

PROJECT SCOPE

- COMMERCIAL INTERIOR TENANT IMPROVEMENTS. SCOPE OF WOR DEMOLISH EXISTING STORAGE SHED, PREP FOR NEW ASPHA REMOVAL OF NON-BEARING WALLS AND CONSTRUCT NEW N CONSTRUCTION NEW TRASH ENCLOSURE +6'-0" H. CMU BLOC METAL GATES HVAC - MODIFY EXISTING HVAC SYSTEM, NEW DUCT WORK
- ELECTRICAL NEW LIGHTING FIXTURES, OUTLETS, AND SWIT **RELOCATED EXISTING ELECTRICAL METER & PANEL**

DEFERRED/SEPARATE PE

SEPARATE PERMIT:

- LANDSCAPE PLANS
- DEFERRED SUBMITTAL FIRE ALARM TRASH ENCLOSURE

GENERAL NOTES

- THESE DRAWINGS ARE THE PROPERTY OF HESTIA ATELIER, LLP AND ARE NOT TO BE THAN THE LOCATION SHOWN HEREON. OWNER IS LICENSED TO UTILIZE CONSTRUCT LOCATION ONLY.
- 2. NO CHANGES ARE TO BE MADE ON THESE PLANS WITHOUT THE KNOWLEDGE OR COM ENGINEER WHOSE SIGNATURE APPEARS HEREON.
- 3. DIMENSIONS AS INDICATED ARE THE DIMENSIONS TO BE USED FOR CONSTRUCTION 4. NO FRAMING OF ANY TYPE IS TO BE CONCEALED PRIOR TO INSPECTION
- 5. REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES N OF SUCH DETAIL OR DRAWINGS. BY GOVERNING AGENCIES.
- DIMENSIONS AND CONDITIONS AT THE JOB SITE SHALL BE VERIFIED BY ALL CONTRAC HE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHAL ARCHITECT AND TO THE OWNER, CORRECTED DRAWINGS OR INSTRUCTION SHALL E ARCHITECT PRIOR TO THE INSTALLATION OF ANY WORK, ALL DIMENSIONS ARE TO BE OTHERWISE NOTED. ARCHITECT'S DRAWINGS SHALL GOVERN OVER STRUCTURAL, M AND LANDSCAPE DRAWINGS. ALL DRAWINGS SHALL BE ISSUED BY ARCHITECT
- ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS (WITH OTHER RULES. REGULATIONS, AND ORDINANCES FOVERNING THE PLACE OF T THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR BOTH TO BRING TO THE ATT AND THE OWNER ANY DISCREPANCES OR CONFLICT BETWEEN THE REQUIREMENTS DRAWINGS, THE APPLICABLE CODES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO CODE 2016 EDITION
- 8. THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCT 9. ALL GYPSUM WALL BOARD TO BE 1/2" OR 5/8" THICK TYPE "X", UNLESS OTHERWISE SPECIFIC WALL CONSTRUCTION.
- 10. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE CON ENFORCED BY THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY
- 11. CONSTRUCT NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A F DESCEND, OR OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISI PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT 12. EXACT LOCATION AND NUMBER OF EXIT SIGNS SHALL BE DETERMINED BY FIELD INS
- INSTALLATION OF ALL MAJOR EQUIPMENT. CONTRACTOR SHALL CONDUCT SUCH F INSTALLATION OF ANY EXIT SIGNAGE. 13. FIRE EXTINGUISHERS SHALL BE PROVIDED AS FOLLOWS; 1 2A10BC EXTINGUISHER EXTINGUISHERS SHALL NOT EXCEED 75' TRAVEL DISTANCE AND SIGNS SHALL BE PO EXTINGUISHERS TO INDICATE THEIR LOCATIONS. EXTINGUISHERS SHALL BE MOUNT - THE EXTINGUISHER O FINISH FLOOR A MINIMUM OF 3' AND MAXIMUM OF IN PUBLIC AREAS SHALL BE IN A RECESSED FIRE EXTINQUISHER CABINET(S) MOUN CABINET(S) ABOVE FINISHED FLOOR LEVEL WITH MAXIMUM 4" PRO JECTION FROM
- 2A:20BC EXTINGUISHER WILL BE REQUIRED NO MORE THAN 75' OF TRAVEL FROM AN LOCATIONS. EXACT LOCATIONS OF EXTINGUISHERS SHALL BE DETERMINED BY FIEL 14. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING V
- QUANTITIES LISTED IN THE CBC TABLES 307.1(1) & 307.1(2). 15. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS ANS SPACES, RAISE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE. SECTION 1117B.5 ALL SIGNAG
- SECTION 1117B.5 SHALL BE SATISFIED. 16. COMPLY WITH CBC SECTION 3303 REGARDING PROTECTION OF PEDESTRIANS DURI
- 17. WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIO
- 18. ODOR CONTROL SYSTEM TO BE ODOR-ARMOR 420 BY BENZACO SCIENTIFIC ENGINEI OR APPROVED EQUAL.
- 19. ANY DELAYED EGRESS SHALL COMPLY WITH CFC 1010.1.9.7 AND 1010.1.9.9 AS APPLI 20. ADDRESS NUMBERS SHALL BE MIN. OF 12 INCHES

GRAPHIC MATERIAL LEGI

EARTH SHOWN IN SECTION CAST-IN-PLACE CONCRETE PLAN OR SECTION BRICK PAVERS PLAN OR SECTION **RIGID INSULATION OR** SAFING PLAN OR SECTION METAL - TYPE AS NOTED PLAN OR SECTION METAL - ROLLED SHAPE PLAN OR SECTION PLASTER ON METAL LATH SHOWN IN SECTION

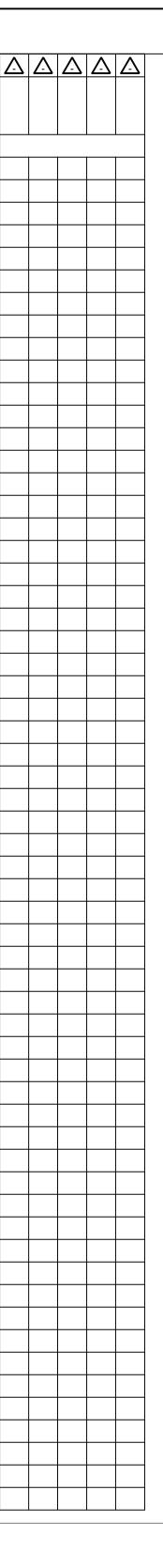
신신문

	VICINITY MAP	P	ROJECT DIRECTORY	
DRK TO INCLUDE:		OWN NEBR		
HALT PAVEMENT	Victoria St		MESA, CA 92627 CT:	
OCK WALLS WITH	W Bay St	ARCH	<u>IITECT:</u> IA ATELIER, LLP	
,	Canyon Park	IRVINE,	RS CANYON ROAD, STE #110 , CA 92606 HIDE IWAGAMI	
/ITCHES.	The second secon	EMAIL:	: (949) 230-6006 HIDE.IWAGAMI@HESTIAATELIER.COM	
		GMEF	ICTURAL / MECHANICAL / ELECTRICAL / PLUMBI <u>PENGINEERS</u> RANCHO PARKWAY S., STE #120	<u>NG</u>
ERMITS	DOWNTOWN 55 W	ATTN: C	OREST, CA 92630 GARY ZHOU : (949) 267-9095	
			<u>SCAPE ARCHITECT:</u> ON DAVIS ASSOCIATES	
	W17thSt Sidecar Doughnuts & Coffee	RIVERS ATTN: 1	TCHFIELD DRIVE SIDE, CA 92503 FIM DAVIS	
	Hi-Time Wine Cellars ☺	PHONE CIVIL	:: (951) 255-0402 :	
	W 16th St 55	2 MERF	ERT ENGINEERING & ASSOCIATES, INC.	
	Playa Mesa	ATTN: PHONE	A RANCH, CA. 92694 BILL GILBERT E: (949) 218-8075	
		EMAIL:		
	PROJECT DATA	SI		
BE USED FOR ANY OTHER CTION DOCUMENTS FOR THIS	1 - ADMINISTRATION		SHEET TITLE	4 at P.C. AL
CONSENT OF THE ARCHITECT/	A. ALL WORK SHALL BE IN CONFORMANCE WITH THE CODES IDENTIFIED IN THE GOVERNING CODES SECTION LISTED BELOW.			2023-05-24 ISSUED 1st I SUBMITTAL
DN. DO NOT SCALE DRAWINGS.	2022 CALIFORNIA BUILDING CODE & JURISDICTIONAL AMENDMENTS 2022 CALIFORNIA MECHANICAL CODE & JURISDICTIONAL AMENDMENTS 2022 CALIFORNIA PLUMBING CODE & JURISDICTIONAL AMENDMENTS	GENERA T1.0	AL INDEX TITLE SHEET	
S NOT LIMIT THE APPLICATION	2022 CALIFORNIA ELECTRICAL CODE & JURISDICTIONAL AMENDMENTS 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE & JURISDICTIONAL AMENDMENTS 2022 CALIFORNIA FIRE CODE & JURISDICTIONAL AMENDMENTS	T2.0 T2.1	GREEN BUILDING STANDARD GREEN BUILDING STANDARD	
RACTORS, DISCREPANCIES IN ALL BE REPORTED TO THE L BE ISSUED BY THE BE ROUGH UNLESS	2022 CALIFORNIA ENERGY CODE & JURISDICTIONAL AMENDMENTS	T2.1	GREEN BUILDING STANDARD	
, MECHANICAL, ELECTRICAL	COSTA MESA MUNICIPAL CODES & ORDINANCES ALL FINISHES SHALL COMPLY WITH CBC CHAPTER 8, TABLE 803.9			
S OF THE BUILDING CODE AND THE CONSTRUCTION. IT IS ATTENTION OF THE ARCHITECT IS OF THE CODE AND THE	B. ACCESSIBILITY REQUIREMENTS PER THE FEDERAL ADA, ANSI 117.1-2003			
TO: CALIFORNIA BUILDING	AND 2022 CBC OR AS AMENDED BY STATE OR LOCAL REGULATIONS, WHICHEVER IS MOST RESTRICTIVE	CIVIL 1	ALTA SURVEY	
RUCTION SAFETY. RE NOTED OR REQUIRED FOR	3 - OCCUPANCY	2	ALTA SURVEY	
ONSTRUCTION SAFETY ORDERS	A. PRIMARY OCCUPANCY (CHAPTER 3): M OCCUPANCYB. OCCUPANCY GROUP			
I A PERSON IS REQUIRED TO /ISION OF INDUSTRIAL SAFETY	B. <u>OCCUPANCY GROUP</u> OCCUPANT LOAD (REFER TO A2.0 FOR DETAILED SQUARE FOOTAGE)			
INSPECTOR AFTER THE HFIELD INSPECTION PRIOR TO	ROOM NAME AREA (NET) OCCUPANT LOAD RECEPTION: 157 SF/ 15 11 OCCUPANTS	LANDSC L1.0	IRRIGATION PLAN	
ER FOR EACH 3000 SQ. FT. FIRE POSTED ABOVE ALL UNTED MEASURING FROM THE	RECEPTION. 157 SF/ 15 11 OCCUPANTS RETAIL: 855 SF/ 60 15 OCCUPANTS OFFICE 83 SF/ 60 02 OCCUPANTS	L1.1	IRRIGATION NOTES & CALCULATIONS	
5'. EXTINGUISHERS LOCATED JNTED 48" TO CENTER OF 4 THE WALL. AN ADDITIONAL	STORAGE: 59 SF/ 300 01 OCCUPANT RECEIVING : 122 SF/ 60 03 OCCUPANTS RECEIVING : 140 SE/ 60 03 OCCUPANTS	L1.2 L1.3	IRRIGATION DETAILS IRRIGATION DETAILS	
ANY PORTION OF FUELING FIELD INSPECTOR. IG WHICH EXCEED THE	BREAK ROOM:140 SF/ 6003 OCCUPANTSHALLWAY:213 SFACCESSORY USERESTROOM:66 SFACCESSORY USE	L1.4	IRRIGATION SPECIFICATIONS	
NSED LETTERS SHALL ALSO BE	TOTAL: 1,747 SF (NET) 35 OCCUPANTS	L1.5 L2.0	IRRIGATION SPECIFICATIONS PLANTING PLAN	
NAGE REQUIREMENTS OF	EXIT REQUIRED: 1 EXIT	L2.1	PLANTING SPECIFICATIONS	
JRING CONSTRUCTION. TIONS IN CBC TABLE 803.9.	PROPOSED : 2 EXIT PERMITTED EXIT ACCESS TRAVEL DISTANCE: 200 FT FOR MERCANTILE (TABLE 1017.2)			
INEERED ODOR MANAGEMENT	PROPOSED EXIT ACCESS TRAVEL DISTANCE: 91 FEET	ARCHIT	ECTURAL	
		A0.1	ACCESSIBLE DETAILS	
	4 - BUILDING & SITE DATA	A0.2 AD1.0	ACCESSIBLE DETAILS DEMOLITION SITE PLAN	
	A. CONSTRUCTION TYPE (CHAPTER 5):V-BB. FULLY SPRINKLERED PER CHAPTER 9:NO	AD2.0	DEMOLITION FLOOR PLAN	
	B.FULLY SPRINKLERED PER CHAPTER 9:NOC.PROJECT AREA (TENANT IMPROVEMENT): 1,933 SF (GROSS SF)	AD3.0 A1.0	DEMOLITION REFLECTED CEILING PLAN	
	D. NUMBER OF STORIES: 1 STORY E. SITE ACREAGE: 10,500 SF	A1.1	SITE DETAILS	
	F. ZONING: C1-LOCAL BUSINESS	A2.0	FLOOR PLAN	
	G. GENERAL PLAN : GENERAL COMMERCIALH. ADDRESS: 770 W 19TH ST COSTA MESA, CA 92627	A2.1 A2.2	EGRESS PLAN FINISH FLOOR PLAN	
	I. LOT COVERAGE: EXISTING 18% COVERAGE J. OCCUPANCY: M	A2.3		
	K. SETBACKS: FRONT: 20'-0", SIDE(INTERIOR): 15'-0" REAR: 0'	A3.0 A3.1	REFLECTED CEILING PLAN DIMENSION REFLECTED CEILING PLAN	
	L. APN: 422-271-24 M. NUMBER OF PARKING (COSTA MESA MUNICIPAL CODE)	A4.0	ROOF PLAN	
	TOTAL: 8 STALLS (REQUIRED)	A5.0 A6.0	EXTERIOR ELEVATIONS NOT USED	
	12 PARKING (PROVIDED)	A7.0	INTERIOR ELEVATIONS	
	ACCESSIBLE PARKING	A7.1		
END	TOTAL: 1 STALLS (REQUIRED) 1 PARKING (PROVIDED)	A7.2 A6.0	ENLARGED ELEVATIONS SCHEDULE AND DETAILS	
GYPSUM BOARD SHOWN IN SECTION		A7.0		
CONT. WOOD BLOCKING	CONDITIONAL USE PERMIT APPLICATION NUMBER: PA-21-39	A7.1 A7.2	INTERIOR ELEVATIONS ENLARGED RESTROOM	
SHOWN IN SECTION FINISHED WOOD		A8.0	SCHEDULE DETAILS	
SECTION OR ELEVATION OR FINISHED WOOD	5 - PLUMBING FIXTURE CALCULATION	A8.1	DETAILS	
SECTION OR ELEVATION SPRAY FIREPROOFING	PROPOSED OCCUPANCY GROUP: M OCCUPANCY			
SHOWN IN SECTION BATT INSULATION P	PLUMBING OCCUPANT LOAD FACTOR (TABLE A OF 2022 CPC CHAPTER 4)	STRUCT	URAL	
THERMAL OR ACOUSTICAL AS NOTED	NUMBER OF FIXTURES REQUIRED: (1) WC, (1) LAV. NUMBER OF FIXTURES PROVIDED:	SN-1	STRUCTURAL GENERAL NOTES & REQUIREMENTS	
GLASS SHOWN IN SECTION	1 RESTROOM, GENDER NEUTRAL (2022 CPC SECTION 422.2 EXCEPTION 3) (1) WC, (1) LAV	SN-1B S-1.0	STRUCTURAL SPECIAL INSPECTIONS STRUCTURAL ROOF FRAMING PLAN	
CMU SHOWN IN SECTION		SD-1	STRUCTURAL DETAILS	

NEBRINA 770 W. 19th STREET COSTA MESA, CA 92627 ASSESSOR'S PARCEL NUMBER 422-271-24

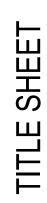






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MECHAI	NICAL				
M-1.0	HVAC GENERAL NOTES & LEGENDS				
M-1.1	HVAC EQUIPMENT SCHEDULE				
M-2.0	HVAC CEILING PLAN & ROOF PLAN				
T-24.0	TITLE 24 FORMS				
PLUMBI	NG				
P-1.0	PLUMBING GENERAL NOTES				1
P-2.0	PLUMBING COLD / HOT WATER & WASTE/VENT				
ELECTR	lical				
E-1.0	ELECTRICAL GENERAL NOTES & DETAILS & SINGLE LINE				
E-2.0	ELECTRICAL LIGHTING PLAN				
E-2.1	ELECTRICAL POWER PLAN				
E-2.2	ELECTRICAL ROOF PLAN				
E-T24	ELECTRICAL INDOOR T24				
		_			





CUP NUMBER: PA-21-39 Plan Check Number: 2023-05-24 1st PC SUBMITTAL _____ _____ _____ _____ _____ _____ SHEET T1.0

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

CHAPTER 3	Y N/A RESPON. PARTY Y N/A RESPON.	5.106.5.3.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity	Y NA RESPON. PARTY ALLOWABLE GLARE RATING 5 (G)
GREEN BUILDING	D 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.	specified in Section 5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each	MAXIMUM ALLOWABLE GLARE RATING 6 (G) N/A G1 G2 G3 G4
SECTION 301 GENERAL	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	EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.	MAXIMUM ALLOWABLE N/A G0 G1 G1 G2
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,	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	5.106.5.3.4 Accessible EVCS. When EVSE is installed, accessible EVSC shall be provided in accordance with the <i>California Building</i>	
but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.	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).	<i>Code</i> , Chapter 11B, Section 11B-228.3. Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).	GLARE RATING 5 (G) N/A GU GU GU GU MAXIMUM ALLOWABLE NUL GU GU GU GU GU
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 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	5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]	GLARE RATING $_{\circ}$ (G)N/AG0G0G0G1
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	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	Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.	1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the California Energy Code and Chapter of the California Administrative Code.
permitted work. A code section will be designated by a banner to indicate where the code section only applies to newly	practices and be approved by the enforcing agency.	Exceptions: 1. On a case-by-case basis where the local enforcing agency has determined compliance with this	2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet bey the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public
constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.	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.	section is not feasible based upon one of the following conditions: a. Where there is no local utility power supply. b. Where the local utility is unable to supply adequate power.	transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose determining compliance with this section.
301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:	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	c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation	3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative lumin
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	Section 5.106.4.2	of Section 5.106.5.3, may adversely impact the construction cost of the project. When EVSE(s) is/are installed, it shall be in accordance with the <i>California Building Code</i> , the <i>California Electrical Code</i> and as follows:	located in these areas shall meet U-value limits for "all other outdoor lighting"
plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 <i>et seq.</i> for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for	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.	5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off strest loading encous	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
ensuring compliance. 301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and	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'	 with planned off-street loading spaces. [N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceways(s) or busway(s) and adequate capacity for transformers(s), service panels(s) or subpanel(s) shall be 	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 luminate then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The
alterations whenever a permit is required for work.	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.	installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following: 1. The transformer, main service equipment and subpanel shall meet the minimum power	luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.
PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC) HEALTH FACILITIES. (see GBSC)	5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more	requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.	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 luminair then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance
TION 302 MIXED OCCUPANCY BUILDINGS	tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.	 The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the 	the nearest point on the nearest property line within the front hemisphere.
I 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.	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	raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1	Note: [N] 1.See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for par facilities and walkways.
TION 303 PHASED PROJECTS	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	 Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty 	2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, Califor Energy Code Tables 130.2-A and 130.2-B.
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	anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.	vehicles. 4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load	 Refer to the <i>California Building Code</i> for requirements for additions and alterations. 5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will
construction (or newly constructed) shall apply.	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:	to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.	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:
03.1.1 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.	 Covered, lockable enclosures with permanently anchored racks for bicycles; Lockable bicycle rooms with permanently anchored racks; or Lockable, permanently anchored bicycle lockers. 		Image: Description 1. Swales. 2. Water collection and disposal systems.
REVIATION DEFINITIONS:	Note: Additional information on recommended bicycle accommodations may be obtained from	TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]	 French drains. Water retention gardens. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
Department of Housing and Community Development California Building Standards Commission S Division of the State Architect, Structural Safety	Sacramento Area Bicycle Advocates. 5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections		Exception: Additions and alterations not altering the drainage path.
Office of Statewide Health Planning and Development Low Rise	5.106.4.2.1 and 5.106.4.2.2	ADDITIONAL CAPACITY NUMBER OF REQUIRED (KVA) FOR	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. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tre health shall comply with Section 5.304.6.
High Rise Additions and Alterations New	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	BUILDING TYPE BUILDING SIZE (SQ. FT.) OFF-STREET RACEWAY & BUSWAY LOADING SPACES AND TRANSFORMER &	5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide
PTER 5	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:	PANEL	over 50 percent of the parking area within 15 years. Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing
RESIDENTIAL MANDATORY MEASURES	 Covered, lockable enclosures with permanently anchored racks for bicycles; Lockable bicycle rooms with permanently anchored racks; or 	10,000 to 90,000 1 or 2 200	materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in pa lieu of shade tree planting.
SION 5.1 PLANNING AND DESIGN	3. Lockable, permanently anchored bicycle lockers.	Grocery 3 or Greater 400 Greater than 90.000 1 or Greater 400	5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade 20% of the landscape area within 15 years.
TION 5.101 GENERAL	5.106.5.3 Electric vehicle (EV) charging . [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.	10,000 to 135,000	Exceptions: Playfields for organized sport activity are not included in the total area calculation.
ons of this chapter outline planning, design and development methods that include environmentally responsible site selection, sign, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of	Exceptions:	Retail 3 or Greater 400 Greater than 135,000 1 or Greater 400	5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade 20 percent of the hardscape area within 15 years.
nt properties. TION 5.102 DEFINITIONS	1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:	1 or 2 200	Exceptions:
DEFINITIONS ng terms are defined in Chapter 2 (and are included here for reference)	 a. Where there is no local utility power supply b. Where the local utility is unable to supply adequate power. c. Where there is evidence suitable to the local enforcement agency substantiating the 	Warehouse 20,000 to 256,000 3 or Greater 400	 Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofin materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in of shade tree planting.
F LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed ercent) 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	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.	Greater than 256,000 1 or Greater 400	2. Designated and marked play areas of organized sport activity are not included in the total area calculat
es around the luminaire.	2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section	5.106.8 LIGHT POLLUTION REDUCTION. [N]. Outdoor lighting systems shall be designed and installed to comply	
EMITTING AND FUEL EFFICIENT VEHICLES. vehicles are limited to the following:	5.106.5.3.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following	 with the following: The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, 	DIVISION 5.2 ENERGY EFFICIENCY SECTION 5.201 GENERAL
ro emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) nder CCR, Title 13, Section 1962. gh-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating od 9 oe 10 as regulated under 40	requirements: 1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm)	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	5.201.1 Scope [BSC-CG]. <i>California Energy Code [DSA-SS].</i> For the purposes of mandatory energy efficiency standards this code, the California Energy Commission will continue to adopt mandatory building standards.
ion 600 Subpart D.	diameter shall be provided and 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 EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be	Chapter 8) and 4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance	DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION
ORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section e Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.	used to serve multiple EV charging spaces. 2. A service panel or subpanel (s) shall be provided with panel space and electrical load	lawfully enacted pursuant to Section 101.7, whichever is more stringent.	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
T-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as es, as distinguished from customers and other transient visitors.	capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS. The electrical system and any on-site distribution transformers shall have sufficient capacity	 Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code. 	conveyance.
DOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more ut not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of	 3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space. 4. The service panel or subpanel circuit directory shall identify the reserved overcurrent 	 Emergency lighting. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 	SECTION 5.302 DEFINITIONS 5.302.1 Definitions. The following terms are defined in Chapter 2 (and are included here for reference)
the purpose of ridesharing.		Alternate materials, designs and methods of construction. 5. Luminaires with less than 6,200 initial luminaire lumens.	EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which are two major influences on the amount of water that needs
Note: Source: Vehicle Code, Division 1, Section 668 Any vehicle certified to zero-emission standards.	Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of		applied to the landscape.
TION 5.106 SITE DEVELOPMENT	complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.	TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE	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.
1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE AND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of	TABLE 5.106.5.3.1	(BUG) RATINGS 1,2	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.
opment or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following ures:	TOTAL NUMBER OF ACTUAL NUMBER OF REQUIRED EV NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED	ALLOWABLE RATING LIGHTING LIGH	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
.106.1.1 Local ordinance . Comply with a lawfully enacted storm water management and/or erosion control ordinance.	PARKING SPACES CAPABLE SPACES WITH EVSE)^2	MAXIMUM ALLOWABLE BACKLIGHT RATING 3	threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to waste from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitche sinks or dishwashers.
.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by ting an effective combination of erosion and sediment control and good housekeeping BMPs.	0-9 0 0 10-25 2 0	Luminaire greater than 2 mounting	MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape desi
1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are to, the following:	<u>26-50</u> <u>8</u> <u>2</u>	heights (MH) from property line	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.
 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. 	51-75 13 3 76-100 17 4	Luminaire back hemisphere is 1-2 MH N/A B2 B3 B4 B4	MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are
d. Mulching or hydroseeding to stabilize disturbed soils.e. Erosion control to protect slopes.	101-150 25 6	Luminaire back hemisphere is 0.5-1 MH from property lineN/AB1B2B3B3	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.
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.	151-200 35 9 201 AND OVER 20% of total ¹ 25% of EV capable spaces ¹	Luminaire back hemisphere is less than 0.5 MH from property lineN/AB0B0B1B2	definition in the California Plumbing Code, Part 5.
i. Stabilized construction exits. j. Wind erosion control.	1. Where there is insufficient electrical supply.	MAXIMUM ALLOWABLE	POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmen Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.
 k. Other soil loss BMPs acceptable to the enforcing agency. 2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and hat should be considered for implementation as appropriate for each project include, but are not limited to, the 	2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.	UPLIGHT RATING (U) V/A U0 U0 U0 For area lighting 3 N/A U0 U0 U0 U0	RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that wo not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality is suitable to use the water again
j: a. Dewatering activities. b. Material handling and waste management.	5.106.5.3.2 Electric vehicle charging stations (EVCS) EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table	For all other outdoor lighting,including N/A U1 U2 U3 UB	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 mul
 c. Building materials stockpile management. d. Management of washout areas (concrete, paints, stucco, etc.). 	5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided	decorative luminaires	residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 51 additional details.)
 e. Control of vehicle/equipment fueling to contractor's staging area. f. Vehicle and equipment cleaning performed off site. g Spill prevention and control. 	provided. One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be		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).
 b. Other housekeeping BMPs acceptable to the enforcing agency. 	permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.		
	The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the		

YES NOT APPLICABLE RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, RESPON. PARTY

			OWNER	R, CONTRACTOR, INSPI	ECTOR ETC.)
MAXIMUM ALLOWABLE GLARE RATING 5 (G)					
MAXIMUM ALLOWABLE GLARE RATING 5 (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING 5 (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING 5 (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING 5 (G)	N/A	G0	G0	G0	G1

5.106.8.1 Facing- Backlight

Note: [N]

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:

- 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.

Exceptions: 1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing

- materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
- 2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.302 DEFINITIONS



3 PETERS CANYON RD STE #110 IRVINE, CA. 92606



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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

		AL WIANDAIONI WILASUNLS,		
Y N/A RESPON PARTY	Y N/	A RESPON. PARTY	Y N/A RESPON. PARTY	Y
	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.			5.410.2 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
	5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:			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
	1. For each individual leased, rented or other tenant space within the building projected to consume more	SECTION 5.402 DEFINITIONS 5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference)		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.
	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.	ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.		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
	2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the	BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.		Code Section 120.8 for commissioning requirements
	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).	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		Commissioning requirements shall include: 1. Owner's or Owner representative's project requirements.
	c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).	owner's project requirements. ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that		 Owners of Owner representative's project requirements. Basis of design. Commissioning measures shown in the construction documents.
	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.	is mixed in with food waste.		 Commissioning plan. Functional performance testing.
	5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals)	TEST. A procedure to determine quantitative performance of a system or equipment		 Documentation and training. Commissioning report.
	and fittings (faucets and showerheads) shall comply with the following:	SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT		Exceptions:
	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.	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.		 Unconditioned warehouses of any size. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned
_	Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced	5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.		 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.
	flushes and one full flush.	5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.		Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating
	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.	5.407.2.2 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:		and or air conditioning.
	5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall	5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at		Informational Notes: 1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning
	not exceed 0.5 gallons per flush.	least one of the following:		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.
	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	 An installed awning at least 4 feet in depth. The door is protected by a roof overhang at least 4 feet in depth. 		2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be
	for Showerheads.	 The door is recessed at least 4 feet. Other methods which provide equivalent protection. 		performed in compliance with the California Energy Code.
	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 value shall not exceed 1.8 colleges per minute at 80 psi or the shower shower data to be designed to a shower shower outlets to be a shower at the shower shower shower shower to be designed to a shower shower shower at the shower sho	5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.		
	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.			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.
		SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING		This documentation shall include the following: 1. Environmental and sustainability goals. 2. Building sustainable goals.
	5.303.3.4 Faucets and fountains.			 Building sustainable goals. Indoor environmental quality requirements. Project program, including facility functions and hours of operation, and need for after hours
	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.	waste management ordinance, whichever is more stringent.		operation. 5. Equipment and systems expectations.
	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	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:		 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
	gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.	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.		shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:
	5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [rim space (inches) at 60 psi].	2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).		 Renewable energy systems. Landscape irrigation systems.
	5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.	 Identifies diversion facilities where construction and demolition waste material collected will be taken. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by 		 Water reuse system. 5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document
	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].	weight or volume, but not by both. 5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable		how the project will be commissioned. The commissioning plan shall include the following: 1. General project information.
	Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.	documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.		 Commissioning goals. Systems to be commissioned. Plans to test systems and components shall include:
	5.303.3.4.6 Pre-rinse spray value When installed, shall meet the requirements in the <i>California Code of Regulations</i> , Title 20 (Appliance	Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.		 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.
	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.	Exceptions to Sections 5.408.1.1 and 5.408.1.2:		d. Conditions under which the test shall be performed.e. Measurable criteria for acceptable performance.
	FOR REFERENCE ONLY: The following table and code section have been reprinted from the <i>California</i> <i>Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).	 Excavated soil and land-clearing debris. Alternate waste reduction methods developed by working with local agencies if diversion or recycle 		 Commissioning team information. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.
		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		5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct
		markets. 5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not		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
	TABLE H-2	exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.		testing methods utilized, and include any readings and adjustments made.
	STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES	5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates		5 440.2.5 Decomposite tion and training. [N] A Custome Menuel and Custome Constitute Training are required including
	MANUFACTURED ON OR AFTER JANUARY 28, 2019 PRODUCT CLASS MAXIMUM FLOW RATE (gpm)	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.		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 <i>California Code of Regulations</i> (CCR), Title 8, Section 5142, and other related regulations.
	[spray force in ounce force (ozf)] MAXIMOM FLOW RATE (gpm) Product Class 1 (≤ 5.0 ozf) 1.00	Notes:		5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be
	Product Class 2 (> 5.0 ozf and $\leq 8.0 \text{ ozf}$)1.001.20	 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 		completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
	Product Class 3 (> 8.0 ozf) 1.28	management plan. 2. Mixed construction and demolition debris processors can be located at the California Department of		 Site information, including facility description, history and current requirements. Site contact information.
	5.303.4 COMMERCIAL KITCHEN EQUIPMENT.	Resources Recycling and Recovery (CalRecycle).		 Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log. Major systems.
	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.	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		 Major systems. Site equipment inventory and maintenance notes. A copy of verifications required by the enforcing agency or this code.
	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.	landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.		 7. Other resources and documentation, if applicable.
	5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards	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		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
	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.	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.		shall include the following: 1. System/equipment overview (what it is, what it does and with what other systems and/or
	5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable standards referenced in Table 1701.1 of the <i>California</i>	Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.		equipment it interfaces). 2. Review and demonstration of servicing/preventive maintenance. 3. Review of the information in the Systems Manual.
	Plumbing Code and in Chapter 6 of this code.	Notes:		 Review of the record drawings on the system/equipment.
	SECTION 5.304 OUTDOOR WATER USE 5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply	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.		5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design
	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.	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)		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
	Notes: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23,			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.
	Chapter 2.7, Division 2. 2. MWELO and supporting documents, including a water budget calculator, are available at:			5.410.4.2 (Reserved)
	https://www.water.ca.gov/. 5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges,			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, so well as water heating systems and controls, and controls, as well as water heating systems and controls, and contres, and controls, and contres, and controls, and controls, an
	Iandscape 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	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		refer to California Energy Code Section 120.8 for commissioning for additional testing requirements of specific systems.
	2.7, Division 2, Title 23, <i>California Code of Regulations</i> , except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.	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.		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:
	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.	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.		1. Renewable energy systems.
	5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape	5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an		 Landscape irrigation systems. Water reuse systems.
	area equal to or greater than 500 square feet. 5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate	increase of 30% or more in floor area, shall provide recycling areas on site.		5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's
	landscape area equal to or greater than 1,200 square feet.	Exception : Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.		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
	DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE	5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the <i>Public Resources Code</i> . Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991		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
		(Act). Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web		Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.
	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	site.		
	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.			
DISCLAIMER	THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GR	REEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLI	ST IS TO BE USE	D ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER

NOT APPLICABLE RESPON, PART RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, WNER, CONTRACTOR, INSPECTOR ETC.)

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 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

N/A RESPON PARTY

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 32⁰ 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, 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-propoelled 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) (EVCSj). 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 O³/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 lengths 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.

ER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

HESTIA ATELI

3 PETERS CANYON RD STE #110 IRVINE, CA. 92606







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Y N/A RESPO PART	5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials	shall comply with Sections 5.504.4.1 through 5.504.4.6.	TABLE 5.504.4.3 - CONT.		Y N/A RESPO	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
	5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealar the requirements of the following standards:		GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOL COATING CATEGORY			Volatile Organic Chemical Emissions from Indoor Sources Using testing method for California SpecificationsEnvironmental Chambers," Version 1.2, January 2017 (Emission 01350)
	 Adhesives, adhesive bonding primers, adhesive primers, sealant comply with local or regional air pollution control or air quality management dis SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. 	trict rules where applicable, or	SPECIALTY COATINGS			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
	the Rule 1168 prohibition on the use of certain toxic compounds	(chloroform, ethylene dichloride, methylene sol products as specified in subsection 2, below.	ALUMINUM ROOF COATINGS	400		
	2. Aerosol adhesives, and smaller unit sizes of adhesives, and sea		BASEMENT SPECIALTY COATINGS BITUMINOUS ROOF COATINGS	400 50		5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.
	product, less packaging, which do not weigh more than one pound and do not comply with statewide VOC standards and other requirements, including <i>California Code of Regulations</i> , Title 17, commencing with	consist of more than 16 fluid ounces) shall prohibitions on use of certain toxic compounds, of Section 94507.	BITUMINOUS ROOF PRIMERS	350		5.504.4.7 Thermal insulation Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile
			BOND BREAKERS	350		Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
			CONCRETE CURING COMPOUNDS CONCRETE/MASONRY SEALERS	350		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
	TABLE 5.504.4.1 - ADHESIVE VOC LIMIT1,2		DRIVEWAY SEALERS	50		5.504.4.7.1 Verification of compliance. Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.
	Less Water and Less Exempt Compounds in Grams per Liter		DRY FOG COATINGS	150		5.504.4.8 Acoustical ceiling and wall panels.
	ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES	50	FAUX FINISHING COATINGS FIRE RESISTIVE COATINGS	350 350		Comply with 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
	CARPET PAD ADHESIVES	50	FLOOR COATINGS	100		method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs.
		150	FORM-RELEASE COMPOUNDS	250		5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.
	WOOD FLOORING ADHESIVES RUBBER FLOOR ADHESIVES	60	GRAPHIC ARTS COATINGS (SIGN PAINTS) HIGH-TEMPERATURE COATINGS	500 420		5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for
	SUBFLOOR ADHESIVES	50	INDUSTRIAL MAINTENANCE COATINGS	250		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
		65	LOW SOLIDS COATINGS1	120		Exceptions: Existing mechanical equipment.
	VCT & ASPHALT TILE ADHESIVES DRYWALL & PANEL ADHESIVES	50 50	MAGNESITE CEMENT COATINGS MASTIC TEXTURE COATINGS	450		5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.
	COVE BASE ADHESIVES	50	MASTIC TEXTORE COATINGS METALLIC PIGMENTED COATINGS	500		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
	MULTIPURPOSE CONSTRUCTION ADHESIVES	70	MULTICOLOR COATINGS	250		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
	STRUCTURAL GLAZING ADHESIVES SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	PRETREATMENT WASH PRIMERS PRIMERS, SEALERS, & UNDERCOATERS	420 100		policies are not in place, post signage to inform building occupants of the prohibitions.
	OTHER ADHESIVES NOT SPECIFICALLY LISTED	50	REACTIVE PENETRATING SEALERS	350		
	SPECIALTY APPLICATIONS	540	RECYCLED COATINGS	250		SECTION 5.505 INDOOR MOISTURE CONTROL
	PVC WELDING CPVC WELDING	<u> </u>	ROOF COATINGS	50		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.
	ABS WELDING	325	RUST PREVENTATIVE COATINGS SHELLACS:	250		
	PLASTIC CEMENT WELDING	250	CLEAR	730		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
	ADHESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE	<u> </u>	OPAQUE	550		Section 120.1 (Requirements For Ventilation) of the <i>California Energy Code</i> , or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.
	SPECIAL PURPOSE CONTACT ADHESIVE	250	SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100		5.506.2 CARBON DIOXIDE (CO₂) 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).
	STRUCTURAL WOOD MEMBER ADHESIVE	140	STAINS STONE CONSOLIDANTS	250		5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
	TOP & TRIM ADHESIVE SUBSTRATE SPECIFIC APPLICATIONS	250	STONE CONSOLIDANTS SWIMMING POOL COATINGS	450 340		(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the California Energy Code, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:
	METAL TO METAL	30	TRAFFIC MARKING COATINGS	100		 The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the
	PLASTIC FOAMS	50	TUB & TILE REFINISH COATINGS	420		carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
	POROUS MATERIAL (EXCEPT WOOD)	30	WATERPROOFING MEMBRANES WOOD COATINGS	250 275		3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible
	FIBERGLASS	80	WOOD PRESERVATIVES	350		 indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
	1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES T	OGETHER, THE ADHESIVE WITH THE HIGHEST	ZINC-RICH PRIMERS	340		 The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
	VOC CONTENT SHALL BE ALLOWED. 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO ME	ASURE THE VOC CONTENT SPECIFIED IN THIS	1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMF 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LIST			6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.
	TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF	⁻ RULE 1168,	3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFO COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION			
	TABLE 5.504.4.2 - SEALANT VOC LIMIT		5.504.4.3.2 Verification. Verification of compliance with this the enforcing agency. Documentation may include, but is not limited to, the following	section shall be provided at the request of		SECTION 5.507 ENVIRONMENTAL COMFORT
	Less Water and Less Exempt Compounds in Grams per Liter		1. Manufacturer's product specification 2. Field verification of on-site product containers	ıy.		 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.
	SEALANTS	CURRENT VOC LIMIT	5.504.4.4 Carpet Systems.			Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as
		250 760	All carpet installed in the building interior shall meet the requirements of the Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Chambers." Version 1.2, January 2017 (Emission testing method for California			determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.
	MARINE DECK NONMEMBRANE ROOF	300	See California Department of Public Health's website for certification progra	ams and testing labs.		Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.
	ROADWAY	250	https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/V	C.aspx#material		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
	SINGLE-PLY ROOF MEMBRANE	450	5.504.4.4.1 Carpet cushion. All carpet cushion installed in the requirements of the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California Department of Public Health, "Standard Method for the California D	ne building interior shall meet the e Testing and Evaluation of Volatile		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:
	SEALANT PRIMERS		Organic Chemical Emissions from Indoor Sources Using Environmental (Emission testing method for California Specifications 013	Chambers,"Version 1.2, January 2017		1. Within the 65 CNEL noise contour of an airport. Exceptions:
	ARCHITECTURAL		See California Department of Public Health's website for certificatio			1. Ldn or CNEL for military airports shall be determined by the facility Air Installation Compatible
	NONPOROUS POROUS	250 775	https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHL 5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet			Land Use Zone (AICUZ) plan. 2. Ldn or CNEL for other airports and heliports for which a land use plan has not been developed
	MODIFIED BITUMINOUS	500	5.504.4.5 Composite wood products. Hardwood plywood, partic			shall be determined by the local general plan noise element. 2. Within the 65 CNEL or Ldn noise contour of a freeway or expressway, railroad, industrial source or
	MARINE DECK	760	wood products used on the interior or exterior of the buildings shall meet the requir Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq	ements for formaldehyde as specified in ARB's Air		fixed-guideway source as determined by the Noise Element of the General Plan.
	OTHER NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT I		the specified emission limits, as shown in Table 5.504.4.5. 5.504.4.5.3 Documentation. Verification of compliance with requested by the enforcing agency. Documentation shall include at least one of the	this section shall be provided as following:		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).
	5.504.4.3 Paints and coatings. Architectural paints and coatings sh Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, ur	hall comply with VOC limits in Table 1 of the ARB heres more stringent local limits apply. The VOC	 Product certifications and specifications. Chain of custody certifications. Product labeled and invoiced as meeting the Composite Wood Title 17, Section 93120, et seq.). 			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
	content limit for coatings that do not meet the definitions for the specialty coating by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating and 4.37 of the 2007 California Air Resources Board Suggested Control Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.	ngs categories listed in Table 5.504.4.3 shall be determined g, based on its gloss, as defined in Subsections 4.21, 4.36	 Exterior grade products marked as meeting the PS-1 or PS-2 st Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S Other methods acceptable to the enforcing agency. 	andards of the standards.		(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.
	5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints					5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior
	ROC in Section 94522(a)(3) and other requirements, including prohibitions on use o ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of <i>California Coo</i> commencing with Section 94520; and in areas under the jurisdiction of the		TABLE 5.504.4.5 - FORMALDEHYDE LIMITS			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
		ulation 8 Rule 49.	MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION			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.
			HARDWOOD PLYWOOD VENEER CORE HARDWOOD PLYWOOD COMPOSITE CORE	0.05		SECTION 5.508 OUTDOOR AIR QUALITY 5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression
			PARTICLE BOARD	0.09		equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.
			MEDIUM DENSITY FIBERBOARD THIN MEDIUM DENSITY FIBERBOARD2	0.11 0.13		5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.
			1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORI MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333	NIA AIR RESOURCES BOARD, AIR TOXICS CONTROL		5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.
			OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12. 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHE			
	:THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO					

AAAA AAI ICABNIA ABCCN BIIII BINA ATANBABBA AABC

RESPON. PARTY

NOT APPLICABLE RESPONSIBLE PARTY (ie: ARCHITECT. ENG WNER, CONTRACTOR, INSPECTOR ETC.)

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 (CO₂), and potentially other refrigerants.

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.

designed to have seal caps.

operation.

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.

5.508.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves

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

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 daude

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.

5.508.2.6.3 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.

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

CHAPTER 7

Y N/A RESPON. PARTY

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.

HE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



3 PETERS CANYON RD STE #110 IRVINE, CA. 92606

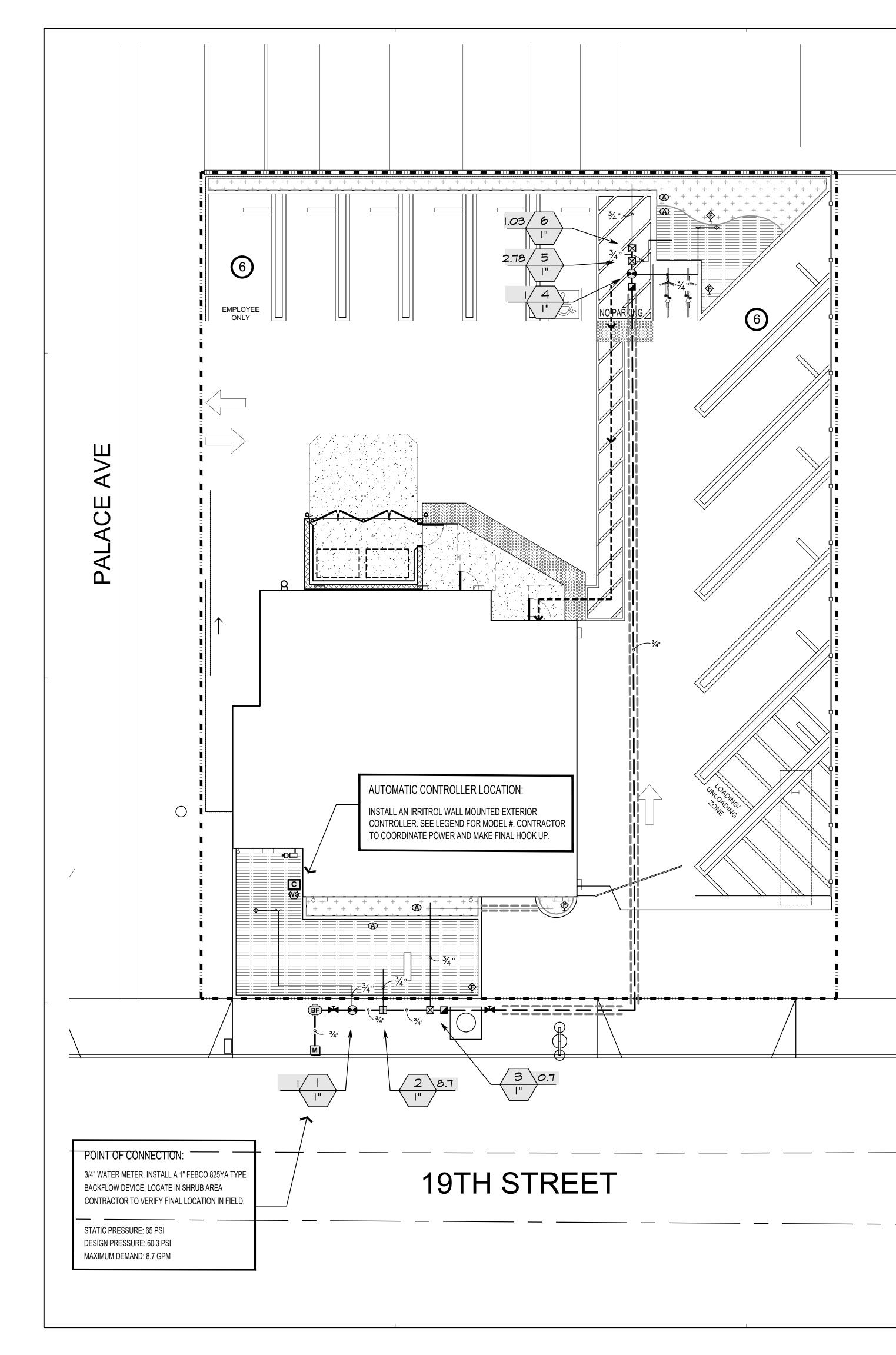






CUP NUMBER: Plan Check Number:	PA-21-39
2023-05-24	1st PC SUBMITTAL
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CRITICAL ANALYSIS		IRRIGATIO
Generated:	2023-05-23 09:34	SYMBOL
P.O.C. NUMBER: 01 Water Source Information:		\forall
FLOW AVAILABLE		
Water Meter Size:	3/4"	
Flow Available	22.5 GPM	Φ
PRESSURE AVAILABLE		
Static Pressure at POC:	65 PSI	
Elevation Change:	5.00 ft	
Service Line Size:	3"	SYMBOL
Length of Service Line:	20 ft	
Pressure Available:	63 PSI	-
DESIGN ANALYSIS		
Maximum Station Flow:	8.7 GPM	
Flow Available at POC:	22.5 GPM	
Residual Flow Available:	13.8 GPM	
		\bowtie
Design Pressure:	40 PSI	
Friction Loss:	0.04 PSI	
Fittings Loss:	0 PSI	
Elevation Loss:	0 PSI	
Loss through Valve:	7.92 PSI	
Pressure Req. at Critical Station:	48.0 PSI	Â
Loss for Fittings:	0 PSI	Y
Loss for Main Line:	0.85 PSI	
Loss for POC to Valve Elevation:	0 PSI	
Loss for Backflow:	11 PSI	
Loss for Water Meter:	0.5 PSI	
Critical Station Pressure at POC:	60.3 PSI	A
Pressure Available:	63 PSI	
Residual Pressure Available:	2.69 PSI	

DRIP IRRIGATION NOTE:

AIR RELIEF VALVE AND FLUSH VALVE LOCATIONS SHOWN FOR REFERENCE. INSTALL AIR RELIEF VALVE AT HIGHEST POINT IN DRIP VALVE ZONE. INSTALL FLUSH VALVE AT LOW POINT OF EACH DRIP LATERAL RUN.

NOTE:

MAINLINE AND VALVES ARE SHOWN IN HARDSCAPE FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN PLANTER AREAS WHEN POSSIBLE. SLEEVE ALL PIPES AND WIRE UNDER HARDSCAPE.

ALL LANDSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED.

LANDSCAPE PLANS SHALL COMPLY WITH ALL APPLICABLE CODES OF THE CITY OF COSTA MESA MUNICIPAL CODE

TOTAL LANDSCAPE AREA: 845 SF

_:	<u> </u>	YM	BOL

X
BF
С

DESIGN CONFIRMATION NOTE:

I agree to comply with the requirements of the water effic submit a complete Landscape Documentation Package.

SEE SHEET L1.1 FOR WATER USE CALCULATION WORKSHEET AND CERTIFICATION OF LANDSCAPE

Inothy F. Dani Tim Davis - RLA 3353

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	ARC	PSI	GPM	RADIUS	HITE
∀	RAIN BIRD 1804-PRS-1400 FLOOD 1402 FLOOD BUBBLER 4" POPUP WITH PRESSURE REGULATING DEVICE.	360	30	0.5	3'	DESIGN ARC
¢	RAIN BIRD RWS-B-C 1402 ROOT WATERING SYSTEM WITH DIAMETER X LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	360	30	0.5	3'	HESTIA ATEL 3 PETERS CANYON IRVINE, CA
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION					Seal
⊞	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM					CANDSC. CANDSC. CANDSC. CANDSC. NO. 335 CONTROL NO. 335 CONTROL NO. 335 CONTROL CONTROL CONTROL NO. 335 CONTROL CON
\boxtimes	RAIN BIRD XCZ-LF-100-PRF LOW FLOW DRIP CONTROL KIT, 1IN. LOW FLOW VALVE, 3/4IN. PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR					₩ Signature 5/31/23 ★ Date 0, 7/31/23 7, Renewal Date
Ŷ	NETAFIM TLSOV NETAFIM TLSOV- 1/2IN. MANUAL FLUSH VALVE, BARBED INSERT. INSTALL IN 10IN. BOX, WITH ADEQUATE BLANK OR IN.COBRAIN. TUBING TO EXTEND VALVE OUT OF VALVE BOX. 2/3 IN FITS TECHLINE HCVXR, HCVXR-RW/RWP, CV, DL, RW AND RWP DRIPLINES, AND PE IRRIGATION HOSE					Consultant
A	NETAFIM TLAVRV AIR/VACUUM RELIEF VALVE, 1/2IN. MALE PIPE THREAD.					Wilson Davis Landscape A
$\begin{array}{c} + & + & + & + \\ + & + & + & + & + \\ + & + &$	AREA TO RECEIVE DRIP EMITTERS GPH IRRIGATION GXB-1032 PRESSURE COMPENSATING DRIP EMITTER WITH 10-32 MICRO THREAD INLET, AND 1/4IN. BARBED OUTLET, IN STANDARD COLOR. BLUE = 0.5 GPM; BLACK = 1.0 GPM; RED = 2.0 GPM; YELLOW = 4.0 GPH. Emitter Notes:					2825 Litchfi Riverside, C/ Ph.(951) 35
	 2.0 GPH emitters (1 assigned to each 1 Gal. plant) 2.0 GPH emitters (1 assigned to each 1 gal plant) 2.0 GPH emitters (2 assigned to each 5 gal plant) 					
	2.0 GPH emitters (2 assigned to each 3 gal plant)2.0 GPH emitters (3 assigned to each 15 Gal. plant)2.0 GPH emitters (3 assigned to each 15 gal plant)					BRINA 19TH STREET
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-09-12 XFCV ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.					NEBR 770 W 19TH
	MANUFACTURER/MODEL/DESCRIPTION					_
Θ	RAIN BIRD PEB-PRS-D 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.					
	RAIN BIRD 33-DLRC 3/4" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, DOUBLE TRACK KEY LUG, AND 2-PIECE BODY.					PLAN
X	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"					RRIGATION
BF	FEBCO 825YA 1" REDUCED PRESSURE BACKFLOW PREVENTER					GAI
С	IRRITROL TC-06-EX-R HYBRID CONTROLLER, 6- STATION, OUTDOOR MODEL, WITH PLASTIC LOCKING CABINET. CLIMATE LOGIC COMPATIBLE, AND REMOTE-READY.					IRRI
W S	IRRITROL CL-100-WIRELESS WIRELESS WEATHER SENSING SYSTEM. 100-RECEIVE AND TRANSMITTER KIT. OUTDOOR SENSOR, AND RECEIVER ATTACHES TO IRRITROL CONTROLLER. COMPATIBLE WITH RAIN DIAL-R, TOTAL CONTROL-R, KD2, AND MC-E CONTROLLERS. MONITORS WEATHER DATA FOR WATERING ADJUSTMENTS AND PROVIDES RAIN-FREEZE SHUT-DOWN.				-	CUP NUMBER: Plan Check Number:
М	WATER METER 3/4"					_
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21					
	IRRIGATION MAINLINE: PVC CLASS 315 SDR 13.5 PIPE SLEEVE: PVC SCHEDULE 40					
 @ @ @	Valve Callout					│ <u> </u>
#• #• #"•	Valve Number Valve Flow Valve Size					
TE:						
water efficient l Package.	andscape ordinance and					
Ma	<u>y 31, 2023</u> 0 8	16		24	32 feet	

DRIPLINE IRRIGATION NOTES: INSTALLATION.

CAPACITY PRIOR TO PLANTING. SOIL TYPE

CLAY/FINE

LOAM/MEDIUM SAND/COARSE

INSTALLATION AND/OR MULCH.

UPON COMPLETION OF DRIPLINE INSTALLATION, CONTRACTOR SHALL OPEN FLUSH VALVES ONE AT A TIME TO ENSURE THAT WATER IS CLEAR OF DIRT AND DEBRIS.

CONTRACTOR SHALL INSTALL AIR/VACUUM RELIEF VALVES AT HIGHEST POINT OF DRIPLINE ZONE

CONTRACTOR SHALL INSTALL THE AIR/VACUUM RELIEF VALVE IN AN EXHAUST HEADER OR LINE THAT RUNS PERPENDICULAR TO THE LATERAL LINES

THE IRRIGATION CONTRACTOR SHALL BE EXPERIENCED IN THE INSTALLATION, OPERATION AND MAINTENANCE OF DRIP IRRIGATION EQUIPMENT. ANY QUESTIONS OR INADEQUACIES ON THE PART OF THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO ANY

INSTALL ALL EQUIPMENT AS SHOWN ON THE PLAN AND DETAILS. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL REQUIREMENTS FOR DRIP EQUIPMENT AND INSTALLATION. NON-SLOPE SOIL AREAS SHALL BE TILLED TO AN 8" TO 12" DEPTH AND SHALL BE IRRIGATED TO FIELD

CONTRACTOR SHALL USE EITHER BARBED INSERT FITTINGS, RAINBIRD 600, 800, 1000 SERIES LOC FITTINGS. OR UNIVERSAL LOC FITTINGS WHEN INSTALLING AND CONNECTING LANDSCAPE DRIPLINE. LANDSCAPE DRIPLINE SHALL BE STAKED SECURELY TO THE GROUND AT THE FOLLOWING SPACING:

EVERY 4-6' EVERY 3-5'

EVERY 2-3'

IN ADDITION, STAKES SHALL BE INSTALLED BEFORE AND AFTER EVERY TURN

ALL DRIPLINE, HEADERS AND MAINLINE PIPING SHALL BE KEPT FREE OF DIRT AND DEBRIS DURING

ALL HEADERS AND DRIPLINE LATERALS SHALL BE CHECKED FOR LEAKS PRIOR TO COVERING WITH SOIL

CONTRACTOR SHALL INSTALL MANUAL FLUSH POINT AT THE LOW POINT IN THE EXHAUST HEADER OF A GRID LAYOUT OR AT THE MIDPOINT OF A LOOPED LAYOUT.

ALL EQUIPMENT AND DISTRIBUTION PORTS ARE TO BE INSPECTED ON A REGULAR BASIS TO ENSURE PROPER OPERATION. ANY RESTRICTION IN EMITTER FLOW SHALL BE ANALYZED FOR CAUSE AND REPAIRED IMMEDIATELY. ALL FILTER SCREENS ARE TO BE INSPECTED AT 1 WEEK AFTER INSTALLATION FOR DEBRIS BUILD-UP AND DETERMINE FUTURE MAINTENANCE SCHEDULE ACCORDINGLY.

IRRIGATION NOTES

THE DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS AS NECESSARY.

DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVES PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL CITY AND COUNTY REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

THE SYSTEM IS DESIGN FOR A MINIMUM OPERATING PRESSURE OF 45.76 PSI. THE MAXIMUM DEMAND OF GALLONS PER MINUTE IS 8 GPM. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO THE START OF INSTALLATION.

THE ACTUAL LOCATION FOR THE INSTALLATION OF BACKFLOW PREVENTOR AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNERS AUTHORIZED REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT. BACKFLOW DEVICE SHALL BE INSTALLED IN SHRUB PLANTING AREA ONLY.

110 V. ELECTRICAL POWER SOURCE TO BE PROVIDED BY OTHERS TO THE LOCATION FOR THE AUTOMATIC CONTROLLER. IRRIGATION CONTRACTOR TO BE RESPONSIBLE FOR THE FINAL CONNECTION TO THE EQUIPMENT.

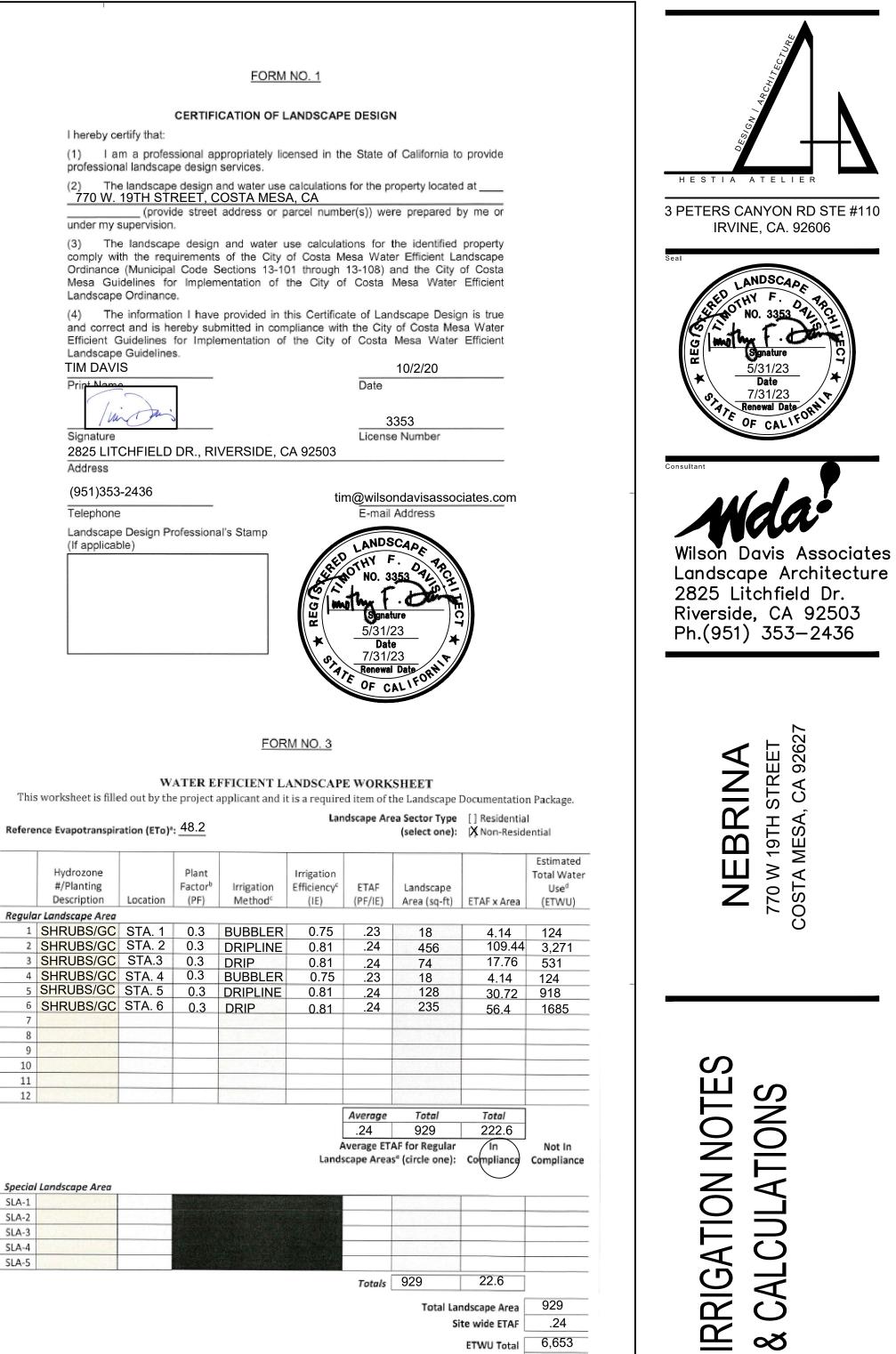
THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF POSSIBLE ON-SITE INSPECTIONS WITH THE LANDSCAPE ARCHITECT TO BE SCHEDULED AT THE FOLLOWING STAGES OF INSTALLATION:

1. PRESSURE TEST OF IRRIGATION MAINLINE PRIOR TO BACKFILL OF TRENCHES. 2. COVERAGE TEST OF SPRINKLER SYSTEM PRIOR TO PLANT INSTALLATION.

3. FINAL WALK-THROUGH OF THE PROJECT WITH ALL PARTIES CONCERNED FOR THE VERIFICATION OF JOB COMPLETION AND EXECUTION OF WORK PER THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL PROVIDE TO THE OWNER, UPON THE COMPLETION OF THE JOB, A SET OF REPRODUCIBLE AS- BUILT DRAWINGS, WHICH SHALL BE VERIFIED FOR ACCURACY AT THE TIME OF THE FINAL JOB WALK-THROUGH.

THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTIED FOR A PERIOD OF (1) YEAR. ANY DEFECTIVE EQUIPMENT. MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

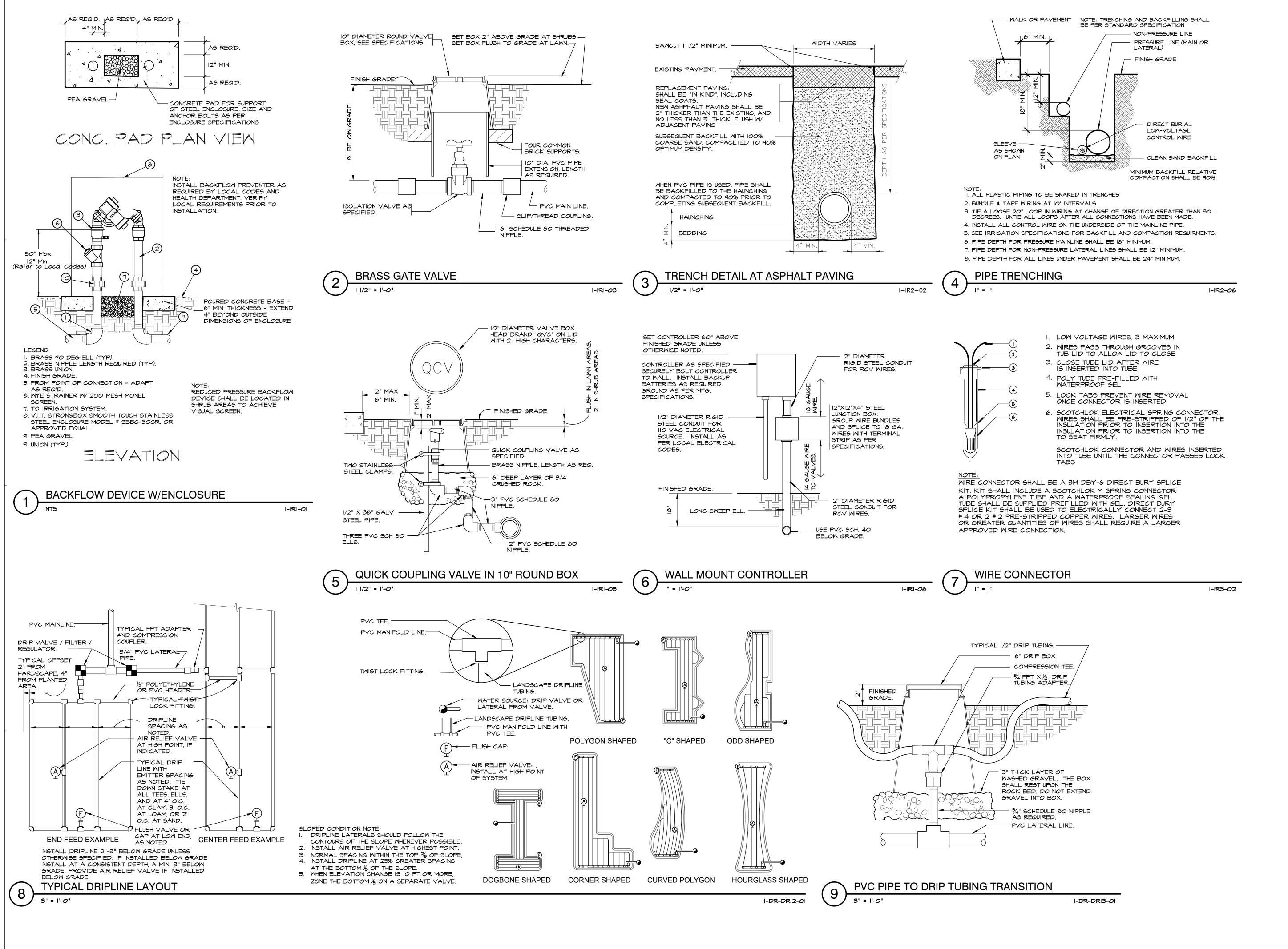


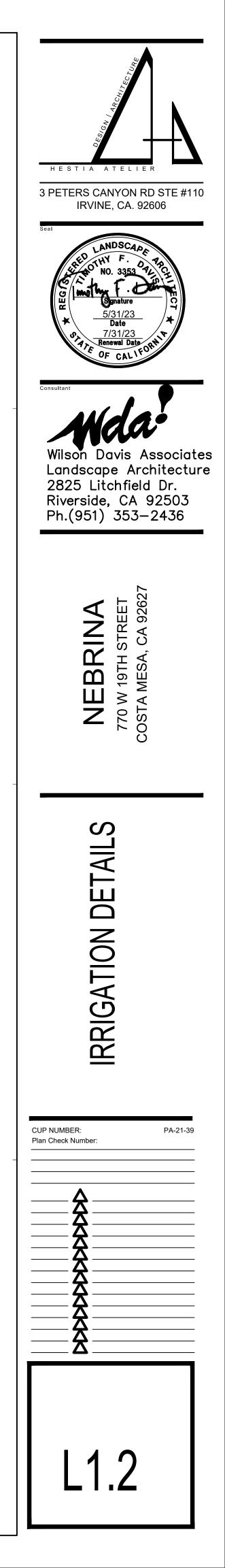
.24 Site wide ETAF

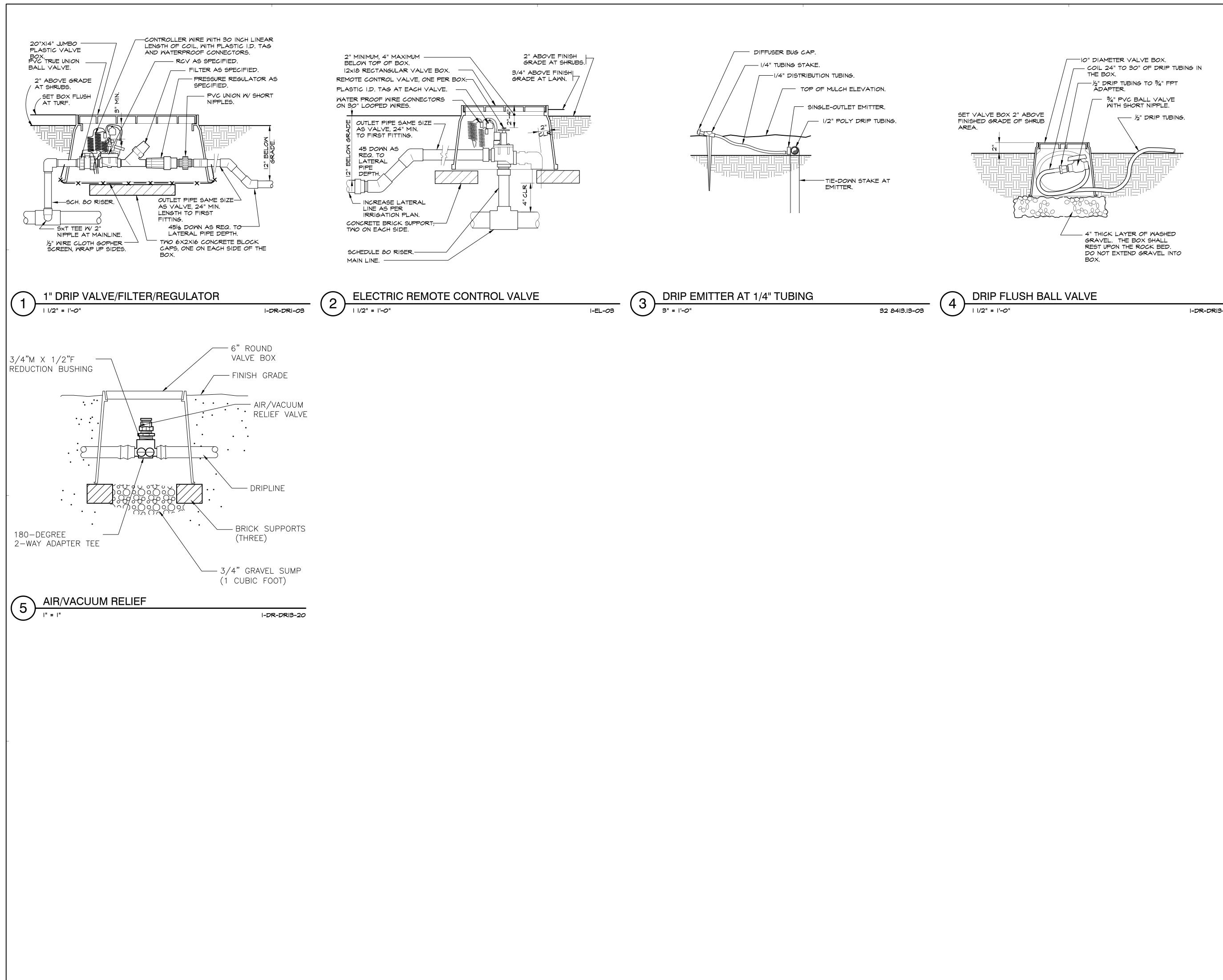
ETWU Total 6,653 Maximum Allowed Water Allowance (MAWA)^r 12,493

> CUP NUMBER: PA-21-39 Plan Check Number:

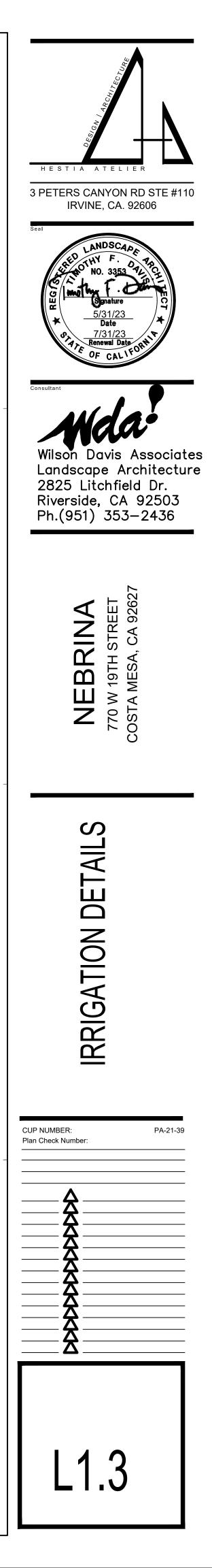
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1-DR-DR13-02



PART 1 - GENERAL Should trouble develop within defective material, promptly ma SUMMARY Contractor's expense. Provide all labor, materials equipment, tools, services and 2. At Contractor's expense, prom planting and other components miscellaneous and incidental work to complete all irrigation as improperly compacted trench indicated on the Drawings and as specified. PART 2 - PRODUCTS Remove and modify existing system; install new system. **Related Work Specified Elsewhere:** 2.1 MATERIALS 1. Planting - Section 329300. A. New, of the best grade of eac 2. Landscape Maintenance - Section 02952. otherwise specified. QUALITY ASSURANCE B. Copper Pipe and Fittings: Perform work in accord with requirements of applicable Plumbing Copper pipe shall be type "K" Code. fittings shall be wrought solde SUBMITTALS American Standards Association 2. Joints shall be soldered with Make submittals per Section 01300. copper, 16% zinc, 24% cadmiu Record Drawings (As-Builts): The Contractor shall provide and keep liquidus at 1145° F., conforming up to date in accordance with section "Project Records" a and Federal QQB 00655. complete set of record "as-built" Bond prints which shall be corrected daily and show every change from the original drawings C. All Lateral and Mainline Piping and specifications and the exact "as-built" locations, sizes and Mainline less than 3"- Schedu types of equipment. Prints for this purpose may be obtained from Mainline over 3"- CL 315 PVC the Owner. This set of drawings shall be kept on the site and shall Lateral line- CL 200 PVC be used only as a record set. These drawings shall also serve as Reclaim water - Purple PVC work in progress sheets and the Contractor shall make neat and D. Sprinkler Risers and Nipples: legible notations therein daily, as work proceeds, showing the work threads as shown. as actually installed. These drawings shall be available at all times for inspection and shall be kept in a location designated by the E. Fittings: Galvanized malleable 80 fittings on all irrigation ma Landscape Architect. NSF approved. Use solvent re-The Contractor shall dimension from two (2) permanent points of reference, building corners, sidewalk or road intersections, etc. the Gate Valves: For 2-1/2" and s location of the following items: bronze. Nibco T-113. or equal. Gate valves stem, brass, Matco-Norca 514 a) b) The routing of the sprinkler system main lines. G. Quick Coupler Valves and Quic Corrections to the existing water lines. c) Locking vinyl top, two-piece, d) The routing of the control wires. H. Valve Keys: Provide two 30" _ A) Sprinkler control valves. cross-handles of quick couple f) Quick coupler valves. Buckner, Rainbird or equal. Als Backflow device a) gate valves. C. Submit controller chart diagram for Owner's Representative Remote Control Valves: As inc reviews, prior to making photocopy reduction. See Section Valve ID tags on each valve. 3.11.C List of materials: J. Gate Valve Boxes: Plastic, 10' marked "GV" for each gate va See Section 01340 for procedure. Carson or equal. Provide key Quantities of materials and equipment need not be included. K. Quick Coupler Valve Boxes: F Deviations from the specifications will not be allowed unless cover, marked "QC" for each substitutions have been requested in accordance with Section Engineering, NDS, Carson, or 01640A. L. Remote Control Valve Boxes: The Owner's Representative's decision shall be final in cover marked "RCV" for each determining the equivalency of materials, equipment and method. Engineering, NDS, Carson or e Instruction: During the specified Maintenance period, instruct the Owner's designated personnel on the use and adjustment M. Electrical Conduit: Comply with of the automatic sprinkler controller. code and shall be approved a Service Manuals: Furnish three (3) sets of service manuals to the Laboratories, Inc. Conduit shall Owner, in loose leaf binders containing complete catalog numbers and price lists, with manufacturer's names, addresses and phone P. Sprinkler Heads: refer to draw numbers. Furnish the Owner with three (3) full nozzle sets for each type Q. Sleeves for Piping under Pavir of sprinkler installed. shall be a minimum of twice (DELIVERY, STORAGE AND HANDLING sleeved. R. Thrust Blocks: 3,000 psi conc Plastic Pipe: Handle pipe and fittings carefully. Store under cover to avoid damage. Beds on which pipe is transported and stored S. Tracer wire: Detectable under shall be full length of pipe to avoid damage. Do not install damaged, minimum 4.85 mil overall thickn dented pipe. III, Magnatec, or equal. JOB CONDITIONS T. Irrigation Controller: As noted Examine site: Before starting work carefully examine the site and existing mechanical, electrical, paving and other similar conditions U. Controller Enclosure: Strong B which may conflict or be within the area of work. Install the work coordinated with existing conditions, making necessary minor changes, without extra cost to the Owner. PART 3 - EXECUTION Scaled dimensions are approximate. Before proceeding with work carefully check and verify all locations. 3.1 CONNECTIONS Before excavating for sprinkler lines, locate all underground utility A. To Existing Steel Pipe: For 1lines to avoid damage to those utilities. Notify the Owner's or Dresser or equal slip joint Representative promptly upon discovery of unknown lines for and install threaded fittings. proper identification and disposition. B. To Existing PVC Pipe: Use PV Spacing of sprinkler heads, location of valves and quick couplers PVC pipe. shall be indicated on the drawings. Coordinate the layout of the sprinkler system with the layout of the planting and paving, and D. PRESSURE TEST: fully carry out the intent of the design. 1. All main lines and lateral lines Pipe lines, unless dimensioned, may be located in the most the system shall be capped a reasonable and practicable alignment. Accurately locate on record drawings. Sprinkler heads and valves may be shifted slightly where 2. Pressure shall be sustained in necessary to avoid obstructions. Owner's Representative's If leaks develop the joints sha acceptance of deviations from the Drawings shall be obtained prior until the entire system is wate to installation. Accurately locate such deviations on the record 3. Tests shall be observed and drawings. representative prior to backfi If errors, conflicts and ambiguities between drawings and 4. When the irrigation system is specifications or between drawings or specifications and actual field conditions are discovered, immediately notify the Owner's has begun) the contractor in Representative. Do not proceed with the affected portions of the representative shall test the work until the Owner's Representative has provided further complete and adequate. The c instructions. and perform all work required lawn and planting areas cover Do not backfill trenches until the work has been reviewed and accepted by Owner's Representative. 5. The contractor shall inform th deviation from the plan requir GUARANTEE conditions that bear on prese In addition to manufacturers' specific warranties, warrant the entire irrigation system for a period of one year from date of notice of completion.

the year due to poor work or make corrections at the	3.2	TRENCHING AND BACKFILLING	3.9	DIEL
omptly repair all damage to paving, ts that are due to settlement of	Α.	Trenches for all pipe shall be open vertical and construction with firm level bottom and wide enough to provide free working space around the work installed and to provide ample space for backfilling and tamping.	Α.	lnsta two or n
soil.	В.	Neatly windrow excavated material to cause the least inconvenience to pedestrian and vehicular traffic. Do not place soil on concrete paving without a moisture-proof membrane to protect	3.10 A.	CLO As s to p
each respective and unless	C.	paving. Trench Depth: Sufficient to provide not less than the	3.11	pipe. IRRI
<", hard tempered ASTM B88 and ler joint type in accordance with	1.	following cover over top of pipe. 24" over all pipe for mains and supply lines with 2-3" of sand over pipe.	Α.	Conr clocl
tion (ASA) B16 22. silver solder, 45% silver, 15%	2.	24" over control wires from controllers to remote control valves.	-	with
ium and solidus at 1125° F. and ng to specifications ASTM B206-52T	3.	12" over sprinkler lines (lateral).	В.	Prep and stati
g: Iule 40 PVC	D.	When two pipes are to be placed in the same trench, provide not less than 6" space between pipes. Irrigation piping shall not occupy same trench with piping or conduits of any other utility or service.	1.	grou Redu
/C pipe	E.	After the installation is complete and the required tests and inspections have been made and reviewed, backfill the excavation and trenches with clean soil, free of rubbish.		avail Iamir the Repr
PVC Schedule 80 with molded steel where shown. PVC Schedule	1.	Compact the backfill for all trenches, regardless of the type of pipe covered, in areas under or which closely parallel concrete or asphaltic concrete, to 90% of maximum density.	3.12	UND
ainlines. All others, PVC Schedule 40, ecommended by manufacturer.	2.	Trenches which traverse areas to be planted may be compacted by thoroughly flooding the backfill.	A.	Colo
smaller: Non-rising stem, screwed, I. For 3" and larger: 125 psi, Non-rising	3.3	TRENCHING AND BACKFILLING UNDER PAVING	В.	Insta wher
4 or equal. uick Coupler Valve Assemblies: brass and bronze, size as shown.	Α.	Trenches located under areas where paving or concrete will be installed shall be backfilled with sand (a layer 6" below the pipe and 24" above the pipe), and compacted in layers to 95%	C.	Sizin 12 a reco
' galvanized keys to operate er valves for manual adjustment. Also provide 1 ft. nut wrench for		compaction using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. All trenches shall be left flush with the adjoining grade. Set pipes in place, cap, and pressure test all piping	D.	Insta of ti from slaci conc
ndicated on the drawings. Provide e.	-	under paving prior to backfilling, and prior to the paving work.	E.	Wire
D" round with bolt-down cover, valve. By Applied Engineering, NDS, y for each box.	В.	Piping under existing walks is generally done by jacking, boring, or hydraulic driving. Any cutting or breaking of sidewalks or concrete necessary shall be performed by the Contractor and paving replaced as a part of the contract cost. Permission to cut or	F.	Run cons exte
Plastic, 10" round with bolt-down h quick coupler valve. By Applied equal. Provide key for each box.		break sidewalks or concrete shall be obtained from the Owner's Representative. No hydraulic driving will be permitted under asphaltic concrete paving.	0	cons shar
: Rectangular plastic with locking ch remote control valve. Applied	C.	Coordinate installation of piping and wires under paved areas.	G.	Prov splic
equal. Provide six keys. ith requirements of the governing	D.	Sleeves may be installed, but are not required, for future installation of water lines and wires, unless otherwise noted.	H.	Insta tren
and identified by the Underwriters all be PVC Schedule 40, gray color.		PLASTIC PIPE Solvert Wold Bing, All pipe and fittings shall be solvert welded		VAL\
wings and schedule. ving: Schedule 40 PVC. Sleeve size	Α.	Solvent Weld Pipe: All pipe and fittings shall be solvent welded Christy's, IPS Weldon or approved equal or as recommended by the manufacturer of the pipe, except where screwed connections are required.	Α.	Prov draw cont
(2x) the diameter of the pipe to be norete in 28 days.	1.	Thoroughly clean all pipe and fittings of dirt, dust and moisture and apply colored primer on all connections prior to the application of PVC welding solvent before applying solvent with a non-synthetic	В.	lnsta all p walk
erground utility marking tape, kness, blue color, by Christy Type		bristle brush in the following sequence: Apply an even coat to outside of pipe, then to inside of fittings and then re-apply a light coat of solvent to the outside of the pipe	C.	cont Valv
d on plans.		making sure that coated area on the pipe is equal to the full depth of the fitting socket. Insert pipe quickly into fitting and turn approximately 1/4 turn to distribute the solvent and remove air	D.	nles: Adju
Box, see drawings.		bubbles, check tees and ells for correct position, then hold joint without movement for approximately 15 seconds, so that pipe does not push out fitting. Use clean rag and wipe off excess solvent.		oper so t head
		Cure all welded joints at least 15 minutes before moving or handling and at least 24 hours before water is permitted in this pipe.	E.	Set valve valve
1-1/2" size pipe and smaller, use Moody t fittings. For 2" and larger, cut thread	2. 3.	Provide tracer wire on top of all distribution mains and pipe under constant pressure. Bell and PVC Pipe: Install in conformance with written procedures	F.	ldent valve
VC fittings welded onto existing		and recommendations of the manufacturer. Size thrust blocks according to the soil types on the site, and as approved by the Owner's Representative.	3.14	prov
es that have glued joints under paving in and pressure tested 150 psi. in the lines for not less than 3 hours. shall be replaced and the test repeated	4.	Make all connections between plastic pipe and metal valves or pipe with screw fittings using plastic male adapters and Teflon tape applied to male threads. Make up light wrench pressure. Do not screw steel pipe into plastic fittings.	Α.	Prior full I repa of d
atertight. I approved by the Owner's	3.5	COPPER PIPE	В.	Set
fill. s completed (and before planting	Α.	Exposed Piping to all planters above grade shall also be copper pipe, Type "K".	C.	Upor prop optin
the presence of the Owner's coverage of water afforded as contractor shall furnish all materials	3.7	REDUCING FITTINGS	D.	Align
d to correct any inadequacies of the erage disclosed.	Α.	Use where any change in pipe size occurs. Do not use street ells, bushings, close nipples, long screws or service tees.	-	walls
the Owner's representative of any ired by wind, planting, soil or site ent coverage.	3.8 A	OFF-SETS Make with fittings. Do not bend pipe.	E.	Adju of o balar
-	А.			

ELECTRIC COUPLINGS

stall approved dielectric couplings, unions, or fittings wherever o dissimilar metals are connected whether shown on the drawings not.

OSING OF PIPING

soon as lines have been installed, cap or plug all openings prevent the entrance of materials that would obstruct the

RIGATION CONTROLLERS

onnect remote control valves to existing controller in a ockwise sequence to correspond with station setting beginning th Station 1, 2, 3, etc. unless otherwise shown.

epare a map diagram showing location of all valves, lateral lines d route of the control wires. Identify all valves as to size, ation number, and type of planting irrigated, i.e., lawn, shrubs, or bundcover.

duce drawing photographically to a size which will fit in space ailable on the door inside of the controller. Seal within two ninated plastic sheets. Mount permanently on inside surface of a door. Submit one (1) additional diagram to Owner's presentative.

NDERGROUND (CONTROL WIRES)

lor code all wiring.

stall wires, sprinkler laterals and mains in common trenches herever possible.

ing of wire shall be No. 14 awg for control/pilot wires & No. awg for common wires, in accordance with manufacturer's commendations.

tall wires at least 24" below finish grade and laid to the side the main line where possible. Locate them no less than 6" om pipes and fittings, except at terminal points. Provide looped ck at valves and snake wires in trench to allow for ncentration of wires. Tie wires in bundles at 10' intervals.

re splices not allowed.

n all wire passing under future or existing paving, or nstruction in a PVC Schedule 40 or galvanized steel conduit tending at least 12" beyond edges of the paving or nstruction. Provide pull boxes as necessary in long runs and at arp bends in the conduit run.

ovide meter box at ends of runs for future valves, and over all lices.

tall warning tape 6" above all wire routes not located in inches with irrigation mains.

LVES

ovide piping systems with valves at all points shown on the awings or specified herein, arranged to give complete regulating ntrol throughout.

stall valves with the best skill, neat appearance and groupings so parts are easily accessible and maintained. Set valves near alks and curbs within 12" and parallel to same. Install remote ntrol valves in groundcover or shrub areas wherever feasible.

lves shall be the full size of the line in which they are installed ess otherwise specified.

just remote control valves so that most of the sprinkler heads erate at pressure recommended by the head manufacturer, and that a uniform distribution of water is applied by the sprinkler ads to the planting areas for each individual valve system.

t valve boxes 3/4" above the designated finish grade at each ve in turf, 2" in shrubs, and stencil paint station numbers of ves on covers. Numbers shall be 4" minimum in height.

ntify locations of all valves by painting purple symbols pointing to ves on surface of nearest curb or paving. Templates to be ovided by Owner's Representative.

RINKLER HEADS

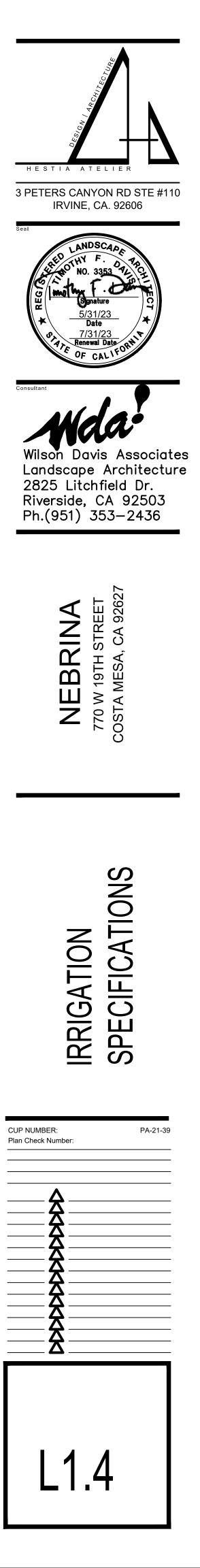
ior to installing heads, thoroughly flush laterals and risers with I line pressure. Repeat whenever system is opened up for pairs or replacement. Start flushing operation at the highest point delivery and work to the lower.

sprinkler heads as detailed on drawings.

on completion of the installation, adjust sprinkler heads to operly distribute water flow and place entire irrigation system in timum operating condition.

gn all part-circle heads so that spray does not hit building lls and windows, and are 24" from adjacent paving and curbs.

just all spray nozzles so that there will be a minimum amount overspray, and so that the entire set will be as evenly anced as possible.



3.15	DRIPLINE COMPONENTS	3.19	CONSTRUCTION REVIEW
Α.	Provide flexible dual-layered pressure-compensating inline dripline manufactured by Netafim or Rainbird, with emitter spacing and dripline row spacing as indicated on construction drawings.	Α.	The purpose of on-site reviews by Owner's Representative is to periodically observe work in progress, Contractor's interpretation of construction documents, and to address questions with regard to
В.	Provide insert or compression fittings manufactured that are compatible with inline emitter tubing as indicated on construction drawings.	В.	installation. Schedule reviews for dripline layout and system testing with Owner's Representative as indicated on drawings or as required by
C.	DRIPLINE WITH PRESSURE-COMPENSATING INLINE EMITTERS.	C.	these specifications. Impromptu reviews may occur at any time during project.
1.	Netafim Techline CV or Rain Bird XFS on or below surface dripline for POTABLE water systems; brown colored dripline tubing with emitter flow rates and spacing as shown.	D.	A review will occur at completion of irrigation system installation and Project Record Drawing submittal.
D.	CONTROL ZONE KITS	3.20	GUARANTEE/WARRANTY AND REPLACEMENT
1. 2.	Provide control zone kits as indicated on construction drawings. Control zone kit assemblies for dripline irrigation zones must include control valve, filtration, and pressure regulation components sized to meet the hydraulic demands and flow requirements of the zones that they service.	1. 2.	The purpose of guarantee/warranty is to ensure that Owner receives irrigation materials of prime quality, installed and maintained in thorough and careful manner. Contractor is responsible for providing guarantee/warranty of
3.16	DRIPLINE LAYOUT OF WORK		irrigation materials, equipment, and workmanship against defects for period of one (1) year from formal written acceptance by Owner's
	Stake out dripline irrigation system. Items staked include manifold/header pipe and tubing, sleeves, control zone assemblies, flush valves, air relief valves, and check valves.		Representative. Fill and repair depressions. Restore landscape, utilities, structures and site features damaged by settlement of irrigation trenches or excavations. Repair damage to premises caused by defective items. Make repairs within seven (7) days of notification from Owner's Representative.
В.	Dripline Irrigation System Layout Review: Dripline irrigation system layout review will occur after staking has been completed. Notify Owner's Representative one week in advance of review.	3.	Replace damaged items with new and identical materials, using methods specified in contract documents or applicable codes. Make replacements at no additional cost to contract price.
	Modifications will be identified by Owner's Representative at this review.	4.	Guarantee/warranty applies to originally installed materials and equipment, and replacements made during guarantee/warranty
	DRIPLINE EXCAVATION, TRENCHING, AND BACKFILL		period.
1.	Excavate and install pipes at minimum cover indicated in drawings or specifications. Excavate trenches at appropriate width for	3.21 A.	SUBMITTALS Deliver four (4) copies of submittals to Owner's Representative
2.	connections and fittings. Minimum cover for dripline components (distance from top of pipe to finish grade):	,	within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with
3.	Buried PVC manifold and supply header pipe to dripline grid layouts: 12" (30,5 cm) to top of pipe.		specification section number and name of component. Furnish submittals for components on material list. Indicate which items are
4.	Buried dripline lateral pipe downstream PVC manifold and supply header pipe: 4" (10 cm) to top of pipe		being supplied on catalog cut sheets when multiple items are shown on one sheet. Owner's Representative. Incomplete submittals
5.	On-grade dripline lateral pipe downstream PVC manifold and supply header pipe: Secure to finish grade with approved tubing stakes. Install and test prior to installation of landscape fabric and mulch.	В.	will be returned without review. Materials List: Include dripline and low-volume irrigation components, control zone components, shop drawings and other components
6.	Backfill only after buried lines have been reviewed, tested, and approved.		shown on drawings and installation details or described herein. Quantities of materials need not be included.
7.	Excavated material is generally satisfactory for backfill. Use backfill free from rubbish, vegetable matter, frozen materials, and stones larger than 2" (50 mm) in maximum diameter. Remove material not suitable for backfill. Use backfill free of sharp objects next to pipe.	C.	Manufacturers' Data: Submit manufacturers' catalog cuts, specifications, and operating instructions for equipment shown on materials list.
8. 9.	Dress backfilled areas to original grade. Incorporate excess backfill into existing site grades. Dispose of excess backfill off site. Contact Owner's Representative for trench depth adjustments where utilities conflict with irrigation trenching and pipe work.	D.	Shop Drawings: Submit shop drawings called for in installation details. Show products required for proper installation, their relative locations, and critical dimensions. Note modifications to installation details as part of shop drawing documentation.
3.18	FLUSHING AND TESTING	3.22	REMOVALS, SALVAGE AND MODIFICATIONS
1.	Schedule testing with Owner's Representative a minimum of three	Α.	Prior to starting work, confer with Owner's Representatives to discover potential problem areas and locations of points of joining
2. 3.	 (3) days in advance of testing. Provide clean, clear water, pumps, labor, fittings, and equipment necessary to conduct line flushing and testing procedures. Recommended Dripline and Emitter Lateral Flushing Procedures. 		between the removal work and existing system to remain in service. Also identify locations of shut-off valves for all emergencies. Immediately reconnect existing service beyond the site irrigation system, should removal or modifications affect the service
а.	Flush the system every two weeks for the first six (6) weeks and check the water that is flushed out for cleanliness. Establish a regular system flushing schedule for the future based on results	В.	No shut-downs shall be made without prior approval of the Owner.
b.	from the initial six-week flushing schedule. Flush the system completely after any repairs are made and monitor system operation closely under regular system flushing		Requests for shut-downs shall include date, time and the period of time for shut-down. Requests shall be made a minimum of three (3) working days prior to the requested shut-down.
С.	schedule. Check the pressure at the supply and flush headers on a regular basis and compare with the pressure readings taken after	C.	Replace or repair, to the satisfaction of the Owner's Representative, all existing paving or landscaping disturbed during the course of this work. New paving and landscaping shall be of
4.	installation. Recommended Dripline and Emitter Lateral Leakage Testing Procedures.		the same type, strength, texture, and finish and be equal in every way to the material removed. Repair work shall be done at no additional cost to the Owner. All existing irrigation systems serving adjacent planted areas shall remain operational throughout all
а.	Subject installed dripline tubing and emitter lateral piping to water pressure equal to specified operating pressure for ten (10) minutes. Test with control zone components and dripline flush valve	D.	capping and abandoning of existing irrigation mainlines. All sprinkler heads, valves, and equipment within the limits of work
b.	components installed. Partially backfill buried pipe and tubing to prevent movement under		shall be salvaged and signed over to the Owner. Piping shall not be abandoned in place. Piping removed shall be legally disposed of off
C.	pressure. Expose couplings, fittings, and valve components. Visually inspect valve assemblies and fittings for leakage and replace defective pipe, fitting, joint, valve, or appurtenance. Repeat test until test segment is free from leaks. Cement or caulking to	E.	the site. All connections made from the new work to the existing system shall be recorded on the Record Drawings. All other utility lines,
5.	seal leaks is prohibited. Recommended Dripline and Emitter Lateral Operational Testing		site drainage lines, etc. found and which are to be saved shall also be recorded.
	Procedures.	3.23	ELECTRICAL CONDUIT
а.	Activate each dripline and emitter lateral control zone valve in sequence from controller. Provide either one additional person with radio or use handheld remote to activate remote control valves	A.	Install electrical conduit to sprinkler controller(s) only as shown and as directed.
	from controller. Manually activating remote control valve using manual bleed mechanism at remote control valve is not an acceptable method of activation. Owner's Representative will visually observe operation water application patterns, and leakage		Conduits shall be installed with a minimum of 24" cover and terminated with long sweep ells and capped with non-cemented PVC pipe caps.
b.	observe operation, water application patterns, and leakage. Replace or adjust defective valve, fitting, dripline segment, emitter lateral segment, or appurtenance to correct operational and	C.	Install pull boxes at all sharp bends and as recommended to assure successful pulling of conductors.
C.	coverage uniformity deficiencies. Repeat test(s) until each dripline or emitter lateral test segment passes testing procedures. Repeat tests, replace components, and correct deficiencies at no additional cost to Owner and/or Owner's Representative.	D.	Install pull cords as required.

ALVAGE AND MODIFICATIONS

3.24 FIELD QUALITY CONTROL

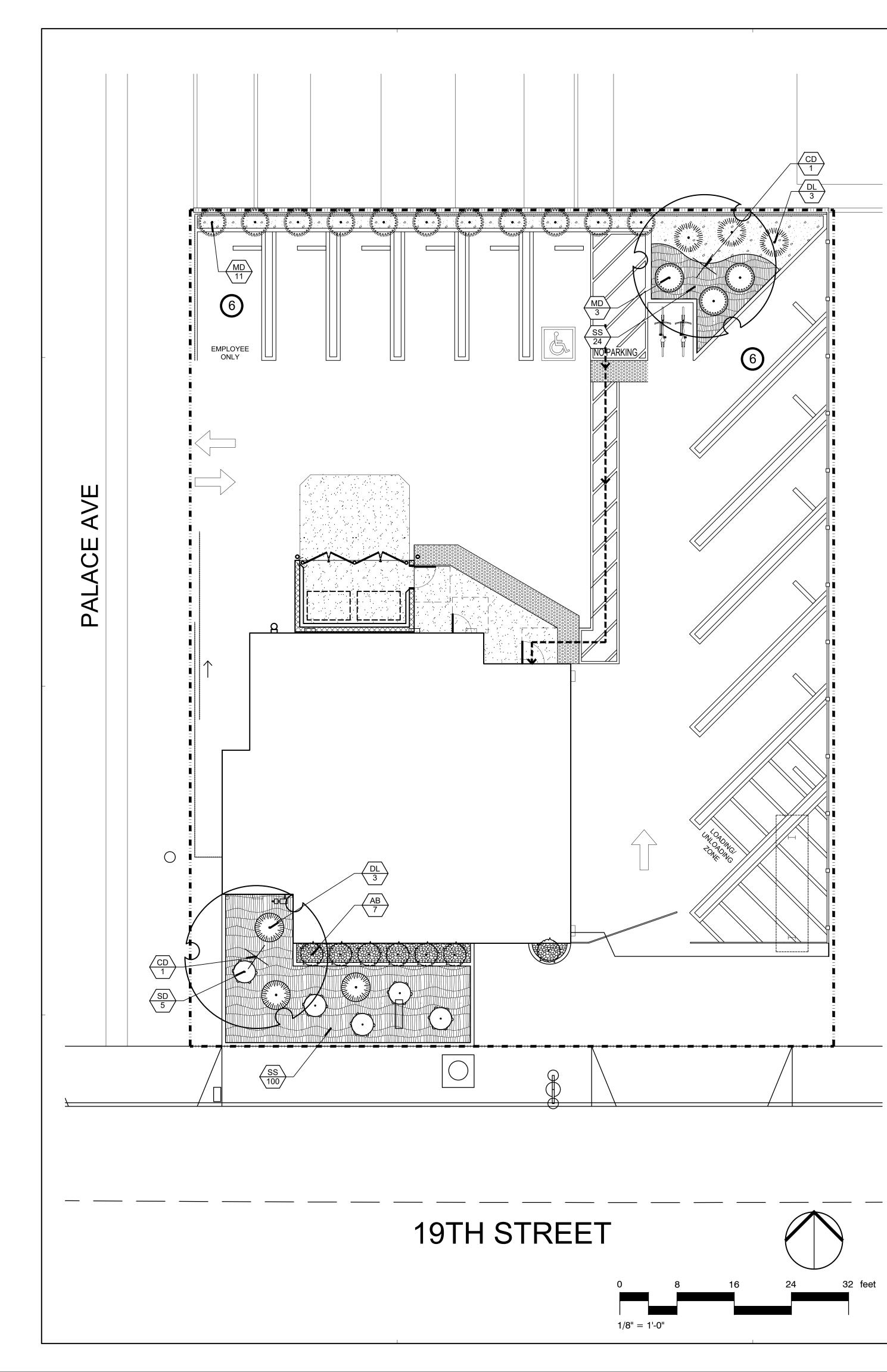
- A. Tests:
- 1. Make hydrostatic tests only in the Owner's Representative's presence.
- 2. Plastic Pipe: After all welded joints have cured at least 24 hours, and before sprinkler heads are installed, flush out lines, then cap all outlets and test system under a pressure of 50 lbs. over normal water pressure in the presence of the Owner's Representative. Leave all joints exposed for inspection during pressure test. Center load pipe with small amount of backfill to prevent arching or slipping under pressure. Test for not less than 24 hours.
- 3. Automatic System: Test for 14 days prior to end of maintenance period. Installed work shall function satisfactorily without stoppage and other problems. Check out all sprinklers for proper alignment, coverage and make final adjustment to valves. Set timing for various valve stations as directed by the Owner's Representative.
- B. Installation Reviews:
- 1. At the completion of all installations, and prior to the start of the planting operations, a review shall be made to check the overall coverage of the system by the Contractor and the Owner's Representative.
- 2. At the end of the Plant Maintenance Period, a final review shall be made by the Owner's Representative and Contractor to check out the entire system.
- 3. Provide the Owner's Representative with three (3) working days prior notice to the requests.

3.25 IRRIGATION SYSTEM CONTROLS CHART

- A. Provide two (2) charts for each controller. The charts shall be a photographically reduced print of the actual record drawing of the system and color-shaded to clearly indicate the individual sets of sprinklers and the areas covered.
- B. Approved charts shall be sealed between two plastic sheets. Minimum thickness of plastic sheets shall be 20 mils.
- C. One (1) set of the charts shall be placed inside the controller cabinets prior to the final review of the contract work. The other set of charts shall be submitted to the Owner's Representative.

END OF SECTION

<image/> <section-header><text><text></text></text></section-header>
Wilson Davis Associates Landscape Architecture 2825 Litchfield Dr. Riverside, CA 92503 Ph.(951) 353-2436
NEBRINA 770 W 19TH STREET COSTA MESA, CA 92627
IRRIGATION SPECIFICATIONS
L1.5



PLANT SCHEDULE

TREES CD	BOTANICAL / COMMON NAME CERCIDIUM X `DESERT MUSEUM` / THORNLESS PALO VERDE	<u>CONT</u> 24" BOX	PF L		<u>QTY</u> 2	REMARKS
<u>SHRUBS</u> AB	BOTANICAL / COMMON NAME AGAVE X `BLUE FLAME` / BLUE FLAME AGAVE	<u>CONT</u> 15 GAL	PF L		QTY 7	REMARKS
DL	DASYLIRION LONGISSIMUM / TOOTHLESS DESERT SPOON	15 GAL.	L		6	
MD	MUHLENBERGIA DUMOSA / BAMBOO MUHLY	5 GAL	L		14	
SD	SALVIA GREGGII 'DEEP RED' / DEEP RED AUTUMN SAGE	15 GAL	L		5	
<u>SHRUB AREAS</u> SS	BOTANICAL / COMMON NAME SENECIO SERPENS / BLUE CHALKSTICKS	<u>CONT</u> 1 GAL.	PF L	<u>SPACING</u> 24" o.c.	<u>QTY</u> 124	<u>REMARKS</u>

PLANTING NOTES:

WEED CONTROL

THE CONTRACTOR SHALL PERFORM A THOROUGH WEED ABATEMENT PROGRAM, KILLING AND REMOVING ALL WEEDS FROM THE SITE AND SHALL BE COMPLETED PRIOR TO THE ADDITION OF ANY SOIL AMENDMENTS. THIS SHALL BE DONE FOR ALL PLANTING AREAS, SPECIFICALLY, BUT NOT LIMITED TO SLOPES & GROUNDCOVER AREAS. THE CONTRACTOR SHALL FOLLOW THE FOLLOWING STEPS:

- KILL & REMOVE ALL EXISTING WEEDS.
- IRRIGATE ALL AREAS TO BE PLANTED FOR (2) WEEKS. KILL & REMOVE ALL NEWLY GERMINATED WEEDS.
- REPEAT STEPS 2 AND 3.
- PLANT OR GROUNDCOVER.
- APPLY PRE-EMERGENT HERBICIDE AFTER PLANTING.CONTRACTOR SHALL 6 BE RESPONSIBLE FOR SELECTION OF HERBICIDE AND ITS COMPATIBILITY WITH PLANT MATERIALS.

SOIL TEST

AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TEST ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES USING ORGANIC FERTILIZER AND SOIL CONDITIONERS DERIVED FROM COMPOSTED HIGHER PLANT FORMS WITH COPIES SENT TO THE OWNER, CITY OF LANDSCAPE ARCHITECT & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

SOIL PREPARATION

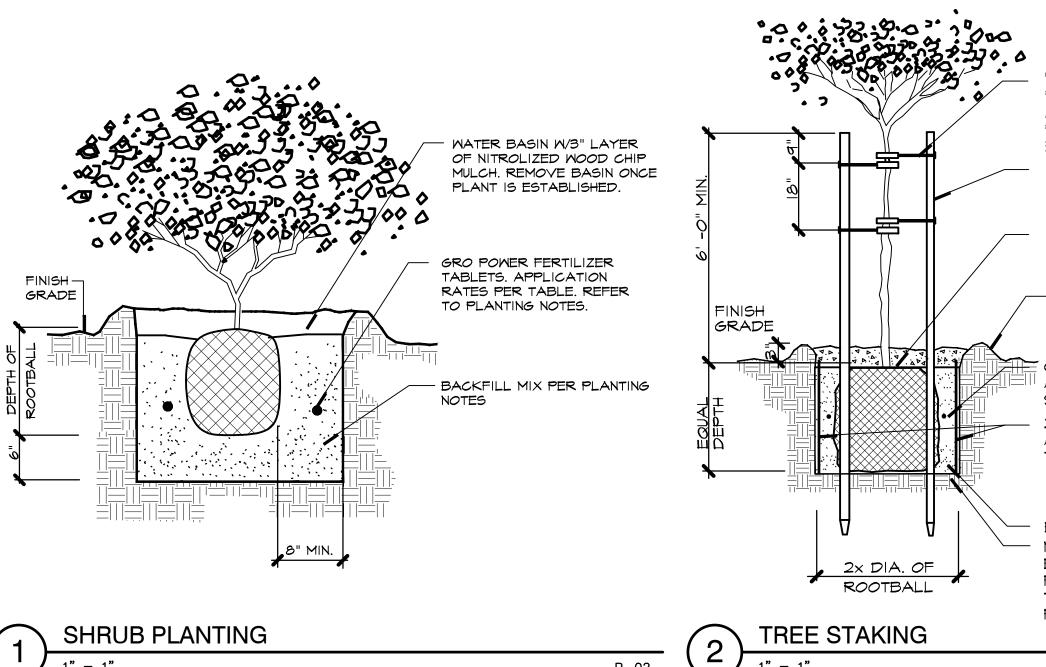
THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL

- 1. FOR TURF AND GROUNDCOVER AREAS THE FOLLOWING SHALL BE UNIFORMLY AND THOROUGHLY ROTOTILLED INTO THE SOIL TO A MIN. DEPTH OF 6 INCHES FOR EVERY 1000 SQ. FEET OF AREA. TRI-C ENDO 120 60 LBS/ACRE
 - TRI-C 6-2-4 W / 5% S: 60-70 LBS/1000 SQ.FT
 - SHAVINGS/COMPOST: 2-3 CUBIC YARDS/1000 SQ.FT

NOTE: SOIL TESTS SHOULD BE TAKEN FOR MORE SPECIFIC RECOMMENDATIONS AND TO DETERMINE IF ADDITIONAL CORRECTIVE AMENDMENTS ARE NECESSARY.

- 2. BACKFILL MIX FOR USE OF PLANTING ALL TREES, SHRUBS & VINES INCORPORATE TRI-C HUMATE @ 5-6 LBS/CU.YD OF BACKFILL MIX
- 3. PLANT TABLET FOR ALL TREES, SHRUBS, VINES AND GROUNDCOVERS: (22-48) TRI-C MYCO TABS FOR ALL BOX SIZED TREES 24" BOX OR LARGER (2) TRI-C MYCO TABS PER 1 GALLON STOCK (8) TRI-C MYCO TABS TABLETS PER 5 GALLON STOCK (16) TRI-C MYCO TABS PER 15 GALLON STOCK (1) TRI-C MYCO TABS FOR EACH GROUNDCOVER HOLE

INSTALL TRI-C MYCO TABLETS PER MFG. RECOMMENDATIONS AVAILABLE THROUGH: TRI-C ORGANICS 1-800-927-3311



P-02



"V.I.T. CINCH TIE" TREE TIE (4) REQUIRED SECURE TO STAKE W/GALV. NAIL PER MANUFACTURERS RECOMMENDATION. PLACE BELOW BRANCHING YOKE OF TREE LODGEPOLE PINE STAKES:

(2) 10'-12' FOR 15 GALLON/24" BOX (3) 10'-12' FOR 36" BOX

SET TOP OF ROOTBALL I" ABOVE FINISH GRADE. INSTALL 3" NITROLIZED WOOD CHIP MULCH.

3" HIGH WATER BASIN / REMOVE ONCE PLANT IS ESTABLISHED PER LANDSCAPE ARCH DIRECTION

GRO-POWER FERTILIZER TABLETS. APPLICATION RATES PER SPECIFICATIONS. 24"X20' LINEAR ROOT BARRIER

ADJACENT TO PAVING, CENTER ON TREE TRUNK

BACKFILL MIX PER SPECIFICATIONS. NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.

1" = 1"

HESTIA ATELIER 3 PETERS CANYON RD STE #110 IRVINE, CA. 92606
Seal
Wilson Davis Associates Landscape Architecture 2825 Litchfield Dr. Riverside, CA 92503 Ph.(951) 353–2436
NEBRINA 770 W 19TH STREET COSTA MESA, CA 92627
PLANTING PLAN
CUP NUMBER: PA-21-39 Plan Check Number:
L2.0

SECTION 02800

LANDSCAPING PART 1.00- GENERAL

1.01 GENERAL CONDITIONS AND DIVISION ONE

The general conditions and supplemental general conditions are hereby made a part of this section.

1.02 DESCRIPTION

A. WORK INCLUDED:

1. Furnish all labor, material, equipment, appliances and necessary incidentals for the complete execution of landscaping work as indicated on the drawings and as herein specified.

2. Work included in this Section (Items included but not limited to).

a. Grade, including mounding, molding and shaping surfaces of all planting areas as indicated including the removal of existing vegetation unless other wise specified. b. Prepare and till soil in planting areas including furnishings of all soil amendments as

specified. c. Furnish and plant all plant materials as indicated by the drawings and specifications. d. Perform all pruning as required.

e. Stake and tie all plant material as specified. f. Provide for the maintenance of the planting until acceptance of the job by the

Landscape Architect.

g. Dispose of all debris and surplus materials.

h. Clean-up i. Guarantee

i. Maintenance

B. RELATED WORK DESCRIBED ELSEWHERE:

1. Landscape irrigation as specified in section 02750.

1.03 QUALITY ASSURANCE

A. VERIFICATION OF SITE CONDITIONS:

1. The Contractor shall verify exact location of all existing subsurface utilities (mechanical and electrical) prior to excavation so as to avoid disturbing or damaging such improvements. The Contractor shall promptly notify the Landscape Architect who will help resolve the conflict. Any utilities, A.C. paving, concrete work, etc., destroyed or damaged by any work under this contract shall be repaired or replaced at the Contractor's expense.

2. Should subsurface drainage or soil conditions be encountered which would be detrimental to growth or survival of plant material, the Contractor shall notify the Landscape Architect in writing, stating the conditions and submitting a proposal for the correction cost. If the Contractor fails to notify the Landscape Architect of such conditions, he shall be responsible for plant material under the guarantee clause of the specifications.

3. All scaled dimensions are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Landscape Architect of any discrepancy between the information on the drawings and actual conditions, refraining from doing any work in said areas until resolved with Landscape Architect.

B. SOIL AMENDMENTS:

1. All soil amendment types and quantities shall be per soils report.

C. TOP SOIL:

1. Topsoil shall consist of a fertile, friable natural loam, of uniform quality, free form subsoil, hard clods, stiff clay, hard pan, sods, partially disintegrated debris, or any other undesirable materials.

2. Topsoil shall not contain obnoxious weeds, such as morning glory, sorel, oxalis, spurge, annual poa, nut grass or bermuda grass.

D. PLANT MATERIALS:

1. Plant names used in the Plant List conform to "Standardized Plant Names" by American Joint Committee of Horticultural Nomenclature except in cases not covered therein. In these instances the established custom of the nursery trade is followed.

2. Plants shall be sound, healthy, vigorous, free from disease, insect pests or their eggs and shall have healthy, normal root systems, well filling their containers, but not to the point of being root bound.

3. Plants shall not be pruned prior to delivery except as authorized by the Landscape Architect. In no case shall trees be topped before delivery.

4. All plant material shall be subject to approval of size, health, quality, character, etc., by the Landscape Architect.

5. The height and spread of all plant material shall be measured with branches in their normal position.

6. The caliper of the trees shall be measured 4' above the surface of the ground/ 7. Where caliper or other dimensions of any plant materials are omitted from the plant list, it shall be understood that these plant materials shall be normal stock meeting industry standards.

8. Plant material shall be symmetrical, typical for variety and species, and shall conform to measurements specified in the plant list.

9. Plant material larger than those specified may be supplied if complying in all other aspects and at no additional cost to the Owner, upon approval of the Landscape Architect.

10. All plant materials must have been previously inspected at the nursery and approved by the County Horticultural Inspector, and shall be subject to acceptance as to quality by the Landscape Architect.

11. Substitutions will be permitted only as indicated, or if proof is submitted that any plant specified is not available, a proposal will be considered for the use of the nearest equivalent size or variety with an equitable adjustment of the contract price.

12. Quantities shown on the call outs on the Planting Plan are for the convenience of the Contractor only. Quantities drawn on the plan (whether by circles or dots), are the final authority and shall be furnished and installed as drawn.

E. SEED MATERIALS:

1. Seed shall be clean, fresh, new crop seed and shall be the mixture as noted on the Planting Plan.

2. Seed shall be mixed by a dealer and furnished with the dealer's guaranteed statement of composition and percentage of purity which shall be furnished to the Landscape Architect.

F. STAKES:

1. All tree stakes shall be as per details.

G. WEED CONTROL:

1. Contractor shall thoroughly water all landscape areas to be planted to germinate any existing weed seeds. Once the weeds have germinated, they are to be killed and removed prior to any soil preparation and planting. For further information on weed removal, see 'Planting Notes' on the Planting Plan.

H. SOIL PREPARATION:

1. Before starting soil preparation the Contractor shall submit a soil report to the Owner and Landscape Architect. If no soil report is submitted it will be assumed that amendments were not added and the Contractor will be required to provide a credit to the Owner for the soil preparation. See the Planting Notes on the Planting Plan for soil report requirements.

2. soil areas that are compacted to more than 90% during site preparation shall be ripped to a minimum of 12" prior to beginning soil preparation. These areas shall be defined by the Landscape Architect and be negotiated as an additional service with the Owner. 3. All planter beds under 2 1/2: 1 slope are to have the soil preparation materials broadcast uniformly over the areas and worked to a depth of 6" by a rototiller or other acceptable mechanical means to obtain a uniform blend to the soil. If the slope is oreater than 2 1/2 : 1, the planting pits is the only amending to occur. For soil amendment mix refer to the Planting Notes on the Planting Plan. 4. In addition to the work specified above, the Contractor shall remove all extraneous material that is exposed on the surface and grade to facilitate positive drainage. 5. Supply delivery slips from the supplier for the soil amendments to the site to the Owner. Bulk loads from the Contractors' yard will not be accepted.

1.04 PRODUCT HANDLING

A. PLANT MATERIAL

to plant growth.

2. Removal of plants from containers and installation into ground shall be accomplished in a manner to retain soil around roots without damage. Do not use plants that have root

exposure. 3. Replace all plant life damaged in transportation, installation or rejected by Landscape Architect.

4. Plants shall be protected at all times from sun and drying winds and shall be watered as required to maintain the stock in the same condition as it was when delivered to the site and accepted for the job by the owner. No planting shall take place during extremely hot, dry, windy or freezing weather. 5. Plant containers shall be removed when planting the plants. Metal cans shall be split on both sides with a can cutter and not with an axe or spade. All containers are to be

removed from the site.

6. At all times during construction, adequate protection shall be provided for all planted areas against damage of any king until final acceptance by the Landscape Architect. 7. The Contractor shall be held responsible for the care and preservation of all existing buildings and structures on the property and adjacent premises. Any part of the facility that is injured, damaged, or disturbed due to work performed by the Contractor shall be repaired, replaced and/or cleaned by the Contractor at the Contractor's expense.

A. TREES: 1.05 GUARANTEE

1. Trees shall be guaranteed to live and grow in acceptable upright position for 12 months after the specified maintenance period and / or final acceptance by the Owner. B. SHRUBS:

1. All shrubs shall be guaranteed as to growth and health for a period of 6 months after completion of the specified maintenance period and / or acceptance by the Owner. C. DEFINITION OF DEATH:

1. Plants that die or lose more than 30% of their original leaves shall be replaced. D. REPLACEMENT

1. The Contractor, within 7 days of written notification by the Owner, shall remove and replace all guaranteed plant materials which, for some reason, fail to meet the requirements of this guarantee. Replacement shall be made with plant materials as indicated or specified for the first planting, and all such replacement materials shall be guaranteed as specified for the original guarantee material.

PART2.00- PRODUCTS 2.01 MATERIALS

A. TOPSOIL:

1. Import topsoil from vicinity of the project. 2. Mix three parts topsoil with one part of soil conditioner. 3. All top soil must be soil tested for fertility and agricultural suitability and the test results must be reviewed and approved by the Landscape Architect before being delivered to the site.

B. SOIL CONDITIONER

with nitrogen.

C. COMMERCIAL FERTILIZER:

1. Manufactured by Tri-C Organics or approved equal.

D. TOP DRESSING:

E. TREE STAKES:

1. Pressure-treated pine lodgepole 10'-0" min. long 3" diameter. Tree Ties: Use cinch-tie as Manufactured by V.I.T. Company or approved equal.

E. PLANT MATERIALS:

1. All plant materials are to be as defined in Section 1.04-A.

PART3.00- EXECUTION

3.01 Prior to installing any planting, inspect and accept areas to be landscaped, with special attention to the removal of all debris from all planting areas at least 24" deep, and removal of all turpentine, plaster, paint thinner, etc., or other items hazardous to healthy plant growth.

3.02 PLANTING OPERATIONS

A. Planting shall be performed by personnel familiar with planting procedures. B. Do not plant any plant life under unfavorable weather conditions.

C. PLANTING PROCEDURES:

2. Finish grades shall be two (2) inches below the surfaces of retaining walls, walks, road, curbs, paved areas, and vard drains in all cases, without abrupt changes in gradient not only in the surface of the soil, but also where soil meets walks, curbs, pavement or other features, unless otherwise indicated on the plans. Soil areas adjacent to buildings shall slope away from the buildings at 2% minimum for 10 feet. 3. Install gravel beds in drainage areas as indicated on plans.

1. Loading and unloading of all vegetation shall be accomplished in a manner not injurious

1. Redwood sawdust or Fir / Pine sawdust chemically treated so that it has been fortified

1. Aguinaga Fertilizer Forest Floor 2" minimum (shredded tree bark) or approved equal.

1. Complete soil preparation as outlined on drawings.

4. Staking out plant locations:

4a. Install plants to allow proper growth without obstructing walks, hitting buildings etc. 5. Tree planting

A. Tree shall be protected at all times during the planting operation. Use proper equipment to prevent damage or scarring of roots, bark, or branches. Do not damage bark or break branches during or as a result of installation of tree supports. Reject all plant life with broken root balls.

B. Plant holes shall be dug to twice the width of the root ball and as deep as the root ball as shown on the details.

C. Set each plant in center of pit, plumb and straight. Set crown of plant at such a level that after settlement the crown will be one (1) inch above finish grade shown on the drawings.

D. When plants are set, compact backfill mix by jetting with water as plant is settled into position and backfill is placed.

E. When approximately six (6) inches of backfill mix has been placed, insert 1-21 gram Agriform fertilizer tablet for each 1/2" of tree caliper for all boxed trees, next to the root ball.

F. Water thoroughly before installing remainder of backfill mix to top of pit. Allow no air pockets. Complete backfilling by jetting process.

G. Immediately after planting, stake and fasten each tree to supports per details. Trees shall stand plumb after staking.

H. Provide proper safeguards and protection of planted areas and plants, against trespassing or other work.

6. Shrubs:

A. Plant holes shall be twice the width of the root ball and the depth of the root ball. B. Set each plant in the hole with its root crown flush with finish grading. Backfill shall be placed around plant roots or ball. Backfill with one part nitrolized fir sawdust mixed with three parts topsoil.

C. Fertilizer tablets in backfill at the rate of (2) Tri-C fertilizer tablets / 1-gallon can stock; (8) Tri-C fertilizer tablets / 5-gallon can stock; (8) Tri-C fertilizer tablets / 15-gallon can stock.

D. Compact soil around root balls and water thoroughly. Form a berm around the edges of plant pits to form a basin for watering. Water basins should be at least 20" in diameter. 7. Groundcover:

A. Planting pits for groundcover shall be 4"x4" or adequate to accept material from flats without crushing or deforming the rootball. Place one 5 gram Agriform fertilizer tablet in each groundcover hole.

B. Plant at spacings specified and in areas indicated on the drawings. Soil shall be firmly pressed around each plant, and the excess soil removed from the crown.

C. Each section of groundcover shall be immediately watered upon completion of planting, and thereafter as required. NOTE: First row of groundcover should always be within 6" of the edge of the planting area.

8. Seasonal color:

A. Soil preparation:

1. Prepare the soil as per these specifications and the Planting Notes on the Planting Plan. 2. Tree, shrub and shrub bed maintenance: B. Grading:

1. Areas shall be raked and floated smooth to provide a true and uniform surface.

2. Plants shall be healthy annual plant material in 4" pots.

3. Each plant pit for seasonal color shall be 6"x6"x6" with one teaspoon of bone meal mix into the backfill mix. (Use shrub backfill mix). Do not use Agriform plant tablets. 4. Plant at spacing and in areas indicated on the drawings. Soil shall be firmly pressed

around each plant, and the excess soil removed from the crown.

5. Each section of seasonal color shall be immediately watered upon completion of planting, and watered thereafter as required.

6. First row of seasonal color should always be within 6" of the edge of the planting area.

9. Sod lawn materials & planting (if applicable):

A. Sod shall be No. 1 grade, machine cut at a uniform thickness of 5/8" excluding top growth and thatch, weed free and shall be no less than eight months nor more than sixteen months old.

B. Installation shall take place within 24 hours after harvesting.

C. Sod area prior to planting shall be rolled lightly and watered to a depth of 6" the day prior to planting. If any air pockets are found, the area shall be regraded as necessary. Lightly water the area to be planted just prior to planting.

D. Sod shall be laid in a staggered pattern, with tight joints and in the same direction each time. On all slopes sod shall be installed from the bottom up and the newly laid sod should be protected by walking on boards as installer moves upward. On slopes, pin the sod down with wooden pegs. No metal staples will be allowed. No sod of less than 18" in length will be allowed.

E. Adjoin the section of sod firmly together. If air spaces occur between sections of sod they must be filled with sand or have the sod relayed.

F. Roll sod with an adequately weighted roller to smooth out the sod bed.

G. Regrade to protect the edges from drying if mowing edge is not used.

H. After installation sod must be kept thoroughly watered to a depth of 6". No foot traffic should be allowed for 2 to 3 weeks from the date of installation.

I. If there are any questions regarding the quality of sod installation a representative of the supplier shall be requested to inspect the installation and the Contractor called out by the supplier's representative.

10. Seed lawn planting (if applicable):

A. Cultivate to a depth of 2" below finish grade, remove stones, foreign growth of any kind and extraneous matter, and grade to remove ridges and depressions so that areas after settlement will conform to the finish grade. Roll and rake lightly until the surface is smooth, friable and of uniform fine texture.

B. Sow lawn seed in the area designated on the drawings at the rate as designated on the planting notes. Sow the lawn in two directions.

C. Rake lightly, spread 1/4" of Par-5 top dressing with a mechanical spreader, roll with 200 lb. roller and water with a fine spray.

A. The hydro-mulch shall be applied in the form of a slurry consisting of wood cellulose fiber, seed, chemical additives, commercial fertilizer and water. When Hydraulically sprayed on the soil surface, the hydromulching shall form a blotter like ground cover impregnated uniformly with seed and fertilizer and shall allow the absorption of moisture and rainfall to percolate to the underlying soil.

B. Hydraulic equipment used for the application of the fertilizer, seed and slurry of prepared wood pulp shall be of the "super hydro-seeder" type as approved by the Landscape Architect.

C. Operator shall spray the area with a uniform, visible coat by using the green color of the sod pulp as a guide. The slurry shall be applied in a sweeping motion, in an arched stream so as to fall like rain allowing the wood fibers to build on each other until a good coat is achieved and the material is spread at the required rate per acre.

D. All slurry mixture which has not been applied to the slopes within four hours after mixing will be rejected and removed from the project at the contractor's expense.

E. Special care should be exercised by the Contractor in preventing any of the slurry being sprayed inside any reservoir basin or onto drainage ditches and channels which may impede the free flow of rain or irrigation water. Any slurry spilled into restricted areas shall be cleaned up at the Contractor's expense to the satisfaction of the Landscape Architect or Owner.

F. Once the slurry mulch has been applied and allowed to set for one day, the slopes shall then be irrigated. There is no set irrigation requirements in gallons per minute. Duration of time and number of gallons to be applied to the slopes will vary from day to day and system to system depending on the rate of growth and climatic conditions encountered. As a rule of thumb the soil surface must be kept moist at all times particularly during the seedling germination period (30 days). G. All bare spots shall be re-seeded (sodded, if hydroseed is turf mix), by the Contractor within 45 days providing the lack of cover growth or mulch is not due to inadequate sprinkling or erosion caused by excessive watering by the Owner.

12. Pruning:

2. Prune plants in accordance with standard horticultural practice and under the direction of the Landscape Architect. Do not shear plants unless otherwise directed. 3.04 LANDSCAPE MAINTENANCE

1. General maintenance: A. Repair and replenish all decorative stones, gravel areas, and shredded bark covers.

3. Lawn maintenance:

A. Mow, trim, and edge; re-seed and re-sod sparse areas.

B. Fertilize, apply insect and fungus controls.

A. Completely weed, trim, edge, fertilize and replant as required to meet the intent of this maintenance requirement at no longer than 10 day intervals.

3.05 CLEAN-UP

3.06 FINAL CONSTRUCTION INSPECTION:

A. When all landscape improvements have been installed in accordance with the plans and specifications, the Contractor shall notify the Landscape Architect and request a "Final Construction" inspection. If the Landscape Architect determines the work to be substantially complete and in conformance with plans and specification, the contractor will be advised that the basic maintenance period is started.

B. In order to be substantially complete, at least the following must have been finished: 1. All fine grading, including elimination of low points that hold runoff.

4. Seeding of all seeded areas.

C. Minor pick-up items may be completed during the basic maintenance period such as: 1. Re-sodding of bare spots in lawn

2. Replacement of damages or non-conforming plant material.

3. Re-staking or tying of trees.

4. Lowering of sprinkler heads to grade after turf has established. 5. Filling of settled areas caused by application of normal watering. Replacement of unauthorized substitutions.

3.07 FINAL MAINTENANCE INSPECTION:

final inspection. Landscape Architect.

11. Hydroseeding specifications (if applicable):

1. Limbs, branches, canes and runners which require trimming shall be removed to leave a clean cut flush with trunk.

A. Maintenance shall begin immediately after planting is complete and accepted by the owner and shall continue for ninety (90) Days.

B. It is the intent of these specifications that the landscaping will be well-maintained and present a pleasing appearance at all times. Reset time clocks as required where automatic systems exist. The complete landscape maintenance will include the following. but service is not limited by it:

A. Completely trim, edge, and weed all landscaping.

B. Stake and fertilize all trees. C. Prune and/or shape trees.

). Apply insect and disease control.

E. Water all trees and shrub beds as required to ensure growth.

4. Flower beds and/or herbaceous ground covers:

All areas shall be kept in a neat and orderly condition at at all times. Prior to final acceptance, clean-up and remove all materials and debris from the landscaped area to the satisfaction of the Architect.

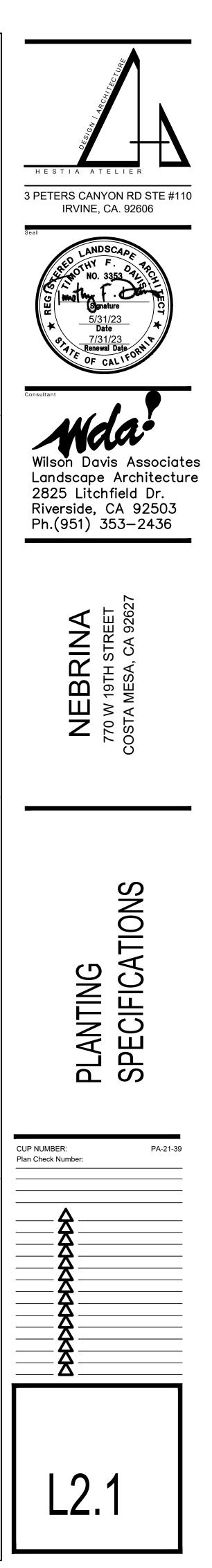
2. A complete and operable irrigation system; system must be full coverage.

3. Installation of all plant materials.

A. At the end of the maintenance period and when ground covers and turf have established and all pick-up items have been completed, the Contractor shall request a final maintenance inspection. The Contractor will be advised by the Landscape Architect at the final inspection that work is or is not satisfactory.

B. If the work is satisfactory, the basic maintenance period will end on the date of the

C. If the work is unsatisfactory, the basic maintenance period will continue at no expense to the Owner until the work has been completed, inspected and approved by the

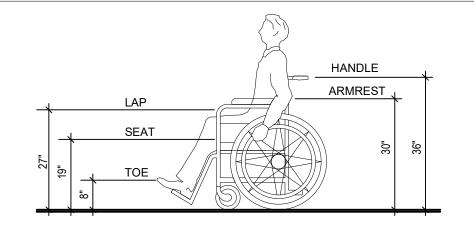


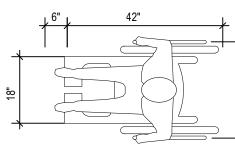
SITE DEVELOPMENT:

- 1. SURFACE SLOPES OF PARKING SPACES FOR THE PHYSICALLY DISABLED SHALL
- NOT EXCEED 1/4-INCH PER FOOT IN ANY DIRECTION. PEDESTRIAN WAYS THAT ARE ACCESSIBLE TO THE PHYSICALLY DISABLED SHALL BE PROVIDED FROM EACH DISABLED PARKING SPACE TO RELATED FACILITIES,
- INCLUDING CURBS CUTS OR RAMPS AS REQUIRED THE SURFACE OF EACH PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION
- DUPLICATING THE SYMBOL OF ACCESSIBILITY CONSISTING OF A WHITE FIGURE ON A BLUE BACKGROUND, AT LEAST 3' FEET SQUARE 3.1 "NO PARKING" IN THE LOADING AREA SHALL BE 12" HIGH PERPENDICULAR

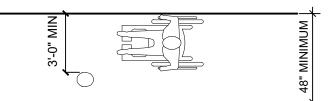
CURB RAMPS, WALKS AND SIDEWALKS:

- 4. WALKS AND SIDEWALKS SHALL HAVE CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ½" AND SHALL BE A MINIMUM OF 48" IN. WIDTH PER ADA. (48" MIN. IS RECOMMENDED, 48" MIN. IS REQUIRED FOR CALIFORNIA)
- WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL (5% GRADIENT) IT SHALL COMPLY WITH THE PROVISIONS FOR PEDESTRIAN RAMPS.
- 6. SURFACE CROSS SLOPES SHALL NOT EXCEED 1.5%. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED
- %". WHEN CHANGES IN LEVELS DO OCCUR, THEY SHALL NOT BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING ¹/₄" MAY BE VERTICAL 8. WHEN CHANGES IN LEVELS GREATER THAN ½" ARE NECESSARY, THEY SHALL
- COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS & PEDESTRIAN RAMPS. 9. NOT USED
- 10. CURB RAMPS SHALL BE CONSTRUCTED AT EACH CORNER OF STREET INTERSECTIONS AND WHERE A PEDESTRIAN WAY CROSSES A CURB.
- 11. CURB RAMPS SHALL BE A MINIMUM OF 4 FEET IN WIDTH AND SHALL LIE GENERALLY, IN A SINGLE SLOPED PLANE, WITH A MINIMUM OF SURFACE WARPING
- AND CROSS SLOPE. 12. THE SLOPE OF CURB RAMPS SHALL NOT EXCEED 1 VERTICAL TO 12 HORIZONTAL. THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT
- EXCEED 1 VERTICAL TO 10 HORIZONTAL. 13. A 1.5% MAXIMUM SLOPE LANDING 4 FEET DEEP SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP OVER ITS FULL WIDTH TO PERMIT SAFE EGRESS
- FROM THE RAMP SURFACE. 14. NOT USED 15. THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL BE
- SLIP-RESISTANT AND SHALL BE OF CONTRASTING FINISH FROM THAT OF THE ADJACENT SIDEWALK. 16. NOT USED

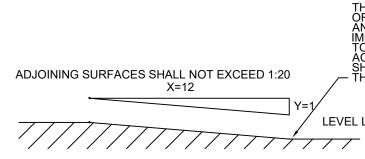




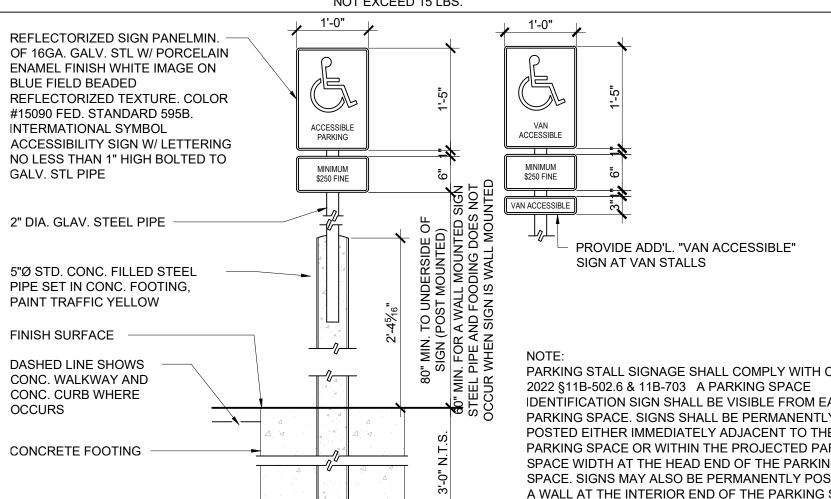
DIMENSIONS OF ADULT-SIZED WHEELCHAIRS



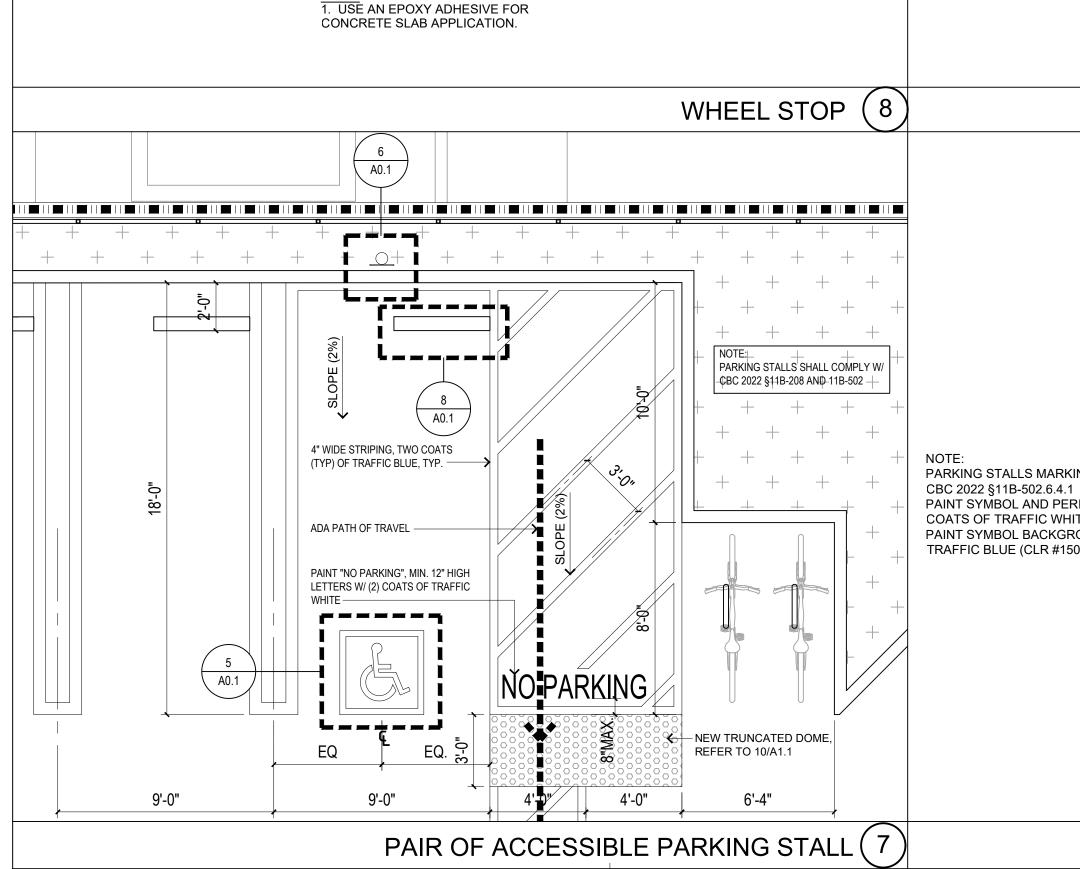
MIN. PASSAGE WIDTH FOR ONE WHEELCHAIR AND ONE AMBULATORY PERSON







2'-0"



2'-0" MIN

LINE OF FRONT OF

PRECAST REINFORCED

CONCRETE WHEEL STOP. 6'-0"

LONG FOR 2 SPACES 4'-0" LONG

FOR 1 SPACE. SECURE WITH (2)

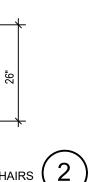
A.C. PAVING OVER BASE. OVER

COMPACTED SOIL. SEE CIVIL

PARKING STALL

1/2" Ø REBAR.

DRAWINGS





SIBLE ROUTE NOT BE STEEPER

LEVEL LANDING

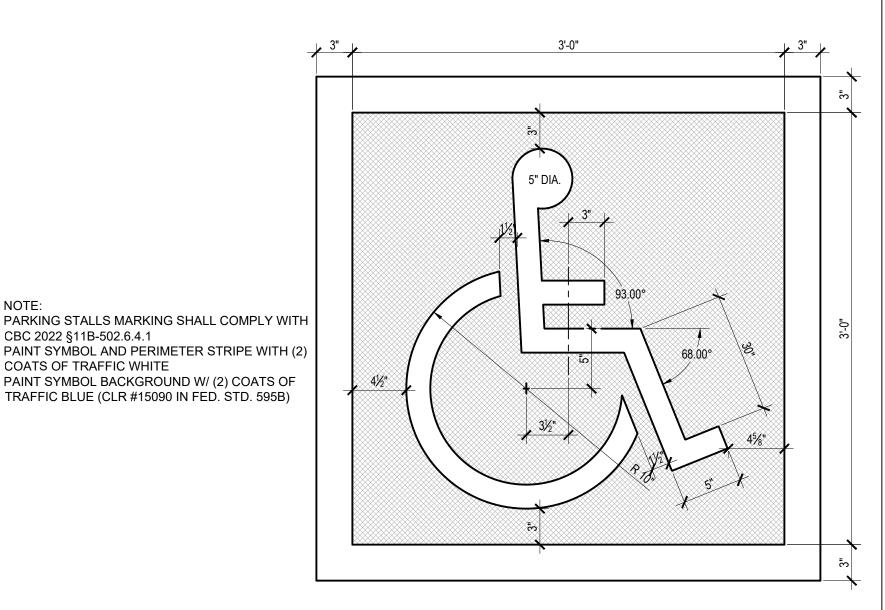


17. PROVIDE AT METALLIC SIGN OVER EACH STOREFRONT DOOR STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS". LETTERS SHALL NT BE LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND. THE SIGN SHALL BE INSTALLED BY THE GENERAL CONTRACTOR ON THE STOREFRONT ALUMINUM HEADER FRAME. 18. ALL NEW PRIMARY ENTRANCES TO THE BUILDINGS AND FACILITIES SHALL BE MADE

- ACCESSIBLE TO THE PHYSICALLY DISABLED. 19. ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS. GENERAL CONTRACTOR SHALL PROVIDE STANDARD SIGNAGE. CALIFORNIA REQUIRES ISA (INTERNATIONAL SYMBOL OF ACCESSIBILITY) AT ALL ACCESSIBLE ENTRANCES.
- 20. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET - 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF DOORWAY IS NOT LESS THAN 32-INCHES
- 21. WHERE PAIR OF DOORS IS UTILIZED AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- 22. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, THAT DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST TO OPERATE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. REFER TO SECTION 11B-404.2 OF CBC 2019
- 23. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30-INCHES MINIMUM AND 44" ABOVE THE FLOOR. (30-INCHES TO 44-INCHES FOR CALIFORNIA ONLY)
- 24. THE FLOOR AND LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH OF 60-INCHES IN THE DIRECTION OF TRAVEL AND THE LENGTH OF 48-INCHES IN OPPOSITE DIRECTION OF TRAVEL. SEE DIAGRAM "MANEUVERING CLEARANCE"
- 25. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24-INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18-INCHES PAST THE STRIKE EDGE FOR THE INTERIOR DOORS. 26. THE FLOOR OR LANDING SHALL BE NOT MORE THAN $\frac{1}{2}$ " LOWER THAN THE THRESHOLD
- OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 4" AND 5" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 27. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL
- HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSHED SIDE OF THE DOOR. WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- 28. A NARROW FRAME WITH A BEVELED TOP (30 DEGREES MAX. BEVEL TO VERTICAL PLANE) INSTALLED AT THE BOTTOM OF THE GLASS DOOR (WITH NO SIDE FRAMES) MAY BE USED IN LIEU OF PROVIDING THE REQUIRED 10" UNINTERRUPTED SURFACE AT THE BOTTOM OF THE DOOR.
- 29. 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 TO 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 FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT EXCEED 15 LBS.

PARKING STALL SIGNAGE SHALL COMPLY WITH CBC IDENTIFICATION SIGN SHALL BE VISIBLE FROM EACH PARKING SPACE. SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE





CORRIDORS AND AISLE:

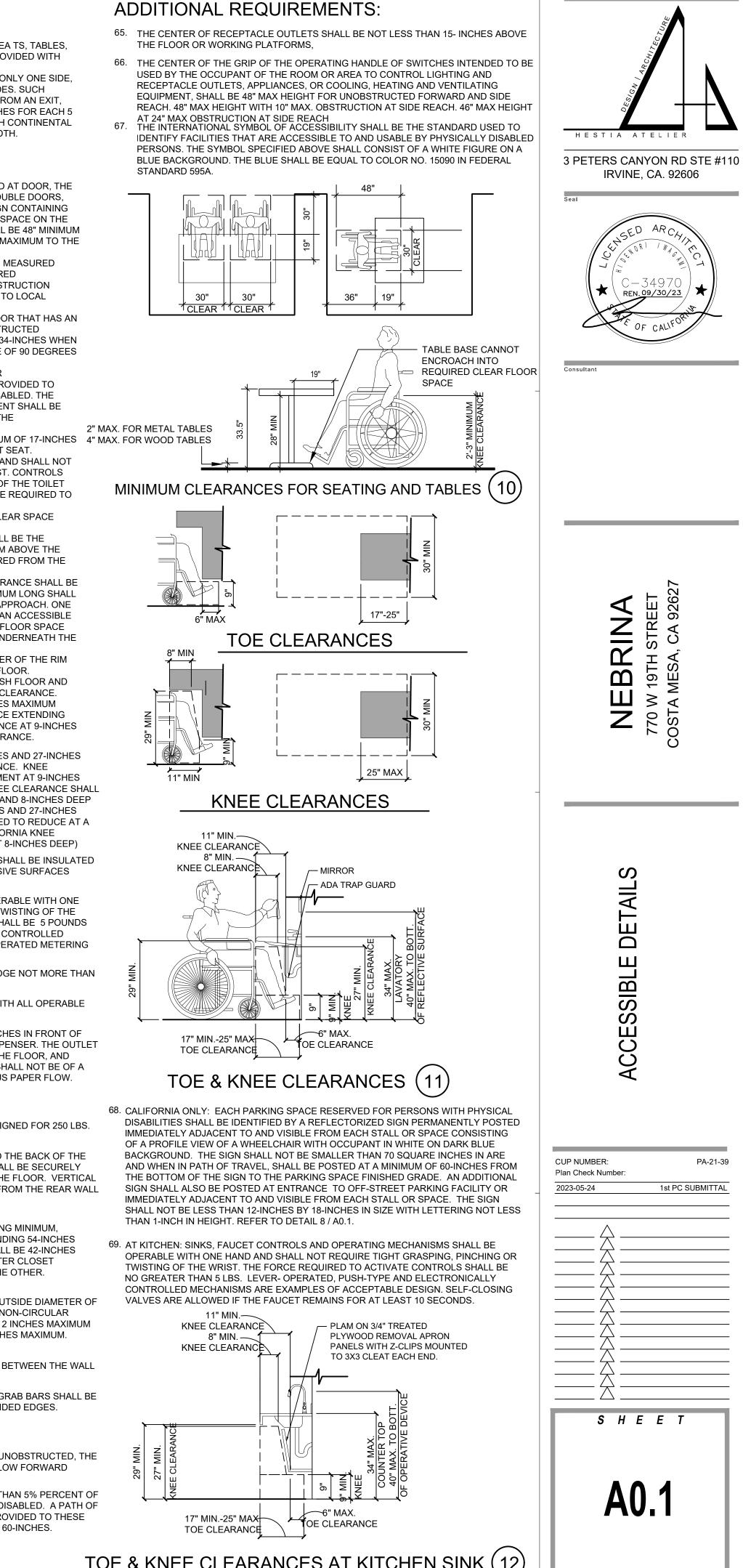
- 30. FLOOR SURFACES SHALL BE SLIP-RESISTANT
- 31. EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEA TS, TABLES, MERCHANDISE, EQUIPMENT OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT.
- 32. EVERY AISLE SHALL BE NOT LESS THAN 3 FEET WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 3 FEET-8 INCHES WIDE IF SERVING BOTH SIDES. SUCH MINIMUM WIDTH SHALL BE MEASURED AT THE POINT FARTHEST FROM AN EXIT, CROSS AISLE OR FOYER AND SHALL BE INCREASED BY 1-1/2" INCHES FOR EACH 5 FEET IN LENGTH TOWARD THE EXIT. CROSS AISLE OR FOYER WITH CONTINENTAL SEATING SIDE AISLES SHALL BE NOT LESS THAN 44 INCHES IN WIDTH.

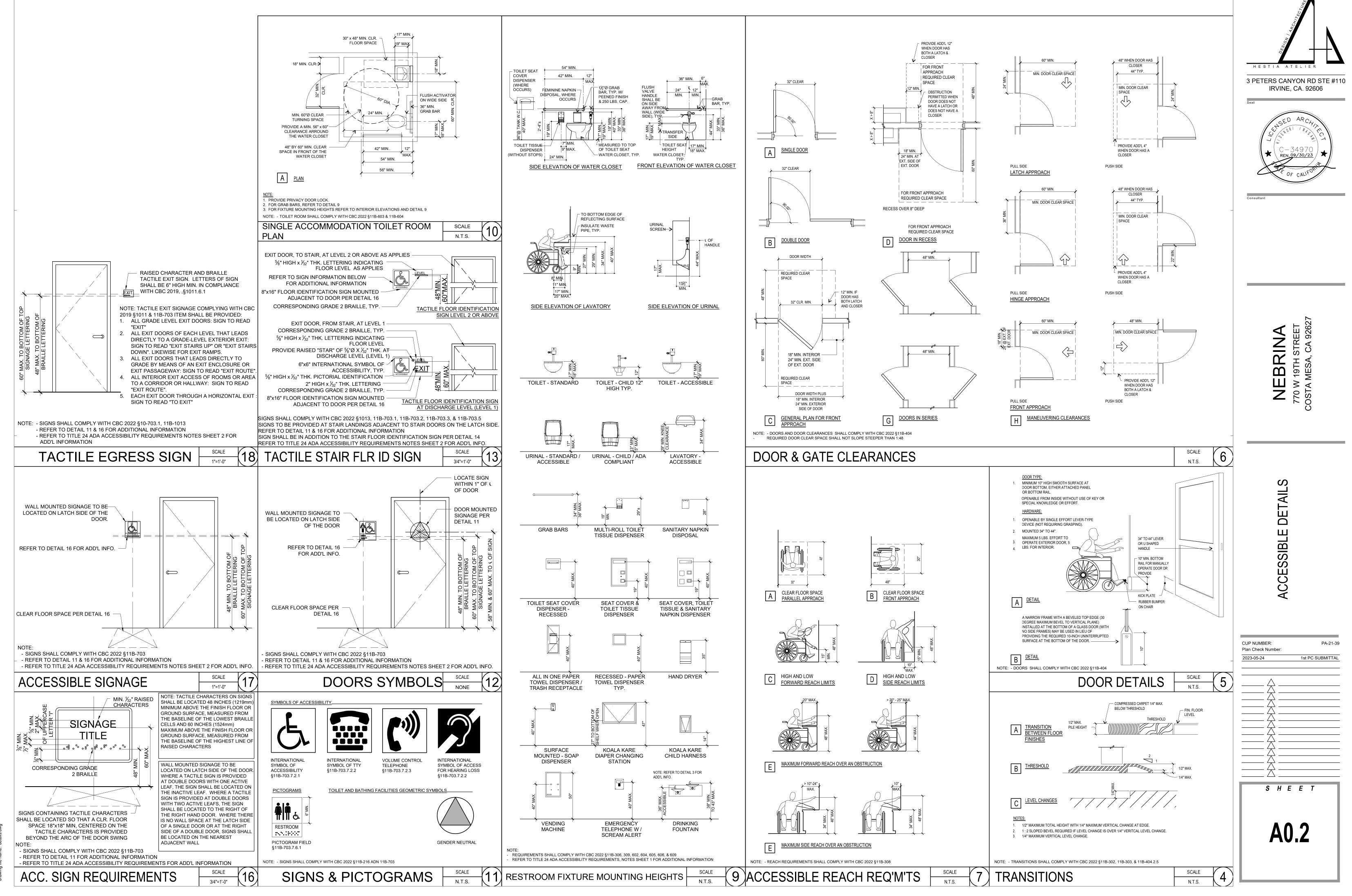
SANITARY FACILITIES:

- 33. ACCESSIBLE SIGN CONTAINING TACTILE CHARACTER IS PROVIDED AT DOOR. THE SIGN SHALL BE ALONGSIDE THE DOOR ON LATCH SIDE AND AT DOUBLE DOORS. THE SIGN SHALL BE RIGHT OF THE RIGHT HANDED DOOR. THE SIGN CONTAINING TACTILE CHARACTERS SHALL HAVE 18" MINIMUM BY 18" MINIMUM SPACE ON THE FLOOR CENTERED ON SIGN. THE SIGN TACTILE CHARACTER SHALL BE 48" MINIMUM TO THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" MAXIMUM TO THE
- BASELINE OF THE HIGHEST TACTILE CHARACTER ABOVE FLOOR. 34. CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MINIMUM MEASURED PERPENDICULAR FROM THE SIDEWALL, AND 56" MINIMUM MEASURED PERPENDICULAR FROM REAR WALL. NO OTHER FIXTURES OR OBSTRUCTION SHALL BE WITHIN WATER CLOSET CLEARANCE (PER ADA) (REFER TO LOCAL JURISDICTION FOR ADDITIONAL REQUIREMENTS.
- 35. WATER CLOSET COMPARTMENTS SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC CLOSING DEVICE, AND SHALL HAVE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WHEN LOCATED AT THE END AND 34-INCHES WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- 36. EXCEPT FOR DOOR OPENING WIDTH AND DOOR SWINGS; A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44-INCHES SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY THE DISABLED. THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48-INCHES AS MEASURED AT RIGHT ANGLES TO THE COMPARTMENT DOOR IN IT'S CLOSED POSITION.
- 37. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17-INCHES 4" MAX. FOR WOOD TABLES AND A MAXIMUM OF 19-INCHES MEASURED TO THE TOP OF TOILET SEAT. 38. TOILET 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 AREAS, NO MORE THAN 44-INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO
- ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. 39. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR SPACE 30-INCHES WIDE X 48-INCHES LONG IN FRONT OF THE URINAL 40. WHEN MORE THAN ONE URINAL IS PROVIDED, AT LEAST ONE SHALL BE THE
- STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17" MAXIMUM ABOVE THE FINISH FLOOR. URINALS SHALL BE 13-1/2" DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.
- 41. A CLEAR FLOOR FORWARD APPROACH, AND KNEE AND TOE CLEARANCE SHALL BE PROVIDED. A SPACE 30-INCHES MINIMUM WIDE X 48-INCHES MINIMUM LONG SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR SPACE. SUCH CLEAR FLOOR SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE UNDERNEATH THE LAVATORY
- 42. LAVATORIES SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34-INCHES MAXIMUM ABOVE THE FINISH FLOOR. 43. TOE CLEARANCE: SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR AND 9-INCHES ABOVE THE FINISH FLOOR SHALL BE CONSIDERED TOE CLEARANCE. TOE CLEARANCE SHALL EXTEND 17-INCHES MINIMUM TO 25-INCHES MAXIMUM UNDER AN ELEMENT WITH A WIDTH OF 30-INCHES MINIMUM. SPACE EXTENDING GREATER THAN 6-INCHES BEYOND THE AVAILABLE KNEE CLEARANCE AT 9-INCHES ABOVE THE FINISH FLOOR SHALL NOT BE CONSIDERED TOE CLEARANCE.
- 44. KNEE CLEARANCE: SPACE UNDER AN ELEMENT BETWEEN 9-INCHES AND 27-INCHES ABOVE THE FINISH FLOOR SHALL BE CONSIDERED KNEE CLEARANCE. KNEE CLEARANCE SHALL EXTEND 25-INCHES MAXIMUM UNDER AN ELEMENT AT 9-INCHES ABOVE THE FINISH FLOOR AND BE 30-INCHES WIDE MINIMUM. KNEE CLEARANCE SHALL BE 11-INCHES DEEP MINIMUM AT 9-INCHES ABOVE FINISH FLOOR, AND 8-INCHES DEEP MINIMUM AT 27-INCHES ABOVE FINISH FLOOR. BETWEEN 9-INCHES AND 27-INCHES ABOVE FINISH FLOOR, THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1-INCH IN DEPTH FOR EACH 6-INCHES IN HEIGHT. (CALIFORNIA KNEE CLEARANCE IS 29-INCHES AT THE FRONT EDGE AND 27-INCHES AT 8-INCHES DEEP)
- 45. ALL PIPES (HOT WATER, DRAIN PIPES, ETC.) UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- 46. FAUCET 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 OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGN. HAND OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.
- MIRRORS SHALL BE MOUNTED WITH THE BOTTOM REFLECTING EDGE NOT MORE THAN 40-INCHES FROM THE FLOOR.
- 48. LOCATE TOWEL, SANITARY NAPKIN, AND WASTE RECEPTACLES WITH ALL OPERABLE PARTS NOT MORE THAN 40-INCHES FROM THE FLOOR.
- LOCATE TOILET TISSUE DISPENSERS ON THE WALL WITHIN 7-9 INCHES IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET SHALL BE 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR, AND SHALL NOT BE LOCATED BEHIND THE GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY, OR DO NOT ALLOW CONTINUOUS PAPER FLOW.

GRAB BARS:

- 49. GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 LBS. PER LINEAR FEET LOAD.
- GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF THE PHYSICALLY DISABLED TOILET STALL OR COMPARTMENT AND SHALL BE SECURELY ATTACHED 35-INCHES TO TOP OF GRAB BAR AND PARALLEL TO THE FLOOR. VERTICAL GRAB BAR SHALL BE 18-INCHES LONG, INSTALLED AT 40-INCHES FROM THE REAR WALL AND 40-INCHES ABOVE FINISH FLOOR.
- 51. GRAB BARS AT THE SIDE WALL SHALL BE AT LEAST 48-INCHES LONG MINIMUM, LOCATED 12-INCHES MAXIMUM FROM THE REAR WALL AND EXTENDING 54-INCHES MINIMUM FROM THE REAR WALL. THE REAR WALL GRAB BAR SHALL BE 42-INCHES LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12-INCHES MINIMUM ON ONE SIDE AND 24-INCHES MINIMUM ON THE OTHER.
- 52. GRAB BARS WITH CIRCULAR CROSS-SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4 INCHES MINIMUM TO 2 INCHES MAXIMUM. GRAB BARS WITH NON-CIRCULAR CROSS SECTIONS SHALL HAVE A CROSS-SECTION DIMENSION OF 2 INCHES MAXIMUM AND A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 4.8 INCHES MAXIMUM.
- 53. IF THE GRAB BAR IS MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2 INCHES.
- 54. GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
- 55. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- 56. COAT HOOKS SHALL BE LOCATED WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48-INCHES MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15-INCHES MINIMUM ABOVE THE FINISH FLOOR.
- WHERE LOCKERS ARE PROVIDED, AT LEAST ONE AND NOT LESS THAN 5% PERCENT OF ALL LOCKERS SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED. A PATH OF TRAVEL NOT LESS THAN 36-INCHES IN CLEAR WIDTH SHALL BE PROVIDED TO THESE LOCKERS AND A CLEAR SPACE FOR A CIRCLE WITH DIAMETER OF 60-INCHES.



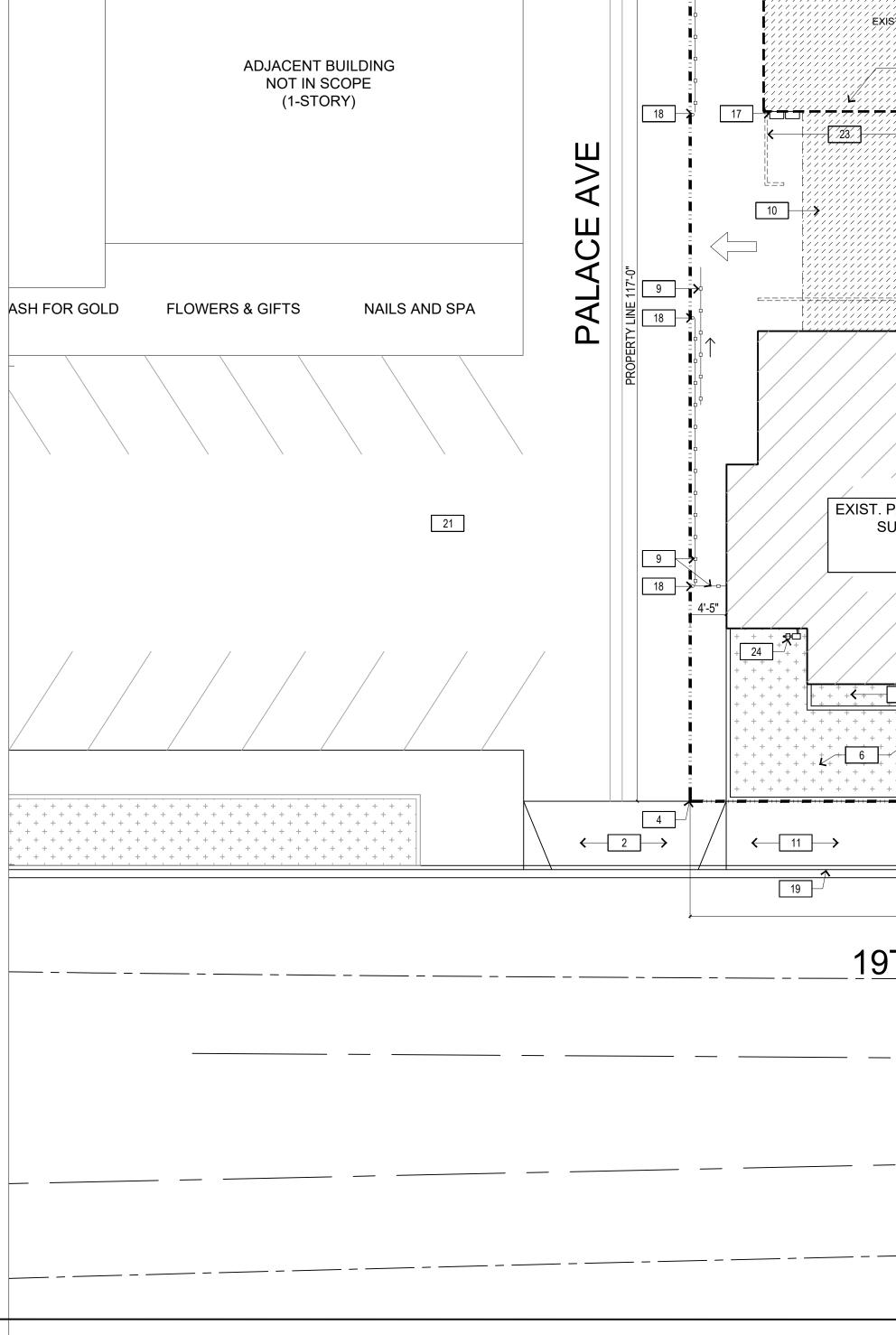


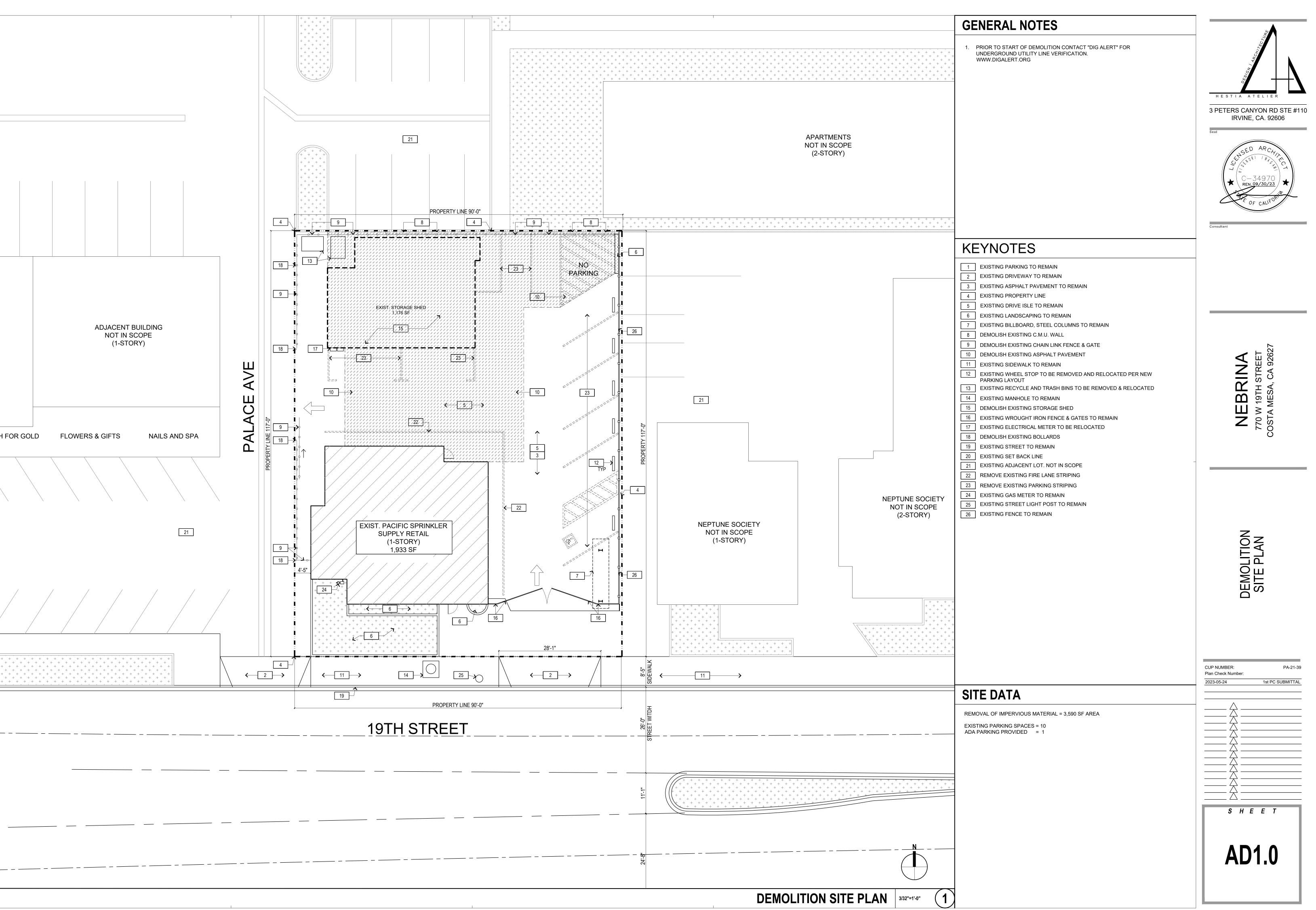




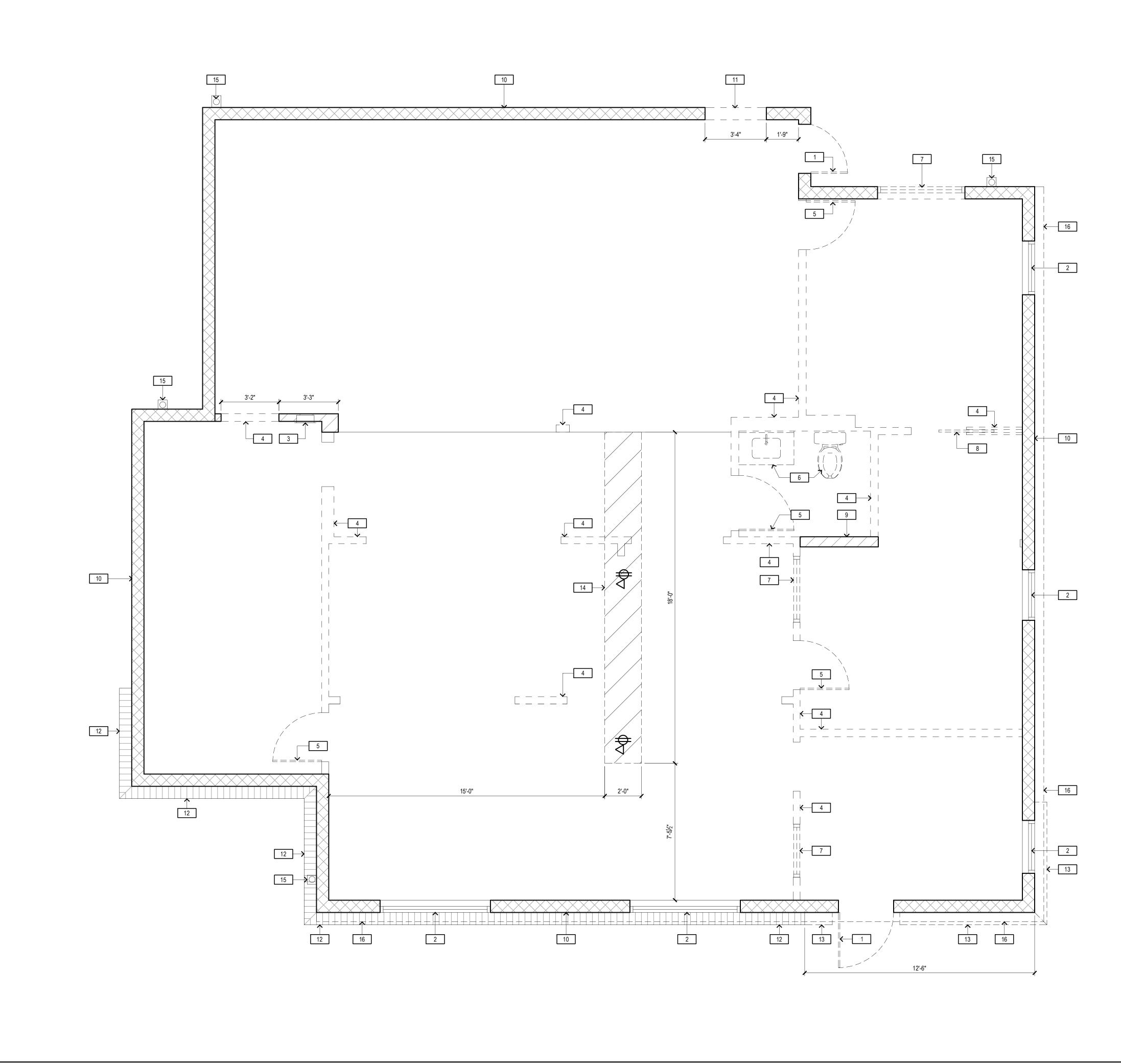
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GENERAL NOTES

- NO CHANGE TO THE OVERALL SQUARE FOOTAGE OF THE BUILDING
 PROTECT EXISTING WORK THAT IS TO REMAIN USE TEMPORARY COVERS, SHORING,
- areas not related to demolition area are to be protected from damage
- DURING DEMOLITION PHASE AND CONFORM TO ANY CITY REQUIREMENTS
- DEMOLITION WORK SHALL COMPLY WITH C.F.C / I.F.C. ARTICLE 87
 PROVIDE SAND BAG WATER CONTAINMENT DAM TO PREVENT WATER FROM MIGRATING TO ADJACENT AREAS WITHIN T.I. SPACE
- WHERE PORTIONS OF THE INTERIOR SURFACES OF THE FACILITY ARE EXPOSED TO THE WEATHER, PROTECT ALL SURFACES AT ALL TIMES WITH VISQUEEN
 EXISTING ITEMS WHICH ARE TO REMAIN AND ARE DAMAGED DURING PERFORMANCE OF
- EXISTING ITEMS WHICH ARE TO REMAIN AND ARE DAMAGED DURING PERFORMANCE OF WORK SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION OR REPLACED WITH NEW
 PROVIDE NEW SUPPORTS AND REINFORCEMENT FOR EXISTING CONSTRUCTION
- WEAKENED BY DEMOLITION OR REMOVAL WORK
 9. TERMINATE / CAP ALL ELECTRICAL AND MECHANICAL SERVICE TO BE REMOVED IN A MANNER CONFORMING TO GOVERNING CODE
- THE CONTRACTOR SHALL CLEAN-UP, REMOVE AND DISPOSE IN A LEGAL MANNER ALL DEBRIS AND WASTE ATTRIBUTED TO THE JOB
 ON COMPLETION OF EACH DAYS WORK, DEMOLITION SHALL BE REMOVED AND THE SITE
- SHALL BE LEFT IN A CLEAN CONDITION SATISFACTORY TO THE OWNER
 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
 13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT AND OWNER AT ONCE FOR INSTRUCTION ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE ARCHITECT AND OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.
- SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS, 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 OWNER HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATIVE METHOD AND/OR MATERIALS
- 15. ANY CHANGES TO THE DRAWINGS OR CONTRACT DOCUMENTS SHALL BE APPROVED IN WRITING BY THE OWNER PRIOR TO THE START OF WORK
- PROVIDE DUST BARRIERS AT LOCATIONS DESIGNATED BY OWNERS
 ANY EXISTING EQUIPMENT OR COMPONENT IN OR PERTAINING TO THE PREMISES THAT IS BEING ABANDONED MUST BE DEMOLISHED COMPLETELY AND PROPERLY REMOVED FROM PREMISES
- ALL ABOVE GROUND UTILITY LINES NOT TO BE REUSED MUST BE REMOVED TO POINT OF ORIGIN. ALL UNDER SLAB UTILITY LINES TO BE CUT, CAPPED AND SEALED PER CODE
 ALL FLOOR PENETRATIONS MUST BE CORE BORED OR SAW CUT, GENERAL CONTRACTOR MUST X-RAY OR OTHERWISE VERIFY THAT THERE ARE NO EXISTING UNDER SLAB CONDITIONS OR UTILITIES THAT WILL BE AFFECTED PRIOR TO CORING / CUTTING
- CONCRETE 20. OPENING ON ELEVATED SLABS MUST BE SLEEVED, SEALED, FIRE STOPPED, AND WATERPROOFED
- 21. COORDINATION OF CONSTRUCTION BARRICADE AND DUMPSTER'S IS TO BE COORDINATED WITH MALL MANAGEMENT ON SITE
- 22. ALL UTILITY TAPS, TIE-INS AND ACTIVATIONS MUST BE COORDINATED THROUGH THE MALL OPERATIONS DIRECTOR
 23. FIELD VERIEV EXISTING CONDITIONS PRIOR TO REMOVAL OF ANYTHING CONTACT
- FIELD VERIFY EXISTING CONDITIONS PRIOR TO REMOVAL OF ANYTHING, CONTACT ARCHITECT AND THE OWNER IF THERE ARE ANY DISCREPANCIES
 AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION
- SITE UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM.

LEGEND

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR NON-BEARING WALL TO REMAIN

 DEMOLISH EXISTING INTERIOR NON-BEARING WALL

KEYNOTES

- DEMOLISH EXISTING EXTERIOR DOOR
 EXISTING GLAZING TO REMAIN
 RELOCATED EXISTING ELECTRICAL PANEL, REFER TO ELECTRICAL PLAN
 DEMOLISH EXISTING INTERIOR NON-BEARING WALL
- 5 DEMOLISH EXISTING INTERIOR DOOR
- 6 DEMOLISH EXISTING PLUMBING FIXTURES
- 7 DEMOLISH EXISTING GLAZING
- 8 DEMOLISH EXISTING POCKET DOOR
- 9 EXISTING PORTION OF INTERIOR NON-BEARING WALL TO REMAIN
- 10 EXISTING EXTERIOR WALL TO REMAIN
- 11 DEMOLISH EXISTING PORTION OF EXTERIOR WALL
- 12 EXISTING EXTERIOR BRICK VENEER TO REMAIN
- 13 DEMOLISH EXISTING EXTERIOR BRICK VENEER
- 14 SAWCUT SLAB FOR ELECTRICAL CONDUITS FOR NEW CONSTRUCTION.
- 15 EXISTING DOWNSPOUT TO REMAIN, REFER TO A5.0
- 16 EXISTING EXTERIOR SOFFIT TO REMAIN, REFER TO A5.0

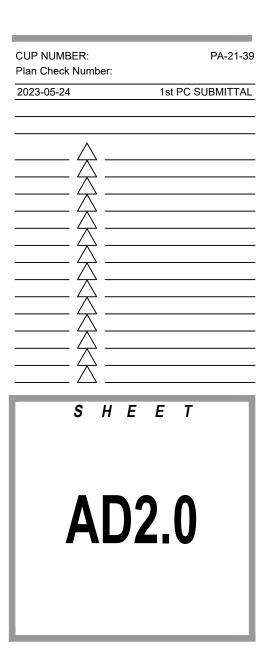


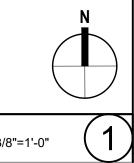
3 PETERS CANYON RD STE #110 IRVINE, CA. 92606



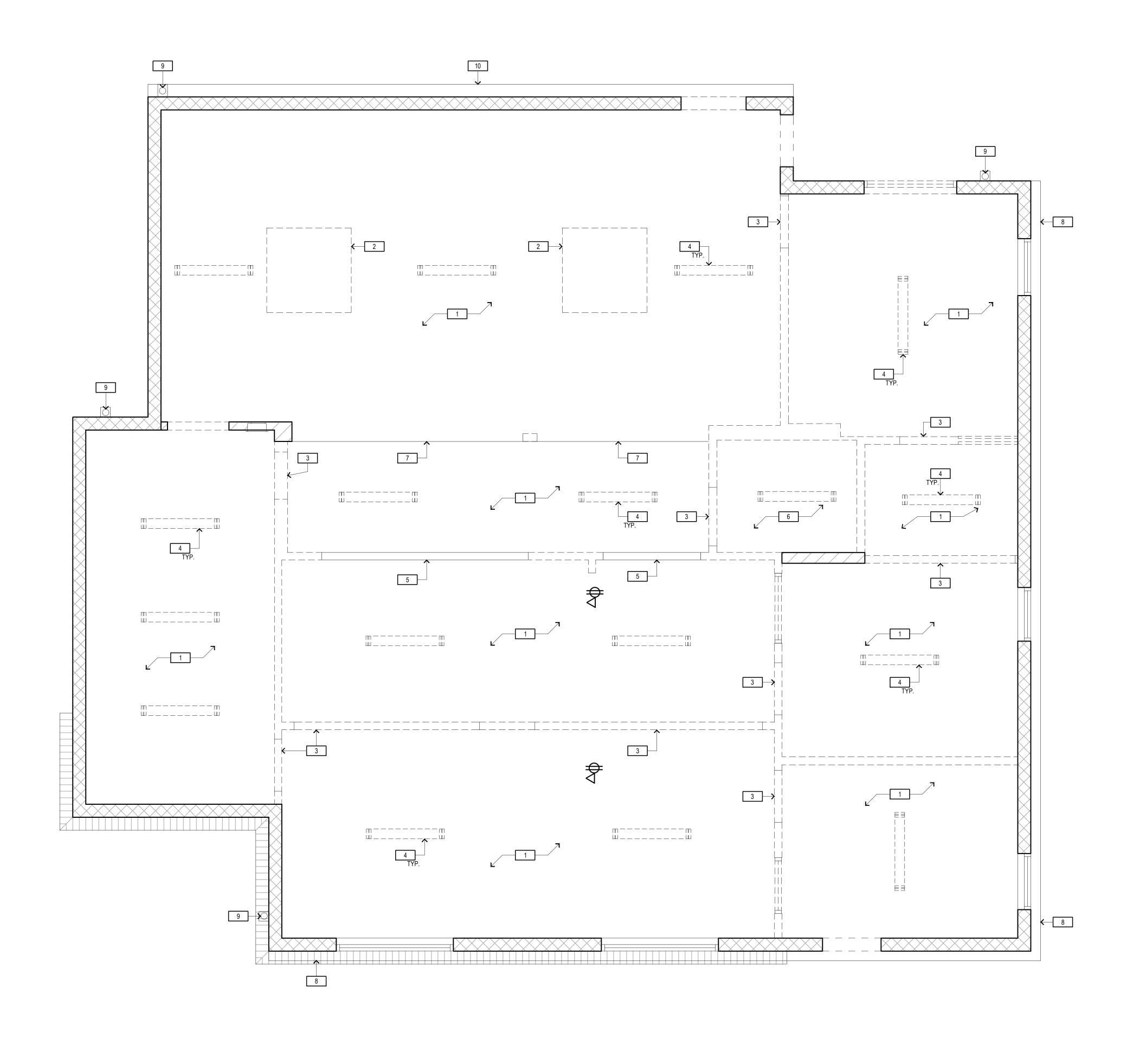


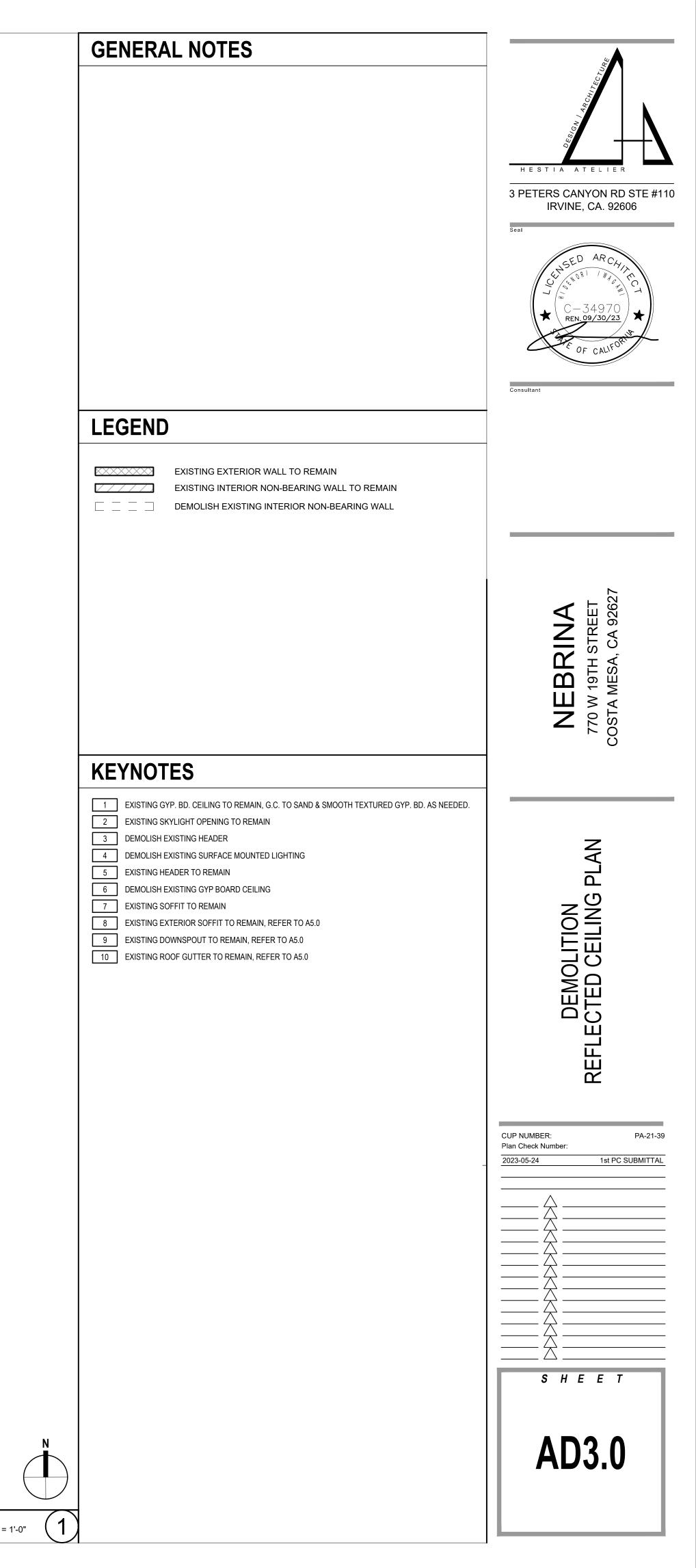




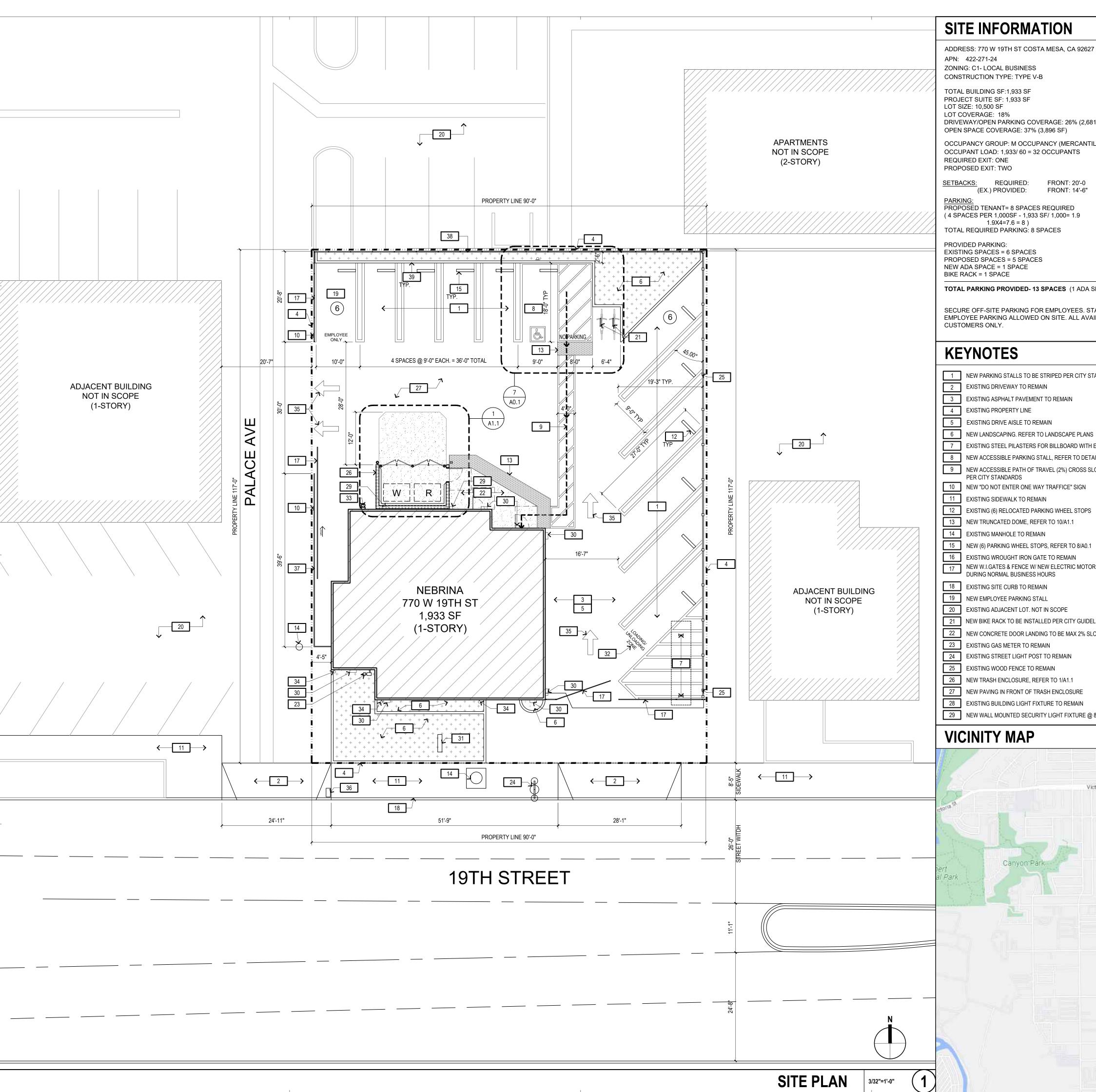


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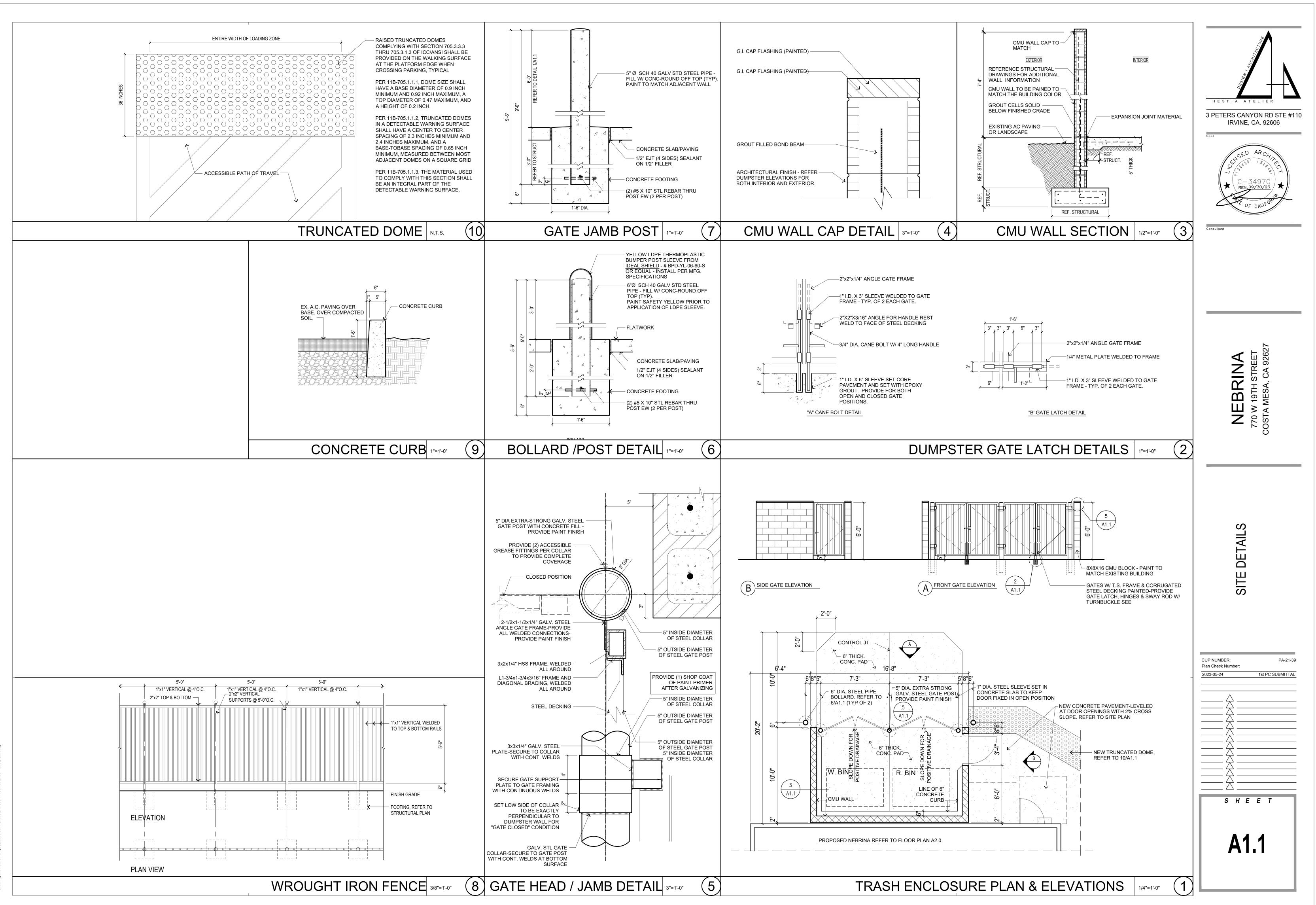
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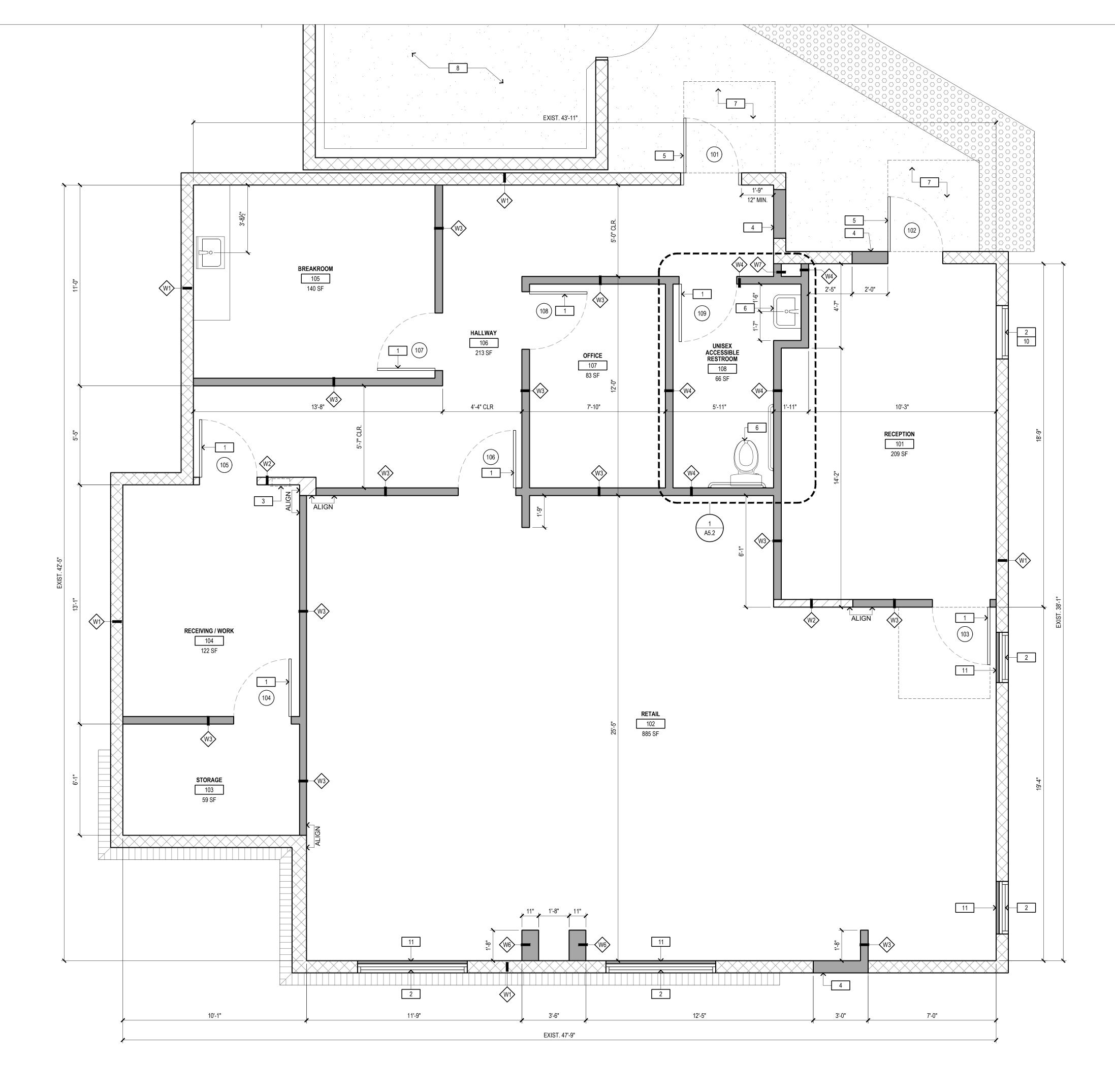
GENERAL NOTES	
 ²⁷ BUILDING'S CURRENT USE- PACIFIC SPRINKLER SUPPLY- RETAIL EXISTING BUILDING-PROPOSED USE-CANNABIS DISPENSARY. THERE IS NO KNOWN DEDICATION AND/OR EASEMENT . THERE IS NO ELEVATION/GRADE DIFFERENCE GREATER THAN 2 FEET SITE ELEVATION DOES NOT EXCEED THE NEIGHBORING PROPERTY BY 1 	HESTIA ATELIER
S81 SF) FOOT OR MORE TILE)	3 PETERS CANYON RD STE #110 IRVINE, CA. 92606
SIDE: 15'-0" REAR: 0'-0" SIDE: 4'-6" REAR: 49'-0"	$\star C = 34970$ $\star OF CALLFORN$
A SPACE & 1 BIKE RACK) STAFF WILL CONDITION NO /AILABLE SPACES SHALL BE FOR	Consultant
STANDARDS 30 NEW WALL MOUNTED SECURITY LIGHT FIXTURE @ 12-2" H 31 EXISTING MONUMENT SIGN UNDER SEPARATE PERMIT 32 PARKING STALL TO BE FOR LOADING/UNLOADING ONLY 33 NEW LOCATION FOR ELECTRICAL METER, COORDINATE W/ POWER CO. 34 NEW EXTERIOR BUILDING WALL LIGHT 35 NEW PAINTED DIRECTIONAL TRAFFIC ARROW H EXISTING ELEC. MTR.TO REMAIN 36 TAIL 7/A0.1 37 SLOPE WITH DIAGONAL STRIPING 38 NEW 6'0" H. WROUGHT IRON FENCE, REFER TO DETAIL 8/A1.1 39 NEW 6" H. CONCRETE CURB, REFER TO DETAIL 9/A1.1	TTO W 19TH STREET COSTA MESA, CA 92627
1 OR, GATE TO REMAIN OPEN	
DELINES. SLOPE IN ANY DIRECTION @ 8'-6" H	SITE PLAN
Victoria St Victoria St Victoria St Victoria St Victoria St EAST SIDE COSTA MESA WBay St WBay St WBay St Trader Joe's St Trader Joe's St Trader Joe's St	CUP NUMBER: PA-21-39 Plan Check Number: 2023-05-24 1st PC SUBMITTAL Image: Sheet State St
W 17th St Sidecar Doughnuts & Coffee Hi-Time Wine Cellars	A1.0

Playa Mesa 🕡

W 16th St



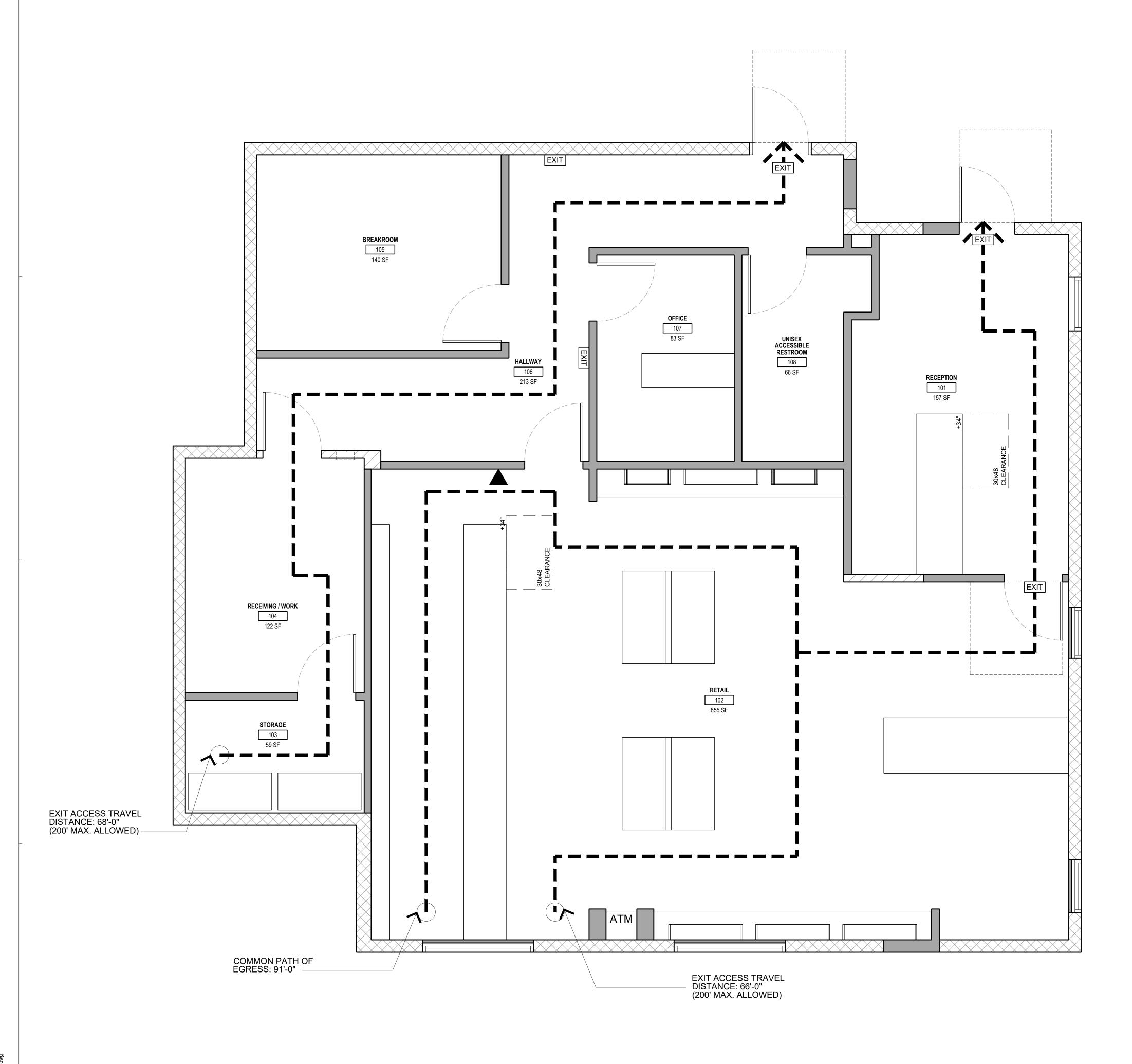
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3	HESTIA ATELIER
	PETERS CANYON RD STE IRVINE, CA. 92606
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	SED ARCHING
	★ C-34970 REN.09/30/23 ★
	TF OF CALIFORN
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(EYNOTES	
1 NEW INTERIOR DOOR, REFER TO DOOR SCHEDULE 2 EXISTING GLAZING TO REMAIN.	
3 EXISTING ELECTRICAL PANEL TO BE RELOCATED	
 4 NEW EXTERIOR WALL INFILL. PAINT TO MATCH EXISTING 5 NEW EXTERIOR DOOR TO MATCH EXISTING STOREFRONT, REFER TO DOOR 	
SCHEDULE 6 NEW PLUMBING FIXTURES	
 7 NEW CONCRETE DOOR LANDING TO BE MAX 2% SLOPE IN ANY DIRECTION 8 NEW TRASH ENCLOSURE, SEE DETAIL 1/A1.1 	
9 NEW TRASH ENCLOSURE, SEE DETAIL 1/A1.1	ET 1627
O G.C. TO ADD PRIVACY FILM TO INTERIOR SIDE OF GLAZING COLOR: 3MM FASARA GLASS FINISH CHAMONIX NEW INFILL TO OVER EXISTING GLAZING, REFER TO DETAIL A12.0	INA STREET CA 92627
	NEBRINA 770 W 19TH STREET COSTA MESA, CA 9262
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	C 08
VALL TYPE SCHEDULE	
1 EXIST. EXTERIOR WALL TO REMAIN	
2 EXIST. INTERIOR WALL TO REMAIN	
NEW 3-5/8" METAL STUD MIN. 20ga. @ 16"O.C. W/ 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES	N
NEW 3-5/8" METAL STUD MIN. 20ga. @ 16"O.C. W/ 5/8" MOISTURE RESISTANT TYPE 'X' GYP. BD. ON ONE SIDE, TYPE 'X' GYP. BD.	PLA
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NEW 6" METAL STUD MIN. 20ga. @ 16"O.C. W/ 5/8" MOISTURE	×
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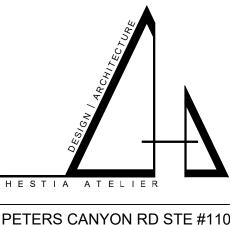


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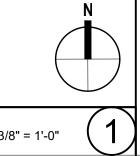
EGRESS PLAN 3/8" = 1'-0"

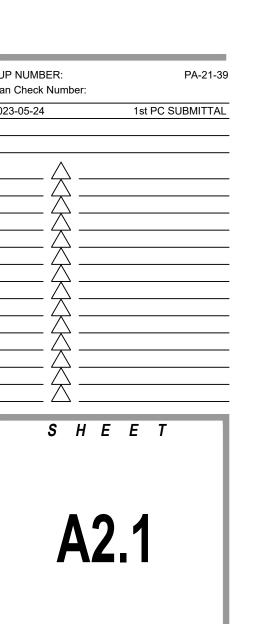
GENERAL NOTES	
 REFER TO SHEET A8.0 FOR INTERIOR FINISH SCHEDULE. THE MEANS SERVING ANY OCCUPIED PORTION OF THE BUILDING SHALL BE ILLUMINATED TO AN INTENSITY OF NOT LESS THAN (1) FOOT CANDLE AT THE FLOOR LEVEL. IN THE EVENT OF POWER FAILURE, AUTOMATIC ILLUMINATION SHALL BE PROVIDED BY A BATTERY BACK-UP SYSTEM. 	M / ARCHITECTUR
 THE MEANS OF EGRESS SERVING ANY OCCUPIED PORTION OF THE BUILDING SHALL BE ILLUMINATED TO AN INTENSITY OF THE LESS THAN (1) FOOT CANDLE AT THE FLOOR LEVEL. IN THE EVENT OF POWER FAILURE, AUTOMATIC ILLUMINATION SHALL BE PROVIDED BY A BATTERY BACK-UP SYSTEM. PENETRATION OF FIRE-RESISTANCE RATED CONSTRUCTION MUST COMPLY 	HESTIA ATELIER 3 PETERS CANYON RE
 4. PENE INVITION OF TIRE-RESISTANCE INFED CONSTRUCTION MOST COMPET WITH CBC 712. 5. KNOX BOX SHALL BE INSTALLED ON THE OUTSIDE OF THE BUILDING 5'- 6' ABOVE GRADE PER FIRE DEPARTMENT REQUIREMENTS. 6. KNOX BOX SHALL BE CLEARLY TAGGED ONTO THE AREA AND/ OR LOCATION THEY SERVE. SAID KEY BOX SHALL BE PURCHASED FROM THE KNOX COMPANY 1601 W. DEER VALLEY ROAD, PHOENIX, AZ. 85027 (800) 522-5669: a) LOCKED POINTS OF INGRESS WHETHER INTERNALLY OR EXTERNALLY OF APPLICABLE BUILDINGS, STRUCTURES AND/ OR AREA. b) LOCKED ELECTRICAL, MECHANICAL AND/ OR OTHER SIMILAR ROOMS. c) LOCKED FIRE CONTROL ROOMS. d) ALL ELEVATOR CONTROL SYSTEMS, PANELS AND/ OR KEYED SWITCHED. e) ANY OTHER AREA ROOM EQUIPMENT AND/ OR SYSTEM AS DIRECTED BY THE FIRE CHIEF. 	IRVINE, CA. 926 Seal Seal C+SED AR C+ C+SED AR C+ C+ C+SED AR C+ C+ C+ C+ C+ C+ C+ C+ C+ C+ C+ C+ C+ C
10. FIRE EXTINGUISHERS: A MINIMUM OF ONE 2A 10-B:C SHALL BE PROVIDED ON EACH FLOOR LEVEL, CONSPICUOUSLY LOCATED ALONG NORMAL PATH OF TRAVEL AND WITHIN 75 FEET TRAVEL DISTANCE (CCR, TITLE 19, DIVISION 1, CBC 567 (A) THROUGH (K)), BY FUTURE TENANT.	Consultant
 ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. PROVIDE A SIGN ON OR NEAR THE MAIN EXIT DOOR, READING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED". 	
	NEBRINA 770 W 19TH STREET COSTA MESA, CA 92627
Image: Path of Egress Per CBC Section 1013.1	EGRESS PLAN
LEGEND	CUP NUMBER: Plan Check Number: 2023-05-24 1st PC
 EGRESS ACCESS EXIT SIGN PER DETAIL 13/A0.2 FIRE EXTINGUISHER 	
	A2.1



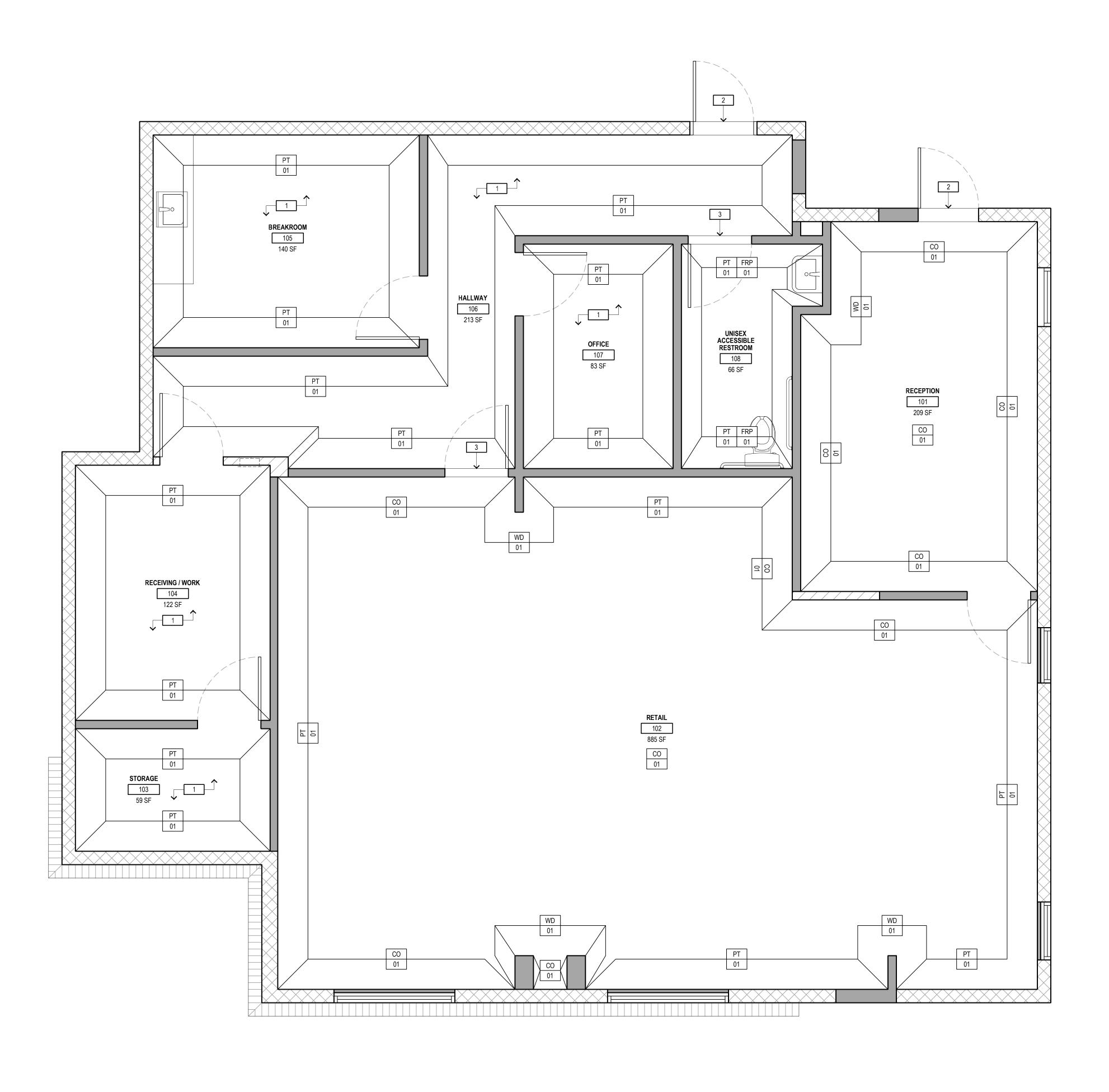
NYON RD STE #110 E, CA. 92606

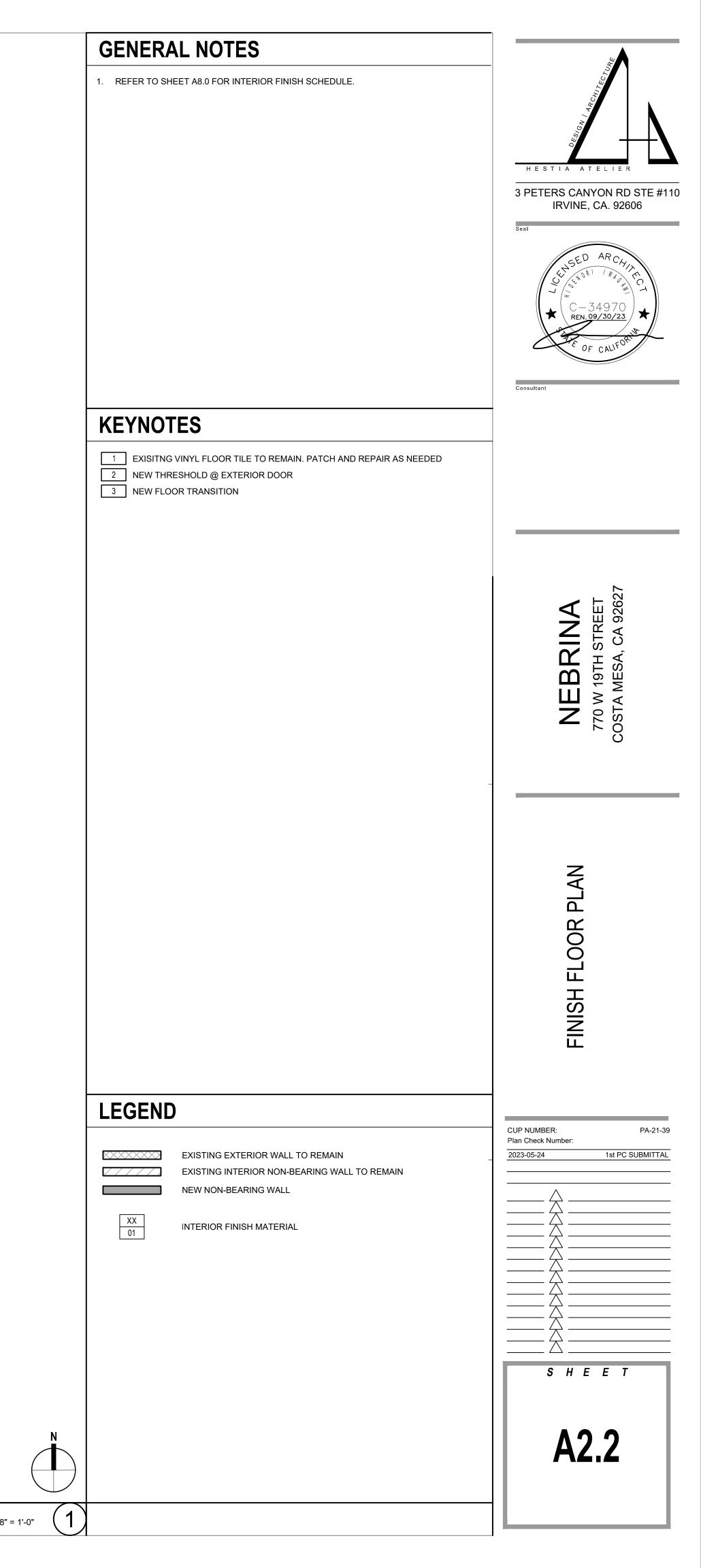




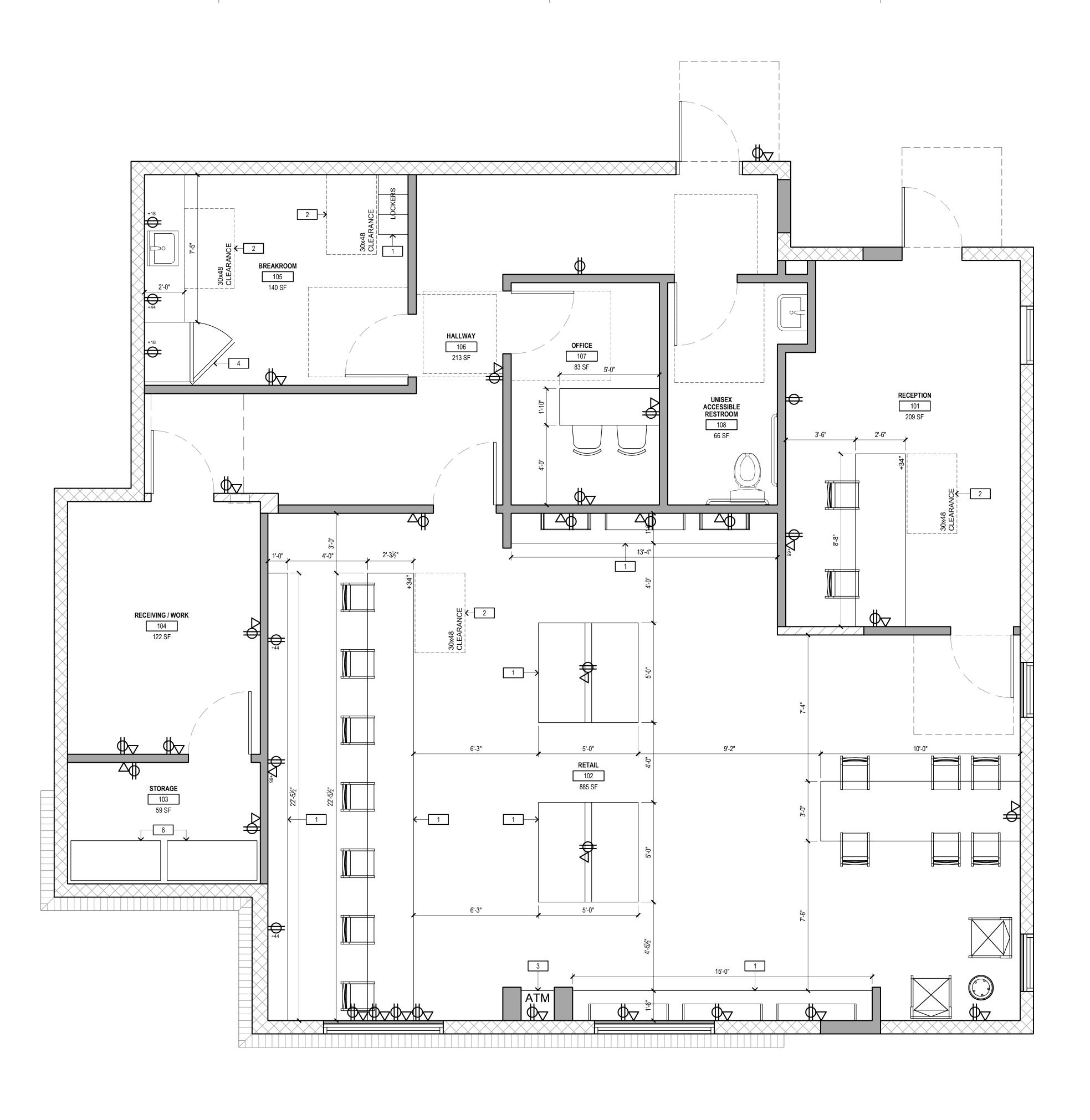


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EXISTING INTERIOR NON-BEARING WALL TO REMAIN PROPOSED NON-BEARING WALL

DOOR NUMBER, REFER TO DOOR SCHEDULE

POWER RECEPTACLE

✓ DATA RECEPTACLE

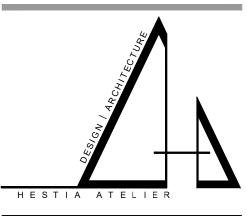
KEYNOTES

1 NEW CASEWORK BY CASEWORK VENDOR. COORDINATE WITH CONSTRUCTION MANAGER

- 2 COMPLY WITH ADA CLEARANCES. REFER TO ADA DETAILS. SHEETS A0.1 & A0.2
- 3 NEW ATM MACHINE. PROVIDE POWER AND DATA
- 4 NEW REFRIGERATOR
- 5 PROVIDE (1) LOCKER AT REQUIRED HEIGHT PER ADA CODE. REFER TO SHEETS A0.1 AND A0.2 FOR MORE INFORMATION.
- A0.1 AND A0.2 FOR MORE INFORMATION.

 6

 STORAGE SHELVING. MAX SHELF HEIGHT @ 5'-9"



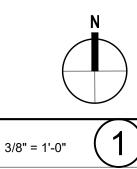
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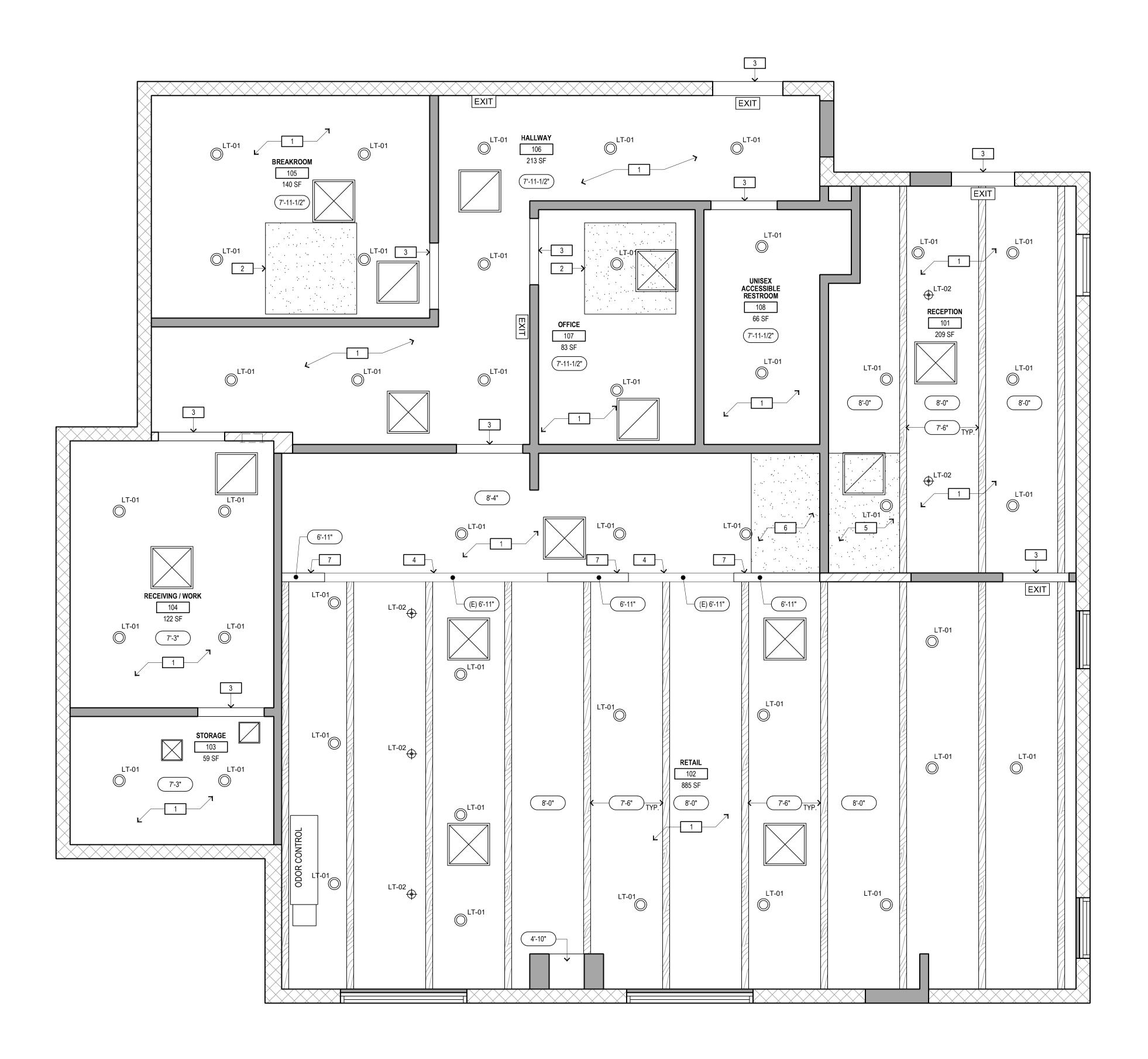


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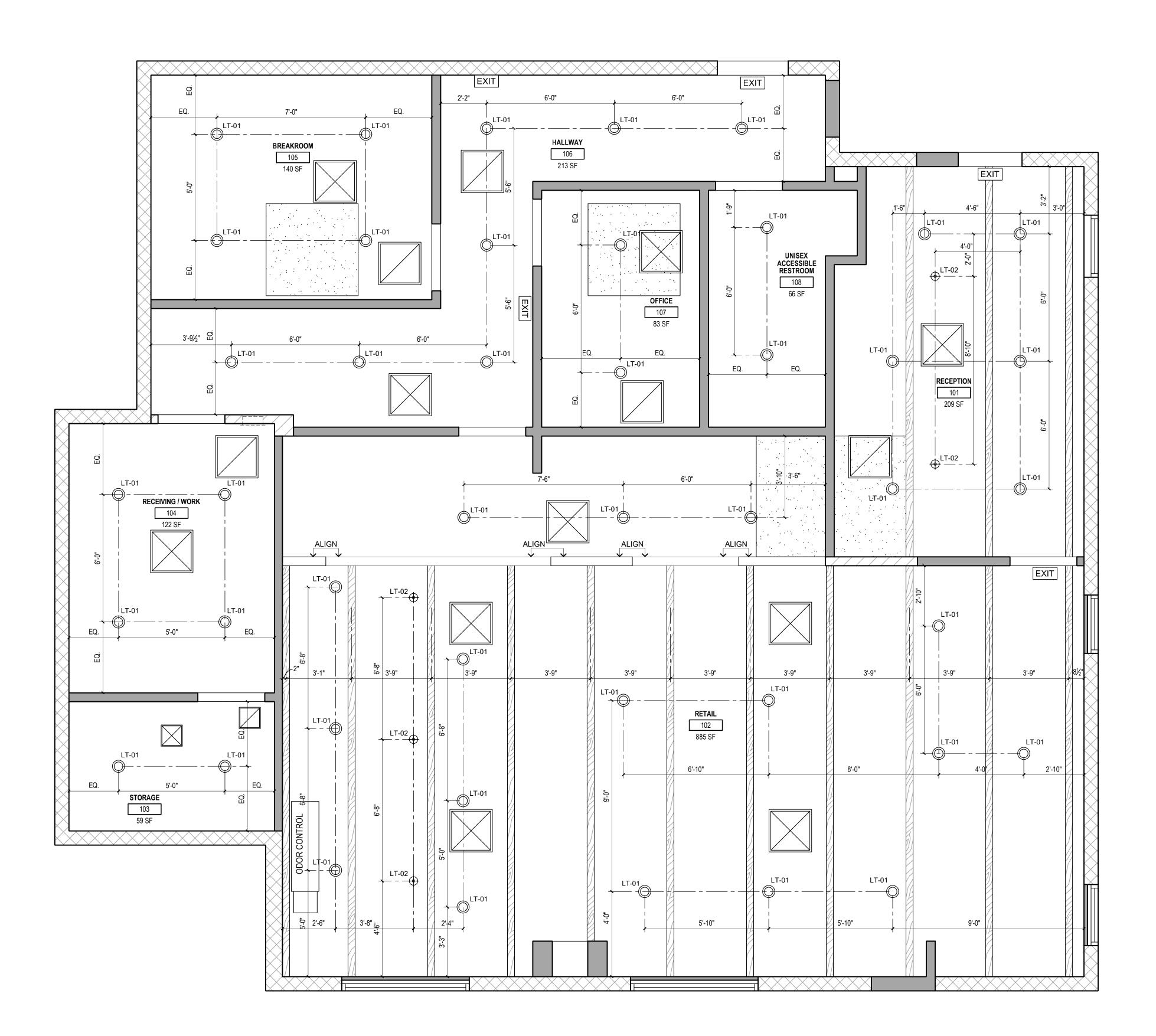
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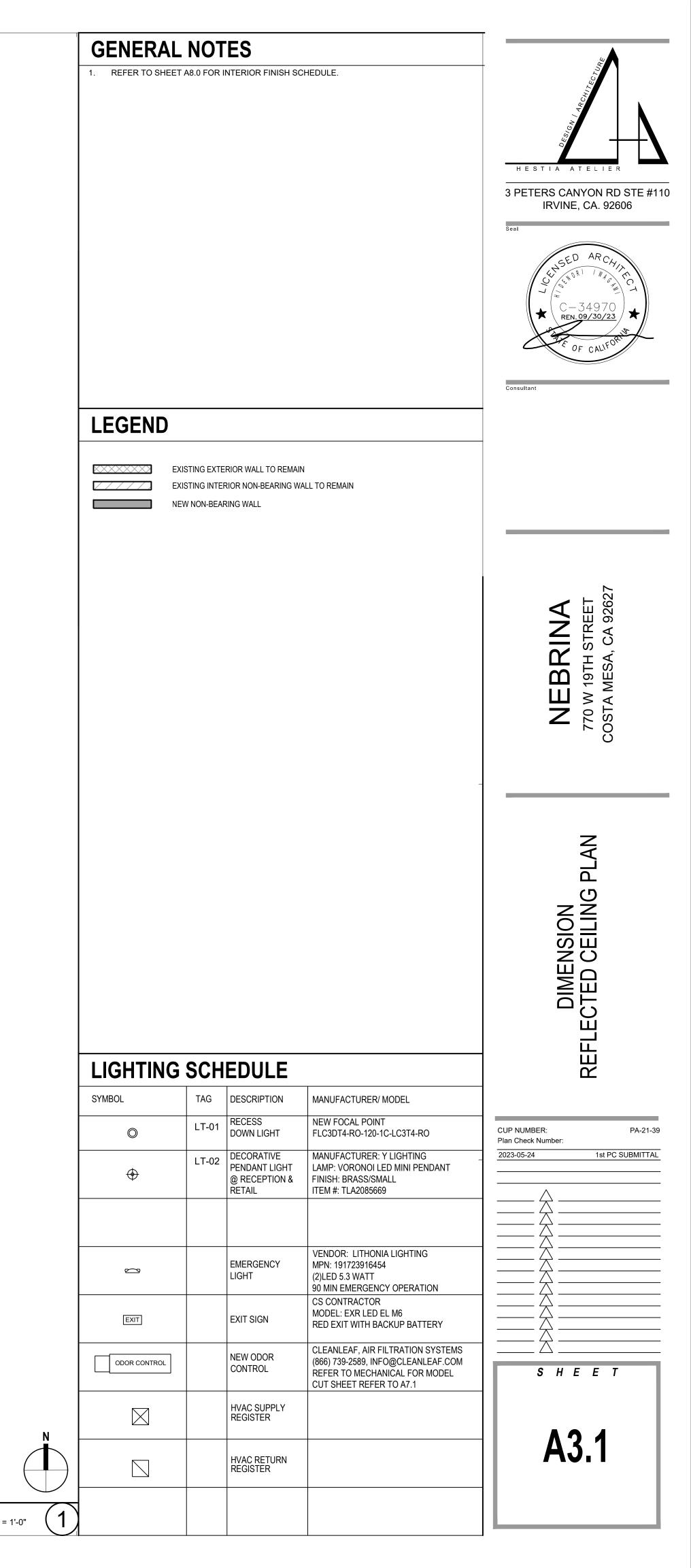
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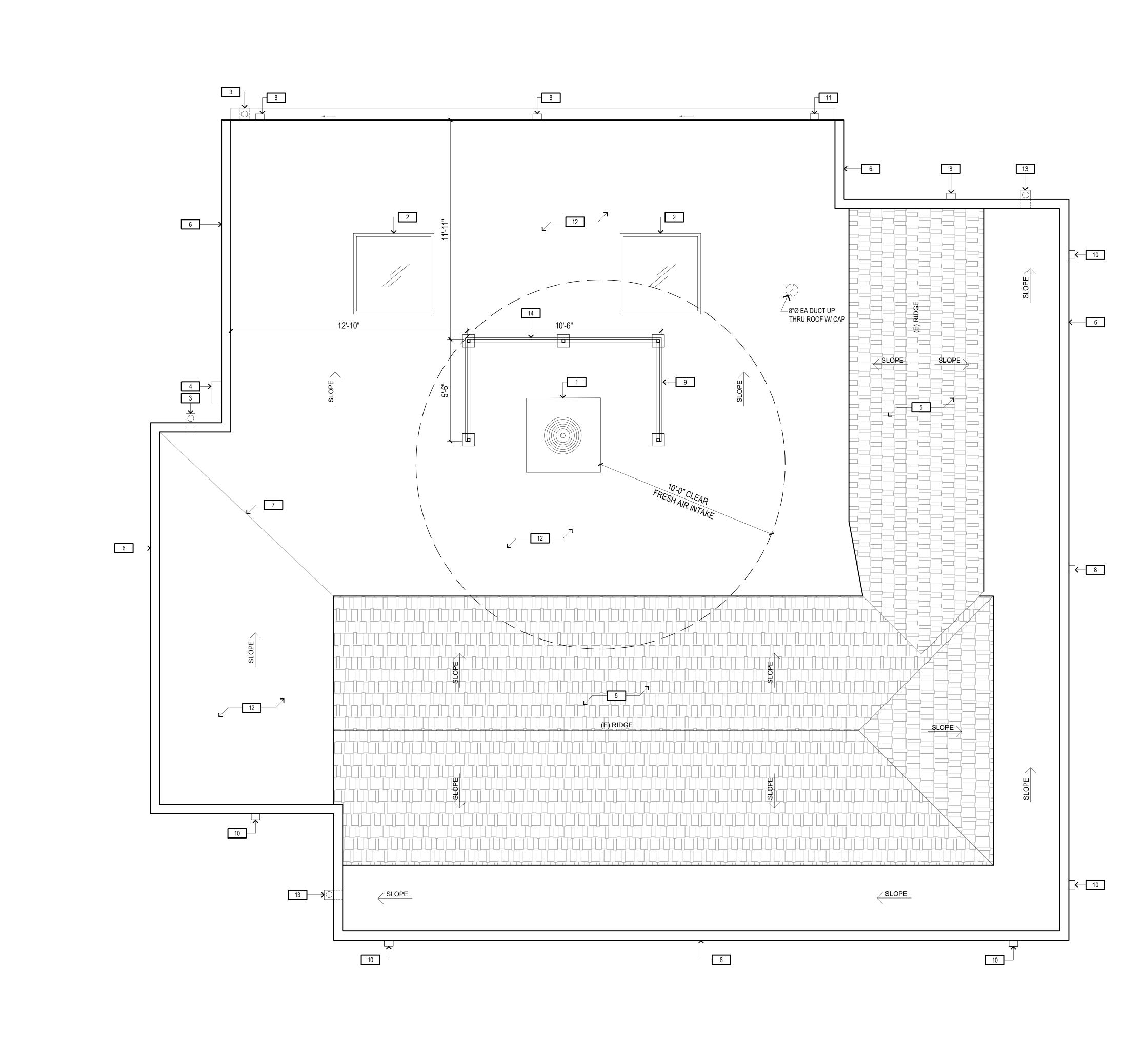
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1 EXISTING GYF 2 EXISTING SKY 3 NEW HEADER 4 EXISTING HEA 5 NEW GYP BOA 6 NEW GYP BOA 7 NEW HEADER SYMBOL ©	P. BOARD CEILIN 'LIGHT OPENING ADER TO REMAIN ARD CEILING @ 1 ARD CEILING @ 1 TO MATCH EXIS G SCH TAG LT-01	S. GC TO INFILL TO MATCH 8'-0" TO MATCH EXISTI 8'-4" TO MATCH EXISTI STING EDULE DESCRIPTION RECESS DOWN LIGHT DECORATIVE PENDANT LIGHT @ RECEPTION & RETAIL EMERGENCY LIGHT	TCH EXISTING NG NG NG MANUFACTURER/ MODEL ME MANUFACTURER/ MODEL NEW FOCAL POINT FLC3DT4-RO-120-1C-LC3T4-RO MANUFACTURER: Y LIGHTING LAMP: VORONOI LED MINI PENDANT FINISH: BRASS/SMALL ITEM #: TLA2085669 VENDOR: LITHONIA LIGHTING MPN: 191723916454 (2)LED 5.3 WATT 90 MIN EMERGENCY OPERATION CS CONTRACTOR MODEL: EXR LED EL M6 RED EXIT WITH BACKUP BATTERY CLEANLEAF, AIR FILTRATION SYSTEMS (866) 739-2589, INFO@CLEANLEAF.COM REFER TO MECHANICAL FOR MODEL	CUP NUMBER: Plan Check Number:
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1 EXISTING GYF AS NEEDED 2 EXISTING SKY 3 NEW HEADER 4 EXISTING HEAD 5 NEW GYP BOA 6 NEW GYP BOA 7 NEW HEADER 7 NEW HEADER SYMBOL Image: Comparison of the state	P. BOARD CEILIN 'LIGHT OPENING ADER TO REMAIN ARD CEILING @ 1 ARD CEILING @ 1 TO MATCH EXIS G SCH TAG LT-01	S. GC TO INFILL TO MATCH 8'-0" TO MATCH EXISTI 8'-4" TO MATCH EXISTI STING EDULE DESCRIPTION RECESS DOWN LIGHT DECORATIVE PENDANT LIGHT @ RECEPTION & RETAIL EMERGENCY LIGHT EXIT SIGN NEW ODOR CONTROL	TCH EXISTING NG NG NG MANUFACTURER/ MODEL ME MANUFACTURER/ MODEL NEW FOCAL POINT FLC3DT4-RO-120-1C-LC3T4-RO MANUFACTURER: Y LIGHTING LAMP: VORONOI LED MINI PENDANT FINISH: BRASS/SMALL ITEM #: TLA2085669 VENDOR: LITHONIA LIGHTING MPN: 191723916454 (2)LED 5.3 WATT 90 MIN EMERGENCY OPERATION CS CONTRACTOR MODEL: EXR LED EL M6 RED EXIT WITH BACKUP BATTERY CLEANLEAF, AIR FILTRATION SYSTEMS (866) 739-2589, INFO@CLEANLEAF.COM REFER TO MECHANICAL FOR MODEL	CUP NUMBER: Plan Check Number: 2023-05-24 1st PC S

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ROOF PLAN 3/8" = 1'-0" (1)

KEYNOTES

1	EXISTING ROOFTOP UNIT TO REMAIN
2	EXISTING SKYLIGHT TO REMAIN
3	EXISTING ROOF GUTTER TO REMAIN
4	EXISTING UTILITY BOX TO REMAIN
5	EXISTING SLOPED ROOF WITH ASPHALT SHINGLES TO REMAIN
6	EXISTING PARPET TO REMAIN
7	EXISTING CRICKET TO REMAIN
8	EXISTING WALL MOUNTED LIGHT FIXTURE TO REMAIN
9	NEW ROOFTOP SCREENING FOR EXISTING ROOFTOP UNIT
10	NEW WALL MOUNTED SECURITY LIGHT FIXTURE @ 12'-2" H
11	NEW WALL MOUNTED SECURITY LIGHT FIXTURE @ 8'-6" H
12	EXISTING BUILT-UP ROOFING TO REMAIN
13	EXISTING WALL SCUPPER WITH DOWNSPOUT TO REMAIN
14	NEW ROOF EQUIPMENT SCREEN WITH VERTICAL SUPPORTS IN PITCH POCKET PAN. REFER TO STRUCT. PLANS



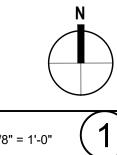
3 PETERS CANYON RD STE #110 IRVINE, CA. 92606

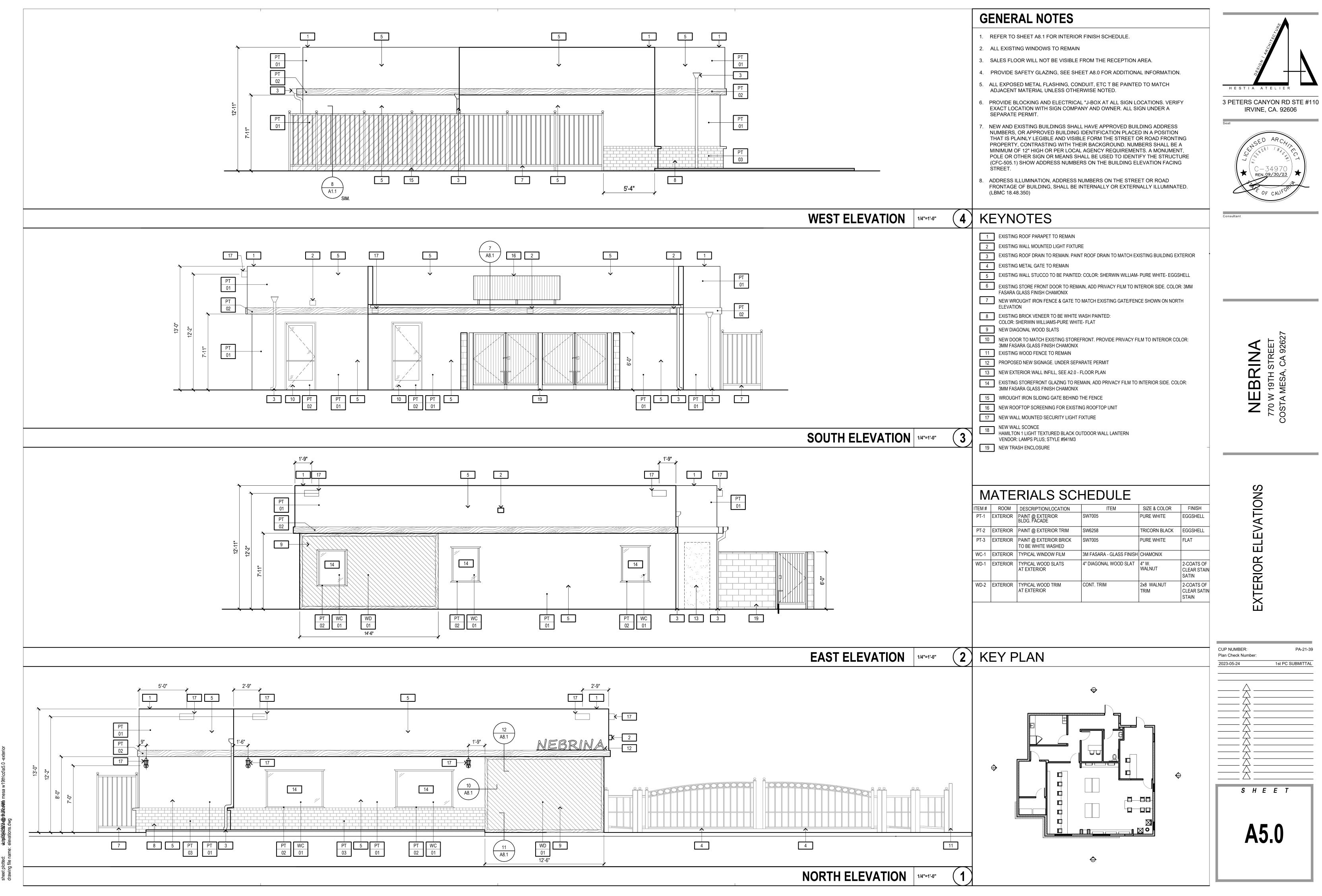


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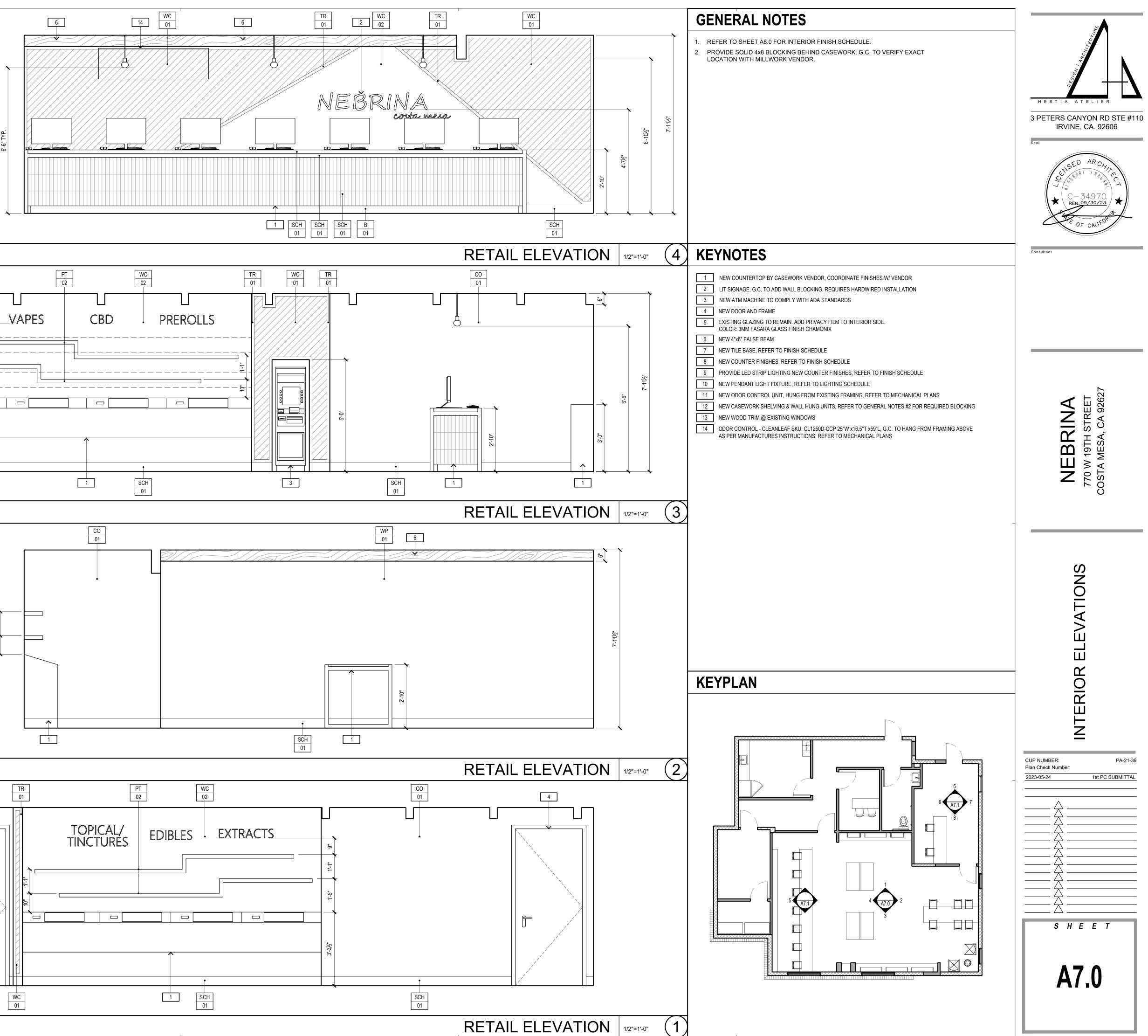
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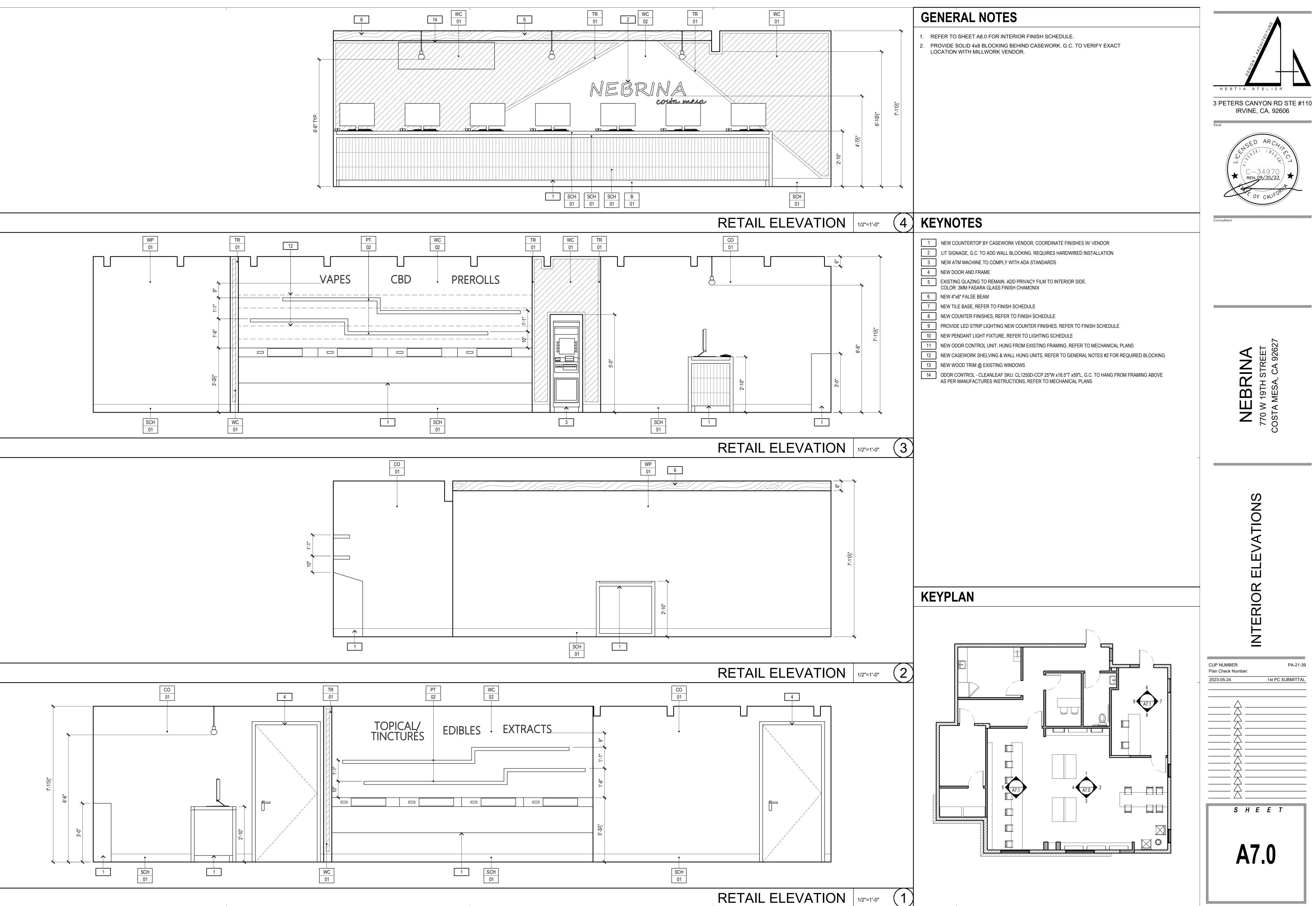
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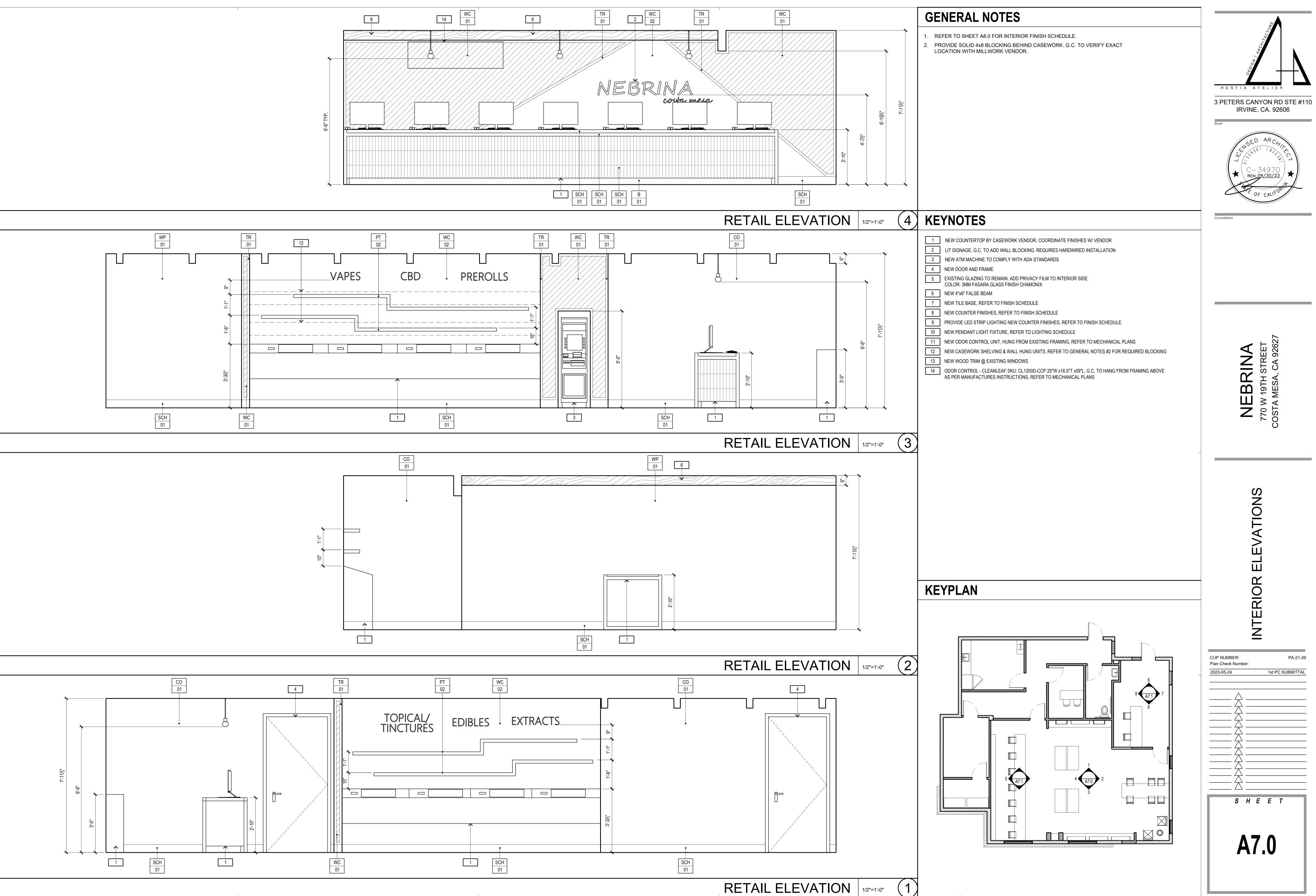


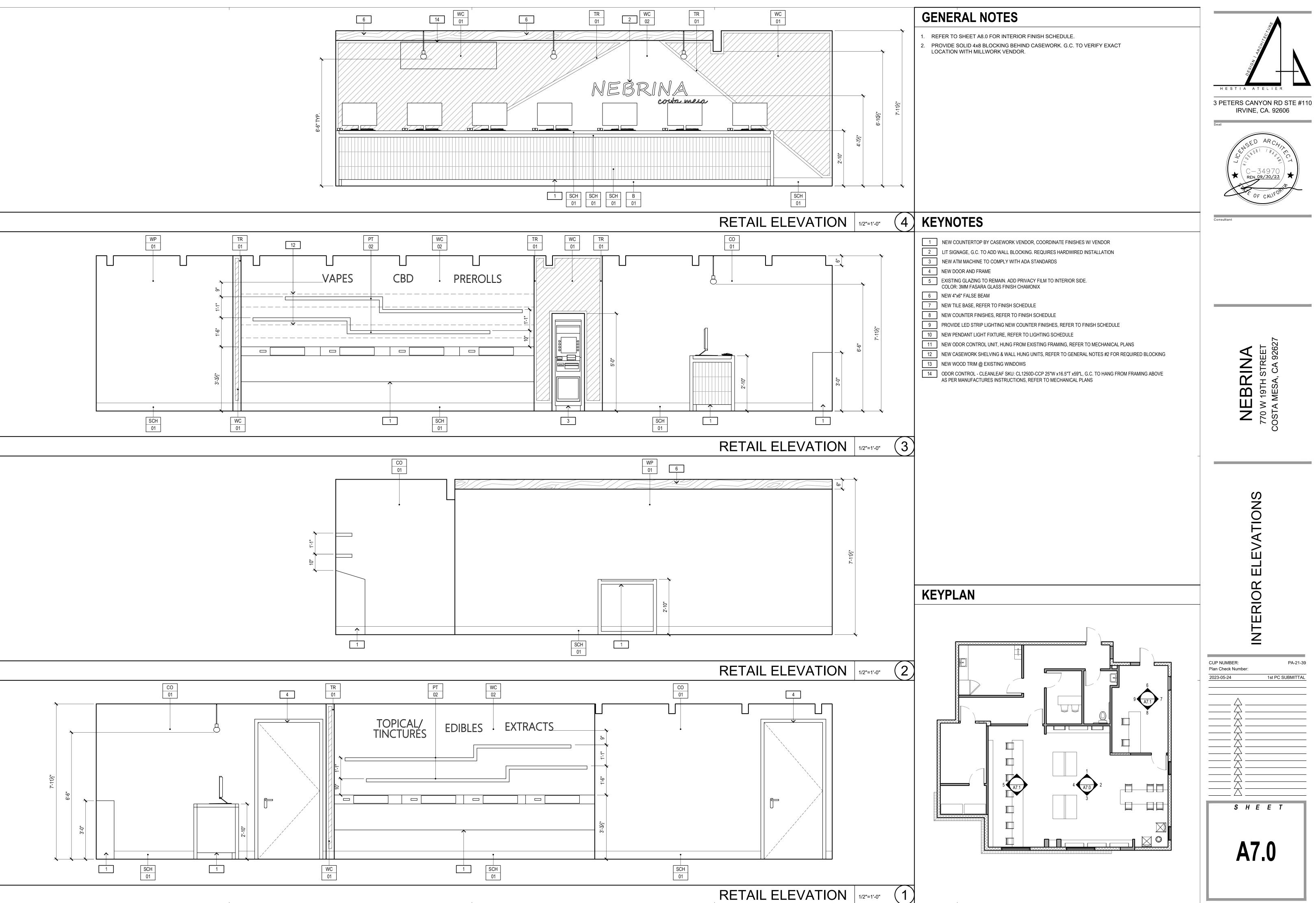




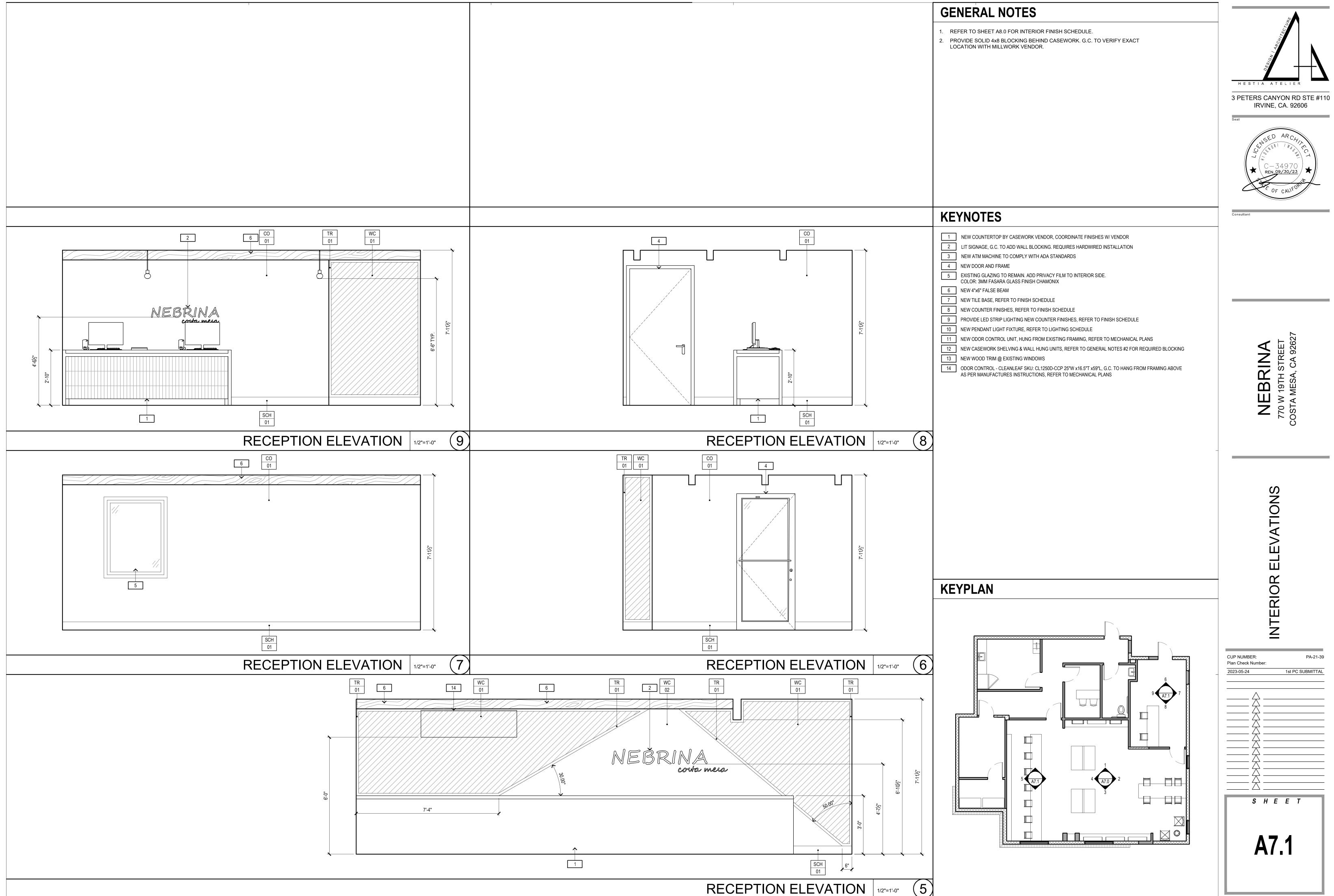






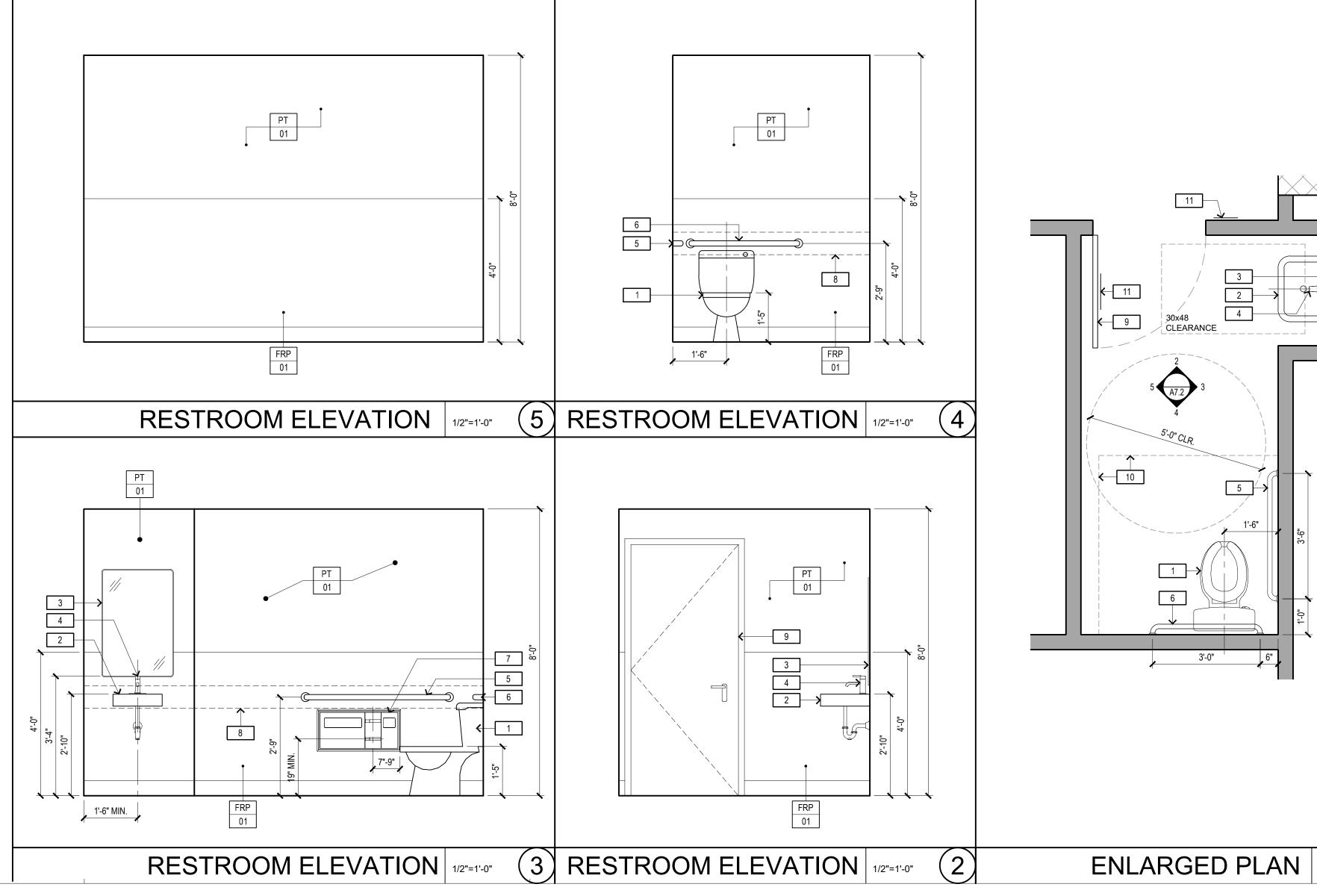


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	GENERAL NOTES 1. REFER TO SHEET A8.0 FOR INTERIOR FINISH SCHEDULE.	HESTHAATELLER ATELLER BPETERS CANYON RD STE #110 RVINE, CA. 92606 Seal
	1 TOILET MANUFACTURER: KOHLER COLORFINISH: WHITE SKU: SANTA ROSA COMFORT HEIGHT K-3810-0 2 LAVATORY MANUFACTURER: MODEL: WS BATH COLLECTIONS COLORFINISH: WHITE SKU: QUATTRO 19-1/2' WALL MOUNTED/VESSEL BATHROOM SINK, SINGLE HOLE 3 WALL MOUNTED MIRROR MANUFACTURER: MODEL: ALL MODERN MODEL: BLACK RECTANGULAR ACCENT MIRROR COLOR FINISH: BLACK 4 FAUCET MANUFACTURER: MODEL: DELTA SKU: TRINSIC MATTE BLACK 1-HANDLE SINGLE HOLE/4-IN CENTERSET WATERSENSE BATHROOM SINK FAUCET WITH DECK PLATE 5 1-1/2-INCH DIA. 42-INCH LONG GRAB BAR MANUFACTURER: MODEL: BOBRICK/B-6806x42 6 1-1/2-INCH DIA. 36-INCH LONG GRAB BAR MANUFACTURER/MODEL: BOBRICK/B-6806x36 7 SURFACE MOUNTED MULTI-ROLL TOILET PAPER TISSUE COVER DISPENSER MANUFACTURER/MODEL: BOBRICK/B-6806x36 8 GC TO ADD PRESSURE TREATED 4 X 8 BLOCKING BEHIND SINK PER MANUFACTURER'S RECOMMENDED INSTALLATION 9 NEW DOOR. REFER TO DOOR SCHEDULE 10 PROVIDE 60"x60" CLEAR FLOOR SPACE @ WATER CLOSET	

			FINISH SCH	IEDULE	
ITEM#	DESCRIPTION/LOCATION	ITEM/COLOR/SIZE	FINISH	VENDOR	NOTES
B 01	TYP. BASE BOARD @ BOH	FLAT BASEBOARD 5" H	SEMI-GLOSS	BY CONSTRUCTION	
CO 01	SMOOTH CONCRETE FINISH @ RECEPTION & RETAIL WALLS AND FLOORS			BY GC	
PT 01	TYP. WALL PAINT @ BOH	DE6225 FOSSIL	VELVET	DUNN EDWARDS	
PT 02	WALL PAINT @ RETAIL SHELVING	SW7069 IRON ORE	SATIN	SHERWIN WILLIAMS	
SCH 01	TYP. BASE @ RECEPTION & RETAIL	SCHLUTER - DILEX - HKS BLACK		SCHLUTER SYSTEMS	
TR 01	TRIM @ POS WALL	DECORATIVE ALUMINUM STRAPPING SATIN BRASS ITEM #:BW01110171SB1	SATIN	THE ARCHITECTURAL DEPOT	
WC 01	WALL COVERING @ RECEPTION & RETAIL	BUNGALOW WC SWEET CHESTNUT		MOMENTUM TEXTILES & WALLCOVERING	
WC 02	WALL COVERING @ RETAIL	HAMMERED METAL CHAMPAGNE		MOMENTUM TEXTILES & WALLCOVERING	
WP 01	WALLPAPER @ RETAIL	WESTPORT GREEN GEOMETRIC SKU: 2964-25932		WALLPAPER WAREHOUSE	

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					DO	OR	S	CHE
DOOR #	ROOM NA	ME	WIDTH	HEIGHT	DOOR	FRA	ME	DI
101	HALLW		3' - 0"	7' - 0"	WD	HN		SINGLE
102	RECEPT	ION	3' - 0"	7' - 0"	WD	HN	N	SINGLE
103	RETA	IL	3' - 0"	7' - 0"	НМ	НМ	N	SINGLE
104	STORA	GE	3' - 0"	7' - 0"	НМ	НМ	N	SINGLE
105	RECEIVING	WORK	3' - 0"	7' - 0"	НМ	Н	N	SINGLE
106	HALLW	AY	3' - 0"	7' - 0"	НМ	НМ	N	SINGLE
107	BREAKRO	DOM	3' - 0"	7' - 0"	HM	НМ	N	SINGLE
108	OFFIC		3' - 0"	7' - 0"	HM	НМ		SINGLE
109	UNISEX RES		3' - 0"	7' - 0"	WD			SINGLE
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	tromechanical Lock		H PATD C	RQE		613	BE	
2 Clos		8916-AFP				690	DM	
	Plate	K0050 10" x 2" BY OTHERS	LDW			613E	TR BY	
	l Reader t Proof Strike	3910				613E	B I TR	
	tion Switch	9540				BLACK		
	er Supply	DKPS-2A				DM		
Han	ness	WH-6E					ST	
	ness	WH-LAR					ST	
	iess	WH-192 PROVIDED BY					ST BY	
	rlapping Astragal ncer	1229A				GREY		
	Note: Card reader m	-	ks door.		·	0		
Set #02								
	tinuous Hinge	661HD UL CE-1				DB	ST	
	Device	9700 BF MLR N	IS			613	DM	
	Cylinder r Pull	12E-72 PATD 1191-3				613 613E	BE TR	
Clos		8916-AFP				690	DM	
	Plate	K0050 10" x 2"	LDW			613E	TR	
	Bumper	1270CV				613E	TR	
	d Reader	BY OTHERS					BY	
	er Supply dle Threshold	DKPS-2A 425 E				AL	DM NA	
	Note: Card reader m	•	ts the latch	of the devi	•	, .	իսու	
1 Con	tinuous Hinge	662HD UL CE-1				DB	ST	
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-	er Plate	8916-AFP K0050 10" x 2"	IDW			690 613E	DM TR	
	Bumper	1270CV				613E	TR	
	d Reader	BY OTHERS				-	BY	
	er Supply	DKPS-2A					DM	
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DOOR HARDWARE SCHEDULE

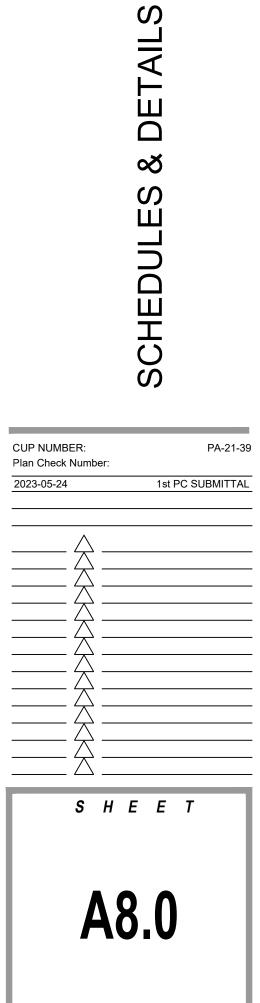
	Set #05						
1	Continuous Hinge	[661HD UL	DB	ST			
1	Deadlatch	4900	313	AD			
1	Trim	3080-03-3U	US10B	AD			
1	Mortise Cylinder	1E-74 PATD	613	BE			
1	Electric Strike	BES-F2164		BE			
1	Operator	ED50LE	DB	DM			
1	Card Reader	BY OTHERS		BY			
1	Lever Trim	4600-01	630	ADAM			
1	Position Switch	9540	BLACK	RC			
1	Lever Handle	4600-03	US10B	AD			
2	Actuator	9LP36-HW	32D	RC			
1	Saddle Threshold	425 E 36"	AL	NA			
	Note: Theory of Operation: During normal business hours: Door is to be manually unlocked.						

Hitting either actuator will release the strike and operate the door. After business hours: Door is to be manually locked restricting access into the space. Egress is always allowed with the use of the inside door handle. Presenting proper credentials to the card reader will release the electric strike granting access. Operator is to be manually disabled.

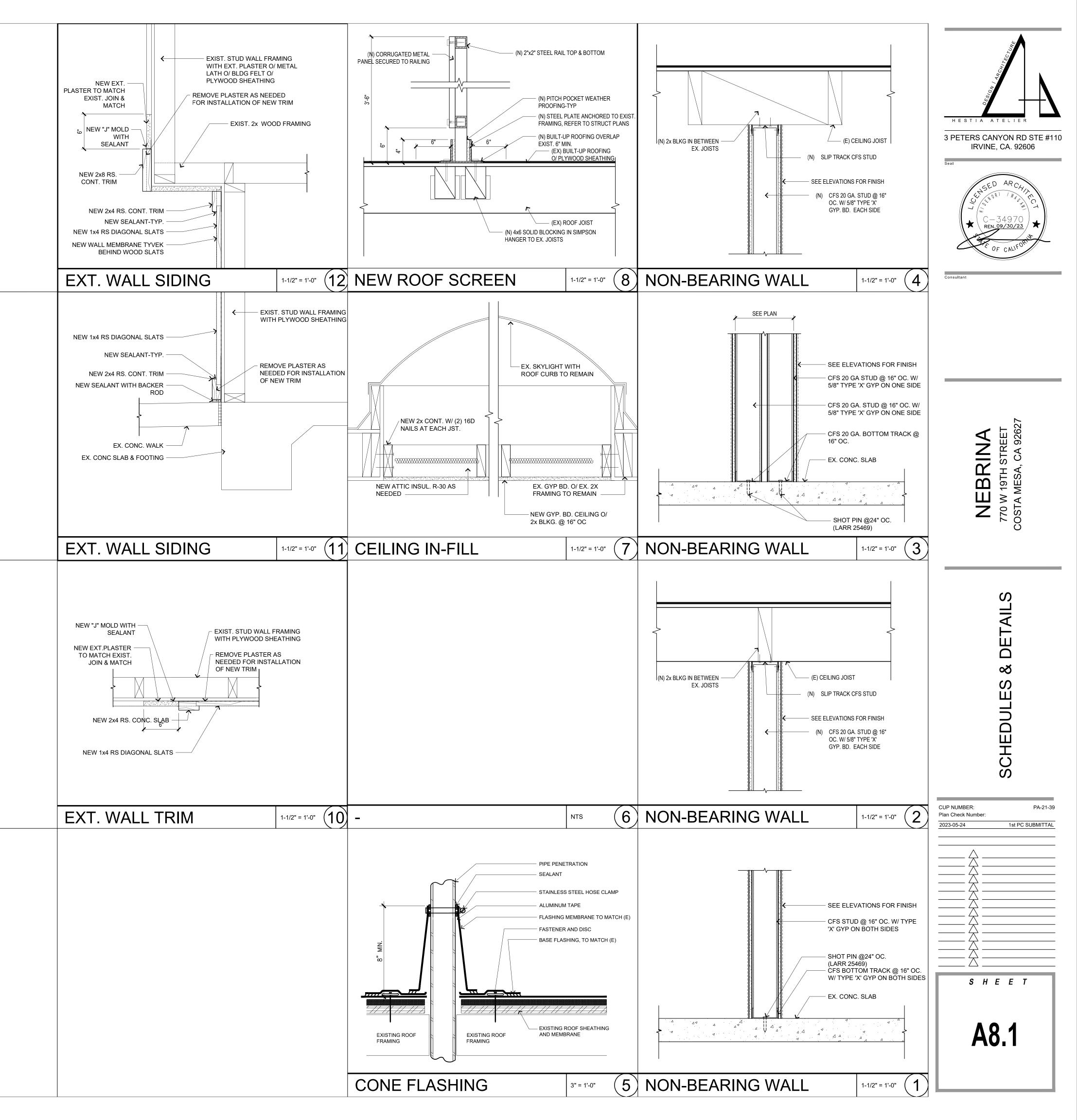
MANUFACTURER'S ABBREVIATIONS:

Manufacturer's List		Finish List	
Code	Name	Code	Description
AD	Adams Rite	313	Dark Bronze Duranodic
ADAM	Adams Rite	32D	Satin Stainless Steel
BE	Best Access Systems	613	Oxidized Satin Bronze, Oil Rubbed
BY	By Related Section	613E	Dark Oxidized Satin Bronze - Equivalent
DM NA	Dorma Door Controls National Guard	630	Satin Stainless Steel
RC	RCI	690	Statuary Bronze, Painted
ST	BEST Hinges and Sliding	AL	Aluminum
TR	Trimco	AL BLACK	Black
		DB	Dark Bronze Anodized
Options List		DB	
Code	Description		Dull Bronze
BF	Barrier Free Exit Device - 5lb Op. Force	GREY	Grey
С	Quick Connect Wiring System	US10B	Dull Bronze, Oxidized and Oil Rubbed
CE-12EA	Easy Access Panel		
MLR	MOTORIZED LATCH RETRACTION		
MS	MONITOR SWITCH		
RQE	REQUEST TO EXIT		
VIN	Visual Indicator		

NEBRINA 770 W 19TH STREET COSTA MESA, CA 92627



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SEC [®]		
	TION I: GENERAL REQUIREMENTS ALL WORK TO COMPLY WITH: (a) THE 2022 CBC WITH THE STA AMENDMENTS; (b)ALL APPLICABLE LOCAL, STATE AND FEDERA ORDINANCES, LAWS, REGULATIONS AND PROTECTIVE COVENAN SITE OF WORK; (c) STANDARD SPECIFICATIONS OF ASTM AS NO AS REQUIRED BY THE BUILDING CODE.	AL CODES, TS GOVERNING THE
2.	THE CONTRACTOR SHOULD BE EXPERIENCED AND BE FAMILIAR PROJECT. IT IS THE THE CONTRACTOR'S RESPONSIBILITY TO PE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS. NOTED D PRECEDENCE OVER SCALE OF DRAWING. IT IS ALSO THE CONT RESPONSIBILITY TO READ THE COMPLETE DESIGN PACKAGE B BID.	ERFORM ONSITE I'MENSIONS TAKE TRACTOR'S
3.	ENGINEER OR ARCHITECT OF RECORD IS TO BE NOTIFIED IMME CONTRACTOR IF THERE IS ANY QUESTIONS OR ANY DISCREPAN THE WORKING DRAWINGS AND/OR SPECIFICATIONS.	
4.	NO DEVIATIONS FROM THE DESIGN DOCUMENTS, SUCH AS THE D MADE WITHOUT THE WRITTEN APPROVAL OF <u>GMEP ENGINEERS</u> . INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FRO SPECIFICATIONS.	APPROVAL BY THE
5.	THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SUPPORT, SHORING ETC., IS THE SOLE RESPONSIBILITY OF THE HAS NOT BEEN CONSIDERED BY THE ARCHITECT AND THE ENGI CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STA THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR D FINISH MATERIALS. THE CONTRACTOR SHALL PROVIDE NECESS PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOR MATERIALS. OBSERVATION VISITS TO THE SITE BY THE ARCHIT ENGINEER SHALL NOT IMPLY THE ASSUMPTION OF ANY RESPON REGARD.	CONTRACTOR, AND NEER. THE RUCTURE PRIOR TO IAPHRAGMS, AND BARY BRACING TO REMENTIONED 'ECT OR STRUCTURAL
6.	THE BUILDER HAS REQUESTED, CONTRACTED WITH AND IS COM <u>ENGINEERS</u> FOR LIMITED SERVICES OF PROVIDING THE MINIMUM ENGINEERING DRAWINGS REQUIRED, WHEN COMBED WITH OTHER CONSULTANTS' DRAWINGS, TO OBTAIN A BUILDING PERMIT FOR THESE DRAWINGS ARE NOT INTENT TO, NOR DO THEY DETAIL A IDENTIFY ALL MATERIALS, OR DEFINE OR LIMIT THE SCOPE OF COMPLETE THE PROJECT. THE BUILDER HAS REQUESTED, ACCE REPRESENTED THAT HE WILL SELECT ALL MATERIALS AND MAI QUALITY AND SELECT ALL INSTALLERS, DIRECT ALL WAYS ANI CONSTRUCTION, AND PROVIDE ALL SUBCONTRACTORS ADDITIC ABOVE AND BEYOND THESE DRAWINGS, REQUIRED TO COMPLE CONFORMANCE WITH ALL GOVERNING AGENCIES AND THE WOR EXCEED ACCEPTED INDUSTRY STANDARDS.	1 STRUCTURAL BUILDER'S THIS PROJECT. JLL CONDITIONS, WORK REQUIRED TO PTED, AND NUFACTURES, D MEANS OF DNAL INFORMATION, ITE THE PROJECT IN
٦.	STRUCTURAL ANALYSIS FOR THIS PROJECT IS DONE PER APPL CODE AT THE TIME OF DESIGN CONSIDERING STANDARD OF CA	
8.	IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENT SHA	ALL GOVERN.
9.	UPON COMPLETION OF ABOVE BY THE ENGINEER & PRIOR TO S CONSTRUCTION, CONTRACTOR IS RESPONSIBLE TO CHECK ALL COORDINATE ALL WORK OF OTHER CONSULTANTS & OTHER TR COMPLIANCE WITH HIS/HER REQUIREMENTS.	DIMENSIONS,
SEC	TION 2: STRUCTURAL WOOD	
	NAILING SCHEDULE REFER TO TABLE 2304,10,1 OF THE LATEST CBC CODE	
	REFER TO TABLE 2304,10,1 OF THE LATEST CBC CODE	NAILING 3-8d
	REFER TO TABLE 2304.10.1 OF THE LATEST CBC CODE	NAILING 3-8d 2-8d
	REFER TO TABLE 2304.10.1 OF THE LATEST CBC CODE CONNECTION I. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
	REFER TO TABLE 2304.101 OF THE LATEST CBC CODE CONNECTION 1. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING THE JOIST, TOENAIL EACH END 3. I"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 4. WIDER THAN I"X6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d 2-8d 2-8d 3-8d
	REFER TO TABLE 2304.101 OF THE LATEST CBC CODE CONNECTION I. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING THE JOIST, TOENAIL EACH END 3. I"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 4. WIDER THAN I"X6" SUBFLOOR TO EACH JOIST, FACE NAIL 5. 2"SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	3-8d 2-8d 2-8d 3-8d 2-l6d
	REFER TO TABLE 2304.101 OF THE LATEST CBC CODE CONNECTION 1. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING THE JOIST, TOENAIL EACH END 3. I"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 4. WIDER THAN I"X6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d 2-8d 2-8d 3-8d 2-16d 16d (BOX)@16"o.c
	REFER TO TABLE 2304,101 OF THE LATEST CBC CODE CONNECTION I. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING THE JOIST, TOENAIL EACH END 3. I"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 4. WIDER THAN I"X6" SUBFLOOR TO EACH JOIST, FACE NAIL 5. 2"SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 6.a SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	3-8d 2-8d 2-8d 3-8d 2-l6d
	REFER TO TABLE 2304.101 OF THE LATEST CBC CODE CONNECTION I. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING THE JOIST, TOENAIL EACH END 3. I"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 4. WIDER THAN I"X6" SUBFLOOR TO EACH JOIST, FACE NAIL 5. 2"SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 6.a SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 6.b SOLE PLATE TO JOIST AT BRACED WALL PANEL	3-8d 2-8d 2-8d 3-8d 2-16d 16d (BOX)@16"o.c (3)16d (BOX)PER 16" 2-16d 4-8d, TOENAIL OR 2X SOLE: 2-16d
	REFER TO TABLE 2304.101 OF THE LATEST CBC CODE CONNECTION I. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING THE JOIST, TOENAIL EACH END 3. I"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 4. WIDER THAN I"X6" SUBFLOOR TO EACH JOIST, FACE NAIL 5. 2"SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 6.a SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 6.b SOLE PLATE TO JOIST AT BRACED WALL PANEL 7. TOP PLATE TO STUD, END NAIL	3-8d 2-8d 2-8d 3-8d 2-16d 16d (BOX)@16"o.c (3)16d (BOX)PER 16" 2-16d 4-8d, TOENAIL OR
	REFER TO TABLE 2304.00 OF THE LATEST CBC CODE CONNECTION 1. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING THE JOIST, TOENAIL EACH END 3. I"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 4. WIDER THAN I"X6" SUBFLOOR TO EACH JOIST, FACE NAIL 5. 2"SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 6.a SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 6.b SOLE PLATE TO JOIST AT BRACED WALL PANEL 7. TOP PLATE TO STUD, END NAIL 8. STUD TO SOLE PLATE	3-8d 2-8d 2-8d 3-8d 2-16d 16d (BOX)@16"o.c (3)16d (BOX)@16"o.c (3)16d (BOX)PER 16" 2-16d 4-8d, TOENAIL OR 2X SOLE: 2-16d 3X SOLE: 2-20d(BOX)
	REFER TO TABLE 2304.101 OF THE LATEST CBC CODE CONNECTION I. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING THE JOIST, TOENAIL EACH END 3. I"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 4. WIDER THAN I"X6" SUBFLOOR TO EACH JOIST, FACE NAIL 5. 2"SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 6.a SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 6.b SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 7. TOP PLATE TO JOIST AT BRACED WALL PANEL 7. TOP PLATE TO STUD, END NAIL 8. STUD TO SOLE PLATE 9. DOUBLE STUDS, FACE NAIL 10.a DOUBLED TOP PLATES, FACE NAIL 10.b DOUBLED TOP PLATES, LAP SPLIC	3-8d 2-8d 2-8d 3-8d 2-16d 16d (BOX)@16"o.c (3)16d (BOX)@16"o.c (3)16d (BOX)PER 16" 2-16d 4-8d, TOENAIL OR 2X SOLE: 2-16d 3X SOLE: 2-16d
	REFER TO TABLE 2804.00 OF THE LATEST CBC CODE CONNECTION 1. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING THE JOIST, TOENAIL EACH END 3. I"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 4. WIDER THAN I"X6" SUBFLOOR TO EACH JOIST, FACE NAIL 5. 2"SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 6.a SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 6.b SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 7. TOP PLATE TO STUD, END NAIL 8. STUD TO SOLE PLATE 9. DOUBLE STUDS, FACE NAIL 10.a DOUBLED TOP PLATES, FACE NAIL	3-8d 2-8d 2-8d 3-8d 2-16d 16d (BOX)@16"o.c (3)16d (BOX)@16"o.c (3)16d (BOX)PER 16" 2-16d 4-8d, TOENAIL OR 2X SOLE: 2-16d 3X SOLE: 2-16d
	REFER TO TABLE 2304.10.1 OF THE LATEST CBC CODE CONNECTION I. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING THE JOIST, TOENAIL EACH END 3. I"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 4. WIDER THAN I"X6" SUBFLOOR TO EACH JOIST, FACE NAIL 5. 2"SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 6.a SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 6.b SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 7. TOP PLATE TO JOIST AT BRACED WALL PANEL 7. TOP PLATE TO STUD, END NAIL 8. STUD TO SOLE PLATE 9. DOUBLE STUDS, FACE NAIL 10.a DOUBLED TOP PLATES, FACE NAIL 10.b DOUBLED TOP PLATES, LAP SPLIC 11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL	3-8d 2-8d 2-8d 3-8d 2-8d 3-8d 2-16d 16d (BOX)@16"o.c (3)16d (BOX)PER 16" 2-16d 4-8d, TOENAIL OR 2X SOLE: 2-16d 3X SOLE: 2-16d 3X SOLE: 2-16d 3X SOLE: 2-0d(BOX) 16d(BOX)@24"o.c 16d(BOX)@16"o.c 8-16d 3-8d
	REFER TO TABLE 2304.00 OF THE LATEST CBC CODE CONNECTION 1. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING THE JOIST, TOENAIL EACH END 3. I"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 4. WIDER THAN I"X6" SUBFLOOR TO EACH JOIST, FACE NAIL 5. 2"SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 6.a SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 6.b SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 7. TOP PLATE TO JOIST AT BRACED WALL PANEL 7. TOP PLATE TO STUD, END NAIL 8. STUD TO SOLE PLATE 9. DOUBLE STUDS, FACE NAIL 10.a DOUBLED TOP PLATES, FACE NAIL 10.b DOUBLED TOP PLATES, LAP SPLIC 11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL 12. RIM JOIST TO TOP PLATE, TOENAIL 13. TOP PLATES, LAPS AND INSPECTIONS, FACE NAIL 14. CONTINUOUS HEADER, TWO PIECES	3-8d 2-8d 2-8d 3-8d 2-8d 3-8d 16d (BOX)@16"o.c (3)16d (BOX)PER 16" 2-16d 4-8d, TOENAIL OR 2X SOLE: 2-16d 3X SOLE: 2-16d 3X SOLE: 2-16d 3X SOLE: 2-16d 3X SOLE: 2-16d 3X SOLE: 2-16d 3A SOLE: 2-16d 16d(BOX)@16"o.c 8-16d 3-8d 6d@6"o.c
	REFER TO TABLE 2304JOI OF THE LATEST CBC CODE CONNECTION I. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING THE JOIST, TOENAIL EACH END 3. I"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 4. WIDER THAN I"X6" SUBFLOOR TO EACH JOIST, FACE NAIL 5. 2"SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 6.a SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 6.b SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 7. TOP PLATE TO JOIST AT BRACED WALL PANEL 7. TOP PLATE TO STUD, END NAIL 8. STUD TO SOLE PLATE 9. DOUBLE STUDS, FACE NAIL 10.a DOUBLED TOP PLATES, FACE NAIL 10.b DOUBLED TOP PLATES, LAP SPLIC 11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL 12. RIM JOIST TO TOP PLATE, TOENAIL 13. TOP PLATES, LAPS AND INSPECTIONS, FACE NAIL	3-8d 2-8d 2-8d 3-8d 2-8d 3-8d 2-16d 16d (BOX)@16"o.c (3)16d (BOX)@16"o.c (3)16d (BOX)PER 16" 2-16d 4-8d, TOENAIL OR 2-16d 3X SOLE: 2-16d 3X SOLE: 2-16d 3X SOLE: 2-20d(BOX) 16d(BOX)@16"o.c 8-16d 3-8d 8d@6"o.c 2-16d
	REFER TO TABLE 2304.00 OF THE LATEST C&C CODE CONNECTION 1. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING THE JOIST, TOENAIL EACH END 3. I"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 4. WIDER THAN I"X6" SUBFLOOR TO EACH JOIST, FACE NAIL 5. 2"SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 6.a SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 6.b SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 7. TOP PLATE TO JOIST AT BRACED WALL PANEL 7. TOP PLATE TO STUD, END NAIL 8. STUD TO SOLE PLATE 9. DOUBLE STUDS, FACE NAIL 10.a DOUBLED TOP PLATES, FACE NAIL 10.b DOUBLED TOP PLATES, LAP SPLIC 11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL 12. RIM JOIST TO TOP PLATE, TOENAIL 13. TOP PLATES, LAPS AND INSPECTIONS, FACE NAIL 14. CONTINUOUS HEADER, TWO PIECES 15. CEILING JOISTS TO PLATE, TOENAIL	3-8d 2-8d 2-8d 3-8d 2-8d 3-8d 2-16d 16d (BOX)@16"o.c (3)16d (BOX)PER 16" 2-16d 4-8d, TOENAIL OR 2X SOLE: 2-16d 3X SOLE: 2-16d 3X SOLE: 2-20d(BOX) 16d(BOX)@24"o.c 16d(BOX)@16"o.c 8-16d 3-8d 8d@6"o.c 2-16d
	REFER TO TABLE 2804JOJ OF THE LATEST CBC CODE CONNECTION 1. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING THE JOIST, TOENAIL EACH END 3. I"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 4. WIDER THAN I"X6" SUBFLOOR TO EACH JOIST, FACE NAIL 5. 2"SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 6.a SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 6.b SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 7. TOP PLATE TO JOIST AT BRACED WALL PANEL 7. TOP PLATE TO STUD, END NAIL 8. STUD TO SOLE PLATE 4. DOUBLE STUDS, FACE NAIL 10.a DOUBLED TOP PLATES, FACE NAIL 10.b DOUBLED TOP PLATES, FACE NAIL 12. RIM JOIST TO TOP PLATE, TOENAIL 13. TOP PLATES, LAP SPLIC 11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL 14. CONTINUOUS HEADER, TWO PIECES 15. CEILING JOISTS TO PLATE, TOENAIL 16. CONTINUOUS HEADER TO STUD, TOENAIL 17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL 18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL 19. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL 10. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-8d 2-8d 2-8d 3-8d 2-8d 3-8d 2-16d 16d (BOX)@16"o.c (3)16d (BOX)PER 16" 2-16d 4-8d, TOENAIL OR 2X SOLE: 2-16d 3X SOLE: 2-16d 3X SOLE: 2-20d(BOX) 16d(BOX)@24"o.c 16d(BOX)@24"o.c 16d(BOX)@16"o.c 8-16d 3-8d 8d@6"o.c 2-16d 16d@16" o.c 2-16d 16d@16" o.c ALONG EACH EDGE 3-8d 4-8d 3-16d
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	REFER TO TABLE 2004/01 OF THE LATEST CBC CODE CONNECTION 1. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING THE JOIST, TOENAIL EACH END 3. I"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 4. WIDER THAN I"X6" SUBFLOOR TO EACH JOIST, FACE NAIL 5. 2"SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 6.a SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 6.b SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 7. TOP PLATE TO JOIST AT BRACED WALL PANEL 7. TOP PLATE TO STUD, END NAIL 8. STUD TO SOLE PLATE 9. DOUBLE STUDS, FACE NAIL 10.a DOUBLED TOP PLATES, FACE NAIL 10.b DOUBLED TOP PLATES, FACE NAIL 12. RIM JOIST TO TOP PLATE, LAP SPLIC 11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL 12. RIM JOIST TO TOP PLATE, TOENAIL 14. CONTINUOUS HEADER, TWO PIECES 15. CEILING JOISTS TO PLATE, TOENAIL 16. CONTINUOUS HEADER, TO STUD, TOENAIL 17. CEILING JOISTS TO PLATE, TOENAIL 18. RAFTER TO PLATE, TO ENAIL 19. RAFTER TO PLATE, TOENAIL 10. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL 14. RAFTER TO PLATE, TOENAIL 15. CEILING JOISTS TO PLATE, TOENAIL 16. CEILING JOISTS TO PLATE, TOENAIL 17. CEILING JOISTS TO PLATE, TOENAIL 18. RAFTER TO PLATE, TOENAIL 19. RAFTER TO PLATE, TOENAIL 10. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL 14. RAFTER TO PLATE, TOENAIL 15. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL 16. CONTINUOUS HEADER TO STUD, TOENAIL 17. CEILING JOISTS TO PLATE, TOENAIL 18. RAFTER TO PLATE, TOENAIL 19. RAFTER TO PLATE, TOENAIL	3-8d 2-8d 2-8d 2-8d 2-8d 3-8d 2-16d 16d (BOX)@16"o.c (3)16d (BOX)PER 16" 2-16d 4-8d, TOENAIL OR 2X SOLE: 2-16d 3X SOLE: 2-20d(BOX) 16d(BOX)@24"o.c 16d(BOX)@16"o.c 8-16d 3-8d 8d@6"o.c 2-16d 16d@16" o.c ALONG EACH EDGE 3-8d 4-8d 3-16d 3-8d 3-8d
	REFER TO TABLE 2804/01 OF THE LATEST C&C CODE CONNECTION 1. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING THE JOIST, TOENAIL EACH END 3. I"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 4. WIDER THAN I"X6" SUBFLOOR TO EACH JOIST, FACE NAIL 5. 2"SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 6.a SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 6.b SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 7. TOP PLATE TO STUD, END NAIL 8. STUD TO SOLE PLATE 9. DOUBLE STUDS, FACE NAIL 10.a DOUBLED TOP PLATES, FACE NAIL 10.b DOUBLED TOP PLATES, FACE NAIL 11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL 12. RIM JOIST TO TOP PLATE, TOENAIL 13. TOP PLATES, LAPS AND INSPECTIONS, FACE NAIL 14. CONTINUOUS HEADER, TWO PIECES 15. CEILING JOISTS TO PLATE, TOENAIL 16. CONTINUOUS HEADER TO STUD, TOENAIL 17. CEILING JOISTS TO PLATE, TOENAIL 18. CEILING JOISTS TO PLATE, TOENAIL 19. RAFTER TO PLATE, TOENAIL 10. CEILING JOISTS TO PLATE, TOENAIL 11. RAFTER TO PLATE, TOENAIL 12. RIM SOUSTS TO PLATE, TOENAIL 13. TOP PLATE, LAPS OVER PARTITIONS, FACE NAIL 14. CONTINUOUS HEADER TO STUD, TOENAIL 15. CEILING JOISTS TO PLATE, TOENAIL 16. CEILING JOISTS TO PLATE, TOENAIL 17. CEILING JOISTS TO PLATE, TOENAIL 18. RAFTER TO PLATE, TOENAIL 19. RAFTER TO PLATE, TOENAIL 10. L'INDAUS HEADER TO STUD, TOENAIL 11. RAFTER TO PLATE, TOENAIL 12. I"X8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL 21. I"X8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL 21. I"X8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	3-8d 2-8d 2-8d 2-8d 3-8d 2-8d 3-8d 2-16d 16d (BOX)@16"o.c (3)16d (BOX)PER 16" 2-16d 4-8d, TOENAIL OR 2X SOLE: 2-16d 3X SOLE: 2-20d(BOX) 16d(BOX)@24"o.c 16d(BOX)@16"o.c 8-16d 3-8d 8d@6"o.c 2-16d 16d@16" o.c ALONG EACH EDGE 3-8d 4-8d 3-16d 3-8d 2-8d 3-8d
	REFER TO TABLE 2304/00 OF THE LATEST GR. CODE CONNECTION I. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING THE JOIST, TOENAIL EACH END 3. I"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 4. WIDER THAN I"X6" SUBFLOOR TO EACH JOIST, FACE NAIL 5. 2"SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 6.a SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 6.b SOLE PLATE TO JOIST AT BRACED WALL PANEL 1. TOP PLATE TO STUD, END NAIL 8. STUD TO SOLE PLATE 9. DOUBLE STUDS, FACE NAIL 10.a DOUBLED TOP PLATES, FACE NAIL 10.b DOUBLED TOP PLATES, FACE NAIL 10.b DOUBLED TOP PLATES, FACE NAIL 10.b DOUBLED TOP PLATES, LAP SPLIC 11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL 12. RIM JOIST TO TOP PLATE, TOENAIL 13. TOP PLATES, LAPS AND INSPECTIONG, FACE NAIL 14. CONTINUOUS HEADER, TWO PIECES 15. CEILING JOISTS TO PLATE, TOENAIL 16. CONTINUOUS HEADER TO STUD, TOENAIL 17. CEILING JOISTS TO PLATE, TOENAIL 18. CEILING JOISTS TO PLATE, TOENAIL 19. CEILING JOISTS TO PLATE, TOENAIL 10. CEILING JOISTS TO PLATE, TOENAIL 11. CEILING JOISTS TO PLATE, TOENAIL 12. ("BRACE TO EACH STUD AND P	3-8d 2-8d 2-8d 2-8d 2-8d 3-8d 2-8d 3-8d 2-16d 16d (BOX)@16"o.c (3)16d (BOX)PER 16" 2-16d 4-8d, TOENAIL OR 2X SOLE: 2-16d 3X SOLE:2-20d(BOX) 16d(BOX)@16"o.c 16d(BOX)@16"o.c 8-16d 3-8d 8d@6"o.c 2-16d 16d@16" o.c 8-16d 3-8d 16d@16" o.c ALONG EACH EDGE 3-8d 16d@24"o.c 20d@32"o.c AT TOP
	REFER TO TABLE 2204/JOI OF THE LATEST COC CODE CONNECTION 1. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING THE JOIST, TOENAIL EACH END 3. I"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 4. WIDER THAN I"X6" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 6.a SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 6.b SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 6.b SOLE PLATE TO JOIST AT BRACED WALL PANEL 7. TOP PLATE TO STUD, END NAIL 8. STUD TO SOLE PLATE 9. DOUBLE STUDS, FACE NAIL 10.a DOUBLED TOP PLATES, FACE NAIL 10.b DOUBLED TOP PLATES, FACE NAIL 12. RIM JOIST TO TOP PLATE, TOENAIL 13. TOP PLATES, LAPS AND INSPECTIONS, FACE NAIL 14. CONTINUOUS HEADER, TWO PIECES 15. CEILING JOISTS TO PLATE, TOENAIL 16. CONTINUOUS HEADER TO STUD, TOENAIL 17. CEILING JOISTS TO PLATE, TOENAIL 18. CONTINUOUS HEADER TO STUD, TOENAIL 19. CEILING JOISTS TO PLATE, TOENAIL 10. CONTINUOUS HEADER TO STUD, TOENAIL 11. CEILING JOISTS TO PLATE, TOENAIL 12. CONTINUOUS HEADER TO STUD, TOENAIL 14. RAFTER TO PLATE, TOENAIL 16. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL 17. TWB" SHEATHING OR LESS TO	3-8d 2-8d 2-8d 2-8d 2-8d 3-8d 2-16d 16d (BOX)@16"o.c (3)16d (BOX)PER 16" 2-16d 4-8d, TOENAIL OR 2X SOLE: 2-16d 3X SOLE: 2-20d(BOX) 16d(BOX)@24"o.c 16d(BOX)@16"o.c 8d@6"o.c 2-16d 3-8d 8d@6"o.c 2-16d 3-8d 8d@6"o.c 3-8d 8d@6"o.c 3-8d 8d@6"o.c 3-8d 16d@24"o.c 20d@32"o.c AT TOP AND
	CONNECTION CONSTRUCTOR GENER, TOENAIL CONTRACTOR SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL CONTRACTOR CONTONER STOP EACH JOIST, FACE NAIL CONTRACTOR CONTONERS TO EACH JOIST, FACE NAIL CONTRACTOR CONTONERS TO EACH JOIST, FACE NAIL CONTRACTOR SUBFLOOR TO EACH JOIST, FACE NAIL CONTRACTOR SUBFLOOR TO EACH JOIST, FACE NAIL CONTRACTOR SUBFLOOR TO BLOCKING, FACE NAIL CONTRACTOR SUBFLOOR TO SUD, AND FACE NAIL CONTRACTOR SUBFLOOR TO BLOCKING, FACE NAIL CONTRACTOR SUBFLOOR TO JOIST OR BLOCKING, FACE NAIL CONTRACTOR SUBFLOOR TO JOIST OR BLOCKING, FACE NAIL CONTRACTOR SUBFLOOR TO SUD, END NAIL CONTRACTOR SUBFLOOR TO SUD, TOP PLATE, TOENAIL CONTINUOUS HEADER, TWO PIECES CONTINUOUS HEADER, TO STUD, TOENAIL CONTINUOUS HEADER, TO STUD, TOENAIL CONTINUOUS HEADER TO STUD, TOE	3-8d 2-8d 16d (BOX)@16"o.c (3)16d (BOX)PER 16" 2-16d 4-8d, TOENAIL OR 2X SOLE: 2-16d 3X SOLE:2-20d(BOX) 16d(BOX)@24"o.c 16d(BOX)@16"o.c 8-16d 3-8d 8d@6"o.c 2-16d 16d@16" o.c ALONG EACH EDGE 3-8d 3-8d 3-8d 3-16d 3-16d 3-8d
	REFER TO TABLE 2204/JOI OF THE LATEST COC CODE CONNECTION 1. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING THE JOIST, TOENAIL EACH END 3. I"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 4. WIDER THAN I"X6" SUBFLOOR TO EACH JOIST, FACE NAIL 5. 2"SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 6.a SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 6.b SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 7. TOP PLATE TO STUD, END NAIL 8. STUD TO SOLE PLATE 9. DOUBLE STUDS, FACE NAIL 10.a DOUBLED TOP PLATES, FACE NAIL 10.a DOUBLED TOP PLATES, FACE NAIL 10.b DOUBLED TOP PLATES, LAP SPLIC 11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL 12. RIM JOIST TO OP PLATE, TOENAIL 13. TOP PLATES, LAPS AND INSPECTIONS, FACE NAIL 14. CONTINUOUS HEADER, TWO PIECES 15. CEILING JOISTS TO PLATE, TOENAIL 16. CONTINUOUS HEADER TO STUD, TOENAIL 17. CEILING JOISTS TO PLATE, TOENAIL 18. CEILING JOISTS TO PLATE, TOENAIL 19. CEILING JOISTS TO PLATE, TOENAIL 10. CEILING JOISTS TO PLAT	3-8d 2-8d 2-8d 3-8d 2-8d 3-8d 2-16d 16d (BOX)@16"o.c (3)16d (BOX)PER 16" 2-16d 4-8d, TOENAIL OR 2-16d 3X SOLE: 2-16d 3X SOLE: 2-20d(BOX) 16d(BOX)@24"o.c 16d(BOX)@16"o.c 8-16d 3-8d 0.8d@6"o.c 2-16d 8.40NG EACH EDGE 3-8d 4-8d 3-8d 4-8d 3-16d 3-16d 3-8d 4-8d 3-8d 16d@24"o.c 20d@32"o.c AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPLICE 2-16d@ EACH BEARING UMBER OR 1-JOIST PER PLAN SPECIES (19% MAXIMUM)

4. ALL NAILS SHALL BE SINKER NAILS AND STAGGERED U.N.O I NAILING SCHEDULE.

- 5. ADHESIVE USED TO ATTACH FLOOR SHEATHING TO FRAMING CONFORM WITH APA SPECIFICATION AFG-OI.
- 6. MANUFACTURED HARDWARE SPECIFIED ON THE DRAWINGS AI (UNLESS SPECIFICALLY AUTHORIZED BY <u>GMEP ENGINEERS</u>). F MANUFACTURE'S REQUIREMENTS & RECOMMENDATIONS FOR I HANDLING OF THE PRODUCT.
- 7. DO NOT BEND THE SIMPSON PA STRAPS.
- 8. FASTENERS SPECIFIED ON THE DRAWINGS MAY BE COLORED MANUFACTURE'S BRANDS THAT UTILIZE THE COLOR CODED S CODE AND MANUFACTURE'S REQUIREMENTS/RECOMMENDATIC

COLOR CHART FOR STRUCTURAL NAILS					
TYPE <i>O</i> F FASTENER	SIZE & DIAMETER	COLORS	TYPE OF FASTENER		
8d SINKER	2 ∰ × .II3	YELLOW	IOd COMMON		
8d COMMON	2 ½ x .I3I	BLUE	12d COMMON (16d SINKER)		
16d SHORT	3 🛓 X .I3I	BLACK	16d COMMON		

SHEAR WALL SCHEDULE *2014 CALIFORNIA BUILDING CODE (1), (3)								
						SILL	PLATE CONN	ECTI
	SHEAR PANEL TYPE	SHEATHING (5)	EDGE NAILING (COMMON)	FIELD NAILING (COMMON)	ALLOWABLE SHEAR(PLF)	16d's SINKER	I/4"DIAX6" SDS SCREW LSL & DF RIM BOARD	1/4 SDS LVL RIM
		3/8" APA RATED	8d's @ 6" 0.C	8d's @ 12" 0.C	260	@6"	0 16" O.C	014
	2	3/8" APA RATED	8d's @ 4" 0.C	8d's @ 12" 0.C	380	@4" O.C	@I2" 0.C	øk
	3	3/8" APA RATED	8d's @ 3" 0.C	8d's @ 12" 0.C	490	@3" <i>O</i> .C	0 8" 0.C	0 7
	4	3/8" APA RATED	8d's @ 2" 0.0	8d's @ 12" 0.C	640	@ 2" 0.C	@6" O.C	ø 5
	5	15/32" APA RATED (STRUC. I)	l0d's @ 2" 0.0	lOd's @ 12" 0.C	870	2 ROWS STAGG. @3" O.C	@ 5" <i>O</i> .C	@4
	(1) SHEATHING PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED. NO EXCEPT (2) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS 5"							

(2) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STA
(3) STUDS ARE SPACED
I6"
O.C MAX UNLESS NOTED OTHERWISE ON PLAN.

(4) USE SPACING PER SCHEDULE IF NUMBER OF FRAMING CLIPS ARE NOT SPECIFIED ON FRA
(5) SHEATHING CONFORMS TO EITHER DOC PS I OR PS 2 STANDARDS.

- 9. ALL TIMBER FRAMING, BRACING, NAILING, NOTCHING, DRILLING COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE UNLESS M REQUIREMENTS ARE SPECIFIED OR REQUIRED BY LOCAL JURIS
- IO. FABRICATION AND HANDLING OF GLUE-LAM BEAMS SHALL BE STANDARD BEAMS TO BEAR LEGIBLE APA-ENS OR AITC GRAD CRAN AITC CERTIFICATE OF CONFORMANCE FOR GLUED-LAMIN BE SUBMITTED TO THE FIELD INSPECTOR PRIOR TO INSTALLAT GLUE-LAMINATED MEMBER SHOULD BE SUBMITTED TO THE FIEL INSTALLATION AND GLUE-LAMINATED MEMBERS SHALL BE 24F STANDARD CAMBER ON ROOF BEAMS EXCEPT CANTILEVER AN CANTILEVER AND FLOOR BEAMS SHALL HAVE ZERO CAMBER I BE FABRICATED USING WATERPROOF GLUE.
- II. FASTENERS IN CONTACT WITH PRESERVATIVES TREATED LUMB RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-O STEEL, STAINLESS STEEL, SILICON BRONZE, COPPER. EXCEPTIO FASTENERS IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TR INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.
- 12. STUD WALLS PERPENDICULAR TO A CONCRETE OR MASONRY IN TO A CONCRETE OR MASONRY WALL WITH 5/8" DIAMETER X 8" MID HEIGHT AND BOTTOM.
- 13. STRUCTURAL INFORMATION SHOWN ON FRAMING PLANS IS FOR ELEMENTS. NON-STRUCTURAL ELEMENTS SHALL BE CONSTRUCTE CODE REQUIREMENTS.
- 14. CONVENTIONAL LIGHT FRAMED CONSTRUCTION REQUIREMENTS BE FOLLOWED AS REQUIRED.
- 15. TOP PLATES OF ALL WOOD STUD WALLS TO CONSIST OF(2) 2X THE STUDS U.N.O. TOP PLATES SHALL LAP A MINIMUM OF 48" AN LESS THAN 5-16d NAILS SPACED NOT MORE THAN 12" o.c.
- 16. ALL SHEAR PANELS SHALL HAVE CONTINUOUS SHEATHING MATE THE OTHER AND FROM PLATE TO PLATE AS SPECIFIED ON THE CONTRACTOR SHALL COORDINATE FRAMING SUCH THAT CONTI-IS ASSURED.
- 17. ALL LEDGERS SHALL BE SPLICED WITH ST22 STRAP, UNLESS N
- 18. ALL SHEAR TRANSFER NAILING SHALL BE PER DRAWINGS, AND PROVIDED PROPER NOTIFICATION FOR INSPECTIONS TO REVIE
- 19. PROVIDED POST/MULTIPLE STUDS AT LOWER FLOOR UNDER PO ABOVE. EACH POST/STUD SHALL BE FASTENED BY GYPSUM WA COOLER NAILS @ 7" o.c. U.N.O. ON PLAN. PROVIDE FULL WIDTH COMPRESSION BLOCK BETWEEN FLOORS AT SUCH LOCATIONS.
- 20. ALL JOIST HANGER SHALL BE SIMPSON U HANGER, ALL BEAM H SIMPSON HU HANGERS U.N.O. ON PLAN OR DETAIL. FOLLOW MAN RECOMMENDATIONS FOR INSTALLATION.
- 21. IF A DOUBLE SILL PLATE IS USED AT LIGHT-WEIGHT CONCRETE FRAMING CONTRACTOR SHALL APPLY SILL PLATE NAILING TO I6" o.c. MAX OR AS SPECIFIED PER SCHEDULE.
- 22. BUILDING CODE 2308.5.1 BALLOON FRAMED WALLS (NON-BEAR
 2x4'S @ 16" o.c. MAXIMUM 14'-O" HEIGHT
- 2x4'5 @ 16" o.c. MAXIMUM 14-0" HEIGHT
 2x6'S @ 18" o.c. MAXIMUM 20'-0" HEIGHT
- NO MULTIPLIES OF 2x4'S ARE ALLOWED TO SPAN MORE THAN EXCEEDING IO'-O" MUST BE DESIGNED CASE BY CASE
- 23. HEADERS: USE 4X4 FOR OPENINGS LESS THAN 16" AT BEARING LOADS. FOR NON-BEARING WALLS USE 2X4 FOR OPENINGS UP 2X4 FOR OPENINGS UP TO 6'-O" MAX. USE 4x6 FOR OPENINGS (2-2X ON EDGE CAN BE SUBSTITUTED FOR 4X MEMBERS).
- 24. APPROVED END JOINTED LUMBER MAY BE USED INTERCHANGEA MEMBERS OF THE SAME SPECIES AND GRADE FOR BUILDINGS U FINGER JOINTED LUMBER IS MARKED "STUD USE ONLY" OR "VE LUMBER SHALL BE LIMITED TO USE FOR STUDS ONLY. ALL FING BEAR A CERTIFIED FINGER JOINTED LUMBER GRADE STAMP.
- 25. WITH DEAD LOAD 6 PSF MAX. & LIVE LOAD = 10 PSF MAX., 2
 IG" O.C. WITH 9'-6" SPAN MAX. AND 2x8 DF#2 CEILING JOIST SPAN MAX. UNLESS NOTED OTHERWISE ON PLAN. CONTACT GME OTHER CONDITIONS

EXCEPT AS SHOWN IN	SECTION 3: REINFORCED CONCRETE	SECTION 6: DESIGN CRITERIA
	GENERAL	<u>SOILS</u> DEFAULT SOIL SITE CLASS: D
ELEMENTS SHALL	I. ALL REINFORCED CONCRETE MATERIALS AND CONSTRUCTION SHALL CONFORM TO BUILDING, CHAPTER 19.	MAXIMUM ALLOWABLE BEARING CAPACITY = 1500 PSF (INCR SEISMIC)
RE TO BE SIMPSON TIE FOLLOW ALL	MATERIALS	LATERAL LOADS
INSTALLATION \$	2. CEMENT SHALL CONFORM TO SECTION 1903 OF BUILDING CODE AND SALL CORRESPOND TO THAT ON WHICH THE SELECTION OF CONCRETE PROPORTIONS WERE BASED.	SEISMIC DESIGN CATEGORY: D WIND SPE RISK CATEGORY: II WIND EXP
	3. CONCRETE AGGREGATES SHALL CONFORM TO BUILD CODE SECTION 1903.	SITE CLASS = D $S_5 : 1.377$ $S_{D5} : 1.102$
O USING SYSTEM. FOLLOW ALL	4. PORTLAND CEMENT SHALL BE TYPE II CONFORMING TO ASTM CI50.	SI : 0.493 LATERAL LOAD RESISTING SYSTEM: ORDINARY REINFORC
ONS FOR INSTALLATION.	5. REINFORCING STEEL SHALL CONFORM TO ASTM A615. GRADE 40 FOR SIZE #3 AND GRADE 60 FOR SIZE #4 AND LARGER.	SHEAR WALLS R = 2.0; OMEGA =
SIZE & COLORS	6. DOWELS SHALL BE EQUAL IN SIZE AND SPACING.	DESIGN LOADS
3 x .148 PURPLE	STRENGTH	CMU WALL $DEAD LOAD = 85 PSF$
3 ¼ × .148 GREEN 3 ½ × .162 ORANGE	7. THE (28 DAYS) CONCRETE COMPRESSIVE STRENGTH, F'C, SHALL BE MIN 2500 PSI U.N.O. WATER TO CEMENT RATIO SHALL BE 0.5 MAXIMUM.	
	8. THE (28 DAYS) CONCRETE COMPRESSIVE STRENGTH, F'C, FOR CONCRETE IN CONTACT	
10N 4"DIAX6" 5 SCREW A355 L5505 OR NOTES 5 SCREW	WITH SOIL WITH WEIGHT PERCENTAGE OF SULFATE (SO4) ≥ 0.10 SHALL BE 4000 PSI, AND WITH WEIGHT PERCENTAGE OF SULFATE (SO4) ≥ 0.20 SHALL BE 4500 PSI. SPECIAL	
4"DIAX6" FRAMING CLIPS S SCREW 4 DF 1 BOARD (4)	INSPECTION IS NOT REQUIRED. 9. SPECIAL INSPECTION IS REQUIRED FOR CONCRETE WITH F'C > 2500 PSI UNLESS THE	SECTION 7: FOUNDATION
I4" O.C @I6" O.C	USE OF CONCRETE WITH F'C > 2500 PSI IS SOLELY FOR ITEM #8 ABOVE.	LOCATIONS OF HOLDWOWNS AND ANCHOR BOLTS WITH ROUGH ASSURE ACCURATE INSTALLATION.
0° 0.c 0 12° 0.c (2)	IO. ALL REINFORCEMENT, DOWELS, HOLDOWNS, AND OTHER INSERTS SHALL BE SECURED IN POSITION AND APPROVED BY THE LOCAL BUILDING OFFICIAL PRIOR TO THE POURING OF ANY CONCRETE.	2. PROVIDE #3 X 24" DOWEL AT 24" O.C. AND 12" FROM THE CON CONCRETE STOOP AND PORCHES.
"O.C @8" O.C (2)	II. MIN CONCRETE COVER FOR REINFORCING:	3. PROVIDE MIN. (1) #4 REINFORCING FOR ELECTRICAL GROUND, L
5" O.C (2)	A- CONCRETE, PLACED AGAINST EARTH NOT FORMED -3" B-CONCRETE FORMED OR TROWELED -2"	VERIFIED WITH THE ELECTRICAL CONTRACTOR.
4" O.C (2) ION.	C-WALLS AND CURBS- I I/2"D- SLAB ON GRADE-AT CENTER	4. ADMIXTURES IN CONCRETE MIX CONTAINING CALCIUM CHLORIDI
AGGERED.	IO. PERIODICAL SPECIAL INSPECTION FOR POST-INSTALLED ANCHOR IS REQUIRED PER ACI 17.8.2.	5. CONCRETE SHALL BE OF THE STRENGTH AND SLUMP AS SPECIF STRUCTURAL DESIGN. AGGREGATES SHALL BE PER ASTM C-33
	SECTION 4: CONCRETE MASONRY	CLEAN AND POTABLE.
OR BORING SHALL	I. ALL CONCRETE MASONRY CONSTRUCTION SHALL COMPLY WITH CBC CHAPTER 21.	6. PLACEMENT SHALL BE IN ONE CONTINUOUS OPERATION UNLESS SPECIFIED. SLAB SURFACE SHALL BE CURED WITH 'HUNT'S' COM OR CURED WITH OTHER METHODS IN ACCORDANCE WITH GOOD
10RE STRINGENT 5DICTION.	2. MATERIALS SHALL CONFORM CBC SEC.2103.	PRACTICE AT CONTRACTOR'S OPTION.
PER ANSI/AITC A 190.1. DE STAMP, AN APA-EWS	3. MORTAR SHALL BE TYPE M OR S AS APPLICABLE, AND CONFORMING ASTM C270,	7. THE BOTTOMS OF FOOTING EXCAVATIONS SHALL BE LEVEL, CL LOOSE MATERIAL OR WATER WHEN CONCRETE IS PLACED. OVE
NATED MEMBERS SHOULD	AND 2.1 & 2.6A OF TMS 602 / ACI 530.1 / ASCE6. THE 28 DAY COMPRESSIVE STRENGTH SHALL BE 1500 PSI U.N.O.	SHALL BE FILLED WITH PROPERLY COMPACTED FILL. BACKFIL PLACED UNTIL SUPPORTING FOUNDATIONS, WALLS AND SLAB H, SUFFICIENT STRENGTH TO SUPPORT LATERAL SOIL PRESSURE
D INSPECTOR PRIOR TO	4. GROUT SHALL CONFORM 2.2 & 2.6B OF TMS 602 / ACI 530.I / ASCE6. THE 28 DAY COMPRESSIVE STRENGTH SHALL BE 2000 PSI U.N.O. THE COMPRESSIVE	8. CONCRETE PLACEMENT SHALL BE MONOLITHIC IN ONE CONTINUE
ND (U.N.O.). ALL U.N.O. ALL BEAMS SHALL	STRENGTH SHALL BE DETERMINED PER ASTM C-1019.	UNIFORMLY PLACED AND MUST BE VIBRATED AND WELL CONSE SHOWN OTHERWISE ON PLANS, DUAL POUR IS DEFINED BY ACL
BER AND FIRE	5. CONCRETE MASONRY UNIT (CMU) SHALL CONFORM ASTM C90. CONCRETE BRICK SHALL CONFORM ASTM C55.	2ND POUR CAN NOT BE VIBRATED TOGETHER. 9. FINISH GRADE AROUND THE PERIMETER OF FOUNDATION SHALL
COATED GALVANIZED DN: PLAIN CARBON STEEL	6. THE SPECIFIED COMPRESSIVE STRENGTH OF MASONRY SHALL BE 1500 PSI, U.N.O.	SUCH THAT RAIN AND IRRIGATION WATER IS DRAINED AWAY FI
REATED WOOD IN AN	7. SPECIAL INSPECTION IS NOT REQUIRED FOR MINOR OR ACCESSORY STRUCTURES.	IO. FOUNDATION DRAWING PREPARED BY GMEP ENGINEERS REFLE REQUIREMENTS. REFER TO ARCHITECTURAL PLANS FOR DIMENSION
WALL SHALL BE BOLTED " A307 BOLTS AT TOP.		SLOPE, SHELVES, PATIOS, STOOPS AND PORCHES NOT SHOWN I DRAWINGS. ACCURACY OF THE DIMENSIONS AND FINAL FIT OF
THE MAIN STRUCTURAL	SECTION 5: STEEL	BE REVIEWED BY THE ARCHITECT AND THE CONTRACTOR PRIC CONSTRUCTION.
ED PER APPROVED	I. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE REQUIREMENTS OF AISC SPECIFICATIONS (ASD) AND CODES OF STANDARD PRACTICE, AWS DI.I	II. NO PIPES OR CONDUITS SHALL EXTEND UNDER ISOLATE COLUN UNDER CONTINUOUS WALL FOOTINGS UNLESS SPECIFICALLY DE
OF CHAPTER 23 SHOULD	(STRUCTURAL WELDING CODE - STEEL), AND THE CONTRACT DOCUMENTS.	APPROVED BY THE ARCHITECT , STRUCTURAL ENGINEER AND T OFFICIAL.
X'S THE SAME WIDTH AS	2. THE LOCATION, SIZE AND CONDITION OF EXISTING STRUCTURES, EQUIPMENT, UTILITIES, SERVICES AND OTHER RELEVANT ENGINEERING FEATURES SHALL BE	
AND BE SPLICED WITH NOT	VERIFIED PRIOR TO FABRICATION OR ERECTION TO DETERMINE CLEARANCES, DIMENSIONS AND FABRICATION OR ERECTION PROCEDURES. ADEQUATE BRACING AND TEMPORARY SUPPORTS FOR THE STABILITY OF ALL EXISTING RELEVANT	
ERIAL FROM ONE END TO	FEATURES SHALL BE PROVIDED BY THE CONTRACTOR.	
E DRAWINGS. INUITY <i>O</i> F SHEAR PANELS	3. STRUCTURAL STEEL: ASTM A36; SHAPES (EXCEPT WIDE FLANGE), PLATES BARS AND ROD	
NOTED OTHERWISE	ASTM A992, GRADE 50, WIDE FLANGE SHAPES ASTM A500, GRADE B, STEEL TUBING	
O CONTRACTOR SHALL		
IN THE SAME	ASTM A53, TYPE E OR S, GRADE B, STEEL PIPE 4. BOLTS:	
	 ASTM A53, TYPE E OR S, GRADE B, STEEL PIPE 4. BOLTS: 3/4" DIAMETER, ASTM F3I25, GRADE A325, TYPE I FOR ALL BEAM AND COLUMN CONNECTIONS, DESIGNED AS BEARING TYPE WITH TREADS INCLUDED IN THE 	
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PROJECT C PALLS ALL VERTICAL REPORTING TO HAVE MATCHING DOWELS TO THE CALL VERTICAL REPORTING TO THE PLOCHING OUTTING IN ANY OF REACH SPEET ROCK ON FRANCE WATCHING TO THE PLOCHING OUTTING IN ANY OF REACH SPEET ROCK INFORMATION OF THE TOOLE HATCHING DOWELS TO THE HAVENON OF THE TOOLE HARDING TO THE PLOCHING OUTTING IN ANY OF REACH SPEET ROCK INFORMATION OF THE TOOLE HARDING TO THE PLOCHING OUTTING IN ANY OF REACH SPEET ROCK INFORMATION OF THE TOOLE HARDING TO THE PLOCHING OUTTING ON THE TOPE HARDING TO THE TOOLE HARDING TO THE PLOCHING OUTTING ON THE TOPE HARDING THE TOOLE HARDING TO THE PLOCHING SPHELE SPEET IN DECK ON-1 - OPERATION OF THE TOOLE HEROLENEED THE OWNERS TO HEROL SPHELE SPEET IN DECK ON-1 - OPERATION OF THE TOOLE HEROLENEED THE OWNERS TO THE ADVENTOR OF THE TOOLE HEROLENEED THE OWNERS TO SPHELE SPEET IN DECK ON-1 - OPERATION OF THE TOOLE HEROLENEED THE OWNERS TO SPHELE SPEET ALL REPORTING SPHELE SPEET ALL REPORTING SPHELE SPEET ALL REPORTING SPHELE SPEET ALL REPORTING SPHELE SPHELE ALL REPORTING SPHELE SPHELE ALL POINDATION DETAILS THE OFFICE SPHELE SPHELE ALL REPORTING SPHELE SPHELE ALL REPORTING ALL POINDATION DETAILS SPHELE SPHELE ALL REPORTING SPHELE SPHELE ALL REPORT		Ì]
		I. ALL GRADE BEAMS SHALL BE POURED MONOLITHICALLY FOR THEIR ENTIRE	CHITECTURE
 Product Target And And And And And And And And And And	REASE 1/3 FOR MIND OR		21 ⁶ N 1
Market Reserved State		WALLS. ALL VERTICAL REINFORCEMENT TO HAVE MATCHING DOWELS TO	
	RCED MASONRY = 2.5	STACKED SHEET ROCK LOADING SHALL BE LIMITED TO THE FOLLOWING QUANTITIES IN ANY ONE ROOM: 5/8" : 16 INDIVIDUAL 4XIO SHEETS (8 PAIRS OF SHEETS) 1/2" : 20 INDIVIDUAL 4XIO SHEETS (10 PAIRS OF SHEETS)	
	THD'S. VERIFY + FRAMING TO NER AT ALL LOCATION TO BE DES SHALL NOT BE	IF THE NUMBER OF SHEET ROCK EXCEEDS THE QUANTITIES LISTED ABOVE. 5. AUTOMATIC SPRINKLER SYSTEM SPECIFICATIONS & DETAILS BY OTHERS. SHEET INDEX SN-I - GENERAL NOTES & REQUIREMENTS SN-IB - SPECIAL INSPECTIONS S-I.O - STRUCTURAL FOUNDATION PLAN	Consultant
	33. WATER TO BE S OTHERWISE		Lake Forest, CA 92630
	D CONSTRUCTION CLEAN AND FREE OF VER EXCAVATION ILL SHALL NOT BE		A EET 32627
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Plan Check Number: . 2023:05:24 1st PC SUBMITTAL			STRUCTURAL GENERAL NOTES, REQUIREMENTS, & SPECIAL INSPECTIONS
SN-1			Plan Check Number: -
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SPECIAL INSPECTION

- I. IN ADDITION TO THE REGULAR INSPECTION THE FOLLOWING ITEMS WILL ALSO REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH SEC. 1704, UNLESS EXEMPTED BY THE EXCEPTIONS OF SEC. 1704.2, OF THE BUILDING CODE.
- SOILS COMPLIANCE PRIOR TO THE FOUNDATION INSPECTION, POST-TENSIONED FOUNDATION, HIGH STRENGTH STEEL AND CONCRETE.
- 3. ALL INSPECTIONS AND TESTS SHALL BE PERFORMED BY A QUALIFIED TESTING
- AGENCY RETAINED BY THE OWNER. 4. THE SPECIAL INSPECTOR SHALL BE QUALIFIED AND APPROVED BY THE BUILDING DEPARTMENT AND ACCEPTABLE TO THE ARCHITECT.
- THE SPECIAL INSPECTOR SHALL OBSERVE WORK ASSIGNED FOR CONFORMANCE TO THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.
- 6. THE SPECIAL INSPECTOR SHALL FURNISH AN INSPECTION REPORT TO THE BUILDING DEPARTMENT, ENGINEER AND ARCHITECT OF RECORD. COPIES OF THE REPORT SHALL BE AVAILABLE AT THE JOB SITE AT ALL TIMES.
- 1. FINAL REPORTS FOR ALL INSPECTIONS AND TESTING MUST BE PROVIDED BY THE SPECIAL INSPECTOR. FINAL REPORTS SHALL DOCUMENT COMPLETION OF ALL INSPECTORS
- 8. THE DUTIES OF THE SPECIAL INSPECTOR SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 1704 OF THE LATEST EDITION OF THE CBC.
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES DUE TO ANY PREMATURE NOTIFICATION OF INSPECTION WHICH RESULTS IN ADDITIONAL SITE VISITS.
- IO. FAILURE OF NOTIFICATION BY THE CONTRACTOR FOR INSPECTION ON AN TIMELY BASIS MAY RESULTS IN COMPLETE REMOVAL AND REPLACEMENT OF ALL WORK PERFORMED AT CONTRACTORS EXPENSE.
 II. SITE VISITS BY THE STRUCTURAL ENGINEER DO NOT CONSTITUTE AN INSPECTION.

SPECIAL INSPECTION BY A SPECIAL INSPECTOR FOR EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT & LOAD BEARING REQUIREMENTS SHALL BE PERFORMED PER THE FOLLOWING TABLE.

EXCEPTION: SPECIAL INSPECTION FOR EXISTING SITE SOIL CONDITIONS PER TABLE BELOW IS NOT REQUIRED IF ALLOCABLE SOIL BEAR PRESSURE USED FOR DESIGN IS ⁵ ISOO PSF, SOILS REPORT IS NOT REQUIRED BY BUILDING OFFICIAL, AND THERE IS NO CONTROLLED FILL PLACEMENT ON EXISTING BUILDING SITE.

SPECIAL INSPECTION TABLE FOR EXISTING SITE SOIL CONDITIONS

	Noz		
TYPE	NOT APPLICABLE	CONTINUOUS SPECIAL	PERIODIC SPECIAL
VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY PER SOILS REPORT			×
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH & HAVE REACHED PROPER MATERIAL PER SOILS REPORT			×
PERFORM CLASSIFICATION & TESTING OF COMPACTED FILL MATERIALS PER SOILS REPORT			X
VERIFY USE OF PROPER MATERIALS DENSITIES & LIFT THICKNESS DURING PLACEMENT & COMPACTION OF COMPACTED FILL PER SOILS REPORT.			
EXCEPTION: DPECIAL INSPECTION IS NOT REQUIRED DURING PLACEMENT OF CONTROLLED FILL HAVING A TOTAL DEPTH OF 12 INCHES OR LESS		×	
PRIOR TO PLACEMENT OF COMPACTED FILL INSPECT SUBGRADE & VERIFY THAT SITE HAS BEEN PREPARED PROPERLY PER SOILS REPORT			X

SPECIAL INSPECTIONS AND VERIFICATIONS BY A SPECIAL INSPECTOR ARE REQUIRED FOR CONCRETE CONSTRUCTION AND SPECIFIED IN THE FOLLOWING TABLE EXCEPTION: CONCRETE FOOTINGS SUPPORTING WALLS OF LIGHT-FRAME WOOD BUILDING OF 3-STORIES OR LESS AND THE STRUCTURAL DESIGN OF FOOTINGS IS BASED ON A SPECIFIED COMPRESSIVE STRENGTH F'C NO GREATER THAN 2500 psi.

SPECIAL INSPECTION TABLE FOR CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	Reference Standard	CBC/IBC Reference
I. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT	_	🗸 Ch	ACI 318 20,25.2,25.3, 26.6.1-26.6.3	1908.4
2. REINFORCING BAR WELDING:	—			
A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A 706;		\checkmark	AWS DI.4	
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND		\checkmark	ACI 318: 26.6.4	_
C. INSPECT ALL OTHER WELDS	\checkmark			
3. INSPECT ANCHORS POST-INSTALLED IN CONCRETE.		~	ACI 318: 17.8.2	
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.				
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	×		ACI 318: 17.8.2.4	_
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.		\checkmark	ACI 318: 17.8.2	
5. VERIFY USE OF REQUIRED DESIGN MIX.		\checkmark	ACI 318: Ch 19, 26.4.3, 26.4.4	1904.1,1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	~	_	ASTM C 172 ASTM C 31 AC1 318: 26.5, 26.12	1908.10
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	~	_	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.		~	ACI 318: 26.5.3-26.5.5	1908.9
9. INSPECT PRESTRESSED CONCRETE FOR:				
A. APPLICATION OF PRESTRESSING FORCES; AND	\checkmark		ACI 318: 26.10	—
B. GROUTING OF BONDED PRESTRESSING TENDONS.	\checkmark			
IO. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.		\checkmark	ACI 318: 26.9	<u> </u>
II. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.		~	ACI 318: 26.11.2	
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	_	\checkmark	ACI 318: 26.11.1.2(b)	_

SPECIAL INSPECTION BY A SPECIAL INSPECTOR FOR THE CONSTRUCTION OF CM STRUCTURES ARE REQUIRED & SPECIFIED IN THE FOLLOWING TABLE:

SPECIAL INSPECTION TABLE FOR CMU STRUCTURES

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6. VERIFICATION OF F'M PRIOR TO CONSTRUCTION. Image: Construction of Stump FLOW 7. VERIFICATION OF SLUMP FLOW Image: Construction of Stump FLOW AND VSI AS DELIVERED TO THE SELF-CONSOLIDATING GROUT. Image: Construction of Stump FLOW		FLUMEND, ANU/UK MK15M5.				1.4B.
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AND VSI AS DELIVERED TO THE SELF-CONSOLIDATING GROUT.						
AND VSI AS DELIVERED TO THE SELF-CONSOLIDATING GROUT.	7. \	ERIFICATION OF SLUMP FLOW				A
	<i>F</i>	ND VSI AS DELIVERED TO THE				1.5B.
FOR 51: °C = (°F-32) /1.8						

FOR SI: °C = (°F-32) /I.8

	ARE REQUIRED & SUMMARIZED SPECIAL INS STEEL		TABLE I	FOR	
	VERIFICATION	QUALITY A	SSURANCE	REFERENCE	
ERENCE ACI	& INSPECTION	PERFORMED	OBSERVED	STANDARD	
30.1/ASCE /TMS 602	TASKS PRIC	DR TO WELDING			
1110 002	I. WELDER QUALIFICATION RECORDS AND CONTINUITY RECORDS.	ò	\checkmark		
	2. WPS AVAILABLE.				
ART. 1.5	3. MANUFACTURE CERTIFICATIONS F WELDING CONSUMABLES	OR 🗸			
	AVAILABLE. 4. MATERIAL IDENTIFICATION				
	(TYPE /GRADE). 5. WELDER IDENTIFICATION SYSTEM.				
	6. FIT-UP GROOVE WELDS (INCLUDING JOINT GEOMETRY). A. JOINT PREPARATIONS.		~		
ART. .I, 2.6A	B. DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) C. CLEANLINESS (CONDITION OF STEEL SURFACES).		\checkmark		
ART. 3.3B ART. 2.4B,	D. TACKING (TACK WELD QUALITY AND LOCATION). E. BACKING TYPE AND FIT (IF APPLICABLE).				
2.4H, ART.	7. FIT-UP OF CJP GROOVE WELDS OF HSS T-, Y- AND K-JOINTS WITHOUT BACKING (INCLUDING JOINT GEOMETRY).			AISC 360-16	
3.4, 3.6A ART.	A. JOINT PREPARATION. B. DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL)		\checkmark	TABLE N5.4-	
2.1C	C. CLEANLINESS (CONDITION OF STEEL SURFACES). D. TACKING (TACK WELD QUALITY AND LOCATION).				
ART. 3.2D, 3.2F	 8. CONFIGURATION AND FINISH OF ACCESS HOLES. 9. FIT-UP OF FILLET WELDS. 		\checkmark		
ART. 2.4,	A. DIMENSIONS (ALIGNMENT, GAPS AT ROOT).	5	,		
<u>3.4</u> ART.	B. CLEANLINESS (CONDITION OF STEEL SURFACES).		\checkmark		
.2E,3.4, 3.6A	C. TACKING (TACK WELD QUALITY AND LOCATION).	r			
	O. CHECK WELDING EQUIPMENT.		—		
ART. 2.6B,		ING WELDING			
RT. 3.3B	I. CONTROL AND HANDLING OF WELDING CONSUMABLES. A. PACKAGING. B. EXPOSURE CONTROL.		\checkmark		
	2. NO WELDING OVER CRACKED TACK WELDS.		\checkmark		
RT. 3.3F	3. ENVIRONMENTAL CONDITIONS. A. WIND SPEED WITHIN LIMITS. B. PRECIPITATION AND TEMPERATU	RE.	\checkmark		
	4. WPS FOLLOWED: A. SETTINGS ON WELDING EQUIPMEN B. TRAVEL SPEED.	NT.			
	C. SELECTED WELDING MATERIALS D. SHIELDING GAS TYPE/ FLOW RA E. PREHEAT APPLIED. F. INTERPASS TEMPERATURE MAINTAINED (MIN./ MAX.).		\checkmark	AISC 360-16 TABLE N5.4-2	
	G. PROPER POSITION (F, V, H, OH).			-	
ART. 1.8C, 1.8D	 5. WELDING TECHNIQUES. A. INTERPASS AND FINAL CLEANIN B. EACH PASS WITHIN PROFILE LIMITATIONS. C. EACH PASS MEETS 	6.	\checkmark		
ART. 3.6B	QUALITY REQUIREMENTS.			-	
	STEEL HEADED STUD ANCHORS.				
ART. 3.5, 3.6C	I. WELDS CLEANED.	TER WELDING			
ART.	2. SIZE, LENGTH AND LOCATION OF WELDS. 3. INEL DG MEET VIGUAL	~		4	
3.3B.8	3. WELDS MEET VISUAL ACCEPTANCE CRITERIA.				
ART. B.2.A.3	A. CRACK PROHIBITION. B. WELD/ BASE-METAL FUSION.				
B.2.B.3 B.2.C.3 .4B.3,	C. CRATER CROSS SECTION. D. WELD PROFILES.	\checkmark			
.4B.4	E. WELD SIZE. F. UNDERCUT.				
ART. I.4B	G. POROSITY.				
ART.	4. ARC STRIKES. 5. K-AREA.			AISC 360-16	
B.I.B.3	6. WELD ACCESS HOLES IN ROLLED SHAPES AND BUILT-UP			TABLE N5.4-3	
	HEAVY SHAPES. 7. BACKING REMOVED AND WELD	-		-	
	TABS REMOVED (IF REQUIRED).				
	8. REPAIR ACTIVITIES.9. DOCUMENT ACCEPTANCE OR	✓		-	
	REJECTION OF WELDED JOINT OR MEMBER.	✓		-	
	IO. NO PROHIBITED WELDS HAVE BEEN ADDED WITHOUT THE		/		

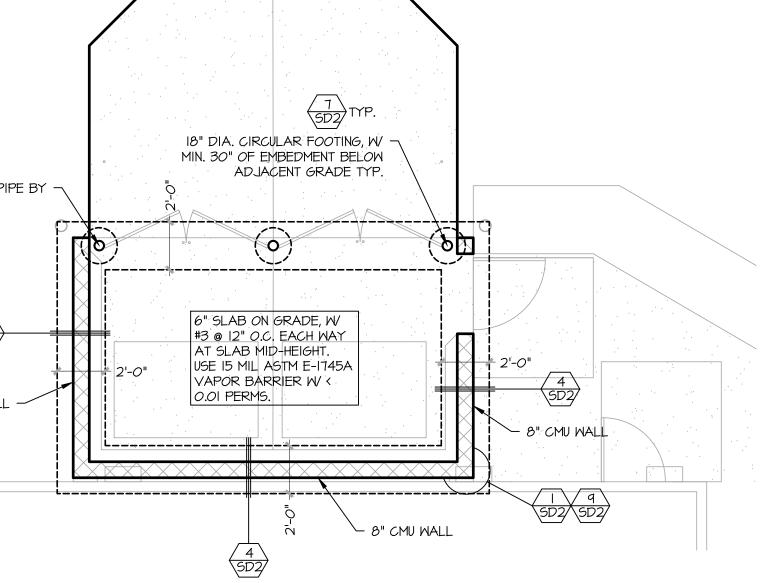
HESTIA ATELIER 3 PETERS CANYON RD STE #110 IRVINE, CA. 92606 D ENGINEERS 26439 Rancho Pkwy. S., Ste 120 Lake Forest, CA 92630 Tel· 949-267-9095 NEBRINA 770 W. 19TH STREET OSTA MESA, CA 9262 CUP NUMBER: PA-21-39 Plan Check Number: 2023-05-24 1st PC SUBMITTAL SN-1B

4" DIA. STL. PIPE BY 🖯 OTHERS TYP

4 SD2

8" CMU WALL

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



FOUNDATION PLAN

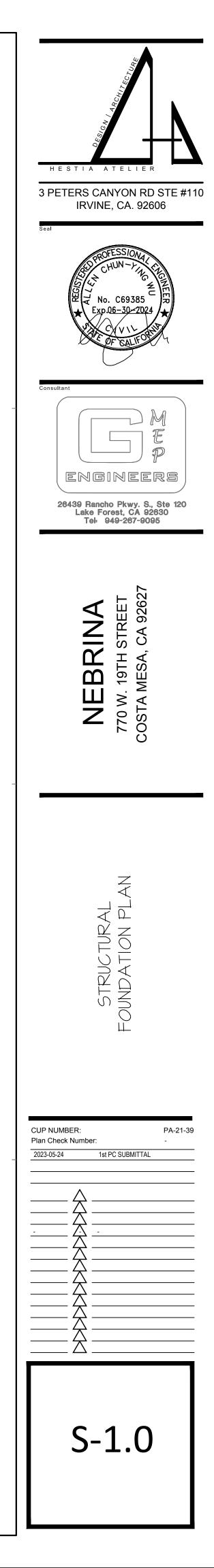
STRUCTURAL GENERAL NOTES

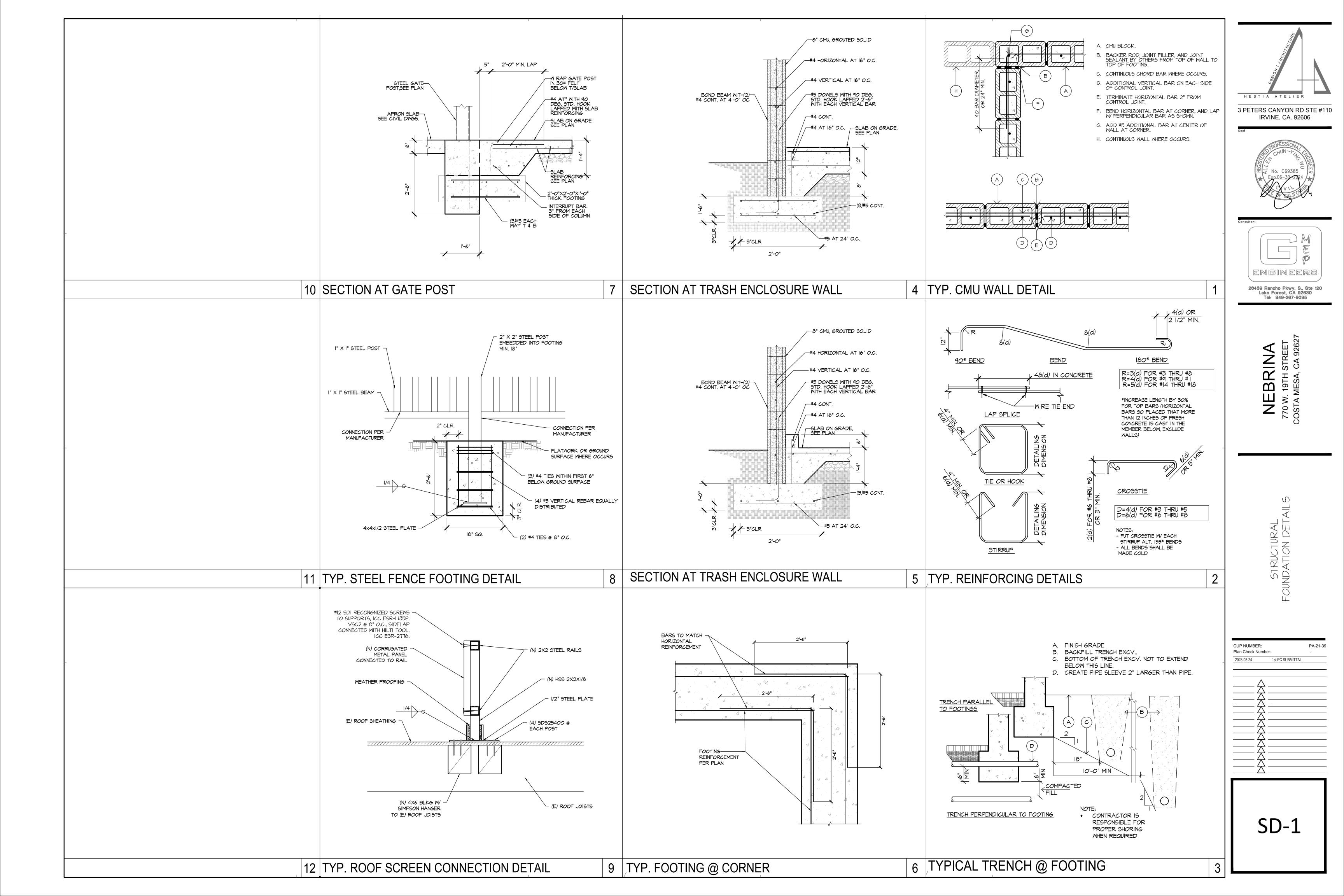
I. REFER TO SHEET SN SHEETS FOR GENERAL NOTES.

- 2. FOUNDATION SHALL BE POURED MONOLITHICALLY U.N.O.
- 3. ALL DIMENSIONS SHALL BE FIELD VERIFIED WITH ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE RESOLVED WITH ARCHITECT.
- 4. PRIOR TO CALL FOR FOUNDATION INSPECTION, FINAL GRADING AND COMPACTION REPORTS SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT; AND ALL HOLDOWNS, ANCHOR BOLTS OR OTHER CASTS-INS-PLACE FASTENERS SHALL BE SECURED IN PLACE.
- 5. ALL HARDWARE ARE BY SIMPSON STRONGS-TIE U.N.O.; INSTALLATION SHALL FOLLOW MANUFACTURERS REQUIREMENTS WITH MAXIMUM FASTENER AMOUNT, U.N.O.; ALTERNATIVE IS ACCEPTABLE PROVIDED THAT CAPACITY IS PROVED TO BE NO LESS THAN SIMPSON STRONGS-TIE PRODUCT BY CODE REPORTS.
- 6. CONTINUOUS AND ISOLATED FOOTING SHALL BE EMBEDDED INTO COMPACTED GRADE MINIMUM 18" U.N.O.
- 7. ALL FILL MATERIAL IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY.

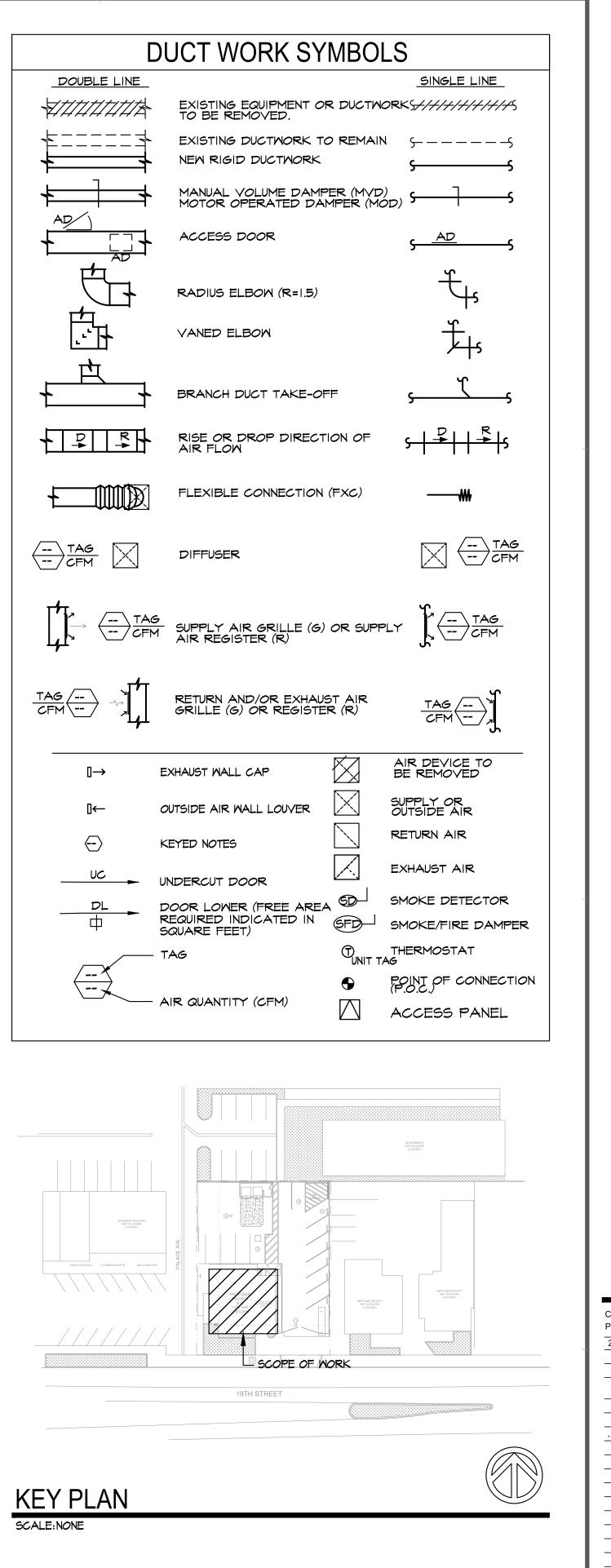
LEGENDS

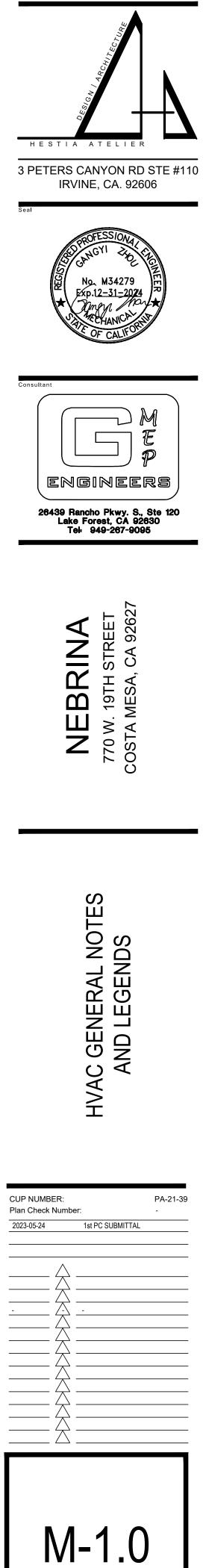
	CONCRETE FOOTING; SOLID LINES REPRESENT SLAB LINE ABOVE GRADE, DASH LINES REPRESENT FOOTING LINE BELOW GRADE
Ο	STEEL POST PER PLAN
X SDX	STRUCTURAL DETAIL X ON DETAIL SHEET SDX
	CMU WALL PER PLAN

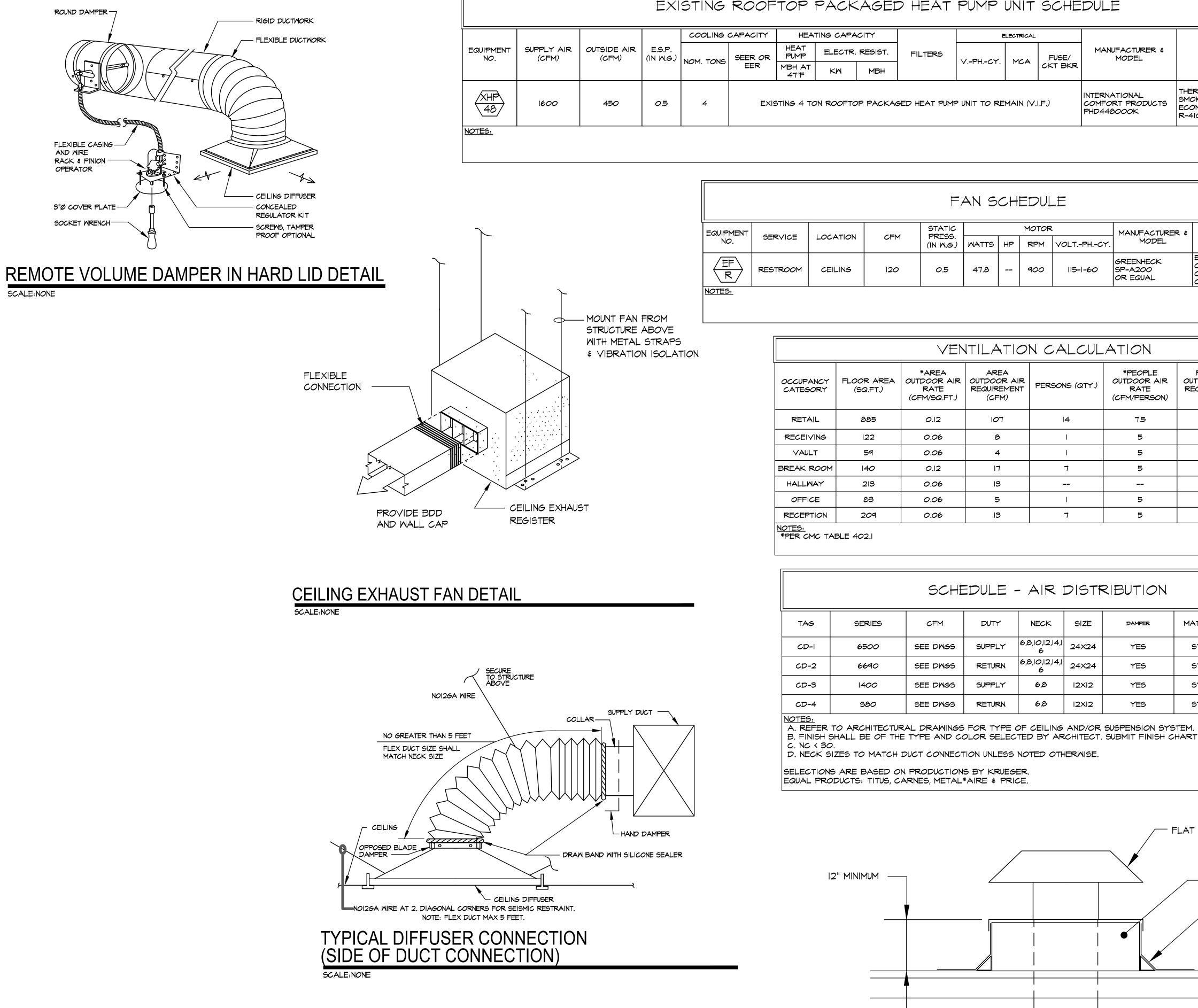




	HVAC NOTES AND SPECIFICATIONS	Π
SECTION I: SCOPE OF WORK		
I. EXISTING 4 TON HEAT PUMP UNIT, AND NEW AIR DISTRIBUTION.	p) MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAMESPREAD RATING NOT GREATER THAN TWENTY-FIVE(25)	h) DUCT ATTACHMENTS: SHEET METAL SCREWS, BLIND RIVETS, OR SELF-DRILLI SELF-TAPPING METAL SCREWS: COMPATIBLE WITH DUCT MATERIALS.
2. DUCT WORK, ELBOWS, FITTINGS, & DUCT INSULATION.	AND A SMOKE DEVELOPED RATING NOT GREATER THAN HUNDRED FIFTY (50)	i) KITCHEN HOOD EXHAUST DUCTWORK: FABRICATE IN ACCORDANCE WITH SMA
3. DIFFUSERS, REGISTERS, AND GRILLES	WHEN TESTED AS A COMPOSITE PER APPLICABLE TESTING STANDARD.	HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE AND NEPA
4. HVAC CONTROL SYSTEMS.		CONSTRUCT OF 16 GAUGE STAINLESS STEEL, USING CONTINUOUS EXTERNAL WELDED JOINTS. TYPE II EXHAUST DUCTS TO BE STAINLESS STEEL.
5. TESTING AND BALANCING.	q) AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL	
6. PERMIT AND INSPECTION.	MAKE AVAILABLE TO THE ENFORCEMENT AGENCY OR POST IN A CONSPICUOUS	j) VOLUME DAMPERS: PROVIDE VOLUME DAMPERS IN DUCTS CONSTRUCTED O
SECTION 2: FEES, PERMITS & INSPECTIONS	THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND SPECIFICATIONS	GAUGE GALVANIZED FOR DUCTS SMALLER THAN II INCHES; 20 GAUGE FOR DUCTS SMALLER THAN 21 INCHES; AND 16 GAUGE FOR DUCTS LARGER THAN
a) CONTRACTOR MUST PAY FEES AND OBTAIN PERMITS, LICENSES, INSPECTIONS, ETC, AS REQUIRED BY ANY LEGALLY CONSTITUTE AUTHORITY.	DESCRIBED IN SEC 10.103(A)2A. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME, MATERIAL IDENTIFICATION, AND THE INSTALLED	INCHES. PROVIDE LOCKING QUADRANTS AS REQUIRED. MANUALLY ADJUSTA
b) CONTRACTOR SHALL NOT MAKE HIS WORK COVERED OR CLOSED UNTIL THE	R-VALUE.	BALANCING DAMPERS SHALL BE PROVIDED TO SUPPLY, RETURN AND EXH, DUCTS AT POINTS WHERE BRANCHES ARE TAKEN FROM LARGER DUCTS AN
WORK HAS BEEN INSPECTED AND APPROVED BY ALL AUTHORITIES HAVING	r) INSTALL DUCT INSULATION ONLY AFTER DUCTWORK HAS BEEN INSPECTED AND	BRANCH DUCT TO INDIVIDUAL DIFFUSERS, GRILLES, AND REGISTERS.
JURISDICTION. ANY EXPENSES FOR ADDITIONAL WORK DUE TO THE VIOLATION OF THIS REQUIREMENT WILL BE PAID BY THE CONTRACTOR.	APPROVED. s) REGISTERS, GRILLES, AND DIFFUSERS SHALL BE INSTALLED ONLY AFTER ALL	I. DAMPER AXLES SHALL BE CONTINUOUS SQUARE RODS NOT SMALLER TH 3/8-INCH, WITH MACHINED ENDS AND BEARING AT BOTH ENDS.
c) THIS DOCUMENT IS NOT FOR BID OR CONSTRUCTION UNTIL THE PLAN HAS BEEN	CEILINGS AND WALLS ARE FINISHED INCLUDING FINAL PAINTING. CEILING	2. SINGLE-BLADE DAMPER SHALL BE PROVIDED FOR DUCT SIZES UP TO
REVIEWED AND APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND THE PERMIT IS OBTAINED. NO COMPENSATION WILL BE MADE FOR ADDITIONAL WORK	MOUNTED UNITS SHALL BE INSTALLED WITH RIMS TIGHT AGAINST CEILING. WALL MOUNTED UNITS SHALL BE INSTALLED AT LEAST 6 INCHES BELOW THE CEILING	MULTIBLADE DAMPERS OF OPPOSED BLADE PATTERN SHALL BE PROVIDE CUST SIZE LARGER THAN 18 INCH.
DUE TO THE VIOLATION OF THIS REQUIREMENT.	UNLESS OTHERWISE NOTED. DAMPERS PROVIDED WITH DIFFUSERS AND	k) T-BAR CEILING SUPPLY DIFFUSER: KRUEGER MODEL 6500 OR APPROVED
SECTION 3: GENERAL REQUIREMENTS	REGISTERS SHALL NOT BE USED FOR SYSTEM BALANCING. INSIDE OF DUCT, BEHIND SEE-THROUGH REGISTERS AND GRILLES SHALL BE PAINTED BLACK.	I) T-BAR CEILING RETURN DIFFUSER: KRUEGER MODEL 6690 OR APPROVED
a) ANY EXISTING CONDITIONS ARE BASED ON LIMITED FIELD VERIFICATION.		m) DUCT HEATER: WHERE ELECTRICAL HEATER ARE INSTALLED IN AIR DUCTS
CONTRACTOR SHALL ADJUST TO ACTUAL FIELD CONDITIONS AT NO ADDITIONAL	t) ROUND SHEET METAL DUCTS SUSPENDED IN THE AIR SHOULD BE SUPPORTED BY HANGERS AT LEAST EVERY 10 FEET. FLEXIBLE DUCTS SUSPENDED IN THE AIR	DUCT SHALL BE INSULATED WITH NONCOMBUSTIBLE INSULATION EXTENDING
EXPENSE TO THE TENANT. b) ALL CONTRACTORS SHALL REVIEW A COMPLETE SET OF CONSTRUCTION	SHOULD BE SUPPORTED AT LEAST EVERY 4 FEET BY STRAPS THAT ARE AT LEAST 1-1/2" TO 1-3/4" INCHES WIDE, AND THEY SHOULD NOT SAG MORE THAN 1/2"	EACH DIRECTION FROM THE HEATER. DISTANCE SHALL BE AS RECOMMEN THE HEATER MANUFACTURER.
b) ALL CONTRACTORS SHALL REVIEW A COMPLETE SET OF CONSTRUCTION DOCUMENTS.	FOR EACH FOOT OF DISTANCE BETWEEN THE SUPPORTS. STRAPS USED ON	n) LINED EXPOSED EXTERIOR DUCTWORK SHALL BE 2" THICK, I.5PCF DENSIT
c) CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH DEMOLITION PRIOR TO BIDDING	FLEXIBLE DUCTS SHOULD NOT CONSTRICT THE INNER DIAMETER OF THE DUCT OR CUT THE OUTER JACKET.	LINING. DUCT SIZE SHOWN ON PLAN SHALL REFER TO OUTER DIMENSIONS I
AND START OF WORK. CONTRACTOR IS RESPONSIBLE FOR DEMO OF ALL EXISTING ITEMS, AS REQUIRED, FOR INSTALLATION/CONSTRUCTION OF NEW WORK.	U) DUCT SLEEVES AND PREPARED OPENINGS SHALL BE PROVIDED WHERE DUCTS	SPECIFIED OTHERWISE.) VOLUME DAMPER MUST BE INSTALLED AT BRANCH TAKE-OFF FROM MAIN
d) CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL	PENETRATE FLOORS, WALLS, CEILINGS OR ROOFS, AND SHALL BE INSTALLED	SUPPLY DUCT. PROVIDE YOUNG REGULATOR CABLES FOR ADJUSTMENT OF
EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID. NO ADDITIONAL	DURING CONSTRUCTION OF THE FLOOR, WALL, CEILING OR ROOF. MECHANICAL CONTRACTOR SHALL COORDINATE LOCATION OF ALL DUCT PENETRATIONS OF	VOLUME DAMPERS IN HARD LID CEILING WHERE ACCESS PANELS ARE NO PROVIDED.
COMPENSATION WILL BE MADE FOR ANY EXTRA COSTS DUE TO CONTRACTOR'S FAILURE TO VISIT THE JOBSITE AND/OR PREDETERMINE ALL EXISTING	STRUCTURE WITH GENERAL CONTRACTOR.	SECTION 5: EQUIPMENT SUBMITTALS
CONDITIONS BEFORE SUBMITTING HIS BID. ANY DISCREPANCIES SHALL BE	V) DUCT SLEEVES SHALL BE FABRICATED FROM MINIMUM 20 GAUGE GALVANIZED	SUBMITTALS FOR MECHANICAL EQUIPMENTS SHALL BE SUBMITTED TO ARCHITE
IMMEDIATELY REPORTED TO THE ARCHITECT FOR RESOLUTION. NO EXCEPTION.	SHEET STEEL. SLEEVE SHALL HAVE ONE(1) INCH CLEARANCE BETWEEN THE DUCT AND THE SLEEVE, OR ONE(1) INCH CLEARANCE BETWEEN THE INSULATION AND THE	AND ENGINEER FOR APPROVAL BEFORE ORDERING SUCH EQUIPMENTS. NO
e) CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL UTILITY RUNS, UNDERGROUND AND ABOVE GROUND PIPING AND/OR OTHER	SLEEVE FOR INSULATED DUCTS. DUCT SLEEVES EMBEDDED IN CONCRETE SHALL	EXCEPTION.
IMPROVEMENTS LOCATED ON THE PREMISES. CONTRACTOR SHALL ALSO BE	BE CONSTRUCTED OF 1/4 INCH THICK CARBON STEEL PLATE, AND SHALL BE WELDED IN ACCORDANCE WITH AWS DI.I.	SECTION 6: TESTING
RESPONSIBLE FOR ALL COSTS RELATING TO THE RELOCATION OF, DAMAGE TO, REPAIR OF ANY EXISTING UTILITY RUNS AND/OR IMPROVEMENTS WHICH ARE		a) AFTER COMPLETION OF WORK, TESTS ON THE HVAC SYSTEMS, INCLUDING
DAMAGED AS A RESULT OF WORK IN OR AROUND THE PREMISES.	W) DEMAND CONTROL VENTILATION DEVICES (CO2 SENSORS) SHALL BE INSTALLED IN ACCORDANCE WITH CMC. 121(C)4.	LEAKAGE TEST, AND ON AIR BALANCE PERFORMANCE ARE REQUIRED. TH QUALITY RESULTS SHOULD CONFORM WITH THE VOLUME SHOWN ON THE PL
F) THE MECHANICAL CONTRACTOR SHALL INSPECT AND TEST RUN ALL EXISTING		ALL NECESSARY TESTING EQUIPMENTS AND LABORS AT NO COST TO THE
UNITS AT THE START OF CONSTRUCTION AND INFORM THE ARCHITECT OF ANY NECESSARY REPAIRS FOR APPROVAL IN A TIMELY MANNER TO NOT DELAY THE	SECTION 4: PRODUCTS	b) THE TESTED AIR QUALITY SHOULD BE WITHIN 5% OF THE DESIGN VALUE
OPENING DATE.	a) THERMOSTAT SHALL BE INSTALLED WITH 7-DAY PROGRAMMABLE AUTO-CHANGE	INDICATED ON PLANS. NOTIFY ENGINEER IMMEDIATELY IF AIR QUALITY IS THE RANGE. NO EXCEPTION.
g) ALL APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY	OVER FEATURE. MOUNTING HEIGHT IS 3 TO 4 FEET ABOVE FINISHED FLOOR.	THE RANGE. NO EXCEPTION.
FASTENED IN PLACE PER BUILDING CODE REQUIREMENTS OR APPLICABLE MANUFACTURER INSTALLATION REQUIREMENTS.	b) ALL AIR DISTRIBUTION SYSTEM DUCTS AND PLENUMS, INCLUDING, BUT NOT LIMITED TO, BUILDING CAVITIES, MECHANICAL CLOSETS, AIR-HANDLER BOXES	SECTION 7: OPERATING INSTRUCTIONS
h) THE CONTRACTOR SHALL INSTALL ALL EQUIPMENTS AS REQUIRED TO CONFORM	AND SUPPORT PLATFORMS USED AS DUCTS OR PLENUMS, SHALL BE INSTALLED,	
TO THE STRUCTURE. AVOID OBSTRUCTIONS AND MAKE ALL EQUIPMENT REQUIRING	SEALED AND INSULATED TO MEET THE REQUIREMENTS OF CHAPTER 6 OF THE CALIFORNIA MECHANICAL CODE. SUPPLY-AIR AND RETURN-AIR DUCTS	a) THE BUILDER SHALL PROVIDE THE BUILDING OWNER OR PERSON(S) RESPO FOR BUILDING MAINTENANCE (IN CASE OF MULTI-TENANT OR CENTRALLY
MAINTENANCE OR REPAIR ACCESSIBLE.	CONVEYING HEATED OR COOLED AIR SHALL BE INSULATED TO A MINIMUM	OPERATED BUILDINGS) AT OCCUPANCY THE FOLLOWING:
i) ALL EQUIPMENT FURNISHED SHALL FIT THE SPACE AVAILABLE WITH	INSTALLED LEVEL OF R-8, UNLESS NOTED OTHERWISE. INSULATION IS NOT REQUIRED ON LINED DUCTS AND DUCTS EXPOSED TO CONDITIONED SPACE.	
CONNECTIONS IN THE REQUIRED LOCATIONS AND WITH ADEQUATE SPACE FOR OPERATING AND SERVICING. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC	PROVIDE RFI TO ENGINEER BEFORE CLASSIFYING THE SPACE AS CONDITIONED	AND A LIST OF THE FEATURES, MATERIALS, COMPONENTS, AND MECHANICA
AND INDICATE THE MANNER AND METHOD OF THE INSTALLATION WHILE THE SPECIFICATIONS AND EQUIPMENT LIST DENOTE THE TYPE AND QUALITY OF	SPACE. NO COMPENSATION WILL BE MADE IF THE CONTRACTOR FAILS TO VERIFY.	DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO OPER THEM EFFICIENTLY.
SPECIFICATIONS AND EQUIPMENT LIST DENOTE THE TYPE AND QUALITY OF MATERIAL AND WORKMANSHIP TO BE USED. THE DRAWINGS SHALL NOT BE	C) DUCT PLENUM SHALL BE GALVANIZED STEEL DUCT. ALL JOINTS, LONGITUDINAL	2) MAINTENANCE INFORMATION: REQUIRED ROUTINE MAINTENANCE ACTIONS
SCALED FOR EXACT MEASUREMENTS, WHERE A CONFLICT EXISTS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS. THE CONTRACTOR SHALL PROMPTLY	AND TRANSVERSE SEAMS, AND CONNECTIONS IN DUCTWORK, SHALL BE	SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESS LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING THE OPERATION AND
NOTIFY THE ARCHITECT WHOSE DECISION SHALL BE FINAL. NO ALLOWANCE WILL	SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS, OR TAPS. TAPS AND	MAINTENANCE MANUAL.
BE MADE SUBSEQUENTLY IN THIS CONNECTION ON BEHALF OF THE CONTRACTOR AFTER AWARD OF THE CONTRACT.	MASTICS USED TO SEAL DUCTWORK SHALL BE LISTED AND LABELED IN	3) VENTILATION INFORMATION: A DESCRIPTION OF THE QUANTITIES OF OUT AND RECIRCULATED AIR THAT THE VENTILATION SYSTEMS ARE DESIGNED
	ACCORDANCE WITH ULIBIA OR ULIBIB. DUCT CONNECTIONS TO FLANGES OF AIR DISTRIBUTION SYSTEM EQUIPMENT SHALL BE SEALED AND MECHANICALLY	PROVIDE TO EACH AREA.
j) ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE LATEST FEDERAL, STATE AND LOCAL CODES [NFPA, UBC, UMC AND LOCAL	FASTENED. DUCT TAPE IS NOT PERMITTED AS A SEALANT ON ANY METAL DUCTS.	b) CONTRACTOR SHOULD PREPARE AT LEAST THREE SETS MANUALS, COVERI
BODIES HAVING JURISDICTION]. APPLICABLE CODE: CMC 2022, CPC 2022,	[IECC 2021]	I. OIL AND LUBRICATION INSTRUCTIONS
CALIFORNIA ENERGY EFFICIENCY CODE 2022, CALIFORNIA ELECTRICAL CODE 2022.	d) FLEXIBLE DUCTWORK SHALL BE IN ACCORDANCE WITH ULI&I AND NFPA 90A AND NFPA 90B. ALL TAKEOFFS FROM MAIN AND BRANCH DUCT SHALL BE 45° TAPS	 2. PARTS SCHEDULE AND REPLACEMENT INSTRUCTIONS 3. AIR FLOW AND AIR BALANCE REPORT.
K) THE CONTRACTOR SHALL COOPERATE WITH THE OTHER TRADES SO THAT THE	WITH VOLUME DAMPERS AS SHOWN ON THE DRAWINGS. GLASS-FLEX TYPE DUCT	SECTION 8: WARRANTY
INSTALLATION OF ALL EQUIPMENT MAY BE PROPERLY COORDINATED. K.I) DISCONNECT SWITCHES & LINE VOLTAGE CONNECTIONS (BY ELECTRICAL)	MAY BE USED AT ENTRANCE TO DIFFUSERS BUT MUST BE NO GREATER THAN 5'-O'' IN LENGTH.	
K.I) DISCONNECT SWITCHES & LINE VOLTAGE CONNECTIONS (BT ELECTRICAL) K.2) ALL LINE VOLTAGE WIRING AND CONDUIT (BY ELECTRICAL)		a) THE CONTRACTOR SHALL PROVIDE OWNER WITH A WRITTEN MINIMUM TWO (2)
K.3) CONDENSATE PIPING (PLUMBING)	e) DUCT SUPPORTS AND HANGERS: PROVIDE HANGERS AND SUPPORTS OF STEEL SHAPES AND RODS CONFORMING TO ASTM A36/A36M, GALVANIZED IN	YEAR MANUFACTURING WARRANTY ON ALL HVAC EQUIPMENT PROVIDED AN INSTALLED. THE WARRANTY SHALL INCLUDE ALL LABOR, MATERIALS, AND
I) ALL ROOFING WORK SHALL BE PERFORMED BY OWNER'S APPROVED ROOFING	ACCORDANCE WITH ASTM A123. HARDWARE FOR HANGERS AND SUPPORTS	(3) ROUTING SERVICES WITH FILTER CHANGES DURING A ONE (I) YEAR PERI
CONTRACTOR.	SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153/A153M. HANGERS AND SUPPORTS SHALL BE FABRICATED IN ACCORDANCE WITH SMACNA HVAC DUCT	
m) DISPOSE OF ALL EQUIPMENT NOT REUSED AS A PART OF THE NEW WORK AS DIRECTED BY THE OWNER.	CONSTRUCTION STANDARDS - METAL AND FLEXIBLE, AND SMACNA HVAC	
	SYSTEMS DUCT DESIGN.	
n) ALL ROOF MOUNTED EQUIPMENT SHALL BE LABELED AS TO THE SPACE IT SERVES WITH 3" HIGH WEATHERPROOF VINYL LETTERS.	f) BUILDING ATTACHMENT: CONCRETE INSERTS, POWER-ACTUATED FASTENERS, OR STRUCTURAL STEEL FASTENERS APPROPRIATE FOR BUILDING MATERIALS. DO	
0) ALL APPLIANCE AND PLUMBING VENTS AND THE DISCHARGE OUTLET OF EXHAUST	NOT USE POWDER-ACTUATED CONCRETE FASTENERS FOR LIGHTWEIGHT	
FANS SHALL BE LEAST TEN (10) FEET IN A HORIZONTAL DIRECTION, OR THREE(3)	AGGREGATE CONCRETES OR FOR SLABS LESS THAN 4 INCHES THICK.	
FEET ABOVE THE OUTSIDE-AIR INTAKES FOR HVAC UNITS.	q) STRAPS AND ROD SIZES: CONFORM WITH TABLE 4-1 IN SMACNA HVAC DUCT	
	CONSTRUCTION STANDARDS - METAL AND FLEXIBLE, FOR SHEET STEEL WIDTH	







SCALE:NONE



EXISTING ROOFTOP PACKAGED HEAT PUMP UNIT SCHEDULE

	E	LECTRICAL	
RS	VPHCY.	MCA	FUSE/ CKT BKR
	-		

INTERNATIONAL COMFORT PRODUCTS PHD448000K

MANUFACTURER \$

MODEL

THERMOSTAT SMOKE DETECTOR ECONOMIZER/POWER EXHAUST R-410 REFRIGERATION

OPTIONS-ACCESSORIES

XHP

25

50

5

35

FAN SCHEDULE

- (IN

0.06

0.06

5

13

F,	FAN SCHEDULE								
STATIC			MOTOR		MANUFACTURER #				
PRESS. N W.G.)	WATTS	±Ω	RPM	VOLTPHCY.	MODEL	OPTIONS-ACCESSORIES			
0.5	47.8		900	115-1-60	GREENHECK SP-A200 OR EQUAL	BACKDRAFT DAMPER CONTROLLED BY OCCUPANCY SENSOR OPERATION WT. = 25 LBS			

VENTILATION CALCULATION *AREA AREA *PEOPLE PEOPLE OUTSIDE AIR OUTDOOR AIR REQUIREMENT OUTDOOR AIR OUTDOOR AIR OUTDOOR AIR PERSONS (QTY.) PROVIDED RATE REQUIREMENT RATE (CFM) (CFM/SQ.FT.) (CFM/PERSON) (CFM) (CFM) 0.12 107 14 7.5 105 225 20 8 5 5 0.06 5 0.06 4 5 15 17 7 5 35 75 0.12 40 0.06 13 ------

SCHEDULE - AIR DISTRIBUTION

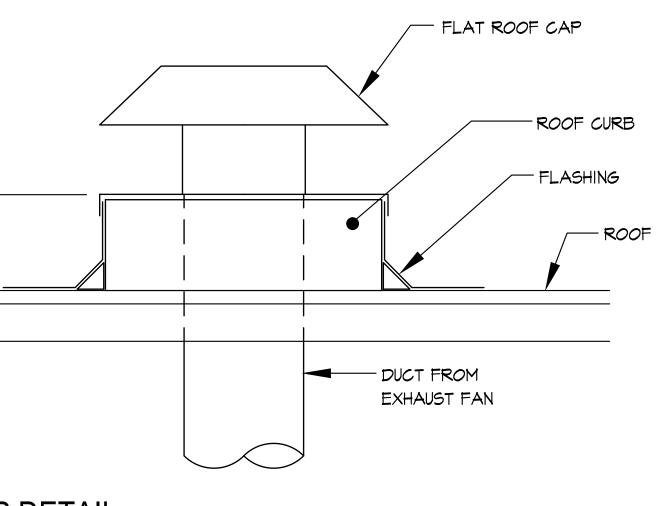
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CFM	DUTY	NECK	SIZE	DAMPER	MATERIAL	DESCRIPTION
BEE DWGS	SUPPLY	6,8,10,12,14,1 6	24X24	YES	STEEL	STAMPED
SEE DWGS	RETURN	6,8,10,12,14,1 6	24X24	YES	STEEL	STAMPED
BEE DWGS	SUPPLY	6,8	12X12	YES	STEEL	STAMPED
SEE DWGS	RETURN	6,8	12X12	YES	STEEL	STAMPED

5

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B. FINISH SHALL BE OF THE TYPE AND COLOR SELECTED BY ARCHITECT. SUBMIT FINISH CHART WITH SHOP DRAWINGS.

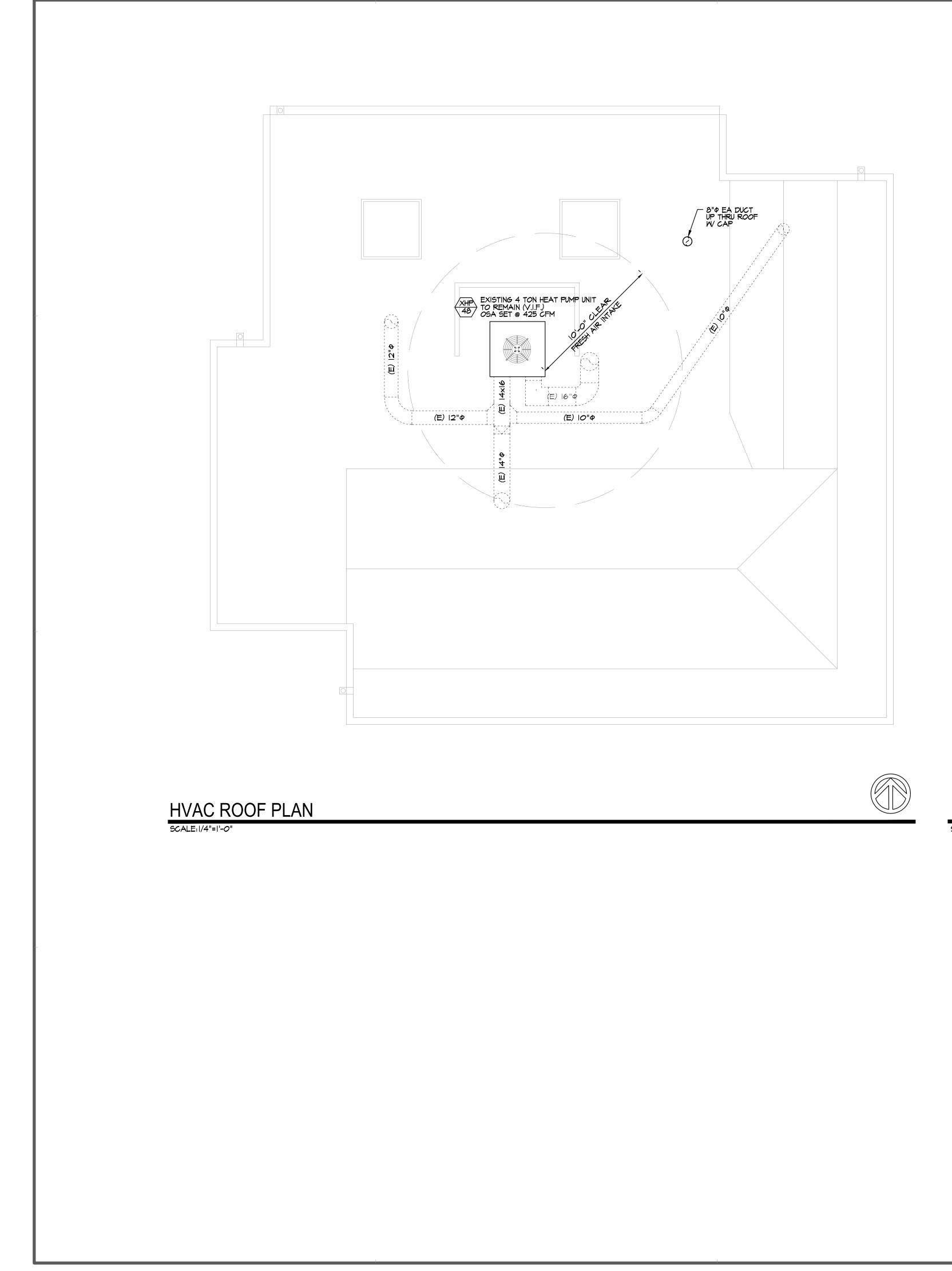


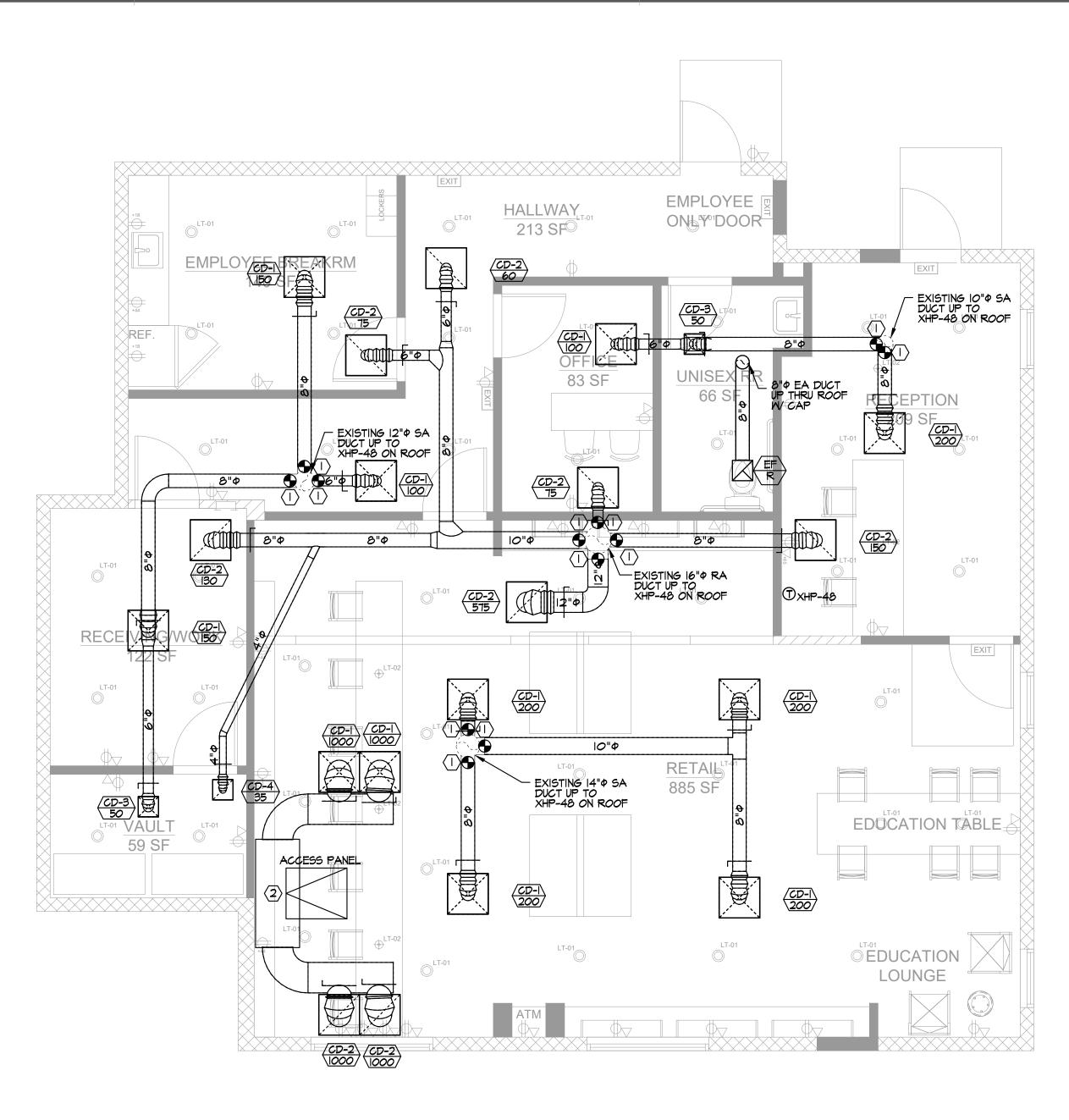
HESTIA ATELIE 3 PETERS CANYON RD STE #110 IRVINE, CA. 92606 No. M34279 Exp.12-31-2024 ENGINEERS 26439 Rancho Pkwy. S., Ste 120 Lake Forest, CA 92630 Tel: 949-267-9095 REET \ 9262 NEBRINA 770 W. 19TH STREET COSTA MESA, CA 9262



CUP NUMBER: Plan Check Num	nber:	PA-21-39 -
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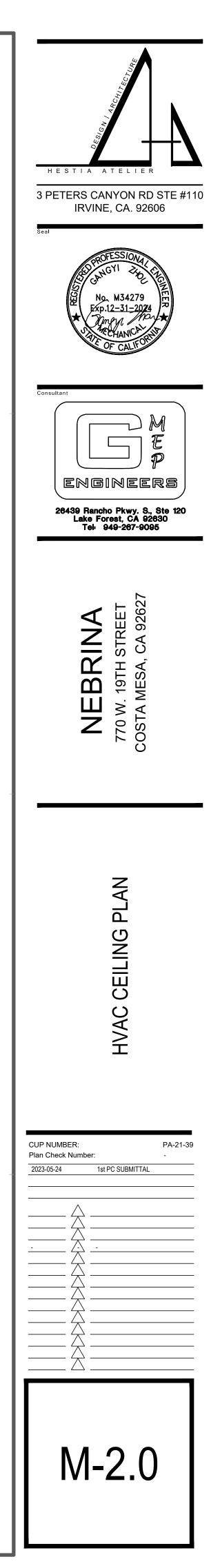
HVAC CEILING PLAN

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



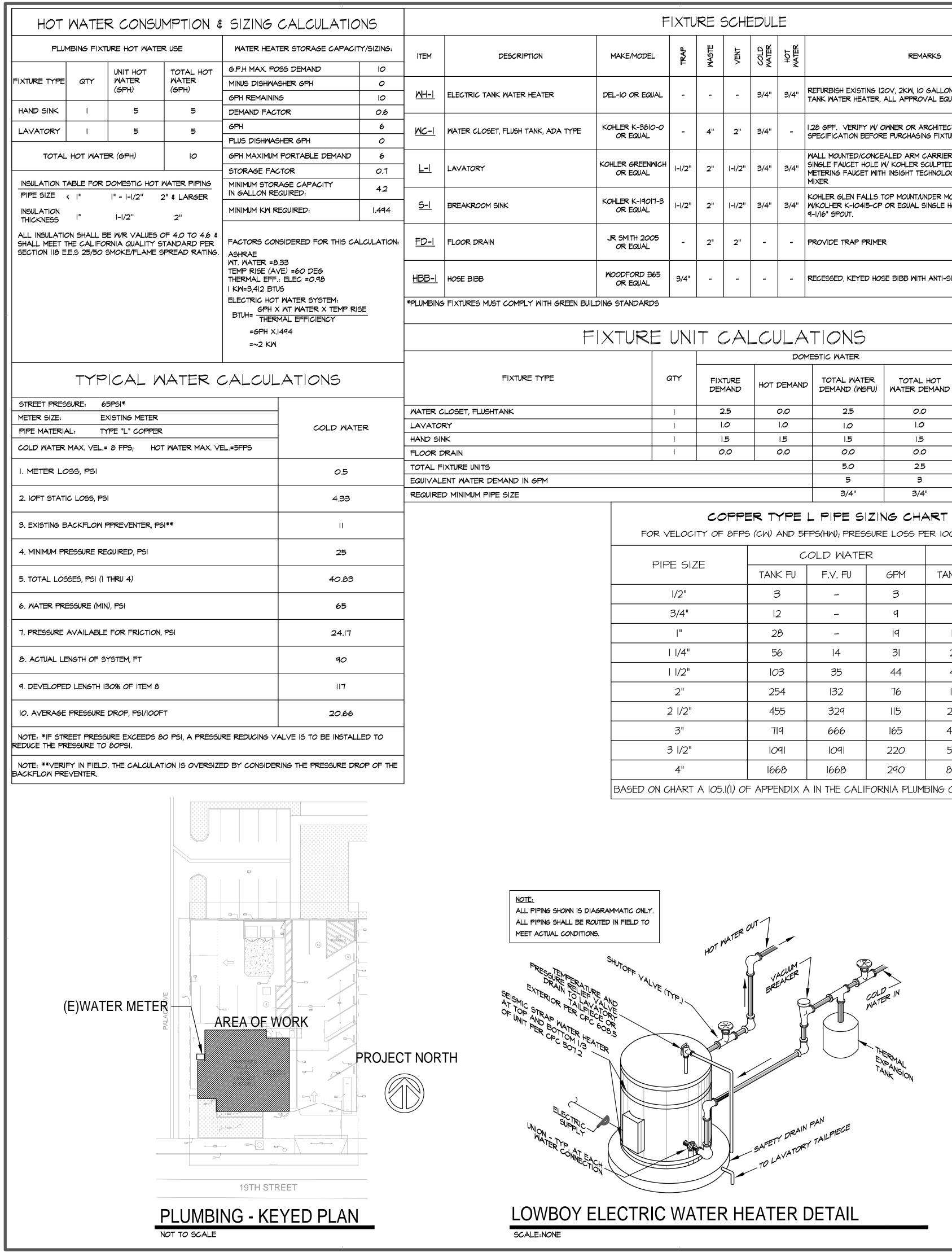
HVAC KEYED NOTES

P.O.C. TO EXISTING DUCTWORK. VERIFY IN FIELD.
 INDOOR AIR SCRUBBER PER ODOR CONTROL BY OTHERS. CLEANLEAF, AIR FILTRATION SYSTEMS, SKU: CL2500D-CCP, II5V-IPH, 7.5 AMPS.



	STATE OF CALIFORNIA	STATE OF CALIFORNIA	STATE OF CALIFORNIA
	CERTIFICATE OF COMPLIANCE NRCC-MCH-E	CERTIFICATE OF COMPLIANCE NRCC-MCH-E	CERTIFICATE OF COMPLIANCE NRCC-MC
			path outlined in 140.4, or 141.0(b)2 for alterations. Project Name: Nebrina Costa Mesa Report Page: (Page 1 c)
	This section does not apply to this project.	Table C will indicate if the project data input into the compliance document is compliant with mechanical requirements. This table is not editable by the user. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D., or the table indicated as not compliant for guidance.	O1 Project Location (city) Costa Mesa 04 Total Conditioned Floor Area 1711 02 Climate Zone 6 05 Total Unconditioned Floor Area 0
		Summary Pumps AND Economizers AND Controls AND Ventilation AND Controls AND Control	
	This table is used to demonstrate compliance with mandatory ventilation requirements in 120.1 120.2(e)3B 140.4(p) and 140.4(q) for all nonresidential and hotel/motel and d:t24refnolink/]160.2, 160.3(a)3D, 170.2(a)4N, 170.2(a)4O for high-rise residential occupancies. For alterations, only ventilation systems being altered within the scope of the permit application need to be documented in this table. In lieu of this table, the required outdoor ventilation rates and airflows may be shown on the plans or the calculations can be presented	110.2, 140.4, (k), 140.4, (k), 170.2(c) 140.4(k), 140.4(e), 170.2(c) 140.4(c), 140.4(f), 170.2(c) 120.1, 160.2 140.4(d), 170.2(c) 140.4(l), 160.2, 160.3 110.2(e)2 Compliance Results (See Table F) (See Table G) (See Table H) (See Table I) (See Table J) (See Table K) (See Table L) (See Table M)	This table Includes mechanical systems or components that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in
	01 Check the box if the project is showing ventilation calculations on the plans, or attaching the calculations instead of completing this table.		Air System(s) Wet System Components Dry System Components
	03 Check the box if the project is using natural ventilation in any nonresidential or hotel/motel spaces to meet required ventilation rates per 120.1(c)2.		Cooling Air System
	04 05 06 07 System Decign Air Filtration per 120.1(c) 141.0(b)2 and	E. ADDITIONAL REMARKS	or new)
	System Name XHP-48 Airflow ¹ 450 Transfer Air CFM 0 100.2(2)21 ⁻ Provided	This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.	
	Mechanical Ventilation Required per 120.1(c)3 ³ & 160.2(c)3 Exh. Vent per 120.1(c)4 & 160.2(c)4 Space Name DCV or Sensor Controls per 120.1(d)3,		
	or Item Tag Occupancy Type ⁴ Conditioned # of Shower # of Floor Area heads/ nacepto5 Min OA Min CEM CEM 120.1(d)5, and 120.1(
	Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace	Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace	Registration Number: Generated Date/Time: Documentation Software: Energy Code A
	Mechanical Systems CALIFORNIA ENERGY COMMISSION	Mechanical Systems CALIFORNIA ENERGY COMMISSION	Mechanical Systems CALIFORNIA ENERGY COMMISS
	Project Name: Nebrina Costa Mesa (Page 6 of 8)	Project Name: Nebrina Costa Mesa Report Page: (Page 5 of 8)	Project Name: Nebrina Costa Mesa Report Page: (Page 4 c
	Dwelling Units: Total duct leakage of duct system shall not exceed 12%	DCV NA: Not required per	NA: Not required prov
	Duct leakage testing ner CMC Section 603.10.1 required for these	Occ Sensor operated per	
	12 Yes Duct system provides conditioned air to an occupiable space for a constant volume, single zone, space-conditioning system.	¹ FOOTNOTES: System CFM should include both mechanical and natural ventilation for the zone/system	<u>§120.1(d)3</u>
<form></form>	14 No The <u>combined</u> surface area of the ducts is more than 25% of the total surface area of the entire duct system:	systems providing outside air to occupiable space; supply side of balanced ventilation systems including heat recovery and energy recovery ventilation systems providing outside air to	Occ Sensor Operated per <u>§120.2(e)3</u> except
	16NoThe scope of the project includes an existing duct system that is documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in the Reference Nonresidential Appendix NA2.	⁴ See Standards Tables 120.1-A and 120.1-B.	Vault Occupiable storage rooms for dry 59 8.85 NA: Continuousl
	18 No All ductwork is an extension of an existing duct system	⁶ 120.2(e)3 requires systems serving rooms that are required by 130.1(c) to have lighting occupancy sensing controls to also have occupancy sensing zone controls for ventilation.	<u>§120.2(e)3</u> except
	20 No < 25 ft of new or replacement space conditioning ducts installed		Break Room Break room 140 70 70 NA: Continuous
	M. COOLING TOWERS		State State <th< td=""></th<>
	This section does not apply to this project.		Hallway Corridor 213 31.95 NA: Continuousl Occ Sensor operated per
	Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks.	01 weather shall be installed with a cover suitable for outdoor service. Insulation covering chilled water piping and refrigerant suction piping located	DCV NA: Not required p
	https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/	The answers to the questions below apply to the following dust systems: VUD 48 NR/ Common Use: Duct leakage testing shall not exceed 6% per	Occ Sensor operated per
		NA7.5.3 required for these systems?	
A DATA ON THE CANADAL AND	CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 110150-0523-0003	CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 110150-0523-0003	CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 110150-0523-00
	Schema Version: rev 20220101 Report Generated: 2023-05-24 13:10:04		
		CERTIFICATE OF COMPLIANCE NRCC-MCH-E	CERTIFICATE OF COMPLIANCE NRCC-MC
			O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
		Documentation Author Name: Documentation Author Signature:	
BUSCHEREDUCES Excellent PERCENCES		Company: GMEP Engineers Signature Date: 05/24/23	Form/Title Systems/Spaces To Be Fie Verified
 		RESPONSIBLE PERSON'S DECLARATION STATEMENT	
 A. The left spin forwards we determined by the last spin determined and s		 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) 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 	
Autorities Generated Date/Time: Documentations Software: Energy Code Act Software: Energy Code Act Software:		 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. 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 	Q. MANDATORY MEASURES DOCUMENTATION LOCATION
Registration Number:: Generated Date/Time:: Documentation Software: Energy Code Ace Registration Number:: Generated Date/Time:: Documentation Software: Energy Code Ace Registration Number:: Generated Date/Time:: Documentation Software: Energy Code Ace CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance: Deport Version: 2022.0000 Compliance: Do: 110150 0522-2000 Report Version: 2022.0000 Compliance: Do: 110150 0522-2000		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: GARY ZHOU Responsible Designer Signature: Company: GMEP ENGINEERS Date Signed: 05/24/23	01 02
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 110150-0523-0003 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance ID: 110150-0523-0003 Compliance ID: 110150-0523-0		City/State/Zip: LAKE FOREST, CA 92630 Phone: 949.267.9095	Mandatory Measures Note Block M-1.0
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance ID: 110150-0523-0003 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance ID: 110150-0523-0003 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance ID: 110150-0523-0003 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance ID: 110150-0523-0003 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance ID: 110150-0523-0003 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance ID: 110150-0523-0003 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance ID: 110150-0523-0003 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance ID: 110150-0523-0003 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance ID: 110150-0523-0003 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance ID: 110150-0523-0003 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance ID: 110150-0523-0003 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance ID: 110150-0523-0003 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance ID: 110150-0523-0003 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance ID: 110150-0523-0003 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance ID: 110150-0523-0003 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance ID: 110150-0523-0003 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance ID: 110150-0523-0003 CA Building Energy Efficiency Standards - 2022 Nonresidential CA Building Energy Efficiency Standard		Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace	Registration Number: Generated Date/Time: Documentation Software: Energy Code A
		CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 110150-0523-0003	CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 110150-0523-00





	F	IXTU	RES	SCHE	EDUL	E		
	MAKE/MODEL	TRAP	MASTE	VENT	COLD WATER	HOT MATER	REMARKS	I.
	DEL-10 OR EQUAL	-	-	-	3/4"	3/4"	REFURBISH EXISTING 120V, 2KW, 10 GALLON, SINGLE PHASE, ELECTRIC TANK WATER HEATER. ALL APPROVAL EQUAL.	2.
	KOHLER K-3810-0 OR EQUAL	-	4"	2"	3/4"	-	1.28 GPF. VERIFY W OWNER OR ARCHITECT FOR EXACT FIXTURE SPECIFICATION BEFORE PURCHASING FIXTURE	З.
	KOHLER GREENWICH OR EQUAL	I-I/2"	2"	- /2"	3/4"	3/4"	WALL MOUNTED/CONCEALED ARM CARRIER BATHROOM SINK WITH SINGLE FAUCET HOLE W/ KOHLER SCULPTED TOUCHLESS 0.5 GPM METERING FAUCET WITH INSIGHT TECHNOLOGY AND TEMPERATURE MIXER	4.
	KOHLER K-19017-3 OR EQUAL	I-I/2"	2"	I-I/2"	3/4"	3/4"	KOHLER GLEN FALLS TOP MOUNT/UNDER MOUNT UTILITY SINK W/KOLHER K-10415-CP OR EQUAL SINGLE HOLE KITCHEN FAUCET WITH 9-1/16" SPOUT.	
	JR SMITH 2005 OR EQUAL	-	2"	2"	-	-	PROVIDE TRAP PRIMER	5.
	WOODFORD B65 OR EQUAL	3/4"	-	-	-	-	RECESSED, KEYED HOSE BIBB WITH ANTI-SIPHON VACUUM BREAKER	
8111	DING STANDARDS							6

		DOMESTIC WATER										
QTY	FIXTURE DEMAND	HOT DEMAND	TOTAL WATER DEMAND (WSFU)	TOTAL HOT WATER DEMAND	DFU	TOTAL						
I	2.5	0.0	2.5	0.0	З	ß						
	1.0	1.0	1.0	1.0	I	l						
I	1.5	1.5	15	1.5	2	2						
I	0.0	0.0	0.0	0 <u>.</u> 0	2	2						
			5.0	2.5		8						
			5	З								
			3/4"	3/4"		4"						

	C	OLD WATE	R	нот h	IATER						
PIPE SIZE	TANK FU	F.V. FU	GPM	TANK FU	GPM						
1/2"	3	_	3	3	З						
3/4"	12	_	٩	8	٦						
"	28	_	19	16	12						
/4" 56 4 31 28 9											
/2"	103	35	44	46	27						
2"	254	132	76	119	48						
2 1/2"	455	329	115	245	74						
3"	719	666	165	406	105						
3 1/2"	1091	1091	220	585	140						
4"	1668	1668	290	840	185						

EXISTING CONDITIONS ARE BASED ON LIMITED FIELD CONTRACTOR SHALL ADJUST TO ACTUAL FIELD CON ADDITIONAL EXPENSE TO THE TENANT.

- ALL CONTRACTORS SHALL REVIEW A COMPLETE SET DOCUMENTS. PLUMBING CONTRACTOR SHOULD COOR ALL OTHER TRADES. THIS INCLUDES COORDINATING OF ALL OPENINGS, LOCATIONS OF EQUIPMENT PAD, ELEVATIONS.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH DEM TO BIDDING AND START OF WORK. CONTRACTOR IS EXISTING AS REQUIRED FOR INSTALLATION/CONSTRU
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD V EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID ELEVATIONS, AND SIZES OF ALL EXISTING PLUMBING ARCHITECT OF ANY DISCREPANCIES. NO ADDITIONAL BE MADE FOR ANY EXTRAS DUE TO CONTRACTOR'S JOBSITE AND/OR PREDETERMINE ALL EXISTING COND SUBMITTING HIS BID. ANY DISCREPANCIES SHALL BE TO THE ARCHITECT FOR RESOLUTION. NO EXCEPTION
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIEL UTILITY RUNS, UNDERGROUND AND ABOVE GROUND PI IMPROVEMENTS LOCATED ON THE PREMISES. CONTRA RESPONSIBLE FOR ALL COSTS RELATING TO THE REL TO, REPAIR OF ANY EXISTING UTILITY RUNS AND/OR ARE DAMAGED AS A RESULT OF WORK IN OR AROUN
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT 6. LOCATIONS AND MOUNTING HEIGHTS OF ALL PLUMBIN EXCEPTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPA DRAWINGS DURING CONSTRUCTION AND SUBMIT FOR / COMPLETION OF INSTALLATION.
- 8. CONTRACTOR SHALL FINISH ALL MATERIALS, LABOR TRANSPORTATION AND SERVICES REQUIRED FOR CO ALL MATERIALS AND WORK SHALL COMPLY WITH AF REGULATIONS AND MEET THE APPROVAL OF STATE
- 9. WATER HEATER SHALL BE CERTIFIED BY THE MANUFA COMPLY WITH THE EFFICIENCY STANDARDS OF THE COMMISSION, 2022 EDITION.
- IO. ALL HOT WATER PIPING SHALL BE INSULATED WITH . INSULATION PER SECTION 609.12 OF THE 2022 PLUME 120.3-A, SECTION 120.3 OF THE 2022 CALIFORNIA EI
- II. CONTRACTOR SHALL VERIFY WATER PRESSURE CONDITI SITE. CONTRACTOR SHALL PROVIDE INSTALL A PRESSUR SUPPLY PRESSURE EXCEEDS 80 PSI.
- 12. ALL PIPING SHALL BE SUPPORTED AT INTERVAL NOT TO CPC TABLE 313.3
- 13. ALL POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS AND MOP SINKS ARE TO BE PROVIDED WITH A BACKFL
- 14. ALL CONCEALED PIPING SHALL BE INSTALLED PER CODE 2022. NO EXCEPTION.

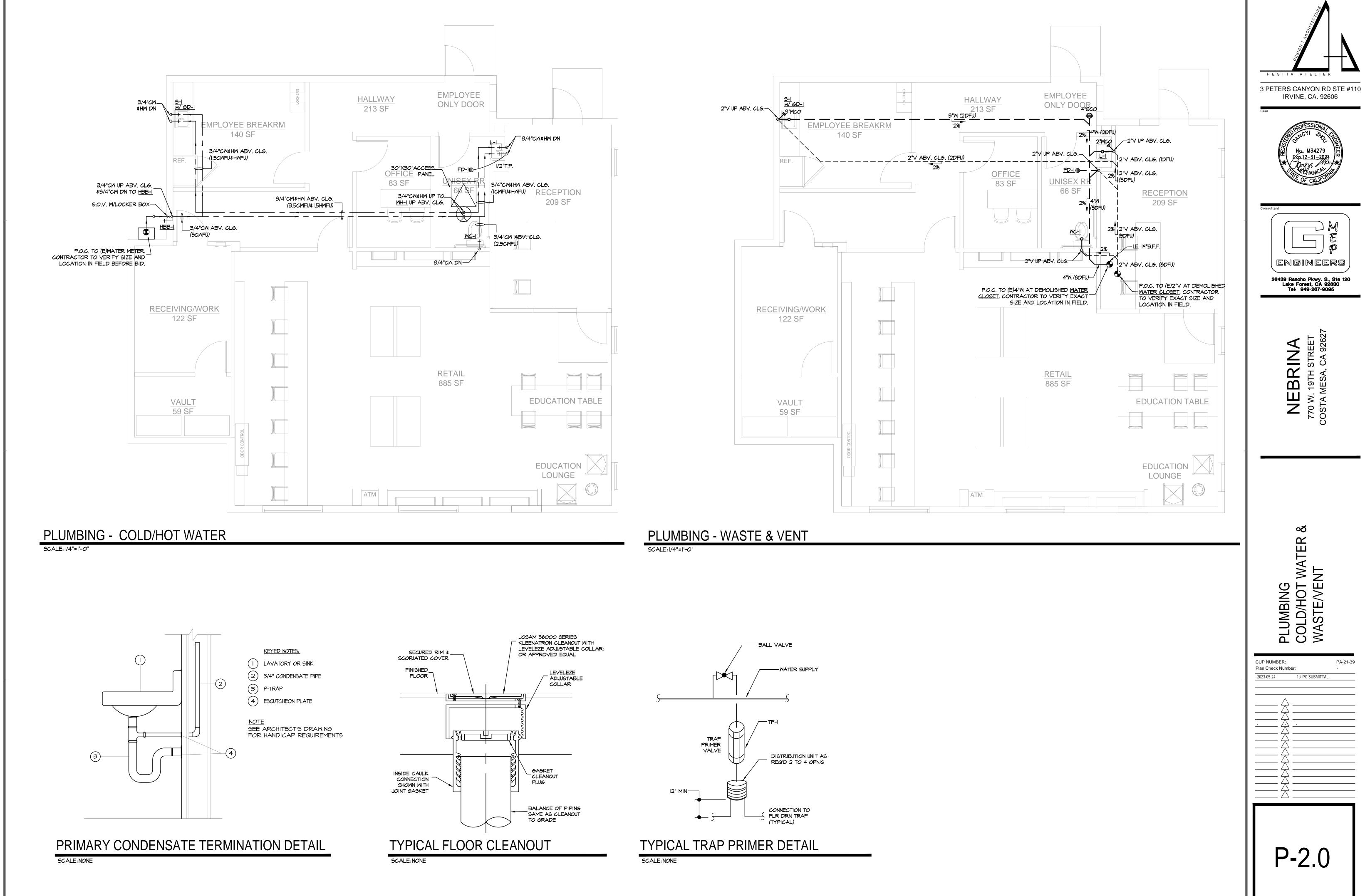
	PIPING SYMBOLS													
SYMBOL	MEANING	SYMBOL	MEANING											
	DOMESTIC COLD WATER		FLOOR SINK											
	DOMESTIC HOT WATER	\ominus	FLOOR CLEANOUT											
	DOMESTIC H.M. CIRCULATING	IIII	WALL CLEANOUT											
	SANITARY SEWER	Φ	FLOOR DRAIN											
	VENT PIPING	● □	GAS COCK											
	STORM DRAIN PIPING	<u>TUB-1</u>	PLUMBING FIXTURE											
	GREASE WASTE		CONNECT TO EXISTING											
G	GAS		SHUT-OFF VALVE											
CD	CONDENSATE DRAIN		RECIRCULATION PUMP											
			PIPE CAP											
		<u>ج</u>	PIPE ELBOW DOWN											
		-0	PIPE ELBOW UP											

GENERAL PLUMBING NOTES

LD VERIFICATION. ONDITIONS AT NO	15.	LAVATORIES IN PUBLIC RESTROOMS SHALL BE LIMITED TO 0.56PM
		ALL FAUCETS SHALL COMPLY WITH CALIFORNIA PROPOSITION 65 AND SHALL
ET OF CONSTRUCTION RDINATE HIS WORK WITH 5 THE LOCATION AND SIZE		BE CERTIFIED TO NSF STANDARD 61 SECTION 9 FOR DRINKING WATER COMPONENTS.
, AND CHANGES OF	17.	ALL REQUIRED CLEANOUTS SHALL BE INSTALLED AS PER SEC. 707.0 & 719.0 OF THE 2022 CALIFORNIA PLUMBING CODE.
EMOLITION RESPONSIBLE S RESPONSIBLE ALL RUCTION OF NEW WORK.	18.	FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.
VERIFICATION OF ALL D. VERIFY LOCATION, IG AND INFORM THE AL COMPENSATION WILL	19.	NEW WATER CLOSET AND ASSOCIATED FLUSHMETER VALVES SHALL BE NO MORE THAN 1.28 GALLONS PER FLUSH AND SHALL MEET THE AMERICAN STANDARDS INSTITUTE STANDARD A112.19.2 H&S CODE, SECTION 17921.3(B).
S FAILURE TO VISIT THE NDITIONS BEFORE E IMMEDIATELY REPORTED	20.	NEW URINALS AND ASSOCIATED FLUSHMETER VALVES SHALL BE NO MORE THAN 0.125 GALLONS PER FLUSH AND SHALL MEET THE AMERICAN STANDARDS INSTITUTE STANDARD A112.19.2 H&S CODE, SECTION 17921.3(B).
ELD VERIFICATION OF ALL PIPING AND/OR OTHER RACTOR SHALL ALSO BE	21.	ALL PLUMBING VENTS SHALL TERMINATE NOT LESS THAN TEN(10) FEET FROM OR AT LEAST THREE (3) FEET ABOVE ANY DOOR, OPENING, FRESH AIR INTAKE OR VENT SHAFT.
RELOCATION OF, DAMAGE RIMPROVEMENTS WHICH DUND THE PREMISES.	22.	SLOPE ALL CONDENSATE DRAIN LINES AT 1% AND SLOPE ALL SEWER PIPING MINIMUM OF 2%.
SPECIFICATIONS, SING FIXTURES. NO	23.	WASTE & VENT PIPING MATERIAL: SHALL BE ABS/PVC OR AB&I SERVICE WEIGHT CAST IRON NO-HUB SOIL PIPE AND FITTINGS WITH NO-HUB CLAMPS. MUST CONFORM TO CISPI STANDARD 301.04a & 310.04 AND CLEARLY MARKED WITH THE CAST IRON SOIL PIPE INSTITUTE TRADEMARK, MANUFACTURER'S NAME AND COUNTRY OF ORIGIN. ABS/PVC CAN BE USED IF
PARE ACCURATE AS-BUILT R APPROVAL UPON		ALLOWED BY LOCAL AUTHORITY HAVING JURISDICTION.
DR, EQUIPMENT, COMPLETING THE WORK. APPLICABLE CODES AND	24.	WRAP ALL IRON AND COPPER PIPE AND FITTINGS BELOW SLAB OR GRADE WITH & MIL POLYETHYLENE WRAP AND 6" MINIMUM ENVELOPE OF CLEAN SAND. ALL ROUND PIPE IN ACCORDANCE WITH NSI/AWWA STANDARD CI05/A21.5-82.
E & LOCAL JURISDICTION.	25.	WATER PIPE SHALL BE TYPE "L" ABOVE GRADE, HARD DRAWN COPPER TUBING, WITH WROUGHT COPPER FITTINGS, SOLDER ALL JOINTS WITH LEAD-FREE SOLDER.
E CALIFORNIA ENERGY	26.	CONDENSATE DRAIN PIPE SHALL BE TYPE "DWV" HARD DRAWN COPPER TUBING WITH WROUGHT COPPER FITTINGS, 50-50 SOLDERED JOINTS. INSULATE
ARMSTRONG "ARMAFLEX" MBING CODE AND TABLE		ALL CONDENSATE DRAIN PIPING WITHIN BUILDING INTERIOR.
ENERGY CODE.	27.	NEW OR REPAIRED PORTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHODS IN CPC 2022 609.10. NO EXCEPTION.
SURE REGULATOR WHERE THE	28.	CONTRACTOR TO PROVIDE THERMOSTATIC MIXING VALVES FOR PUBLIC-USE
TO EXCEED THOSE SHOWN IN		LAVATORIES TO LIMIT TEMPERATURE TO A MAXIMUM OF 120 DEGREES FAHRENHEIT (2022 CPC 407.3).
NTS, SUCH AS HOSE BIBS, FLOW/ANTI-SIPHON DEVICE.	29.	THIS DOCUMENT IS NOT FOR BID OR CONSTRUCTION UNTIL THE PLAN HAS BEEN REVIEWED AND APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND THE PERMIT IS OBTAINED. NO COMPENSATION WILL BE MADE FOR ADDITIONAL WORK DUE TO THE VIOLATION OF THIS REQUIREMENT.
CALIFORNIA PLUMBING	30.	THIS PROJECT MUST COMPLY WITH THE CALIFORNIA PLUMBING CODE 2022.



P-1.0

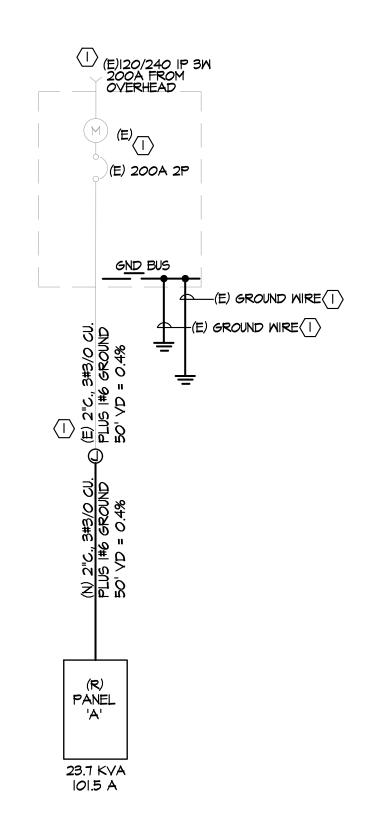


	PLUMBING	COLD/HOT WATE	WASTE/VENT	
UP NUM		۲.		PA-2
2023-05-24			JBMITTAL	
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					LIGHTING FIXTURE	SCHEDU	E							
MARK	LEGEND	VOLT	COUNT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES				
A II	0	120	43	RECESSED	RECESSED DOWN LIGHT LED	NEW FOCAL POINT	FLC3DT4-R0-900L-1 20-1C-LC3T4-R0	LED	II	OR APPROVED EQUAL				
$\begin{pmatrix} B \\ 2 \end{pmatrix}$	٢	120	5	PENDANT	DECORATIVE PENDANT LIGHT	Y LIGHTING	TLA2085669	LED)	OR APPROVED EQUAL				
EM 12	4	120	6	SURFACE	EMERGENCY LIGHTING W/ 90 MINUTE BATTERY PACK	LITHONIA	ELM6	LED	12	OR APPROVED EQUAL				
X 3 I20 5 SURFACE EXIT SIGN W/ 90 MINUTE BATTERY PACK LITHONIA LHQM LED 5 OR APPROVED EQUAL														
		NOTES: NOTES: I) VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES. 2) LIGHTING ABOVE FOOD OR UTENSILS SHALL BE SHATTERPROOF.												

ELECTRICAL WIRING METHODS

- a) FOR UNDERGROUND AND EXPOSED UP TO +5'-O", OR DAMP LOCATION, THE CONDUIT SHALL BE RIGID STEEL GALVANIZED IMC. NO RUNNING THREADS ARE PERMITTED
- b) GALVANIZED EMT SHALL BE USED IN DRY CONCEALED LOCATIONS AND EXPOSED ABOVE +5'-O". EMT CONNECTORS SHALL BE WATERTIGHT COMPRESSION TYPE.
- c) GALVANIZED FLEXIBLE CONDUIT SHALL BE USED ONLY FOR MOTOR AND FIXTURE CONNECTIONS IN LENGTHS NOT TO EXCEED 6'.
- d) CONDUITS PENETRATING THE ROOF SHALL BE FLASHED AND COUNTER FLASHED. e) PVC SCHEDULE 40 MAY BE USED UNDER FLOOR SLABS OR UNDERGROUND WITH
- GROUND WIRE. PVC UNDERGROUND TO HAVE 24 INCH COVER. F) SERVICE CONDUITS SHALL BE PVC SCHEDULE 40 OR AS SPECIFIED BY UTILITY
- COMPANIES. a) INSTALL FITTINGS, SPECIAL DEVICES AND MATERIAL, WHICH MAY BE REQUIRED FOR THE PROPER INSTALLATION OF THE CONDUIT SYSTEM.
- h) REFER TO NEC 300.5 FOR UNDERGROUND INSTALLATION REQUIREMENTS AND DETAILS; NEC 300.6 FOR CORROSION AND DETERIORATION AREAS.



ELECTRICAL SINGLE LINE

SCALE: NONE

LIGHTING FIXTURE NOTES

- a) ALL EQUIPMENTS MUST BE U.L. LISTED. NO EXCEPTION.
- b) AUTO-RESETTING THERMAL PROTECTION MUST BE PROVIDED WHEREAS RECESSED INCANDESCENT LIGHTING FIXTURES ARE INSTALLED IN GYPBOARD CEILINGS.
- c) PROVIDE UL LISTED THERMAL BARRIER WHEREAS LIGHTING FIXTURES IN CONTACT WITH INSULATION. OR PROVIDE 3" MINIMUM CLEARANCE.
- d) WHEN LIGHTING FIXTURES ARE INSTALLED IN FIRE RATED CEILINGS OR WALLS, AN APPROVED FIRE RESISTIVE MANNER CONSISTENT WITH FIRE RATING OF CEILING OR WALLS MUST BE PROVIDED. NO EXCEPTION.
- e) REFER TO LATEST ARCHITECTRAL REFLECTED CEILING PLAN FOR EXACT LIGHTING FIXTURE LOCATIONS.
- F) CONFIRM WITH ARCHITECTURE FOR LIGHTING FIXTURE SPECIFICATIONS PRIOR TO ANY ORDER. NO EXCEPTION.
-) ALL FLUORESCENT LIGHTING FIXTURES MUST BE EQUIPPED WITH INTERNAL SWITCH TO DISCONNECT ALL CONDUCTORS TO BALLAST FROM THE SOURCE SIMULTANEOUSLY, INCLUDING THE GROUNDED CONDUCTOR IF ANY.
- LIGHTING STANDARDS REQUIRE A SEPARATE PERMIT. ALL SIGN REQUIRE SEPARATE PERMITS AND APPROVALS ALSO. NO EXCEPTION.

SINGLE-LINE DIAGRAM GENERAL NOTES

- a) ALL CONDUCTORS SHALL BE COPPER AS FOLLOWS: #12 AWG AND SMALLER - SOLID, TW
- #10 AWG AND LARGER STRANDED, THWN, THHN OR XHHW ALL CONDUCTORS SIZES ARE BASED ON 75°C TEMPERATURE RATING (NEC. 2020 TABLE 310.16)
- b) ALL NEW CIRCUIT BREAKERS, FUSIBLE SWITCHES IN MAINSWITCHBOARD OR PANEL BOARDS SHALL BE SERIES RATED TO MATCH EXISTING AIC RATING OR APPROVED EQUAL OR 65KAIC, UNLESS NOTED OTHERWISE
- c) MOTOR CIRCUIT PROTECTORS SHALL NOT BE A PART OF A SERIES COMBINATION INTERRUPTING RATING.
- d) SERIES COMBINATION AIC RATING SHALL NOT BE USED WHEN THE SECONDARY EQUIPMENT IN THE SERIES IS SUBJECTED TO A TOTAL CONNECTED FULL LOAD MOTOR CURRENT OF MORE THAN 1% OF ITS AIC RATING.
- e) EQUIPMENT ENCLOSURES SHALL BE CLEARLY MARKED "CAUTION-SERIES RATED SYSTEM - 65KAMPS AVAILABLE, IDENTIFIED REPLACEMENT COMPONENTS REQUIRED", IN COMPLIANCE WITH 2022 CEC (2020 NEC) SECTION 110-22. END USE EQUIPMENT SHALL ALSO BE MARKED WITH THE HIGHER SERIES COMBINATION INTERRUPTING RATING AS PER 2022 CEC SECTION 240-83(C). NO EXCEPTION.
- F) FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.
- q) ELECTRICAL EQUIPMENT SHALL BE LISTED BY THE CITY, WHERE THE PROJECT IS LOCATED, RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
- h) NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.
- MAIN SERVICE WILL NOT ENERGIZED PRIOR TO THE BUILDING INSPECTOR'S RECEIPT OF A THIRD PARTY "NRTL" TESTING LABORATORY PERFORMANCE TEST CERTIFICATION FOR THE SERVICE GROUND FAULT PROTECTION. 2020 NEC 230.95

SINGLE DIAGRAM KEYED NOTES

- SERVICE FOR BUILDING IS BEING RELOCATED FROM DEMOLISHED BUILDING. CONTRACTOR TO CONFIRM WITH POWER COMPANY FOR WORK PRIOR TO METER.
- 3/4"C., 1#3/0 GND. THE CONNECTION SHALL BE MADE WITHIN THE FIRST FIVE FEET OF THE WATER PIPE ENTRANCE TO THE BUILDING. CONTRACTOR TO BOND GAS PIPING TO SYSTEM AS REQUIRED BY CEC 250.104
- 3/4"C., 1#3/0 GND. TO BUILDING FOOTER/FOUNDATION REINFORCING STEEL $\overline{3}$

CAUTION

GMEP ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY ELECTRICAL CHANGE ORDERS THAT MAY OCCUR SHOULD FINAL BIDS AND/OR CONSTRUCTION BASED THESE DOCUMENTS BE STARTED PRIOR TO ELECTRICAL PLAN CHECK APPROVA

ALL WORK TO COMPLY WITH THE 2022 CBC, CPC AND CMC AND THE 2022 CEC (2020 NEC) WITH STATE AND LOCAL AMENDMENTS.

ALL EQUIPMENTS SHALL BE U.L. LISTED AND INSTALLED ACCORDING TO THE LISTING.

CONDUCTORS:

ALL CONDUCTORS SHALL BE COPPER AS FOLLOWS:

#12 AWG AND SMALLER - SOLID, TW

#10 AWG AND LARGER - STRANDED, THWN, THHN OR XHHW ALL CONDUCTORS SIZES ARE BASED ON 75°C TEMPERATURE RATING (NEC. 2020 TABLE 310.16)

- MOUNTING HEIGHT FOR RECEPTACLES AND CONTROL DEVICES:
- a) THE BOTTOM OF ELECTRICAL AND COMMUNICATION RECEPTACLES INTENDED BE USED BY THE OCCUPANT SHALL BE LOCATED NO LESS THAN 15". [ADA ACCESSIBITY GUIDELINES 4.27.3]
- b) RECEPTACLE OUTLETS SHALL BE LOCATED ABOVE, BUT NOT MORE THAN 20 I ABOVE, THE COUNTERTOP. SUGGESTION HEIGHT IS 6" [NEC 210.52.C(5)]
- c) THE TOP OF SWITCHES SHALL BE INSTALLED NOT LESS THAN 36" NOR MORE THAN 46" ABOVE THE FINISH FLOOR.
- d) THERMOSTAT CONTROLS SHALL BE LOCATED NOT LESS THAN 36" NOR MORE THAN 46" ABOVE FINISH FLOOR LINE.

IMPORTANT BID NOTES:

- a) DUE TO THE SMALL SCALE OF DRAWINGS, IT IS NOT ALWAYS POSSIBLE TO SH ALL DEVICES WHICH MAYBE REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS BEFORE SUBMITTING HIS BID. NO ADDITIONAL COMPENSATION WILL BE MADE FOR EXTRA DUE TO CONTRACTOR FALIURE TO VISIT THE JOB SITE AND/OR FAILURE TO DETERMINE ALL EXISTING CONDITIONS BEFORE SUBMITTING HIS BID.
- b) REFER TO COMPLETE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUME DRAWINGS FOR ADDITIONAL NOTES, SPECIFICATIONS, DETAILS, CONTROLS, ET REPORT TO ARCHITECTURE IMMEDIATELY IF ANY CONFLICTS OCCUR BETWEEN THE DRAWINGS AND INCLUDE ALL COST PER ARCHITECTURE'S CLARIFICATION BASE BID. THIS REQUIREMENT WILL BE STRICTLY ENFORCED. NO CHANGE ORDERS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PERFORM THIS FUNCTION.

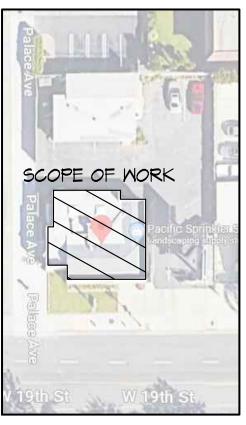
DEMOLITION NOTES

- a) THE DRAWINGS SHOW THE WORK TO BE IN PLACE AT THE COMPLETION OF INSTALLATION. MAKE NECESSARY ALTERNATIONS TO COORDINATE AND CONNECT THE EXISTING ELECTRICAL WORK WITH THE NEW SUCH THAT, WHEN TH WORK IS DONE, THE ENTIRE ELECTRICAL INSTALLATION, EXISTING AND NEW, IS COMPLETE OPERATING CONDITION.
- b) UNLESS SPECIFICALLY NOTED ON THE CONTRARY, ALL EXISTING LIGHTING FIXTURES, SWITCHES, CONTROLS AND OTHER MATERIALS OR EQUIPMENTS WHICH ARE REPLACED BY NEW AND ARE NOT INDICATED TO BE REUSED SHALL BE RETURNED TO THE OWNER OR BE DISPOSED AS DIRECTED BY THE OWNER.
- C) EXISTING MATERIAL TO REMAIN UPON COMPLETION IS INDICATED ON DRAWING AS EXISTING. FEEDERS (CONDUIT AND WIRES) ARE EXISTING TO THEIR RESPECTIVE SOURCE. ALTHOUGH NOT INDICATED ON THE DRAWINGS, TEMPOR REMOVAL OR RE-ROUTE CONDUITS AND REPLACE EXISTING WIRES WITH NEW DURING CONSTRUCTION WORK MAYBE REQUIRED.
- PROVIDE AND INSTALL NEW COVER PLATES FOR ALL REMOVED OUTLETS, SWITCHES, LIGHT FIXTURES, AND OTHER ELECTRICAL DEVICES WHEN THE OUTL BOX IS TO REMAIN.
- e) REMOVE ALL EXISTING ABANDONED FEEDERS (CONDUITS AND WIRES) BACK 1 PANEL BOARDS. LABEL NEW PANEL DIRECTORY AS "SPARE".
- f) MAINTAIN CONTINUITY OF ALL ELECTRICAL SYSTEMS, EQUIPMENT, ETC., FED B' ABANDONED OUTLET. THEY SHOULD BE IN OPERATION AFTER THE WORK IS DO MAINTAINING CONTINUITY SHALL CONSIST OF RE-ROUTING OF CONDUIT AND WIRING, AS REQUIRED TO SUIT THE EXISTING CONDITIONS.
- a) DASHED J-BOX DENOTES APPROXIMATE LOCATION OF EXISTING BOXES IN ACCESSIBLE CEILING SPACE. ALL CONDUIT SHOWN FROM J-BOX IS NEW UNLE SHOWN OTHERWISE AS DASHED. REFER TO ELECTRICAL SYMBOL LIST.
- h) EXISTING LOADS SHOWN ON PANEL SCHEDULES ARE BASED ON ASSUMPTIONS MADE BY FIELD VISIT, ELECTRICAL BILLS OR PUBLIC RESOURCES. NOTIFY ENGINEER IMMEDIATELY IF LOADS EXCEED 16 AMPS ON ANY 20A/IP CIRCUIT. NO EXCEPTION.
- CAREFULLY REVIEW ARCHITECT'S DEMO DRAWINGS FOR LOCATION OF WALLS BEING REMOVED UNDER THIS SCOPE OF THIS WORK AND REMOVE ALL FEEDE (CONDUITS AND WIRES) BACK TO LAST DEVICE LEFT IN SERVICE. DO NOT LEAVE ABANDONED.
- CAREFULLY REVIEW ARCHITECT'S DEMO DRAWINGS FOR EXISTING FLOOR BOXES BEING REMOVED UNDER THIS SCOPE OF WORK. REMOVE FLOOR BOXES AND ALL FEEDERS (CONDUITS AND WIRES) BACK TO LAST DEVICE LEFT IN SERVICE. DO NOT LEAVE ABANDONED.

GENERAL ELECTRICAL NOTES

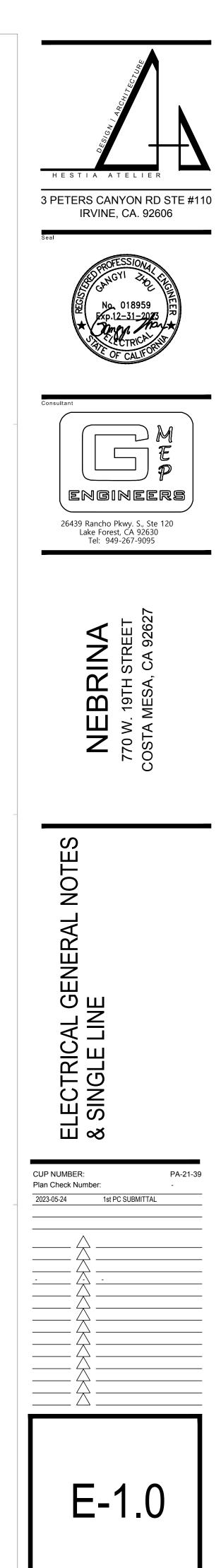
- a) VERIFY IN FIELD. ADJUST THE LOCATIONS OF HOMERUNS AND CIRCUIT NUMBERS ACCORDING TO EXISTING CONDITIONS IF NEEDED. COMMUNICATE WITH ENGINEER IF DESIGN SHOULD BE ALTERNATED. NO EXCEPTION.
- b) IDENTIFY ANY OBVIOUS EXISTING CODE VIOLATIONS THAT OCCURS AS AN EXISTING CONDITION AND PROVIDE SEPARATE PRICING TO CORRECT THE CONDITION SO THAT IN THE END, THE ENTIRE ELECTRICAL INSTALLATION COMPLIES WITH THE NATIONAL ELECTRICAL CODE AND ALL OTHER LOCAL CODES.
- C) IF THERE IS ANY DEVIATION FROM THE CIRCUITRY SHOWN, PROVIDE AS-BUILT DRAWINGS INDICATING SUCH.
- d) AT THE COMPLETION OF CONSTRUCTION WORK, AND PRIOR TO THE FINAL REVIEW BY THE ARCHITECT, PROVIDE PANEL DIRECTORIES IN PANELBOARD FRONTS REFLECTING ALL CHANGES MADE DURING CONSTRUCTION.
- e) THIS DOCUMENT IS NOT FOR BID OR CONSTRUCTION UNTIL THE PLAN HAS BEEN REVIEWED AND APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND THE PERMIT IS OBTAINED. NO COMPENSATION WILL BE MADE FOR ADDITIONAL WORK DUE TO THE VIOLATION OF THIS REQUIREMENT.

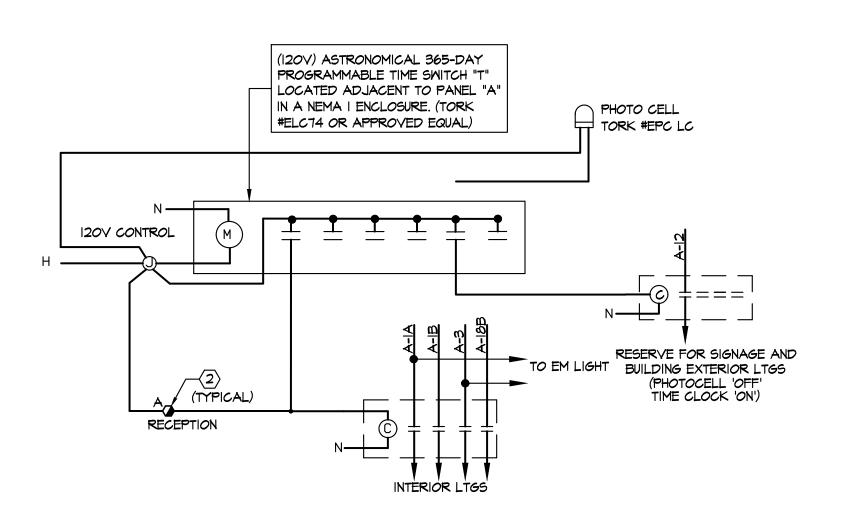
SYMBOL	DESCRIPTION
SECTION I.	SYMBOLS FOR CONDUITS
←	HOMERUN TO PANEL OR EQUIPMENT AS NOTED
	CONDUIT RUN CONCEALED IN WALL OR ABOVE FINISHED CEILING OR A BRANCH CIRCUIT, 2#12 IN 1/2" CONDUIT OR AS NOTED OR SYMBOLIZED
	CONDUIT IN OR UNDER SURFACE AS NOTED, 3/4" MINIMUM SIZE.
	CONDUIT RUN WITH EQUIPMENT GROUNDING CONDUCTOR, SAME SIZE AS CONDUCTORS, OR AS NOTED.
	CONDUIT RUN WITH ISOLATED GROUNDING CONDUCTOR, SAME SIZE AS CONDUCTORS, OR AS NOTED.
EM	CONDUIT WITH EMERGENCY CIRCUIT
	EXISTING CONDUIT TO REMAIN.
R	EXISTING CONDUIT TO BE REMOVED.
	EQUIPMENTS
A	ELECTRICAL PANELBOARD, FLUSH OR SURFACE MOUNTED AS INDICATE
	LETTERED BALLOON INDICATES DESIGNATION
Q	JUNCTION BOX, ABOVE CEILING, OR AS REQUIRED TO SUIT THE APPLIC
Ĵ	APPROXIMATE LOCATION OF EXISTING J-BOX IN ACCESSIBLE CEILING
Δ	DATA OUTLET IN WALL +18" OR AS NOTED. SINGLE GANG OUTLET BO WITH 3/4" CONDUIT AND PULL WIRE TO ACCESSIBLE CEILING SPACE.
Δ	COMBINATION TELE/DATA OUTLET BOX, +18" OR AS NOTED. SINGLE G. OUTLET WITH 3/4" CONDUIT AND PULL WIRE TO ACCESSIBLE CEILING S
	WALL MOUNTED 2 HOUR BY PASS TIMER (TORK #A500 SERIES)
\$EXH	EXHAUST FAN SWITCH, +48" OR AS NOTED ON MECHANICAL DRAWINGS
•	EXHAUST FAN, F.B.M., WIRED BY ELECTRICAL
D	FUSED DISCONNECT SWITCH, SIZE AND FUSED AS NOTED ON PLAN
\$	SINGLE POLE SWITCH, +42" OR AS NOTED
HD	WALL MOUNTED DIMMER, 1000 WATT RATING OR AS NOTED.
	HEIGHTMOUNTING +42" A.F.F. OR AS NOTED. . WALL MOUNTED DIMMER W/ OCCUPANCY SENSOR, LUTRON MAESTRO C
	APPROVED EQUAL, HEIGHTMOUNTING +42" A.F.F. OR AS NOTED. RECEPTACLES
	DUPLEX RECEPTACLE FLUSH IN FLOOR BOX WITH DUPLEX HINGE COVE
	DUPLEX RECEPTACLE IN WALL 120V, 20AMPS, +18" A.F.F, 3" ABOVE CO
 	OR AS NOTED.
\	TWO-GANG DUPLEX RECEPTACLE (QUADPLEX) IN WALL, +18" A.F.F OR A
	GFI DUPLEX RECEPTACLE IN WALL, +42" A.F.F OR AS NOTED
•	DUPLEX RECEPTACLE (20 AMP) +18" OR AS NOTED (ON A SEPARATE O
€	SPECIAL RECEPTACLE NEMA TYPE AS DESIGNATED, +18" OR AS NOTE
∇	FLUSH POKE THRU COMBINATION TELE/DATA AND DUPLEX
\$	DUPLEX PLUG RECEPTACLE, 120V, 20A, SHADED SIDE INDICATES "ISO GROUND" TYPE DUPLEX ECEPTACLE. 18"A.F.F, 3" ABOVE COUNTER OR NOTED, DEVICE TO BE "ORANGE" IN COLOR.
BECTION 4.	
Ø	WALL MOUNTED MOTION SENSOR (THE WATT STOPPER "WA-300"). OR EQUIVALENT.
SECTION 5	MISCELLANEOUS
(#)	REFERENCE TO PLAN NOTES
• UP	CONDUIT STUBBED UP
° DN	CONDUIT STUBBED DOWN
(E)	DENOTES EXISTING TO REMAIN
(N)	DENOTES NEW TO MATCH EXISTING
(R)	DENOTES EXISTING RELOCATED DEVICE AT NEW LOCATION

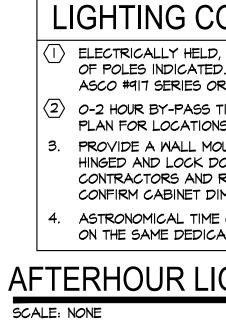


KEYED SITE PLAN

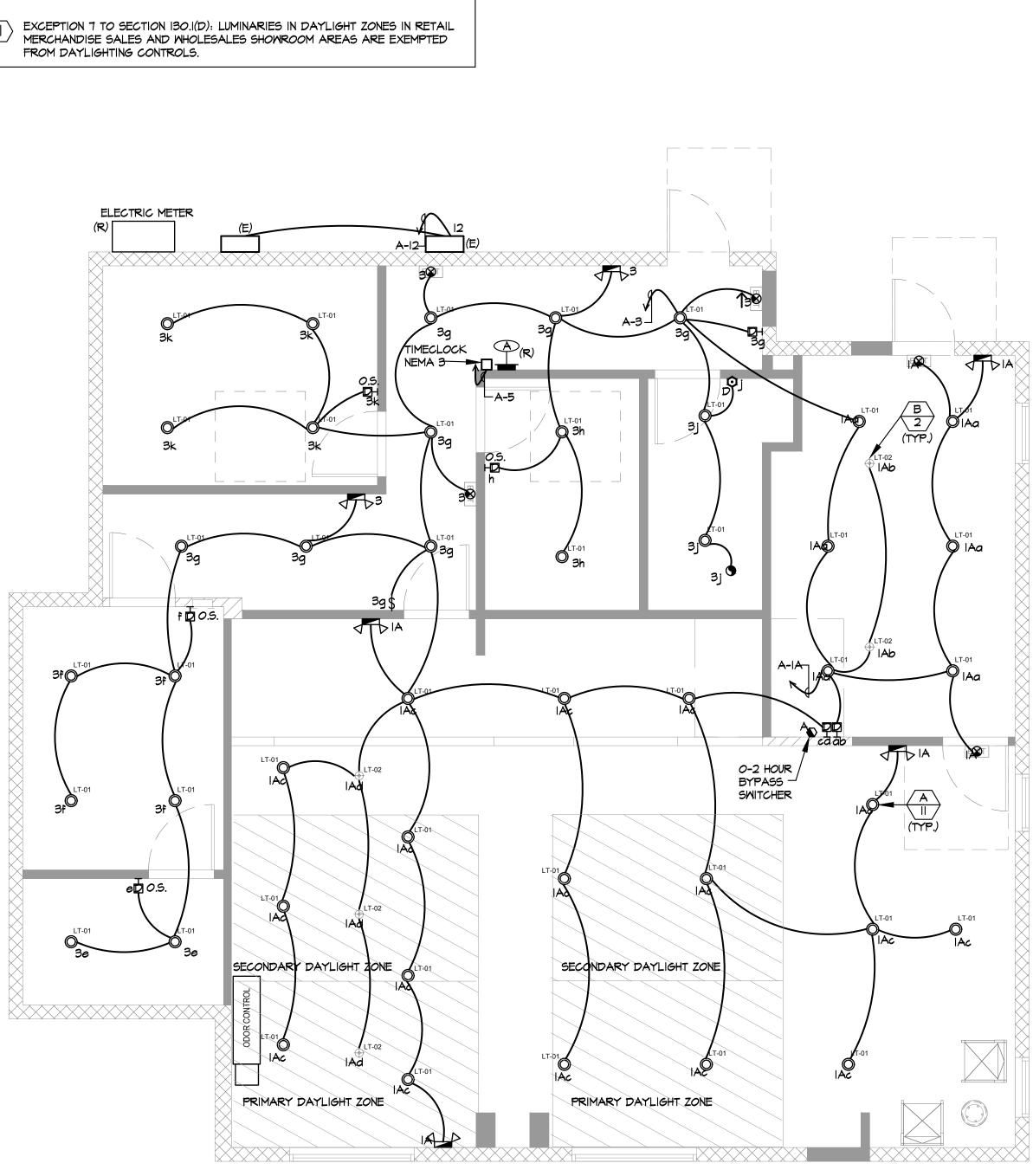
SCALE: NONE







ELECTRICAL LIGHTING KEYED NOTES



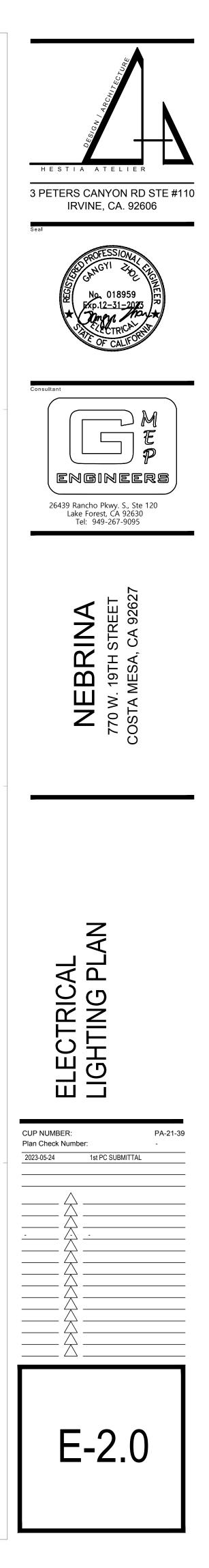
ELECTRICAL LIGHTING PLAN SCALE: |/4"=|'-0"

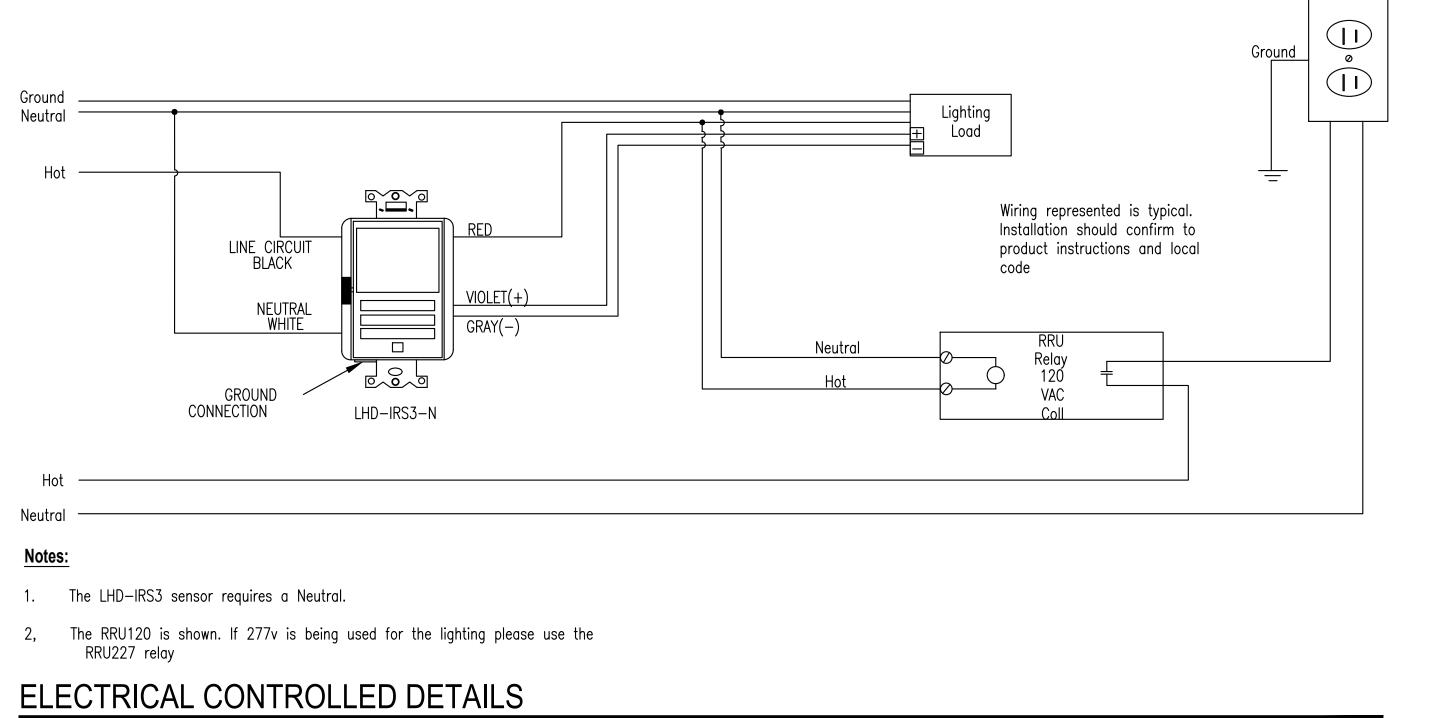
LIGHTING CONTROL KEYED NOTES

 $\langle I \rangle$ ELECTRICALLY HELD, REMOTE CONTROL LIGHTING CONTACTOR WITH QUANTITY OF POLES INDICATED. PROVIDE 120V COIL AND MOUNT IN RELAY CABINET. ASCO #917 SERIES OR SQUARE D #8903 SERIES, TYPICAL, U.N.O.

 $\langle 2 \rangle$ 0-2 HOUR BY-PASS TIME SWITCH (TORK #LCII5M SERIES). REFER TO LIGHTING PLAN FOR LOCATIONS. VERIFY WITH OWNER/ARCHITECT BEFORE ROUGH-IN. 3. PROVIDE A WALL MOUNTED, NEMA I RELAY CABINET, SIZE AS REQUIRED, WITH HINGED AND LOCK DOOR. MOUNT CABINET ABOVE PANEL. ALL LIGHTING CONTRACTORS AND RELAYS DESCRIBED HEREIN SHALL MOUNT IN THIS CABINET. CONFIRM CABINET DIMENSION WITH RELAY SUPPLIER PRIOR TO PRICING. 4. ASTRONOMICAL TIME CLOCK AND OVERRIDE SWITCH CONTROL CIRCUIT MUST BE ON THE SAME DEDICATED CIRCUIT. <u>NO EXCEPTION</u>.

AFTERHOUR LIGHTING CONTROL DIAGRAM





SCALE: NONE

ELECTRICAL POWER KEYED NOTES

- PROVIDE RECEPTACLE WITH CONTROLS. REFER TO ELECTRICAL CONTROLLED DETAILS ON E-2.1.
- $\langle 2 \rangle$ PROVIDE 20A/IP J-BOX WITH DISCONNECT MEANS FOR SIGN.

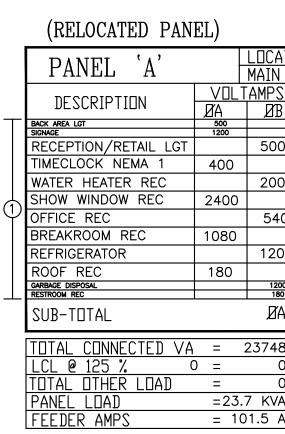
ELECTRICAL POWER GENERAL NOTES

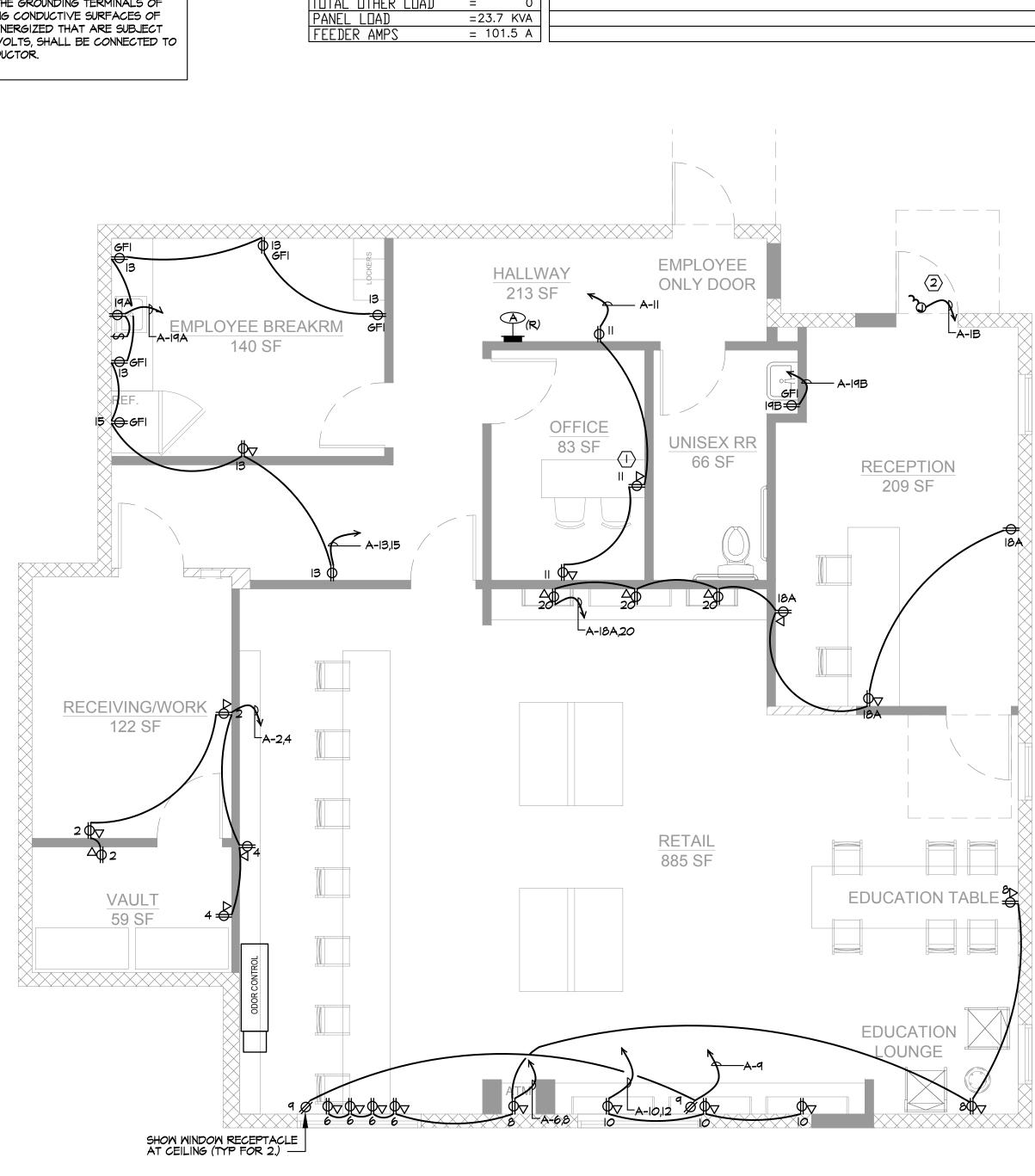
GROUNDING OF RECEPTACLES, SWITCHES AND FIXED ELECTRICAL EQUIPMENT IN PATIENT CARE AREAS (EXAM ROOMS) SHALL COMPLY WITH 2019 CEC 517.13(A) AND (B).

(A) WIRING METHODS. ALL BRANCH CIRCUITS SERVING PATIENT CARE AREAS SHALL BE PROVIDED WITH AN EFFECTIVE GROUND-FAULT CURRENT PATH BY INSTALLATION IN A METAL RACEWAY SYSTEM, OR A CABLE HAVING A METALLIC ARMOR OR SHEATH ASSEMBLY.

(B) INSULATED EQUIPMENT GROUNDING CONDUCTOR. THE GROUNDING TERMINALS OF ALL RECEPTACLES AND ALL NON-CURRENT-CARRYING CONDUCTIVE SURFACES OF FIXED ELECTRICAL EQUIPMENT LIKELY TO BECOME ENERGIZED THAT ARE SUBJECT TO PERSONAL CONTACT, OPERATING AT OVER 100 VOLTS, SHALL BE CONNECTED TO AN INSULATED COPPER EQUIPMENT GROUNDING CONDUCTOR.

Plug Load

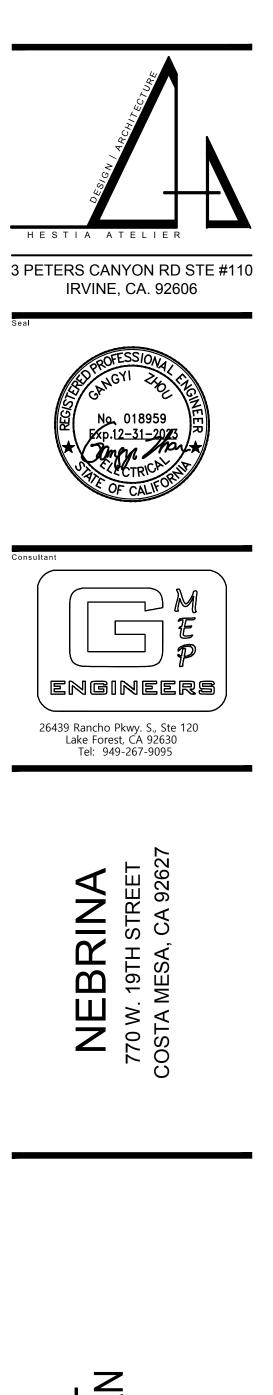


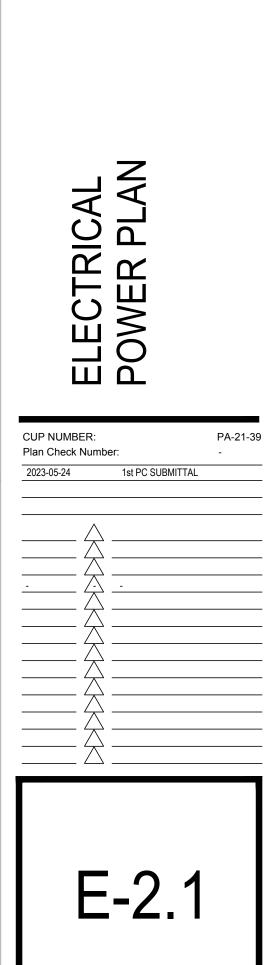


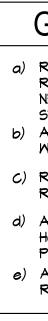


<u>, A I IL</u>										BUS RATING 22				225 AMPS 120/240 VI 2 3 W			
IN (A	MP))		M.L	.0.					RO:	2 8		ING	225 A		MOUNTING: SURFACE	
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				1A 1B	20-1 20-1			- 20	1–(2				540		RECIEVING/VAULT 1	
00				3	20-1	-		- 20)–1	4					360	RECIEVING/VAULT 2	
				5	20-1	-		- 15	<u>i-1</u>	6				720		RETAIL REC 1	
000				7	30-1	_		- 20)–1	8					1080	ATM REC	
				9	30-1	-		- 20)–1	10				540		RETAIL REC 2	(1)
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				17	20-1		┝──┼		1 7	18A 18B				540 100		RECEPTION REC ATTIC LTG	
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<u> 7 R</u>	G	С	S	ND 1A		ØĄ	<u>Ø</u> B			S	<u> </u>	G	ØA	<u>Ø</u> B		
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00				3	20-1		∳_	20-1	4					360	RECIEVING/VAULT 2	
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				9	30-1	│ -		20-1	10				540		RETAIL REC 2	1
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				17	20-1	_♦		20-1	18A 18B				540 100		RECEPTION REC	
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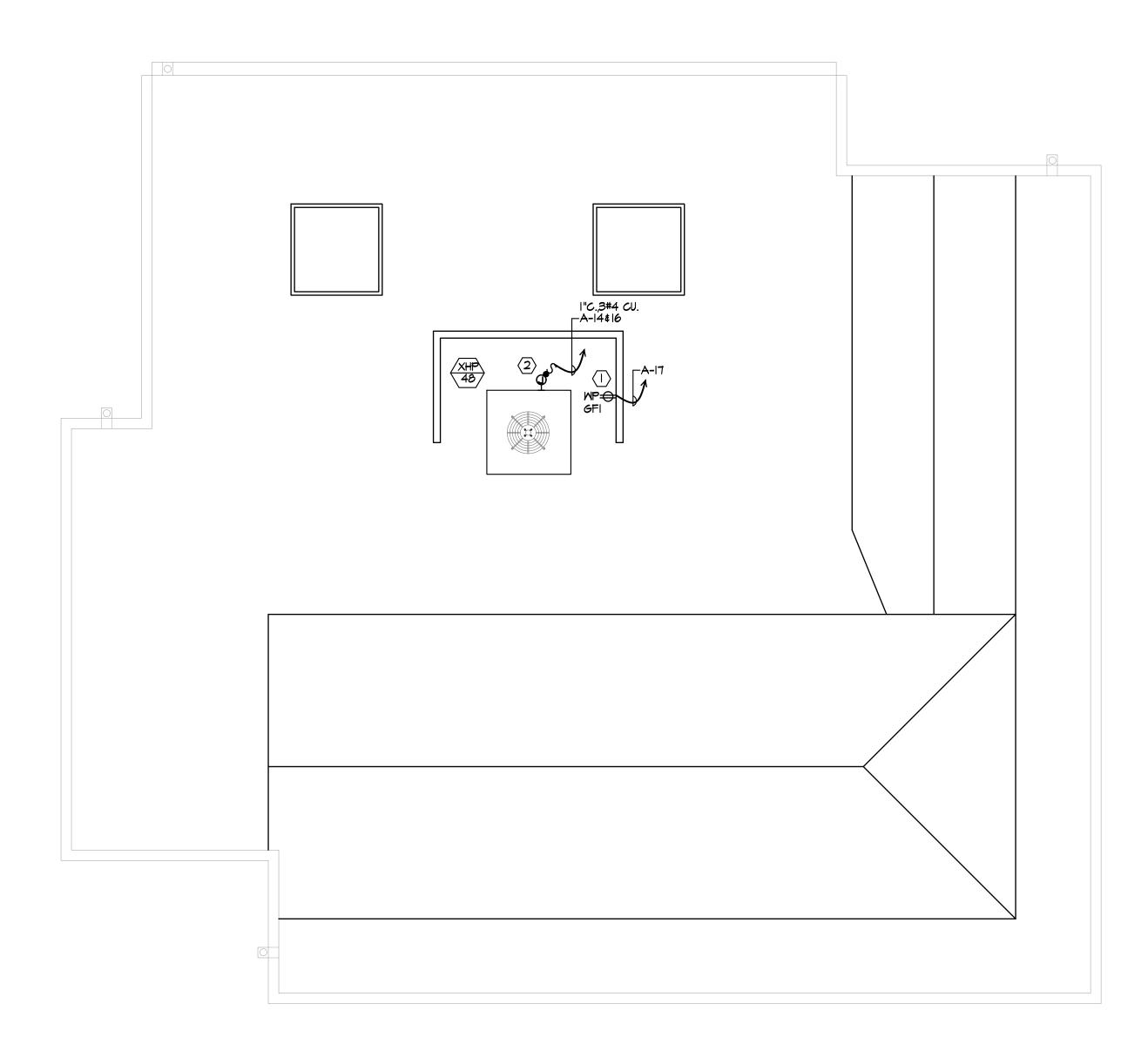


ELECTRICAL ROOF KEYED NOTES

VERIFY EXISTING ROOF W.P. G.F.I. SERVICE RECEPTACLES IS WITHIN 25 FEET OF ROOFTOP EQUIPMENT PER CODE. NOTIFY ENGINEER IF ANY DISCREPANCY

2 VERIFY J-BOX WITH 60A/2P MOTOR RATED SWITCH FOR CONNECTION TO HP-48. NOTIFY ENGINEER IF ANY DISCREPANCY OCCURS.

OCCURS.



ELECTRICAL ROOF POWER PLAN

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

GENERAL ELECTRICAL ROOF NOTES

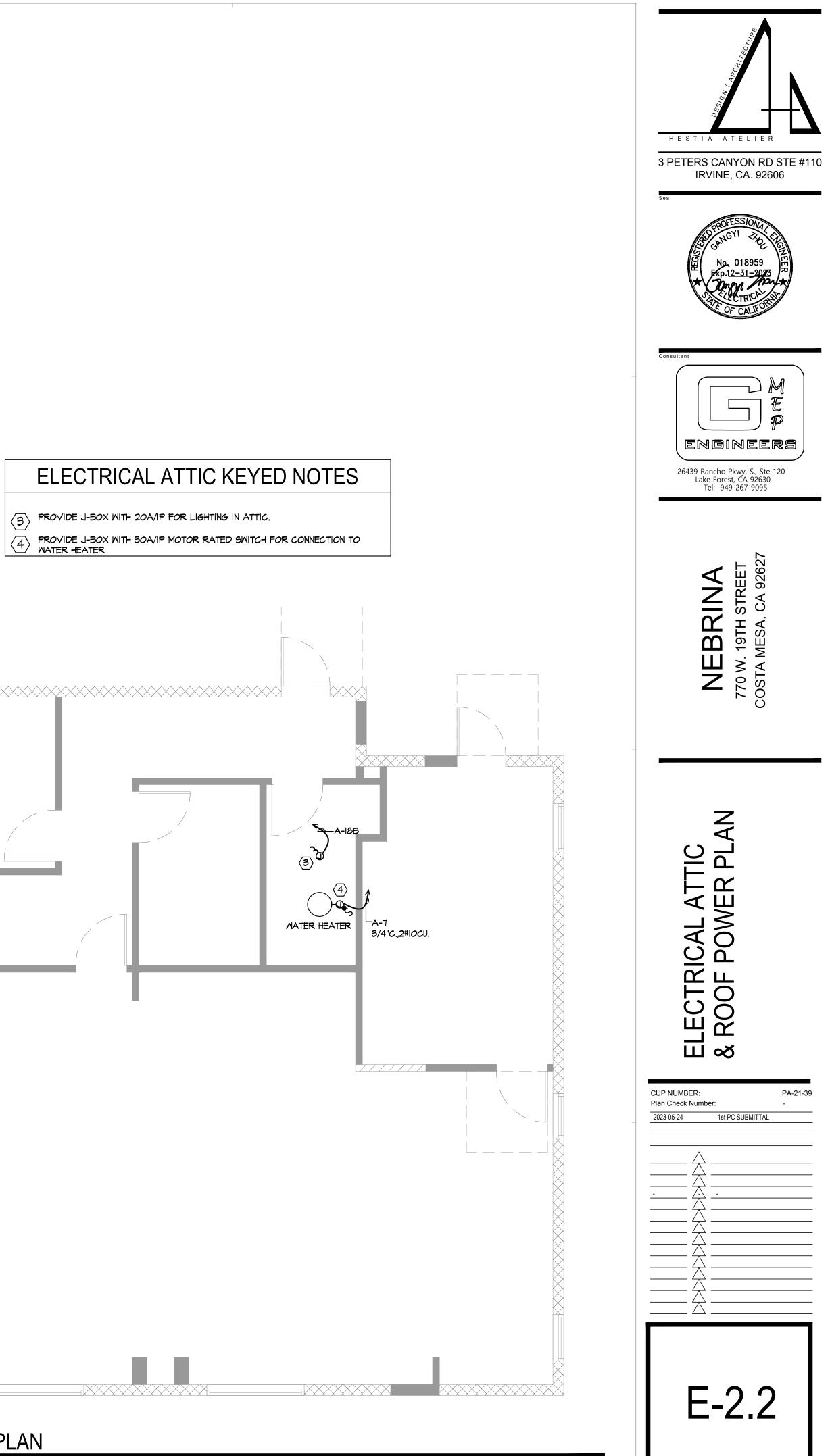
a) REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL DETAILS AND REQUIREMENTS ABOUT ALL HVAC EQUIPMENTS ON ROOF. PROVIDE ALL NECESSARY ELECTRICAL DEVICES FOR A COMPLETE AND OPERATIONAL SYSTEM.

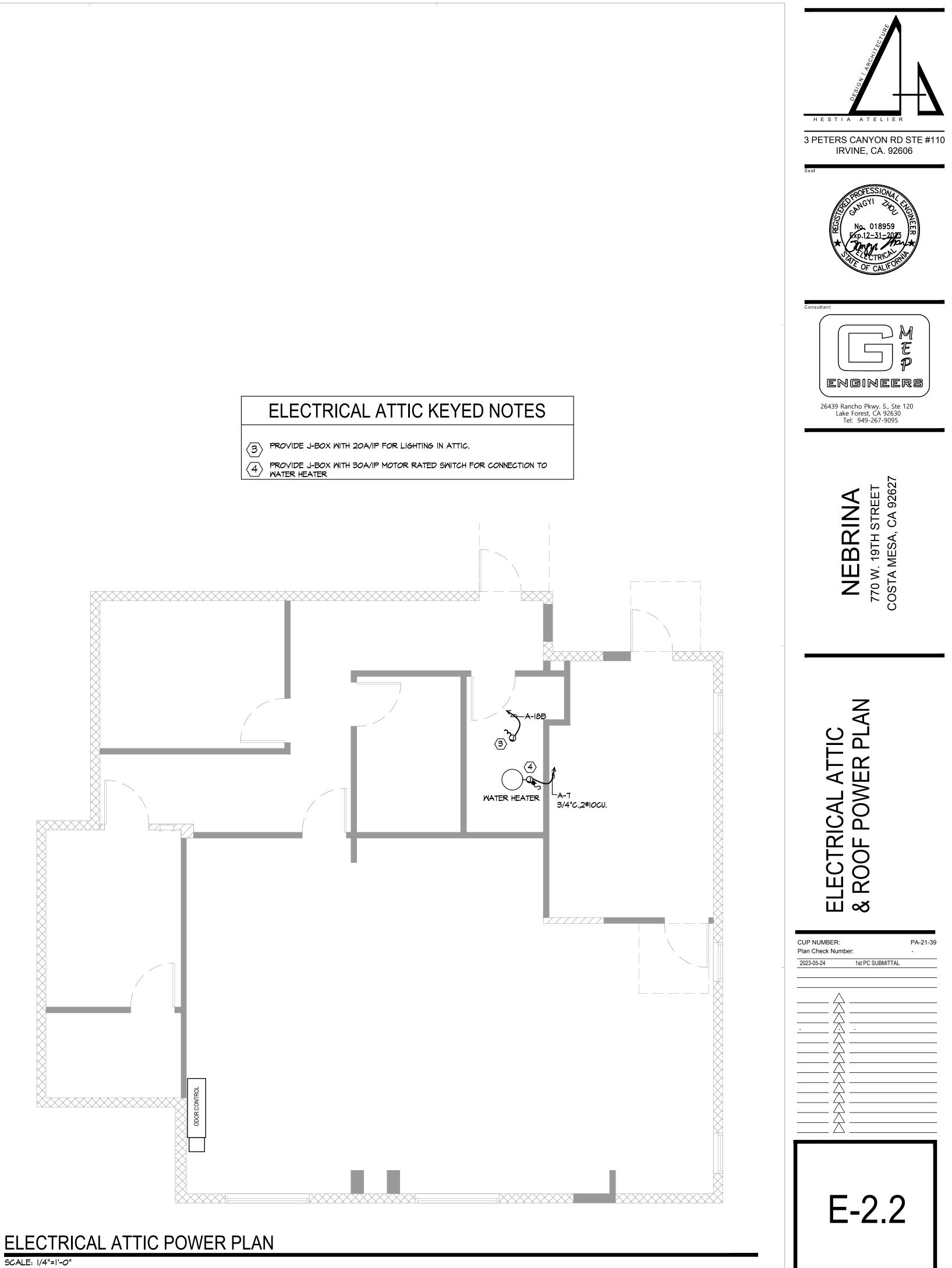
b) ALL EQUIPMENT AND ENCLOSURE FOR ELECTRICAL DEVICES ON ROOF MUST BE WEATHERPROOF.

C) REFER TO EQUIPMENT NAME PLATE TO SIZE THE OVERCURRENT PROTECTION. REFER TO SUPPLIER'S RECOMMENDATION BEFORE ANY INSTALLATIONS.

d) ALL FEEDERS (CONDUITS AND WIRES) TO THE EQUIPMENTS ON ROOF MUST RUN HORIZONTALLY BELOW ROOF STRUTURE THROUGH ATTIC SPACE AND PENETRATE ROOF AT THE LOCATION OF THE EQUIPMENT.

e) ALL ROOF PENETRATIONS MUST BE SEALED AND WEATHERPROOF. PROVIDE ROOF JACKS AT ALL PENETRATIONS.





ELECTRICAL ATTIC POWER PLAN

state of california Indoor Lighting	CALIF	FORNIA ENERGY COMMISSION	STATE OF CALIFORNIA Indoor Lighting		CALIFORNIA ENERGY COMMISSION	state of california Indoor Lighting		CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE Project Name: 23-453 Nebrina Costa Mesa	Report Page: Date Prepared:	NRCC-LTI-E (Page 3 of 8)	CERTIFICATE OF COMPLIANCE Project Name: 23-453 Nebrina Costa Mesa	Report Page:	NRCC-LTI-E (Page 2 of 8)	CERTIFICATE OF COMPLIANCE This document is used to demonstrate compliance with requirements in 110. nonresidential and hotel/motel occupancies. It is also used to document com		
	Date Prepared:	2023-05-23T14:36:24-04:00		Date Prepared:	2023-05-23T14:36:24-04:00	path for multifamily occupancies. Multifamily includes dormitory and senior Project Name: 23-453 Nebrina Costa Mesa		(Page 1 of 8)
F. INDOOR LIGHTING FIXTURE SCHEDULE This table includes all planned permanent and portable lighting other than due	welling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/m	notel room lighting is	C. COMPLIANCE RESULTS			Project Address: 770 W. 19th Street Costa Mesa, CA 92627	Date Prepared:	2023-05-23T14:36:24-04:00
documented in Table T. If using Table T to document lighting in multifamily co not included here.	ommon use areas providing shared provisions for living, eating, cooking or sani		If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exception Allowed Lighting Power per 140.6(b) / 170.2	(e) (Watts) Adjusted Lighting Power per	140.6(a) / 170.2(e) Compliance Results	A. GENERAL INFORMATION 01 Project Location (city) Costa Mesa	04 Total Conditioned Floor Area (ft ²)	1,840
Designed Wattage: Conditioned Spaces 01 02 03 04	05 06 07 08 09	10 Field Issuedor	Lighting in 01 02 03 04 conditioned and	05 06 07 Adjustments 05 06 07	08 09	02 Climate Zone 6 03 Occupancy Types Within Project (select all that apply):	05 Total Unconditioned Floor Area (ft 06 # of Stories (Habitable Above Grad	;2) 0
Name or Item Complete Luminaire Modular Small Tag Description (Track) Fixture Color Change1	Watts per luminaire ² How is Wattage determined Total Number of Luminaires Excluded per 140.6(a)3 / 170.2(e)2C	/atts Pass Fail	unconditioned Area spaces must not be combined for Complete Area Category Tailored 140.6(c)3 140.6(c)2 (-140.6(c)2 (-140.	/ = Total ≥ Total PAF Lighting Control Credits	Total Adjusted = (Watts) 05 must be >= 08	• Classroom • Retail		
A RECESSED DOWN LIGHT LED No NA B DECORATIVE PENDANT LIGHT No NA	11 Mfr. Spec 43 No 473 2 Mfr. Spec 5 No 10		compliance per 140.6(c)1 140.6(c)2 / 140.6(c)2 / 170.2(e)44 140.6(b)1 / 170.2(e) 170.2(e)4 170.2(e)4Av (+)	B Allowed (Watts) 140.6(a)2 / (Watts) 170.2(e)1B (-)	*Includes 140.6 / 170.2(e) Adjustments 140.6 / 170.2(e)	B. PROJECT SCOPE		
	Total Designed Watts: CONDITIONED SPACES 483 which qualify per 140.6(a)4B / 170.2(e)2D is adjusted to be 75% /80% of their restance 483		(See Table I) (See Table I) (See Table J) (See Table J) (See Table J)	K) (See Table F) (See Table P) = 1,068 ≥ 483	= 483 COMPLIES	This table includes any lighting systems that are within the scope of the perm 141.0(b)2 / 180.2(b)4 for alterations.		
automatically makes this adjustment, the permit applicant should enter full re ² Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm we luminaire, not the lamp.	ated wattage in column 05. attage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the	maximum rated for the	Unconditioned	=	=	Scope of Work 01 My Project Consists of (check all that apply):	Conditioned Spaces 02 03 Calculation Method Area (ft ²)	Unconditioned Spaces 04 05 Calculation Method Area (ft ²)
				Rated Power Reduction Compliance (S	iee Table Q for Details)	New Lighting System New Lighting System - Parking Garage	Area Category Method Area (ft²) N/A 0	N/A 0 N/A 0
G. MODULAR LIGHTING SYSTEMS This section does not apply to this project.			D. EXCEPTIONAL CONDITIONS This table is auto-filled with uneditable comments because of selections made	le or data entered in tables throughout the form.		Total Area of Work (ft ²)	1840	
H. INDOOR LIGHTING CONTROLS (Not including PAFs)			E. ADDITIONAL REMARKS					
This table includes lighting controls for conditioned and unconditioned space. Building Level Controls	5,		This table includes remarks made by the permit applicant to the Authority Ho	aving Jurisdiction.				
01 Mandatory Demand Response 110.12(c)	02 Shut-off controls 130.1(c) / 160.5(b)4C	03 Field Inspector Pass Fail						
NA < 4,000W subject to multilevel	Whole Building Auto Time Switch							
Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance	Report Version: 2022.0.000 Co	ation Software: Energy Code Ace ompliance ID: 110024-0523-0002	Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance	Generated Date/Time: Report Version: 2022.0.000	Documentation Software: Energy Code Ace Compliance ID: 110024-0523-0002	Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance	Generated Date/Time: Report Version: 2022.0.000	Documentation Software: Energy Code Ace Compliance ID: 110024-0523-0002
	Schema Version: rev 20220101 Report 0	Generated: 2023-05-23 11:36:27		Schema Version: rev 20220101	Report Generated: 2023-05-23 11:36:27		Schema Version: rev 20220101	Report Generated: 2023-05-23 11:36:27
STATE OF CALIFORNIA Indoor Lighting CERTIFICATE OF COMPLIANCE	CALIF	FORNIA ENERGY COMMISSION NRCC-LTI-E	STATE OF CALIFORNIA Indoor Lighting CERTIFICATE OF COMPLIANCE		CALIFORNIA ENERGY COMMISSION	STATE OF CALIFORNIA Indoor Lighting CERTIFICATE OF COMPLIANCE		CALIFORNIA ENERGY COMMISSION
Project Name: 23-453 Nebrina Costa Mesa	Report Page: Date Prepared:	(Page 6 of 8) 2023-05-23T14:36:24-04:00	Project Name: 23-453 Nebrina Costa Mesa	Report Page: Date Prepared:	(Page 5 of 8) 2023-05-23T14:36:24-04:00	Project Name: 23-453 Nebrina Costa Mesa	Report Page: Date Prepared:	(Page 4 of 8) 2023-05-23T14:36:24-04:00
							•	
P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUS	STMENT FACTOR (PAF))		I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CA RECEPTION Main Entry Lobby		146.3 No No	H. INDOOR LIGHTING CONTROLS (Not including PAFs) Area Level Controls		
This section does not apply to this project.			OFFICE Office (<=250 square feet) RETAIL Classroom, Lecture, or Training Vo	cational 0.6 885	262.6 No No 531 No No	04 05 06 Manual Ar	ea Multi-Level current Primary/Sky Si	10 11 12 econdary Interlocked
Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALT This section does not apply to this project.	ERATIONS		HALLWAY Corridor		85.2 No No 1,068 See Tables J, or P for detail	Area Description Category Primary Function 130.1(a)	Controls 130.1(c) // Daylighting	aylighting Systems Field Inspector
R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPT	TIONS		J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING	S LIGHTING SYSTEM		160.5(D)4	160.5(b)4D	50:1(0)// 140:5(a)1/ 50:5(b)4D 170.2(e)2A Pass Fail NA: Not 0
This section does not apply to this project.			This section does not apply to this project.			RESTROOM Restroom Accessible RECEPTION Main Entry Lobby Accessible	Dimmer Auto Time Switch NA: Not	Aylit zone
S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF) This section does not apply to this project.			K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE This section does not apply to this project.			OFFICE Office (<=250 square feet) Accessible Accessibl	Dimmer Occupancy Sensor NA: Not	NA: Not No D
T. DWELLING UNIT LIGHTING			L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY			RETAIL Classroom, Lecture, or Training Auth. Vocational Personne		aylit zone
This section does not apply to this project.			This section does not apply to this project.			HALLWAY Corridor Readily Accessible	e Dimmer Auto. Time Switch NA: Not daylit zone da	
U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION			M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK	LIGHTING				Plan Sheet Showing Daylit Zones:
Selections have been made based on information provided in this document. Additional Remarks. These documents must be provided to the building inspe		ld be included in Table E.	This section does not apply to this project.			I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CA	TEGORY METHODS	
NRCI-LTI-E - Must be submitted for all buildings	Form/Title		N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPE This section does not apply to this project.	ECIAL EFFECTS		Each area complying using the Complete Building or Area Category Methods 140.6(c) or adjustments per 140.6(a) are being used .		if additional lighting power allowances per
			O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE	MERCHANDISE		Conditioned Spaces 01 02	03 04 05	5 06
			This section does not apply to this project.			Area Description Complete Building or Area Category Function Area	(W/ft ²) Area (ft ²) (Wat	tts) Area Category PAF
Registration Number:	Generated Date/Time: Documenta	ation Software: Energy Code Ace	Registration Number:	Generated Date/Time:	Documentation Software: Energy Code Ace	RESTROOM Restroom Registration Number:	0.65 66 42. Generated Date/Time:	9 No No Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance		mpliance ID: 110024-0523-0002 Generated: 2023-05-23 11:36:27	CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance	Report Version: 2022.0.000 Schema Version: rev 20220101	Compliance ID: 110024-0523-0002 Report Generated: 2023-05-23 11:36:27	CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance	Report Version: 2022.0.000 Schema Version: rev 20220101	Compliance ID: 110024-0523-0002 Report Generated: 2023-05-23 11:36:27
			STATE OF CALIFORNIA			STATE OF CALIFORNIA		
			Indoor Lighting CERTIFICATE OF COMPLIANCE		CALIFORNIA ENERGY COMMISSION NRCC-LTI-E	Indoor Lighting CERTIFICATE OF COMPLIANCE		CALIFORNIA ENERGY COMMISSION
			Project Name: 23-453 Nebrina Costa Mesa Project Address: 770 W. 19th Street Costa Mesa, CA 92627	Report Page: Date Prepared:	(Page 8 of 8) 2023-05-23T14:36:24-04:00	Project Name: 23-453 Nebrina Costa Mesa	Report Page: Date Prepared:	(Page 7 of 8) 2023-05-23T14:36:24-04:00
			DOCUMENTATION AUTHOR'S DECLARATION STATEMENT					
			I certify that this Certificate of Compliance documentation is accurate Documentation Author Name:	Documentation Author Signature:	Than	V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE Selections have been made based on information provided in this document. Additional Remarks. These documents must be provided to the building inspe		
			GANGYI ZHOU Company: GMEP Engineers	Signature Date: 05/23/2023		Test Technician Certification Provider (ATTCP). For more information visit: htt	p://www.energy.ca.gov/title24/attcp/providers.html	Systems/Spaces To Be Field
			Address: 26439 RANCHO PARKWAY S., STE 120 City/State/Zip: LAKE FOREST/CA/92630	CEA/ HERS Certification Identification (if applicable Phone: 949-267-9095	e):	NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic tin		Verified RESTROOM; RECEPTION; OFFICE: RETAIL: HALLWAY
			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.					OFFICE; RETAIL; HALLWAY
			 I am eligible under Division 3 of the Business and Professions Code to accept respondence of the energy features and performance specifications, materials, components, and mof Title 24, Part 1 and Part 6 of the California Code of Regulations. 	nanufactured devices for the building design or system design identified	d on this Certificate of Compliance conform to the requirements			
			 The building design features or system design features identified on this Certificate plans and specifications submitted to the enforcement agency for approval with thi 5. I will ensure that a completed signed copy of this Certificate of Compliance shall be 	s building permit application. made available with the building permit(s) issued for the building, and	I made available to the enforcement agency for all applicable			
			inspections. I understand that a completed signed copy of this Certificate of Compli Responsible Designer Name: GANGYI ZHOU Company: GMEP ENGINEERS	Responsible Designer Signature: Date Signed:05/23/2023	The building owner at occupancy.			
			Address: 26439 RANCHO PARKWAY S., STE 120 City/State/Zip: LAKE FOREST/CA/92630	License: 018959 Phone: 949-267-9095				
			Registration Number:	Generated Date/Time:	Documentation Software: Energy Code Ace	Registration Number:	Generated Date/Time:	Documentation Software: Energy Code Ace
			CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance	Report Version: 2022.0.000 Schema Version: rev 20220101	Compliance ID: 110024-0523-0002 Report Generated: 2023-05-23 11:36:27	CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance	Report Version: 2022.0.000 Schema Version: rev 20220101	Compliance ID: 110024-0523-0002 Report Generated: 2023-05-23 11:36:27

Costa Mesa	04 Tota	Conditioned Floor Area (ft ²)	1,840	
6	05 Tota	Unconditioned Floor Area (ft ²)	0	
t (select all that apply):	06 # of	itories (Habitable Above Grade)	0	

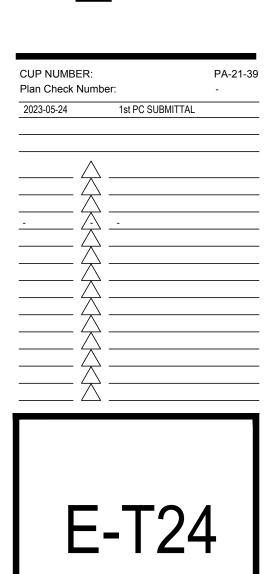
pe of Work	Conditioned Space	es	Unconditioned Spaces		
01	02	03	04	05	
s of (check all that apply):	Calculation Method	Area (ft ²)	Calculation Method	Area (ft ²)	
	Area Category Method	1840	N/A	0	
g Garage	N/A	0	N/A	0	
ea of Work (ft ²)	1840				

05	06	07	08	09	10	11	1	2
complete Building or Area ategory Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)4A	Multi-Level Controls 130.1(b) / 160.5(b)4B	Shut-Off Controls 130.1(c) // 160.5(b)4C	Primary/Sky lit Daylighting 130.1(d) / 160.5(b)4D Secondary Daylighting 130.1(d) / 160.5(b)4D Interlocked Systems 140.6(a)1/ 170.2(e)2A	Systems 140.6(a)1/	Field Inspector		
	100.5(0)47	100.5(0)40			100.5(0)40	1,0,2(0)2/4	Pass	Fail
Restroom	Readily Accessible	NA: Restrooms	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No		
Main Entry Lobby	Readily Accessible	Dimmer	Auto. Time Switch	NA: Not daylit zone	NA: Not daylit zone	No		
ffice (<=250 square feet)	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No		
sroom, Lecture, or Training Vocational	Auth. Personnel	Dimmer	Auto. Time Switch	NA: Not daylit zone	NA: Not daylit zone	No		
Corridor	Readily Accessible	Dimmer	Auto. Time Switch	NA: Not daylit zone	NA: Not daylit zone	No		
,		·	V)			13		
					Dian Cheer	t Showing Davi	+ 70000	

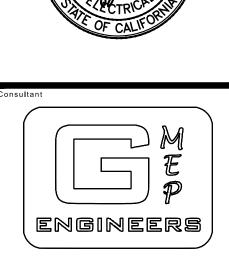
	02	03	04	05	06	
	Complete Building or Area Category Prir	mary Allowed Densit	isity	Allowed Wattage (Watts)	Additional Allowance / Adjustmen	
	Function Area	(W/ft ²)	Area (ft ²)		Area Category	PAF
	Restroom	0.65	66	42.9	No	No
i a	2022 Nonresidential Compliance	Report Version: 2022.0 Schema Version: rev 20			Compliance ID: 1 Report Generated: 202	

Form/Title	Systems/Spaces To Be Field Verified
for occupancy sensors and automatic time switch controls.	RESTROOM; RECEPTION; OFFICE; RETAIL; HALLWAY
	8 U N

NEBRINA 770 W. 19TH STREET COSTA MESA, CA 92627 T24 ELECTRICAL



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