

SYMBOL LEGEND

Table with 4 columns: SYMBOL, DESCRIPTION, SYMBOL, DESCRIPTION. Includes sections for DETAIL REFERENCE, EXTERIOR ELEVATION, KEYNOTE, WALL TYPE, DOOR TYPE, MISCELLANEOUS TYPE, ROOM IDENTIFICATION, ROOM OCCUPANCY LOAD, and GRID LINE IDENTIFICATION.

ABBREVIATIONS

Table of abbreviations with columns for symbol, description, and description. Includes terms like DIAMETER, SQUARE FOOT, PARTITION, FOUNDATION, etc.

PROJECT SCOPE

- COMMERCIAL INTERIOR TENANT IMPROVEMENTS. SCOPE OF WORK TO INCLUDE:
- DEMOLISH EXISTING STORAGE SHED, PREP FOR NEW ASPHALT PAVEMENT
- REMOVAL OF NON-BEARING WALLS AND CONSTRUCT NEW NON-BEARING WALLS

DEFERRED/SEPARATE PERMITS

- SEPARATE PERMIT:
- SIGNAGE
- LANDSCAPE PLANS
DEFERRED SUBMITTAL:
- FIRE ALARM
- TRASH ENCLOSURE

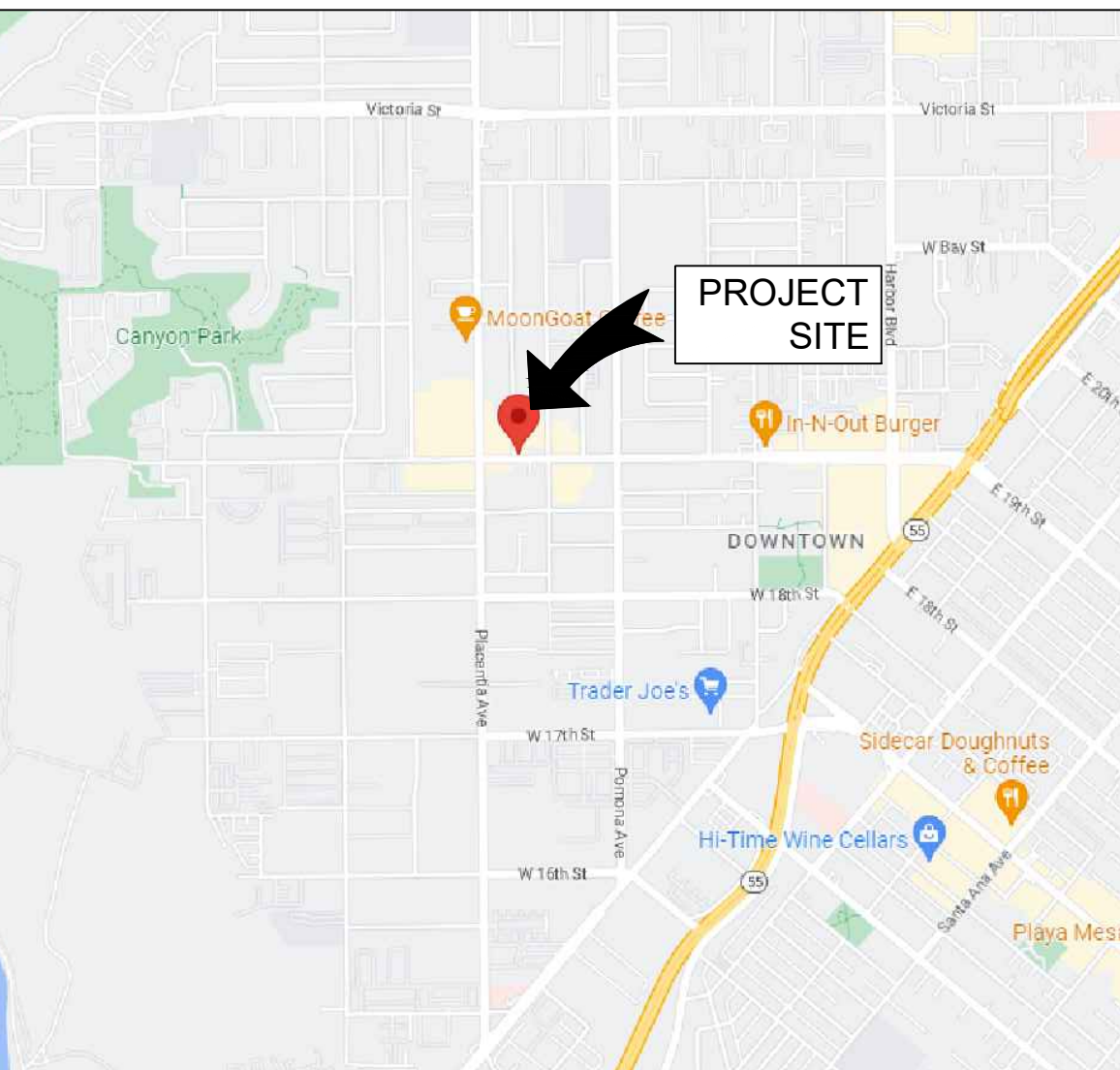
GENERAL NOTES

- 1. THESE DRAWINGS ARE THE PROPERTY OF HESTIA ATELIER, LLP AND ARE NOT TO BE USED FOR ANY OTHER THAN THE LOCATION SHOWN HEREON.
2. NO CHANGES ARE TO BE MADE ON THESE PLANS WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT/ENGINEER WHOSE SIGNATURE APPEARS HEREON.

GRAPHIC MATERIAL LEGEND

Table showing material patterns and their corresponding descriptions: EARTH SHOWN IN SECTION, GYPSUM BOARD SHOWN IN SECTION, etc.

VICINITY MAP



PROJECT DIRECTORY

OWNER: NEBRINA
770 W. 19th STREET
COSTA MESA, CA 92627
CONTACT: PHONE:
ARCHITECT: HESTIA ATELIER, LLP
3 PETERS CANYON ROAD, STE #110
IRVINE, CA 92606

PROJECT DATA

1 - ADMINISTRATION

- A. ALL WORK SHALL BE IN CONFORMANCE WITH THE CODES IDENTIFIED IN THE GOVERNING CODES SECTION LISTED BELOW.
2022 CALIFORNIA BUILDING CODE & JURISDICTIONAL AMENDMENTS
2022 CALIFORNIA MECHANICAL CODE & JURISDICTIONAL AMENDMENTS

3 - OCCUPANCY

- A. PRIMARY OCCUPANCY (CHAPTER 3): M OCCUPANCY
B. OCCUPANCY GROUP

Table with columns: ROOM NAME, AREA (NET), OCCUPANT LOAD. Includes RECEPTION, RETAIL, OFFICE, STORAGE, RECEIVING, BREAK ROOM, HALLWAY, RESTROOM.

4 - BUILDING & SITE DATA

- A. CONSTRUCTION TYPE (CHAPTER 5): V-B
B. FULLY SPRINKLERED PER CHAPTER 9: NO
C. PROJECT AREA (TENANT IMPROVEMENT): 1,933 SF (GROSS SF)

ACCESSIBLE PARKING

- TOTAL: 1 STALLS (REQUIRED)
1 PARKING (PROVIDED)

5 - PLUMBING FIXTURE CALCULATION

- PROPOSED OCCUPANCY GROUP: M OCCUPANCY
PLUMBING OCCUPANT LOAD FACTOR (TABLE A OF 2022 CPC CHAPTER 4)
NUMBER OF FIXTURES REQUIRED:
(1) WC, (1) LAV,
NUMBER OF FIXTURES PROVIDED:
1 RESTROOM, GENDER NEUTRAL (2022 CPC SECTION 422.2 EXCEPTION 3)
(1) WC, (1) LAV

NEBRINA
770 W. 19th STREET
COSTA MESA, CA 92627

ASSESSOR'S PARCEL NUMBER
422-271-24

SHEET INDEX

Table with columns: SHEET TITLE, 2022-05-24 1st PC SUBMITTAL. Includes sections for MECHANICAL, PLUMBING, CIVIL, LANDSCAPE, ARCHITECTURAL, and STRUCTURAL.



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



Consultant

NEBRINA
770 W 19TH STREET
COSTA MESA, CA 92627

TITLE SHEET

CUP NUMBER: PA-21-39
Plan Check Number:
2023-05-24 1st PC SUBMITTAL

SHEET
T1.0

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

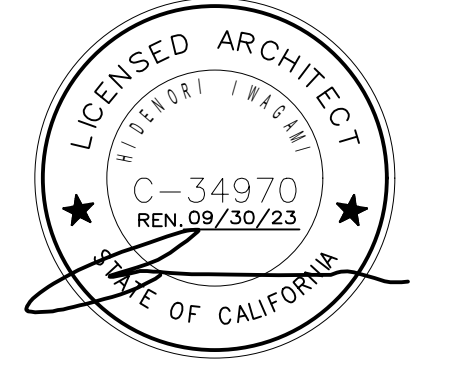
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
 NA = NOT APPLICABLE
 RESPON. PARTY = RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)



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

Sheet

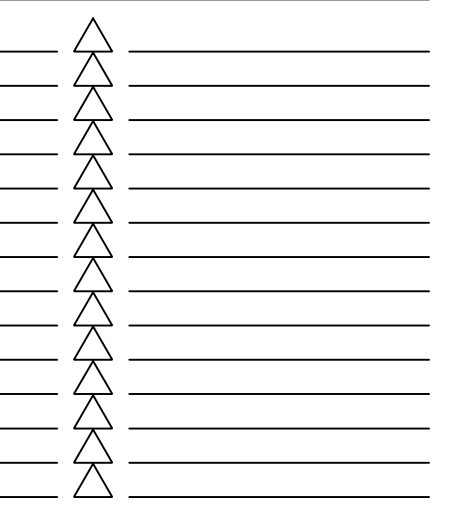


Consultant

NEBRINA
 770 W 19TH STREET
 COSTA MESA, CA 92627

GREEN BUILDING STANDARD

CUP NUMBER: PA-21-39
 Plan Check Number:
 2023-05-24 1st PC SUBMITTAL



S H E E T

T2.1

SECTION 5.303 INDOOR WATER USE

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

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

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

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

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

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

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

5.303.3.2 Urinals.

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

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

5.303.3.3 Showerheads. [BSC-CG]

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

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a 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.

5.303.3.4 Faucets and fountains.

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

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

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [in] space (inches) at 60 psi.

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

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

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

5.303.3.4.6 Pre-rinse spray valve

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

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

TABLE H-2	
STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019	
PRODUCT CLASS [spray force in ounce (oz)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 oz)	1.00
Product Class 2 (> 5.0 oz and ≤ 8.0 oz)	1.20
Product Class 3 (> 8.0 oz)	1.28

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.

Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

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

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

SECTION 5.304 OUTDOOR WATER USE

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

Notes:

- The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 27, Division 2.
- MWELO and supporting documents, including a water budget calculator, are available at: <https://www.water.ca.gov/>.

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

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

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

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

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

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

SECTION 5.402 DEFINITIONS

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

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

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

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

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

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

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

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

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

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

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

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

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

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

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

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

- 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.
- Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk (single stream).
- 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 weight or volume, but not by both.

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

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

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

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

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

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

Notes:

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

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

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

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

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

Notes:

- 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.
- For a map of known pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdffa.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

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

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42549.82 (a)(2)(A) at seq. shall also be exempt from the organic waste portion of this section.

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

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

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

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

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

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

Commissioning requirements shall include:

- Owner's or Owner representative's project requirements.
- Basis of design.
- Commissioning measures shown in the construction documents.
- Commissioning plan.
- Functional performance testing.
- Documentation and training.
- Commissioning report.

Exceptions:

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

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

Informational Notes:

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

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:

- Environmental and sustainability goals.
- Building sustainable goals.
- Indoor environmental quality requirements.
- Project program, including facility functions and hours of operation, and need for after hours operation.
- Equipment and systems expectations.
- Building occupant and operation and maintenance (O&M) personnel expectations.

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

- Renewable energy systems.
- Landscape irrigation systems.
- Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:

- General project information.
- Commissioning goals.
- Systems to be commissioned. Plans to test systems and components shall include:
 - An explanation of the original design intent.
 - Equipment and systems to be tested, including the extent of tests.
 - Functions to be tested.
 - Conditions under which the test shall be performed.
 - Measurable criteria for acceptable performance.
- Commissioning team information.
- Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

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

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

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:

- Site information, including facility description, history and current requirements.
- Site contact information.
- Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
- Major systems.
- Site equipment inventory and maintenance notes.
- A copy of verifications required by the enforcing agency or this code.
- Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:

- System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
- Review and demonstration of servicing/preventive maintenance.
- Review of the information in the Systems Manual.
- Review of the record drawings on the system/equipment.

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

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

5.410.4.2 (Reserved)

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

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

- Renewable energy systems.
- Landscape irrigation systems.
- Water reuse systems.

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

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

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

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

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

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

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

SECTION 5.502 DEFINITIONS

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

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

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

1 BTU/ HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32° 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 53120.1(a).

Note: See CCR, Title 17, Section 53120.1.

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

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

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

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

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

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

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

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

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

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

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hydrochlorofluorocarbon, 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 hundredths of a gram (g O₃/g ROG).

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, gauge.

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(e).

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.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)



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

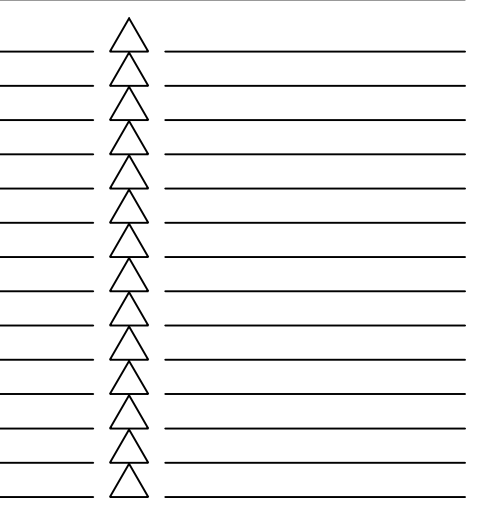


Consultant

NEBRINA
770 W 19TH STREET
COSTA MESA, CA 92627

GREEN BUILDING STANDARD

CUP NUMBER: PA-21-39
Plan Check Number:
2023-05-24 1st PC SUBMITTAL



S H E E T

T2.2

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

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

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

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

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT_{1,2}

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

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

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

TABLE 5.504.4.2 - SEALANT VOC LIMIT

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

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

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

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

TABLE 5.504.4.3 - CONT.

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

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

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

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2009. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

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

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

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

See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CCDCDP/DEDC/ELH/IAQ/Pages/VOC.aspx#material>

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

See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CCDCDP/DEDC/ELH/IAQ/Pages/VOC.aspx#material>

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

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

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

- Product certifications and specifications.
- Chain of custody certifications.
- Product labels and invoices as meeting the Composite Wood Products regulation (see 17CCR, Title 17, Section 93120, et seq.).
- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 S5 standards.
- Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS:

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

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

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

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

See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CCDCDP/DEDC/ELH/IAQ/Pages/VOC.aspx#material>

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

5.504.4.7 Thermal insulation 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 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CCDCDP/DEDC/ELH/IAQ/Pages/VOC.aspx#material>

5.504.4.7.1 Verification of compliance. Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels. 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 method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

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

Exceptions: Existing mechanical equipment.

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

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

SECTION 5.505 INDOOR MOISTURE CONTROL

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

SECTION 5.506 INDOOR AIR QUALITY

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

5.506.2 CARBON DIOXIDE (CO₂) MONITORING. For buildings or additions equipped with demand control ventilation, CO₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO₂) monitoring in classrooms. (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:

- The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 2 and 6 feet (914 mm and 1828 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
- When the monitor or sensor is integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the 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.
- A monitor shall provide notification through 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 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.
- 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.
- 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.

SECTION 5.507 ENVIRONMENTAL COMFORT

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

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

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

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of not less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

- Within the 65 CNEL noise contour of an airport.

Exceptions:

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

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} - 1hr during any hour of operation shall have building, addition or alteration roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

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

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

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

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

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

SECTION 5.508 OUTDOOR AIR QUALITY

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

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

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

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

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (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-fourth-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 and fittings shall comply with the California Mechanical Code and as follows.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING.

HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified installers 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:

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

702.2 SPECIAL INSPECTION [HCD].

CRITICAL ANALYSIS

Generated:	2023-05-23 09:34
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	3/4"
Flow Available:	22.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	65 PSI
Elevation Change:	5.00 ft
Service Line Size:	3"
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
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
Loss for Fittings:	0 PSI
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
Pressure Available:	63 PSI
Residual Pressure Available:	2.69 PSI

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	ARC	PSI	GPM	RADIUS
▽	RAIN BIRD 1804-PRS-1400 FLOOD 1402 FLOOD BUBBLER 4" POPUP WITH PRESSURE REGULATING DEVICE.	360	30	0.5	3'
▽	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'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION				
⊞	RAIN BIRD XGZ-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				
⊞	RAIN BIRD XGZ-LF-100-PRF LOW FLOW DRIP CONTROL KIT. 1IN. LOW FLOW VALVE, 3/4IN. PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. -.				
⊞	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				
⊞	NETAFIM TLAVRV AIR/VACUUM RELIEF VALVE, 1/2IN. MALE PIPE THREAD.				
⊞	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: 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 (3 assigned to each 15 Gal. plant) 2.0 GPH emitters (3 assigned to each 15 gal plant)				
⊞	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.				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION				
⊞	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.				
⊞	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"				
⊞	FEBCO 825YA 1" REDUCED PRESSURE BACKFLOW PREVENTER				
⊞	IRRITROL TC-06-EX-R HYBRID CONTROLLER, 6- STATION, OUTDOOR MODEL, WITH PLASTIC LOCKING CABINET. CLIMATE LOGIC COMPATIBLE, AND REMOTE-READY.				
⊞	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.				
⊞	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				

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

AUTOMATIC CONTROLLER LOCATION:
INSTALL AN IRRITROL WALL MOUNTED EXTERIOR CONTROLLER. SEE LEGEND FOR MODEL #. CONTRACTOR TO COORDINATE POWER AND MAKE FINAL HOOK UP.

POINT OF CONNECTION:
3/4" WATER METER, INSTALL A 1" FEBCO 825YA TYPE BACKFLOW DEVICE. LOCATE IN SHRUB AREA CONTRACTOR TO VERIFY FINAL LOCATION IN FIELD.

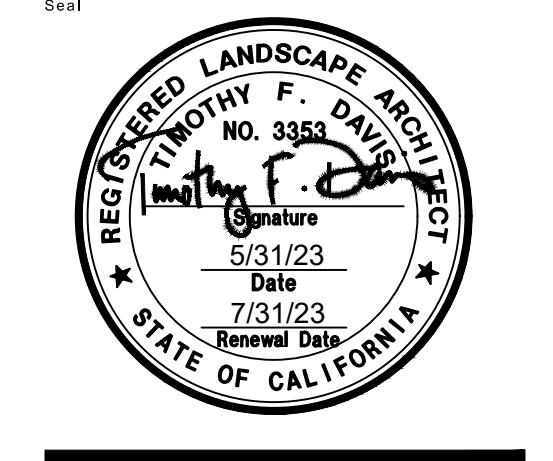
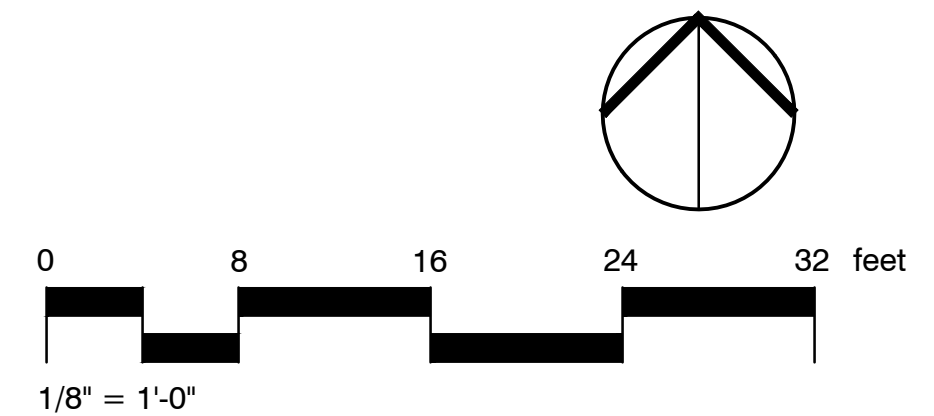
STATIC PRESSURE: 65 PSI
DESIGN PRESSURE: 60.3 PSI
MAXIMUM DEMAND: 8.7 GPM

DESIGN CONFIRMATION NOTE:
I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

Timothy F. Davis
Tim Davis - RLA 3353

May 31, 2023
DATE

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

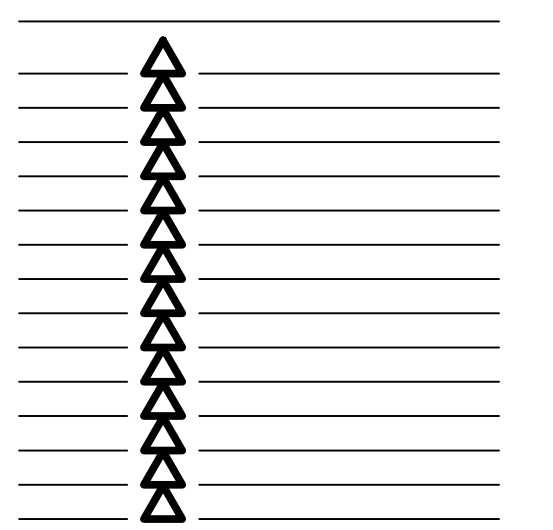


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Riverside, CA 92503
Ph.(951) 353-2436

NEBRINA
770 W 19TH STREET
COSTA MESA, CA 92627

IRRIGATION PLAN

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



L1.0

DRIPLINE IRRIGATION NOTES:

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 INSTALLATION.

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 CAPACITY PRIOR TO PLANTING. CONTRACTOR SHALL USE EITHER BARBED INSERT FITTINGS, RAINBIRD 800, 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:

SOIL TYPE

CLAY/FINE	EVERY 4'-6"
LOAM/MEDIUM	EVERY 3'-5"
SAND/COARSE	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 INSTALLATION

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

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.

FORM NO. 1

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.

(2) The landscape design and water use calculations for the property located at 770 W. 19TH STREET, COSTA MESA, CA (provide street address or parcel number(s)) were prepared by me or under my supervision.

(3) The landscape design and water use calculations for the identified property comply with the requirements of the City of Costa Mesa Water Efficient Landscape Ordinance (Municipal Code Sections 13-101 through 13-108) and the City of Costa Mesa Guidelines for Implementation of the City of Costa Mesa Water Efficient Landscape Ordinance.

(4) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Costa Mesa Water Efficient Guidelines for Implementation of the City of Costa Mesa Water Efficient Landscape Guidelines.

TIM DAVIS 10/2/20
Print Name Date

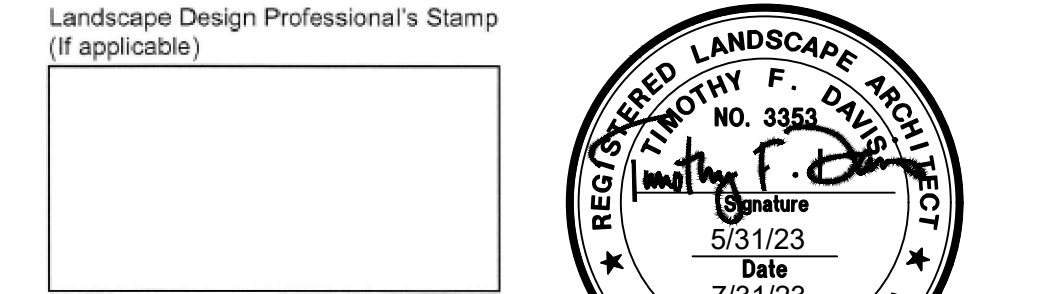
Signature 3353 License Number

2825 LITCHFIELD DR., RIVERSIDE, CA 92503 Address

(951)353-2436 E-mail Address tim@wilsondavisassociates.com

Telephone E-mail Address

Landscape Design Professional's Stamp (If applicable)



FORM NO. 3

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.

Reference Evapotranspiration (ET_o): 48.2 Landscape Area Sector Type: Residential Non-Residential (select one)

	Hydrozone #/Planting Description	Location	Plant Factor ^a (PF)	Irrigation Method ^d	Irrigation Efficiency ^c (IE)	ETAF (PF/IE)	Landscape Area (sq-ft)	ETAF x Area	Estimated Total Water Use ^e (ETWU)
Regular Landscape Area									
1	SHRUBS/GC	STA. 1	0.3	BUBBLER	0.75	.23	18	4.14	124
2	SHRUBS/GC	STA. 2	0.3	DRIPLINE	0.81	.24	456	109.44	3,271
3	SHRUBS/GC	STA. 3	0.3	DRIP	0.81	.24	74	17.76	531
4	SHRUBS/GC	STA. 4	0.3	BUBBLER	0.75	.23	18	4.14	124
5	SHRUBS/GC	STA. 5	0.3	DRIPLINE	0.81	.24	128	30.72	918
6	SHRUBS/GC	STA. 6	0.3	DRIP	0.81	.24	235	56.4	1685
7									
8									
9									
10									
11									
12									

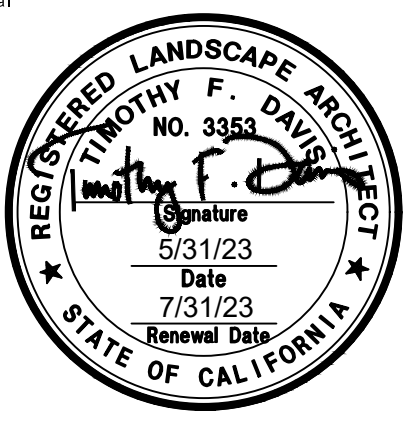
Average Total Total
.24 929 222.6
Average ETAF for Regular Landscape Areas* (circle one): in Compliance Not in Compliance

Special Landscape Area									
SLA-1									
SLA-2									
SLA-3									
SLA-4									
SLA-5									
Totals							929	22.6	

Total Landscape Area 929
Site wide ETAF .24
ETWU Total 6,653
Maximum Allowed Water Allowance (MAWA) 12,493



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

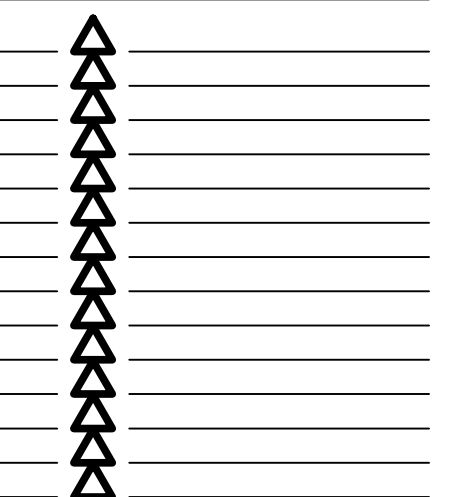


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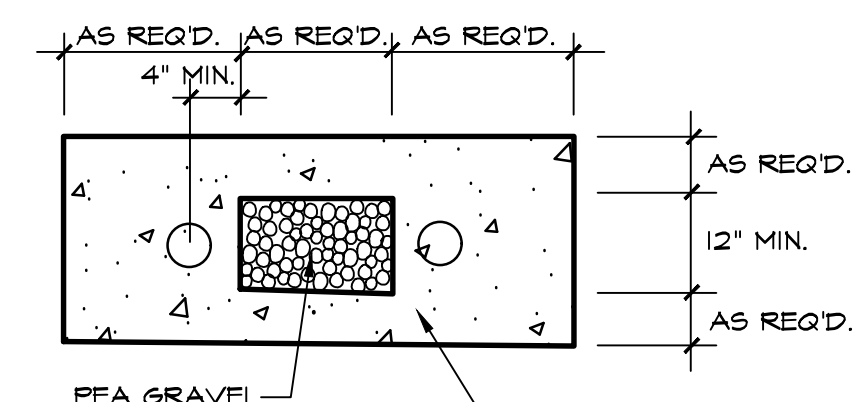
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COSTA MESA, CA 92627

**IRRIGATION NOTES
& CALCULATIONS**

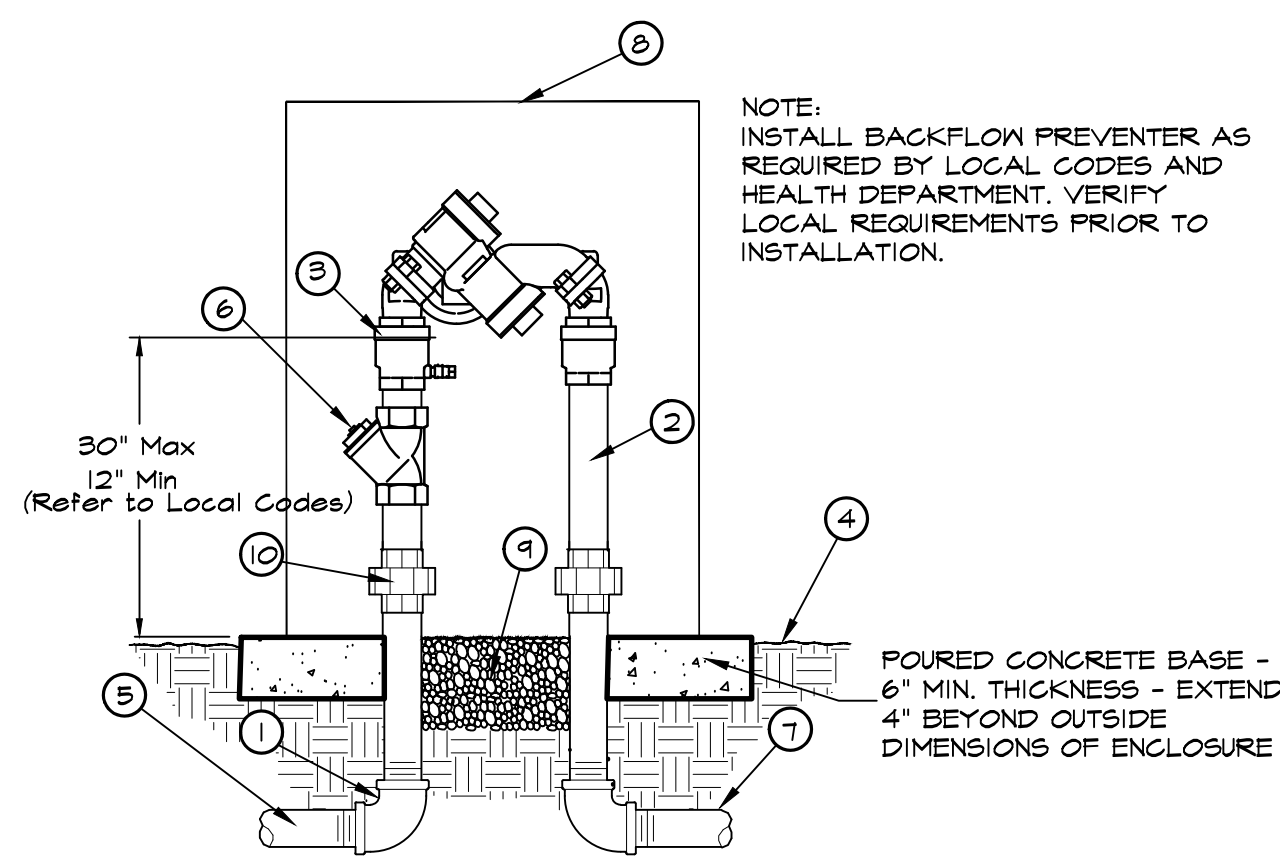
CUP NUMBER: PA-21-39
Plan Check Number:



L1.1



CONC. PAD PLAN VIEW

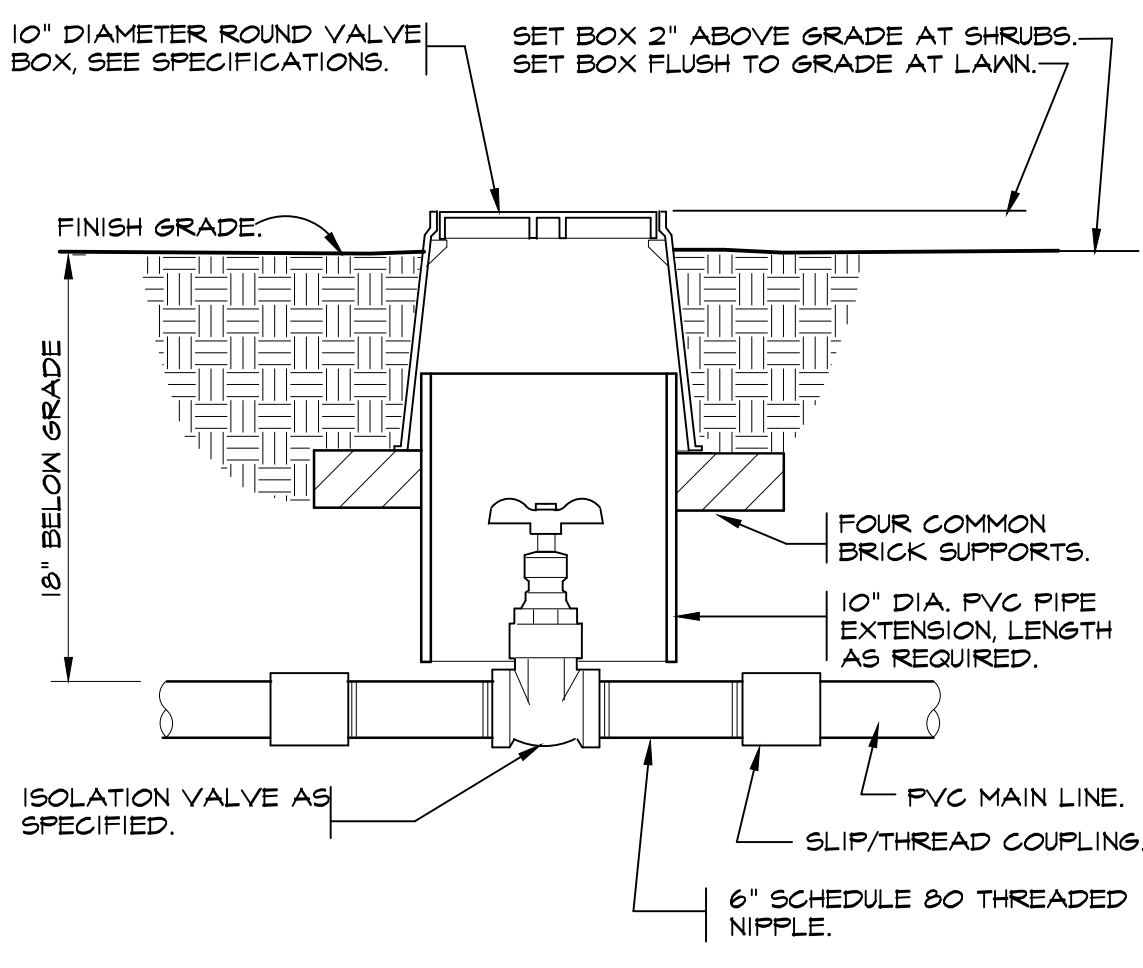


- LEGEND**
- BRASS 90 DEG ELL (TYP.)
 - BRASS NIPPLE LENGTH REQUIRED (TYP.)
 - BRASS UNION
 - FINISH GRADE
 - FROM POINT OF CONNECTION - ADAPT AS REQ'D.
 - NYE STRAINER W/ 200 MESH MONEL SCREEN
 - TO IRRIGATION SYSTEM
 - V.I.T. STRONGBOX SMOOTH TOUCH STAINLESS STEEL ENCLOSURE MODEL # SBBG-30CR, OR APPROVED EQUAL.
 - FEA GRAVEL
 - UNION (TYP.)
- NOTE:** INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.
- NOTE:** REDUCED PRESSURE BACKFLOW DEVICE SHALL BE LOCATED IN SHRUB AREAS TO ACHIEVE VISUAL SCREEN.

ELEVATION

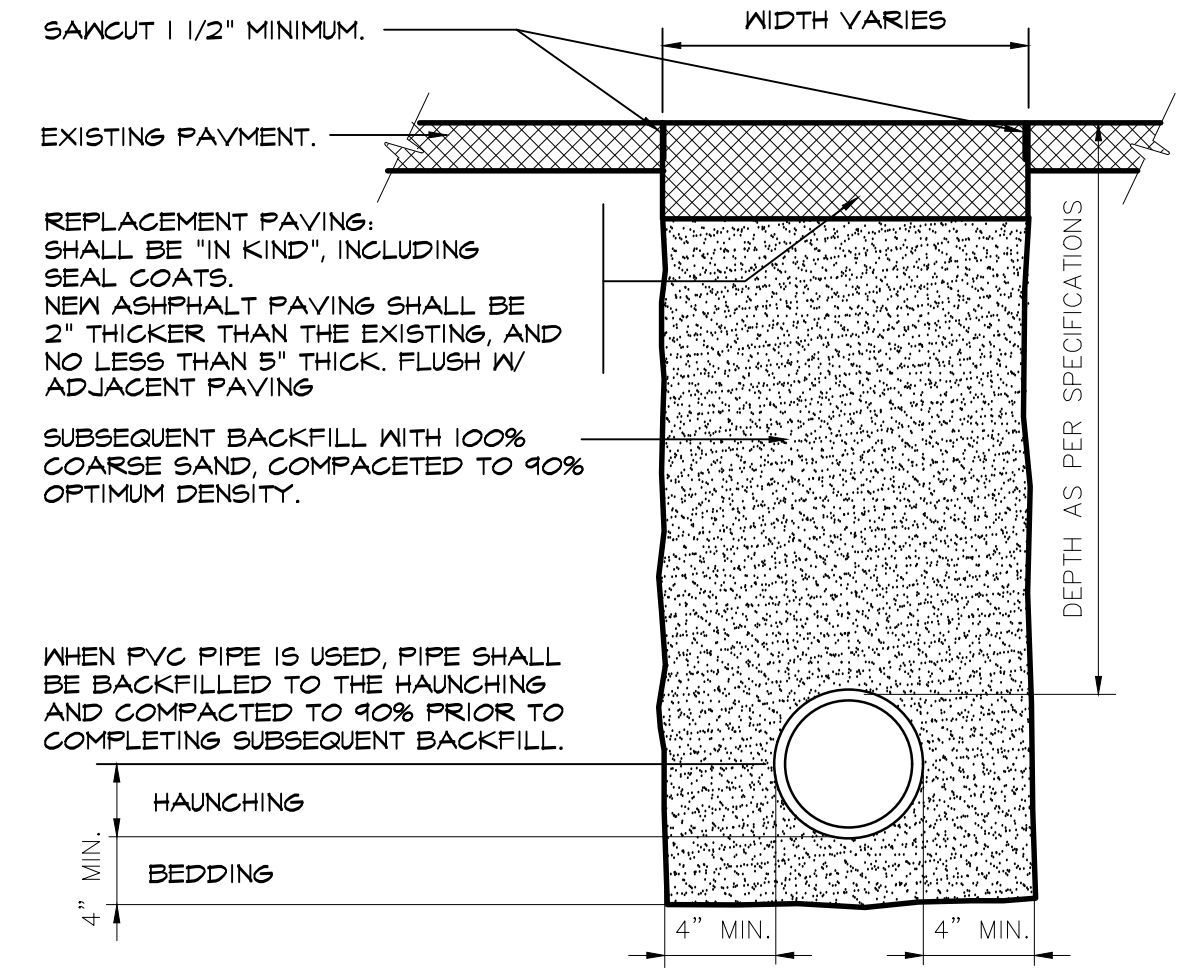
1 BACKFLOW DEVICE W/ENCLOSURE

NTS I-IR1-01



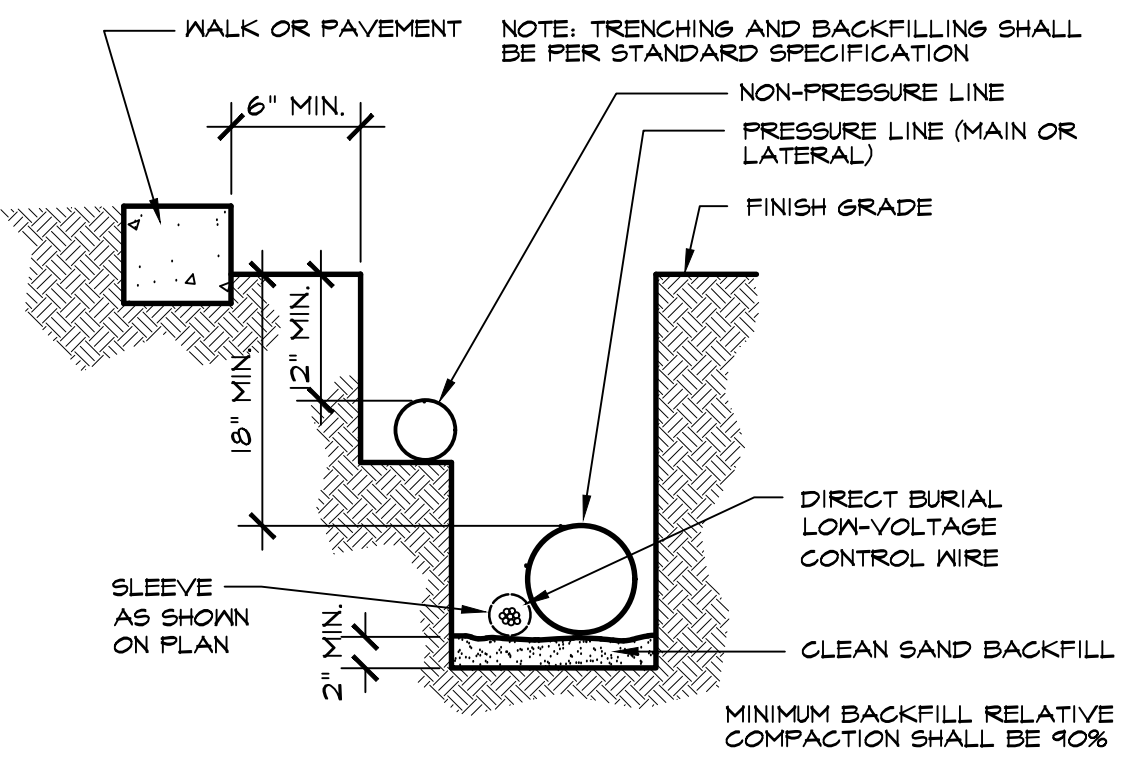
2 BRASS GATE VALVE

1 1/2" = 1'-0" I-IR1-03



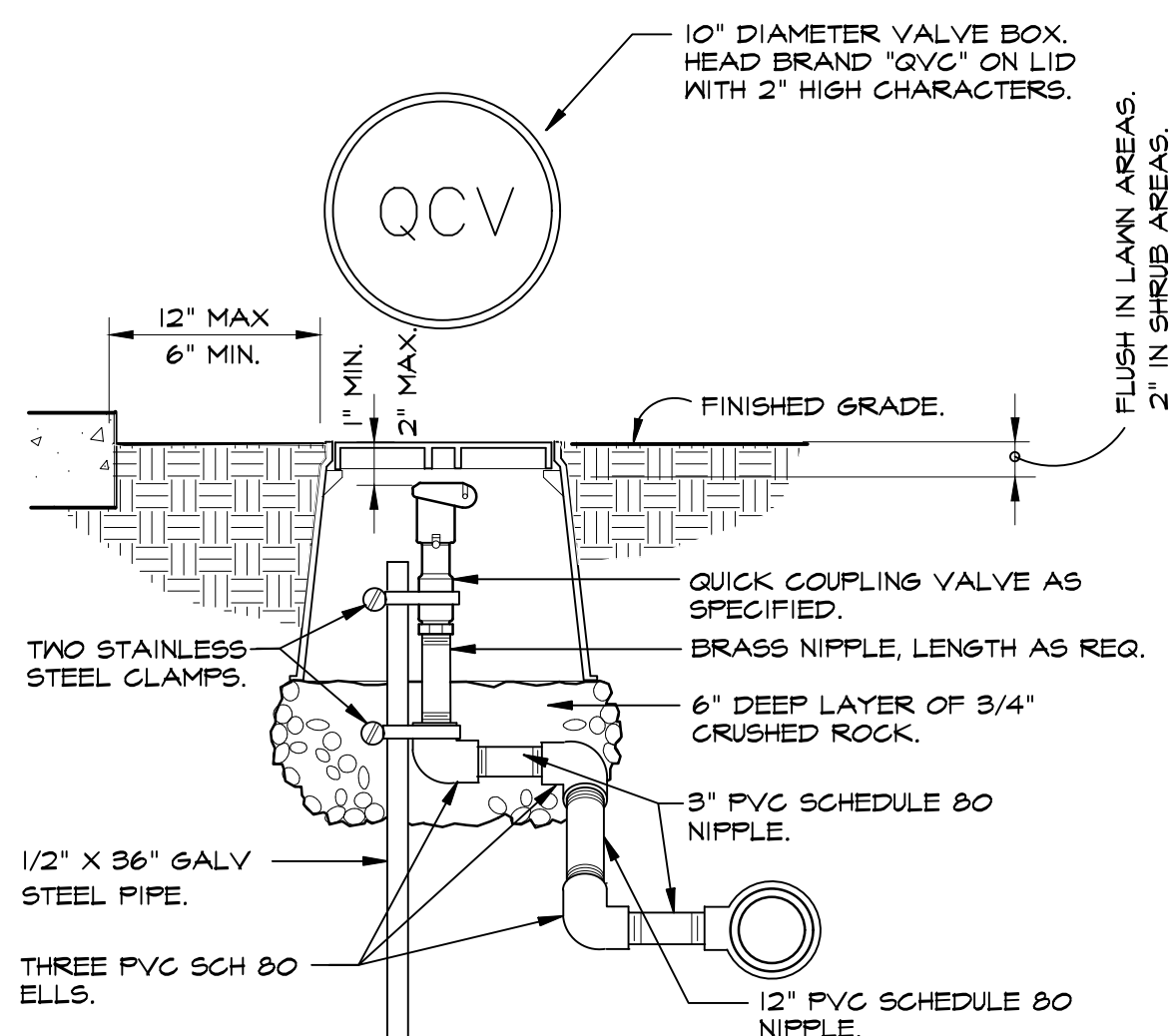
3 TRENCH DETAIL AT ASPHALT PAVING

1 1/2" = 1'-0" I-IR2-02



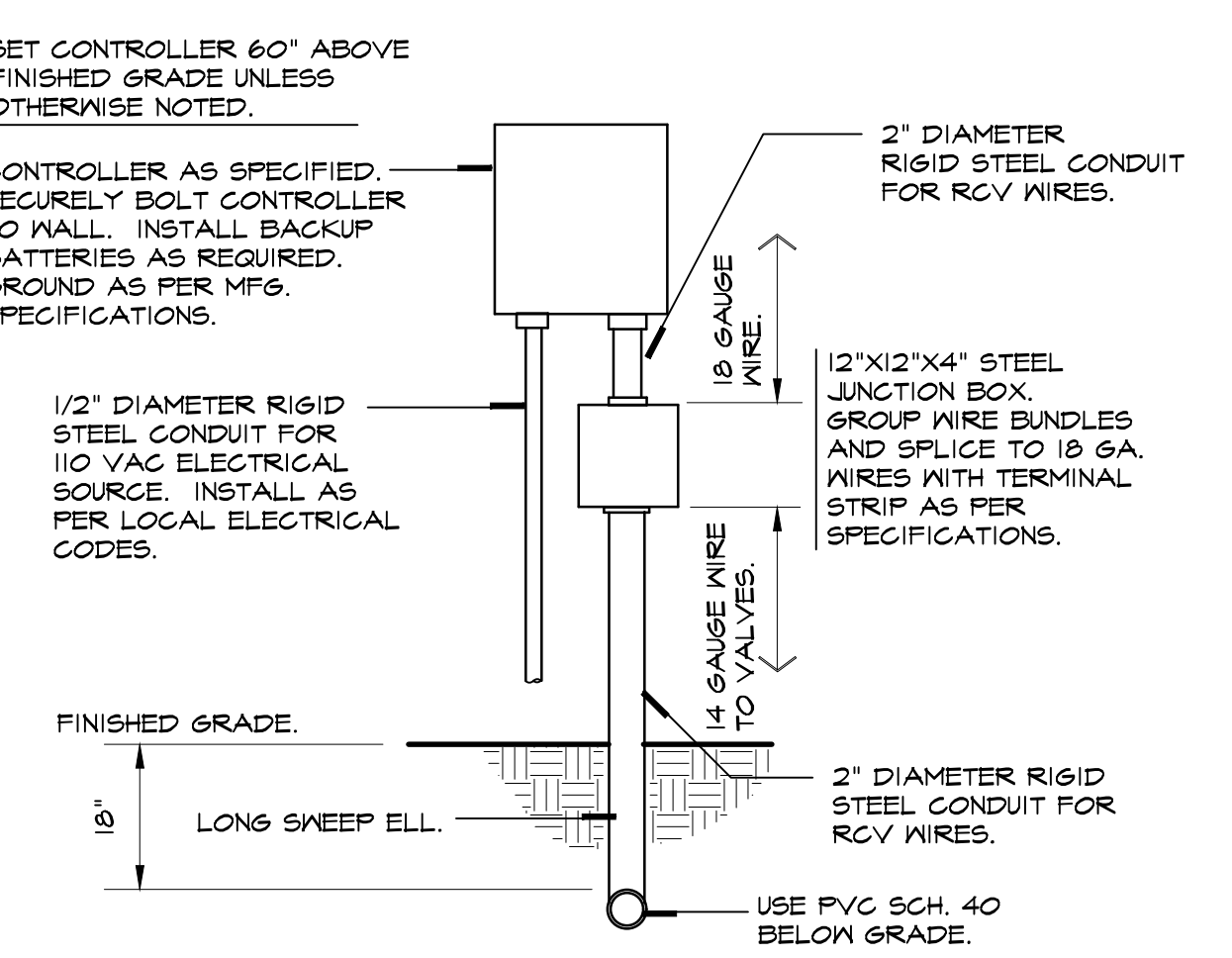
4 PIPE TRENCHING

1" = 1" I-IR2-06



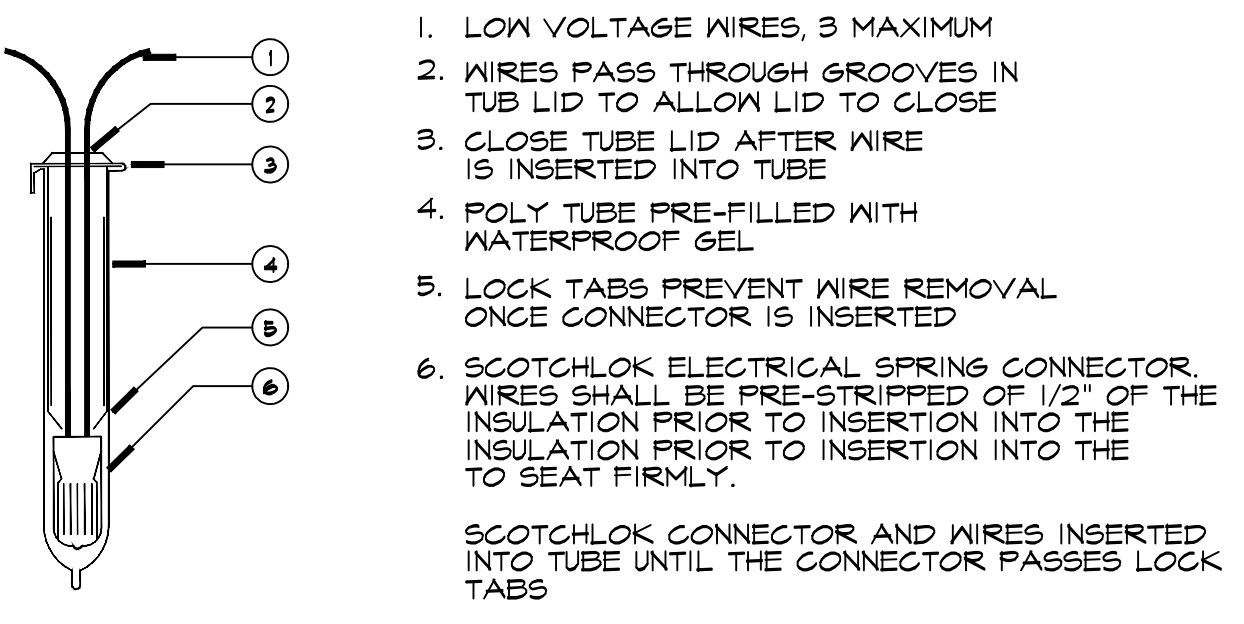
5 QUICK COUPLING VALVE IN 10\"/>

1 1/2" = 1'-0" I-IR1-05



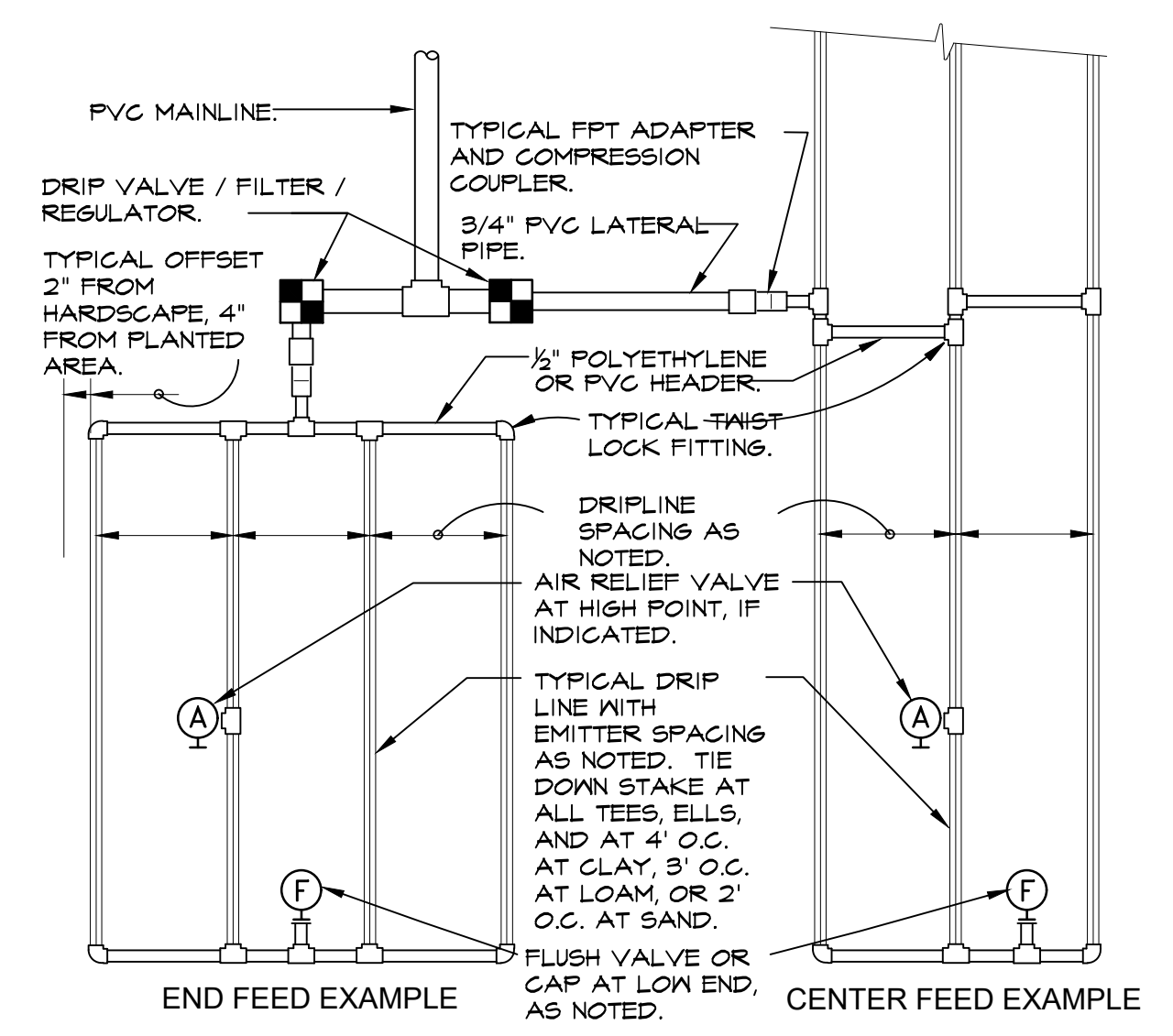
6 WALL MOUNT CONTROLLER

1" = 1'-0" I-IR1-06



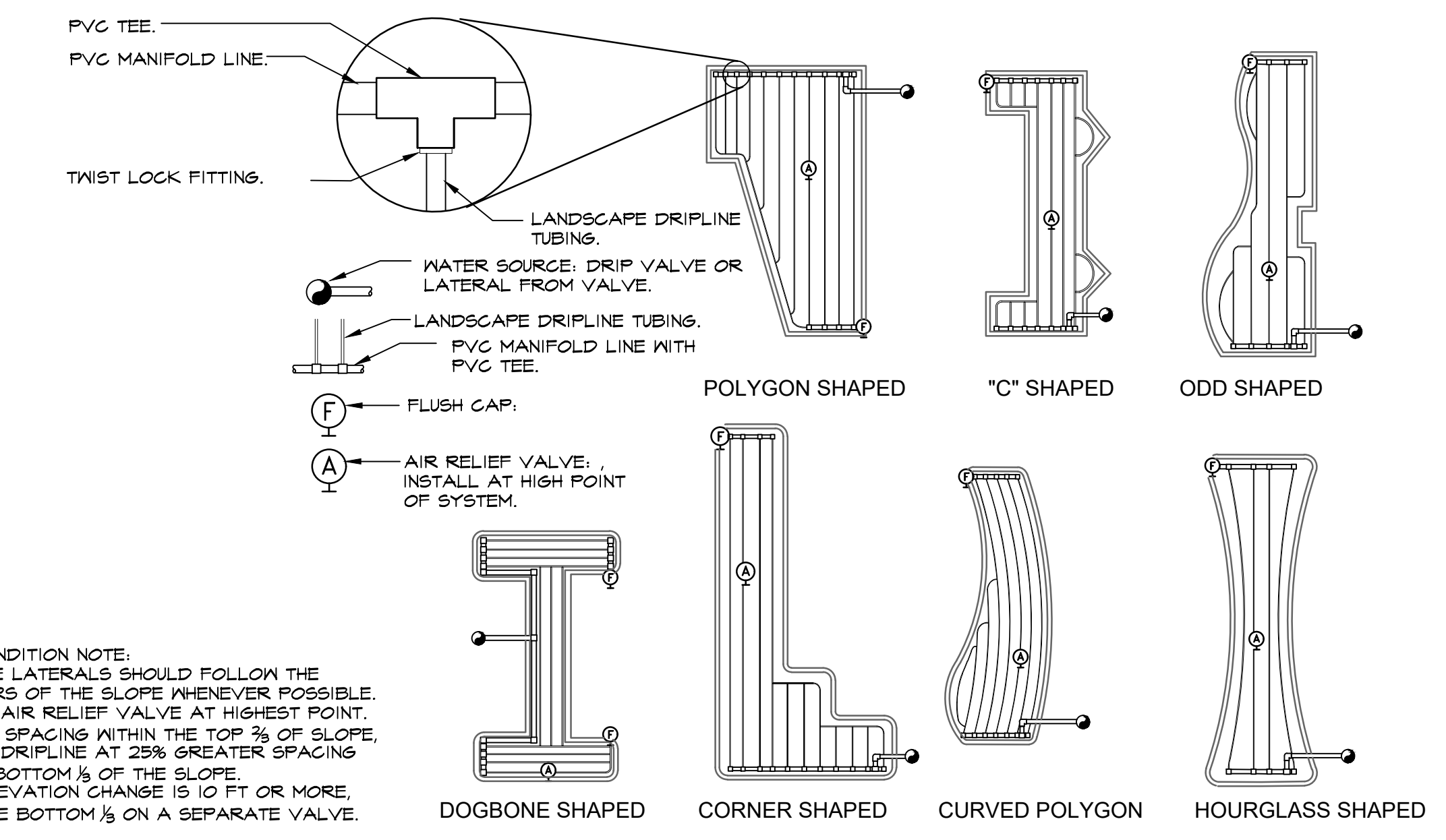
7 WIRE CONNECTOR

1" = 1" I-IR3-02



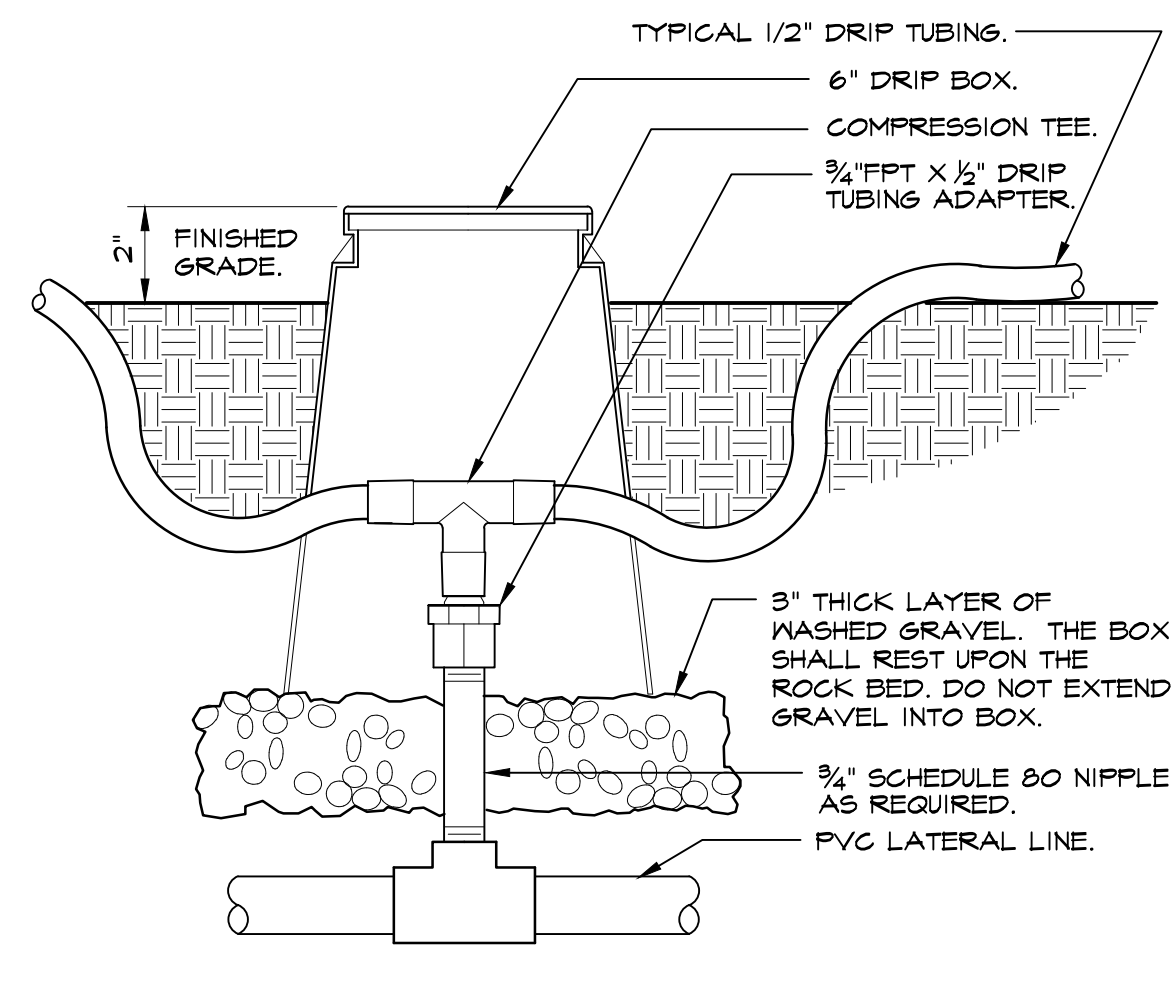
8 TYPICAL DRIPLINE LAYOUT

3" = 1'-0" I-DR-DRI2-01



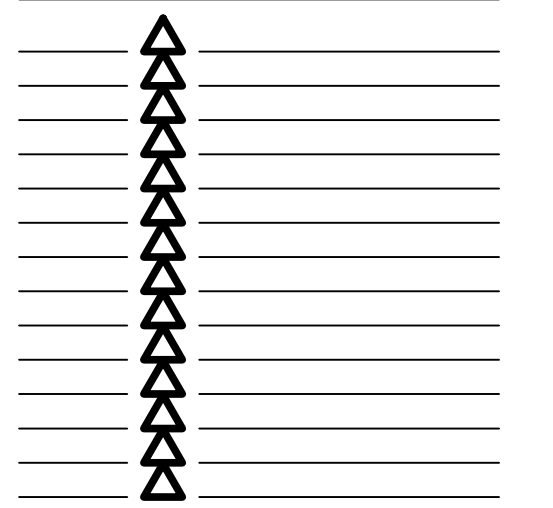
- SLOPED CONDITION NOTE:**
- DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
 - INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
 - NORMAL SPACING WITHIN THE TOP 2/3 OF SLOPE.
 - INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
 - WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.

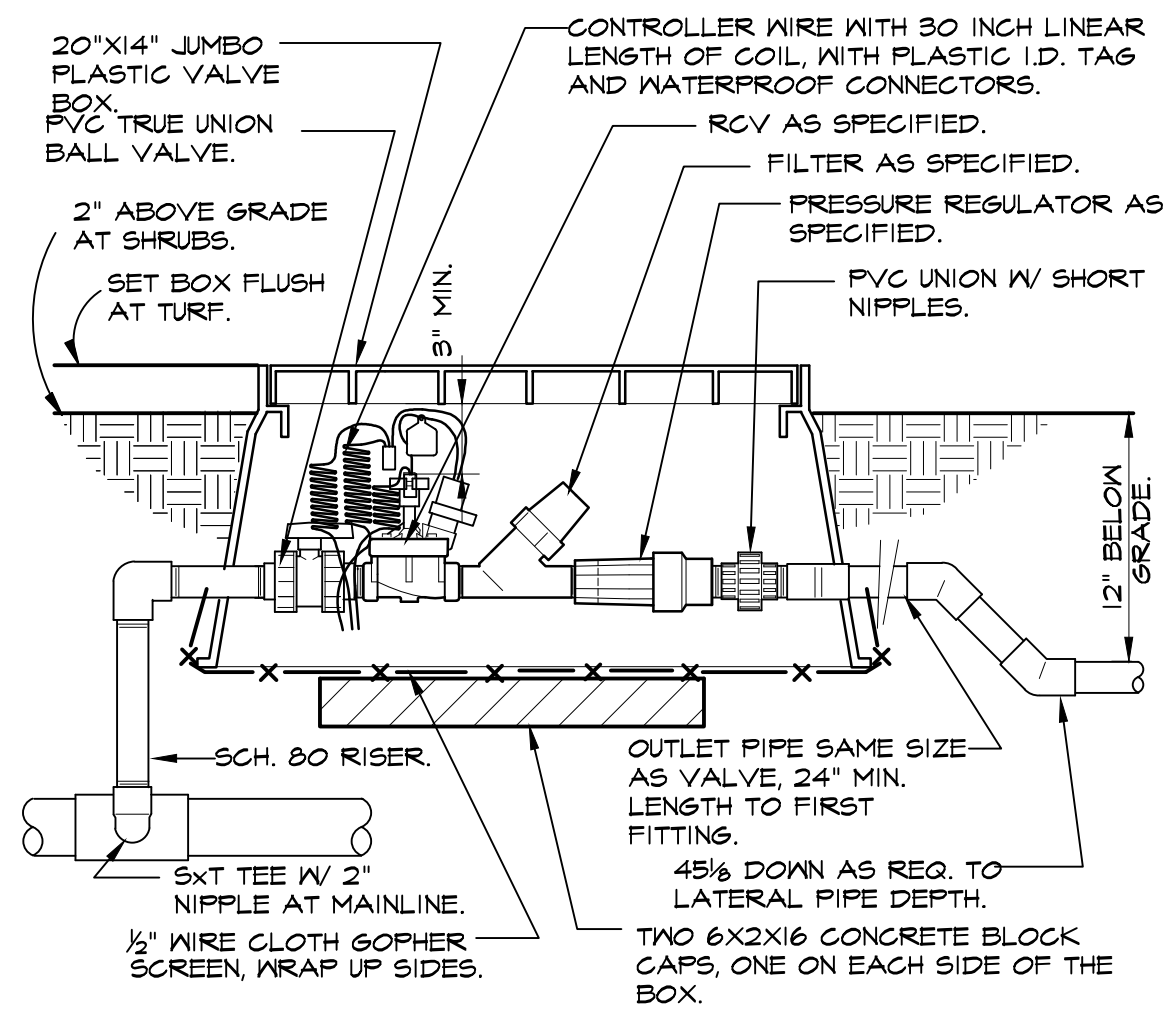
I-DR-DRI2-01



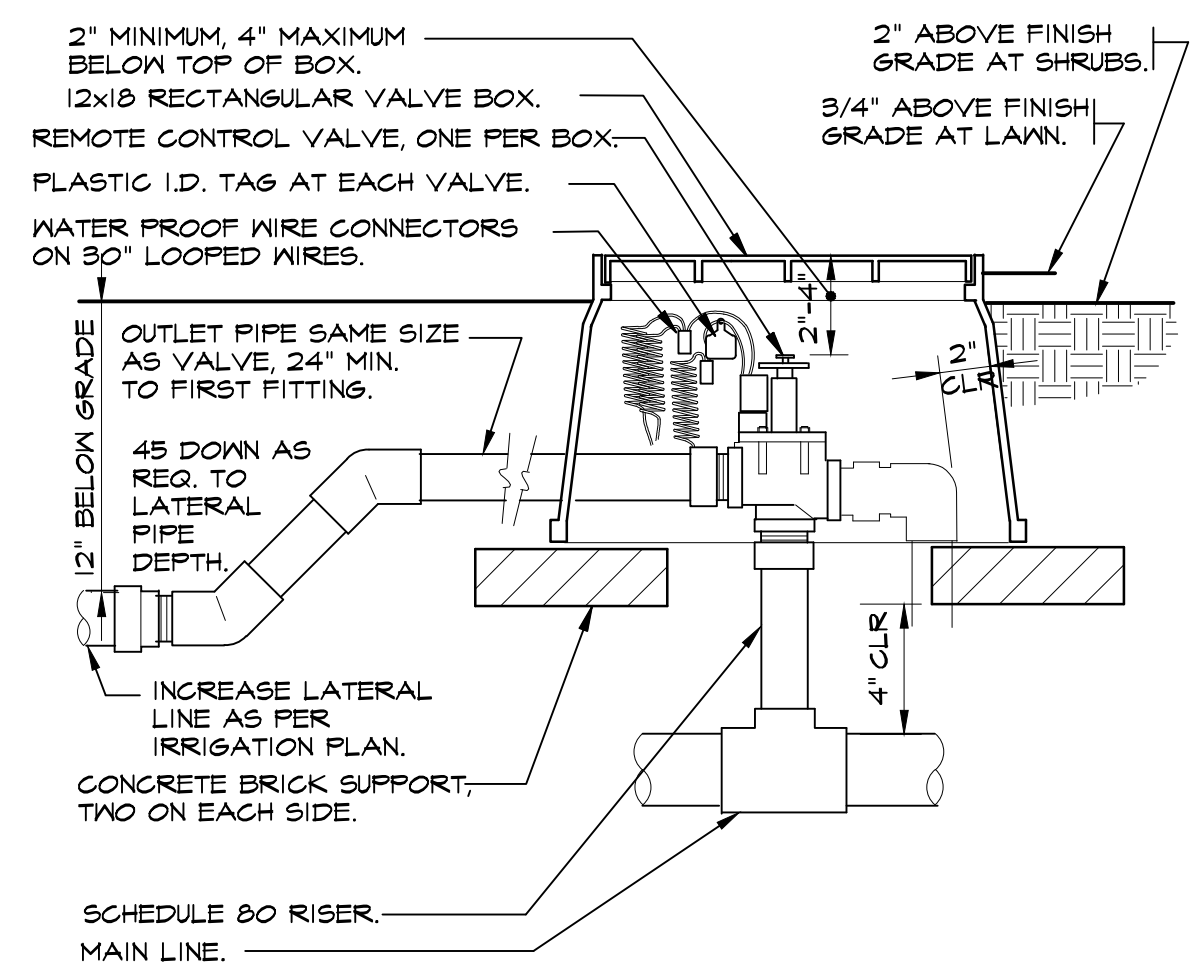
9 PVC PIPE TO DRIPLINE TRANSITION

3" = 1'-0" I-DR-DRI3-01

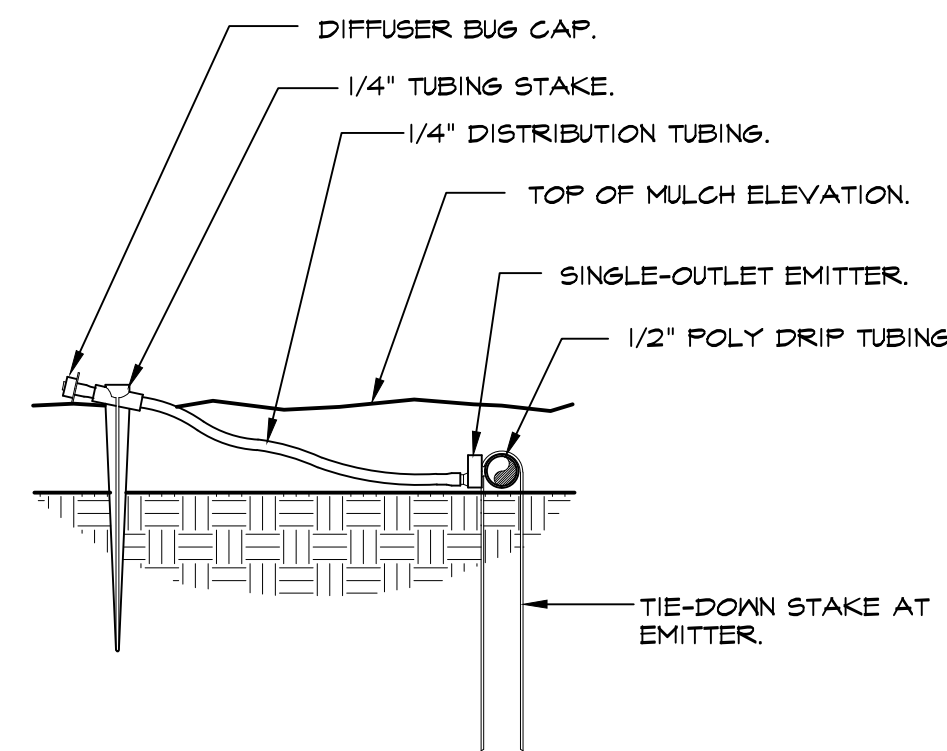




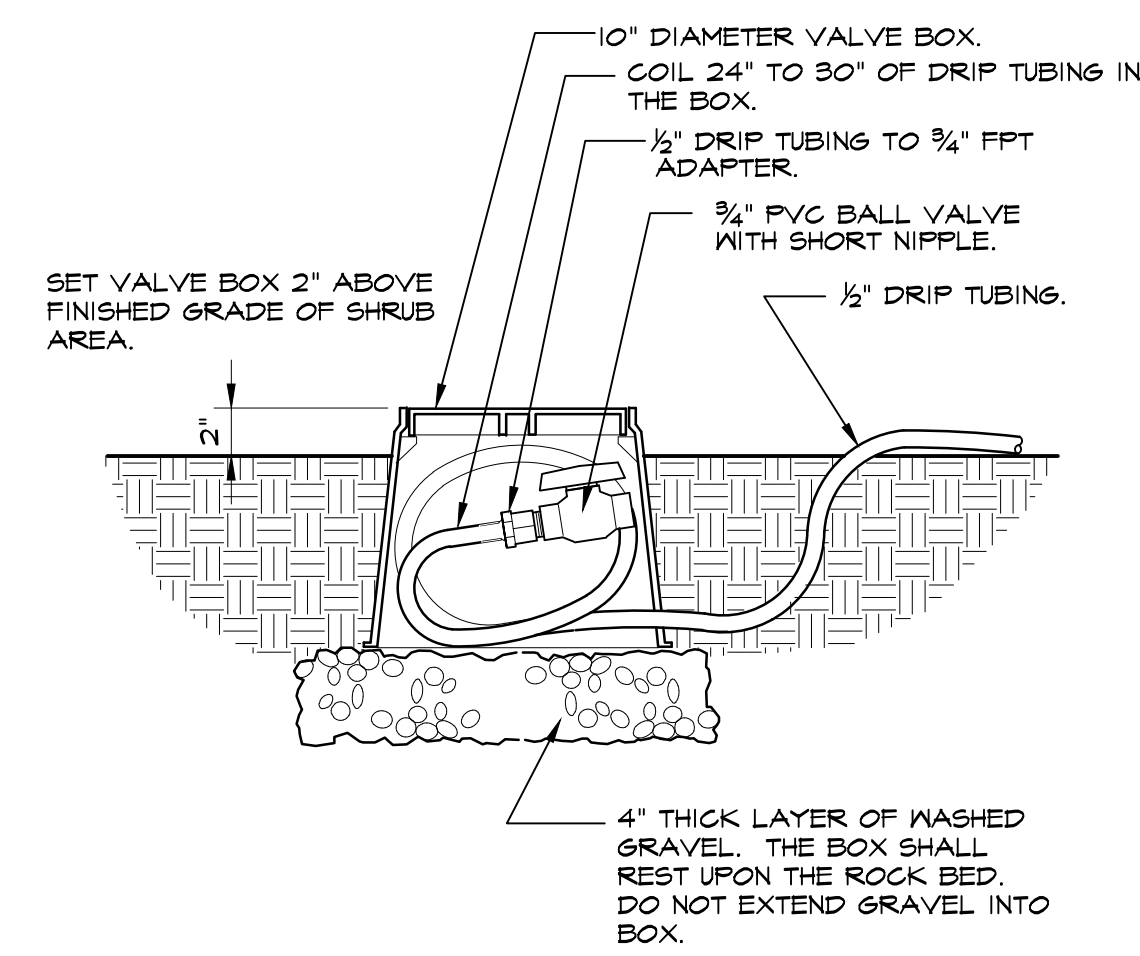
1 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0" I-DR-DRI-03



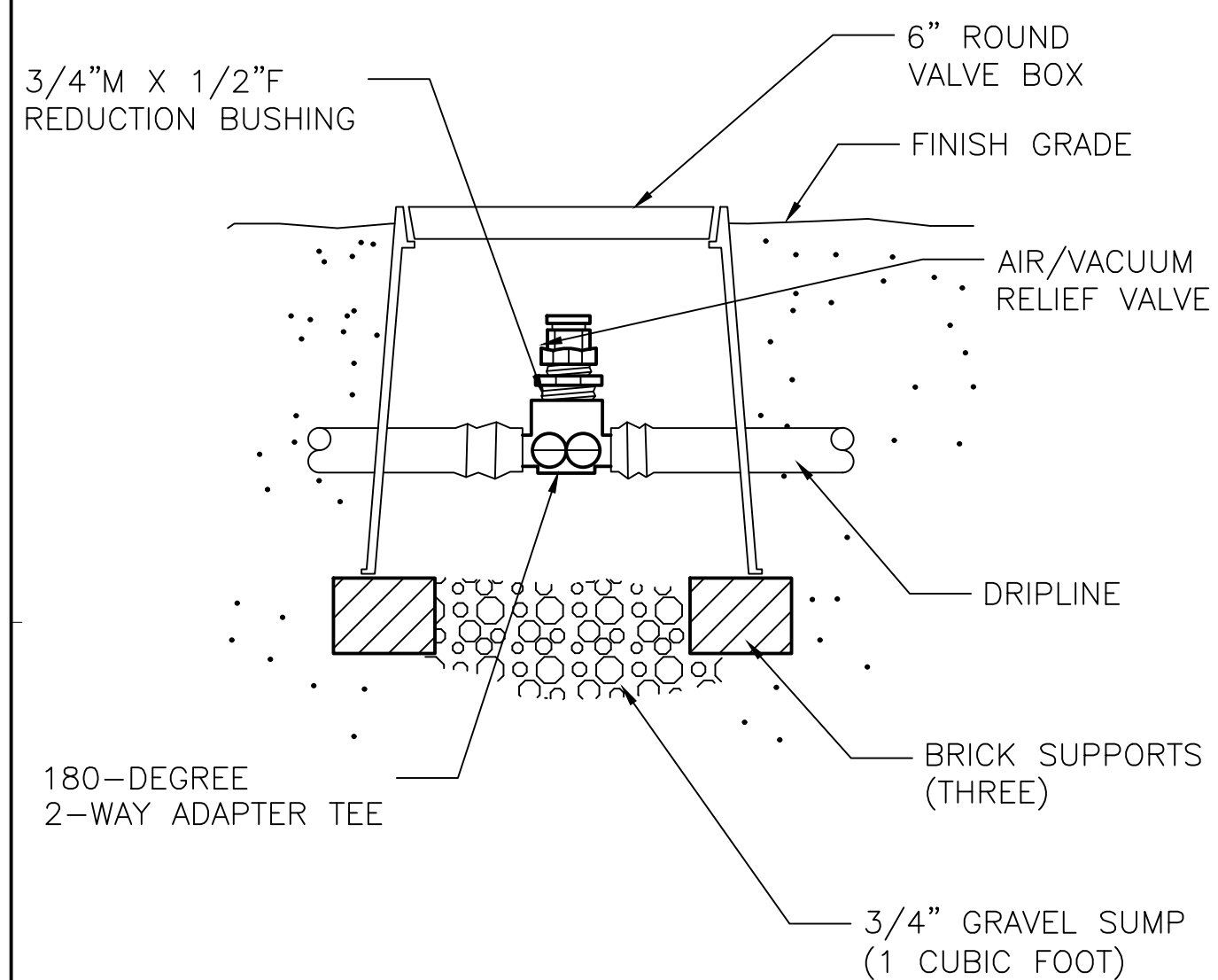
2 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0" I-EL-03



3 DRIP EMITTER AT 1/4" TUBING
3" = 1'-0" 32 8419.13-03



4 DRIP FLUSH BALL VALVE
1 1/2" = 1'-0" I-DR-DRI3-02



5 AIR/VACUUM RELIEF
1" = 1" I-DR-DRI3-20



3 PETERS CANYON RD STE #110
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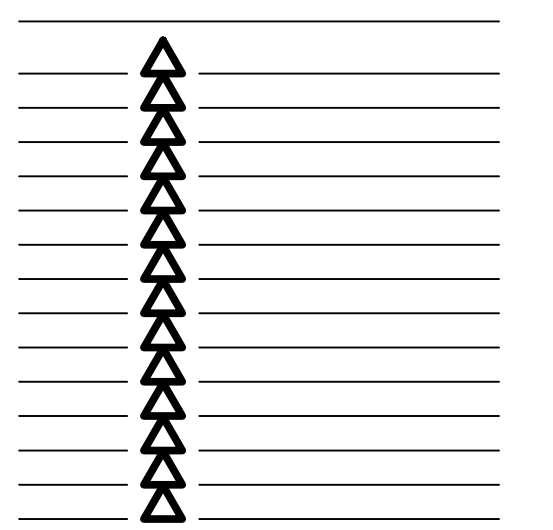


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NEBRINA
770 W 19TH STREET
COSTA MESA, CA 92627

IRRIGATION DETAILS

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



L1.3

PART 1 - GENERAL

- 1.1 SUMMARY
 - A. Provide all labor, materials equipment, tools, services and miscellaneous and incidental work to complete all irrigation as indicated on the Drawings and as specified.
 - B. Remove and modify existing system; install new system.
 - C. Related Work Specified Elsewhere:
 - 1. Planting - Section 329300.
 - 2. Landscape Maintenance - Section 02952.
- 1.2 QUALITY ASSURANCE
 - A. Perform work in accord with requirements of applicable Plumbing Code.
- 1.3 SUBMITTALS
 - A. Make submittals per Section 01300.
 - B. Record Drawings (As-Built): The Contractor shall provide and keep up to date in accordance with section "Project Records" a complete set of record "as-built" Bond prints which shall be corrected daily and show every change from the original drawings and specifications and the exact "as-built" locations, sizes and types of equipment. Prints for this purpose may be obtained from the Owner. This set of drawings shall be kept on the site and shall be used only as a record set. These drawings shall also serve as work in progress sheets and the Contractor shall make neat and legible notations therein daily, as work proceeds, showing the work as actually installed. These drawings shall be available at all times for inspection and shall be kept in a location designated by the Landscape Architect.
- 1. The Contractor shall dimension from two (2) permanent points of reference, building corners, sidewalk or road intersections, etc. the location of the following items:
 - a) Gate valves
 - b) The routing of the sprinkler system main lines.
 - c) Corrections to the existing water lines.
 - d) The routing of the control wires.
 - e) Sprinkler control valves.
 - f) Quick coupler valves.
 - g) Backflow device
- C. Submit controller chart diagram for Owner's Representative reviews, prior to making photocopy reduction. See Section 3.11.C
- D. List of materials:
 - 1. See Section 01340 for procedure.
 - 2. Quantities of materials and equipment need not be included.
 - 3. Deviations from the specifications will not be allowed unless substitutions have been requested in accordance with Section 01640A.
 - 4. The Owner's Representative's decision shall be final in determining the equivalency of materials, equipment and method.
- E. Instruction: During the specified Maintenance period, instruct the Owner's designated personnel on the use and adjustment of the automatic sprinkler controller.
- F. Service Manuals: Furnish three (3) sets of service manuals to the Owner, in loose leaf binders containing complete catalog numbers and price lists, with manufacturer's names, addresses and phone numbers.
- G. Furnish the Owner with three (3) full nozzle sets for each type of sprinkler installed.

- 1.4 DELIVERY, STORAGE AND HANDLING
 - A. Plastic Pipe: Handle pipe and fittings carefully. Store under cover to avoid damage. Beds on which pipe is transported and stored shall be full length of pipe to avoid damage. Do not install damaged, dented pipe.
- 1.5 JOB CONDITIONS
 - A. Examine site: Before starting work carefully examine the site and existing mechanical, electrical, paving and other similar conditions 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.
 - B. Scaled dimensions are approximate. Before proceeding with work carefully check and verify all locations.
 - C. Before excavating for sprinkler lines, locate all underground utility lines to avoid damage to those utilities. Notify the Owner's Representative promptly upon discovery of unknown lines for proper identification and disposition.
 - D. Spacing of sprinkler heads, location of valves and quick couplers shall be indicated on the drawings. Coordinate the layout of the sprinkler system with the layout of the planting and paving, and fully carry out the intent of the design.
 - E. Pipe lines, unless dimensioned, may be located in the most reasonable and practicable alignment. Accurately locate on record drawings. Sprinkler heads and valves may be shifted slightly where necessary to avoid obstructions. Owner's Representative's acceptance of deviations from the Drawings shall be obtained prior to installation. Accurately locate such deviations on the record drawings.
 - F. If errors, conflicts and ambiguities between drawings and specifications or between drawings or specifications and actual field conditions are discovered, immediately notify the Owner's Representative. Do not proceed with the affected portions of the work until the Owner's Representative has provided further instructions.
 - G. Do not backfill trenches until the work has been reviewed and accepted by Owner's Representative.
- 1.6 GUARANTEE
 - A. In addition to manufacturers' specific warranties, warrant the entire irrigation system for a period of one year from date of notice of completion.

- 1. Should trouble develop within the year due to poor work or defective material, promptly make corrections at the Contractor's expense.
 - 2. At Contractor's expense, promptly repair all damage to paving, planting and other components that are due to settlement of improperly compacted trench soil.
- PART 2 - PRODUCTS
- 2.1 MATERIALS
 - A. New, of the best grade of each respective and unless otherwise specified.
 - B. Copper Pipe and Fittings:
 - 1. Copper pipe shall be type "K", hard tempered ASTM B88 and fittings shall be wrought solder joint type in accordance with American Standards Association (ASA) B16 22.
 - 2. Joints shall be soldered with silver solder, 45% silver, 15% copper, 16% zinc, 24% cadmium and soldus at 1125° F. and liquidus at 1145° F., conforming to specifications ASTM B206-52T and Federal QQB 00655.
 - C. All Lateral and Mainline Piping:
 - Mainline less than 3"- Schedule 40 PVC
 - Mainline over 3"- CL 315 PVC
 - Lateral line- CL 200 PVC
 - Reclaim water - Purple PVC pipe
 - D. Sprinkler Risers and Nipples: PVC Schedule 80 with molded threads as shown.
 - E. Fittings: Galvanized malleable steel where shown. PVC Schedule 80 fittings on all irrigation mainlines. All others, PVC Schedule 40, NSF approved. Use solvent recommended by manufacturer.
 - F. Gate Valves: For 2-1/2" and smaller: Non-rising stem, screwed, bronze, Nibco T-113, or equal. For 3" and larger: 125 psi, Non-rising stem, brass, Matco-Norca 514 or equal.
 - G. Quick Coupler Valves and Quick Coupler Valve Assemblies: Locking vinyl top, two-piece, brass and bronze, size as shown.
 - H. Valve Keys: Provide two 30" galvanized keys to operate cross-handles of quick coupler valves for manual adjustment. Buckner, Rainbird or equal. Also provide 1 ft. nut wrench for gate valves.
 - I. Remote Control Valves: As indicated on the drawings. Provide Valve ID tags on each valve.
 - J. Gate Valve Boxes: Plastic, 10" round with bolt-down cover, marked "GV" for each gate valve. By Applied Engineering, NDS, Carson or equal. Provide key for each box.
 - K. Quick Coupler Valve Boxes: Plastic, 10" round with bolt-down cover, marked "QC" for each quick coupler valve. By Applied Engineering, NDS, Carson, or equal. Provide key for each box.
 - L. Remote Control Valve Boxes: Rectangular plastic with locking cover marked "RCV" for each remote control valve. Applied Engineering, NDS, Carson or equal. Provide six keys.
 - M. Electrical Conduit: Comply with requirements of the governing code and shall be approved and identified by the Underwriters Laboratories, Inc. Conduit shall be PVC Schedule 40, gray color.
 - P. Sprinkler Heads: refer to drawings and schedule.
 - Q. Sleeves for Piping under Paving: Schedule 40 PVC. Sleeve size shall be a minimum of twice (2x) the diameter of the pipe to be sleeved.
 - R. Thrust Blocks: 3,000 psi concrete in 28 days.
 - S. Tracer wire: Detectable underground utility marking tape, minimum 4.85 mil overall thickness, blue color, by Christy III, Magnatec, or equal.
 - T. Irrigation Controller: As noted on plans.
 - U. Controller Enclosure: Strong Box, see drawings.

- PART 3 - EXECUTION
- 3.1 CONNECTIONS
 - A. To Existing Steel Pipe: For 1-1/2" size pipe and smaller, use Moody or Dresser or equal slip joint fittings. For 2" and larger, cut thread and install threaded fittings.
 - B. To Existing PVC Pipe: Use PVC fittings welded onto existing PVC pipe.
 - D. PRESSURE TEST:
 - 1. All main lines and lateral lines that have glued joints under paving in the system shall be capped and pressure tested 150 psi.
 - 2. Pressure shall be sustained in the lines for not less than 3 hours. If leaks develop the joints shall be replaced and the test repeated until the entire system is watertight.
 - 3. Tests shall be observed and approved by the Owner's representative prior to backfill.
 - 4. When the irrigation system is completed (and before planting has begun) the contractor in the presence of the Owner's representative shall test the coverage of water afforded as complete and adequate. The contractor shall furnish all materials and perform all work required to correct any inadequacies of the lawn and planting areas coverage disclosed.
 - 5. The contractor shall inform the Owner's representative of any deviation from the plan required by wind, planting, soil or site conditions that bear on present coverage.

- 3.2 TRENCHING AND BACKFILLING
 - A. 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.
 - B. 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 paving.
 - C. Trench Depth: Sufficient to provide not less than the following cover over top of pipe.
 - 1. 24" over all pipe for mains and supply lines with 2-3" of sand over pipe.
 - 2. 24" over control wires from controllers to remote control valves.
 - 3. 12" over sprinkler lines (lateral).
 - 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.
 - 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.
 - 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.
 - 2. Trenches which traverse areas to be planted may be compacted by thoroughly flooding the backfill.
- 3.3 TRENCHING AND BACKFILLING UNDER PAVING
 - A. 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% 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 under paving prior to backfilling, and prior to the paving work.
 - B. 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 break sidewalks or concrete shall be obtained from the Owner's Representative. No hydraulic driving will be permitted under asphaltic concrete paving.
 - C. Coordinate installation of piping and wires under paved areas.
 - D. Sleeves may be installed, but are not required, for future installation of water lines and wires, unless otherwise noted.
- 3.4 PLASTIC PIPE
 - A. 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.
 - 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 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 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 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. Cure all welded joints at least 15 minutes before moving or handling and at least 24 hours before water is permitted in this pipe.
 - 2. Provide tracer wire on top of all distribution mains and pipe under constant pressure.
 - 3. Bell and PVC Pipe: Install in conformance with written procedures and recommendations of the manufacturer. Size thrust blocks according to the soil types on the site, and as approved by the Owner's Representative.
 - 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.
- 3.5 COPPER PIPE
 - A. Exposed Piping to all planters above grade shall also be copper pipe, Type "K".
- 3.7 REDUCING FITTINGS
 - A. Use where any change in pipe size occurs. Do not use street ells, bushings, close nipples, long screws or service tees.
- 3.8 OFF-SETS
 - A. Make with fittings. Do not bend pipe.

- 3.9 DIELECTRIC COUPLINGS
 - A. Install approved dielectric couplings, unions, or fittings wherever two dissimilar metals are connected whether shown on the drawings or not.
- 3.10 CLOSING OF PIPING
 - A. As soon as lines have been installed, cap or plug all openings to prevent the entrance of materials that would obstruct the pipe.
- 3.11 IRRIGATION CONTROLLERS
 - A. Connect remote control valves to existing controller in a clockwise sequence to correspond with station setting beginning with Station 1, 2, 3, etc. unless otherwise shown.
 - B. Prepare a map diagram showing location of all valves, lateral lines and route of the control wires. Identify all valves as to size, station number, and type of planting irrigated, i.e., lawn, shrubs, or groundcover.
 - 1. Reduce drawing photographically to a size which will fit in space available on the door inside of the controller. Seal within two laminated plastic sheets. Mount permanently on inside surface of the door. Submit one (1) additional diagram to Owner's Representative.
- 3.12 UNDERGROUND (CONTROL WIRES)
 - A. Color code all wiring.
 - B. Install wires, sprinkler laterals and mains in common trenches wherever possible.
 - C. Sizing of wire shall be No. 14 awg for control/pilot wires & No. 12 awg for common wires, in accordance with manufacturer's recommendations.
 - D. Install wires at least 24" below finish grade and laid to the side of the main line where possible. Locate them no less than 6" from pipes and fittings, except at terminal points. Provide looped slack at valves and snake wires in trench to allow for concentration of wires. Tie wires in bundles at 10' intervals.
 - E. Wire splices not allowed.
 - F. Run all wire passing under future or existing paving, or construction in a PVC Schedule 40 or galvanized steel conduit extending at least 12" beyond edges of the paving or construction. Provide pull boxes as necessary in long runs and at sharp bends in the conduit run.
 - G. Provide meter box at ends of runs for future valves, and over all splices.
 - H. Install warning tape 6" above all wire routes not located in trenches with irrigation mains.
- 3.13 VALVES
 - A. Provide piping systems with valves at all points shown on the drawings or specified herein, arranged to give complete regulating control throughout.
 - B. Install valves with the best skill, neat appearance and groupings so all parts are easily accessible and maintained. Set valves near walks and curbs within 12" and parallel to same. Install remote control valves in groundcover or shrub areas wherever feasible.
 - C. Valves shall be the full size of the line in which they are installed unless otherwise specified.
 - D. Adjust remote control valves so that most of the sprinkler heads operate at pressure recommended by the head manufacturer, and so that a uniform distribution of water is applied by the sprinkler heads to the planting areas for each individual valve system.
 - E. Set valve boxes 3/4" above the designated finish grade at each valve in turf, 2" in shrubs, and stencil paint station numbers of valves on covers. Numbers shall be 4" minimum in height.
 - F. Identify locations of all valves by painting purple symbols pointing to valves on surface of nearest curb or paving. Templates to be provided by Owner's Representative.
- 3.14 SPRINKLER HEADS
 - A. Prior to installing heads, thoroughly flush laterals and risers with full line pressure. Repeat whenever system is opened up for repairs or replacement. Start flushing operation at the highest point of delivery and work to the lower.
 - B. Set sprinkler heads as detailed on drawings.
 - C. Upon completion of the installation, adjust sprinkler heads to properly distribute water flow and place entire irrigation system in optimum operating condition.
 - D. Align all part-circle heads so that spray does not hit building walls and windows, and are 24" from adjacent paving and curbs.
 - E. Adjust all spray nozzles so that there will be a minimum amount of overspray, and so that the entire set will be as evenly balanced as possible.

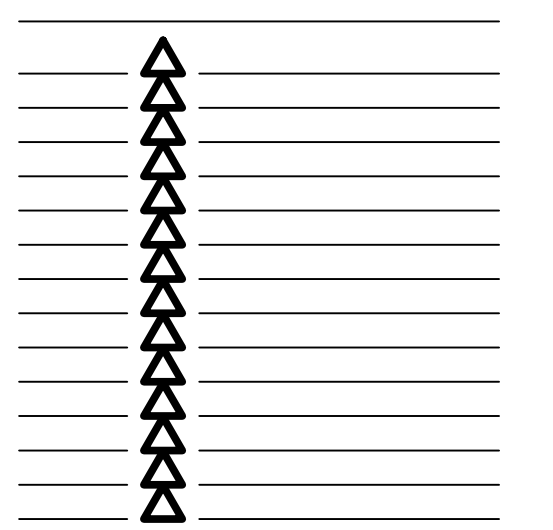


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IRRIGATION SPECIFICATIONS

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 Plan Check Number:



L1.4

3.15 DRIPLINE COMPONENTS

- A. 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.
- B. Provide insert or compression fittings manufactured that are compatible with inline emitter tubing as indicated on construction drawings.
- C. DRIPLINE WITH PRESSURE-COMPENSATING INLINE EMITTERS.
 - 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. CONTROL ZONE KITS

- 1. Provide control zone kits as indicated on construction drawings.
- 2. 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.

3.16 DRIPLINE LAYOUT OF WORK

- A. 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.
- B. 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. Modifications will be identified by Owner's Representative at this review.

3.17 DRIPLINE EXCAVATION, TRENCHING, AND BACKFILL

- 1. Excavate and install pipes at minimum cover indicated in drawings or specifications. Excavate trenches at appropriate width for connections and fittings.
- 2. Minimum cover for dripline components (distance from top of pipe to finish grade):
- 3. Buried PVC manifold and supply header pipe to dripline grid layouts: 12" (30,5 cm) to top of pipe.
- 4. Buried dripline lateral pipe downstream PVC manifold and supply header pipe: 4" (10 cm) to top of pipe
- 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.
- 6. Backfill only after buried lines have been reviewed, tested, and approved.
- 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.
- 8. Dress backfilled areas to original grade. Incorporate excess backfill into existing site grades. Dispose of excess backfill off site.
- 9. Contact Owner's Representative for trench depth adjustments where utilities conflict with irrigation trenching and pipe work.

3.18 FLUSHING AND TESTING

- 1. Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.
- 2. Provide clean, clear water, pumps, labor, fittings, and equipment necessary to conduct line flushing and testing procedures.
- 3. Recommended Dripline and Emitter Lateral Flushing Procedures.
 - a. 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 from the initial six-week flushing schedule.
 - b. Flush the system completely after any repairs are made and monitor system operation closely under regular system flushing schedule.
 - c. Check the pressure at the supply and flush headers on a regular basis and compare with the pressure readings taken after installation.
- 4. Recommended Dripline and Emitter Lateral Leakage Testing Procedures.
 - a. 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 components installed.
 - b. Partially backfill buried pipe and tubing to prevent movement under pressure. Expose couplings, fittings, and valve components.
 - c. 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 seal leaks is prohibited.
- 5. Recommended Dripline and Emitter Lateral Operational Testing Procedures.
 - a. 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 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.
 - b. Replace or adjust defective valve, fitting, dripline segment, emitter lateral segment, or appurtenance to correct operational and coverage uniformity deficiencies.
 - c. 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.

3.19 CONSTRUCTION REVIEW

- A. 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 installation.
- B. Schedule reviews for dripline layout and system testing with Owner's Representative as indicated on drawings or as required by these specifications.
- C. Impromptu reviews may occur at any time during project.
- D. A review will occur at completion of irrigation system installation and Project Record Drawing submittal.

3.20 GUARANTEE/WARRANTY AND REPLACEMENT

- 1. The purpose of guarantee/warranty is to ensure that Owner receives irrigation materials of prime quality, installed and maintained in thorough and careful manner.
- 2. Contractor is responsible for providing guarantee/warranty of irrigation materials, equipment, and workmanship against defects for period of one (1) year from formal written acceptance by Owner's 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.
- 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.
- 4. Guarantee/warranty applies to originally installed materials and equipment, and replacements made during guarantee/warranty period.

3.21 SUBMITTALS

- A. Deliver four (4) copies of submittals to Owner's Representative 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 specification section number and name of component. Furnish submittals for components on material list. Indicate which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Owner's Representative. Incomplete submittals will be returned without review.
- B. Materials List: Include dripline and low-volume irrigation components, control zone components, shop drawings and other components shown on drawings and installation details or described herein. Quantities of materials need not be included.
- C. Manufacturers' Data: Submit manufacturers' catalog cuts, specifications, and operating instructions for equipment shown on materials list.
- 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.

3.22 REMOVALS, SALVAGE AND MODIFICATIONS

- A. Prior to starting work, confer with Owner's Representatives to discover potential problem areas and locations of points of joining 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.
- B. No shut-downs shall be made without prior approval of the Owner. 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.
- 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 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 capping and abandoning of existing irrigation mainlines.
- D. All sprinkler heads, valves, and equipment within the limits of work shall be salvaged and signed over to the Owner. Piping shall not be abandoned in place. Piping removed shall be legally disposed of off the site.
- E. All connections made from the new work to the existing system shall be recorded on the Record Drawings. All other utility lines, site drainage lines, etc. found and which are to be saved shall also be recorded.

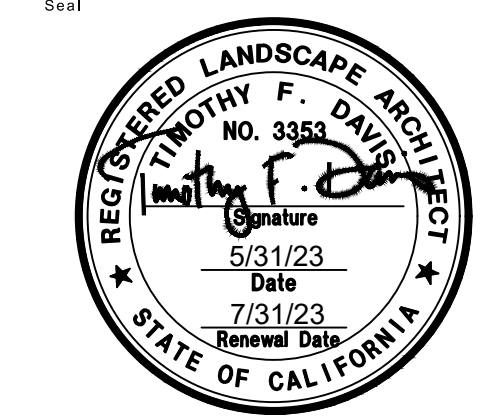
3.23 ELECTRICAL CONDUIT

- A. Install electrical conduit to sprinkler controller(s) only as shown and as directed.
- B. Conduits shall be installed with a minimum of 24" cover and terminated with long sweep ells and capped with non-cemented PVC pipe caps.
- C. Install pull boxes at all sharp bends and as recommended to assure successful pulling of conductors.
- D. Install pull cords as required.

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

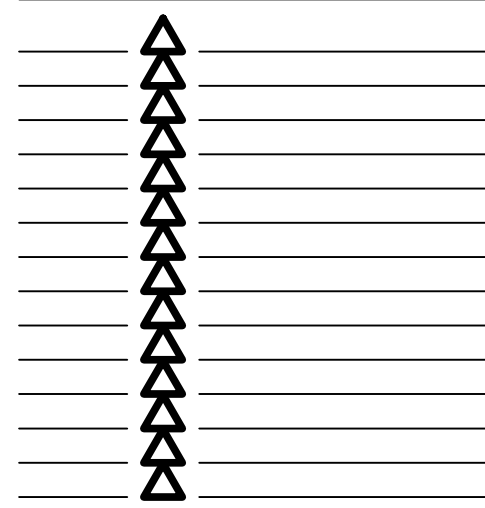


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 Plan Check Number:



L1.5

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	PF	QTY	REMARKS	
CD	CERCIDIUM X 'DESERT MUSEUM' / THORNLESS PALO VERDE	24" BOX	L	2		
SHRUBS	BOTANICAL / COMMON NAME	CONT	PF	QTY	REMARKS	
AB	AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE	15 GAL	L	7		
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		
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	PF	SPACING	QTY	REMARKS
SS	SENECIO SERPENS / BLUE CHALKSTICKS	1 GAL.	L	24" o.c.	124	

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:

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

SOIL TEST

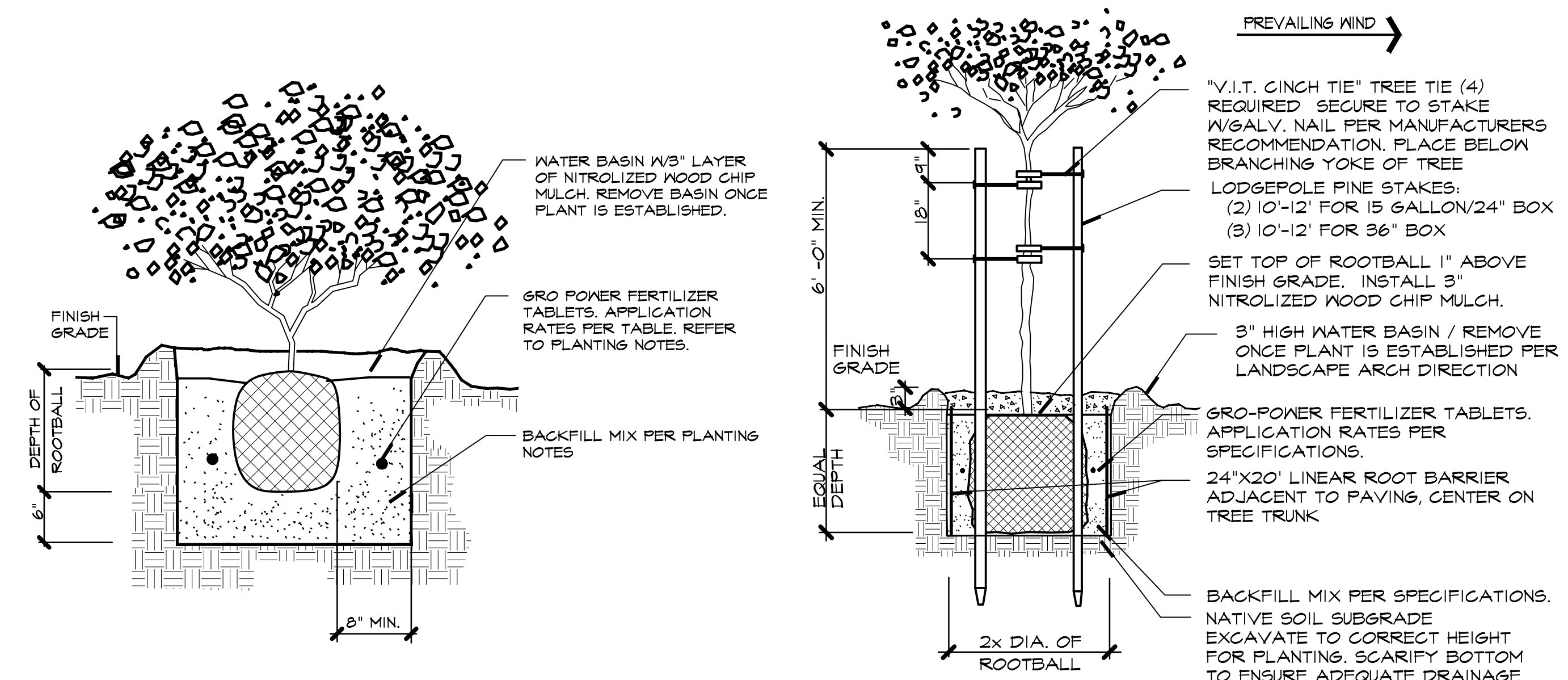
AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TEST ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES USING ORGANIC FERTILIZER 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.

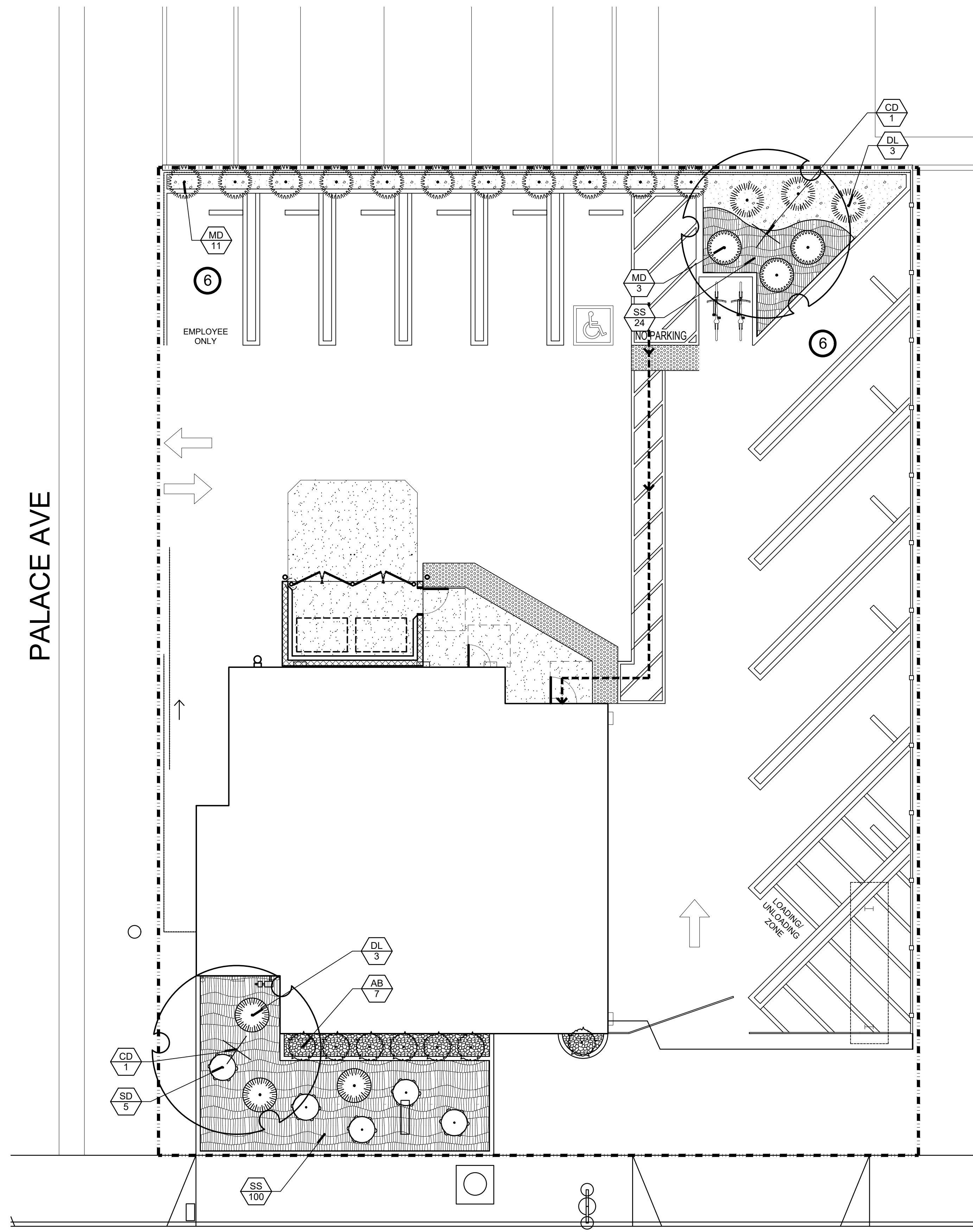
1. FOR TURF AND GROUNDCOVER AREAS THE FOLLOWING SHALL BE UNIFORMLY AND THOROUGHLY ROTOTILLED INTO THE SOIL TO A MIN. DEPTH OF 6 INCHES FOR EVERY 1000 SQ. FEET OF AREA.
 TRI-C ENDO 120
 60 LBS/ACRE
 TRI-C 6-2-4 W / 5% S:
 60-70 LBS/1000 SQ.FT
 SHAVINGS/COMPOST:
 2-3 CUBIC YARDS/1000 SQ.FT
- NOTE: SOIL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



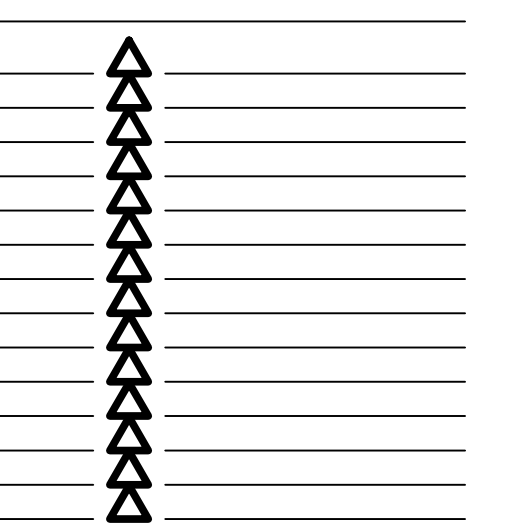
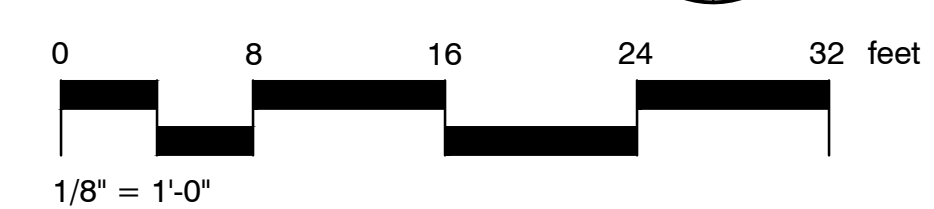
1 SHRUB PLANTING
1" = 1"

2 TREE STAKING
1" = 1"



PALACE AVE

19TH STREET



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 otherwise 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
j. 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.
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.
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.

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, sorrel, 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.
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.
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.

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.

H. SOIL PREPARATION:

- 1. Before starting soil preparation the Contractor shall submit a soil report to the Owner and Landscape Architect.
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.
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.
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.

1.04 PRODUCT HANDLING

A. PLANT MATERIAL

- 1. Loading and unloading of all vegetation shall be accomplished in a manner not injurious 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.
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.
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.
6. At all times during construction, adequate protection shall be provided for all planted areas against damage of any kind 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.

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.
2. 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.
2. 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.
3. Each section of groundcover shall be immediately watered upon completion of planting, and thereafter as required.
4. Areas shall be raked and floated smooth to provide a true and uniform surface.

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

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

C. COMMERCIAL FERTILIZER:

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

D. TOP DRESSING:

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

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:

- 1. Complete soil preparation as outlined on drawings.
2. Finish grades shall be two (2) inches below the surfaces of retaining walls, walks, road, curbs, paved areas, and yard 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.
3. Install gravel beds in drainage areas as indicated on plans.

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.
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 nitrilized 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.

- 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.
11. Hydroseeding specifications (if applicable):

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

- 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
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:

- 1. General maintenance:
A. Repair and replenish all decorative stones, gravel areas, and shredded bark covers.
2. Tree, shrub and shrub bed maintenance:
A. Completely trim, edge, and weed all landscaping.
B. Stake and fertilize all trees.
C. Prune and/or shape trees.
D. Apply insect and disease control.
E. Water all trees and shrub beds as required to ensure growth.

- 3. Lawn maintenance:
A. Mow, trim, and edge; re-seed and re-sod sparse areas.
B. Fertilize, apply insect and fungus controls.

- 4. Flower beds and/or herbaceous ground covers:
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
All areas shall be kept in a neat and orderly condition 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.

- 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.
2. A complete and operable irrigation system; system must be full coverage.
3. Installation of all plant materials.
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.

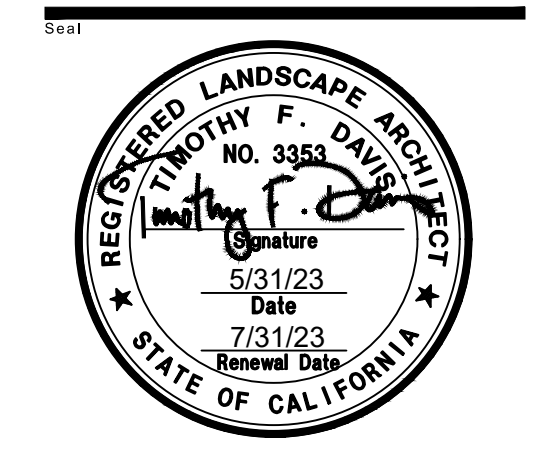
- 3.07 FINAL MAINTENANCE INSPECTION:
A. At the end of the maintenance period and when ground covers and turf have established and all pick-up items have been completed, the Contractor shall request a final maintenance inspection. The Contractor will be advised by the Landscape Architect at the final 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 final inspection.
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 Landscape Architect.

- END OF SECTION



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NEBRINA 770 W 19TH STREET COSTA MESA, CA 92627

PLANTING SPECIFICATIONS

Grid area for drawing notes or specifications, consisting of a series of horizontal lines.

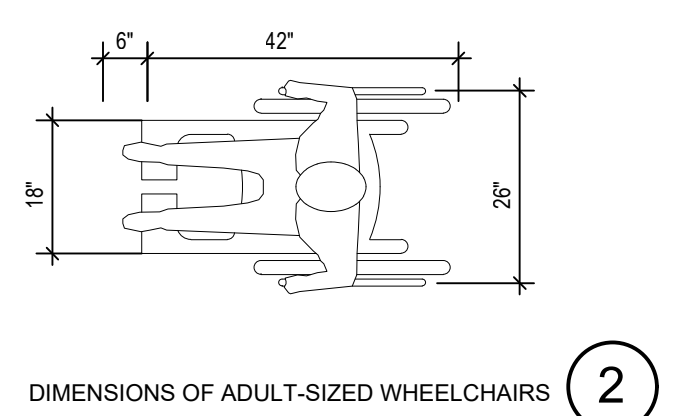
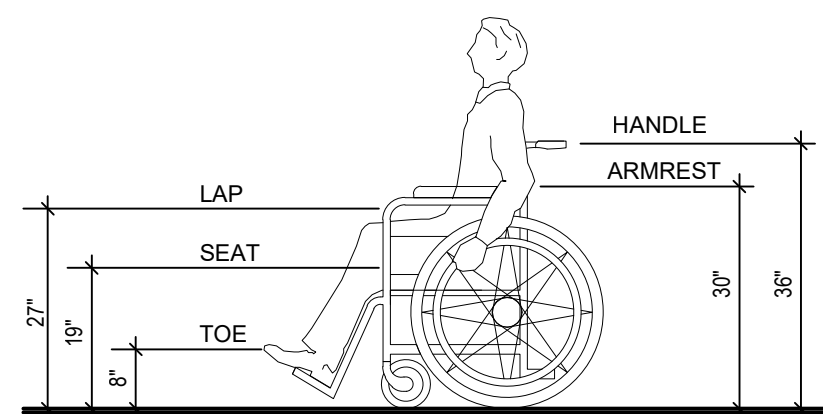
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SITE DEVELOPMENT:

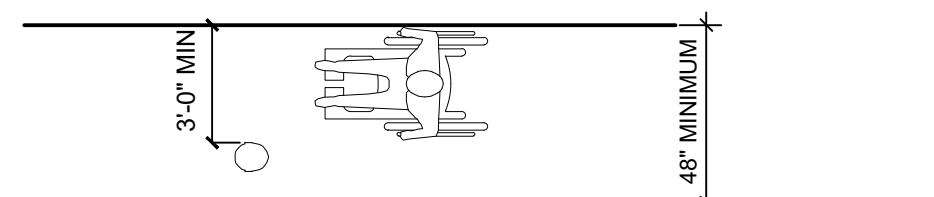
1. SURFACE SLOPES OF PARKING SPACES FOR THE PHYSICALLY DISABLED SHALL NOT EXCEED 1/4-INCH PER FOOT IN ANY DIRECTION.
2. PEDESTRIAN WAYS THAT ARE ACCESSIBLE TO THE PHYSICALLY DISABLED SHALL BE PROVIDED FROM EACH DISABLED PARKING SPACE TO RELATED FACILITIES, INCLUDING CURBS CUTS OR RAMPS AS REQUIRED.
3. THE SURFACE OF EACH PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION DURING 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:

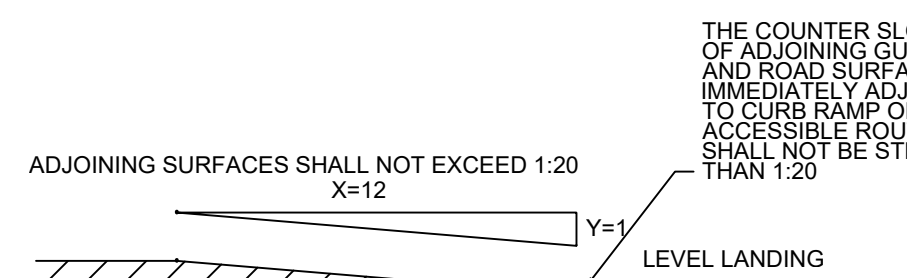
4. WALKS AND SIDEWALKS SHALL HAVE CONTINUOUS COMMON SURFACE. NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" AND SHALL BE A MINIMUM OF 48" IN WIDTH PER ADA. (48" MIN. IS RECOMMENDED, 48" MIN. IS REQUIRED FOR CALIFORNIA)
5. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 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%.
7. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2". 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 1/2" MAY BE VERTICAL.
8. WHEN CHANGES IN LEVELS GREATER THAN 1/2" 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 2



MIN. PASSAGE WIDTH FOR ONE WHEELCHAIR AND ONE AMBULATORY PERSON 3



MEASUREMENT OF CURB RAMP SLOPES 4

ENTRANCES:

17. PROVIDE AT METALLIC SIGN OVER EACH STOREFRONT DOOR STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS" LETTERS SHALL NOT 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 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" 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.

MIN. PASSAGE WIDTH FOR ONE WHEELCHAIR AND ONE AMBULATORY PERSON 3

MEASUREMENT OF CURB RAMP SLOPES 4

CORRIDORS AND AISLE:

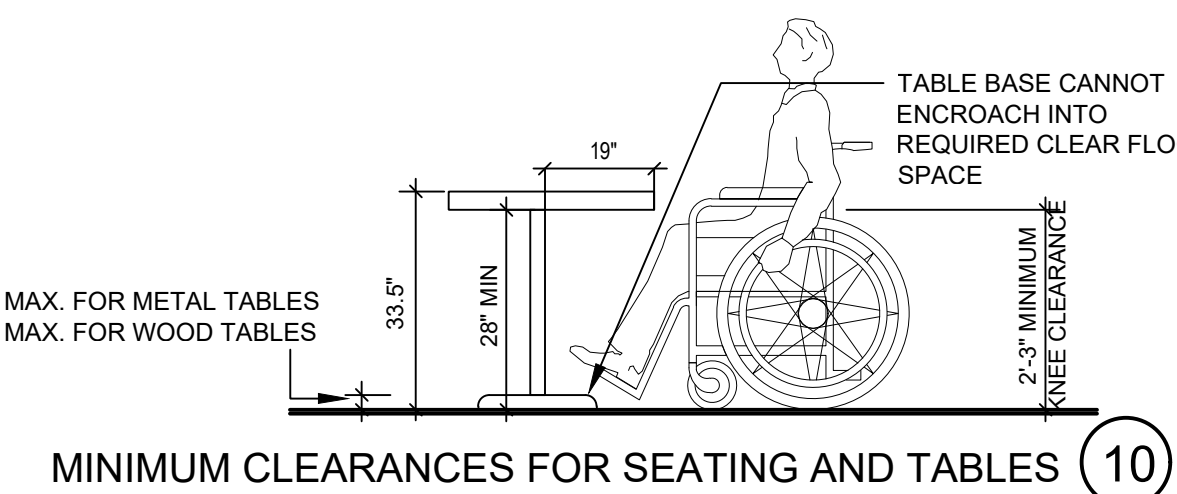
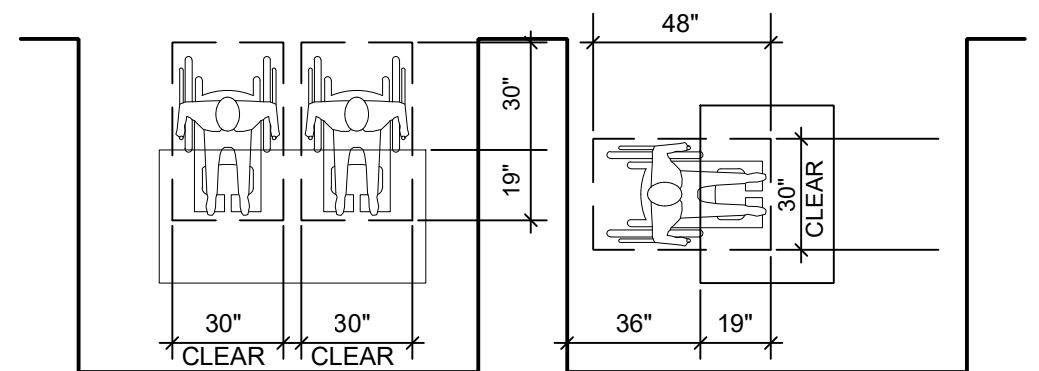
30. FLOOR SURFACES SHALL BE SLIP-RESISTANT
31. EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEAS, TABLES, MERCHANDISE, EQUIPMENT OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT.
32. EVERY AISLE SHALL BE NOT LESS THAN 3 FEET WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 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 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.
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 ITS CLOSED POSITION.
37. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17-INCHES 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 9-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.
47. 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.
49. 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:

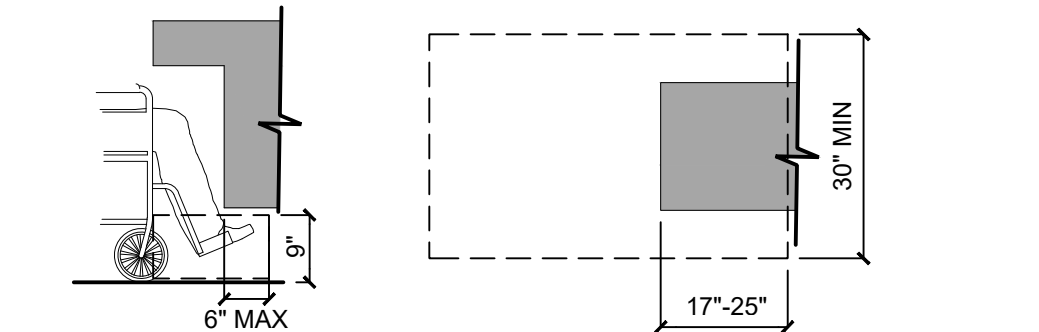
49. GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 LBS. PER LINEAR FOOT LOAD.
50. GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF THE PHYSICALLY DISABLED TOILET STALL OR COMPARTMENT AND SHALL BE SECURELY ATTACHED 35-INCHES TO TOP OF GRAB BAR AND PARALLEL TO THE 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 FIXTURES.
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.
57. 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.

ADDITIONAL REQUIREMENTS:

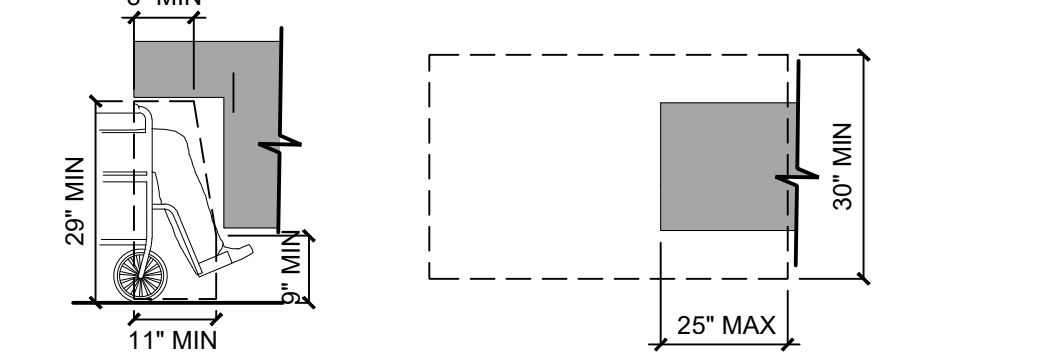
65. THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 15-INCHES ABOVE THE FLOOR OR WORKING PLATFORMS.
66. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE 48" MAX HEIGHT FOR UNOBSTRUCTED FORWARD AND SIDE REACH, 48" MAX HEIGHT WITH 10" MAX. OBSTRUCTION AT SIDE REACH, 46" MAX HEIGHT AT 24" MAX OBSTRUCTION AT SIDE REACH
67. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS. THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15590 IN FEDERAL STANDARD 595A.



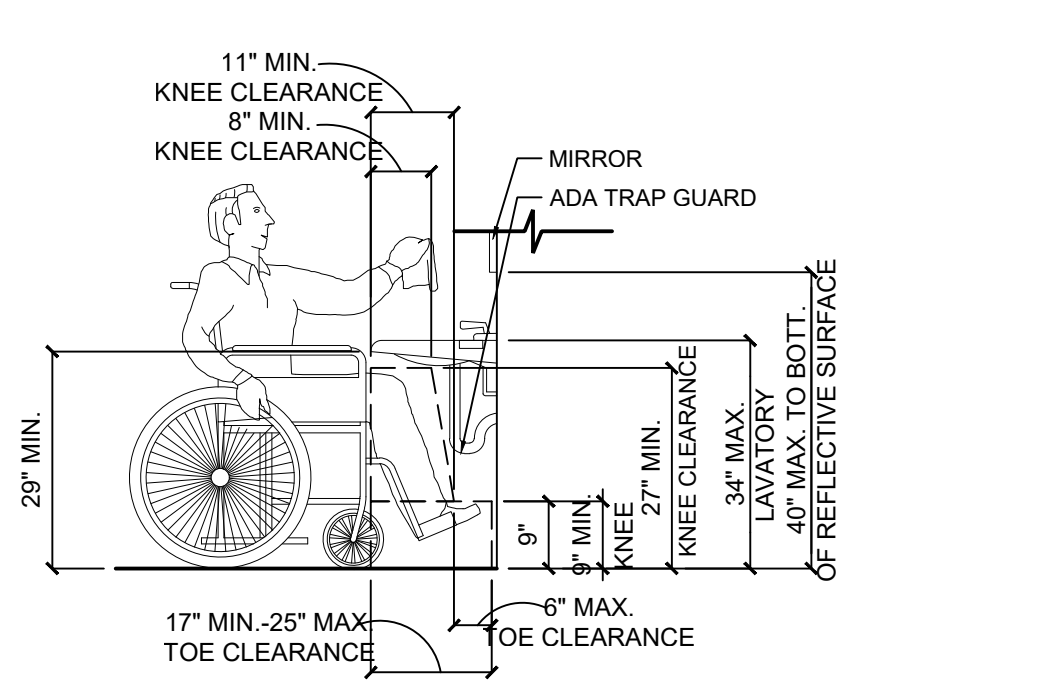
MINIMUM CLEARANCES FOR SEATING AND TABLES 10



TOE CLEARANCES

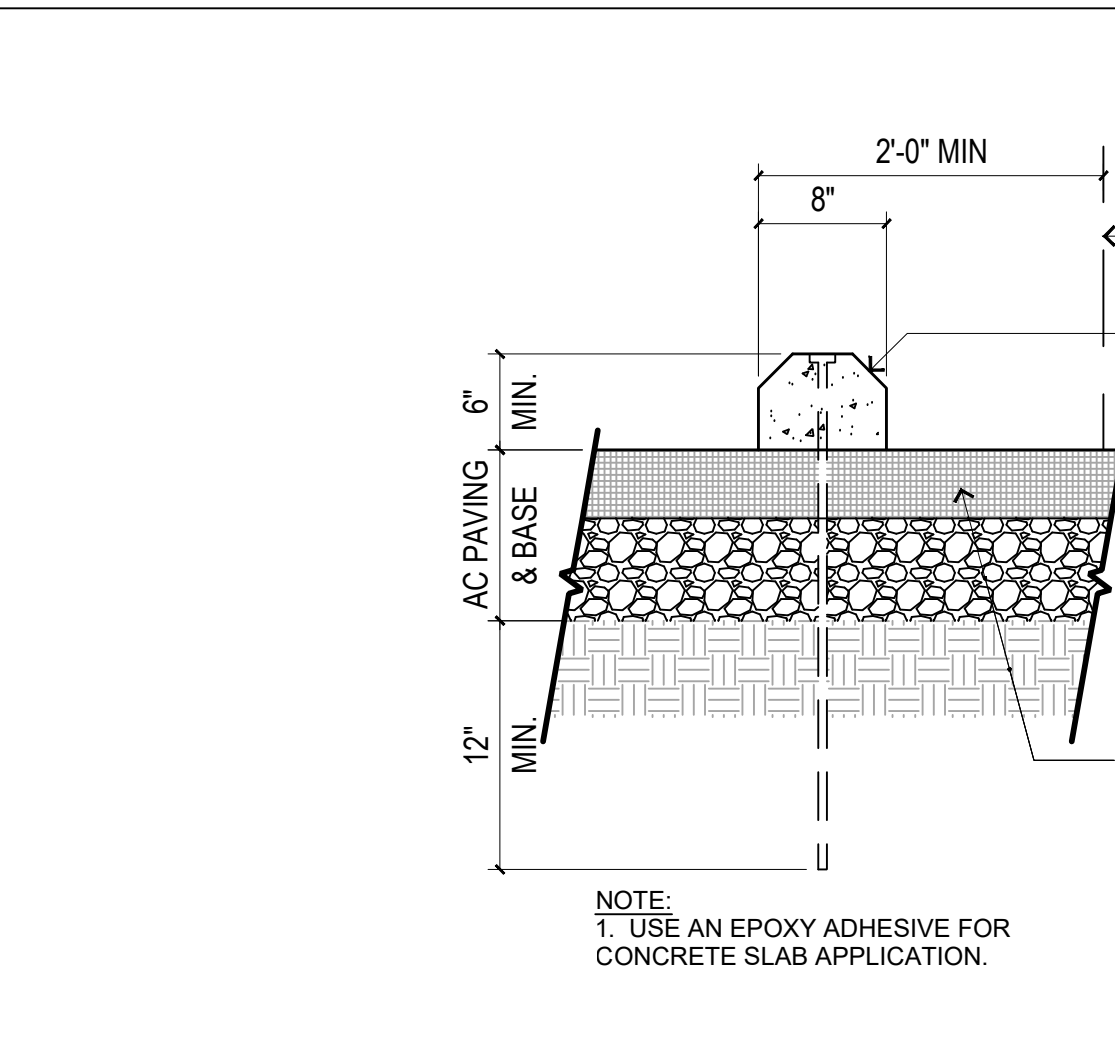
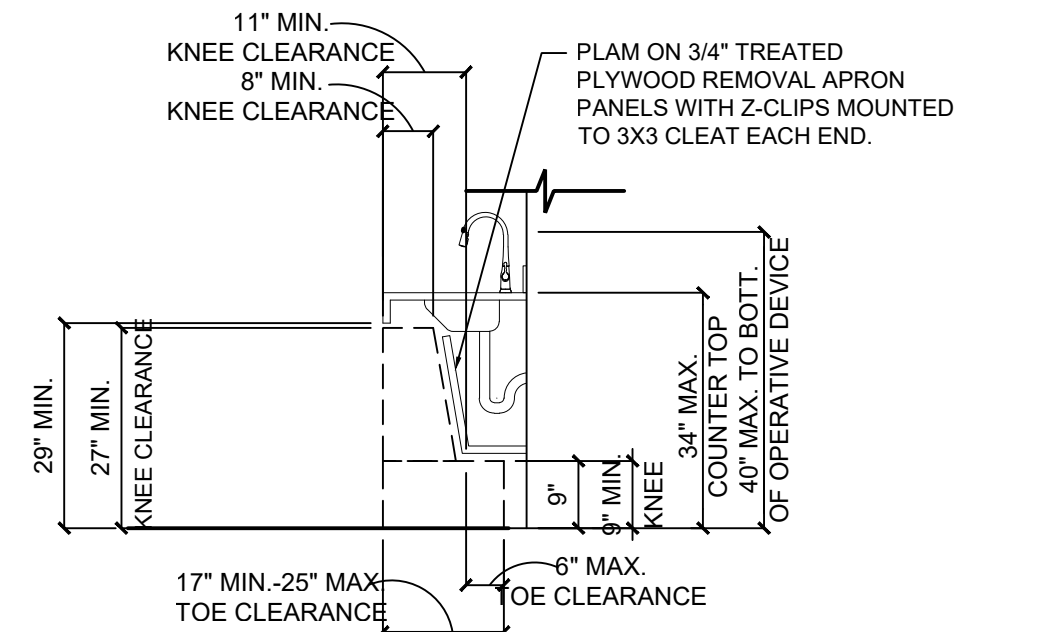


KNEE CLEARANCES

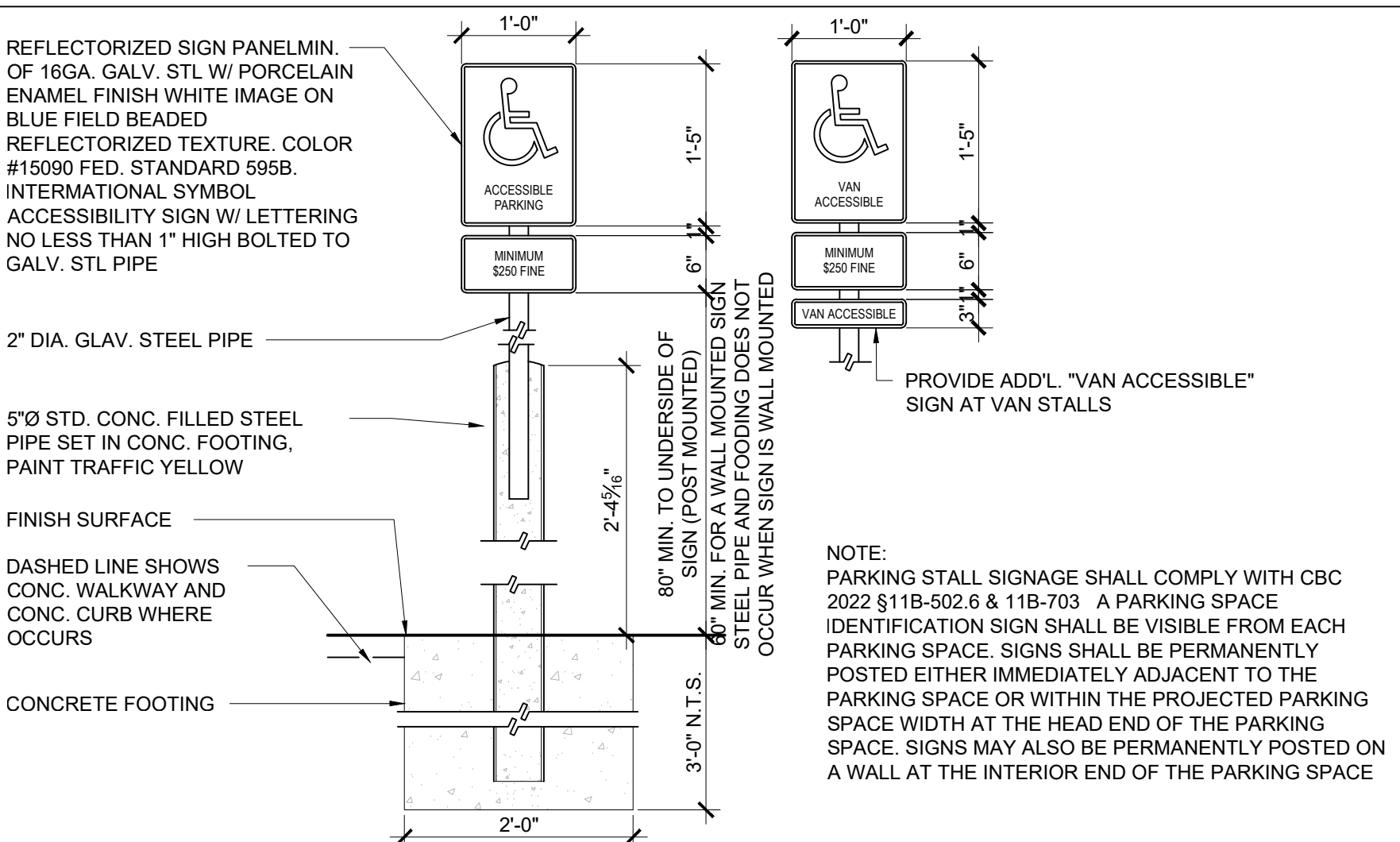


TOE & KNEE CLEARANCES AT KITCHEN SINK 12

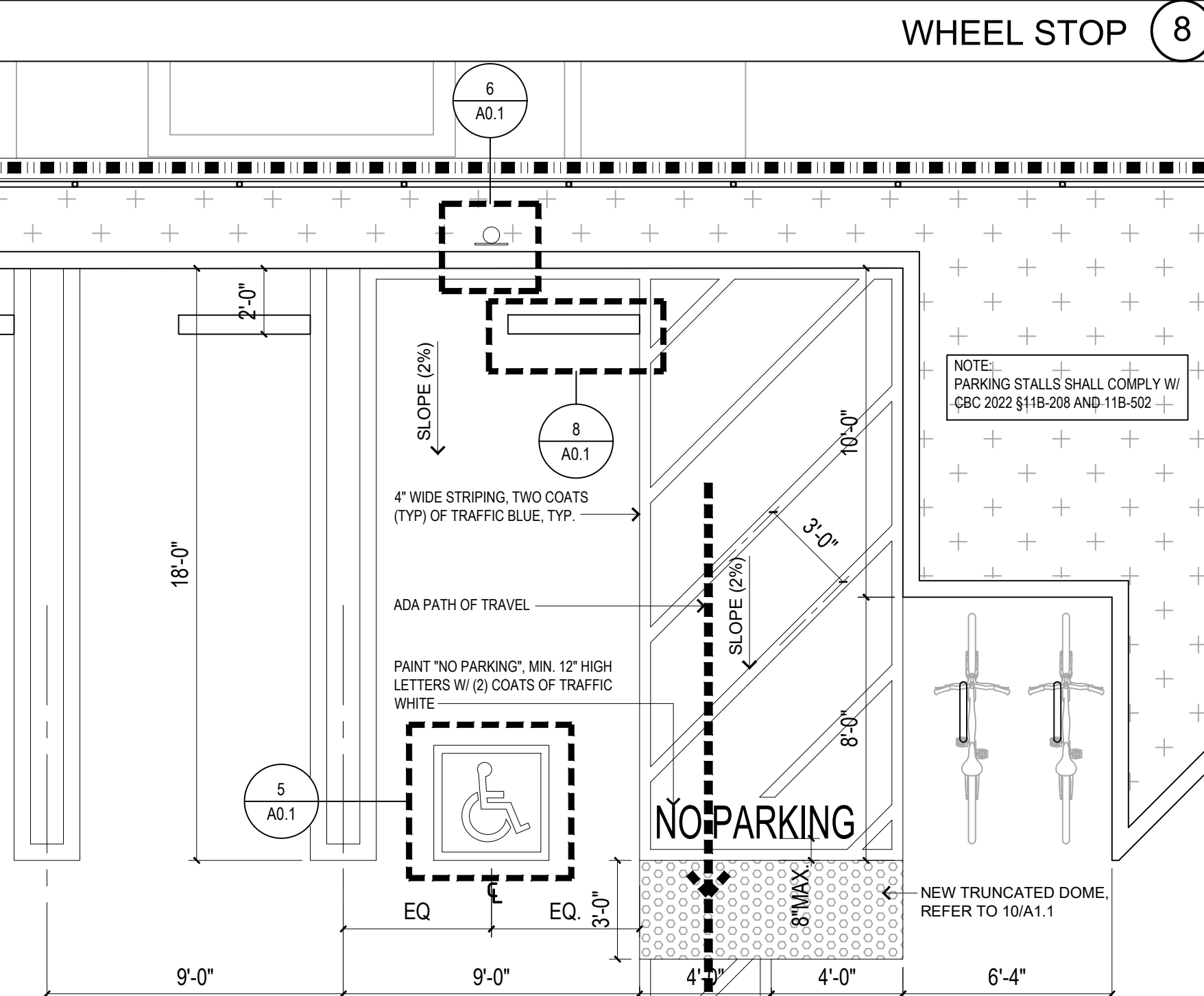
68. CALIFORNIA ONLY: EACH PARKING SPACE RESERVED FOR PERSONS WITH PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND WHEN IN PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM OF 60-INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE. AN ADDITIONAL SIGN SHALL ALSO BE POSTED AT ENTRANCE TO OFF-STREET PARKING FACILITY OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 12-INCHES BY 18-INCHES IN SIZE WITH LETTERING NOT LESS THAN 1-INCH IN HEIGHT. REFER TO DETAIL 8 / A0.1.
69. AT KITCHEN: SINKS, 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 CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGN. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS FOR AT LEAST 10 SECONDS.



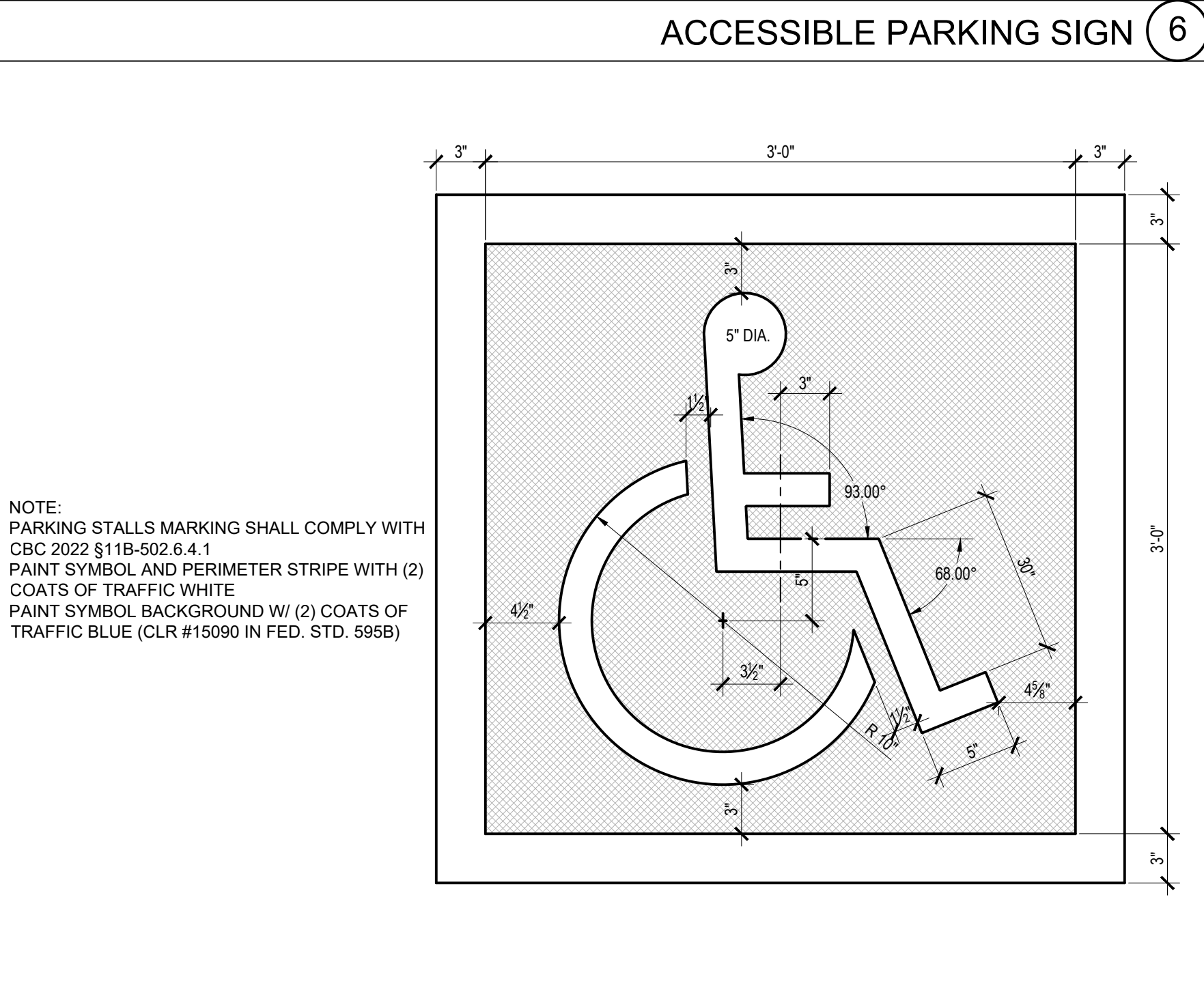
WHEEL STOP 8



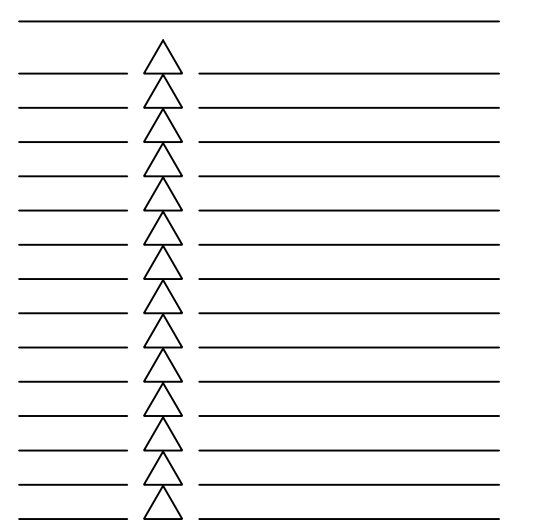
ACCESSIBLE PARKING SIGN 6

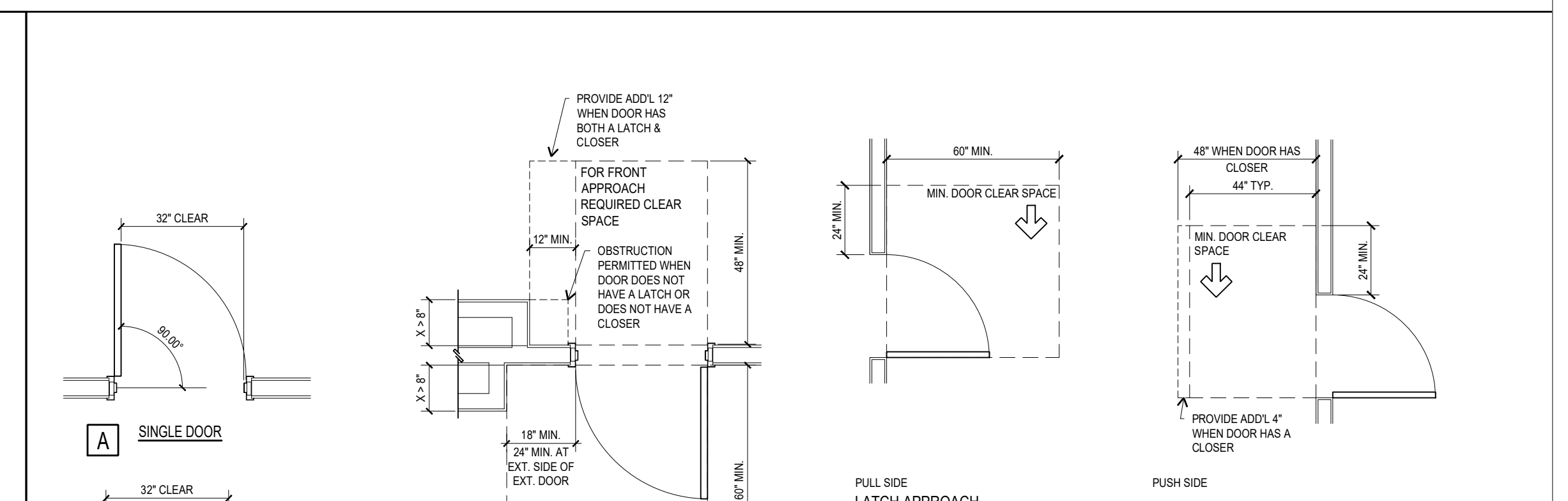


PAIR OF ACCESSIBLE PARKING STALL 7



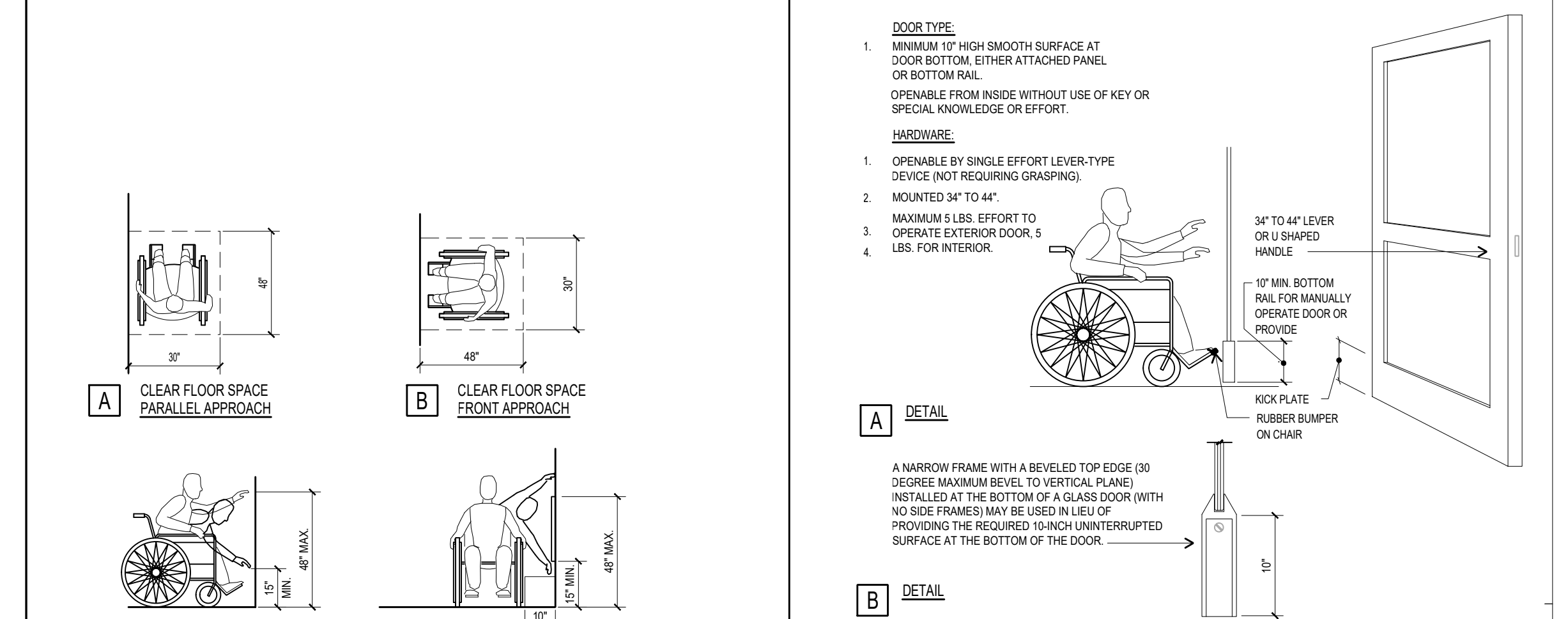
ACCESSIBLE PARKING SYMBOL 5



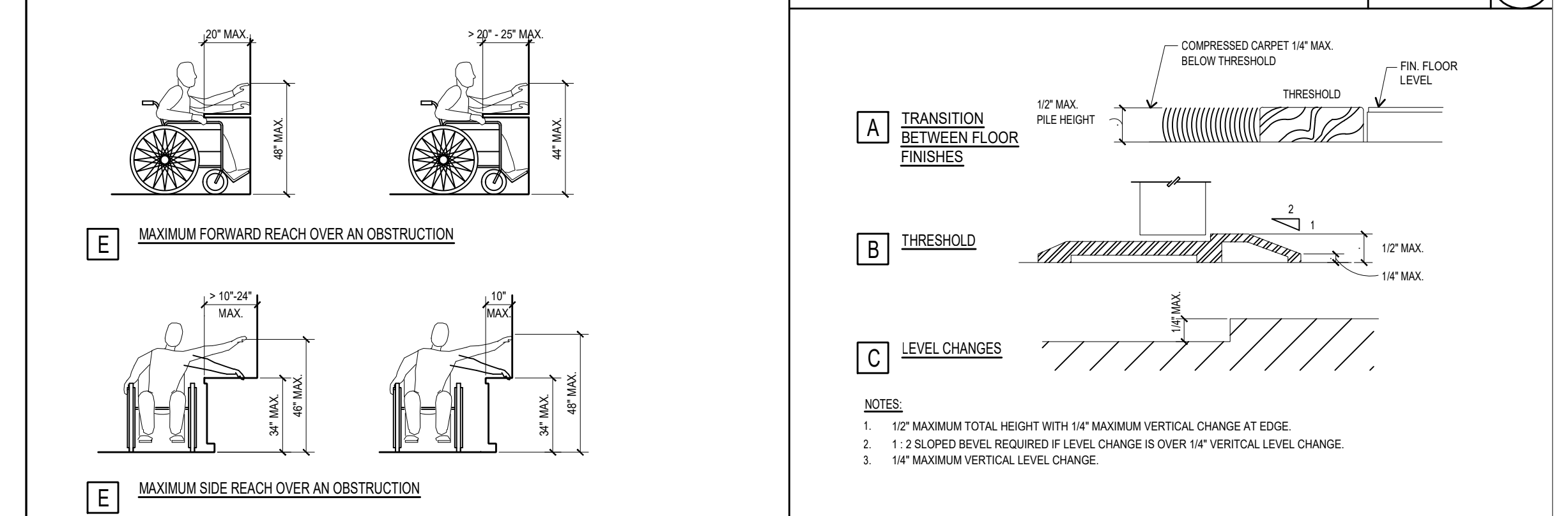


NOTE: - DOORS AND DOOR CLEARANCES SHALL COMPLY WITH CBC 2022 §11B-404. REQUIRED DOOR CLEAR SPACE SHALL NOT SLOPE STEEPER THAN 1:48.

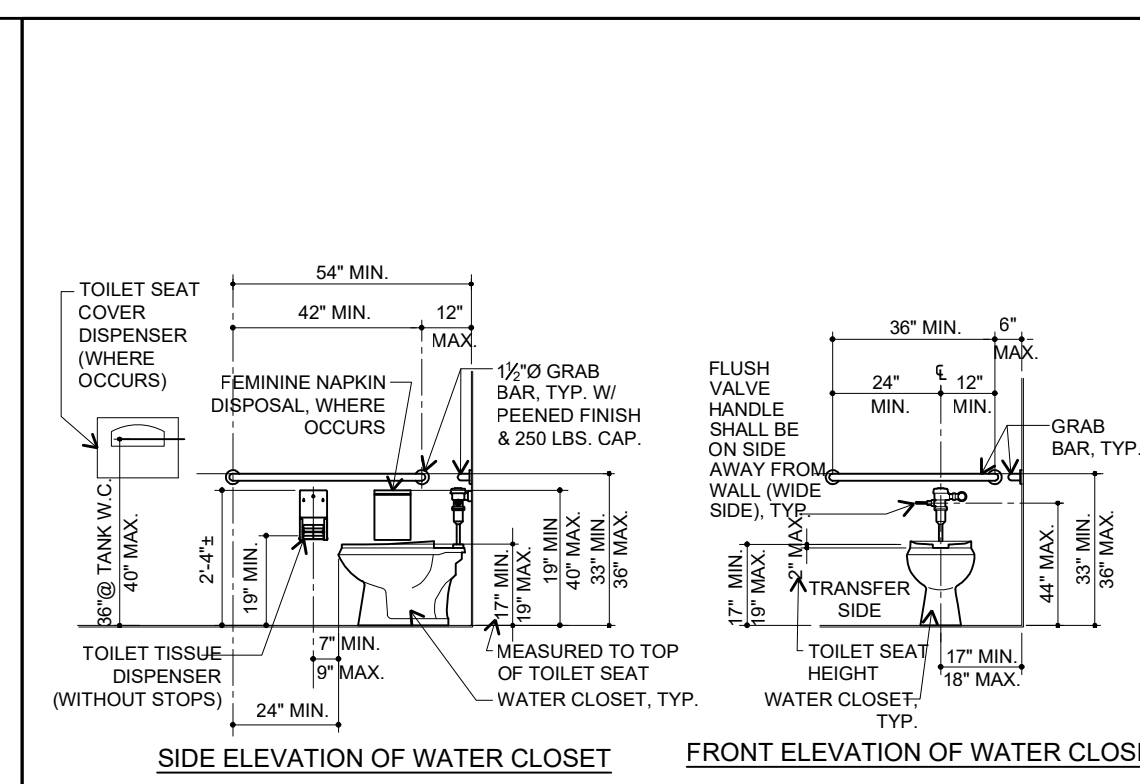
DOOR & GATE CLEARANCES SCALE: N.T.S. 6



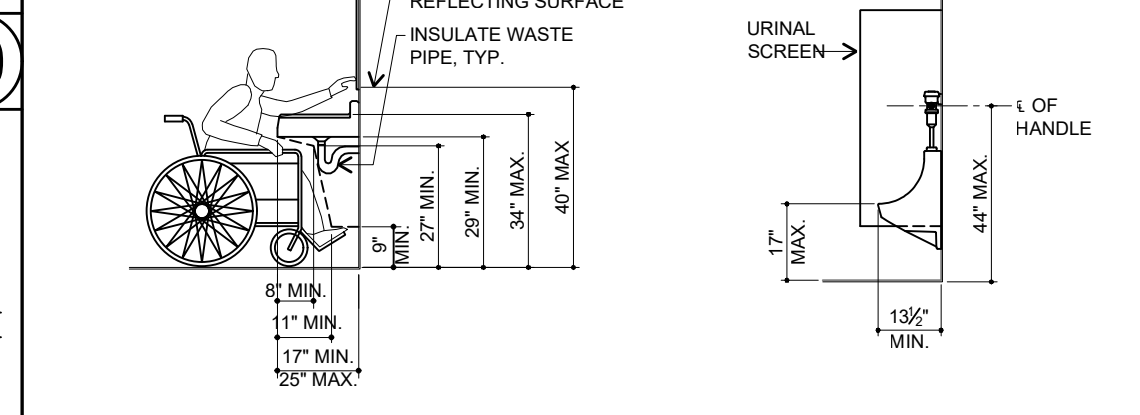
DOOR DETAILS SCALE: N.T.S. 5



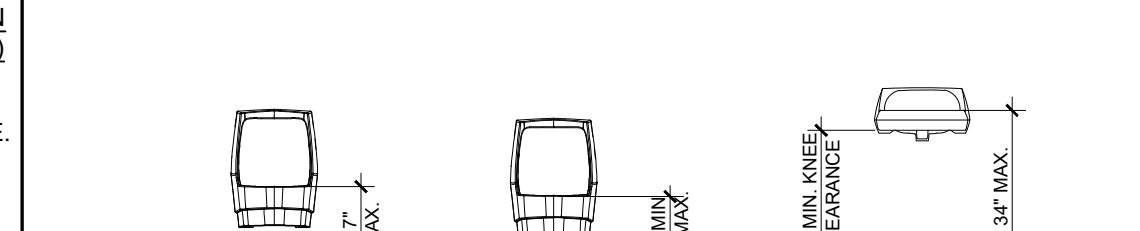
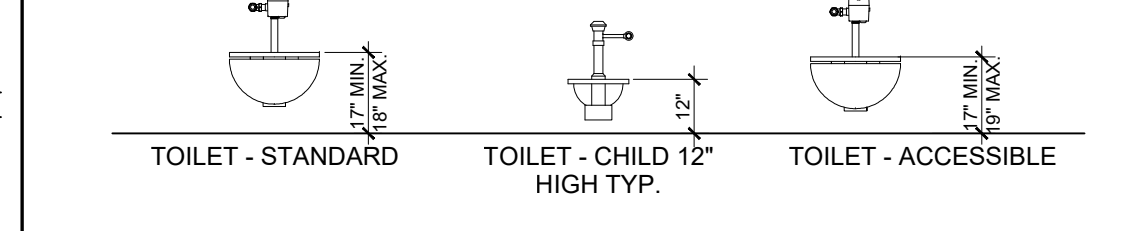
TRANSITIONS SCALE: N.T.S. 4



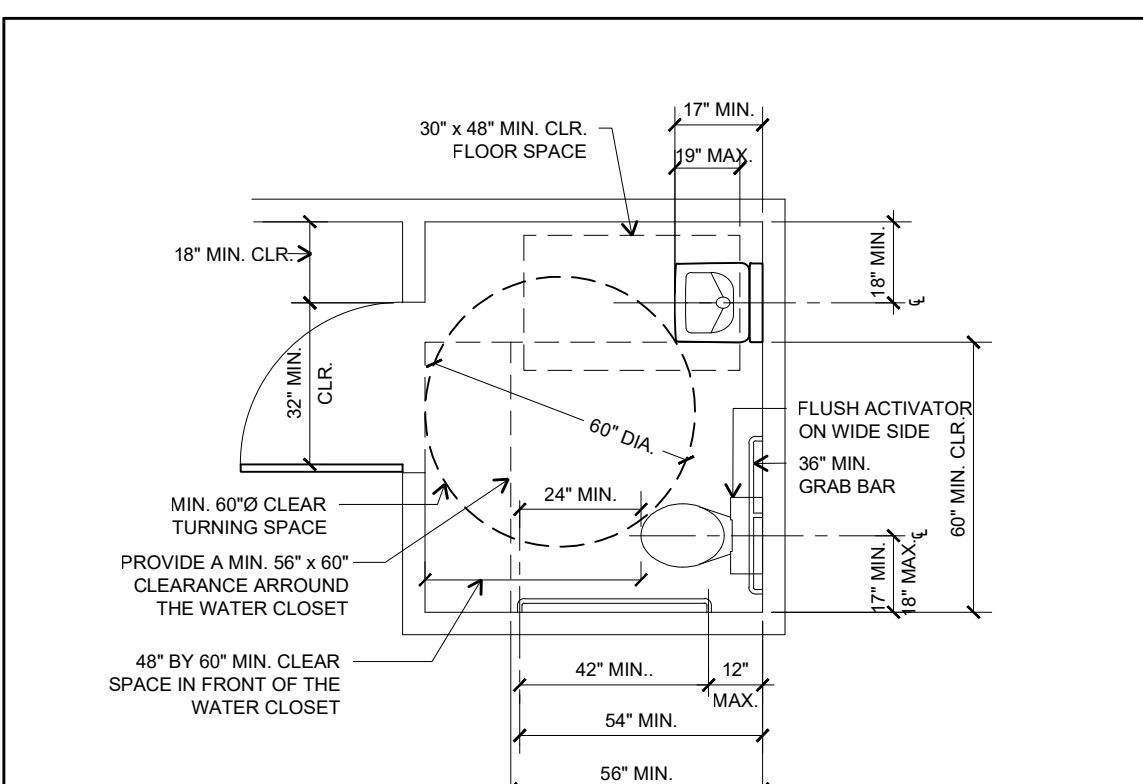
SIDE ELEVATION OF WATER CLOSET FRONT ELEVATION OF WATER CLOSET



SIDE ELEVATION OF LAVATORY SIDE ELEVATION OF URINAL

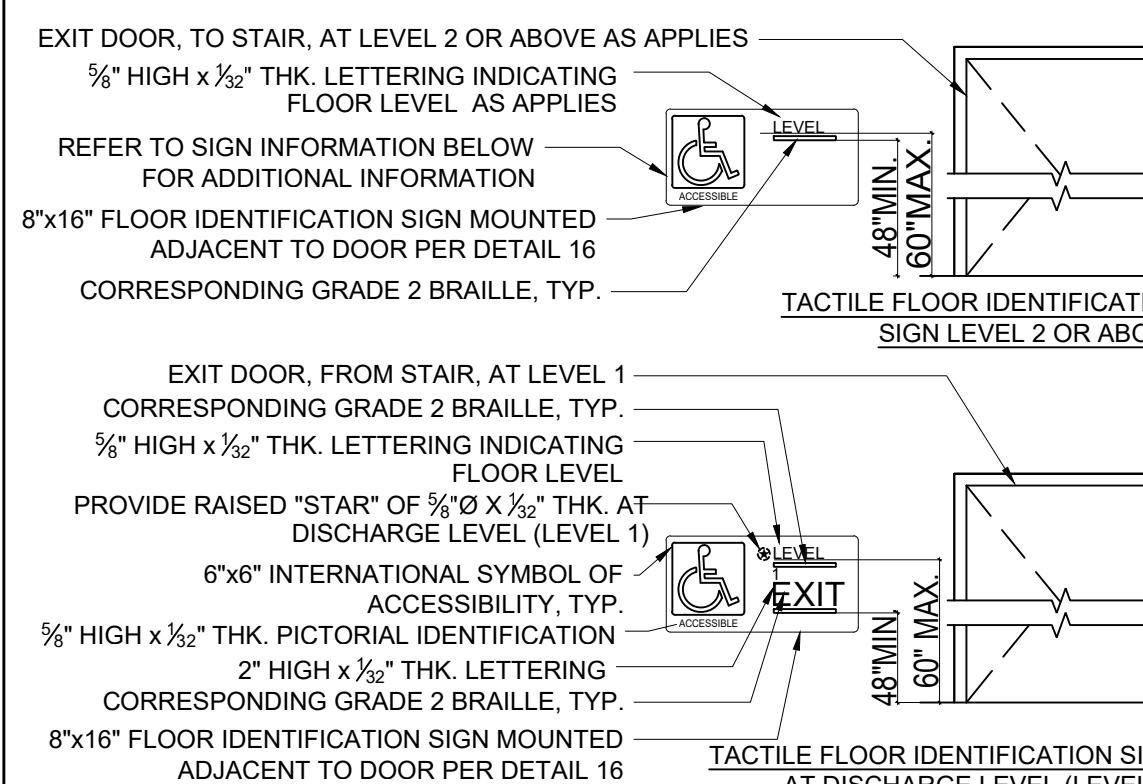


RESTROOM FIXTURE MOUNTING HEIGHTS SCALE: N.T.S. 9



NOTE:
1. PROVIDE PRIVACY DOOR LOCK.
2. FOR GRAB BARS, REFER TO DETAIL 9.
3. FOR FIXTURE MOUNTING HEIGHTS REFER TO INTERIOR ELEVATIONS AND DETAIL 9.
NOTE: - TOILET ROOM SHALL COMPLY WITH CBC 2022 §11B-603 & 11B-604

SINGLE ACCOMMODATION TOILET ROOM PLAN SCALE: N.T.S. 10



SIGNS SHALL COMPLY WITH CBC 2022 §1013, 11B-703.1, 11B-703.2, 11B-703.3, & 11B-703.5. SIGNS TO BE PROVIDED AT STAIR LANDINGS ADJACENT TO STAIR DOORS ON THE LATCH SIDE. REFER TO DETAIL 11 & 16 FOR ADDITIONAL INFORMATION. SIGN SHALL BE IN ADDITION TO THE STAIR FLOOR IDENTIFICATION SIGN PER DETAIL 14. REFER TO TITLE 24 ADA ACCESSIBILITY REQUIREMENTS NOTES SHEET 2 FOR ADD'L INFO.

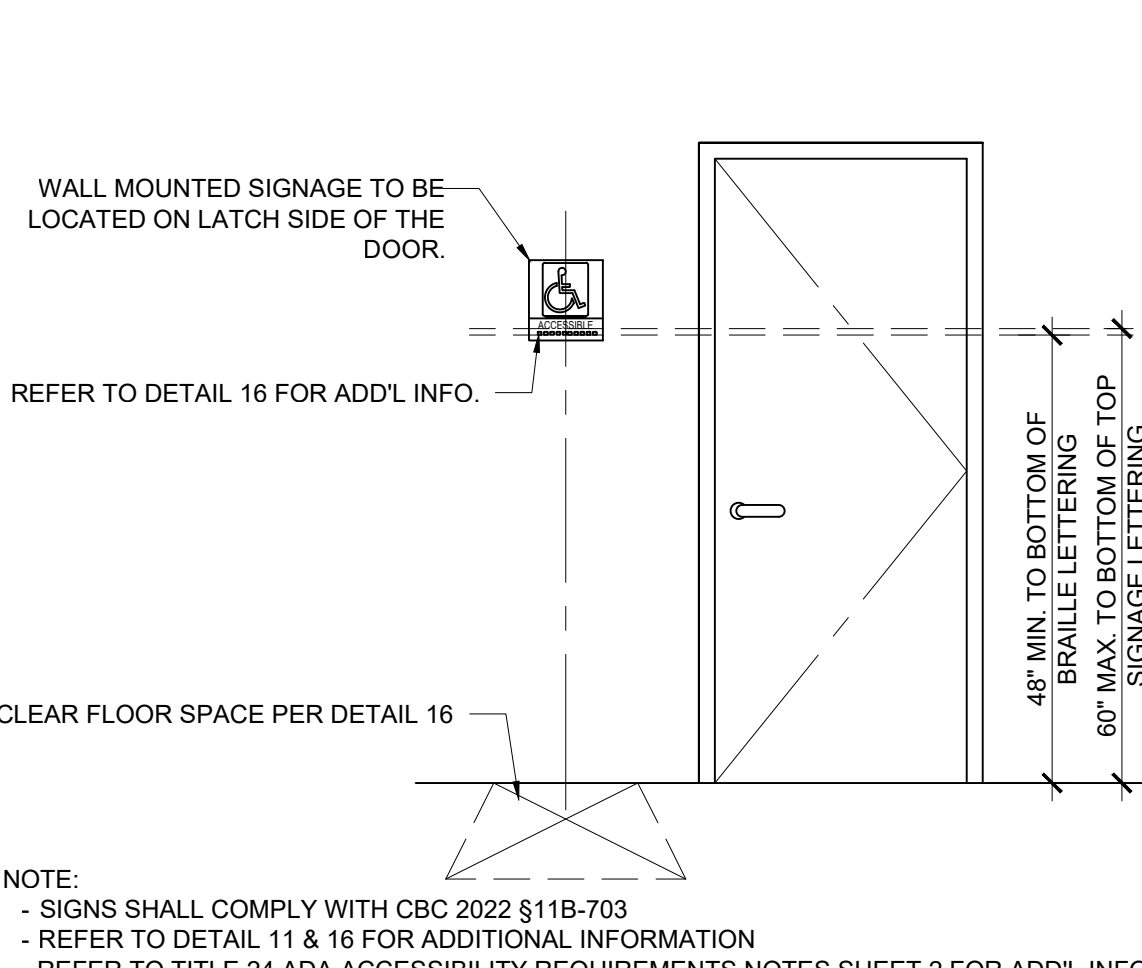
TACTILE STAIR FLR ID SIGN SCALE: 3/4"=1'-0" 13



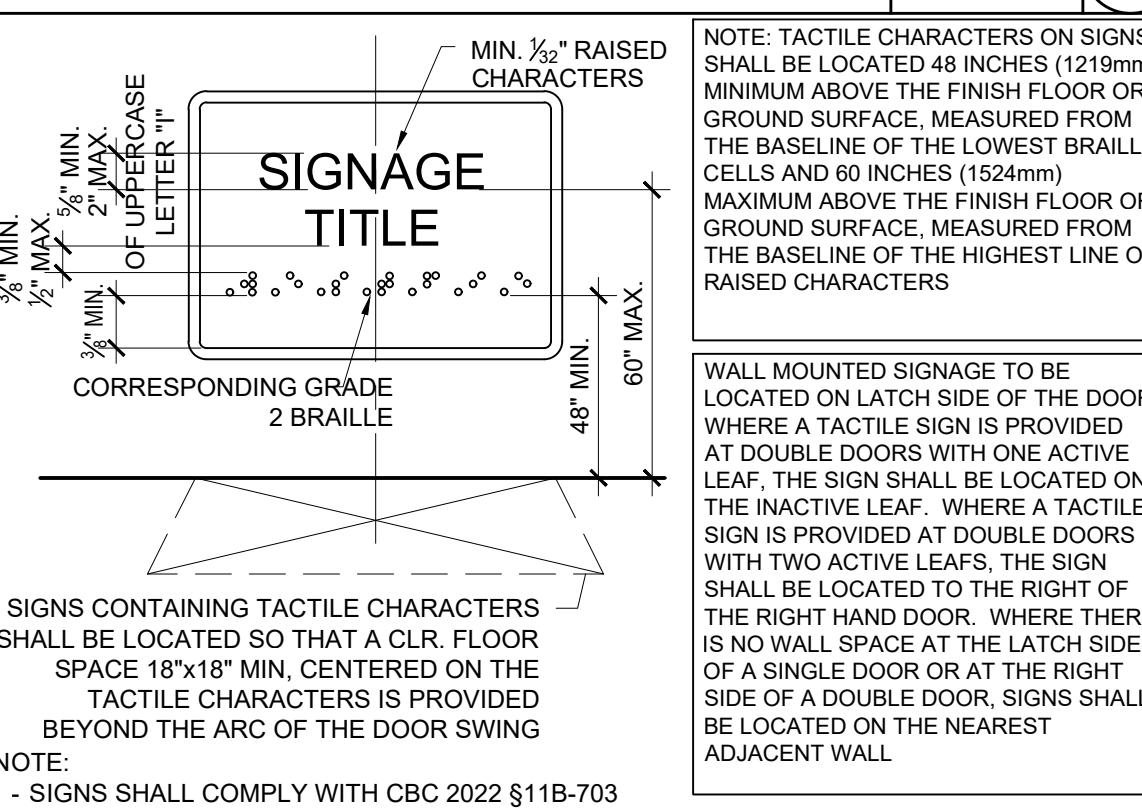
NOTE: TACTILE EXIT SIGNAGE COMPLYING WITH CBC 2019 §1011 & 11B-703 ITEM SHALL BE PROVIDED:
1. ALL GRADE LEVEL EXIT DOORS: SIGN TO READ "EXIT".
2. ALL EXIT DOORS OF EACH LEVEL THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT: SIGN TO READ "EXIT STAIRS UP" OR "EXIT STAIRS DOWN". LIKEWISE FOR EXIT RAMP.
3. ALL EXIT DOORS THAT LEADS DIRECTLY TO GRADE BY MEANS OF AN EXIT ENCLOSURE OR EXIT PASSAGEWAY: SIGN TO READ "EXIT ROUTE". ALL INTERIOR EXIT ACCESS OF ROOMS OR AREA TO A CORRIDOR OR HALLWAY: SIGN TO READ "EXIT ROUTE".
4. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT: SIGN TO READ "EXIT".

NOTE: - SIGNS SHALL COMPLY WITH CBC 2022 §10-703.1, 11B-1013. REFER TO DETAIL 11 & 16 FOR ADDITIONAL INFORMATION. REFER TO TITLE 24 ADA ACCESSIBILITY REQUIREMENTS NOTES SHEET 2 FOR ADD'L INFORMATION.

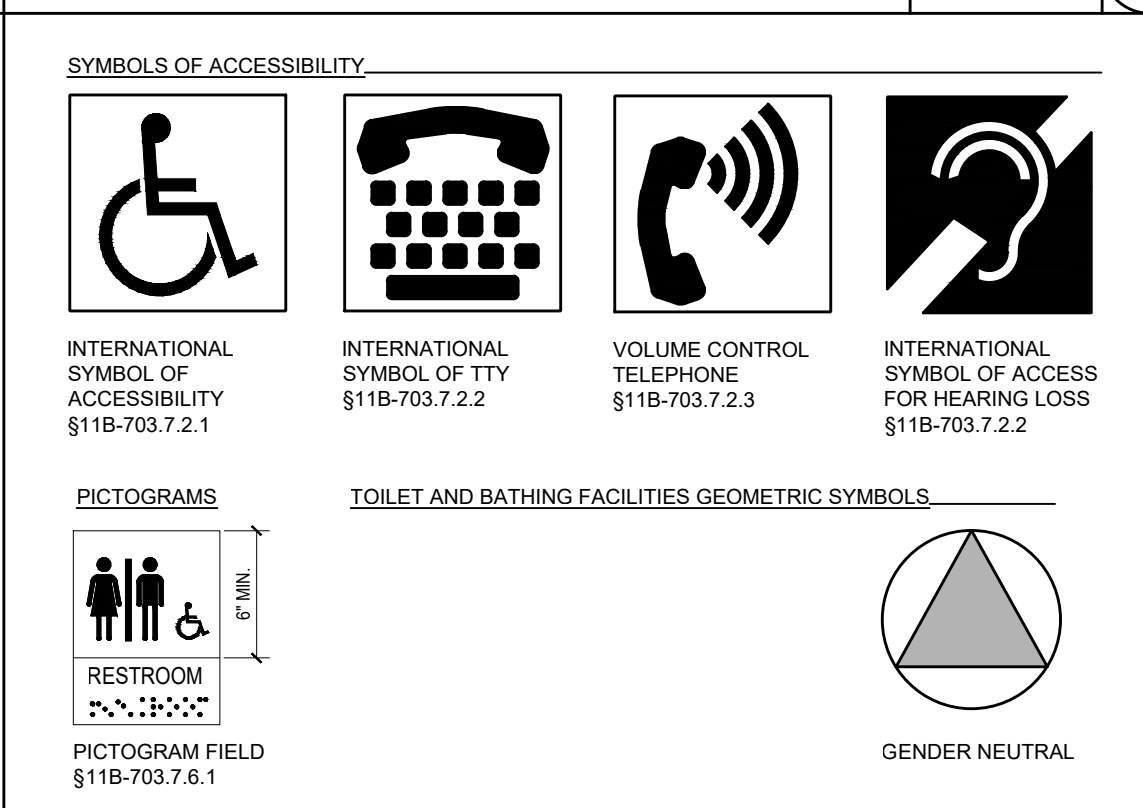
TACTILE EGRESS SIGN SCALE: 1"=1'-0" 18



TACTILE EGRESS SIGN SCALE: 1"=1'-0" 18



ACC. SIGN REQUIREMENTS SCALE: 3/4"=1'-0" 16



SIGNS & PICTOGRAMS SCALE: N.T.S. 11

ACC. SIGN REQUIREMENTS SCALE: 3/4"=1'-0" 16

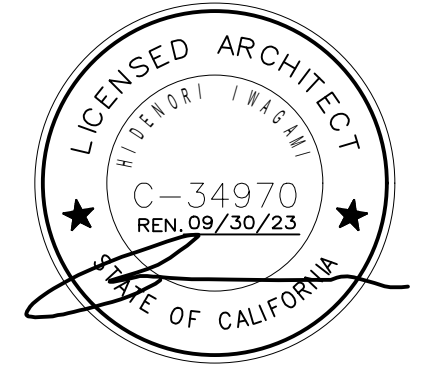
GENERAL NOTES

1. PRIOR TO START OF DEMOLITION CONTACT "DIG ALERT" FOR UNDERGROUND UTILITY LINE VERIFICATION. WWW.DIGALERT.ORG



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

Seal



Consultant

KEYNOTES

- | | |
|----|--|
| 1 | EXISTING PARKING TO REMAIN |
| 2 | EXISTING DRIVEWAY TO REMAIN |
| 3 | EXISTING ASPHALT PAVEMENT TO REMAIN |
| 4 | EXISTING PROPERTY LINE |
| 5 | EXISTING DRIVE ISLE TO REMAIN |
| 6 | EXISTING LANDSCAPING TO REMAIN |
| 7 | EXISTING BILLBOARD, STEEL COLUMNS TO REMAIN |
| 8 | DEMOLISH EXISTING C.M.U. WALL |
| 9 | DEMOLISH EXISTING CHAIN LINK FENCE & GATE |
| 10 | DEMOLISH EXISTING ASPHALT PAVEMENT |
| 11 | EXISTING SIDEWALK TO REMAIN |
| 12 | EXISTING WHEEL STOP TO BE REMOVED AND RELOCATED PER NEW PARKING LAYOUT |
| 13 | EXISTING RECYCLE AND TRASH BINS TO BE REMOVED & RELOCATED |
| 14 | EXISTING MANHOLE TO REMAIN |
| 15 | DEMOLISH EXISTING STORAGE SHED |
| 16 | EXISTING WROUGHT IRON FENCE & GATES TO REMAIN |
| 17 | EXISTING ELECTRICAL METER TO BE RELOCATED |
| 18 | DEMOLISH EXISTING BOLLARDS |
| 19 | EXISTING STREET TO REMAIN |
| 20 | EXISTING SET BACK LINE |
| 21 | EXISTING ADJACENT LOT. NOT IN SCOPE |
| 22 | REMOVE EXISTING FIRE LANE STRIPING |
| 23 | REMOVE EXISTING PARKING STRIPING |
| 24 | EXISTING GAS METER TO REMAIN |
| 25 | EXISTING STREET LIGHT POST TO REMAIN |
| 26 | EXISTING FENCE TO REMAIN |

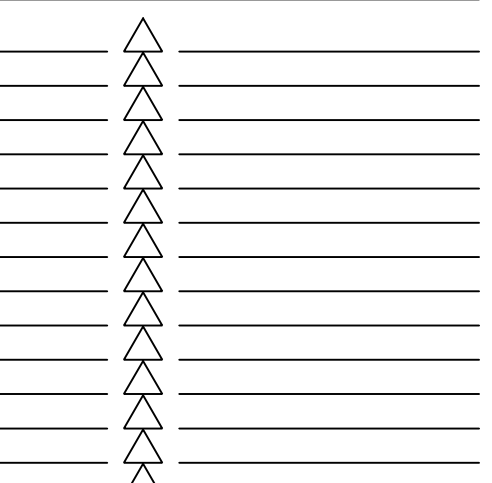
NEBRINA
770 W 19TH STREET
COSTA MESA, CA 92627

**DEMOLITION
SITE PLAN**

CUP NUMBER: PA-21-39
Plan Check Number:
2023-05-24 1st PC SUBMITTAL

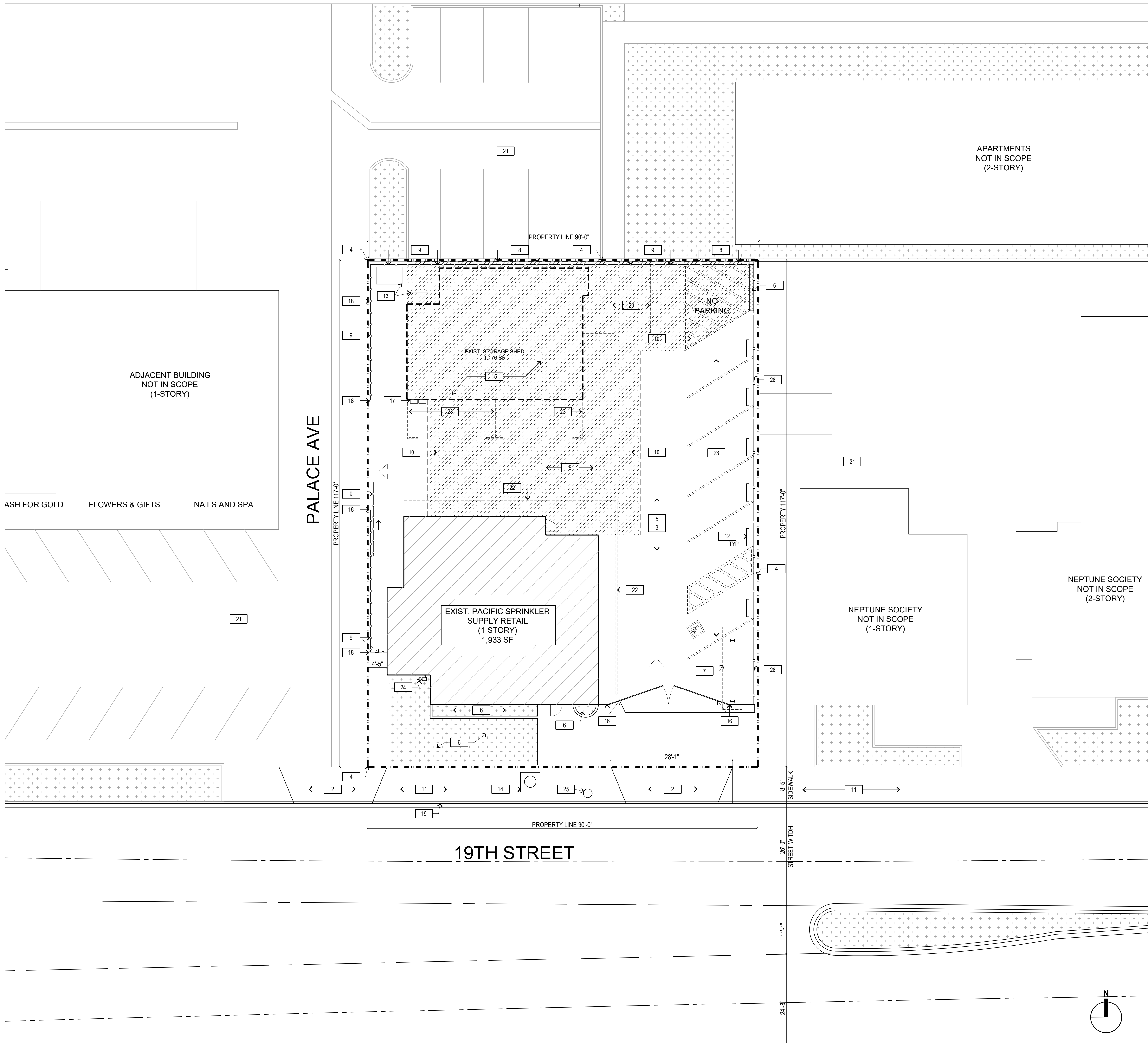
SITE DATA

REMOVAL OF IMPERVIOUS MATERIAL = 3,590 SF AREA
EXISTING PARKING SPACES = 10
ADA PARKING PROVIDED = 1



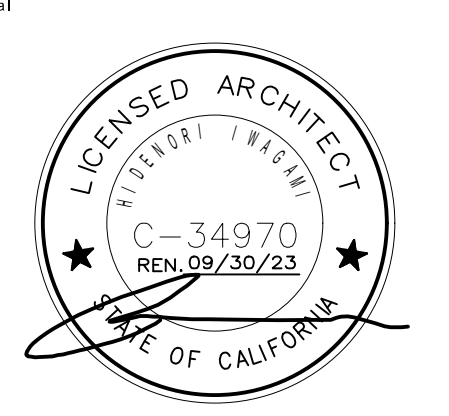
S H E E T

AD1.0





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

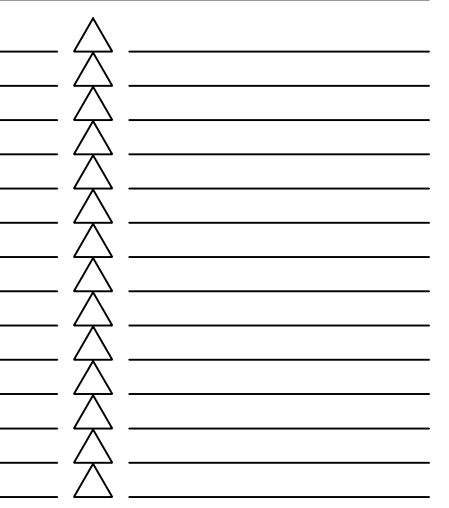


Consultant

NEBRINA
770 W 19TH STREET
COSTA MESA, CA 92627

**DEMOLITION
FLOOR PLAN**

CUP NUMBER: PA-21-39
Plan Check Number:
2023-05-24 1st PC SUBMITTAL



S H E E T

AD2.0

GENERAL NOTES

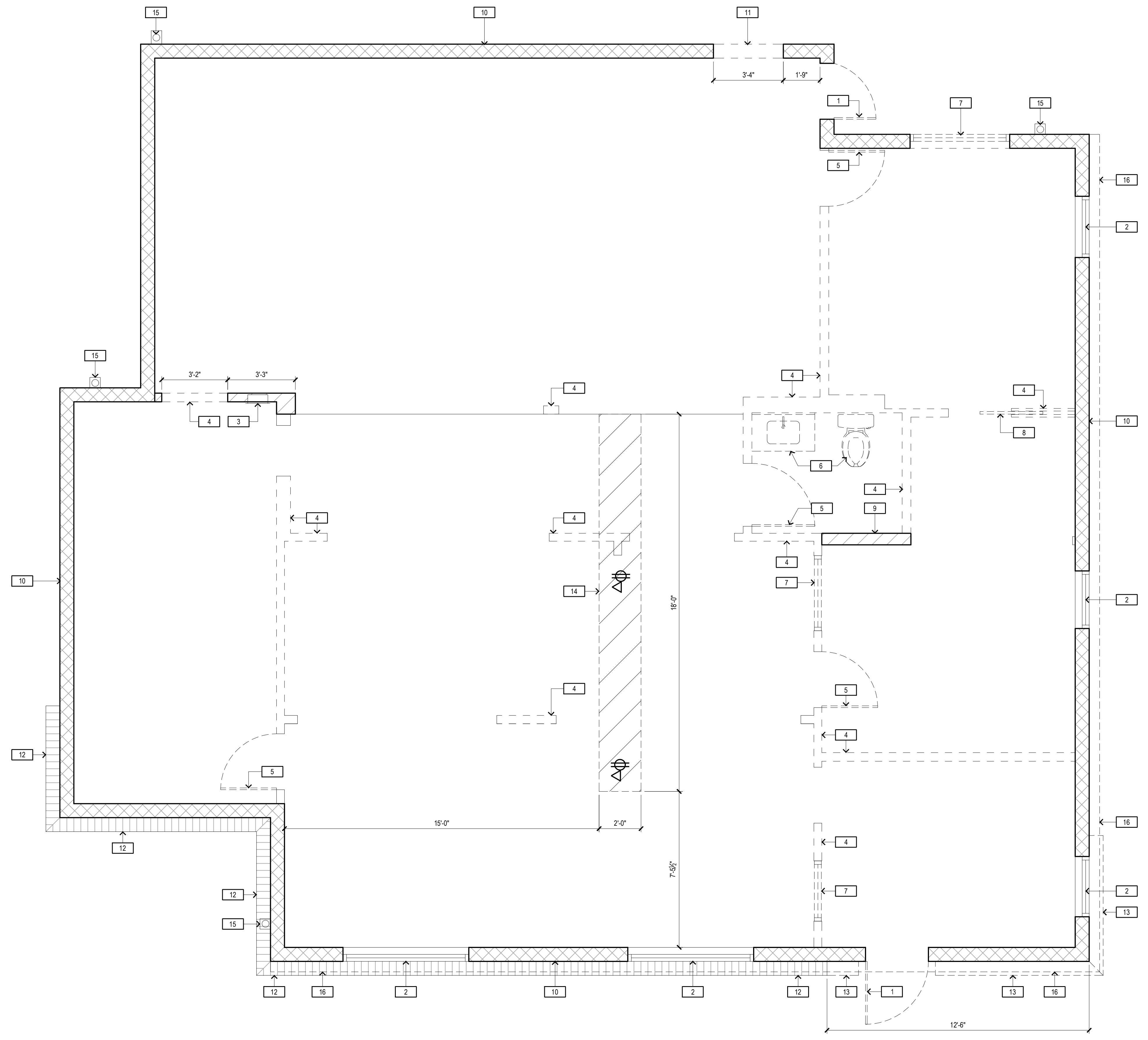
- NO CHANGE TO THE OVERALL SQUARE FOOTAGE OF THE BUILDING.
- PROTECT EXISTING WORK THAT IS TO REMAIN - USE TEMPORARY COVERS, SHORING, BRACING AND SUPPORTS.
- AREAS NOT RELATED TO DEMOLITION AREA ARE TO BE PROTECTED FROM DAMAGE DURING DEMOLITION PHASE AND CONFORM TO ANY CITY REQUIREMENTS.
- DEMOLITION WORK SHALL COMPLY WITH C.F.C. / I.F.C. ARTICLE 67.
- 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 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.
- 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.
- 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.
- 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.
- OPENING ON ELEVATED SLABS MUST BE SLEEVED, SEALED, FIRE STOPPED, AND WATERPROOFED.
- COORDINATION OF CONSTRUCTION BARRICADE AND DUMPSTER'S IS TO BE COORDINATED WITH MALL MANAGEMENT ON SITE.
- ALL UTILITY TAPS, TIE-INS AND ACTIVATIONS MUST BE COORDINATED THROUGH THE MALL OPERATIONS DIRECTOR.
- 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
- DEMOLISH EXISTING INTERIOR DOOR
- DEMOLISH EXISTING PLUMBING FIXTURES
- DEMOLISH EXISTING GLAZING
- DEMOLISH EXISTING POCKET DOOR
- EXISTING PORTION OF INTERIOR NON-BEARING WALL TO REMAIN
- EXISTING EXTERIOR WALL TO REMAIN
- DEMOLISH EXISTING PORTION OF EXTERIOR WALL
- EXISTING EXTERIOR BRICK VENEER TO REMAIN
- DEMOLISH EXISTING EXTERIOR BRICK VENEER
- SAWCUT SLAB FOR ELECTRICAL CONDUITS FOR NEW CONSTRUCTION.
- EXISTING DOWNSPOUT TO REMAIN, REFER TO A5.0
- EXISTING EXTERIOR SOFFIT TO REMAIN, REFER TO A5.0



DEMOLITION FLOOR PLAN

3/8"=1'-0"

1

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

Seal

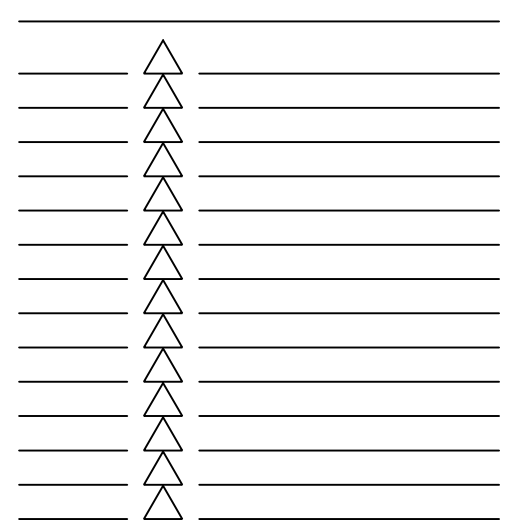


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**DEMOLITION
REFLECTED CEILING PLAN**

CUP NUMBER: PA-21-39
Plan Check Number:
2023-05-24 1st PC SUBMITTAL



SHEET
AD3.0

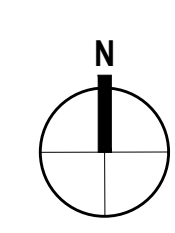
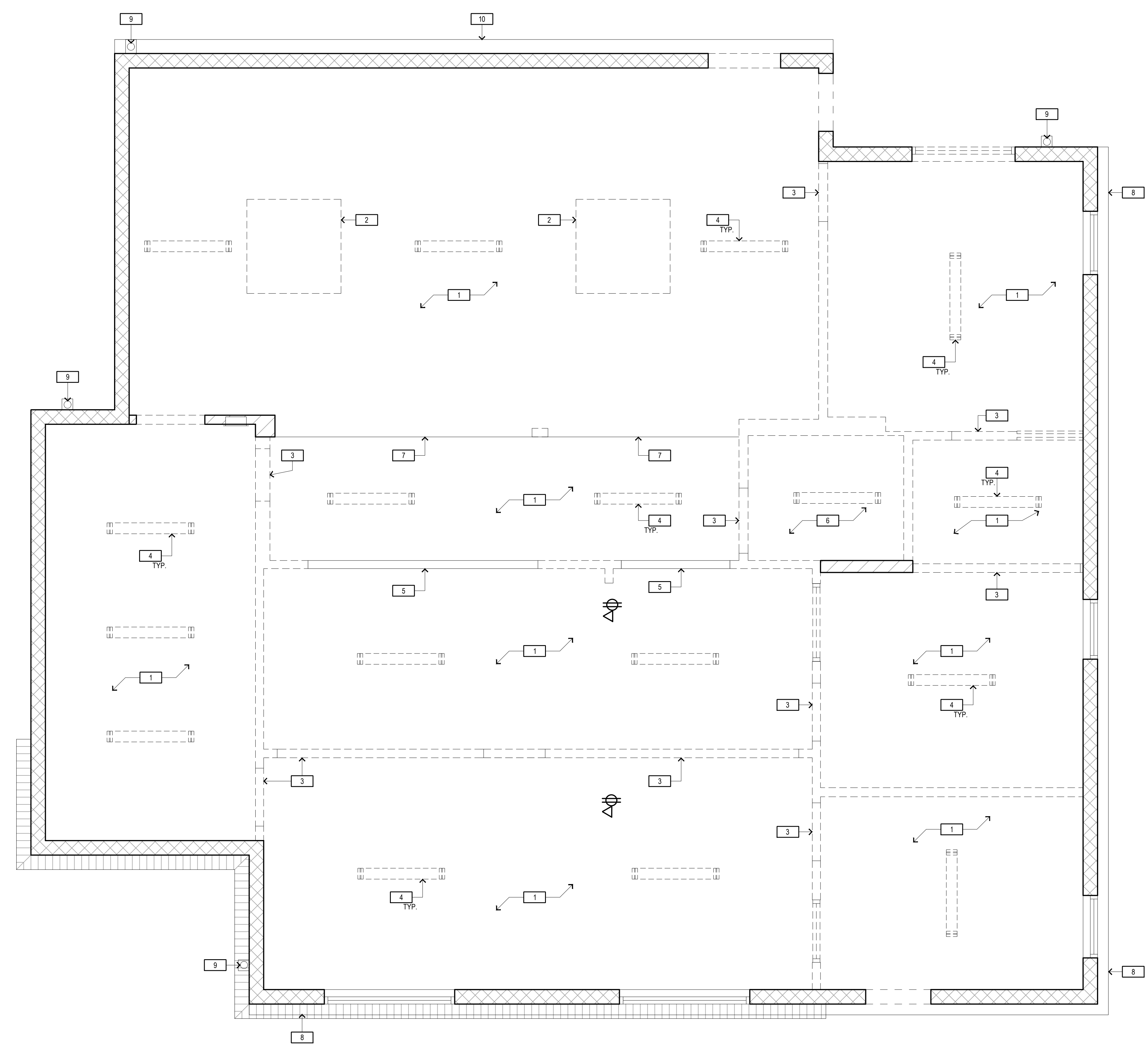
GENERAL NOTES

LEGEND

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

KEYNOTES

- EXISTING GYP. BD. CEILING TO REMAIN, G.C. TO SAND & SMOOTH TEXTURED GYP. BD. AS NEEDED.
- EXISTING SKYLIGHT OPENING TO REMAIN
- DEMOLISH EXISTING HEADER
- DEMOLISH EXISTING SURFACE MOUNTED LIGHTING
- EXISTING HEADER TO REMAIN
- DEMOLISH EXISTING GYP BOARD CEILING
- EXISTING SOFFIT TO REMAIN
- EXISTING EXTERIOR SOFFIT TO REMAIN, REFER TO A5.0
- EXISTING DOWNSPOUT TO REMAIN, REFER TO A5.0
- EXISTING ROOF GUTTER TO REMAIN, REFER TO A5.0



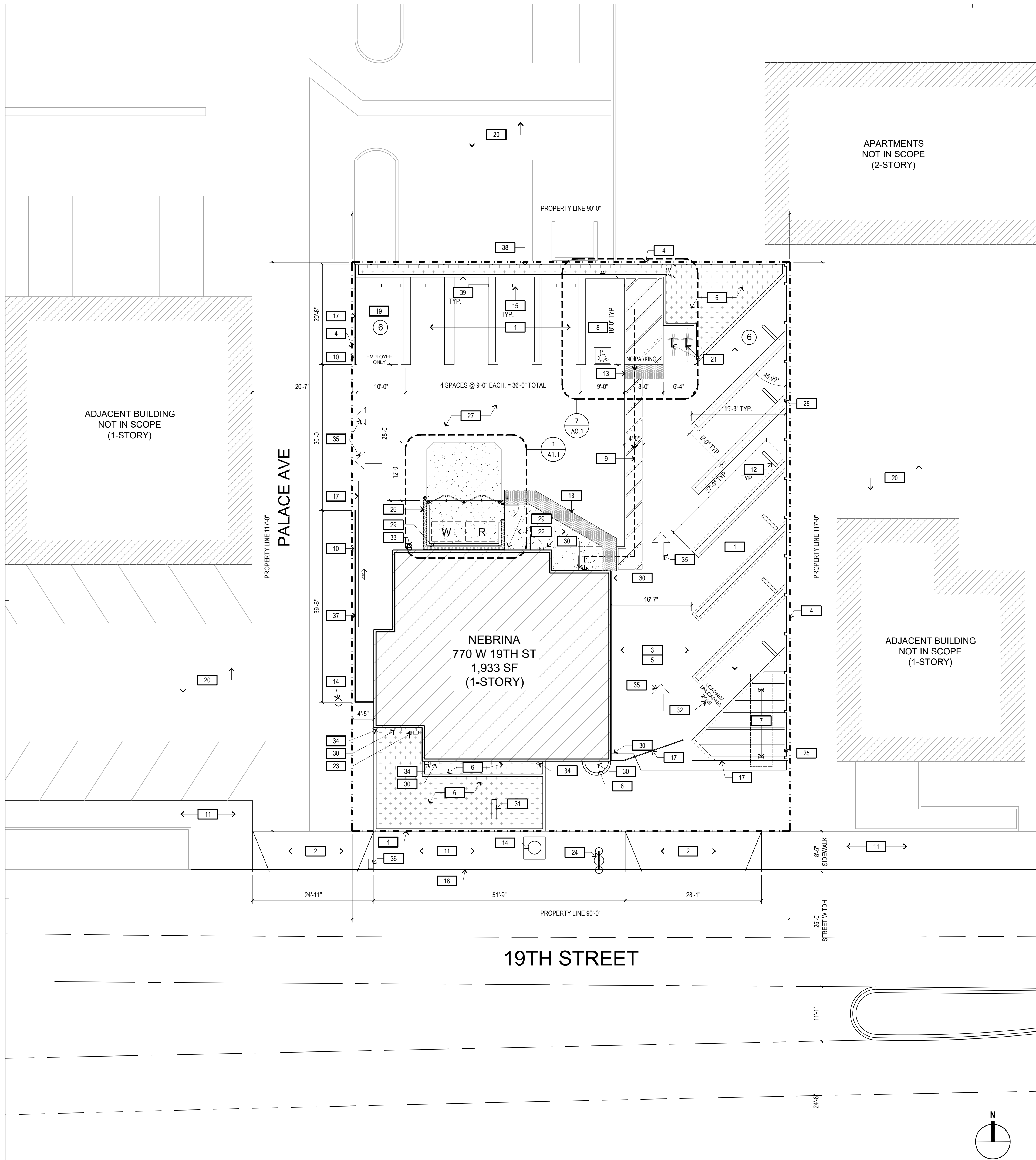
DEMOLITION REFLECTED CEILING PLAN

3/8" = 1'-0"

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SITE INFORMATION

ADDRESS: 770 W 19TH ST COSTA MESA, CA 92627
 APN: 422-271-24
 ZONING: C1-LOCAL BUSINESS
 CONSTRUCTION TYPE: TYPE V-B

TOTAL BUILDING SF: 1,933 SF
 PROJECT SUITE SF: 1,933 SF
 LOT SIZE: 10,500 SF
 LOT COVERAGE: 18%
 DRIVEWAY/OPEN PARKING COVERAGE: 26% (2,681 SF)
 OPEN SPACE COVERAGE: 37% (3,896 SF)

OCCUPANCY GROUP: M OCCUPANCY (MERCANTILE)
 OCCUPANT LOAD: 1,933/80 = 32 OCCUPANTS
 REQUIRED EXIT: ONE
 PROPOSED EXIT: TWO

SETBACKS: REQUIRED: FRONT: 20'-0" SIDE: 15'-0" REAR: 0'-0"
 (EX) PROVIDED: FRONT: 14'-6" SIDE: 4'-6" REAR: 49'-0"

PARKING:
 PROPOSED TENANT = 8 SPACES REQUIRED
 (4 SPACES PER 1,000SF - 1,933 SF / 1,000 = 1.9
 1.9x4=7.6 = 8)
 TOTAL REQUIRED PARKING: 8 SPACES

PROVIDED PARKING:
 EXISTING SPACES = 6 SPACES
 PROPOSED SPACES = 5 SPACES
 NEW ADA SPACE = 1 SPACE
 BIKE RACK = 1 SPACE

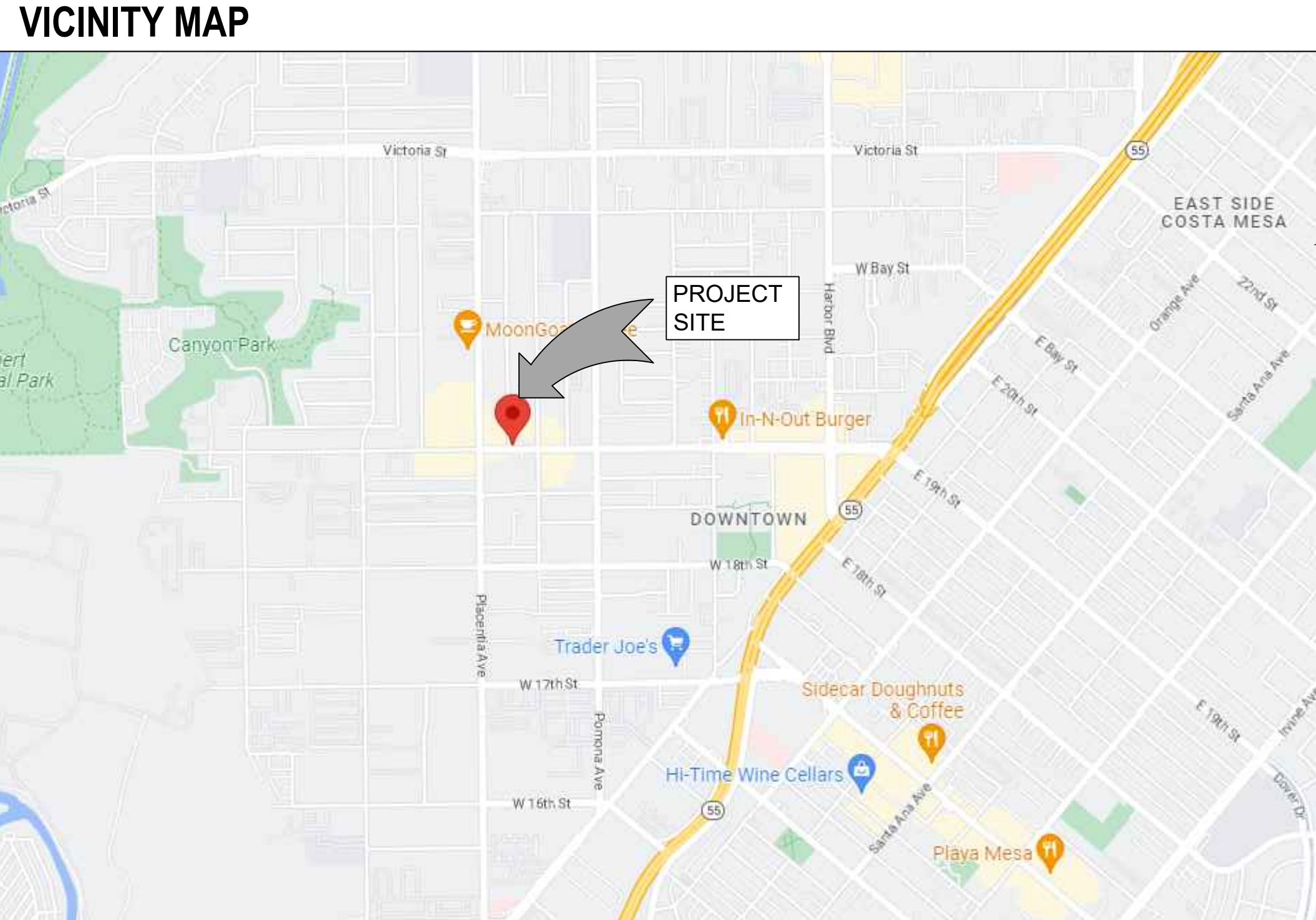
TOTAL PARKING PROVIDED- 13 SPACES (1 ADA SPACE & 1 BIKE RACK)

SECURE OFF-SITE PARKING FOR EMPLOYEES. STAFF WILL CONDITION NO EMPLOYEE PARKING ALLOWED ON SITE. ALL AVAILABLE SPACES SHALL BE FOR CUSTOMERS ONLY.

GENERAL NOTES

- 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 FOOT OR MORE

- ### KEYNOTES
- | | |
|---|--|
| <ol style="list-style-type: none"> 1 NEW PARKING STALLS TO BE STRIPED PER CITY STANDARDS 2 EXISTING DRIVEWAY TO REMAIN 3 EXISTING ASPHALT PAVEMENT TO REMAIN 4 EXISTING PROPERTY LINE 5 EXISTING DRIVE AISLE TO REMAIN 6 NEW LANDSCAPING. REFER TO LANDSCAPE PLANS 7 EXISTING STEEL PILASTERS FOR BILLBOARD WITH EXISTING ELEC. MTR. TO REMAIN 8 NEW ACCESSIBLE PARKING STALL. REFER TO DETAIL 7/A0.1 9 NEW ACCESSIBLE PATH OF TRAVEL (2%) CROSS SLOPE WITH DIAGONAL STRIPING PER CITY STANDARDS 10 NEW "DO NOT ENTER ONE WAY TRAFFIC" SIGN 11 EXISTING SIDEWALK TO REMAIN 12 EXISTING (6) RELOCATED PARKING WHEEL STOPS 13 NEW TRUNCATED DOME. REFER TO 10/A1.1 14 EXISTING MANHOLE TO REMAIN 15 NEW (6) PARKING WHEEL STOPS. REFER TO 8/A0.1 16 EXISTING WROUGHT IRON GATE TO REMAIN 17 NEW W.I.GATES & FENCE W/ NEW ELECTRIC MOTOR. GATE TO REMAIN OPEN DURING NORMAL BUSINESS HOURS 18 EXISTING SITE CURB TO REMAIN 19 NEW EMPLOYEE PARKING STALL 20 EXISTING ADJACENT LOT. NOT IN SCOPE 21 NEW BIKE RACK TO BE INSTALLED PER CITY GUIDELINES. 22 NEW CONCRETE DOOR LANDING TO BE MAX 2% SLOPE IN ANY DIRECTION 23 EXISTING GAS METER TO REMAIN 24 EXISTING STREET LIGHT POST TO REMAIN 25 EXISTING WOOD FENCE TO REMAIN 26 NEW TRASH ENCLOSURE. REFER TO 1/A1.1 27 NEW PAVING IN FRONT OF TRASH ENCLOSURE 28 EXISTING BUILDING LIGHT FIXTURE TO REMAIN 29 NEW WALL MOUNTED SECURITY LIGHT FIXTURE @ 8'-6" H | <ol style="list-style-type: none"> 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 36 EXISTING WATER METER TO REMAIN 37 NEW 6'-0" H. WROUGHT IRON FENCE WITH SLIDING GATE. REFER TO SIMILAR DETAIL 8/A1.1 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 |
|---|--|



DESIGN | ARCHITECTURE
 HESTIA ATELIER
 3 PETERS CANYON RD STE #110
 IRVINE, CA. 92606



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 770 W 19TH STREET
 COSTA MESA, CA 92627

SITE PLAN

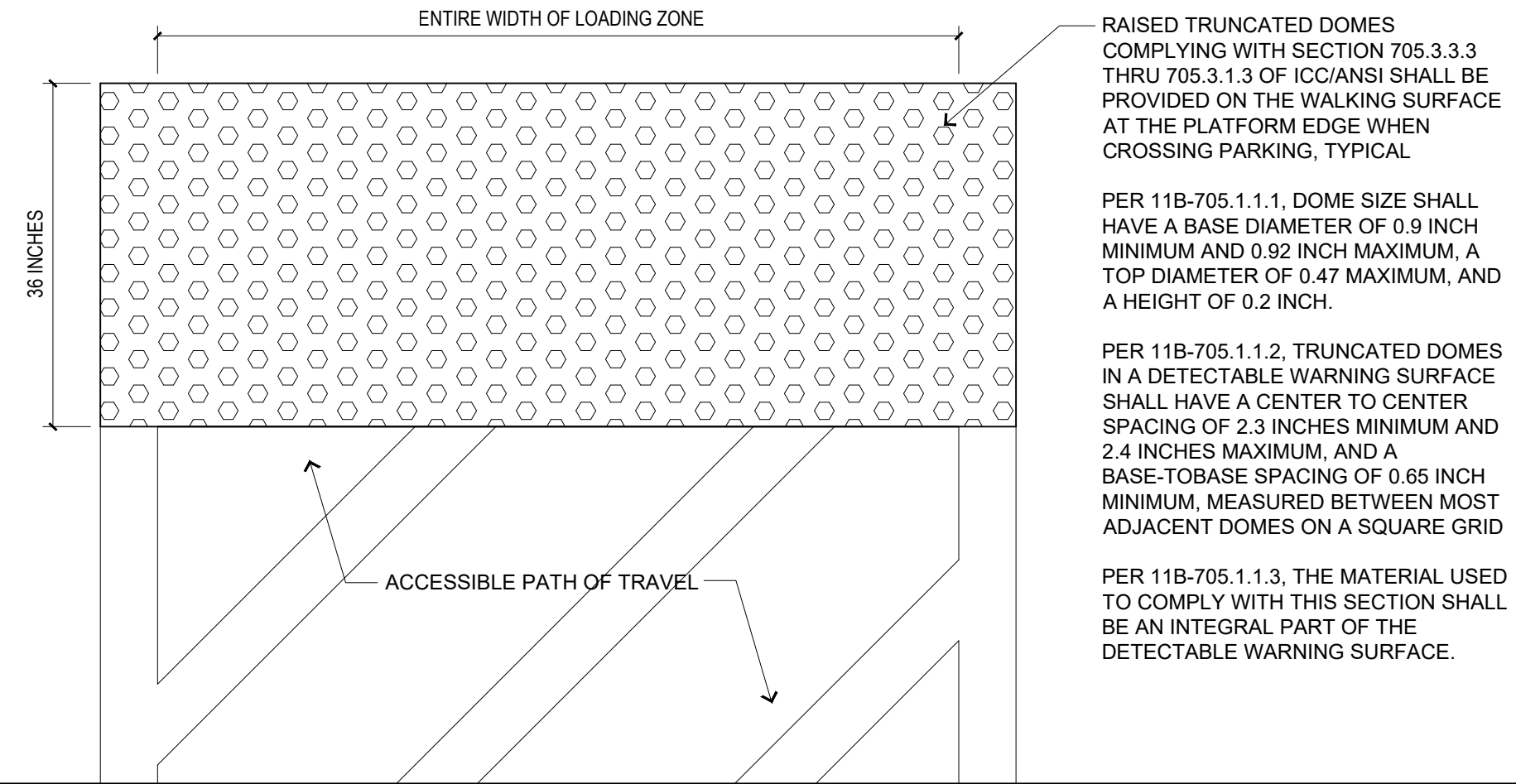
CUP NUMBER: PA-21-39
 Plan Check Number:
 2023-05-24 1st PC SUBMITTAL



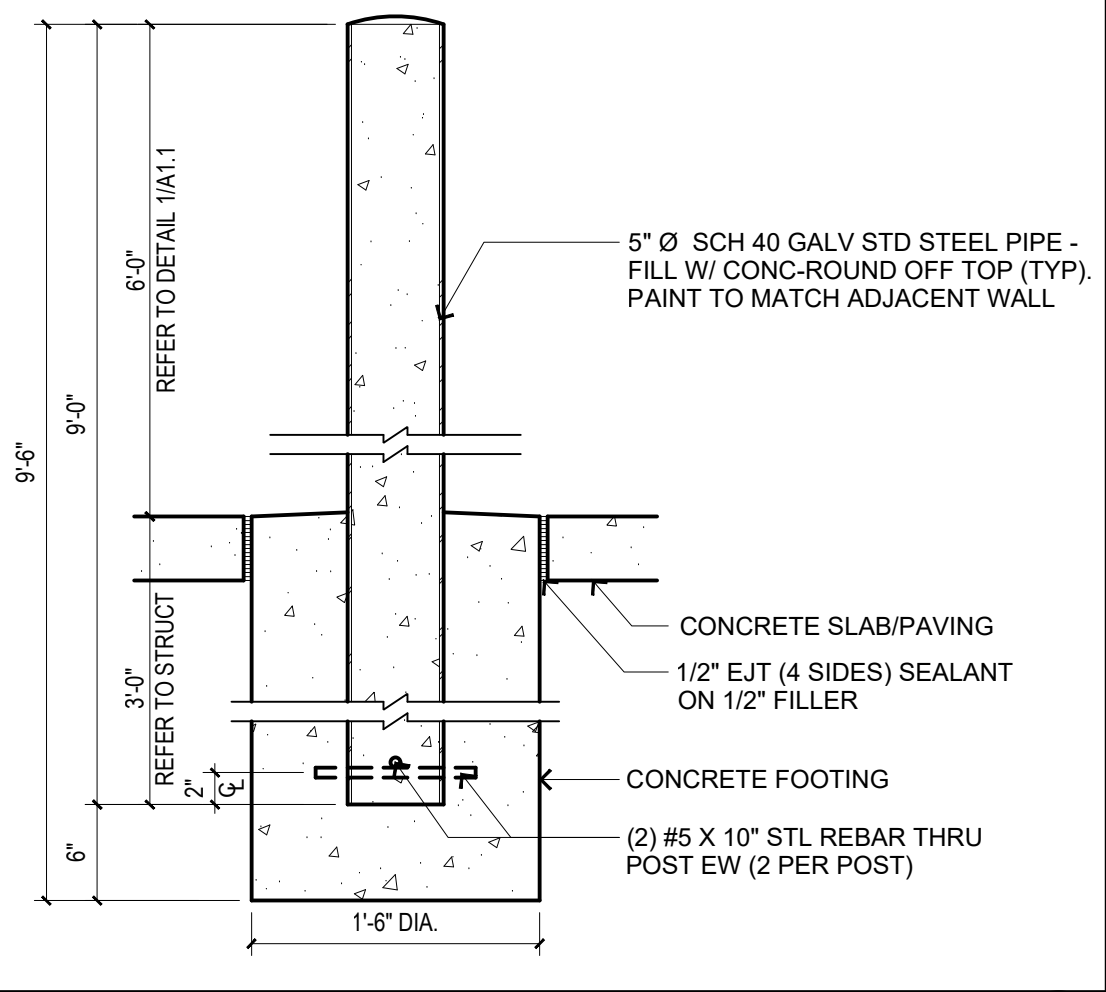
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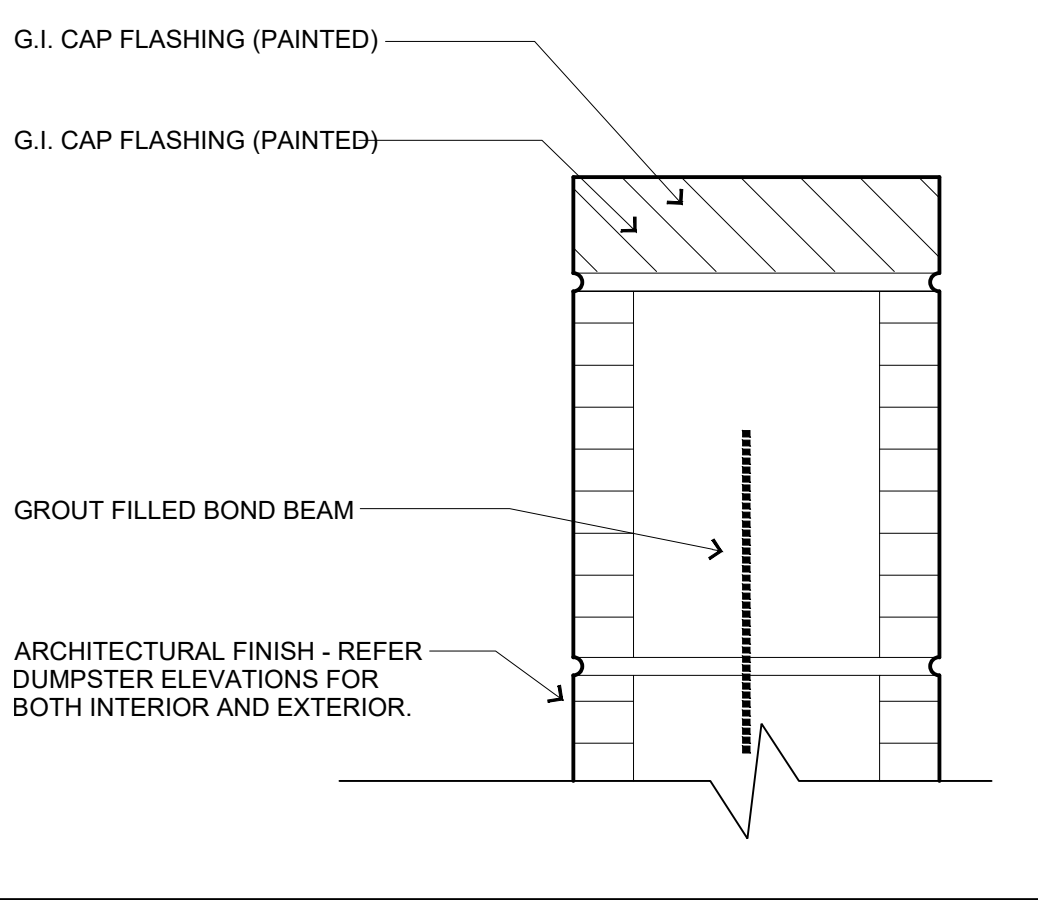
SITE PLAN 3/32"=1'-0" 1



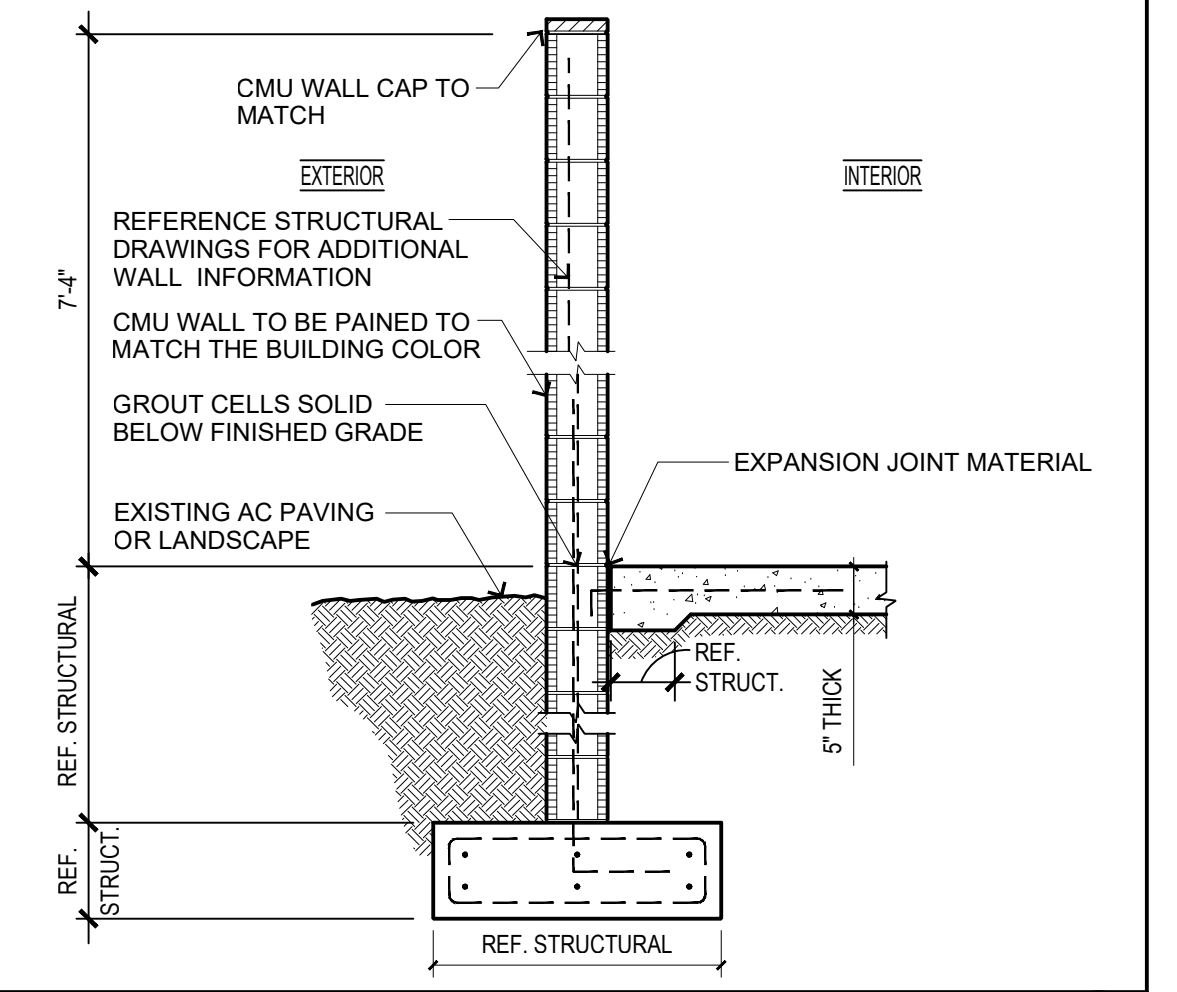
TRUNCATED DOME N.T.S. (10)



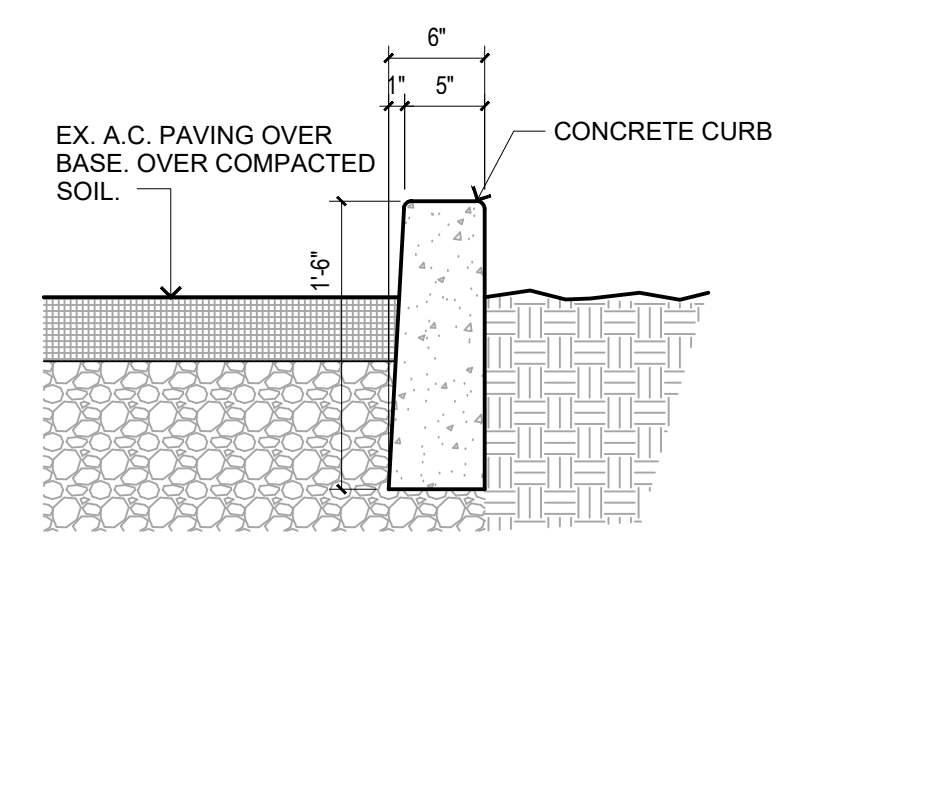
GATE JAMB POST 1"=1'-0" (7)



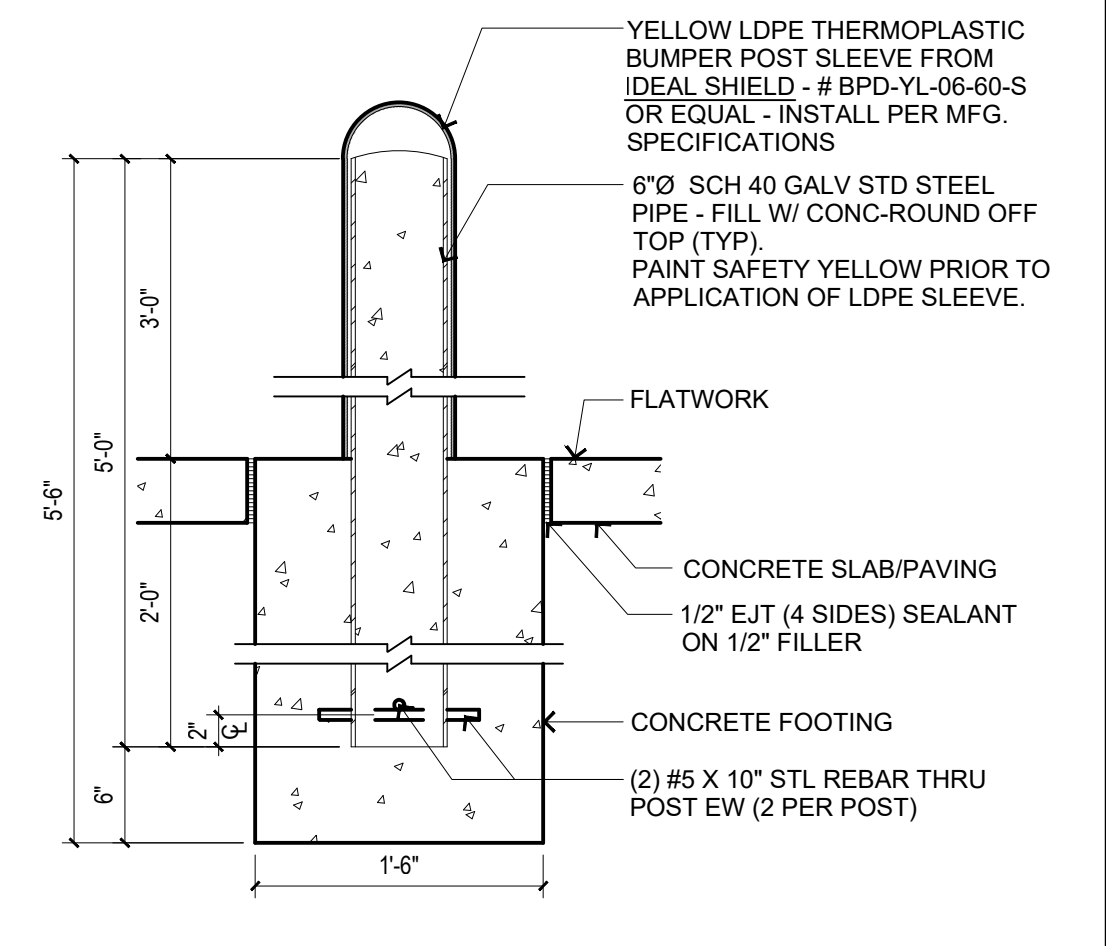
CMU WALL CAP DETAIL 3"=1'-0" (4)



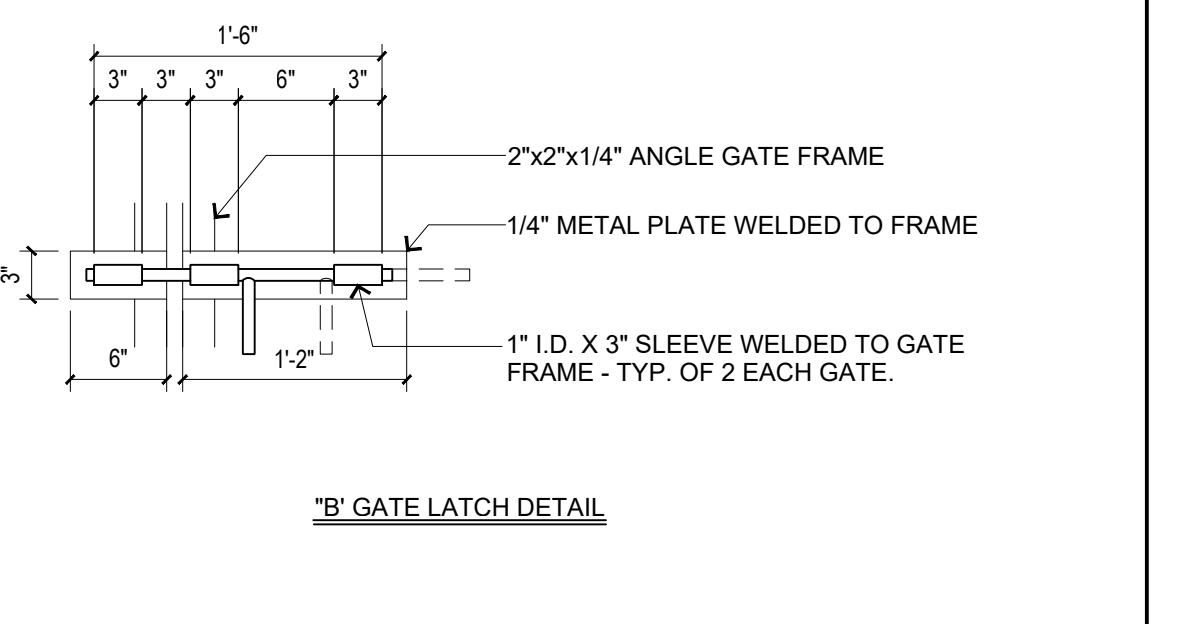
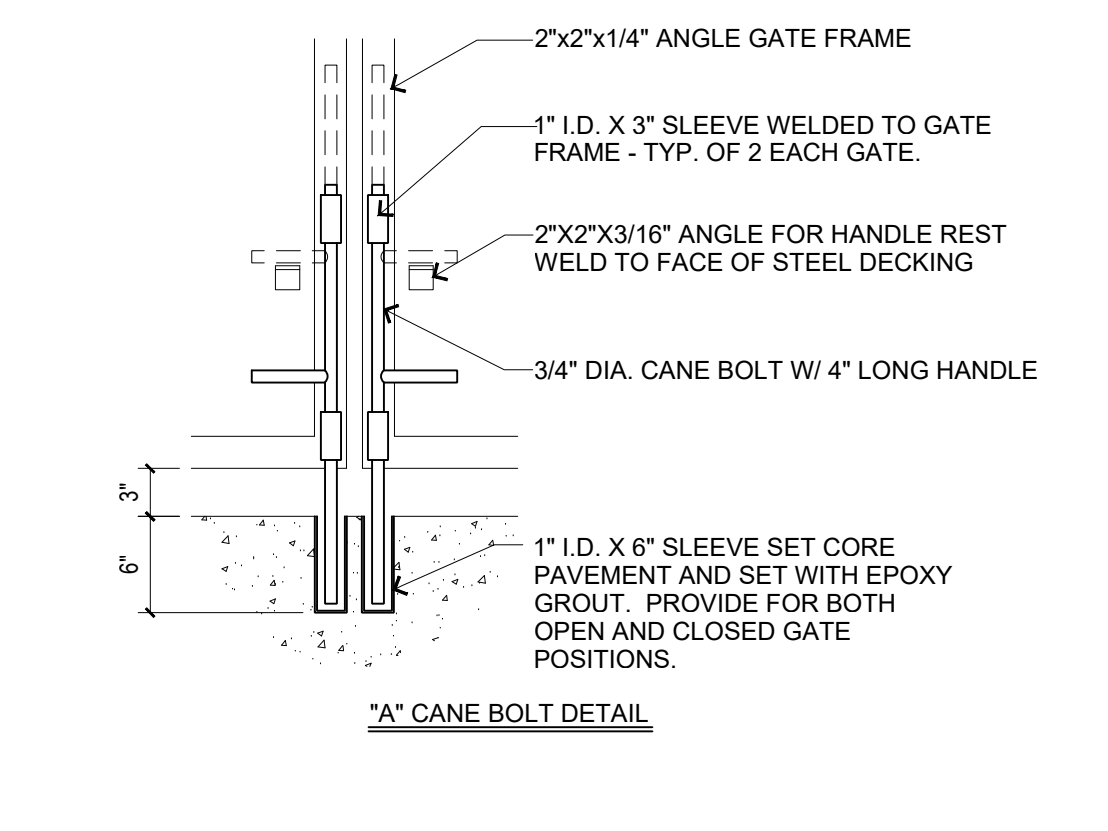
CMU WALL SECTION 1/2"=1'-0" (3)



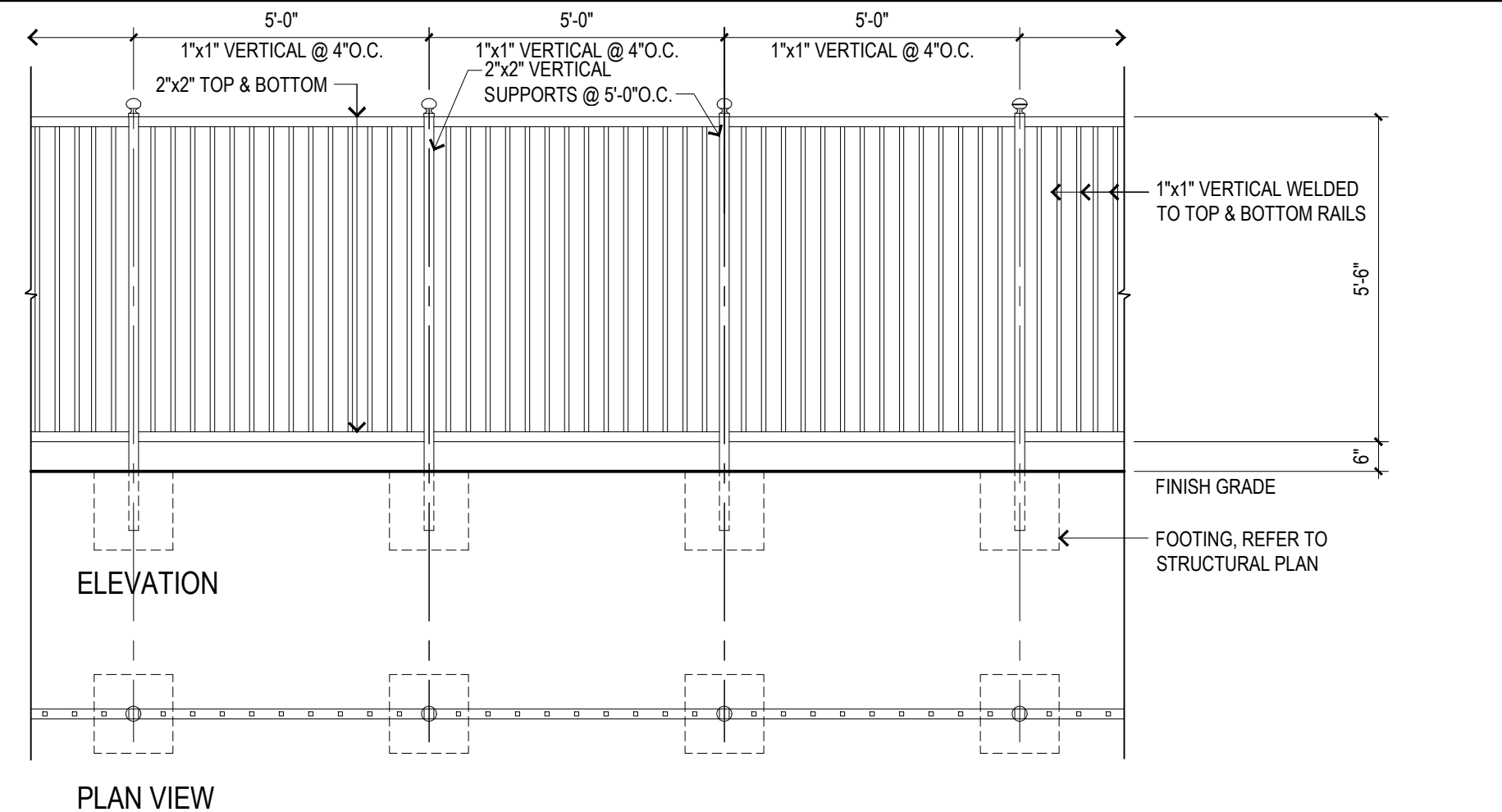
CONCRETE CURB 1"=1'-0" (9)



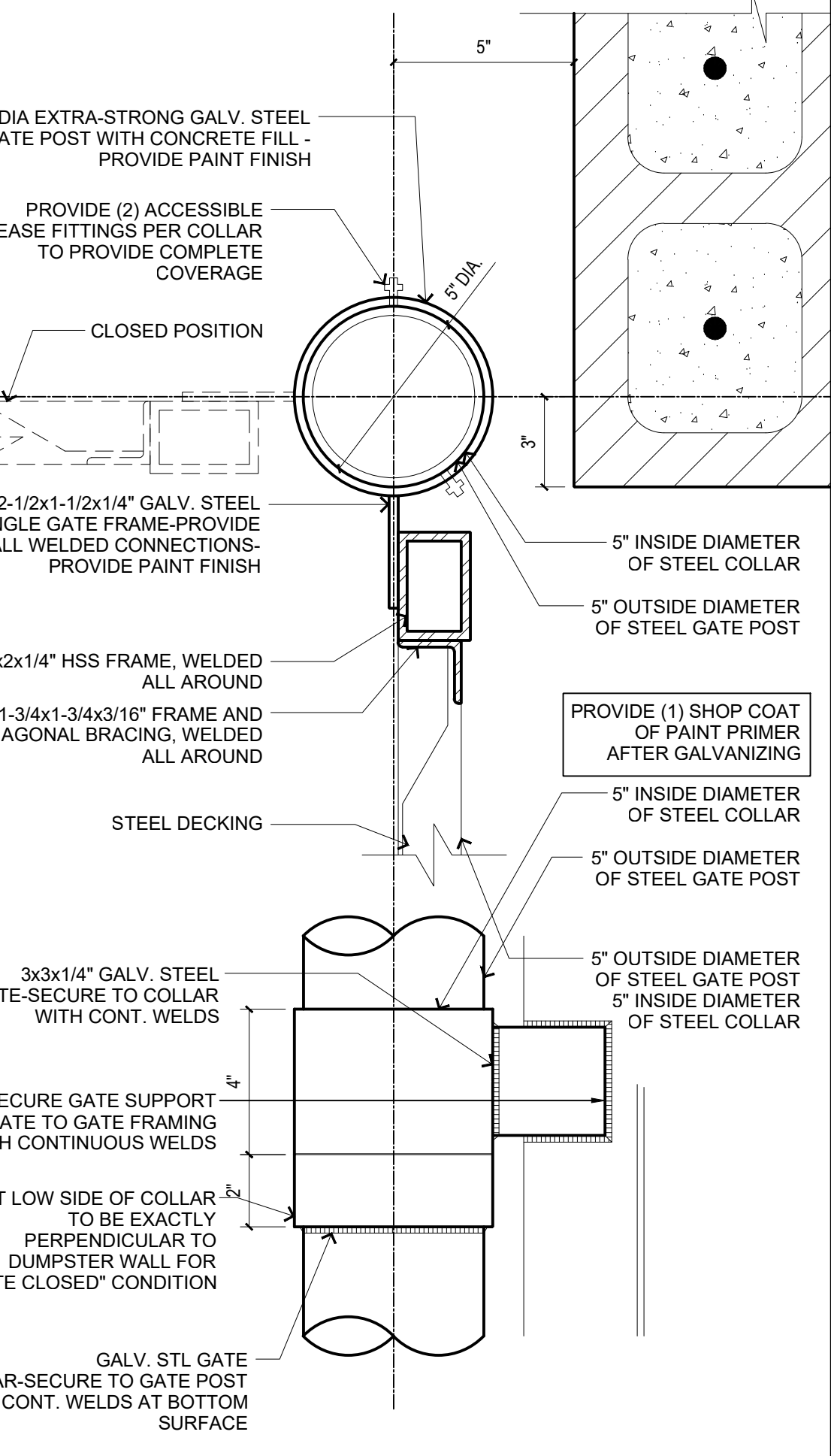
BOLLARD /POST DETAIL 1"=1'-0" (6)



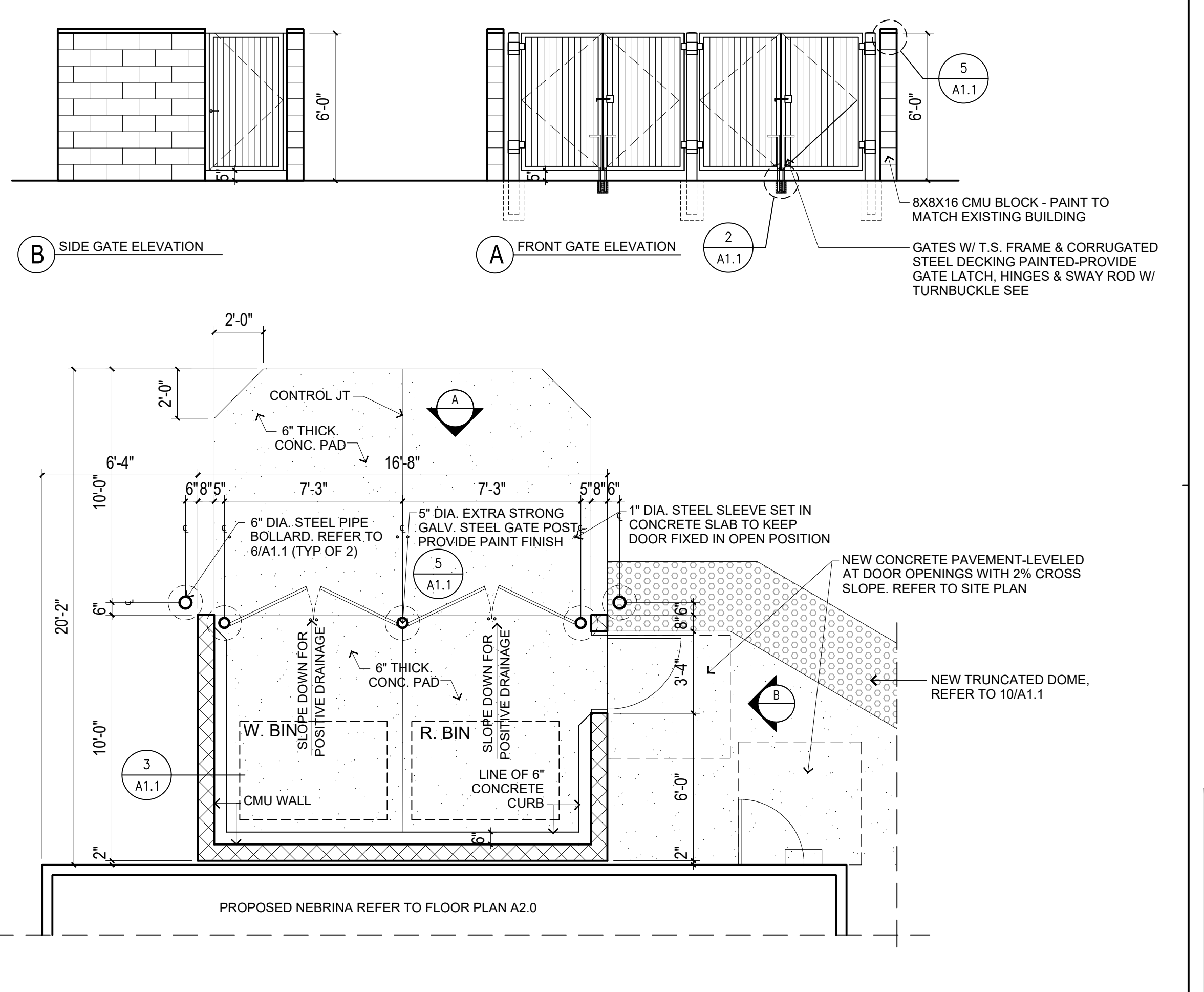
DUMPSTER GATE LATCH DETAILS 1"=1'-0" (2)



WROUGHT IRON FENCE 3/8"=1'-0" (8)



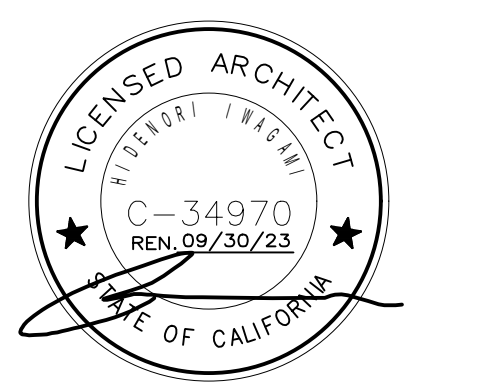
GATE HEAD / JAMB DETAIL 3"=1'-0" (5)



TRASH ENCLOSURE PLAN & ELEVATIONS 1/4"=1'-0" (1)



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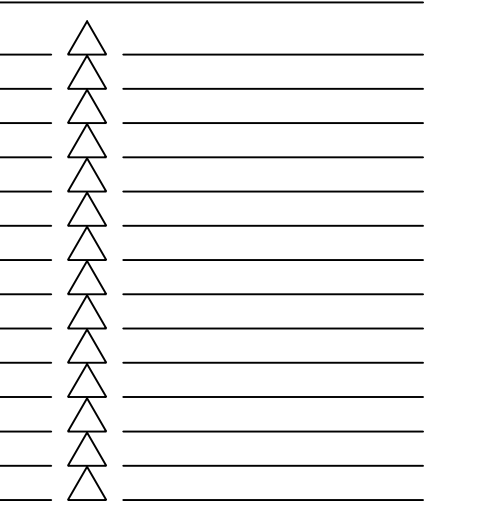


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SITE DETAILS

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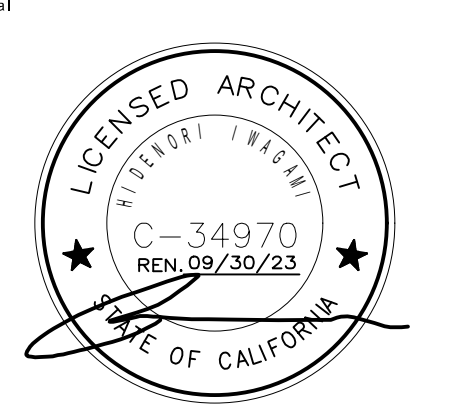
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A1.1

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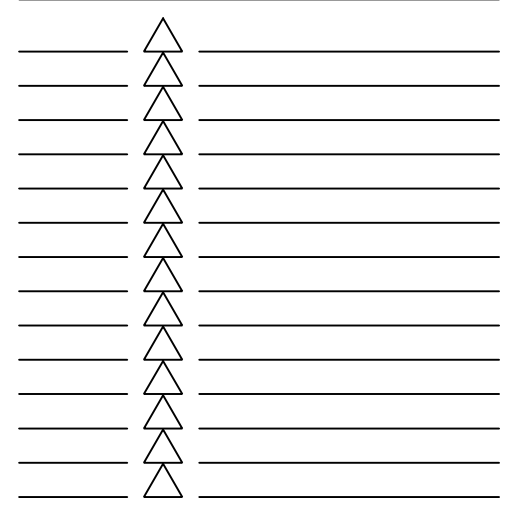


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FLOOR PLAN

CUP NUMBER: PA-21-39
Plan Check Number:
2023-05-24 1st PC SUBMITTAL



SHEET
A2.0

GENERAL NOTES

- REFER TO SHEET A8.0 FOR INTERIOR FINISH SCHEDULE.

KEYNOTES

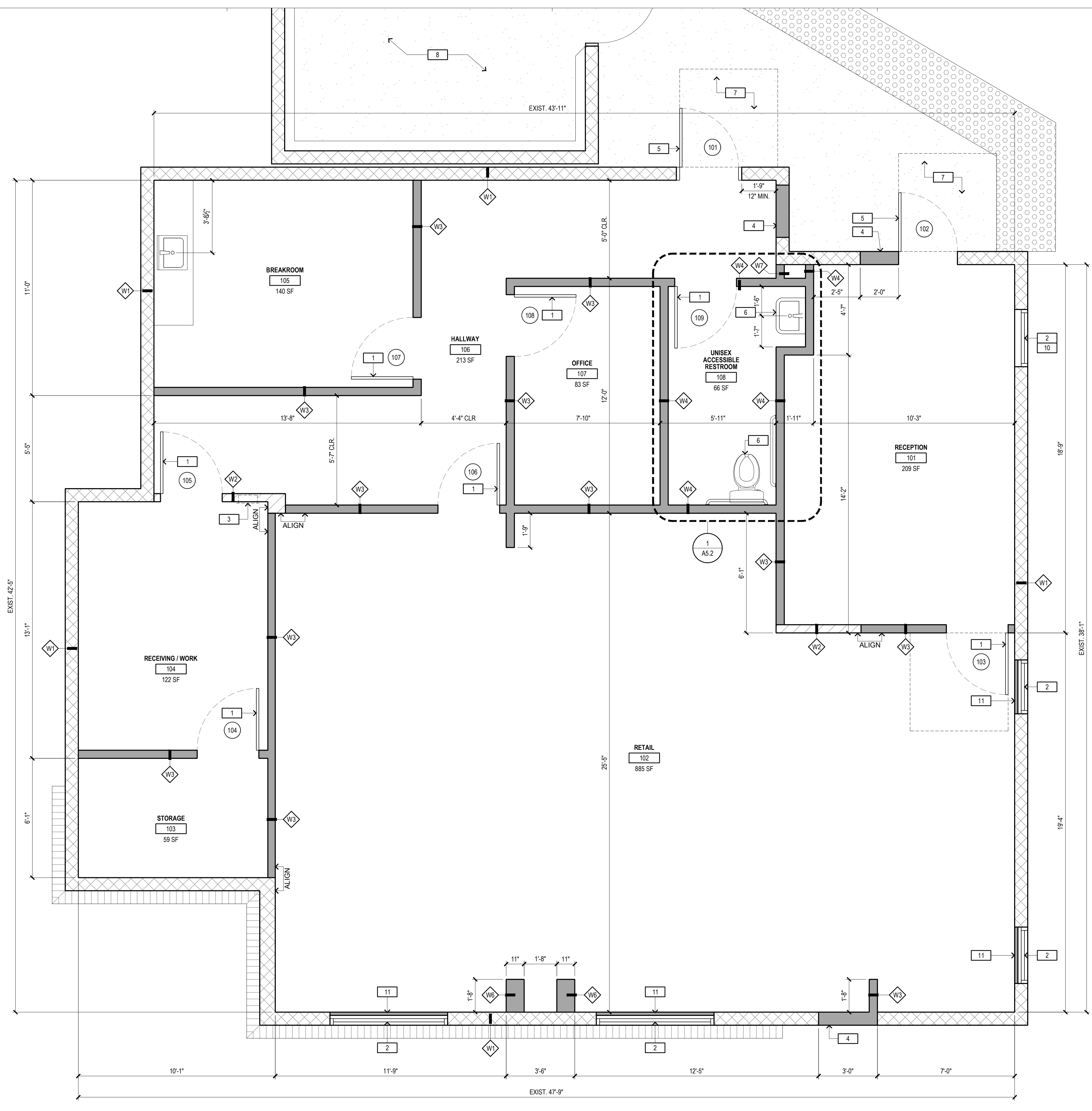
- NEW INTERIOR DOOR, REFER TO DOOR SCHEDULE
- EXISTING GLAZING TO REMAIN.
- EXISTING ELECTRICAL PANEL TO BE RELOCATED
- NEW EXTERIOR WALL INFILL. PAINT TO MATCH EXISTING
- NEW EXTERIOR DOOR TO MATCH EXISTING STOREFRONT, REFER TO DOOR SCHEDULE
- NEW PLUMBING FIXTURES
- NEW CONCRETE DOOR LANDING TO BE MAX 2% SLOPE IN ANY DIRECTION
- NEW TRASH ENCLOSURE, SEE DETAIL 1/A1.1
- NEW TRASH ENCLOSURE, SEE DETAIL 1/A1.1
- 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

WALL TYPE SCHEDULE

W1	EXIST. EXTERIOR WALL TO REMAIN
W2	EXIST. INTERIOR WALL TO REMAIN
W3	NEW 3-5/8" METAL STUD MIN. 20ga. @ 16"O.C. W/ 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES
W4	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.
W5	NEW 6" METAL STUD MIN. 20ga. @ 16"O.C. W/ 5/8" MOISTURE RESISTANT TYPE 'X' GYP. BD. ON ONE SIDE, TYPE 'X' GYP. BD.
W6	NEW DOUBLE 3-5/8" METAL STUD MIN. 20ga. @ 16"O.C. W/ 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES.
W7	NEW 3-5/8" METAL STUD MIN. 20 GA. @ 16"O.C. W/ 5/8" TYPE 'X' GYP. BD. ON ONE SIDES.

LEGEND

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR NON-BEARING WALL TO REMAIN
- PROPOSED NON-BEARING WALL
- DOOR NUMBER, REFER TO DOOR SCHEDULE
- WALL TYPES. REFER TO WALL SCHEDULE BELOW.



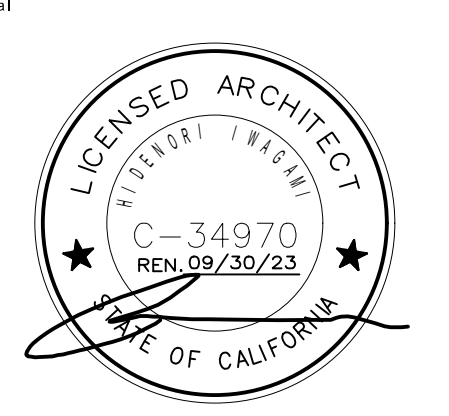
FLOOR PLAN 3/8" = 1'-0" 1

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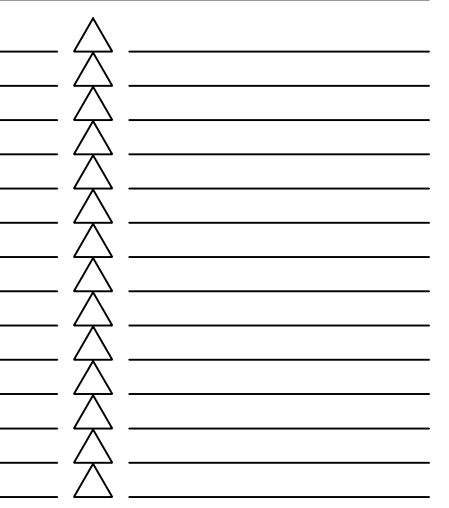


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EGRESS PLAN

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SHEET
A2.1

GENERAL NOTES

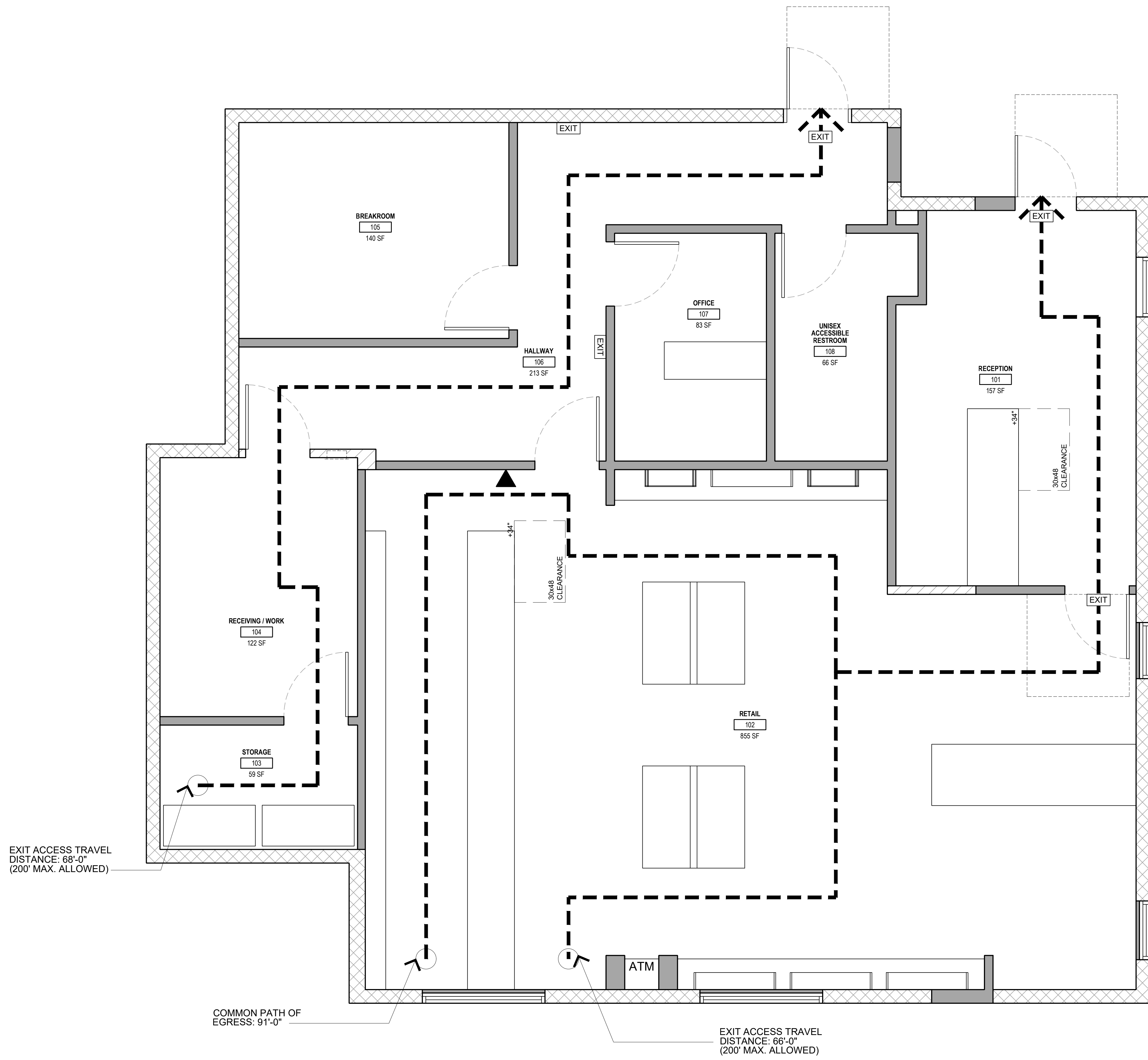
- REFER TO SHEET A&0 FOR INTERIOR FINISH SCHEDULE.
- THE MEANS SERVING ANY OCCUPIED PORTION OF THE BUILDING SHALL BE ILLUMINATED TO AN INTENSITY OF NOT LESS THAN (1) FOOT CANDLE AT THE FLOOR LEVEL. IN THE EVENT OF POWER FAILURE, AUTOMATIC ILLUMINATION SHALL BE PROVIDED BY A BATTERY BACK-UP SYSTEM.
- 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 WITH CBC 712.
- KNOX BOX SHALL BE INSTALLED ON THE OUTSIDE OF THE BUILDING 5'- 6" ABOVE GRADE PER FIRE DEPARTMENT REQUIREMENTS.
- 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:
 - LOCKED POINTS OF INGRESS WHETHER INTERNALLY OR EXTERNALLY OF APPLICABLE BUILDINGS, STRUCTURES AND/ OR AREA.
 - LOCKED ELECTRICAL, MECHANICAL AND/ OR OTHER SIMILAR ROOMS.
 - LOCKED FIRE CONTROL ROOMS.
 - ALL ELEVATOR CONTROL SYSTEMS, PANELS AND/ OR KEYED SWITCHED.
 - ANY OTHER AREA ROOM EQUIPMENT AND/ OR SYSTEM AS DIRECTED BY THE FIRE CHIEF.
- 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 507 (A) THROUGH (K)), BY FUTURE TENANT.
- 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".

KEYNOTES

- PATH OF EGRESS PER CBC SECTION 1013.1
- EXIT SIGN, REFER TO ELECTRICAL PLANS
- EXIT LANDING TO COMPLY W/ CBC SECTION 1010.1.1
- NEW AISLE WIDTH PER CBC SECTION 1013.1

LEGEND

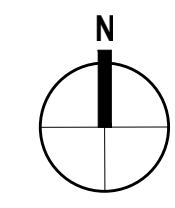
- EGRESS ACCESS
- EXIT SIGN PER DETAIL 13/A0.2
- FIRE EXTINGUISHER



EXIT ACCESS TRAVEL DISTANCE: 68'-0" (200' MAX. ALLOWED)

COMMON PATH OF EGRESS: 91'-0"

EXIT ACCESS TRAVEL DISTANCE: 66'-0" (200' MAX. ALLOWED)



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

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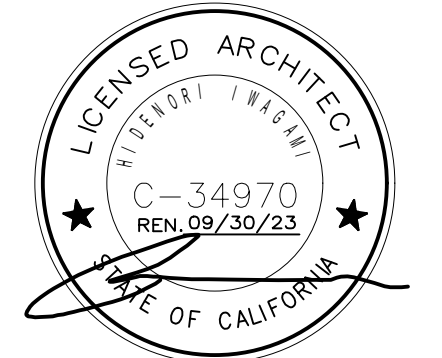
GENERAL NOTES

- REFER TO SHEET A8.0 FOR INTERIOR FINISH SCHEDULE.



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Seal



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KEYNOTES

- EXISTING VINYL FLOOR TILE TO REMAIN. PATCH AND REPAIR AS NEEDED
- NEW THRESHOLD @ EXTERIOR DOOR
- NEW FLOOR TRANSITION

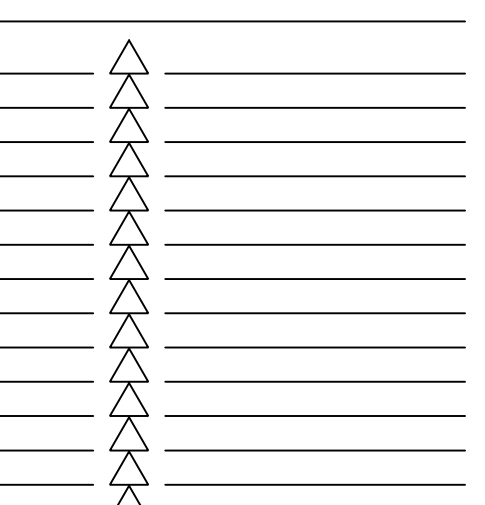
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FINISH FLOOR PLAN

LEGEND

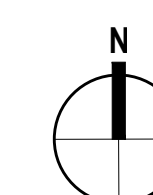
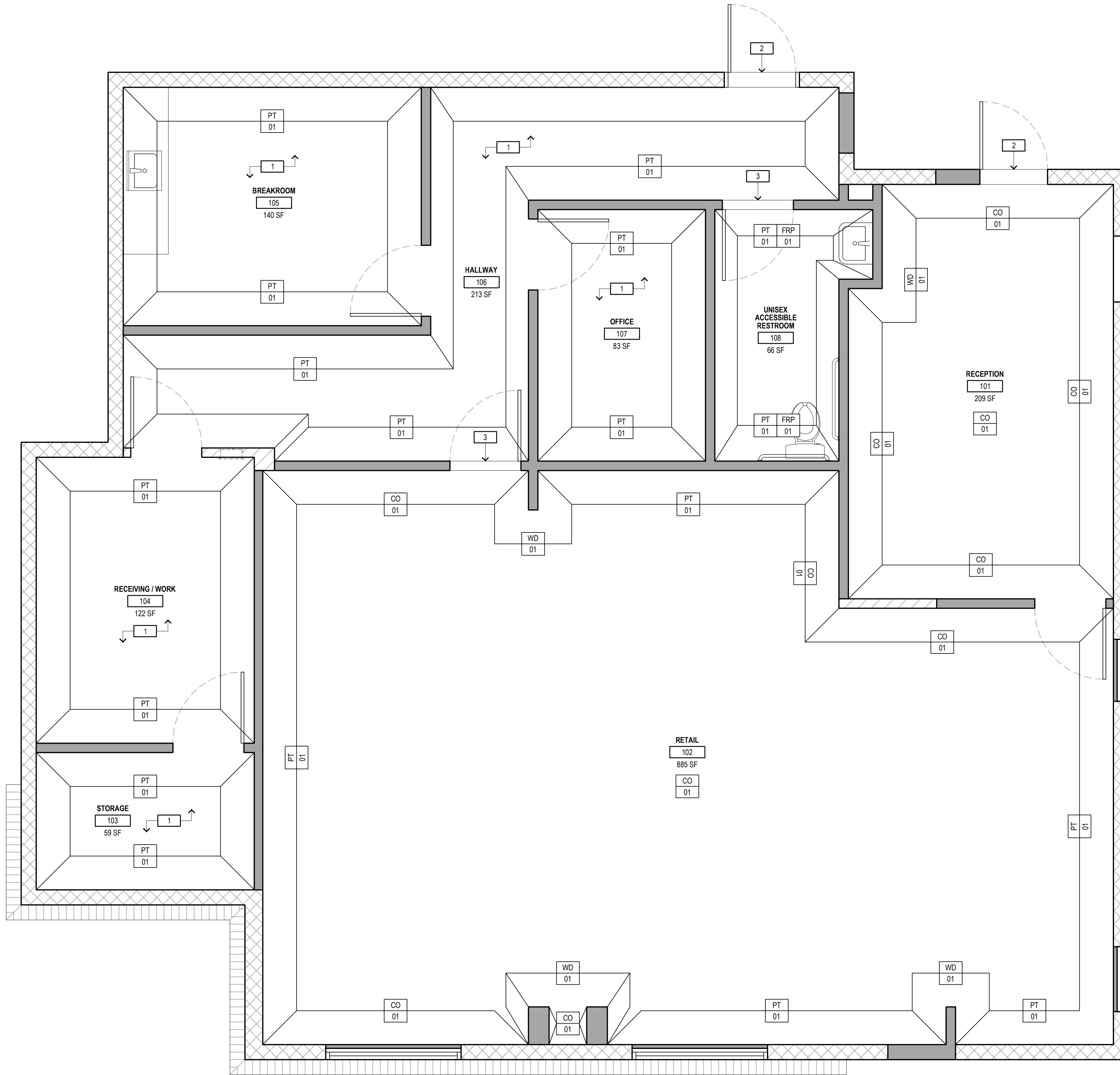
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR NON-BEARING WALL TO REMAIN
- NEW NON-BEARING WALL
- INTERIOR FINISH MATERIAL

CUP NUMBER: PA-21-39
Plan Check Number:
2023-05-24 1st PC SUBMITTAL



SHEET

A2.2

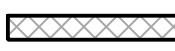
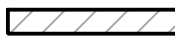

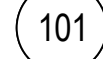




FINISH FLOOR PLAN

3/8" = 1'-0"

1

LEGEND

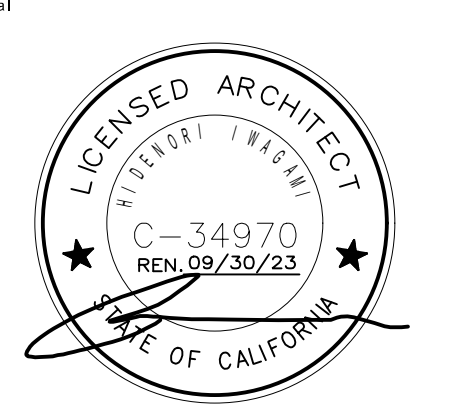
-  EXISTING EXTERIOR WALL TO REMAIN
-  EXISTING INTERIOR NON-BEARING WALL TO REMAIN
-  PROPOSED NON-BEARING WALL
-  101 DOOR NUMBER, REFER TO DOOR SCHEDULE
-  POWER RECEPTACLE
-  DATA RECEPTACLE

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



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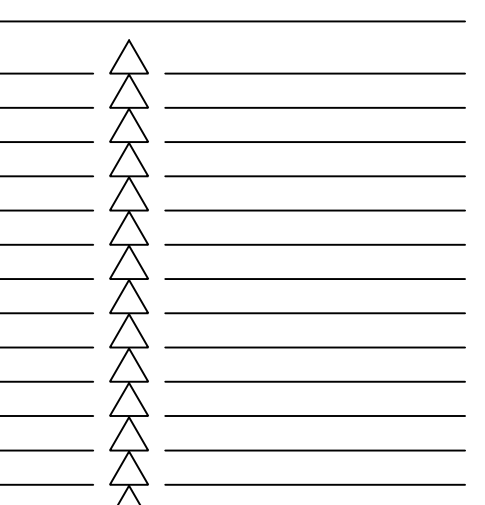


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COSTA MESA, CA 92627

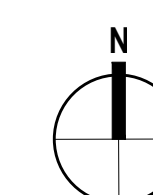
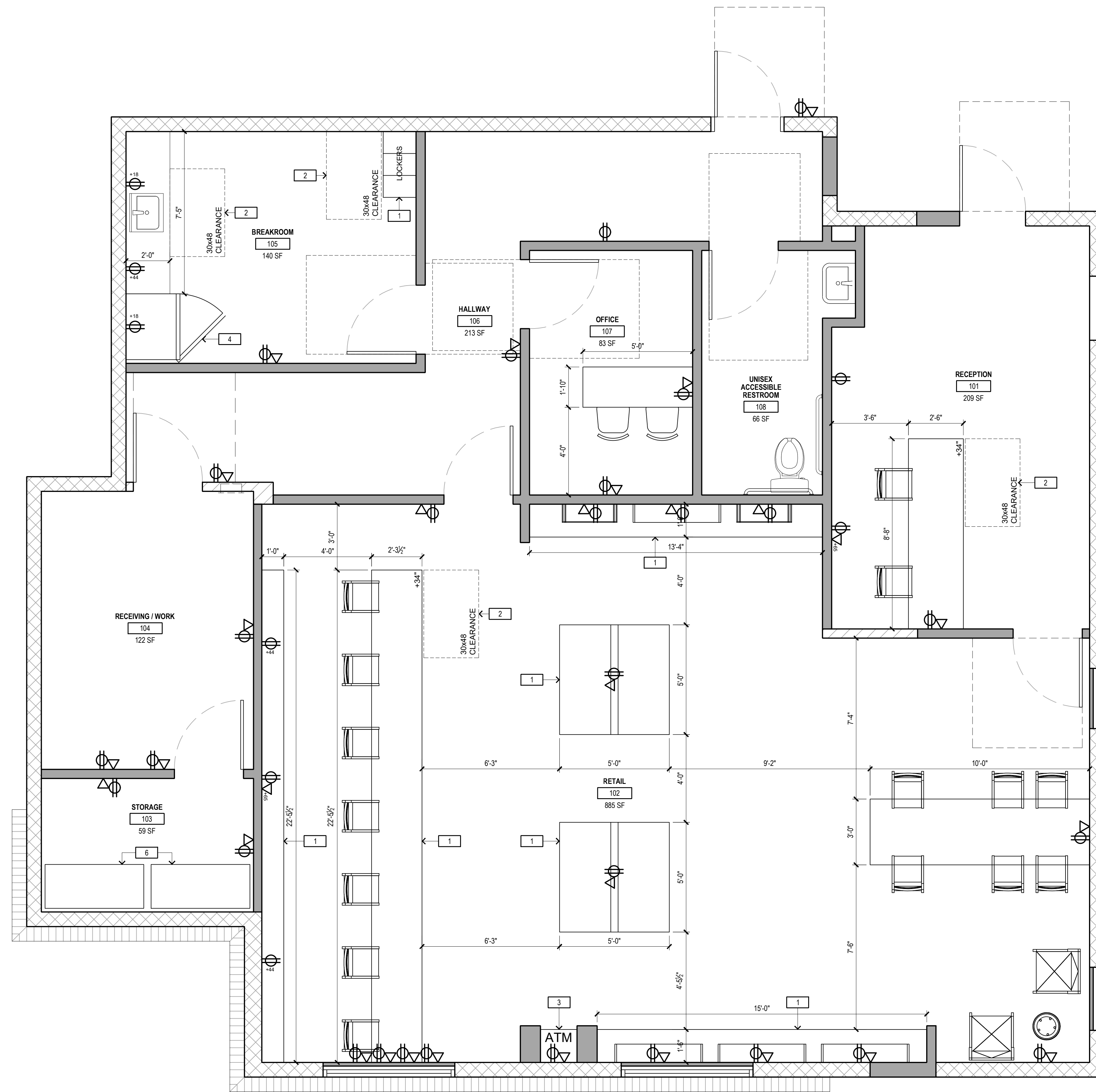
FIXTURE PLAN

CUP NUMBER: PA-21-39
Plan Check Number:
2023-05-24 1st PC SUBMITTAL



SHEET

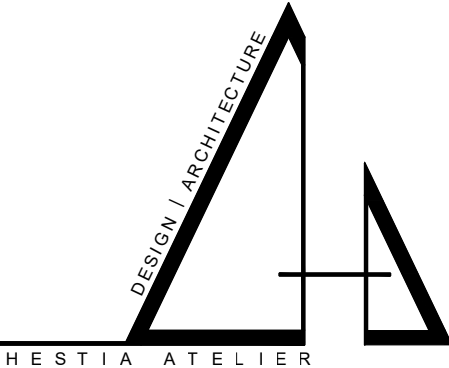
A2.3



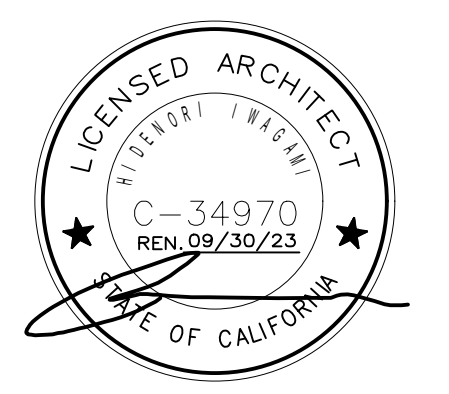
FIXTURE PLAN

3/8" = 1'-0"

1



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

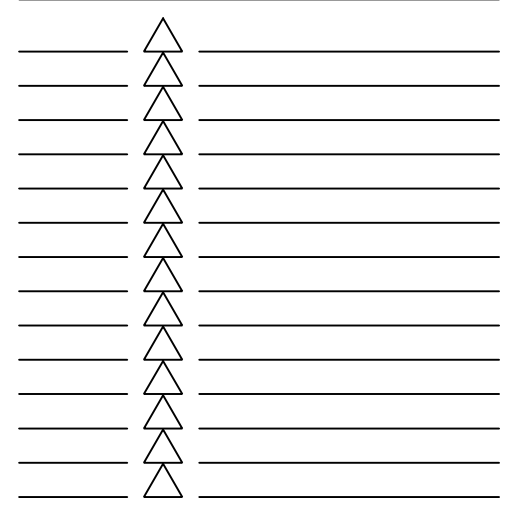


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REFLECTED CEILING PLAN

CUP NUMBER: PA-21-39
Plan Check Number:
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SHEET
A3.0

GENERAL NOTES

- REFER TO SHEET A8.0 FOR INTERIOR FINISH SCHEDULE.

LEGEND

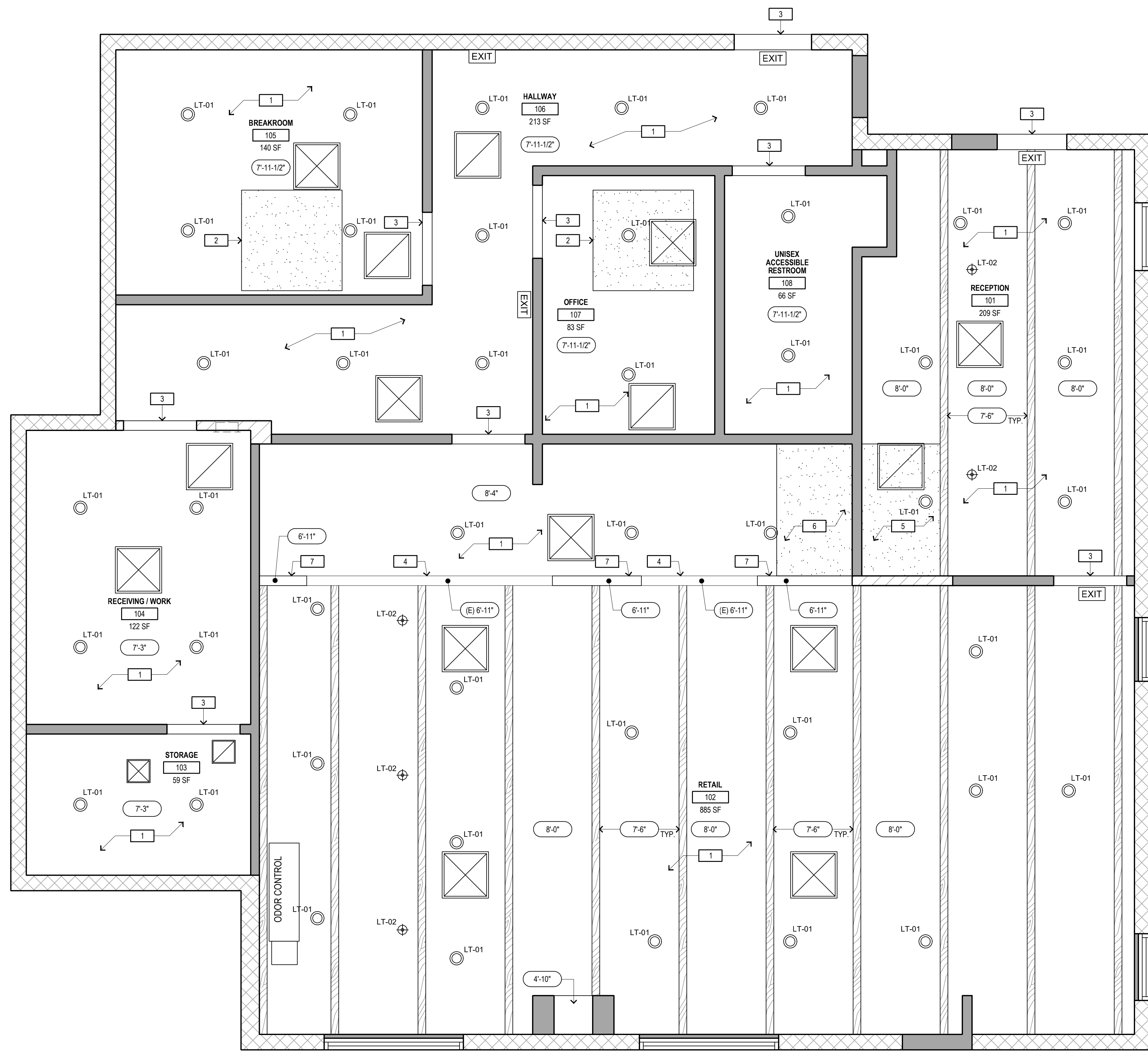
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR NON-BEARING WALL TO REMAIN
- NEW NON-BEARING WALL
- CEILING HEIGHT
- CEILING FINISH MATERIALS, REFER TO A8.0

KEYNOTES

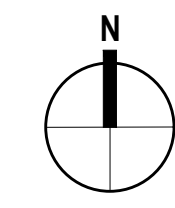
- EXISTING GYP. BOARD CEILING TO REMAIN. GC TO SMOOTH AND SAND TEXTURED GYP. BOARD AS NEEDED
- EXISTING SKYLIGHT OPENING. GC TO INFILL TO MATCH EXISTING
- NEW HEADER
- EXISTING HEADER TO REMAIN
- NEW GYP BOARD CEILING @ 8'-0" TO MATCH EXISTING
- NEW GYP BOARD CEILING @ 8'-4" TO MATCH EXISTING
- NEW HEADER TO MATCH EXISTING

LIGHTING SCHEDULE

SYMBOL	TAG	DESCRIPTION	MANUFACTURER/ MODEL
	LT-01	RECESS DOWN LIGHT	NEW FOCAL POINT FLC3DT4-RO-120-1C-LC3T4-RO
	LT-02	DECORATIVE PENDANT LIGHT @ RECEPTION & RETAIL	MANUFACTURER: Y LIGHTING LAMP: VORONOI LED MINI PENDANT FINISH: BRASS/SMALL ITEM #: TLA2085669
		EMERGENCY LIGHT	VENDOR: LITHONIA LIGHTING MPN: 191723916454 (2)LED 5.3 WATT 90 MIN EMERGENCY OPERATION
		EXIT SIGN	CS CONTRACTOR MODEL: EXR LED EL M6 RED EXIT WITH BACKUP BATTERY
		NEW ODOR CONTROL	CLEANLEAF, AIR FILTRATION SYSTEMS (866) 739-2589, INFO@CLEANLEAF.COM REFER TO MECHANICAL FOR MODEL CUT SHEET REFER TO A7.1
		HVAC SUPPLY REGISTER	
		HVAC RETURN REGISTER	

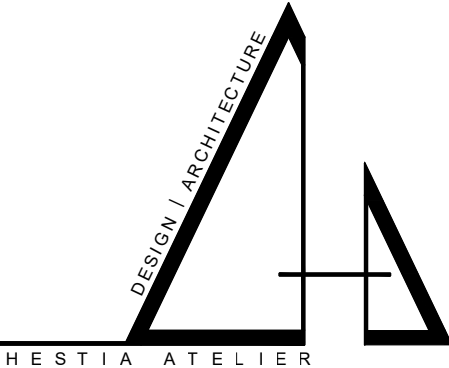


REFLECTED CEILING PLAN 3/8" = 1'-0"

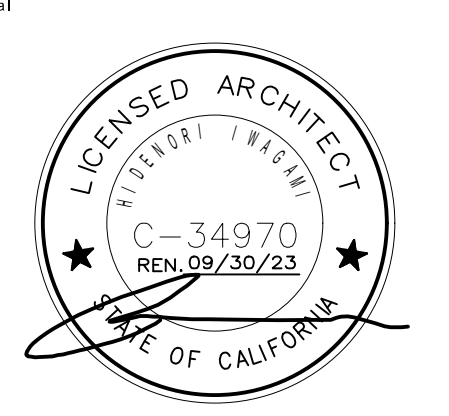


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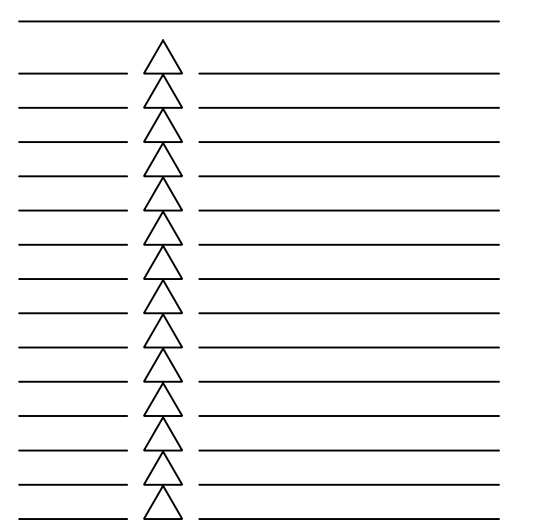


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DIMENSION
REFLECTED CEILING PLAN

CUP NUMBER: PA-21-39
Plan Check Number:
2023-05-24 1st PC SUBMITTAL



S H E E T

A3.1

GENERAL NOTES

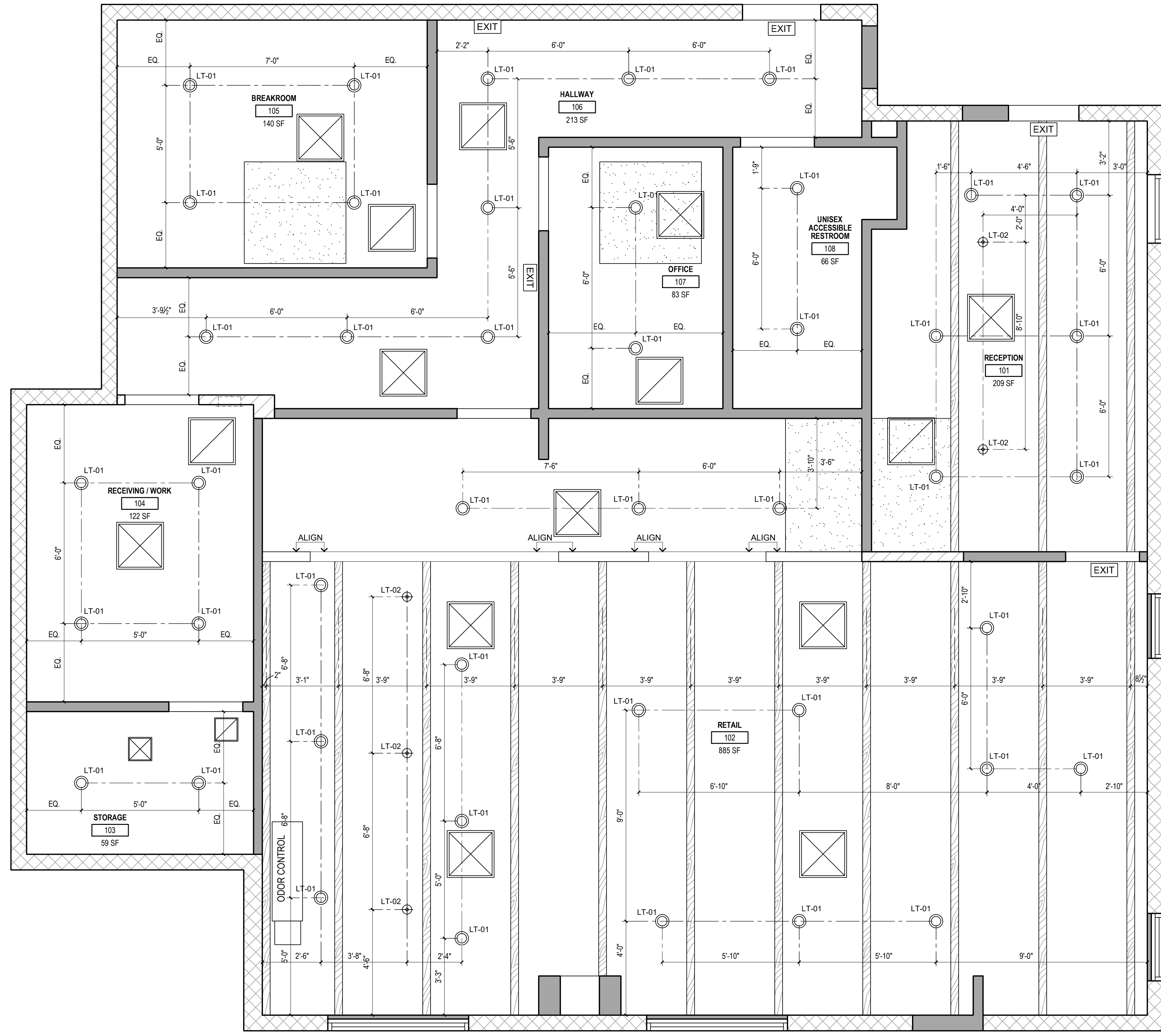
- REFER TO SHEET A8.0 FOR INTERIOR FINISH SCHEDULE.

LEGEND

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

LIGHTING SCHEDULE

SYMBOL	TAG	DESCRIPTION	MANUFACTURER/ MODEL
	LT-01	RECESS DOWN LIGHT	NEW FOCAL POINT FLC3DT4-RO-120-1C-LC3T4-RO
	LT-02	DECORATIVE PENDANT LIGHT @ RECEPTION & RETAIL	MANUFACTURER: Y LIGHTING LAMP: VORONOI LED MINI PENDANT FINISH: BRASS/SMALL ITEM #: TLA2085669
		EMERGENCY LIGHT	VENDOR: LITHONIA LIGHTING MPN: 191723916454 (2)LED 5.3 WATT 90 MIN EMERGENCY OPERATION
		EXIT SIGN	CS CONTRACTOR MODEL: EXR LED EL M6 RED EXIT WITH BACKUP BATTERY
		NEW ODOR CONTROL	CLEANLEAF, AIR FILTRATION SYSTEMS (866) 739-2589, INFO@CLEANLEAF.COM REFER TO MECHANICAL FOR MODEL CUT SHEET REFER TO A7.1
		HVAC SUPPLY REGISTER	
		HVAC RETURN REGISTER	



DIMENSION REFLECTED CEILING PLAN 3/8" = 1'-0" 1

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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



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Seal

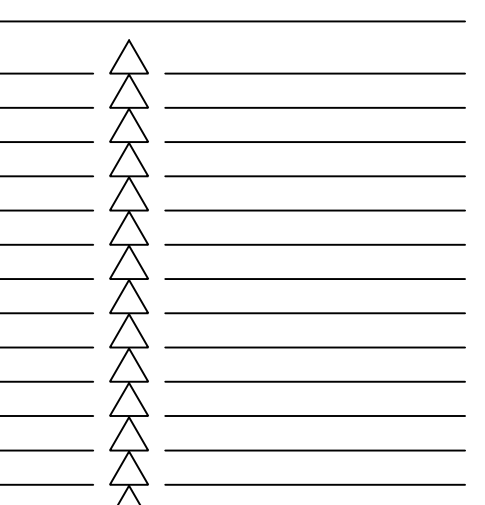


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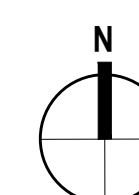
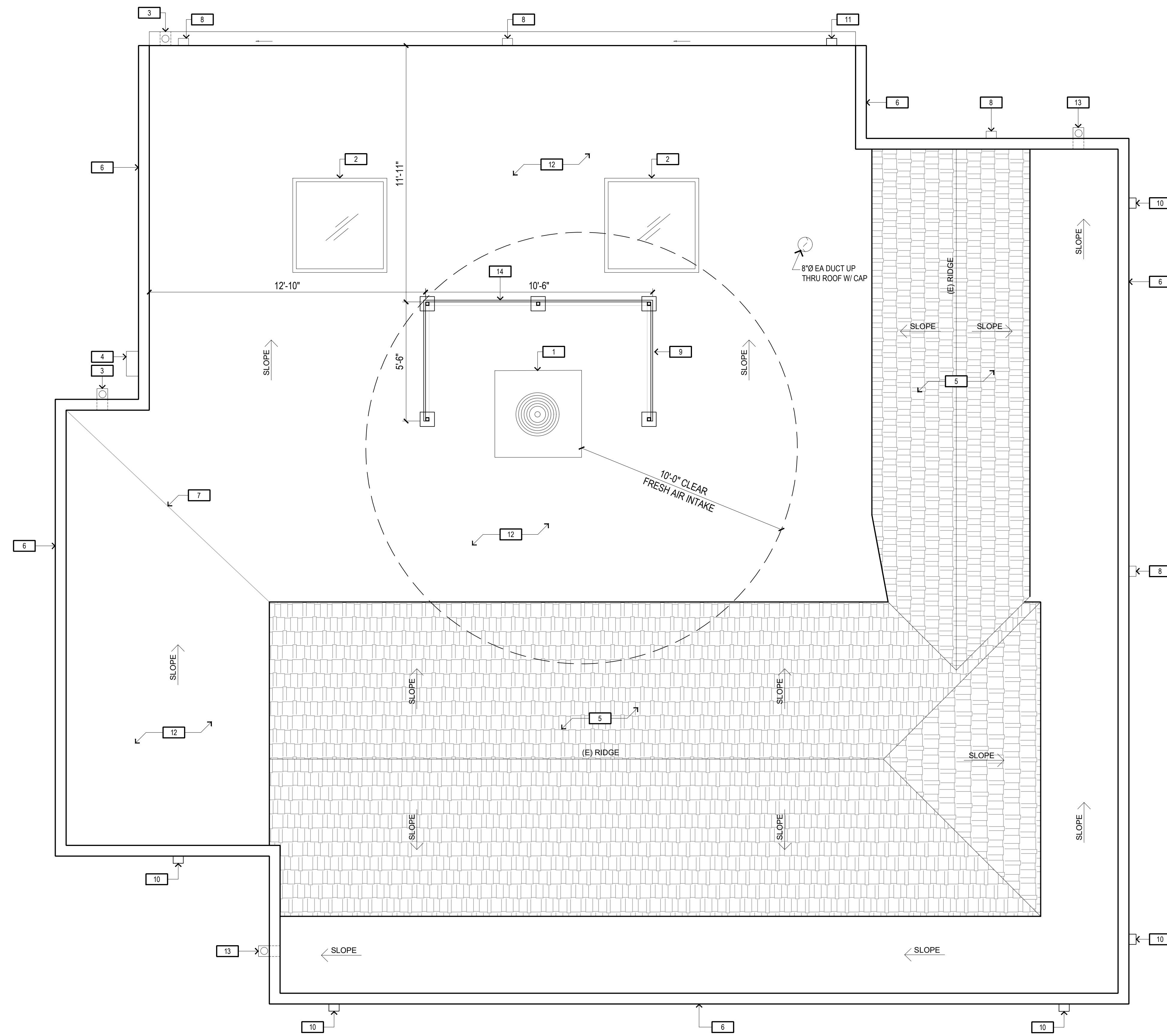
ROOF PLAN

CUP NUMBER: PA-21-39
Plan Check Number:
2023-05-24 1st PC SUBMITTAL



SHEET

A4.0



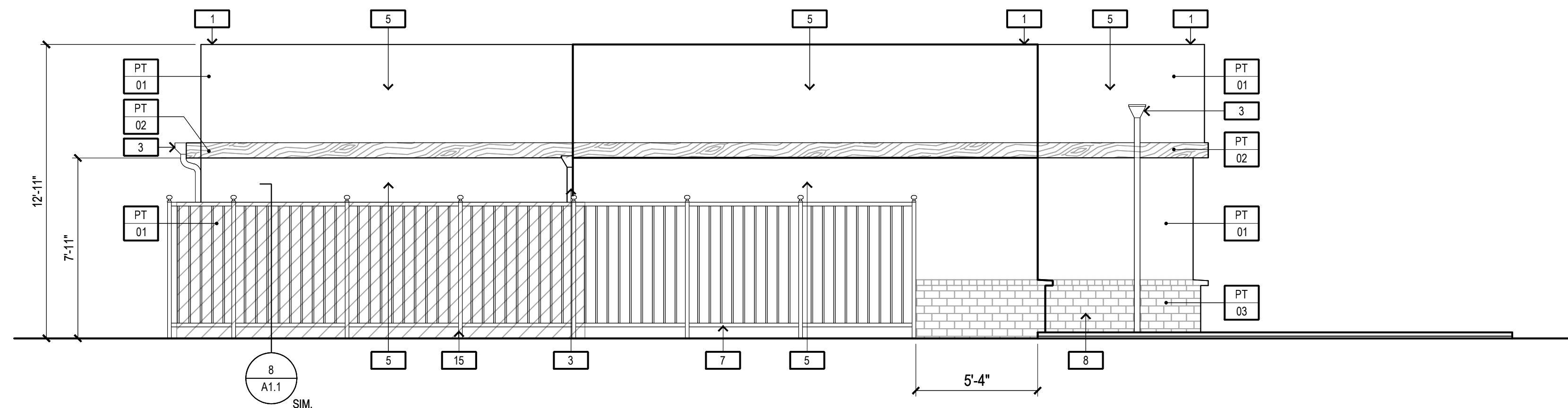
ROOF PLAN

3/8" = 1'-0"

1

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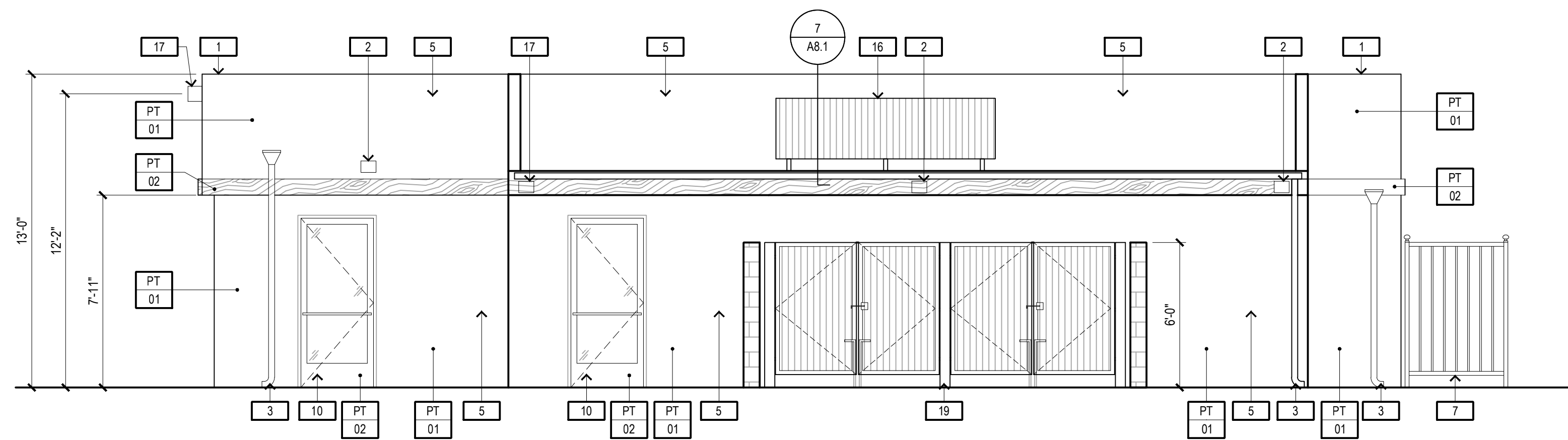
WEST ELEVATION 1/4"=1'-0" 4

GENERAL NOTES

- REFER TO SHEET A8.1 FOR INTERIOR FINISH SCHEDULE.
- ALL EXISTING WINDOWS TO REMAIN
- SALES FLOOR WILL NOT BE VISIBLE FROM THE RECEPTION AREA.
- PROVIDE SAFETY GLAZING, SEE SHEET A8.0 FOR ADDITIONAL INFORMATION.
- ALL EXPOSED METAL FLASHING, CONDUIT, ETC T BE PAINTED TO MATCH ADJACENT MATERIAL UNLESS OTHERWISE NOTED.
- PROVIDE BLOCKING AND ELECTRICAL "J-BOX AT ALL SIGN LOCATIONS. VERIFY EXACT LOCATION WITH SIGN COMPANY AND OWNER. ALL SIGN UNDER A SEPARATE PERMIT.
- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED BUILDING ADDRESS NUMBERS, OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY, CONTRASTING WITH THEIR BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 12" HIGH OR PER LOCAL AGENCY REQUIREMENTS. A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE (CFC-505.1) SHOW ADDRESS NUMBERS ON THE BUILDING ELEVATION FACING STREET.
- ADDRESS ILLUMINATION, ADDRESS NUMBERS ON THE STREET OR ROAD FRONTAGE OF BUILDING, SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (LBMC 18.48.350)

KEYNOTES

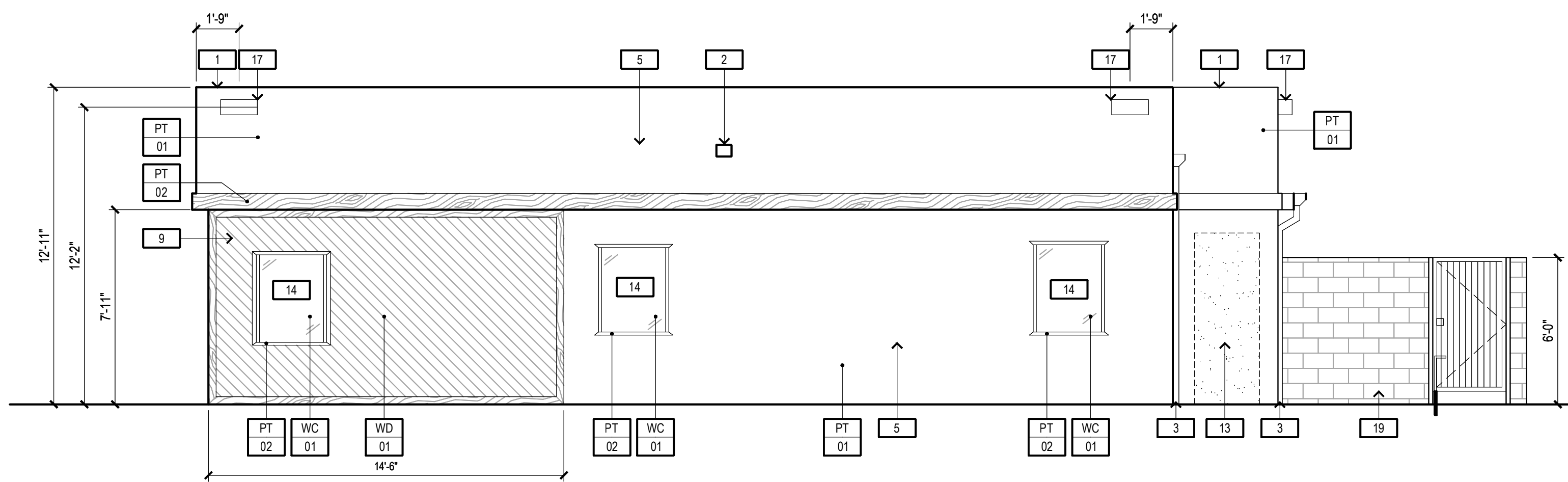
- EXISTING ROOF PARAPET TO REMAIN
- EXISTING WALL MOUNTED LIGHT FIXTURE
- EXISTING ROOF DRAIN TO REMAIN. PAINT ROOF DRAIN TO MATCH EXISTING BUILDING EXTERIOR
- EXISTING METAL GATE TO REMAIN
- EXISTING WALL STUCCO TO BE PAINTED: COLOR: SHERWIN WILLIAM- PURE WHITE- EGGSHELL
- EXISTING STORE FRONT DOOR TO REMAIN, ADD PRIVACY FILM TO INTERIOR SIDE. COLOR: 3MM FASARA GLASS FINISH CHAMONIX
- NEW WROUGHT IRON FENCE & GATE TO MATCH EXISTING GATE/FENCE SHOWN ON NORTH ELEVATION
- EXISTING BRICK VENEER TO BE WHITE WASH PAINTED: COLOR: SHERWIN WILLIAMS-PURE WHITE- FLAT
- NEW DIAGONAL WOOD SLATS
- NEW DOOR TO MATCH EXISTING STOREFRONT. PROVIDE PRIVACY FILM TO INTERIOR COLOR: 3MM FASARA GLASS FINISH CHAMONIX
- EXISTING WOOD FENCE TO REMAIN
- PROPOSED NEW SIGNAGE. UNDER SEPARATE PERMIT
- NEW EXTERIOR WALL INFILL, SEE A2.0 - FLOOR PLAN
- EXISTING STOREFRONT GLAZING TO REMAIN, ADD PRIVACY FILM TO INTERIOR SIDE. COLOR: 3MM FASARA GLASS FINISH CHAMONIX
- WROUGHT IRON SLIDING GATE BEHIND THE FENCE
- NEW ROOFTOP SCREENING FOR EXISTING ROOFTOP UNIT
- NEW WALL MOUNTED SECURITY LIGHT FIXTURE
- NEW WALL SCONCE HAMILTON 1 LIGHT TEXTURED BLACK OUTDOOR WALL LANTERN VENDOR: LAMPS PLUS, STYLE #9411M3
- NEW TRASH ENCLOSURE



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

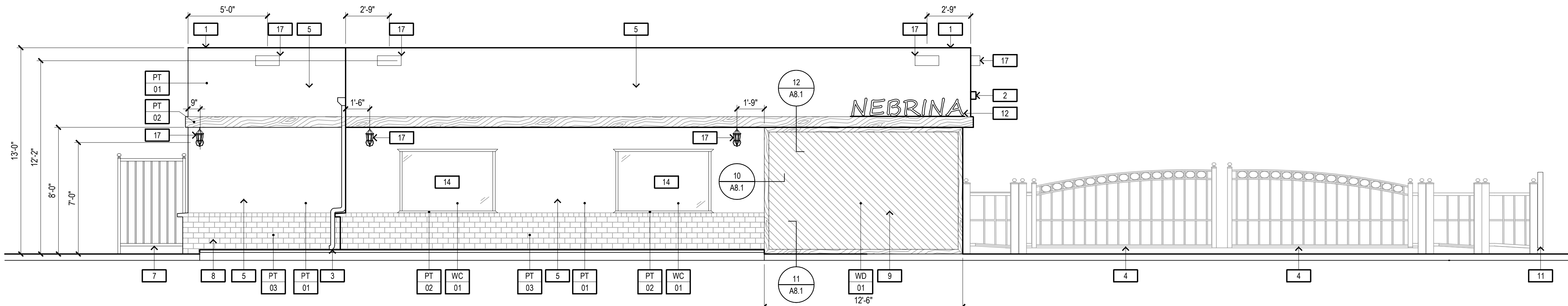
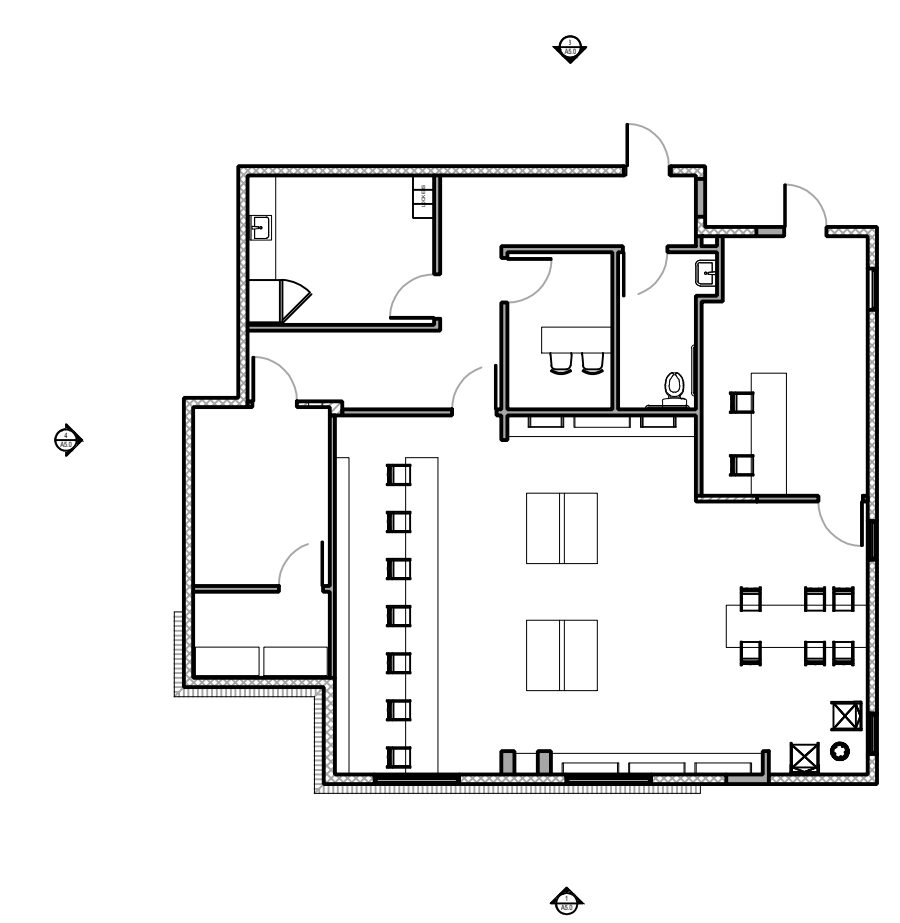
MATERIALS SCHEDULE

ITEM #	ROOM	DESCRIPTION/LOCATION	ITEM	SIZE & COLOR	FINISH
PT-1	EXTERIOR	PAINT @ EXTERIOR BLDG. FACADE	SW7005	PURE WHITE	EGGSHELL
PT-2	EXTERIOR	PAINT @ EXTERIOR TRIM	SW6258	TRICORN BLACK	EGGSHELL
PT-3	EXTERIOR	PAINT @ EXTERIOR BRICK TO BE WHITE WASHED	SW7005	PURE WHITE	FLAT
WC-1	EXTERIOR	TYPICAL WINDOW FILM	3M FASARA - GLASS FINISH	CHAMONIX	
WD-1	EXTERIOR	TYPICAL WOOD SLATS AT EXTERIOR	4" DIAGONAL WOOD SLAT	4" W. WALNUT	2-COATS OF CLEAR SATIN STAIN
WD-2	EXTERIOR	TYPICAL WOOD TRIM AT EXTERIOR	CONT. TRIM	2x8 WALNUT TRIM	2-COATS OF CLEAR SATIN STAIN



EAST ELEVATION 1/4"=1'-0" 2

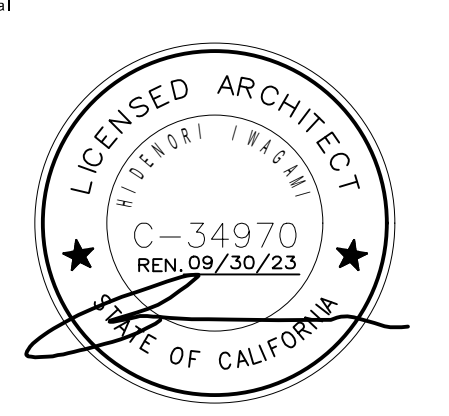
KEY PLAN



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



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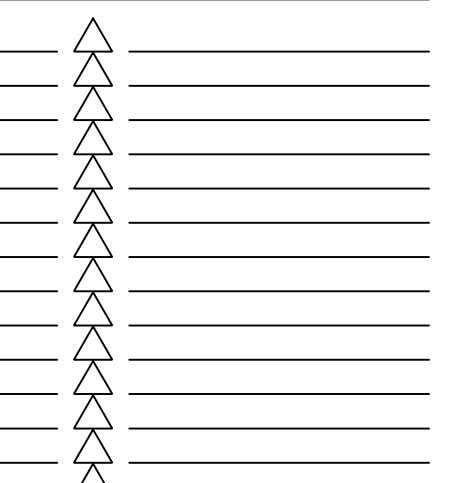


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EXTERIOR ELEVATIONS

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SHEET
A5.0

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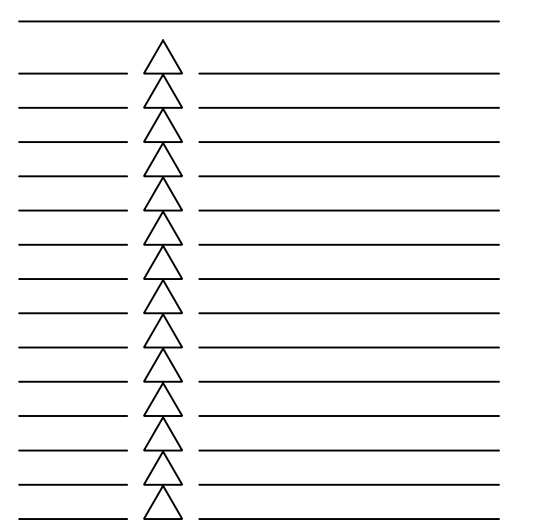


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INTERIOR ELEVATIONS

CUP NUMBER: PA-21-39
Plan Check Number:
2023-05-24 1st PC SUBMITTAL



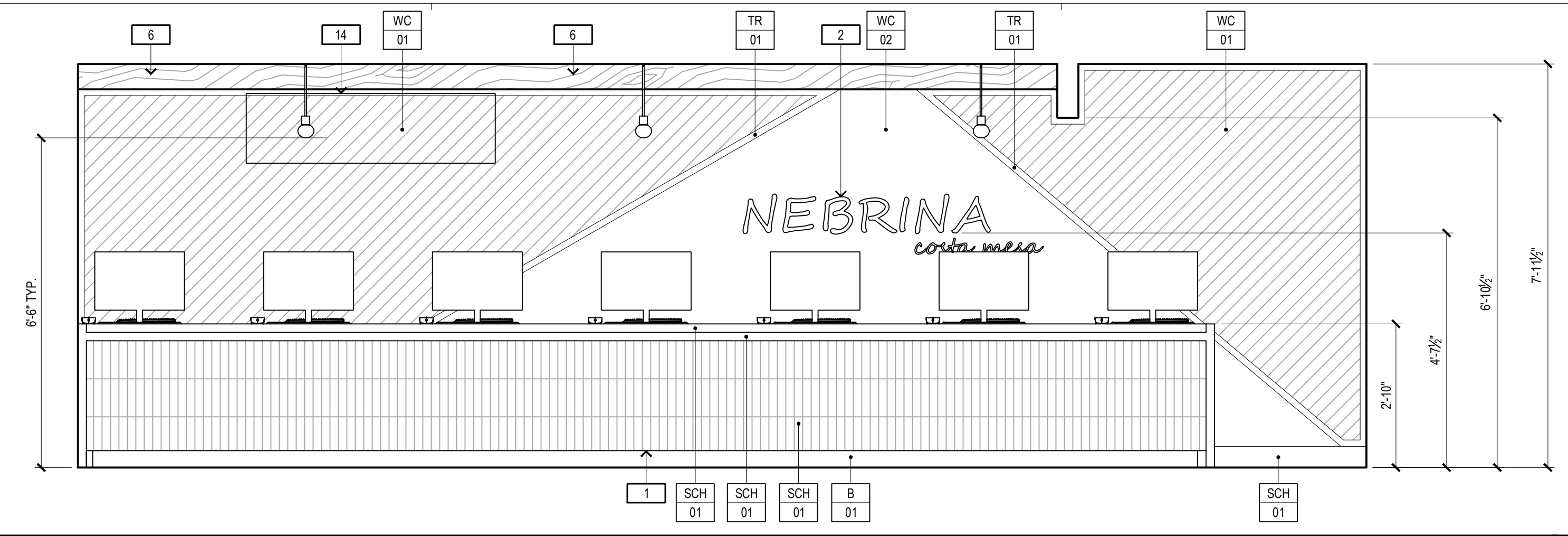
SHEET
A7.0

GENERAL NOTES

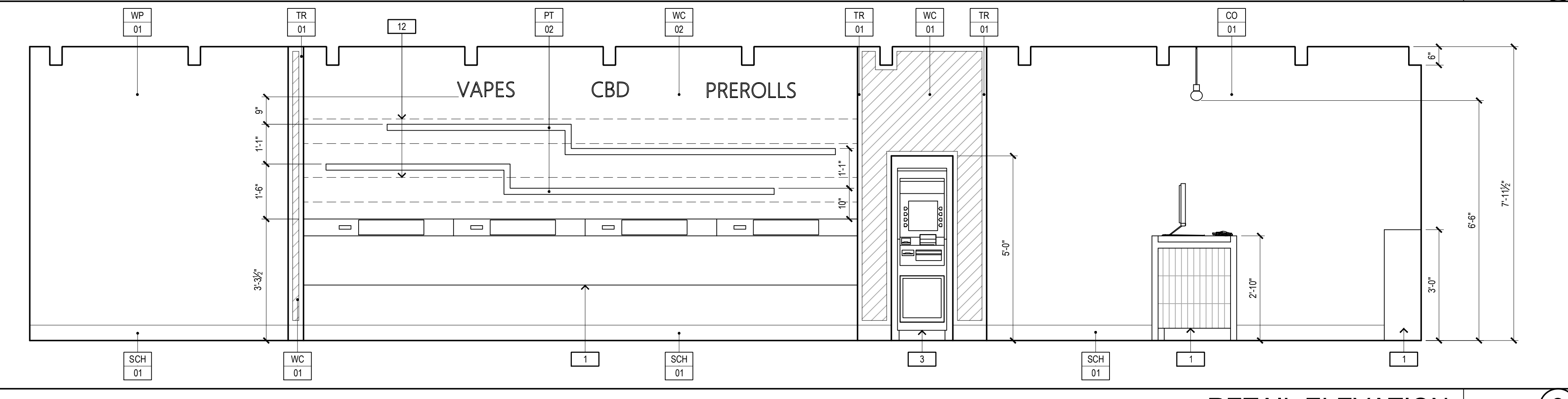
- REFER TO SHEET A8.0 FOR INTERIOR FINISH SCHEDULE.
- PROVIDE SOLID 4x8 BLOCKING BEHIND CASEWORK. G.C. TO VERIFY EXACT LOCATION WITH MILLWORK VENDOR.

KEYNOTES

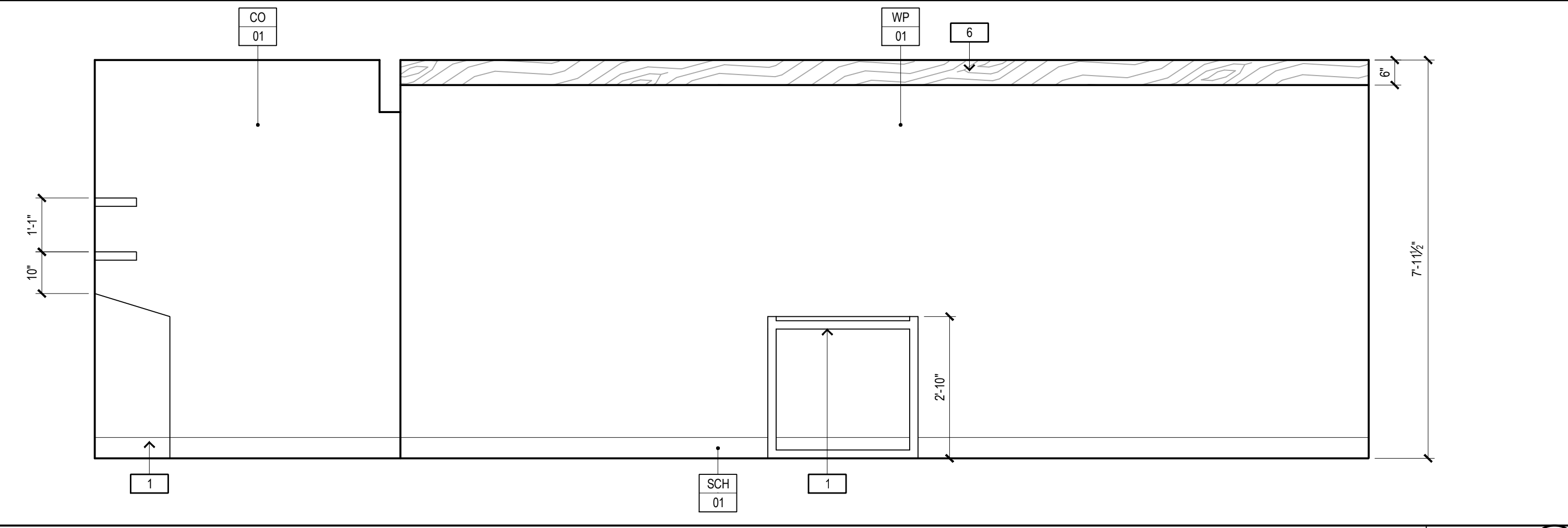
- NEW COUNTERTOP BY CASEWORK VENDOR, COORDINATE FINISHES W/ VENDOR
- LIT SIGNAGE, G.C. TO ADD WALL BLOCKING. REQUIRES HARDWIRED INSTALLATION
- NEW ATM MACHINE TO COMPLY WITH ADA STANDARDS
- NEW DOOR AND FRAME
- EXISTING GLAZING TO REMAIN. ADD PRIVACY FILM TO INTERIOR SIDE. COLOR: 3MM FASARA GLASS FINISH CHAMONIX
- NEW 4"x6" FALSE BEAM
- NEW TILE BASE, REFER TO FINISH SCHEDULE
- NEW COUNTER FINISHES, REFER TO FINISH SCHEDULE
- PROVIDE LED STRIP LIGHTING NEW COUNTER FINISHES, REFER TO FINISH SCHEDULE
- NEW PENDANT LIGHT FIXTURE, REFER TO LIGHTING SCHEDULE
- NEW ODOR CONTROL UNIT, HUNG FROM EXISTING FRAMING, REFER TO MECHANICAL PLANS
- NEW CASEWORK SHELVING & WALL HUNG UNITS, REFER TO GENERAL NOTES #2 FOR REQUIRED BLOCKING
- NEW WOOD TRIM @ EXISTING WINDOWS
- ODOR CONTROL - CLEANLEAF SKU: CL1250D-CCP 25"W x16.5"T x59"L, G.C. TO HANG FROM FRAMING ABOVE AS PER MANUFACTURES INSTRUCTIONS, REFER TO MECHANICAL PLANS



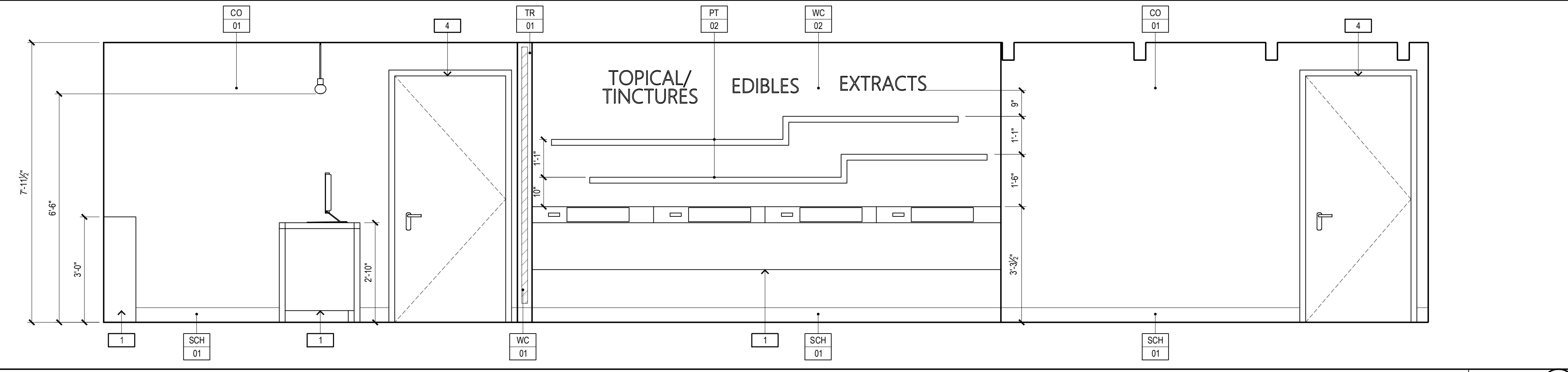
RETAIL ELEVATION 1/2"=1'-0" 4



RETAIL ELEVATION 1/2"=1'-0" 3

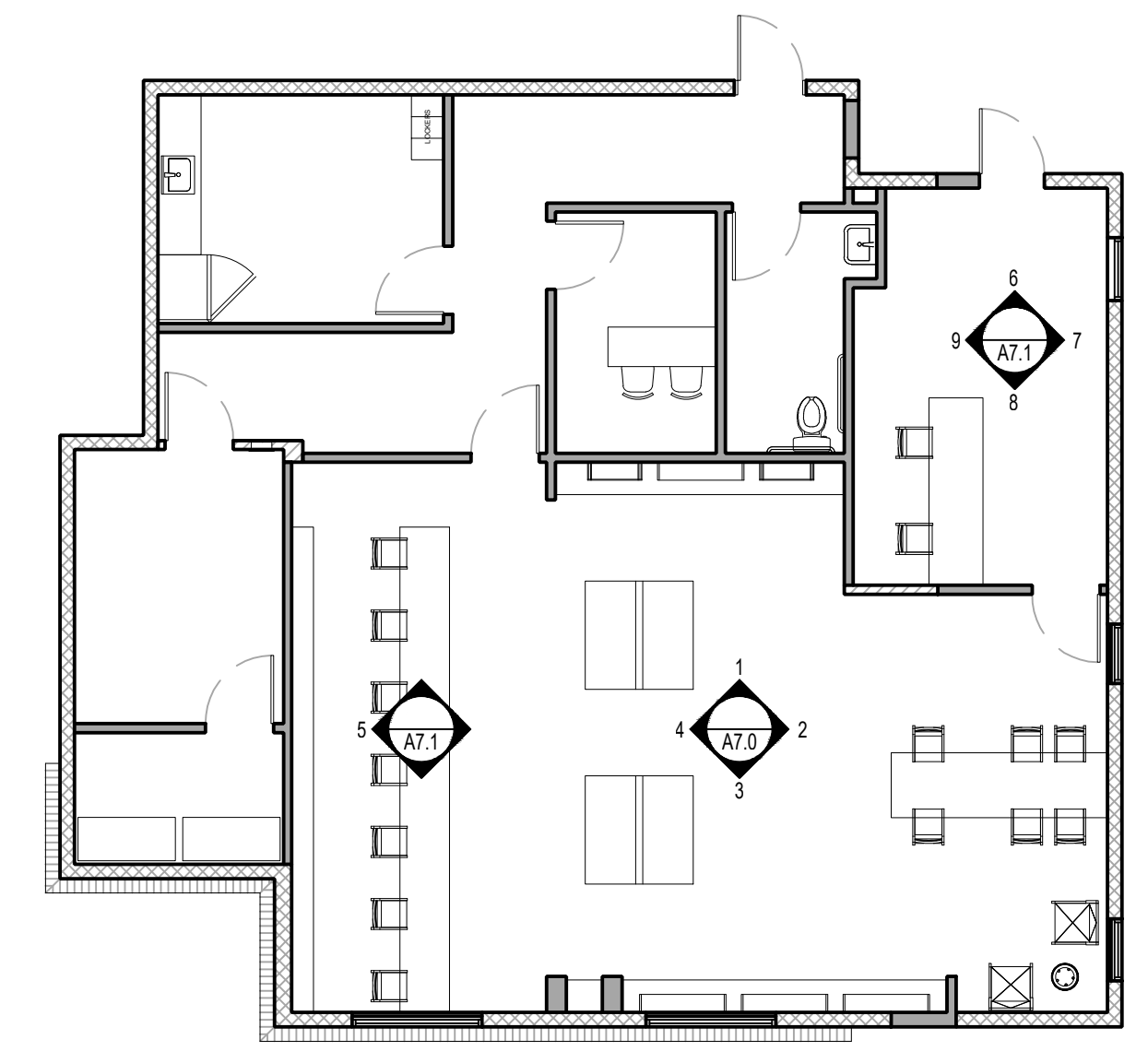


RETAIL ELEVATION 1/2"=1'-0" 2

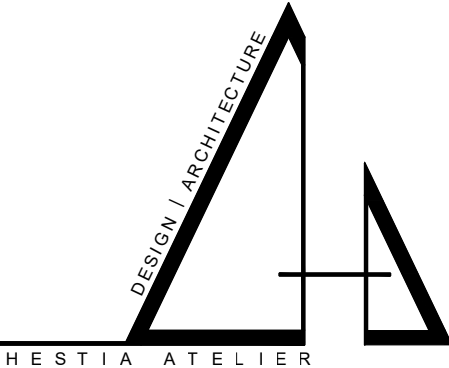


RETAIL ELEVATION 1/2"=1'-0" 1

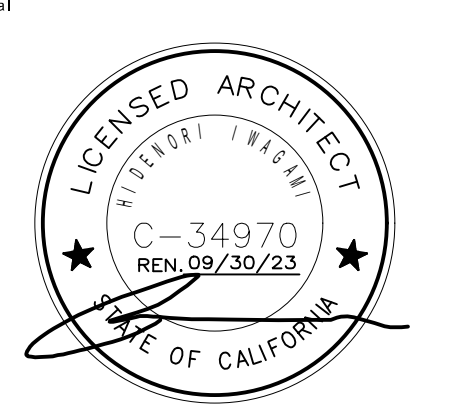
KEYPLAN



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INTERIOR ELEVATIONS

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SHEET
A7.1

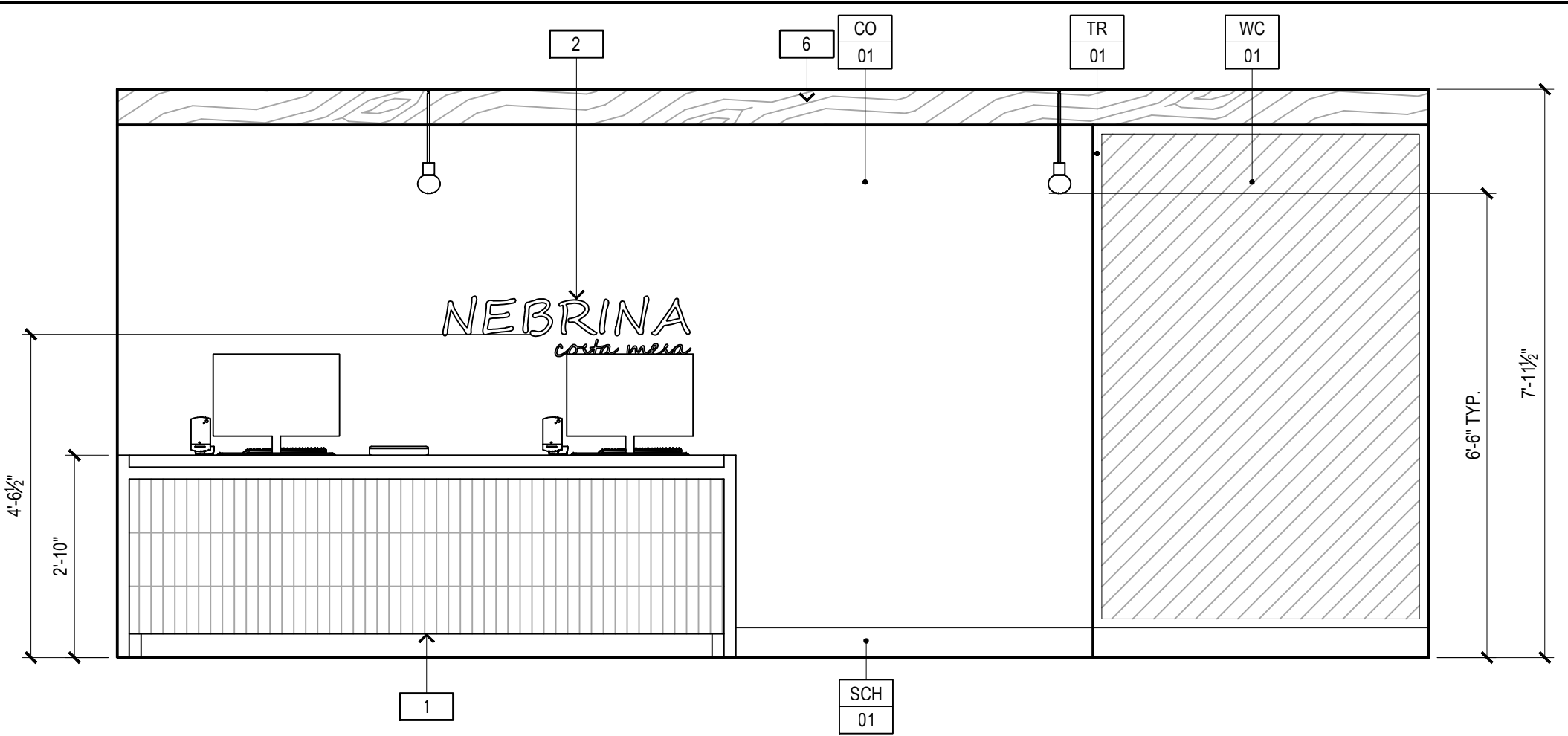
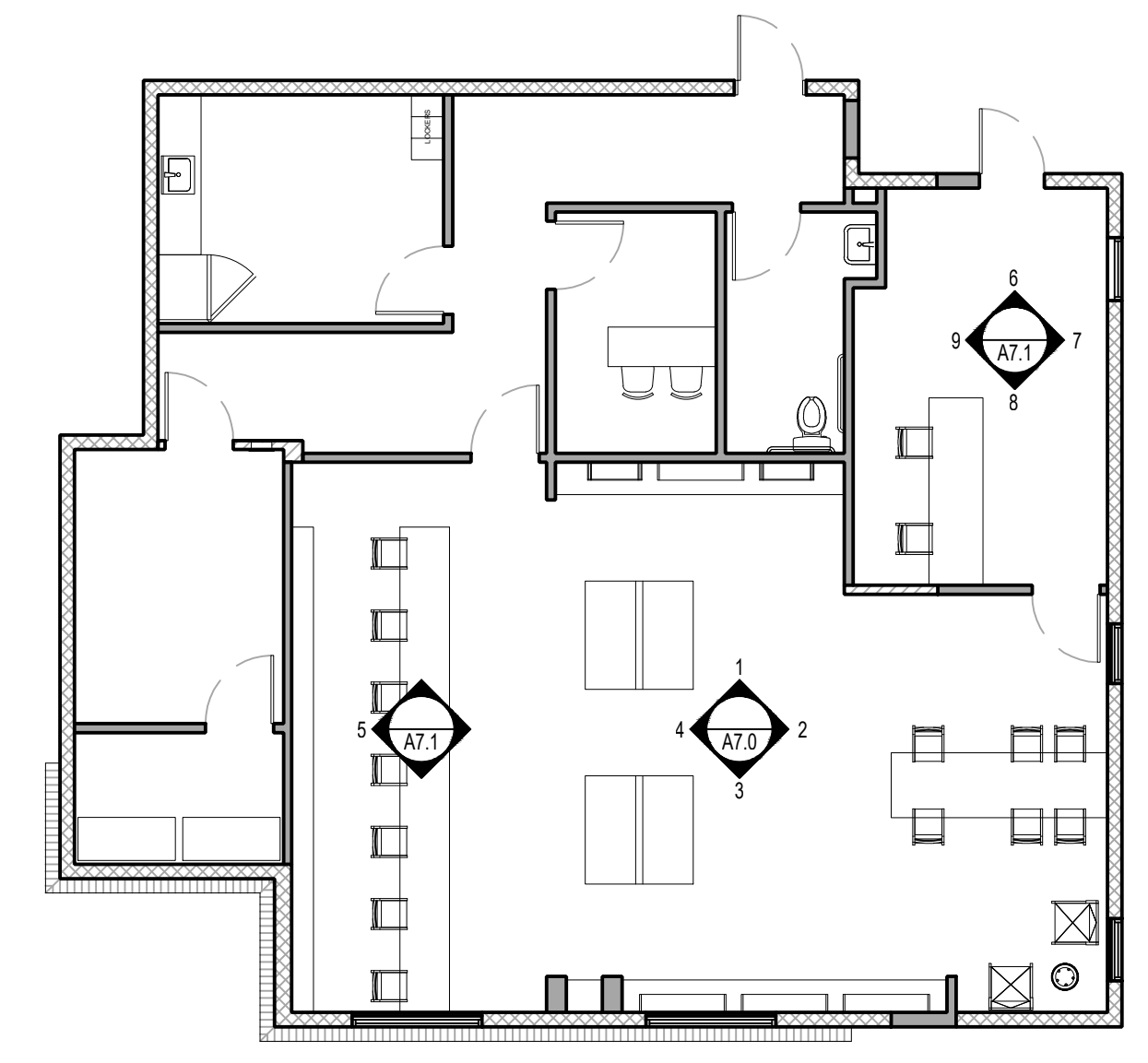
GENERAL NOTES

- REFER TO SHEET A8.0 FOR INTERIOR FINISH SCHEDULE.
- PROVIDE SOLID 4x8 BLOCKING BEHIND CASEWORK. G.C. TO VERIFY EXACT LOCATION WITH MILLWORK VENDOR.

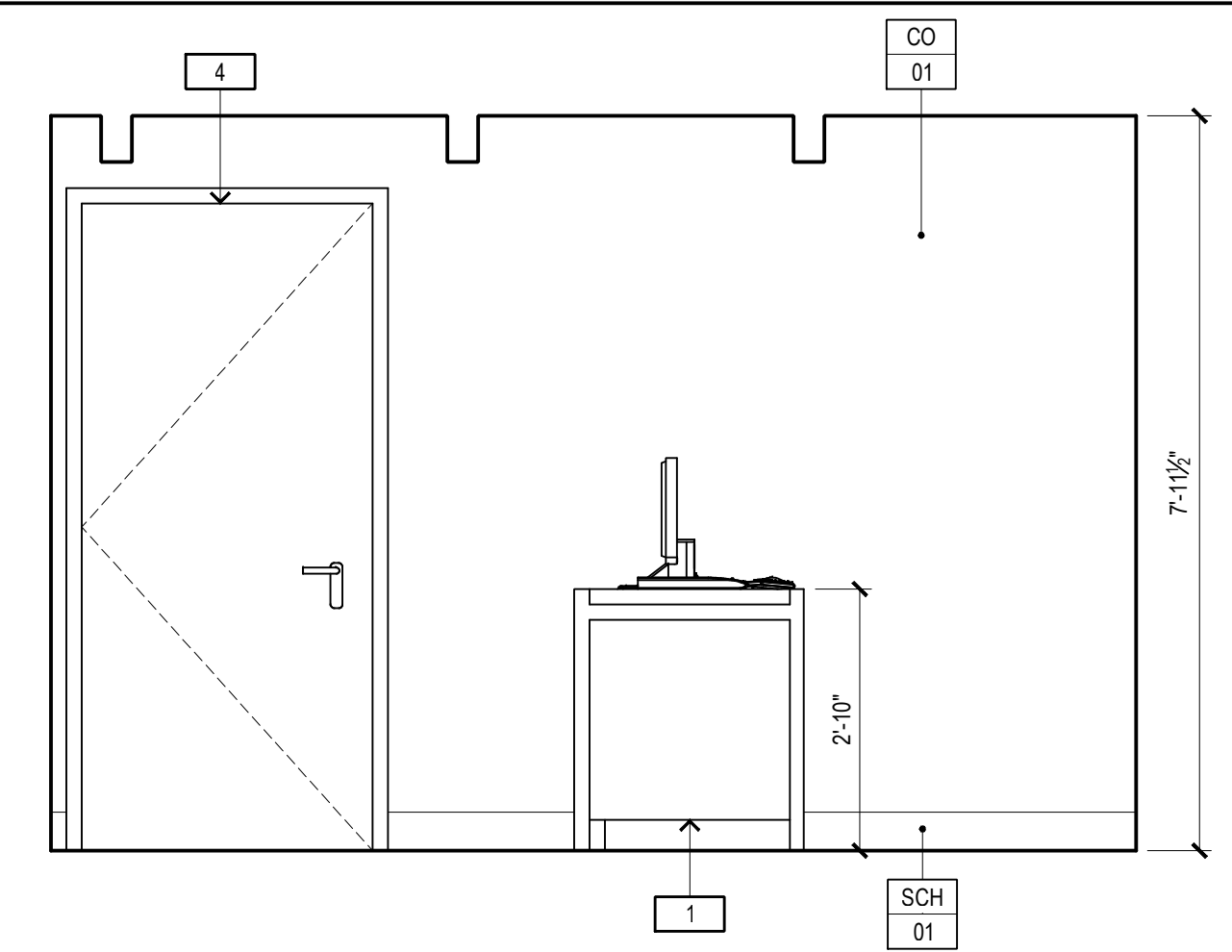
KEYNOTES

- NEW COUNTERTOP BY CASEWORK VENDOR, COORDINATE FINISHES W/ VENDOR
- LIT SIGNAGE, G.C. TO ADD WALL BLOCKING. REQUIRES HARDWIRED INSTALLATION
- NEW ATM MACHINE TO COMPLY WITH ADA STANDARDS
- NEW DOOR AND FRAME
- EXISTING GLAZING TO REMAIN, ADD PRIVACY FILM TO INTERIOR SIDE. COLOR: 3MM FASARA GLASS FINISH CHAMONIX
- NEW 4"x6" FALSE BEAM
- NEW TILE BASE, REFER TO FINISH SCHEDULE
- NEW COUNTER FINISHES, REFER TO FINISH SCHEDULE
- PROVIDE LED STRIP LIGHTING NEW COUNTER FINISHES, REFER TO FINISH SCHEDULE
- NEW PENDANT LIGHT FIXTURE, REFER TO LIGHTING SCHEDULE
- NEW ODOR CONTROL UNIT, HUNG FROM EXISTING FRAMING, REFER TO MECHANICAL PLANS
- NEW CASEWORK SHELVING & WALL HUNG UNITS, REFER TO GENERAL NOTES #2 FOR REQUIRED BLOCKING
- NEW WOOD TRIM @ EXISTING WINDOWS
- ODOR CONTROL - CLEANLEAF SKU: CL1250D-CCP 25"W x16.5" x59"L, G.C. TO HANG FROM FRAMING ABOVE AS PER MANUFACTURES INSTRUCTIONS, REFER TO MECHANICAL PLANS

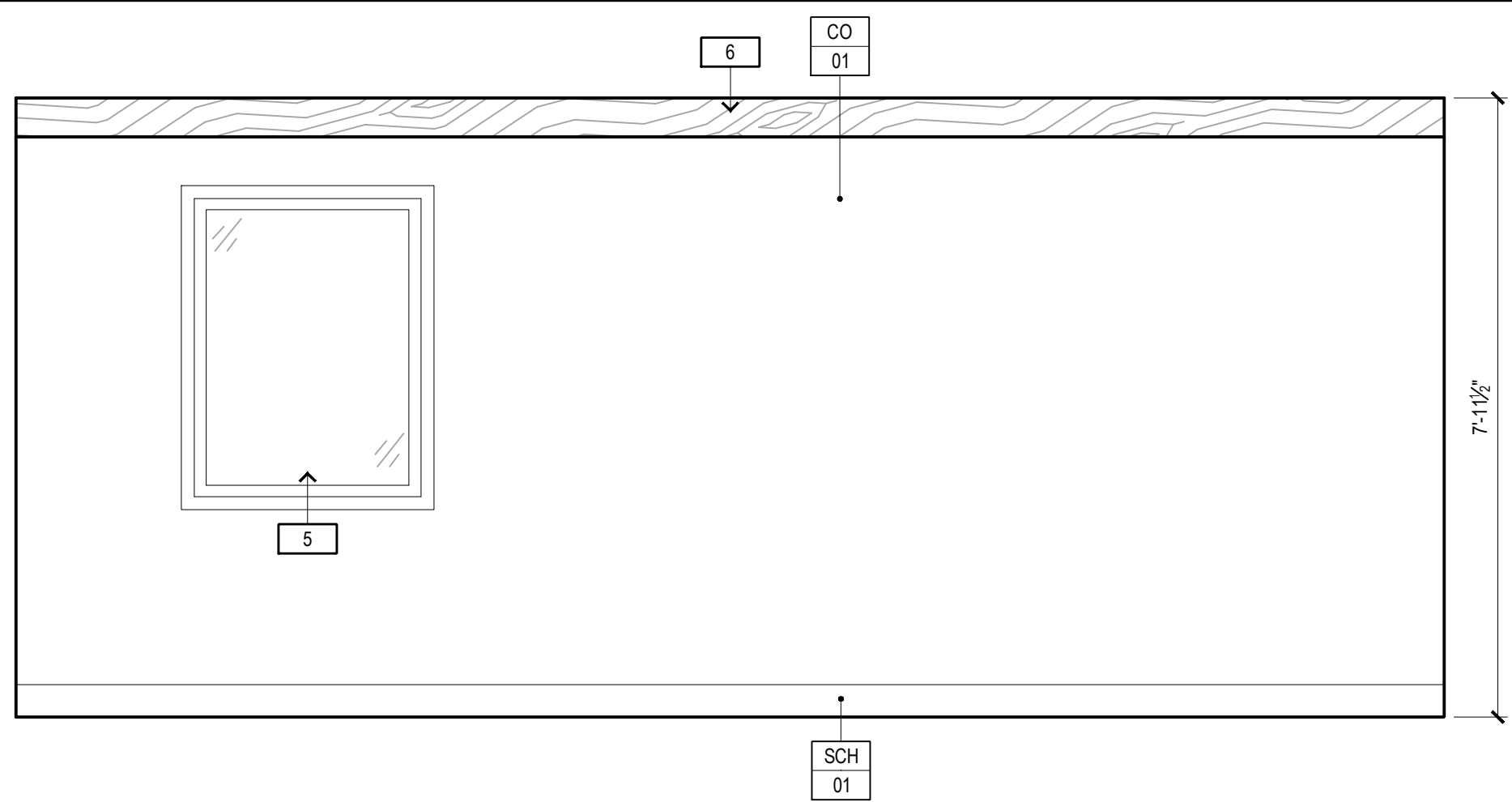
KEYPLAN



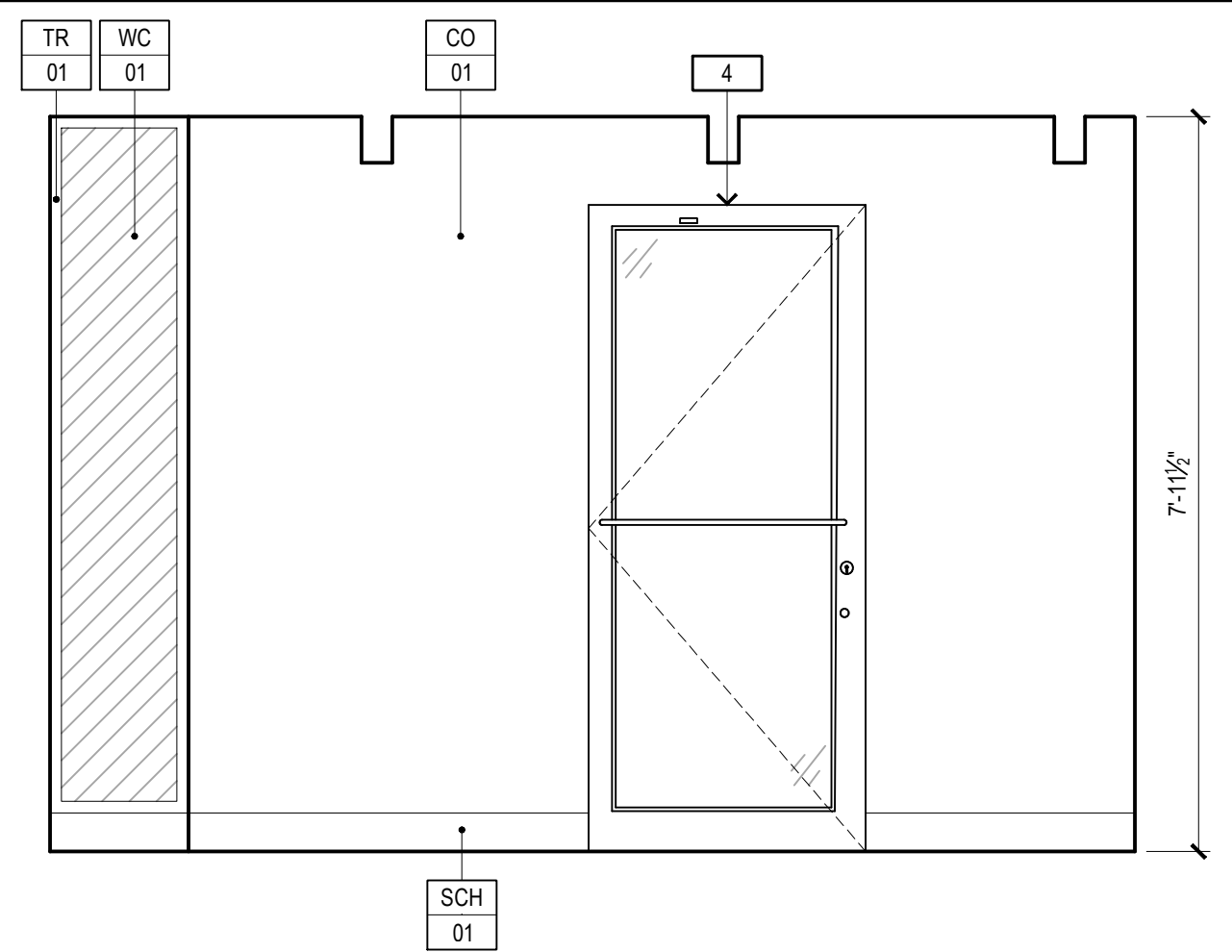
RECEPTION ELEVATION 1/2"=1'-0" 9



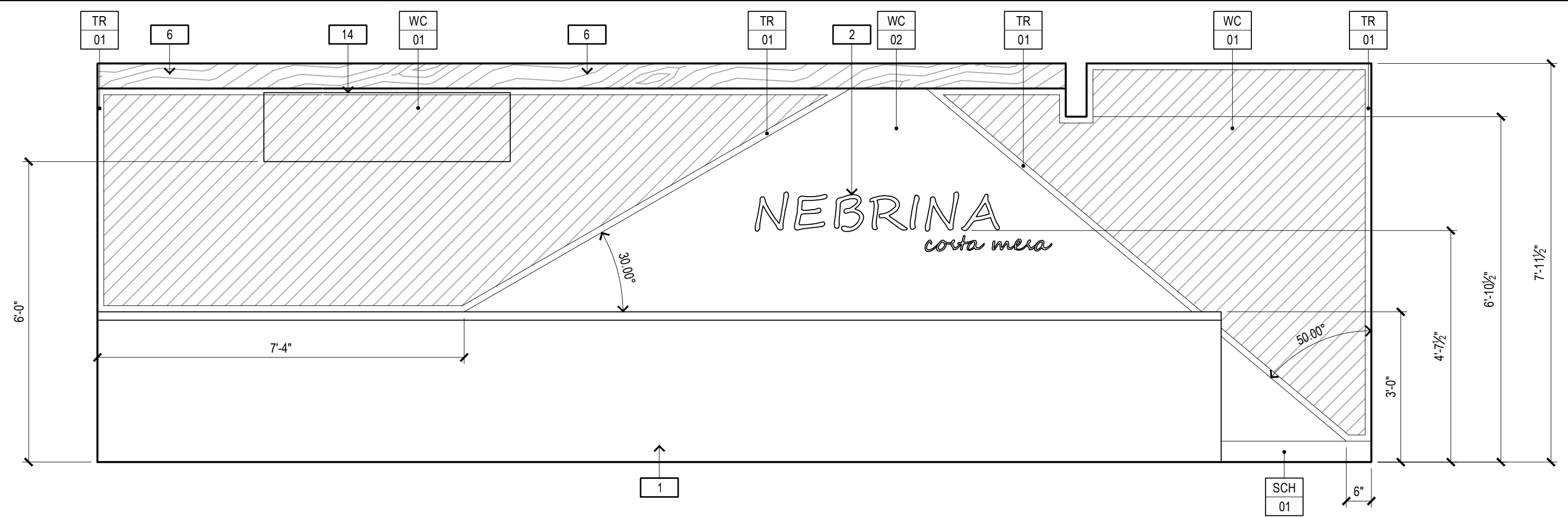
RECEPTION ELEVATION 1/2"=1'-0" 8



RECEPTION ELEVATION 1/2"=1'-0" 7



RECEPTION ELEVATION 1/2"=1'-0" 6



RECEPTION ELEVATION 1/2"=1'-0" 5

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GENERAL NOTES

1. REFER TO SHEET A8.0 FOR INTERIOR FINISH SCHEDULE.



3 PETERS CANYON RD STE #110
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Seal



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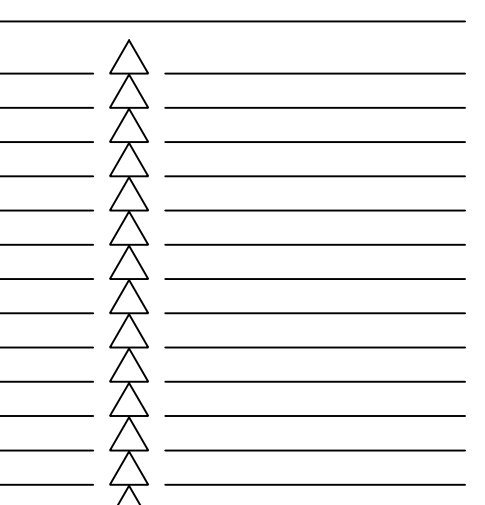
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770 W 19TH STREET
COSTA MESA, CA 92627

KEYNOTES

- 1 TOILET
MANUFACTURER: KOHLER
COLOR/FINISH: WHITE
SKU: SANTA ROSA COMFORT HEIGHT K-3810-0
- 2 LAVATORY
MANUFACTURER/MODEL: WS BATH COLLECTIONS
COLOR/FINISH: 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-4288
- 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
- 11 NEW RESTROOM SIGN, REFER TO DETAIL 21/A0.1 & 27/A0.1 SIZE & LOCATION.

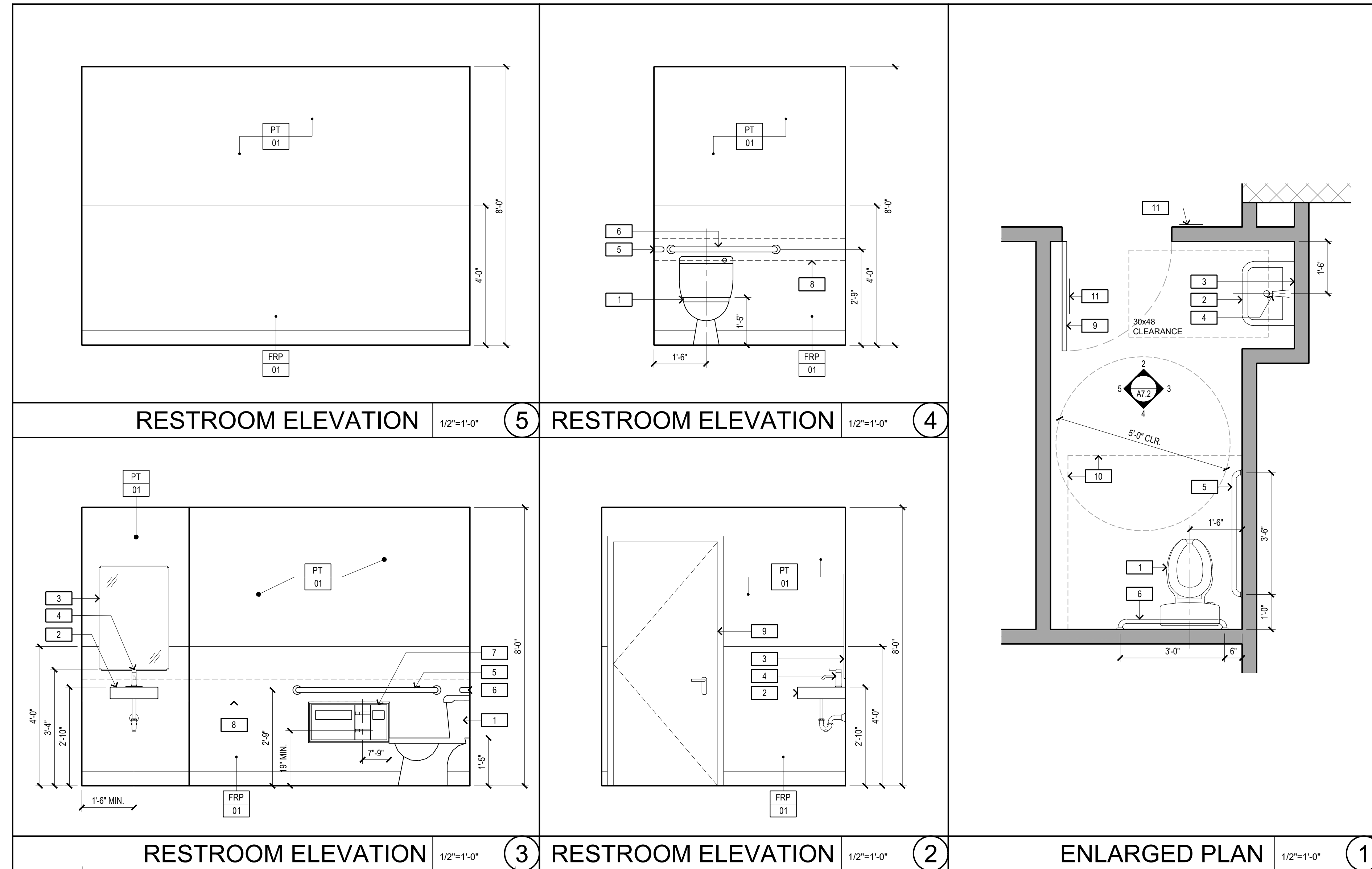
ENLARGED RESTROOM

CUP NUMBER: PA-21-39
Plan Check Number:
2023-05-24 1st PC SUBMITTAL



SHEET

A7.2



RESTROOM ELEVATION 1/2"=1'-0" 5 RESTROOM ELEVATION 1/2"=1'-0" 4

RESTROOM ELEVATION 1/2"=1'-0" 3 RESTROOM ELEVATION 1/2"=1'-0" 2 ENLARGED PLAN 1/2"=1'-0" 1

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FINISH SCHEDULE

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: 2964-29932		WALLPAPER WAREHOUSE	

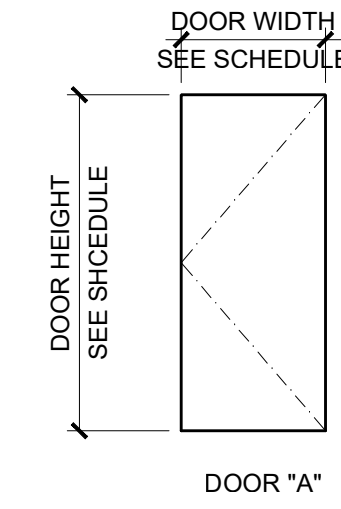
DOOR SCHEDULE

DOOR #	ROOM NAME	WIDTH	HEIGHT	DOOR	FRAME	DESCRIPTION	HW/SET	DOOR TYPE	COMMENTS
101	HALLWAY	3'-0"	7'-0"	WD	HM	SINGLE EXTERIOR	#001	A	NEW EXTERIOR DOOR
102	RECEPTION	3'-0"	7'-0"	WD	HM	SINGLE EXTERIOR	#001	A	NEW EXTERIOR DOOR
103	RETAIL	3'-0"	7'-0"	HM	HM	SINGLE INTERIOR	#001	A	HOLLOW METAL DOOR
104	STORAGE	3'-0"	7'-0"	HM	HM	SINGLE INTERIOR	#003	A	HOLLOW METAL DOOR
105	RECEIVINGWORK	3'-0"	7'-0"	HM	HM	SINGLE INTERIOR	#003	A	HOLLOW METAL DOOR
106	HALLWAY	3'-0"	7'-0"	HM	HM	SINGLE INTERIOR	#003	A	HOLLOW METAL DOOR
107	BREAKROOM	3'-0"	7'-0"	HM	HM	SINGLE INTERIOR	#003	A	HOLLOW METAL DOOR
108	OFFICE	3'-0"	7'-0"	HM	HM	SINGLE INTERIOR	#003	A	HOLLOW METAL DOOR
109	UNISEX RESTROOM	3'-0"	7'-0"	WD	HM	SINGLE INTERIOR	#004	A	HOLLOW METAL DOOR

AL = ALUMINUM
GL = GLASS
HM = HOLLOW METAL
WD = WOOD (SOLID CORE)
ST = WROUGHT IRON
ST = STEEL

FRAME
HM = HOLLOW METAL DOUBLE RABBET
ST = STEEL

DOOR TYPE SCHEDULE



DOOR SCHEDULE KEYNOTES

- ONE DOOR TO BE KEPT LOCKED WITH SHOOT BOLT.
- OPERABLE DOOR TO BE EQUIPPED WITH A PANIC HARDWARE.
- NO LATCH OR ANY DEVICE ON THE EXTERIOR SIDE.
- PAINT EXTERIOR SIDE TO MATCH BUILDING WALL COLOR.
- PANIC HARDWARE TO BE PROVIDED.

NOTE:

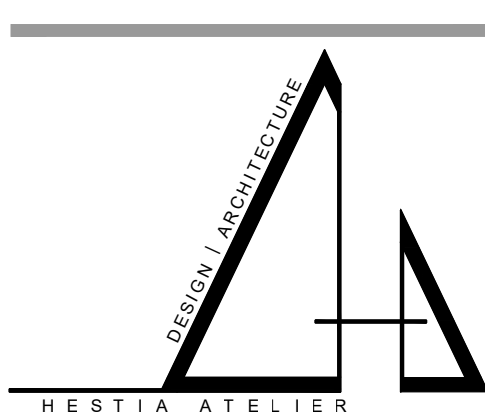
- DOOR HARDWARE (HANDLES, PULLS, LATCHES, LOCKS AND OPERABLE PARTS SHALL BE 34" MIN. AND 44" MAX.
- ALL LEVERS TO HAVE A RETURN TO COMPLY WITH ACCESSIBILITY REQUIREMENTS.

DOOR HARDWARE SCHEDULE

Set #01	Set #05
1 Continuous Hinge 662HD UL DB ST	1 Continuous Hinge 661HD UL DB ST
1 Continuous Hinge 662HD UL CE-12EA DB ST	1 Deadlatch 4900 313 AD
2 Manual Flusbot 3917 613E TR	1 Trim 3080-03-3U US10B AD
1 Electromechanical Lock 45HW-7DEU15H PATD C RQE 613 BE	1 Mortise Cylinder 1E-24 PATD 613 BE
2 Closer 8916-AFP 690 DM	1 Electric Strike BE63-F2164 BE
2 Kick Plate K0050 10" x 2" LDW 613E TR	1 Operator ED50LE DB DM
1 Card Reader BY OTHERS BY	1 Card Reader 4600-01 BY
1 Dust Proof Strike 3910 613E TR	1 Lever Trim 4600-01 630 ADAM
2 Position Switch 9540 BLACK RC	1 Position Switch 9540 BLACK RC
1 Power Supply DKPS-2A DM	1 Lever Handle 4600-03 US10B AD
1 Harness WH-6E WH	2 Actuator 9LP36-HW 32D RC
1 Harness WH-LAR WH	1 Saddle Threshold 425 E 36" AL NA
1 Harness WH-192 WH	
1 Overlapping Astragal 1229A PROVIDED BY HM DOOR MANUFACTURER BY	
2 Silencer 1229A GREY ITR	
Note: Card reader momentarily unlocks door.	
Set #02	Set #06
1 Continuous Hinge 661HD UL CE-12EA DB ST	1 Continuous Hinge 661HD UL CE-12EA DB ST
1 Exit Device 9700 BF MLR MS 613 DM	1 Exit Device 9700 BF MLR MS 613 DM
1 Rim Cylinder 12E-72 PATD 613 BE	1 Rim Cylinder 12E-72 PATD 613 BE
1 Door Pull 1191-13 613E TR	1 Door Pull 1191-13 613E TR
1 Closer 8916-AFP 690 DM	1 Closer 8916-AFP 690 DM
1 Kick Plate K0050 10" x 2" LDW 613E TR	1 Kick Plate K0050 10" x 2" LDW 613E TR
1 Wall Bumper 1270CV 613E TR	1 Wall Bumper 1270CV 613E TR
1 Card Reader BY OTHERS BY	1 Card Reader BY OTHERS BY
1 Power Supply DKPS-2A DM	1 Power Supply DKPS-2A DM
1 Harness WH-6E WH	1 Harness WH-6E WH
1 Harness WH-LAR WH	1 Harness WH-LAR WH
1 Harness WH-192 WH	1 Harness WH-192 WH
3 Silencer 1229A GREY ITR	3 Silencer 1229A GREY ITR
Note: Card reader momentarily retracts the latch of the device.	
Set #03	Set #07
1 Continuous Hinge 662HD UL CE-12EA DB ST	1 Continuous Hinge 662HD UL CE-12EA DB ST
1 Electromechanical Lock 45HW-7DEU15H PATD C RQE 613 BE	1 Electromechanical Lock 45HW-7DEU15H PATD C RQE 613 BE
1 Kick Plate K0050 10" x 2" LDW 613E TR	1 Kick Plate K0050 10" x 2" LDW 613E TR
1 Wall Bumper 1270CV 613E TR	1 Wall Bumper 1270CV 613E TR
1 Card Reader BY OTHERS BY	1 Card Reader BY OTHERS BY
1 Power Supply DKPS-2A DM	1 Power Supply DKPS-2A DM
1 Harness WH-6E WH	1 Harness WH-6E WH
1 Harness WH-LAR WH	1 Harness WH-LAR WH
1 Harness WH-192 WH	1 Harness WH-192 WH
3 Silencer 1229A GREY ITR	3 Silencer 1229A GREY ITR
Note: Card reader momentarily unlocks door.	
Set #04	Set #08
1 Continuous Hinge 662HD UL DB ST	1 Continuous Hinge 662HD UL DB ST
1 Privacy Set 45H-0L15H VIN 613 BE	1 Privacy Set 45H-0L15H VIN 613 BE
1 Closer 8916-AFP 690 DM	1 Closer 8916-AFP 690 DM
1 Kick Plate K0050 10" x 2" LDW 613E TR	1 Kick Plate K0050 10" x 2" LDW 613E TR
1 Wall Bumper 1270CV 613E TR	1 Wall Bumper 1270CV 613E TR
3 Silencer 1229A GREY ITR	3 Silencer 1229A GREY ITR

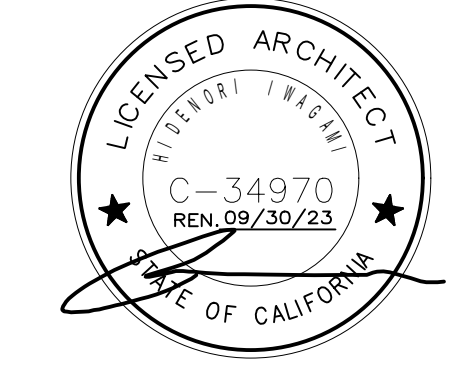
MANUFACTURER'S ABBREVIATIONS:

Manufacturer's List	Finish List	Description
AD Adams Rite	313	Dark Bronze Duraanodic
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 Dorma Door Controls	630	Satin Stainless Steel
NA National Guard	690	Statuary Bronze, Painted
RC RCI	AL	Aluminum
ST BEST Hinges and Sliding	BLACK	Black
TR Trimco	DB	Dark Bronze Anodized
	DM	Dull Bronze
	GREY	Grey
	US10B	Dull Bronze, Oxidized and Oil Rubbed



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Seat

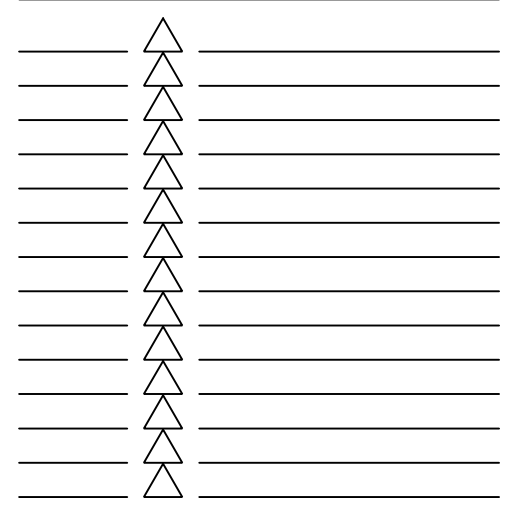


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SCHEDULES & DETAILS

CUP NUMBER: PA-21-39
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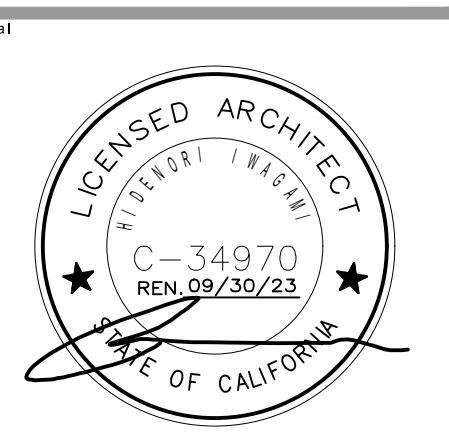
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3 PETERS CANYON RD STE #110
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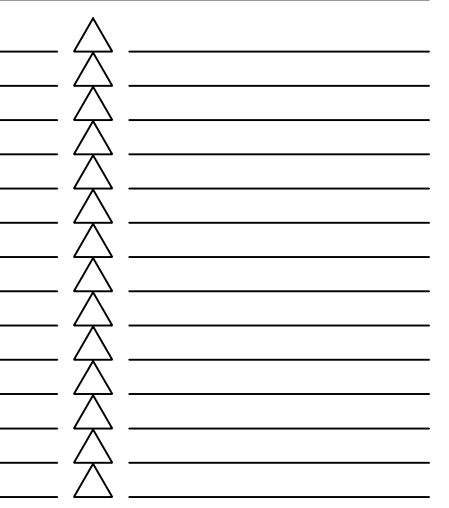


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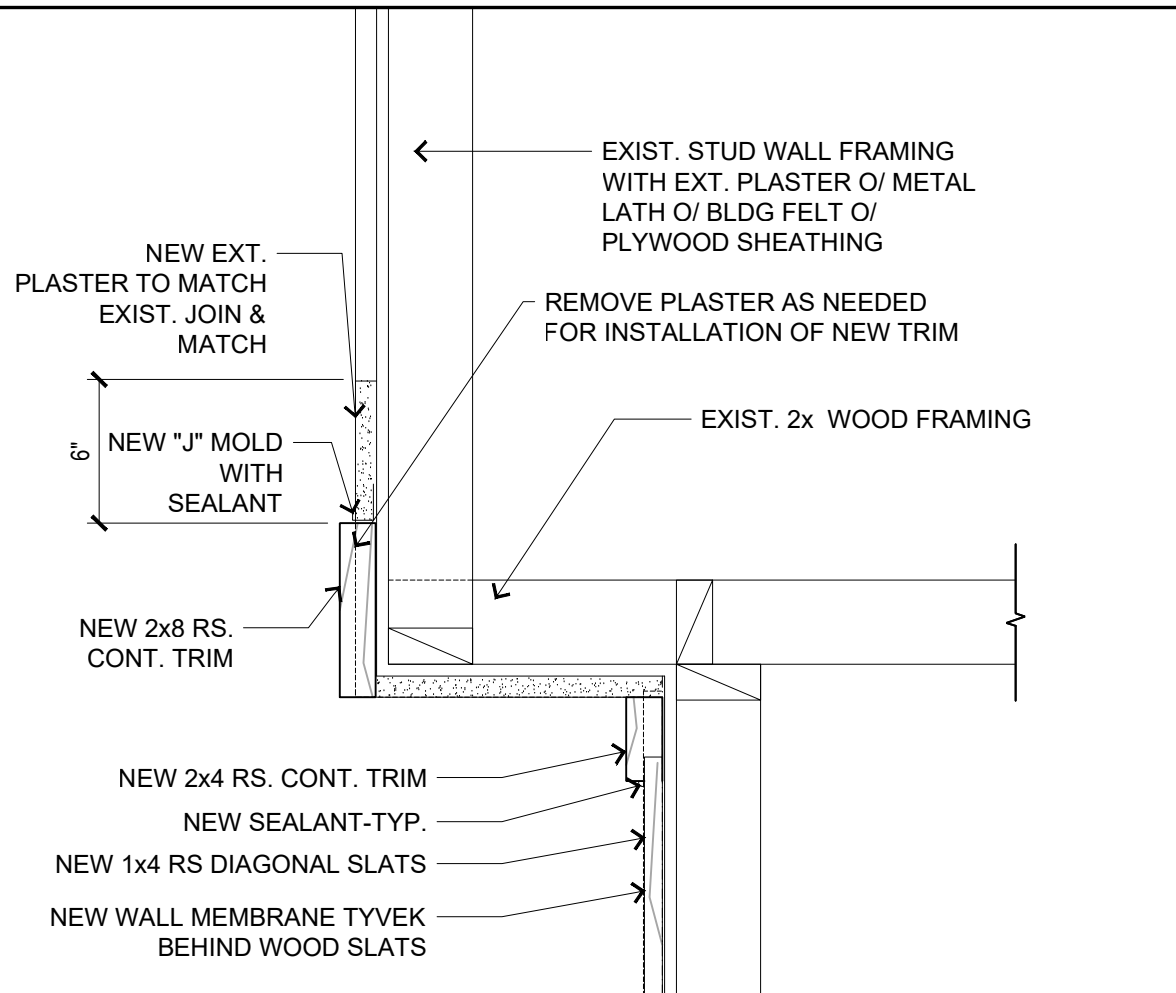
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SCHEDULES & DETAILS

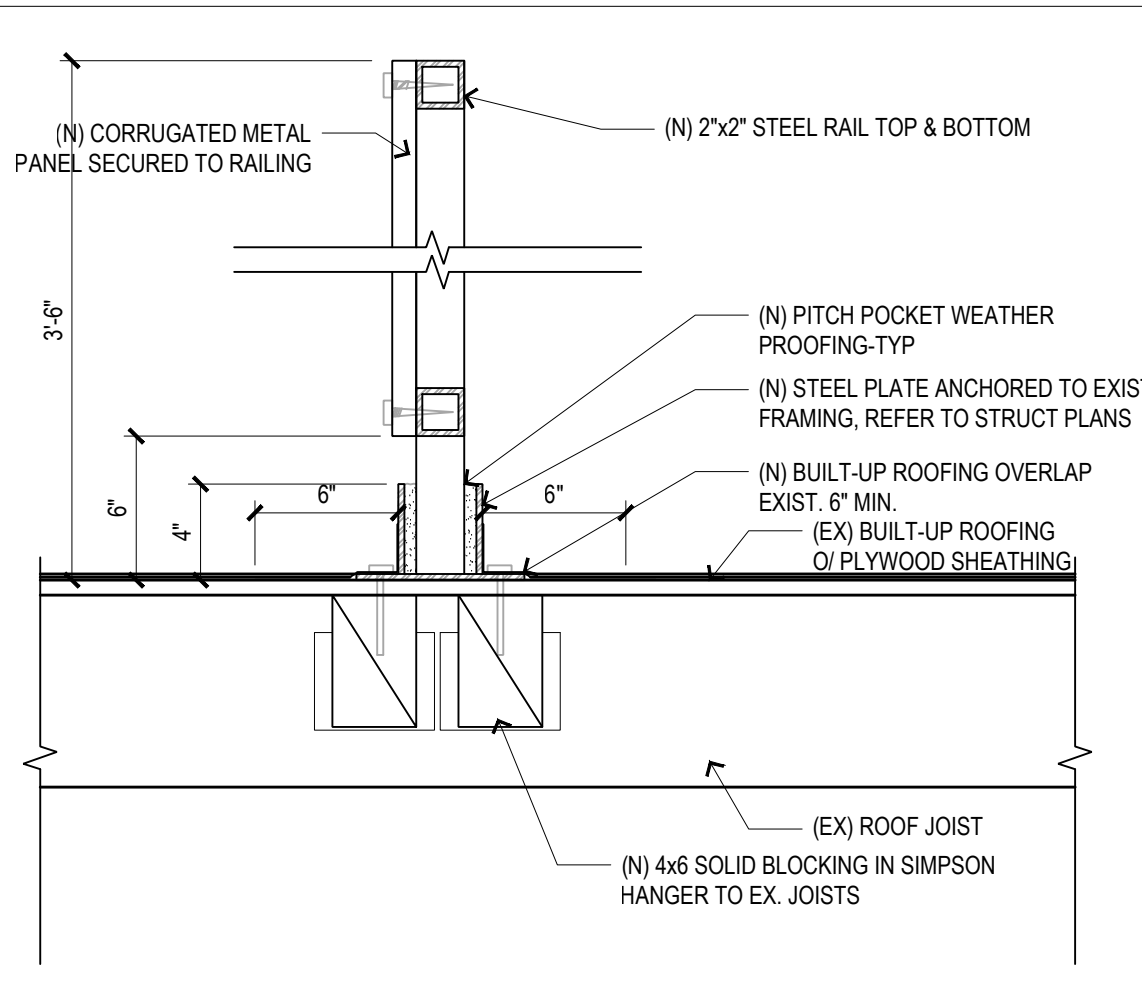
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Plan Check Number:
2023-05-24 1st PC SUBMITTAL



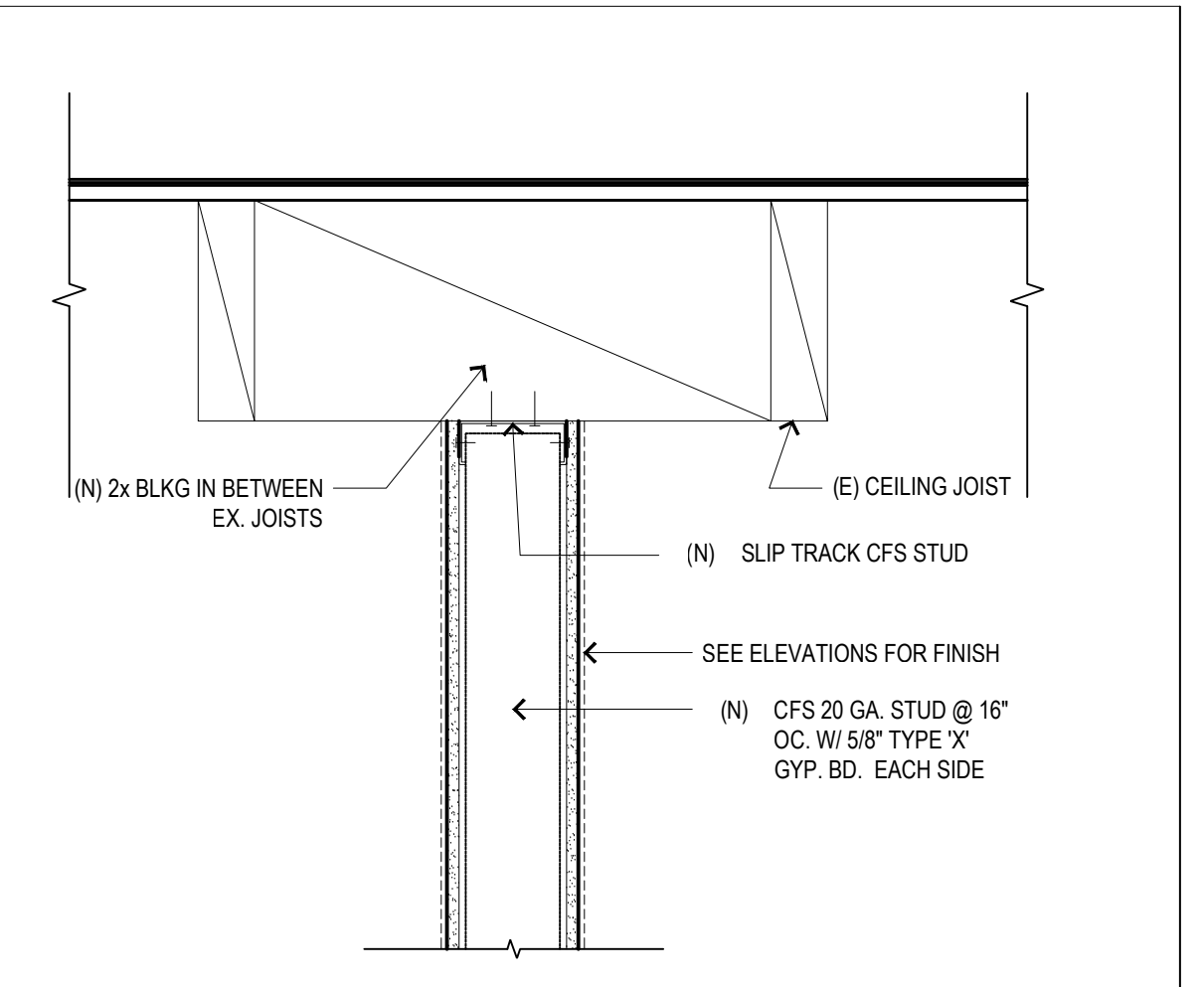
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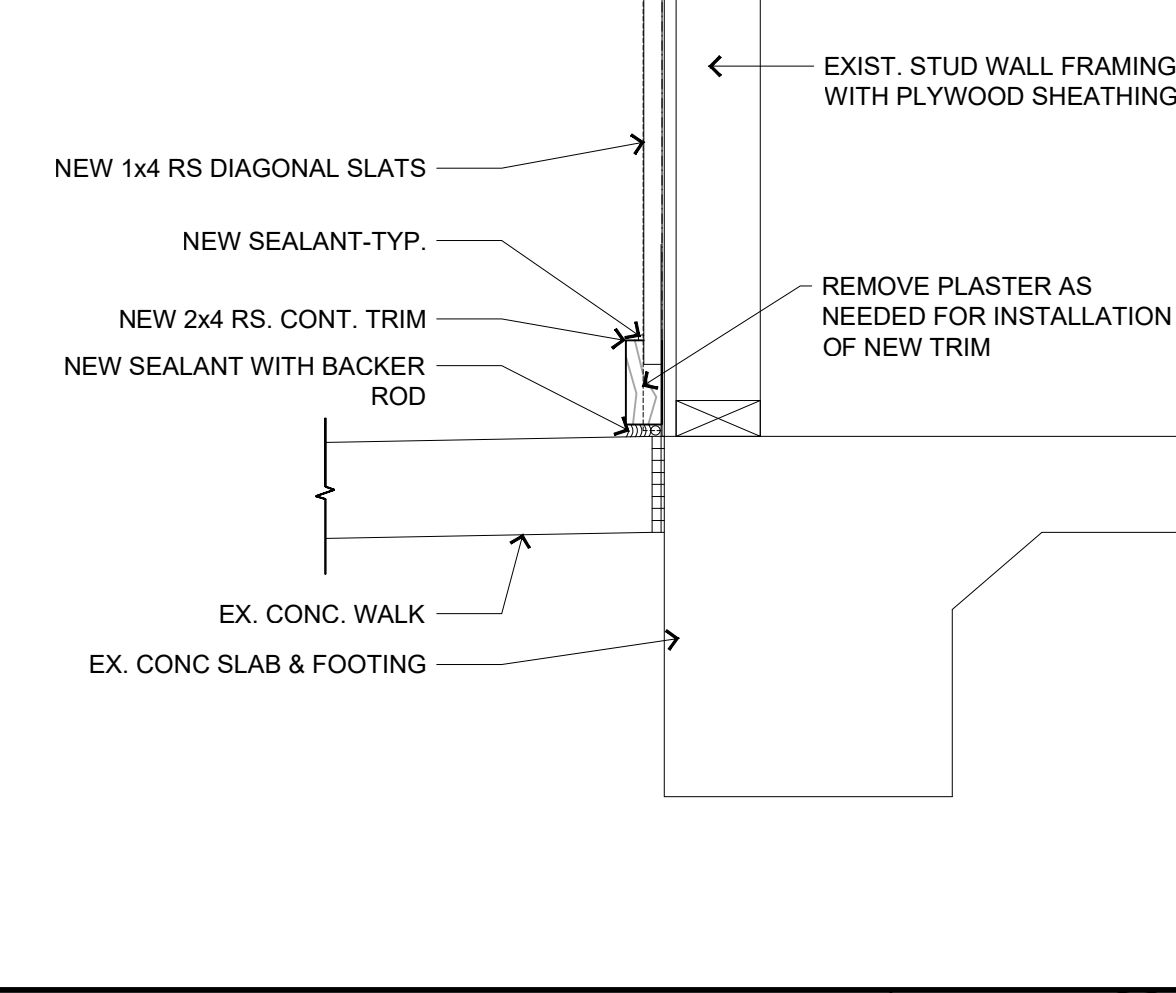
EXT. WALL SIDING 1-1/2" = 1'-0" **12**



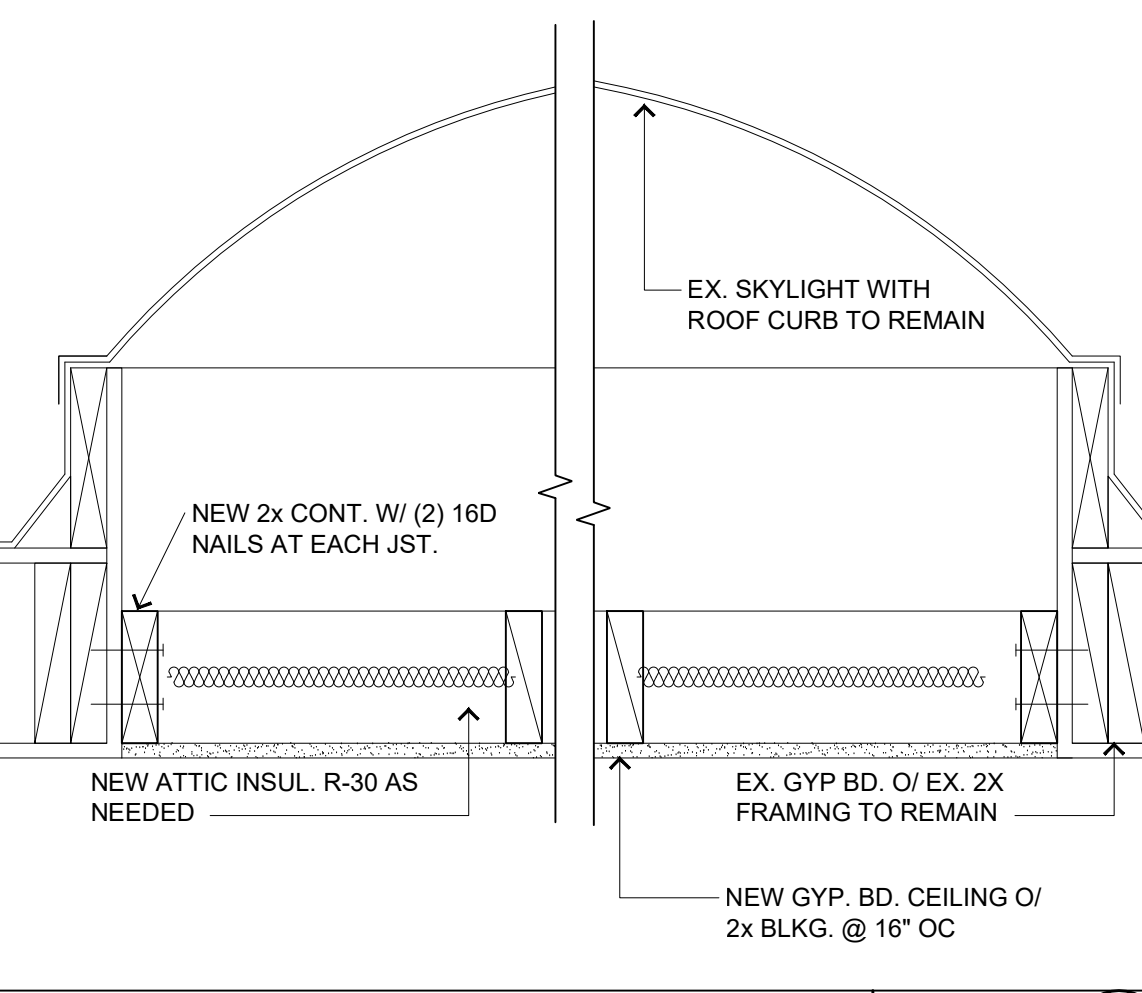
NEW ROOF SCREEN 1-1/2" = 1'-0" **8**



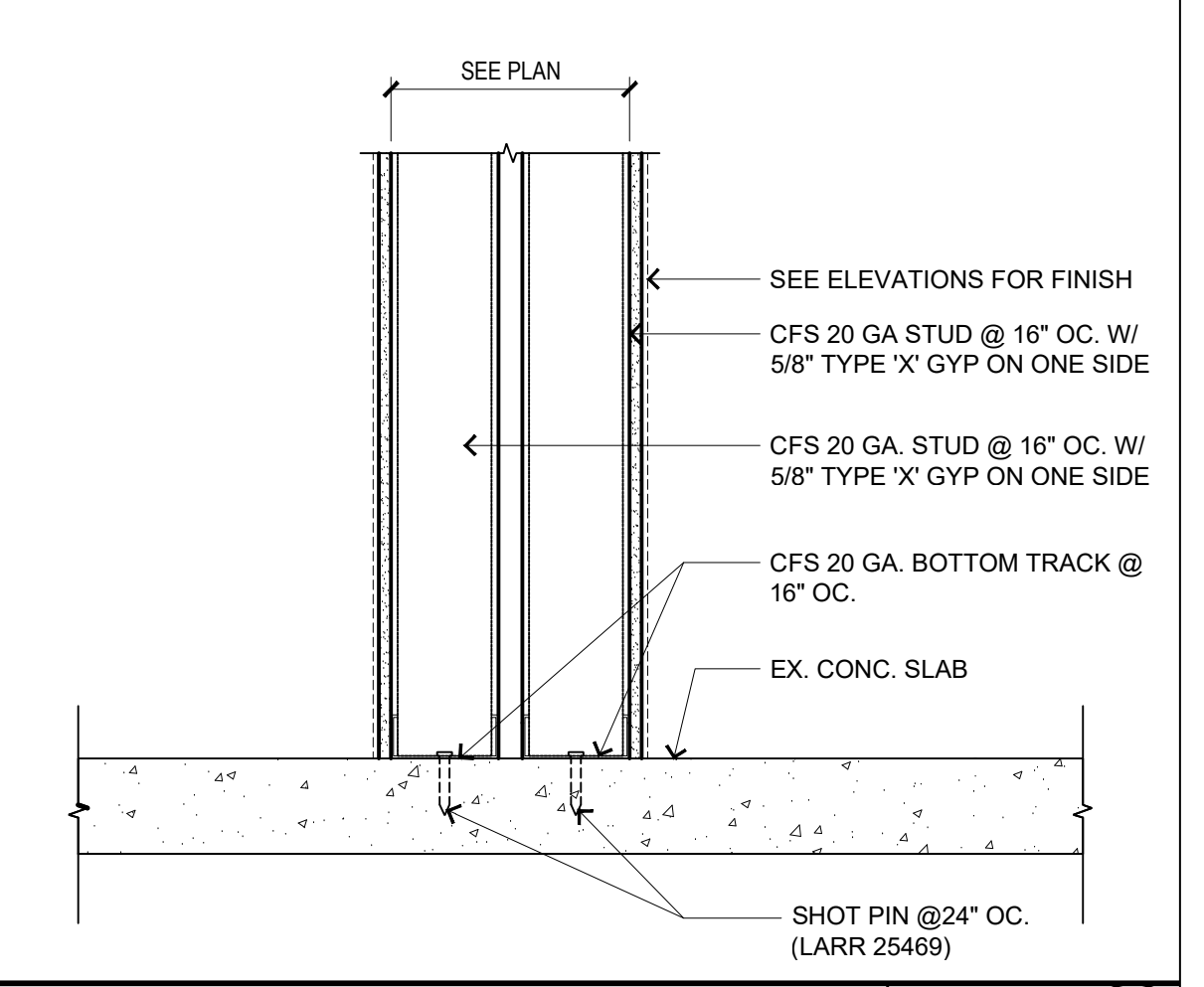
NON-BEARING WALL 1-1/2" = 1'-0" **4**



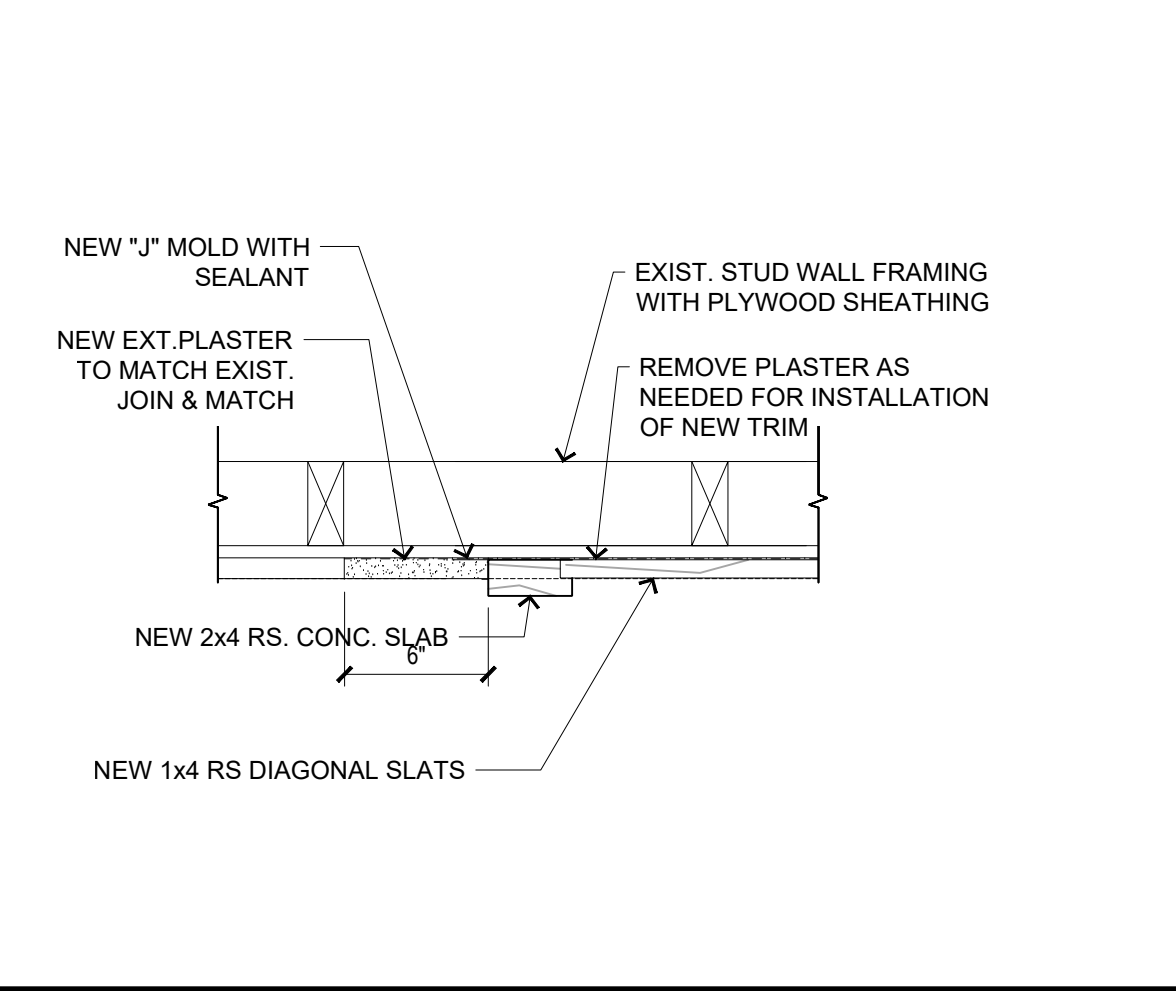
EXT. WALL SIDING 1-1/2" = 1'-0" **11**



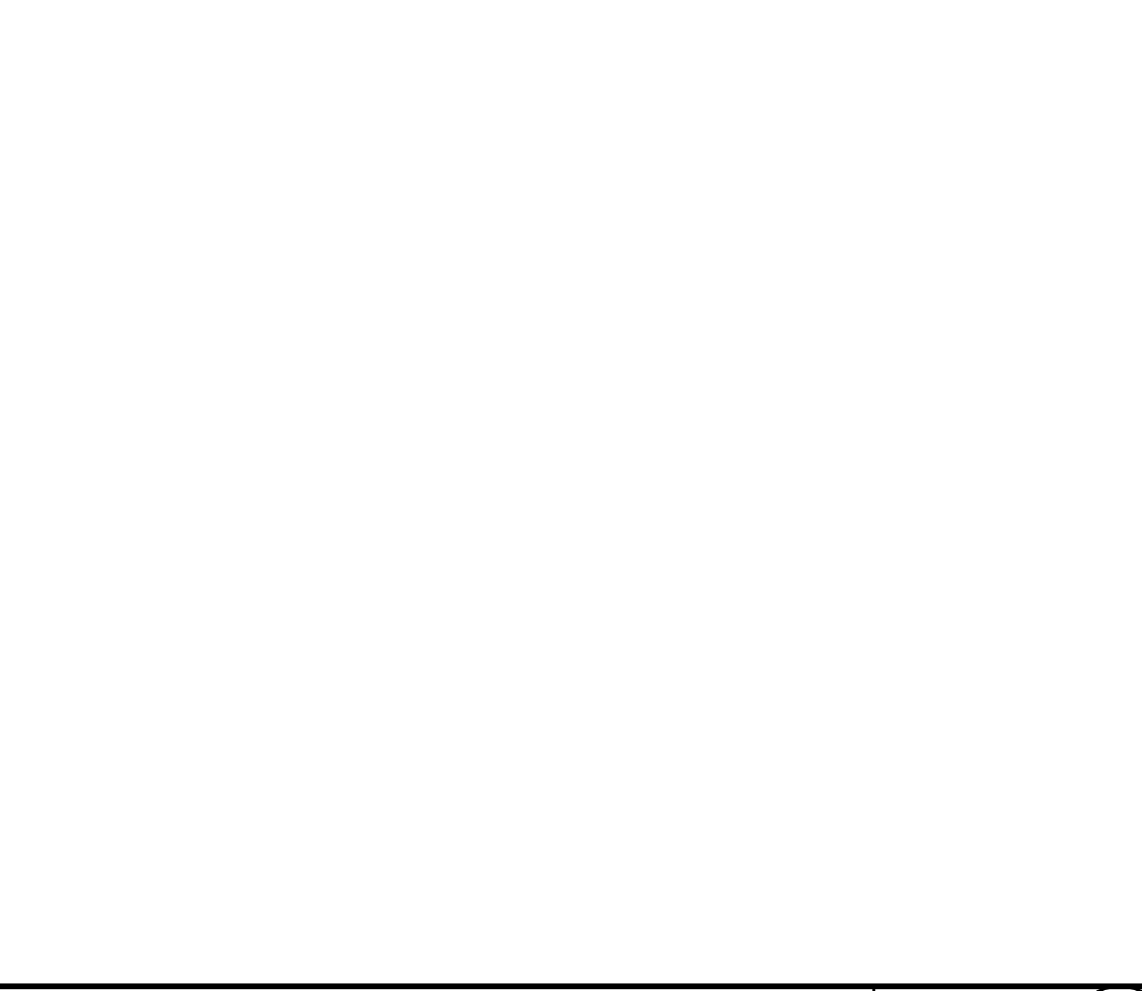
CEILING IN-FILL 1-1/2" = 1'-0" **7**



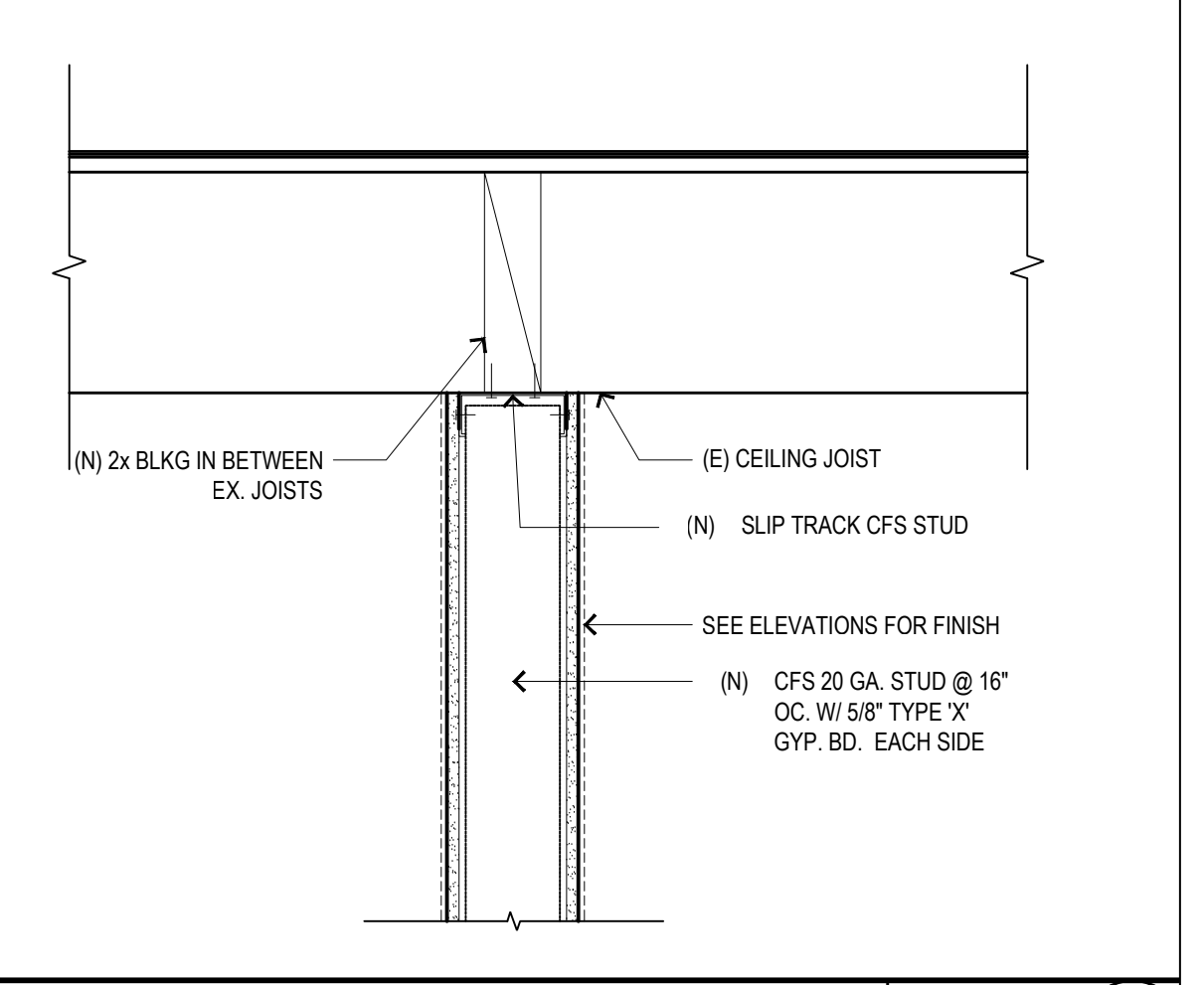
NON-BEARING WALL 1-1/2" = 1'-0" **3**



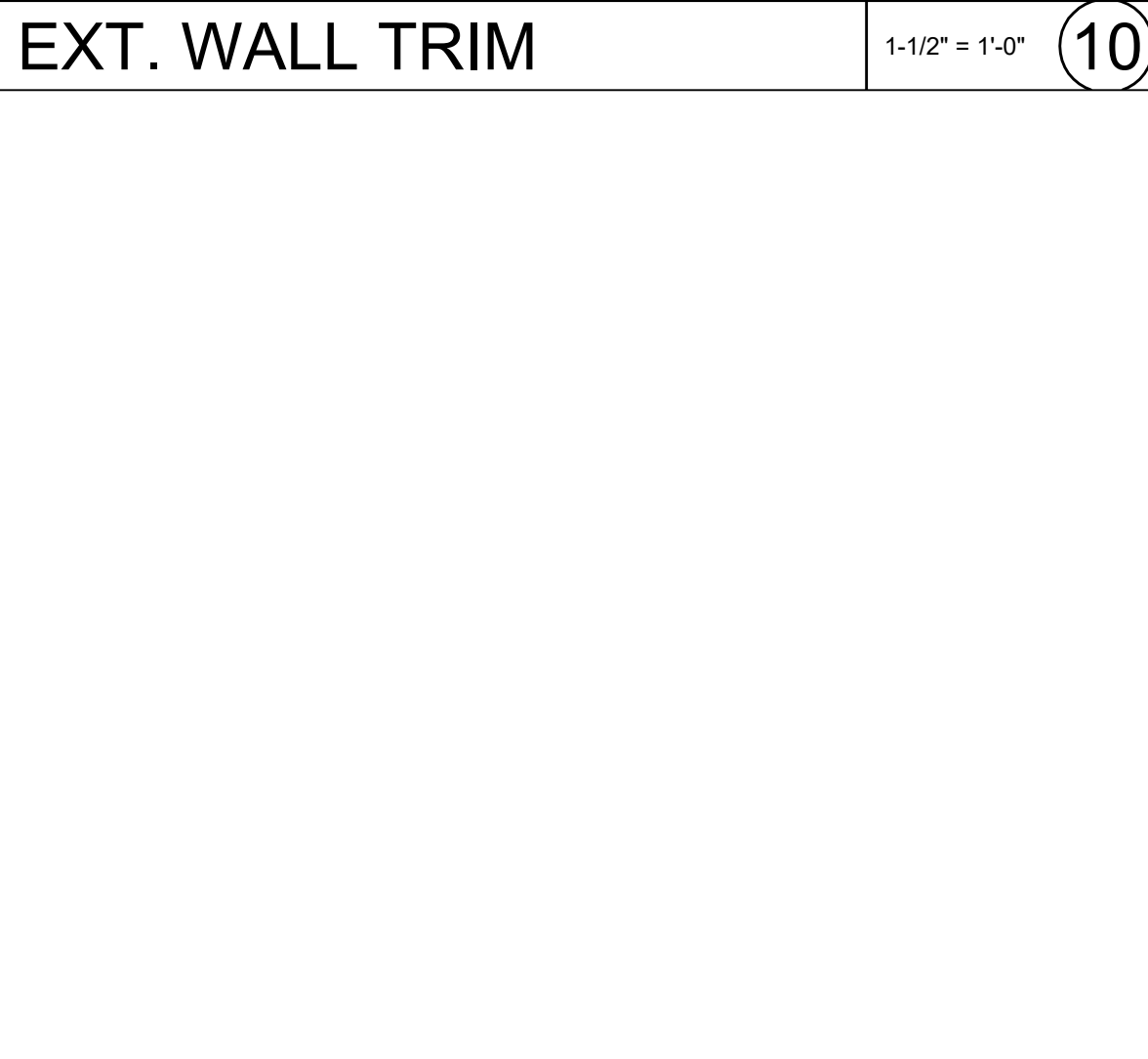
EXT. WALL TRIM 1-1/2" = 1'-0" **10**



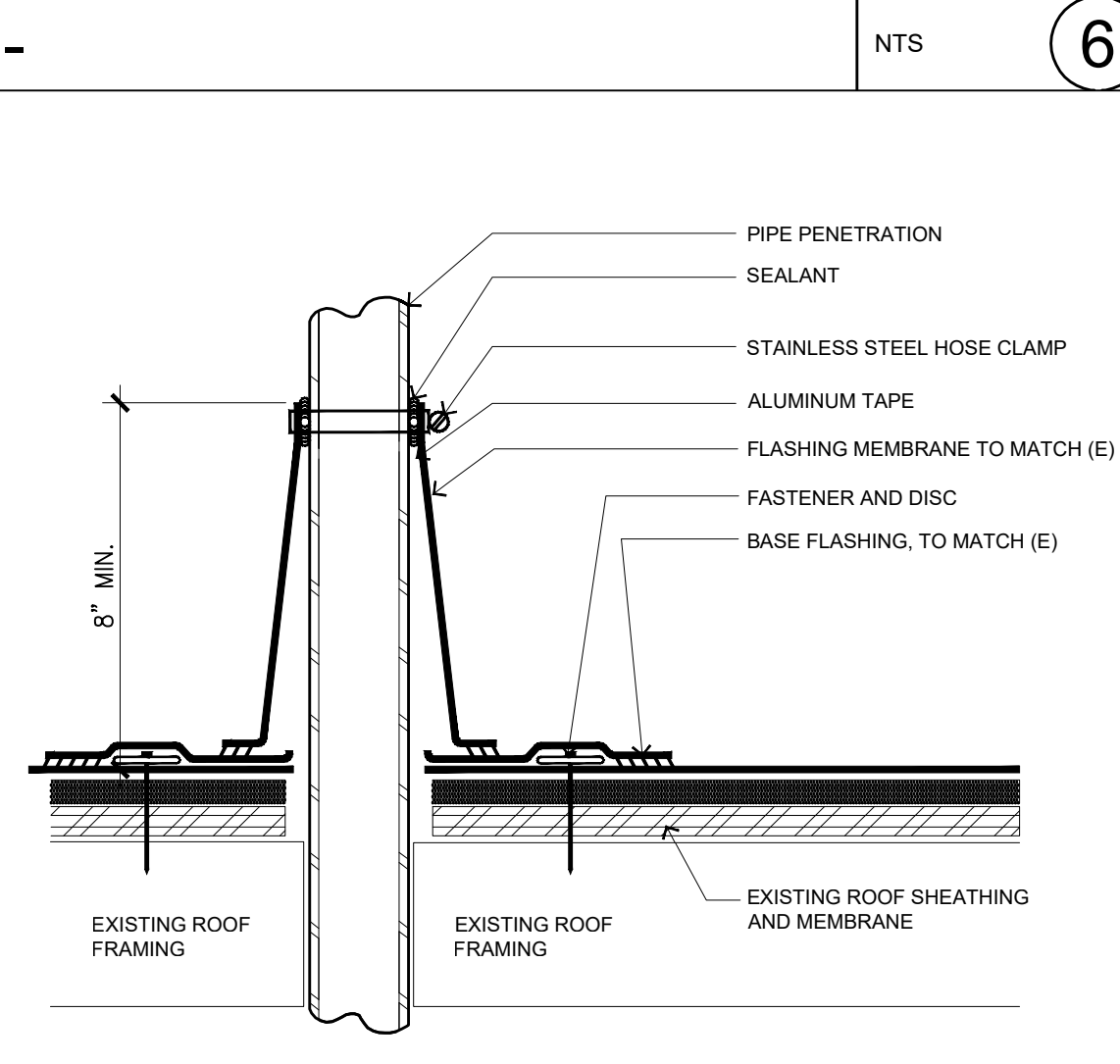
NON-BEARING WALL 1-1/2" = 1'-0" **6**



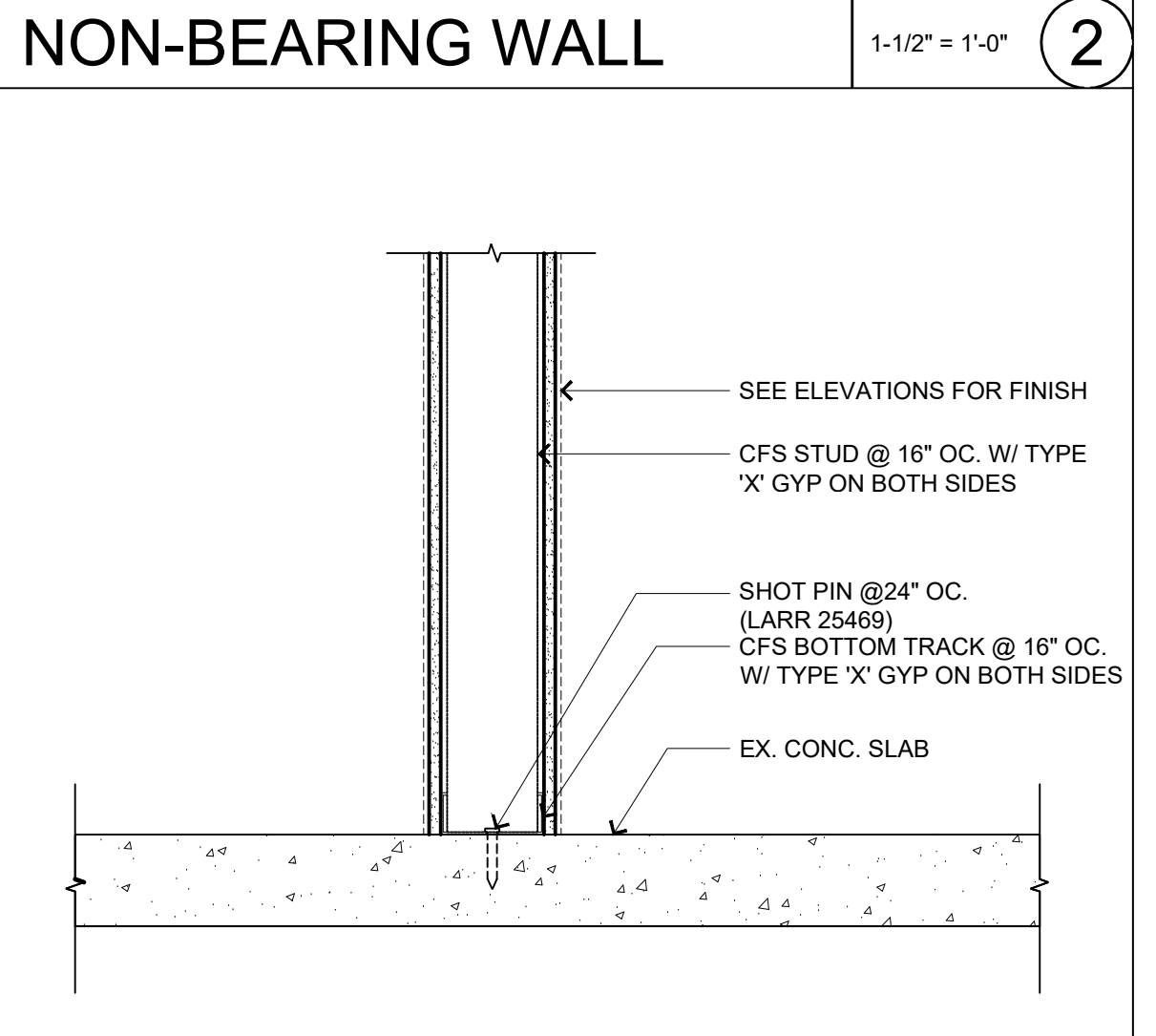
NON-BEARING WALL 1-1/2" = 1'-0" **2**



CONE FLASHING 3" = 1'-0" **5**



NON-BEARING WALL 1-1/2" = 1'-0" **1**



NON-BEARING WALL 1-1/2" = 1'-0" **1**

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SPECIAL INSPECTION

- IN ADDITION TO THE REGULAR INSPECTION THE FOLLOWING ITEMS WILL ALSO REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH SEC. 1704.2, 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.
- ALL INSPECTIONS AND TESTS SHALL BE PERFORMED BY A QUALIFIED TESTING AGENCY RETAINED BY THE OWNER.
- 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.
- 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.
- FINAL REPORTS FOR ALL INSPECTIONS AND TESTING MUST BE PROVIDED BY THE SPECIAL INSPECTOR. FINAL REPORTS SHALL DOCUMENT COMPLETION OF ALL INSPECTIONS.
- THE DUTIES OF THE SPECIAL INSPECTOR SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 1704 OF THE LATEST EDITION OF THE CBC.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES DUE TO ANY PREMATURE NOTIFICATION OF INSPECTION WHICH RESULTS IN ADDITIONAL SITE VISITS.
- FAILURE OF NOTIFICATION BY THE CONTRACTOR FOR INSPECTION ON A TIMELY BASIS MAY RESULT IN COMPLETE REMOVAL AND REPLACEMENT OF ALL WORK PERFORMED AT CONTRACTORS EXPENSE.
- FAILURE 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 \leq 1500 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

TYPE	NOT APPLICABLE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY PER SOILS REPORT			X
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH & HAVE REACHED PROPER MATERIAL PER SOILS REPORT			X
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.		X	
EXCEPTION: SPECIAL 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
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT		✓	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;		✓	ANSI D1.4 ACI 318, 26.6.4	
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND		✓		
C. INSPECT ALL OTHER WELDS	✓			
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.		✓	ACI 318, 17.8.2	
5. VERIFY USE OF REQUIRED DESIGN MIX.		✓	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 112, ASTM C 31, ACI 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	✓		ACI 318, 26.10	
B. GROUTING OF BONDED PRESTRESSING TENDONS.	✓			
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.		✓	ACI 318, 26.9	
11. 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.		✓	ACI 318, 26.11.2(b)	

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

SPECIAL INSPECTION TABLE FOR CMU STRUCTURES

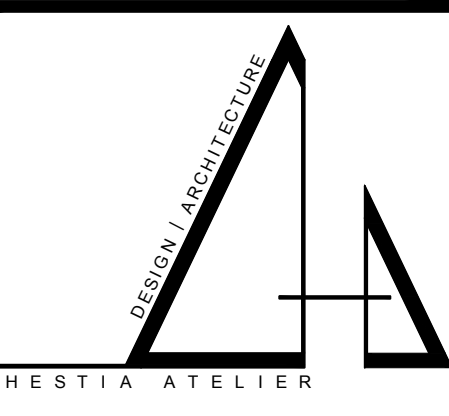
INSPECTION TASK	INSPECTION FREQUENCY		CRITERIA REFERENCE	
	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	ACI 530/ASCE 5/M 402	ACI 530/ASCE 6/M 602
1. VERIFY COMPLIANCE WITH THE APPROVED SUBMITTALS AND REQUIRED INSPECTION PROVISIONS FOR (MORTAR MIX DESIGN, GROUT MIX DESIGN, MATERIAL CERTIFICATES FOR MORTAR, GROUT, MASONRY UNITS, REINFORCEMENT, ANCHORS, TIES, AND FASTENERS).		✓		ART. 1.5
2. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:				
A. PROPORTIONS OF SITE PREPARED MORTAR.		✓		ART. 2.1, 2.6A
B. CONSTRUCTION OF MORTAR JOINTS.		✓		ART. 3.3B
C. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES.		✓		ART. 2.4B, 2.4H
D. LOCATION OF REINFORCEMENT, AND CONNECTORS.		✓		ART. 3.4, 3.6A
E. PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY.	✓	✓		ART. 2.1C
3. PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:				
A. GROUT SPACE.		✓		ART. 3.2D, 3.2F
B. GRADE, TYPE, AND SIZE OF REINFORCEMENT AND ANCHOR BOLTS.		✓	SEC. 1.16	ART. 2.4, 3.4
C. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES.		✓	SEC. 1.16	ART. 3.2E, 3.4, 3.6A
D. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS.		✓		ART. 2.6D, 2.4G, 1.B
E. CONSTRUCTION OF MORTAR JOINTS.		✓		ART. 3.3B
4. VERIFY DURING CONSTRUCTION.				
A. SIZE AND LOCATION OF STRUCTURAL ELEMENTS		✓		ART. 3.3F
B. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION.		✓	SEC. 1.16, 4.3, 1.17.1	
C. WELDING OF REINFORCEMENT.	✓		SEC. 2.1.1.2, 3.3.3.4(C), 6.3.3.4(D)	
D. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMP. BELOW 40°) OR HOT WEATHER (TEMP. ABOVE 40°).		✓		ART. 1.8C, 1.8D
E. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE	✓			ART. 3.6B
F. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS IS IN COMPLIANCE.	✓			ART. 3.5, 3.6C
6. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS.	✓	✓		ART. 3.3B.8
5. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS.		✓		ART. 1.4B, 2.A.3, 1.4B, 2.C.3, 1.4B.3, 1.4B.4
6. VERIFICATION OF FM PRIOR TO CONSTRUCTION.		✓		ART. 1.4B
7. VERIFICATION OF SLUMP FLOW AND VSI AS DELIVERED TO THE SELF-CONSOLIDATING GROUT.	✓			ART. 1.5B.1.B.3

FOR SI: °C = (°F-32) / 1.8

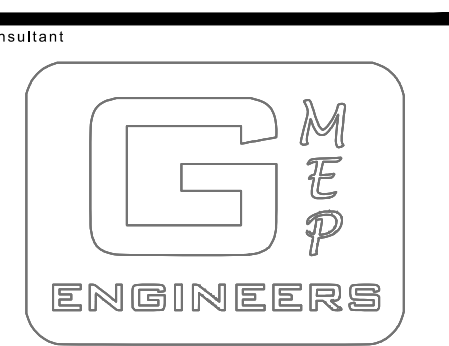
FOR THE CONSTRUCTION OF STEEL ELEMENTS OF BUILDING & STRUCTURES, ITEMS OF SPECIAL INSPECTION & VERIFICATIONS BY A SPECIAL INSPECTOR ARE REQUIRED & SUMMARIZED IN THE FOLLOWING TABLE:

SPECIAL INSPECTION TABLE FOR STEEL STRUCTURES

VERIFICATION & INSPECTION	QUALITY ASSURANCE		REFERENCE STANDARD
	PERFORMED	OBSERVED	
TASKS PRIOR TO WELDING			
1. WELDER QUALIFICATION RECORDS AND CONTINUITY RECORDS.		✓	
2. WPS AVAILABLE.	✓		
3. MANUFACTURE CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE.	✓		
4. MATERIAL IDENTIFICATION (TYPE / GRADE).		✓	
5. WELDER IDENTIFICATION SYSTEM.		✓	
6. FIT-UP GROOVE WELDS (INCLUDING JOINT GEOMETRY).			
A. JOINT PREPARATIONS.			
B. DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL).			
C. CLEANLINESS (CONDITION OF STEEL SURFACES).		✓	
D. TACKING (TACK WELD QUALITY AND LOCATION).			
E. BACKING TYPE AND FIT (IF APPLICABLE).			
7. FIT-UP OF G-IP GROOVE WELDS OF HES T-, Y-, AND K-JOINTS WITHOUT BACKING (INCLUDING JOINT GEOMETRY).			AISC 360-16 TABLE N5.4-1
A. JOINT PREPARATION.			
B. DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL).			
C. CLEANLINESS (CONDITION OF STEEL SURFACES).		✓	
D. TACKING (TACK WELD QUALITY AND LOCATION).			
8. CONFIGURATION AND FINISH OF ACCESS HOLES.			
9. FIT-UP OF FILLET WELDS.			
A. DIMENSIONS (ALIGNMENT, GAPS AT ROOT).			
B. CLEANLINESS (CONDITION OF STEEL SURFACES).		✓	
C. TACKING (TACK WELD QUALITY AND LOCATION).			
10. CHECK WELDING EQUIPMENT.			
TASKS DURING WELDING			
1. CONTROL AND HANDLING OF WELDING CONSUMABLES.			
A. PACKAGING.		✓	
B. EXPOSURE CONTROL.			
2. NO WELDING OVER CRACKED TACK WELDS.			
3. ENVIRONMENTAL CONDITIONS.			
A. WIND SPEED WITHIN LIMITS.		✓	
B. PRECIPITATION AND TEMPERATURE			
4. WPS FOLLOWED.			
A. SETTINGS ON WELDING EQUIPMENT.			
B. TRAVEL SPEED.			
C. SELECTED WELDING MATERIALS.			
D. SHIELDING GAS TYPE/ FLOW RATE		✓	AISC 360-16 TABLE N5.4-2
E. PREHEAT APPLIED.			
F. INTERPASS TEMPERATURE MAINTAINED (MIN/ MAX).			
G. PROPER POSITION (F, V, H, OH).			
5. WELDING TECHNIQUES.			
A. INTERPASS AND FINAL CLEANING.			
B. EACH PASS WITHIN PROFILE LIMITATIONS.		✓	
C. EACH PASS MEETS QUALITY REQUIREMENTS.			
6. PLACEMENT AND INSTALLATION OF STEEL HEADED STUD ANCHORS.	✓		
TASKS AFTER WELDING			
1. WELDS CLEANED.		✓	
2. SIZE, LENGTH AND LOCATION OF WELDS.	✓		
3. WELDS MEET VISUAL ACCEPTANCE CRITERIA.			
A. CRACK PROHIBITION.			
B. WELD/ BASE-METAL FUSION.	✓		
C. CRATER CROSS SECTION.			
D. WELD PROFILES.			
E. WELD SIZE.			
F. UNDERCUT.			
G. POROSITY.			
4. ARC STRIKES.	✓		
5. K-AREA.	✓		AISC 360-16 TABLE N5.4-3
6. WELD ACCESS HOLES IN ROLLED SHAPES AND BUILT-UP HEAVY SHAPES.	✓		
7. BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED).	✓		
8. REPAIR ACTIVITIES.	✓		
9. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER.	✓		
10. NO PROHIBITED WELDS HAVE BEEN ADDED WITHOUT THE APPROVAL OF THE EOR.		✓	



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

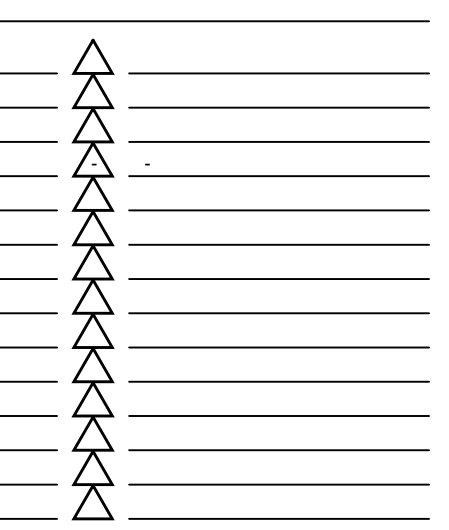


26488 Rancho Pkwy. S. Ste 120
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NEBRINA
770 W. 19TH STREET
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STRUCTURAL
SPECIAL INSPECTIONS

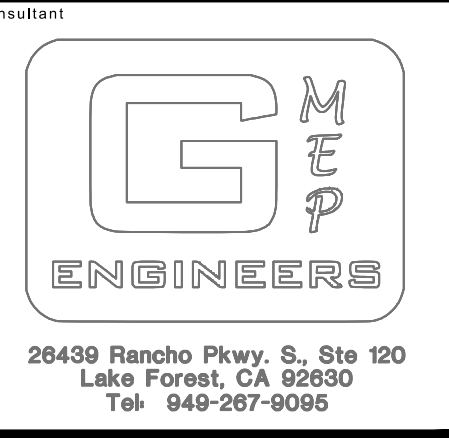
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Plan Check Number:
2023-05-24 1st PC SUBMITTAL



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



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

STRUCTURAL
FOUNDATION PLAN

CUP NUMBER: PA-21-39
Plan Check Number:
2023-05-24 1st PC SUBMITTAL



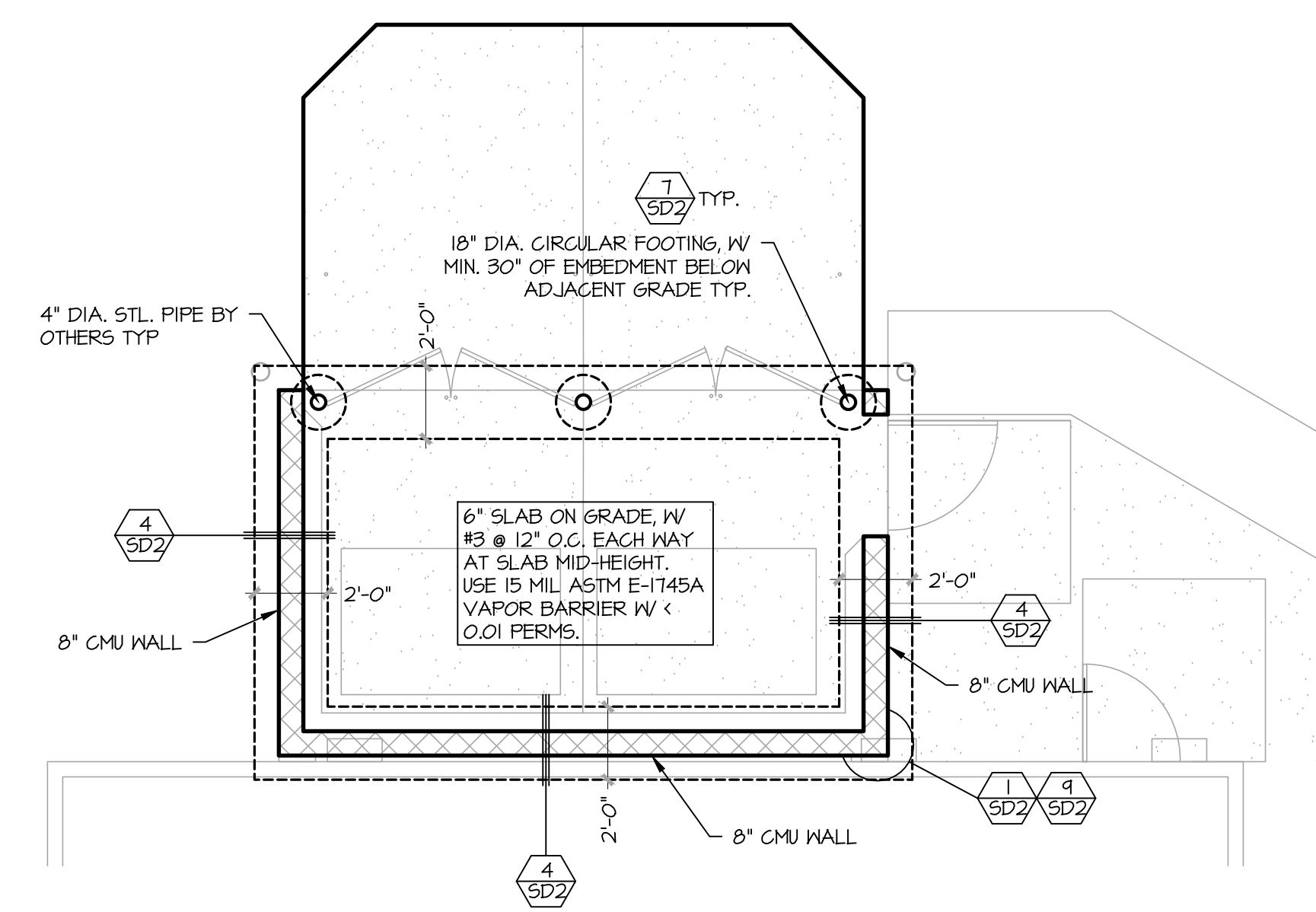
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STRUCTURAL GENERAL NOTES

- REFER TO SHEET SN SHEETS FOR GENERAL NOTES.
- FOUNDATION SHALL BE POURED MONOLITHICALLY U.N.O.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED WITH ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE RESOLVED WITH ARCHITECT.
- PRIOR TO CALL FOR FOUNDATION INSPECTION, FINAL GRADING AND COMPACTION REPORTS SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT; AND ALL HOLDDOWNS, ANCHOR BOLTS OR OTHER CASTS-IN-PLACE FASTENERS SHALL BE SECURED IN PLACE.
- ALL HARDWARE ARE BY SIMPSON STRONG-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 STRONG-TIE PRODUCT BY CODE REPORTS.
- CONTINUOUS AND ISOLATED FOOTING SHALL BE EMBEDDED INTO COMPACTED GRADE MINIMUM 18" U.N.O.
- ALL FILL MATERIAL IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY.

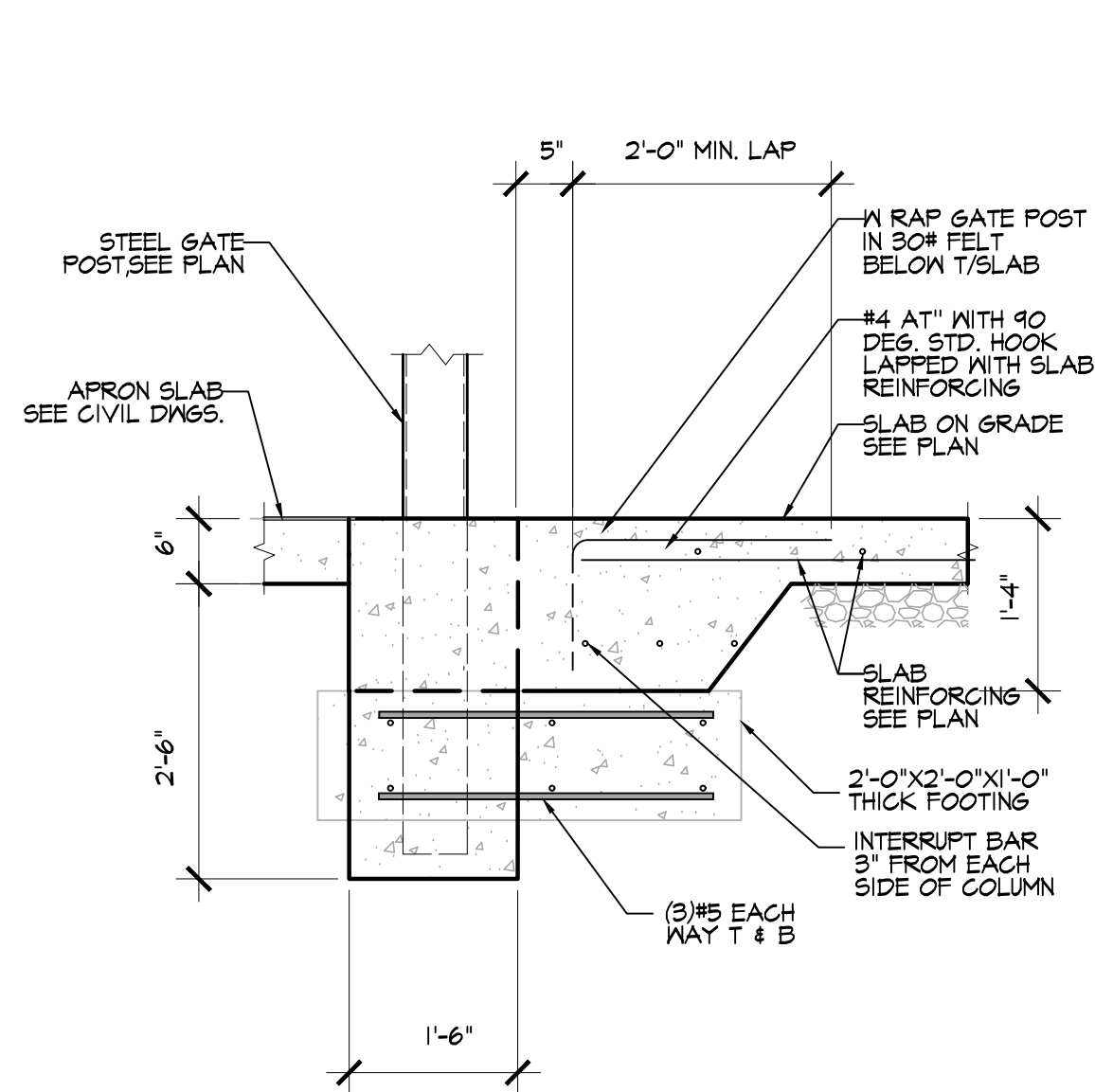
LEGENDS

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

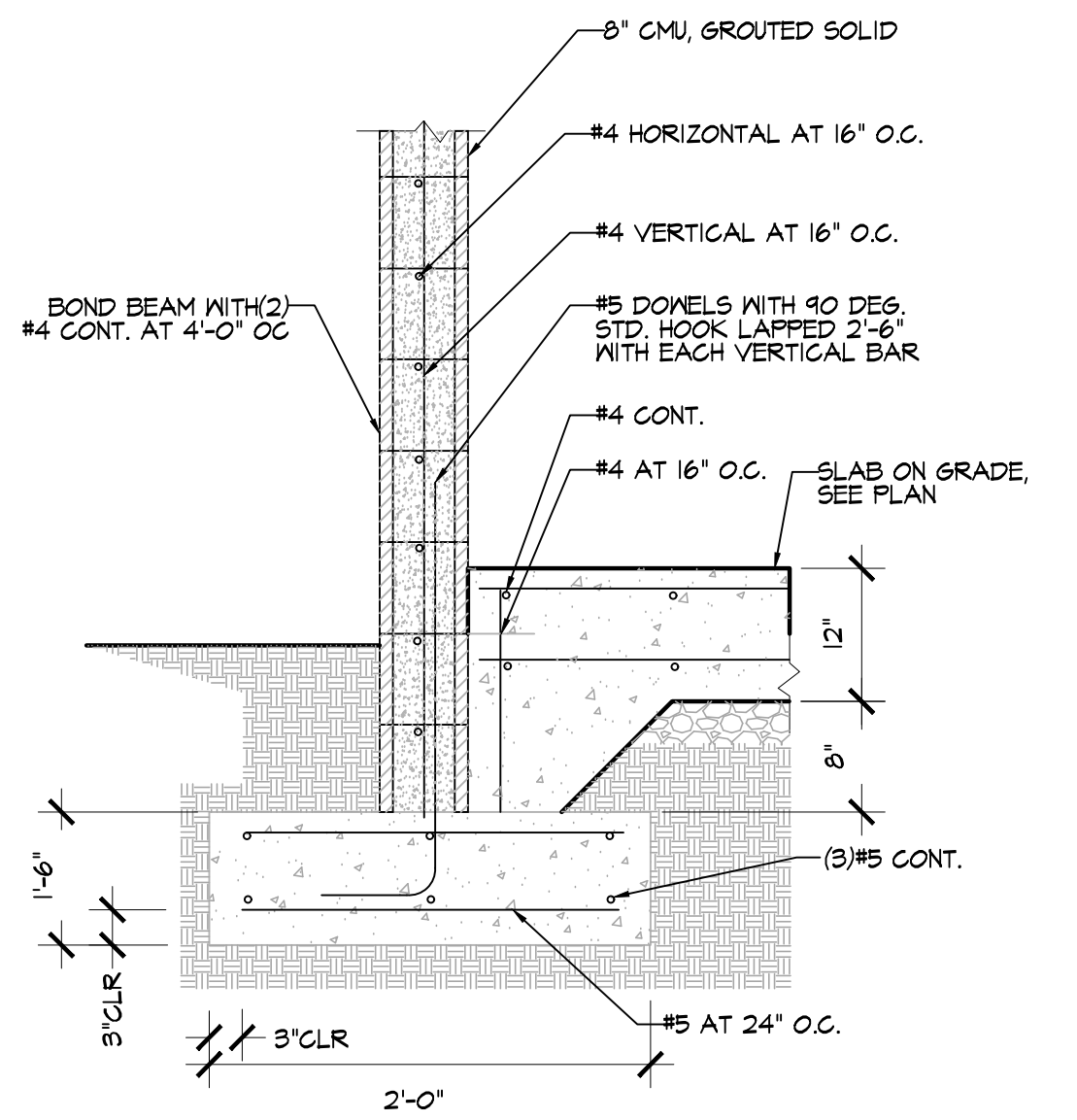


FOUNDATION PLAN

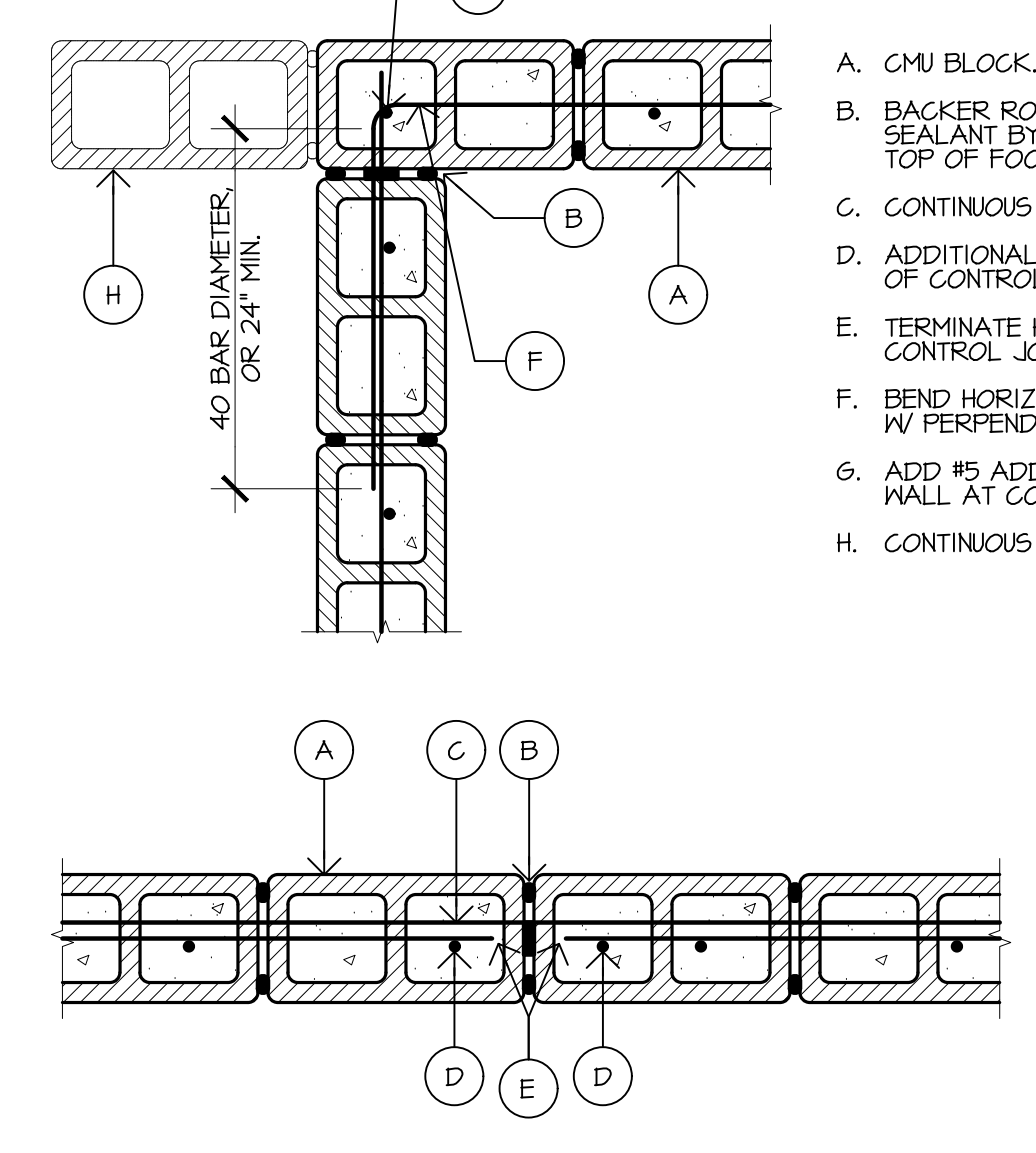
SCALE: 1/4"=1'-0"



10 SECTION AT GATE POST

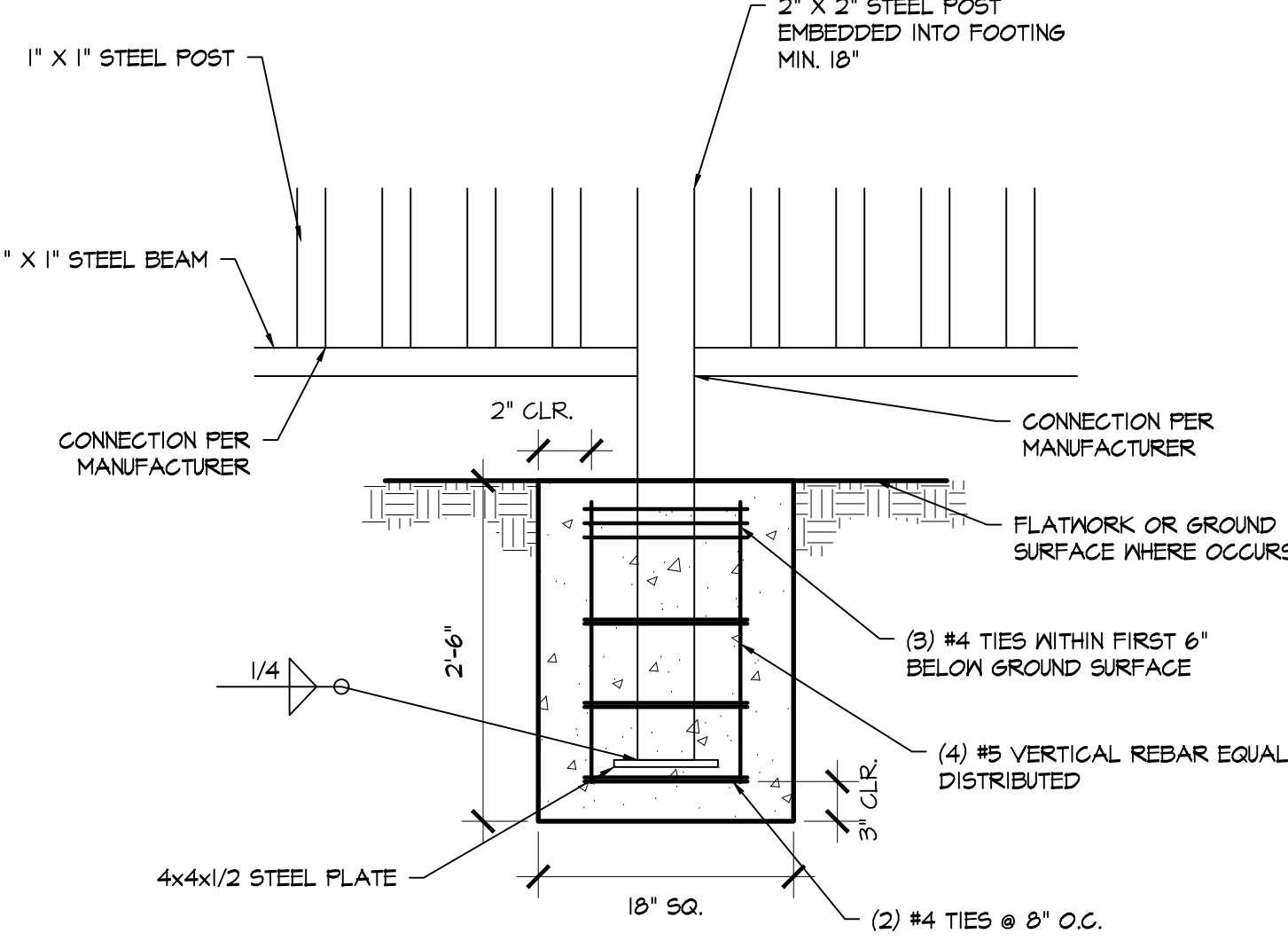


7 SECTION AT TRASH ENCLOSURE WALL

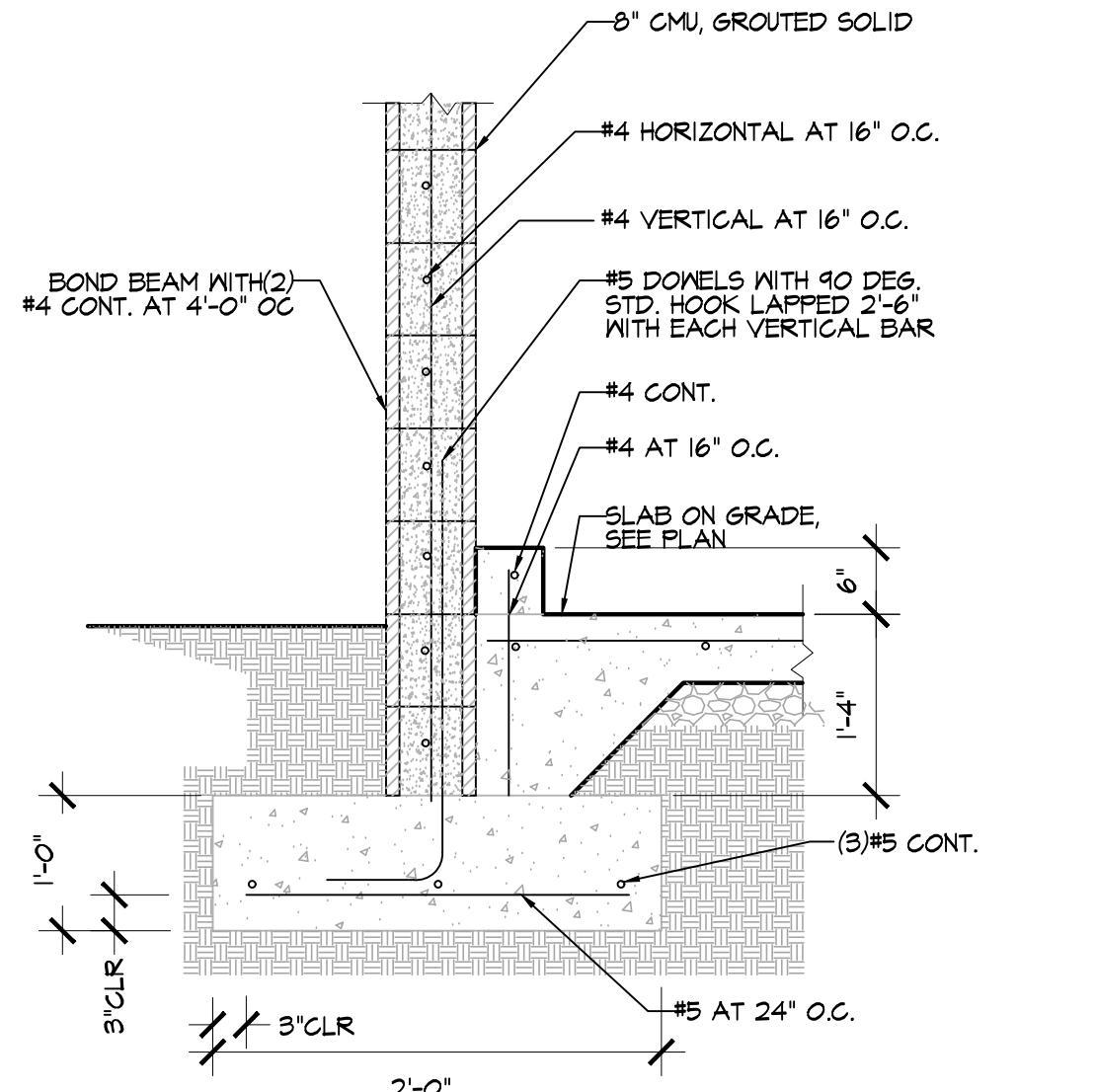


4 TYP. CMU WALL DETAIL

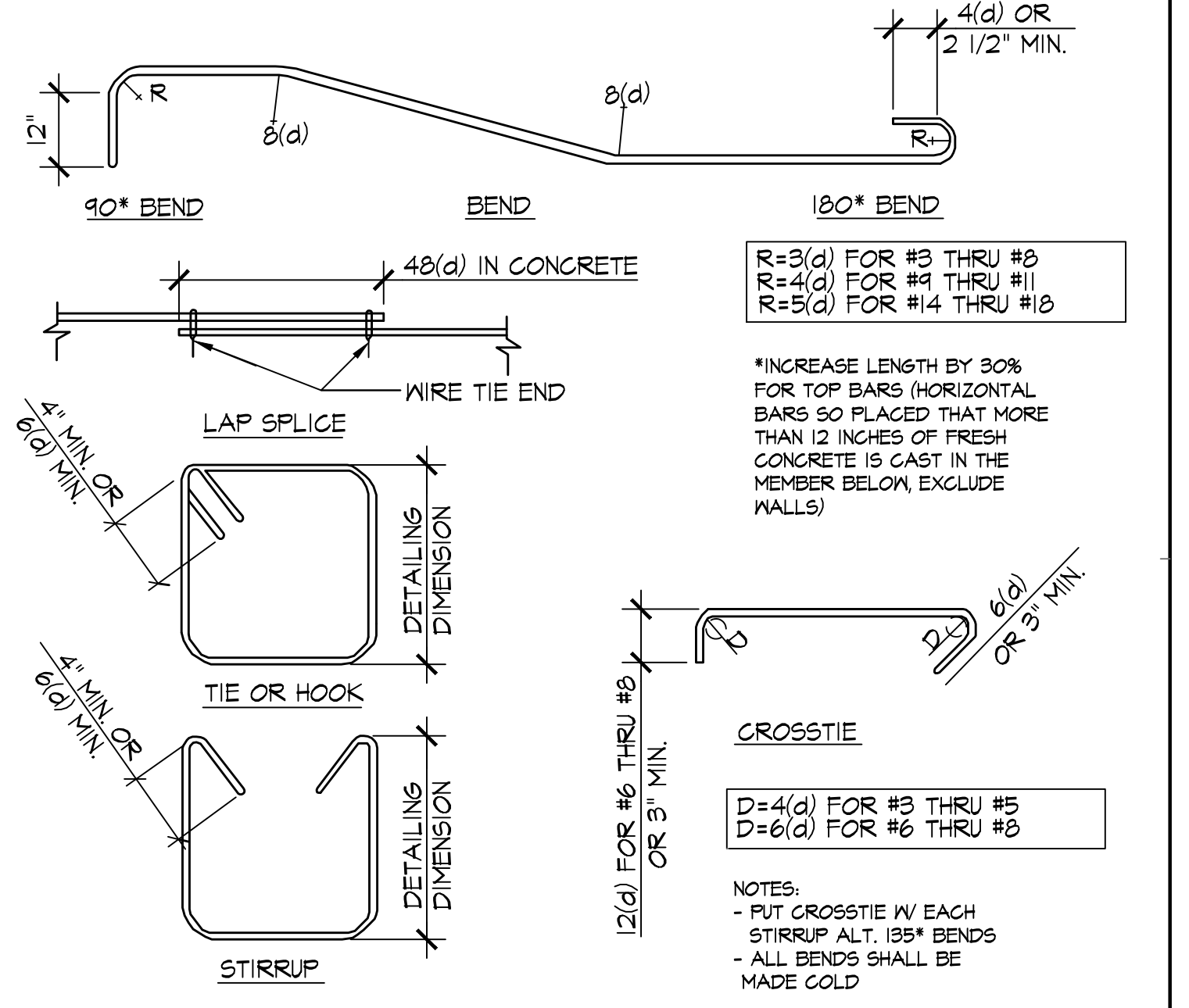
- A. CMU BLOCK.
- B. BACKER ROD, JOINT FILLER, AND JOINT SEALANT BY OTHERS FROM TOP OF WALL TO TOP OF FOOTING.
- C. CONTINUOUS CHORD BAR WHERE OCCURS.
- D. ADDITIONAL VERTICAL BAR ON EACH SIDE OF CONTROL JOINT.
- E. TERMINATE HORIZONTAL BAR 2" FROM CONTROL JOINT.
- F. BEND HORIZONTAL BAR AT CORNER, AND LAP W/ PERPENDICULAR BAR AS SHOWN.
- G. ADD #5 ADDITIONAL BAR AT CENTER OF WALL AT CORNER.
- H. CONTINUOUS WALL WHERE OCCURS.



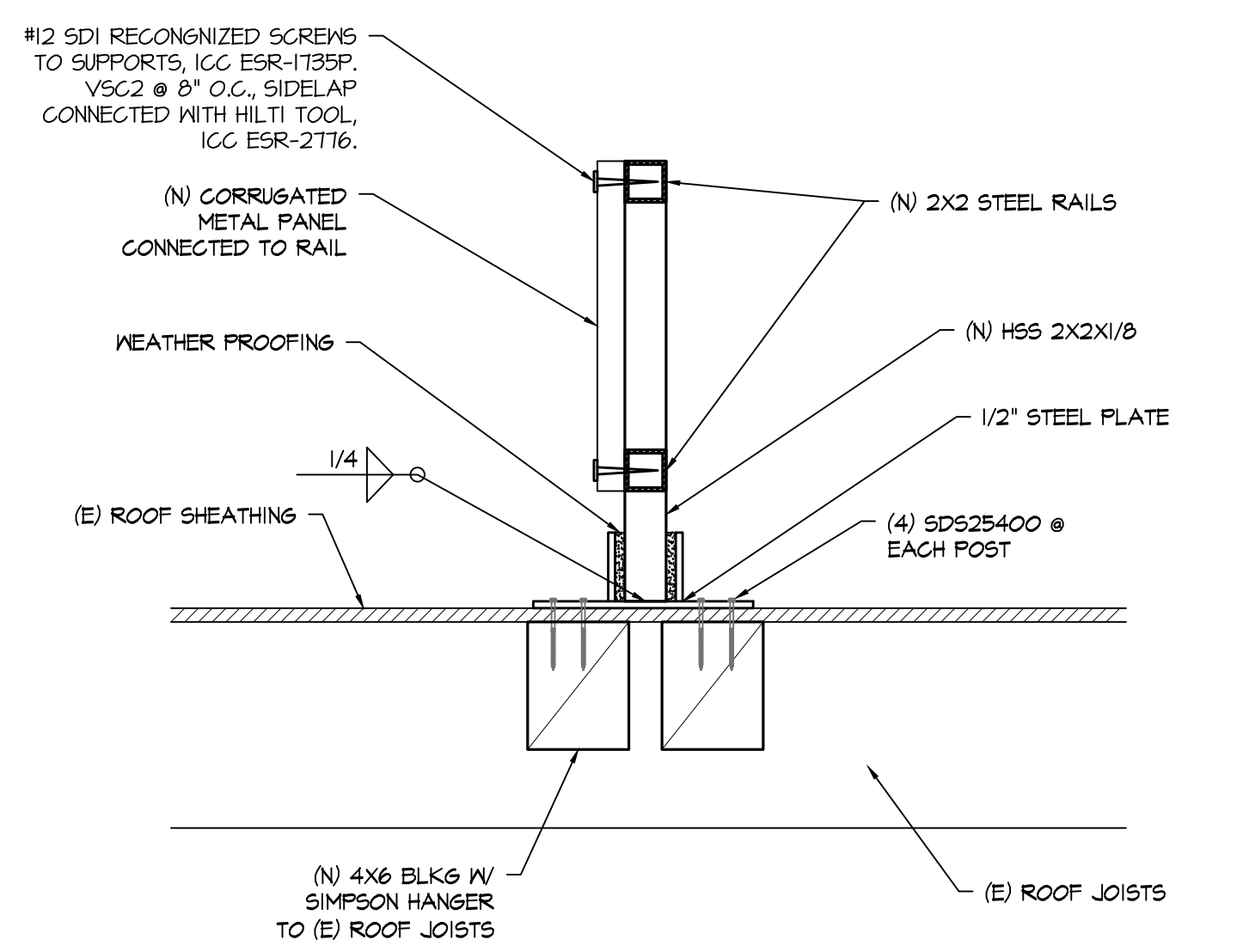
11 TYP. STEEL FENCE FOOTING DETAIL



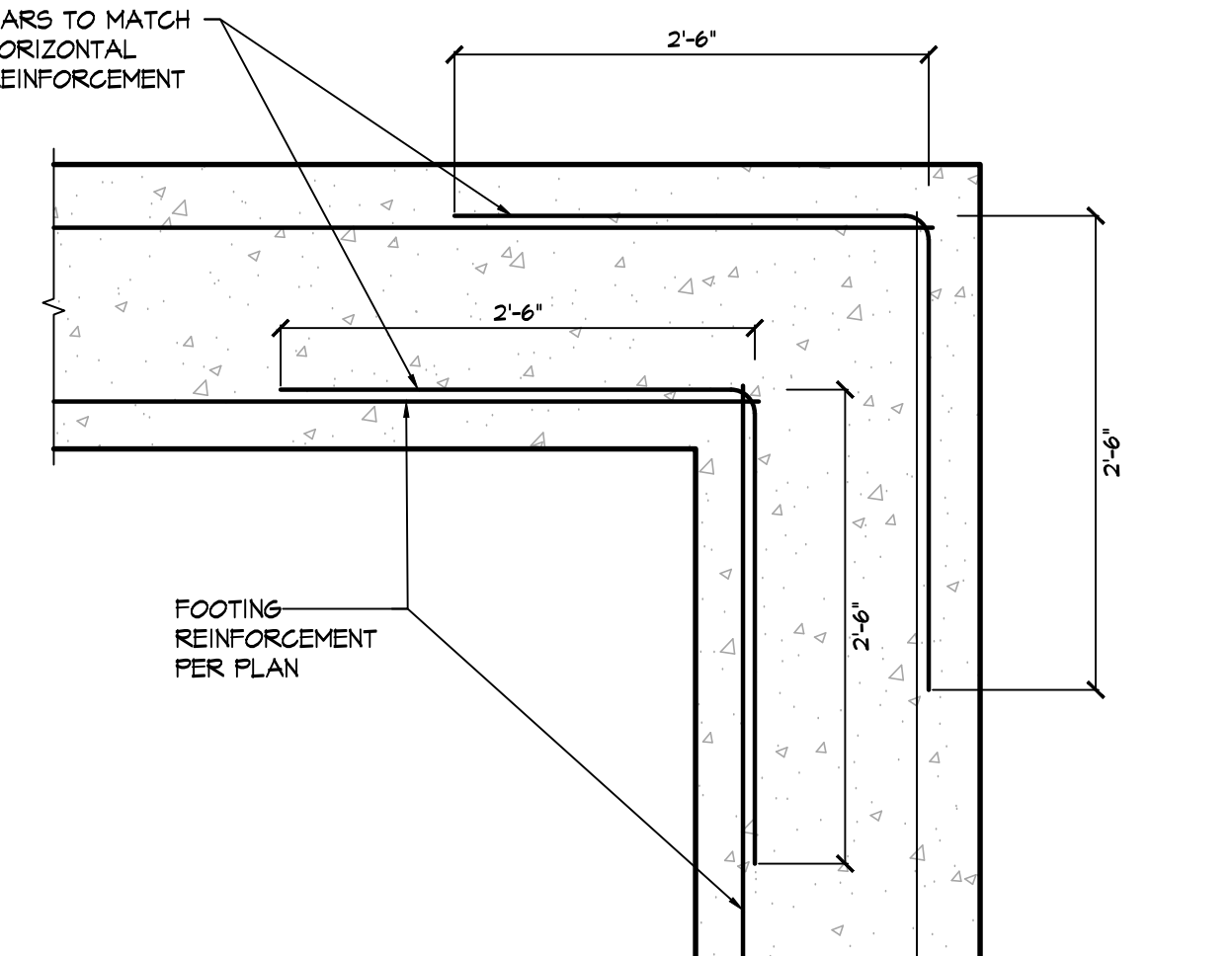
8 SECTION AT TRASH ENCLOSURE WALL



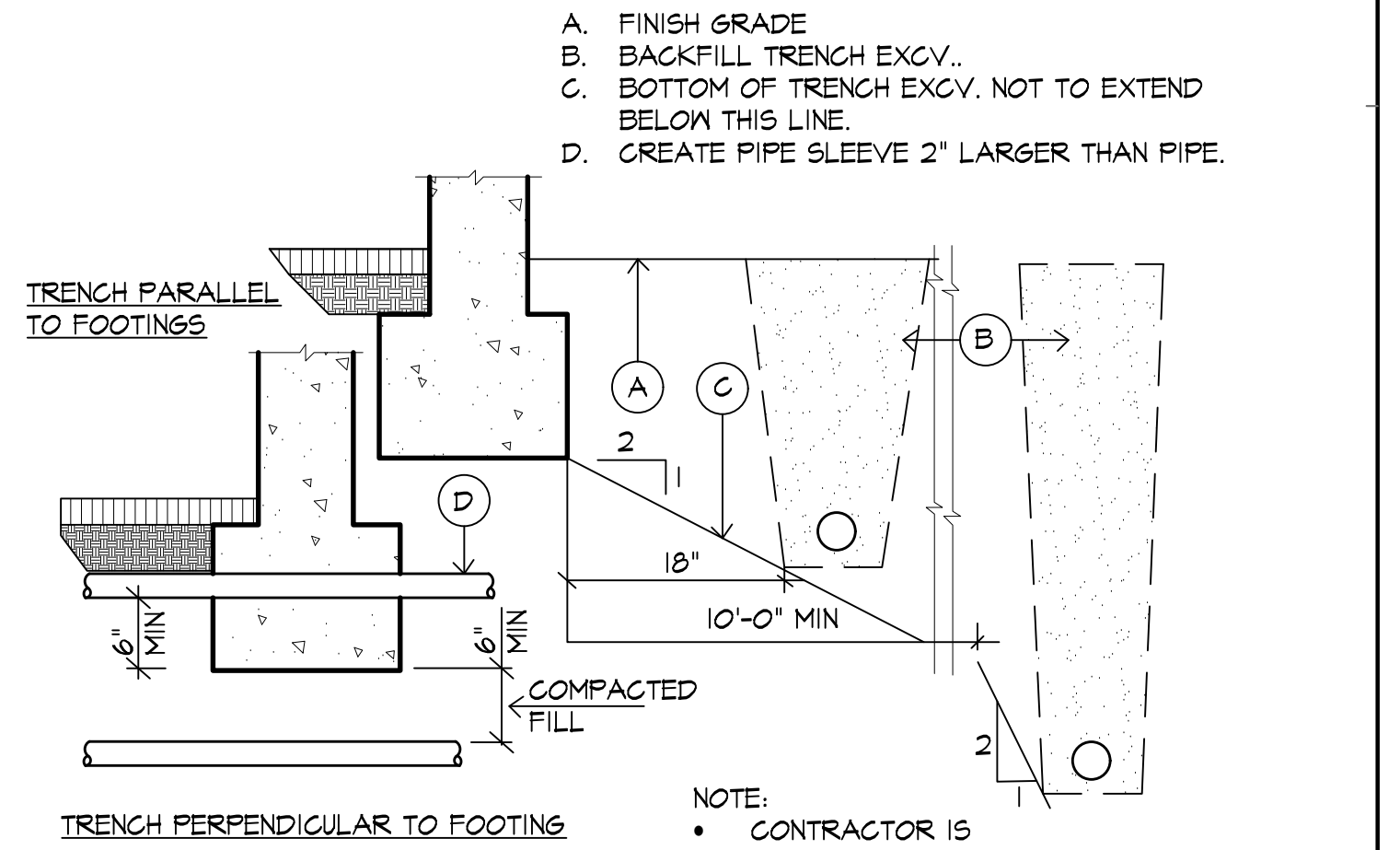
5 TYP. REINFORCING DETAILS



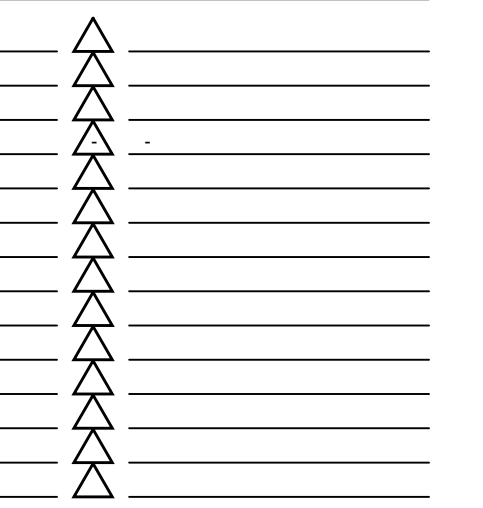
12 TYP. ROOF SCREEN CONNECTION DETAIL



9 TYP. FOOTING @ CORNER



6 TYPICAL TRENCH @ FOOTING



HVAC NOTES AND SPECIFICATIONS

SECTION 1: SCOPE OF WORK

- EXISTING 4 TON HEAT PUMP UNIT, AND NEW AIR DISTRIBUTION.
- DUCT WORK, ELBOWS, FITTINGS, & DUCT INSULATION.
- DIFFUSERS, REGISTERS, AND GRILLES
- HVAC CONTROL SYSTEMS.
- TESTING AND BALANCING.
- PERMIT AND INSPECTION.

SECTION 2: FEES, PERMITS & INSPECTIONS

- CONTRACTOR MUST PAY FEES AND OBTAIN PERMITS, LICENSES, INSPECTIONS, ETC, AS REQUIRED BY ANY LEGALLY CONSTITUTE AUTHORITY.
- CONTRACTOR SHALL NOT MAKE HIS WORK COVERED OR CLOSED UNTIL THE WORK HAS BEEN INSPECTED AND APPROVED BY ALL AUTHORITIES HAVING JURISDICTION. ANY EXPENSES FOR ADDITIONAL WORK DUE TO THE VIOLATION OF THIS REQUIREMENT WILL BE PAID BY THE CONTRACTOR.
- 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.

SECTION 3: GENERAL REQUIREMENTS

- ANY EXISTING CONDITIONS ARE BASED ON LIMITED FIELD VERIFICATION. CONTRACTOR SHALL ADJUST TO ACTUAL FIELD CONDITIONS AT NO ADDITIONAL EXPENSE TO THE TENANT.
- ALL CONTRACTORS SHALL REVIEW A COMPLETE SET OF CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH DEMOLITION PRIOR TO BIDDING AND START OF WORK. CONTRACTOR IS RESPONSIBLE FOR DEMO OF ALL EXISTING ITEMS, AS REQUIRED, FOR INSTALLATION/CONSTRUCTION OF NEW WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID. NO ADDITIONAL COMPENSATION WILL BE MADE FOR ANY EXTRA COSTS DUE TO CONTRACTOR'S FAILURE TO VISIT THE JOBSITE AND/OR PREDETERMINE ALL EXISTING CONDITIONS BEFORE SUBMITTING HIS BID. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR RESOLUTION. NO EXCEPTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL UTILITY RUNS UNDERGROUND AND ABOVE GROUND PIPING AND/OR OTHER IMPROVEMENTS LOCATED ON THE PREMISES. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL COSTS RELATING TO THE RELOCATION OF DAMAGE TO, REPAIR OF ANY EXISTING UTILITY RUNS AND/OR IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF WORK IN OR AROUND THE PREMISES.
- THE MECHANICAL CONTRACTOR SHALL INSPECT AND TEST RUN ALL EXISTING UNITS AT THE START OF CONSTRUCTION AND INFORM THE ARCHITECT OF ANY NECESSARY REPAIRS FOR APPROVAL IN A TIMELY MANNER TO NOT DELAY THE OPENING DATE.
- ALL APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE PER BUILDING CODE REQUIREMENTS OR APPLICABLE MANUFACTURER INSTALLATION REQUIREMENTS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENTS AS REQUIRED TO CONFORM TO THE STRUCTURE. AVOID OBSTRUCTIONS AND MAKE ALL EQUIPMENT REQUIRING MAINTENANCE OR REPAIR ACCESSIBLE.
- ALL EQUIPMENT FURNISHED SHALL FIT THE SPACE AVAILABLE WITH CONNECTIONS IN THE REQUIRED LOCATIONS AND WITH ADEQUATE SPACE FOR OPERATING AND SERVICING. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATE THE MANNER AND METHOD OF THE INSTALLATION WHILE THE SPECIFICATIONS AND EQUIPMENT LIST DENOTE THE TYPE AND QUALITY OF MATERIAL AND WORKMANSHIP TO BE USED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. WHERE A CONFLICT EXISTS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT WHOSE DECISION SHALL BE FINAL. NO ALLOWANCE WILL BE MADE SUBSEQUENTLY IN THIS CONNECTION ON BEHALF OF THE CONTRACTOR AFTER AWARD OF THE CONTRACT.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE LATEST FEDERAL, STATE AND LOCAL CODES (NFPA, UFG, UMG AND LOCAL BODIES HAVING JURISDICTION), APPLICABLE CODE: CMG 2022, CPC 2022, CALIFORNIA ENERGY EFFICIENCY CODE 2022, CALIFORNIA ELECTRICAL CODE 2022.
- THE CONTRACTOR SHALL COOPERATE WITH THE OTHER TRADES SO THAT THE INSTALLATION OF ALL EQUIPMENT MAY BE PROPERLY COORDINATED.
 - DISCONNECT SWITCHES & LINE VOLTAGE CONNECTIONS (BY ELECTRICAL)
 - ALL LINE VOLTAGE WIRING AND CONDUIT (BY ELECTRICAL)
 - CONDENSATE PIPING (PLUMBING)
- ALL ROOFING WORK SHALL BE PERFORMED BY OWNER'S APPROVED ROOFING CONTRACTOR.
- DISPOSE OF ALL EQUIPMENT NOT REUSED AS A PART OF THE NEW WORK AS DIRECTED BY THE OWNER.
- ALL ROOF MOUNTED EQUIPMENT SHALL BE LABELED AS TO THE SPACE IT SERVES WITH 3" HIGH WEATHERPROOF VINYL LETTERS.
- ALL APPLIANCE AND PLUMBING VENTS AND THE DISCHARGE OUTLET OF EXHAUST FANS SHALL BE LEAST TEN (10) FEET IN A HORIZONTAL DIRECTION, OR THREE(3) FEET ABOVE THE OUTSIDE-AIR INTAKES FOR HVAC UNITS.

- MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAMESPREAD RATING NOT GREATER THAN TWENTY-FIVE(25) AND A SMOKE DEVELOPED RATING NOT GREATER THAN HUNDRED FIFTY(50) WHEN TESTED AS A COMPOSITE PER APPLICABLE TESTING STANDARD.
- AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL MAKE AVAILABLE TO THE ENFORCEMENT AGENCY OR POST IN A CONSPICUOUS LOCATION IN THE BUILDING, A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND SPECIFICATIONS DESCRIBED IN SEC 10.103(A)(2). THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME, MATERIAL IDENTIFICATION, AND THE INSTALLED R-VALUE.
- INSTALL DUCT INSULATION ONLY AFTER DUCTWORK HAS BEEN INSPECTED AND APPROVED.
- REGISTERS, GRILLES, AND DIFFUSERS SHALL BE INSTALLED ONLY AFTER ALL CEILINGS AND WALLS ARE FINISHED INCLUDING FINAL PAINTING. CEILING MOUNTED UNITS SHALL BE INSTALLED WITH RIMS TIGHT AGAINST CEILING. WALL MOUNTED UNITS SHALL BE INSTALLED AT LEAST 6 INCHES BELOW THE CEILING UNLESS OTHERWISE NOTED. DAMPERS PROVIDED WITH DIFFUSERS AND REGISTERS SHALL NOT BE USED FOR SYSTEM BALANCING. INSIDE OF DUCT, BEHIND SEE-THROUGH REGISTERS AND GRILLES SHALL BE PAINTED BLACK.
- ROUND SHEET METAL DUCTS SUSPENDED IN THE AIR SHOULD BE SUPPORTED BY HANGERS AT LEAST EVERY 10 FEET. FLEXIBLE DUCTS SUSPENDED IN THE AIR 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" FOR EACH FOOT OF DISTANCE BETWEEN THE SUPPORTS. STRAPS USED ON FLEXIBLE DUCTS SHOULD NOT CONSTRICT THE INNER DIAMETER OF THE DUCT OR CUT THE OUTER JACKET.
- DUCT SLEEVES AND PREPARED OPENINGS SHALL BE PROVIDED WHERE DUCTS PENETRATE FLOORS, WALLS, CEILINGS OR ROOFS, AND SHALL BE INSTALLED DURING CONSTRUCTION OF THE FLOOR, WALL, CEILING OR ROOF. MECHANICAL CONTRACTOR SHALL COORDINATE LOCATION OF ALL DUCT PENETRATIONS OF STRUCTURE WITH GENERAL CONTRACTOR.
- DUCT SLEEVES SHALL BE FABRICATED FROM MINIMUM 20 GAUGE GALVANIZED 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 SLEEVE FOR INSULATED DUCTS. DUCT SLEEVES EMBEDDED IN CONCRETE SHALL BE CONSTRUCTED OF 1/4 INCH THICK CARBON STEEL PLATE, AND SHALL BE WELDED IN ACCORDANCE WITH AWS D11.
- DEMAND CONTROL VENTILATION DEVICES (CO2 SENSORS) SHALL BE INSTALLED IN ACCORDANCE WITH CMG. 12(C)4.

SECTION 4: PRODUCTS

- THERMOSTAT SHALL BE INSTALLED WITH 7-DAY PROGRAMMABLE AUTO-CHANGE OVER FEATURE. MOUNTING HEIGHT IS 3 TO 4 FEET ABOVE FINISHED FLOOR.
- ALL AIR DISTRIBUTION SYSTEM DUCTS AND PLENUMS, INCLUDING, BUT NOT LIMITED TO, BUILDING CAVITIES, MECHANICAL CLOSETS, AIR-HANDLER BOXES AND SUPPORT PLATFORMS USED AS DUCTS OR PLENUMS, SHALL BE INSTALLED, SEALED AND INSULATED TO MEET THE REQUIREMENTS OF CHAPTER 6 OF THE CALIFORNIA MECHANICAL CODE. SUPPLY-AIR AND RETURN-AIR DUCTS CONVEYING HEATED OR COOLED AIR SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-8, UNLESS NOTED OTHERWISE. INSULATION IS NOT REQUIRED ON LINED DUCTS AND DUCTS EXPOSED TO CONDITIONED SPACE. PROVIDE RFI TO ENGINEER BEFORE CLASSIFYING THE SPACE AS CONDITIONED SPACE. NO COMPENSATION WILL BE MADE IF THE CONTRACTOR FAILS TO VERIFY.
- DUCT PLENUM SHALL BE GALVANIZED STEEL DUCT. ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS, AND CONNECTIONS IN DUCTWORK, SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS, OR TAPS, TAPS AND MASTICS USED TO SEAL DUCTWORK SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL181A OR UL181B. DUCT CONNECTIONS TO FLANGES OF AIR DISTRIBUTION SYSTEM EQUIPMENT SHALL BE SEALED AND MECHANICALLY FASTENED. DUCT TAPE IS NOT PERMITTED AS A SEALANT ON ANY METAL DUCTS. (IECC 2021)
- FLEXIBLE DUCTWORK SHALL BE IN ACCORDANCE WITH UL181 AND NFPA 90A AND NFPA 90B. ALL TAKEOFFS FROM MAIN AND BRANCH DUCT SHALL BE 45° TAPS WITH VOLUME DAMPERS AS SHOWN ON THE DRAWINGS. GLASS-FLEX TYPE DUCT MAY BE USED AT ENTRANCE TO DIFFUSERS BUT MUST BE NO GREATER THAN 5'-0" IN LENGTH.
- DUCT SUPPORTS AND HANGERS: PROVIDE HANGERS AND SUPPORTS OF STEEL SHAPES AND RODS CONFORMING TO ASTM A36/A36M, GALVANIZED IN ACCORDANCE WITH ASTM A123. HARDWARE FOR HANGERS AND SUPPORTS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153/A153M. HANGERS AND SUPPORTS SHALL BE FABRICATED IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE, AND SMACNA HVAC SYSTEMS DUCT DESIGN.
- BUILDING ATTACHMENT: CONCRETE INSERTS, POWER-ACTUATED FASTENERS, OR STRUCTURAL STEEL FASTENERS APPROPRIATE FOR BUILDING MATERIALS. DO NOT USE POWDER-ACTUATED CONCRETE FASTENERS FOR LIGHTWEIGHT AGGREGATE CONCRETES OR FOR SLABS LESS THAN 4 INCHES THICK.
- STRAPS AND ROD SIZES: CONFORM WITH TABLE 4-1 IN SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE, FOR SHEET METAL WIDTH AND GAUGE AND STEEL ROD DIAMETERS.

- DUCT ATTACHMENTS: SHEET METAL SCREWS, BLIND RIVETS, OR SELF-DRILLING, SELF-TAPPING METAL SCREWS, COMPATIBLE WITH DUCT MATERIALS.
- KITCHEN HOOD EXHAUST DUCTWORK: FABRICATE IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE AND NFPA 96. CONSTRUCT OF 16 GAUGE STAINLESS STEEL, USING CONTINUOUS EXTERNAL WELDED JOINTS. TYPE II EXHAUST DUCTS TO BE STAINLESS STEEL.
- VOLUME DAMPERS: PROVIDE VOLUME DAMPERS IN DUCTS CONSTRUCTED OF 22 GAUGE GALVANIZED FOR DUCTS SMALLER THAN 11 INCHES; 20 GAUGE FOR DUCTS SMALLER THAN 21 INCHES; AND 16 GAUGE FOR DUCTS LARGER THAN 21 INCHES. PROVIDE LOCKING QUADRANTS AS REQUIRED. MANUALLY ADJUSTABLE BALANCING DAMPERS SHALL BE PROVIDED TO SUPPLY, RETURN AND EXHAUST DUCTS AT POINTS WHERE BRANCHES ARE TAKEN FROM LARGER DUCTS AND IN BRANCH DUCT TO INDIVIDUAL DIFFUSERS, GRILLES, AND REGISTERS.
 - DAMPER AXLES SHALL BE CONTINUOUS SQUARE RODS NOT SMALLER THAN 5/8-INCH WITH MACHINED ENDS AND BEARING AT BOTH ENDS.
 - SINGLE-BLADE DAMPER SHALL BE PROVIDED FOR DUCT SIZES UP TO 18 INCH; MULTIBLADE DAMPERS OF OPPOSED BLADE PATTERN SHALL BE PROVIDED FOR DUCT SIZE LARGER THAN 18 INCH.
- T-BAR CEILING SUPPLY DIFFUSER: KRUEGER MODEL 6500 OR APPROVED EQUAL.
- T-BAR CEILING RETURN DIFFUSER: KRUEGER MODEL 6690 OR APPROVED EQUAL.
- DUCT HEATER: WHERE ELECTRICAL HEATER ARE INSTALLED IN AIR DUCTS, THE DUCT SHALL BE INSULATED WITH NONCOMBUSTIBLE INSULATION EXTENDING IN EACH DIRECTION FROM THE HEATER. DISTANCE SHALL BE AS RECOMMENDED BY THE HEATER MANUFACTURER.
- LINED EXPOSED EXTERIOR DUCTWORK SHALL BE 2" THICK, 15PCF DENSITY LINING. DUCT SIZE SHOWN ON PLAN SHALL REFER TO OUTER DIMENSIONS UNLESS SPECIFIED OTHERWISE.
- VOLUME DAMPER MUST BE INSTALLED AT BRANCH TAKE-OFF FROM MAIN SUPPLY DUCT. PROVIDE YOUNG REGULATOR CABLES FOR ADJUSTMENT OF VOLUME DAMPERS IN HARD LID CEILING WHERE ACCESS PANELS ARE NOT PROVIDED.

SECTION 5: EQUIPMENT SUBMITTALS

SUBMITTALS FOR MECHANICAL EQUIPMENTS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR APPROVAL BEFORE ORDERING SUCH EQUIPMENTS. NO EXCEPTION.

SECTION 6: TESTING

- AFTER COMPLETION OF WORK, TESTS ON THE HVAC SYSTEMS, INCLUDING A DUCT LEAKAGE TEST, AND ON AIR BALANCE PERFORMANCE ARE REQUIRED. THE AIR QUALITY RESULTS SHOULD CONFORM WITH THE VOLUME SHOWN ON THE PLAN. PROVIDE ALL NECESSARY TESTING EQUIPMENTS AND LABORS AT NO COST TO THE OWNER.
- THE TESTED AIR QUALITY SHOULD BE WITHIN 5% OF THE DESIGN VALUE INDICATED ON PLANS. NOTIFY ENGINEER IMMEDIATELY IF AIR QUALITY IS OUT OF THE RANGE. NO EXCEPTION.

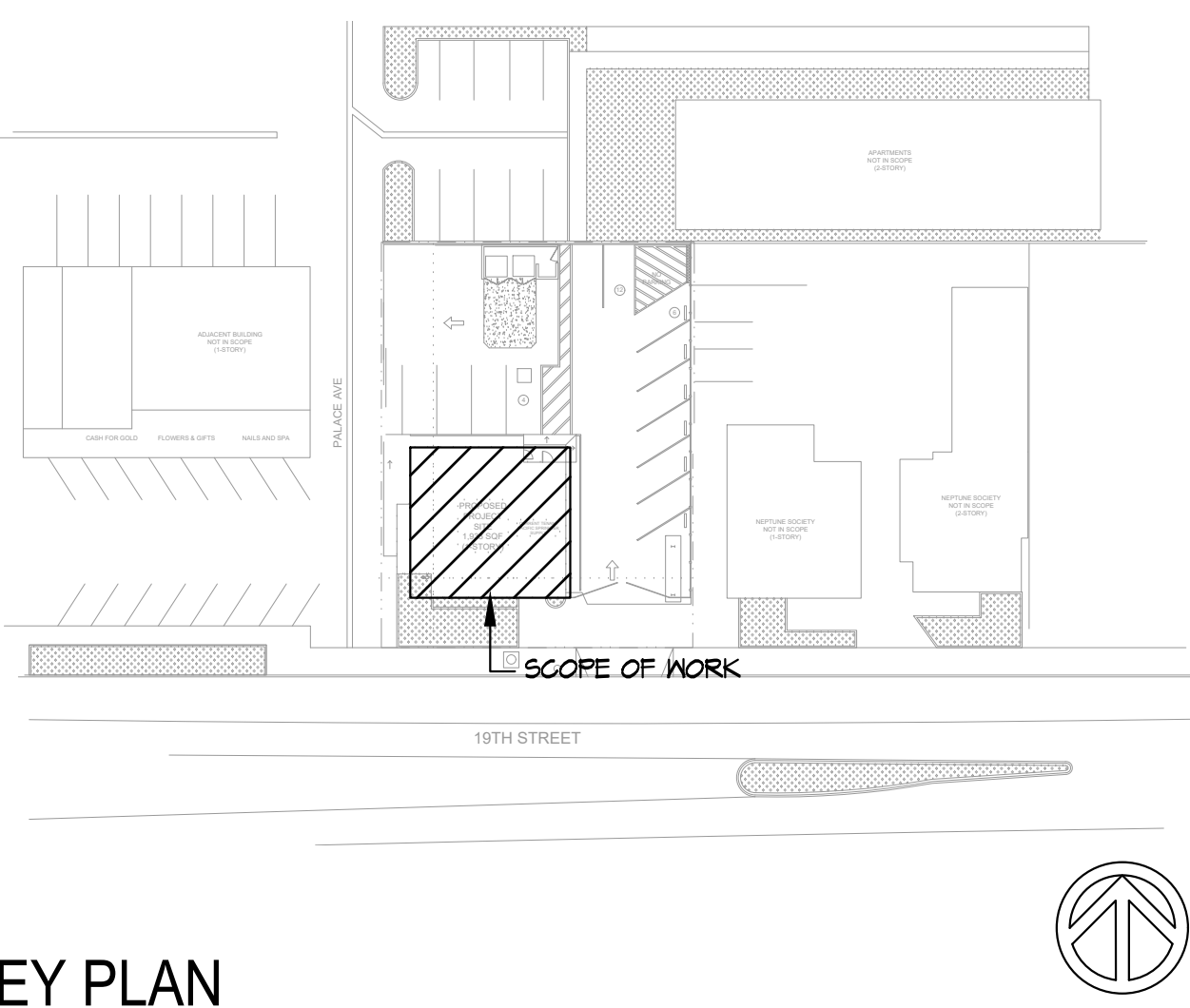
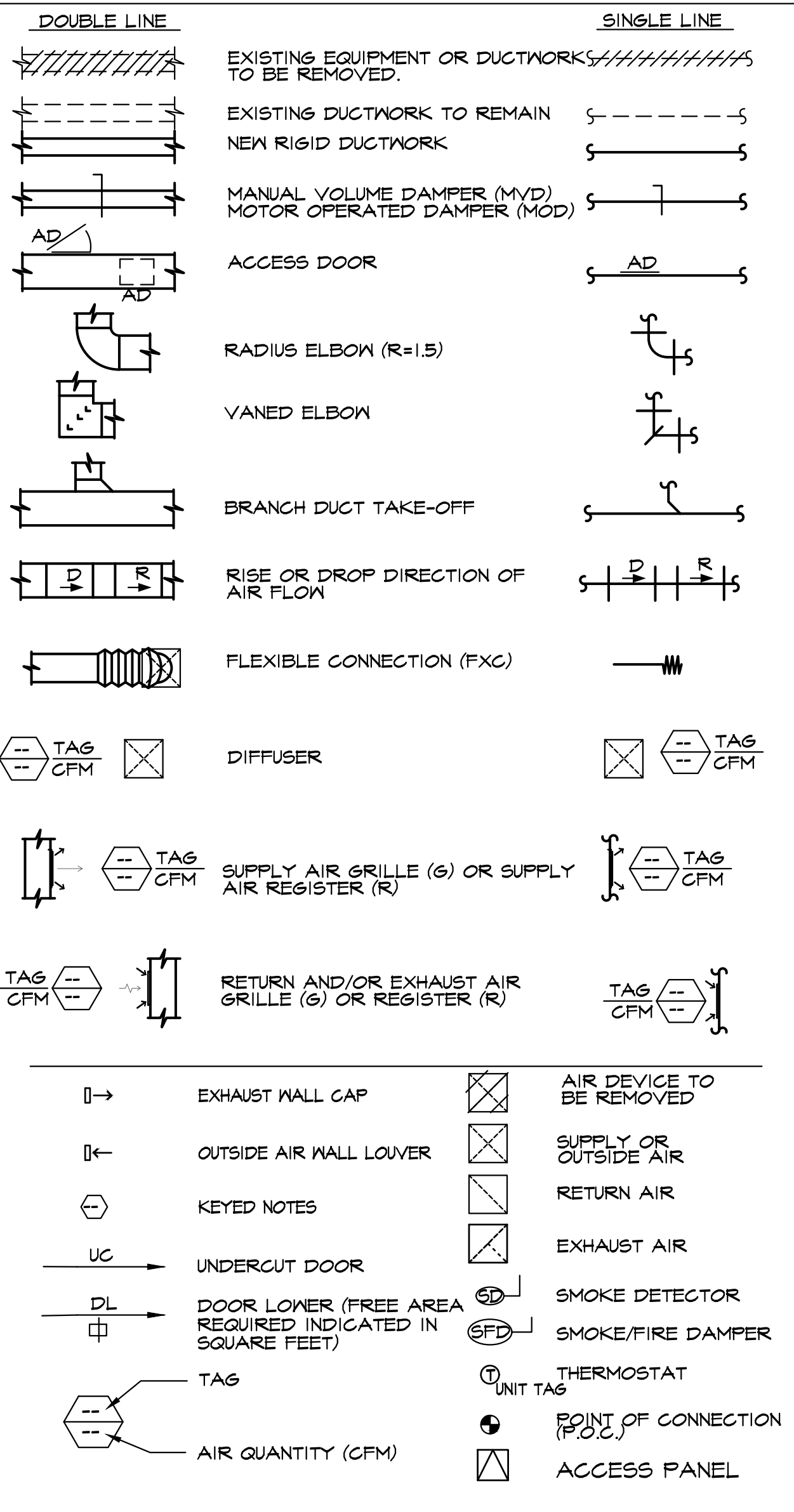
SECTION 7: OPERATING INSTRUCTIONS

- THE BUILDER SHALL PROVIDE THE BUILDING OWNER OR PERSON(S) RESPONSIBLE FOR BUILDING MAINTENANCE (IN CASE OF MULTI-TENANT OR CENTRALLY OPERATED BUILDINGS) AT OCCUPANCY THE FOLLOWING:
 - OPERATING INFORMATION: THE APPROPRIATE CERTIFICATE(S) OF COMPLIANCE AND A LIST OF THE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO OPERATE THEM EFFICIENTLY.
 - MAINTENANCE INFORMATION: REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING THE OPERATION AND MAINTENANCE MANUAL.
 - VENTILATION INFORMATION: A DESCRIPTION OF THE QUANTITIES OF OUTDOOR AND RECIRCULATED AIR THAT THE VENTILATION SYSTEMS ARE DESIGNED TO PROVIDE TO EACH AREA.
- CONTRACTOR SHOULD PREPARE AT LEAST THREE SETS MANUALS, COVERING
 - OIL AND LUBRICATION INSTRUCTIONS
 - PARTS SCHEDULE AND REPLACEMENT INSTRUCTIONS
 - AIR FLOW AND AIR BALANCE REPORT.

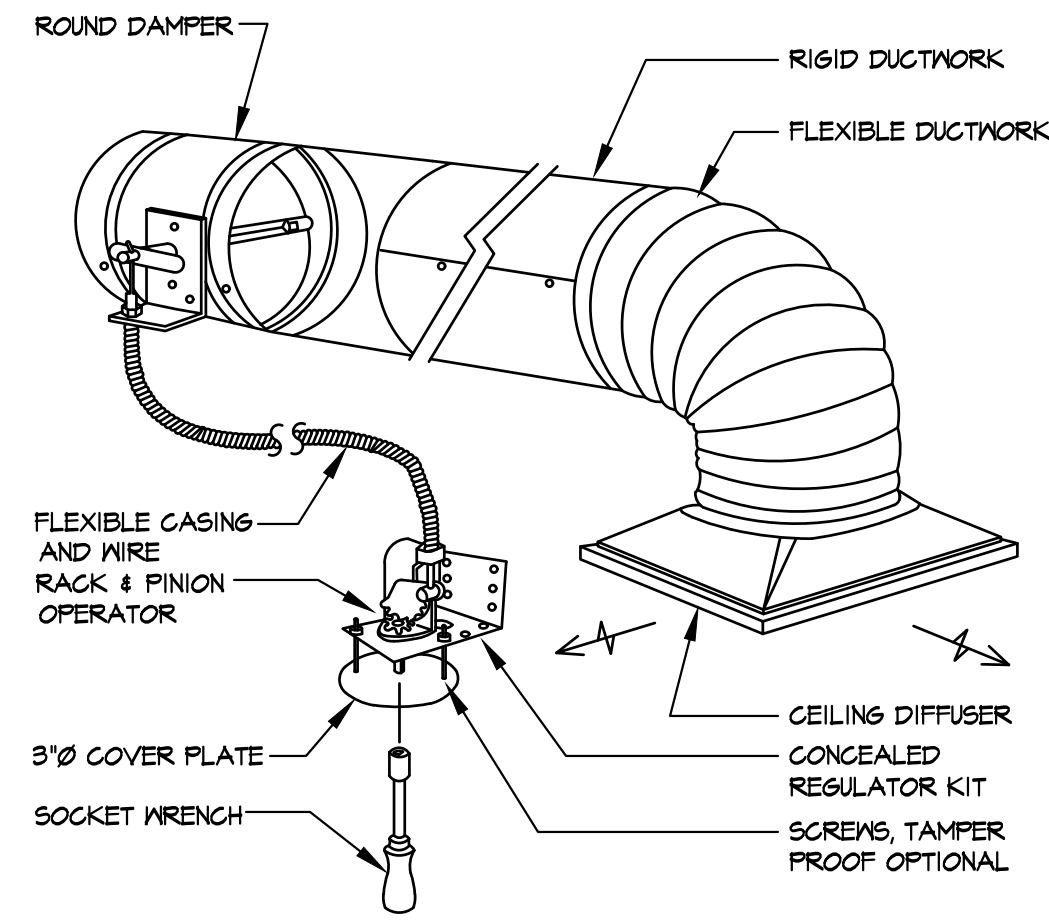
SECTION 8: WARRANTY

- THE CONTRACTOR SHALL PROVIDE OWNER WITH A WRITTEN MINIMUM TWO (2) YEAR MANUFACTURING WARRANTY ON ALL HVAC EQUIPMENT PROVIDED AND/OR INSTALLED. THE WARRANTY SHALL INCLUDE ALL LABOR, MATERIALS, AND THREE (3) ROUTING SERVICES WITH FILTER CHANGES DURING A ONE (1) YEAR PERIOD.

DUCT WORK SYMBOLS

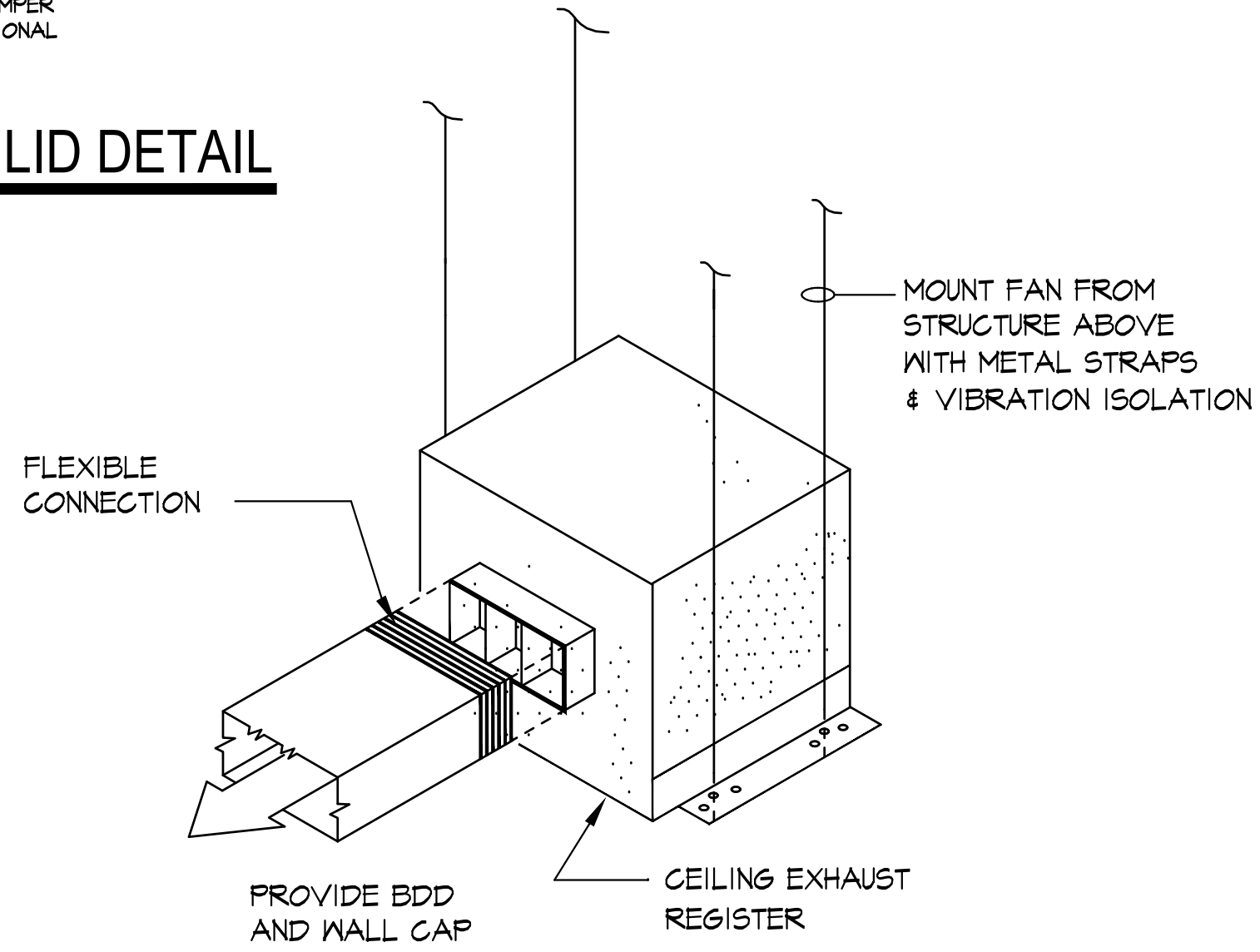


KEY PLAN
SCALE: NONE



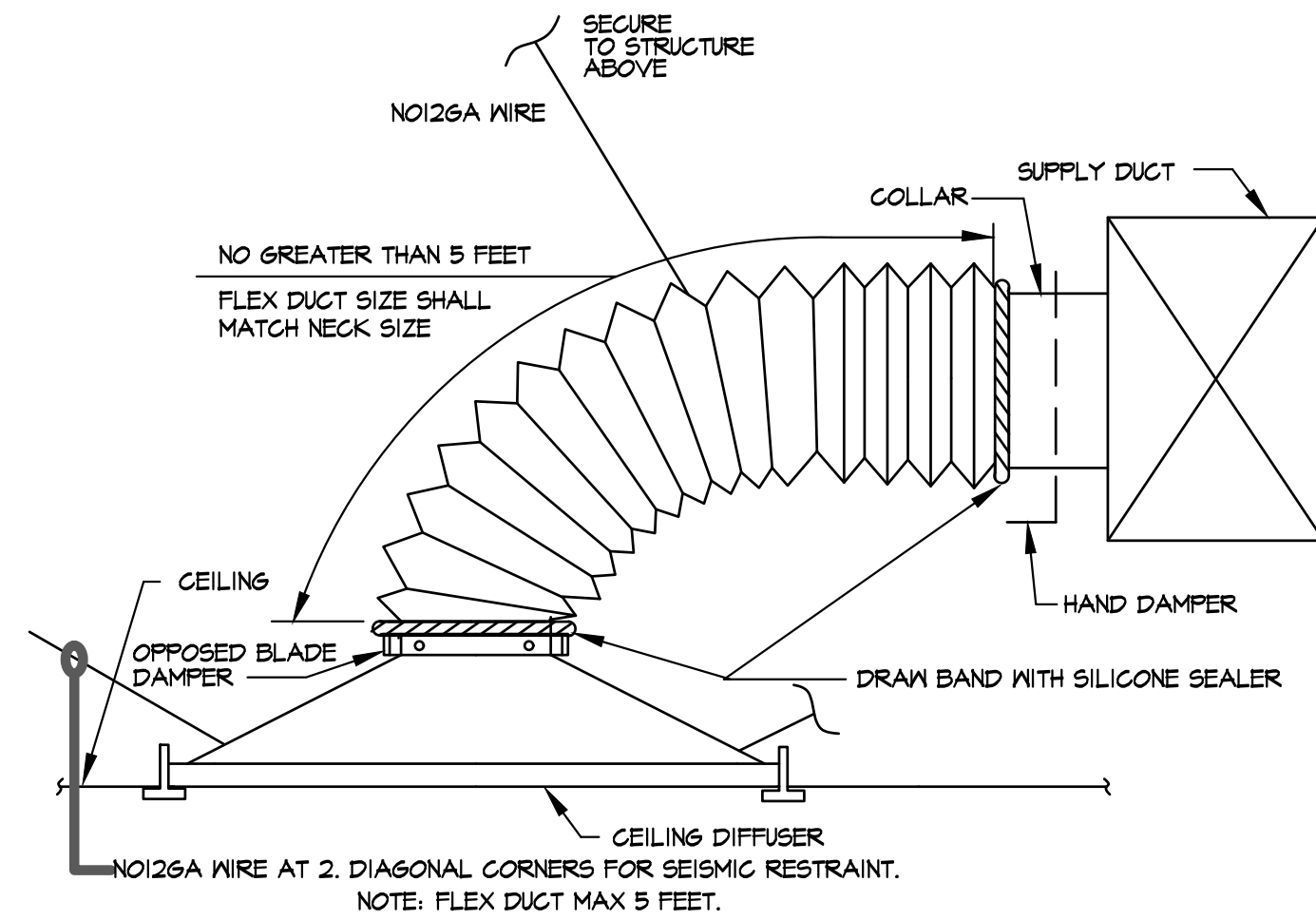
REMOTE VOLUME DAMPER IN HARD LID DETAIL

SCALE: NONE



CEILING EXHAUST FAN DETAIL

SCALE: NONE



TYPICAL DIFFUSER CONNECTION (SIDE OF DUCT CONNECTION)

SCALE: NONE

EXISTING ROOFTOP PACKAGED HEAT PUMP UNIT SCHEDULE

EQUIPMENT NO.	SUPPLY AIR (CFM)	OUTSIDE AIR (CFM)	E.S.P. (IN W.G.)	COOLING CAPACITY		HEATING CAPACITY		FILTERS	ELECTRICAL			MANUFACTURER & MODEL	OPTIONS-ACCESSORIES
				NOM. TONS	SEER OR EER	HEAT PUMP MBH AT 47F	ELECTR. RESIST. KW		MBH	V.-PH.-CY.	MCA		
XHP 48	1600	450	0.5	4	EXISTING 4 TON ROOFTOP PACKAGED HEAT PUMP UNIT TO REMAIN (V.I.F)		INTERNATIONAL COMFORT PRODUCTS PHD448000K			THERMOSTAT SMOKE DETECTOR ECONOMIZER/POWER EXHAUST R-410 REFRIGERATION			

NOTES:

FAN SCHEDULE

EQUIPMENT NO.	SERVICE	LOCATION	CFM	STATIC PRESS. (IN W.G.)	MOTOR			MANUFACTURER & MODEL	OPTIONS-ACCESSORIES	
					WATTS	HP	RPM			
EF R	RESTROOM	CEILING	120	0.5	47.8	--	900	115-1-60	GREENHECK SP-A200 OR EQUAL	BACKDRAFT DAMPER CONTROLLED BY OCCUPANCY SENSOR OPERATION WT. = 25 LBS

NOTES:

VENTILATION CALCULATION

OCCUPANCY CATEGORY	FLOOR AREA (SQ.FT)	*AREA OUTDOOR AIR RATE (CFM/SQ.FT)	AREA OUTDOOR AIR REQUIREMENT (CFM)	PERSONS (QTY.)	*PEOPLE OUTDOOR AIR RATE (CFM/PERSON)	PEOPLE OUTDOOR AIR REQUIREMENT (CFM)	OUTSIDE AIR PROVIDED (CFM)
RETAIL	885	0.12	107	14	7.5	105	225
RECEIVING	122	0.06	8	1	5	5	20
VAULT	51	0.06	4	1	5	5	15
BREAK ROOM	140	0.12	17	7	5	35	75
HALLWAY	213	0.06	13	--	--	--	40
OFFICE	83	0.06	5	1	5	5	25
RECEPTION	201	0.06	13	7	5	35	50

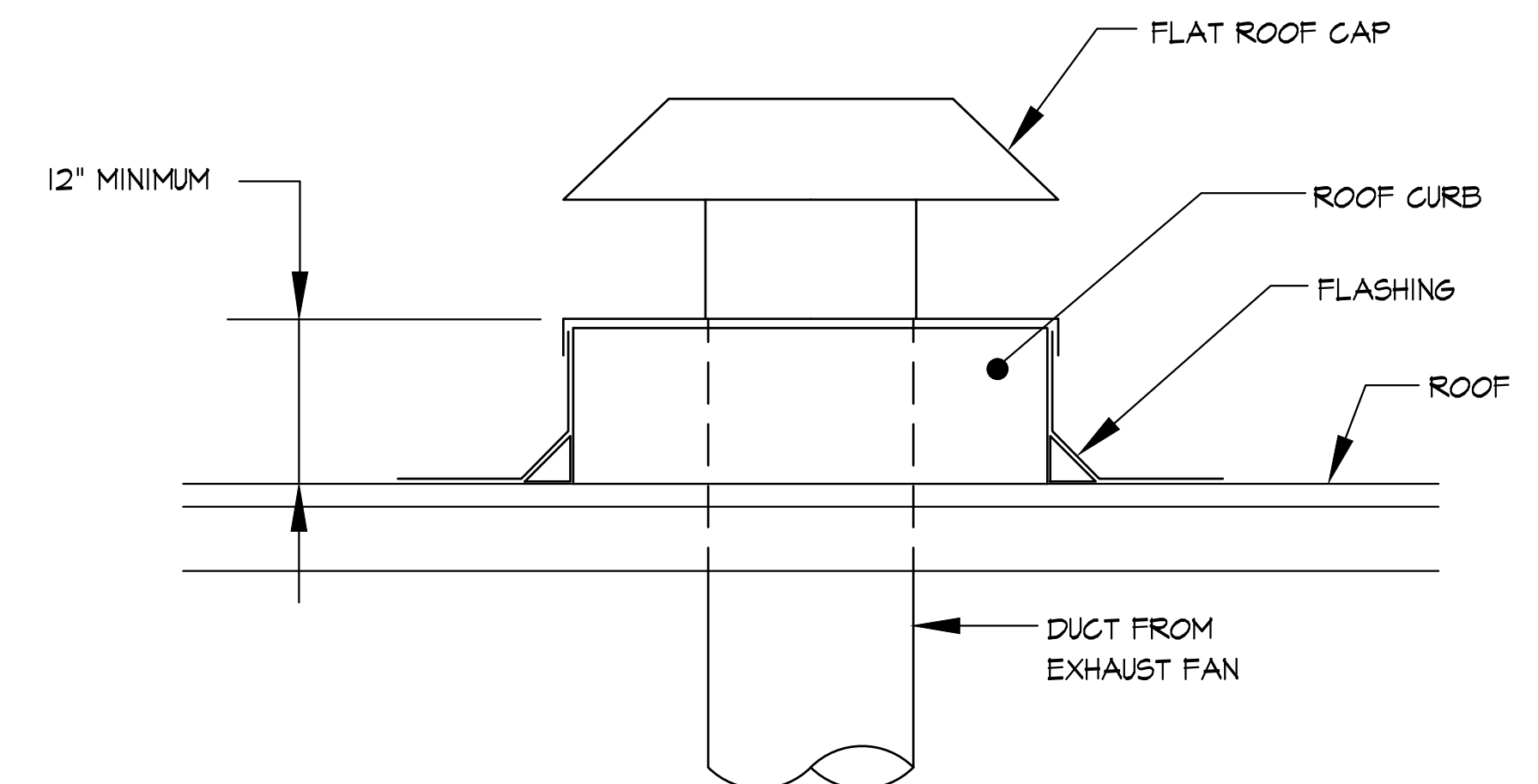
NOTES:
*PER CMC TABLE 402.1

SCHEDULE - AIR DISTRIBUTION

TAG	SERIES	CFM	DUTY	NECK	SIZE	DAMPER	MATERIAL	DESCRIPTION
CD-1	6500	SEE DWGS	SUPPLY	6.8 0 2 4 1 6	24X24	YES	STEEL	STAMPED
CD-2	6690	SEE DWGS	RETURN	6.8 0 2 4 1 6	24X24	YES	STEEL	STAMPED
CD-3	1400	SEE DWGS	SUPPLY	6.8	12X12	YES	STEEL	STAMPED
CD-4	500	SEE DWGS	RETURN	6.8	12X12	YES	STEEL	STAMPED

NOTES:
A. REFER TO ARCHITECTURAL DRAWINGS FOR TYPE OF CEILING AND/OR SUSPENSION SYSTEM.
B. FINISH SHALL BE OF THE TYPE AND COLOR SELECTED BY ARCHITECT. SUBMIT FINISH CHART WITH SHOP DRAWINGS.
C. NG < 30.
D. NECK SIZES TO MATCH DUCT CONNECTION UNLESS NOTED OTHERWISE.

SELECTIONS ARE BASED ON PRODUCTIONS BY KRUEGER.
EQUAL PRODUCTS: TITUS, CARNES, METAL-AIRE & PRICE.

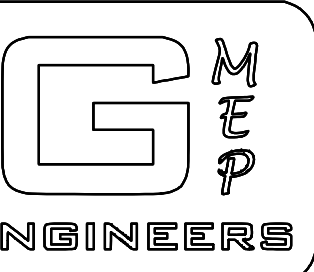


FLAT ROOF CAP DETAIL

SCALE: NONE



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

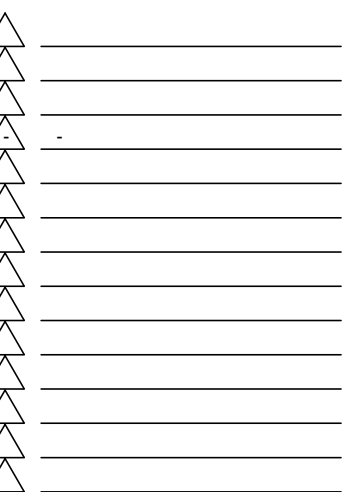


20498 Rancho Pkwy. S. Ste 120
Lake Forest, CA 92650
Tel: 949-267-0005

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

HVAC EQUIPMENT SCHEDULES

CUP NUMBER: PA-21-39
Plan Check Number:
2023-05-24 1st PC SUBMITTAL



M-1.1

STATE OF CALIFORNIA
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H. FAN SYSTEMS & AIR ECONOMIZERS
This section does not apply to this project.

I. SYSTEM CONTROLS
This section does not apply to this project.

J. VENTILATION AND INDOOR AIR QUALITY
This table is used to demonstrate compliance with mandatory ventilation requirements in 120.1, 120.2(a)(3), 140.4(i) for all nonresidential and hotel/motel and 120.2(a)(3), 140.4(i), 170.2(a)(4), 170.2(a)(4)(N), 170.2(a)(4)(O) 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 airflow may be shown on the plans or the calculations can be presented in a spreadsheet.

01	02	03	04	05	06	07	08	09
System Summary	AND	Pumps	AND	Fans/ Economizers	AND	System Controls	AND	Terminal Box Controls
130.1, 130.2, 140.4, 170.2(i)		140.4(A), 170.2(i)(4)		140.4(i), 140.4(e), 170.2(i)		120.1, 160.2, 140.4(i), 170.2(i)		Distribution 120.3, 140.4(i), 170.2(i)(4B), 160.2, 160.3, 170.2(i)
(See Table F)	(See Table G)	(See Table H)	(See Table I)	(See Table J)	(See Table K)	(See Table L)	(See Table M)	COMPLIES
Mandatory Measures Compliance (See Table Q for Details)								

D. EXCEPTIONAL CONDITIONS
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)
This section does not apply to this project.

G. PUMPS
This section does not apply to this project.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220101
Documentation Software: Energy Code Ace
Compliance ID: 110150-0523-0003
Report Generated: 2023-05-24 13:10:04

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C. COMPLIANCE RESULTS
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.

01	02	03	04	05	06	07	08	09
System Summary	AND	Pumps	AND	Fans/ Economizers	AND	System Controls	AND	Terminal Box Controls
130.1, 130.2, 140.4, 170.2(i)		140.4(A), 170.2(i)(4)		140.4(i), 140.4(e), 170.2(i)		120.1, 160.2, 140.4(i), 170.2(i)		Distribution 120.3, 140.4(i), 170.2(i)(4B), 160.2, 160.3, 170.2(i)
(See Table F)	(See Table G)	(See Table H)	(See Table I)	(See Table J)	(See Table K)	(See Table L)	(See Table M)	COMPLIES
Mandatory Measures Compliance (See Table Q for Details)								

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A. GENERAL INFORMATION

01 Project Location (city)	Costa Mesa	04 Total Conditioned Floor Area	1711
02 Climate Zone	6	05 Total Unconditioned Floor Area	0
03 Occupancy Types Within Project:		06 # of Stories (Habitable Above Grade)	1

• Retail

B. PROJECT SCOPE
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 140.4, 170.2(b) or 141.0(b)(2) and 180.2(b)(2) for alterations.

01	02	03
Air System(s)	Wet System Components	Dry System Components
<input type="checkbox"/> Heating Air System	<input type="checkbox"/> Water Economizer	<input type="checkbox"/> Air Economizer
<input type="checkbox"/> Cooling Air System	<input type="checkbox"/> Pumps	<input type="checkbox"/> Electric Resistance Heat
Mechanical Controls		
<input type="checkbox"/> Mechanical Controls (existing to remain, altered or new)	<input type="checkbox"/> System Piping	<input type="checkbox"/> Fan Systems
<input type="checkbox"/> Mechanical Controls (existing to remain, altered or new)	<input type="checkbox"/> Cooling Towers	<input type="checkbox"/> Ductwork (existing to remain, altered or new)
<input type="checkbox"/> Chillers	<input checked="" type="checkbox"/> Ventilation	<input type="checkbox"/> Zonal Systems/ Terminal Boxes
<input type="checkbox"/> Boilers	<input type="checkbox"/>	<input type="checkbox"/>

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L. DISTRIBUTION (DUCTWORK and PIPING)

01	02	03	04	05	06	07	
System Name	XHP-48	System Design OA CFM Airflow ^a	450	System Design Transfer Air CFM	0	Air Filtration per 120.1(c) 141.0(b)(2) and 160.2(c)(2) ¹	
08	09	10	11	12	13	14	
Space Name or Item Tag	Occupancy Type ^d	Conditioned Floor Area (ft ²)	# of Shower heads/ toilets	# of people ^e	Required Min OA CFM	Required Min CFM	Provided per Design CFM
		Mechanical Ventilation Required per 120.1(c)(3) ² & 160.2(c)(3)			Exh. Vent per 120.1(c)(4) & 160.2(c)(4)		DCV or Sensor Controls per 120.1(d)(3), 120.1(d)(5), and 120.1(e)(3) ³ 160.2(c)(5) 160.2(c)(5E) 160.2(c)(5D)

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J. VENTILATION AND INDOOR AIR QUALITY

Reception	Reception area	209	31.35	DCV	NA: Not required per §120.1(d)(3)
17	Total System Required Min OA CFM	394.15	18	Ventilation for this System Complies?	Yes

K. TERMINAL BOX CONTROLS
This section does not apply to this project.

L. DISTRIBUTION (DUCTWORK and PIPING)
This table is used to show compliance with mandatory pipe insulation requirements found in 120.3 and mandatory requirements found in 120.4(i) for duct sealing.

01	02
Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be installed with a cover suitable for outdoor service. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space shall have a Class I or Class II vapor retarder. All penetrations and joints of which shall be sealed.	

Duct Leakage Testing
The answers to the questions below apply to the following duct systems: XHP-48 NR/ Common Use: Duct leakage testing shall not exceed 6% per NAT-5.3 required for these systems? No

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J. VENTILATION AND INDOOR AIR QUALITY

Retail	Retail sales	885	221.25	DCV	NA: Not required per §120.1(d)(3)
Receiving	Office space	122	18.3	Occ Sensor	NA: Continuously operated per §120.2(a)(3) exception NA: Not required per §120.1(d)(3)
Vault	Occupiable storage rooms for dry materials	59	8.85	DCV	NA: Not required per §120.1(d)(3)
Break Room	Break room	140	70	Occ Sensor	NA: Continuously operated per §120.2(a)(3) exception NA: Not required per §120.1(d)(3)
Halfway	Corridor	213	31.95	DCV	NA: Not required per §120.1(d)(3)
Office	Office space	83	12.45	Occ Sensor	NA: Continuously operated per §120.2(a)(3) exception NA: Not required per §120.1(d)(3)

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M. COOLING TOWERS
This section does not apply to this project.

N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
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. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCV/

Form/Title

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Jordan Kelly
Signature Date: 05/24/23
Address: 28439 RANCHO PKWY SUITE #120 LAKE FOREST, CA 92630
City/State/Zip: LAKE FOREST, CA 92630

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- 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 of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- 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 inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the permit applicant provides to the building owner at occupancy.

Responsible Designer Name: GARY ZHOU
Company: GMEP ENGINEERS
Address: 28439 RANCHO PKWY SUITE #120 LAKE FOREST, CA 92630
City/State/Zip: LAKE FOREST, CA 92630

Responsible Designer Signature: Gary Zhou
Signature Date: 05/24/23
Address: 28439 RANCHO PKWY SUITE #120 LAKE FOREST, CA 92630
City/State/Zip: LAKE FOREST, CA 92630

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O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
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Form/Title

Systems/Spaces To Be Field Verified

NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap.

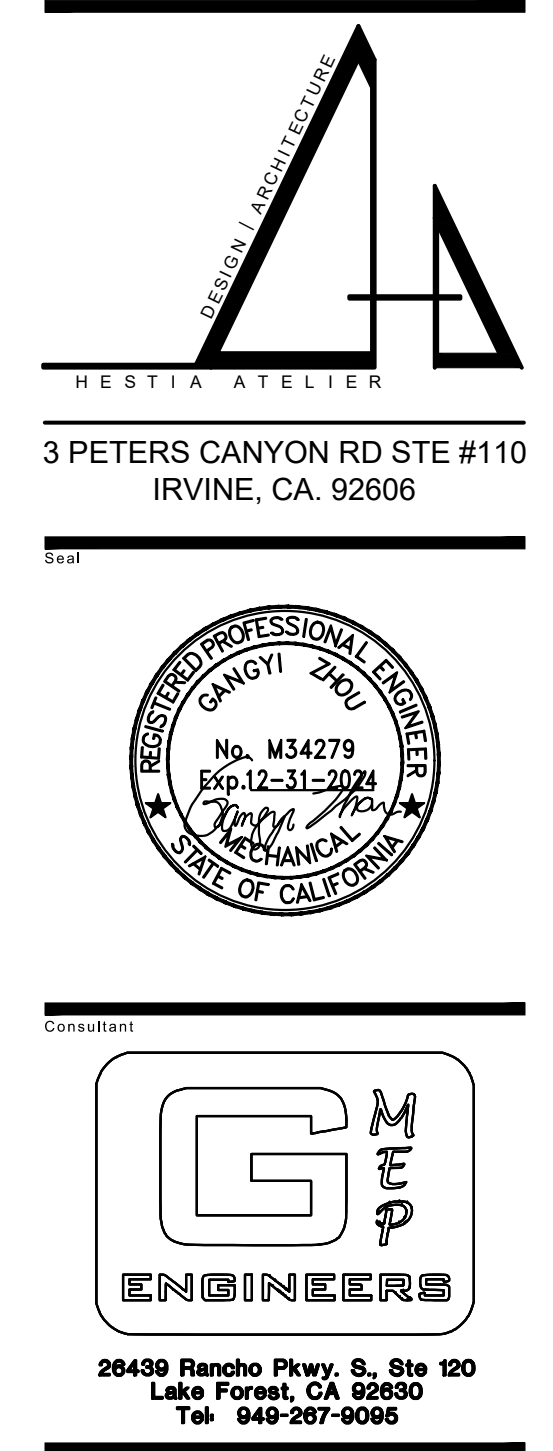
XHP-48

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION
There are no NRCV forms required for this project.

Q. MANDATORY MEASURES DOCUMENTATION LOCATION
This table is used to indicate where mandatory measures are documented in the plan set or construction documentation.

01	02
Compliance with Mandatory Measures documented through MCH Mandatory Measures Note Block	Plan sheet or construction document location
Yes	M-1.0

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

TITLE 24 FORMS

CUP NUMBER: PA-21-39
Plan Check Number: 2023-05-24 1st PC SUBMITTAL

T-24.0

HOT WATER CONSUMPTION & SIZING CALCULATIONS

PLUMBING FIXTURE HOT WATER USE				WATER HEATER STORAGE CAPACITY/SIZING:	
FIXTURE TYPE	QTY	UNIT HOT WATER (GPH)	TOTAL HOT WATER (GPH)	6PH MAX. POSS DEMAND	IO
HAND SINK	1	5	5	MINUS DISHWASHER 6PH	0
LAVATORY	1	5	5	6PH REMAINING	10
TOTAL HOT WATER (GPH)				DEMAND FACTOR	0.6
INSULATION TABLE FOR DOMESTIC HOT WATER PIPING				6PH	6
PIPE SIZE	< 1"	1" - 1-1/2"	2" & LARGER	PLUS DISHWASHER 6PH	0
INSULATION THICKNESS	1"	1-1/2"	2"	6PH MAXIMUM PORTABLE DEMAND	6
ALL INSULATION SHALL BE IWR VALUES OF 4.0 TO 4.6 & SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTION 118 E.E.S 25/50 SMOKE/FLAME SPREAD RATINGS.				STORAGE FACTOR	0.7
MINIMUM STORAGE CAPACITY IN GALLON REQUIRED:				MINIMUM STORAGE CAPACITY IN GALLON REQUIRED:	4.2
MINIMUM KW REQUIRED:				MINIMUM KW REQUIRED:	1,444
FACTORS CONSIDERED FOR THIS CALCULATION:					
ASHRAE HT. WATER = 0.23					
TEMP RISE (AVE) = 60 DEG					
THERMAL EFF. = 0.98					
1 KW=3,412 BTUS					
ELECTRIC HOT WATER SYSTEM:					
GPH X HT WATER X TEMP RISE					
BTUH= THERMAL EFFICIENCY					
=6PH X 1,444					
=2 KW					

TYPICAL WATER CALCULATIONS

COLD WATER	
STREET PRESSURE:	65PSI*
METER SIZE:	EXISTING METER
PIPE MATERIAL:	TYPE "L" COPPER
COLD WATER MAX. VEL. = 8 FPS; HOT WATER MAX. VEL. = 5FPS	
1. METER LOSS, PSI	0.5
2. 10FT STATIC LOSS, PSI	4.33
3. EXISTING BACKFLOW PREVENTER, PSI**	11
4. MINIMUM PRESSURE REQUIRED, PSI	25
5. TOTAL LOSSES, PSI (1 THRU 4)	40.83
6. WATER PRESSURE (MIN), PSI	65
7. PRESSURE AVAILABLE FOR FRICTION, PSI	24.17
8. ACTUAL LENGTH OF SYSTEM, FT	90
9. DEVELOPED LENGTH 130% OF ITEM 8	117
10. AVERAGE PRESSURE DROP, PSI/100FT	20.66
NOTE: *IF STREET PRESSURE EXCEEDS 80 PSI, A PRESSURE REDUCING VALVE IS TO BE INSTALLED TO REDUCE THE PRESSURE TO 80PSI.	
NOTE: **VERIFY IN FIELD. THE CALCULATION IS OVERSIZED BY CONSIDERING THE PRESSURE DROP OF THE BACKFLOW PREVENTER.	

FIXTURE SCHEDULE

ITEM	DESCRIPTION	MAKE/MODEL	TRAP	WASTE	VENT	COLD WATER	HOT WATER	REMARKS
WH-1	ELECTRIC TANK WATER HEATER	DEL-10 OR EQUAL	-	-	-	3/4"	3/4"	REFURBISH EXISTING 120V, 2KW, 10 GALLON, SINGLE PHASE, ELECTRIC TANK WATER HEATER. ALL APPROVAL EQUAL.
WC-1	WATER CLOSET, FLUSH TANK, ADA TYPE	KOHLER K-3810-0 OR EQUAL	-	4"	2"	3/4"	-	128 GPF. VERIFY W/ OWNER OR ARCHITECT FOR EXACT FIXTURE SPECIFICATION BEFORE PURCHASING FIXTURE
L-1	LAVATORY	KOHLER GREENVICH OR EQUAL	1-1/2"	2"	1-1/2"	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
S-1	BREAKROOM SINK	KOHLER K-1901-3 OR EQUAL	1-1/2"	2"	1-1/2"	3/4"	3/4"	KOHLER 6LEN FALLS TOP MOUNT/UNDER MOUNT UTILITY SINK W/ KOHLER K-10415-CP OR EQUAL SINGLE HOLE KITCHEN FAUCET WITH 1-1/8" SPOUT.
FD-1	FLOOR DRAIN	JR SMITH 2005 OR EQUAL	-	2"	2"	-	-	PROVIDE TRAP PRIMER
HBB-1	HOSE BIBB	WOODFORD B65 OR EQUAL	3/4"	-	-	-	-	RECESSED, KEYED HOSE BIBB WITH ANTI-SIPHON VACUUM BREAKER

*PLUMBING FIXTURES MUST COMPLY WITH GREEN BUILDING STANDARDS

FIXTURE UNIT CALCULATIONS

FIXTURE TYPE	QTY	DOMESTIC WATER				DRAINAGE	
		FIXTURE DEMAND	HOT DEMAND	TOTAL WATER DEMAND (WSFU)	TOTAL HOT WATER DEMAND	DFU	TOTAL
WATER CLOSET, FLUSH TANK	1	2.5	0.0	2.5	0.0	3	3
LAVATORY	1	1.0	1.0	1.0	1.0	1	1
HAND SINK	1	1.5	1.5	1.5	1.5	2	2
FLOOR DRAIN	1	0.0	0.0	0.0	0.0	2	2
TOTAL FIXTURE UNITS				5.0	2.5		8
EQUIVALENT WATER DEMAND IN GPM				5	3		
REQUIRED MINIMUM PIPE SIZE				3/4"	3/4"		4"

COPPER TYPE L PIPE SIZING CHART

FOR VELOCITY OF 8FPS (CW) AND 5FPS (HW); PRESSURE LOSS PER 100FT IN PSI=10.0

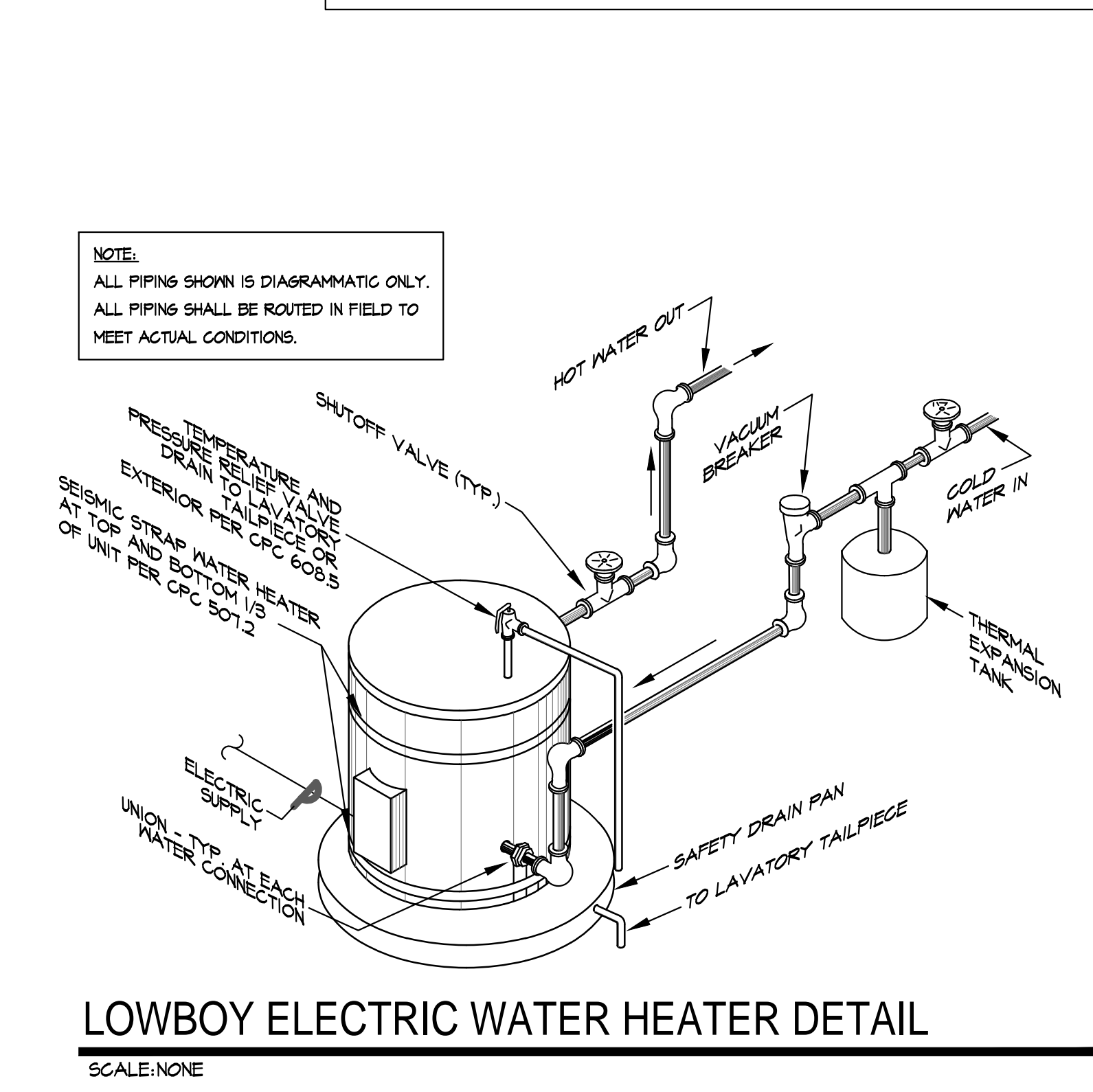
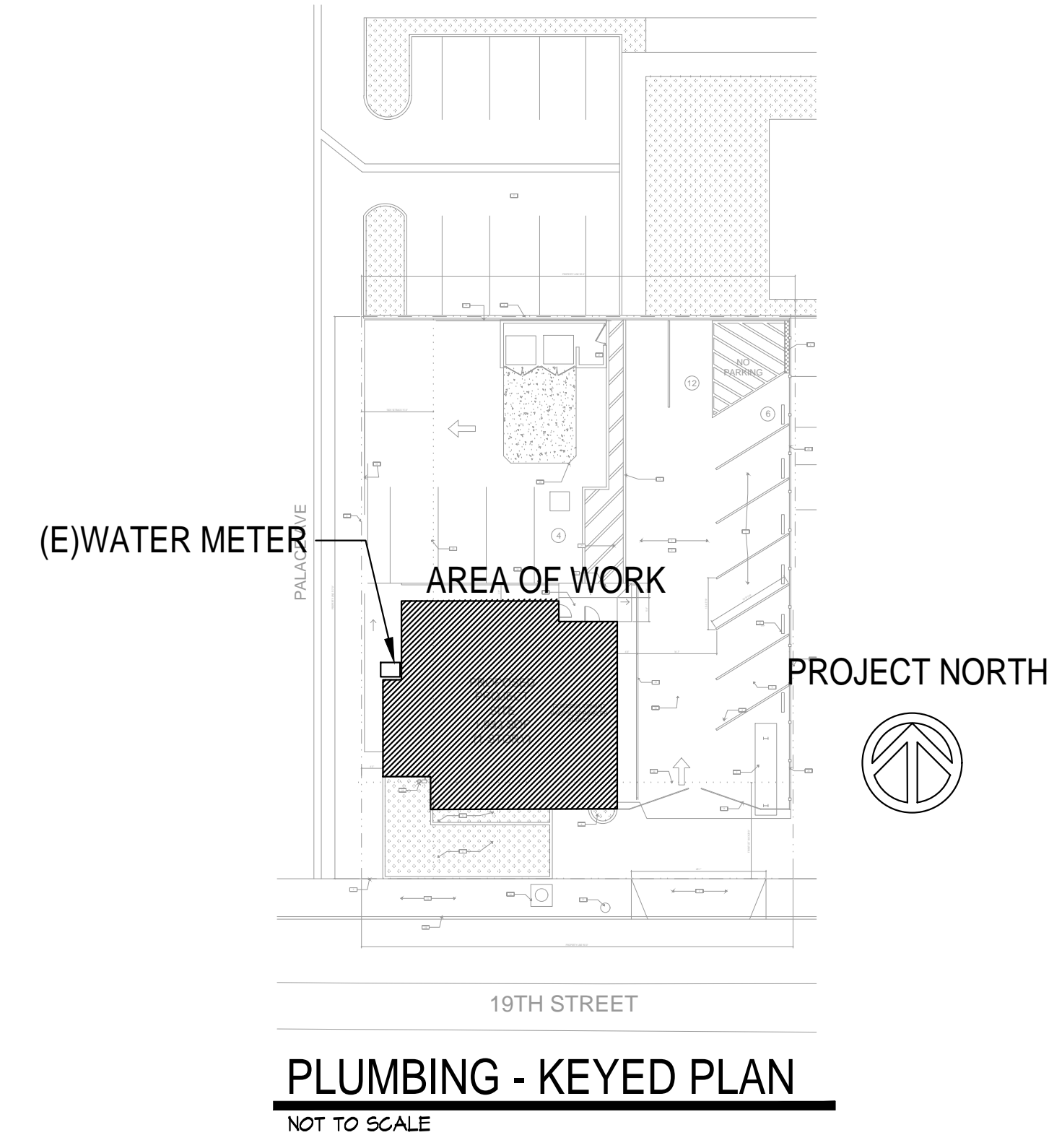
PIPE SIZE	COLD WATER			HOT WATER	
	TANK FU	F.V. FU	GPM	TANK FU	GPM
1/2"	3	-	3	3	3
3/4"	12	-	9	8	7
1"	28	-	19	16	12
1 1/4"	56	14	31	28	19
1 1/2"	103	35	44	46	27
2"	254	132	76	119	48
2 1/2"	455	329	115	245	74
3"	719	666	165	406	105
3 1/2"	1091	1091	220	585	140
4"	1668	1668	290	840	185

BASED ON CHART A 105.1(I) OF APPENDIX A IN THE CALIFORNIA PLUMBING CODE (CPC 2022)

- ### GENERAL PLUMBING NOTES
- EXISTING CONDITIONS ARE BASED ON LIMITED FIELD VERIFICATION. CONTRACTOR SHALL ADJUST TO ACTUAL FIELD CONDITIONS AT NO ADDITIONAL EXPENSE TO THE TENANT.
 - ALL CONTRACTORS SHALL REVIEW A COMPLETE SET OF CONSTRUCTION DOCUMENTS. PLUMBING CONTRACTOR SHOULD COORDINATE HIS WORK WITH ALL OTHER TRADES. THIS INCLUDES COORDINATING THE LOCATION AND SIZE OF ALL OPENINGS, LOCATIONS OF EQUIPMENT PAD, AND CHANGES OF ELEVATIONS.
 - CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH DEMOLITION RESPONSIBLE TO BIDDING AND START OF WORK. CONTRACTOR IS RESPONSIBLE ALL EXISTING AS REQUIRED FOR INSTALLATION/CONSTRUCTION OF NEW WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID. VERIFY LOCATION, ELEVATIONS, AND SIZES OF ALL EXISTING PLUMBING AND INFORM THE ARCHITECT OF ANY DISCREPANCIES. NO ADDITIONAL COMPENSATION WILL BE MADE FOR ANY EXTRAS DUE TO CONTRACTOR'S FAILURE TO VISIT THE JOB SITE AND/OR PREDETERMINE ALL EXISTING CONDITIONS BEFORE SUBMITTING HIS BID. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR RESOLUTION. NO EXCEPTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL UTILITY RUNS UNDERGROUND AND ABOVE GROUND PIPING AND/OR OTHER IMPROVEMENTS LOCATED ON THE PREMISES. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL COSTS RELATING TO THE RELOCATION OF, DAMAGE TO, REPAIR OF ANY EXISTING UTILITY RUNS AND/OR IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF WORK IN OR AROUND THE PREMISES.
 - REFER TO ARCHITECTURAL DRAWINGS FOR EXACT SPECIFICATIONS, LOCATIONS AND MOUNTING HEIGHTS OF ALL PLUMBING FIXTURES. NO EXCEPTION.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE ACCURATE AS-BUILT DRAWINGS DURING CONSTRUCTION AND SUBMIT FOR APPROVAL UPON COMPLETION OF INSTALLATION.
 - CONTRACTOR SHALL FINISH ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION AND SERVICES REQUIRED FOR COMPLETING THE WORK. ALL MATERIALS AND WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS AND MEET THE APPROVAL OF STATE & LOCAL JURISDICTION.
 - WATER HEATER SHALL BE CERTIFIED BY THE MANUFACTURER AND MUST COMPLY WITH THE EFFICIENCY STANDARDS OF THE CALIFORNIA ENERGY COMMISSION, 2022 EDITION.
 - ALL HOT WATER PIPING SHALL BE INSULATED WITH ARMSTRONG "ARMAFLEX" INSULATION PER SECTION 604.12 OF THE 2022 PLUMBING CODE AND TABLE 1203-A, SECTION 1203 OF THE 2022 CALIFORNIA ENERGY CODE.
 - CONTRACTOR SHALL VERIFY WATER PRESSURE CONDITIONS AT THE PROJECT SITE. CONTRACTOR SHALL PROVIDE INSTALL A PRESSURE REGULATOR WHERE THE SUPPLY PRESSURE EXCEEDS 80 PSI.
 - ALL PIPING SHALL BE SUPPORTED AT INTERVAL NOT TO EXCEED THOSE SHOWN IN CPC TABLE 913.3
 - ALL POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, SUCH AS HOSE BIBBS, AND MOP SINKS ARE TO BE PROVIDED WITH A BACKFLOW/ANTI-SIPHON DEVICE.
 - ALL CONCEALED PIPING SHALL BE INSTALLED PER CALIFORNIA PLUMBING CODE 2022. NO EXCEPTION.
 - LAVATORIES IN PUBLIC RESTROOMS SHALL NOT BE LIMITED TO 0.56PFM
 - ALL FAUCETS SHALL COMPLY WITH CALIFORNIA PROPOSITION 65 AND SHALL BE CERTIFIED TO NSF STANDARD 61 SECTION 4 FOR DRINKING WATER COMPONENTS.
 - ALL REQUIRED CLEANOUTS SHALL BE INSTALLED AS PER SEC. 707.0 & 714.0 OF THE 2022 CALIFORNIA PLUMBING CODE.
 - 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.
 - NEW WATER CLOSET AND ASSOCIATED FLUSHMETER VALVES SHALL BE NO MORE THAN 128 GALLONS PER FLUSH AND SHALL MEET THE AMERICAN STANDARDS INSTITUTE STANDARD A112.14.2 H+S CODE, SECTION 11421.9(B).
 - NEW URINALS AND ASSOCIATED FLUSHMETER VALVES SHALL BE NO MORE THAN 0.125 GALLONS PER FLUSH AND SHALL MEET THE AMERICAN STANDARDS INSTITUTE STANDARD A112.14.2 H+S CODE, SECTION 11421.9(B).
 - 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.
 - SLOPE ALL CONDENSATE DRAIN LINES AT 1% AND SLOPE ALL SEWER PIPING MINIMUM OF 2%.
 - WASTE & VENT PIPING MATERIAL: SHALL BE ABS/PVC OR AB#1 SERVICE WEIGHT CAST IRON NO-HUB SOIL PIPE AND FITTINGS WITH NO-HUB CLAMPS. MUST CONFORM TO GPM STANDARD 301.041 & 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 ALLOWED BY LOCAL AUTHORITY HAVING JURISDICTION.
 - WRAP ALL IRON AND COPPER PIPE AND FITTINGS BELOW SLAB OR GRADE WITH 8 MIL POLYETHYLENE WRAP AND 6" MINIMUM ENVELOPE OF CLEAN SAND. ALL LEAD PIPE IN ACCORDANCE WITH NSF/ANWA STANDARD G105/A21.5-82.
 - WATER PIPE SHALL BE TYPE "L" ABOVE GRADE, HARD DRAWN COPPER TUBING, WITH WROUGHT COPPER FITTINGS, SOLDER ALL JOINTS WITH LEAD-FREE SOLDER.
 - CONDENSATE DRAIN PIPE SHALL BE TYPE "DWV" HARD DRAWN COPPER TUBING WITH WROUGHT COPPER FITTINGS, 50-50 SOLDERED JOINTS. INSULATE ALL CONDENSATE DRAIN PIPING WITHIN BUILDING INTERIOR.
 - NEW OR REPAIRED PORTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHODS IN CPC 2022 604.10. NO EXCEPTION.
 - CONTRACTOR TO PROVIDE THERMOSTATIC MIXING VALVES FOR PUBLIC-USE LAVATORIES TO LIMIT TEMPERATURE TO A MAXIMUM OF 120 DEGREES FAHRENHEIT (2022 CPC 407.5).
 - 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.
 - THIS PROJECT MUST COMPLY WITH THE CALIFORNIA PLUMBING CODE 2022.

PIPING SYMBOLS

SYMBOL	MEANING	SYMBOL	MEANING
---	DOMESTIC COLD WATER	⊠	FLOOR SINK
----	DOMESTIC HOT WATER	⊕	FLOOR CLEANOUT
----	DOMESTIC H.V. CIRCULATING	⊖	WALL CLEANOUT
----	SANITARY SEWER	⊙	FLOOR DRAIN
----	VENT PIPING	⊗	GAS COCK
----	STORM DRAIN PIPING	⊘	PLUMBING FIXTURE
----	GREASE WASTE	⊙	CONNECT TO EXISTING
----	GAS	⊗	SHUT-OFF VALVE
----	CONDENSATE DRAIN	⊘	RECIRCULATION PUMP
----		⊖	PIPE GAP
----		⊙	PIPE ELBOW DOWN
----		⊗	PIPE ELBOW UP



3 PETERS CANYON RD STE #110
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20498 Rancho Pkwy. S. Ste 120
Lake Forest, CA 92850
Tel. 949-267-9095

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

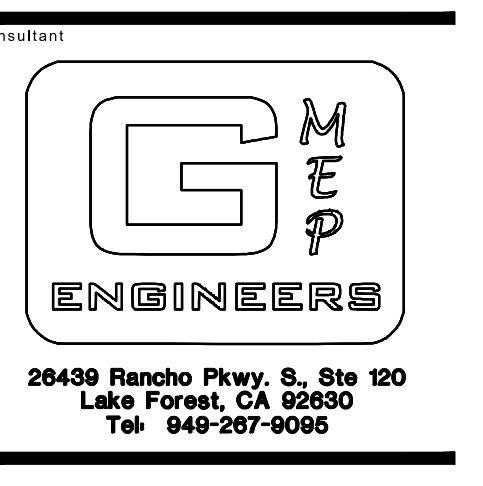
PLUMBING GENERAL NOTES

CUP NUMBER: PA-21-39
Plan Check Number:
2023-05-24 1st PC SUBMITTAL

P-1.0



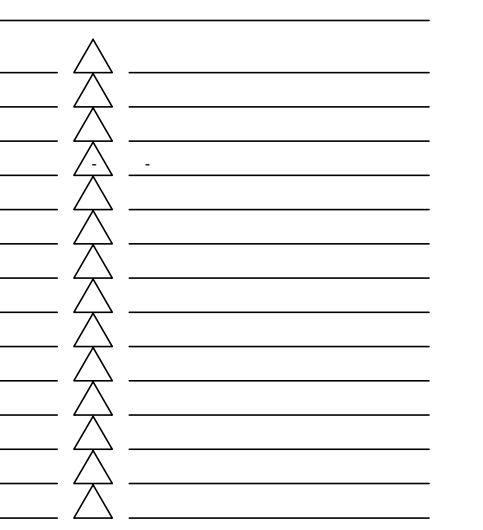
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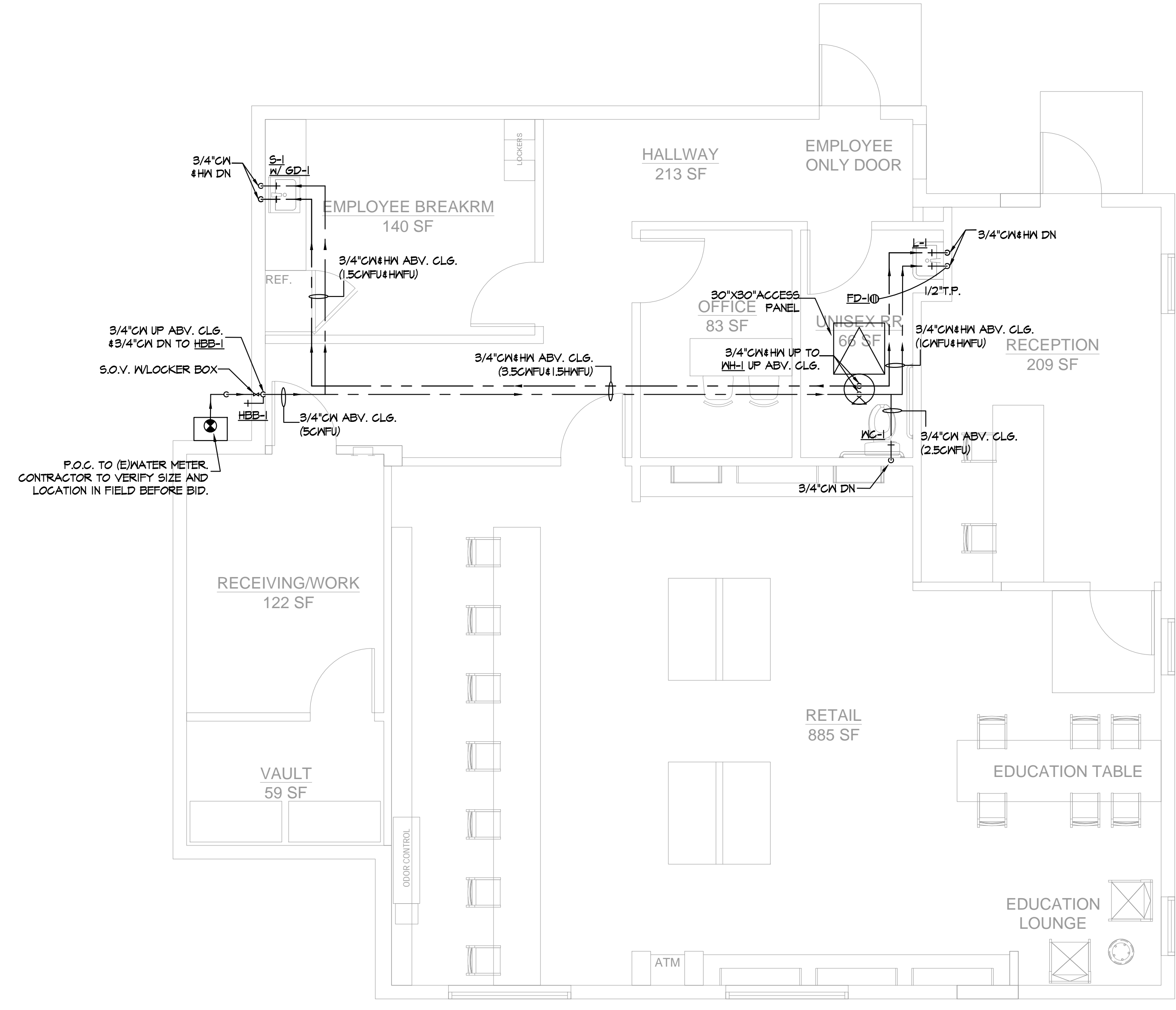
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770 W. 19TH STREET
COSTA MESA, CA 92627

**PLUMBING
COLD/HOT WATER &
WASTEWATER**

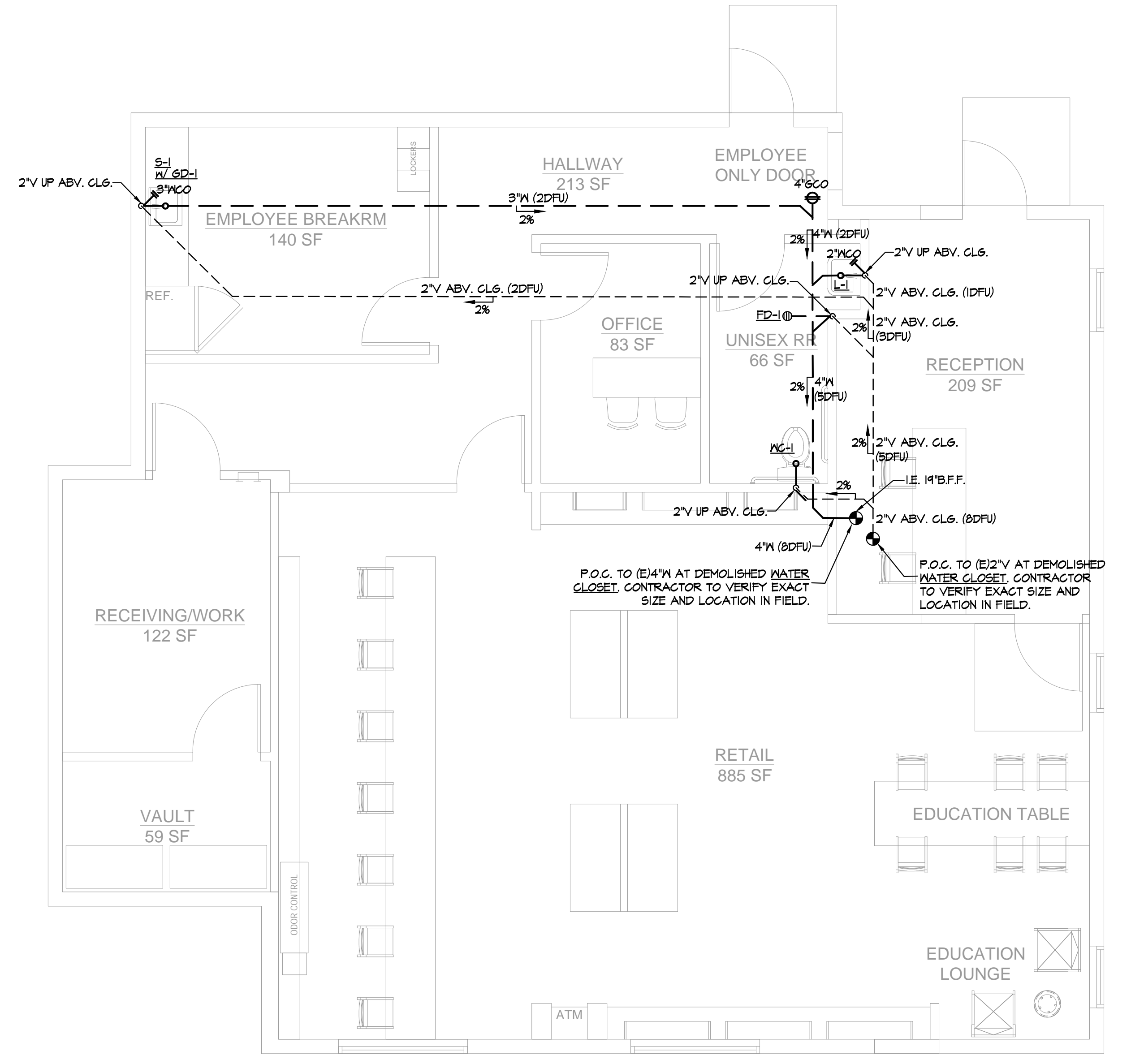
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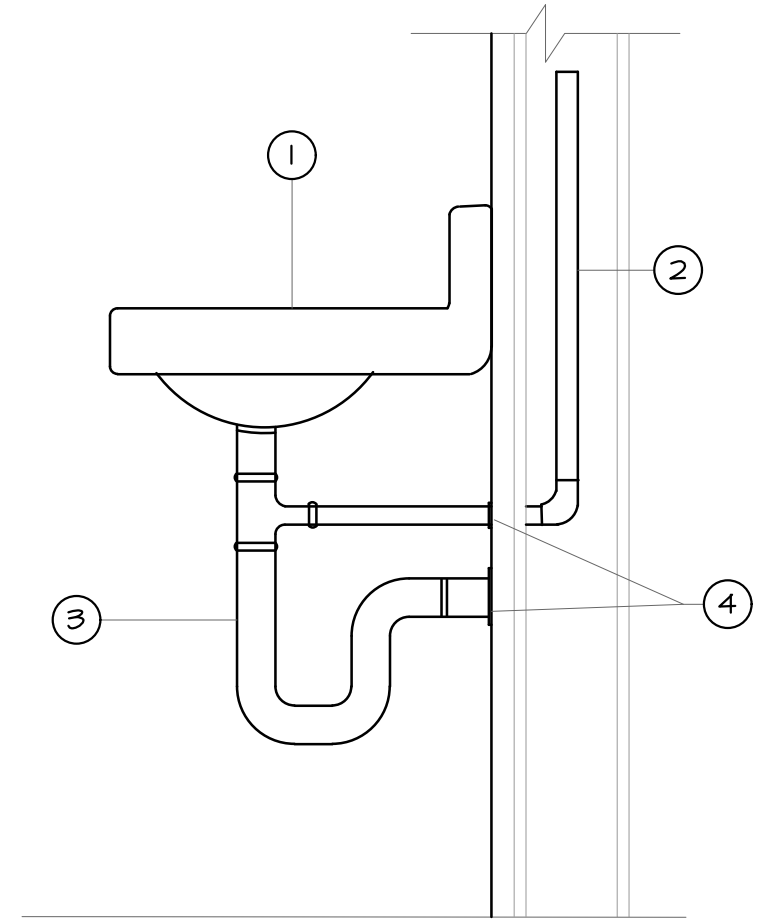
P-2.0



PLUMBING - COLD/HOT WATER
SCALE: 1/4"=1'-0"

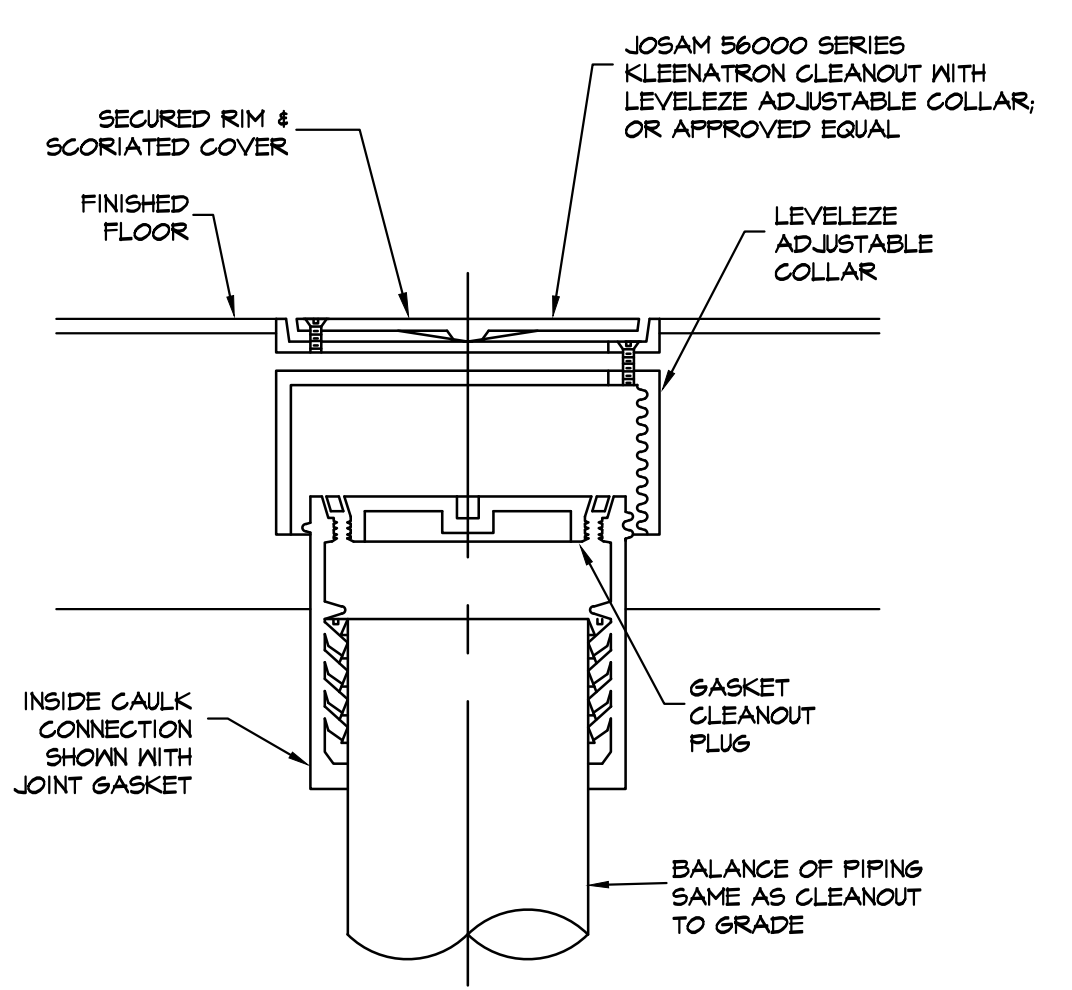


PLUMBING - WASTE & VENT
SCALE: 1/4"=1'-0"

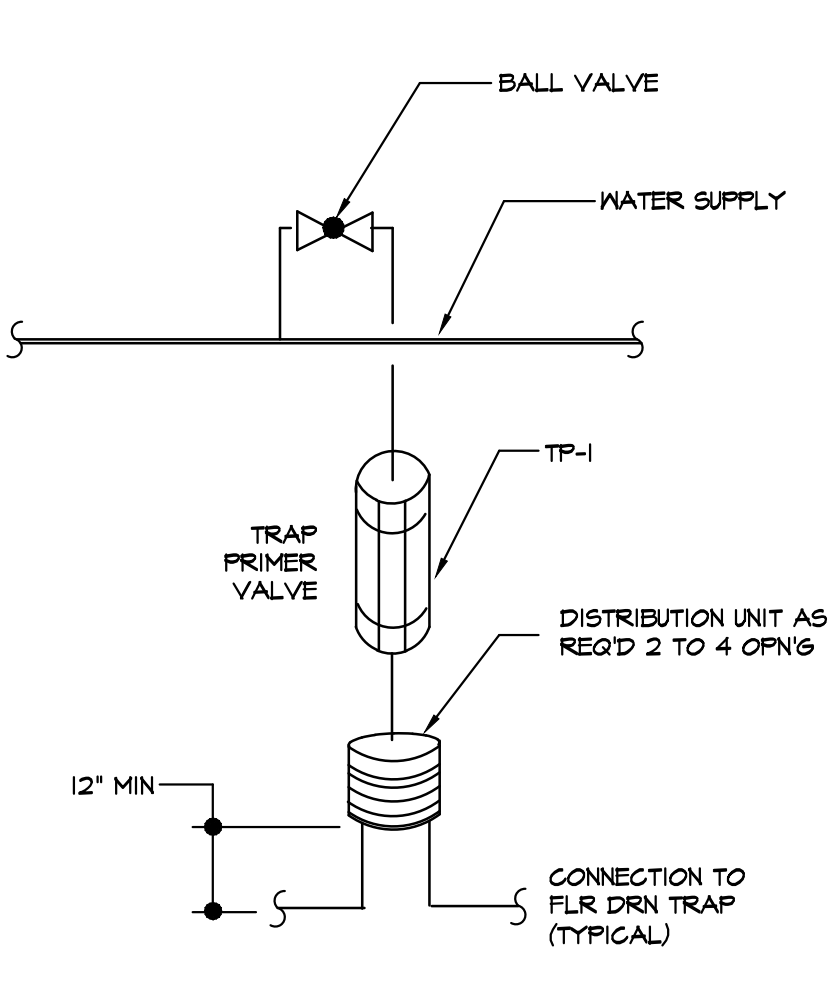


- KEYED NOTES:**
- ① LAVATORY OR SINK
 - ② 3/4" CONDENSATE PIPE
 - ③ P-TRAP
 - ④ ESCUTCHEON PLATE
- NOTE:**
SEE ARCHITECT'S DRAWING FOR HANDICAP REQUIREMENTS

PRIMARY CONDENSATE TERMINATION DETAIL
SCALE: NONE



TYPICAL FLOOR CLEANOUT
SCALE: NONE



TYPICAL TRAP PRIMER DETAIL
SCALE: NONE

LIGHTING FIXTURE SCHEDULE										
MARK	LEGEND	VOLT	COUNT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
A II	○	120	43	RECESSED	RECESSED DOWN LIGHT LED	NEW FOCAL POINT	FLC3DT4-RO-900L-120-1G-LC3T4-RO	LED	11	OR APPROVED EQUAL
B 2	⊕	120	5	PENDANT	DECORATIVE PENDANT LIGHT	Y LIGHTING	TLA2085664	LED	2	OR APPROVED EQUAL
EM 12	⚡	120	6	SURFACE	EMERGENCY LIGHTING W/ 90 MINUTE BATTERY PACK	LITHONIA	ELM6	LED	12	OR APPROVED EQUAL
X 3	⊗	120	5	SURFACE	EXIT SIGN W/ 90 MINUTE BATTERY PACK	LITHONIA	LHQM	LED	5	OR APPROVED EQUAL

NOTES:
 1) VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.
 2) LIGHTING ABOVE FOOD OR UTENSILS SHALL BE SHATTERPROOF.

- ### ELECTRICAL WIRING METHODS
- FOR UNDERGROUND AND EXPOSED UP TO +5'-0", OR DAMP LOCATION, THE CONDUIT SHALL BE RIGID STEEL GALVANIZED IMC. NO RUNNING THREADS ARE PERMITTED.
 - GALVANIZED EMT SHALL BE USED IN DRY CONCEALED LOCATIONS AND EXPOSED ABOVE +5'-0". EMT CONNECTORS SHALL BE WATERTIGHT COMPRESSION TYPE.
 - GALVANIZED FLEXIBLE CONDUIT SHALL BE USED ONLY FOR MOTOR AND FIXTURE CONNECTIONS IN LENGTHS NOT TO EXCEED 6'.
 - CONDUITS PENETRATING THE ROOF SHALL BE FLASHED AND COUNTER FLASHED.
 - PVC SCHEDULE 40 MAY BE USED UNDER FLOOR SLABS OR UNDERGROUND WITH GROUND WIRE. PVC UNDERGROUND TO HAVE 24 INCH COVER.
 - SERVICE CONDUITS SHALL BE PVC SCHEDULE 40 OR AS SPECIFIED BY UTILITY COMPANIES.
 - INSTALL FITTINGS, SPECIAL DEVICES AND MATERIAL, WHICH MAY BE REQUIRED FOR THE PROPER INSTALLATION OF THE CONDUIT SYSTEM.
 - REFER TO NEC 300.5 FOR UNDERGROUND INSTALLATION REQUIREMENTS AND DETAILS; NEC 300.6 FOR CORROSION AND DETERIORATION AREAS.

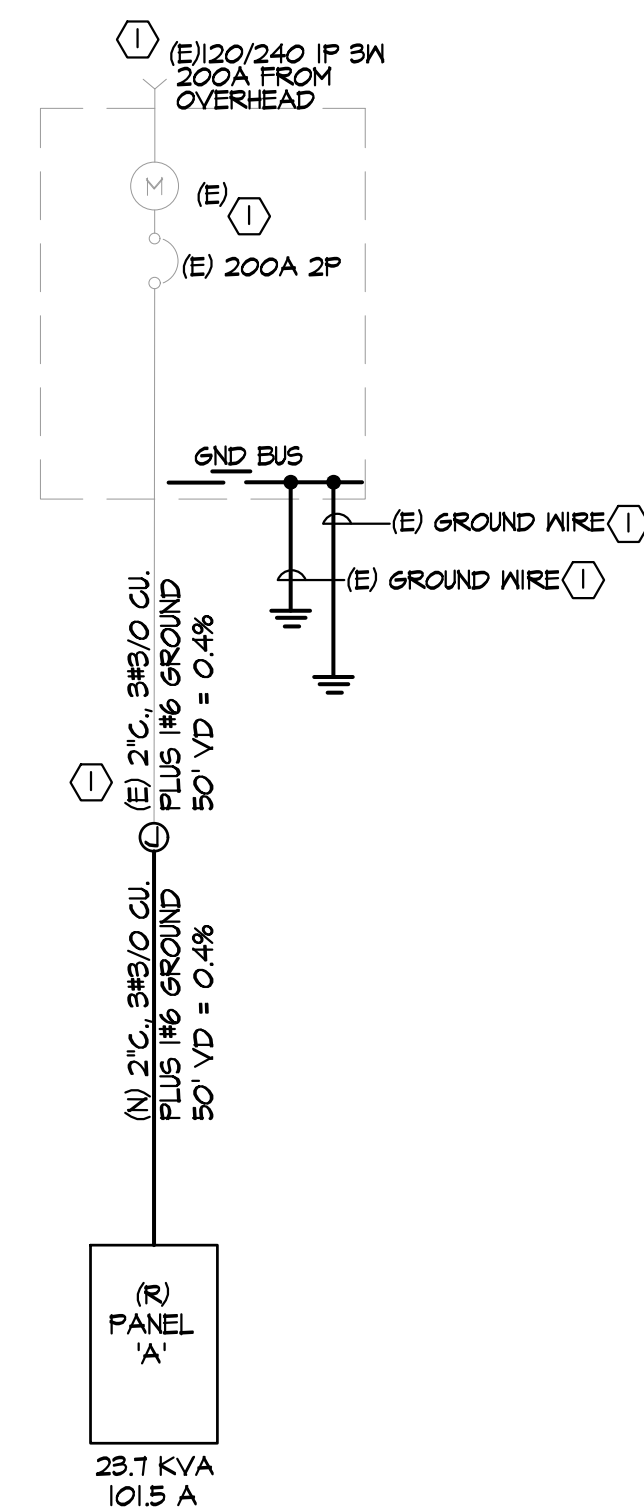
- ### LIGHTING FIXTURE NOTES
- ALL EQUIPMENTS MUST BE UL LISTED. NO EXCEPTION.
 - AUTO-RESETTING THERMAL PROTECTION MUST BE PROVIDED WHEREAS RECESSED INCANDESCENT LIGHTING FIXTURES ARE INSTALLED IN GYFBOARD CEILING.
 - PROVIDE UL LISTED THERMAL BARRIER WHEREAS LIGHTING FIXTURES IN CONTACT WITH INSULATION. OR PROVIDE 3" MINIMUM CLEARANCE.
 - WHEN LIGHTING FIXTURES ARE INSTALLED IN FIRE RATED CEILING OR WALLS, AN APPROVED FIRE RESISTIVE MANNER CONSISTENT WITH FIRE RATING OF CEILING OR WALLS MUST BE PROVIDED. NO EXCEPTION.
 - REFER TO LATEST ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LIGHTING FIXTURE LOCATIONS.
 - 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 GROUNDING CONDUCTOR IF ANY.
 - LIGHTING STANDARDS REQUIRE A SEPARATE PERMIT. ALL SIGN REQUIRE SEPARATE PERMITS AND APPROVALS ALSO. NO EXCEPTION.

- ### SINGLE-LINE DIAGRAM GENERAL NOTES
- ALL CONDUCTORS SHALL BE COPPER AS FOLLOWS:
 #12 AWG AND SMALLER - SOLID, TH
 #10 AWG AND LARGER - STRANDED, THHN, THHN OR XHHN
 ALL CONDUCTORS SIZES ARE BASED ON 75°C TEMPERATURE RATING (NEC 2020 TABLE 310.16)
 - 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.
 - MOTOR CIRCUIT PROTECTORS SHALL NOT BE A PART OF A SERIES COMBINATION INTERRUPTING RATING.
 - SERIES COMBINATION AIC RATING SHALL NOT BE USED WHEN THE SECONDARY EQUIPMENT IN THE SERIES IS SUBJECT TO A TOTAL CONNECTED FULL LOAD MOTOR CURRENT OF MORE THAN 1% OF ITS AIC RATING.
 - 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.
 - FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.
 - ELECTRICAL EQUIPMENT SHALL BE LISTED BY THE CITY, WHERE THE PROJECT IS LOCATED, RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
 - 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 250.45

- ### SINGLE DIAGRAM KEYED NOTES
- 1 SERVICE FOR BUILDING IS BEING RELOCATED FROM DEMOLISHED BUILDING. CONTRACTOR TO CONFIRM WITH POWER COMPANY FOR WORK PRIOR TO METER.
 - 2 3/4" x 1/8" 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 3/4" x 1/8" GND. TO BUILDING FOOTER/FOUNDATION REINFORCING STEEL.

ELECTRICAL SINGLE LINE

SCALE: NONE



- ### CAUTION
- SHEP ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY ELECTRICAL CHANGE ORDERS THAT MAY OCCUR SHOULD FINAL BIDS AND/OR CONSTRUCTION BASED ON THESE DOCUMENTS BE STARTED PRIOR TO ELECTRICAL PLAN CHECK APPROVAL.
- 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 UL LISTED AND INSTALLED ACCORDING TO THE LISTING.
- CONDUCTORS:
 ALL CONDUCTORS SHALL BE COPPER AS FOLLOWS:
 #12 AWG AND SMALLER - SOLID, TH
 #10 AWG AND LARGER - STRANDED, THHN, THHN OR XHHN
 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 TO BE USED BY THE OCCUPANT SHALL BE LOCATED NO LESS THAN 15". [ADA ACCESSIBILITY GUIDELINES 4.27.3]
 b) RECEPTACLE OUTLETS SHALL BE LOCATED ABOVE, BUT NOT MORE THAN 20 IN. 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 SHOW ALL DEVICES WHICH MAY BE 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'S FAILURE 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 PLUMBING DRAWINGS FOR ADDITIONAL NOTES, SPECIFICATIONS, DETAILS, CONTROLS, ETC. REPORT TO ARCHITECTURE IMMEDIATELY IF ANY CONFLICTS OCCUR BETWEEN THE DRAWINGS AND INCLUDE ALL COST PER ARCHITECTURE'S CLARIFICATION IN BASE BID. THIS REQUIREMENT WILL BE STRICTLY ENFORCED. NO CHANGE ORDERS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PERFORM THIS FUNCTION.

- ### DEMOLITION NOTES
- 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 THE WORK IS DONE, THE ENTIRE ELECTRICAL INSTALLATION, EXISTING AND NEW, IS IN COMPLETE OPERATING CONDITION.
 - 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.
 - EXISTING MATERIAL TO REMAIN UPON COMPLETION IS INDICATED ON DRAWINGS AS EXISTING. FEEDERS (CONDUIT AND WIRES) ARE EXISTING TO THEIR RESPECTIVE SOURCE, ALTHOUGH NOT INDICATED ON THE DRAWINGS. TEMPORARY 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 OUTLET BOX IS TO REMAIN.
 - REMOVE ALL EXISTING ABANDONED FEEDERS (CONDUITS AND WIRES) BACK TO PANEL BOARDS. LABEL NEW PANEL DIRECTORY AS "SPARE".
 - MAINTAIN CONTINUITY OF ALL ELECTRICAL SYSTEMS, EQUIPMENT, ETC., FED BY ABANDONED OUTLET. THEY SHOULD BE IN OPERATION AFTER THE WORK IS DONE. MAINTAINING CONTINUITY SHALL CONSIST OF RE-ROUTING OF CONDUIT AND WIRING, AS REQUIRED TO SUIT THE EXISTING CONDITIONS.
 - DASHED J-BOX DENOTES APPROXIMATE LOCATION OF EXISTING BOXES IN ACCESSIBLE CEILING SPACE. ALL CONDUIT SHOWN FROM J-BOX IS NEW UNLESS SHOWN OTHERWISE AS DASHED. REFER TO ELECTRICAL SYMBOL LIST.
 - 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/1P CIRCUIT. NO EXCEPTION.
 - CAREFULLY REVIEW ARCHITECT'S DEMO DRAWINGS FOR LOCATION OF WALLS BEING REMOVED UNDER THIS SCOPE OF THIS WORK AND REMOVE ALL FEEDERS (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
- 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.
 - 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.
 - IF THERE IS ANY DEVIATION FROM THE CIRCUITRY SHOWN, PROVIDE AS-BUILT DRAWINGS INDICATING SUCH.
 - 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.
 - 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.

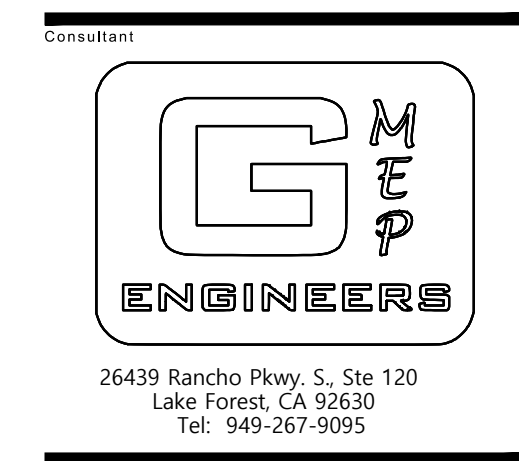
ELECTRICAL SYMBOL LIST

SYMBOL	DESCRIPTION
SECTION 1. SYMBOLS FOR CONDUITS	
←	HOMERUN TO PANEL OR EQUIPMENT AS NOTED
—	CONDUIT RUN CONCEALED IN WALL OR ABOVE FINISHED CEILING OR AS NOTED BRANCH CIRCUIT, 2#12 IN 1/2" CONDUIT OR AS NOTED OR SYMBOLIZED AS: ——— 1/2" C.-3 #12 ——— 3/4" C.-6 #12 ——— 1/2" C.-4#12 ——— 3/4" C.-7 #12 ——— 3/4" C.-5#12 ——— 3/4" C.-8#12
----	CONDUIT IN OR UNDER SURFACE AS NOTED, 3/4" MINIMUM SIZE.
—/—	CONDUIT RUN WITH EQUIPMENT GROUNDING CONDUCTOR, SAME SIZE AS CIRCUIT CONDUCTORS, OR AS NOTED.
—/—/—	CONDUIT RUN WITH ISOLATED GROUNDING CONDUCTOR, SAME SIZE AS CIRCUIT CONDUCTORS, OR AS NOTED.
—EM—	CONDUIT WITH EMERGENCY CIRCUIT
—X—	EXISTING CONDUIT TO REMAIN.
—R—	EXISTING CONDUIT TO BE REMOVED.
SECTION 2. EQUIPMENTS	
Ⓐ	ELECTRICAL PANELBOARD, FLUSH OR SURFACE MOUNTED AS INDICATED LETTERED BALLOON INDICATES DESIGNATION
ⓐ	JUNCTION BOX, ABOVE CEILING, OR AS REQUIRED TO SUIT THE APPLICATION
ⓑ	APPROXIMATE LOCATION OF EXISTING J-BOX IN ACCESSIBLE CEILING SPACE
△	DATA OUTLET IN WALL +18" OR AS NOTED. SINGLE GANG OUTLET BOX WITH 3/4" CONDUIT AND PULL WIRE TO ACCESSIBLE CEILING SPACE.
▲	COMBINATION TELE/DATE OUTLET BOX, +18" OR AS NOTED. SINGLE GANG OUTLET WITH 3/4" CONDUIT AND PULL WIRE TO ACCESSIBLE CEILING SPACE.
Ⓢ	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
□	FUSED DISCONNECT SWITCH, SIZE AND FUSED AS NOTED ON PLAN
\$	SINGLE POLE SWITCH, +42" OR AS NOTED
H	WALL MOUNTED DIMMER, 1000 WATT RATING OR AS NOTED. HEIGHT MOUNTING +42" A.F.F. OR AS NOTED.
H/O.S.	WALL MOUNTED DIMMER W/ OCCUPANCY SENSOR, LUTRON MAESTRO OR APPROVED EQUAL, HEIGHT MOUNTING +42" A.F.F. OR AS NOTED.
SECTION 3. RECEPTACLES	
Ⓢ	DUPLEX RECEPTACLE FLUSH IN FLOOR BOX WITH DUPLEX HINGE COVERS
Ⓢ	DUPLEX RECEPTACLE IN WALL 120V, 20AMPS, +18" A.F.F, 3" ABOVE COUNTER OR AS NOTED.
Ⓢ	TWO-GANG DUPLEX RECEPTACLE (QUADPLEX) IN WALL, +18" A.F.F OR AS NOTED
ⓈGFI	GFI DUPLEX RECEPTACLE IN WALL, +42" A.F.F OR AS NOTED
Ⓢ	DUPLEX RECEPTACLE (20 AMP) +18" OR AS NOTED (ON A SEPARATE CIRCUIT)
Ⓢ	SPECIAL RECEPTACLE NEMA TYPE AS DESIGNATED, +18" OR AS NOTED
Ⓢ	FLUSH POKE THRU COMBINATION TELE/DATE AND DUPLEX
Ⓢ	DUPLEX PLUS RECEPTACLE, 120V, 20A, SHADED SIDE INDICATES "ISOLATED GROUND" TYPE DUPLEX RECEPTACLE, 18" A.F.F, 3" ABOVE COUNTER OR AS NOTED, DEVICE TO BE "ORANGE" IN COLOR.
SECTION 4. SENSORS	
Ⓢ	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

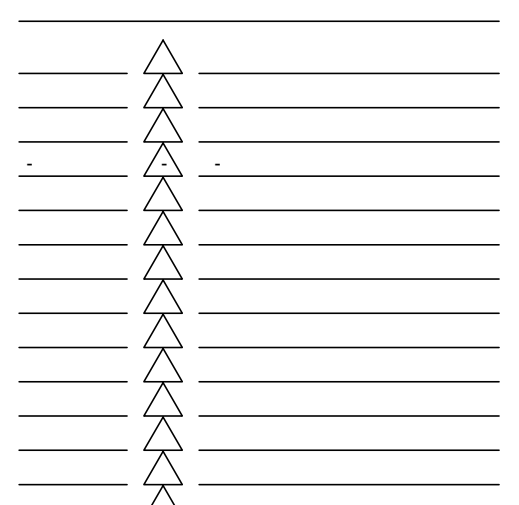
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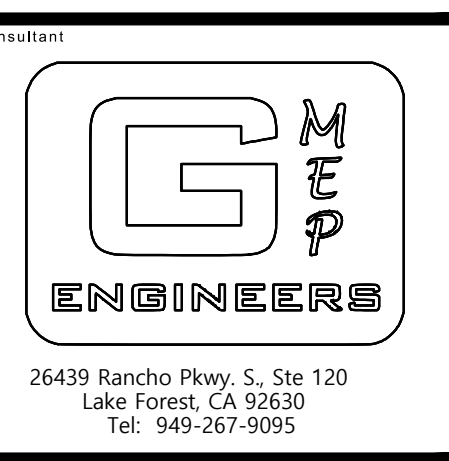
NEBRINA
 770 W. 19TH STREET
 COSTA MESA, CA 92627

ELECTRICAL GENERAL NOTES & SINGLE LINE

CUP NUMBER: PA-21-39
 Plan Check Number:
 2023-05-24 1st PC SUBMITTAL



E-1.0



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

ELECTRICAL LIGHTING PLAN

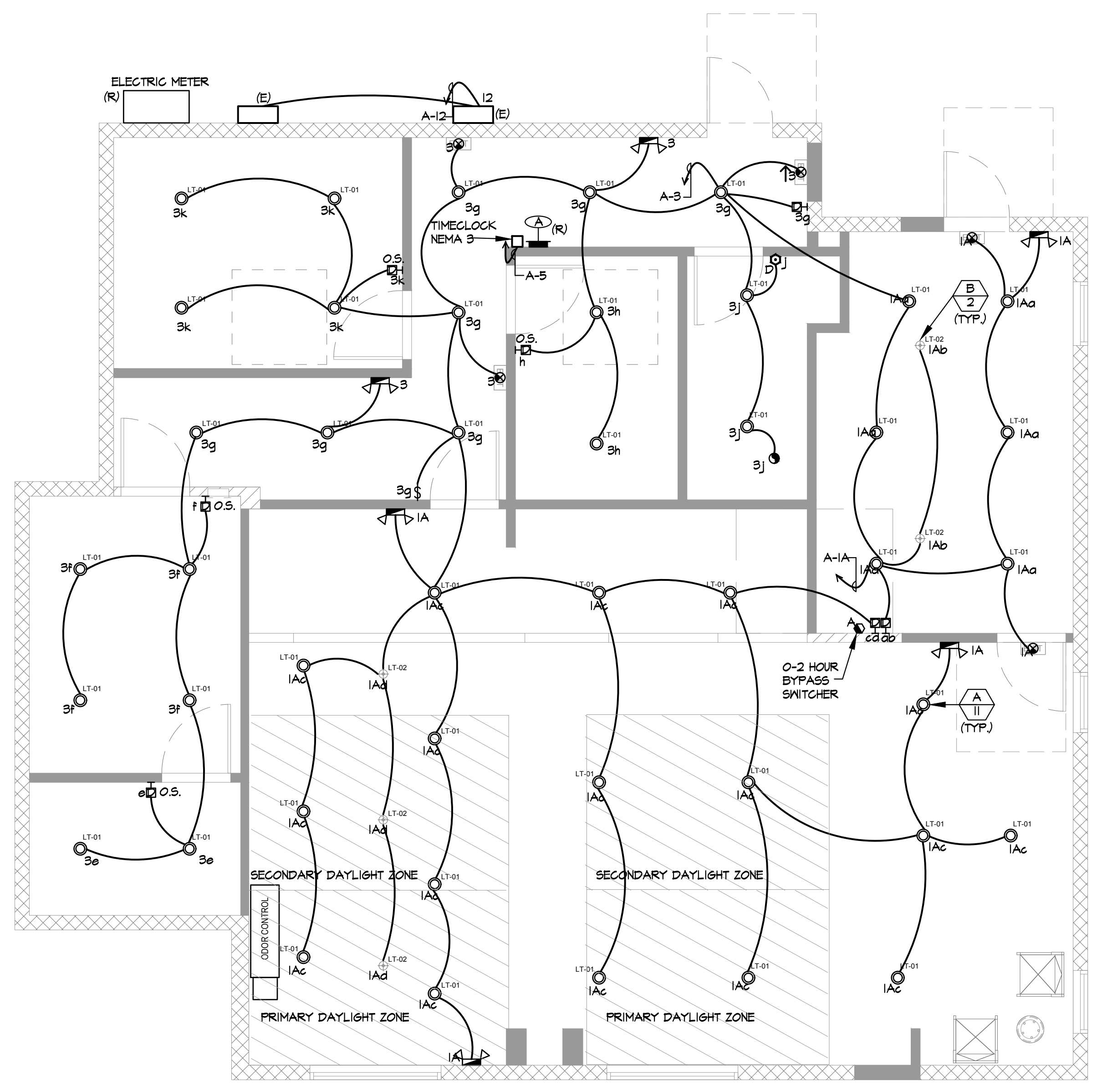
CUP NUMBER: PA-21-39
Plan Check Number:
2023-05-24 1st PC SUBMITTAL



E-2.0

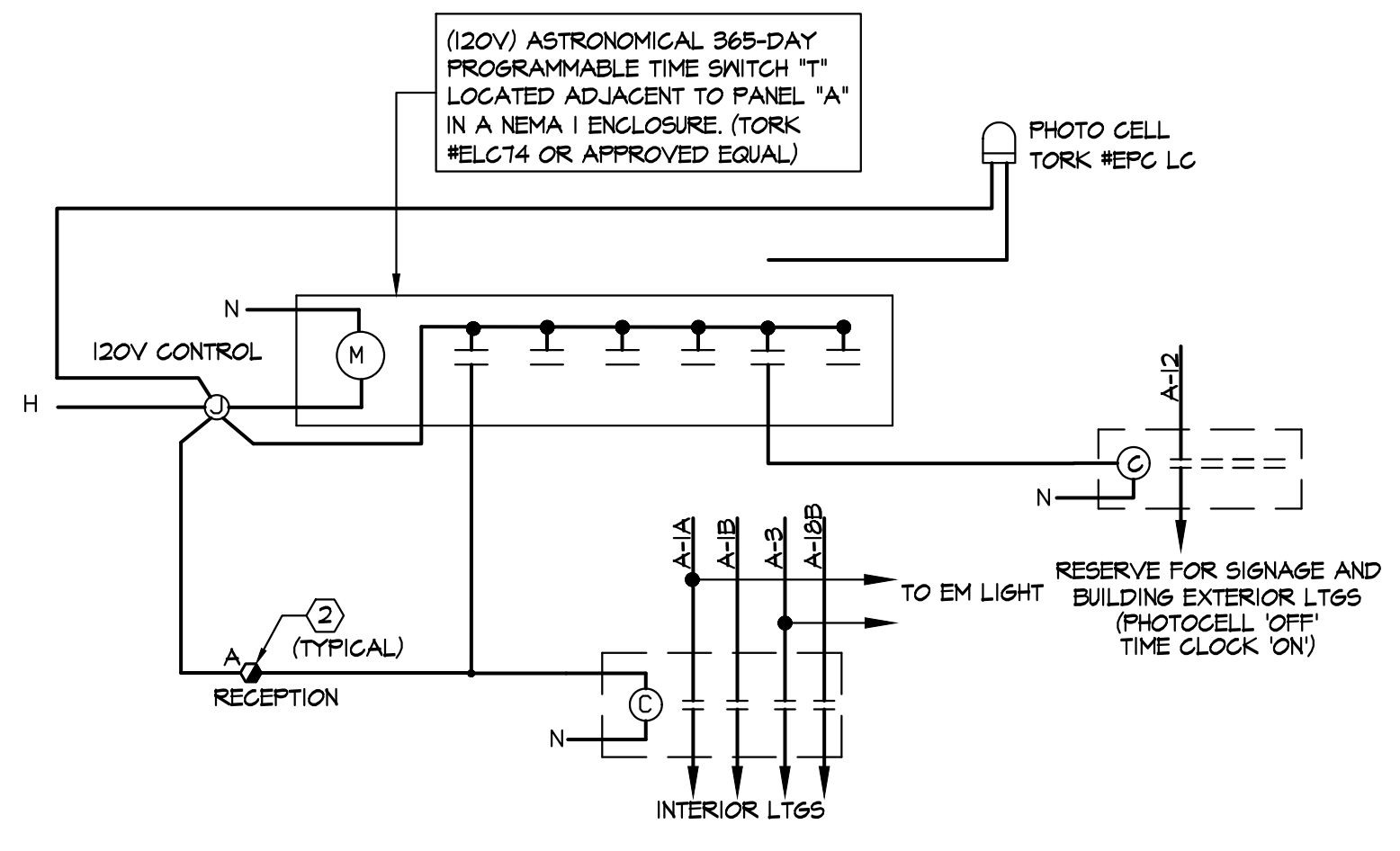
ELECTRICAL LIGHTING KEYED NOTES

① EXCEPTION 1 TO SECTION 180.1(D): LUMINARIES IN DAYLIGHT ZONES IN RETAIL MERCHANDISE SALES AND WHOLESALERS SHOWROOM AREAS ARE EXEMPTED FROM DAYLIGHTING CONTROLS.



ELECTRICAL LIGHTING PLAN

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

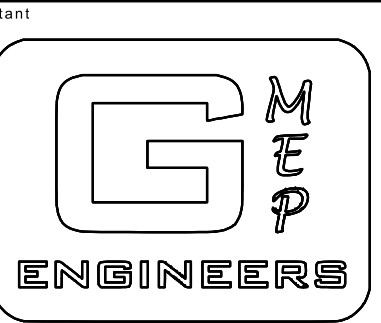


LIGHTING CONTROL KEYED NOTES

- ① ELECTRICALLY HELD REMOTE CONTROL LIGHTING CONTACTOR WITH QUANTITY OF POLES INDICATED. PROVIDE 120V COIL AND MOUNT IN RELAY CABINET. ASCO #411 SERIES OR SQUARE D #8403 SERIES, TYPICAL, U.N.O.
- ② 0-2 HOUR BY-PASS TIME SWITCH (TORK #LC15M SERIES). REFER TO LIGHTING PLAN FOR LOCATIONS. VERIFY WITH OWNER/ARCHITECT BEFORE ROUGH-IN.
- ③ PROVIDE A WALL MOUNTED, NEMA 1 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 FRICING.
- ④ ASTRONOMICAL TIME CLOCK AND OVERRIDE SWITCH CONTROL CIRCUIT MUST BE ON THE SAME DEDICATED CIRCUIT. NO EXCEPTION.

AFTERHOUR LIGHTING CONTROL DIAGRAM

SCALE: NONE

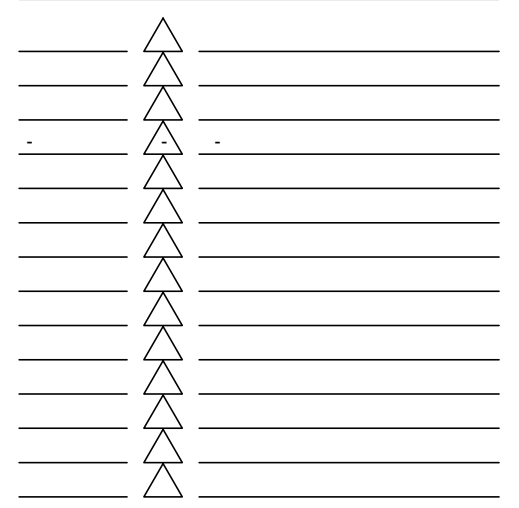


26439 Rancho Plow, S. Ste 120
Lake Forest, CA 92650
Tel: 949-267-9095

NEBRINA
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COSTA MESA, CA 92627

**ELECTRICAL
POWER PLAN**

CUP NUMBER: PA-21-39
Plan Check Number:
2023-05-24 1st PC SUBMITTAL



E-2.1

ELECTRICAL POWER KEYED NOTES

- ① PROVIDE RECEPTACLE WITH CONTROLS. REFER TO ELECTRICAL CONTROLLED DETAILS ON E-2.1.
- ② PROVIDE 20A/1P J-BOX WITH DISCONNECT MEANS FOR SIGN.

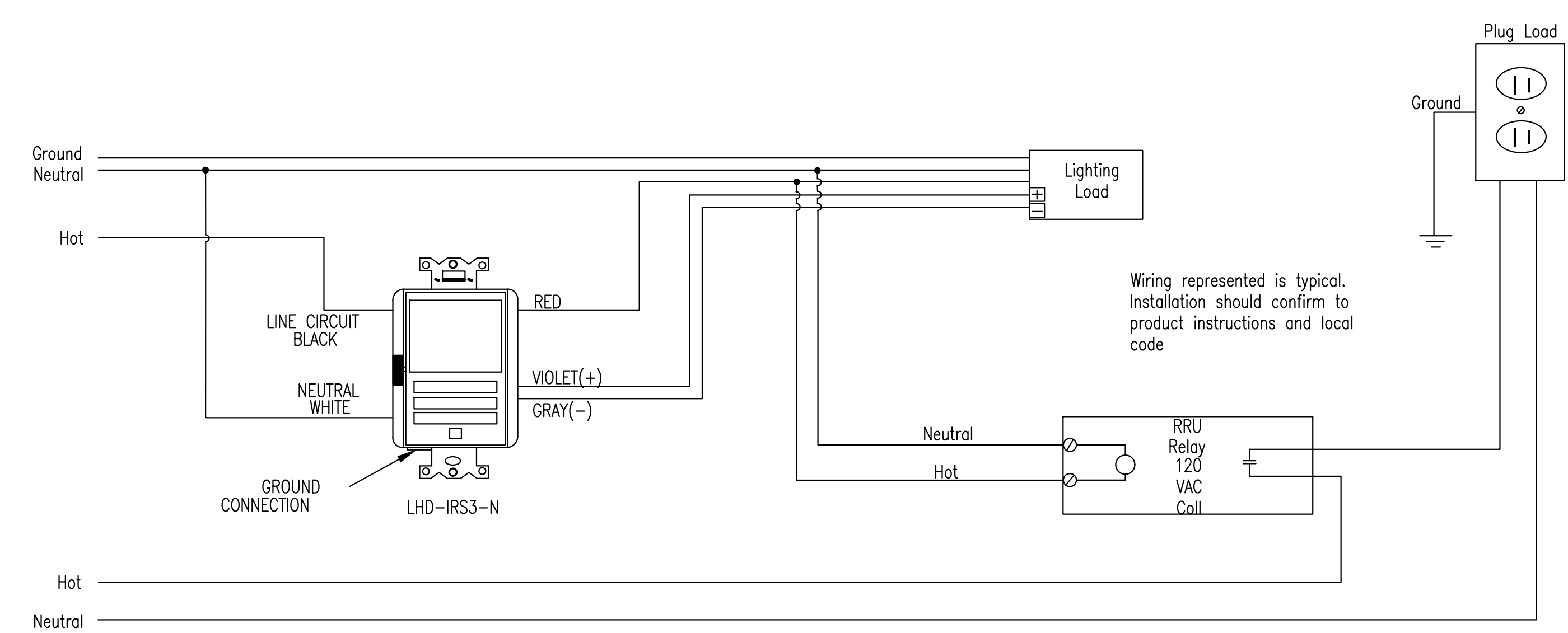
ELECTRICAL POWER GENERAL NOTES

- I. GROUNDING OF RECEPTABLES, 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 RECEPTABLES 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.

(RELOCATED PANEL)

DESCRIPTION	VOLTAMPS		LOCATION MAIN (AMP)		CORRIDOR M.L.O.		BUS RATING		225 AMPS		120/240 V 1 Ø 3 W		DESCRIPTION
	VA	VB	LA	LB	LA	LB	VA	VB	VA	VB	VA	VB	
BACK AREA LIT	500												RECEIVING/VAULT 1
RECEPTION/RETAIL LGT	500												RECEIVING/VAULT 2
TIMECLOCK NEMA 1	400												RETAIL REC 1
WATER HEATER REC	2000												ATM REC
SHOW WINDOW REC	2400												RETAIL REC 2
OFFICE REC	540												EXTERIOR LIGHTING
BREAKROOM REC	1080												(E)XHP-48
REFRIGERATOR	1200												RECEPTION REC
ROOF REC	180												ATM LGT
GARBAGE DISPOSAL	1200												RETAIL REC 3
BREAKROOM REC	180												
SUB-TOTAL			VA = 12184 VA				VB = 11564 VA						
TOTAL CONNECTED VA	= 23748												
LCL @ 125 %	= 0												
TOTAL OTHER LOAD	= 0												
PANEL LOAD	= 23.7 KVA												
FEEDER AMPS	= 101.5 A												

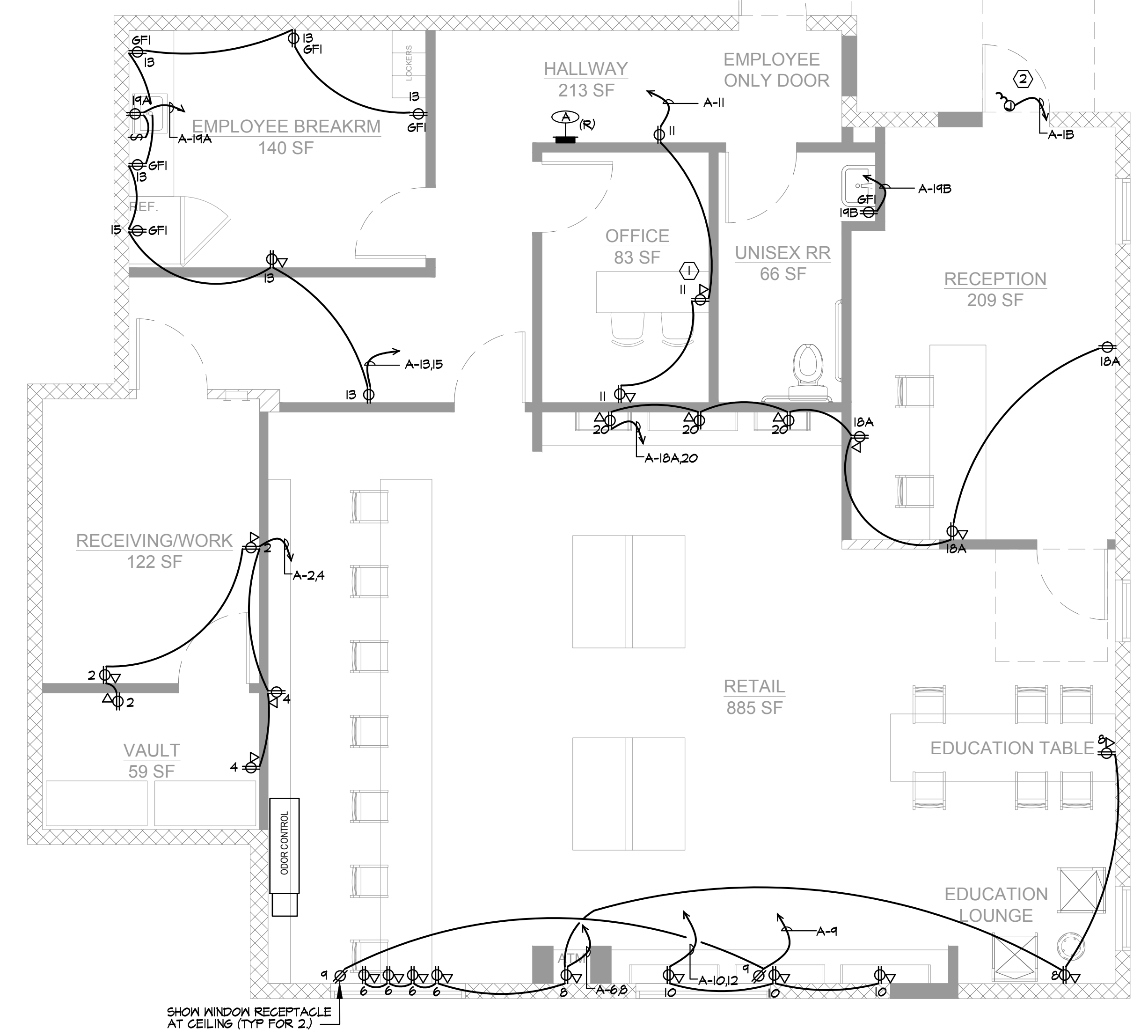
NOTES: ① DENOTES EXISTING CIRCUIT BREAKER TO REMAIN; ALL OTHERS ARE NEW TO MATCH EXISTING.



- Notes:**
1. The LHD-IRS3 sensor requires a Neutral.
 2. The RRU120 is shown. If 277v is being used for the lighting please use the RRU227 relay

ELECTRICAL CONTROLLED DETAILS

SCALE: NONE

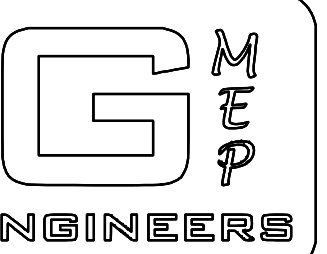
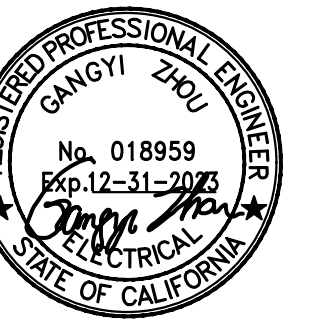


ELECTRICAL POWER PLAN

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



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



26439 Rancho Pkwy, S. Ste 120
Lake Forest, CA 92650
Tel: 949-267-9095

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

**ELECTRICAL ATTIC
& ROOF POWER PLAN**

CUP NUMBER: PA-21-39
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Revision list area with arrows pointing up.

E-2.2

ELECTRICAL ROOF KEYED NOTES

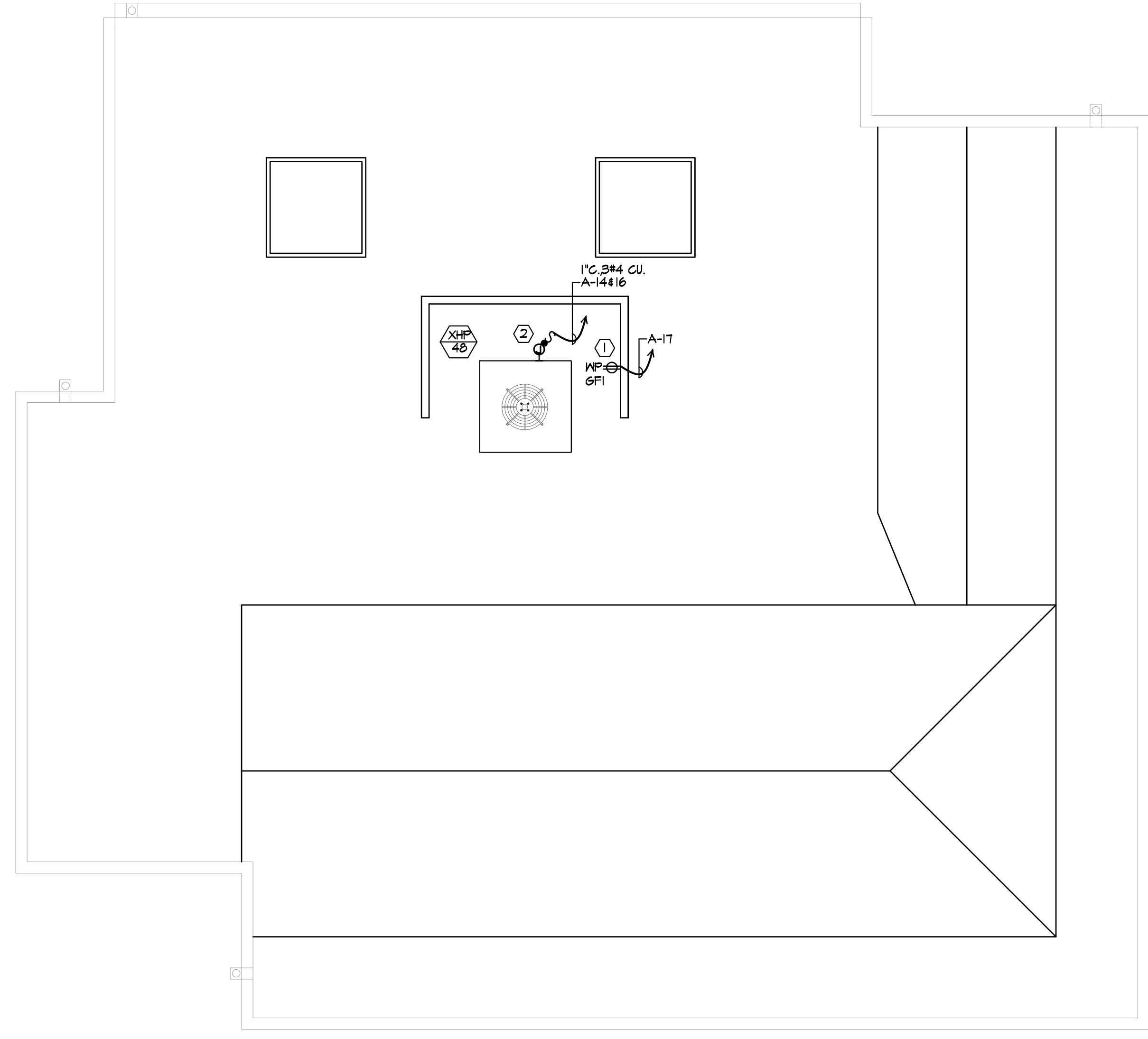
- ① VERIFY EXISTING ROOF W.P. G.F.I. SERVICE RECEPTACLES IS WITHIN 25 FEET OF ROOFTOP EQUIPMENT PER CODE. NOTIFY ENGINEER IF ANY DISCREPANCY OCCURS.
- ② VERIFY J-BOX WITH 60A/2P MOTOR RATED SWITCH FOR CONNECTION TO HP-48. NOTIFY ENGINEER IF ANY DISCREPANCY OCCURS.

GENERAL ELECTRICAL ROOF NOTES

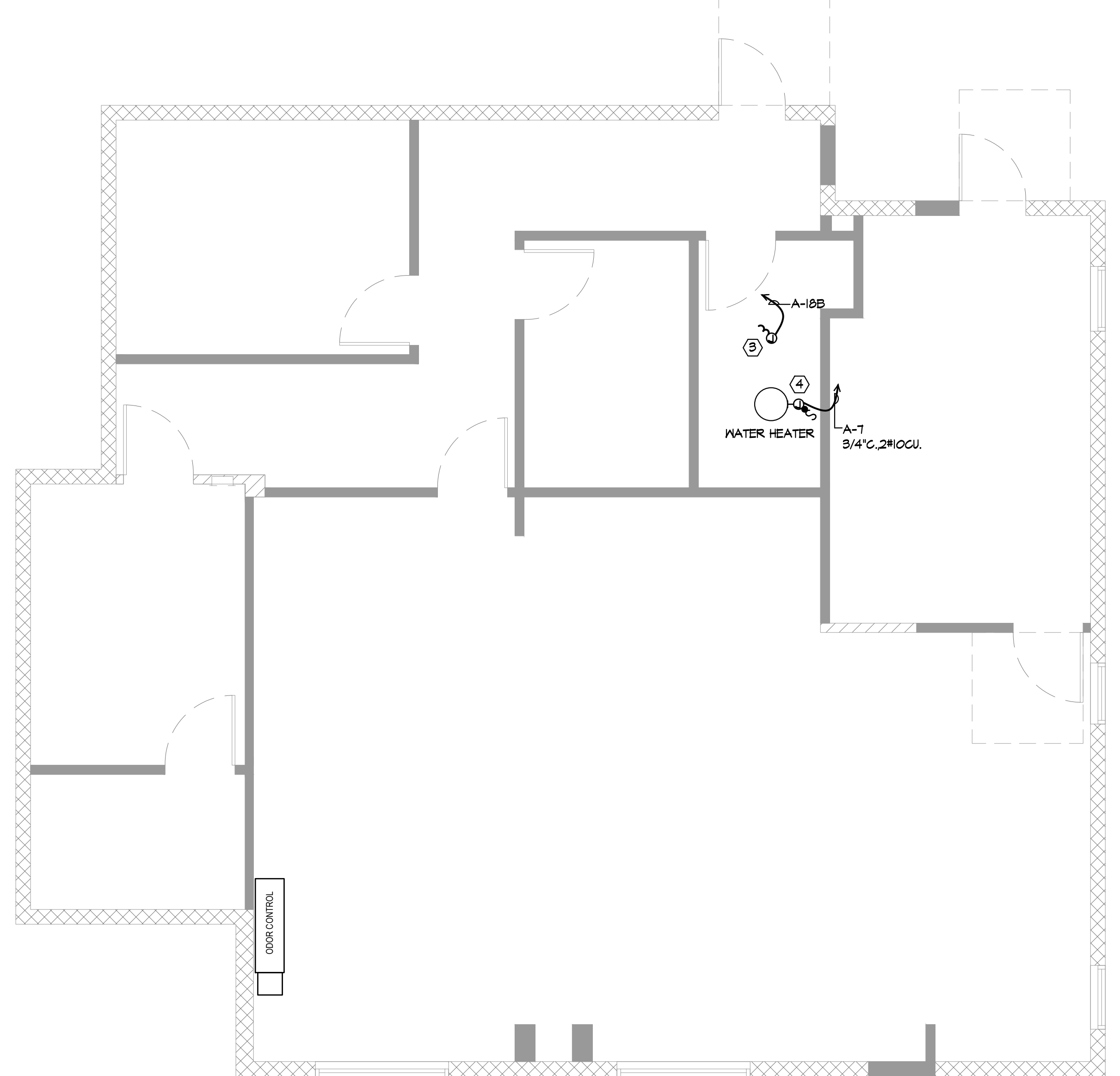
- a) REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL DETAILS AND REQUIREMENTS ABOUT ALL HVAC EQUIPMENTS ON ROOF. PROVIDE ALL NECESSARY ELECTRICAL DEVICES FOR A COMPLETE AND OPERATIONAL SYSTEM.
- b) ALL EQUIPMENT AND ENCLOSURE FOR ELECTRICAL DEVICES ON ROOF MUST BE WEATHERPROOF.
- c) REFER TO EQUIPMENT NAME 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 STRUCTURE 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 KEYED NOTES

- ③ PROVIDE J-BOX WITH 20A/1P FOR LIGHTING IN ATTIC.
- ④ PROVIDE J-BOX WITH 30A/1P MOTOR RATED SWITCH FOR CONNECTION TO WATER HEATER.



ELECTRICAL ROOF POWER PLAN
SCALE: 1/4"=1'-0"



ELECTRICAL ATTIC POWER PLAN
SCALE: 1/4"=1'-0"

STATE OF CALIFORNIA
CALIFORNIA ENERGY COMMISSION
Indoor Lighting
CERTIFICATE OF COMPLIANCE NRCC-LTI-E
Project Name: 23-453 Nebrina Costa Mesa Report Page: (Page 3 of 8)
Date Prepared: 2023-05-23T14:36:24-04:00

F. INDOOR LIGHTING FIXTURE SCHEDULE
This table includes all planned permanent and portable lighting other than dwelling unit/hotel/motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces									
01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change ¹	Watts per luminaire ²	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector Pass/Fail
A	RECESSED DOWN LIGHT LED	No	NA	11	Mfr. Spec	43	No	473	<input type="checkbox"/>
B	DECORATIVE PENDANT LIGHT	No	NA	2	Mfr. Spec	5	No	10	<input type="checkbox"/>
Total Designed Watts: CONDITIONED SPACES									483

¹FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)2D is adjusted to be 75%/80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.
²Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.

G. MODULAR LIGHTING SYSTEMS
This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)
This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls		
01	02	03
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C	Field Inspector Pass/Fail
NA < 4,000W subject to multilevel	Whole Building Auto Time Switch	<input type="checkbox"/>

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220101
Documentation Software: Energy Code Ace
Compliance ID: 110024-0523-0002 Report Generated: 2023-05-23 11:36:27

STATE OF CALIFORNIA
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Indoor Lighting
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P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))
This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS
This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS
This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)
This section does not apply to this project.

T. DWELLING UNIT LIGHTING
This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online.
Form/Title: NRCC-LTI-E - Must be submitted for all buildings

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220101
Documentation Software: Energy Code Ace
Compliance ID: 110024-0523-0002 Report Generated: 2023-05-23 11:36:27

STATE OF CALIFORNIA
CALIFORNIA ENERGY COMMISSION
Indoor Lighting
CERTIFICATE OF COMPLIANCE NRCC-LTI-E
Project Name: 23-453 Nebrina Costa Mesa Report Page: (Page 2 of 8)
Date Prepared: 2023-05-23T14:36:24-04:00

C. COMPLIANCE RESULTS
If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 / 170.2(e)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)					Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)			Compliance Results
	01	02	03	04	05	06	07	08	
	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(e)4	Area Category Additional 140.6(c)3 / 170.2(e)4B	Tailored 140.6(c)3 / 170.2(e)4B (+)	Total Allowed (Watts)	Total Designed (Watts)	PAF Lighting Control Credits 140.6(a)2 / 170.2(e)1B (-)	Total Adjusted (Watts) *Includes Adjustments	
	(See Table I)	(See Table I)	(See Table J)	(See Table K)	= 1,068	≥ 483	= 483	05 must be >= 08 140.6 / 170.2(e)	
Conditioned	1,068				= 1,068	≥ 483	= 483	COMPLIES	
Unconditioned					=	≥	=	COMPLIES	

Controls Compliance (See Table H for Details) COMPLIES
Rated Power Reduction Compliance (See Table Q for Details) COMPLIES

D. EXCEPTIONAL CONDITIONS
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220101
Documentation Software: Energy Code Ace
Compliance ID: 110024-0523-0002 Report Generated: 2023-05-23 11:36:27

STATE OF CALIFORNIA
CALIFORNIA ENERGY COMMISSION
Indoor Lighting
CERTIFICATE OF COMPLIANCE NRCC-LTI-E
Project Name: 23-453 Nebrina Costa Mesa Report Page: (Page 5 of 8)
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I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

RECEPTION	Main Entry Lobby	0.7	209	146.3	No	No
OFFICE	Office (<=250 square feet)	0.65	404	262.6	No	No
RETAIL	Classroom, Lecture, or Training Vocational	0.6	885	531	No	No
HALLWAY	Corridor	0.4	213	85.2	No	No
TOTALS:			1,777	1,068	See Tables J, or P for detail	

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM
This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE
This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY
This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING
This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS
This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE
This section does not apply to this project.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220101
Documentation Software: Energy Code Ace
Compliance ID: 110024-0523-0002 Report Generated: 2023-05-23 11:36:27

STATE OF CALIFORNIA
CALIFORNIA ENERGY COMMISSION
Indoor Lighting
CERTIFICATE OF COMPLIANCE NRCC-LTI-E
Project Name: 23-453 Nebrina Costa Mesa Report Page: (Page 7 of 8)
Date Prepared: 2023-05-23T14:36:24-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: GANGYI ZHOU
Signature Date: 05/23/2023
Address: 26439 RANCHO PARKWAY S., STE 120
City/State/Zip: LAKE FOREST, CA 92630
Phone: 949-267-9095

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the building owner at occupancy.

Responsible Designer Name: GANGYI ZHOU
Signature Date: 05/23/2023
Address: 26439 RANCHO PARKWAY S., STE 120
City/State/Zip: LAKE FOREST, CA 92630
Phone: 949-267-9095

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220101
Documentation Software: Energy Code Ace
Compliance ID: 110024-0523-0002 Report Generated: 2023-05-23 11:36:27

STATE OF CALIFORNIA
CALIFORNIA ENERGY COMMISSION
Indoor Lighting
CERTIFICATE OF COMPLIANCE NRCC-LTI-E
Project Name: 23-453 Nebrina Costa Mesa Report Page: (Page 1 of 8)
Date Prepared: 2023-05-23T14:36:24-04:00

A. GENERAL INFORMATION

01 Project Location (city)	Costa Mesa	04 Total Conditioned Floor Area (ft ²)	1,840
02 Climate Zone	6	05 Total Unconditioned Floor Area (ft ²)	0
03 Occupancy Types Within Project (select all that apply):	Classroom • Retail	06 # of Stories (Habitable Above Grade)	0

B. PROJECT SCOPE
This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft ²)	Calculation Method	Area (ft ²)
<input checked="" type="checkbox"/> New Lighting System	Area Category Method	1840	N/A	0
<input type="checkbox"/> New Lighting System - Parking Garage	N/A	0	N/A	0
Total Area of Work (ft ²)		1840		

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H. INDOOR LIGHTING CONTROLS (Not including PAFs)

Area Level Controls	05	06	07	08	09	10	11	12
Area Description	Complete Building or Area Category 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) / 170.2(e)2A	Interlocked Systems 140.5(a)1 / 170.2(e)2A	Field Inspector Pass/Fail
RESTROOM	Restroom	Readily Accessible	NA: Restrooms	Occupancy Sensor	NA: Not daylight zone	NA: Not daylight zone	No	<input type="checkbox"/>
RECEPTION	Main Entry Lobby	Readily Accessible	Dimmer	Auto. Time Switch	NA: Not daylight zone	NA: Not daylight zone	No	<input type="checkbox"/>
OFFICE	Office (<=250 square feet)	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylight zone	NA: Not daylight zone	No	<input type="checkbox"/>
RETAIL	Classroom, Lecture, or Training Vocational	Auth. Personnel	Dimmer	Auto. Time Switch	NA: Not daylight zone	NA: Not daylight zone	No	<input type="checkbox"/>
HALLWAY	Corridor	Readily Accessible	Dimmer	Auto. Time Switch	NA: Not daylight zone	NA: Not daylight zone	No	<input type="checkbox"/>
13 Plan Sheet Showing Daylit Zones:								

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS
Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used.

Conditioned Spaces	01	02	03	04	05	06
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft ²)	Area (ft ²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment Area Category	PAF
RESTROOM	Restroom	0.65	66	42.9	No	No

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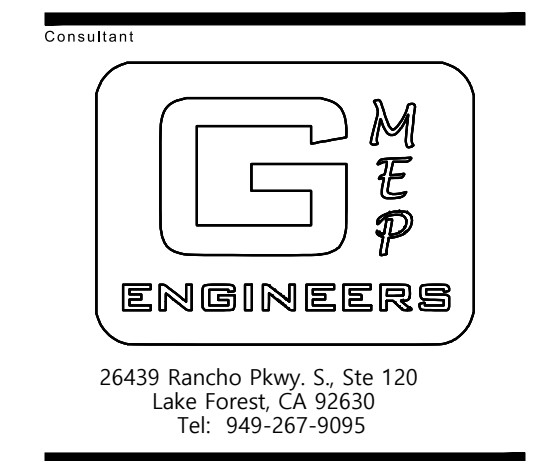
V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/attcp/providers.html>

Form/Title: NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.
Systems/Spaces To Be Field Verified: RESTROOM; RECEPTION; OFFICE; RETAIL; HALLWAY

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

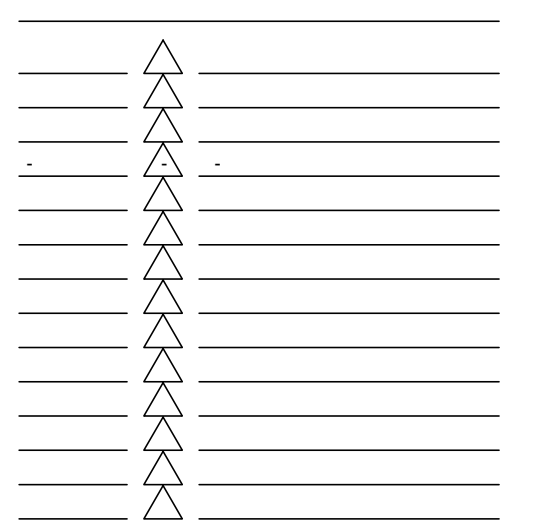


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NEBRINA
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COSTA MESA, CA 92627

ELECTRICAL T24

CUP NUMBER: PA-21-39
Plan Check Number:
2023-05-24 1st PC SUBMITTAL



E-T24