per ASTM Test Designation D1557-91, to create a firm, smooth and essentially unyielding surface.
4. Where fills are placed to develop paving subgrade, any loose surface soils present at existing grade shall be scarified and compacted for their full depth prior to placement of additional fill.
5. All excess soil material, stumps, and boulders shall be removed and disposed of in accordance with City Building and Fire Department grading ordinance as they may apply.
6. All grading shall be performed in accordance with 2007 CBC, Appendix J, and as required by project Soils Report by Miller Pacific, dated, June 7, 2008. Soils engineer to be on site during excavation and compaction per soils report.
7. No work shall commence until the contractor, grading contractor and all related subcontractors have obtained a copy of the geotechnical investigation report for this project. Copies of this report are available at the developer's consultant, Monahan Pacific's office. All work shall be done in accordance with the recommendations of this referenced report and all subsequent geotechnical reports, investigations, tests and any other documents prepared by the geotechnical engineer and also in accordance with the grading instructions herein prepared by Adobe Associates, Inc. including Appendix J of the California Building Code.
8. Prior to any grading work shown on these plans, the contractor shall obtain a grading permit from the City of San Rafael Building Department.
9. In the event that archaeological features, such as concentrations of artifacts or culturally modified soil deposits including trash pits older than fifty years of age, are discovered at any time during grading, scraping, or excavation within the property, all work shall be halted in the vicinity of the find, the Planning Division shall be notified, and a qualified archaeologist shall be contacted immediately to make an evaluation. If warranted by the concentration of artifacts or soils deposits, further work in the discovery area shall be monitored by an archaeologist.
10. If human remains are encountered during grading and construction, all work shall stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist shall be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Coroner shall contact the Native American Heritage Commission so that a "Most Likely Descendant" can be designated.
11. The owner shall have the Geotechnical Engineer of record observing all compaction and embankment work, including off-site construction.
12. Strippings to be used on the project as directed by the geotechnical engineer and the Landscape Architect.
13. All pads must be built to a tolerance of plus or minus 0.1 feet from planned pad elevation.
14. After the grading operation is well underway and it is apparent that strict conformance with the grading plan will not result in an earthwork balance, (import/export) the information for pad adjustment shall be taken into consideration after consulting with Adobe Associates, Inc. The contractor shall not deviate from the design elevations (with tolerance) without the approval of Adobe Associates, Inc. If import material is needed, it shall meet the requirements of the geotechnical report.
15. The Contractor shall perform earthwork calculations which account for his/her proposed methods of grading and trenching as he/she deems necessary for bidding and construction purposes. It shall be the sole responsibility of the contractor to balance the earthwork of this project and to account for the cost of any necessary importing or exporting of earth in his/her bid. No additional compensation shall be allowed for this item of work unless the owner requests additional work be performed.
16. Unsuitable material shall be off hauled to sites approved by the City of San Rafael or County of Marin.
17. Construction materials, equipment, vehicles, and debris boxes shall be placed to minimize obstruction of roads and gutters, shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance to the neighborhood. Debris Boxes in the City right-of-way will require an Encroachment Permit from the Department of Public Works.
18. The hours of construction activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays (interior only) in accordance with section 8.13.050 part A of the City's Noise Ordinance of the Municipal Code. Construction is not allowed on Saturdays, Sundays or holidays. The use of power tools shall be limited to 8:00 a.m. and 5:00 p.m. Monday through Friday.
19. Dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge.

CONSTRUCTION NOTES:

1. All materials, workmanship and construction shall conform to the County of Marin Uniform Construction Standards, most recent edition.
2. The location of existing underground utilities as shown on these plans, are based on the best information available; however, the City of San Rafael and Adobe Associates, Inc. assume no responsibility for the accuracy of the information shown, or for the inadvertent omission of any such information. The contractor shall cooperate with all utility companies and other contractors working within the limits of this project.
3. The contractor shall secure all Encroachment Permits from the City of San Rafael, and any other applicable agencies.
4. The contractor shall secure a Trench Permit from the California Division of Industrial Safety prior to excavation of any trench over five (5) feet in depth.
5. UNDERGROUND SERVICE ALERT (USA) call toll free 800-642-2444 at least 48 hours prior to any excavation.
6. Contractor shall coordinate undergrounding of all utilities such as cable TV, telephone, and electricity with the appropriate utility company.
7. All underground improvements shall be installed and approved prior to paving.
8. All grading shall be performed in accordance with Appendix J, CBC Latest Edition, and as required by the Project Soils Report.
9. Only MMWD & City of San Rafael Utility personnel shall operate valves on existing water mains and water services.
10. There shall be no unmetered connections to the Public water system, including connections bypassing meter for testing onsite plumbing or for obtaining construction water. Such connections shall be severed by the Water Utility and will result in penalties including payment of fines and estimated water usage fees.
11. Service laterals other than those shown or noted on the plans shall not be installed prior to obtaining City approval.
12. Horizontal and Vertical reference points should be established by the contractor and checked frequently until the project is completed.
13. No mass grading is permitted from October 15 through April 15 without the approval of the City Engineer.
14. Any existing structure that needs to be removed for the project shall be removed in accordance with an approved demolition permit prior to recordation of the Map.
15. This grading permit is issued pursuant to the City of San Rafael Municipal Code, Chapter 11.08, 11.32, and 12.12.
16. Acceptance of Responsibility: It is understood and agreed that the Owner and the Contractor jointly accept the responsibility for all work and conditions relating to this grading permit.
17. No Precedent Established: This permit is granted with the understanding that this action is not to be considered as establishing any precedent based on this permit with reference to any other future permit.
18. Keep Permit on the Work: This permit shall be kept at the site of the work and must be shown to any representative of the Department of Public Works or any law enforcement officer on demand.
19. The permittees shall, whenever the same is required by any law, secure an encroachment permit, use permit or any other permit required by an public board having jurisdiction, and this permit shall not be considered in operation unless and until such permit is obtained.
20. The Contractor shall notify the City of San Rafael Department of Public Works 24 hours in advance of any site work to be done under this grading permit.
21. Fill areas shall be stripped and benched to receive fill.
22. Cut slopes shall be no steeper than 2:1 unless otherwise specified.
23. All slopes are to be protected from erosion.
25. Cut slopes shall be rounded at their intersection with existing ground in order to provide a curved transition.
26. Immediately following grading operations all newly formed slopes shall be seeded as directed by the Department of Public Works.
27. All newly formed slopes shall be landscaped in accordance with landscaping plans as approved by the planning department.
28. Where necessary, check dam, temporary siltation basin, or other devices or methods shall be employed to control erosion and provide safety. These devices shall be designed, installed and made functional, prior to November 1.
29. Fill material may consist of soil and rocks of 6" maximum dimension. No trash, brush, garbage, logs, stumps, metal or other deleterious material shall be used as fill..
30. The finished grading shall be such that no water or erodible material is diverted into private or public property causing a nuisance or damage.
31. If the work herein contemplated shall interfere with the established drainage, ample provision shall be made by the Contractor to provide for it as may be directed by the Department of Public Works.
32. Prior to any grading or work over or near underground public facilities (storm drains, sewers, conduits, structure, etc.) the location of such facilities must be established in the field by the Contractor. Approval of such grading, work and methods must be obtained from the Las Gallinas Valley Sanitary District for all work related to sewers and the Department of Public Works for all other public facilities. The Contractor shall exercise reasonable care when working over or near such public facilities and in the event of any damage to these facilities shall immediately contact the Department of Public Works, Telephone: 415-485-3355 or the Las Gallinas Valley Sanitary District for all sewer related issues at: 415-472-1724.
33. The City of San Rafael assumes no responsibility for any grading done outside the limits of work as shown on the site plan or grading plan.
34. Trucks used in this grading operation shall be limited to the 3 axle type, unless otherwise specified.
35. The Contractor shall repair any damage to any City streets from the grading done outside the limits of work as shown on the site plan or grading plan.
36. Prior to any blasting a permit must be obtained from the San Rafael Fire Department.
37. The Contractor shall install debris barriers to prevent material from falling onto adjacent properties when required by the Department of Public Works.
38. During periods of rain, grading operations shall be so conducted as to keep a minimum of disturbed area open at any time: check dams, diversion ditches, flumes energy dissipaters or other devices shall be constructed and maintained as necessary and required by the Department of Public Works.
39. The Contractor shall be responsible for the immediate cleanup of any material which spills on City streets as a result of the grading and hauling operation.
40. There shall be no disruption to local traffic movements as a result of the grading or hauling operation and necessary facilities for traffic safety must be provided by the Contractor where necessary, and as required by the Department of Public Works.
41. Flag persons must be provided by the Contractor at such locations and times as necessary and as required by the Department of Public Works.
42. The Contractor must provide water facilities and employ all measures necessary and as required by the Department of Public Works to keep the dust nuisance to a minimum.
43. A bond in the amount shown on face of this permit shall be deposited with the City and said bond shall be returned upon satisfactory completion of the work under this grading permit.
44. The work authorized by this permit shall be completed before the date specified. Failure to complete within the specified time shall be cause for forfeiture of the bond unless extension has been approved prior to the expiration date.
45. Prior to any grading in a tideland area a permit must be obtained from the San Rafael Tideland Fill Committee.
46. The Permittees are responsible for all liability for personal injury or property damage which may arise out of work herein permitted, or which may arise out of failure on the Permittees' part to perform their obligations under this permit in respect to maintenance. In the event any claim of such liability is made against the City of San Rafael or any department officer or employee thereof, Permittees shall defend, indemnify and hold harmless from such claim.
47. The Contractor shall obtain permission to enter from all private property owners prior to entry thereon.
48. The Department of Public Works reserves the right to amend, change, or remove said conditions of permit as issued during the life of said permit due to unforeseen or overlooked conditions, said amended conditions to have the same force and effect as the original conditions.
49. A Civil engineer, soil engineer, and/or engineering geologist will be employed to give technical supervision, make inspections of the work, and provide complete reports.
50. An As-built grading plan prepared by the civil engineer.

    An As-built geological map and report prepared by the engineering geologist. An As-built geological, X-Section and stability analysis, and soil report prepared by the soil engineer. Certification by the Civil Engineer, Soil Engineer, and the Engineering Geologist.
51. Noncompliance as to written certification from the Soils Engineer, Civil Engineer, and Engineering Geologist, shall be cause to suspend, hold or not issue Building Permits on property involved under this Grading Permit until such certification is received by the Department of Public Works.
52. Failure to comply with all the aforementioned conditions will be cause for the cancellation of this grading permit and forfeiture of the bond.
53. All construction staging shall occur on-site or another site with appropriate approvals from property owner. No staging shall occur on City right-of-way without review and approval of the Public Works Department.
54. All trucks entering or leaving the site with materials shall be loaded in a manner which will prevent dropping of materials or debris on the streets. Spillage resulting from hauling operations along or across any public traveled way shall be cleaned immediately.
55. During construction, traffic operations will be monitored.



OVERALL SITE PLAN

50' 25' 0 25' 50' 100' 150'

Graphic Scale: 1" = 50'

ABBREVIATIONS

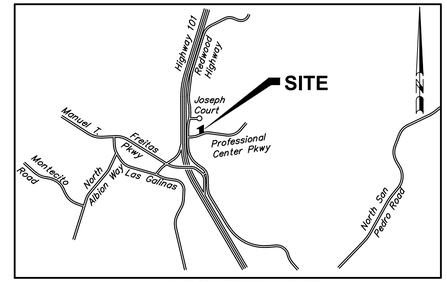
AAI	ADOBE ASSOCIATES, INC.	MAX	MAXIMUM
AB	AGGREGATE BASE	ME	MATCH EXISTING
AC	ASPHALT CONCRETE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BLDG	BUILDING	NTS	NOT TO SCALE
BM	BENCH MARK	NO	NUMBER
BOV	BLOWOFF VALVE	OC	ON CENTER
C	COMPACT PARKING	PA	PLANTER AREA
CB	CATCH BASIN	PL	PROPERTY LINE
CL	CLASS	PP	POWER POLE
℄	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
CM	CORRUGATED METAL PIPE	RCE	REGISTERED CIVIL ENGINEER
CO	CLEANOUT	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R/W	RIGHT OF WAY
DI	DROP INLET	RWL	RECLAIMED WATER LINE
DWG	DRAWING	S	SLOPE
DWY	DRIVEWAY	SAD	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GROUND	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SLD	SEE LANDSCAPE DRAWINGS
EL	ELEVATION	SPD	SEE PLUMBING DRAWINGS
ESMT	EASEMENT	SS	SANITARY SEWER
EX	EXISTING	SSCO	SANITARY SEWER CLEAN OUT
FL	FLOWLINE	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FH	FIRE HYDRANT	TC	TOP OF CURB
FS	FINISHED SURFACE	TYP	TYPICAL
FSS	FIRE SAFE STANDARD	W	WATER
GB	GRADE BREAK	WM	WATER METER
GR	GRATE	WV	WATER VALVE
IG	INVERT GRADE	WWF	WELDED WIRE FABRIC
LF	LINEAR FEET		

GRADING QUANTITIES:

Site Grading is based upon subgrade to existing grade. No account has been taken for strippings, expansion or contraction. Volumes should be verified and determined independently by the contractor.

CUT	FILL	TOTAL
160 CY	60 CY	100 CY (CUT)

Note:
Excess material to be off-hauled to an approved location or placed onsite under the direction of the project Soils Engineer. Earth materials placed onsite not shown on these plans may require revisions(s) to the grading permit.



LOCATION MAP

NOT TO SCALE

SHEET INDEX

OWNER INFO

HIGHER GROUND EDUCATION
10 ORCHARD, SUITE 200
LAKE FOREST, CA 92630
CONTACT:ELAN WALSHE
PHONE: (949) 413-3326

ENGINEER/ SURVEYOR

ADOBE ASSOCIATES, INC.
1220 NORTH DUTTON AVENUE
SANTA ROSA, CA 95401
PHONE: (707) 541-2300

STATEMENT:

THIS PROJECT PROPOSES GRADING & DRAINAGE IMPROVEMENTS FOR THE EXISTING GUIDEPOST MONTESSORI SCHOOL.

BASIS OF BEARING

SET "MAG" NAIL & WASHER, ADOBE ASSOCIATES, INC. CONTROL POINT #4. ELEVATION = 25.5' GPS DERIVED NAVD 88 BASED UPON STATIC GPS MEASUREMENTS COLLECTED AUGUST 10, 2021 AND ADJUSTED USING THE NGS OPUS ADJUSTMENT TOOL ACCORDING TO THE NAD83(2011) 2010.00 REFERENCE FRAME AND GEOID 18.

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		CURB & GUTTER
		SANITARY SEWER & MANHOLE
		SANITARY SEWER & CLEANOUT
		SANITARY SEWER LATERAL
		STORM DRAIN & MANHOLE
		STORM DRAIN & DRAINAGE INLET (DI)
		STORM DRAIN & AREA DRAIN (AD)
		ROOF DRAIN & DOWN SPOUT (DS)
		WATER SERVICE / WM WATER SERVICE / RPBP
		FIRE LINE / DDCV
		BLOW-OFF
		WATER MAIN & GATE VALVE
		FIRE HYDRANT
		STREET SIGN
		STREET NAME SIGN
		JOINT TRENCH COMPOSITE DRY UTILITY (BY OTHERS)
		TRANSFORMER (BY OTHERS)
		LIGHT STANDARD
		UTILITY POLE W/WO GUY WIRE
X CX.X		DETAIL X ON SHEET CX.X
		DRAINAGE SWALE
		DAYLIGHT LINE
		APPROXIMATE LIMIT OF GRADING/DISTURBANCE
300	300	INDEX CONTOUR
299	299	INTERMEDIATE CONTOUR
GB		GRADE BREAK W/ SLOPE SYMBOL

No.	Date	Revisions Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

Timothy L. Schram, RCE 67890
My license expires 6/30/2023

PROFESSIONAL ENGINEER * TIMOTHY LEE SCHRAM * No. C67890 Exp. 6/30/2023 * REGISTERED * CIVIL * STATE OF CALIFORNIA

GUIDEPOST MONTESSORI

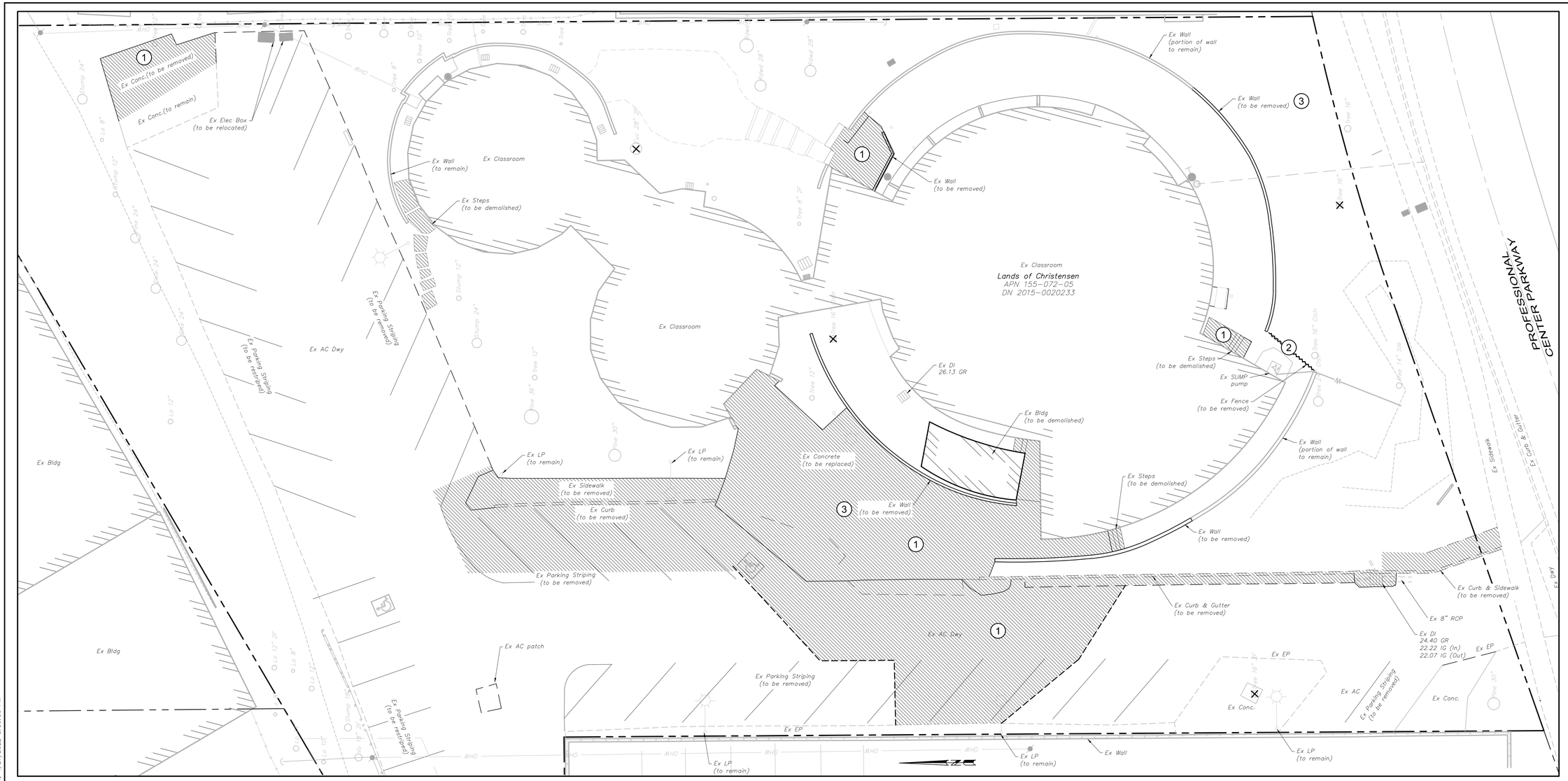
TITLE SHEET

11 Professional Center Parkway
San Rafael, California
APN 155-072-05

SCALE: AS SHOWN
Date: April 15, 2022
Design by: AP
Drawn by: TRG
Checked by: TLS

Sheet C1.0

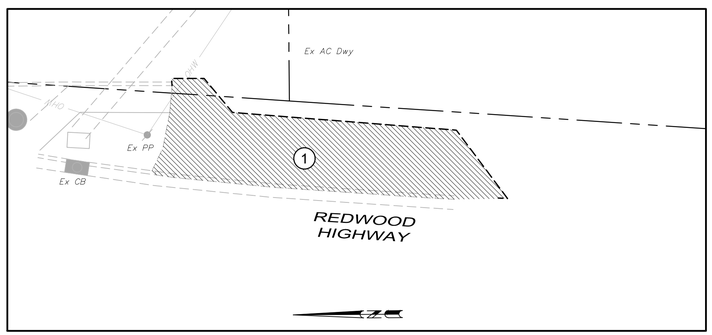
1 of 6 Sheets
Job 21264



ONSITE DEMOLITION PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'



FRONTAGE DEMOLITION PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

DEMOLITION TABLE *

SYMBOL	DEMOLITION FEATURE	UNITS	QUANTITY
10" Tree	REMOVE/ RELOCATE EXISTING TREE	EA	3
1	REMOVE EXISTING AC/ CONCRETE	SQ FT	±5,320
2	REMOVE EXISTING FENCE	LF	±15
3	EXITING WALLS TO BE DEMOLISHED	LF	±150
4	SAWCUT LINE	LF	±55

* CONTRACTOR TO VERIFY QUANTITIES PRIOR TO CONSTRUCTION

Revisions

No.	Date	Description	Approved

adobe associates, inc.
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1220 N. Dutton Ave., Santa Rosa, CA 95401
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"A Service You Can Count On!"

Tim Ingram
My license expires 6/30/2023

REGISTERED PROFESSIONAL ENGINEER TIMOTHY L. INGRAM No. C67890 Exp.6/30/2023 CIVIL STATE OF CALIFORNIA

GUIDEPOST MONTESSORI

DEMOLITION PLAN

11 Professional Center Parkway
San Rafael, California
APN 155-072-05

SCALE: AS SHOWN
Date: April 15, 2022
Design by: AP
Drawn by: TRG
Checked by: TLS

Sheet C2.0
2 of 6 Sheets
Job 21264

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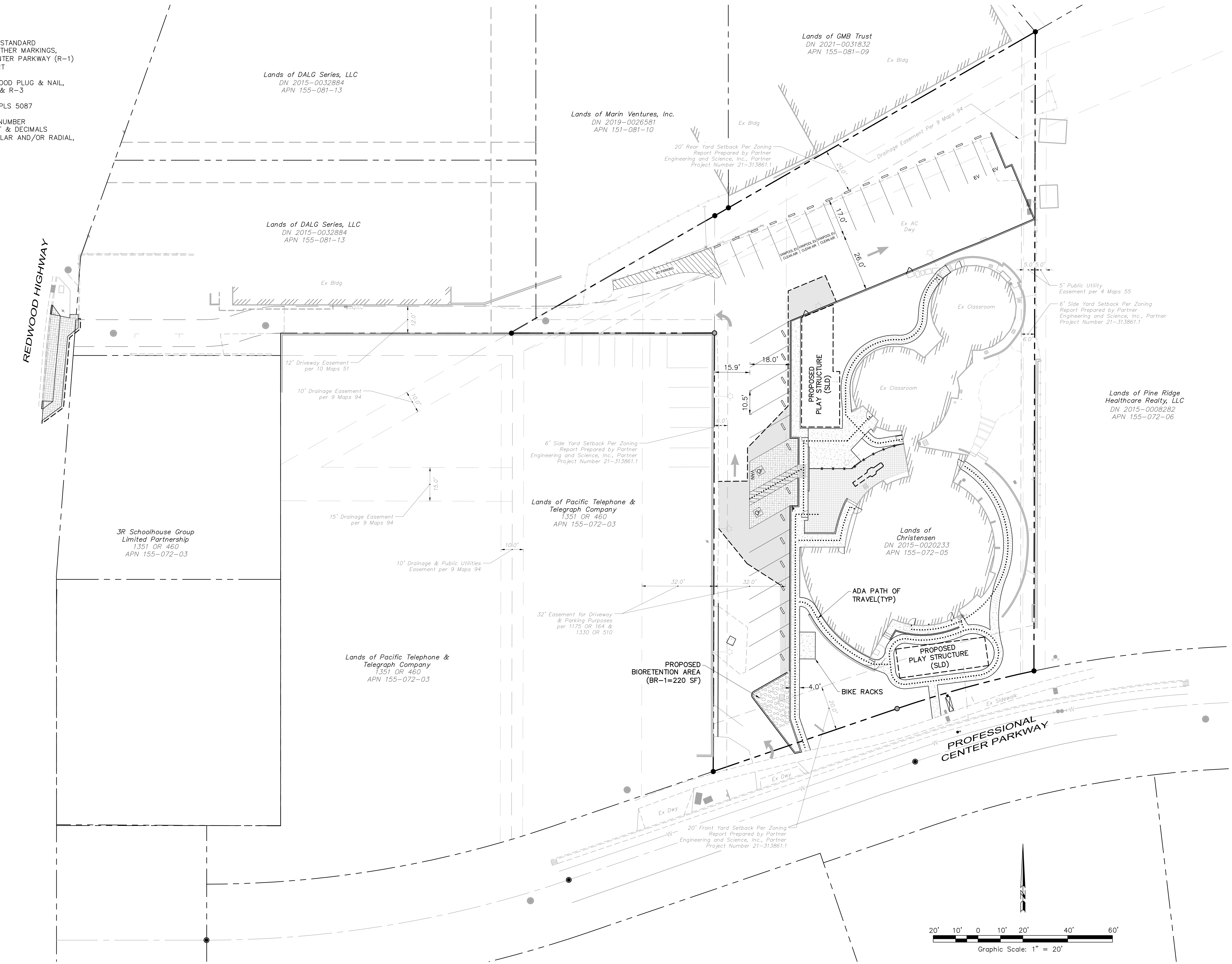
LEGEND:

- FOUND BRASS DISC & NAIL IN STANDARD STREET MONUMENT WELL, NO OTHER MARKINGS, 2" DISCS IN PROFESSIONAL CENTER PARKWAY (R-1) AND 4" DISCS IN JOSEPH COURT
- FOUND 1/2" IRON PIPE WITH WOOD PLUG & NAIL, EXCEPT AS SHOWN, R-1, R-2 & R-3
- SET 3/4" IRON PIPE TAGGED PLS 5087

OR/DN OFFICIAL RECORDS/DOCUMENT NUMBER
DISTANCES ARE SHOWN IN FEET & DECIMALS THEREOF TIES ARE PERPENDICULAR AND/OR RADIAL, UNLESS OTHERWISE NOTED.



REDWOOD HIGHWAY
Lands of DALG Series, LLC
DN 2015-0032884
APN 155-081-13
Lands of DALG Series, LLC
DN 2015-0032884
APN 155-081-13
Lands of Marin Ventures, Inc.
DN 2019-0026581
APN 151-081-10
Lands of GMB Trust
DN 2021-0031832
APN 155-081-09
Ex Bldg
20' Rear Yard Setback Per Zoning Report Prepared by Partner Engineering and Science, Inc., Partner Project Number 21-313861.1
Drainage Easement Per 9 Maps 94
EV
17.0'
26.0'
Ex AC Dwy
12' Driveway Easement per 10 Maps 51
10' Drainage Easement per 9 Maps 94
15' Drainage Easement per 9 Maps 94
10' Drainage & Public Utilities Easement per 9 Maps 94
32' Easement for Driveway & Parking Purposes per 1175 OR 164 & 1330 OR 510
6' Side Yard Setback Per Zoning Report Prepared by Partner Engineering and Science, Inc., Partner Project Number 21-313861.1
5' Public Utility Easement per 4 Maps 55
6' Side Yard Setback Per Zoning Report Prepared by Partner Engineering and Science, Inc., Partner Project Number 21-313861.1
3R Schoolhouse Group Limited Partnership
1351 OR 460
APN 155-072-03
Lands of Pacific Telephone & Telegraph Company
1351 OR 460
APN 155-072-03
Lands of Pacific Telephone & Telegraph Company
1351 OR 460
APN 155-072-03
15.9'
18.0'
10.5'
PROPOSED PLAY STRUCTURE (SLD)
Ex Classroom
Ex Classroom
Ex Classroom
Lands of Pine Ridge Healthcare Realty, LLC
DN 2015-0008282
APN 155-072-06
Lands of Christensen
DN 2015-0020233
APN 155-072-05
ADA PATH OF TRAVEL(TYP)
PROPOSED PLAY STRUCTURE (SLD)
PROPOSED BIORETENTION AREA (BR-1=220 SF)
4.0'
BIKE RACKS
20.0'
Ex Sidewalk
PROFESSIONAL CENTER PARKWAY
Ex Dwy
Ex Dwy
Ex Dwy
20' Front Yard Setback Per Zoning Report Prepared by Partner Engineering and Science, Inc., Partner Project Number 21-313861.1
20' 10' 0 10' 20' 40' 60'
Graphic Scale: 1" = 20'

HATCHING LEGEND:

- AC PAVING MATCH EXISTING SECTION
- WOOD DECK (SLD)
- CONCRETE (SLD)
- 6" PCC OVER 4" CL II AB W/ #4 REBAR @ 18" O.C.
- BIO-RETENTION AREA
- RUBBER TILES ON WOOD DECK(SLD)

No.	Date	Description	Approved
		Revisions	

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GUIDEPOST MONTESSORI
OVERALL SITE PLAN
11 Professional Center Parkway
San Rafael, California
APN 155-072-05

SCALE: AS SHOWN
Date: April 15, 2022
Design by: AP
Drawn by: TRG
Checked by: TLS

Sheet C3.0
3 of 6 Sheets
Job 21264

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HATCHING LEGEND:

▨	AC PAVING MATCH EXISTING SECTION
▨	WOOD DECK (SLD)
▨	CONCRETE (SLD)
▨	6" PCC OVER 4" CL II AB W/ #4 REBAR @ 18" O.C.
▨	BIO-RETENTION AREA
▨	RUBBER TILES ON WOOD DECK(SLD)

KEY NOTES:

① INSTALL "NO PARKING" SIGN FOR FIRE LANE PER MUTC R8-31. RED PAINTED CURB WITH WHITE LETTERING A MIN OF 4-INCH TALL READING "NO PARKING FIRE LANE" CAN BE USED AS APPROVED BY THE CITY OF SAN RAFAEL.

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

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Revisions			
No.	Date	Description	Approved

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"A Service You Can Count On!"

Timothy L. Schram, RCE 67890
My license expires 6/30/2023

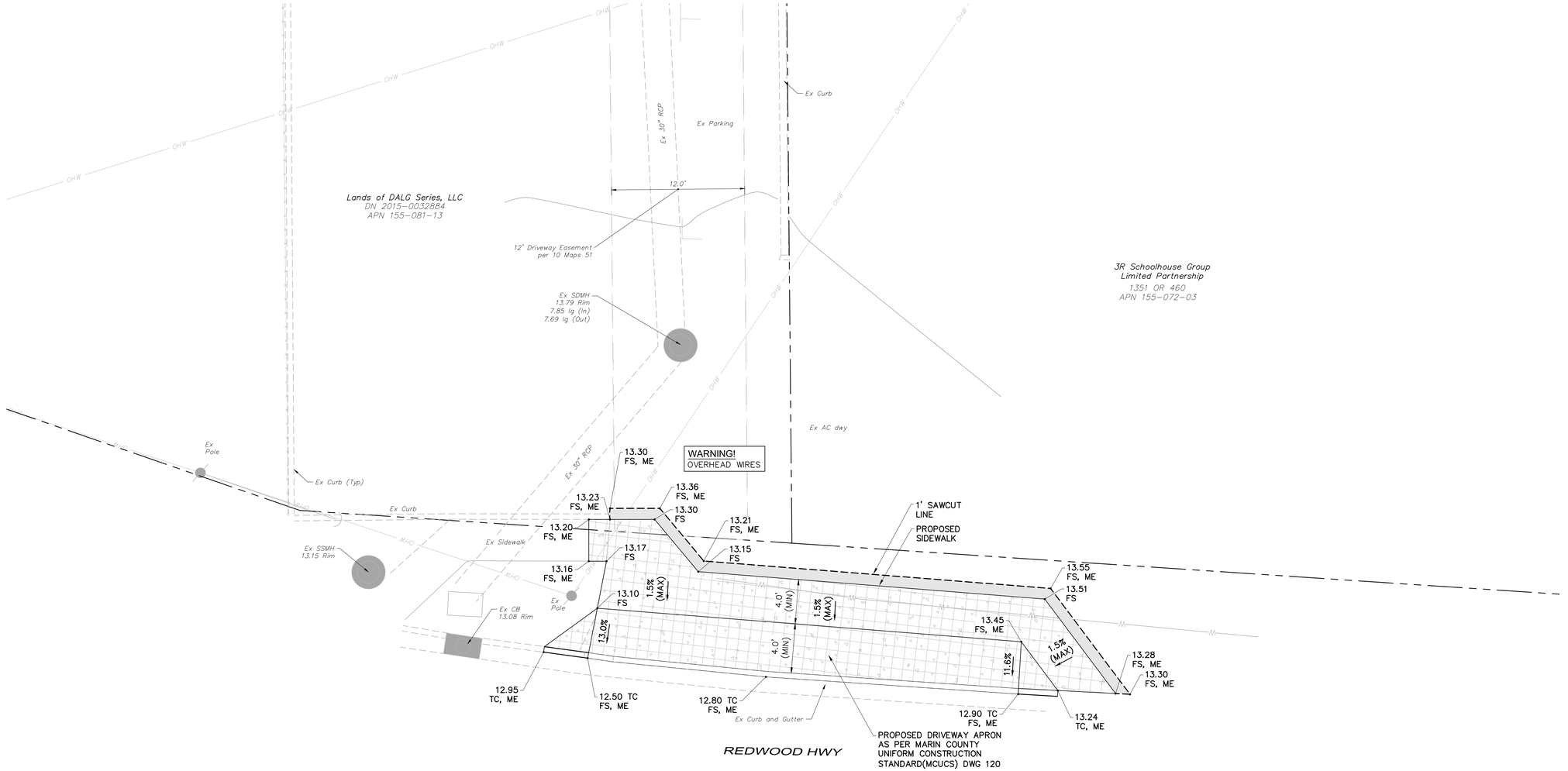
No. C67890
Exp.6/30/2023

GUIDEPOST MONTESSORI
GRADING & DRAINAGE &
EROSION & SEDIMENT CONTROL PLAN

11 Professional Center Parkway
San Rafael, California
APN 155-072-05

SCALE: AS SHOWN
Date: April 15, 2022
Design by: AP
Drawn by: TRG
Checked by: TLS

Sheet
C4.0
4 of 6 Sheets
Job 21264



HATCHING LEGEND:

- 6" PCC OVER 4" CL II AB W/ #4 REBAR @ 18" O.C.
- AC PAVING MATCH EXISTING SECTION

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Revisions			
No.	Date	Description	Approved

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REGISTERED PROFESSIONAL ENGINEER * TIMOTHY LEE SCHRAM * No. C67890 Exp. 6/30/2023 * STATE OF CALIFORNIA *

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FRONTAGE IMPROVEMENT PLAN
11 Professional Center Parkway
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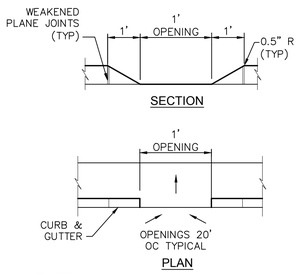

NOTES:

1. USE 1/2" EXPANSION JOINTS AT EACH END OF CURB RETURNS AND AT 60' OC MAX.
2. USE 1/2"ø–12" LONG, SMOOTH CAPPED DOWELS AT EACH EXPANSION JOINT AND AT END OF POURS.
3. CLASS A CONCRETE.

1 CURB OPENING DETAIL

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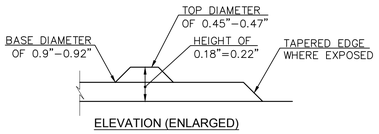

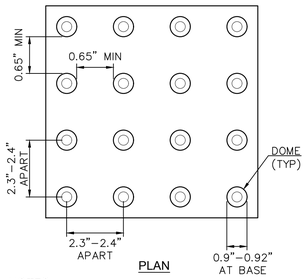

NOTES:

1. DETECTABLE WARNINGS SHALL BE YELLOW CONFORMING TO FS 33538 OF FEDERAL STANDARD 595C.
2. REFER TO CBC (2013) SECTION 11B–705 FOR OTHER SPECIFIC REQUIREMENTS, DETAILS AND INSTALLATION.

2 DETECTABLE WARNING / TRUNCATED DOMES DETAIL

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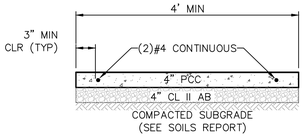
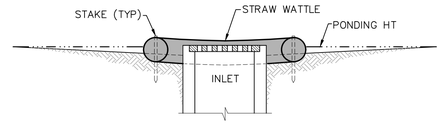
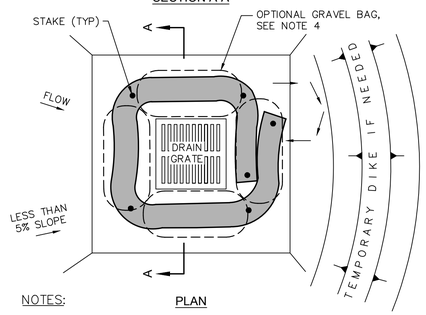


NOTE:
SEE LANDSCAPE PLANS FOR TEXTURE, COLOR AND SCORING OF WALK

3 CONCRETE WALK

NTS





NOTES:

1. INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%.)
2. USE 1X4 WOOD OR EQUIVALENT METAL STAKES, (3 FT MIN LENGTH).
3. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY–PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
4. GRAVEL BAGS TO BE USED IN LIEU OF STRAW WATTLE AFTER PAVEMENT HAS BEEN INSTALLED.

4 INLET SEDIMENT BARRIER

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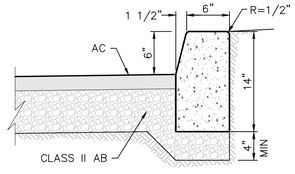

(FOR INSTALLATION AT THE EDGE OF PAVEMENT OF ONSITE DRIVES AND PARKING AREAS)

5 CONCRETE CURB DETAIL

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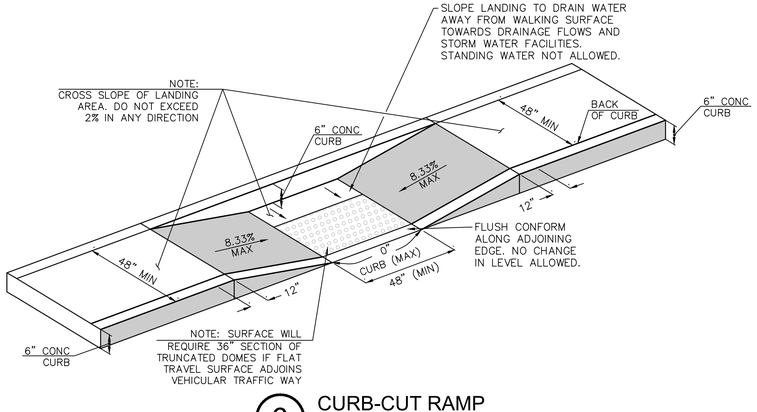

6 CURB-CUT RAMP

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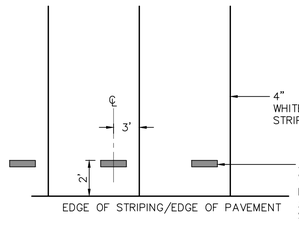

8 WHEEL STOP DETAIL

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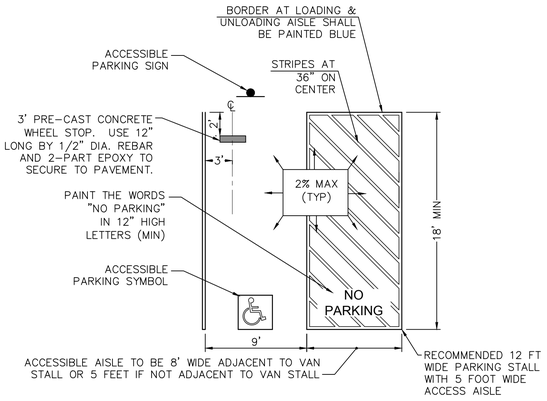
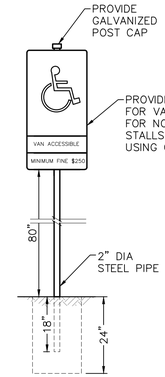


ACCESSIBLE PARKING NOTES:

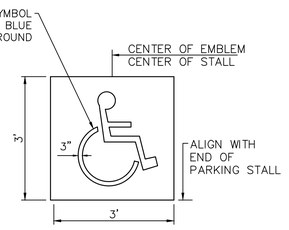
1. ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDER LINE AROUND THE PERIMETER. THE AREA WITHIN THE BLUE BORDER SHALL BE MARKED WITH HATCHED LINES AT 36 INCHES ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, BLUE STRIPPING SHALL BE 4" WIDE, TYPICAL; HATCHING SHALL BE AT 45 DEGREE ANGLE TO PERIMETER LINES; BLUE COLOR SHALL BE PER CBC (CURRENT EDITION) 11B–502.3.3 ON CONCRETE AND WHITE ON ASPHALT.
2. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12 INCHES IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY.
3. REFER TO CBC (CURRENT EDITION) SECTION 11B–502.3.3 AND SECTION 11B–502.6.4.2 FOR OTHER SPECIFIC REQUIREMENTS, DETAILS AND INSTALLATION.
4. 3' PRE–CAST CONCRETE WHEEL STOP. USE 12" LONG X ½" DIA REBAR AND 2–PART EPOXY TO SECURE TO PAVEMENT. PAINT WHEEL STOPS BLUE WHEN INSTALLED ON CONCRETE AND WHITE WHEN INSTALLED ON ASPHALT.
5. PROPOSED STRIPING SHOWN IN DETAIL ARE SCREENED TO EMPHASIZE PARKING DIMENSIONING AND LAYOUT.



ACCESSIBLE PARKING SIGN NOTES:

1. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT PAINTED IN WHITE ON A DARK BLUE BACKGROUND.
2. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND WHEN IN THE PATH OF TRAVEL SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE FINISH GRADE OF THE PARKING SPACE.

ELEVATION



ACCESSIBLE PARKING SYMBOL:

1. EMBLEM TO BE PAINTED ON SURFACE OF PARKING LOT PAVING
2. BACKGROUND COLOR IS BLUE
3. SEE SITE PLAN FOR LOCATION AND ORIENTATION
4. PAINT SHALL BE CALTRANS SPECIFICATION TRAFFIC RATED PAINT

7 ACCESSIBLE PARKING DETAILS

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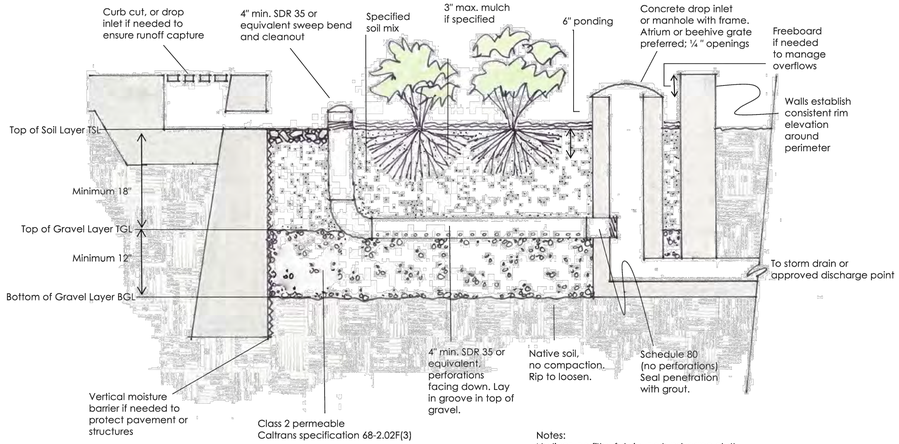
Figure 4-5. Bioretention Facility
Cross-section
Not to Scale



Notes:
No liner, no filter fabric, no landscape cloth.
Maintain BGL, TGL, TSL throughout facility area at elevations to be specified on drawing.
Elevation of perforated pipe underdrain is atop gravel layer.
See text for soil mix specification, planting and irrigation guidance.

POST-CONSTRUCTION MANUAL 4-10 JANUARY 2019

9 BIORETENTION FACILITY

NTS

No.	Date	Description	Approved
		Revisions	

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GUIDEPOST MONTESSORI

DETAIL SHEET

11 Professional Center Parkway
San Rafael, California
APN 155–072–05

SCALE: AS SHOWN
Date: April 15, 2022
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G SHEAR WALL NOTES

1. PEN = PLYWOOD/OSB SHEATHING EDGE NAILING. BLOCK ALL UNSUPPORTED EDGES WITH 2x MATERIAL UNO. BLOCK EDGES WITH 3x MATERIAL WHERE NAILING IS 4"oc OR LESS. SEE 11/S1.2 FOR NAIL STAGGER AT ALL 3x.
2. FIELD NAILING TO BE 12"oc UNO.
3. ALL SHEATHING NAILS TO BE COMMON WIRE. SEE F/S0.1 AND SPECIFICATIONS FOR OTHER NAIL REQUIREMENTS.
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS TO HAVE SHEATHING AND PEN NAILING PER SHEAR WALL TYPE 'A'.
5. SHEAR WALL LENGTHS, WHERE NOTED, ARE MINIMUM. DO NOT LOCATE HOLDOWNS FROM THESE DIMENSIONS. SAD FOR ACTUAL WALL LENGTHS.
6. HOLDOWN REFERS TO SIMPSON STRONG TIE CO. HOLDOWNS. INSTALL HOLDOWNS AND REQUIRED POSTS PER 8/S1.2 AND 9/S1.2. SEE PLANS FOR OTHER REQUIREMENTS.
7. EDGE NAIL WALL SHEATHING TO STUDS OR POSTS WITH HOLDOWNS.
8. PORTIONS OF INTERIOR WALL SURFACES ADJACENT TO SPECIFIED SHEAR WALLS SHALL BE SHEATHED FOR THE FULL, UNINTERRUPTED LENGTH TO MATCH EXTERIOR WALLS OR WITH GYPSUM BOARD OF THE SAME THICKNESS TO PROVIDE AN EVEN WALL SURFACE FOR FINISH MATERIALS.
9. SHEAR WALLS MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE STAGGERED HORIZONTAL OR VERTICAL SPLICE JOINTS.
10. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6"oc ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3x OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
11. ANCHOR BOLTS (AB) FOR SHEAR WALLS SHALL INCLUDE STEEL PLATE WASHERS, A MINIMUM OF 0.229 INCH BY 3 INCHES SQUARE IN SIZE, BETWEEN THE SILL PLATE AND NUT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE AB DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1¾", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. PLATE WASHER TO EXTEND WITHIN ½" OF SHEAR WALL SHEATHING UNO. PROVIDE OVERSIZED PLATE WASHER OR OFFSET AB AS REQUIRED. AT DOUBLE-SIDED SHEAR WALLS, STAGGER AB AS REQUIRED. AB TO BE PLACED A MINIMUM OF 4½" AND A MAXIMUM OF 12" FROM ENDS OF ALL SILL PLATES AND AT NOTCHES IN SILL PLATES.
12. NO OPENINGS ARE ALLOWED IN SHEAR WALLS UNLESS SHOWN ON THE STRUCTURAL PLANS. OPENINGS NOTED ARE PER 6/S1.2 . COORDINATE ANY OPENINGS NOT SHOWN WITH THE STRUCTURAL ENGINEER.

E FOUNDATION NOTES

1. ZFA RECOMMENDS GEOTECHNICAL REPORTS FOR ALL CONSTRUCTION PROJECTS. NO GEOTECHNICAL REPORT HAS BEEN PROVIDED FOR THIS PROJECT AND UNDER DIRECTION OF THE CLIENT, ZFA IS PROCEEDING WITH FOUNDATION DESIGN BASED ON THE CONVENTIONAL PROVISIONS AND THE MINIMUM ALLOWABLE SOIL BEARING PRESSURE ALLOWED PER THE CALIFORNIA BUILDING CODE, CHAPTER 18. HOWEVER, GEOTECHNICAL AND GEOLOGICAL CONDITIONS SUCH AS EXPANSIVE AND COMPRESSIBLE SOILS, LIQUEFACTION, SLOPE INSTABILITY, ETC MAY EXIST WHICH WARRANT SPECIAL DESIGN CONSIDERATIONS. ZFA SHALL NOT BE RESPONSIBLE FOR UNSATISFACTORY PERFORMANCE RESULTING FROM THESE CONDITIONS. ALLOWABLE (ASD) FOUNDATION DESIGN PRESSURES ARE PER CBC SECTION 1806.2:
   SHALLOW FOOTINGS:

   DEAD LOAD + LIVE LOAD = 1,500 PSF
   DEAD LOAD + LIVE LOAD + LATERAL = 2,000 PSF
2. ALL SOILS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE REQUIREMENTS OF CHAPTER 18 OF THE CBC. ALL FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED, NATIVE SOILS AT OR EXCEEDING DEPTHS SHOWN ON THE DRAWINGS. INCREASE FILL AND OR FOOTING DEPTH AS REQUIRED. ALL FOOTING EXCAVATIONS SHALL BE AS NEAT AS PRACTICABLE. MAXIMUM OVER EXCAVATION IN WIDTH SHALL BE LESS THAN 12 INCHES OR 25% OF FOOTING WIDTH, WHICH EVER IS LESS. 6 INCHES MAXIMUM PER SIDE. LARGER OVER-EXCAVATIONS IN WIDTH SHALL BE FILLED WITH ADDITIONAL REINFORCED CONCRETE AS DIRECTED BY THE ENGINEER, OR FORMWORK SHALL BE PROVIDED. OVER-EXCAVATIONS IN DEPTH MAY BE FILLED WITH LEAN CONCRETE OR COMPACTED APPROVED BACKFILL. ALL LOOSE SOILS SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF REINFORCING OR CONCRETE.
3. WHERE BOTTOM OF ADJACENT FOOTINGS ARE DIFFERENT PROVIDE STEPPED FOOTING PER 5/S1.1 .
4. USE ⅝" DIAMETER x 12" (18" AT CURBS) ANCHOR BOLTS (AB) AT 48"oc WHERE NOT OTHERWISE NOTED. MINIMUM EMBEDMENT INTO CONCRETE IS 7" (EXCLUDING CURB) UNLESS DETAILED OTHERWISE. ANCHOR BOLTS ARE TO BE TIED IN PLACE PRIOR TO PLACEMENT OF CONCRETE. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS. MINIMUM TWO ANCHOR BOLTS PER SILL PIECE.
5. REFER TO ARCHITECTURAL AND PLUMBING DRAWINGS FOR DEPRESSED SLABS FOR ARCHITECTURAL FLOORING OR INSERTS, SLOPED SLABS TO DRAIN AND PIPES OR CONDUITS AT SLAB.
6. DO NOT UNDERCUT EXISTING FOUNDATIONS. NOTIFY ENGINEER FOR REVIEW AND POSSIBLE REVISIONS, IF EXISTING FOUNDATION CONDITIONS ARE NOT AS SHOWN.
7. TOP OF FOOTING ELEVATIONS TO BE DETERMINED BY THE CONTRACTOR.

F WOOD FRAMING NOTES

1. HEADERS, BEAMS, POSTS, TOP PLATE SPLICES, AND ETC., ARE PER 1/S1.2 AND 3/S1.2 WHERE NOT NOTED ON PLAN AND DETAILS. WALLS AT SEISMIC SEPARATIONS SHALL BE CONSIDERED EXTERIOR WALLS.
2. ALL BEAMS AND JOISTS (EXCLUDING I JOISTS) SHALL BE SEAT CUT FOR FULL UNIFORM BEARING AT SUPPORTS, INCLUDING BEAM SEATS AND COLUMN CAPS.
3. THE GENERAL CONTRACTOR SHALL MEASURE GLULAM BEAM SIZES AND CAMBERS AS DELIVERED TO THE JOB SITE AND SHALL REPORT FINDINGS TO THE ENGINEER PRIOR TO ERECTION. PROVIDE 5,000 FT. RADIUS CAMBER ON ALL SIMPLE SPAN GLULAM BEAMS UNO. WHERE INDICATED ON PLAN, C = ¾" INDICATES MIDSPAN CAMBER IN INCHES.
4. SEE 11/S1.2 FOR SHEATHING NAILING REQUIREMENTS. ALL NAILING NOT NOTED OR DETAILED OTHERWISE SHALL BE PER 10/S1.2. NAIL LENGTH TO BE SUFFICIENT TO MEET CBC PENETRATION REQUIREMENTS. NAILS INTO PRESSURE TREATED MATERIAL SHALL BE HOT DIP GALVANIZED. NAILS AT BORATE TREATED LUMBER MAY BE CLEAR ZINC COATED. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AT EXTERIOR EXPOSURES.
5. EXTERIOR STUD WALL SHALL BE 2x4 @ 16"oc UNLESS NOTED OTHERWISE. INTERIOR BEARING WALLS AND SHEAR WALLS SHALL BE 2x4 @ 16"oc UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL DRAWINGS FOR OTHER INTERIOR WALL FRAMING SIZES. COORDINATE STUD AND PLATE SIZES WITH THE REQUIREMENTS OF THE SHEAR WALL SCHEDULE.
6. WOOD POST SIZES ARE TO MATCH BEAM AND STUD WIDTH, UNO. WHERE POST OCCURS ABOVE RAISED FLOOR, PROVIDE SOLID BLOCKING AT FLOOR FRAMING TO MATCH WIDTH OF POST. PEN PER Q/S0.1 TO POSTS AT ALL EXTERIOR WALLS AND INTERIOR SHEAR WALLS. POSTS AT HOLDOWNS TO BE FULL HEIGHT AND PER 8/S1.2
7. ALL MECHANICAL SUPPLY AND RETURN OPENINGS TO BE BETWEEN FRAMING UNO.
8. HSS OR PIPE COLUMNS IN STUD WALLS ARE TO BE TRIMMED PER 5/S1.3. REFER TO PLANS AND DETAILS FOR OTHER REQUIREMENTS.
9. JOISTS AND RAFTERS ARE PER PLAN, UNLESS NOTED OTHERWISE, PROVIDE "LU" HANGER AT FLUSH FRAMING AND "HU" HANGER IS SHOWN SKEWED PER PLAN AND/OR HANGER SEAT IS INDICATED TO BE SLOPED. HANGER SIZE TO BE CORRECT FULL SIZE FOR JOIST SIZE (I.E. LU210 FOR 2x10). FILL ALL NAIL HOLES. HANGERS FOR PANELIZED ROOF CONSTRUCTION ARE PER PLAN.
10. ROUND HOLES IN STEEL PLATES TO BE 1/16" OVERSIZE. SLOTTED HOLES IN STEEL PLATES SHALL BE 1/16" WIDER THAN THE BOLT DIAMETER AND HAVE A LENGTH OF 2 TIMES THE BOLT DIAMETER. THE DIRECTION OF THE SLOTTED LENGTH IS INDICATED ON THE DETAILS (VSH OR HSH). INSTALL BOLT AT THE CENTER LINE OF THE HOLE. BOLT HOLES IN WOOD SHALL BE ROUND AND 1/16" OVERSIZE. CUT OFF BOLT THREADED END FLUSH WITH NUT WHEN REQUIRED BY FINISHES AND 1" MAXIMUM FROM NUT OTHERWISE. PROVIDE STANDARD CUT WASHERS UNDER HEAD AND NUT WHERE BOLT BEARS ON WOOD. USE PLATE OR MALLEABLE IRON WASHERS AT EXPOSED CONDITIONS OR AS INDICATED.
11. ALL BOLTED OR NAILED STRAP CONNECTIONS SHALL HAVE AN EQUAL NUMBER OF BOLTS OR NAILS EACH SIDE OF THE SPLICE JOINT. THE FINER BOLT OR NAIL FROM EACH SIDE OF THE SPLICED OR STRAPPED MEMBER SHALL BE EQUIDISTANT FROM THE SPLICE. STRAPS USING 16d NAILS ON 2x MATERIAL TO BE INSTALLED ON THE 1½" EDGE OF THE MEMBER.
12. THE CONTRACTOR SHALL VERIFY THAT THE MOISTURE CONTENT OF ALL FRAMING LUMBER AND SHEATHING MEET THE REQUIREMENTS OF THE SPECIFICATIONS AT THE TIME OF INSTALLATION AND AT CLOSE-IN. THE CONTRACTOR SHALL PROVIDE ALLOWANCE FOR DIFFERENTIAL SHRINKAGE BETWEEN FLOORS, ETC.
13. VENTING IS REQUIRED IN ENCLOSED FRAMING AREAS, SAD. DRILL BLOCKING AND LEDGERS AND PROVIDE SKIP BLOCKING AS DETAILED.
14. SAD FOR CEILING INFO. WHERE REQUIRED PROVIDE CEILING JOISTS PER 6/S1.3, UNO.
15. ALL SHEATHING SHALL HAVE 1/8" GAP AT ALL EDGES AND JOINTS. TYPICAL SHEATHING:
    A. FLOOR SHEATHING: 23/32 " T&G APA RATED SHEATHING (48/24) EXP 1 WITH 10d @ 6"oc EDGES (PEN) AND 12"oc FIELD UNO ON PLANS. LAY PERPENDICULAR TO & GLUE TO FRAMING MEMBERS IMMEDIATELY PRIOR TO FULL NAILING (DO NOT SPOT NAIL). BLOCK EDGES WITH 2x4 LAID FLAT AS NOTED ON THE PLANS AND DETAILS. NO PANELS LESS THAN 24" WIDE SHALL BE USED. STAGGER SHEETS. ALTERNATE FASTENER: SIMPSON WSV #9x2" MIN SCREW (ICC ESR-1472). MIN 1¼" FRAMING/BLOCKING EMBEDMENT. SUBFLOOR GLUE NOT REQUIRED.

ABBREVIATIONS

AB	ANCHOR BOLT	FTG	FOOTING	PNL	PANEL
ABV	ABOVE	GA	GAGE or GAUGE	PSF	POUNDS PER SQUARE FOOT
AC	AIR CONDITIONING	GALV	GALVANIZED	PSI	POUNDS PER SQUARE INCH
ADJ	ADJACENT	GB	GRADE BEAM	PSL	PARALLEL STRAND LUMBER
ADDL	ADDITIONAL	GL	GRIDLINE	PTDF	PRESSURE TREATED DOUGLAS FIR
ALT	ALTERNATE	GLB	GLUE LAMINATED BEAM	PT	POINT
ALUM	ALUMINUM	GR	GRADE	R	RADIUS
ARCH	ARCHITECT	HD	HOLD DOWN	RBS	REDUCED BEAM SECTION
AYC	ALASKAN YELLOW CEDAR	HDG	HOT-DIP GALVANIZED	RFTR	RAFTER
@	AT	HDR	HEADER	REF	REFERENCE
BF	BRACED FRAME	HGR	HANGER	REINF	REINFORCING
BLDG	BUILDING	HK	HOOK	REQD	REQUIRED
BLK/BLKG	BLOCK/BLOCKING	HORIZ	HORIZONTAL	RET	RETAINING
BLW	BELOW	HSB	HIGH STRENGTH BOLT	REV	REVISION
BM	BEAM	HSG	HIGH STRENGTH GROUT	RF	ROOF
BN	BOUNDARY NAIL	HSH	HORIZONTAL SLOTTED HOLE	RWD	REDWOOD
BOT	BOTTOM	HSS	HOLLOW STRUCTURAL SECTION	S	AMERICAN STANDARD BEAM
BRG	BEARING	HT	HEIGHT	SAD	SEE ARCHITECTURAL DRAWINGS
BTWN	BETWEEN	ID	INSIDE DIAMETER	SB	SOLID BLOCK
BU	BUILT-UP	IJ	I SHAPED WOOD BUILT UP TRUSS	SC	SLIP CRITICAL
BYND	BEYOND	INT	INTERIOR	SCD	SEE CIVIL DRAWINGS
C	AMERICAN STANDARD CHANNEL	JST	JOIST	SCHED	SCHEDULE
CA	CALIFORNIA	JT	JOINT	SED	SEE ELECTRICAL DRAWINGS
CANT	CANTILEVER	KP	KING POST	SEOR	STRUCTURAL ENGINEER OF RECORD
CB	CARRIAGE BOLT	L	STEEL ANGLE	SFRS	SEISMIC FORCE RESISTING SYSTEM
CFS	COLD FORMED STEEL	Lb or #	POUND(s)	SHTG	SHEATHING
CIP	CAST IN PLACE	LGMF	LIGHT GAGE METAL FRAMING	SIM	SIMILAR
CGL	CERTIFIED GLUED LUMBER	LGMFC	LIGHT GAGE METAL FRAMING CONTRACTOR	SKYLT	SKYLIGHT
CJ	CONTROL JOINT	LL	LIVE LOAD	SLD	SEE LANDSCAPE DRAWINGS
℄	CENTERLINE	LLH	LONG LEG HORIZONTAL	SMS	SHEET METAL SCREW
CJP	COMPLETE JOINT PENETRATION	LLV	LONG LEG VERTICAL	SMD	SEE MECHANICAL DRAWINGS
CLG	CEILING	LOC	LOCATION	SOG	SLAB ON GRADE
CLR	CLEAR	LS	LAG SCREW	SPCG	SPACING
COL	COLUMN	LSL	LAMINATED STRAND LUMBER	SPD	SEE PLUMBING DRAWINGS
CONC	CONCRETE	LVL	LAMINATED VENEER LUMBER	SPEC	SPECIFICATION
CONN	CONNECTION	LWC	LIGHTWEIGHT CONCRETE	SQ	SQUARE
CONT	CONTINUOUS	MAX	MAXIMUM	SS	SELECT STRUCTURAL or STAINLESS STEEL
COORD	COORDINATE/ COORDINATION	MB	MACHINE BOLT	STGR	STAGGERED
CW	CUT WASHER	MBM	METAL BUILDING MANUFACTURER	STD	STANDARD
DBA	DEFORMED BAR ANCHOR	MC	MISCELLANEOUS CHANNEL	STIFF	STIFFENER
DBL	DOUBLE	MECH	MECHANICAL	STL	STEEL
DCW	DEMAND CRITICAL WELD	MEZZ	MEZZANINE	STRUCT	STRUCTURAL
DF	DOUGLAS FIR	MF	MOMENT FRAME	SW	SHEAR WALL
DIA or ø	DIAMETER	MFR	MANUFACTURER	SYM	SYMMETRICAL
DIAG	DIAGONAL	MIN	MINIMUM	T&B	TOP AND BOTTOM
DIM	DIMENSION	MISC	MISCELLANEOUS	T&G	TONGUE AND GROOVE
DIST	DISTANCE	MW	MALLEABLE IRON WASHER	THK	THICK
DJ	DOWEL JOINT	MTL	METAL	THRD	THREADED
DL	DEAD LOAD	MU	MECH UNIT	THRU	THROUGH
DN	DOWN	N	NEW	TL	TOTAL LOAD
DO	DITTO	(N)	NEW	TN	TOE NAIL
DWG	DRAWING	N/A	NOT APPLICABLE	TOC	TOP OF CONCRETE
DWL	DOWEL	NO or #	NUMBER	TOF	TOP OF FRAMING
EA	EACH	NS	NEAR SIDE	TOM	TOP OF MASONRY
EE	EACH END	NSG	NON-SHRINK GROUT	TOP	TOP OF PLYWOOD
EF	EACH FACE	NTS	NOT TO SCALE	TOS	TOP OF STEEL
ELEC	ELECTRICAL	NWC	NORMAL-WEIGHT CONCRETE	TOT	TOTAL
ELEV	ELEVATOR/ELEVATION	O/	OVER	TU	TILT UP
EMBED	EMBEDMENT	oc	ON CENTER	TYP	TYPICAL
EQ	EQUAL	OD	OUTSIDE DIAMETER	UNO	UNLESS NOTED OTHERWISE
EQUIP	EQUIPMENT	OH	OPPOSITE HAND	VERT	VERTICAL
ES	EACH SIDE	OPNG	OPENING	VIF	VERIFY IN FIELD
EW	EACH WAY	OPP	OPPOSITE	VSH	VERTICAL SLOTTED HOLE
(E)	EXISTING	OVS	OVERSIZED	W	WIDE FLANGE STEEL BEAM
EXP	EXPANSION	OW	OTHERWISE	W/	WITH
EXT	EXTERIOR	OWT	OPEN WEB TRUSS	W/O	WITHOUT
FDN	FOUNDATION	℄	PLATE or PROPERTY LINE	WD	WOOD
FIN	FINISH	PA	POST ABOVE	WHS	WELDED HEADED STUD
FG	FINISH GRADE	PAF	POWER ACTUATED FASTENERS	WLD	WELDED
FLR	FLOOR	PEN	PANEL EDGE NAIL	WP	WORK POINT/WATERPROOF
FN	FACE NAIL	PERP	PERPENDICULAR	WS	WOOD SCREW
FOC	FACE OF CONCRETE	PES	PANEL EDGE SCREWS	WT	WEIGHT
FOM	FACE OF MASONRY	PJP	PARTIAL JOINT PENETRATION	WTS	WELDED THREADED STUD
FOS	FACE OF STUD	PLF	POUNDS PER LINEAR FOOT	WWR	WELDED WIRE REINFORCEMENT
FRMG	FRAMING				
FS	FAR SIDE				

C EXISTING CONSTRUCTION NOTES

1. IN PREPARING THE PROJECT PLANS, THE SOURCE OF INFORMATION WAS BASED ON THE EXISTING BUILDING PLANS PREPARED BY ARCHITECT GEORGE GOODARD DATED MARCH 12, 1958 FOR THE ORIGINAL LARGE BUILDING, AND ARCHTECT JOCK MCKAY DATED APRIL 23, 1971 FOR THE TWO SMALLER ADDITIONS. THE CONTRACTOR SHALL VERIFY ALL EXISTING JOB CONDITIONS, REVIEW THE PLANS AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ALL DISCREPANCIES AND EXCEPTIONS BEFORE PROCEEDING WITH ANY WORK. DRAWINGS FOR THE EXISTING CONSTRUCTION ARE AVAILABLE FOR REVIEW.
2. ALL WORK NOT INDICATED AS EXISTING (E) SHALL BE ASSUMED TO BE NEW (N).
3. ANY REMOVAL, CUTTING, DRILLING, ETC OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE. SMALL TOOLS SHALL BE USED IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE STRUCTURE. IF STRUCTURAL MEMBERS OR MECHANICAL, ELECTRICAL, OR ARCHITECTURAL ELEMENTS NOT INDICATED FOR REMOVAL INTERFERE WITH THE NEW WORK, THE ARCHITECT/ENGINEER SHALL BE IMMEDIATELY NOTIFIED AND PRIOR APPROVAL SHALL BE OBTAINED BEFORE REMOVAL OF THE MEMBERS.
4. DO NOT OVER CUT EXISTING WOOD, CONCRETE, MASONRY OR OTHER WORK TO REMAIN. CUTS SHALL BE MADE NEATLY TO A CORNER, THEN ALTERNATE MEANS SHALL BE USED TO REMOVE REMAINING MATERIAL. CONTRACTOR IS RESPONSIBLE FOR REPAIR/REPLACEMENT OF OVER CUT MATERIAL AS DIRECTED BY THE ARCHITECT AND/OR ENGINEER.
5. EXISTING DAMAGED STRUCTURAL MEMBERS WHICH ARE UNCOVERED SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND REPAIR.
6. EXISTING CONCRETE SURFACE ABUTTING NEW CONCRETE SHALL BE ROUGHENED TO ¼" AMPLITUDE AND THOROUGHLY CLEANED OF DUST, LOOSE AGGREGATE, LAITANCE, ETC.
7. EXISTING REINFORCING AND/OR STEEL EMBEDS THAT ARE EXPOSED DURING DEMOLITION SHALL BE WIRE-BRUSHED AND FOREIGN MATERIAL REMOVED PRIOR TO PLACEMENT OF NEW CONCRETE.
8. REMODELING REQUIRES ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS WHICH MAY NOT BE VERIFIABLE WITHOUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE STRUCTURE. THIS ANALYSIS DOES NOT MAKE ANY GUARANTEE TO THE ADEQUACY OF THE STRUCTURAL DESIGN OF THE EXISTING BUILDING NOT SPECIFICALLY ADDRESSED IN THE STRUCTURAL CALCULATIONS. ZFA SHALL NOT BE RESPONSIBLE FOR UNSATISFACTORY PERFORMANCE OF EXISTING PORTIONS OF THE STRUCTURE NOT SPECIFICALLY ADDRESSED IN THE CONSTRUCTION DOCUMENTS.
9. DIFFERENTIAL SETTLEMENT BETWEEN NEW AND EXISTING CONSTRUCTION AT REMODEL OR ADDITION FOUNDATION INTERFACES CAN BE EXPECTED. ZFA SHALL NOT BE RESPONSIBLE FOR UNSATISFACTORY PERFORMANCE RESULTING FROM THESE CONDITIONS.

D SPECIAL INSPECTION BY OWNERS TESTING AGENCY

SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED BY AN APPROVED AGENCY IN ACCORDANCE WITH CBC CHAPTER 17 AND THE STATEMENT OF SPECIAL INSPECTIONS AS REQUIRED BY CBC SECTIONS 1704.2.3 AND 1704.3 FOR BUILDING STRUCTURAL ELEMENTS SUMMARIZED AS FOLLOWS:

1. **SHOP FABRICATION OF STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES** PER CBC SECTION 1704.2.5 OR ALTERNATIVELY, APPROVED FABRICATORS SHALL SUBMIT A CERTIFICATE OF COMPLIANCE PER CBC SECTION 1704.2.5.1 INCLUDING GLULAM BEAM INSPECTION CERTIFICATES.
2. **STRUCTURAL STEEL CONSTRUCTION** PER CBC SECTIONS 1705.2, 1705.12.1, 1705.13.1, AND TABLE 1705.2.3 INCLUDING MATERIAL IDENTIFICATION, SHOP AND FIELD WELDING, AND INSTALLATION OF HIGH-STRENGTH BOLTS.
3. **CONCRETE CONSTRUCTION** PER CBC SECTIONS 1705.3, AND TABLE 1705.3 INCLUDING FORMWORK, REINFORCING STEEL, CAST-IN-PLACE BOLTS, MIX DESIGNS, CONCRETE SAMPLES, AND PLACEMENT FOR ALL CONCRETE. REINFORCING DOWELS FROM FOOTINGS TO RETAINING WALLS SHALL BE INSPECTED PRIOR TO PLACEMENT OF FOOTING CONCRETE AND WALL GROUT OR CONCRETE. CONTINUOUS OR ISOLATED SPREAD FOOTINGS WITH DESIGN STRENGTH NO GREATER THAN 2500 PSI, NON-STRUCTURAL SLABS ON GRADE, AND EXTERIOR FLATWORK DO NOT REQUIRE SPECIAL INSPECTION PER CBC SECTION 1705.3.
4. **WOOD CONSTRUCTION** PER CBC SECTIONS 1705.5, 1705.11.1, AND 1705.12.2 INCLUDING NAILING, BOLTING, AND ANCHORING OF ALL DRAG STRUTS; TOP PLATE SPLICES, LEDGER SPLICES, SIMPSON HARDWARE, BRACES, AND HOLDOWNS; AND NAILING, BOLTING, AND ANCHORING OF ALL SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS WHERE THE FASTENER SPACING OF THE SHEATHING IS 4" APART OR LESS.
5. **SOILS** PER CBC SECTION 1705.6, TABLE 1705.6, AND THE APPROVED SOILS REPORT INCLUDING SUBGRADE PREPARATION, FOUNDATION BEARING MATERIALS AND DEPTH OF EXCAVATIONS, AND VERIFICATION, PLACEMENT AND TESTING OF CONTROLLED FILL.
6. **SPECIAL CASES** PER CBC SECTION 1705.1.1 AND PRODUCT ICC REPORTS FOR ALL STRUCTURAL MATERIALS AND SYSTEMS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH ADDITIONAL MANUFACTURER'S INSTRUCTIONS THAT PRESCRIBE REQUIREMENTS NOT CONTAINED IN THE CBC OR REFERENCED STANDARDS INCLUDING POST-INSTALLED ANCHOR BOLTS IN CONCRETE AND CMU, AND PRE-MANUFACTURED SHEAR PANELS AND BRACED FRAMES.

A DESIGN CRITERIA

DESIGN CRITERIA: 2019 CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2 (CBC)
FLOOR LIVE LOAD: 60 PSF (REDUCIBLE) + 15 PSF PARTITION
ROOF LIVE LOAD: 20 PSF (REDUCIBLE)
RISK CATEGORY: III
WIND DATA: ULTIMATE WIND SPEED (3 SEC GUST) IN MPH: 98
WIND EXPOSURE: C
INTERNAL WIND PRESSURE COEFFICIENT (GCPI) = ±0.18
COMPONENTS AND CLADDING DESIGN PRESSURES FOR SYSTEMS DESIGNED BY OTHERS SHALL COMPLY WITH THE "ASCE 7-16" DESIGN STANDARD

EARTHQUAKE DATA: SEISMIC IMPORTANCE FACTOR, I_E: 1.25
MAPPED SPECTRAL RESPONSE ACCELERATIONS: S_S = 1.50; S_1 = 0.60
SITE CLASS: D (BY DEFAULT)
SPECTRAL RESPONSE COEFFICIENTS: S_{DS} = 1.20; S_{D1} = 0.68
SEISMIC DESIGN CATEGORY: D
SEISMIC FORCE RESISTING SYSTEM(S): WOOD FRAMED SHEAR WALLS
RESPONSE MODIFICATION FACTOR(S): R = 6.5
SEISMIC RESPONSE COEFFICIENT(S), C_S = 0.23
ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE

SCOPE: ALTERATIONS TO AN EXISTING, ONE-STORY WOOD-FRAMED OFFICE BUILDING THAT IS TO BE CONVERTED INTO A MONTESSORI SCHOOL. THE ALTERATIONS CONSIST OF PROVIDING SUPPLEMENTAL FRAMING AT THE ROOF TO SUPPORT THE EXISTING ROOF FRAMING WHERE INTERIOR BEARING WALLS ARE TO BE REMOVED BELOW, PROVIDE PLYWOOD AND HOLDOWNS AT NEW SHEAR WALL LOCATIONS AT THE PERIMETERS AND INTERIORS OF THE BUILDING, AND PROVIDE NEW SHALLOW CONCRETE FOOTINGS BELOW NEW SUPPORTING COLUMNS AND SHEAR WALL LOCATIONS.

B GENERAL NOTES

1. REFER TO SHEETS S1.1 THROUGH S1.5 FOR STANDARD DETAILS OF CONSTRUCTION. REFER TO THE PROJECT SPECIFICATIONS FOR MATERIALS AND METHODS.
2. BUILDING DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS (SAD) FOR ALL ACTUAL BUILDING DIMENSIONS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER SO CLARIFICATION CAN BE MADE PRIOR TO COMMENCING WORK.
3. STRUCTURAL DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS AND FIT SHALL BE DETERMINED AND VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK.
4. DETAILS NOT FULLY OR SPECIFICALLY SHOWN SHALL BE OF SAME NATURE AS OTHER SIMILAR CONDITIONS.
5. REFER TO ARCHITECTURAL DRAWINGS FOR SIDEWALK SLABS AND DIMENSIONS.
6. COORDINATION OF MECHANICAL, ELECTRICAL, PLUMBING, AND SITE UTILITY SYSTEMS WITH THE STRUCTURAL SYSTEM IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. USE DETAILS ON SHEETS S1.1 THROUGH S1.4, AT CONDITIONS WHERE THESE DETAILS DO NOT APPEAR TO APPLY, NOTIFY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION. AT CONDITIONS WHERE FIELD MODIFICATIONS OF MECHANICAL, ELECTRICAL, PLUMBING, OR SITE UTILITIES AFFECT STRUCTURAL SYSTEMS, NOTIFY STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
7. SHORING AND BRACING DESIGN, MATERIALS AND INSTALLATION SHALL BE PROVIDED BY THE GENERAL CONTRACTOR, AND SHALL BE ADEQUATE FOR ALL LOADS. LEAVE IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY AND UNTIL FINAL STRUCTURAL CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL ENGAGE A LICENSED CIVIL OR STRUCTURAL ENGINEER TO PROVIDE SHORING.
8. SPECIAL INSPECTIONS ARE REQUIRED PER D/S0.1 AND THE TESTING AND INSPECTION FORM.
9. STRUCTURAL OBSERVATION PER CBC SECTION 1704.6 IS REQUIRED. NOTIFY ZFA FOR GENERAL ON SITE REVIEW OF:
   - MINIMUM FOOTING SIZE AND REINFORCING STEEL.
   - WOOD SHEAR WALLS, SHEAR PANELS AND FLOOR/ROOF DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORAGE AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM.
   - STRUCTURAL WOOD FRAMING.

   NOTIFY ZFA FOR REVIEW PRIOR TO COVERING ABOVE LISTED WORK. PROVIDE 2 WORKING DAYS MINIMUM SCHEDULING NOTICE PRIOR TO REVIEW DATE.

SHEET INDEX

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PERMIT SET

GENERAL NOTES

REVISIONS

DATE: APR 21, 2022

SHEET

S0.1

(H) STRUCTURAL SPECIFICATIONS

CONCRETE CONSTRUCTION

1. CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:

LOCATION	MIN 28-DAY STRENGTH (PSI)	AGGREGATE SIZE	MAX WATER TO CEMENTITIOUS MATERIALS RATIO	MIN SACKS CEMENTITIOUS MATERIAL PER CUBIC YARD[4]
STRUCTURAL				
INTERIOR SLAB ON GROUND	3,000	1"x#4	0.45	6.1
FOUNDATIONS	3,000	1"x#4	0.53	5.0
NON-STRUCTURAL				
LEAN CONC FOR FTG BACKFILL	-	-	-	3.0

2. CONCRETE MIX DESIGN AND TESTING SHALL MEET THE REQUIREMENTS OF CBC SECTIONS 1705 AND 1903, ACI CODE-318, ACI SPEC-301, AND THESE SPECIFICATIONS. SUBMIT MIX DESIGN AND SUPPORTING DOCUMENTATION IN ACCORDANCE WITH ACI SPEC-301 AND ACI CODE-318 FOR REVIEW PRIOR TO PLACEMENT.

CEMENT:	ASTM C150 TYPE II
AGGREGATE:	ASTM C33
FLY ASH:	ASTM C618 CLASS F
SLAG CEMENT:	ASTM C989 GRADE 100 OR 120
WATER:	ASTM C1602
ADMIXTURES:	ASTM C494, C260

3. CONCRETE MIX DESIGN FOR INTERIOR SLABS ON GROUND TO HAVE 25% TO 35% FLY ASH OR 30% TO 45% SLAG CEMENT SUBSTITUTED FOR CEMENT AT A POUND-FOR-POUND RATE. REPLACE 200 POUNDS OF SAND WITH 200 POUNDS ¾"(-) AGGREGATE TO REDUCE TOTAL SAND.

4. FLY ASH MAY BE SUBSTITUTED UP TO 25% FOR CEMENT AT A POUND-FOR-POUND RATE, UNLESS SPECIFIED OTHERWISE. DO NOT USE FLY ASH IN HIGH EARLY STRENGTH CONCRETE. SLAG CEMENT MAY BE SUBSTITUTED UP TO 45% FOR CEMENT AT A POUND-FOR-POUND RATE, UNLESS SPECIFIED OTHERWISE. DO NOT USE SLAG CEMENT IN HIGH EARLY STRENGTH CONCRETE.

5. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 OR A706 GRADE 60. STEEL SHALL BE KEPT CLEAN AND FREE OF RUST. SECURELY TIE REBAR IN PLACE PRIOR TO CONCRETE PLACEMENT. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION. WELDED REINFORCING STEEL SHALL BE ASTM A706 OR A615 MEETING CARBON REQUIREMENTS OF AWS D1.4.

6. CONCRETE SHALL BE KEPT CONTINUOUSLY WET FOR 48 HOURS, AFTER PLACEMENT, AND SHALL BE KEPT DAMP FOR 7 DAYS AFTER PLACEMENT. IN LIEU OF PONDING, SLABS EITHER MAY HAVE CURE/SEALER APPLIED IMMEDIATELY AFTER FINISHING (IF OTHER FINISHES ARE NOT AFFECTED) OR COVERED WITH CURING PAPER, FILM OR BURLAP. CURE SHALL BE OF A TYPE THAT WILL NOT BE DETRIMENTAL TO SEALERS TO BE APPLIED LATER.

7. ANCHOR BOLTS - ASTM F1554 GRADE 36 THREADED ROD WITH DOUBLE NUTS OR ASTM A307 HEADED BOLTS. (NO "J" OR "L" BOLTS). SECURELY TIE ANCHOR BOLTS IN PLACE PRIOR TO CONCRETE POUR.

8. MECHANICAL COUPLERS FOR REINFORCING STEEL TO BE "L-SERIES BAR LOCK" BY DAYTON SUPERIOR (ESR-2495) OR EQUAL COUPLER WITH ICC REPORT, UNO.

STRUCTURAL STEEL

1. STEEL GRADES:

W & WT SHAPES	ASTM A992 OR A572 GRADE 50
C SHAPES, L SHAPES & PLATES	ASTM A36, A572 GRADE 50 OR A529 GRADE 50 UNO
ROUND HSS	ASTM A500 GRADE C F_y=46KSI
SQUARE AND RECTANGULAR HSS	ASTM A500 GRADE C F_y=50KSI
MACHINE BOLTS (MB)	ASTM A307 GRADE A
MACHINE BOLT NUTS	ASTM A563 GRADE A
MACHINE BOLT WASHERS	ASTM F844
ANCHOR RODS	ASTM F1554 GRADE 36 UNO
ANCHOR ROD NUTS	ASTM A563 GRADE A (GRADE DH AT GRADE 105 ROD)
ANCHOR ROD WASHERS	ASTM F436 TYPE 1

2. WORKMANSHIP AND DETAILS SHALL CONFORM TO THE AISC SPECIFICATIONS AND THE CBC UNLESS NOTED OTHERWISE.

3. BOLT HOLES SHALL BE 1/16" LARGER IN DIAMETER THAN THE BOLT. ANCHOR BOLT HOLES SHALL BE ⅛" LARGER IN DIAMETER THAN THE ANCHOR BOLT. BOLT HOLES MAY BE ¼" LARGER IN DIAMETER THAN THE BOLT FOR 1" AND LARGER BOLTS.

4. WELDING ELECTRODES SHALL MEET AWS REQUIREMENTS AND ELECTRODES SHALL BE E70XX FOR SHIELDED METAL ARC, F7XX-EXXX FOR SUBMERGED ARC (SHOP WELDS ONLY), ER70S-X FOR GAS METAL ARC AND E7XT-XX FOR FLUX CORE (UNLESS NOTED OTHERWISE). E60 OR E70 ELECTRODES MAY BE USED AT METAL DECK AND LIGHT GAUGE METAL.

5. ALL STRUCTURAL WELDS SHALL BE INSPECTED AND CERTIFIED BY A QUALIFIED TESTING AGENCY. CERTIFICATION SHALL BE SUBMITTED TO THE ARCHITECT AND THE BUILDING DEPARTMENT.

6. TEMPORARY SHORING AND BRACING SHALL BE USED AND SHALL BE ADEQUATE FOR ALL LOADS TO WHICH IT MAY BE SUBJECTED. LEAVE TEMPORARY BRACING AND SHORING IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY, AND UNTIL FINAL FRAMING CONSTRUCTION IS COMPLETED.

7. HIGH STRENGTH GROUT: ASTM C1107, NON-SHRINK, NON-METALLIC AGGREGATE TYPE, CAPABLE OF DEVELOPING MINIMUM COMPRESSIVE STRENGTH OF 7,000 PSI AT 28 DAYS WHEN PLACED IN A FLUID STATE. PROVIDE "MASTERFLOW 928" MANUFACTURED BY BASF.

8. SEE ARCHITECTURAL DRAWINGS FOR FINISHES ON STEEL FRAMING. STEEL FRAMING WITH EXTERIOR EXPOSURE SHALL BE HOT-DIP GALVANIZED PER ASTM A123 CLASS 55 MINIMUM OR OTHERWISE FINISHED WITH A HIGH-PERFORMANCE (E.G. EPOXY OR URETHANE) EXTERIOR COATING SYSTEM (PRIMER AND TOP COAT) APPROVED BY THE ARCHITECT AND ENGINEER. PROVIDE VENT HOLES PER ASTM A385 AT CLOSED SECTIONS (SUCH AS HSS). SUBMIT PROPOSED LOCATION OF VENT HOLES FOR REVIEW BY ENGINEER. ALL CONNECTION HARDWARE AT EXTERIOR EXPOSURE FRAMING SHALL BE HOT-DIP GALVANIZED PER ASTM A153 OR F2329. ASTM F3125 GRADE A325 HIGH-STRENGTH BOLT ASSEMBLIES MAY BE MECHANICALLY GALVANIZED PER ASTM B695 CLASS 55 OR HOT-DIP GALVANIZED PER ASTM F2329. MATING BOLTS AND NUTS SHALL RECEIVE THE SAME ZINC-COATING PROCESS. REPAIR ALL UNCOATED, DAMAGED, OR ALTERED GALVANIZED SURFACES PER ASTM A780.

9. CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION FOR REVIEW. GENERAL CONTRACTOR TO REVIEW SUBMITTALS PRIOR TO SUBMISSION TO ARCHITECT/ENGINEER.

10. WELD PROCEDURE SPECIFICATIONS (WPS) AND WELDING PRODUCT DATA SHALL BE SUBMITTED FOR REVIEW BY THE ENGINEER AND TESTING AGENCY.

WOOD CONSTRUCTION (CARPENTRY)

1. EACH PIECE OF LUMBER SHALL BEAR THE STAMP OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB) OR WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) SHOWING GRADE MARK OR APPROVED EQUAL. BEAMS AND POSTS TO BE FREE OF HEART CENTER (FOHC). OTHER MATERIALS SHALL BE AS SHOWN BELOW:

SAWN LUMBER MEMBER	SPECIES AND MINIMUM GRADE, UNO	F_b (PSI)	F_v (PSI)	E (PSI)
6x POSTS	DOUGLAS FIR - #1	1200	170	$1.6x10^6$
6x BEAMS	DOUGLAS FIR - #1	1350	170	$1.6x10^6$
4x POSTS & BEAMS	DOUGLAS FIR - #1	1000	180	$1.7x10^6$
2x JOISTS, RAFTERS	DOUGLAS FIR - #2	900	180	$1.6x10^6$
ℙ MATERIAL	DOUGLAS FIR - #2	900	180	$1.6x10^6$
2x STUDS ≤ 10' HEIGHT	DOUGLAS FIR - STUD	700	180	$1.4x10^6$
2x STUDS > 10' HEIGHT	DOUGLAS FIR - #2	900	180	$1.6x10^6$

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE MAXIMUM MOISTURE CONTENT OF WOOD AT THE TIME OF INSTALLATION SHALL BE NOT MORE THAN 19%.

3. NAILS TO BE ASTM F1667 (INCLUDING SUPPLEMENT S1) OF COMMON WIRE AND OF CENTERED FULL-ROUND HEADS WHERE NAILING IS SPECIFIED ON THE DRAWINGS. MACHINE-DRIVEN NAILS MEETING SIZE REQUIREMENTS ARE ACCEPTABLE. NAILS MUST NOT BE OVER-DRIVEN. PRE-DRILL NAIL HOLES WHERE WOOD TENDS TO SPLIT. NAILS AS SPECIFIED ON PLANS AND INCLUDING IN PTDF MATERIAL CONTAINING AMMONIA IN EXTERIOR APPLICATIONS SHALL BE TYPE 304 OR 316 STAINLESS STEEL. NAILS USED IN EXTERIOR APPLICATIONS OR IN INTERIOR PTDF SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153.

WIRE NAIL	MINIMUM SHANK DIAMETER	MINIMUM NAIL LENGTH UNO	MINIMUM HEAD DIAMETER	TYPICAL NAIL APPLICATION, UNO
16d COMMON	0.162"	3½"	0.344"	FRAMING
16d SINKER	0.148"	3¼"	0.344"	FRAMING
10d COMMON	0.148"	3"	0.312"	FRAMING
10d COMMON	0.148"	PER 11/S1.2	0.312"	SHEATHING
8d COMMON	0.131"	PER 11/S1.2	0.281"	SHEATHING

4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE METAL FRAMING CLIPS, HANGERS, ETC. ARE BY SIMPSON STRONG-TIE. NAILING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS WITH A NAIL PROVIDED FOR EACH PUNCHED HOLE UNO. CONNECTORS AS SPECIFIED ON PLANS AND THOSE IN CONTACT WITH PTDF MATERIAL CONTAINING AMMONIA IN EXTERIOR APPLICATIONS SHALL BE TYPE 304 OR 316 STAINLESS STEEL. ALL OTHER CONNECTORS USED IN EXTERIOR APPLICATIONS OR INTERIOR PTDF SHALL BE HDG (MINIMUM 2.0 oz/SQ FT) OR ZMAX (MINIMUM 1.85 oz/SQ FT PER ASTM A653). IN APPLICATIONS WHERE NON-AMMONIA TREATED WOOD IS DRY WHEN INSTALLED AND WILL REMAIN DRY IN-SERVICE A COATING THICKNESS OF 0.9 oz/SQ FT MAY BE USED.

5. WOOD SCREWS SHALL CONFORM TO ANSI/ASME B18.6.1. PROVIDE PILOT HOLE 70% OF DIAMETER OF SCREW SHANK WHERE FASTENING HARDWOOD TIMBER SPECIES OR WHERE WOOD TENDS TO SPLIT. MINIMUM PENETRATION IS (10) DIAMETERS, UNO.

6. BOLTS SHALL BE UNFINISHED MACHINE BOLTS PER ASTM A307. NUTS SHALL BE PER ASTM A563 AND OF STANDARD SIZE UNLESS NOTED OTHERWISE. LENGTH OF BOLTS SHALL BE SUCH THAT THE BOLT PROJECTION IS NOT LESS THAN ¼" NOR MORE THAN ½" PAST END OF NUT. BOLT HOLES IN WOOD SHALL BE 1/32" LARGER THAN BOLT SIZES (UNO). PROVIDE STANDARD CUT WASHERS UNDER HEAD AND NUT WHERE BOLT HEADS WOULD BEAR ON WOOD. USE MALLEABLE IRON WASHERS WHERE EXPOSED TO VIEW OR NOTED. NUTS SHALL BE TIGHTENED WHEN PLACED AND RETIGHTENED BEFORE CLOSING IN OF WALLS OR OTHER CONSTRUCTION. DO NOT CRUSH WOOD WHEN TIGHTENING. BOLTS AS SPECIFIED ON PLANS AND THOSE IN CONTACT WITH PTDF MATERIAL CONTAINING AMMONIA IN EXTERIOR APPLICATIONS SHALL BE TYPE 304 OR 316 STAINLESS STEEL. ALL OTHER BOLTS USED IN EXTERIOR APPLICATIONS SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153.

7. WOOD AGAINST CMU OR CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR (PTDF) PER AWPA STANDARD U1. "USE CATEGORY" UC2 AT INTERIOR. "USE CATEGORY" UC3B AT EXTERIOR (NO GROUND CONTACT). CUT FACES SHALL BE BRUSH TREATED WITH EQUIVALENT PRESERVATIVE PRIOR TO INSTALLATION.

8. DECKING MATERIAL AND FRAMING EXPOSED TO WEATHER TO BE PTDF AWPA "USE CATEGORY" UC3B OR REDWOOD, SAD.

9. WOOD ADHESIVE SHALL BE WATER-PROOF, CARTRIDGE DISPENSED, MEETING APA PRODUCT SPECIFICATION AFG-01 OR ASTM D3498. LOCTITE "PL PREMIUM" OR EQUAL. FOR USE AT SUBFLOOR SHEATHING AND WHERE SPECIFICALLY NOTED FOR USE ON DRAWINGS.

PLYWOOD/ORIENTED STRAND BOARD (OSB) SHEATHING

1. STRUCTURAL SHEATHING SHALL CONFORM TO PRODUCT STANDARD PS-1 OR PS-2. ALL PANELS SHALL HAVE AN EXTERIOR EXPOSURE RATING AND BEAR THE TRADEMARK OF THE ENGINEERED WOOD ASSOCIATION (APA) OR OTHER QUALIFIED AGENCY. SHEATHING SHEETS SHALL BE SPLICED ALONG CENTERLINE OF FRAMING MEMBER WITH NAILING SPACED NOT LESS THAN ⅜" FROM EDGE OF SHEETS. MACHINE-PLACED NAILING AND NAILS TO BE APPROVED BY THE ENGINEER PRIOR TO USE. SHEATHING NAILS OF COMMON WIRE WITH FULL ROUND HEADS ARE REQUIRED.

2. OSB WITH EQUIVALENT THICKNESS AND SPAN RATING MAY BE USED IN LIEU OF PLYWOOD CALLED OUT. ALL OSB SHALL CONFORM TO PS-2.

PARALLEL STRAND LUMBER (PSL)

1. PSL SHALL CONFORM TO THE FOLLOWING MINIMUM PROPERTIES:
   - E = $2.2x10^6$ PSI
   - F_b = 2,900 PSI
   - F_c = 2,900 PSI (PARALLEL)
   - F_v = 290 PSI

2. PSL POSTS SHALL CONFORM TO THE FOLLOWING MINIMUM PROPERTIES:
   - E = $1.8x10^6$ PSI
   - F_b = 2,400 PSI
   - F_c = 2,500 PSI (PARALLEL)
   - F_v = 190 PSI

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APN: 155-072-05

PERMIT SET

STRUCTURAL SPECIFICATIONS

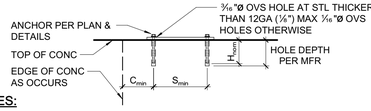
REVISIONS

DATE: APR 21, 2022

SHEET

S0.2

SCREW ANCHOR IN 2500 PSI MIN CONCRETE							
ANCHOR TYPE	ANCHOR AND PILOT HOLE DIA	MINIMUM EMBEDMENT H_{nom}	MINIMUM EDGE DIST C_{min}	MINIMUM SPCG S_{min}	MINIMUM CONCRETE THICKNESS H_{min}	MINIMUM INSTALL TORQUE (FT-LB)	MAXIMUM INSTALL TORQUE (FT-LB)
SIMPSON TITEN HD (ICC-ESR 2713)	¼"	1⅜"	1½"	1½"	3¼"	10	24
	⅜"	2½"	1¾"	3"	4"	10	50
	½"	3¼"	1¾"	3"	5"	10	65
	⅝"	4"	1¾"	3"	6"	10	100
	¾"	5½"	1¾"	3"	8¾"	20	150
HILTI KH-EZ (ICC-ESR 3027)	¼"	1⅜"	1½"	1½"	3¼"	10	18
	⅜"	2½"	1½"	3"	4"	10	40
	½"	3"	1¾"	3"	4¾"	10	45
	⅝"	3¼"	1¾"	4"	5"	10	85
	¾"	4"	1¾"	4"	6"	20	95

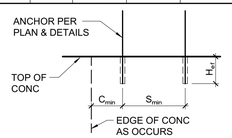


NOTES:

1. INSTALL SCREW ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT INSTRUCTIONS. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 OF THE CBC AND THE REQUIREMENTS OF THE ICC REPORTS. INSTALLED ANCHORS SHALL BRING CONNECTED PLIES INTO FIRM CONTACT, MEETING THE INSTALL TORQUE BUT NOT EXCEEDING THE MAXIMUM INSTALL TORQUE.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
3. HOLES TO BE DRILLED W/ ROTARY DRILL ONLY. WHEN INSTALLING DRILLED-IN ANCHORS IN EXISTING REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN A REASONABLE CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
4. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND TIGHTENING TORQUE.

10 SCREW ANCHOR IN CONCRETE
3/4" = 1'-0"

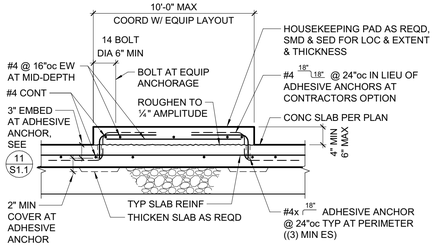
ADHESIVE ANCHOR IN 2500 PSI MIN CONCRETE							
ADHESIVE TYPE	ANCHOR		PILOT HOLE	MIN EMBED UNO H_{ef}	MIN EDGE DISTANCE C_{min}	MIN SPCG S_{min}	MIN CONC DEPTH H_{min}
	THRD ROD	REBAR					
SIMPSON SET-XP (ICC-ESR 2508)	⅜"ø	#3	½"ø	3"	1¾"	3"	H_{ef} + 2½"
	½"ø	#4	⅝"ø	4"	1¾"	3"	H_{ef} + 3⅛"
	⅝"ø	#5	¾"ø	5"	1¾"	3"	H_{ef} + 3¾"
	¾"ø	#6	⅞"ø	6"	1¾"	3"	H_{ef} + 4⅜"
	⅞"ø	#7	1"ø	7"	1¾"	3"	H_{ef} + 4"
	1"ø	#8	1⅛"ø	8"	1¾"	3"	H_{ef} + 5⅝"
	1¼"ø	#10	1⅜"ø	10"	2¾"	6"	H_{ef} + 6⅞"
HILTI HIT-HY 200R (ICC-ESR 3187)	⅜"ø	N/A	⅞"ø	3"	1¾"	1⅛"	H_{ef} + 1¼"
	N/A	#3	½"ø	3"	1¾"	1⅛"	
	½"ø	N/A	¾"ø	4"	1¾"	2½"	
	N/A	#4	⅝"ø	4"	1¾"	2½"	
	⅝"ø	#5	¾"ø	5"	1¾"	3½"	H_{ef} + 1½"
	¾"ø	#6	⅞"ø	6"	1¾"	3½"	H_{ef} + 1¾"
	⅞"ø	#7	1"ø	7"	1¾"	4⅜"	H_{ef} + 2"
	1"ø	#8	1⅛"ø	8"	1¾"	5"	H_{ef} + 2¼"
	N/A	#9	1⅜"ø	9"	1¾"	5⅝"	H_{ef} + 2¾"
	1¼"ø	N/A	1⅜"ø	10"	1¾"	6¼"	
	N/A	#10	1⅜"ø	10"	1¾"	6¼"	H_{ef} + 3"



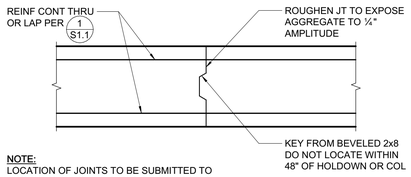
NOTES:

1. INSTALL ADHESIVE ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING, AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
3. HOLES TO BE DRILLED W/ ROTARY DRILL ONLY. WHEN DRILLING HOLES IN EXISTING CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN A REASONABLE CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
4. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 AND THE REQUIREMENTS OF THE ICC REPORTS. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND ADHESIVE INJECTION.

11 ADHESIVE ANCHOR IN CONCRETE
3/4" = 1'-0"

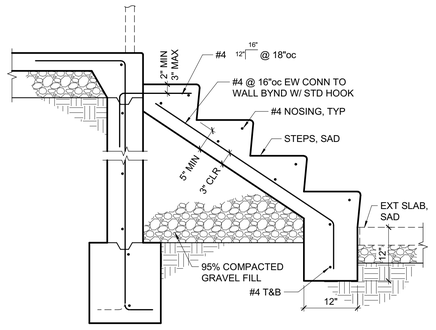


7 TYPICAL HOUSEKEEPING PAD AT SLAB ON GRADE
3/4" = 1'-0"

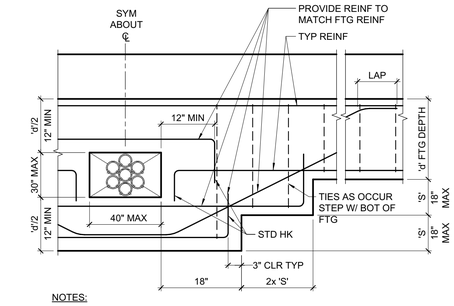


NOTE:
LOCATION OF JOINTS TO BE SUBMITTED TO ARCHITECT/ENGINEER FOR REVIEW PRIOR TO PLACEMENT OF CONCRETE

8 FOOTING CONSTRUCTION JOINT
3/4" = 1'-0"



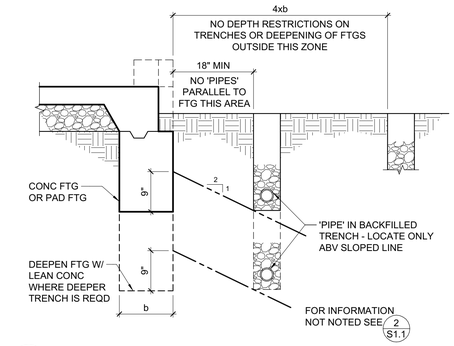
9 EXTERIOR CONCRETE STAIRS
3/4" = 1'-0"



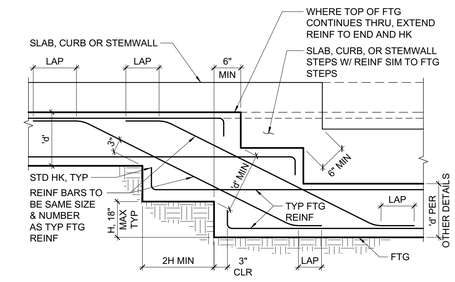
NOTES:

1. DO NOT LOCATE BLOCKOUT WITHIN 48" OF SHEAR WALL HOLD DOWN, IN FRAME FOUNDATIONS OR COLUMN PAD FOOTINGS.
2. MINIMUM DISTANCE BETWEEN BLOCKOUTS OR OTHER PIPES TO BE 48".

3 FOUNDATION BLOCKOUT
3/4" = 1'-0"

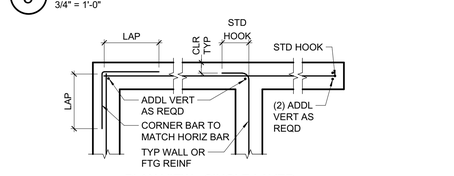


4 TRENCHING ADJACENT TO FOOTING
3/4" = 1'-0"

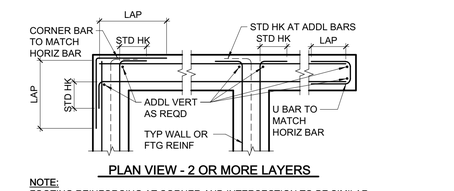


NOTE:
REMOVE ALL EARTH LOOSENED DURING EXCAVATION AND FILL W/ CONCRETE.

5 STEPPED FOOTING
3/4" = 1'-0"



PLAN VIEW - SINGLE LAYER



PLAN VIEW - 2 OR MORE LAYERS

NOTE:
FOOTING REINFORCING AT CORNER AND INTERSECTION TO BE SIMILAR

6 TYPICAL CORNER, INTERSECTION AND END REINFORCING
3/4" = 1'-0"

MINIMUM BAR LAPS FOR REINFORCING STEEL CONCRETE STRENGTH: 2500 PSI OR GREATER (STAGGER SPLICES)					
SIZE	LAP LENGTH	SIZE	LAP LENGTH	SIZE	LAP LENGTH
#3	19"	#6	38"	#9	94"
#4	25"	#7	61"	#10	115"
#5	37"✳	#8	77"	#11	138"

(CLASS B TOP BAR)
BAR SPCG SHALL NOT BE LESS THAN 4x BAR DIA OR 4".
✳ WHERE COVER NOT LESS THAN 1½", #5 LAP LENGTH = 31"

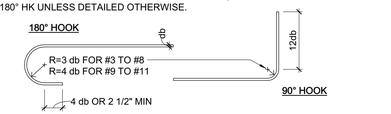
CONC COVER FOR REINF STL 'CLR'

CAST AGAINST EARTH OR GR . . . . . 3"

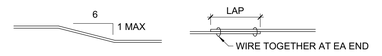
EXPOSED TO EARTH (FORMED) OR WEATHER
#5 & SMALLER . . . . . 1½"
#6 & LARGER . . . . . 2"

NOT EXPOSED TO EARTH OR WEATHER
#5 & SMALLER . . . . . 1"
#6 & LARGER, & ALL BM STIRRUPS, COL TIES & SPIRALS . . . . . 1½"

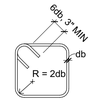
ALL REINF SHALL EXTEND AS FAR AS POSSIBLE. WHERE BAR SPLICES ARE REQUIRED, BARS SHALL BE LAPPED PER SCHEDULE ABOVE UNLESS DETAILED OTHERWISE. WHERE REINF TERMINATES AT END OF MEMBER, REINF SHALL END IN A STD 90° OR 180° HK UNLESS DETAILED OTHERWISE.



STANDARD HOOKS & BENDS

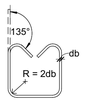


COL BAR & STRUCT OFFSET

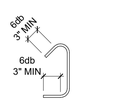


135° STIRRUP
TIES #3, #4, #5

SPLICE

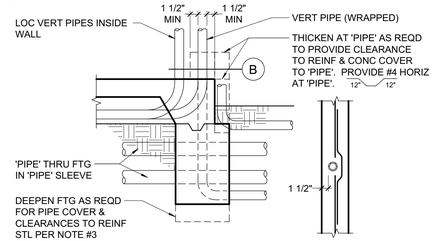


STIRRUP
#3, #4, #5

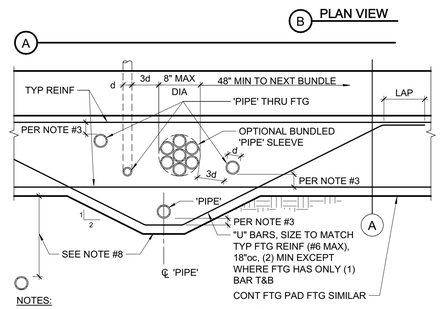


CROSSTIE
#3, #4, #5

1 TYPICAL REINFORCING DETAILS (f'c = 2500psi MIN)
3/4" = 1'-0"



B PLAN VIEW



NOTES:

1. 'PIPE' = ANY PENETRATION THRU OR EMBEDDED IN FOUNDATION.
2. ALL PIPES THROUGH FOOTINGS TO BE WRAPPED OR SLEEVED AS FOLLOWS:
   a. SLEEVES: PROVIDE 1" MIN CLEAR ALL AROUND O.D. PIPE TO I.D. SLEEVE, UNO. SEAL SLEEVE ENDS W/ MASTIC OR PLASTIC BITUMINOUS CEMENT.
   b. WRAPPED VERTICAL PIPES: PROVIDE ⅛" NOMINAL SHEET FOAM W/ (3) WRAPS MINIMUM, UNO.
   c. WRAPPED HORIZONTAL PIPES: PROVIDE ¼" NOMINAL SHEET FOAM W/ (8) WRAPS MINIMUM, UNO.
   d. UNDERGROUND FIRE LINES 4" AND LARGER:
      1. SLEEVES: PROVIDE 2" MIN CLEAR ALL AROUND O.D. PIPE TO I.D. SLEEVE. SEAL ENDS PER ABOVE.
      2. WRAPPED: PROVIDE ⅛" NOMINAL SHEET FOAM W/ (16) WRAPS MINIMUM.
3. WRAPPED AND SLEEVED PIPES SHALL HAVE 1½" MIN CLEAR TO REINF STEEL. MINIMUM CONCRETE COVER AT PIPES TO BE 3".
4. CLEARANCE BETWEEN 'PIPES' TO BE 3d MIN TYP W/ A MAXIMUM OF (8) PIPES PER 48". GROUPS OF PIPES MAY BE BUNDLED AS SHOWN, EXCEPT IN PAD FOOTINGS.
5. NO 'PIPE' TO RUN PARALLEL IN FOOTINGS, STEM OR CURB.
6. PVC CONDUIT ('PIPE') EMBEDDED IN CURB/STEM MAY BE WIRE TIED TO HORIZONTAL REINF.
7. NO HORIZONTAL PIPES ALLOWED THROUGH FOOTING WITHIN 2'-0" EACH SIDE OF HOLDOWNS OR STEEL COLUMNS. NO VERTICAL PIPES ALLOWED IN FOOTINGS AT BRACED FRAMES.
8. PROVIDE 18" MIN OF COMPACTED FILL ABOVE PIPES UP TO 12"ø, FOR LARGER PIPES INCREASE COMPACTED FILL DEPTH 1'-0" FOR EACH 6" INCREASE IN PIPE DIAMETER. OTHERWISE DEEPEN FOOTING AS SHOWN.

2 PIPES THRU FOOTING
3/4" = 1'-0"

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PERMIT SET

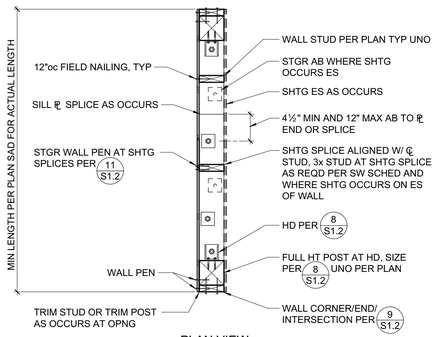
TYPICAL CONCRETE DETAILS

REVISIONS

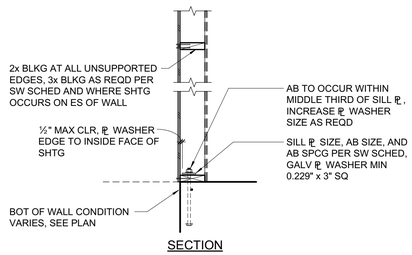
DATE: APR 21, 2022

SHEET

S1.1



PLAN VIEW



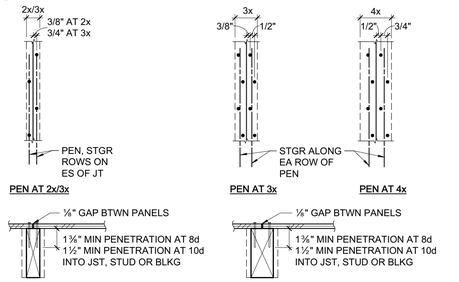
SECTION

NOTES:
1. PEN = PLYWOOD/OSB EDGE NAILING PER SW SCHED.
2. SILL ℄ AB WASHER HOLE MAY BE OVERSIZED UP TO 5/16". WASHER MAY BE DIAG SLOTTED UP TO 1¾" IN LENGTH. WHERE HOLE IS OVERSIZED OR SLOTTED, PROVIDE STD CUT WASHER.

7 SCHEMATIC SHEAR WALL CONSTRUCTION
3/4" = 1'-0"

RIM JOIST/BLKG TO TOP ℄, TOE NAIL	10d @ 6"oc
TRUSSES, JOISTS OR RAFTERS AT ALL BEARING POINTS TOE NAILS EACH SIDE	(2) 10d
TRUSSES, JOISTS OR RAFTERS TO SIDE OF STUDS EIGHT (8) INCH JOISTS OR LESS	(3) 16d
FOR EACH ADDITIONAL 4 INCHES OF DEPTH OF JOIST	(1) 16d
BLOCKING BETWEEN JOISTS OR RAFTERS: TO JOIST OR RAFTERS - TOE NAILS EA SIDE, EA END	(2) 10d
TO JOIST OR RAFTER BEARINGS - TOE NAILS EA SIDE	(2) 10d
BLOCKING BETWEEN STUDS, EACH END TOE NAILS	(2) 10d OR (2) 16d
BRIDGING TO JOIST, TOE NAIL EACH END	(2) 8d
2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	(2) 16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16"oc
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	(3) 16d @ 16"oc
TOP PLATE TO STUD, END NAIL	(2) 16d
STUD TO SOLE PLATE, TOE NAIL	(4) 8d
DOUBLE STUDS AT EXTERIOR WALLS, FACE NAIL	16d @ 12"oc
DOUBLE STUDS, FACE NAIL	16d @ 24"oc
DOUBLE TOP PLATES, FACE NAIL	16d @ 12"oc
TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	(3) 16d
CONTINUOUS HEADER, TWO PIECES	16d @ 16"oc ALONG EACH EDGE
DOUBLE TOP PLATE LAP AT CORNER	(3) 16d
CONTINUOUS HEADER TO STUD, TOE NAIL	(4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
BUILT-UP CORNER STUDS	16d @ 12"oc
POST TO SILL/SOLE/TOP PLATE, EACH SIDE TOE NAIL	(4) 10d

10 NAILING SCHEDULE
3/4" = 1'-0"

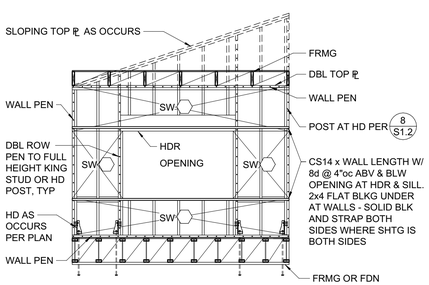


SECTION AT TYPICAL NAIL SPACING
(4"oc OR MORE SPACING AT FLOOR OR ROOF)
(6"oc SPACING AT SHEAR WALL)

SECTION AT CLOSE NAIL SPACING
(3"oc OR LESS SPACING AT FLOOR OR ROOF)
(4"oc OR LESS SPACING AT SHEAR WALL)

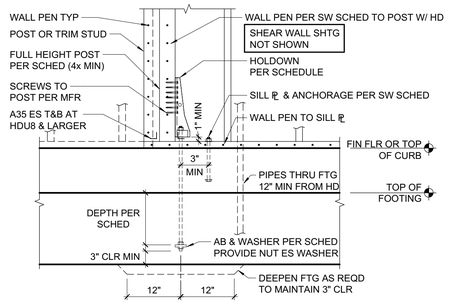
NOTE:
SHEATHING SHEETS ARE TO BE AS LARGE AS POSSIBLE. STAGGER SHEETS. JOINTS ARE TO BE CENTERED OVER BEARING. NAIL HEADS SHALL BE DRIVEN FLUSH W/ SHEATHING. MINIMUM SHEATHING SIZE IS 24" WIDTH x 48" LENGTH AT FLOOR AND ROOF, AND 12"x48" AT WALLS.

11 SHEATHING NAILING
1 1/2" = 1'-0"



NOTE:
FRAMING SHOWN IS SCHEMATIC,
SEE PLAN FOR SPECIFIC REQUIREMENTS

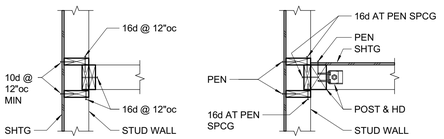
12 SCHEMATIC SHEAR WALL ELEVATION
1/4" = 1'-0"



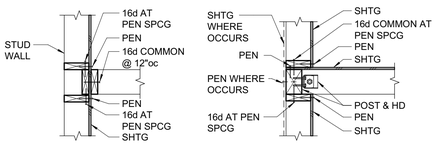
HOLDOWN	AB OR THRD ROD	WASHER AT AB	DEPTH	MIN FTG WIDTH	MIN POST SIZE UNO ON PLANS
HDU2	⅝"ø	¼"x2½" SQ	12"	12"	4x
HDU4	⅝"ø	¼"x2½" SQ	12"	12"	4x
HDU5	⅝"ø	¼"x2½" SQ	12"	12"	4x
HDU8	⅞"ø	⅝"x3" SQ	15"	18"	6x6
HDU11	1"ø	⅜"x3½" SQ	15"	18"	6x6
HDU14*	1"ø	⅜"x3½" SQ	21"	24"	6x6

*NUTS AT ANCHOR ROD TO BE HEAVY HEX

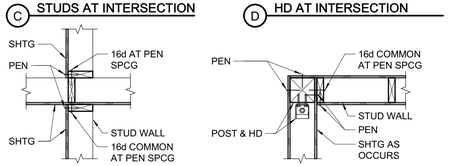
8 TYPICAL HOLDOWN
3/4" = 1'-0"



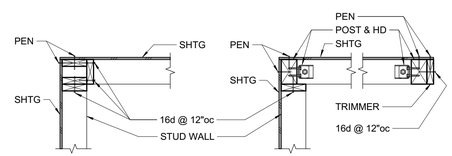
A STUDS AT INTERSECTION
B HD AT INTERSECTION



C STUDS AT INTERSECTION
D HD AT INTERSECTION

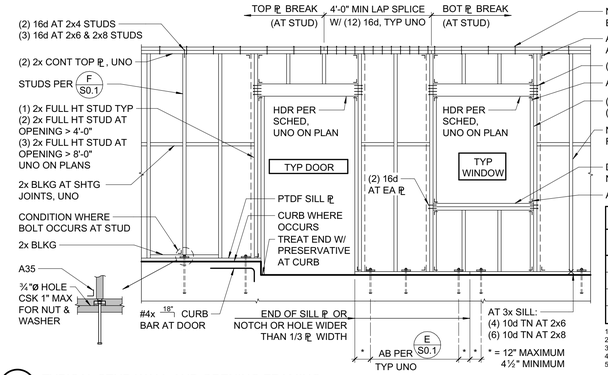


E STUDS AT INTERSECTION
F HD AT CORNER



G STUDS AT CORNER
H HD AT CORNER AND END

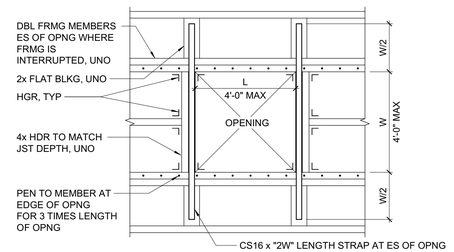
9 TYPICAL PLAN VIEW OF STUD WALL INTERSECTIONS
3/4" = 1'-0"



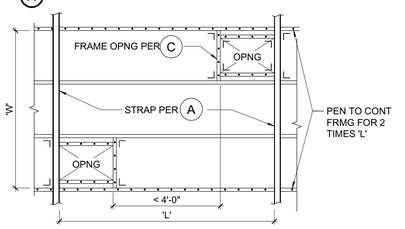
HEADER SCHEDULE		
MAX SPAN	NOMINAL HEADER	
	BRG	NON-BRG
6'-0"	4x8 OR 6x6	4x6 OR 6x6
8'-0"	4x10 OR 6x8	4x8 OR 6x6
10'-0"	4x12 OR 6x10	4x10 OR 6x8
12'-0"	6x12	4x10 OR 6x8

1. HEADERS TO MATCH WIDTH OF WALL STUDS.
2. HEADERS TO BE DF #1, MIN UNO.
3. FOR LARGER OPENINGS, SEE PLANS.
4. HEADER MAY BE USED AS LOWER TOP ℄ AS REQD BY OPENING HEIGHT.
5. AT 2x8 WALLS, USE 6x HEADER + 2x + SHIM OR 6¾" GLB + SHIM.

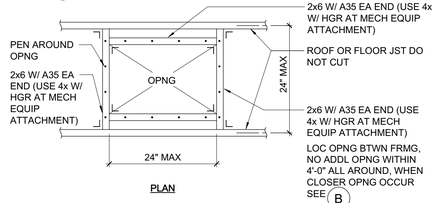
1 TYPICAL STUD WALL AND OPENING FRAMING
3/8" = 1'-0"



A OPENING TO 4'-0" SQ



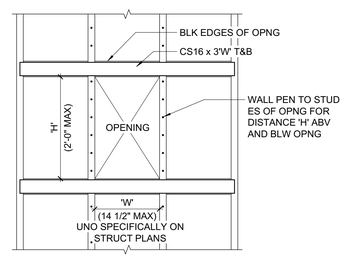
B CLOSELY SPACED OPENINGS BETWEEN FRAMING



PLAN

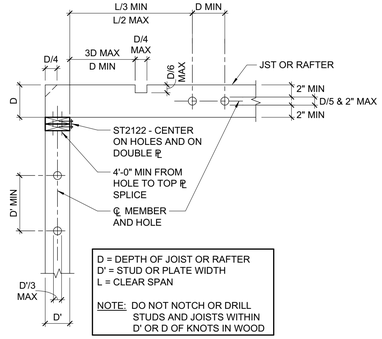
C ISOLATED OPENING BETWEEN FRAMING UP TO 24"

5 OPENING IN DIAPHRAGM
3/4" = 1'-0"

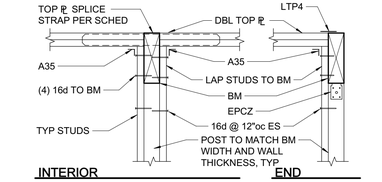


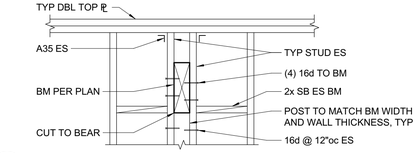
NOTES:
1. OPENINGS < 6" SQ DO NOT REQUIRE BLOCKING AND STRAPPING.
2. NO ADDITIONAL OPENINGS WITHIN 4'-0" ALL AROUND.
3. NO OPENINGS PERMITTED IN SHEAR WALL (C) OR HIGHER OR IN SHEAR WALLS LESS THAN 10'-0" LONG UNLESS SPECIFICALLY DETAILED ON STRUCTURAL PLANS. CONTACT STRUCTURAL ENGINEER FOR ASSISTANCE.
4. FRAME OPENINGS PER 1/S1.2 WHERE STUDS ARE INTERRUPTED.

6 SMALL OPENINGS IN SHEAR WALLS
3/4" = 1'-0"

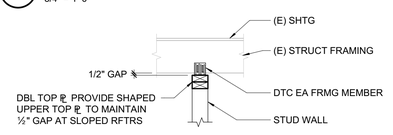


2 HOLES AND NOTCHES IN WOOD STUDS, JOISTS, AND PLATES
3/4" = 1'-0"





3 TYPICAL BEAM IN AND THRU STUD WALL
3/4" = 1'-0"



NOTE:
INSTALL SLOT NAILS AT ℄ OF SLOT
W/ ¼" GAP BTWN NAIL HEAD & CLIP

4 TYPICAL NON-BEARING STUD WALL DETAILS
3/4" = 1'-0"

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SAN RAFAEL, CA 94903
APN: 155-072-05

PERMIT SET

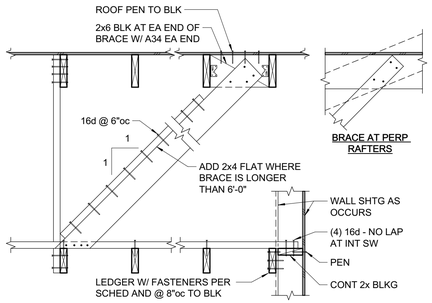
TYPICAL WOOD DETAILS

REVISIONS

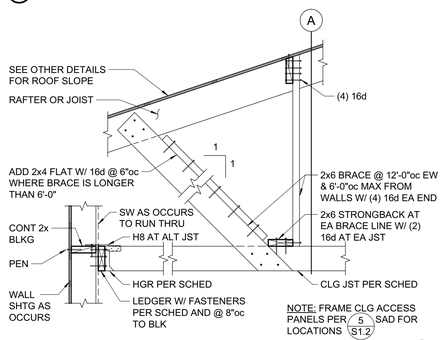
DATE: APR 21, 2022

SHEET

S1.2

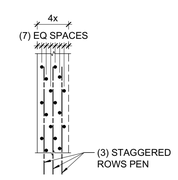


A AT END WALL OR FULL HEIGHT PARTITION

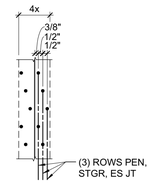


7 CEILING JOISTS (SPAN TO WALLS)

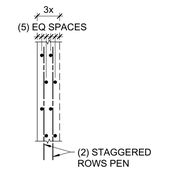
3/4" = 1'-0"



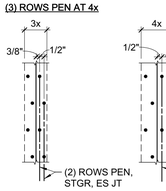
(3) ROWS PEN AT 4x



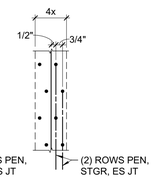
(3) ROWS PEN AT 4x



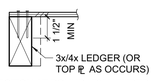
(2) ROWS PEN AT 3x (SIM AT 4x)



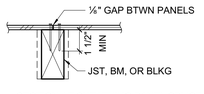
(2) ROWS PEN AT 3x



(2) ROWS PEN AT 4x



SECTION AT BOUNDARY MEMBER

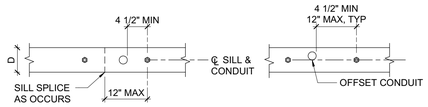


SECTION AT SHEATHING PANEL SPLICE

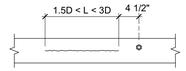
NOTE:
SHEATHING SHEETS ARE TO BE AS LARGE AS POSSIBLE. STAGGER SHEETS. JOINTS ARE TO BE CENTERED OVER BEARING. NAIL HEADS SHALL BE DRIVEN FLUSH W/ SHEATHING. MINIMUM SHEATHING SIZE IS 24" WIDTH x 48" LENGTH.

8 FLOOR/ROOF SHEATHING - MULTIPLE NAIL ROWS

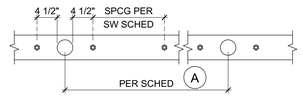
1 1/2" = 1'-0"



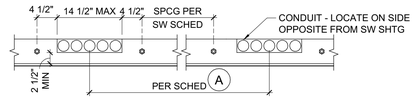
CASE 1 - SINGLE, CONDUIT DIAMETER ≤ D/3, MIN SPCG = 16"oc



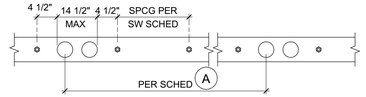
CASE 2 - SPLIT IN SILL



CASE 3 - SINGLE, CONDUIT DIAMETER > D/3



CASE 4 - NOTCH FOR CONDUIT



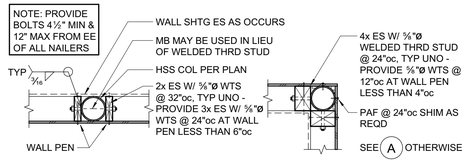
CASE 5 - MULTI CONDUIT, DIAMETER > D/3

SCHEDULE A			
	CASE 3	CASE 4	CASE 5
SW (A)	48"	32"	48"
SW (B)	64"	48"	64"
SW (C)	80"	64"	N/A
SW (D)	N/A	N/A	N/A

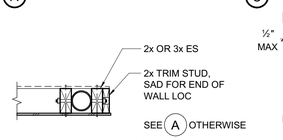
NOTE:
1. ALL PENETRATIONS THROUGH SHEAR WALL SILL PLATE SHALL CONFORM TO THE REQUIREMENTS OF THIS DETAIL OR BE REROUTED PRIOR TO INSTALLATION OF SILL.
2. PROVIDE ADDITIONAL ANCHOR BOLTS AS REQUIRED TO MEET INDICATED SPACINGS. ADDITIONAL ANCHOR BOLTS TO BE INSTALLED AT CENTERLINE OF SILL PLATE PER 10/S1.1 WHERE NECESSARY. AB DIA AS REQD BY SW SCHED.

4 HOLES IN PLATES AT SHEAR WALLS

3/4" = 1'-0"

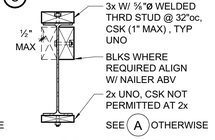


A HSS COLUMN WITHIN WALL



B HSS COLUMN AT END OF WALL (EDGE OF OPNG SIM)

C HSS COLUMN AT CORNER



D WIDE FLANGE NAILER (CHANNEL & HSS SIM)

5 TYPICAL STEEL BEAM/COLUMN NAILERS

3/4" = 1'-0"

CEILING JOIST SCHEDULE

MAX SPAN	JOIST SIZE	HANGER IF REQUIRED	LEDGER IF REQUIRED
9'-0"	2x4 @ 16"oc	LU24	2x4 W/ (2) 16d @ 16"oc
12'-6"	2x6 @ 16"oc	LU26	2x6 W/ (3) 16d @ 16"oc
14'-0"	2x8 @ 16"oc	LU28	2x8 W/ (4) 16d @ 16"oc
19'-0"	2x10 @ 16"oc	LU210	2x10 W/ (5) 16d @ 16"oc

NOTES:
1. CEILING JOIST SCHEDULE IS BASED ON LL = 10 psf.
2. WHERE LEDGERS ARE NAILED THROUGH WALL SHTG, USE 20d NAILS IN LIEU OF 16d NAILS.
3. PROVIDE MIDSPAN BLOCKING AT 2x10 JOISTS.

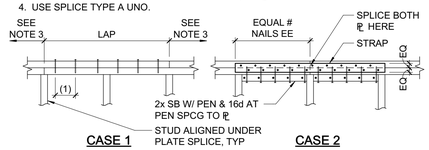
6 CEILING JOIST SCHEDULE

3/4" = 1'-0"

TOP PLATE SPLICE SCHEDULE

MARK	LAP SPLICE (CASE 1)	STRAP SPLICE (CASE 2)
A	(12) 16d PER 4'-0" MIN LAP	MSTC28
B	(22) 16d PER 4'-0" MIN LAP	MSTC40
C	(26) 16d PER 6'-0" MIN LAP	MSTC52
D	(32) 16d PER 6'-0" MIN LAP	MSTC66
E	(36) 16d PER 8'-0" MIN LAP	MSTC28 EA SIDE
F	(44) 16d PER 8'-0" MIN LAP	MSTC40 EA SIDE
G	(50) 16d PER 10'-0" MIN LAP	MSTC52 EA SIDE

NOTES:
1. AT LAP SPLICES, SPACE NAILS @ 3"oc MIN (MAX 12"oc). STAGGER AT 2½" GAGE.
2. USE STRAP SPLICE WHERE BM INTERSECTS TOP ℄ .
3. NAILS TO MATCH LAP SPLICE ES OF SPLICE (16d @ 12"oc MAX)
4. USE SPLICE TYPE A UNO.



CASE 1 CASE 2

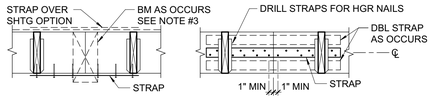
1 TOP PLATE SPLICE SCHEDULE AND DETAILS

3/4" = 1'-0"

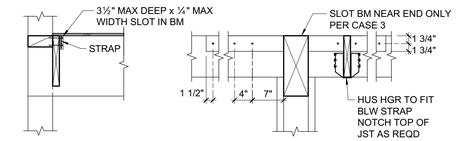
LEDGER SPLICE SCHEDULE

MARK	CASE	STRAP/PLATE	CASE	STRAP/PLATE
A	1	MSTA24	-	
B	1	MSTA30	-	
C	2	MSTI48	3	MSTI60
D	2	CMST14x5'-6"	3	CMST14x6'-0"
E	2	(2) MSTI48	4	℄ ¼" W/ (6) 1"ø MB ES OF SPLICE

SPLICE NOTES:
1. PROVIDE 3x OR (2) 2x STUDS AT SPLICE
2. ALL NAILS TO BE 10d NAIL ALL HOLES
3. FOR CASE 1, SPLICE W/ MSTA36 AT BM
4. USE SPLICE TYPE 'A' UNO



CASE 1 CASE 2



CASE 3 CASE 4

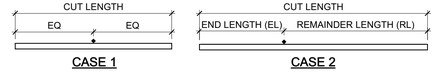
2 LEDGER OR RIM SPLICE SCHEDULE

3/4" = 1'-0"

TIE STRAP SCHEDULE

MARK	STRAP	MIN. NAILING ES OF ♦	MAX. NAIL SPACING (SEE NOTES #1 & #2) CASE 1	CASE 2 EL	CASE 2 RL	MIN. END LENGTH (EL)
A	CS16	(10) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	12"
B	CS14	(13) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	16"
C	CMSTC16	(25) 10d	10d @ 3"oc STGR	FILL ALL NAIL HOLES	10d @ 3"oc STGR	24"
D	CMST14	(33) 10d	10d @ 3½"oc STGR	FILL ALL NAIL HOLES	10d @ 3½"oc STGR	32"
E	CMST12	(43) 10d	10d @ 3½"oc STGR	FILL ALL NAIL HOLES	10d @ 3½"oc STGR	48"

1. CASE 1 APPLIES UNLESS END LENGTH (EL) IS NOTED ON PLANS. WHERE END LENGTH (EL) IS NOTED, SEE CASE 2.
2. AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF ♦ .



CASE 1 CASE 2

3. LOCATE STRAPS OVER SHEATHING AND BLOCK UNDER STRAP W/ FLAT 2x6 (2x4 AT CS16/CS14) WHERE NO FRAMING OCCURS, UNO.
4. SEE PLANS FOR STRAP LENGTHS, LOCATIONS AND DETAILS, UNO.
5. SPLICE STRAPS AS SHOWN WHERE LENGTH PER PLAN EXCEEDS AVAILABLE PRODUCT LENGTH

3 TIE STRAP SCHEDULE

3/4" = 1'-0"

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SAN RAFAEL, CA 94903
APN: 155-072-05

PERMIT SET

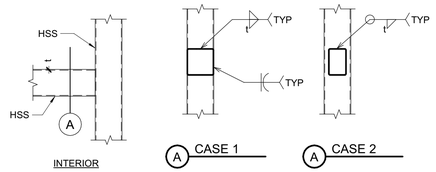
TYPICAL WOOD DETAILS

REVISIONS

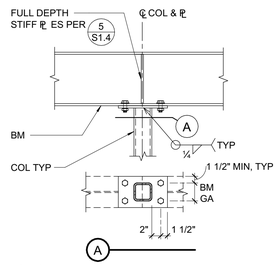
DATE: APR 21, 2022

SHEET

S1.3

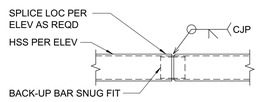


11 TYPICAL HSS TO HSS CONNECTION
3/4" = 1'-0"

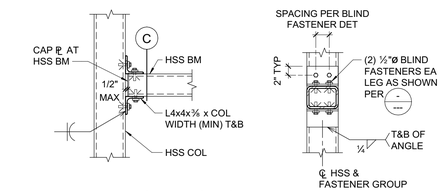


NOTES:
1. ALL COLUMN CAP PLATES SHALL BE THE SAME WIDTH AS BEAM FLANGE (OR COLUMN DIMENSION + ½", WHICHEVER IS GREATER), THICKNESS SAME AS BEAM FLANGE, ½" MINIMUM.
2. ALL FASTENERS TO BE MB¾ø.

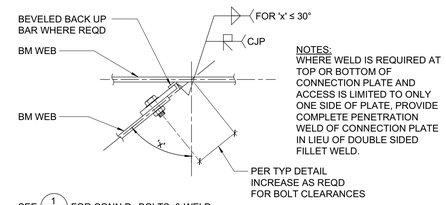
12 COLUMN BELOW STEEL BEAM
3/4" = 1'-0"



13 HSS SPLICE
3/4" = 1'-0"

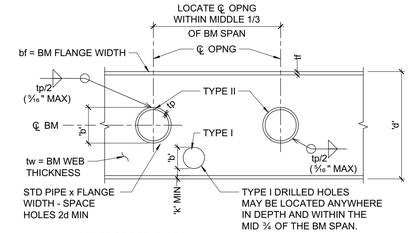


14 HSS BEAM TO HSS COLUMN
3/4" = 1'-0"



SEE 1 S1.4 FOR CONN ℄, BOLTS, & WELD

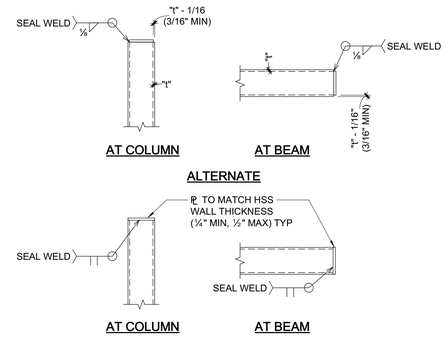
6 SKEWED BEAM CONNECTION - AT WEB
1 1/2" = 1'-0"



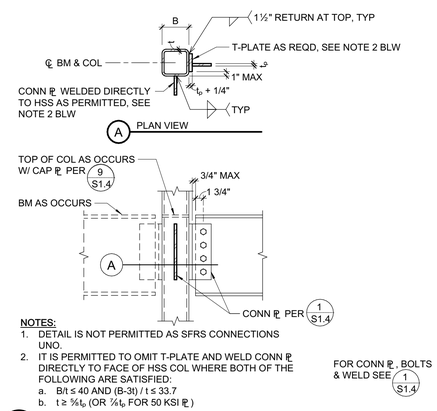
LIMITS OF OPENINGS:
TYPE I: b = 1/5d MAX
SPACED A MINIMUM OF 2d APART
TYPE II:b = 2/3d MAX
SPACED A MINIMUM 2d APART

NOTES:
1. PROVIDE HOLES IN BEAMS ONLY WHERE SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
2. DO NOT TORCH CUT OPENINGS ON SITE. TORCH CUT OPENINGS MADE IN SHOP TO BE GROUND SMOOTH. NO OVERCUTS OF ANY TYPE ALLOWED WITHOUT REPAIR.

7 OPENING IN STEEL BEAM
3/4" = 1'-0"



9 TYPICAL CAP PLATE
3/4" = 1'-0"



NOTES:
1. DETAIL IS NOT PERMITTED AS SFRS CONNECTIONS UNO.
2. IT IS PERMITTED TO OMIT T-PLATE AND WELD CONN ℄ DIRECTLY TO FACE OF HSS COL WHERE BOTH OF THE FOLLOWING ARE SATISFIED:
   a. B/t ≤ 40 AND (B-3t) / t ≤ 33.7
   b. t ≥ ⅜t_b (OR ⅞t_b FOR 50 KSI ℄)

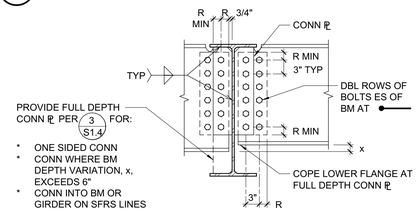
FOR CONN ℄, BOLTS & WELD SEE 1 S1.4

10 BEAM TO HSS COLUMN ('T' PLATE)
3/4" = 1'-0"

BEAM DEPTH	NO. BOLTS PER ROW	CONN. PLATE	WELD SIZE
W8, W10	2	℄ ⅜	5/16"
W12, W14	3	℄ ⅜	5/16"
W16	4	℄ ⅜	5/16"
W18	5	℄ ⅜	5/16"
W21	6	℄ ⅜	5/16"
W24	6	℄ ½	5/16"
W27	7	℄ ½	5/16"
W30	8	℄ ½	5/16"
W33	9	℄ ½	5/16"
W36	10	℄ ½	5/16"

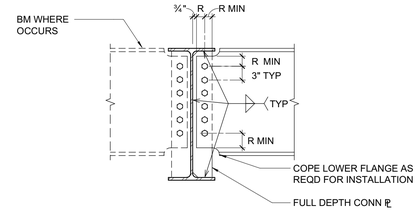
NOTES:
1. R = 1½" SEE TYP CONNECTION DETAILS. BOLT SPACING AND EDGE DISTANCE SHALL CONFORM TO AISC SPECIFICATIONS.
2. A COMPLETE PENETRATION BEVEL WELD MAY BE SUBSTITUTED FOR THE FILLET WELDS SPECIFIED.
3. USE ASTM A36 CONNECTION PLATES, UNO.
4. HOLE SIZE = BOLT SIZE + 1/16", SHORT SLOTTED HOLES (+ 5/16" VERT, + ¼" HORIZ) MAY BE SUBSTITUTED (EXCEPT AS NOTED).
5. USE SAME CONNECTIONS AT CHANNELS. FOR W6, C6 & ANGLES USE PLATE, WELD & BOLT SIZE PER W8 & SEE 4/S1.4 .

1 ¾"ø MACHINE BOLT (MB) CONNECTION SCHEDULE
3/4" = 1'-0"



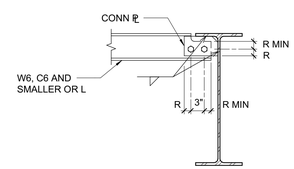
SEE 1 S1.4 FOR CONN ℄, BOLTS, & WELD

2 TYPICAL BEAM TO BEAM CONNECTION
3/4" = 1'-0"



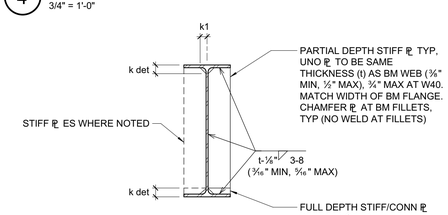
SEE 1 S1.4 FOR CONN ℄, BOLTS, & WELD

3 TYPICAL FULL DEPTH BEAM TO BEAM CONNECTION
3/4" = 1'-0"



SEE 1 S1.4 FOR CONN ℄, BOLTS, & WELD

4 TYPICAL SHALLOW BEAM DETAIL
3/4" = 1'-0"



5 TYPICAL BEAM WEB STIFFENER PLATE DETAIL
3/4" = 1'-0"

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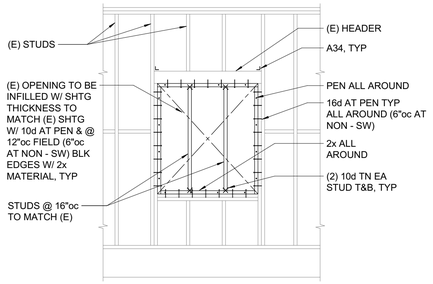
STEEL FRAMING DETAILS

REVISIONS

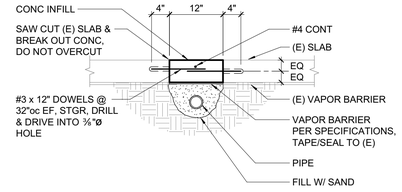
DATE: APR 21, 2022

SHEET

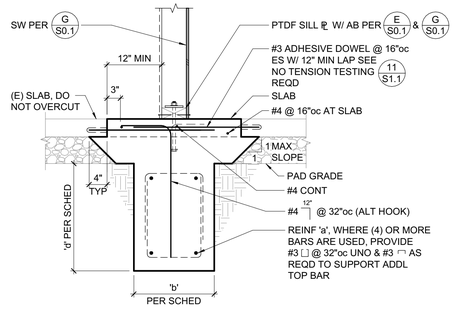
S1.4



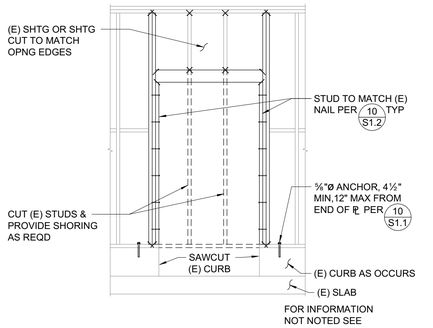
9 WINDOW INFILL AT EXISTING WALL
3/8" = 1'-0"



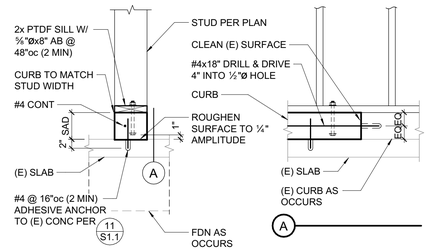
5 NEW PIPE AT EXISTING SLAB
3/4" = 1'-0"



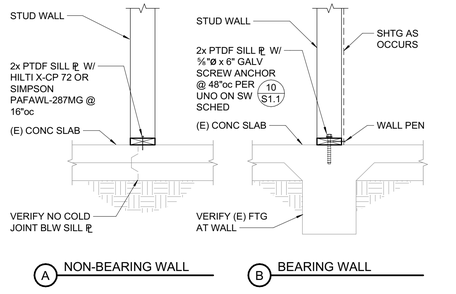
1 NEW FOOTING AT EXISTING SLAB
3/4" = 1'-0"



10 NEW DOOR IN EXISTING WALL (NON-SHEAR WALL)
3/8" = 1'-0"

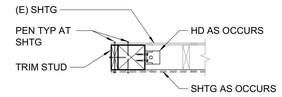


6 NEW CURB AT EXISTING SLAB
3/4" = 1'-0"

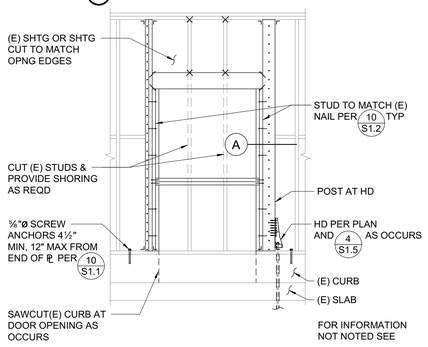


A NON-BEARING WALL
B BEARING WALL

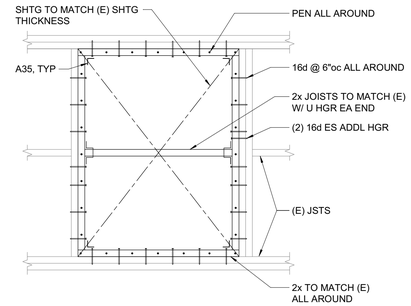
2 NON BEARING & BEARING WALLS AT (E) SLAB/FOOTING
3/4" = 1'-0"



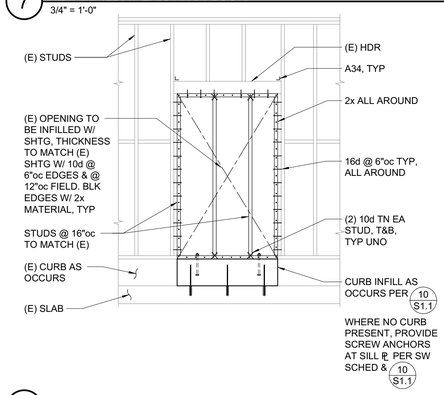
A PLAN VIEW



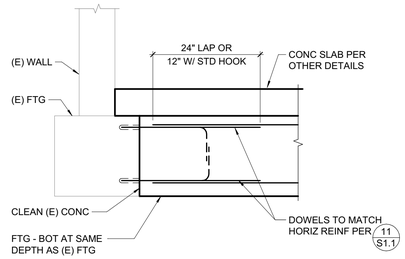
11 NEW OPENING AT EXISTING SHEAR WALL
3/8" = 1'-0"



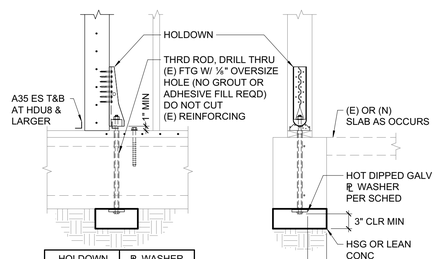
7 NEW INFILL AT EXISTING FLOOR
3/4" = 1'-0"



8 DOOR INFILL AT EXISTING WALL
3/8" = 1'-0"



3 NEW FOOTING TO EXISTING FOOTING
3/4" = 1'-0"



HOLDOWN	₱ WASHER
HDU2	¼"x2½" SQ
HDU4	¼"x2½" SQ
HDU5	¼"x2½" SQ
HDU8	⅜"x3" SQ
HDU11	⅜"x3" SQ
HDU14	⅜"x3½" SQ

4 NEW HOLDOWN AT EXISTING FOOTING
3/4" = 1'-0"

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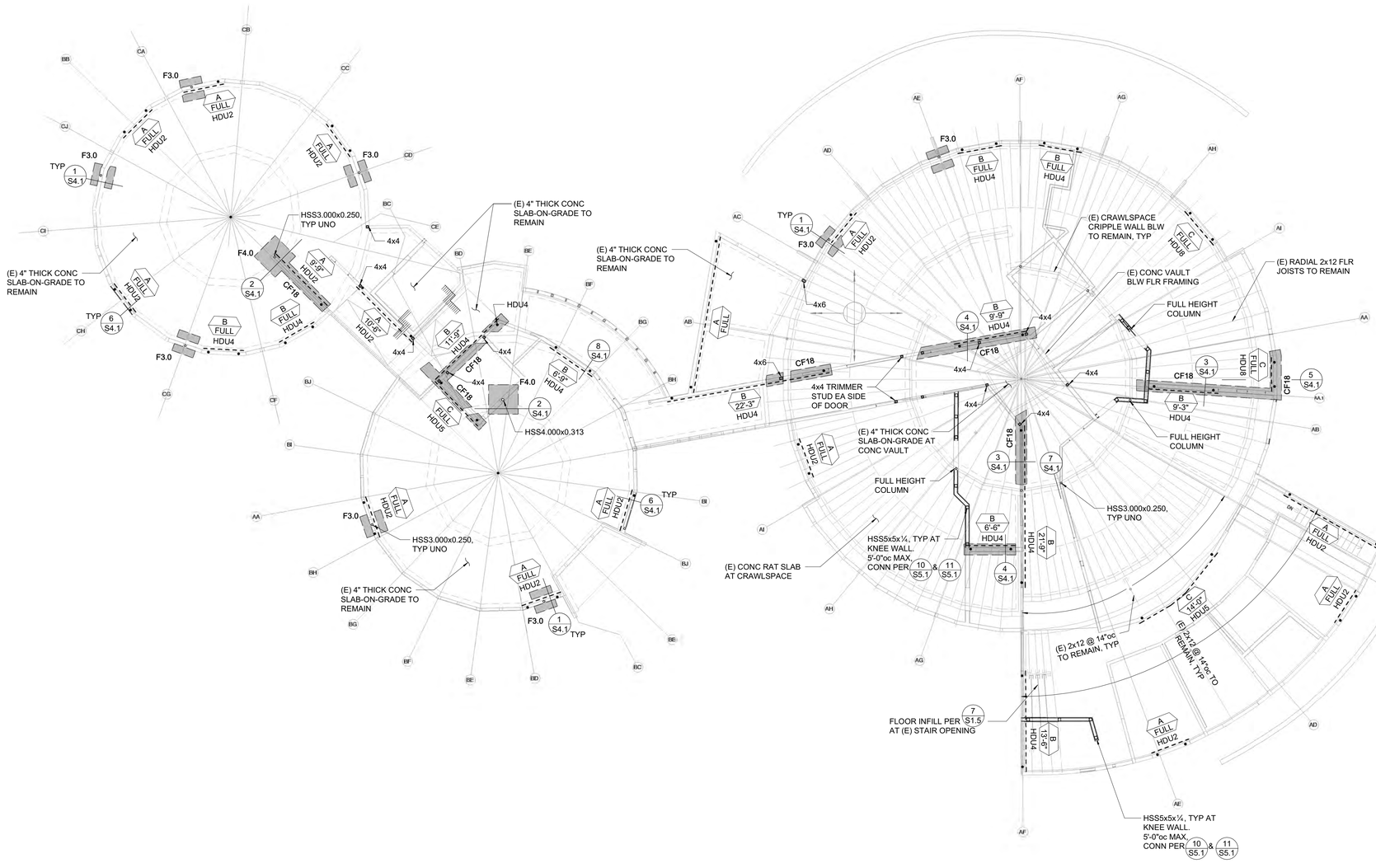
TYPICAL MODERNIZATION DETAILS

REVISIONS

DATE: APR 21, 2022

SHEET

S1.5



NORTH

FOUNDATION AND FIRST FLOOR FRAMING PLAN

1/8" = 1'-0"

FOUNDATION PLAN NOTES:

1. REFER TO SHEETS S0.1, S0.2, AND S1.1 THROUGH S1.5 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
2. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
3. SEE DETAILS OR CURB PLAN FOR CURB LOCATIONS. COORDINATE WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES. PROVIDE LONGER ANCHOR BOLTS AT CURBS PER E/S0.1.
4. PLUMBING AND ELECTRICAL CONDUIT AND GROUND STRAP SHALL NOT BE LAID WITHIN FOUNDATIONS. NO UTILITY PIPES OR CONDUITS SHALL BE LOCATED THRU COLUMN FOOTINGS OR FRAME FOOTINGS. NO PIPES OR CONDUITS THRU SILL PLATES SHALL BE WITHIN 12" OF HOLDOWN BOLTS. NO MECHANICAL, ELECTRICAL, OR PLUMBING OPENINGS SHALL BE LOCATED IN SHEAR WALLS UNLESS SHOWN AND DETAILED ON THE STRUCTURAL DRAWINGS. NO VERTICAL OR HORIZONTAL PIPES OR CONDUITS SHALL BE LOCATED THROUGH STEEL FRAMES, STEEL COLUMNS, OR STEEL BASE PLATES. PROVIDE FURRING AND/OR THICKENED CONCRETE WHERE REQUIRED TO CLEAR UTILITY SYSTEMS. NOTIFY STRUCTURAL ENGINEER/ARCHITECT PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

   PIPES THROUGH FOOTINGS SHALL BE PER 2/S1.1 AND 3/S1.1 .

   PIPES PARALLEL TO FOOTINGS SHALL BE PER 4/S1.1.

   PIPES AT SLAB ON GRADE SHALL BE PER 5/S1.5.

   PIPES THROUGH WOOD FRAMING SHALL BE PER 2/S1.2 AND 4/S1.3 .
5. CONTRACTOR SHALL DETERMINE FOUNDATION STEP LOCATIONS BASED ON GEOTECHNICAL REPORT, CIVIL, ARCHITECTURAL AND LANDSCAPE DRAWINGS. STEP FOOTING PER 5/S1.1.

PLAN LEGEND

SYMBOL	REFERENCE DETAIL	DESCRIPTION
	1/S1.2	INDICATES STRUCTURAL WALL.
A 10'-0"	7/S1.2 G/S0.1	INDICATES SHEAR WALL TYPE AND MINIMUM WALL LENGTH. SYMBOL LOCATION INDICATES SHEATHED FACE OF WALL UNLESS NOTED OTHERWISE.
A ST 20'-0"	12/S1.2	INDICATES STRAPPED SHEAR WALL WITH TYPE AND OVERALL WALL LENGTH, SEE ARCHITECTURAL DRAWINGS FOR OPENINGS.
☒	F/S0.1	INDICATES WOOD POST.
☒•	8/S1.2	INDICATES POST WITH HOLDOWN. POSTS WITH HOLDOWN ARE FULL HEIGHT FROM SILL TO TOP PLATE.
○, □	5/S1.3	INDICATES STEEL COLUMN.
		INDICATES FOUNDATION.
CF24		INDICATES CONTINUOUS FOOTING SIZE AND REINFORCING PER SCHEDULE.
F2.0		INDICATES PAD FOOTING SIZE AND REINFORCING PER SCHEDULE.
		INDICATES STEP IN ELEVATION, SEE ARCHITECTURAL DRAWINGS.
88		INDICATES GRIDLINE AT CENTERLINE OF (E) BEAM LINE.
1 S3.1		INDICATES ELEVATION.
		INDICATES EXISTING FOUNDATION.
		INDICATES EXISTING FRAMING.
		INDICATES EXISTING 1x6 T&G PLANK SHEATHING WITH 3/8" PLWOOD TO REMAIN.

SHEAR WALL SCHEDULE

SW	APA RATED SHEATHING	NAILING (PEN)	ANCHORAGE					REMARKS
			½"ø BOLT FDN		AT FRAMING			
			2x SILL	3x SILL	16d	A35	SDS *	
Ⓐ	15/32" (32/16) EXP 1	10d @ 6"oc	32"oc	48"oc	6"oc	24"oc	16"oc	
Ⓑ	15/32" (32/16) EXP 1	10d @ 4"oc	24"oc	32"oc	4"oc	16"oc	10"oc	3x MIN AT ALL ADJOINING PANEL EDGES
Ⓒ	15/32" (32/16) EXP 1	10d @ 3"oc	16"oc	24"oc	3"oc	8"oc	8"oc	

* 2x SILL: SDS¼x4½". 3x SILL: SDS¼x6". FOR SDS @ 6"oc OR LESS, PROVIDE 4x BLKG BLW.

PAD FOOTING SCHEDULE

MARK	SIZE	REINFORCING
F3.0	3'-0" SQ x 12" DP	(4) #4 BOT
F4.0	4'-0" SQ x 18" DP	(4) #4 T&B

CONTINUOUS FOOTING SCHEDULE

MARK	'b'	'd'	REINF 'a'	REMARKS
CF18	18"	24"	(2) #4 T&B	#3 @ 32"oc

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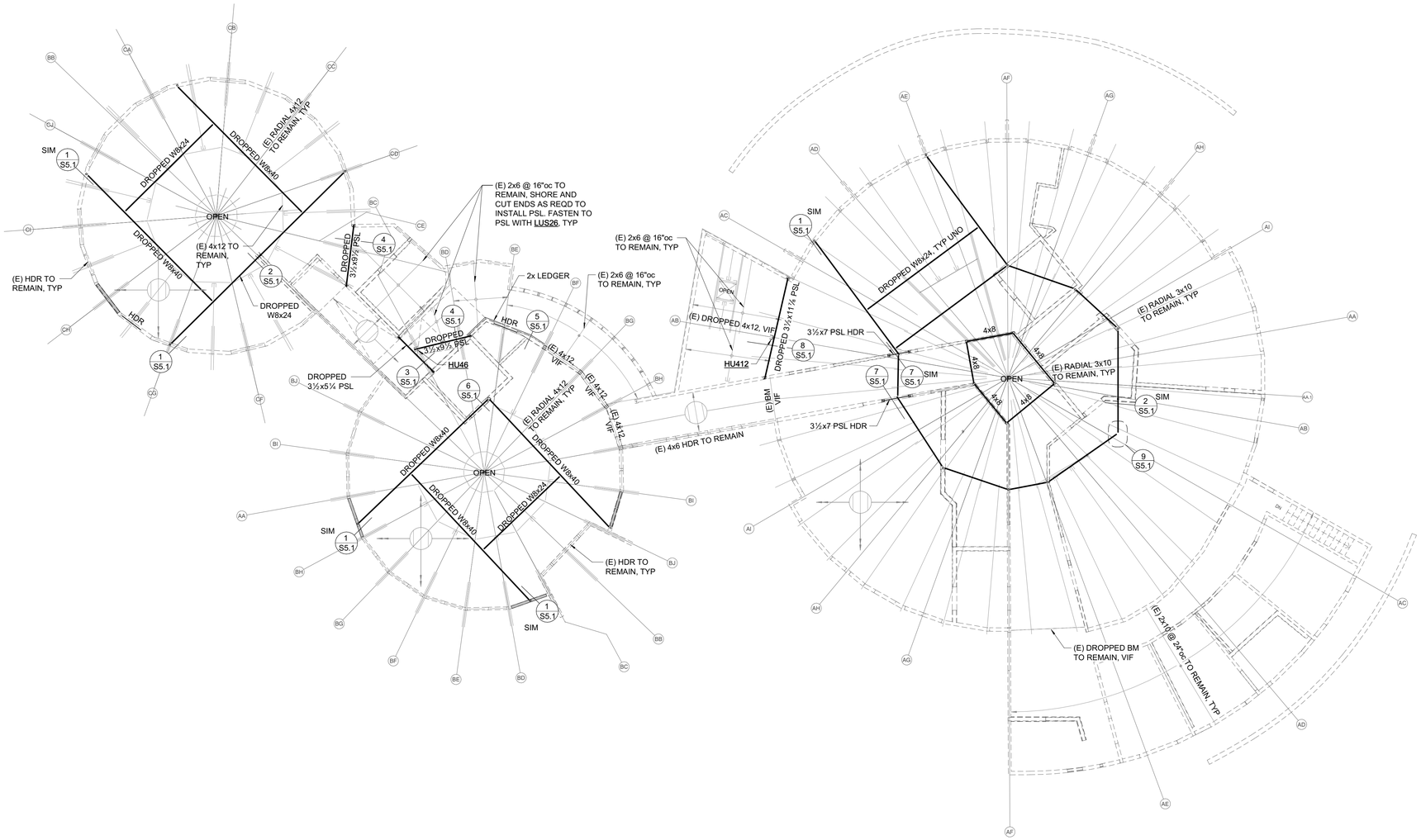
FOUNDATION AND FIRST FLOOR FRAMING PLAN

REVISIONS

DATE: APR 21, 2022

SHEET

S2.1



NORTH

ROOF FRAMING PLAN

1/8" = 1'-0"

FRAMING PLAN NOTES:

1. REFER TO SHEETS S0.1, S0.2, AND S1.1 THROUGH S1.5 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
2. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
3. MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH WALLS, ROOFS OR FLOORS SHALL BE PER REFERENCES BELOW UNLESS SHOWN AND DETAILED OTHERWISE ON THE STRUCTURAL PLANS. NOTIFY ARCHITECT/ENGINEER PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

   PENETRATIONS THROUGH SHEAR WALLS SHALL BE PER 6/S1.2 .

   PENETRATIONS THROUGH FLOORS/ROOFS SHALL BE PER 5/S1.2 .

PLAN LEGEND

SYMBOL	REFERENCE DETAIL	DESCRIPTION
	1/S1.2	INDICATES STRUCTURAL WALL.
	1/S1.2	INDICATES STRUCTURAL WALL BELOW.
	5/S1.3	INDICATES STEEL COLUMN.
W16x26		INDICATES BEAM SIZE. WHERE NO CAMBER IS SPECIFIED FABRICATE BEAM WITH NATURAL CAMBER UP.
	11/S1.2	INDICATES PANEL EDGE NAILING ALONG FULL LENGTH OF MEMBER.
	F/S0.1	INDICATES HANGER.
		INDICATES LEDGER. SEE PLAN FOR SIZE AND ANCHORAGE.
88		INDICATES GRIDLINE AT CENTERLINE OF COLUMN.
1 S3.1		INDICATES ELEVATION.
		INDICATES STEP IN ELEVATION, SEE ARCHITECTURAL DRAWINGS.
		INDICATES WOOD POST BELOW.
		INDICATES EXISTING FRAMING.
A	1/S1.3	INDICATES TOP PLATE SPLICE. SPLICE TYPE SHALL OCCUR ALONG THE ENTIRE LENGTH OF THE WALL, UNO. PROVIDE SPLICE TYPE 'A' IF NOT NOTED ON PLANS.
A	2/S1.3	INDICATES LEDGER/RIM SPLICE. SPLICE TYPE SHALL OCCUR ALONG THE ENTIRE LENGTH OF THE WALL, UNO. PROVIDE SPLICE TYPE 'A' IF NOT NOTED ON PLANS.
A 4'-0"	3/S1.3	INDICATES TIE STRAP. SEE SCHEDULE FOR STRAP, NAILING AND LENGTH.
		INDICATES EXISTING 2x6 T&G PLANK SHEATHING TO REMAIN.
	8/S1.5 9/S1.5	INDICATES WOOD INFILL AT EXISTING WINDOW OR DOOR OPENINGS.

TIE STRAP SCHEDULE

MARK	STRAP	MIN. NAILING ES OF ✦	MAX. NAIL SPACING (SEE NOTES #1 & #2)			MIN. END LENGTH (EL)
			CASE 1	CASE 2		
				EL	RL	
Ⓐ	CS16	(10) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	12"
Ⓑ	CS14	(13) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	16"
Ⓒ	CMSTC16	(25) 10d	10d @ 3"oc STGR	FILL ALL NAIL HOLES	10d @ 3"oc STGR	24"
Ⓓ	CMST14	(33) 10d	10d @ 3½"oc STGR	FILL ALL NAIL HOLES	10d @ 3½"oc STGR	32"
Ⓔ	CMST12	(43) 10d	10d @ 3½"oc STGR	FILL ALL NAIL HOLES	10d @ 3½"oc STGR	48"

1. CASE 1 APPLIES UNLESS END LENGTH (EL) IS NOTED ON PLANS. WHERE END LENGTH (EL) IS NOTED, SEE CASE 2.
2. AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF ✦ .

LEDGER SPLICE SCHEDULE

MARK	CASE	STRAP/PLATE	CASE	STRAP/PLATE
Ⓐ	1	MSTA24	-	
Ⓑ	1	MSTA30	-	
Ⓒ	2	MSTI48	3	MSTI60
Ⓓ	2	CMST14x5'-6"	3	CMST14x6'-0"
Ⓔ	2	(2) MSTI48	4	₵ ¼" W/ (6) 1"Ø MB ES OF SPLICE

TOP PLATE SPLICE SCHEDULE

MARK	LAP SPLICE (CASE 1)	STRAP SPLICE (CASE 2)
A	(12) 16d PER 4'-0" MIN LAP	MSTC28
B	(22) 16d PER 4'-0" MIN LAP	MSTC40
C	(26) 16d PER 6'-0" MIN LAP	MSTC52
D	(32) 16d PER 6'-0" MIN LAP	MSTC66
E	(36) 16d PER 8'-0" MIN LAP	MSTC28 EA SIDE
F	(44) 16d PER 8'-0" MIN LAP	MSTC40 EA SIDE
G	(50) 16d PER 10'-0" MIN LAP	MSTC52 EA SIDE

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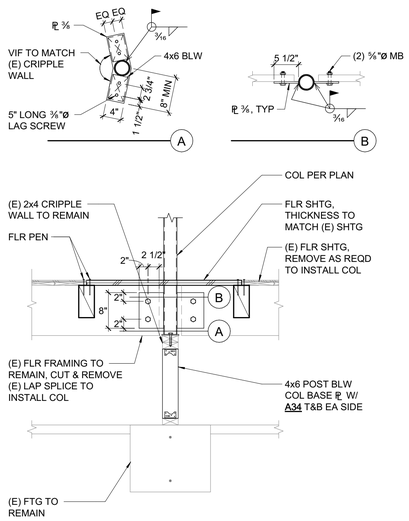
ROOF FRAMING PLAN

REVISIONS

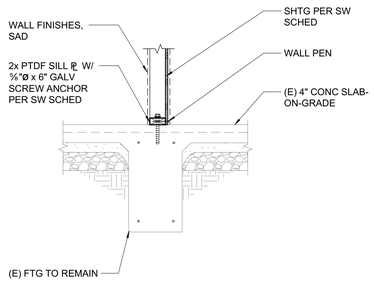
DATE: APR 21, 2022

SHEET

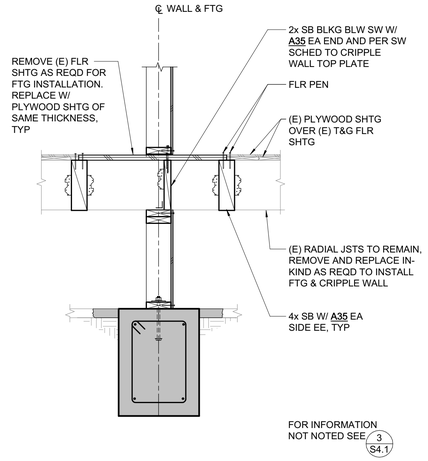
S2.2



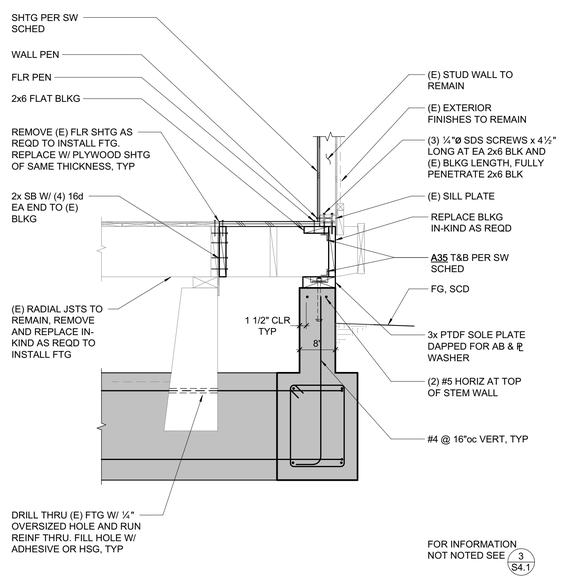
7 STEEL COLUMN ABOVE EXISTING CRIPPLE WALL
3/4" = 1'-0"



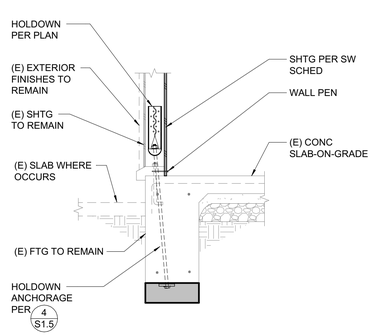
8 INTERIOR SHEAR WALL EXISTING FOOTING
3/4" = 1'-0"



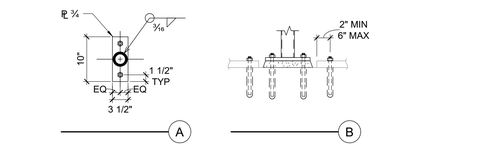
4 FOUNDATION AT INTERIOR SHEAR WALL
3/4" = 1'-0"

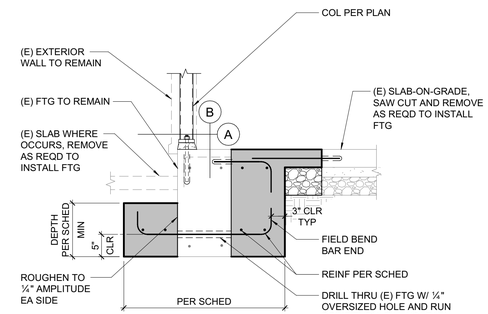


5 FOUNDATION AT PERIMETER SHEAR WALL
3/4" = 1'-0"

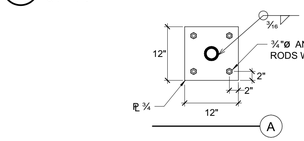


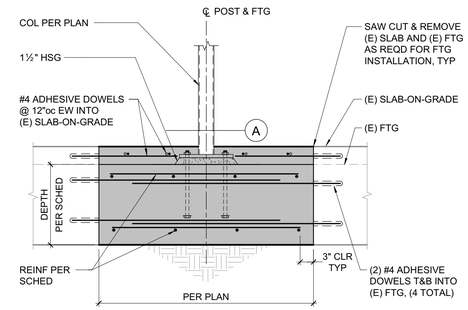
6 SHEAR WALL AT EXISTING FOOTING
3/4" = 1'-0"



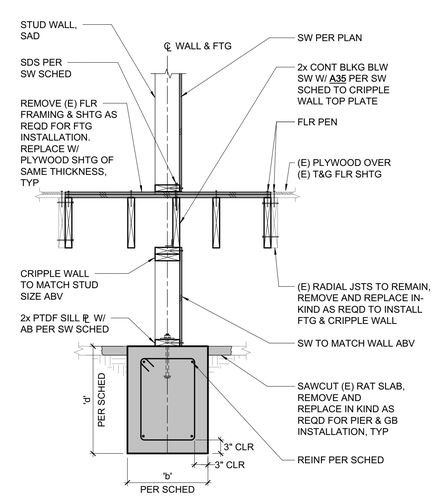


1 SHEAR WALL AT EXISTING FOOTING
3/4" = 1'-0"





2 HSS COLUMN PAD FOOTING
3/4" = 1'-0"



3 FOUNDATION AT INTERIOR SHEAR WALL
3/4" = 1'-0"

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FOUNDATION DETAILS

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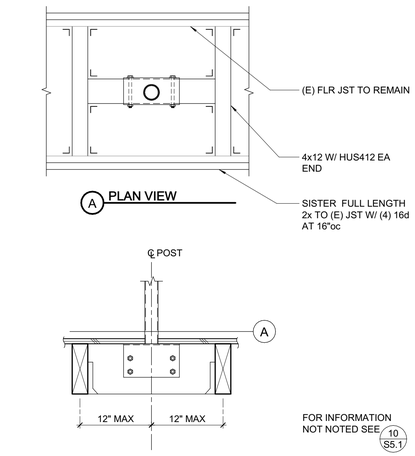
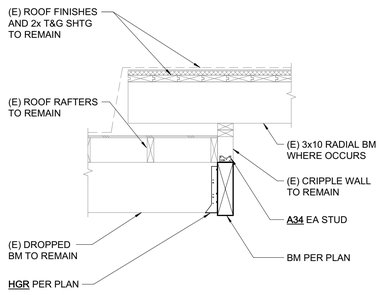
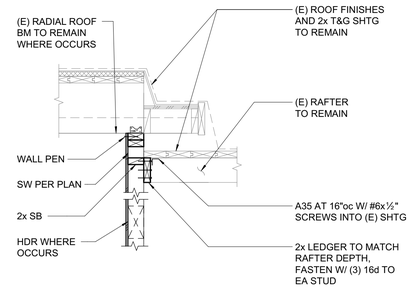
S4.1



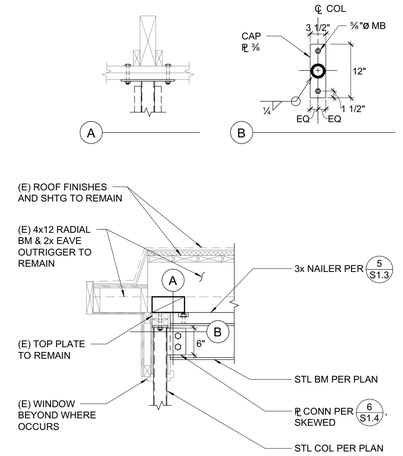
11 KNEE WALL POST PERPENDICULAR TO EXISTING FLOOR FRAMING
3/4" = 1'-0"



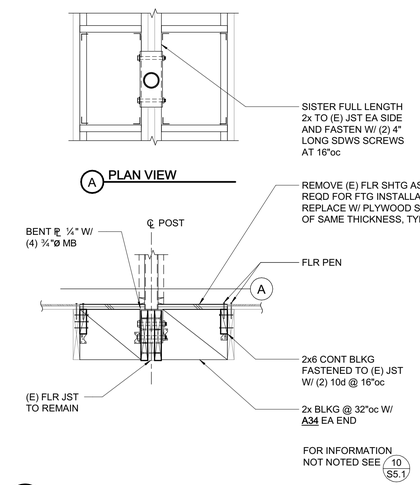
8 EXISTING DROPPED BEAM TO DROPPED BEAM CONNECTION
3/4" = 1'-0"



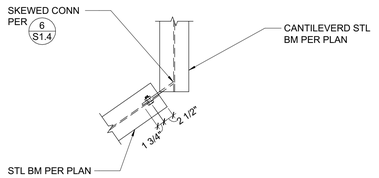
5 INTERIOR SHEAR WALL AT EXISTING ROOF FRAMING
3/4" = 1'-0"



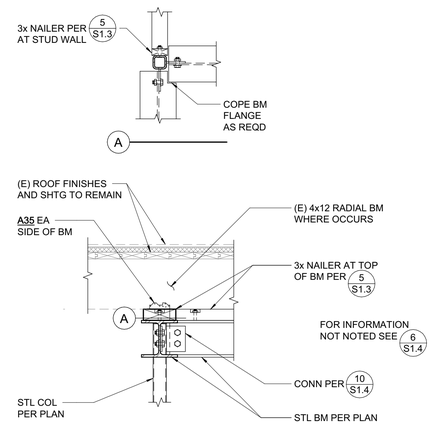
1 STEEL BEAM TO COLUMN CONNECTION AT EXTERIOR WALL
3/4" = 1'-0"



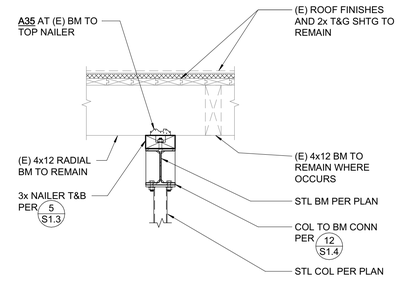
12 KNEE WALL POST OVER EXISTING FLOOR FRAMING
3/4" = 1'-0"



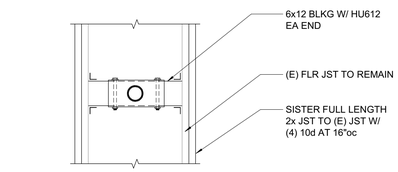
9 CANTILEVER BEAM END CONNECTION
3/4" = 1'-0"

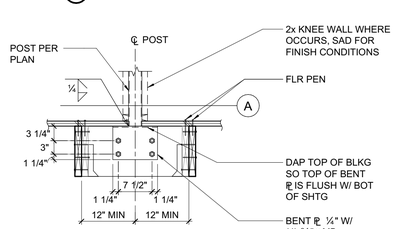


6 STEEL BEAM TO COLUMN CONNECTION AT EXTERIOR WALL
3/4" = 1'-0"

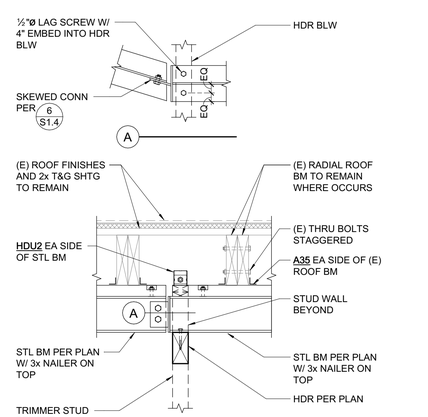


2 CONTINUOUS STEEL BEAM ABOVE COLUMN CONNECTION
3/4" = 1'-0"

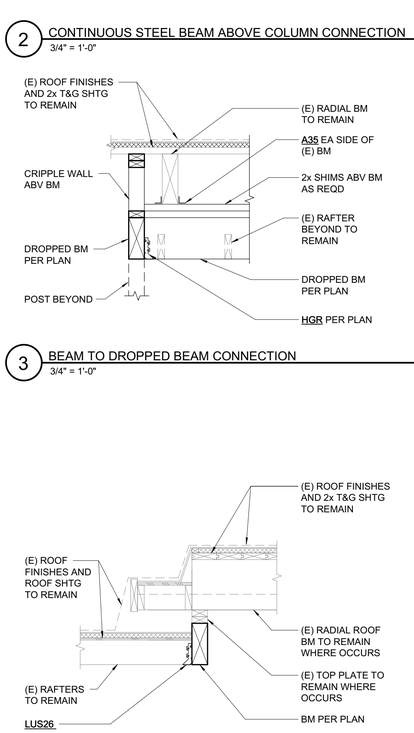




10 KNEE WALL POST PARALLEL TO EXISTING FLOOR FRAMING
3/4" = 1'-0"



7 DROPPED BEAM AT DOOR WAY HEADER
3/4" = 1'-0"



3 BEAM TO DROPPED BEAM CONNECTION
3/4" = 1'-0"

4 DROPED BEAM TO EXISTING BEAM CONNECTION
3/4" = 1'-0"

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S5.1

SPECIFICATIONS

SPECIFICATIONS (SECTION 16000, ELECTRICAL)

PART 1 – GENERAL

1.1 GENERAL TERMS AND CONDITIONS

A. "LANDLORD" HEREIN INDICATES THE BUILDING OWNER OR HIS REPRESENTATIVE. "OWNER" HEREIN INDICATES THE TENANT OR THE TENANT'S REPRESENTATIVE. "CONTRACTOR" HEREIN INDICATES THE ELECTRICAL CONTRACTOR (EC).

B. SECTION 16000 OUTLINES ELECTRICAL INSTALLATION OF SUBJECT PROJECT. THIS CONTRACTOR IS DIRECTED TO REFER TO OTHER SECTIONS, WHICH INCLUDES THE ARCHITECTURAL, MECHANICAL AND PLUMBING PLANS AND SPECIFICATIONS AND LANDLORDS' REQUIREMENTS RELATIVE TO ADDITIONAL TECHNICAL AND LEGAL REQUIREMENTS.

C. CONTRACTOR TO PAY ALL FEES, CHARGES, MATERIALS, TOOLS, TRANSPORTATION, EMPLOYEE WAGES, ALL SUB–CONTRACTORS, IF ANY, ETC. IN A TIMELY MANNER. OBTAIN INSURANCES, LICENSES, PERMITS, ETC. AS REQUIRED BY LOCAL, STATE AND FEDERAL LAWS – ADDITIONAL INSURANCE COVERAGES SHALL BE AS REQUIRED BY THE LANDLORD AND OWNER.

D. PROVIDE A FORMAL LIEN RELEASE TO THE LANDLORD AND COPY TO OWNER. CONTRACTOR AND HIS SUB–CONTRACTORS, IF ANY, SHALL HOLD LANDLORD, OWNER, ARCHITECT AND ENGINEERS HARMLESS RELATIVE TO HIS PERFORMANCE OF THE ELECTRICAL WORK.

1.2 COOPERATION, COORDINATION AND SITE VERIFICATION

A. IT IS ESSENTIAL FOR THIS CONTRACTOR TO BE FAMILIAR WITH THE LANDLORD'S AND CITY'S REQUIREMENTS AND HAVE THE ABILITY TO COOPERATE AND COORDINATE HIS WORK WITH OTHER TRADES, THE LANDLORD, OWNER AND THE CITY INSPECTOR.

B. HE SHALL HAVE A MINIMUM WORKING KNOWLEDGE OF ALL APPLICABLE CODES AND REQUIREMENTS. FURTHER, HE SHALL HAVE A BASIC WORKING KNOWLEDGE WITH RESPECT TO FEEDER SIZING, VOLTAGE DROP, BASIC DEVICE PROTECTION, ETC., IN ORDER TO INTELLIGENTLY VERIFY EXISTING FIELD CONDITIONS PRIOR TO BID AND POINT OUT DEFICIENCIES TO THE GENERAL CONTRACTOR.

C. BEFORE SUBMITTING HIS BID, CONTRACTOR SHALL VISIT SITE AND CONTACT CITY, LANDLORD AND ALL UTILITIES TO VERIFY LOCATION, SIZE, DEPTH AND OPERATING CHARACTERISTICS OF ALL POINTS OF CONNECTION AND SERVICES. EXAMINE THE SITE AND PREMISES PRIOR TO SUBMISSION OF BID.

D. LIST ALL EXTRAS AND EXCEPTIONS ON HIS BID AS ALLOWANCE FOR FURTHER EXPENSES INCURRED DUE TO FAILURE TO EXAMINE THE EXISTING SITE CONDITIONS INCLUDING LANDLORD'S ELECTRICAL SERVICE EQUIPMENT AND DISTRIBUTION TO THIS JOB SITE MAY NOT BE PERMITTED.

E. THE PLANS INDICATE THE GENERAL ARRANGEMENT OF THE ELECTRICAL LAYOUT, TIGHT CONDITIONS MUST BE WORKED OUT IN ADVANCE PRIOR TO MAJOR PURCHASES OF EQUIPMENT AND ROUGH–IN WORK. DO NOT SCALE FROM THIS SET OF PLANS.

F. WHEN APPROVAL IS GIVEN FOR USE OF EQUIPMENT DIFFERING FROM THAT SHOWN ON DRAWINGS IN REGARD TO FOUNDATIONS, SPACE OF PIPING, DUCTWORK, WIRING, INSULATION, ETC., CHANGES REQUIRED TO ACCOMMODATE THE DIFFERENCES SHALL BE ACCOMPLISHED AT NO COST TO OWNER.

1.3 SCOPE OF WORK

THE WORK INCLUDED IN THIS SECTION OF THE SPECIFICATIONS SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL, AND EQUIPMENT TO COMPLETELY INSTALL ALL WORK SHOWN ON THE FURNISHED PLANS AND SPECIFIED HEREIN, INCLUDING, BUT NOT LIMITED TO, CONNECTIONS TO ALL EQUIPMENT ITEMS, POWER, LIGHTING, COMMUNICATIONS, CONTROL, AND ALARM. ALL INSTALLATIONS TO BE ACCOMPLISHED TO THE SATISFACTION OF THE CITY INSPECTOR, LANDLORD AND OWNER IN ACCORDANCE WITH THESE SPECIFICATIONS AND PLANS. FULL COMPLIANCE WITH TENANT'S "HANDBOOK AND GUIDELINES".

1.4 CODES, PERMITS AND INSPECTION

1. THE INSTALLATION SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL GOVERNMENTS OR THEIR AUTHORITIES HAVING LAWFUL JURISDICTIONS APPLYING TO ELECTRICAL INSTALLATIONS, WITH COMPLIANCE TO:
    NATIONAL ELECTRICAL CODE (NEC) (CEC)
    NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
    AMERICANS WITH DISABILITIES ACT (ADA)

WHERE CONFLICT OCCURS BETWEEN CODES, THE INSTALLATION THAT OFFERS THE MOST STRINGENT REQUIREMENTS AND PROTECTION SHALL BE ENFORCED.

2. UNLESS OTHERWISE INDICATED HEREIN AND ON THE ELECTRICAL PLANS, ALL MATERIALS SHALL BE NEW AND SHALL CONFORM TO:

    NATIONAL ELECTRICAL MANUFACTURES ASSOCIATION (NEMA)
    NATIONAL ELECTRICAL CODE (NEC)
    UNDERWRITER'S LABORATORIES, INC. (UL)
    CALIFORNIA ELECTRICAL CODE (CEC)

ALL EQUIPMENT AND DEVICES (INCLUDING ALL LIGHT FIXTURES, PANELBOARDS, DISCONNECTS, ETC.) SHALL HAVE THE MANUFACTURE'S NAME PRINTED THEREON AND UNDERWRITER'S LABORATORY LISTED. THE SELECTION OF MATERIALS AND EQUIPMENT TO BE PROVIDED UNDER THIS CONTRACT SHALL BE IN STRICT ACCORDANCE WITH THESE SPECIFICATIONS AND PLANS.

1.5 WORKMANSHIP

A. ALL WORK SHALL BE EXECUTED IN A FIRST CLASS WORKMANLIKE MANNER AND SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED, AND SHALL INCLUDE MODIFICATION OF THE EXISTING SERVICE LOAD CENTERS AS REQUIRED, TIME CLOCKS, OUTLETS, MOTORS, ETC., INCLUDING ALL CONDUITS, RACEWAYS, WIRING, JUNCTION BOXES, LOAD CENTERS, SWITCHES, SUPPORTS AND ALL OTHER NECESSARY APPURTENANCES REQUIRED FOR A COMPLETE OPERATIONAL SYSTEM, INCLUDING THE HANGING AND LAMPING OF ALL FIXTURES AND TRANSFORMER(S), EXCEPT AS OTHERWISE NOTED.

B. ANY MATERIAL ITEMS OF WORK NOT SHOWN ON THE DRAWINGS, MENTIONED IN THE SPECIFICATIONS OR VICE–VERSA, OR ANY ACCESSORIES NECESSARY TO MAKE THE WORK COMPLETE IN ALL RESPECTS AND READY FOR OPERATION SHALL BE INCLUDED IN CONTRACTOR'S SCOPE OF WORK AND SUCH ITEMS SHALL NOT BE A CAUSE EXTRA WORK OR EXTRA COST TO THE OWNER.

C. THIS CONTRACTOR SHALL DO ALL CUTTING AND PATCHING, AS PERMITTED BY THE LANDLORD, NECESSARY FOR THE INSTALLATION OF HIS WORK UNDER THIS CONTRACT, AND THE BUILDING SHALL BE LEFT IN AS GOOD CONDITION AS FOUND. IN CASES WHERE THE LANDLORD REQUIRES THE USE OF HIS OWN CONTRACTOR FOR SPECIFIC WORK AT THE EXPENSE OF THE CONTRACTOR, THIS CONTRACTOR SHALL COORDINATE WITH THE LANDLORD'S CONTRACTOR FULLY.

D. CONDUIT SHALL BE CONCEALED WHEREVER POSSIBLE AND SHALL BE RUN PARALLEL OR PERPENDICULAR TO BUILDING WALLS AND CEILINGS.

E. PROVIDE STRUCTURAL STEEL FRAMEWORK AND HANGING RODS WITH BRACES AND ACCESSORIES WHERE REQUIRED TO HOLD EQUIPMENT IN FINAL POSITION. PROVIDE STEEL SHAPES AND FRAMES TO SUPPORT WALL MOUNTED EQUIPMENT WHERE NORMAL WALL STRENGTH MAY BE INADEQUATE.

F. ELECTRICAL DEVICES, MOTOR STARTERS, DISCONNECT SWITCHES, ETC., SHALL BE SUPPORTED INDEPENDENT OF AND ISOLATED FROM EQUIPMENT VIBRATION.

PART 2 – PRODUCTS AND EXECUTION

1.1 ELECTRICAL MATERIALS

A. EACH BIDDER SHALL SUBMIT WITH HIS PROPOSAL A LIST OF MANUFACTURER'S NAMES AND CATALOG NUMBERS OF MATERIALS TO BE USED ON THIS PROJECT.

B. THE MANUFACTURER'S CATALOG NUMBERS GIVEN IN THE ELECTRICAL DRAWINGS ARE USED TO INDICATE THE CLASS AND TYPE OF EQUIPMENT DESIRED. BIDDER SHALL NOTE PARTICULARLY THAT HIS BID SHALL BE ON THE BASIS OF THE LIST OF MATERIALS AND EQUIPMENT AS SPECIFIED.

C. OTHER MANUFACTURERS AND THEIR CATALOG NUMBERS MAY BE SUBMITTED AT TIME OF BIDDING, BUT ONLY AS VOLUNTARY ALTERNATES AND MUST MEET THE LETTER AND INTENT OF THE DRAWINGS, SPECIFICATIONS AND MUST BE APPROVED BY THE OWNER IN WRITING.

D. THE OWNER RESERVES THE RIGHT TO REJECT SUBMISSION OF MATERIAL OR WORK THAT, IN HIS OPINION, DOES NOT MEET REQUIREMENTS AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.

1.2 CONDUIT AND FITTINGS

A. CONDUIT SHALL BE CONSTRUED AS ELECTRICAL RACEWAYS AND SHALL CONFORM

1. CONCEALED IN HUNG CEILINGS AND PARTITIONS – EMT.
2. EXPOSED ON BUILDING EXTERIOR OR SUBJECTED TO PHYSICAL DAMAGE – RIGID GALVANIZED STEEL OR INTERMEDIATE STEEL CONDUIT.
3. CONNECTION TO MOTORS, HVAC PACKAGES OR ANY EQUIPMENT SUBJECTED TO VIBRATION – FLEX, 4' MAXIMUM. (LIQUID TIGHT FOR EXTERIOR).
4. FLEX NOT EXCEEDING 4' FOR LIGHT FIXTURES.
5. UNDERGROUND, UNDERSLAB OR IN SLAB – SCHEDULE 40 PVC.
6. ROMEX AND BX NOT PERMITTED.
7. PVC ABOVE GRADE NOT PERMITTED.
8. LIQUID TIGHT CONNECTIONS AND DEVICES IN FOOD PREPARATION AREAS.

B. ALL RACEWAYS SHALL BE RUN CONCEALED IN CEILING, WALLS OR FLOOR SLABS. EXPOSED RACEWAYS SHALL BE LIMITED TO EQUIPMENT IN NON PUBLIC AREAS.

1.3 WIRE AND CONNECTORS

A. ALL CONDUCTORS SUPPLIED BY THIS CONTRACTOR SHALL BE COPPER (EXCEPT OTHERWISE INDICATED), WITH TYPE THW, THWN INSULATION OR THHN INSULATION.

B. WHERE SERVICE MAIN FEEDER CONDUCTORS ARE FURNISHED BY THE ELECTRICAL UTILITY AS ALUMINUM, USE APPROVED BIMETAL CONNECTORS AND LUGS FOR PROPER TERMINATION OF CONDUCTORS. TORQUE TO MANUFACTURES SPECIFICATIONS. COPPER CONDUCTORS SHALL BE USED WHENEVER POSSIBLE.

C. ALL SPLICE CONNECTORS SHALL BE 3M SCOTCHLOK OR EQUAL.

1.4 GROUNDING

A. ELECTRICAL SYSTEM GROUNDING AND INDIVIDUAL EQUIPMENT GROUNDING SHALL IN ALL INSTANCES CONFORM TO THE MINIMUM REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, LOCAL CODES OR REGULATIONS, AND REGULATIONS OF THE SERVING UTILITIES.

B. PROVIDE REQUIRED SERVICE AND EQUIPMENT GROUNDING SYSTEMS. ALL DEVICES SHALL BE BONDED TO THE CONDUIT SYSTEM EXCEPT CLEAN POWER SYSTEM AS NOTED HEREIN.

C. UFER TYPE GROUND IS ACCEPTABLE PROVIDED SLAB IS IN DIRECT CONTACT WITH EARTH WITHOUT VAPOR BARRIER WITH MINIMUM OF 20' OF #4 CONTINUOUS RE–BAR AND IF ACCEPTABLE TO THE LOCAL INSPECTOR.

1.5 PANELBOARDS

A. ALL PANELBOARDS ARE TO BE UL LABELED. ALL PANELBOARDS SHALL HAVE HINGED DOORS AND COMPLETE DIRECTORIES. IDENTIFY AND LABELING OF ALL CIRCUIT BREAKERS. PROVIDE ARC FLASH WARNING LABEL PER NEC 110.16.

B. PANELBOARDS SHALL BE PROVIDED WITH A TYPE–WRITTEN CIRCUIT DIRECTORY TO COMPLY WITH SEC. 408.4, CEC

C. THE NEUTRAL BUS IN ALL PANELBOARDS ARE TO BE ISOLATED FROM THE GROUNDING BUS.

D. PANELBOARDS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH NEC AND UL STANDARDS AND BEAR APPROPRIATE LABELS.

E. MULTIPOLE LOADS SHALL BE PROTECTED BY MULTIPOLE CIRCUIT BREAKERS HAVING COMMON TRIP AND SINGLE HANDLE. HANDLE TIES AND TROUGH CLIPS OR PINS ARE UNACCEPTABLE.

F. PROVIDE CIRCUIT BREAKER LOCKS FOR NIGHT LIGHTS AND EXIT/EMERGENCY LIGHTING.

G. INSTALLATION OF PANELBOARDS SHALL COMPLY BUT NOT LIMITED TO NEC ART. 384–4.

H. PANELBOARD TO HAVE BOLT–ON BREAKERS.

I. CIRCUIT BREAKERS SHALL BE RATED FOR AVAILABLE SHORT CIRCUIT CURRENT.

1.6 ELECTRICAL SERVICE SYSTEM

METERING SERVICE SWITCHBOARD:

A. THE COMPONENTS OF THE ASSEMBLY SHALL BE DESIGNED, MANUFACTURED, TESTED IN ACCORDANCE WITH THE LATEST APPLICABLE STANDARDS OF THE IEEE, ANSI, NEMA, P.G. & E., EUSER AND LATEST REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.

B. APPLICABLE SECTION(S) AND COMPONENTS SHALL BEAR THE UL SEAL AND/OR LABEL. AS TO ENCLOSURE, BUSSING, WIRING, CLEARANCES AND DEVICES.

C. EQUIPMENT SHALL BE AS MANUFACTURED BY GENERAL ELECTRIC, ITE–SIEMENS, SQUARE D, IEM, WESTINGHOUSE OR CHALLENGER DIVISION WITH WESTINGHOUSE DEVICES.

D. THE TOTAL ASSEMBLED METERING SERVICE SWITCHBOARD SHALL BE INTERIOR TYPE AS NOTED METAL–ENCLOSED, DEAD FRONT, FLOOR STANDING SECTIONS ASSEMBLED TO FORM A MECHANICALLY SOUND ELECTRICALLY COORDINATED UNIT CONSISTING OF THE FOLLOWING FEATURES:

E. UNDERGROUND PULL SECTION, OVER CURRENT DEVICES AND, COMMERCIAL METER SOCKETS.

F. UNDERGROUND PULL SECTION SHALL BE SEALABLE (SEALS PROVIDED BY UTILITY COMPANY).

G. MAIN HORIZONTAL CROSS BUS SHALL EXTEND FOR FULL LENGTH OF SWITCHBOARDS SECTIONS SERVED (THREE PHASE AND NEUTRAL). THE BUS SHALL BE SILVERPLATED COPPER OR TIN PLATED ALUMINUM, 100% RATED FOR THE MAIN OVER CURRENT DEVICE WITH PROVISIONS FOR FUTURE EXTENSION. THE CURRENT DENSITY OF THE COPPER BUS BARS SHALL NOT EXCEED 1000 AMPERES PER SQUARE INCH CROSS–SECTION AND FOR ALUMINUM BUS NOT TO EXCEED 750 AMPERES PER SQUARE INCH.

1. BUSSING AND EQUIPMENT SHALL BE BRACED TO WITHSTAND STRESSES RESULTING FROM MAXIMUM SHORT–CIRCUIT AMPS AVAILABLE. BRACED FOR 50,000 AMPS

H. THE SWITCHBOARD ASSEMBLY COMPLETELY SELF–SUPPORTING, OF THE REQUIRED NUMBER OF VERTICAL SECTIONS BOLTED TOGETHER TO FORM ONE CONTINUOUS SWITCHBOARD 90 INCHES HIGH SIDES, TOP AND REAR COVER SHALL BE CODE GAUGE STEEL BOLTED TO THE STRUCTURE. THE FRAME STRUCTURAL MEMBER SHALL BE DIE–FORMED 12–GAUGE STEEL BOLTED TOGETHER AND REINFORCED AT THE EXTERNAL CORNERS WITH RUGGED GUSSETS INTERNAL AND EXTERNAL TO THE STRUCTURAL MEMBERS. THE SWITCHBOARD FRAME IS TO BE SUITABLE FOR USE AS FLOOR SILLS IN INDOOR INSTALLATIONS.

1. AFTER FABRICATION, EACH COMPONENT SHALL BE SANDED SMOOTH TO REMOVE ALL ROUGH EDGES, SCRATCHES, AND IRREGULARITIES, AND THEN SHALL BE IMMERSED IN A SUITABLE CLEANING AND RUST INHABITING PHOSPHATIZING SOLUTION. A HARD, OVEN–BAKED GRAY, ANSI #49 OR #61, ENAMEL SHALL BE APPLIED.

I. SUBMIT SHOP DRAWINGS CONCURRENTLY TO ARCHITECT AND PACIFIC GAS AND ELECTRIC REPRESENTATIVE FOR THEIR METERING DEPARTMENT TO REVIEW.

J. ENGRAVED NAMEPLATES: SECURE EACH WITH TWO CADMIUM PLATED SCREWS.

1. 3/8–INCH WHITE LETTERS ON BLACK PHENOLIC BACKGROUND. SECURE EACH WITH TWO CADMIUM PLATED SCREWS.

K. EACH SWITCHBOARD DEVICE SHALL BE LABELED. PROVIDE TENANT ADDRESS ADJACENT TO METER SOCKET AND EACH OVERCURRENT DEVICE.

1.7. LIGHTING FIXTURES

A. ALL FIXTURES SHALL BE ADEQUATELY SUPPORTED, LEVEL AND ALIGNED. COORDINATE LOCATION WITH THE ARCHITECT.

B. LIGHTING FIXTURES SHALL BE MOUNTED AT CEILING, AND AS INDICATED ON DRAWINGS, EXPANSIVE ANCHOR TYPE INSERTS, ACKERMAN–JOHNSON OR AN APPROVED EQUAL BY THE OWNER, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL FIXTURES SHALL BE SECURED TO BUILDING STRUCTURE – "CADDY" CLIPS ON "T" BAR AS PRIMARY SUPPORT FOR LAY–IN FIXTURES NOT PERMITTED FOR EXAMPLE.

C. PROVIDE ALL NECESSARY MOUNTING HARDWARE FOR A COMPLETE INSTALLATION. PROVIDE LAMPS, BALLASTS AND SPECIAL CONTROLS.

D. LIGHT FIXTURE IN CONTACT WITH INSULATION TO BE U.L. LISTED FOR THERMAL BARRIER OR PROVIDE 3" MINIMUM CLEARANCE.

E. LED LUMINAIRES SHALL BE TESTED AND PASSED IES LM–79 AND IES LM–80. PROVIDE MINIMUM L70 LUMEN MAINTENANCE VALUE OF 50,000 HOURS.

F. LED DRIVERS TO HAVE A POWER FACTOR GREATER THAN OR EQUAL TO 0.90 AT FULL INPUT POWER. MAXIMUM TOTAL HARMONIC DISTORTION (THD) LESS THAN 20% AT FULL POWER. WITHSTANDS CATEGORY A SURGES OF 4KV WITHOUT IMPAIRMENT OF PERFORMANCE

1.8 OUTLETS

A. ALL OUTLETS ARE TO BE INSTALLED AS LOCATED ON PLANS, AND CONDUCTOR TERMINALS AT EACH WIRING OUTLET SHALL BE LEFT NOT LESS THAN 8" LONG WITH IN THE OUTLET.

B. ALL DEVICES, INCLUDING BUT NOT LIMITED TO, SWITCHES, JUNCTION BOXES, OUTLETS TO BE INSTALLED FLUSHED TO FINISHED SURFACES. COORDINATE WITH ARCHITECT PRIOR TO ROUGH–IN IN SPECIAL SURFACE AREAS.

C. IN AREAS WHERE OUTLET BOXES ARE SURFACE MOUNTED, COVERS SHALL BE STEEL. IN GENERAL, SURFACE MOUNTED DEVICES ARE NOT PERMITTED IN PUBLIC AND WORKING AREAS.

D. ALL EXTERIOR OUTLETS INCLUDING OUTLETS FOR HVAC EQUIPMENT AND OUTLETS WITHIN 6 FEET FROM SINK SHALL BE PROTECTED VIA GROUND–FAULT CIRCUIT–INTERRUPTERS (GFCI BREAKERS) PER NEC.

E. ALL RECEPTACLES SHALL BE SPECIFICATION GRADE, AS MANUFACTURED BY PASS AND SEYMOUR, HUBBELL, SLATER OR APPROVED EQUAL.

F. ALL CONDUCTORS SHALL BE CONTINUOUS FROM OUTLET TO OUTLET. NO SPLICES SHALL BE MADE.

G. WEATHERPROOF COVER OF OUTLETS TO COMPLY WITH SEC 406.8(B)(1) CEC

1.9 SWITCHES

A. ALL SWITCHES FOR LIGHTING CIRCUITS SHALL BE FLUSH MOUNTED.

B. SWITCHES SHALL BE 20 AMP HUBBELL 1221–1 SINGLE POLE OR 1223–1 THREE WAY. DUPLEX RECEPTACLES SHALL BE 20 AMP HUBBELL 5362–1. PASS AND SEYMOUR, ARROW–HART AND BRYANT SHALL BE CONSIDERED AS EQUAL.

C. PROVIDE LOCAL SWITCHES AS SHOWN; HOWEVER, BEFORE INSTALLATION THE CONTRACTOR SHALL INSPECT THE ARCHITECTURAL DRAWINGS AND LOCATE ALL SWITCHES ON THE STRIKE SIDE OF THE DOOR. ALL SWITCHES SHALL BE SPECIFICATION GRADE AS MANUFACTURED BY PASS AND SEYMOUR, HUBBELL, SLATER OR APPROVED EQUAL.

2.0 STARTERS AND DISCONNECTS

A. STARTERS, LOAD CENTERS, LINE SWITCHES AND SIMILAR APPARATUS SHALL BE MOUNTED SECURELY TO WALLS, COLUMNS, ETC. LINE SWITCHES AND STARTERS SHALL BE MOUNTED NEAR MOTORS, AT UNIFORM HEIGHTS ABOVE FLOOR UNLESS OTHERWISE NOTED ON PLAN. INDIVIDUAL LIGHT SWITCHES, LIGHTING, DISCONNECT, ETC. –NOT MORE THAN 48" ABOVE FINISHED GRADE. SWITCHES SHALL BE ITE HEAVY DUTY TYPE IN NEMA 1 ENCLOSURE OR EQUAL BY SQUARE D OR ARROW–HART. SWITCHES SHALL BE QUICK–MAKE QUICK–BREAK, EXTERNALLY OPERATED AND INTERLOCKED, FULL LOAD BREAK AND NEMA HORSEPOWER RATED.

B. FURNISH AND INSTALL ALL WIRING FOR MOTORS, STARTERS, AND PUSH BUTTONS IN ADDITION TO ALL OTHER POWER AND CONTROL WIRING, ALL AS SHOWN ON PLANS AND CONNECTION DIAGRAMS. HOWEVER, MOTORS WILL BE INSTALLED BY OTHERS. IN CASES WHERE THE CAPACITY OR RATING OF THE EQUIPMENT BEING FURNISHED IS BASED ON THE RATING OF EQUIPMENT BEING FURNISHED BY OTHERS, SUCH RATINGS SHALL BE CONFIRMED BEFORE PURCHASING THE EQUIPMENT. USE EQUIPMENT, INCLUDING RECEPTACLES, DISCONNECTS, ETC., RATED NEMA 3R FOR OUTDOORS, SCULLERY AND KITCHEN LOCATIONS. PUSH–BUTTON AND PILOT DEVICES SHALL BE INDUSTRIAL GRADE, OIL TIGHT.

C. IDENTIFY DISCONNECT SWITCHES WITH LAMINATED PHENOLIC NAMEPLATES WITH 1/4" MINIMUM HEIGHT LETTERS.

D. ALL CONNECTIONS COMPLETE, PROVIDE STARTERS, PULL BOXES, DISCONNECTS AS REQUIRED.

2.1 LIGHTING CONTROL EQUIPMENT:
PROVIDE TITLE 24 COMPLIANT PROGRAMMABLE ELECTRONIC TIME SWITCH, CIRCUIT CONTROLLER, 365 DAY CAPACITY, WITH ADJUSTABLE ON/OFF TIMES FOR EACH CIRCUIT CONTROLLED, 4 HOUR BATTERY BACKUP; PARAGON, WATT STOPPER, DOUGLAS CONTROLS OR EQUAL

2.2 TELEPHONE

A. TELEPHONE, ALARM AND SIGNAL SYSTEM OUTLET BOXES SHALL BE STANDARD OUTLET BOX TYPE WHERE ONLY ONE CONDUIT ENTERS SAME, UNLESS OTHERWISE SPECIFIED OR INDICATED ON DRAWINGS: WHERE TWO OR MORE CONDUITS ENTER, OUTLET BOX SHALL BE 4–11/16" WITH SUITABLE ADAPTER COVER RING EXCEPT WHERE OTHERWISE INDICATED ON DRAWINGS. VERIFY WITH TELEPHONE COMPANY AND OWNER FOR LOCATION OF ALL SERVICE.

B. FURNISH AND INSTALL EMPTY CONDUIT, OUTLETS AND BACKBOARD TO ACCOMMODATE TELEPHONE COMPANY WIRING AND EQUIPMENT AS SHOWN ON DRAWINGS. WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH TELEPHONE COMPANY REQUIREMENTS.

2.3 LOAD BALANCE

A. THE CONNECTED LOADS SHALL BE BALANCED AT THE END OF THE PROJECT SO THAT A VARIATION OF AMPERAGE AMONG THE PHASES OF LESS THAN 10% IS PRESENT. BALANCE LOAD AT END OF PROJECT WITH ALL NORMAL OPERATED EQUIPMENT ON (HVAC, LIGHTS, KITCHEN LOADS, ETC.).

2.4 ROOF FLASHING

A. USE APPROVED ROOF FLASHING FOR CONDUITS PENETRATING THROUGH ROOF STRUCTURE. ROUTE CONDUITS DIRECTLY TO DEVICES FROM CEILING AREA WHENEVER POSSIBLE. DO NOT ROUGH–IN UNLESS THIS CONTRACTOR HAS COORDINATED WITH THE LANDLORD FOR HIS REQUIREMENTS.

2.5 TESTING

A. PROVIDE TEST EQUIPMENT AND CONDUCT NECESSARY TESTING TO DETERMINE THE CONFORMITY WITH THE SPECIFICATIONS AND THE TOTAL BUILDING SYSTEM REQUIREMENTS. THIS TEST MUST BE MADE UNDER THE OBSERVATION OF THE OWNER'S REPRESENTATIVE AND THE CITY ELECTRICAL INSPECTOR. ANY DEFECTS MUST BE CORRECTED IMMEDIATELY.

2.6 EMERGENCY AND EXIT LIGHTING SYSTEM

A. IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO OBTAIN REQUIREMENTS AND APPROVAL FROM LOCAL CODE AUTHORITIES, ON EMERGENCY AND EXIT LIGHTING.

B. EMERGENCY BATTERY–PACK LIGHTS: IN GENERAL BATTERIES SHALL BE REQUIRED WHEN BUILDING DOES NOT PROVIDE EMERGENCY GENERATOR LIFE SAFETY POWER FOR TENANT SPACE. EMERGENCY LIGHTS SHALL BE CONNECTED TO BUILDING EMERGENCY GENERATOR SYSTEM WHEN AVAILABLE.

2.7 CLEAN UP

A. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSE BY HIS WORK, AND AT THE COMPLETION OF THE WORK, SHALL REMOVE HIS RUBBISH, TOOLS, EQUIPMENT AND SURPLUS MATERIALS; AND SHALL LEAVE HIS WORK CLEAN AND READY FOR USE.

SYMBOLS

CONDUIT/RACEWAYS

———	BRANCH CIRCUIT WIRING IN CONDUIT CONCEALED IN CEILING OR WALL.
– – – –	BRANCH CIRCUIT WIRING IN CONDUIT CONCEALED UNDER FLOOR OR UNDERGROUND.
——→	BRANCH CIRCUIT HOMERUN TO PANEL.
—#/——	CONDUIT, 1/2"– 2 # 12 MINIMUM. HASHMARKS INDICATE NUMBER OF WIRES AND SIZE OTHER THAN # 12.
—✱—	FLASHED ROOF JACK
∿∿	FLEXIBLE CONDUIT
——○	CONDUIT UP
——●	CONDUIT DOWN
——]	CONDUIT STUBBED OUT IN ACCESSIBLE LOCATION, CAP AND MARK LOCATION.

SINGLE LINE DEVICES

Ⓜ	METER SOCKET PER POWER COMPANY REQUIREMENTS
Ⓜ	METER SOCKET AND PROVISIONS FOR CT'S PER POWER COMPANY REQUIREMENTS
▼	LANDING LUGS OR STUDS PER POWER COMPANY REQUIREMENTS.
⌒	CIRCUIT BREAKER
▱	PRECAST ELECTRICAL SPLICE PULLBOX–13"X24"X16" DEEP MINIMUM (SIZE PER NEC), WITH HEAVY DUTY TRAFFIC COVER WHERE EXPOSED TO VEHICLES. LOCATE SO AS NOT TO AFFECT PLANTING.

IDENTIFICATION TAGS

A	LIGHTING FIXTURE TAG. SEE FIXTURE SCHEDULE.
1	SHEET NOTE
1 E0.1	DETAIL TAG. REFER TO DETAIL 1 ON SHEET NUMBER E0.1.

LIGHTING

○ ☐	WALL MOUNTED LIGHT FIXTURE AND BOX. SEE ARCH ELEVATIONS FOR MOUNTING HEIGHT.
■	SHADED FIXTURE IS ON NIGHTLIGHT CIRCUIT.
├○┤	CEILING OR PENDANT MOUNTED FLUORESCENT STRIPLIGHT AND BOX.
○; ◙	RECESSED DOWNLIGHT AND BOX

SWITCHES

D a	DIMMER SWITCH AND BOX. LOWER CASE LETTER INDICATES CIRCUIT OR LAMPS CONTROLLED BY SWITCH, +48" T.O.D
$	SWITCH AND BOX. LOWER CASE LETTER INDICATES CIRCUIT OR LAMPS CONTROLLED BY SWITCH, +48" T.O.D
D a	OCCUPANCY SENSOR AND BOX. LOWER CASE LETTER INDICATES CIRCUIT OR LAMPS CONTROLLED BY SWITCH, +48" T.O.D. D = DIMMER
◪ ◪	MOTION DETECTOR AND BOX, CEILING, WALL MOUNTED, +48" T.O.D. (UON). LOWER CASE LETTER INDICATES CIRCUIT OR FIXTURE CONTROLLED BY DETECTOR. AIM ADJUSTABLE SENSORS PER DIRECTIONAL ARROWS WHERE INDICATED.

POWER

⏀	DUPLEX RECEPTACLE 20A, 125V, 3WG, NEMA 5–20R, +15" B.O.D. (UON). (WP= WEATHERPROOF)
●	DUPLEX RECEPTACLE 1P20A WITH GROUNDFAULT CIRCUIT INTERRUPTER, +15" B.O.D. (UON). WP WEATHER RESISTANT TYPE W/ EXTRA DUTY IN–USE COVER
⊕	FOURPLEX RECEPTACLES (2) NEMA 5–20R, +15" B.O.D. (UON).
Ⓙ	JUNCTION OR OUTLET BOX – MOUNT ABOVE CEILING WITH BLANK COVER. (F= FLUSH IN FINISHED CEILING)
Ⓙ┤	WALL MOUNTED JUNCTION OR OUTLET BOX WITH BLANK COVER, HEIGHT AS INDICATED. (WP = WEATHERPROOF)
S	TENANT SIGN J–BOX SURFACE MOUNTED JUNCTION BOX AND COVER PLATE FOR SIGN. LOCATE IN ACCESSIBLE LOCATION. SEE EXTERIOR ELEVATION.

TYPICAL DEVICE MOUNTING DETAIL

NOT TO SCALE

EQUIPMENT

☐┘	FUSED DISCONNECT SWITCH WITH DUAL ELEMENT FUSES (UON). WP WHERE ON ROOF.
☒☐┘	COMBINATION STARTER AND FUSIBLE DISCONNECT SWITCH.
Ⓜ	MOTOR OUTLET AND FLEX CONNECTION TO MOTOR.
∿■	FLEXIBLE CONDUIT WITH CONNECTION TO EQUIPMENT.
	DUCT SMOKE DETECTOR FURNISHED WITH HVAC UNIT.
▬	PANELBOARD, 120/208V, 3 PHASE, 4W U.O.N., SURFACE.
▨	MAIN SWITCHBOARD
▬	TELEPHONE BACKBOARD 4' x 8' x 3/4" PLYWOOD

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR TO CENTERLINE OF DEVICE.
AFG	ABOVE FINISHED GRADE
NIC	NOT IN THIS CONTRACT
NL	NIGHTLIGHT
NTS	NOT TO SCALE
PROVIDE	FURNISH, INSTALLED AND CONNECT.
SAD	SEE ARCHITECTURAL DRAWINGS
UON	UNLESS OTHERWISE NOTED
WP	WEATHERPROOF
GFCI	GROUNDFAULT CIRCUIT INTERRUPTER

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
CITY OF SAN RAFAEL MUNICIPAL CODE

COMMISSIONING AND ACCEPTANCE TESTING

THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL THIRD PARTY AGENT OR CONSULTANT, CERTIFIED TO PERFORM THE MEP SYSTEMS COMMISSIONING AND TO PROVIDE A REPORT FOR ALL FUNCTIONAL PERFORMANCE TESTS COMPLETED AS PART OF THE ACCEPTANCE TEST PROCESS. THE LIGHTING CONTROLS ACCEPTANCE TEST TECHNICIANS SHALL BE CERTIFIED THRU AN APPROVED TRAINING PROGRAM, AND REGISTERED WITHIN THE STATE OF CALIFORNIA. BUILDING COMMISSIONING REQUIREMENTS SHALL BE MET AS OUTLINED IN THE TITLE 24 STANDARDS, SECTION 120.8 THE FOLLOWING SYSTEM MUST UNDERGO ACCEPTANCE TESTING:
1. AUTOMATIC TIME SWITCH CONTROLS
2. OCCUPANCY SENSORS
3. MULTILEVEL DIMMING CONTROLS
4. DAYLIGHTING CONTROLS

SHEET INDEX

SHEET NUMBER	SHEET TITLE
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E1.2	LIGHTING FIXTURE SCHEDULE AND DETAILS
E2.0	DEMOLITION PLAN
E3.0	LIGHTING PLAN
E3.1	POWER AND DATA PLAN
E4.0	TITLE 24
E4.1	TITLE 24

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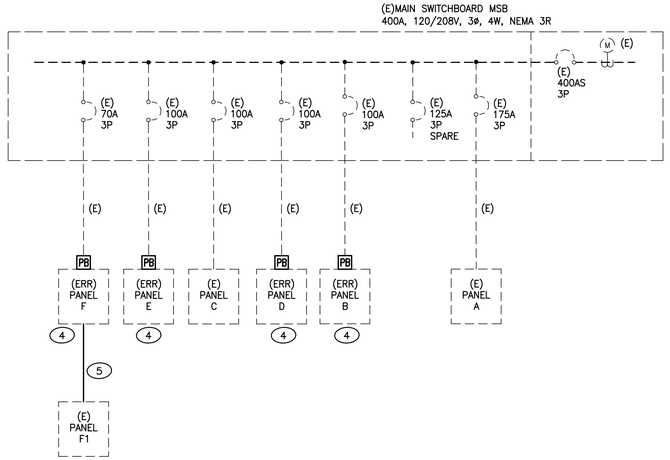
SPECIFICATIONS
SYMBOLS
AND SHEET
INDEX

REVISIONS

DATE: 03/22/2022

SHEET

E1.0



SINGLE LINE DIAGRAM

SCHEMATIC 1 2 3

1

SINGLE LINE DIAGRAM NOTES

1. ALL COMPONENTS SHOWN ON THE SINGLE-LINE DIAGRAM SHALL BE "SERIES-COMBINATION RATED SYSTEM" ADEQUATE FOR THE MAXIMUM FAULT CURRENT AVAILABLE AT THE POINT OF APPLICATION, INCORPORATING THE CURRENT LIMITING OVERCURRENT PROTECTIVE DEVICES AS SPECIFIED. SHOP DRAWINGS SHALL INDICATE SERIES-COMBINATION RATING AND INCLUDE A COPY OF ALL LABELING, INCLUDING RESPECTIVE U.L. LISTINGS.
2. ALL SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL PANELS AND MOTOR CONTROL CENTERS SHALL BE FIELD MARKED TO WARN QUALIFIED PERSONS OF POTENTIAL ARC FLASH HAZARDS AND THE APPROPRIATE PRE REQUIRED PER CEC 110.16 AND NFPA-70E-2000.
3. PROVIDE FILED MARKING TO ELECTRICAL EQUIPEMENT WITH THE MAXIMUM AVAILABLE FAULT CURRENT PER CEC 110.24 THE FIELD MARKING SHALL INCLUDE THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED.
4. EXISTING PANEL TO BE REMOVE AND RELOCATED. EXTEND EXISTING FEEDER AND BRANCH CIRCUITS THAT ARE TO REMAIN TO PANEL NEW LOCATION. PROVIDE SPLICE BOX IN ACCESSIBLE LOCATION.
5. INTERCEPT AND EXTEND EXISTING SUB-PANEL F1 FEEDER TO PANEL F NEW LOCATION. PROVIDE SPLICE BOX IN ACCESSIBLE LOCATION.

PANELBOARD CIRCUIT DIRECTORY NOTES

1. EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT, AND SPECIFIC PURPOSE OR USE. THE IDENTIFICATION SHALL INCLUDE SUFFICIENT DETAIL TO ALLOW EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS. SPARE POSITIONS THAT CONTAIN UNUSED OVERCURRENT DEVISES OR SWITCHES SHALL BE DESCRIBED ACCORD-INGLY. THE IDENTIFICATION SHALL BE INCLUDED IN A CIRCUIT DIRECTORY THAT IS LOCATED ON THE FACE OR THE INSIDE OF THE PANEL DOOR. NO CIRCUIT SHALL BE DESCRIBED IN A MANNER THAT DEPENDS ON TRANSIENT CONDITIONS OF OCCUPANCY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ARRANGEMENT OF INSPECTING ALL ELECTRICAL EQUIPMENT IN A DE-ENERGIZED STATE.

ARC FLASH PROTECTION NOTE

1. PROVIDE A NOTE INSIDE ELECTRICAL ROOM WHICH READS "WARNING ELECTRICAL EQUIPMENT SUCH AS SWITCHBOARD PANELBOARDS, INDUSTRIAL CONTROL PANELS, METER SOCKET ENCLOSURES, AND MOTOR CONTROL CENTERS, THAT ARE LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTANANCE WHILE ENERGIZED MAY CAUSE POTENTIAL ELECTRIC ARC FLASH HAZARDS."

NOTES: PANEL SCHEDULE

1. PROVIDE TYPEWRITTEN PANEL BOARD DIRECTORIES FOR ALL BRANCH CIRCUIT PANEL BOARDS AFFECTED BY THIS REMODEL WHETHER NEW OR EXISTING.
2. EACH MULTIWIRE BRANCH CIRCUIT SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES. (CEC 210.4 (B))
3. THE UNGROUNDED AND GROUNDED CONDUCTORS OF EACH MULTIWIRE BRANCH CIRCUIT SHALL BE GROUPED BY WIRE TIES OR SIMILAR MEANS IN AT LEAST ONE LOCATION WITHIN THE PANELBOARD OR OTHER POINT OF ORIGINATION. (CEC 210.4 (D))

LOCATION: | FED FROM:

PANEL F (ERR) — 120/208 VOLTS, 3 PHASE, 4 WIRE & GROUND; TYPE: BOLT-ON BUS: 100A; MINIMUM CB INTERRUPTING CAPACITY: 10,000 SYM. AMPS; MAIN: [X] MLO [ ] MCB; MOUNTING: [ ] SURFACE [X] FLUSH

CKT NO	LOAD DESCRIPTION AND LOCATION	LTG	REC	BRKR P	BRKR T	NTS	PHASE KVA LOAD A	PHASE KVA LOAD B	PHASE KVA LOAD C	NTS	BRKR P	BRKR T	REC	LTG	LOAD DESCRIPTION AND LOCATION	CKT NO
1	SPARE			1	15					1	20				SPARE	2
3	SPARE			1	20					1	20				SPARE	4
5	SPARE			1	20					2	100				PANEL F1 (E)	6
7	SPARE			1	20					-	-				--	8
9	SPARE			1	20					2	30				SPARE	10
11	SPARE			1	20					-	-				--	12
13	SPARE			1	15										SPACE	14
15	SPACE														SPACE	16
17	SPACE														SPACE	18
19	SPACE														SPACE	20
21	SPACE														SPACE	22
23				1	30										SPACE	24
25				1	30					2	30				SPACE	26
27				1	20					-	-				--	28
29				1	20										SPACE	30
	ISOLATED GROUND BUS 200% RATED NEUTRAL	SUB TOTALS					0.0	0.0	0.0	CONNECTED KVA PER PHASE						
							0.0	0.0	#DIV/0!							
		TOTAL CONNECTED LOAD					0.0	KVA								
		TOTAL DEMAND LOAD					0.0	KVA+[0.0	(LML) KVA x 25%]=		0.0	KVA=	0.0	AMPS		

1 2 3

LOCATION: | FED FROM:

PANEL C (E) — 120/208 VOLTS, 3 PHASE, 4 WIRE & GROUND; TYPE: BOLT-ON BUS: 100A; MINIMUM CB INTERRUPTING CAPACITY: 10,000 SYM. AMPS; MAIN: [X] MLO [ ] MCB; MOUNTING: [ ] SURFACE [X] FLUSH

CKT NO	LOAD DESCRIPTION AND LOCATION	LTG	REC	BRKR P	BRKR T	NTS	PHASE KVA LOAD A	PHASE KVA LOAD B	PHASE KVA LOAD C	NTS	BRKR P	BRKR T	REC	LTG	LOAD DESCRIPTION AND LOCATION	CKT NO
1	LTG - CORRIDOR			1	20		0.3			1	20				SPARE	2
3	SPARE			1	20					1	20				SPARE	4
5	SPARE			1	20					1	20				SPARE	6
7	SPARE			1	20					1	20				SPARE	8
9	SPARE			1	20					1	20				SPARE	10
11	SPARE			1	20					1	20				SPARE	12
13	SPARE			1	20		3.5			3	50				AC (E)	14
15	SPACE							3.5		-	-				--	16
17	SPACE								3.5	-	-				--	18
19	SPACE														SPACE	20
	ISOLATED GROUND BUS 200% RATED NEUTRAL	SUB TOTALS					3.8	3.5	3.5	CONNECTED KVA PER PHASE						
							31.7	29.2	29.2	CONNECTED AMPS PER PHASE						
		TOTAL CONNECTED LOAD					10.8	KVA								
		TOTAL DEMAND LOAD					10.9	KVA+[2.6	(LML) KVA x 25%]=		13.5	KVA=	37.5	AMPS		

1 2 3

LOCATION: | FED FROM:

PANEL D (ERR) — 120/208 VOLTS, 3 PHASE, 4 WIRE & GROUND; TYPE: BOLT-ON BUS: 100A; MINIMUM CB INTERRUPTING CAPACITY: 10,000 SYM. AMPS; MAIN: [X] MLO [ ] MCB; MOUNTING: [ ] SURFACE [X] FLUSH

CKT NO	LOAD DESCRIPTION AND LOCATION	LTG	REC	BRKR P	BRKR T	NTS	PHASE KVA LOAD A	PHASE KVA LOAD B	PHASE KVA LOAD C	NTS	BRKR P	BRKR T	REC	LTG	LOAD DESCRIPTION AND LOCATION	CKT NO
1	SPACE														SPACE	2
3	SPACE														SPACE	4
5	SPACE														SPACE	6
7	AC (E)			3	40		2.7			2	20				SPARE	8
9	--			-	-			2.7		-	-				--	10
11	--			-	-				2.7	0.2	1	20			WH IGNITER	12
13	LTG - CLASSROOM			1	20		0.5	0.2			1	20			WH CIRC PUMP	14
15	REC - CLASSROOM			1	20			0.8			1	20			SPARE	16
17	REC - CLASSROOM			1	20				0.8		1	20			SPARE	18
19	SPARE			1	20						1	20			SPARE	20
21	SPARE			1	20						1	20			SPARE	22
23	SPARE			1	20						1	20			SPARE	24
25											1	20			SPARE	26
	ISOLATED GROUND BUS 200% RATED NEUTRAL	SUB TOTALS					3.4	3.3	3.5	CONNECTED KVA PER PHASE						
							28.3	27.5	29.2	CONNECTED AMPS PER PHASE						
		TOTAL CONNECTED LOAD					10.2	KVA								
		TOTAL DEMAND LOAD					10.3	KVA+[2.0	(LML) KVA x 25%]=		12.4	KVA=	34.3	AMPS		

1 2 3

LOCATION: | FED FROM:

PANEL E (ERR) — 120/208 VOLTS, 3 PHASE, 4 WIRE & GROUND; TYPE: BOLT-ON BUS: 100A; MINIMUM CB INTERRUPTING CAPACITY: 10,000 SYM. AMPS; MAIN: [X] MLO [ ] MCB; MOUNTING: [ ] SURFACE [X] FLUSH

CKT NO	LOAD DESCRIPTION AND LOCATION	LTG	REC	BRKR P	BRKR T	NTS	PHASE KVA LOAD A	PHASE KVA LOAD B	PHASE KVA LOAD C	NTS	BRKR P	BRKR T	REC	LTG	LOAD DESCRIPTION AND LOCATION	CKT NO
1	SPACE														SPACE	2
3	SPACE														SPACE	4
5	SPACE														SPACE	6
7	AC (E)			3	40		2.7								SPACE	8
9	--			-	-			2.7		1	20				SPARE	10
11	--			-	-				2.7	1	20				SPARE	12
13	LTG - CLASSROOM			1	20		0.4			1	20				SPARE	14
15	REC - CLASSROOM			1	20			0.8		1	20				SPARE	16
17	REC - CLASSROOM			1	20				0.8	1	20				SPARE	18
19	SPARE			1	20					1	20				SPARE	20
	ISOLATED GROUND BUS 200% RATED NEUTRAL	SUB TOTALS					3.1	3.3	3.3	CONNECTED KVA PER PHASE						
							25.8	27.5	27.5	CONNECTED AMPS PER PHASE						
		TOTAL CONNECTED LOAD					9.7	KVA								
		TOTAL DEMAND LOAD					9.8	KVA+[2.0	(LML) KVA x 25%]=		11.8	KVA=	32.8	AMPS		

1 2 3

LOCATION: | FED FROM:

PANEL A (E) — 120/208 VOLTS, 3 PHASE, 4 WIRE & GROUND; TYPE: BOLT-ON BUS: 225A; MINIMUM CB INTERRUPTING CAPACITY: 10,000 SYM. AMPS; MAIN: [X] MLO [ ] MCB; MOUNTING: [ ] SURFACE [X] FLUSH

CKT NO	LOAD DESCRIPTION AND LOCATION	LTG	REC	BRKR P	BRKR T	NTS	PHASE KVA LOAD A	PHASE KVA LOAD B	PHASE KVA LOAD C	NTS	BRKR P	BRKR T	REC	LTG	LOAD DESCRIPTION AND LOCATION	CKT NO
1	REC CORRIDOR			1	20		1.0			2	100				SPARE	2
3	REC - LOBBY			1	20			1.0		-	-				--	4
5	REC- -OFFICE			1	20				1.0 1.2	1	20				WASHING MACHINE	6
7	REC - FOOD PREP			1	20		1.0			1	20				SPARE	8
9	REC - FOOD PREP			1	20			1.2		1	20				SPARE	10
11	REF			1	20				1.0	1	20				SPARE	12
13	REC - FOOD PREP			1	20		1.0			1	20				SPARE	14
15	DISPOSAL			1	20			1.2		1	20				SPARE	16
17	REF			1	20				1.5	1	20				SPARE	18
19	REC - STAFF LOUNGE			1	20		1.0			1	20				SPARE	20
21	REC - STAFF LOUNGE			1	20			1.0		1	20				SPARE	22
23	DISPOSAL			1	20				1.2	1	20				SPARE	24
25	DRYER			2	30		2.5			1	20				SPARE	26
27	--			-	-			2.5	3.5	3	50				AC (E)	28
29	SPACE								3.5	-	-				--	30
31	SPARE			2	30		3.5			-	-				--	32
33	--			-	-			4.5		3	70				AC (E)	34
35	SPACE								4.5	-	-				--	36
37	SPACE						4.5			-	-				--	38
39	SPACE														SPACE	40
41	SPACE														SPACE	42
	ISOLATED GROUND BUS 200% RATED NEUTRAL	SUB TOTALS					14.5	14.9	13.9	CONNECTED KVA PER PHASE						
							120.8	124.2	115.8	CONNECTED AMPS PER PHASE						
		TOTAL CONNECTED LOAD					43.3	KVA								
		TOTAL DEMAND LOAD					38.7	KVA+[3.4	(LML) KVA x 25%]=		42.0	KVA=	116.7	AMPS		

1 2 3

LOCATION: | FED FROM:

PANEL B (ERR) — 120/208 VOLTS, 3 PHASE, 4 WIRE & GROUND; TYPE: BOLT-ON BUS: 100A; MINIMUM CB INTERRUPTING CAPACITY: 10,000 SYM. AMPS; MAIN: [X] MLO [ ] MCB; MOUNTING: [ ] SURFACE [X] FLUSH

CKT NO	LOAD DESCRIPTION AND LOCATION	LTG	REC	BRKR P	BRKR T	NTS	PHASE KVA LOAD A	PHASE KVA LOAD B	PHASE KVA LOAD C	NTS	BRKR P	BRKR T	REC	LTG	LOAD DESCRIPTION AND LOCATION	CKT NO
1	LTG - CLASSROOM			1	20		1.0 0.8			1	20				REC - CLASSROOM	2
3	LTG - CLASSROOM			1	20			0.5 0.8		1	20				REC - CLASSROOM	4
5	LTG - CLASSROOM			1	20				1.0 0.8	1	20				REC - CLASSROOM	6
7	LTG - CLASSROOM			1	20		0.5 0.8			1	20				REC - CLASSROOM	8
9	LTG - CORRIDOR			1	20			1.0 0.8		1	20				REC - CLASSROOM	10
11	LTG - RESTROOM			1	20				0.4 0.8	1	20				REC - CLASSROOM	12
13	SPARE			1	20		0.8			1	20				REC - CLASSROOM	14
15	SPARE			1	20			0.8		1	20				REC - CLASSROOM	16
17	SPARE			1	20				0.8	1	20				REC - CLASSROOM	18
19	SPARE			1	20					3	50				SPARE	20
21	SPARE			1	20					-	-				--	22
23	SPARE			1	20					-	-				--	24
25	SPARE			1	20					3	60				SPARE	26
27	SPARE			1	20					-	-				--	28
29	SPARE			1	20					-	-				--	30
31	SPARE			1	20					1	20				SPARE	32
33	SPARE			1	20					2	20				SPARE	34
35	SPARE			2	30					-	-				SPARE	36
37	--			-	-										SPACE	38
39	SPARE			2	30										SPACE	40
41	--			-	-										SPACE	42
	ISOLATED GROUND BUS 200% RATED NEUTRAL	SUB TOTALS					3.9	3.9	3.8	CONNECTED KVA PER PHASE						
							32.5	32.5	31.7	CONNECTED AMPS PER PHASE						
		TOTAL CONNECTED LOAD					11.6	KVA								
		TOTAL DEMAND LOAD					12.7	KVA+[0.0	(LML) KVA x 25%]=		12.7	KVA=	35.3	AMPS		

1 2 3

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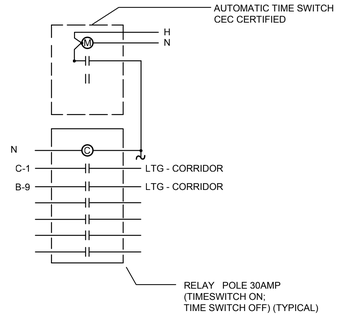
SINGLE LINE DIAGRAM AND PANEL SCHEDULES

REVISIONS

DATE: 03/22/2022

SHEET

E1.1



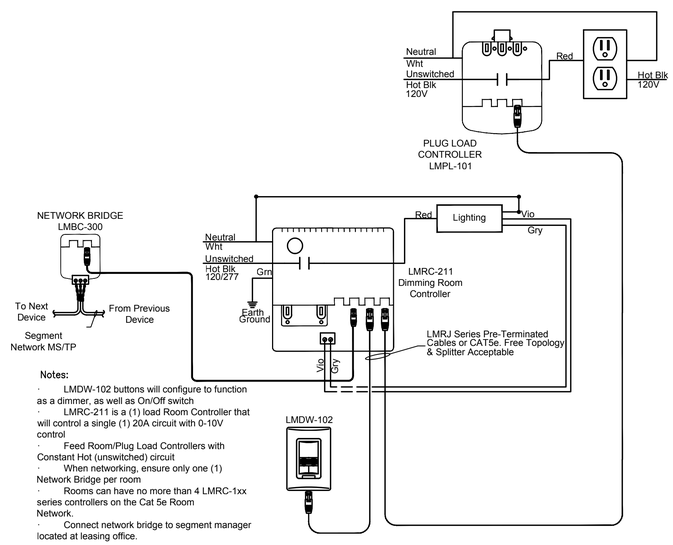
NOTES:

1. MOUNT ALL RELAYS, TIMESWITCHES AND BY-PASS SWITCH IN LIGHTING CONTROL CABINET.
2. CONTRACTOR MAY USE MULTIPLES OF 4 POLE RELAYS IN LIEU OF RELAYS SHOWN.
3. PROVIDE DEVICES AS CERTIFIED BY TITLE 24 REQUIREMENTS
4. PROVIDE TIMED BYPASS WITH A MAXIMUM 2-HOUR BY PASS DURATION.
5. PROVIDE UL 924 RELAY FOR EMERGENCY CIRCUITS

LIGHTING CONTROL DIAGRAM "LCP"

SCHEMATIC

1 / E1.2



Notes:

- LMDW-102 buttons will configure to function as a dimmer, as well as On/Off switch
- LMRC-211 is a (1) load Room Controller that will control a single (1) 20A circuit with 0-10V control
- Feed Room/Plug Load Controllers with Constant Hot (unswitched) circuit
- When networking, ensure only one (1) Network Bridge per room
- Rooms can have no more than 4 LMRC-1xx series controllers on the Cat 5e Room Network.
- Connect network bridge to segment manager located at leasing office.

LIGHT AND RECEPTACLE ROOM CONTROLLER

N.T.S.

2 / E1.2

LIGHTING FIXTURE SCHEDULE

TAG	DESCRIPTION	LAMP	MTG	LOCATION	MANUFACTURER CATALOG NO.
C1	RECESSED LED DOWNLIGHT WITH 0-10V DIMMING	12.6W LED 3500K	RECESSED MOUNTED	CLASSROOM	PHILIPS LIGHTOLIER #11185 LED LYTECASTER 6 3/4" BASIC WHITE; REFLECTOR TRIM, DOWNLIGHT, #P6R-D-15-NZ10-U-VB #P6R-D-9-30-VB, #P6R-D-CC-P
C1EM	SIMILAR TO TYPE "C1" EXCEPT WITH 90 MIN BATTERY PACK	12.6W LED 3500K	RECESSED MOUNTED	CLASSROOM	PHILIPS LIGHTOLIER #11185 LED LYTECASTER 6 3/4" BASIC WHITE; REFLECTOR TRIM, DOWNLIGHT, #P6R-D-15-NZ10-U-VB #P6R-D-9-30-VB, #P6R-D-CC-P-EM
D1	DECORATIVE PENDANT LED ELV DIMMER	53W LED 3000K	PENDANT	CLASSROOM	MUUTO FLUID PENDANT; LARGE. 1050 LUMENS.
D2	DECORATIVE PENDANT LED ELV DIMMER	20W LED 3000K	PENDANT	LOBBY AREA/ CHECK-IN	ALICO LIGHTING KORE WHITE LED. 1600 LUMENS 120 VOLT INTEGRATED LED; CRI: 80 COLOR TEMP: 3000K.
F1	2'x2' RECESSED LED 0-10V DIMMING	25.2W LED 3000K	RECESSED MOUNTED	TOILET/RESTROOM	PHILIPS LIGHTING 2 EV- DAY-BRITE CFI-EVOGRID 2X2 RECESSED LED, 2-EV-G-BLANK-38L-830-2-D-UNW
F1EM	SIMILAR TO TYPE "F1" EXCEPT WITH 90 MIN BATTERY PACK	25.2W LED 3000K	RECESSED MOUNTED	TOILET/RESTROOM	PHILIPS LIGHTING 2 EV- DAY-BRITE CFI-EVOGRID 2X2 RECESSED LED, 2-EV-G-BLANK-38L-830-2-D-UNW-EM
J1	DECORATIVE CEILING MOUNTED	15W LED 3000K	SURFACE MOUNTED	HALLWAY	ELITE LIGHTING RL790-900L-DIMTR-120-30K-90-WH
J1EM	SIMILAR TO TYPE "J1" EXCEPT WITH 90 MIN BATTERY PACK	15W LED 3000K	SURFACE MOUNTED	HALLWAY	ELITE LIGHTING RL790-900L-DIMTR-120-30K-90-WH-EMGLED
L4	4' L SUSPENDED LED LINEAR FIXTURE	29.2W LED 3000K	PENDANT	CLASSROOM	FINELITE HIGH PERFORMANCE 2" APERATURE, INDIRECT/ DIRECT, HP-2-ID-4'-S-S-9-30-TG-BG-___-FA-___-C2___
L4EM	SIMILAR TO TYPE "L4" EXCEPT WITH 90 MIN BATTERY PACK	29.2W LED 3000K	PENDANT	CLASSROOM	FINELITE HIGH PERFORMANCE 2" APERATURE, INDIRECT/ DIRECT, HP-2-ID-4'-S-S-9-30-TG-BG-___-FA-___-C2___EM
L6	6' L SUSPENDED LED LINEAR FIXTURE	43.8W LED 3000K	PENDANT	CLASSROOM	FINELITE HIGH PERFORMANCE 2" APERATURE, INDIRECT/ DIRECT, HP-2-ID-6'-S-S-9-30-TG-BG-___-FA-___-C2___
L6EM	SIMILAR TO TYPE "L6" EXCEPT WITH 90 MIN BATTERY PACK	43.8W LED 3000K	PENDANT	CLASSROOM	FINELITE HIGH PERFORMANCE 2" APERATURE, INDIRECT/ DIRECT, HP-2-ID-6'-S-S-9-30-TG-BG-___-FA-___-C2___ EM
L8	8' L SUSPENDED LED LINEAR FIXTURE	58.4W LED 3000K	PENDANT	CLASSROOM	FINELITE HIGH PERFORMANCE 2" APERATURE, INDIRECT/ DIRECT, HP-2-ID-8'-S-S-9-30-TG-BG-___-FA-___-C2___
L8EM	SIMILAR TO TYPE "L8" EXCEPT WITH 90 MIN BATTERY PACK	58.4W LED 3000K	PENDANT	CLASSROOM	FINELITE HIGH PERFORMANCE 2" APERATURE, INDIRECT/ DIRECT, HP-2-ID-8'-S-S-9-30-TG-BG-___-FA-___-C2___ EM
M4	WALL MOUNTED LED LINEAR FIXTURE 4'-0"	23W LED 4000K	WALL MTD	LAUNDRY/ JANITOR	H.E. WILLIAMS NARROW LED STRIP #75-4-L30/840-UNV
S1	WALL SCONCE	10W LED 3000K	WALL MTD	NAP AREA	FABBY LIGHTING 9" CYLINDER SCONCE W/ DRAGONFLY CUT OUT #F 12-TH-0798, ADA COMPLIANT
WS1	LED VANITY WALL SCONCE	24W LED 3000K	WALL MTD	ALL GENDER RESTROOMS	TECH LIGHTING LYNN BATH 700BCLYNN-W-C-LED
X	GREEN EXIT SIGN	4.3W LED	WALL/CEILING MOUNTED	THROUGHOUT	LITHONIA
X1	EMERGENCY AND GREEN EXIT SIGN COMBINATION	4.3W LED	WALL/CEILING MOUNTED	CORRIDOR	LITHONIA

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LIGHTING FIXTURE SCHEDULE & DETAILS

REVISIONS

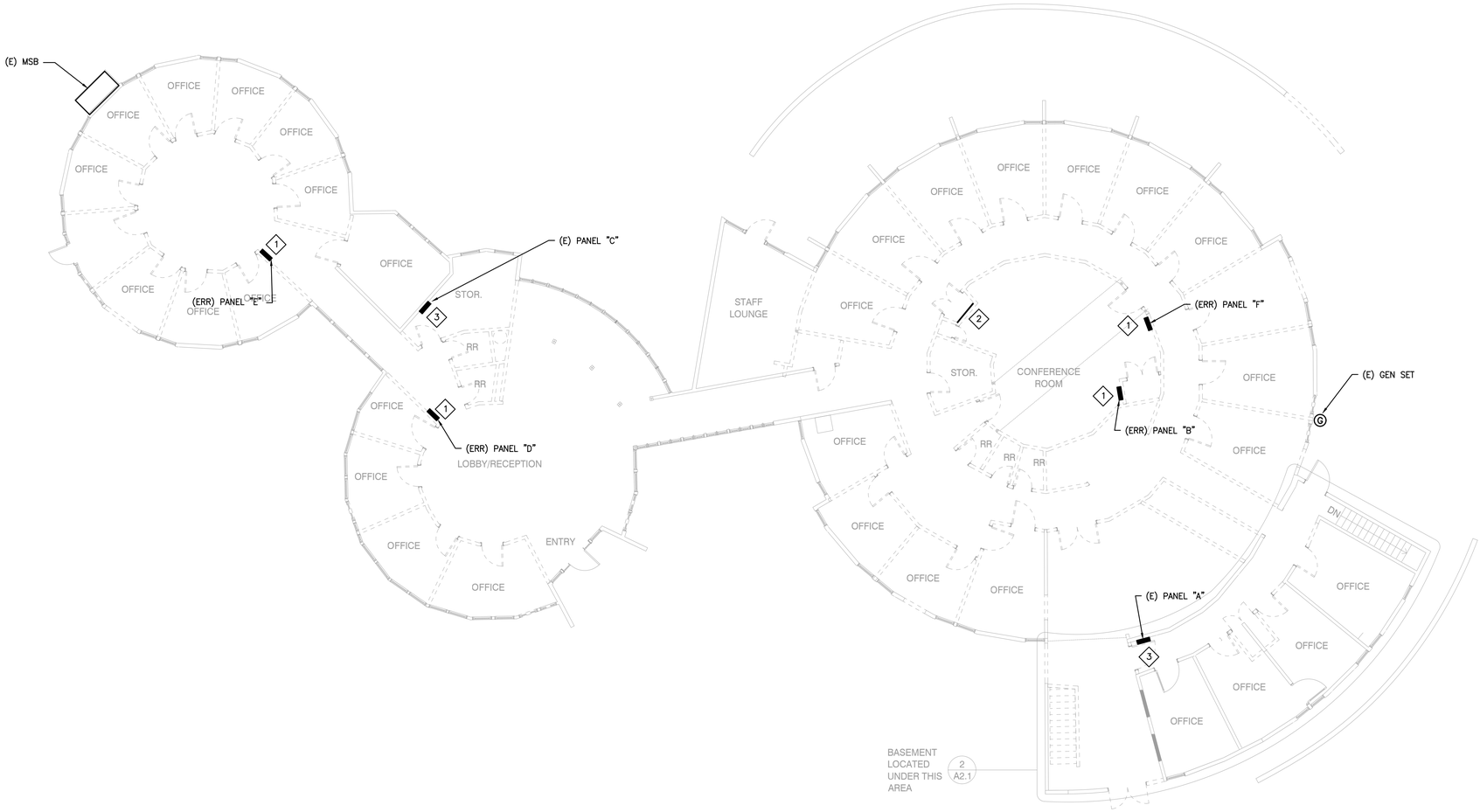
DATE: 03/22/2022

SHEET

E1.2

SHEET NOTES

1. EXISTING PANEL TO BE REMOVE, RELOCATE AND REPLACE.
2. EXISTING MPOE TO BE REMOVE. ELECTRICAL CONTRACTOR TO COORDINATE WITH UTILITY FOR NEW MPOE SERVICE.
3. EXISTING PANEL TO REMAIN.
4. EXISTING MANUAL TRANSFER SWITCH TO REMAIN.



1 DEMOLITION PLAN
1/8" = 1'-0"

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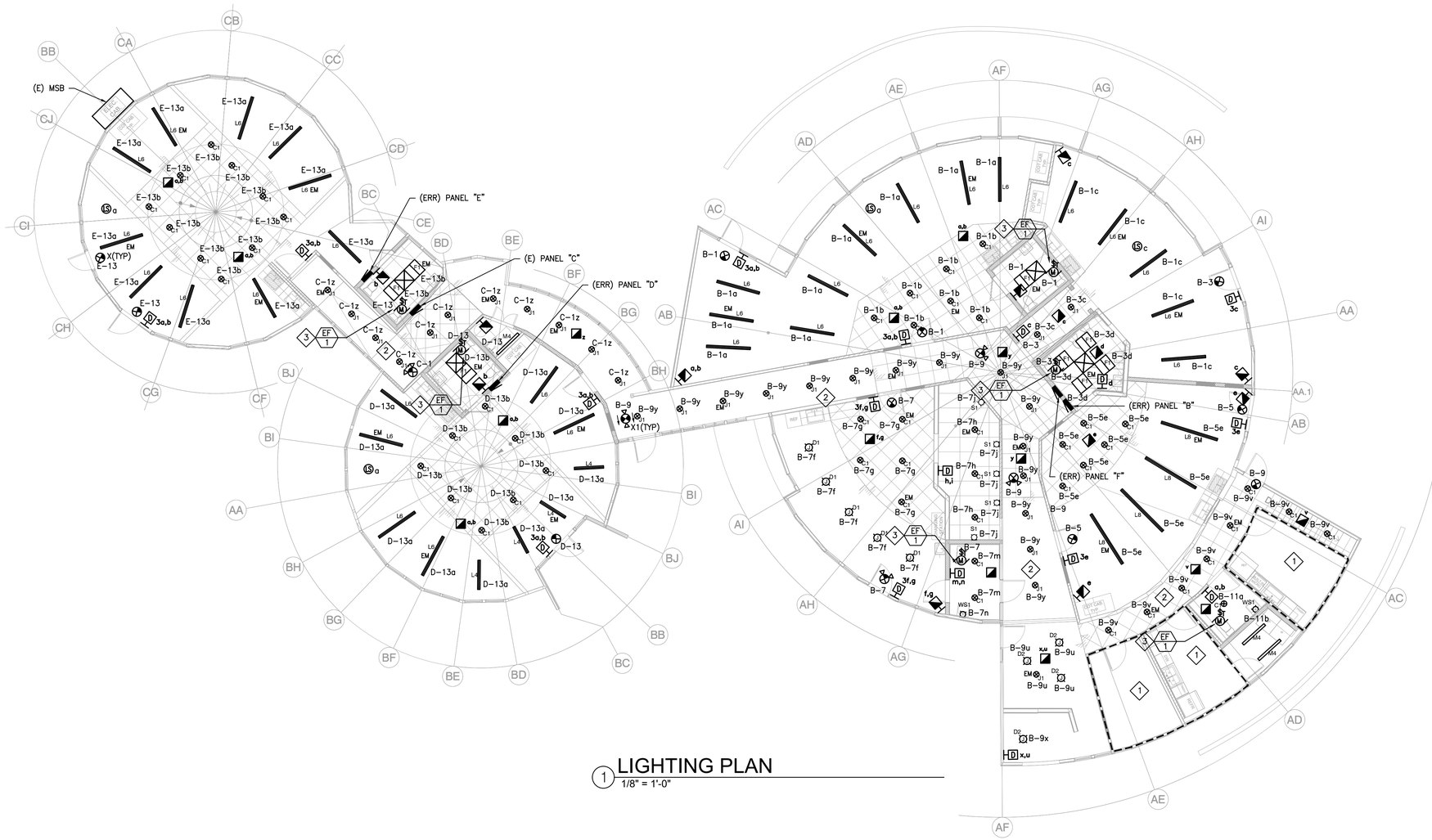
DEMOLITION PLAN

REVISIONS

DATE: 03/22/2022

SHEET

E2.0



1 LIGHTING PLAN
1/8" = 1'-0"

◇ KEY NOTES

1. EXISTING LIGHTS IN THIS ROOM TO REMAIN. CLEAN AND REPLACE BROKEN LAMPS, LENS, PARTS, BALLAST/DRIVERS.
2. COORDINATE LOCATION FOR MANUAL CONTROL SWITCH IN CORRIDORS WITH CLIENT. ROUTE CORRIDOR LIGHTING THRU LCP FOR AUTOMATIC SHUT-DOWN.
3. INTERLOCKED EXHAUST FAN WITH ROOM OCCUPANCY SENSOR.

REMODELING NOTES

1. CERTAIN REMODELING OF ELECTRICAL FACILITIES WILL BE REQUIRED IN THE EXISTING BUILDING. THE DRAWINGS SHOWING LOCATION OF OUTLETS IN EXISTING AREAS ARE APPROXIMATE ONLY. BRANCH CIRCUITS SHALL BE REUSED WHERE PRACTICAL AND SHALL, IN ADDITION, BE REMODELED AS REQUIRED. THE CONTRACTOR SHALL CONCEAL ALL WORK WHERE POSSIBLE.
2. EXISTING CONDUIT RUNS ARE GENERALLY NOT SHOWN. EXISTING RUNS SHALL BE VERIFIED AS TO EXACT LOCATION.
3. EXISTING ELECTRICAL WIRING WHICH WILL NOT BE MADE OBSOLETE AND WHICH WILL BE DISTURBED DUE TO CONSTRUCTION CHANGES REQUIRED BY THIS CONTRACT SHALL BE RESTORED TO OPERATING CONDITION. WHERE CONSTRUCTION CHANGES REQUIRE, OUTLETS AND CONDUIT RUNS SHALL BE RELOCATED. EXTEND CONDUITS AND PULL IN NEW WIRING OR INSTALL JUNCTION BOXES AND SPLICE IN NEW WIRING.
4. OUTLETS FROM WHICH FIXTURES, SWITCHES, RECEPTACLES, AND/OR OTHER ELECTRICAL DEVICES ARE MOVED AND WHICH ARE NOT REPLACED OR REUSED SHALL BE REMOVED, WHERE OUTLETS BOXES, ETC., ARE COMPLETELY REMOVED, THE CONTRACTOR SHALL CUT OFF CONDUITS AND REMOVE WIRING.
5. WHERE CONDUITS EXTENDING THROUGH FLOORS ARE TO BE ABANDONED, THE CONTRACTOR SHALL CUT CONDUIT 2" BELOW EXISTING SLAB AND FILL HOLE WITH NON SHRINK GROUTING MATERIAL.
6. WHERE EXISTING CONDUIT IS TO BE ABANDONED, THE CONDUIT SHALL BE REMOVED IF IT IS EXPOSED, IN A CRAWL SPACE OR IN ACCESSIBLE CEILING. WHERE IT IS IMPOSSIBLE TO REMOVE THE CONDUIT, IT SHALL BE CUT OFF AND CAPPED OR PLUGGED.
7. REMOVE ALL EXISTING WIRING NOT REUSED OR REQUIRED TO MAINTAIN CONTINUITY TO CIRCUITS TO REMAIN.
8. THE CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE FOR THE PROPER RESTORATION OF ALL EXISTING SURFACES REQUIRING PATCHING, PLASTERING PAINTING AND/OR OTHER REPAIRS DUE TO THE INSTALLATION OF ELECTRICAL WORK UNDER THE TERMS OF THIS SPECIFICATION. CLOSE ALL OPENINGS, REPAIR ALL SURFACES, ETC., AS REQUIRED.
9. MAINTAIN CIRCUIT CONTINUITY TO AREAS OUTSIDE OF THIS WORK. PROVIDE NEW CONDUIT AND CONDUCTORS AS REQUIRED TO MAINTAIN CONTINUITY AND MAINTAIN AREA AS EXISTING.
10. EMERGENCY LIGHTING SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FC AND A MINIMUM AT ANY POINT OF 0.1 FC MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL (CBC 1008.3.5).

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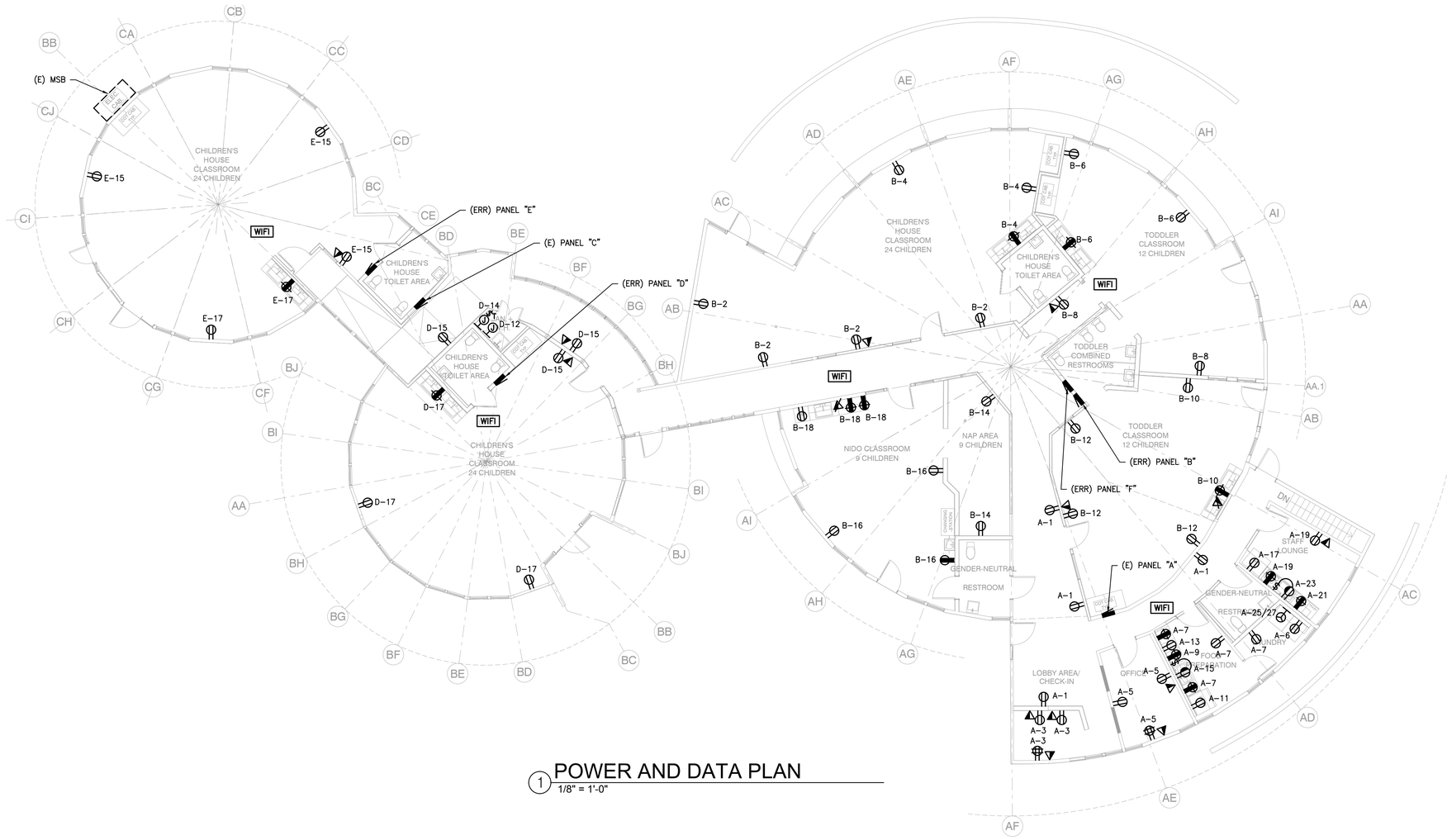
LIGHTING PLAN

REVISIONS

DATE: 03/22/2022

SHEET

E3.0



1 POWER AND DATA PLAN
1/8" = 1'-0"

REMODELING NOTES

1. CERTAIN REMODELING OF ELECTRICAL FACILITIES WILL BE REQUIRED IN THE EXISTING BUILDING. THE DRAWINGS SHOWING LOCATION OF OUTLETS IN EXISTING AREAS ARE APPROXIMATE ONLY. BRANCH CIRCUITS SHALL BE REUSED WHERE PRACTICAL AND SHALL, IN ADDITION, BE REMODELED AS REQUIRED. THE CONTRACTOR SHALL CONCEAL ALL WORK WHERE POSSIBLE.
2. EXISTING CONDUIT RUNS ARE GENERALLY NOT SHOWN. EXISTING RUNS SHALL BE VERIFIED AS TO EXACT LOCATION.
3. EXISTING ELECTRICAL WIRING WHICH WILL NOT BE MADE OBSOLETE AND WHICH WILL BE DISTURBED DUE TO CONSTRUCTION CHANGES REQUIRED BY THIS CONTRACT SHALL BE RESTORED TO OPERATING CONDITION. WHERE CONSTRUCTION CHANGES REQUIRE, OUTLETS AND CONDUIT RUNS SHALL BE RELOCATED. EXTEND CONDUITS AND PULL IN NEW WIRING OR INSTALL JUNCTION BOXES AND SPLICE IN NEW WIRING.
4. OUTLETS FROM WHICH FIXTURES, SWITCHES, RECEPTACLES, AND/OR OTHER ELECTRICAL DEVICES ARE MOVED AND WHICH ARE NOT REPLACED OR REUSED SHALL BE REMOVED, WHERE OUTLETS BOXES, ETC., ARE COMPLETELY REMOVED, THE CONTRACTOR SHALL CUT OFF CONDUITS AND REMOVE WIRING.
5. WHERE CONDUITS EXTENDING THROUGH FLOORS ARE TO BE ABANDONED, THE CONTRACTOR SHALL CUT CONDUIT 2" BELOW EXISTING SLAB AND FILL HOLE WITH NON SHRINK GROUTING MATERIAL.
6. WHERE EXISTING CONDUIT IS TO BE ABANDONED, THE CONDUIT SHALL BE REMOVED IF IT IS EXPOSED, IN A CRAWL SPACE OR IN ACCESSIBLE CEILING. WHERE IT IS IMPOSSIBLE TO REMOVE THE CONDUIT, IT SHALL BE CUT OFF AND CAPPED OR PLUGGED.
7. REMOVE ALL EXISTING WIRING NOT REUSED OR REQUIRED TO MAINTAIN CONTINUITY TO CIRCUITS TO REMAIN.
8. THE CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE FOR THE PROPER RESTORATION OF ALL EXISTING SURFACES REQUIRING PATCHING, PLASTERING PAINTING AND/OR OTHER REPAIRS DUE TO THE INSTALLATION OF ELECTRICAL WORK UNDER THE TERMS OF THIS SPECIFICATION. CLOSE ALL OPENINGS, REPAIR ALL SURFACES, ETC., AS REQUIRED.
9. MAINTAIN CIRCUIT CONTINUITY TO AREAS OUTSIDE OF THIS WORK. PROVIDE NEW CONDUIT AND CONDUCTORS AS REQUIRED TO MAINTAIN CONTINUITY AND MAINTAIN AREA AS EXISTING.
10. PROVIDE TAMPER-RESISTANT TYPE RECEPTACLES FOR NEW AND EXISTING RECEPTACLES IN THIS ROOM.

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GUIDEPOST MONTESSORI
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SAN RAFAEL, CA 94903
APN: 155-072-05

POWER AND DATA PLAN

REVISIONS

DATE: 03/22/2022

SHEET

E3.1

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	Guidepost Montessori	Report Page:	(Page 3 of 7)
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F. INDOOR LIGHTING FIXTURE SCHEDULE

S1	S1 DECORATIVE WALL SCONCE	No	No	10	Mfr. Spec	5	No	50	☐	☐
WS1	WS1 VANITY LT	No	No	24	Mfr. Spec	2	No	48	☐	☐
							Total Designed Watts: CONDITIONED SPACES	3,405		

[1]*FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)4B is adjusted to be 75% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.*

[2]*Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c) Wattage used must be the maximum rated for the luminaire, not the lamp.*

G. MODULAR LIGHTING SYSTEMS
This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)
*This table includes lighting controls for conditioned and unconditioned spaces. When a control having a * is shown, the notes section of this table provides more detail on how compliance is achieved. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.*

Building Level Controls

01	02	03	
		Field Inspector	
Mandatory Demand Response §110.12(c)	Shut-off controls §130.1(c)	Pass	Fail
Not Required <= 10,000 SF	See Area/Space Level Controls	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E — CALIFORNIA ENERGY COMMISSION

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C. COMPLIANCE RESULTS

Controls Compliance (See Table H for Details)	COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)	

D. EXCEPTIONAL CONDITIONS
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. INDOOR LIGHTING FIXTURE SCHEDULE
This table includes all permanent designed lighting and all portable lighting in offices.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
									Field Inspector	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per §140.6(a)3	Design Watts	Pass	Fail
C1	C1 RECESSED DOWNLIGHT LED	No	No	12.6	Mfr. Spec	50	No	630	☐	☐
D1	D1 PENDANT LED	No	No	53	Mfr. Spec	5	No	265	☐	☐
D2	D2 PENDANT LED	No	No	20	Mfr. Spec	4	No	80	☐	☐
F1	F1 2'X4' RECESSED LED	No	No	25.2	Mfr. Spec	8	No	201.6	☐	☐
J1	J1 SURFACE DOWNLIGHT	No	No	15	Mfr. Spec	28	No	420	☐	☐
L4	L4 4' SUSPENDED LED FIXTURE	No	No	29.2	Mfr. Spec	4	No	116.8	☐	☐
L6	L6 6' SUSPENDED LED FIXTURE	No	No	43.8	Mfr. Spec	30	No	1,314	☐	☐
L8	L8 8' SUSPENDED LED FIXTURE	No	No	58.4	Mfr. Spec	4	No	233.6	☐	☐
M4	M4 4' LED LINEAR STRIP	No	No	23	Mfr. Spec	2	No	46	☐	☐

STATE OF CALIFORNIA
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This document is used to demonstrate compliance with requirements in §110.9, §110.12(c), §130.0, §130.1, §140.6 and §141.0(b)2 for indoor lighting scopes using the prescriptive path.

A. GENERAL INFORMATION

01	Project Location (city)	San Rafael	04	Total Conditioned Floor Area (ft²)	6,501
02	Climate Zone	2	05	Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1

● Classroom ● Support Areas ● : See Table I

B. PROJECT SCOPE
This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)2 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☒ New Lighting System	Area Category Method	6501	Area Category Method	0
☐ New Lighting System - Parking Garage				
Total Area of Work (ft²)	6501		0	

C. COMPLIANCE RESULTS
If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)1	Allowed Lighting Power per §140.6(b) (Watts)						Adjusted Lighting Power per §140.6(a) (Watts)				Compliance Results
	01	02	03	04		05		06	07	08	09
	Complete Building §140.6(c)1 (See Table I)	Area Category §140.6(c)2 (See Table I)	Area Category Additional §140.6(c)2G (+) (See Table J)	Tailored §140.6(c)3 (+) (See Table K)	=	**Total Allowed** (Watts)	≥	Total Designed (Watts) (See Table F)	Adjustments PAF Lighting Control Credits §140.6(a)2 (-) (See Table P)	= **Total Adjusted** (Watts) *Includes Adjustments	**05 must be >= 08** §140.6
Conditioned		4,438.2	0		=	4,438	≥	3,405	0	= 3405	COMPLIES
Unconditioned					=		≥			=	

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E — CALIFORNIA ENERGY COMMISSION

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R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS
This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)
This section does not apply to this project.

T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title	Field Inspector	
	Pass	Fail
NRCI-LTI-01-E - Must be submitted for all buildings	☐	☐

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
Selections have been made based on information provided in this document. If any selection have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified	Field Inspector	
		Pass	Fail
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	☐	☐	
NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	☐	☐	

STATE OF CALIFORNIA
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I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Laundry	Laundry Area	0.45	49	22	No	No
Hallways	Corridor Area	0.6	1,083	649.8	No	No
Lobby Area/Check in	Main Entry Lobby	0.85	232	197.2	No	No
Stairwell	Stairwell	0.5	36	18	No	No
		TOTALS:	6,501	4,438.2	See Tables J, or P for detail	

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM
This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE
This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY
This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING
This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS
This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE
This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))
This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS
This section does not apply to this project.

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H. INDOOR LIGHTING CONTROLS (Not including PAFs)

Area Level Controls

04	05	06	07	08	09	10	11	12	
								Field Inspector	
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Skylit Daylighting §130.1(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(a)1	Pass	Fail
Classrooms	Classroom, Lecture, or Training Vocational Area	Manual ON/OFF	Dimmer	Occupancy Sensor	Included	Included	No	☐	☐
Corridor	Corridor Area	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐
Lobby	Main Entry Lobby	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐
Restroom	Restrooms	Manual ON/OFF	Dimmer	Occupancy Sensor	N/A	N/A	No	☐	☐

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved. *EX: Conference 1: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting; EXCEPTION 1 to §130.1(d)2*

13
Plan Sheet Showing Daylit Zones:

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS
Each area complying using the Complete Building or Area Category Methods per §140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per §140.6(c) or adjustments per §140.6(a) are being used .

Conditioned Spaces

01	02	03	04	05	06	
					Additional Allowance / Adjustment	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Area Category	PAF
Classrooms	Classroom, Lecture, or Training Vocational Area	0.7	4,553	3,187.1	No	No
Nap Area	Classroom, Lecture, or Training Vocational Area	0.7	158	110.6	No	No
Restrooms	Restrooms	0.65	390	253.5	No	No

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APN: 155-072-05

TITLE 24

REVISIONS

DATE: 03/22/2022

SHEET

E4.0

STATE OF CALIFORNIA

Indoor Lighting

NRCC-LTI-E

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTI-E
Project Name:	Guidepost Montessori	**Report Page:**	**(Page 7 of 7)**
Project Address:	11 Professional Center Pkwy	**Date Prepared:**	4/19/2022

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Gerald Gonzales	Documentation Author Signature:
Company: Belden Consulting Engineers	Signature Date: 2022-04-19
Address: 4457 Willow Road	CEA/ HERS Certification Identification (if applicable): E16961
City/State/Zip: Pleasanton CA 94588	Phone:

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Gerald Gonzales	Responsible Designer Signature:
Company: Belden	Date Signed: 2022-04-19
Address: 4457 Willow Rd. Suite 100	License: E-16961
City/State/Zip: Pleasanton CA 94588	Phone: Phone

Registration Number:

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

Registration Date/Time:

Report Version: 2019.1.003
Schema Version: rev 20200601

Registration Provider: Energysoft

Report Generated: 2022-04-19 13:26:48

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SHEET

E4.1

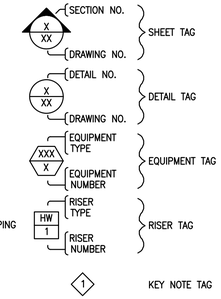
ABBREVIATIONS

AC	AIR CONDITIONING UNIT
ACCU	AIR COOLED CONDENSING UNIT
AD	ACCESS DOOR
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINSIHED GRADE
AHU	AIR HANDLING UNIT
AHS	AIR HANDLING SYSTEM
AL	ACOUSTIC LINING
AP	ACCESS PANEL
APD	AIR PRESSURE DROP (INWG)
ARCH	ARCHITECTURAL
AS	AIR SEPARATOR
ATV	ACOUSTIC TURNING VANES
B	BOILER
BFF	BELOW FINISHED FLOOR
BFG	BELOW FINISHED GRADE
BHP	BRAKE HORSEPOWER
BOP	BOTTOM OF PIPE
BT	BATH TUB
BTU	BRITISH THERMAL UNIT
CD	CONDENSATE DRAIN
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CI	CAST IRON
CLG	CEILING
CO	CLEANOUT
CONN	CONNECTION
CONC	CONCRETE
CONTR	CONTRACTOR
CPC	CALIFORNIA PLUMBING CODE
CTG	CLEAN OUT TO GRADE
CW	COLD WATER (DOMESTIC)
CW	CLOTHES WASHER
DCV	DOUBLE CHECK VALVE
DIA	DIAMETER
DN	DOWN
DWGS	DRAWINGS
ø	DIAMETER
(E)	EXISTING
EA	EACH
EL/ELEV	ELEVATION
ELEC/ELECT	ELECTRICAL
ESP	ELEVATOR SUMP PUMP
ET	EXPANSION TANK
EWT	ENTERING WATER TEMPERATURE
F	FILTER
(F)	FUTURE
°F	FAHRENHEIT IN DEGREES
FA	FROM ABOVE
FB	FROM BELOW
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FFE	FINISHED FLOOR ELEVATION
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FLR	FLOOR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FS	FLOOR SINK
FT	FEET
FTWG PRESSURE	FEET OF WATER, GAUGE
FT^2	SQUARE FEET
FU	FIXTURE UNIT
FV	FLUSH VALVE
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GAS COCK
GCO	GRADE CLEANOUT
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GSM	GALVANIZED SHEET METAL
GV	GATE VALVE
GWH	GAS FIRED WATER HEATER
HB	HOSE BIBB
HHWS	HEATING HOT WATER SUPPLY
HHWR	HEATING HOT WATER RETURN
H/C (HC)	HANDICAPPED
HORIZ	HORIZONTAL
HP	HORSEPOWER
H_2O	WATER
HTR	HEATER
HW	HOT WATER (DOMESTIC)
HWR	HOT WATER RETURN (DOMESTIC)
HZ	FREQUENCY (HERTZ)
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IFC	IN FURRED CEILING
IFS	IN FURRED SPACE
IFW	IN FURRED WALL
IJS	IN JOIST SPACE
IN	INCH
INWG	INCHS OF WATER, GAUGE
I.E./INV	INVERT ELEVATION
JS	JANITOR SINK
KS	KITCHEN SINK
KW	KILOWATT
LAV/L	LAVATORY
LBS	POUNDS
LF	LINEAR FEET
LG	LENGTH
LS	LAUNDRY SINK
LWB	LEAVING WET BULB
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	1000 BTUS PER HOUR
MECH/MECH'L	MECHANICAL
MER	MECHANICAL EQUIPMENT ROOM
MFR	MANUFACTURER
MIN	MINIMUM
(N)	NEW
N/A	NOT APPLICABLE
NC CRITERIA	NORMALLY CLOSED/NOISE
NIC	NOT IN CONTRACT
NIPW	NOT IN PLUMBING WORK
NO	NORMALLY OPEN, NUMBER
NPT	NATIONAL PIPE THREAD
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
P	PUMP
PDI INSTITUTE	PLUMBING AND DRAINAGE
PH	PHASE
PBLG	PLUMBING
POC	POINT OF CONNECTION
PRESS	PRESSURE
PSI	POUNDS PER SQUARE INCH
PSIG GAUGE	POUNDS PER SQUARE INCH
PRV	PRESSURE RELIEF VALVE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REQ'D	REQUIRED
RP	REDUCED PRESSURE
RPM	REVOLUTIONS PER MINUTE
RWL	RAIN WATER LEADER
S	SOIL
SCH	SCHEDULE
SD	STORM DRAIN
SF	SQUARE FOOT
SK	SINK
SED	SEWAGE EJECTOR DISCHARGE
SEV	SEWAGE EJECTOR VENT
SN	SHEET NOTE
SOV	SHUT OFF VALVE
SPD	SUMP PUMP DISCHARGE
SPV	SUMP PUMP VENT
SS	STAINLESS STEEL
SS	SANITARY SEWER
STD	STANDARD
STRUCT	STRUCTURAL
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
T	THERMOSTAT
TC	TIME CLOCK
TEMP	TEMPERATURE
TP	TRAP PRIMER
TV	TURNING VANES
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDER WRITER'S LABORATORY
UON	UNLESS OTHERWISE NOTED
UR/U	URINAL
V	VENT
VIF	VERIFY IN FIELD
VR	VENT RISER
VTR	VENT THRU ROOF
W	WASTE
WC	WATER CLOSET/WATER COLUMN
WCO	WALL CLEANOUT
WH	WATER HEATER
WHA	WATER HAMMER ARRESTOR
WT	WEIGHT

LEGEND AND SYMBOLS

DCV	DCV	DOUBLE CHECK VALVE
RPBP	RPBP	REDUCE PRESSURE BACKFLOW PREVENTER
P.O.C.	POC	POINT OF CONNECTION THICK LINE REPRESENTS (N) WORK THIN LINE REPRESENTS (E) WORK
		PIPE UNION
		PIPE CAPPED
		SOLENOID VALVE
	SOV	SHUT-OFF VALVE, PLAN / RISER
	BLV	BALANCING VALVE
	CBV	COMBINATION BALANCING & SHUT-OFF VALVE
	PRV	PRESSURE REDUCING VALVE
	SGV	SEISMIC GAS SHUT-OFF VALVE
	BV	BALL VALVE
	CV	CHECK VALVE
P	PG	PRESSURE GAUGE
	BWV	BACKWATER VALVE
	GV	GAS VALVE
		PIPE SLEEVE
	HB	HOSE BIBB
	HB	RECESSED BOX HOSE BIBB PRESSURE-TEMPERATURE RELIEF VALVE
	RV	SAFETY RELIEF VENT
		DIRECTION OF FLOW
		HOSE END GATE VALVE WITH HOSE CAP
M		BALANCING VALVE\PWITH MEMORY STOP
		BALL VALVE
		DIRECTION OF FLOW
FCO	FCO	FLOOR CLEANOUT
FCO(2W)	FCO(2W)	FLOOR CLEANOUT TWO-WAY
GCO	GCO	GRADE CLEANOUT
GCO(2W)	GCO(2W)	GRADE CLEANOUT TWO-WAY
		CLEANOUT PLUG
	FD	FLOOR DRAIN
	FSK	FLOOR SINK (1/2 GRATE)
		SLOPE DOWN IN DIRECTION OF ARROW
	WHA ACH	WATER HAMMER ARRESTOR AIR CHAMBER
	CO	CLEANOUT
	WCO	WALL CLEANOUT
T	T	THERMOMETER
		VALVE IN YARD BOX
A	A	AQUASTAT
	VTR	VENT THRU ROOF
	SCD	SCUPPER DRAIN

(E)	(E)	EXISTING LINE
SS	SS	ABOVE FLOOR SANITARY SEWER PIPING
SS	SS	BELOW FLOOR SANITARY SEWER PIPING
SD	SD	ABOVE FLOOR STORM DRAIN PIPING
SD	SD	BELOW FLOOR STORM DRAIN PIPING
OSD	OSD	OVERFLOW STORM DRAIN PIPING
V	V	VENT PIPING (SANITARY)
CW	CW	DOMESTIC COLD WATER SUPPLY PIPING
BCW	BCW	BOOSTED DOMESTIC COLD WATER SUPPLY PIPING
HW	HW	DOMESTIC HOT WATER SUPPLY PIPING
HWR	HWR	DOMESTIC HOT WATER RETURN PIPING
TW	TW	TEMPERED WATER SUPPLY PIPING
G	G	NATURAL GAS PIPING
MG	MG	MEDIUM PRESSURE NATURAL GAS PIPING
TP	TP	TRAP PRIMER PIPING
FOS	FOS	FUEL OIL SUPPLY
FOR	FOR	FUEL OIL RETURN
FOV	FOV	FUEL OIL VENT
FOF	FOF	FUEL OIL FILL
AW	AW	AW ACID WASTE PIPING
IW	IW	IW INDIRECT WASTE PIPING
CD	CD	CONDENSATE DRAIN PIPING
OCD	OCD	OVERFLOW CONDENSATE DRAIN
WSP	WSP	WSP WET STANDPIPE
FS	FS	FIRE SPRINKLER PIPING
F	F	FIRE WATER SUPPLY PIPING
DSP	DSP	DRY STANDPIPE
CSP	CSP	COMBINATION WET STANDPIPE
SEV	SEV	DEWAGE EJECTOR VENT PIPING
SPV	SPV	SUMP PUMP VENT PIPING
SED	SED	SEWAGE EJECTOR DISCHARGE
SPD	SPD	SUMP PUMP DISCHARGE PIPING
GW	GW	GREASE WASTE PIPING
PD	PD	PLANTER DRAIN PIPING
		RISER UP (ELBOW)
		RISER DOWN (ELBOW)
		RISE OR DROP
		BRANCH-SIDE CONNECTION
		BRANCH-TOP CONNECTION
		BRANCH-BOTTOM CONNECTION
		(E) PIPE TO BE REMOVED
	RD	ROOF DRAIN
	ORD	OVERFLOW ROOF DRAIN



LEGEND, SYMBOLS AND ABBREVIATION NOTE

"LEGEND, SYMBOLS AND ABBREVIATIONS LISTED ARE FOR GENERAL USE.
DISREGARD THOSE WHICH ARE NOT USED ON THE DRAWINGS"

SHEET INDEX

GENERAL NOTES

1. OWNER SHALL PAY AND OBTAIN FOR ALL REQUIRED UTILITY SERVICES, INSPECTIONS AND PERMITS.
2. ALL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA PLUMBING CODE.
3. PRIOR TO BIDDING, THE CONTRACTOR SHALL OBTAIN COPY OF THE PLANS AND SPECIFICATIONS AND EXAMINE THEM. ANY DISCREPANCIES OR CONFLICTS IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ARCHITECT AND/OR ENGINEER, IN WRITING, BEFORE BIDS ARE SUBMITTED. NO ALLOWANCE WILL BE MADE FOR FAILURE TO SUBMIT DISCREPANCIES TO THE ARCHITECT AND/OR ENGINEER.
4. PRIOR TO START OF CONSTRUCTION WORK, PLUMBING CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWING IN ADEQUATE DETAIL FOR REVIEW AND APPROVAL BY THE ARCHITECT AND/OR ENGINEER.
5. CONTRACTOR SHALL CLOSELY COORDINATE WORK WITH ALL TRADES.
6. VERTICAL AND HORIZONTAL OFFSETS SHOWN IN PIPES INDICATE THE GENERAL RELATIONSHIP OF THE SYSTEMS. PROVIDE ADDITIONAL OFFSETS SIMILAR TO THOSE SHOWN AS REQUIRED TO SUIT CONSTRUCTION AND WORK DONE BY OTHER TRADES. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.
7. ALL VALVES, CONTROLS, ETC. SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS. PROVIDE ADEQUATELY SIZED ACCESS DOORS WHERE REQUIRED.
8. EXAMINE ARCHITECTURAL DRAWINGS TO ENSURE THAT ALL PIPING CROSSING FIRE AND/OR SMOKE SEPARATION CONSTRUCTION SHALL BE SEALED WITH UL LISTED ASSEMBLIES.
9. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF ALL PLUMBING FIXTURES.
10. OFFSET VENTS AT ROOF AS REQUIRED TO MAINTAIN 10 FEET SEPARATION FROM ANY AIR INTAKE, DOORS, OPERABLE WINDOWS AND TERRACES. GATHER ALL VENTS IN PROXIMITY IN ATTIC SPACE TO MINIMIZE TERRACES/ROOF PENETRATIONS.
11. PROVIDE 3/8 INCH COLD WATER SUPPLY TO ICE MAKER BOXES/REFRIGERATOR FROM KITCHEN SINK COLD WATER SUPPLY, WHEN REQUIRED. PROVIDE 3/8 INCH HOT WATER SUPPLY TO DISHWASHER FROM KITCHEN SINK HOT WATER SUPPLY. SUPPLY PIPES SHALL BE COMPLETE WITH SHUTOFF VALVE AND WATER HAMMER ARRESTOR, WHERE REQUIRED BY UPC.
12. HORIZONTAL SANITARY SEWER PIPES SHALL HAVE 1/4" PER FOOT MINIMUM SLOPE OR 2% MINIMUM FLOW TOWARDS THE DISPOSAL AREA.
13. ALL HOSE BIBS SHALL BE PROVIDED WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE.
14. ALL WATER AND DRAINAGE PIPING SYSTEMS SHALL BE INSTALLED WITH ACOUSTICAL ISOLATORS AND SHALL BE ISOLATED FROM ANY STRUCTURAL MEMBERS, WALL SECTIONS OR OTHER MATERIALS THAT COULD TRANSMIT SOUND TO THE OCCUPIED AREAS.
15. PIPING PENETRATIONS OF STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE WITH STRUCTURAL DRAWINGS AND MUST BE COORDINATED WITH THE TRADES INVOLVED BEFORE MAKING THE PENETRATIONS.
16. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR SPACING COORDINATION OF WOOD FRAMING AND SPECIAL CONDITIONS REQUIRED FOR INSTALLATION OF PLUMBING WORK. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR OBSTRUCTION FROM DOUBLE SIDED SHEAR WALLS AND SPECIAL HOLD-DOWN POST ASSEMBLY.
17. PLUMBING CONTRACTOR SHALL CONNECT TO SITE SEWER AND DOMESTIC COLD WATER SUPPLY WITHIN 5 FEET OUT OF BUILDING LINE. SEE CIVIL SITE UTILITY DRAWINGS FOR EXACT LOCATIONS AND INVERT ELEVATIONS.
18. ALL PIPING ON PLANS IS TYPICALLY SHOWN CONCEALED IN CEILING OR PLUMBING WALLS. RISERS AND OFFSETS SHALL BE CONCEALED IN WALLS OR CEILING UNLESS OTHERWISE NOTED.
19. EACH PLUMBER USING A TORCH TO SWEAT PIPE JOINT SHALL HAVE ACCESS TO 2A RATED FIRE EXTINGUISHER AT WORK AREA AND SHALL FIRE WATCH FOR 1/2-HOUR AFTER USE, IN COMPLIANCE WITH THE 2019 CALIFORNIA FIRE CODE (CFC).
20. PROVIDE SEISMIC SHUTOFF VALVE DOWNSTREAM OF GAS METER.
21. ALL PIPING PENETRATING CONCRETE FLOOR OR WALL MUST BE PROVIDED WITH SLEEVE TO PREVENT PIPE BREAKAGE.
22. FURNISH AND INSTALL ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED WHICH IS NECESSARY TO PROVIDE A COMPLETE AND WORKABLE SYSTEM.
23. FOR EXACT LOCATIONS OF PLUMBING FIXTURES, FLOOR DRAINS, FLOOR SINKS, ROOF DRAINS, AREA DRAINS, DECK DRAINS, DOWNSPOUT AND HOSE BIBS, SEE ARCHITECTURAL DRAWINGS AND DETAILS.
24. KEEP ALL PLUMBING PIPING AS HIGH AS POSSIBLE TO STRUCTURE ABOVE AND OFFSET AS REQUIRED.
25. COORDINATE WITH CIVIL DRAWINGS FOR SITE CONNECTIONS TO FIRE, COLD WATER, GAS, SANITARY WASTE AND RAINWATER STUBOUTS.
26. ANY CONFLICT IN THE DRAWINGS AND/OR SPECIFICATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR RESOLUTION PRIOR TO THE CONSTRUCTION OF SUCH ITEMS.
27. ALL PIPING PENETRATIONS THROUGH RATED WALL, CEILING OR FLOOR SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 (UL 1479), WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL PENETRATED.
28. COORDINATE ROUGH-IN OF ALL WORK WITH EQUIPMENT/FIXTURE REQUIREMENTS AND OTHER TRADES.
29. ALL PLUMBING EQUIPMENT SHALL BE SECURELY FASTENED TO THE BUILDING STRUCTURE.
30. ALL FLOOR MOUNTED PLUMBING EQUIPMENT SHALL BE ON CONCRETE PADS OR CONCRETE CURBS. PROVIDE 4" HIGH CONCRETE HOUSEKEEPING PAD UNDER ALL FLOOR MOUNTED PLUMBING EQUIPMENT. COORDINATE HOUSEKEEPING PAD LOCATIONS AND SIZES WITH THE STRUCTURAL ENGINEER AND WITH THE GENERAL CONTRACTOR.
31. INSTALL ACCESS PANELS IN ALL NON-ACCESSIBLE CEILINGS AND WALLS FOR ACCESS TO VALVES, CLEANOUTS AND OTHER MAINTENANCE ITEMS. REFER TO ARCHITECTURAL PLANS FOR TYPE OF CEILINGS AND WALLS. INSTALL FIRE RATED ACCESS PANELS IN FIRE RATED CEILING AND WALLS. SEE ARCHITECTURAL SPECIFICATIONS FOR ACCESS PANELS. COORDINATE WITH GENERAL CONTRACTOR FOR LOCATIONS OF ACCESS PANELS.
32. WHERE MAIN PIPE SIZE IS NOT INDICATED BETWEEN BRANCH CONNECTIONS IN THE DRAWING, THE PIPE SIZE SHALL BE OF THE LARGER PRECEDING PIPE SIZE.
33. ALL VALVES AND ACCESSORIES SHALL BE FULL LINE SIZE. PROVIDE ALL NECESSARY UNIONS, REDUCERS AND STOPS AS REQUIRED WHEN CONNECTING TO EACH FIXTURE AND/OR EQUIPMENT.
34. PROVIDE CLEANOUTS ON DRAINAGE LINES IN ACCORDANCE WITH THE PLUMBING CODE AND AS INDICATED ON THE DRAWINGS.
35. PROVIDE DEEP SEAL TRAPS ON ALL FLOOR DRAINS INCLUDING FLOOR SINKS IN MECHANICAL ROOMS.
36. ALL HORIZONTAL RAIN WATER PIPING WITHIN BUILDING FOOTPRINT SHALL BE SLOPED AT 1/8" PER FOOT MINIMUM UNLESS OTHERWISE NOTED ON THE DRAWING.
37. PROVIDE INDIVIDUAL SHUT-OFF VALVE/SUPPLY STOP TO ALL PLUMBING FIXTURES AND EQUIPMENT.
38. ALL HORIZONTAL GAS PIPING SUPPORTED ON RODS OVER 12 INCHES IN LENGTH SHALL BE SEISMICALLY BRACED.
39. ALL DRAINS FROM RELIEF VALVES, CONDENSATE PANS, COILS AND HVAC EQUIPMENT HAVING DRAINS SHALL BE PIPED TO NEAREST DRAIN UNDER THIS SECTION OF WORK.
40. ALL PIPING IN CONCRETE FOUNDATIONS, AND WALLS, INCLUDING BLOCK WALLS SHALL BE FULLY INSULATED TO ISOLATE PIPING FROM CONCRETE.
41. ALL PLUMBING FIXTURES AND PIPING SHALL BE LISTED BY AN APPROVED LISTING AND TESTING AGENCY AND PROPERLY LABELED PER CPC SECTION 301.1.2.
42. ALL WATER CLOSETS SHALL HAVE A MAXIMUM OF 1.28 GPF. CALIFORNIA HEALTH AND SAFETY CODE SECTION 17921.3.
43. ALL DOMESTIC WATER VALVES UP TO AND INCLUDING 2" SIZE SHALL BE BRASS OR OTHER APPROVED MATERIALS. EACH GATE VALVE SHALL BE A FULL-WAY TYPE WITH WORKING PARTS OF NON-CORROSIVE MATERIAL PER CPC 606.1.
44. PROVIDE EACH CONNECTION TO FAUCET OR FIXTURE WITH A WATER HAMMER ARRESTOR, SIZED IN ACCORDANCE WITH CPC SECTION 609.10. EXCEPTION, FIXTURES CONNECTED TO DISTRIBUTION MANIFOLD WITH SHOCK ABSORBERS.
45. PROVIDE A 4" MINIMUM LONG DRIP LEG AT ANY POINT IN THE GAS LINES WHERE CONDENSATE MAY COLLECT. ALL DRIPS SHALL BE READILY ACCESSIBLE TO PERMIT CLEANING OR EMPTYING.
46. PROVIDE ACOUSTO-PLUMB TYPE PIPE ISOLATOR AT HANGERS FOR COPPER PRESSURE LINES.
47. FOR CONCEALED AND EXPOSED INTERIOR STORM DRAIN PIPING, INSULATE THE UNDERSIDE OF ROOF DRAIN BODIES AND ALL INTERIOR DRAIN PIPING BOTH HORIZONTAL AND VERTICAL INCLUDING HUBS AND FITTINGS WITH 1 INCH THICK RIGID FIBERGLASS WITH ALL SERVICE JACKET, EQUAL TO OWENS CORNING TYPE SSLII. JACKET SHALL BE SEALED TO UNDERSIDE OF ROOF ALL AROUND ROOF DRAIN BODIES; LAP AND SEAL ALL JOINTS.
48. ALL PLUMBING FIXTURE FLOW RATE SHALL COMPLY WITH WATER CONSUMPTION RATE PER CPC SECTIONS 401.3, 407.2, 408.2, 411.2 AND 420.2.
49. POTABLE WATER SYSTEM SHALL BE DISINFECTED PRIOR TO USE AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. USING THE FOLLOWING PROCEDURES PRESCRIBED IN CPC SEC. 609.9.1 THRU 609.9.4 AND INCLUDING SEC. 604.1.2 FOR PEX PIPING.
50. PLUMBING CONTRACTOR SHALL INSULATE WATER LINES, PER 2019 CPC SECTION 609.11 AND TITLE 24 5.3.5.
51. PLUMBING CONTRACTOR SHALL PROVIDE CISCO EAGLE PIPE BUMPER GUARDS OR EQUAL TO PROTECT PIPES FROM IMPACT AT GARAGE LEVEL.

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NOTES, LEGEND AND SHEET INDEX

REVISIONS

DATE: 03/22/2022

SHEET

P0.1

Higher Ground Education

Outline Specifications - Guidepost Montessori
July 2021

Higher Ground

DIVISION 22 00 00: PLUMBING

- AMERICAN STANDARD 2315 228 BABY DEVORO
- Standard Commercial Plumbing fixtures (with Toddler size toilets in all classrooms). Tank toilets are preferred as opposed to flush valves for ease of maintenance.
  - Child Size – Water Closet

- Classroom Restroom Fixture Notes:
  - Infant – one child size toilet, one adult height sink.
  - Toddler – two child size toilets, one child height sink, 2 foot above ground. Childrens House – one child size toilet, one adult size toilet, one child height sink.
  - Plumbing Note:
    - All sewer lines to be jetted and camera verified up to point of City connection.
    - Existing grease traps need to be emptied and cleaned.

- Classroom Sinks – Elkay Celebrity Stainless Steel 25" x 21- 1/4" x 5-3/8", Single Bowl Top Mount Sink.
  - Or equal sink with same dimensions is acceptable.
- Bobrick soap dispenser at every classroom and restroom sink except the toddler classroom at the low sink portion of the high-low sink.
- Paper towel dispenser at every sink

Higher Ground Education

Outline Specifications - Guidepost Montessori
July 2021

Higher Ground

- Bobrick welded-frame mirror and toilet tissue dispenser for single roll

- Mop Service Basin

Higher Ground Education

Outline Specifications - Guidepost Montessori
July 2021

Higher Ground

- Compartment Sink
  - Features
    - One-piece seamless Deep Drawn sink bowl design. All sink bowls have a large liberal radii with a minimum dimension of 2" and are rectangular in design for increased capacity.
    - Self-Rim Design. Mounting clips provided accommodate all thicknesses of counter.
  - Construction
    - Bowls fabricated from one sheet of stainless steel.

- Mop Sink Faucet
- FRP in all janitor closets

- Classroom and Restroom Faucet
  - Two Handlebar Faucet. Features:
  - Features
    - 10" Height Spout
    - ADA Compliant
    - Check local childcare regulations for required hot water temperatures.
- Kitchen Sink: Stainless steel kitchen handwash sink

BUILDING PIPING MATERIALS SCHEDULE

PIPE		NO-HUB CAST IRON	DWV COPPER	TYPE L COPPER	TYPE M COPPER	SCH 40 BLK STEEL
SANITARY SEWER PIPE	BELOW GRADE	X				
	ABOVE GRADE	X				
SANITARY SEWER VENT	BELOW GRADE	X	X			
	ABOVE GRADE	X				
DOMESTIC WATER	ABOVE GRADE			X		
	BELOW GRADE			X		
NATURAL GAS	BELOW GRADE					X
	ABOVE GRADE					X
CONDENSATE DRAIN	INTERIOR ABOVE GRADE				X	

NOTES:
1. SUSPENDED PIPING SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED THOSE SHOWN IN CPC TABLE 3.2.
2. HANGERS ROD SIZES SHALL BE NO SMALLER THAN THOSE SHOWN IN CPC TABLE 3-1.

TABLE 120.3-A PIPE INSULATION THICKNESS

FLUID OPERATING TEMPERATURE RANGE (°F)	INSULATION CONDUCTIVITY: Conductivity (in Btu-in/h per ft² °F)	Mean Rating Tempurature (°F)		NOMINAL PIPE DIAMETER (in inches): <1	1 to <1.5	1.5 to <4	4 to<8	8 and larger
				INSULATION THICKNESS REQUIRED (in inches)				
Space heating, Service Water Heating Systems (Steam, Steam Condensate, Refrigerant, Space Heating, Service Hot Water)				Minimum Pipe Insulation Required (Thickness in inches or R-value)				
Above 350	0.32-0.34	250	Inches	4.5	5.0	5.0	5.0	5.0
			R-value	R37	R41	R37	R27	R23
251-350	0.29-0.32	200	Inches	3.0	4.0	4.5	4.5	4.5
			R-value	R24	R34	R35	R26	R22
201-250	0.27-0.30	150	Inches	2.5	2.5	2.5	3.0	3.0
			R-value	R21	R20	R17.5	R17	R14.5
141-200	0.25-0.29	125	Inches	1.5	1.5	2.0	2.0	2.0
			R-value	R11.5	R11	R14	R11	R10
105-140	0.22-0.28	100	Inches	1.0	1.5	1.5	1.5	1.5
			R-value	R7.\	R12.5	R11	R9	R8
				Nominal Pipe Diameter (in inches)				
				<1	1 to <1.5	1.5 to <4	4 to<8	8 and larger
Space cooling systems (chilled water, refrigerant and brine)				Minimum Pipe Insulation Required (Thickness in inches or R-value)[1]				
40-60	0.21-0.27	75	Inches	Nonres 0.5 / Res 0.75	Nonres 0.5 / Res 0.75	1.0	1.0	1.0
			R-value	Nonres R3 / Res R6	Nonres R3 / Res R5	R7	R6	R5
Below 40	0.20-0.26	50	Inches	1.0	1.5	1.5	1.5	1.5
			R-value	R8.5	R14	R12	R10	R9

Footnote to TABLE 120.3-A:
1. These thickness are based on energy efficiency consideratons only. Issues such as water vapor permeability or surface condensation sometimes require vapor retarders or additional insulation.

CALGREEN REQUIREMENTS

1. STANDARDS FOR PLUMBING FIXTURES & FITTING PLUMBING FIXTURE & FITTINGS SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.11 OF THE CALIFORNIA PLUMBING CODE & IN CHARTER 6 OF CGC.

WATER AND WASTE SERVICE CALCULATIONS

JOB NAME: Guidepost montessorie — DATE: 03/11/22

FIXTURE TYPE	NO.	WASTE FU	WASTE TOTAL	COLD WATER FU	COLD WATER TOTAL	HOT WATER FU	HOT WATER TOTAL	TOTAL WATER FU
Cassroom SINK	9	2	18	1.5	13.5	1.5	13.5	18
BATH TUB/SHOWER	0	3	0	3	0	3	0	0
CLOTHES WASHER	0	3	0	3	0	3	0	0
DRINKING FOUNTAIN	0	0.5	0	0.5	0	0	0	0
HOSE BIBB	0	0	0	2.5	0	0	0	0
KITCHEN SINK (DOMESTIC)	2	2	4	1.5	3	1.5	3	4
LAUNDRY SINK	0	2	0	1.125	0	1.125	0	0
LAVATORY (SINGLE)	7	1	7	0.75	5.25	0.75	5.25	7
LAVATORY (MULTIPLE)	0	2	0	0.75	0	0.75	0	0
SERVICE SINK	1	3	3	2.25	2.25	2.25	2.25	3
FLOOR DRAIN	8	2	16	0	0	0	0	0
FLOOR SINK RECEPTOR	0	3	0	0	0	0	0	0
SHOWER	0	2	0	1.5	0	1.5	0	0
SINK, 1-1/2" TRAP	0	2	0	1.5	0	1.5	0	0
SINK, 2" TRAP	0	3	0	1.5	0	1.5	0	0
URINAL, 1.0 GPF	0	2	0	4	0	0	0	0
WASHFOUNTAIN, 1-1/2"	0	2	0	1.5	0	1.5	0	0
WATER CLOSET, 1.6 TANK	0	3	0	2.5	0	0	0	0
WATER CLOSET, 1.6 FV	11	6	66	8	88	0	0	88
DISH WASHERS	1	0	0	1.5	1.5	1.5	1.5	2
MISCELLANEOUS FIXTURE	0	0	0	0	0	0	0	0
MISCELLANEOUS FIXTURE	0	0	0	0	0	0	0	0
TOTAL FU			114.0		113.5		25.5	122.0
EQUIVALENT COLD WATER FLOW RATE (GPM):						73		
ADDITIONAL DEMAND LOAD (GPM)						0		
PRESSURE AVAILABLE AT MAIN (PSI):						65		
PRESSURE BOOSTER PUMP								
MINIMUM REQUIRED FIXTURE PRESSURE (PSI):						20		
ELEVATION RISE (FT):						15		
METER LOSS (PSI):						2		
BACKFLOW PREVENTER LOSS (PSI):						10		
ADDITIONAL LOSSES (PSI):						0		
EQUIVALENT PIPE LENGTH FROM METER TO MOST REMOTE FIXTURE (FT):						180		
FRICTION LOSS PRESSURE AVAILABLE (PSI):						26.49		
MAXIMUM ALLOWABLE FRICTION LOSS (PSI/100 FT):						14.72		
WATER FLOW VELOCITY (FPS):						7.59		
CALCULATED FRICTION HEAD LOSS (PSI/100 FT):						5.56		
MINIMUM REQUIRED 'WATER' PIPE SIZE (INCHES):						2		
MINIMUM REQUIRED 'WASTE' PIPE SIZE (INCHES):						4		
(CALCULATIONS PER THE UPC/CPC)								

CW WATER LINE SIZE

PIPE SIZE	GPM	FT FIXTURES	FV FIXTURES	VELOCITY (FPS)
1/2"	3.0	3.0	0.0	8
3/4"	8.0	10.0	0.0	8
1"	18.0	26.0	0.0	8
1-1/4"	27.0	46.0	10.0	8
1-1/2"	41.0	90.0	30.0	8
2"	72.0	236.0	116.0	8

HW WATER LINE SIZE

PIPE SIZE	GPM	FT FIXTURES	FV FIXTURES	VELOCITY (FPS)
1/2"	3.0	3.0	0.0	5
3/4"	8.0	10.0	0.0	5
1"	16.0	23.0	0.0	5
1-1/4"	20.0	30.0	0.0	5
1-1/2"	28.0	49.0	0.0	5
2"	48.0	119.0	0.0	5

BASED ON THE CALIFORNIA PLUMBING CODE

PLUMBING FIXTURE SCHEDULE

FIXTURE NO.	FIXTURE TYPE	MIN. ROUGH-IN SIZES: WASTE	VENT	CW	HW	MANUFACTURER & MODEL NO.
						SEE THIS SHEET FOR OUTLINE SPECIFICATION GUIDEPOST MONTESSORI
WC-1	WATERCLOSET CHILDREN'S	4"	2"	1/2"	–	AMERICAN STANDARD MODEL 2315-228 BABY DEVORO, FLOOR MOUNTED TANK TYPE WITH SEAT. PLUMBING FIXTURES TO MEET CAL GREEN CODE 1.28GPF PROVIDE
WC-2	WATERCLOSET ADULT	4"	2"	1/2"	–	PLUMBING CONTRACTOR TO PROVED PLUMBING AND FIXTURE AND OWNER TO SELECTED PLUMBING FIXTURES TO MEET CAL GREEN CODE 1.28GPF PROVIDE
L-1	LAVATORY CHILDREN'S	2"	1-1/2"	1/2"	1/2"	PLUMBING CONTRACTOR TO PROVED PLUMBING AND FIXTURE AND OWNER TO SELECTED PLUMBING FIXTURES TO MEET CAL GREEN CODE 1.8GPF PROVIDE
L-2	LAVATORY ADULT	2"	1-1/2"	1/2"	1/2"	PLUMBING CONTRACTOR TO PROVED PLUMBING AND FIXTURE AND OWNER TO SELECTED PLUMBING FIXTURES TO MEET CAL GREEN CODE .5GPF PROVIDE
SK-1	CLASS ROOM SINK	2"	1-1/2"	1/2"	1/2"	ELKAY CELEBRITY STAINLESS STEEL 25"X21-1/4"X5-3/8, SINGLE BOWL TOP MOUNT SINK AND FAUCET. PLUMBING FIXTURES TO MEET CAL GREEN CODE 1.8GPF PROVIDE
SK-2	KITCHEN SINK	2"	1-1/2"	1/2"	1/2"	ONE PIECE SEAMLESS DEEP DRAWN SINK BOWL DESIGN 3 COMPARTMENT, ALL SINK BOWLS HAVE A LARGE LIBERAL RADII WITH A MIN. DIMENSION OF 2" AND ARE RECTANGLE IN DESIGN FOR INCREASE CAPACITY SELF RIM DESIGN. MOUNTING CLIPS PROVIDED ACCOMMODATE ALL THICKNESS OF COUNTER. BOWLS FABRICATED FROM ONE SHEET OF STAINLESS STEEL. PLUMBING FIXTURES TO MEET CAL GREEN CODE 1.8GPF PROVIDE
SK-3	STAFF LOUNGE SINK	2"	1-1/2"	1/2"	1/2"	PLUMBING CONTRACTOR TO PROVED PLUMBING AND FIXTURE AND OWNER TO SELECTED PLUMBING FIXTURES TO MEET CAL GREEN CODE 1.8GPF PROVIDE
SS-1	SERVICE SINK	3"	2"	3/4"	3/4"	PLUMBING CONTRACTOR TO PROVED PLUMBING AND FIXTURE AND OWNER TO SELECTED PLUMBING FIXTURES.
WMB	WASHING MACHINE UTILITY BOX	3"	2"	3/4"	3/4"	WATTS MODEL A2C-WB-M1 WHITE RECESS WALL UNIT. PROVIDE LEAK DETECTOR SENSOR, HOSE BIBB SUPPLY FITTING TO WASHER, ¾" SCREW STOP SHUT OFF VALVE.
WHA-1	WATER HAMMER ARRESTTER	–	–	1/2"	–	PLUMBING FIXTURE PROVIDED BY OWNER
TP-1	TRAP PRIMER	–	–	1/2"	–	PPS PRIMER RITE RR-500 CORROSION RESISTANT BRASS TRAP PRIMER, AUTOMATICALLY ADJUSTS TO LINE PRESSURE.
ICE MAKER BOX	REFRIGERATOR RESIDENTIAL	–	–	1/2"	–	SIOUX CHIEF OX BOX ICE MAKER OUTLET BOX W/WATER HAMMER ARRESTOR LEAD FREE.
HB-1	HOSE BIBB	–	–	3/4"	–	J.R SMITH 1080-R-C. PROVIDE VACUUM BREAKERS FOR HOSE BIB PER CPC 603.3.2
TMV-1	THERMOSTATIC MIXING VALVE	–	–	–	–	ZURN AQUA-GARD ZW1070XL LEAD FREE, POINT-OF-USE, THERMOSTATIC MIXING VALVE. ASSE 1070, NSF/ANSI CERTIFIED.

* AT PUBLIC RESTROOM PLUMBING CONTRACTOR SHALL PROVIDE SELF CLOSING OR SELF CLOSING METERING FAUCET PER CPC 403.4.

MAXIMUM FLOW RATE REQUIREMENTS FOR PLUMBING FIXTURE PER CGBSC 5.303.3:
a. WATER CLOSET: 1.28 GALLONS PER FLUSH.
b. LAVATORY FAUCET: 0.5 GALLON PER MINUTE.
c. KITCHEN/WASH FAUCET 1.8 GALLON PER MINUTE WITH 2.2 GALLONS PER MINUTE TEMPORARY FLOW.

FLOOR DRAIN SCHEDULE

CODE	DESCRIPTION	MANUFACTURER AND MODEL	STRAINER	REMARKS
FD-1	FLOOR DRAIN	JR SMITH FIG DX2005-BB	HEEL PROOF	FLOOR DRAIN WITH TRAP PRIMER CONNECTION PLEASE SEE PLUMBING FLOOR PLAN FLOOR DRAIN SIZES
FCO	FLOOR CLEANOUT	J.R. SMITH, ZURN & MIFAB	–	JR SMITH 4100 SERIES
WCO	WALL CLEANOUT	J.R. SMITH, ZURN & MIFAB	–	JR SMITH 4720 COVER

HOT WATER HEATER SCHEDULE

TAG	MANUFACTURER	MODEL	ENERGY FACTOR	CAPACITY (BTU)	STORAGE GASLS	GPH RECOVERY FIRST HOUR	EWT	LWT	LBS	CONTROL CIRCUIT HZ	V	PH	REMARKS
WH-1	BOCK	60HEC-125	99	125,000	60	145	50	120	1,100	60	120	1	INSTALLATION SHALL BE PER MANUFACTURES RECOMMENDATIONS AND CPC.. EXPANSION TANK, METAL STRAP AND BRACKET, FOR ET-1, DRAIN PAN, T&P DRAIN VALVE, METAL STAND, CONDENSATE NEUTRALIZER, CONCENTRIC VENT KIT AND MOUNTING METAL STRAPS FOR WATER HEATER.

DOMESTIC HOT WATER RETURN PUMP SCHEDULE

TAG	MANUFACTURER	CAPACITY GPM	DYNAMIC HEAD FT.	RPM	VOLT/PH/HZ	POWER SUPPLY HP	AMPS	WT/LBS	REMARKS
CP-1	B&G PUMP MODEL ECOCIR XL 20-35B	–	20	–	115/1/60	1/12	1.3	10	WITH BUILT IN AUTOMATIC INSTALL PER MANUFACTURE RECOMMENDATIONS

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PLUMBING SCHEDULES

REVISIONS

DATE: 03/22/2022

SHEET

P0.2

PLUMBING

THE GENERAL CONDITIONS AND GENERAL REQUIREMENTS SECTIONS SHALL APPLY DIRECTLY TO THIS SECTION AS THOUGH PRINTED HEREIN

1. SCOPE

A. WORK INCLUDED; ALL LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS REQUIRED TO FURNISH AND INSTALL ALL HVAC WORK AS INDICATED ON THE PLANS, SPECIFIED HEREIN, AND/OR AS NECESSARY TO COMPLETE THE WORK, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

1) SANITARY SOIL, WASTE AND VENT SYSTEM.

2) GREASE WASTE AND VENT SYSTEM.

3) DOMESTIC HOT AND COLD WATER SYSTEMS.

4) CONDENSATE DRAIN SYSTEM.

5) PLUMBING FIXTURES, EQUIPMENT, TRIM

6) ROUGH-IN AND FINAL CONNECTIONS OF WATER, GAS AND DRAIN TO EQUIPMENT, NOT INCLUDED IN THIS SECTION OR AS FURNISHED BY OWNER.

7) TESTING.

2. EXAMINATION OF THE SITE

EXAMINE THE SITE AND ALL CONDITIONS THEREON OR THEREIN. TAKE INTO CONSIDERATION ALL CONDITIONS THAT MAY AFFECT THE WORK UNDER THIS CONTRACT. LACK OF THIS INFORMATION WILL NOT BE CONSIDERED AS JUSTIFICATION FOR EXTRA COST OR ALLOWANCES TO THE CONTRACT SUM.

3. CODES AND REGULATIONS.

A. ORDINANCES AND REGULATIONS: IN ADDITION TO COMPLYING WITH THE SPECIFIED REQUIREMENTS, COMPLY WITH PERTINENT REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION

B. PERMITS AND INSPECTIONS: APPLY AND PAY FOR ALL PERMITS FOR THE INSTALLATION OR CONSTRUCTION OF THE PLUMBING WORK REQUIRED BY ANY LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION AND FURNISH ALL NECESSARY DRAWING REQUIRED FOR SAME. ARRANGE FOR INSPECTIONS AND EXAMINATIONS AS REQUIRED, AND DELIVER CERTIFICATES OF ALL INSPECTIONS TO THE OWNER.

4. DRAWINGS AND SPECIFICATIONS.

A. THE DRAWING ARE IN PART DIAGRAMMATIC AND ARE INTENDED TO CONVEY THE SCOPE OF THE WORK; THEY INDICATE THE GENERAL ARRANGEMENT AND APPROXIMATE SIZES OF EQUIPMENT, PIPING, ETC. FOLLOW THE DRAWINGS AS CLOSELY AS PRACTICAL IN LAYING OUT THE WORK, BE GUIDED BY THE CONDITIONS AT THE JOB AND CONSULT THE CONSTRUCTION DRAWINGS OF THE OTHER TRADES TO BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE WORK.

B. VERIFY ALL CLEARANCES IN AREAS WHERE WORK WILL BE INSTALLED AND COORDINATE THE WORK WITH THAT OF THE OTHER TRADES AND OTHER SECTIONS OF THE SPECIFICATIONS.

C. WHERE JOB CONDITIONS, OR THE ARCHITECT REQUIRE REASONABLE CHANGES IN INDICATED LOCATIONS AND ARRANGEMENT, MAKE SUCH CHANGES WITHOUT ADDITIONAL CHARGE.

D. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO PROVIDE COMPLETE OPERATING SYSTEMS, UNLESS SPECIFICALLY NOTED TO THE CONTRARY. THE OMISSION FROM THE DRAWINGS OR SPECIFICATIONS OF ANY MINOR DETAILS OF CONSTRUCTION, INSTALLATION, MATERIALS, OR SPECIALTIES NECESSARY FOR A SAFETY OPERABLE SYSTEM SHALL NOT RELIEVE THE CONTRACTOR FROM FURNISHING THE SUCH ITEMS, IN PLACE, COMPLETE.

5. SUBSTITUTIONS

A. WHENEVER A PRODUCT IS SPECIFIED BY TRADE NAME OR MANUFACTURER'S NAME, EITHER IN THE SPECIFICATIONS OR ON THE DRAWINGS SUCH DESIGNATION IS INTENDED TO ESTABLISH A STANDARD OR MERIT AND DESIGN.

B. SUBMIT WRITTEN REQUESTS FOR SUBSTITUTIONS IN TRIPLICATE. INCLUDE CATALOG NUMBERS, CAPACITIES, RATINGS AND THE CUTS OF PRODUCTS SPECIFIED AS WELL AS PRODUCTS TO BE SUBSTITUTED ALSO INCLUDE ACCURATE COST DATA ON THE PROPOSED AND WHETHER OR NOT MODIFICATION OF THE CONTRACT AMOUNT IS TO BE CONSIDERED.

C. SUBSTITUTIONS OF UNLISTED MANUFACTURERS WILL NOT BE ALLOWED AFTER THE CONTRACT IS SIGNED.

6. SUBMITTALS

A. PRODUCT DATA: SUBMIT MATERIAL LIST OF ITEMS PROPOSED TO BE PROVIDED UNDER THIS SECTION. INCLUDE MANUFACTURER'S SPECIFICATIONS, CATALOG CUTS, AND OTHER DATA NEEDED TO COMPLY WITH THE SPECIFIED REQUIREMENTS. SUBMIT ALL PRODUCT DATA AT ONE TIME, BOUND BETWEEN COVERS. PARTIAL SUBMITTALS WILL NOT BE ACCEPTED.

B. SHOP DRAWINGS OR OTHER DATA AS REQUIRED TO INDICATE METHOD OF INSTALLATION AND ATTACHMENT OF PIPING, AND EQUIPMENT, EXCEPT WHERE SUCH DETAILS ARE FULLY SHOWN ON THE DRAWINGS.

C. RECORD DRAWINGS AND MANUALS :
PROVIDE AND KEEP AT JOB SITE A COMPLETE RECORD SET OF BLUE LINE PRINTS, CORRECTED DAILY TO SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS AND SPECIFICATIONS. PRINTS FOR THIS PURPOSE MAY BE OBTAINED FROM THE ARCHITECT.
DELIVER THE SET TO THE ARCHITECT.
PAY FOR BLUEPRINTING PROJECT RECORD DRAWINGS.

7. OPENINGS

A. OPENINGS OR HOLES FOR PIPING OR EQUIPMENT WILL NOT BE ALLOWED IN ANY STRUCTURAL MEMBERS WITHOUT CONSENT OF THE ARCHITECT.

B. FRAMED OPENINGS HAVE BEEN INDICATED ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. AT A TIME IN ADVANCE OF THE WORK, VERIFY THE LOCATION AND SIZE OF OPENINGS OR FURNISH NEW INSTRUCTIONS AS TO THE REQUIREMENTS FOR THESE OPENINGS. SHOULD THE FURNISHING OF THIS INFORMATION BE NEGLECTED, DELAYED OR INCORRECT, AND ADDITIONAL CUTTING, NOTCHING, OR BORING IS FOUND TO BE REQUIRED, THE WORK SHALL BE DONE AS DIRECTED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

C. MAKE ABSOLUTELY WATERTIGHT ANY OPENINGS THROUGH WATERPROOFED CONSTRUCTION CAUSED BY THE PENETRATION OF PIPING IN A MANNER APPROVED BY THE ARCHITECT.

8. QUALITY ASSURANCE AND PRODUCT HANDLING

A. USE ALL MEANS NECESSARY TO PROTECT PLUMBING MATERIALS BEFORE, DURING AND AFTER INSTALLATION AND TO PROTECT THE INSTALLED WORK AND MATERIALS OF ALL OTHER TRADES.

B. IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE SATISFACTION OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.

9. NOISE AND VIBRATION

IT IS THE SPECIFIC INTENT OF THESE SPECIFICATIONS AND DESIGN CONDITIONS THAT THE ENTIRE SYSTEM INCLUDING EQUIPMENT, PIPING, AND ALL OTHER PARTS BE NOISELESS AND FREE OF VIBRATION TRANSMISSION. PROVIDE AND INSTALL VIBRATION DAMPER, SOUND INSULATION PADS, FLEXIBLE CONNECTORS AND SIMILAR MATERIAL AS REQUIRED, TO PREVENT TRANSMISSION TO THE BUILDING STRUCTURE OF SOUND AND VIBRATION CAUSED BY THE FLOW OF FLUIDS, MOTORS, MOTOR OPERATED EQUIPMENT. IF AS A RESULT OF THE INSTALLATION, NOISE OR VIBRATION OCCURS IN THE BUILDING, MAKE THE NECESSARY CORRECTIONS AT NO COST TO THE OWNER.
DO NOT REDUCE THE CAPACITY OF ANY EQUIPMENT.

10. WARRANTY

BE RESPONSIBLE FOR ALL WORK UNDER THIS SECTION, ADJUST ALL VALVES, CONTROLS, VACUUM BREAKERS AND OTHER INCIDENTAL ITEMS. LEAVE THE SYSTEM IN PERFECT OPERATING CONDITION.
REPAIR, REGULATE AND REPLACE ANY DEFECTIVE WORKMANSHIP, MATERIALS, AND EQUIPMENT WHICH MAY BECOME APPARENT WITHIN ONE YEAR AFTER THE DATE OF THE FINAL ACCEPTANCE OF THE WORK, AT NO ADDITIONAL COST TO THE OWNER. FURNISH THE OWNER ALL MANUFACTURER'S WRITTEN WARRANTIES OF MATERIALS AND EQUIPMENT.

11. MATERIALS

PROVIDE ALL NEW MATERIALS, IN PROPER CONDITION, OF THE BEST QUALITY FOR THE PURPOSE INTENDED, CLEARLY MARKED OR STAMPED WITH THE MANUFACTURER'S NAME AND/OR STAMP AND RATING.

A. SOIL, WASTE AND VENT: CAST IRON NO HUB PIPE AND FITTINGS WITH STAINLESS STEEL CLAMP.

B. DOMESTIC WATER (ABOVE GROUND): TYPE L HARD DRAWN COPPER ASTM B88. AND WROUGHT COPPER FITTINGS.

B. PIPE FITTINGS

1. PROVIDE FITTINGS FOR CAST IRON SOIL PIPE OF THE SAME MATERIAL WEIGHT AND QUALITY SPECIFIED FOR PIPE.

2. PROVIDE FOE BLACK STEEL PIPES 2-1/2" AND SMALLER, BANDED BLACK MALLEABLE IRON FITTINGS.

3. PROVIDE FOE COPPER WATER PIPES, WROUGHT COPPER SOLDER JOINT FITTINGS. CAST FITTINGS WILL NOT BE PERMITTED.

4. PROVIDE FOR EXPOSED FIXTURE CONNECTIONS, 85% CAST RED BRASS, POLISHED AND CHROMIUM PLATED FITTINGS.

C. UNIONS

UNION SHALL BE PROVIDED AT ALL EQUIPMENT, AT POINTS ADJACENT TO ALL VALVES, AND ELSEWHERE AS REQUIRED TO PERMIT SERVICING OF FIXTURES. UNIONS TO AS MANUFACTURED BY CRANE OR EQUAL.

D. VALVES

1. GENERAL: NON RISING STEM MAY BE USED ONLY WHERE THERE IS INSUFFICIENT CLEARANCE. SOLDER JOINT OR SCREWED TYPE VALVES SHALL BE USED IN COPPER PIPING. VALVES OF ONE TYPE SHALL BE OF THE SAME MANUFACTURER. NIBCO OR APPROVED EQUAL

VALVES SCHEDULE
GATE VALVE: NIBCO NO. S-113
GLOBE VALVE:NIBCO S-211-Y
CHECK VALVE:NIBCO NO. S-413-Y
BALL VALVE:NIBCO NO. S-580

E. PIPE SUPPORTS

FEE MASON OR APPROVED EQUAL

F. SLEEVES

PROVIDE ELCEN "E-Z CRETE" RUST-PROOF SLEEVES OF THE SIZE

G. ACCESS PANELS & BOXES

PROVIDE ACCESS PANELS AS MANUFACTURED BY J.R.SMITH ELMDOR OR EQUAL I QUALITY AND STYLE.
PROVIDE ACCESS PANELS WITH THE SAME FIRE RATING AS THE WALL OR CEILING IN WHICH THE ARE INSTALLED.

1. PLASTER WALL AND CEILING: ELMDOR PW SERIES AKL HINGED PRIME COATED STEEL TRIM LESS ACCESS IN WITH PLASTER GROUND.

2. TILE, DRYWALL AND CEILING: ELMDOR PW SERIES AKL HINGED STAINLESS STEEL FLANGED ACCESS PANEL WITH BRIGHT FINISH FOR TILE WALLS, PRIME COATED STEEL FOR PAINTED WALLS.

3. ACOUSTICAL TILE : ELMDOR AT SERIES AKL HINGED PRIME COATED STEEL FLANGED ACCESS PANEL.

4. FIRE RATED WALL AND CEILING : ELMDOR FR SERIES AKL WITH RECESSED TURN LATCH.

H. FLASHING

PROVIDE FOR EACH PIPE PASSING THROUGH THE ROOF 3 LBS. SEAMLESS LEAD FLASHING ASSEMBLY-FLASHING TO HAVE STEEL REINFORCED CONICAL BOOT AND COUNTER FLASHED WITH HOODED CAST IRON COUNTER FLASHING MANUFACTURED BY STONE MAN OR EQUAL.

L. PRESSURE GAUGES AND THERMOMETER
MARSH TRERICE OR APPROVED EQUAL.

13. MANUFACTURER'S RECOMMENDATIONS

INSTALL ALL EQUIPMENT, MATERIAL, FIXTURES, AND DEVICES IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER AND THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. IN THE EVENT OF CONFLICT, CONSULT THE ARCHITECT FOR A DECISION AND PERFORM THE WORK IN ACCORDANCE WITH HIS DECISION.

14. INSTALLATION PIPING

A. GENERAL:

1. CLEAN ALL PIPE AND REMOVE ALL SCALE, SAND, DIRT, ECT. BEFORE INSTALLATION. USE FULL LENGTHS OF PIPE WHENEVER POSSIBLE TO MINIMIZE THE NUMBER OF COUPLINGS.

2. CUT PIPES ACCURATELY TO MEASUREMENTS ESTABLISH ON THE SITE. WORK PIPES INTO PLACE WITHOUT SPRINGING OR FORCING, AND PROPERLY CLEAR EQUIPMENT, DOORS, AND OPENINGS OF BUILDINGS.

3. INSTALL ALL PIPING TO RUN PARALLEL TO THE BUILDING CONSTRUCTION AND ARRANGE TO FORM NEAT AND SYMMETRICAL PATTERNS TO INSURE THE BEST APPEARANCE POSSIBLE.

4. UNLESS OTHERWISE SPECIFIED, CONCEAL ALL PIPE IN WALLS, PARTITIONS OR FURRED SPACES.

5. PROCEED WITH THE ROUGH PIPING AS RAPIDLY AS THE GENERAL CONSTRUCTION WORK WILL PERMIT AND HAVE ALL OF THE ROUGH PIPING IN AND STUBBED OUT TO THE PROPER POINT AND TESTED, IN EACH CASE, BEFORE ANY LATH, PLASTER OR FINISH WORK OF THE CEILINGS, PARTITIONS, WALL, OR FLOOR ARE IN PLACE.

6. INSTALL ALL PIPES WITH ALLOWANCES FOR EXPANSION AND CONTRACTION. CONSTRUCT SO THAT STRAINS WILL BE EVENLY DISTRIBUTED WITHOUT DAMAGE TO THE SYSTEM. AVOID BUILDING ERECTION STRESSES INTO THE PIPING.

7. MAKE CONNECTION BETWEEN COPPER OR BRASS PIPING AND STEEL WITH APPROVED DIELECTRIC COUPLINGS

8. AVOID CONNECTIONS BETWEEN COPPER INSTALLATION THAT COULD CAUSE A CROSS CONNECTION BETWEEN WATER SUPPLY AND DRAINAGE.

9. COVER ALL EXPOSED CONNECTIONS TO PLUMBING FIXTURES WITH POLISHED AND CHROMIUM PLATED SEAMLESS COPPER CASING.

10. SHOW NO TOOL MARKS OR THREADS ON EXPOSED PLATED, POLISHED, OR ENAMELED CONNECTIONS FROM FIXTURES.

B. SOIL, WASTE, VENT AND DRAINAGE PIPING:

10. INSTALL PIPING AS STRAIGHT AS POSSIBLE AND MAKE ALL CHANGE IN DIRECTION WITH FITTINGS. MAKE OFFSETS AT 45 DEGREES OR LESS.

10. EXTEND ALL VENT PIPES AT LEAST 6" ABOVE FINISHED ROOF SURFACES AND HIGHER WHEREVER REQUIRED BY LOCAL PLUMBING ORDINANCES.

C. WATER PIPING.

1. RUN LEVEL WITHOUT POCKETS AND AS STRAIGHT AS POSSIBLE.

2. INSTALL HOT AND COLD WATER LINES AT LEAST 12" APART.

3. INSTALL ALL WATER LINES FROM ALL PART OF THE BUILDING STRUCTURE AND HANGERS WITH 1/2" THICK WAFFLE PATTERN, HAIR FELT STRIPS OF A 2" MINIMUM WIDTH COMPLETELY SURROUNDING THE PIPES. USE PIPE ISOLATORS TO ISOLATE ALL PIPE HANGERS AND SUPPORTS.

4. INSTALL WATER HAMMER ARRESTORS IN AN UPRIGHT POSITION ON HOT AND COLD WATER PIPING HEADERS, AT EACH QUICK CLOSING VALVES AND WHERE INDICATED ON THE DRAWINGS.

5. INSTALL VACUUM BREAKER ON WATER LINES WHERE REQUIRED BY CODE EVEN IF NOT SPECIFICATION OR INDICATED ON THE DRAWINGS.

6. ARRANGE THERMOMETERS FOR EASY READING FORM THE FLOOR AND INSTALL ALL PRESSURE GAUGES WITH SHUT-OFF COCKS.

15. JOINTS

A. SCREWED STEEL PIPE: CUT THREADS WITH NEW CLEAN DIES. CAREFULLY - REAM AND INSPECT EACH PIECE OF PIPE BEFORE ERECTION. APPLY PIPE DOPE TO MALE THREADS ONLY. EXPOSED NO MORE THAN TWO THREADS.

B. COPPER TUBING: CUT PIPE SQUARE, USING PROPER TOOLS AND REMOVE ALL BURRS, THOROUGHLY CLEAN AND OF PIPE EQUAL TO DEPTH OF FITTING, USING SAND CLOTH, SANDPAPER OR STEEL WOOL FOR CLEANING PURPOSES. APPLY A COAT OF NO. 50 STREAMLINE PASTE TO PIPE AND FITTINGS. LIQUID FLUX WILL NOT TO BE PERMITTED. USE 95-5 SOLDER INSTALL ALL PIPING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION.

C. COPPER OR BRASS PIPE: CUT THREADS WITH NEW CLEAN DIES, FULL THICKNESSES OF DIES. MAKE JOINTS WITH FRICTION CLAMPS AND FRICTION WRENCHES. THOROUGHLY REAM EACH PIECE OF PIPE. APPLY TAPE TO MALE THREADS.

16. UNIONS

INSTALL UNIONS ON CONNECTION TO ALL EQUIPMENT ON THE DOWNSTREAM SIDE OF ALL THREADED OR SOLDERED VALVES AND ELSEWHERE AS INDICATED ON THE DRAWINGS.

17. VALVES

A. INSTALL SHUTT-OFF VALVES IN ALL MAIN SERVICES, AT FIXTURES, AND WHERE REQUIRED TO PROVIDE COMPLETE ISOLATION OF ALL EQUIPMENT, DEVICES, ETC. FOR THEIR PROPER SERVICING. ARRANGE VALVES TO GIVE COMPLETE AND REGULATING CONTROL OF PIPING SYSTEMS THROUGHOUT THE BUILDING. INSTALL ALL VALVES WITH BEST OF WORKMANSHIP, WITH NEAT APPEARANCE AND GROUPING, SO THAT ARE EASILY ACCESSIBLE FOR MAINTENANCE..

18. PIPE SUPPORTS

A. SUPPORT SUSPEND PIPING WITH CLEVIS OR TRAPEZE HANGERS AND RODS. IN CONCRETE SLABS SUPPORT PIPING FROM INSERTS OR ANCHORS. WHERE STEEL FRAMING IS USED, ATTACH SUPPORTS WITH SUITABLE CLAMPS AND TO WOOD FRAMING USE SUITABLE BOLTS OR LAG SCREWS.

B. SUPPORT EACH ITEM INDEPENDENTLY FORM OTHER PIPES. DO NOT USE WIRE FOR HANGING OR STRAPPING PIPES.

C. SPACE HANGERS AND SUPPORT FOR HORIZONTAL STEEL PIPES ACCORDING TO THE FOLLOWING SCHEDULE:

D. ALL PIPING WHICH IS NOT ISOLATED FROM CONTACT WITH THE BUILDING BY ITS INSULATING SHALL BE INSTALLED WITH A MANUFACTURED TYPE ISOLATOR. HORIZONTAL PIPING IN STUD WALL MAY BE ISOLATED WITH HAIR FELT PADS SECURELY WIRED IN PLACE.

E. ISOLATOR SHALL BE SEMCO TRISOLATORS. SERIES NO. 100 I.PS PIPING AND SERIES NO. 500 FOR COPPER TUBING AS MANUFACTURED BY STONEMAN ENGINEERING AND MFG. CO.

PIPE SIZE:	MAXIMUM SPACING ON CENTER
1-1/4" AND SMALLER:	8'-0"
1-1/4" AND LARGER:	10'-0"

F. SPACE HANGERS AND SUPPORTS FOR HORIZONTAL COPPER TUBING ACCORDING TO THE FOLLOWING SCHEDULE:
TUBE SIZE; MAXIMUM SPACING ON CENTERS:

1-1/2" AND SMALLER:	6'-0"
2" AND LARGER:	8'-0"

OTHER LOCATIONS: VALVES, FITTINGS AND CHANGE IN DIRECTION.

G. PROVIDE SWAY BRACING ON HANGERS LONGER THAN 18".

H. ARRANGE PIPE SUPPORTS TO PREVENT EXCESSIVE DEFLECTION, AND TO AVOID EXCESSIVE BENDING STRESS.

I. SUPPORT VERTICAL PIPING WITH RISER CLAMPS SECURED TO THE PIPING AND RESTING ON THE BUILDING STRUCTURE. PROVIDE AT EACH FLOOR UNLESS OTHERWISE NOTED.

K. HUBLESS PIPING: PROVIDE HANGERS ON THE PIPING AT EACH SIDE OF, AND WITHIN 6" OF, HUBLESS PIPE COUPLING SO THE COUPLING WILL BEAR NO WEIGHT. MAINTAIN ALIGNMENT AND PREVENT SAGGING OF PIPE, AND MAKE ADEQUATE PROVISION TO PREVENT SHEARING AND TWISTING OF THE PIPE AND THE JOINT. DO NOT PROVIDE HANGERS ON COUPLING.

HORIZONTAL SPACING: 5'-0"

OTHER LOCATIONS: FITTINGS AND CHANGE IN DIRECTION.

L. SUPPORT PIPING ON ROOF ON 2"x4" REDWOOD BLOCKS 12" LONG AT MAXIMUM OF 8'-0" O.C. ANCHOR PIPING TO BLOCKS.

M. HANGERS RODS SHALL CONFORM TO THE FOLLOWING TABLE:

PIPE SIZE 2" AND SMALLER:	3/8" INCH ROD
PIPE SIZE 2-1/2" AND 3":	1/2" INCH ROD
PIPE SIZE 4" AND 5":	5/8 INCH ROD

19. INSULATION

A. INSULATE ALL DOMESTIC HOT WATER SUPPLY PIPING. DO NOT COVER UNIONS THICKNESS SHALL BE IN ACCORDANCE WITH TABLE ON P-1 (ENERGY NOTES). MATERIAL TO BE SAME AS SPECIFIED BELOW IN "B".

B. INSULATE ALL NEW AND EXISTING DOMESTIC COLD WATER PIPING.

(EITHER) EXPOSED OR CONCEALED) WITH 1/2" THICK ARMSTRONG 2000 OR ELASTOMERIC OR IMCOA POLYOLFIN FOAM PIPE INSULATION. ALL JOINTS SHALL BE SEALED WITH IMCOA ADHESIVE. ALL FITTINGS TO BE INSULATED WITH MITER CUT PIECES. WATER PIPES RUN IN EXTERIOR WALL CHASES ARE TO BE COVERED WITH 3/4" INSULATION.
FIBERGLASS INSULATION IS NOT ALLOWED.

C. PROVIDE INSULATION CONTINUOS THROUGH HANGERS AND ROLLERS.

D. INSULATE THE TAIL PIECE, "P" TRAP, TRAP ARM AND HOT WATER SUPPLY PIPING AT EACH FIXTURE FOR HANDICAPPED USE. HANDI LAV-GUARD INSULATION KITS. MANUFACTURED BY TRUEBRO INC.

20. PIPE WRAPPING

SPIRALLY WRAP ALL UNDERGROUND STEEL AND COPPER PIPING WITH PLASTIC TAPE ONE HALF LAPPED TO GIVE DOUBLE THICKNESS. WRAPALL FIELD JOINTS AFTER PRESSURE TEST. WHERE SOIL IS CORROSIVE ATTACH ANODES TO ALL UNDERGROUND STEEL PIPING WITH ISOLATION UNIONS IN ACCORDANCE WITH RECOMMENDATIONS OF A CORROSION ENGINEERS.

21. SLEEVES AND ESCUTCHEONS

A. PROVIDE SLEEVES FOR EACH PIPE PASSING THROUGH WALLS, PARTITIONS, FLOORS, ROOFS, AND CEILINGS. FOR CONCRETE CONSTRUCTION SET PIPE SLEEVES IN PLACE BEFORE CONCRETE IS POURED.

B. FOR UN INSULATED PIPE, PROVIDE SLEEVES TWO PIPE SIZES LARGER THAN THE PIPE PASSING THROUGH, OR PROVIDE A MINIMUM OF 1/2" CLEARANCE BETWEEN INSIDE AND OUTSIDE OF THE PIPE.

C. FOR INSULATED PIPE, PROVIDE SLEEVES OF ADEQUATE SIZE TO ACCOMMODATE THE FULL THICKNESS OF PIPE COVERING, WITH CLEARANCE FOR PACKING AND CALKING.

D. CALK THE SPACE BETWEEN SLEEVES AND PIPE COVERING, USING A NON COMBUSTIBLE, PERMANENTLY PLASTIC, WATERPROOF, NON-STAINING COMPOUND WHICH LEAVES A SMOOTH FINISHED APPEARANCE, OR PACK WITH NON COMBUSTIBLE ASBESTOS COTTON ROPE TO WITHIN 1/2" OF BOTH WALL FACES, AND PROVIDE THE WATERPROOF COMPOUND DESCRIBED ABOVE.

E. FINISHED AND ESCUTCHEONS:

1. SMOOTH UP ROUGH EDGES AROUND SLEEVES WITH PLASTER OR SPACKLING COMPOUND.

2. PROVIDE 1" WIDE CHROME OR NICKEL PLATED ESCUTCHEONS HELD IN PLACE WITH SET SCREW FOR ALL PIPES EXPOSED TO VIEW IN FINISHED SPACES.

22. CLEANOUTS

A. PROVIDE CLEAN OUTS OF SAME NOMINAL SIZE AS THE PIPES THEY SERVE, EXCEPT WHERE CLEAN OUTS ARE REQUIRED IN PIPES 4" AND LARGER PROVIDE 4" CLEANOUTS.

B. MAKE CLEAN OUTS ACCESSIBLE. AFTER PRESSURE TESTS ARE MADE AND APPROVED, THOROUGHLY GRAPHITE THE CLEAN OUT THREADS.

23. TAGGING AND IDENTIFICATION

LABEL ALL VALVES WITH SECURELY ATTACHED METAL TAGS SHOWING THE SERVICE AND VALVE NUMBER. STAMP TAGS WITH BLACK FILLED NUMBERS AND LETTERS. PRIOR TO FINAL INSPECTION, SUBMIT TO ARCHITECT TWO COPIES OF CHART. SHOWING VALVE NUMBER, SERVICE, VALVE LOCATION AND AREA CONTROLLED.

24. TESTING

A. TEST ALL WORK UNDER THE SUPERVISION OF THE REPRESENTATIVE OF THE ARCHITECT AND/OR OWNER AND INSPECTED BY ALL AUTHORITIES HAVING JURISDICTION OVER THIS WORK. DELIVER FOUR (4) SETS OF ALL TEST AND REPORTS TO THE ARCHITECT.

B. PRESSURE TESTS:

TEST THE VARIOUS PARTS OF THE SYSTEMS BEFORE PIPING IS CONCEALED AS REQUIRED BY GOVERNING AUTHORITIES AND PAY ALL COSTS FOR SAME.

1. ENTIRE SOIL, WASTE AND VENT PIPING SHALL BE TESTED WITH MINIMUM OF 10 FEET HEAD OF WATER THREE (3) HOURS.

2. ALL DOMESTIC WATER PIPING SHALL BE TESTED UNDER A HYDROSTATIC PRESSURE OF 150 PSI FOR THREE (3) HOURS.

C. OPERATING TESTS:

1. BEFORE FINAL ACCEPTANCE, PERFORM OPERATING TEST FOR A DURATION OF EIGHT HOURS. FURNISH ALL LABOR AND INSTRUMENTS FOR TEST.

D. SHOULD THE CONTRACTOR REFUSE OR NEGLECT TO MAKE ANY TEST NECESSARY TO SATISFY THE OWNER, OR HIS REPRESENTATIVE, THAT HE HAS CARRIED OUT THE TRUE INTENT AND MEANING OF THE SPECIFICATIONS, THE OWNER MAY MAKE SUCH TEST AND CHARGE THE EXPENSE THERE OF TO THE CONTRACTOR.

25. CLEANING

A. THOROUGHLY CLEAN ALL EQUIPMENT AND PIPING TO REMOVE DUST, SCALE, PLASTER, OR ANY INTERNAL OBSTRUCTIONS BEFORE ANY COVERING IS INSTALLED OR ANY PIPING, OR EQUIPMENT IS PAINTED AND/OR PLACED IN OPERATION. CLEAN EXPOSED PARTS OF EQUIPMENT, REMOVE OIL AND GREASE, AND LEAVE THE BRIGHT METAL PARTS CLEAN AND POLISHED. RESTORE FINISHED SURFACES IF DAMAGED, AND DELIVER ENTIRE INSTALLATION IN APPROVED CONDITION.

B. DURING THE PROGRESS OF THE WORK, CAREFULLY CLEAN UP AFTER YOUR MEN, AND LEAVE THE PREMISES AND ALL PORTIONS OF THE BUILDING IN WHICH YOU ARE WORKING, FREE FROM DEBRIS. UPON COMPLETION OF THE WORK, REMOVE ALL RUBBISH, DEBRIS AND SURPLUS MATERIALS RESULTING THEREFROM FROM THE PREMISES, AND LEAVE THE SITE IN AND, CLEAN AND ACCEPTABLE CONDITION AS APPROVED BY THE ARCHITECT.

C. BEFORE BEING PLACED IN OPERATION, FLUSH CLEAN INSIDE OF PIPES, ECT. CLEAN ALL STRAINERS AFTER OPERATIONAL TEST. CLEAN PLUMBING FIXTURES OF PROTECTIVE MATERIALS AND CLEAN AND POLISHED ENTIRE ASSEMBLIES. CLEAN FLOOR DRAIN GRATES AND CHECK EACH FIXTURE TO INSURE AGAINST TRAP STOPPAGE.

26. WATER SYSTEM STERILIZATION

BEFORE THE USE OF ANY PORTION OF WATER SYSTEM AND BEFORE FINAL ACCEPTANCE OF THE SYSTEM, THE PURITY OF THE SYSTEM MUST MEET THE REQUIREMENTS OF THE STATE BOARD OF HEALTH. SUBMIT A CERTIFICATE FROM AN APPROVED TESTING LABORATORY THAT THE WATER SYSTEM MEETS ALL THE PURITY REQUIREMENTS OF THE STATE BOARD OF HEALTH. OBTAIN WRITTEN APPROVAL FROM WATER TESTING LABORATORY AND SUBMIT TO GENERAL CONTRACTOR FOR APPROVAL.

27. GROUTING

GROUT BEHIND ALL WALL-HUNG PLUMBING FIXTURES WITH HARD, WHITE DURABLE PLASTER MATERIALS, ELIMINATING ALL VOIDS AND CRACKS AND PROVIDING SUFFICIENT PLANE-BEARING SURFACES FOR MOUNTING.

28. ADJUSTING

UPON COMPLETION OF AND AFTER CLEANING OF SYSTEM AND EQUIPMENT, CAREFULLY ADJUST FOR NORMAL OPERATION THE AUTOMATIC PARTS OF PLUMBING SYSTEMS.

29. OPERATION AND MAINTENANCE INSTRUCTIONS

UPON COMPLETION OF THE WORK OF THIS SECTION AND BEFORE FINAL ACCEPTANCE, DELIVER TO THE ARCHITECT TWO COPIES OF AN OPERATION AND MAINTENANCE MANUAL.

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PLUMBING SPECIFICATION

REVISIONS

DATE: 03/22/2022

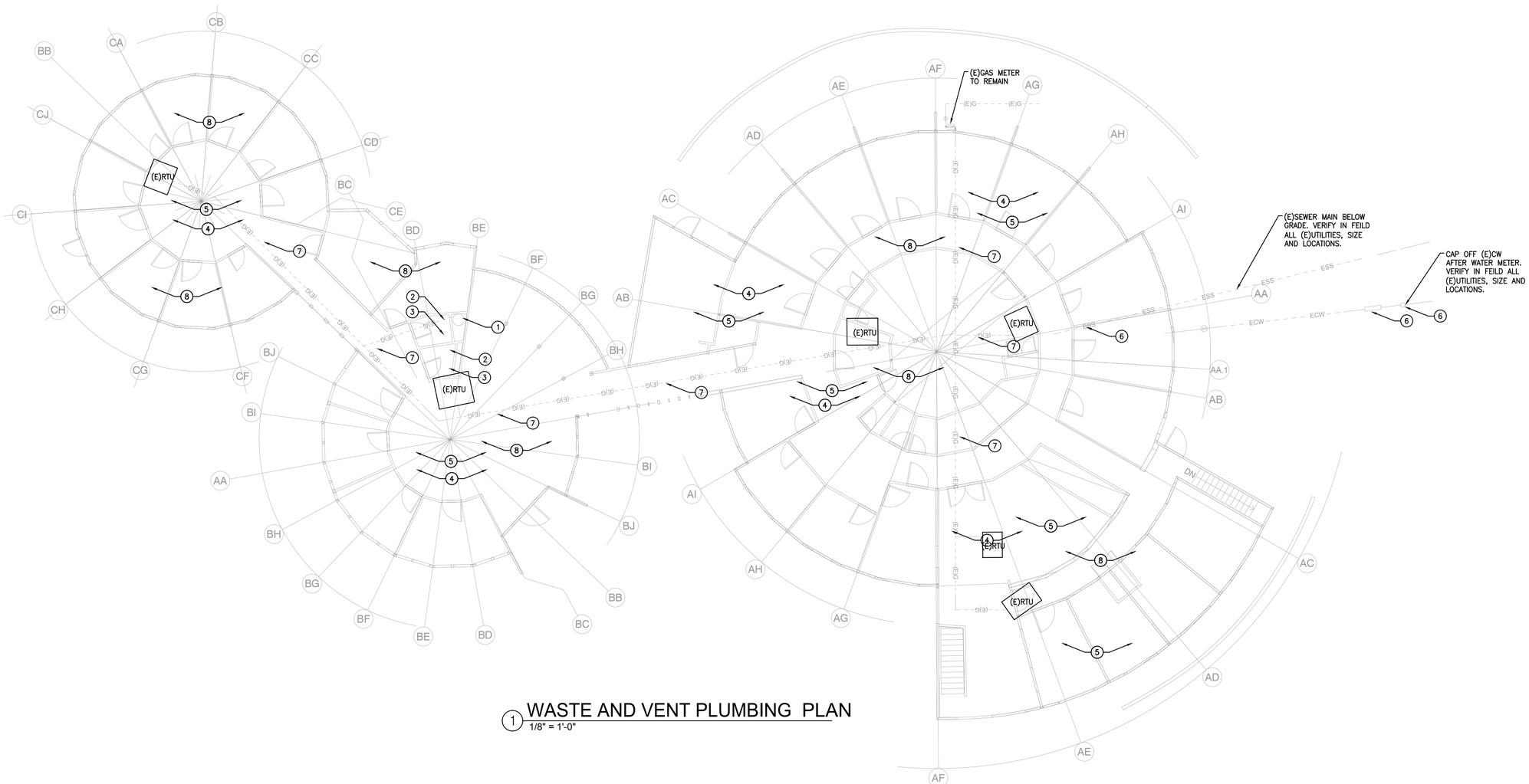
SHEET

P0.3

FILE: N:\Jobs21\21171 Higher Ground Education, San Rafael\21171 P0.3 PLUMBING SPECIFICATION.dwg Apr 20, 2022 - 10:13am $(GETVAR,??) lubok
XREF: 21171 TB.dwg GG-CA-PE.dwg GG_Sign.dwg MY-CA-PE.dwg MY_Sign.dwg

SHEET NOTES:

1. PLUMBING CONTRACTOR SHALL REMOVE (E)WATER HEATER, TRIM AND FITTING AND CAP OFF (E)GAS ABOVE CEILING, VERIFY IN FIELD ALL (E)UTILITIES, SIZE AND LOCATIONS.
2. PLUMBING CONTRACTOR SHALL REMOVE (E)WATER CLOSET, TRIM AND FITTING AND CAP OFF (E)WASTE, VENT, HW AND CW IN WALL, ABOVE CEILING OR BELOW FLOOR. VERIFY IN FIELD ALL (E)UTILITIES, SIZE AND LOCATIONS.
3. PLUMBING CONTRACTOR SHALL REMOVE (E)LAVATORY, TRIM AND FITTING AND CAP OFF (E)WASTE, VENT, HW AND CW IN WALL, ABOVE CEILING OR BELOW FLOOR. VERIFY IN FIELD ALL (E)UTILITIES, SIZE AND LOCATIONS.
4. PLUMBING CONTRACTOR SHALL REMOVE ALL(E)HW PIPE, ABOVE CEILING OR IN WALL ALL THE WAY BACK TO THE WATER HEATER. VERIFY IN FIELD ALL (E)UTILITIES, SIZE AND LOCATIONS.
5. PLUMBING CONTRACTOR SHALL REMOVE ALL(E)CW PIPE, ABOVE CEILING, IN WALLS OR BELOW FLOORS ALL THE WAY BACK TO WERE IT COME INTO THE BLDG. VERIFY IN FIELD ALL (E)UTILITIES, SIZE AND LOCATIONS.
6. PLUMBING CONTRACTOR SHALL REMOVE ALL(E)CW PIPE FROM WERE IT COME INTO THE BLDG TO THE WATER METER AND ALSO REMOVE (E)RPBFP. VERIFY IN FIELD ALL (E)UTILITIES, SIZE AND LOCATIONS.
7. PLUMBING CONTRACTOR SHALL MAKE AS BUILTS DWGS OF (E)GAS OF PIPE SIZES AND PIPING ROUTING IN WALLS AND CEILING, SIZE AND GIVE TO OWNER.
8. PLUMBING CONTRACTOR SHALL REMOVE ALL(E)PLUMBING FIXTURES, TRIM AND FITTING AND CAP OFF (E)WASTE, VENT IN WALL, ABOVE CEILING OR BELOW FLOOR. VERIFY IN FIELD ALL (E)UTILITIES, SIZE AND LOCATIONS. TYP.



1 WASTE AND VENT PLUMBING PLAN
1/8" = 1'-0"

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DEMO PLUMBING PLAN

REVISIONS

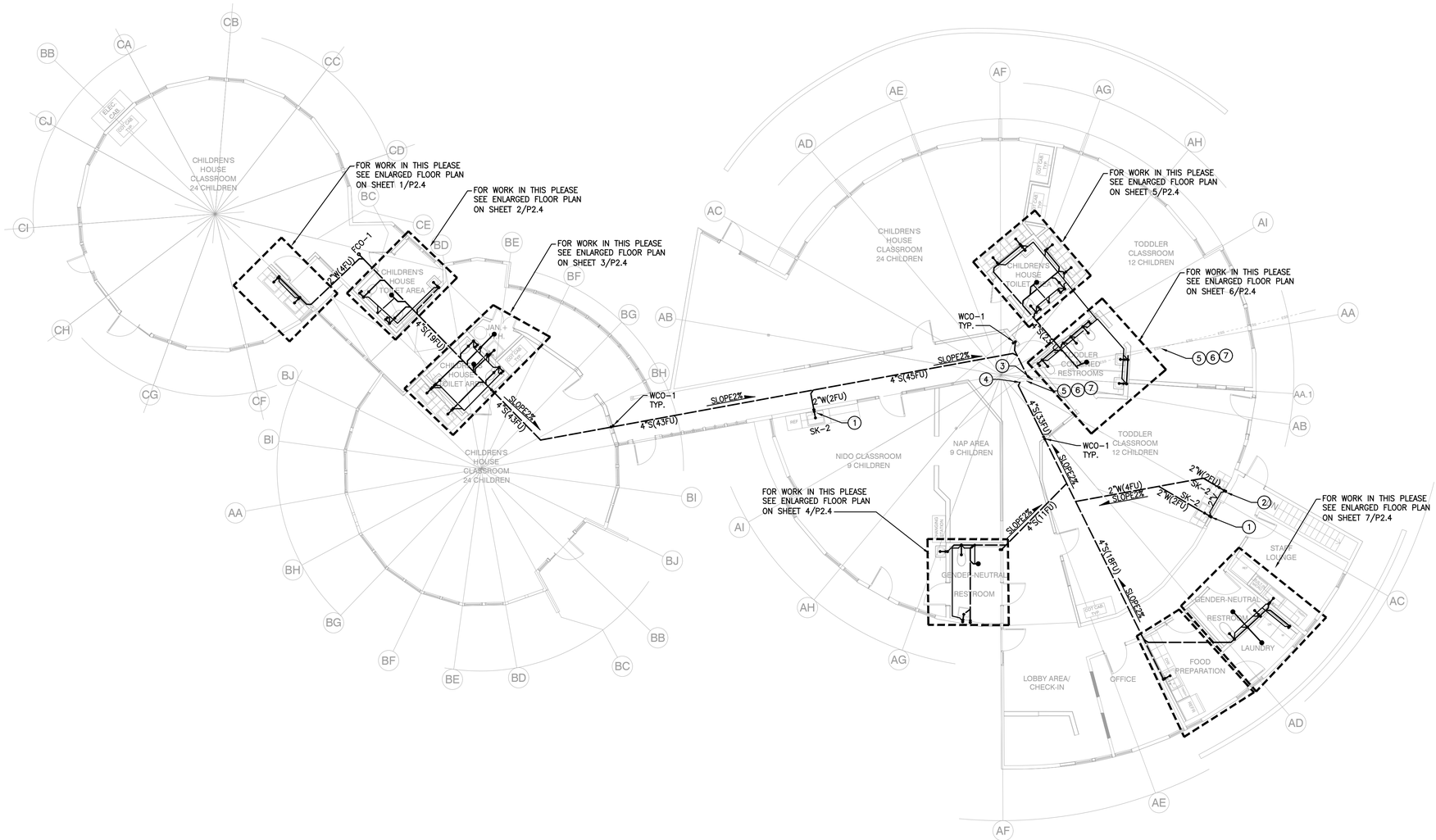
DATE: 03/22/2022

SHEET

P2.0

SHEET NOTES:

1. WCO-1, 2"W(2FU)DN AND 2"VTR
2. WCO-1, 2"W(2FU)DN AND 2"V UP
3. CONNECT NEW 4"S(45FU) TO (E)SEWER MAIN BELOW FLOOR AND VERIFY IN FIELD ALL (E)UTILITIES, SIZE, INVERT AND LOCATIONS.
4. CONNECT NEW 4"S(33FU) TO (E)SEWER MAIN BELOW FLOOR AND VERIFY IN FIELD ALL (E)UTILITIES, SIZE, INVERT AND LOCATIONS.
5. (E)SEWER MAIN BELOW FLOOR AND VERIFY IN FIELD ALL (E)UTILITIES, SIZE, INVERT AND LOCATIONS.
6. PLUMBING CONTRACTOR SHALL VIDEO SCOPE EXISTING SEWER LINE TO MAKE SURE THAT IT'S IN GOOD WORKING CONDITION.
7. PLUMBING CONTRACTOR SHALL HYDRO FLUSH EXISTING SEWER LINE PRIOR TO CONNECTING NEW WORK TO EXISTING SEWER LINE.
8. PLUMBING CONTRACTOR SHALL RECONNECT (E)CD DRAIN LINES FROM (E)RTU'S TO NEAREST LAVATORY OR SINK TAILPIECE. TYP.



1 WASTE AND VENT PLUMBING PLAN
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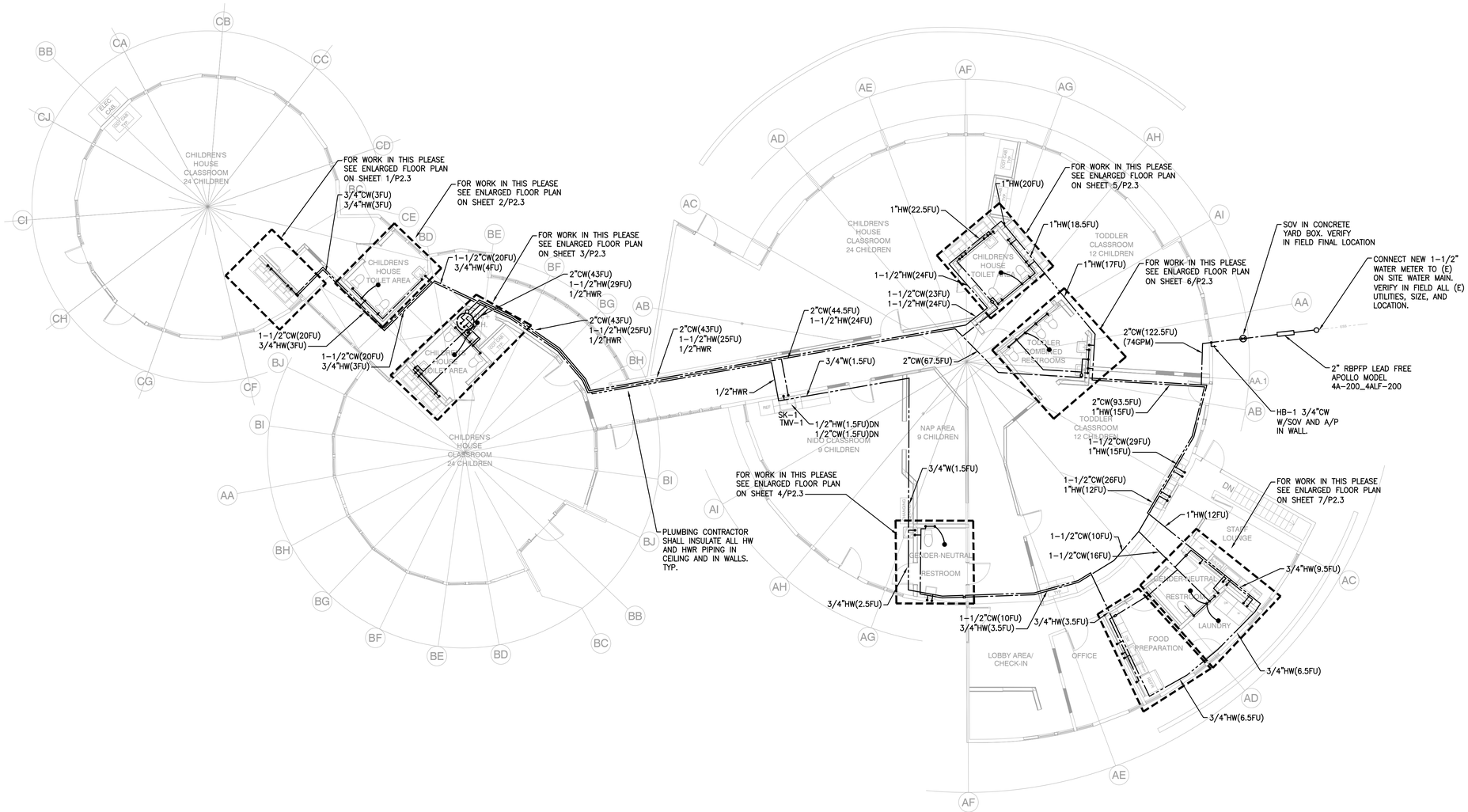
WASTE AND VENT PLUMBING PLAN

REVISIONS

DATE: 03/22/2022

SHEET

P2.1



1 HW AND CW WATER PLUMBING PLAN
1/8" = 1'-0"

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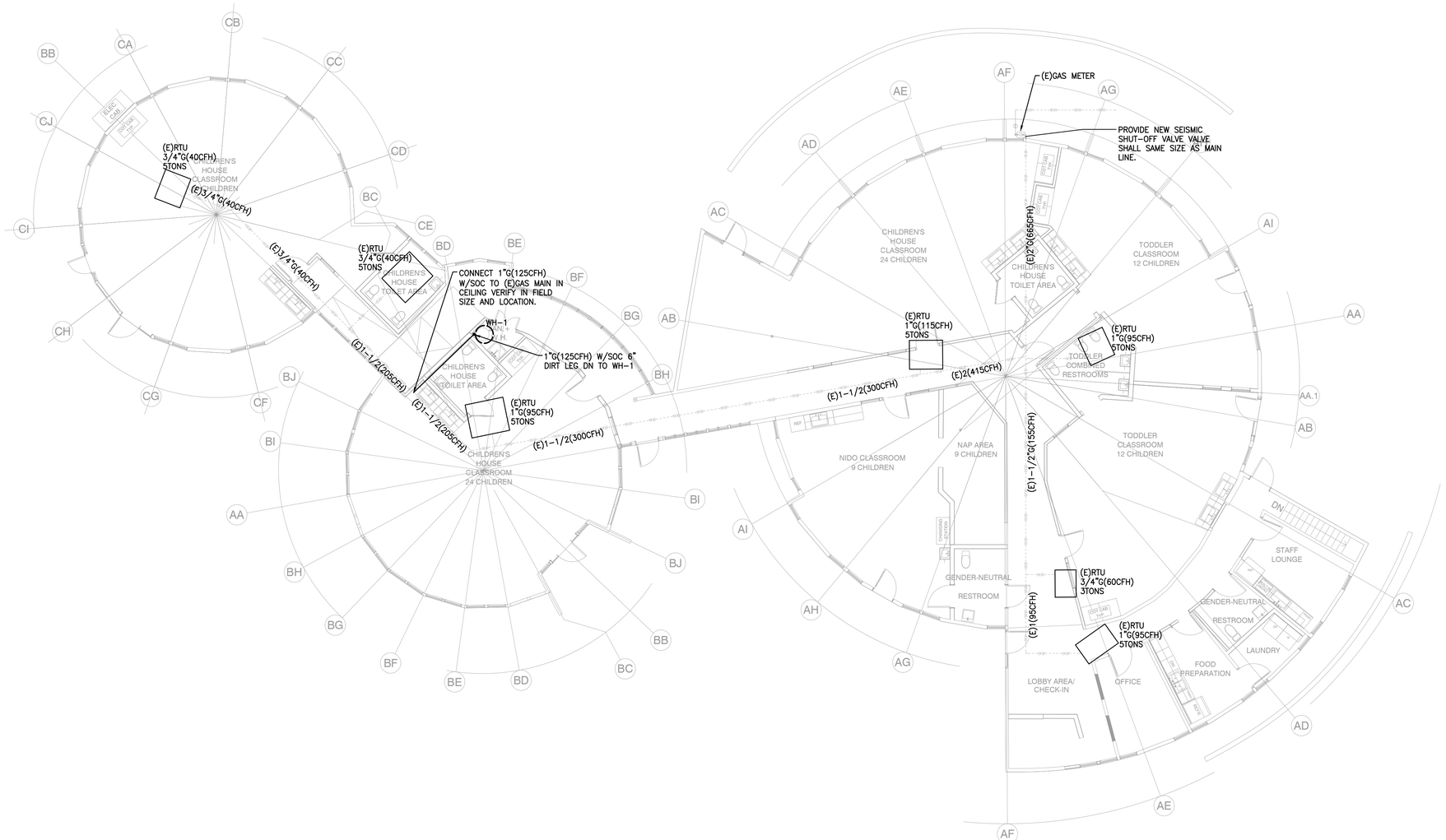
HW AND CW WATER PLUMBING PLAN

REVISIONS

DATE: 03/22/2022

SHEET

P2.2



1 GAS PLUMBING PLAN
1/8" = 1'-0"

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GAS PLUMBING PLAN

REVISIONS

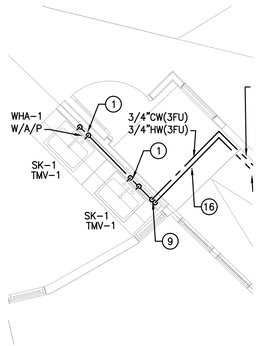
DATE: 03/22/2022

SHEET

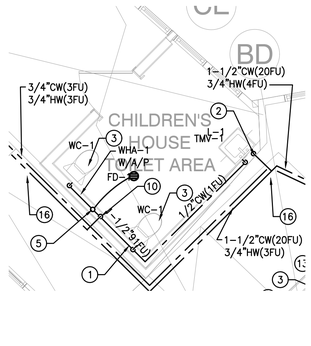
P2.3

SHEET NOTES:

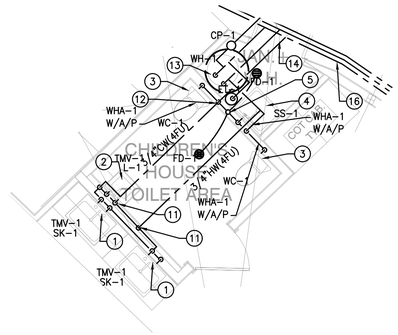
1. 1/2"CW(1.5FU)DN, 1/2"HW(1.5FU)DN
2. 1/2"HW(1FU)DN, 1/2"CW(1FU)DN
3. 1-1/2"CW(8FU)DN
4. 3/4"HW(3FU)DN, 3/4"CW(3FU)DN
5. 1/2"CW W/SOV, W/A/P DN IN WALL TO TRAP PRIMER.
6. 1/2"CWDN IN WALL, W/SOV AND WATER FILTER FOR ICE MAKER.
7. 1/2"HW(1.5FU)DN
8. SOV W/A/P IN CEILING. VERIFY IN FIELD FINAL LOCATION.
9. 3/4"CW(3FU)DN, 3/4"HW(3FU)DN W/SOV AND A/P DN IN WALL TO 3/4"HW AND 3/4"CW HEADER IN WALL.
10. 1-1/2"CW(17FU)DN W/SOV AND A/P DN IN WALL 1-1/2"CW HEADER IN WALL.
11. 3/4"CW(4FU)DN, 3/4"HW(4FU)DN W/SOV AND A/P DN IN WALL TO 3/4"HW AND 3/4"CW HEADER IN WALL.
12. 1-1/2"CW(19FU)DN W/SOV AND A/P DN IN WALL 1-1/2"CW HEADER IN WALL.
13. 1-1/2"CW DN, 1-1/2"HW(36FU)DN, 1-1/2"G(125CFH) TO WH-1.
14. 1-1/2"CW(23FU), 1-1/2"HW(29FU), 1/2"HWR
15. 1-1/2"CW(9FU)DN W/SOV AND A/P DN IN WALL 1-1/2"CW HEADER IN WALL.
16. PLUMBING CONTRACTOR SHALL INSULATE ALL HW AND HWR PIPING IN CEILING AND IN WALLS. TYP.



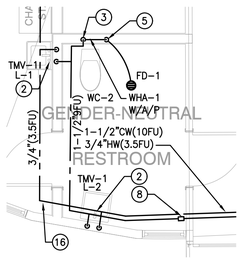
ENLARGED HW AND CW WATER PLUMBING PLAN
1 1/4" = 1'-0"



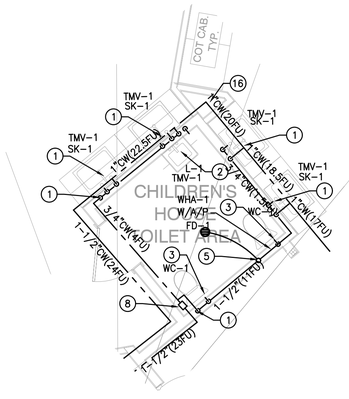
ENLARGED HW AND CW WATER PLUMBING PLAN
2 1/4" = 1'-0"



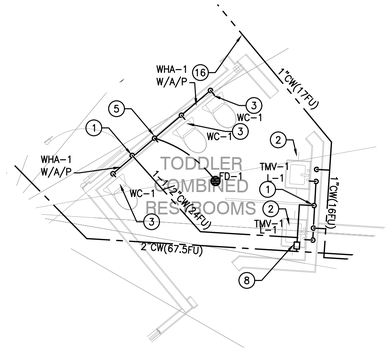
ENLARGED HW AND CW WATER PLUMBING PLAN
3 1/4" = 1'-0"



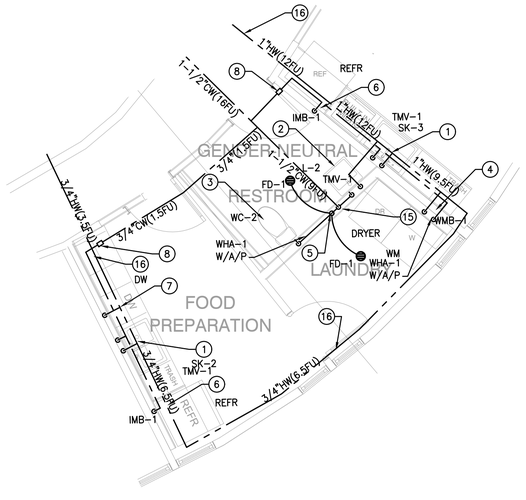
ENLARGED HW AND CW WATER PLUMBING PLAN
4 1/4" = 1'-0"



ENLARGED HW AND CW WATER PLUMBING PLAN
5 1/4" = 1'-0"



ENLARGED HW AND CW WATER PLUMBING PLAN
6 1/4" = 1'-0"



ENLARGED HW AND CW WATER PLUMBING PLAN
7 1/4" = 1'-0"

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ENLARGED HW AND CW WATER PLUMBING PLANS

REVISIONS

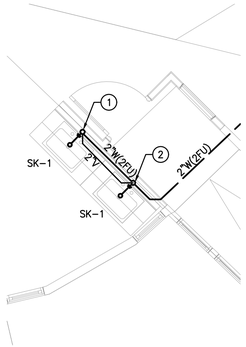
DATE: 03/22/2022

SHEET

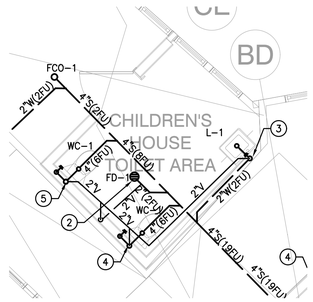
P2.4

SHEET NOTES:

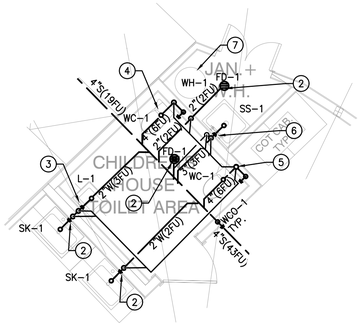
1. WCO-1, 2"W(2FU)DN AND 2"VTR
2. WCO-1, 2"W(2FU)DN AND 2"V UP
3. WCO-1, 2"W(1FU)DN AND 2"V UP
4. 4"S(6FU)DN AND 2"V UP
5. 4"S(6FU)DN AND 2-1/2"VTR
6. 3"W(3FU)DN AND 2"V UP
7. SPILL T&P, DRAIN PAN AND CD DRAIN LINE INTO SS-1 AND PROVIDE 2" AIR GAP
8. CONNECT NEW 4"S(36FU) TO (E)SEWER MAIN BELOW FLOOR AND VERIFY IN FIELD ALL (E)UTILITIES, SIZE, INVERT AND LOCATIONS.
9. CONNECT NEW 2"W(2FU) TO (E)SEWER MAIN BELOW FLOOR AND VERIFY IN FIELD ALL (E)UTILITIES, SIZE, INVERT AND LOCATIONS.
10. (E)SEWER MAIN BELOW FLOOR AND VERIFY IN FIELD ALL (E)UTILITIES, SIZE, INVERT AND LOCATIONS.
11. PLUMBING CONTRACTOR SHALL VIDEO SCOPE EXISTING SEWER LINE TO MAKE SURE THAT IT'S IN GOOD WORKING CONDITION.
12. PLUMBING CONTRACTOR SHALL HYDRO FLUSH EXISTING SEWER LINE PRIOR TO CONNECTING NEW WORK TO EXISTING SEWER LINE.



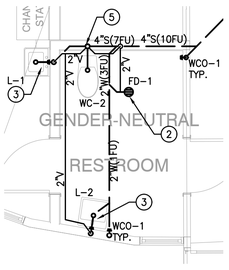
ENLARGED WASTE AND VENT PLUMBING PLAN
1 1/4" = 1'-0"



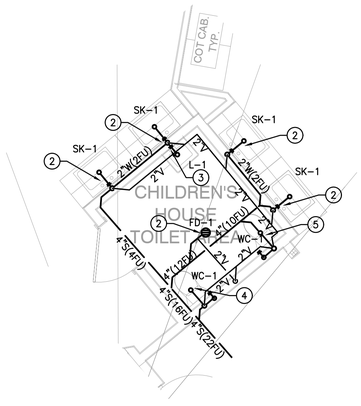
ENLARGED WASTE AND VENT PLUMBING PLAN
2 1/4" = 1'-0"



ENLARGED WASTE AND VENT PLUMBING PLAN
3 1/4" = 1'-0"



ENLARGED WASTE AND VENT PLUMBING PLAN
4 1/4" = 1'-0"



ENLARGED WASTE AND VENT PLUMBING PLAN
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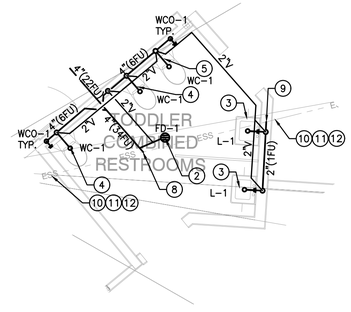

ENLARGED WASTE AND VENT PLUMBING PLAN
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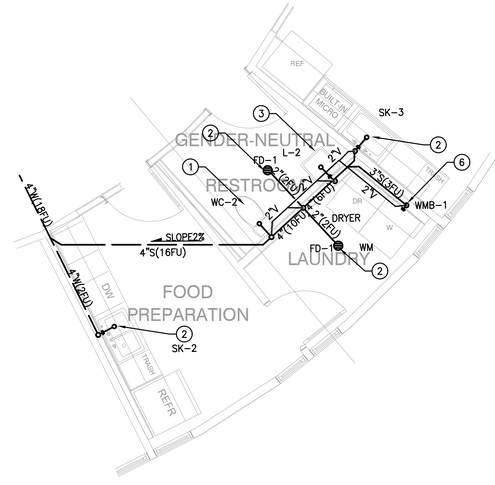

ENLARGED WASTE AND VENT PLUMBING PLAN
7 1/4" = 1'-0"

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ENLARGED WASTE AND VENT PLUMBING PLANS

REVISIONS

DATE: 03/22/2022

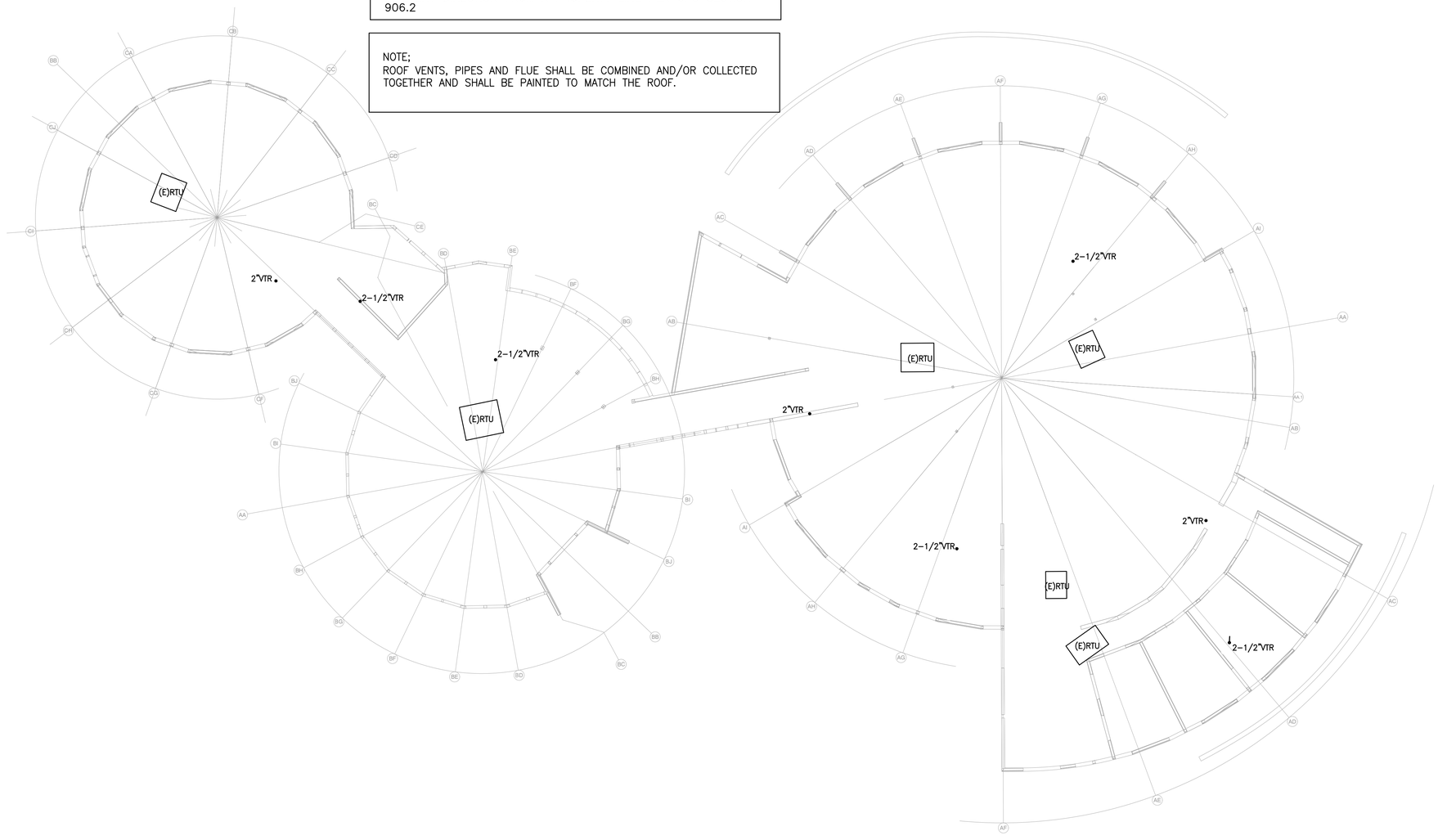
SHEET

P2.5

FILE: N:\Jobs\21\21171 Higher Ground Education, San Rafael\21171 P2.5 ENLARGED PLUMBING PLANS.dwg Apr 20, 2022 - 10:13am $(GETVAR,PS) lubok
XREF: 21171_TB.dwg Guidepost Montessori Childcare - new floor plan-MEP.dwg GD-CA-PE.dwg GD_Sign.dwg MY-CA-PE.dwg MY_Sign.dwg

VENTS SHALL TERMINATE NOT LESS THEN 10'–0" FEET FROM, OR NOT LESS THAN 3 FEET ABOVE, AN OPENABLE WINDOW, DOOR. OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THEN 3 FEET IN EVERY DIRECTION FROM A PROPERTY LINE PER CPC SECTION 906.2

NOTE;
ROOF VENTS, PIPES AND FLUE SHALL BE COMBINED AND/OR COLLECTED TOGETHER AND SHALL BE PAINTED TO MATCH THE ROOF.



1 ROOF PLUMBING PLAN
1/8" = 1'-0"

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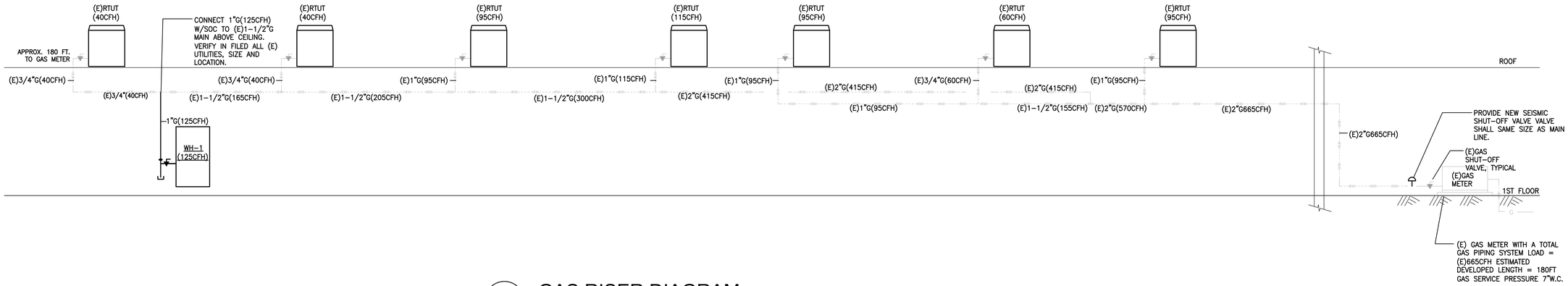
ROOF PLUMBING PLAN

REVISIONS

DATE: 03/22/2022

SHEET

P2.6



1 GAS RISER DIAGRAM

NONE

EQUIPMENT GAS LOADS

EQUIPMENT	QTY	INDIVIDUAL CAPACITY (CFH)	SUBTOTAL (CFH)	REQUIRED PRESSURE
(E)RTU	2	40	80	7"WC
(E)RTU	3	95	285	7"WC
(E)RTU	1	115	115	7"WC
(E)RTU	1	60	60	7"WC
WH-1	1	125	125	7"WC
				7"WC
				7"WC
				7"WC
				7"WC
				7"WC
				7"WC
				7"WC
				7"WC
TOTAL		1 METERS @ 665 CFH EACH		

GAS PIPE SIZE CHART

BASED ON THE NATURAL GAS HAVING A SPECIFIC GRAVITY OF 0.60, A PRESSURE SETTING OF 7" WATER COLUMN, A PRESSURE DROP OF 0.5 INCHES OF WATER WATER COLUMN, AND A TOTAL DEVELOPED LENGTH OF 180' FEET. PER TABLE 1216.2(1) 2019 UPC

PIPE SIZE	CFH
1/2"	34
3/4"	77
1"	134
1 1/4"	275
1 1/2"	412
2"	794
2-1/2"	1,270
3"	2,240
4"	4,560

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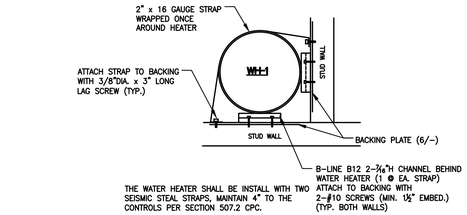
GAS ISO PLAN

REVISIONS

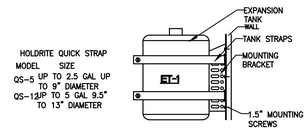
DATE: 03/22/2022

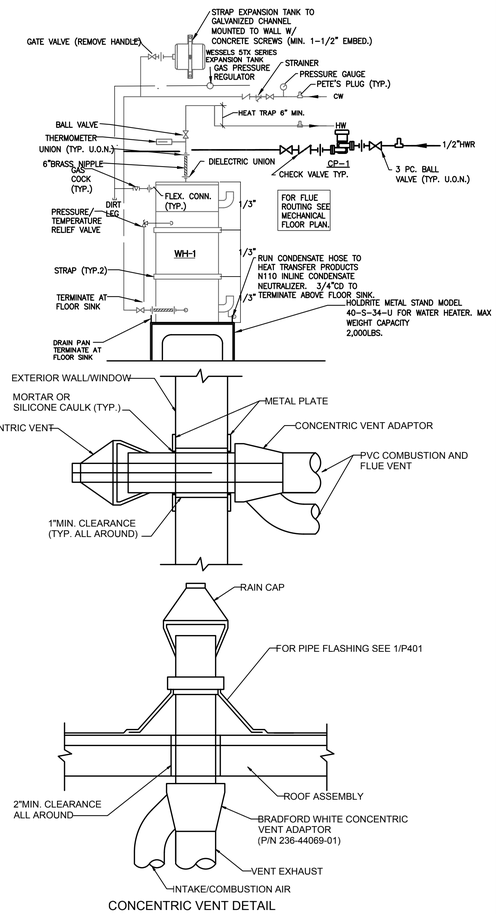
SHEET

P3.0



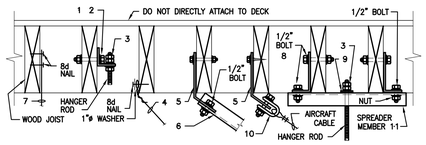
THE WATER HEATER SHALL BE INSTALL WITH TWO SEISMIC STEAL STRAPS, MAINTAIN 4" TO THE CONTROLS PER SECTION 507.2 CPC.





8 WATER HEATER DETAILS

NOT TO SCALE



HANGER STRAP ATTACHMENT	HANGER ROD ATTACHMENT	WIRE SEISMIC ATTACHMENT	ANGLE SEISMIC ATTACHMENT	CABLE SEISMIC ATTACHMENT	SPREADER MEMBER ATTACHMENT

NOTES:
1. SIDE BEAM BRACKET WITH MACHINE BOLT, NUT AND WASHER EQUAL TO HANGER ROD SIZE, B-LINE #3062 OR EQUAL.
2. SIZE AS REQUIRED FOR HANGER ROD.
3. DOUBLE NUT ON HANGER ROD.
4. 12 GAUGE WIRE.
5. 2"x6"x1/4" BENT PLATE CLIP WITH 1/2"LAG SCREW AND 1/2"BOLT HOLE.
6. BRACING ANGLE.
7. HANGER STRAP.
8. 1/2" MACHINE BOLT, NUT AND WASHER TO SECURE ANGLE CLIP TO TRUSS CORD.
9. STEEL WASHER PLATE, B-LINE #B202 OR EQUAL.
10. 1/2" ROUND PIN CHAIN SHACKLE.
11. 12 GAUGE PREFORMED CHANNEL, B-LINE #B22 OR EQUAL

5 UPPER ATTACHMENTS TO WOOD STRUCTURE

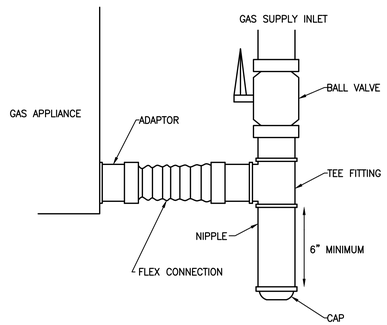
NOT TO SCALE

TABLE FOR HANGERS AND SUPPORT					
PIPE SIZES	MATERIAL	TYPE OF JOINTS	HORIZONTAL	VERTICAL	HANGER ROD SIZES
1 1/2" – 4"	CAST IRON HUBLESS	SHIELDED COUPLING	EVERY OTHER JOINT, UNLESS OVER 4 FEET, THEN SUPPORT EACH JOINT, SEE NOTES # 1,2,3 & 4	BASE AND EACH FLOOR A MAXIMUM OF 15 FEET.VERTICAL	3/8"
6"	CAST IRON HUBLESS	SHIELDED COUPLING	EVERY OTHER JOINT, UNLESS OVER 4 FEET, THEN SUPPORT EACH JOINT, SEE NOTES # 1,2,3 & 4	BASE AND EACH FLOOR A MAXIMUM OF 15 FEET.VERTICAL	1/2"

NOTES:
1. SUPPORT ADJACENT TO JOINT, A MINIMUM OF EIGHTEEN (18) INCHES.
2. BRACE AT A MAXIMUM OF 40 FEET INTERVALS TO PREVENT HORIZONTAL MOVEMENT.
3. SUPPORT AT EACH HORIZONTAL BRANCH CONNECTION.
4. HANGERS SHALL NOT BE PLACED ON THE COUPLING.

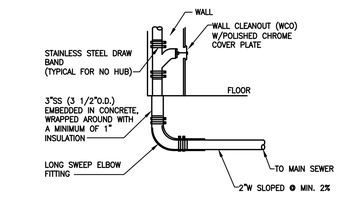
6 TABLE FOR HANGERS AND SUPPOPRT

N.T.S.



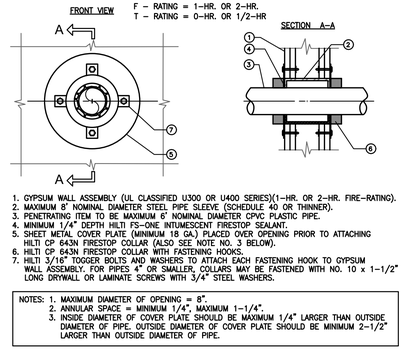
7 SEDIMENT TRAP

NOT TO SCALE



2 WALL CLEANOUT

NOT TO SCALE

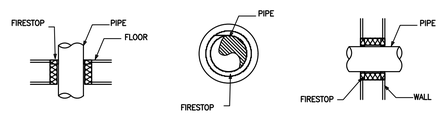


1. GYPSUM WALL ASSEMBLY (UL CLASSIFIED U300 OR U400 SERIES)(1–HR. OR 2–HR. FIRE–RATING).
2. MAXIMUM 8" NOMINAL DIAMETER STEEL PIPE SLEEVE (SCHEDULE 40 OR THINNER).
3. PENETRATING ITEM TO BE MAXIMUM 6" NOMINAL DIAMETER CPVC PLASTIC PIPE.
4. MINIMUM 1/4" DEPTH HILTI FS–ONE INTUMESCENT FIRESTOP SEALANT.
5. SHEET METAL COVER PLATE (MINIMUM 18 GA.) PLACED OVER OPENING PRIOR TO ATTACHING HILTI CP 643N FIRESTOP COLLAR (ALSO SEE NOTE NO. 3 BELOW).
6. HILTI CP 643N FIRESTOP COLLAR WITH FASTENING HOOKS.
7. HILTI 3/16" TOGGER BOLTS AND WASHERS TO ATTACH EACH FASTENING HOOK TO GYPSUM WALL ASSEMBLY. FOR PIPES 4" OR SMALLER, COLLARS MAY BE FASTENED WITH NO. 10 x 1–1/2" LONG DRYWALL OR LAMINATE SCREWS WITH 3/4" STEEL WASHERS.

NOTES:
1. MAXIMUM DIAMETER OF OPENING = 8".
2. ANNULAR SPACE = MINIMUM 1/4", MAXIMUM 1–1/4".
3. INSIDE DIAMETER OF COVER PLATE SHOULD BE MAXIMUM 1/4" LARGER THAN OUTSIDE DIAMETER OF PIPE. OUTSIDE DIAMETER OF COVER PLATE SHOULD BE MINIMUM 2–1/2" LARGER THAN OUTSIDE DIAMETER OF PIPE.

3 NON-METALLIC PIPE THRU RATED WALL ASSE.

NOT TO SCALE



PACK SPACE BETWEEN PIPING AND PENETRATION OPENING WITH MATERIAL APPROVED BY UNDERWRITERS LABORATORIES FOR THROUGH PENETRATION FIRE STOP SYSTEMS. MATERIALS, METHODS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH UL APPROVED LISTING AND SHALL BE DESIGNED TO ACT AS A FIRESTOP AS WELL AS A COLD SMOKE, NOXIOUS GAS & WATER SEALANT. SUBMIT LISTING NUMBERS & DETAILS FROM UL FIRE RESISTANT DIRECTORY FOR ALL SUCH SYSTEMS TO BE USED.

USE FOLLOWING APPLICABLE UL SYSTEMS FOR THE CONSTRUCTION TYPES LISTED

CONSTRUCTION TYPE	THROUGH–PENETRATION FIRESTOP SYSTEM NUMBERS
CONCRETE FLOORS	61, 91, 94, 95, 129, 201, 202, 233, 281
CONCRETE OR MASONARY WALLS	49, 63, 91, 202
GYPSUM WALLBOARD/STUD WALLS	147, 148

4 FIRE STOP DETAIL - METALLIC PIPES

NOT TO SCALE

NOISE CONTROL GUIDELINES FOR PLUMBING AND DRAIN SYSTEMS

1. ISOLATION: TO MINIMIZE OR ELIMINATE WATER–FLOW NOISE, ALL SUPPLY, HOT–WATER HEATING, WASTE AND PIPING MUST BE VIBRATION ISOLATED. DRAIN

A. FOR SUPPLY WATER PIPING 1–INCH DIAMETER OR SMALLER, USE THE ACOUSTO–PLUMB SYSTEM OF ORANGE AND BLUE PLASTIC PIPE ISOLATORS, HOLDERS, AND GUIDES, AS MANUFACTURED BY LSP/ SPECIALTY PRODUCTS COMPANY, TEL: (800) 854–3215. APPROVED EQUAL: HOLDRITE BY HUBBARD ENTERPRISES REPRESENTED BY BUFFINGTON & ASSOCIATES JOHN ROSA AT (510) 760–7492

B. ISOLATE WASTE PIPES AND SUPPLY WATER PIPES MORE THAN 1–INCH IN DIAMETER AS SHOWN IN FIGURE C OR USE THE TRISOLATOR SYSTEM OF PIPE ISOLATORS, AS MANUFACTURED BY ELMDOR/STONEMAN TEL: (818) 968–8699.

C. DO NOT ALLOW THE PIPING, PIPE CONNECTORS, PIPE HANGERS, OR VALVES TO DIRECTLY TOUCH THE STRUCTURE, STUDS, GYPSUM BOARD, OR OTHER PIPES.

D. SUPPORT PIPE AS REQUIRED BY UNIFORM PLUMBING CODE.

2. CONTROL WATER PRESSURE

A. PIPE SIZES SHALL BE SIZED PER 2010 CPC SEC 610.12. COLD WATER PIPES SHALL BE SIZED NOT TO EXCEED 8 FT/SEC AND HOT WATER PIPES NOT TO EXCEED 5 FT/SEC.

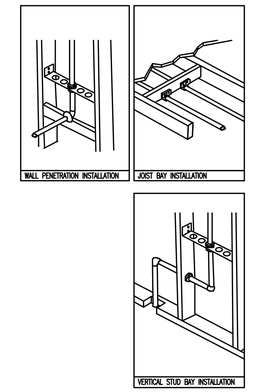
B. MAINTAIN A MAXIMUM OF 50 PSIG WATER PRESSURE AS PLUMBING FIXTURES, CONSISTENT WITH ADEQUATE FLOW RATES.

3. MISCELLANEOUS

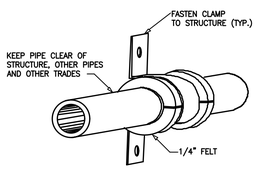
A. INSTALL 3–1/2–INCH BATT INSULATION IN OTHERWISE UNINSULATED STUD AND JOIST SPACES CONTAINING WATER PIPING.

B. DO NOT LOCATE SUPPLY OR WASTE WATER PIPES CLOSER THAN 2 INCHES FROM GYPSUM BOARD IN WALLS OR CEILINGS OF ACOUSTICALLY SENSITIVE ROOMS SUCH AS BEDROOMS, LIVING ROOMS, DINING ROOMS, AND STUDIES.

C. IN NO CASE SHOULD THE PLUMBING PIPING OF ONE DWELLING UNIT BE CLOSER THAN 1 INCH FROM GYPSUM BOARD IN WALLS OR CEILINGS.



ACOUSTICAL PLUMB SYSTEM INSTALLATION EXAMPLES
(PIPES 1" DIAMETER OR LESS)



ACOUSTICAL TREATMENT OF LARGE PLUMBING PIPES
(PIPE GREATER THAN 1" DIAMETER)

1 TYPICAL PIPE ACOUSTICAL ISOLATION DETAILS

NOT TO SCALE

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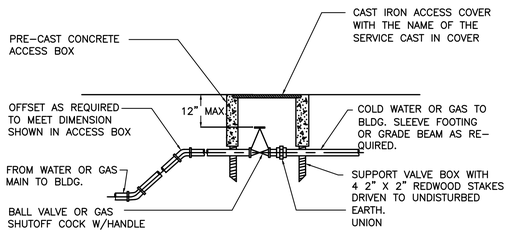
PLUMBING DETAILS

REVISIONS

DATE: 03/22/2022

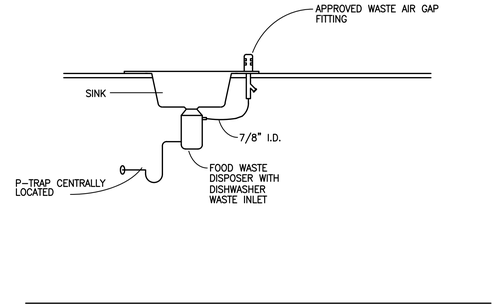
SHEET

P4.1



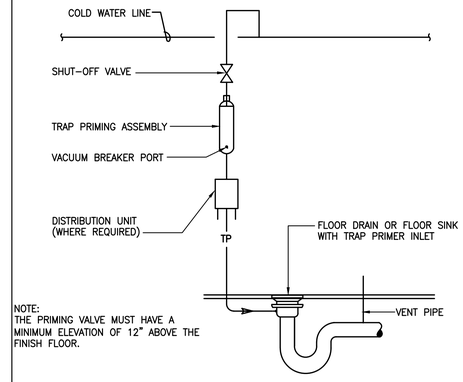
6 SHUT-OFF VALVE CONCRETE YARD BOX

NOT TO SCALE



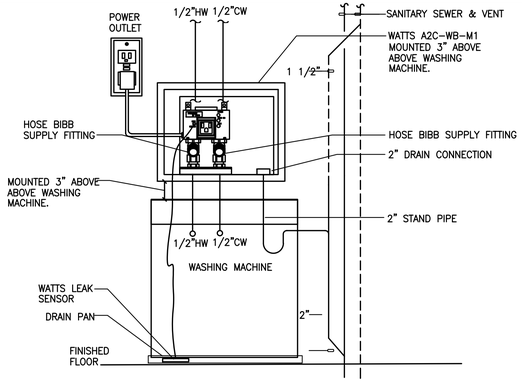
4 KITCHEN SINK AND DISPOSAL DETAIL

NOT TO SCALE



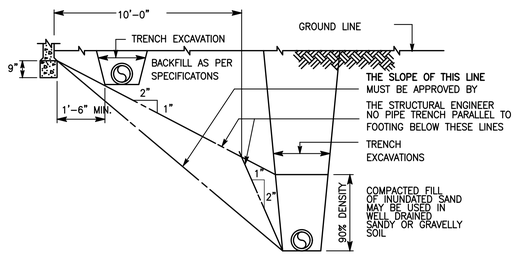
1 TRAP PRIMER DETAIL

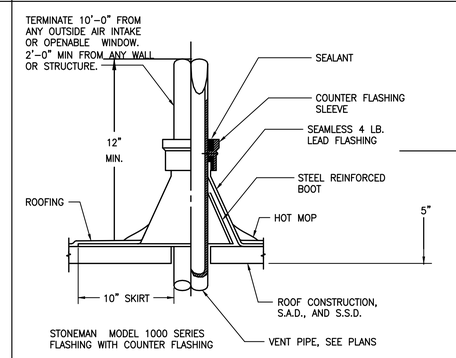
NOT TO SCALE



7 WASHING MACHINE HOOK-UP DETAIL

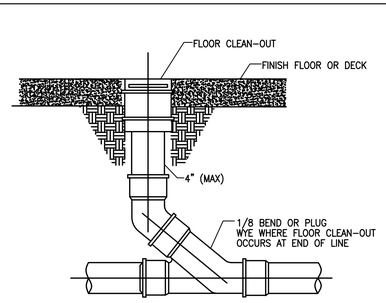
N.T.S.





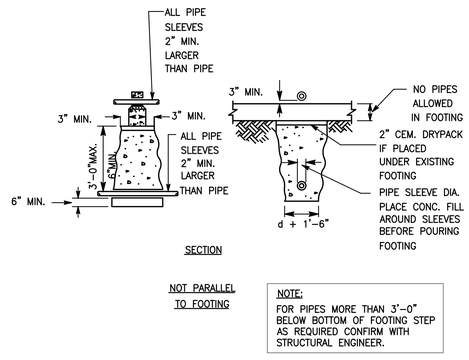
2 PIPE THRU ROOF DETAIL

NOT TO SCALE



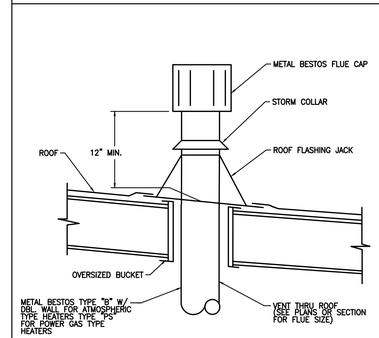
8 FLOOR CLEAN-OUT

NOT TO SCALE



5 PIPING DIAGRAM AT FOOTING

NOT TO SCALE



3 FLUE VENT DETAIL

NOT TO SCALE

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PLUMBING DETAILS

REVISIONS

DATE: 03/22/2022

SHEET

P4.2

ABBREVIATIONS

AC	AIR CONDITIONING UNIT
ACCU	AIR COOLED CONDENSING UNIT
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AHS	AIR HANDLING SYSTEM
AL	ACOUSTIC LINING
AP	ACCESS PANEL
APD	AIR PRESSURE DROP (INWG)
ARCH	ARCHITECTURAL
AS	AIR SEPARATOR
ATV	ACOUSTIC TURNING VANES
B	BOILER
BDD	BACKDRAFT DAMPER
BFF	BELOW FINISHED FLOOR
BHP	BRAKE HORSEPOWER
BMS	BUILDING MANAGEMENT SYSTEM
BOP	BOTTOM OF PIPE
BTU	BRITISH THERMAL UNIT
C	CLOSED, AIR COMPRESSOR
CAP	CAPACITY
CC	COOLING COIL
CEG	CEILING EXHAUST GRILLE
CFF	CAP FOR FUTURE
CFM	CUBIC FEET PER MINUTE
CLG	CEILING
CONN	CONNECTION
CONC	CONCRETE
CRG	CEILING RETURN GRILLE
CS	CURRENT SWITCH
CONC	CONCRETE
CSD	CEILING SUPPLY DIFFUSE
CONC	CONCRETE
DB	DECIBELS
DDCP	DIRECT DIGITAL CONTROL PANEL
DIAM	DIAMETER
DICA	DRILLED-IN CONCRETE ANCHOR
DIL	DYNAMIC INSERTION LOSS (DB)
DL	DOOR LOUVERS
DN	DOWN
DWG	DRAWING
ø	DIAMETER, PHASE
(E)	EXISTING
EA	EACH
EAD	EXHAUST AIR DUCT
EAT	ENTERING AIR TEMPERATURE
EDB	ENTERING DRY BULB
EF	EXHAUST FAN
EFF(%)	EFFICIENCY (PERCENT)
EL	ELEVATION
ELEC	ELECTRICAL
ELECT	ELECTRICAL
ESP	EXTERNAL STATIC PRESSURE (INWG)
ET	EXPANSION TANK
EWB	ENTERING WET BULB
EWT	ENTERING WATER TEMPERATURE
EXHAUST	EXHAUST
EA	EXHAUST AIR
F	FILTER
(F)	FUTURE
°F	FAHRENHEIT IN DEGREES
FC	FLEXIBLE CONNECTION
FD	FIRE DAMPER, FLOOR DRAIN
FFE	FINISHED FLOOR ELEVATION
FLA	FULL LOAD AMPS
FLR	FLOOR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FRE	FIRE RATED ENCLOSURE
FT	FEET
FTWG	FEET OF WATER, GAUGE PRESSURE
FT^2	SQUARE FEET
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GPM	GALLONS PER MINUTE
GSM	GALVANIZED SHEET METAL
GV	GATE VALVE
GWH	GAS FIRED WATER HEATER
HC	HEATING COIL
HORIZ	HORIZONTAL
HP	HORSEPOWER, HEAT PUMP
HTR	HEATER
HW	HOT WATER
ID	INSIDE DIAMETER
IFS	IN FURRED SPACE
IFW	IN FURRED WALL
IN	INCH
INWG	INCHS OF WATER, GAUGE
I.E./INV	INVERT ELEVATION
KW	KILOWATT
LBS	POUNDS
LDB	LEAVING DRY BULB
LF	LINEAR FEET
LG	LENGTH
LWB	LEAVING WET BULB
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	1000 BTUS PER HOUR
MCA	MINIMUM CIRCUIT AMPACITY
MCC	MOTOR CONTROL CENTER
MECH	MECHANICAL
MECH'L	MECHANICAL
MER	MECHANICAL EQUIPMENT ROOM
MFR	MANUFACTURER
MFS	MAXIMUM FUSE SIZE
MIN	MINIMUM
(N)	NEW
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED, NOISE CRITERIA
NFA	NET FREE AREA
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN, NUMBER
NPT	NATIONAL PIPE THREAD
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OAI	OUTSIDE AIR INTAKE
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPER	OPERATING
OV	OUTLET VELOCITY
P	PUMP
PD	PRESS. DROP
PH	HEATING HOT WATER PUMP
PBLG	PLUMBING
POC	POINT OF CONNECTION
PRESS	PRESSURE
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
PX	CHEMICAL WATER TREATMENT PUMP
RA	RETURN AIR
RC	ROOF CAP
RF	RETURN FAN
RPM	REVOLUTIONS PER MINUTE
REQ'D	REQUIRED
SA	SUPPLY AIR
SAD	SUPPLY AIR DAMPER
SC	SENSIBLE COOLING (MBH)
SF	SUPPLY FAN
SM	SHEET METAL
SP	STATIC PRESSURE
SQ	SQUARE
ST	SOUND TRAP
TC	TOTAL COOLING CAPACITY (MBH)
TCP	TEMPERATURE CONTROL PANEL
TEF	TOILET EXHAUST FAN
TEMP	TEMPERATURE
TP	TOTAL PRESSURE
TYP	TYPICAL
UCD	UNDERCUT DOOR
UON	UNLESS OTHERWISE NOTED
VAV	VARIABLE AIR VOLUME
VEL	VELOCITY
VFD	VARIABLE FREQUENCY DRIVE
VOL	VOLUME
WC	WALL CAP
WMS	WIRE MESH SCREEN
WPD	WATER PRESSURE DROP (FTWG)
WRR	WALL RETURN REGISTER
WSD	WALL SUPPLY DIFFUSER
WT	WEIGHT
WXH	WIDTH X HEIGHT
WXHXD	WIDTH X HEIGHT X DEPTH
WXL	WIDTH X LENGTH

SHEET INDEX

LEGEND AND SYMBOLS

PUMP

CHECK VALVE

PIPE / DUCT CONTINUATION

PIPE / DUCT CAPPED

1000 CFM, 12ø NECK SIZE — CEILING SUPPLY DIFFUSER NUMBER AND DIRECTION OF THROWS INDICATED BY ARROWS

1000 CFM, 12ø NECK SIZE — CEILING SUPPLY DIFFUSER NUMBER AND DIRECTION OF THROWS INDICATED BY ARROWS

1000 12x6 — 1000 CFM, 12x6 NECK SIZE — SIDEWALL SUPPLY REGISTER

1000 — 1000 CFM, NECK SIZE — SIDEWALL RETURN/EXHAUST REGISTER

VAV BOX — VAV W/ HEATING COIL — HHWS & HHWR — VARIABLE AIR VOLUME BOX

SINGLE-LINE SYMBOL	DOUBLE-LINE SYMBOL	DESCRIPTION
20x16	20x16	RECTANGULAR DUCTWORK DIMENSION VIEWED x DEPTH
20x16	20x16	RECTANGULAR DUCTWORK WITH ACOUSTICAL LINING
20ø	20ø	ROUND DUCTWORK INSIDE DIAMETER, U.O.N.
		FLEXIBLE DUCT
FC	FC FC	FLEXIBLE CONNECTION
		RECTANGULAR DUCT TAKE-OFF
		ROUND DUCT TAKE-OFF
		DIRECTION OF FLOW
R	R	INCLINE RISE
D	D	INCLINE DROP
AP	AP	ACCESS PANEL
		VOLUME DAMPER
R	R	VOLUME DAMPER (REMOTE OPERATED)
FD	FD	FIRE DAMPER IN DUCT WITH ACCESS PANEL
FSD	FSD	COMBINATION FIRE/SMOKE DAMPER WITH ACCESS PANEL
BDD	BDD	BACKDRAFT DAMPER (BDD)
SIZE "A" SIZE "B"		DUCT TRANSITION
		RECTANGULAR TO ROUND DUCT TRANSITION
(E)	(E)	(E) DUCTWORK
DOWN	UP	SUPPLY DUCT SECTION
DOWN	UP	EXHAUST/RETURN DUCT SECTION
1000 CFM		EXHAUST/RETURN REGISTER

UC — UNDERCUT DOOR - 3/4"

T — THERMOSTAT

TS — TEMPERATURE SENSOR

V — MANUAL AIR VENT

S — DUCT SMOKE DETECTOR, SUPPLIED AND MONITORED BY ELECT. AND INSTALLED IN DUCT BY MECH.

XX / X — EQUIPMENT TYPE, EQUIPMENT DESIGNATION, EQUIPMENT NUMBER

X / XX — DETAIL NO., DETAIL REFERENCE, DRAWING NO. — KEY NOTE TAG

XX / X — RISER TYPE, RISER DESIGNATION, RISER NUMBER

HHWR — HEATING HOT WATER RETURN

HHWS — HEATING HOT WATER SUPPLY

RRV — REFRIGERANT RELIEF VENT

X / XX — SECTION NO., SECTION REFERENCE, DRAWING NO.

DIRECTION OF FLOW

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND STANDARDS, INCLUDING JURISDICITION REACH CODES, 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA ENERGY CODE. WHERE DIFFERENCES BETWEEN CODES EXIST, MORE RESTRICTIVE CODE TAKES PRECEDENT. IF CONTRACTOR NOTICES DRAWINGS CONFLICT WITH CURRENT CODE, THEY SHALL NOTIFY THE ENGINEER IN WRITING.
2. PRIOR TO BIDDING, OBTAIN A COPY OF THE SPECIFICATIONS AND PLANS, VISIT THE JOB SITE, TAKE NECESSARY MEASUREMENTS, AND GATHER ALL OTHER INFORMATION NEEDED FOR AN ACCURATE BID. REVIEW ARCHITECTURAL, STRUCTURAL, PLUMBING, AND ELECTRICAL DRAWINGS TO GET FAMILIAR WITH ENTIRE PROJECT SCOPE. CONTRACTOR SHALL NOTIFY ARCHITECT & ENGINEER WITH ANY DISCREPANCY WITHIN DRAWING SETS.
3. CONTRACT DRAWINGS ARE DIAGRAMMATIC. ACTUAL CONDITIONS MAY VARY AND MUST BE FIELD VERIFIED PRIOR TO BID, FABRICATION, AND CONSTRUCTION.
4. ALL ROOF WORK SHALL BE COORDINATED WITH THE ROOFING CONTRACTOR, AND SHALL COMPLY WITH HIS REQUIREMENTS TO PROTECT THE ROOFING WARRANTY.
5. COORDINATE INSTALLATION WITH THE WORK OF OTHER TRADES PRIOR TO STARTING. IN THE EVENT THAT CONFLICTS ARE FOUND WITH THE WORK OF OTHER TRADES, BRING ALL SUCH CONFLICTS TO THE ARCHITECT & DESIGNER'S ATTENTION FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.
6. FLEXIBLE DUCTWORK SHALL BE LIMITTED TO 5'0" FROM DIFFUSER / GRILLE PER CMC (EXCEPT RESIDENTIAL OCCUPANCIES) AND SHALL NOT BE USED IN LIEU OF RIGID ELBOWS OR FITTINGS PER CMC 603.4.1. FLEXIBLE AIR DUCTS SHALL BE PERMITTED TO BE USED AS AN ELBOW AT A TERMINAL DEVICE. PRE-INSULATED FLEXIBLE DUCTWORK SHALL BE THERMAFLEX M-KE OR APPROVED EQUAL MEETING UL 181 AND NFPA 90A-90B APPROVED. FLEXIBLE DUCTWORK SHALL USE A REINFORCED METALLIZED VAPOR BARRIER, BE ACOUSTICALLY RATED, USE A SELF-EXTINGUISHING CHLORINATED POLYETHYLENE (CPE) CORE PERMANENTLY BONDED TO A COATED SPRING STEEL WIRE HELIX THAT SUPPORTS AMPLE BLANKET OF FIBERGLASS INSULATION, PROVIDING A DOUBLE AIR SEAL. ALL PRE-INSULATED FLEXIBLE DUCTWORK SHALL BE SUPPORTED AND JOINED TO SHEET METAL PER SMACNA DUCT CONSTRUCTION STANDARDS AN SHALL USE A 2" SHEET METAL SADDLE AT EACH SUPPORT HANGER.
7. FLEXIBLE DUCTWORK SHALL BE INSTALLED IN A PROFESSIONAL MANNER THAT SHALL ELIMINATE RESTRICTION TO AIR FLOW. ALL FLEXIBLE DUCTWORK SHALL BE CUT TO FIT THE LENGTH REQUIRED.
8. GRILLES AND REGISTERS SHALL BE LOCATED SO AS TO BE CENTERED ON ADJACENT ARCHITECTURAL FEATURES, AND WITH THEIR EDGES ALIGNED WITH ONE ANOTHER WHERE APPLICABLE (ALIGN TOPS OF ADJACENT SUPPLY AND RETURN WALL REGISTERS AND GRILLES, FOR EXAMPLE). COORDINATE WITH GENERAL CONTRACTOR SO THAT FRAMING, BLOCKING, ETC. WILL ALLOW FOR INSTALLATION OF REGISTERS, GRILLES, AND DUCTWORK.
9. CUTTING OR PENETRATION OF STRUCTURAL MEMBERS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER AND THE ARCHITECT.
10. LINE VOLTAGE EQUIPMENT, SUCH AS MOTOR STARTERS, DISCONNECTS, ALTERNATOR, AND FIRE SMOKE DAMPERS SHALL BE PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR. THE MECHANICAL CONTRACTOR SHALL ADVISE THE ELECTRICAL CONTRACTOR OF THE REQUIRED SIZES AND CAPACITIES OF ALL SUCH EQUIPMENT.
11. CONTROLS SCHEMATICS ARE INTENDED TO CONVEY OPERATING PRINCIPLES AND INTER-RELATIONSHIPS ONLY. ACTUAL SIZING, LOCATION AND PLACEMENT OF COMPONENTS AND WIRING SHALL BE PER MANUFACTURERS' AND CODE REQUIREMENTS.
12. PRIOR TO START OF CONSTRUCTION WORK, CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS IN ADEQUATE DETAIL FOR REVIEW BY THE ARCHITECT AND SHALL RECEIVE APPROVAL OF THE DRAWINGS.
13. FURNISH AND INSTALL ALL MATERIALS, EQUIPMENT AND LABOR AS SHOWN AND AS NECESSARY FOR A COMPLETE AND WORKINGE SYSTEM THAT CORRESPONDS TO ORIGINAL DESIGN INTENTION.
14. INSTALL ALL PIPING, DUCTWORK AND EQUIPMENT TO CLEAR STRUCTURAL AND ARCHITECTURAL MEMBERS.
15. GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR FROM THE DATE OF FILING NOTICE OF COMPLETION.
16. OWNER SHALL PAY AND OBTAIN FOR ALL REQUIRED UTILITY SERVICES, INSPECTIONS AND PERMITS.
17. INSTALL ALL DUCTWORK AND PIPING AS HIGH AS POSSIBLE UNLESS NOTED OTHERWISE.
18. PLATFORMS, CURBS, AND FLASHING FOR MECHANICAL EQUIPMENT SHALL BE COORDINATED WITH MANUFACTURER REQUIREMENTS AND WITH STRUCTURAL AND ARCHITECTURAL PLANS. COORDINATE EXACT SIZES OF REQUIRED OPENINGS AND SUPPORTS FOR FURNISHED EQUIPMENT.
19. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS. RECOMMENDATIONS. INSTALL CLEARANCE SPACE FOR MAINTAINING EQUIPMENT PER MANUFACTURER REQUIREMENTS AND ELECTRICAL CLEARANCE REQUIREMENTS. PROVIDE ALL FITTINGS, TRANSITIONS, DAMPERS, VALVES, AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
20. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED, AND TESTED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF LOCAL REGULATIONS OR THE APPLICABLE STANDARDS ADOPTED BY SMACNA (SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION).
21. ALL DUCTWORK SHALL BE INSULATED OR LINED PER CALIFORNIA ENERGY CODE 120.4, TITLE 24 DOCUMENTATION, OR AS NOTED IN THE DRAWINGS WHICHEVER IS MORE RESTRICTIVE. ALL DUCT JOINTS AND SEAMS SHALL BE SEALED PER SPECIFICATIONS.
22. AS REQUIRED FOR AIR BALANCING, MANUAL DAMPERS SHALL BE PROVIDED IN ALL DUCT BRANCHES TO INDIVIDUAL DIFFUSERS, GRILLES AND REGISTERS. UNLESS GRILLES ARE NOTED WITH OPPOSED BLADE DAMPERS IN HARD LID APPLICATIONS, CONTRACTOR TO PROVIDE REMOTE CABLE OPERATED VOLUME DAMPERS AS REQUIRED.
23. ALL EQUIPMENT, DUCTS, PIPING AND OTHER DEVICES AND MATERIALS INSTALLED OUTSIDE OF THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHERPROOFED.
24. COORDINATE LOCATIONS OF THERMOSTATS/SENSORS WITH ARCHITECTURAL DOCUMENTS AND MOUNT PER LATEST ADA REQUIREMENTS.
25. COORDINATE ALL FLOOR, CEILING AND WALL OPENINGS WITH ARCHITECTURAL AND STRUCTURAL.
26. ALL DUCT ELBOWS SHALL BE 1.5 TIMES THE DUCT DIAMETER OR GREATER. SHORT RADIUS ELBOWS WITH RADIUS 1.0 TIMES THE DUCT DIAMETER SHOULD ONLY BE USED WHERE STANDARD RADIUS WILL NOT WORK.
27.
28. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL CONTROL COMPONENTS SHOWN IN FLOOR PLANS, FLOW DIAGRAMS, DETAILS, AND CONTROL DIAGRAMS OR ITEMS NECESSARY TO HAVE SYSTEM PERFORM AS INTENDED.
29. ALL PIPING AND DUCTWORK SHALL BE CONNECTED TO EQUIPMENT WITH FLEXIBLE CONNECTIONS.
30. COORDINATE WITH ARCHITECTURAL DWGS. FOR ALL LOUVER SIZES AND LOCATIONS.
31. PROVIDE A VALVED DRAIN AT LOW POINTS IN EACH PIPING SYSTEM.
32. ALL DUCT DIMENSIONS ARE CLEAR INSIDE DIMENSIONS INDICATED IN INCHES.
33. ALL PIPING IN MECHANICAL ROOMS TO BE HUNG WITH SPRING ISOLATORS WITH 1/2" STATIC DEFLECTION AT SPECIFIED SPACING FOR HORIZONTAL PIPING, VERTICAL DROPS AND ALL ELBOWS.
34. PROVIDE ELBOW SUPPORTS AT ALL PIPE CONNECTIONS TO EQUIPMENT.
35. PROVIDE AUTOMATIC AIR RELIEF VENTS AT EACH HIGH POINT OF PIPING SYSTEM.
36. ARRANGE ALL PIPING WITHIN STRUCTURE NEATLY ALONG WALLS AND/OR IN NEAT HORIZONTAL GROUPS.
37. SEE ARCHITECTURAL DOCUMENTS FOR PAINTING OF ALL EXPOSED DUCTWORK, PIPING, AIR OUTLETS AND FIXTURE TRIM. ALL DUCTWORK AND PIPING IN MECHANICAL EQUIPMENT ROOM IS TO BE PAINTED IN COMPLIANCE WITH DIVISION 23.
38. PROVIDE ALL REQUIRED PIPE ANCHORS, PIPE GUIDES, AND PIPE EXPANSION JOINTS FOR HEATING, HOT WATER SYSTEMS. SUBMIT SHOP DRAWINGS INDICATING LOCATIONS AND DETAILS FOR REVIEW AND APPROVAL.
39. INSTALL SHUT-OFF VALVES AT EACH BRANCH PIPE LINE AND TO ISOLOTE ANY AND ALL EQUIPMENT FOR MAINTENANCE OR REPLACEMENT.
40. NO PIPING SHALL BE PLACED OVER ELECTRICAL PANELS, OR IN ELECTRICAL AND ELEVATOR ROOMS.
41. DUCT SMOKE DETECTORS SHALL BE PROVIDED FOR ALL EQUIPMENT REQUIRED BY CMC 607. DUCT SMOKE DETECTOR SHALL BE INSTALLED IN SUPPLY AIRSTREAM AND UTILIZE 120V POWER FROM A CIRCUIT THAT WILL NOT BE SHUTOFF DURING MAINTENANCE OF THE MECHANICAL EQUIPMENT. ALL WIRING TO BE BY OTHERS FOR LINE VOLTAGE AND FOR CONNECTION TO THE FIRE ALARM PANEL FOR MONITORING AS REQUIRED.
42. ALL PIPING SHOWN ON DRAWINGS ARE DIAGRAMMATIC. PROVIDE ALL NECESSARY PIPING OFFSETS, WHETHER OR NOT SHOWN ON DRAWINGS TO COORDINATE WORK WITH OTHER TRADES.
43. ALL PIPING IN CONCRETE FOUNDATIONS, AND WALLS, INCLUDING BLOCK WALLS SHALL BE FULLY INSULATED TO ISOLATE PIPING FROM CONCRETE. PIPING PENETRATIONS THROUGH WALLS OR FLOORS SHALL UTILIZE VIBRATION ISOLATION METHODS TO MINIMIZE VIBRATION TO WALL/FLOOR.
44. ALL PIPING AND DUCTWORK PENETRATIONS SHALL BE UL LISTED THROUGH PENETRATION FIRE STOP SYSTEM WHERE THEY PENETRATE A RATED WALL.
45. PROVIDE AND INSTALL CEILING ACCESS PANELS IN ALL NON-ACCESSIBLE CEILINGS FOR VALVES, CLEANOUTS, DAMPERS, AND OTHER MAINTENANCE ITEMS REQUIRING SERVICE. COORDINATE ALL CEILING ACCESS PANELS WITH ARCHITECT / GENERAL CONTRACTOR PRIOR TO INSTALLATION. REFER TO ARCHITECTURAL PLANS FOR TYPE OF CEILINGS AND WALLS. INSTALL FIRE RATED ACCESS PANELS IN FIRE RATED CEILING AND WALLS. SEE ARCHITECTURAL SPECIFICATIONS FOR ACCESS PANELS.
46. WHERE MAIN PIPE SIZE OR DUCT SIZE IS NOT INDICATED BETWEEN BRANCH CONNECTIONS IN THE DRAWING, THE PIPE SIZE SHALL BE OF THE LARGER PRECEDING PIPE / DUCT SIZE.
47. UNLESS OTHERWISE NOTED, ALL VALVES AND ACCESSORIES SHALL BE FULL LINE SIZE. PROVIDE ALL NECESSARY UNIONS, REDUCERS AND STOPS AS REQUIRED WHEN CONNECTING TO EACH FIXTURE AND/OR EQUIPMENT.
48. ANY CONFLICT IN THE DRAWINGS AND/OR SPECIFICATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR RESOLUTION PRIOR TO THE CONSTRUCTION OF SUCH ITEMS.
49. CONTRACTOR IS REQUIRED TO PROVIDE A FULLY FUNCTIONAL AND OPERATIONAL SYSTEM THAT COMPLY WITH ACCEPTABLE TOLERANCES OF PLUS OR MINUS 10% OF THE DESIGN PARAMETERS; SUCH TOLERANCES ARE UP TO THE CONTRACTOR TO DOCUMENT AND PROVE AS REQUIRED. ANY CORRECTIONS REQUIRED IN MEETING THE DESIGN PARAMETERS AND TOLERANCES SHALL BE AT CONTRACTOR EXPENSE. AIR BALANCE TECHNICIAN SHALL BE AABC / NEBB CERTIFIED OR EQUIVALENT.
50. MATERIALS FOR METAL DUCTS SHALL COMPLY WITH 2019 CMC.
51. METAL DUCT SHALL BE SUPPORTED PER THE MINIMUM REQUIREMENTS OF 2019 CMC AND ROUND DUCT LESS THAN 41" DIAMETER SHALL BE BRACED AND GUYED TO PREVENT LATERAL OR HORIZONTAL SWING. USE SMACNA SEISMIC RESTRAINT GUILDENES FOR ALL DUCT SUPPORT REQUIREMENTS.
52. FACTORY MADE DUCTWORK SHALL BE SUPPORTED PER THE MINIMUM REQUIREMENTS OF 2019 CMC OR AS SPECIFIED BY THE MANUFACTURES INSTALLATION INSTRUCTIONS.
53. DUCT LINER OR EXTERIOR INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPMENT RATING OF NOT MORE THAN 50, PER 2019 CMC.
54. DOMESTIC DRYER DUCTS SHALL BE OF SHEET METAL AND HAVE A SMOOTH INTERIOR PER CMC 504.4.2.
55. MECHANICAL EQUIPMENT AND DEVICES SHALL OPERATE WITHOUT OBJECTIONABLE NOISE AND VIBRATION BEING TRANSMITTED TO OCCUPIED PORTIONS OF THE BUILDING OR ANY PART OF THE BUILDING STRUCTURE BY APPARATUS, PIPING, DUCT WORK, CONDUITS, OR OTHER PARTS OF THE MECHANICAL WORK.
56. AIR DISTRIBUTION DEVICES, AIR MOVING UNITS, LIGHT FIXTURES, AIR DIFFUSERS, FANS, THERMOSTATS AND OTHER SUCH EQUIPMENT THAT MAY PRODUCE SOUND OR VIBRATION EITHER OUTSIDE OR WITHIN THE OCCUPIED SPACE OF THE BUILDING SHALL, AS A MINIMUM REQUIREMENT, CONFORM TO THE INSTALLATION DETAILS AND RECOMMENDATIONS IN CHAPTER 48 OF THE 2019 ASHRAE HANDBOOK, "HVAC APPLICATIONS".
57. MECHANICAL VENTILATION SHALL BE 10'0" MINIMUM AWAY FROM ANY ENVIRONMETAL EXHAUST OR PLUMBING VENT.
58. ENVIRONMENTAL EXHAUST TERMINATIONS SHALL BE MINIMUM 3'0" FROM OPENINGS INTO BUILDING.
59. TITLE 24 COMPLIANT THERMOSTATS SHALL BE PROVIDED TO ALL HVAC SYSTEMS UNLESS OTHERWISE NOTED.
60. DUCTWORK, REFRIGERANT LINES, AND ANY MECHANCIAL PIPING SHALL BE INSULATED PER 2019 CMC/CEC.
61. CONTRACTOR TO VERIFY WITH MANUFACTURER'S INSTALLATION MANUAL ALL REFRIGERANT SIZING LENGTHS AND LIMITATIONS, VERIFYING COMPLIANCE PRIOR TO ORDERING EQUIPMENT, MATERIAL, AND INSTALLATION.
62. CONTRACTOR TO REVIEW ACOUSTIC REPORT (IF APPLICABLE)
63. ALL EQUIPMENT GREATER THAN 400 LBS SHALL HAVE STRUCTURAL CALCULATIONS IN ACCORDANCE WITH 2019 CBC.
64. EXHAUST DUCTS HALL TERMINATE OUTSIDE OF THE BUILDING PER PROVIONS OF CMC 502.1.
65. ALL ROOFTOP EQUIPMENT SHALL BE INSTALLED ON A WELL DRAINED SURFACE OF THE ROOF PER CMC 303.9.4.

SEISMIC BRACING CRITERIA

A. PROVIDE SEISMIC BRACING OF ALL MECHANICAL EQUIPMENT, PIPING AND DUCTWORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE FOR "SEISMIC DESIGN CATEGORY D."

B. INSTALLATION OF METAL DUCTS OR FACTORY AIR DUCTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2019 CALIFORNIA MECHANICAL CODE.

C. WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS, THE FIELD INSTALLATION OF ALL MECHANICAL EQUIPMENT ANCHORAGE SHALL BE SUBJECT TO THE APPROVAL OF THE MECHANICAL ENGINEER AND THE FIELD REPRESENTATIVE OF THE OFFICE OF THE STATE ARCHITECT.

TITLE 24

1. CONTRACTOR TO REVIEW TITLE 24 DOCUMENTATION (IF APPLICABLE) TO ENSURE COMPLIANCE PRIOR TO INSTALLATION.

LEGEND, SYMBOLS AND ABBREVIATION NOTE

LEGEND, SYMBOLS AND ABBREVIATIONS LISTED ARE FOR GENERAL USE. OTHER SYMBOLS MAY BE USED FROM INDUSTRY RECOGNIZED ORGANIZATIONS INCLUDING BUT NOT LIMITED TO ASHRAE, ASPE, IAPMO, OR SMACNA. DISREGARD THOSE WHICH ARE NOT USED ON THE DRAWINGS

NON-RESIDENTIAL CAL GREEN REQUIREMENTS

1. BUILDINGS SHALL BE COMMISSIONED PER CAL GREEN 5.410.2 REQUIREMENTS.
2. HVAC SHALL BE TESTED AND BALANCE PER CAL GREEN 5.410.4 AND A REPORT OF THE BALANCE & TESTING AS WELL AS ALL O&M MANUALS FOR EQUIPMENT SHALL BE PROVIDED TO THE OWNER OR OWNERS REPRESENTATIVE PER 5.410.4.4 & 5.410.4.5.
3. HVAC SHALL ONLY BE USED DURING CONSTRUCTION IF NECESSARY TO CONDITION THE BUILDING FOR MATERIAL AND EQUIPMENT INSTALLATION. HVAC SHALL HAVE MERV 8 FILTRATION DURING CONSTRUCTION AND MUST BE REPLACED PRIOR TO OCCUPANCY. REPLACEMENT FILTERS SHALL BE MERV 13 PER 2019 CEC PER CAL GREEN 5.504.1.
4. DURING ROUGH IN, STORAGE, AND CONSTRUCTION DUCT OPENINGS AND EQUIPMENT SHALL BE COVERED AND PROTECTED PER CAL GREEN 5.504.3.
5. ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL ADHESIVES SHALL BE IN COMPLIANCE WITH CAL GREEN 5.504.4.
6. VENTILATION SHALL CONFORM TO CBC 1202 VENTILATION REQUIREMENTS PER CAL GREEN 5.505.
7. BUILDINGS EQUIPPED WITH DEMAND CONTROL VENTILATION, CO2 SENSORS AND VENTILATION CONTROLS SHALL BE SPECIFIED AND INSTALLED PER CEC 120(C)4 PER CAL GREEN 5.506.2.
8. CHLOROFLUROCARBONS OR HALONS SHALL NOT BE USED IN THE HVAC SYSTEM PER CAL GREEN 5.508.1.
9. HVAC INSTALLERS SHALL BE TRAINED PER CAL GREEN 702.1.

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NOTES, LEGEND AND SHEET INDEX

REVISIONS

DATE: 03/22/2022

SHEET

M0.1

FILE: N:\Jobs\21\21171 Higher Ground Education, San Rafael\21171 M0.1 NOTES LEGEND AND SHEET INDEX.dwg Apr 20, 2022 - 5:47pm $(GETVAR,9?) lubak
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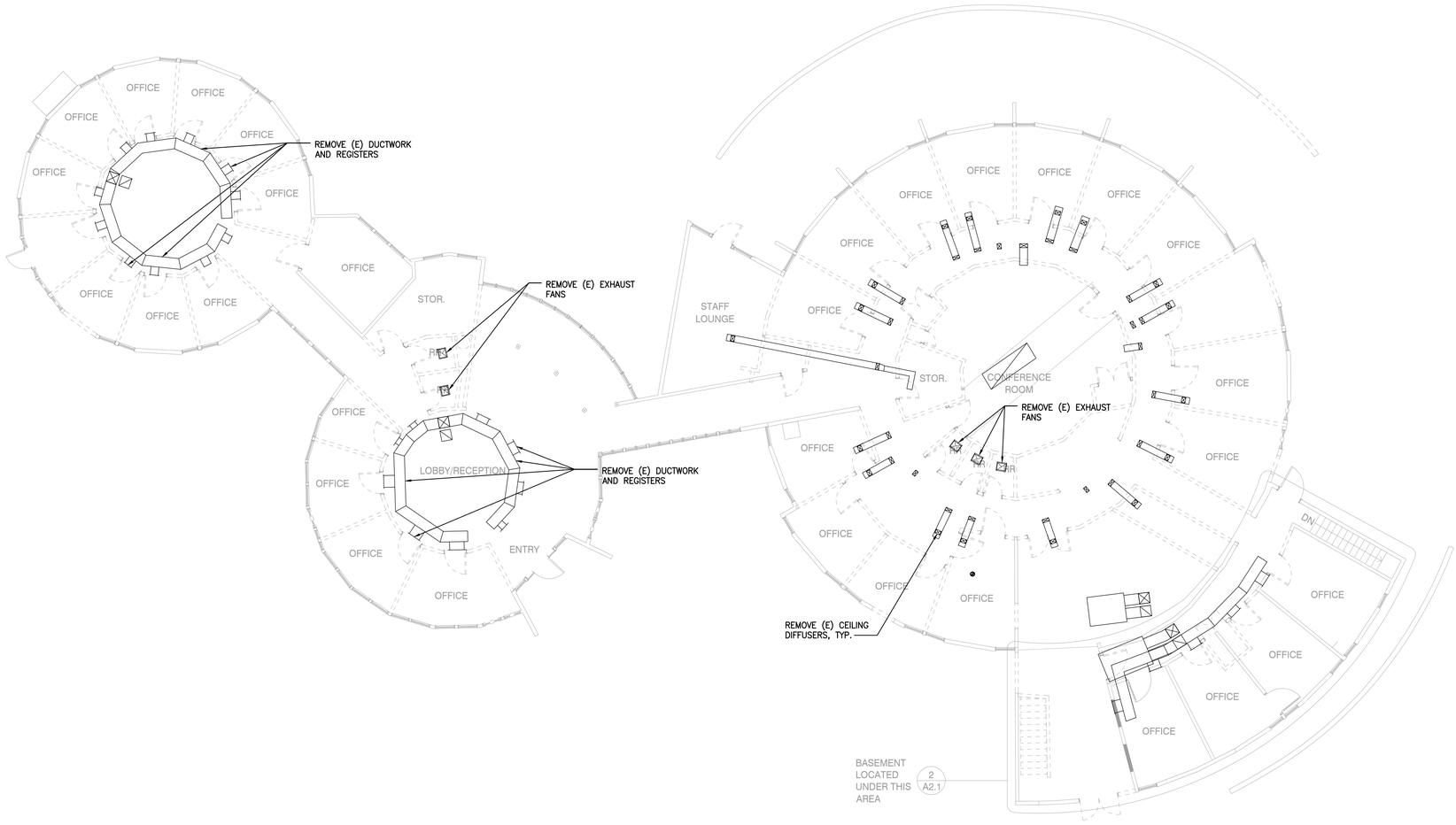

① DEMOLITION PLAN

1/8" = 1'-0"

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DEMOLITION PLAN

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SHEET

M2.0

FAN SCHEDULE

UNIT TAG	MANUFACTURER	MODEL	SERVICE / LOCATION	FAN DATA				ELECTRICAL				CONTROL	WEIGHT LBS	REMARKS
				CAPACITY CFM	SP IN. WG	RPM	SONES	HP	BHP	WATTS	VOLT/PH/Hz			
EF-1	GREENHECK	SP-A125	TOILET EXHAUST / CEILING	100	0.25	1100	1.3	---	---	52.5	120/1/60	SWITCH WITH LIGHT	17	1, 2, 3

NOTES:
1. PROVIDE WITH BACKDRAFT DAMPER.
2. INSTALL PER MANUFACTURER INSTRUCTIONS.
3. PROVIDE VIBRATION ISOLATOR.

GENERAL NOTES

A. FIELD VERIFY ALL MECHANICAL DUCTWORK, GRILLES, LOUVERS, PIPING, EXHAUST FANS, THERMOSTATS AND MECHANICAL UNITS BEFORE BID AND START OF WORK.

B. REMOVE ONLY THOSE REQUIRED TO ACCOMMODATE THE NEW WORK.

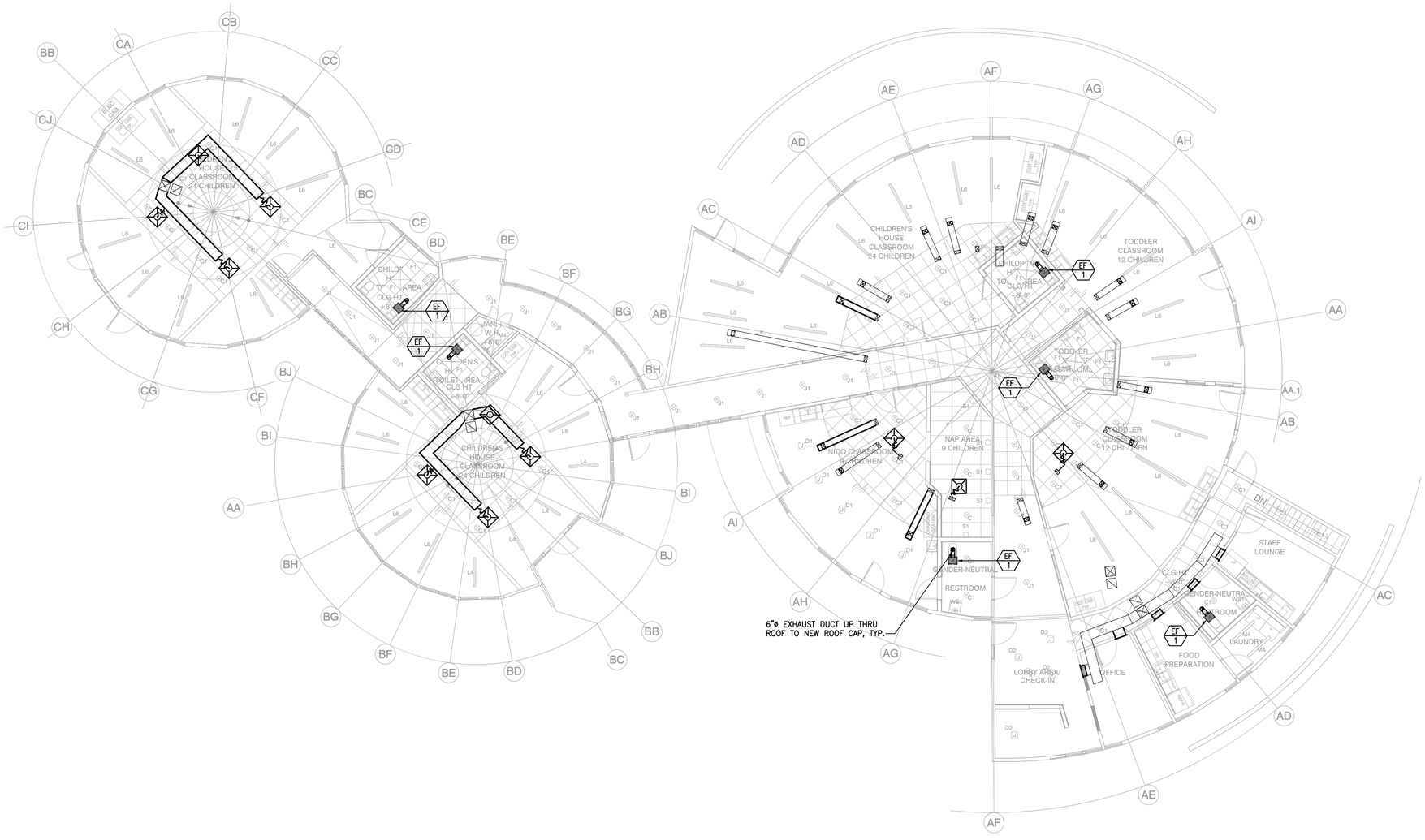
C. DEMOLITION SHALL BE COORDINATED WITH ALL TRADES. ALL MECHANICAL EQUIPMENT SHALL BE TURNED OVER TO THE OWNER OR DISPOSED AT THE OWNERS DIRECTION.

D. EXISTING CONDITIONS WERE BASED ON INFORMATION OBTAINED FROM SITE VISITS AND/OR AS-BUILT DRAWINGS AND MAY NOT REFLECT EXACT CONDITIONS. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. NOTIFY ARCHITECT/ENGINEER FOR ANY DISCREPANCIES BETWEEN ACTUAL EXISTING CONDITION AND THE DRAWINGS.

E. FIELD VERIFY ALL EXISTING EQUIPMENT IS IN GOOD WORKING CONDITION BEFORE START OF WORK.

F. WHERE NEW DUCTS ARE AN EXTENSION OF AN EXISTING DUCTED SYSTEM, THE COMBINED NEW AND EXISTING DUCT SYSTEM SHALL MEET ONE OF THE FOLLOWING:

   a. THE MEASURED DUCT LEAKAGE SHALL BE EQUAL TO OR LESS THAN 15% OF FAN FLOW (HERS RATER REQUIRED), OR
   b. ALL ACCESSIBLE LEAKS SHALL BE SEALED AND VERIFIED THROUGH A VISUAL INSPECTION AND SMOKE TEST BY A HERS RATER.



1 MECHANICAL PLAN
1/8" = 1'-0"

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MECHANICAL PLAN

REVISIONS

DATE: 03/22/2022

SHEET

M3.0

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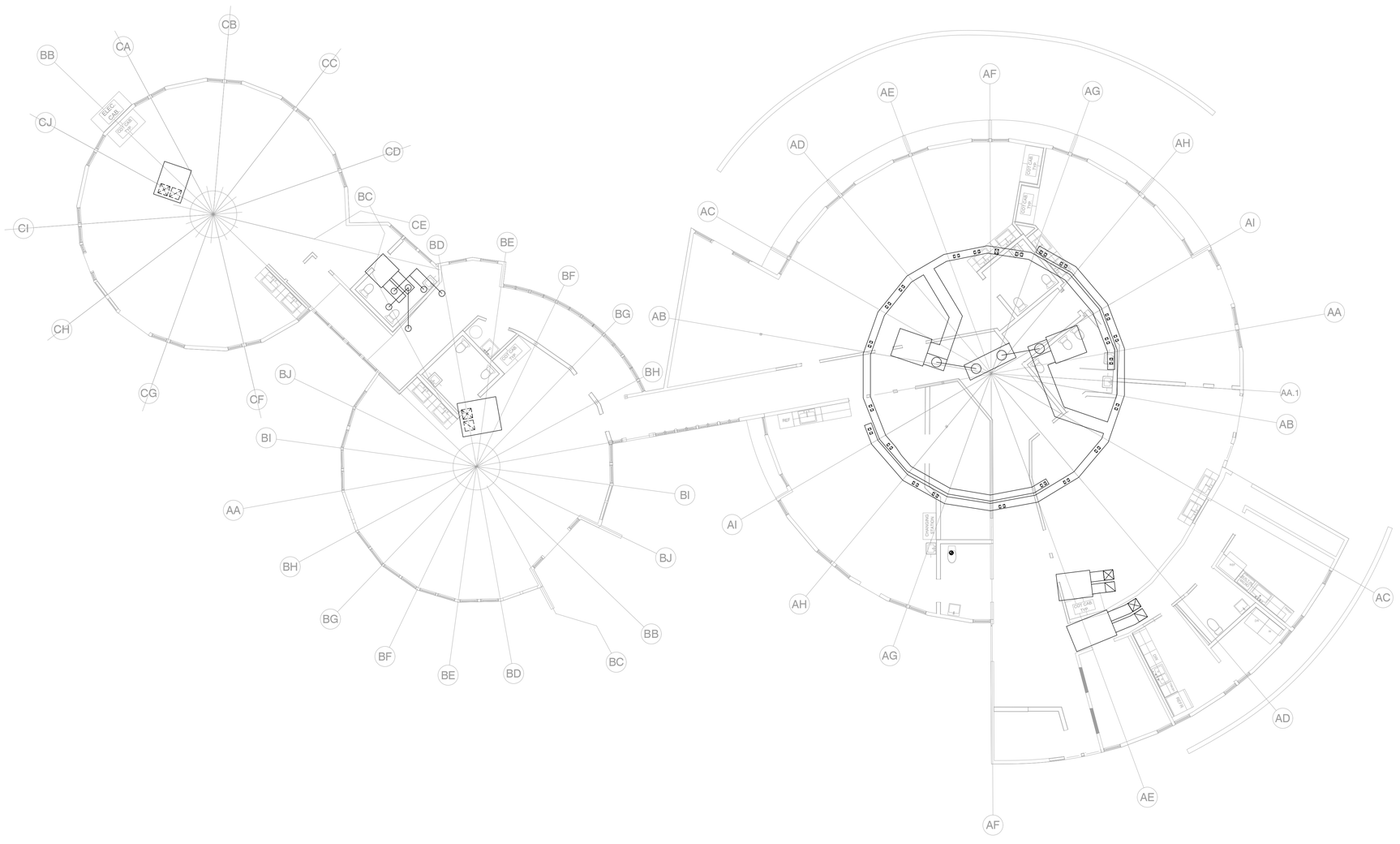

1 MECHANICAL ROOF PLAN
1/8" = 1'-0"

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MECHANICAL
ROOF PLAN

REVISIONS

DATE: 03/22/2022

SHEET

M3.1